



# City of Chicago



O2015-1478

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/18/2015
<b>Sponsor(s):</b>	Burnett (27)
<b>Type:</b>	Ordinance
<b>Title:</b>	Opening of portion of W Scott St and vacation of remnant parts of public way bounded by N Halsted St and N Kingsbury St
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## **PUBLIC STREET OPENING & COMMERCIAL VACATIONS**

WHEREAS, the City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6 (a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City can enhance public access by opening new rights of way or widening existing rights of way; and

WHEREAS, the private properties at 1207-1243 W. Kingsbury Street (same as 1210-1244 N. Halsted Street), and 1305-1315 N. Kingsbury Street are owned by 1234 N. Halsted, LLC an Illinois Limited Liability Company ("Halsted LLC"), and Chicago Title Land Trust Number 03112 ("Land Trust 03112"), (together the "Owners"); and

WHEREAS, the private properties at 1207-1243 W. Kingsbury Street (same as 1210-1244 N. Halsted Street), and 1305-1315 N. Kingsbury Street lie adjacent to surplus public way that results from the Opening of W. Scott Street herein provided for; and

WHEREAS, the City Council of the City of Chicago, after due investigation and consideration, has also determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the opening of W. Scott Street and the vacations of those remnant parts of the public way described in the following ordinance; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

### **SECTION 1.**

Opening for Public Street (Exhibit A):

ALL OF LOT 18, THAT PART OF LOTS 33, 34, 35 AND 38, ALSO PART OF LOTS 36 AND 37 PREVIOUSLY OPENED FOR PUBLIC STREET BY DOCUMENT 1016231095 RECORDED JUNE 11, 2010, ALONG WITH PART OF THE 16 FOOT WIDE PUBLIC ALLEYS LYING ADJACENT TO SAID LOTS ALL IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE) IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF NORTH HALSTED STREET AT THE SOUTHEAST CORNER OF SAID LOT 38; THENCE WEST, 210.38 FEET, ALONG THE SOUTH LINE OF LOT 38 AND SAID SOUTH LINE EXTENDED WEST TO THE SOUTHWESTERLY LINE OF SAID LOT 37, BEING A POINT ON THE NORTHEASTERLY LINE OF NORTH KINGSBURY STREET; THENCE NORTHWESTERLY, 100.62 FEET, ALONG SAID NORTHEASTERLY LINE BEING ALSO ALONG THE SOUTHWESTERLY LINES OF LOTS 33, 34, 35, 36 AND 37, AFORESAID, TO A POINT 61.91 FEET NORTHWESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 35 AS MEASURED

ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 33, 34 AND 35; THENCE SOUTHEASTERLY ALONG A LINE FORMING A DEFLECTION ANGLE OF 150 DEGREES 20 MINUTES 42 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 41.56 FEET, TO THE INTERSECTION WITH A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF SOUTHEASTERLY LINE OF LOT 38; THENCE EAST ALONG SAID PARALLEL LINE, 104.34 FEET TO A POINT 1.95 FEET WEST OF, AS MEASURED ALONG SAID PARALLEL LINE, THE WESTERLY LINE OF A NORTH-SOUTHERLY 16 FOOT WIDE PUBLIC ALLEY LYING EASTERLY OF SAID LOTS 33, 34, 35, 36 AND 37; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE TO THE RIGHT WITH SAID PARALLEL LINE OF 81 DEGREES 43 MINUTES 12 SECONDS, 14.75 FEET, TO A POINT ON THE WESTERLY LINE OF SAID 16 FOOT WIDE NORTH-SOUTHERLY PUBLIC ALLEY, ALSO BEING THE EASTERLY LINE OF SAID LOT 36, SAID POINT BEING 13.84 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 36, AS MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF THE NORTH-SOUTHERLY 16 FOOT WIDE PUBLIC ALLEY, 14.98 FEET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 18; THENCE EAST, 119.49 FEET, ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF LOT 18 TO THE NORTHEAST CORNER THEREOF, BEING A POINT ON THE WEST LINE OF NORTH HALSTED STREET; THENCE SOUTH, 66.11 FEET, ALONG SAID WEST LINE, BEING ALSO THE EAST LINE OF LOT 18 AND SAID EAST LINE EXTENDED SOUTH ACROSS THE 16 FOOT WIDE PUBLIC ALLEY LYING SOUTH AND ADJOINING SAID LOT 18 AND ALONG THE EAST LINE OF SAID LOT 38, TO THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, CONTAINING 15,457.7 SQUARE FEET OR 0.3549 ACRES, MORE OR LESS.

