



City of Chicago



SO2019-6932

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Reilly (42)
Type:	Ordinance
Title:	Vacation of S Canal St between W Jackson Blvd and W Van Buren St
Committee(s) Assignment:	Committee on Transportation and Public Way

SUBSTITUTE COMMERCIAL VACATION ORDINANCE

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 properties at 310-328 S. Canal Street and 506-530 W. Van Buren Street are owned by 320 South Canal Titleholder LLC, a Delaware limited liability company ("Developer"); and

WHEREAS, the Developer proposes to assemble the portion of the street remnant to be vacated herein with its adjacent property, for construction of a new office tower associated with Planned Development 376; and

WHEREAS, the City Council of the City, after due investigation and consideration, has determined that the nature and extent of the public use and the public interest to be subserved is such as to warrant the vacation of that portion of the public street, described in the following ordinance; now therefore,

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

SECTION 1.

The vacation of **THAT PART OF S. CANAL STREET, BEING THAT PART OF THE PROPERTY ACQUIRED FOR THE WEST ROUTE (DWIGHT D. EISENHOWER EXPRESSWAY) OF THE COMPREHENSIVE SUPERHIGHWAY SYSTEM BY GENERAL ORDINANCE PASSED OCTOBER 31, 1940, IN THE ASSESSOR'S DIVISION OF BLOCK 52, ANTE FIRE, IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE FIRE, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 52; THENCE NORTH 00 DEGREES 02 MINUTES 50 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 92.00 FEET; THENCE SOUTH 31 DEGREES 28 MINUTES 14 SECONDS WEST 107.44 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 52 THAT IS 56.00 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 56.00 FEET TO SAID SOUTHEAST CORNER AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 2,575.8 SQUARE FEET OR 0.059 ACRES, MORE OR LESS as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as **Exhibit A**, which plat for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacation.


SECTION 2. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing sidewalk in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices.

SECTION 3. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall pay or cause to be paid to the City as compensation for the benefits which will accrue to the owner of the property abutting said part of public street hereby vacated the sum _____ dollars (\$) _____), which sum in the judgment of this body will be equal to such benefits.

SECTION 4. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, together with the associated full-sized plat as approved by the Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The vacation shall take effect and be in force from and after recording of the approved ordinance and plat.

Vacation Approved:


Thomas Carney
Acting Commissioner of Transportation

Approved as to Form and Legality


Arthur Dolinsky
Senior Counsel

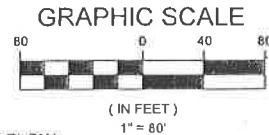
Introduced By:


Honorable Brendan Reilly
Alderman, 42nd Ward

EXHIBIT "A" PLAT OF VACATION

OF PART OF S. CANAL STREET IN BLOCK 52 OF SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

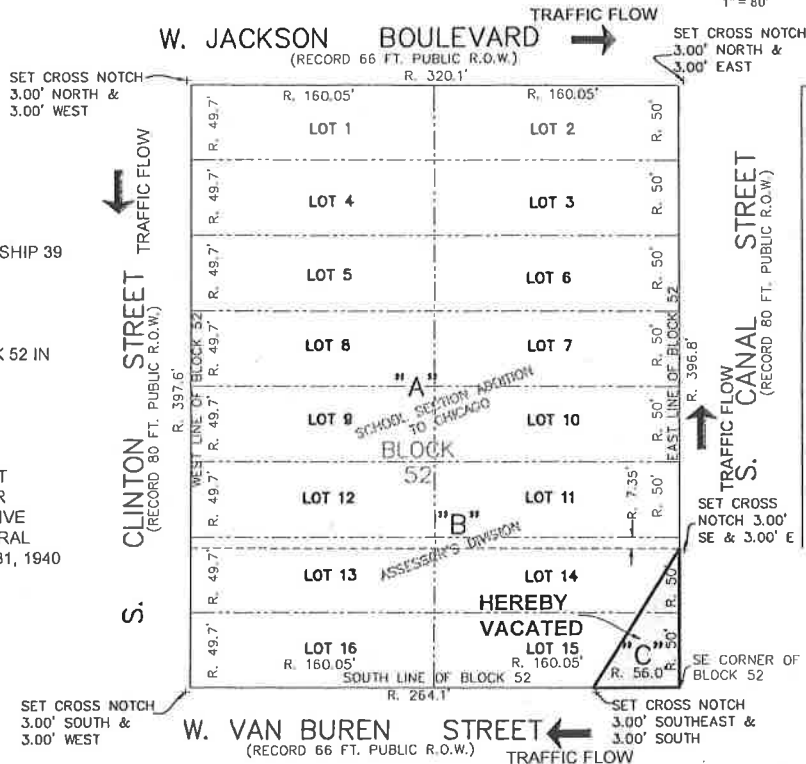
LOTS AND STREETS SURROUNDING
THE AREA TO BE VACATED



