



# City of Chicago



O2023-2092

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2023
<b>Sponsor(s):</b>	Lee (11)
<b>Type:</b>	Ordinance
<b>Title:</b>	Opening of public street(s) within area bounded by W. 38th St, between S. May St. and S. Morgan St.
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

TRANS

## PUBLIC STREET OPENING

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 City seeks to widen to standard width W. 38<sup>th</sup> Street by opening the northern half of the street between approximately S. May Street and S. Morgan Street; now, therefore,

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

SECTION 1. The opening of public right of way described as:

**THAT PART OF W. 38TH STREET, AN EAST-WEST 33 FOOT WIDE STRIP OF LAND BEING THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN; LYING EAST OF AND ADJOINING THE EAST LINE OF S. MAY STREET 33 FOOT WIDE RIGHT OF WAY PROJECTED SOUTH; AND LYING WEST OF AND ADJOINING THE WEST RIGHT OF WAY OF S. MORGAN STREET; SAID EAST-WEST 33 FOOT WIDE STRIP OF LAND AS DEPICTED IN DEED OF DEDICATION DOCUMENT NUMBERS #94789551, #94789552 AND # 94789553, RECORDED ON SEPTEMBER 09, 1994; ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCELS CONTAINING A TOTAL AREA OF 31,583 SQUARE FEET, OR 0.725 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY OPENED" on the plat hereto attached as EXHIBIT A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to public vehicular traffic as the same is intended for public use and the public interest will be subserved by such opening.**

SECTION 2. The opening to vehicular traffic herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Chicago Department of Transportation shall file or cause to be filed for record in the Office of the Cook County Clerk, Recordings Division, a certified copy of this ordinance, together with the full-sized corresponding plat as approved by the Chicago Department of Transportation's Superintendent of Maps and Plats.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon the recording of the published ordinance and approved plat.

Opening Approved:



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Gia Biagi  
Commissioner  
Department of Transportation

Introduced By:



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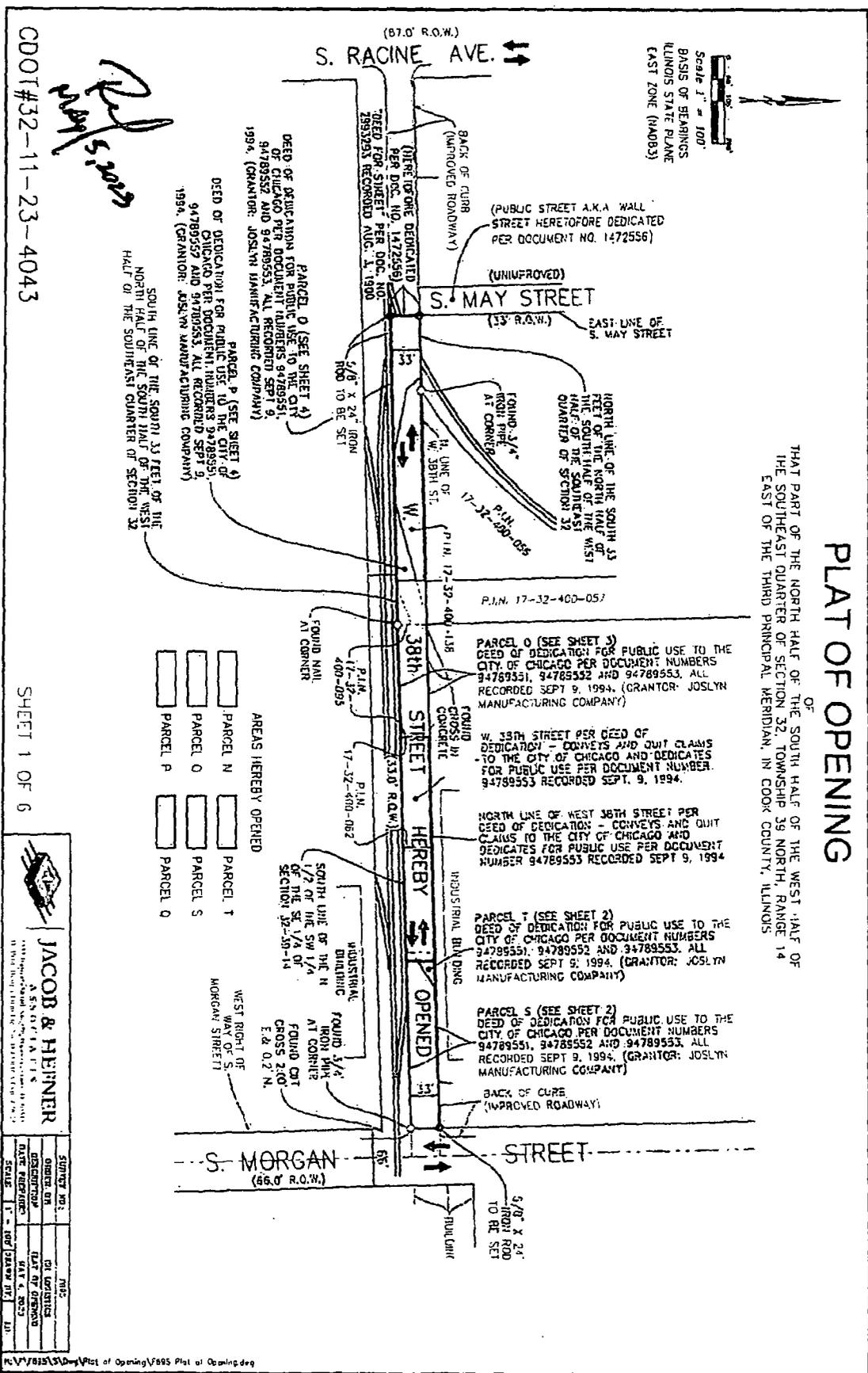
Honorable Nicole Lee  
Alderman, 11th Ward