Vacation (Exhibit B):

THAT PART OF LOTS 36 AND 37, BEING PART OF WEST SCOTT STREET AS OPENED PER DOCUMENT 1016231095 RECORDED JUNE 11, 2010 IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE) IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTHERLY, 13.84 FEET ALONG THE EASTERLY LINE OF SAID LOT 36; THENCE SOUTHERLY, 14.75 FEET, TO A POINT ON A LINE 66.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 38 IN AFORESAID SUBDIVISION SAID POINT BEING 1.95 FEET WEST OF THE EASTERLY LINE OF LOT 37 AS MEASURED ALONG SAID PARALLEL LINE; THENCE WEST, 53.32 FEET, ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 36; THENCE NORTHERLY, 55.08 FEET, ALONG THE NORTHERLY LINE OF SAID LOT 36 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 757.7 SQUARE FEET OR 0.0174 ACRES MORE OR LESS.

Vacation (Exhibit C):

THAT PART OF LOT 37, BEING PART OF WEST SCOTT STREET AS OPENED PER DOCUMENT 1016231095 RECORDED JUNE 11, 2010 AND THAT PART OF AN EAST-WESTERLY 16 FOOT WIDE PUBLIC ALLEY LYING NORTHWESTERLY OF AND ADJOINING

LOT 38 ALL IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE) IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 38 IN J.A. YALE'S SUBDIVISION, AFORESAID, BEING ALSO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID EAST-WESTERLY 16 FOOT WIDE PUBLIC ALLEY AND THE EASTERLY LINE OF NORTH KINGSBURY STREET; THENCE NORTHERLY, 27.23 FEET, ALONG SAID EASTERLY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 37 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 38; THENCE EAST, 53.83 FEET, ALONG SAID WESTERLY EXTENSION TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID EAST-WESTERLY 16 FOOT WIDE PUBLIC ALLEY (SAID LINE ALSO BEING NORTHWESTERLY LINE OF LOT 38); THENCE WESTERLY, 46.29 FEET, ALONG THE SOUTH LINE OF SAID EAST-WESTERLY 16 FOOT WIDE PUBLIC ALLEY TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, CONTAINING 630.2 SQUARE FEET OR 0.0145 ACRES MORE OR LESS.

All of the above opening and vacations as shaded and legally described by the words "HEREBY OPENED FOR PUBLIC STREET", "HEREBY VACATED" and "HEREBY VACATED" respectively, on the Plats hereto attached as Exhibit A, Exhibit B and Exhibit C which Plats for greater certainty are hereby made a part of this ordinance, be and the same portions are hereby opened to vehicular traffic, and vacated, as the public interest will be subserved by such actions.

SECTION 2. The vacations to the Owners herein provided for are made based upon the exchange of appraised public and private property as executed between said entities and the City of Chicago in two separate Real Estate Exchange Agreements (the "Agreements") respectively dated September 16, 2010 and September 21, 2010 for the purposes of a land swap (the "Land Swap"). to widen the public way.