"A"
SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST ANTE FIRE

"B"
ASSESSOR'S DIVISION OF BLOCK 52 IN SCHOOL SECTION ADDITION TO CHICAGO, (SEE "A") ANTE FIRE

"C"
PROPERTY ACQUIRED FOR WEST ROUTE (DWIGHT D. EISENHOWER EXPRESSWAY) OF COMPREHENSIVE SUPERHIGHWAY SYSTEM, GENERAL ORDINANCE PASSED OCTOBER 31, 1940



SURVEY PREPARED FOR AND MAIL TO:

RIVERSIDE INVESTMENT & DEVELOPMENT
150 NORTH RIVERSIDE PLAZA, SUITE 1800
CHICAGO, IL 60606

LEGEND

- AERIAL WIRES
- FENCE LINES
- WOOD ENCLOSURE
- LINE BETWEEN SUBDIVISIONS
- UNDERLYING LOTS
- WATER MH
- WATER BUFFALO BOX
- TELEPHONE MH
- ELECTRIC MH
- ELECTRIC LIGHT POLE
- ELECTRIC LIGHT POLE WITH TRAFFIC SIGNAL
- Electric Mounted Wall Light
- PARKING PAY BOX
- SIGN POST
- BUMPER POST
- UNCLASSIFIED MANHOLE
- AUTO SPRINKLER
- HOSE CONNECTION
- CUT CROSS
- HEREBY VACATED
- BUILDING HATCH
- CONCRETE HATCH

CDOT# 16-42-19-3892

ORDERED BY: RIVERSIDE INVESTMENT & DEVELOPMENT	CHECKED: BSS
ADDRESS: UNION STATION	
CHICAGO GUARANTEE SURVEY COMPANY	
PLCS CORPORATION LICENSE NO. 185-005352 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60650 TELEPHONE: (312) 986-9445 FAX: (312) 986-9679 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2018-26137-001	DATE: NOVEMBER 30, 2018 SCALE: 1 INCH = 80 FEET
PAGE NO. 1 OF 3	

REVISED SEPTEMBER 6, 2019 PER CDOT COMMENTS PER #2019-27107

EXHIBIT "A"
PLAT OF VACATION

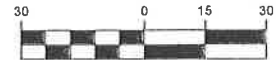
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LEGAL DESCRIPTION

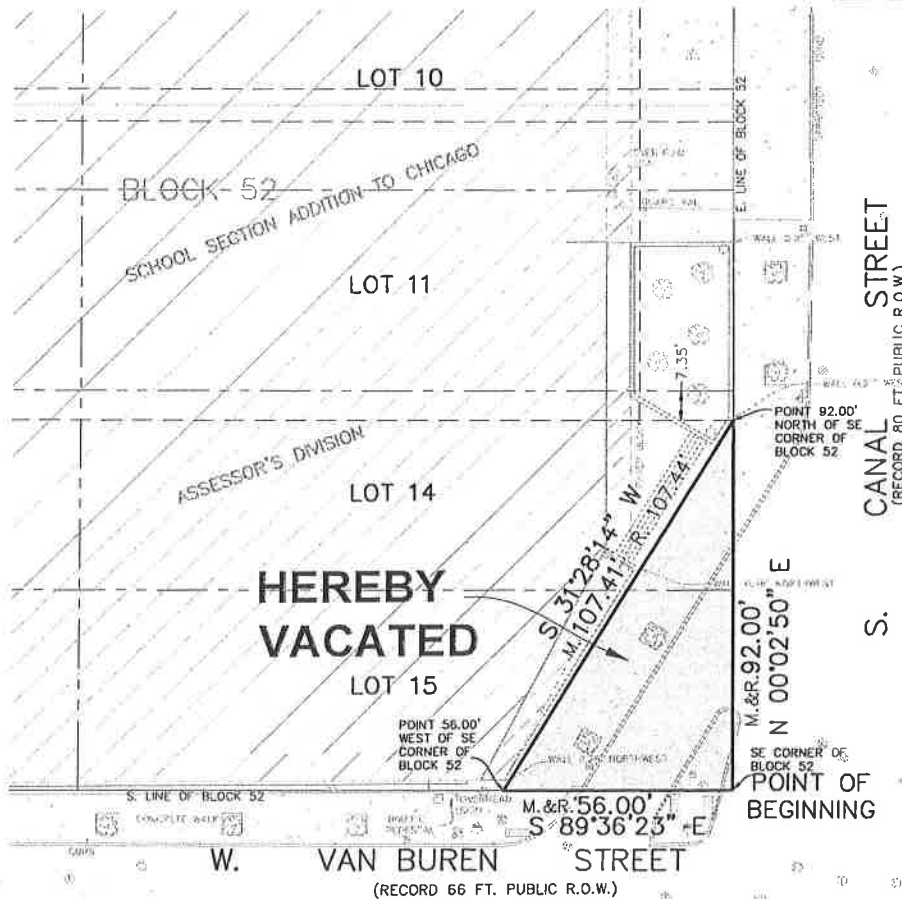
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GRAPHIC SCALE



