



# City of Chicago



O2015-1500

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/18/2015
<b>Sponsor(s):</b>	Pope (10)
<b>Type:</b>	Ordinance
<b>Title:</b>	Dedication of public street(s) on portion of E 84th Street and S Lake Shore Dr
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

**DEDICATION ORDINANCE  
AND  
TEMPORARY CONSTRUCTION EASEMENTS**

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. Chicago Department of Transportation ("CDOT") or its assignees, is hereby authorized and directed to approve a new 84<sup>th</sup> Street street dedication, as part of a real estate exchange agreement ("Exchange Agreement") in relation to the Green Bay Road Infrastructure Project ("Project") between the City of Chicago ("City") and Chicago Lakeside Development, LLC ("Chicago Lakeside").

SECTION 2. The street dedication is legally described as **THAT PART OF BLOCK 2 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RE-SUBDIVISION OF LOTS, PIECES AND PARCELS OF LAND IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST AND IN SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1914 AS DOCUMENT 5374242, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 2 IN ROBERT BERGER'S ADDITION TO HYDE PARK ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1882 AS DOCUMENT NUMBER 429714; THENCE NORTH 88 DEGREES 24 MINUTES 07 SECONDS EAST, 66.00 FEET TO A POINT ON THE EAST LINE OF SOUTH GREEN BAY AVENUE AS DEDICATED BY DOCUMENT 429714, ALSO BEING THE POINT OF BEGINNING;**

**THENCE NORTH 88 DEGREES 13 MINUTES 34 SECONDS EAST, 251.88 FEET TO A CORNER ON THE WEST LINE OF SOUTH LAKE SHORE DRIVE PER PLAT OF HIGHWAYS RECORDED MARCH 9, 2006 AS DOCUMENT 0606834023; THENCE SOUTH 01 DEGREES 34 MINUTES 23 SECONDS EAST, ALONG SAID WEST LINE OF SOUTH LAKE SHORE DRIVE, 66.00 FEET TO A CORNER OF SAID SOUTH LAKE SHORE DRIVE; THENCE SOUTH 88 DEGREES 13 MINUTES 34 SECONDS WEST, 251.98 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH GREEN BAY AVENUE; THENCE NORTH 01 DEGREES 32 MINUTES 19 SECONDS WEST, ALONG SAID EAST LINE, 33.00 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 49 SECONDS WEST, ALONG SAID EAST LINE, 33.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. AREA OF DEDICATION = 16,628 SQ. FT. OR 0.382 ACRES, MORE OR LESS, and as shown and legally described in the attached plat (Exhibit A) which, for greater certainty, is hereby made a part of this ordinance.**

SECTION 3. In furtherance of the Project, the City requires the grant of various temporary construction easements which will be located adjacent to the to be dedicated area and along South Green Bay Avenue from 83<sup>rd</sup> Street to 85<sup>th</sup> Street; along 84<sup>th</sup> Street from South Green Bay Avenue to South Lake Shore Drive; along 85<sup>th</sup> Street from South Green Bay Avenue to South Lake Shore Drive; and along 86<sup>th</sup> Street from Mackinaw Avenue to South Green Bay Avenue (collectively the Temporary Construction Easements”).

SECTION 4. The dedication herein provided for is made upon the express condition that the City's Department of Transportation receives a grant, as applied for by CDOT, from the Illinois Department of Commerce and Economic Opportunity in relation to the Green Bay Road Infrastructure Project.

SECTION 5. The dedication herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Chicago Lakeside Development, LLC, or its agent shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with a full sized corresponding Plat approved by the Department of Transportation / Superintendent of Maps and Plats.

SECTION 6. The Commissioner of Transportation, or her designee, is hereby authorized to execute such documents as may be necessary to implement the provisions of this ordinance, and to determine whether the granting of the Temporary Construction Easements, or other easements to the City, are necessary to implement the Project, all subject to the approval of the Corporation Counsel.