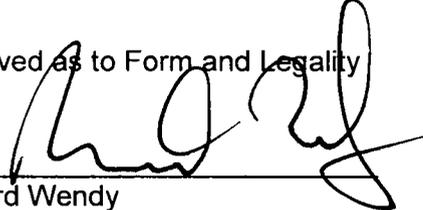
SECTION 3. Pursuant to the Land Swap Agreements, the City acquired a portion of 1300 North Halsted Street, Chicago, Illinois, from the Land Trust pursuant to a Trustee's Deed dated August 23, 2010 and recorded with the Office of the Cook County Recorder of Deeds on March 8, 2011 as Document No. 1106731006. The City also acquired property located in the vicinity of North Halsted Street and West Scott Street, in Chicago, Illinois from Halsted LLC pursuant to a Warranty Deed dated September 21, 2010 and recorded with the Office of the Cook County Recorder of Deeds on April 21, 2011 as Document No. 1111131077.

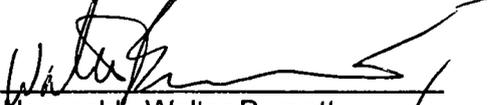
SECTION 4. The Opening to vehicular traffic and vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Chicago Department of Transportation Division of Engineering, or its agent shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the full sized corresponding plats as approved by the Chicago Department of Transportation Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The opening and vacations shall take effect upon recording of the ordinance and full sized corresponding plats.

Right of Way Opening and Vacations  
Approved:

