



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.

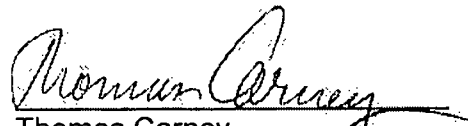
SECTION 2. The vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the Developer shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of removing paving and curb returns, and constructing 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.

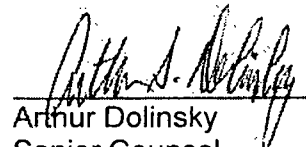
SECTION 4. The vacation herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois, a certified copy 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:

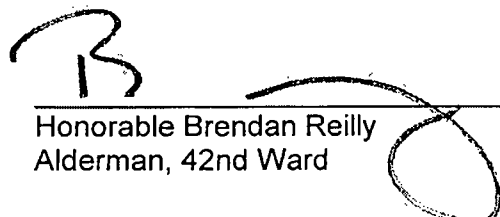
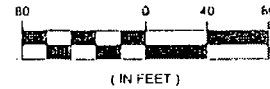

Honorable Brendan Reilly
Alderman, 42nd Ward

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.

GRAPHIC SCALE

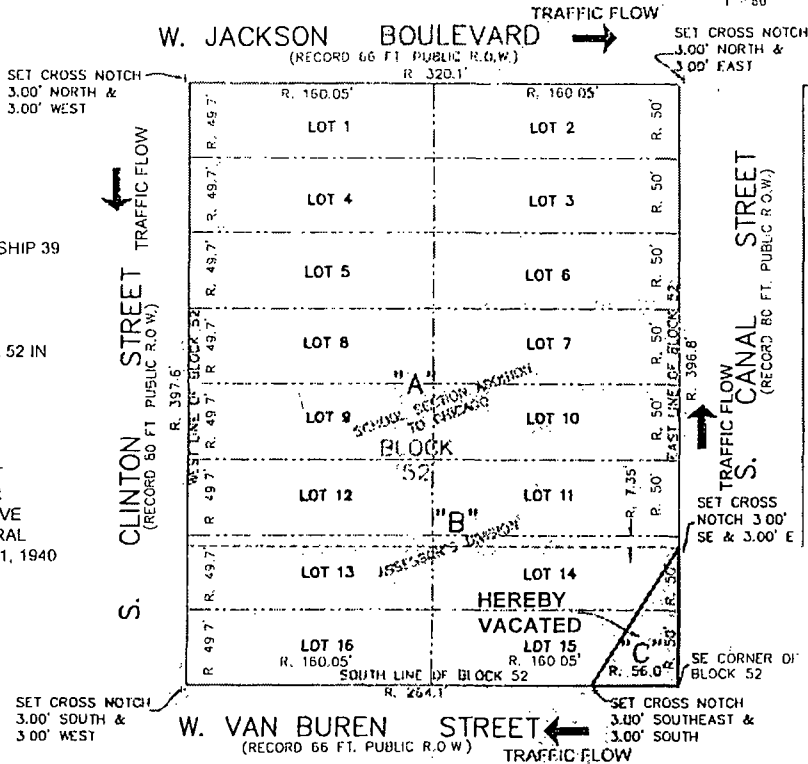


LOTS AND STREETS SURROUNDING
THE AREA TO BE VACATED

"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 | | HEREBY VACATED |
| — — — — — | FENCE LINES | | BUILDING HATCH |
| — — — — — | WOOD ENCLOSURE | | CONCRETE HATCH |
| — — — — — | 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 | | |

CDOT# 16-42-19-3892

OWNER OF SURVEY: RIVERSIDE INVESTMENT & DEVELOPMENT	PROJECT NO: 16-42-19-3892
ADDRESS: 150 NORTH RIVERSIDE PLAZA, SUITE 1800, CHICAGO, IL 60606	DATE: 09/19/2019
CHICAGO GUARANTEE SURVEY COMPANY	
6505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (312) 926-9145 FAX: (312) 926-9070 EMAIL: INFO@CGS-SURVEY.COM	
PROJECT NO: 2018-26137-001	PAGE NO: 1 OF 3