CDOT file: 32-11-23-4043

EXHIBIT "A"

PLAT OF OPENING

OF  
 THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



CDOT #32-11-23-4043

SHEET 1 OF 6

**JACOB & HEINER**  
 A S. O. F. E. T. S.  
 1100 North Dearborn Street, Chicago, Illinois 60610  
 Tel: (773) 327-1100

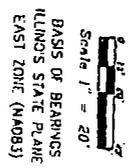
OWNER OR DESCRIBER	DATE OF OPENING	DATE OF DRAWING
DATE REVISION	DATE OF OPENING	DATE OF DRAWING
SCALE	1" = 100'	DRAWN BY

11/17/85 JSH/Plot of Opening/6895 Plat of Opening.dwg

EXHIBIT "A"

PLAT OF OPENING

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



POINT OF BEGINNING  
PARCEL 1  
POINT BEING 233 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

PARCEL 0  
POINT BEING 243 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

POINT BEING 243 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

INDUSTRIAL BUILDING  
PARCEL T (EXCEPTION TO PARCEL S)  
33.00'  
167.00' NB9°29'03"E  
233.00'

PARCEL S  
PART OF P.M.  
17-32-400-062  
HEREBY OPENED

N. LINE OF W. 38TH STREET PER DEED OF DEDICATION - CONVEY'S AND OULT CLAIMS TO THE CITY OF CHICAGO AND DEDICATES FOR PUBLIC USE PER DCC NO. 9478955X, RECORDED SEPT 9, 1994

NORTH LINE OF THE SOUTH 1/4 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32

ALRICH FOR PARKING LOT

BACK OF CURB (IMPROVED ROADWAY)

5/8" X 24" IRON ROD TO BE SET

W. 38th STREET  
(33.00' R.O.W.)

EXCEPTION TO PARCEL S  
33.00'  
501°30'59"E  
33.00'

S. LINE OF PARCEL S  
S. LINE OF THE S. 33 FEET OF THE E. 233 FEET OF THE N. 1/2 OF THE SW. 1/4 OF SECTION 32-39-14

WEST RIGHT OF WAY OF S. MORGAN STREET

S. MORGAN STREET  
(66.0' R.O.W.)

SOUTH LINE OF THE SOUTH 1/4 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32

CDOT #32-11-23-4043

SHEET 2 OF 6

**JACOB & HEFNER**  
A S.S.O.L.A.T.F.E.  
1111 North Dearborn Street, Suite 100, Chicago, IL 60610  
Tel: (773) 327-1111  
Fax: (773) 327-1112

DATE PREPARED	DATE PLOTTED	DATE OF RECORDING	DATE OF OPENING
11-11-11	11-11-11	11-11-11	11-11-11

As of 11/11/11, the plat of opening is subject to the provisions of the Illinois State Plane Act of 1953.