  
\_\_\_\_\_  
Rebekah Scheinfeld  
Commissioner  
Department of Transportation

Approved as to Form and Legality  
  
\_\_\_\_\_  
Richard Wendy  
Corporation Counsel

  
\_\_\_\_\_  
Honorable Walter Burnett  
Alderman, 27th Ward

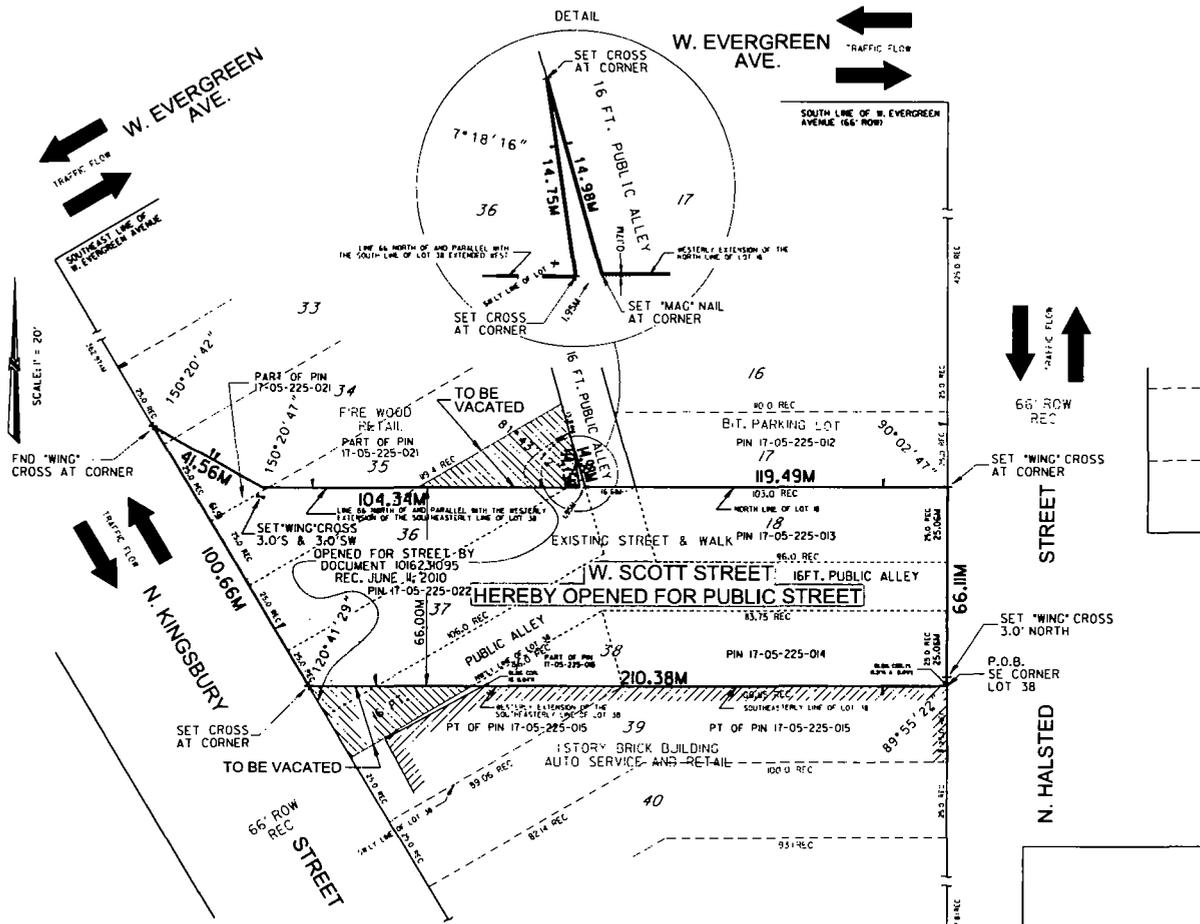
# PLAT OF OPENING FOR PUBLIC STREET

WEST SCOTT STREET

ALL OF LOT 18, THAT PART OF LOTS 33, 34, 35 AND 38, ALSO PART OF LOTS 36 AND 37 PREVIOUSLY OPENED FOR PUBLIC STREET BY DOCUMENT 1016231095 RECORDED JUNE 11, 2010, ALONG WITH PART OF THE 16 FOOT WIDE PUBLIC ALLEYS LYING ADJACENT TO SAID LOTS ALL IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE) IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 15,457.7 SQ. FT. OR 0.3549 ACRES MORE OR LESS



**MUNICIPAL CORPORATION OWNER'S CERTIFICATE**  
 CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, 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 OPENING FOR PUBLIC STREET AS SHOWN AND DEPICTED ON THIS PLAT HEREIN IN WITNESS WHEREOF SAID CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DULY AUTHORIZED MANAGING MEMBER ON ITS BEHALF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2014

BY \_\_\_\_\_  
 ANDREW MOONEY,  
 COMMISSIONER, DEPARTMENT OF PLANNING AND DEVELOPMENT

STATE OF ILLINOIS }  
 COUNTY OF COOK }

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT ANDREW MOONEY, COMMISSIONER OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF SAID CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

NOTARY PUBLIC

*Andrew E. P...*

*R...*  
 Jan 15, 2015

- NOTES:**
- DISTANCE SHOWN ARE FEET & DECIMAL PARTS THEREOF AND ARE DEPICTED AS FOLLOWS:
    - 149.00' = 149' 0" MEASURED
    - 149.00' (RAM) = RECORD AND MEASURED
    - 149.00' (RAM) = RECORD AND MEASURED
    - ANGLES SHOWN ARE AS MEASURED
  - NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT
  - ALL PINNS AND PROPERTY LYING WITHIN THE SUBJECT AREA "TO BE OPENED FOR PUBLIC STREET" AND THE IMMEDIATELY ADJACENT PINNS ARE ZONED M2-3
  - SHADDED AREA "HEREBY OPENED FOR PUBLIC STREET"
  - HATCHED AREAS ARE "TO BE VACATED" AS LABELED
  - BOUNDARY OF AREA "TO BE OPENED"
  - EXISTING STREET AND ALLEY LINES
  - LOT LINES
  - LOT, STREET AND ALLEY LINES WITHIN SUBJECT OPENING
  - EXISTING BUILDING
- THERE ARE NO ENCROACHMENTS INTO THE AREA "TO BE OPENED, FOR PUBLIC STREET" EXCEPT WHERE NOTED ALONG SOUTH LINE OF OPENING
- FIELD WORK COMPLETED MAY 4, 2014  
 CORNERS SET OR VERIFIED MAY 20, 2014

