



# City of Chicago



O2020-4471

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	Thompson (11)
<b>Type:</b>	Ordinance
<b>Title:</b>	Vacation of portion(s) of S Corbett St bounded by South Branch of Chicago River, Branard Hough's Slip, Chicago and Alton Railroad, and Evans' Slip
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## 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 approximately 2500-2530 S. Corbett Street, and 2501-2531 S. Corbett Street are owned by 2500 South Corbett Corporation ("Developer"); and

WHEREAS, the Developer proposes to use the portion of the deadended street to be vacated herein as a driveway for the adjacent buildings; and

WHEREAS, the City Council of the City of Chicago, 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.

VACATION OF:

**ALL THAT PART OF NORTH-SOUTHERLY 60 FOOT WIDE PUBLIC RIGHT OF WAY OF S. CORBETT STREET, FORMERLY KNOWN AS 'SALT STREET' AND 'HOUGH PLACE', BEING 60.00 FEET WIDE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE NORTHERLY LINE OF THE CHICAGO AND ALTON RAILROAD, CONVEYED BY WARRANTY DEED RECORDED JUNE 22, 1886 AS DOCUMENT NUMBER 728491, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, SAID DESCRIBED PARCEL CONTAINING 19,370 SQUARE FEET OR 0.445 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 City of Chicago hereby reserves for the benefit of Commonwealth Edison, its successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the alley herein vacated, with the right of ingress and egress. The grade of the vacated public way shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison facilities. No construction, buildings, permanent structures or other obstructions shall occur or be placed over the area herein vacated without the express written release of easement by the utility. Any future Developer-prompted relocation of facilities lying within the area herein vacated will be accomplished by the utility, and be completed at the sole expense of the Developer, its successors or assigns. Any future release of easement shall include, at the utility's option, the abandonment in place of the existing facilities, equipment and appurtenances as may be located over, through, under, along and across the vacated area. It is further provided that all costs and expenses associated with the removal of abandoned facilities shall be borne exclusively by the Developer, its successors and assigns and not by the abandoning utility.

SECTION 3. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. a nonexclusive easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be vacated, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected upon or over said easement herein reserved for The Peoples Gas Light and Coke Co. or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without the express written release of easement by the involved utility. Any future vacation beneficiary prompted relocation of Peoples Gas facilities lying within the area herein vacated will be accomplished by Peoples Gas, and completed at the sole expense of the Developer, its successors or assigns. Any future release of easement shall include, at the utility's option, the abandonment in place of the existing facilities, equipment and appurtenances as may be located over, through, under, along and across the vacated area. It is further provided that all costs and expenses associated with the removal of abandoned facilities shall be borne exclusively by the Developer, its successors and assigns and not by the abandoning utility.

SECTION 4. The street vacation herein provided for is made upon the express condition that within 180 days after the passage of this ordinance and its related documents, and prior to recording, the Developer shall: 1) deposit in the City Treasury of the City of Chicago, a sum quoted by the City sufficient to defray the cost of work to public paving, curb, and related appurtenances associated with its project in the event that it defaults in its obligation to construct the directed improvements 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; and 2) submit for field inspection and approval of its construction of said improvements, to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905 City Hall, prior to the return of the monies deposited there (minus service fee).

SECTION 5. 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 pay or cause to be paid to the City of Chicago as compensation for the benefits which will accrue to the owner of the property abutting said part of public street hereby vacated the sum Two Hundred Fifty Two Thousand dollars (\$252,000.00)), which sum in the judgment of this body will be equal to such benefits.

SECTION 6. The vacation herein provided for is made under the express condition that the Developer and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.


SECTION 7. 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 plats as approved by the Superintendent of Maps and Plats.

SECTION 8. 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 the recording of the approved ordinance and plat.

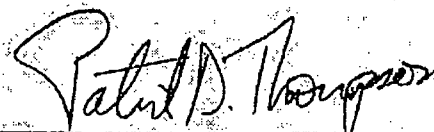
Vacation Approved:

  
Gia Biagi  
Commissioner of Transportation

Approved as to Form and Legality

  
Arthur Dolinsky  
Senior Counsel

Introduced By:

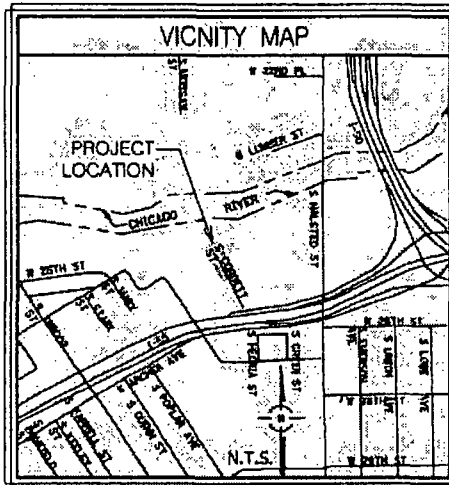
  
Honorable Patrick D. Thompson  
Alderman, 11th Ward



**EXHIBIT "A"**

# PLAT OF VACATION

ALL THAT PART OF NORTH-SOUTHERLY 60 FOOT WIDE PUBLIC RIGHT OF WAY OF S. CORBETT STREET, FORMERLY KNOWN AS SALT STREET AND HOUGH PLACE, BEING 60.00 FEET WIDE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF AND ADJOINING THE NORTHERLY LINE OF THE CHICAGO AND ALTON RAILROAD, CONVEYED BY WARRANTY DEED RECORDED JUNE 22, 1886 AS DOCUMENT NUMBER 728491, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, SAID DESCRIBED PARCEL CONTAINING 19,370 SQUARE FEET OR 0.445 ACRES, MORE OR LESS.



COOK<sup>®</sup> CO.

CITY - DEPARTMENT OF FINANCE

CDO<sup>†</sup>

ADJACENT PINS

17-29-405-001	LOTS 1 & 2
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17-29-500-036	CHICAGO AND ALTON RR
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CDOT#29-11-20-3938

## SURVEYOR'S NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
2. BASIS OF BEARINGS; TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
4. PREPARED FOR/AND MAIL TO:  
GOSCHI & GOSCHI, LTD.  
525 WEST MONROE STREET \*2360  
CHICAGO, IL 60661
5. LAST DATE OF FIELD WORK; AUGUST 15, 2019.
6. CURRENT ZONING; PWD-11, PLANNED MANUFACTURING DISTRICT

STATE OF ILLINOIS) SS  
COUNTY OF COOK )

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 DO HEREBY DECLARE THAT WE HAVE PREPARED THE PLAT HEREON DRAWN FOR THE PURPOSE OF VACATING A PUBLIC STREET AS SHOWN, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID VACATION.

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.

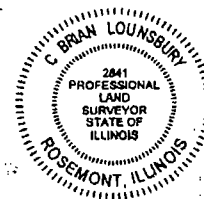
I HEREBY AUTHORIZE \_\_\_\_\_ OR THEIR AGENT TO FILE  
THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER'S OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 15th DAY OF JULY, 20 20  
IN ROSEMONT, ILLINOIS.

C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841  
 LICENSE EXPIRES: 11-30-2020  
 blounsbury@spacecolinc.com

(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.



REVISIONS:  
07/15/2020 CDOT



**SPACECO INC.,**

**CONSULTING ENGINEERS**  
**SITE DEVELOPMENT ENGINEERS**  
**LAND SURVEYORS**

DATE:  
11/19/2019

JOB NO:  
10685

FILENAME:  
10685VAC-01

9575 W. Higgins Road, Suite 700  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065