EXHIBIT "A"

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OF  
 THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

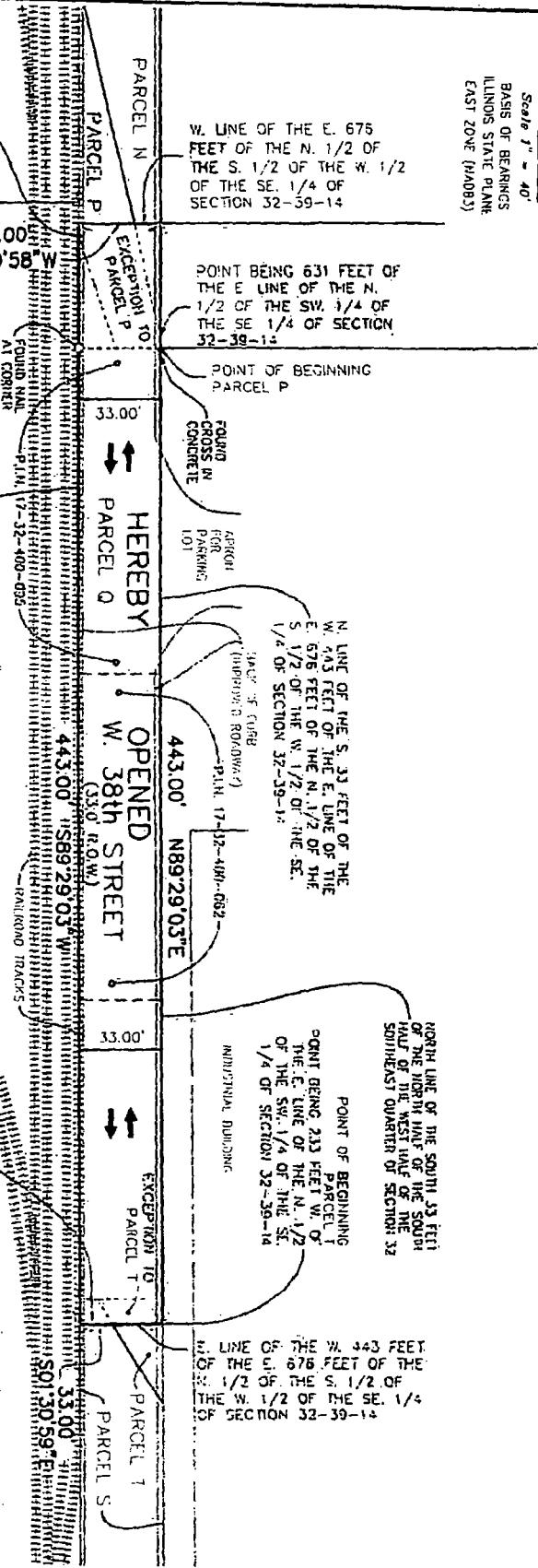


CDOT #32-11-23-4043

SHEET 3 OF 6

**JACOB & HEFNER**  
 A SURVEYING FIRM  
 1100 S. MICHIGAN AVE., SUITE 100, CHICAGO, IL 60605  
 PHONE: (773) 581-1111 FAX: (773) 581-1112

NUMBER	DATE	BY
DESCRIPTION	DATE PREPARED	SCALE
DATE PREPARED	SCALE	BY



POINT BEING 671 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14  
 SOUTH LINE OF THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32

