DEPARTMENT OF TRANSPORTATION
CITY OF CHICAGO

STREET AND ALLEY VACATION PROGRAM
COMMERCIAL/RESIDENTIAL

30 NORTH LASALLE STREET, SUITE 500 CHICAGO, ILLINOIS 60602

Revised 5/13
THE STREET AND ALLLEY VACATION PROGRAM
COMMERCIAL/RESIDENTIAL

I. Program Intent

Under the Commercial/Residential Vacation Program, the City can confer ownership of little-used, some unimproved, untraveled, or remnant streets and alleys to the adjacent property owner. Pending review and approval by utility providers, and provided that certain criteria and obligations are met by the beneficiary, the vacated right-of-way may be utilized for building expansion and modernization, employee parking, improved security, truck staging or other accessory uses that are likely to improve the operation or security of the participating company or homeowner.

II. Eligibility Guidelines

A. The applicant must be the owner of the property that abuts the right of way proposed vacation.

B. The applicant’s property must be appropriately zoned for commercial or residential use.

C. The proposed vacation must not have a significant adverse effect on the security, accessibility or operations of nearby land uses. Projects that propose to dead-end an alley or street in the middle of a block, turn out street traffic through an alley, vacate half the width of a street/alley, create an irregular right of way line or superlot, or vacate air rights, will not be granted.

D. All other property owners (if any) abutting or affected by the proposed vacation area must concur in the vacation. Under State law, abutting property owners ordinarily share in the conveyance of the public way according to their percent share of frontage on the vacated street or alley.

III. Applicant Responsibilities

A. The beneficiary must pay all fees associated with survey work, title work, land appraisals, recording and other associated expenses necessary to assure the validity of the land conveyance and the restrictive covenant.

B. The beneficiary must pay any fees necessary to relocate, adjust, or otherwise remove the objections of the various Office of Underground Coordination (utility review board) agencies.
C. If applicable, the beneficiary is responsible for constructing any new alley that may be required by the vacation, and as dictated by configuration. This will be at his/her own expense, and built to City standards. Dedications will not be credited against the appraised value of the vacation.

D. The beneficiary (or any subsequent owner) must occupy and maintain the vacated right-of-way and the abutting property continuously. Failure to occupy the vacated right of way and/or the abutting property for a period of 12 consecutive months constitutes abandonment. Failure to secure the area against illegal use, or to successfully implement the project as approved will, also constitute grounds for reversion back to the City.

IV. Application and Review

A. The applicant should keep a copy of their paperwork, and submit their completed application to:

Department of Transportation  
Division of Project Development  
Maps and Plats Section  
30 North LaSalle Street, Suite 500  
Chicago, IL 60602

B. Applications will be initially reviewed by CDOT’s Division of Project Development to ensure that they qualify under the program guidelines, and.

C. Applications will be forwarded to the Office of Underground Coordination for utility review. Comments by the utility members will be sent to the applicant. The applicant will ultimately submit proof of mutually satisfactory negotiations with involved utilities. The applicant is responsible for any fees necessary to relocate and/or remove the equipment or structures.

D. Upon completion of any required utility negotiations, the Department of Transportation will forward an ordinance to the City of Chicago Council and the Committee on Transportation for public hearing, and approval.

E. The beneficiary is given 180 days after the date of City Council passage of the ordinance to pay any required fees and record a certified copy of the ordinance with the Recorder of Deeds.

*A reapplication fee will be assessed if the file is closed due to inactivity.
APPLICATION
COMMERCIAL/RESIDENTIAL VACATION
(FEE: $350.00 CHECK TO THE DEPT. OF REVENUE- Nonrefundable)

1. Name on title (if a trust, list company name): _______________________________
   Company contact: _____________________________ Phone/Fax: _____________________
   Address: ________________________________________________ Zip:_________________
   Email: ____________________________________________________________________

2. Other Contact: ______________________________________________________
   Company: ____________________________________ Phone/Fax: _____________________
   Address:   _________________________________________Zip: _______________________
   Email: _______________________________________________________________________
   Note: we must have full contact information for 2 reps

3. Describe the general location with boundaries (ex: “S. Smith St, between W. Riley St & W. George Street”; or “the north-south alley in the block bounded by S. Smith St., W. Riley St., S. Jane St. and W. George St.”)
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   Zoning: _______________________________________ Ward:________________________

4. Description of intended use of area proposed for vacation:
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________
   __________________________________________________________________________

5. Will the street/alley to be vacated be built over (with a building)?   Y / N

6. What is the estimated cost to the beneficiary to build over or improve the area proposed for vacation? Include square footage of any resulting construction.
   $__________________________________________________________________________
7. What is the zoning of the site? ________________________________

COMMERCIAL ONLY:

8. Size of applicant’s current operation in square feet: ________________________________

9. Number employees: full-time ________ part-time ________ total ______________

10. Length of time applicant has been at current address: ________________________________

ALL APPLICANTS:

Applicant’s Name
(printed):_____________________________________________________________________

Applicant Signature_________________________________ Date: ______________________

IMPORTANT:

Larger development projects will require simultaneous review by the CDOT Plan Review Committee. Call (312) 744-4996 for submission requirements (or provide a copy of your stamp approved plans to prove prior acceptability)

A reapplication fee will be assessed if the file is closed due to inactivity

Revised 5/13
DETERMINING PROPERTY OWNERSHIP IF UNKNOWN

Each property in the City of Chicago has been assigned a unique Permanent Index Number (PIN). This PIN can be used to identify the owner of the property. If the PIN is unknown, it can be determined with a visit to Room 403 of the County Building located at 118 N Clark.

