



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2018-3203
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Dedication and vacation of public way(s) in area bounded by S Morgan St., W 62nd St, S Sangamon St and W 63rd St
Sponsors: Foulkes, Toni
Indexes: Dedications, Vacations
Attachments: 1. O2018-3203 (V1).pdf, 2. O2018-3203.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/17/2018	1	Committee on Transportation and Public Way	Recommended to Pass	
4/18/2018	1	City Council	Referred	

COMMERCIAL 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 6251-6259 S. Morgan Street are owned by 63rd Sangamon Investment, L.L.C., an Illinois limited liability company ("Developer"); and

WHEREAS, the properties at approximately 6234-6250 S. Sangamon Street are owned by the Catholic Bishop of Chicago, which has consented to the vacation in the form attached to and made a part of this ordinance as Exhibit C; and

WHEREAS, the Developer proposes to use the portion of the street to be vacated herein for construction of a dialysis medical center; 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 public street, described in the following ordinance; now therefore,

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

SECTION 1. DEDICATION:

THAT PART OF LOT 25 IN BLOCK 2 IN CROCKER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1869 AS DOCUMENT 5264, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 8.45 FEET TO THE NORTHERLY LINE OF W. 63RD PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL ON APRIL 9, 1969 AND RECORDED MAY 14, 1969 AS DOCUMENT NUMBER 20841282 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 15.08 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 5.40 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED

Page 1

COURSE, 13.62 FEET TO THE NORTHERLY LINE OF SAID W. 63RD PARKWAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 263.59 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 19 MINUTES 30 SECONDS WEST, A CHORD LENGTH OF 5.59 FEET AND ARC LENGTH OF 5.59 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINS 78 SQUARE FEET OR 0.002 ACRES, MORE OR LESS as shaded and legally described by the words "HEREBY DEDICATED" 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 dedicated to the City for the placement of City electrical facilities, inasmuch as the same is required for public use and the public interest will be subserved by such dedication.

VACATION:

PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY IN BLOCK 2 IN CROCKER'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1869 AS DOCUMENT 5264, TOGETHER WITH PART OF W. 63RD PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL ON APRIL 9, 1969 AND RECORDED MAY 14, 1969 AS DOCUMENT NUMBER 20841282, SAID PART OF W. 63RD PARKWAY BEING ALL OF LOTS 21, 22 AND 23, TOGETHER WITH PART OF LOTS 15, 16, 17, 18, 19, 20, 24, 25, 26, 27 AND 28, TOGETHER WITH PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY, IN BLOCK 2 IN SAID CROCKER'S RESUBDIVISION, TOGETHER WITH PART OF S. SANGAMON STREET, ALL BEING IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS ONE PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTH 38 DEGREES 28

MINUTES 15 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID W. 63rd PARKWAY, 193.93 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 71 DEGREES 32 MINUTES 31 SECONDS EAST, 16.07 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 27 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 86.88 FEET, AN ARC LENGTH OF 87.32 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF BLOCK 2 IN SAID CROCKER'S RESUBDIVISION; THENCE SOUTH 01 DEGREE 33 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, 136.34 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 13.30 FEET; THENCE SOUTH 01 DEGREE 33 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 7.13 FEET TO A LINE PARALLEL WITH AND 80.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF W. 63rd STREET; THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 11.70 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 59 SECONDS WEST, 200.66 FEET TO A LINE PARALLEL WITH AND 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF W. 63rd STREET; THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 34.60 FEET TO A LINE PARALLEL WITH AND 5.40 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 01 DEGREE

Page 2

34 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, 5.87 FEET TO THE NORTHWESTERLY LINE OF W. 63rd PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL OF CHICAGO N APRIL 9,1969 AND RECORDED MAY 14,1969 AS DOCUMENT NUMBER 20841282; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 263.59 FEET, A CHORD BEARING OF NORTH 57 DEGREES 24 MINUTES 09 SECONDS EAST, A CHORD LENGTH OF 139.24 FEET, AN ARC LENGTH OF 140.91 FEET TO THE WEST LINE OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH 01 DEGREE 33 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, 18.24 FEET TO THE NORTHEAST CORNER OF LOT 28 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS, SAID PARCEL CONTAINS 26,004 SQUARE FEET OR 0.597 ACRES, MORE OR LESS as shaded and legally described by the words "HEREBY VACATED" on the plat hereto attached as Exhibit B, 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 the Developer at its sole cost and expense shall adhere to the following conditions:

- a) Developer must relocate the existing fifteen-inch (15") public sewer main from the middle of the proposed area to be vacated to the East-West Alley, connecting to the existing thirty-inch (30") sewer in S. Morgan Street; and
- b) The work described above must be completed in general accordance with the preliminary design

shown in "Conceptual Engineering Plan" dated June 23^d, 2017 and subject to Department of Water Management final review and approval; and

- c) After Item (a) is completed, the sewers, sewer structures and appurtenances including but not limited to the fifteen-inch (15") sewer located within the limits of the proposed area to be vacated may be abandoned; and
- d) If the sewer described in Item (c) is not abandoned, the Developer must assume ownership of the sewer and be responsible for all repairs and maintenance associated with the sewer; and
- e) The maintenance of the new public main sewer will be accepted by the Department of Water Management only after physical and videotape inspections have been approved by the Sewer Section; and
- f) Developer must provide the Department of Water Management, Sewer Design Section, with as-built drawings submitted within 45 days of completion; and
- g) Developer must obtain all permits necessary for the work described above; and
- h) Extreme caution is to be taken to ensure that no facility owned and maintained by DWM is damaged during construction. If damage occurs to any facilities the Developer will be held responsible for the cost of repairing or replacing them; and

Page 3

- (i) All the work described above shall be at the sole cost and expense of the Developer as owner of the proposed area to be vacated.

SECTION 3. The City of Chicago hereby reserves for the benefit of AT&T/SBC a nonexclusive 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 section of street 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 AT&T/SBC facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein vacated without express written release of easement. Any future Developer-prompted relocation of facilities lying within the area being vacated will be accomplished by the involved utility, and be done at the expense of the Developer, its successors or assigns.

SECTION 4. 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 of Chicago as compensation for the benefits which will accrue to the owner of the property [^]butting said part of public street hereby vacated the sum _____ dollars (\$ 57/ 00Ct00), which suYn in the judgment of this body will be equal to such benefits.

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 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 Acting Superintendent of Maps and Plats.

SECTION 6. This ordinance shall take effect and be in force from and after its passage. The vacation shall take effect and be in force from and after recording of the approved plat.

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Vacation and Dedication Approved:

Commissioner of Transportation

Approved as to Form and Legality

Page 5

Alderman, 16th Ward

EXHIBIT "A"

PLAT OF DEDICATION

LEGAL DESCRIPTION

PARCEL OF LAND TO BE CONVEYED TO THE CITY OF CHICAGO

THAT PART OF LOT 25 IN BLOCK 2 IN CROCKER'S RESUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1869 AS DOCUMENT 5264, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 8.45 FEET TO THE NORTHERLY LINE OF W. 63RD PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL OF CHICAGO ON APRIL 9, 1969

AND RECORDED MAY 14, 1969 AS DOCUMENT NUMBER 20841282 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 25, A DISTANCE OF 15.08 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 40 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 5.40 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 20 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 13.62 FEET TO THE NORTHERLY LINE OF SAID W. 63RD PARKWAY; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 263.59 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 19 MINUTES 30 SECONDS WEST, A CHORD LENGTH OF 5.59 FEET, AN ARC LENGTH OF 5.59 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 78 SQUARE FEET OR 0.002 ACRES, MORE OR LESS

1. REVISED 2-28-18 PER CDOT COMMENTS
2. REVISED 3-8-18 PER CDOT COMMENTS
3. REVISED 3-9-18 PER LETTER
4. REVISED PER EMAIL DATED 3-15-18

COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY,
AURORA, IL 60502 ^{STE}PHONE: (630) 820-9100 FAX: (630)820-7030

PREPARED FOR:

63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

MAIL TO.

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-02 SCALE: NONE DATE: 10-24-2017

EXHIBIT "A"

STREET

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H W tu

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ND1 '34'20"W(M)_

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15.08'(M)

THE WEST LINE -OF LOT 25

P.O.B.

N0r34'20"W(M) °[8.45'(M)

THE SOUTHWEST.
-V CORNER OF LOT 25
ZINFOUND CROSS 3.9' SOUTH -
(HELD EAST-WEST) ~
I r FOUND CROSS 4.0' SOUTH
" TM"0.10' SOUTH ZZ

S =
\$ =

PLAT OF DEDICATION

S0r34'20"E(M) "13.62*(M)
-CONTROL BOX 1.0' WEST & 8.0' SOUTH-
-g-W.-63RL2^=rr=f^S.TREEI^
R=2'63.59'(Mf A=5.59'(M) -CH=5.59'(M) CB=S73'19'30"W(M)
-FOUND CROSS 2.0' NORTH & 4.0" WEST (HELD)