REVISED SEPTEMBER 1, 2019 PER CDOT COMMENTS PER #2018-27107

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

LEGAL DESCRIPTION

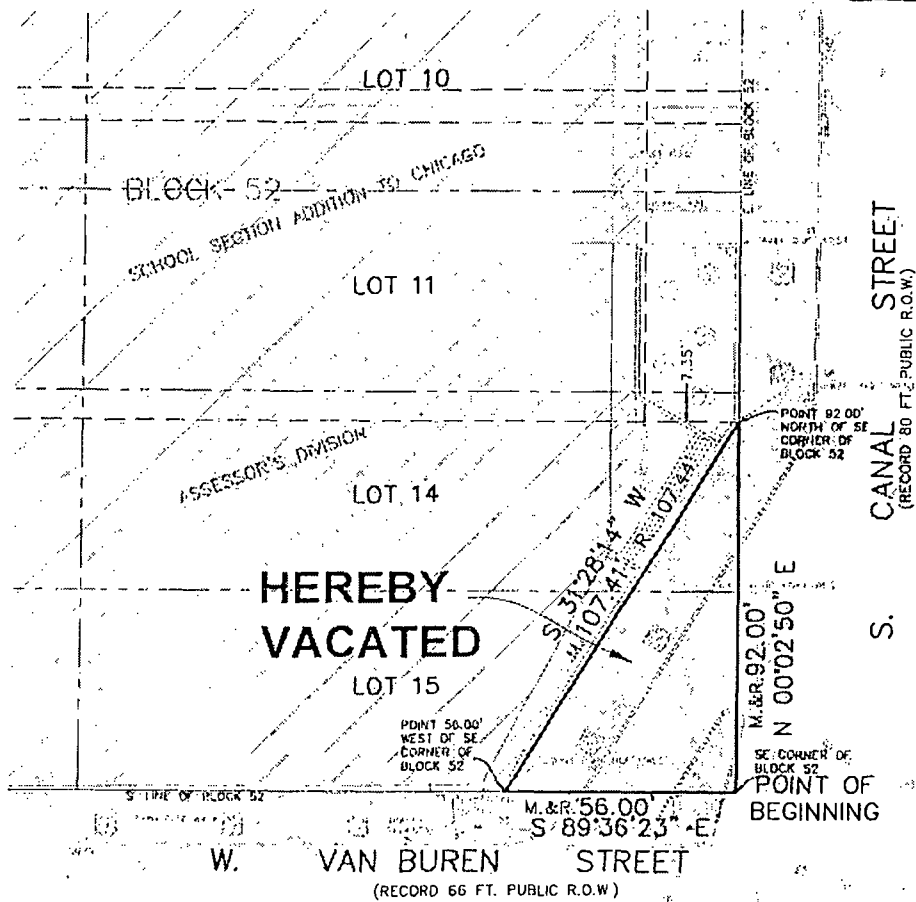
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GRAPHIC SCALE



(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.

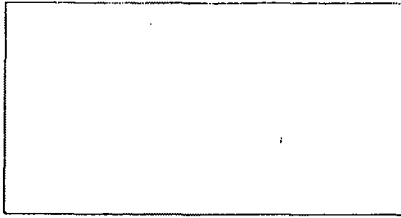
COPYRIGHT CHICAGO GUARANTEE SURVEY COMPANY 2018 "ALL RIGHTS RESERVED"

CDOT# 16-42-19-3892

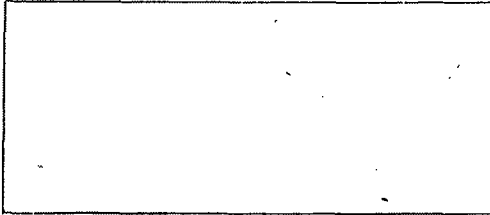
ORDERED BY NICHOLAS INVESTMENT & DEVELOPMENT	APPROVED BY HSS
CHICAGO GUARANTEE SURVEY COMPANY	
FLEX CORPORATION	
1025 NORTH LEXINGTON AVENUE CHICAGO IL 60607	
TELEPHONE (312) 725-5423 FAX (312) 725-5425 EMAIL INFO@GCSURVEY.COM	
CHIEF 2018-26137-001	DATE NOVEMBER 30, 2018
PAGE NO 2 OF 3	

EXHIBIT "A"
PLAT OF VACATION

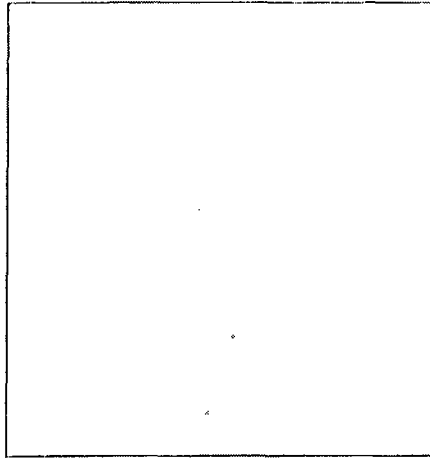
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CITY - DEPT. OF FINANCE



COOK CO.



C.D.O.T.

PIN:
17-16-120-010

*Ref
SEP 9, 2019*

CDOT# 16-42-19-3892

ORDERED BY: INVERSIDE INVESTMENT & DEVELOPMENT	CHECKED: DRAWN:
ADDRESS: UNION STATION	855
CHICAGO GUARANTEE SURVEY COMPANY	
1111 S. MICHIGAN AVE. SUITE 1000 CHICAGO, IL 60605	
TELEPHONE: (312) 955-7655 FAX: (312) 955-7679 EMAIL: INFO@GCSURVEY.COM	
2018-26137-001	3 OF 3

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

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

