



Board of Education

Office of the Board
1 North Dearborn Street
Suite 950
Chicago, IL 60602

Board Report

25-0626-RS3

Agenda Date: 6/26/2025

RESOLUTION TO REQUEST THE PUBLIC BUILDING COMMISSION OF CHICAGO TO DEDICATE TWO ALLEYS LOCATED ON THE FORMER LOUIS ARMSTRONG SCHOOL PROPERTY

WHEREAS, the Board of Education of the City of Chicago (the "Board") is a body corporate and politic and organized and existing under and by virtue of the provisions of the School Code, 105 ILCS 5/34-1 et. seq. as amended; and

WHEREAS, the Board exercises general supervision and jurisdiction over the establishment and maintenance of public schools and other educational facilities of the Board including playgrounds and other recreational facilities; and

WHEREAS, on July 12, 1956, the Board joined in the organization of the Public Building Commission of Chicago ("PBC"); and

WHEREAS, the PBC holds title to the former Louis Armstrong School Property located at 5345 W. Congress Parkway ("Property"); and

WHEREAS, the Armstrong School closed in 2013 and is no longer needed or necessary for educational or school purposes; and

WHEREAS, the two eighteen (18) foot strips of property located at the northwest and southeast corners of the Property and legally described on Exhibit A are currently improved as existing 18-Foot North-South Alleys ("Alleys") that are used by the public for ingress and egress to West Congress Parkway and West Harrison Street from and to neighboring properties; and

WHEREAS, to provide continued alley access to and from West Congress Parkway and West Harrison Street to neighboring properties on the same block as the former Armstrong School, the Board has determined that it is in its best interest to officially dedicate the Alleys, as shown on the Plat of Dedication attached hereto as Exhibit B, in their as-is condition.

WHEREAS, the City of Chicago has agreed to accept the Alleys in as-is condition, and to be responsible for the maintenance, use and repair of the Alleys.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CHICAGO BOARD OF EDUCATION:

The Recitals as stated above are referenced and incorporated herein.

The PBC, on behalf of the Board, is authorized to dedicate the two 18-Foot North-South Alleys as public right of way, as shown on the Plat of Dedication attached hereto as Exhibit B and legally described on Exhibit A attached hereto and incorporated herein. The Alleys are to be dedicated to the City in as-is condition.

The Board of Education requests and authorizes the PBC to transfer title of the property described on Exhibit A to the City of Chicago by executing the Plat of Dedication attached as Exhibit B.

The Executive Director or Secretary, or designee of the PBC are authorized to execute on behalf of the Board, the documentation required to dedicate the two 16-Foot North-South Alley as a public right of way, and to transfer jurisdiction, control and responsibility for the Alleys described on Exhibit A and B to the City of Chicago, in as-is condition.

This Resolution is effective immediately upon its adoption.

**EXHIBIT A
PROPERTY TO BE DEDICATED BY THE
PUBLIC BUILDING COMMISSION OF CHICAGO
TO THE CITY OF CHICAGO FOR PUBLIC ALLEYS
(SUBJECT TO FINAL SURVEY AND TITLE REVIEW)**

LEGAL DESCRIPTION

ALLEY DEDICATION 1

THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 112, BEING ALSO THE SOUTHWEST CORNER OF LOT 7 IN FISCHER & ERLICHER'S SUBDIVISION OF LOT 111 IN SCHOOL TRUSTEE'S SUBDIVISION AFORESAID, RECORDED MAY 2, 1905 AS DOCUMENT 3689120; THENCE NORTH 89 DEGREES 34 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF LOT 112 AFORESAID 18.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 53 SECONDS WEST 156.51 FEET TO THE NORTH LINE OF THE 16 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND AJJOINING LOT 7 AFORESAID EXTENDED WEST; THENCE SOUTH 89 DEGREES 33 MINUTES 08 SECONDS EAST ALONG SAID NORTH LINE EXTENDED WEST 18.00 FEET TO THE EAST LINE OF LOT 112 AFORESAID; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ALONG SAID EAST LINE 156.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,817 SQUARE FEET OR 0.065 ACRES, MORE OR LESS.