EITHER

1. Bring PIN to the lower level Recorder’s Office-Tract Book Section and enter this into computer.

2. Computer will reveal the name of the Taxpayer of Recording with a document deed recorded.

3. Take the information to the Retrieval Vault across the hall from the Tract Book Section

4. Bring Document # to microfilm room (next door). Fill out an order form and get the microfilm reel or jacket that contains the deed that you are seeking.

5. Pay fee (menu posted) and obtain a certified copy of the deed.

OR

(FEE REQUIRED)

1. Contact a title company with the PIN and request a copy of the last deed.
Plat Requirements

Each project must be accompanied by a preliminary plat that shows the areas to be vacated, dedicated, closed, opened or subdivided. This plat will be distributed to the utilities for review, to the City’s GIS system, and ultimately be recorded as part of the legal document (ordinance) that allows the vacation. Please make sure to format your plat(s) to the following standards:

1) Submit preliminary plat(s) with your initial application packet. Text and dimensions should be in portrait format with Arial font, and legible at an 8.5” x 11” size.

2) A. The plat should include the title of “Plat of Vacation/Subdivision/Opening/ Closing (etc)” under which the legal description is placed. Square footage should be calculated.

   B. The segment of public way under review should be lightly shaded (b/w), and marked with the verbiage “HEREBY VACATED (or dedicated or other).

   C. The surrounding four boundary streets (with directionals) must be noted for orientation (even if not directly adjacent to the subject area).

   D. A Drawing number will be provided to you by Maps and Plats for inclusion on the plat. (Format: XX-XX-XX-XXXX) at the lower left margin.

   E. A list of PINs for the adjacent (applicant owned) lots

   F. Local “Mail to:” information

3) When multiple plats are required, each should reference the other with the verbiage “PENDING VACATION/DEDICATED”.

4) Plats must be signed and sealed by a licensed surveyor. Promotional blocks for the company must be minimized and at the bottom of the sheet. Building footprints, utility lines and other extraneous information should be removed.

5) Plats for structures over the public way must include an elevation drawing that shows the limiting planes (to the bottom of the structure and to the top of the structure) in both C.C.D. and “height above grade” measurements.

6) Final plat(s) will be requested in electronic form later in the process. These must be sent to Richard.Lulik@cityofchicago.org

7) After revisions, hard copies of your final plat(s) will be requested from your surveyor. This doc will be part of the ordinance. For larger projects, a full sized plat may also be recorded under a separate recording number.
DUTY TO BUILD AGREEMENT FOR CREATION OF A NEW ALLEY

In support of my current application with the Chicago Department of Transportation’s Maps and Plats unit, for a dedication of my private property for a new public way, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication. Please initial:

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication.

I further understand that all rights of way (both public and private) must be built to City specifications as detailed in CDOT’s Regulation for Openings, Construction and Repair in the Public Way.

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City’s standards.

Signed: ________________________________   Date: __________________________

Printed name: ________________________________   Title: __________________________

Organization: __________________________________________________________________

Address: ________________________________   Zip: __________________________

Phone/fax: ________________  / ________________

Email: __________________________________________

Notary:

Notary:
FINAL APPLICATION CHECKLIST

Commercial/Residential Vacation

Please submit the following in a single package with the correct number of copies. Original documents are not required.

☐ Letter from the respective alderman in support of your project (2 copies)
☐ Completed, double sided program application (2 copies)
☐ Application fee of $350 (check to the Dept. of Revenue)
☐ Signed letter on company letter head from the applicant agreeing to pay appraisal costs (2 copies)
☐ Economic Disclosure Statement for the title holder, any sub companies, and individual owners. Also provide a chart as to how these entities are related. (1 copy of each)
☐ Current title policy, showing the PINs, legals & ownership of ALL lots adjacent to the area to be vacated. No tract searches or pro-forma titles will be accepted. (2 copies)
☐ Recorded quit claim deed from each non-applicant neighbor property (2 copies)
☐ Recently certified copy of any land trusts (if applicable) naming the beneficiary (2 copies)
☐ 2 hard copies of the Plat of Vacation/Dedication in accordance with the Plat Standards (attached) 8.5x11 & larger sizes (1 copy of each)
☐ Duty to Build Agreement if your project includes as dedication for a new alley or street
☐ Diagram depicting the intended use of the area to be vacated
☐ A traffic study may be required

* Please be aware that all appraisals are completed by MAI certified appraisers and range in cost from $2000 for small residential projects to $7600 for the review of large complexes

**Any changes in ownership that occur before the vacation has been recorded must be reported immediately or the ordinance will be nullified.