S. LINE OF THE S. 33 FEET OF THE W. 443 FEET OF THE E. LINE OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

W. LINE OF THE E. 233 FEET OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

W. LINE OF THE E. 675 FEET OF THE N. 1/2 OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

POINT BEING 631 FEET OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

N. LINE OF THE S. 33 FEET OF THE W. 443 FEET OF THE E. LINE OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

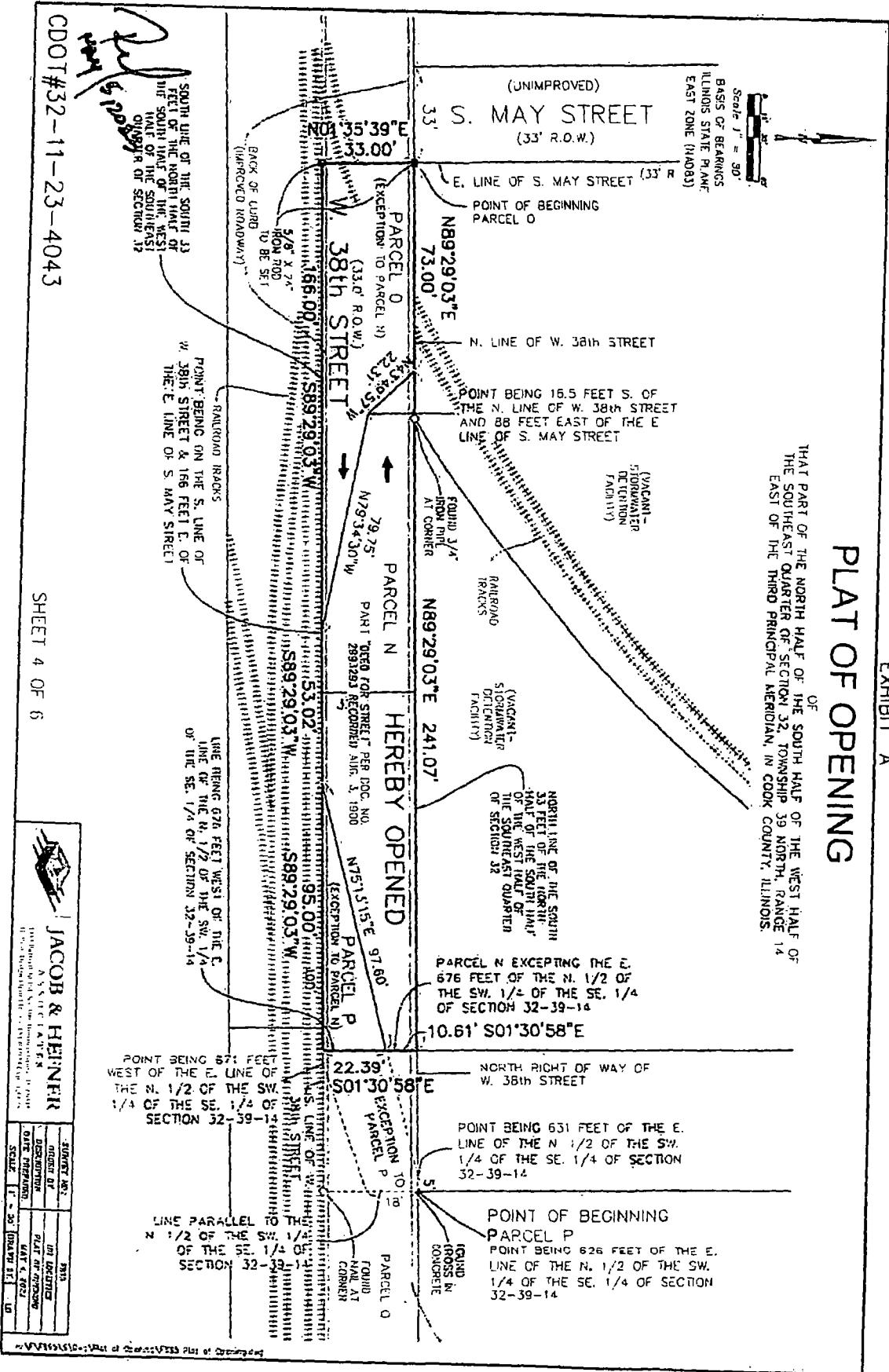
NORTH LINE OF THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH SOUTHEAST QUARTER OF SECTION 32

POINT BEING 233 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

11/15/2013 10:29 AM Plot of Opening Plat of Company

# PLAT OF OPENING

OF THE SOUTH HALF OF THE WEST HALF OF THE NORTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CDOT #32-11-23-4043

SHEET 4 OF 6



**JACOB & HEINER**  
 A SURVEYING FIRM  
 1100 North Dearborn Street, Suite 100  
 Chicago, Illinois 60610  
 Phone: (773) 327-1100  
 Fax: (773) 327-1101  
 Website: www.jacob-heiner.com

DATE	BY	DESCRIPTION

EXHIBIT "A"

PLAT OF OPENING

OF  
 THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION OF THE CITY  
 OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, HEREBY CERTIFIES  
 THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREBY AND AS  
 SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE  
 PURPOSE OF OPENING FOR PUBLIC STREET(S)/ALLEY(S) AS SHOWN AND  
 DEPICTED ON PLAT HEREON IN WITNESS WHEREOF SAID CITY OF CHICAGO,  
 A MUNICIPAL CORPORATION OF ILLINOIS, HAS CAUSED THIS CERTIFICATE TO  
 BE SIGNED BY ITS DUTY AUTHORIZED MANAGING MEMBER ON ITS BEHALF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023

COMMISSIONER, DEPARTMENT OF PLANNING AND DEVELOPMENT.