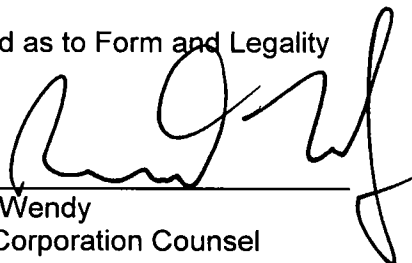
SECTION 7. This ordinance shall take effect and be in force from and after its passage. This street dedication shall take effect and be in force from and after the recording of the ordinance and full sized corresponding plat.

Dedication Approved:

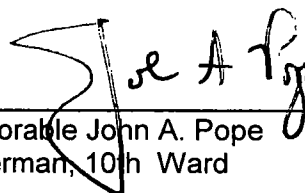


Rebekah Scheinfeld  
Commissioner

Approved as to Form and Legality



Richard Wendy  
Deputy Corporation Counsel



Honorable John A. Pope  
Alderman, 10<sup>th</sup> Ward

# PLAT OF DEDICATION

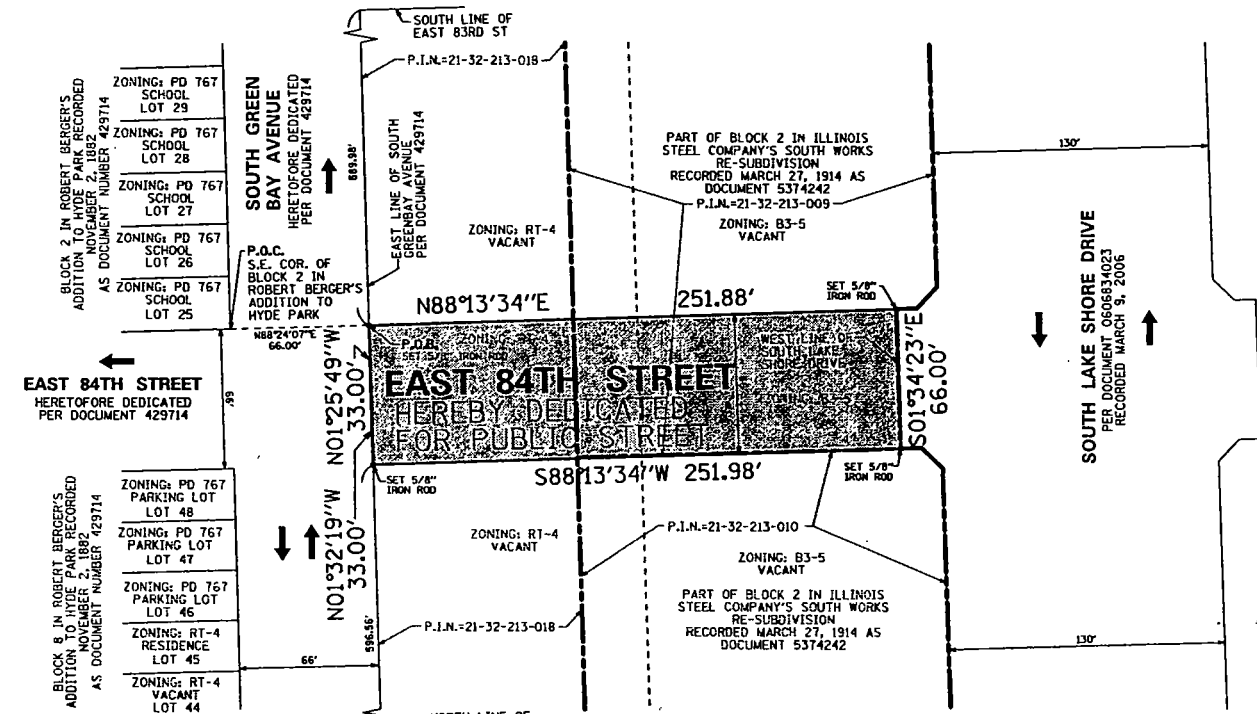
PROPERTY DESCRIPTION

THAT PART OF BLOCK 2 IN ILLINOIS STEEL COMPANY'S SOUTH WORKS RE-SUBDIVISION OF LOTS, PIECES AND PARCELS OF LAND IN SECTION 32, TOWNSHIP 38 NORTH, RANGE 15 EAST AND IN SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1914 AS DOCUMENT 5374242, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AREA OF DEDICATION = 16,628 SQ. FT. OR 0.382 ACRES, MORE OR LESS