SURVEY PREPARED FOR:  
 PAUL LABUZ - SUPERVISING ENGINEER  
 CHICAGO DEPARTMENT OF TRANSPORTATION  
 DIVISION OF ENGINEERING  
 30 N. LA SALLE STREET, SUITE 400  
 CHICAGO, ILLINOIS 60602

CDOT# 05-27-13-3630



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY  
 TOPOGRAPHY NOT SHOWN  
 CHICAGO, ILLINOIS, DECEMBER 31, 2014, A.D. 2014  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2394  
 LICENSE EXPIRES NOVEMBER 30, 2016

HDR ENGINEERING INC  
 30 N. LA SALLE STREET  
 SUITE 3220 - CHICAGO, IL 60602  
 PH 312.443.4900

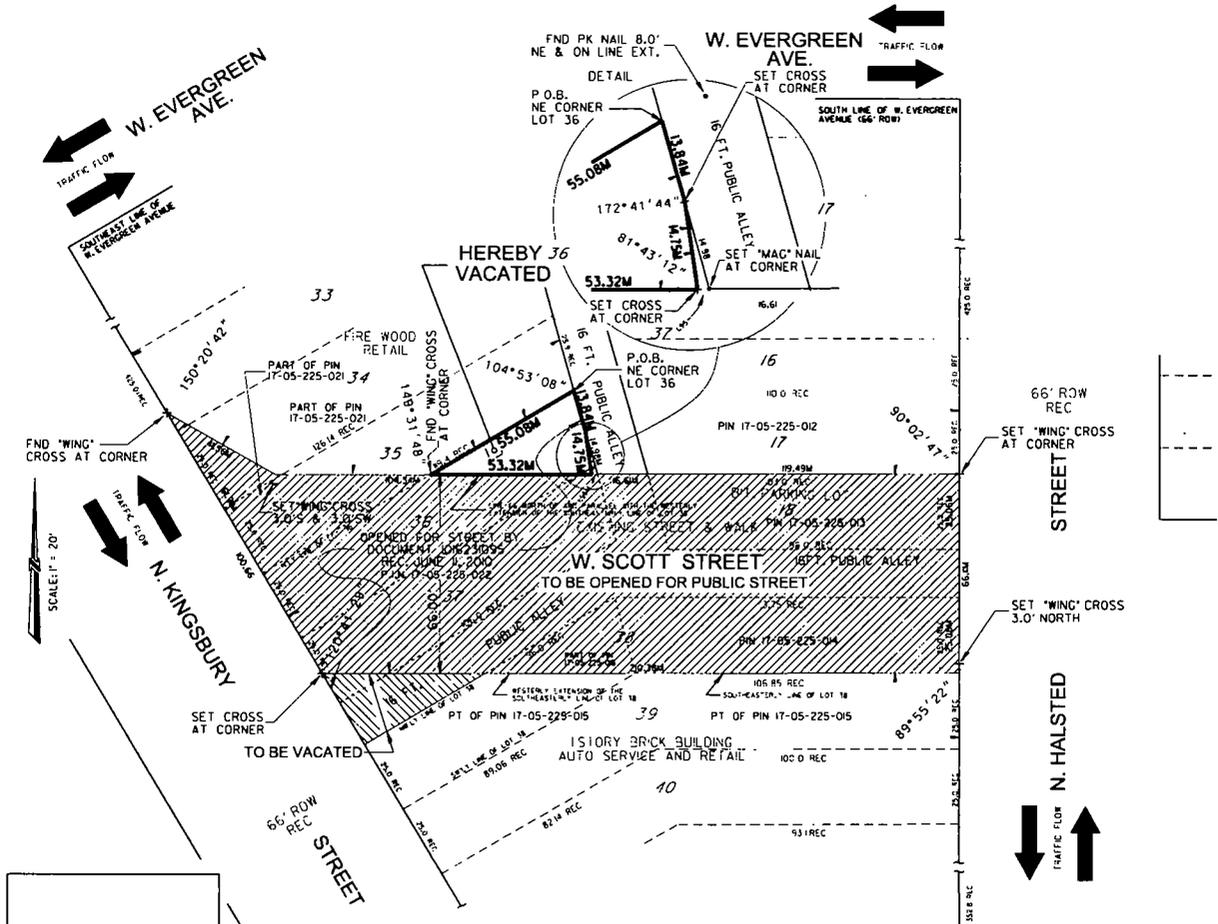
# PLAT OF VACATION

### VACATION PARCEL

THAT PART OF LOTS 36 AND 37, BEING PART OF WEST SCOTT STREET AS OPENED PER DOCUMENT 1016231095 RECORDED JUNE 11, 2010 IN J.A. YALE'S SUBDIVISION OF BLOCK 72 IN ELSTON'S ADDITION TO CHICAGO RECORDED JUNE 24, 1871 (ANTE FIRE) IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 757.7 SQ. FT. OR 0.0174 ACRES MORE OR LESS



C.DOT

DEPT OF FINANCE

COOK CO.

- NOTES:
- DISTANCE SHOWN ARE FEET & DECIMAL PARTS THEREOF AND ARE DETERMINED AS FOLLOWS:
    - M9.00 M - MEASURED
    - M9.00 RBM - RECORD AND MEASURED