ALLEY DEDICATION 2

THAT PART OF LOT 28 IN DAVIS AND SON'S SUBDIVISION (ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 1890 AS DOCUMENT 1211104) OF LOTS 113 AND 114 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTE-FIRE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF LOT 28 AFORESAID 18.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 140.43 FEET TO THE SOUTH LINE OF SAID LOT 28; THENCE NORTH 89 DEGREES 33 MINUTES 08 SECONDS WEST ALONG SAID SOUTH LINE 18.00 FEET TO THE SOUTHWEST CORNER SAID LOT 28; THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF LOT 28 AFORESAID 140.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 2,528 SQUARE FEET OR 0.058 ACRES, MORE OR LESS.

AFFECTED PINS:

16-16-121-063-0000 and 16-16-121-019-0000

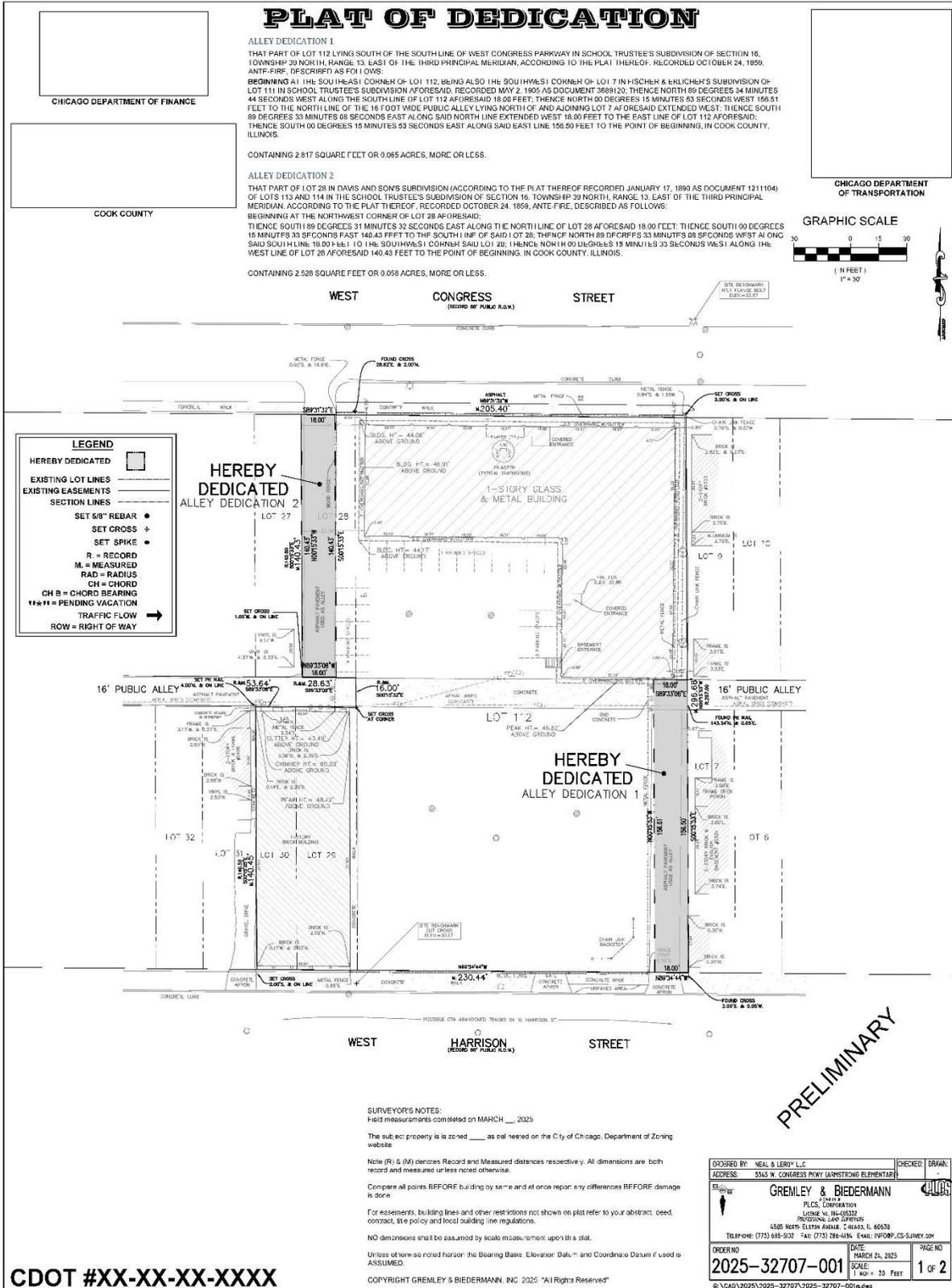
ADDRESS:

5345 W. Congress Parkway Chicago, IL (Part of the Former Armstrong School Property)

EXHIBIT B

PLAT OF DEDICATION

PLAT OF DEDICATION



CHICAGO DEPARTMENT OF FINANCE

COOK COUNTY

CHICAGO DEPARTMENT OF TRANSPORTATION

ALLEY DEDICATION 1
 THAT PART OF LOT 112 LYING SOUTH OF THE SOUTH LINE OF WEST CONGRESS PARKWAY IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 24, 1859, ANTF-FIRE, DESCRIBED AS FOLLOWS:
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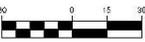
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ALLEY DEDICATION 2

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BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID;
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GRAPHIC SCALE



LEGEND

HEREBY DEDICATED [Symbol]

EXISTING LOT LINES [Symbol]

EXISTING EASEMENTS [Symbol]

SECTION LINES [Symbol]

SET 5/8" REBAR [Symbol]

SET CROSS [Symbol]

SET SPIKE [Symbol]

R = RECORD

M = MEASURED

RAD = RADIUS

CH = CHORD

CH B = CHORD BEARING

TR = TRAIL = PENDING VACATION

TRAFFIC FLOW [Symbol]

ROW = RIGHT OF WAY [Symbol]

SURVEYOR'S NOTES:
 Field measurements completed on MARCH __, 2025.
 The subject property is zoned _____ as set forth on the City of Chicago, Department of Zoning website.
 Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are both record and measured unless noted otherwise.
 Compare all points BEFORE building by same and all on one report any differences BEFORE damage is done.
 For easements, building lines and other restrictions not shown on plat refer to your abstract, deed, contract, site policy and local building line regulations.
 NO dimensions shall be assumed by scale measurement upon this plat.
 Unless otherwise noted hereon the bearing basis, Elevation: Datum and Coordinate Datum if used is ASSUMED.
 COPYRIGHT GREMLY & BIEDERMANN, INC 2025 "All Rights Reserved"

ORDERED BY: NEAL & LEROY LLC
 ADDRESS: 3345 W CONGRESS PKWY (ASHSTROM ELEMENTARY)
 CHECKED: [Signature]
 DRAWN: [Signature]

GREMLY & BIEDERMANN
 PLLC CONSULTANTS
 LICENSE NO. 061-03322
 PROFESSIONAL LAND SURVEYOR
 4505 NORTH ELLSTON AVENUE, CHICAGO, IL 60630
 TELEPHONE: (773) 845-9322 FAX: (773) 286-4186 EMAIL: INFO@GCS-SURVEY.COM

ORDER NO: 2025-32707-001
 DATE: MARCH 24, 2025
 SCALE: 1" = 30 FEET
 PAGE NO: 1 OF 2

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CDOT #XX-XX-XX-XXXX