OWNER'S CERTIFICATE  
STATE OF ILLINOIS: 1 SS  
COUNTY OF COOK

NOTARY PUBLIC CERTIFICATE  
STATE OF ILLINOIS: 1 SS  
COUNTY OF COOK

CHICAGO LAKESIDE DEVELOPMENT, LLC FORMALLY KNOWN AS LAKESIDE LAND, LLC A DELAWARE LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSE OF DEDICATING A PUBLIC STREET AS SHOWN HEREON IN WITNESS WHEREOF SAID CHICAGO LAKESIDE DEVELOPMENT, LLC FORMALLY KNOWN AS LAKESIDE LAND, LLC A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DULY AUTHORIZED MANAGING MEMBER ON ITS BEHALF ON

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_ TITLE \_\_\_\_\_ AND \_\_\_\_\_ TITLE \_\_\_\_\_ OF CHICAGO

LAKESIDE DEVELOPMENT, LLC WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

GIVEN UNDER MY HAND AND NOTORIAL SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

STATE OF ILLINOIS: 1 SS  
COUNTY OF COOK 1

SIGNED: \_\_\_\_\_  
PRINTED NAME AND TITLE \_\_\_\_\_

NOTARY PUBLIC

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157, DO HEREBY DECLARE THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH OFFICIAL RECORDS FOR THE PURPOSE OF DEDICATING THE ABOVE DESCRIBED PROPERTY FOR ROADWAY PURPOSES.

SIGNED: \_\_\_\_\_  
PRINTED NAME AND TITLE \_\_\_\_\_

- SURVEYOR'S NOTES:
1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
  2. BASIS OF BEARINGS: ASSUMED NORTH
  3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
  4. P.L.N. 21-32-213-018-0000  
21-32-213-009-0000  
21-32-213-010-0000
  5. THIS DEDICATION IS BASED ON A BOUNDARY SURVEY PREPARED FOR THE LARGER UNDERLYING OWNERSHIP PARCEL. SAID BOUNDARY SURVEY WAS COMPLETED IN JUNE, 2009. NO FIELD WORK WAS PERFORMED FOR THE COMPLETION OF THIS SURVEY. CORNERS WILL BE SET UP PASSAGE OF CITY OF CHICAGO ORDINANCE.
  6. PREPARED FOR/CLIENT & CONTACT: McCAFFERTY INTERESTS 875 N. MICHIGAN AVE., SUITE 1800 CHICAGO, IL 60611

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF DEDICATION.

GIVEN UNDER OUR HAND AND SEAL THIS 14TH DAY OF JULY, 2014 IN ROSEMONT, ILLINOIS.  
*Rebecca Y. Popack*

REBECCA Y. POPECK, I.P.L.S. NO. 015-3642  
LICENSE EXPIRES 11-30-2014

(VALID ONLY IF EMBOSSED SEAL AFFIXED)  
COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



**LEGEND**

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY OR LOT LINE
- CENTERLINE
- ZONING LINE
- PLATLINE
- HEREBY DEDICATED FOR PUBLIC STREET
- IRON / STEEL ROD
- TRAFFIC FLOW DIRECTION

CDOT#32-10-14-3656

REVISIONS
05/19/2014
07/14/2014



CONSULTING ENGINEERS	DATE: 03/25/2014
SITE DEVELOPMENT ENGINEERS	JOB NO: 3978
LAND SURVEYORS	FILE NAME: 7BDED-02 84TH
9575 W Higgins Road, Suite 700 Rosemont, Illinois 60018 Phone (847) 696-4060 Fax: (847) 696-4065	

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