(IN FEET)
1" = 30'



SEE SURVEY LEGEND ON PAGE 1

SURVEY NOTES:

ZONING: PD 376 (PLANNED DEVELOPMENT 376 - UNION STATION)

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 9, 2018.

NOTE R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES BEFORE DAMAGE IS DONE.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.

NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT UPON THIS PLAT.

MONUMENTATION OR WITNESS POINTS WERE SET AS SHOWN HEREON.

UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.

COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2018 "ALL RIGHTS RESERVED"

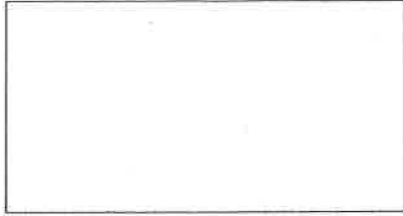
CDOT# 16-42-19-3892

ORDERED BY: RIVERSIDE INVESTMENT & DEVELOPMENT	CHECKED: BSS
ADDRESS: UNION STATION	DRAWN: BSS
CHICAGO GUARANTEE SURVEY COMPANY	
PLCS, CORPORATION	
LICENSE NO. 181-05552	
PROFESSIONAL LAND SURVEYORS	
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (312) 936-9445 FAX: (312) 936-9679 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO. 2018-26137-001	PAGE NO. 2 OF 3
DATE: NOVEMBER 30, 2018	SCALE: 1" = 80 FEET

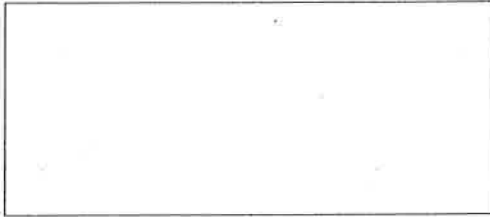
G:\CAO\2017\2017-24193\2018-26137-001.dwg

EXHIBIT "A"
PLAT OF VACATION

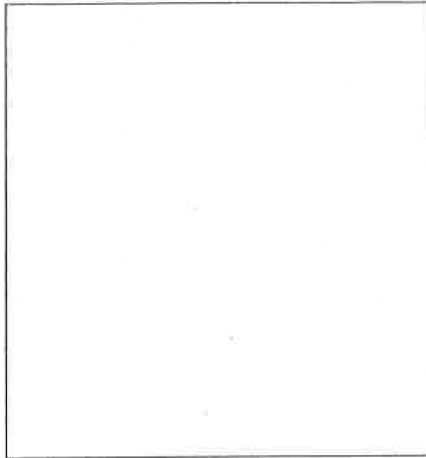
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EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



CITY - DEPT. OF FINANCE



COOK CO.



C.D.O.T.

PIN:
17-16-120-010

*Ref
SEP 9, 2019*

CDOT# 16-42-19-3892

ORDERED BY: RIVERSIDE INVESTMENT & DEVELOPMENT	CHECKED: BSS	DRAWN: BSS
ADDRESS: UNION STATION		
CHICAGO GUARANTEE SURVEY COMPANY		
A DIVISION OF PLCS CORPORATION LICENSE NO. 184-005532 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (312) 986-9445 FAX: (312) 986-9679 EMAIL: INFO@PLCS-SURVEY.COM		
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State of Illinois)
County of Cook)ss

We, CHICAGO GUARANTEE SURVEY COMPANY, hereby certify that we have surveyed the
above described property and that the plat hereon drawn is a correct representation of said survey
corrected to a temperature of 62° Fahrenheit.

Field measurements completed on NOVEMBER 9, 2018.

Signed on SEPTEMBER 6, 2019

By: *Brian S. Stout*

Professional Illinois Land Surveyor No. 3584

My license expires November 30, 2020

This professional service conforms to the current Illinois minimum standards for a boundary survey.