    - M9.00 REC - RECORD
    - ANGLES SHOWN ARE AS MEASURED
  - NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAT
  - ALL PINS AND PROPERTY LYING WITHIN THE SUBJECT AREA TO BE VACATED AND THE IMMEDIATELY ADJACENT PINS ARE ZONED M2-3
  - SHADED AREA "HEREBY VACATED" AS LABELED
  - HATCHED AREA "TO BE OPENED" AS LABELED
  - HATCHED AREA "TO BE VACATED" AS LABELED
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  - EXISTING STREET AND ALLEY LINES
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  - LOT, STREET AND ALLEY LINES WITHIN SUBJECT OPENING

THERE ARE NO ENCROACHMENTS INTO AREA "TO BE OPENED FOR PUBLIC STREET" FROM AREA "TO BE VACATED"

FIELD WORK COMPLETED MAY 4, 2010

CORNERS SET OR VERIFIED MAY 20, 2010

*Handwritten signature and date:* [Signature] JAN 15, 2015

*Handwritten signature:* [Signature]

SURVEY PREPARED FOR:  
PAUL LABUZ - SUPERVISING ENGINEER  
CHICAGO DEPARTMENT OF TRANSPORTATION  
DIVISION OF ENGINEERING  
30 N. LA SALLE STREET, SUITE 400  
CHICAGO, ILLINOIS 60602

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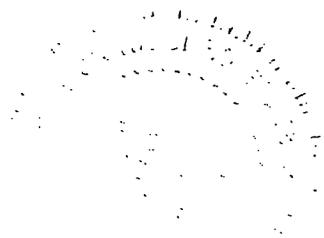


THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY TOPOGRAPHY NOT SHOWN

CHICAGO, ILLINOIS DECEMBER 31st, A.D. 2018

HDR ENGINEERING, INC  
30 N. LA SALLE STREET  
SUITE 3220 - CHICAGO, IL 60602  
PH (312) 443-4900

ILLINOIS PROFESSIONAL LAND SURVEYOR NO 2394  
LICENSE EXPIRES NOVEMBER 30, 2016



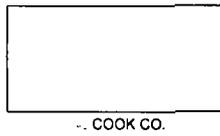
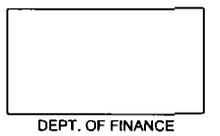
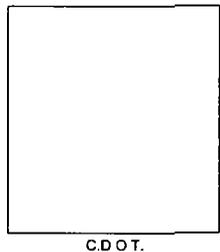
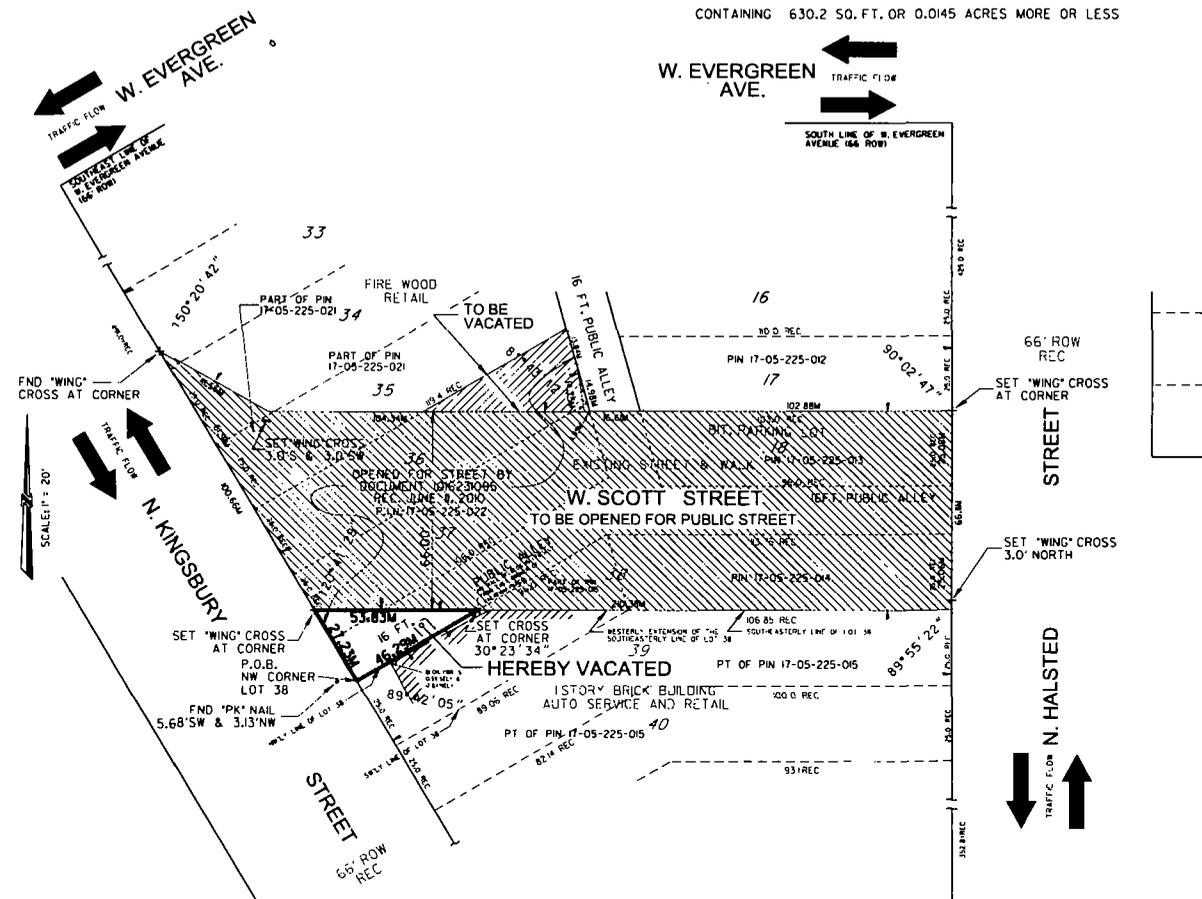
# PLAT OF VACATION

## VACATION PARCEL

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*Jan 5, 2015*

*James E. Rores*

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148.00 R.M. = RECORDED AND MEASURED  
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ANGLES SHOWN ARE AS MEASURED

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CDOT# 05-27-13-3630

FILE NO.: HALTRIPlats.dgn



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