*[Handwritten Signature]*  
 J. G. ...

CDOT #32-11-23-4043

LEGAL DESCRIPTION

THAT PART OF W. 30TH STREET, AN EAST-WEST 33 FOOT WIDE  
 STRIP OF LAND BEING THE SOUTH 33 FEET OF THE NORTH HALF  
 OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST  
 QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST  
 OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF AND ADJOINING  
 THE EAST LINE OF S. MAY STREET 33 FOOT WIDE RIGHT OF WAY  
 PROJECTED SOUTH; AND LYING WEST OF AND ADJOINING THE WEST  
 RIGHT OF WAY OF S. MORGAN STREET; SAID EAST-WEST 33 FOOT  
 WIDE STRIP OF LAND AS DEPICTED IN DEED OF DEDICATION  
 DOCUMENT NUMBERS #9-1789391, #9-1799352 AND # 94789553,  
 RECORDED ON SEPTEMBER 09, 1994; ALL IN COOK COUNTY,  
 ILLINOIS, SAID ABOVE DESCRIBED PARCELS CONTAINING A TOTAL  
 AREA OF 31,563 SQUARE FEET, OR 0.728 ACRES, MORE OR LESS.

SHEET 5 OF 6

**JACOB & HEINER**  
 PROFESSIONAL SURVEYORS  
 1111 N. LAKE STREET, CHICAGO, IL 60610  
 TEL: 312.467.1111 FAX: 312.467.1112

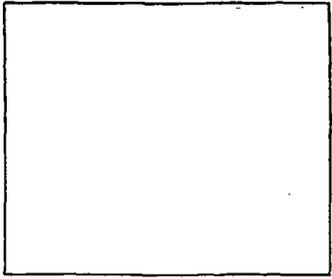
SURVEY NO.	1234
OWNER	JACOB & HEINER
DATE	10/1/2023

EXHIBIT "A"

PLAT OF OPENING

OF  
 THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

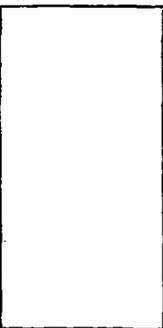
AFFECTED P.L.N.'S
17-32-400-062
17-32-400-138
17-32-400-095



CHICAGO DEPARTMENT OF  
 TRANSPORTATION



COOK COUNTY



CHICAGO DEPARTMENT  
 OF FINANCE

LEGEND

- XXXX.XX' MEASURED DIMENSION
- (XXX.XX') RECORD DIMENSION
- TRAFFIC FLOW DIRECTION
- SET 5/8" x 24' IRON ROD WITH CAP AT CORNER
- FOUND IRON ROD OR IRON PIPE
- + FOUND CROSS IN CONCRETE

- SECTION/QUARTER SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TAX PARCEL (PIN) LINE
- ++++ RAILROAD TRACK

HEREBY OPENED

CDOT #32-11-25-4043

SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE (NAD83).
- 2) DATE OF COMPLETION OF FIELD WORK NOVEMBER 14, 2020.
- 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALF MEASUREMENTS UPON THE PLAT.
- 4) THE HEREIN DESCRIBED LAND AND ADJACENT LANDS ARE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS, AND IS ZONED "PLANNED MANUFACTURING" PER THE CITY OF CHICAGO ZONING AND LAND USE MAP AS OF MARCH 17, 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

I HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF OPENING LAND FOR A PUBLIC STREET. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF OPENING FOR PUBLIC STREET WITH THE COOK COUNTY RECORDERS OFFICE.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY, A.D. 2023



CARL J. COOK  
 JACOB & HEFNER ASSOCIATES, INC.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003543  
 MY LICENSE EXPIRES NOVEMBER 30, 2024



JACOB & HEFNER  
 A S R V L L A T T N  
 ILLINOIS PROFESSIONAL LAND SURVEYORS, INC.

STRONG HOLD	JOB LOCATION
OWNER	PLAT OF OPENING
DATE PRODUCED	PLAT #
SCALE	BROWN DT
	LN