LEGEND

(M) = MEASURED DIMENSION (R) = RECORD DIMENSION
LUCY M. GREEN ADDITION TO CHICAGO DOCUMENT NUMBER 1497218
40

GRAPHIC SCALE

PENDING VACATION
TRAFFIC FLOW DIRECTIONAL EXISTING RIGHT-OF-WAY LINE EXISTING LOT LINE - EXISTING CENTERLINE
P.O.B.=POINT OF BEGINNING P.O.C.=POINT OF COMMENCEMENT + CUT CROSS
• 7/8" O.D.I.P. SET

UNLESS OTHERWISE NOTED

HEREBY DEDICATED
REVISED REVISED REVISED REVISED

1 inch = 40 ft.

CDOT# 17-16-17-3817

2 28-18 PER CDOT COMMENTS
3 8-18 PER CDOT COMMENTS 3-9-18 PER LETTER
PER EMAIL DATED 3-15-18

SHEET 2 OF 6

COMPASS SURVEYING LTD.

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PREPARED FOR:

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MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-02 SCALE: 1" = 40' DATE: 10-24-2017

EXHIBIT "A"

PLAT OF DEDICATION

GRAPHIC SCALE

LOT 26

N88'25'40"E(M) "5.40'(M)

HEREBY DEDICATED

CO
o

OJ OJ CD >
^< o 5.m

LOT 25

R=263.59'(M) A=5.59'(M) "CH=5.59'(M) CB=S73°19'30"W(M)

P.O.C

THE SOUTHWEST CORNER OF LOT 25

LEGEND

• 7/8" O.D.I.P. SET j inch = g ft

CDOT# 17-16-17-3817

1. REVISED 2-28-18 PER CDOT COMMENTS
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PREPARED FOR:

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MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-02 SCALE: 1" = 5' DATE: 10-24-2017

EXHIBIT "A" PLAT OF DEDICATION

OWNER'S CERTIFICATE

STATE OF)
) SS
COUNTY OF)

THIS IS TO CERTIFY THAT 63RD SANGAMON INVESTMENT, LLC A/AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNER, HAS CAUSED THE PROPERTY PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID LIMITED LIABILITY COMPANY DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT THIS DAY OF A.D., 20 .

BY:

TITLE:
PRINT TITLE

ADDRESS:

NOTARY'S CERTIFICATE

STATE OF)
) SS
COUNTY OF :)

I, , A NOTARY PUBLIC IN AND FOR THE SAID
COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
(PRINT NAME), (TITLE), OF
SAID LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR
THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF A.D., 20

NOTARY PUBLIC SIGNATURE

(PRINT NAME)

CDOT# 17-16-17-3817

1. REVISED 2-28-18 PER CDOT COMMENTS
2. REVISED 3-8-18 PER CDOT COMMENTS
3. REVISED 3-9-18 PER LETTER
4. REVISED PER EMAIL DATED 3-15-18

SHEET 4 OF 6

COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY, STE. AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630)820-7030

PREPARED FOR:

63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-02 SCALE: NONE DATE: 10-24-2017

EXHIBIT "A"

PLAT OF DEDICATION part of pin
I 1 20-17-428-020

CITY-DEPT. OF FINANCE

COOK COUNTY

1. REVISED 2-28-18 PER CDOT COMMENTS
2. REVISED 3-8-18 PER CDOT COMMENTS
3. REVISED 3-9-18 PER LETTER
4. REVISED PER EMAIL DATED 3-15-18

CDOT# 17-16-17-3817

C.D.O.T

PREPARED FOR: 63RD SANGAMON INVESTMENT, LLC C/o Weitzman it Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

MAIL TO:

Weitzman <Sc Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

SHEET 5 OF 6

PROJ. NO.: 17.0110-02 SCALE: NONE DATE: 10-24-2017

EXHIBIT "A"

PLAT OF DEDICATION

SURVEYOR'S NOTES

1. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.
2. THE ASSUMED BEARING OF THE EAST LINE OF SOUTH MORGAN STREET IS NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST.
3. ACCORDING TO THE CHICAGO ZONING MAP, THE PROPERTY ADJOINING -THE SUBJECT PROPERTY ON THE NORTH, EAST AND SOUTH IS ZONED C1-2, AND ON THE WEST IS B3-2.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS .) COUNTY OF
KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN THE FIELD ON DECEMBER 1, 2017. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPASS SURVEYING LTD PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778 LICENSE^EXPIRES 4/30/2019

BY: (4^J^I/i:(/^\!YI/,, DATE: 10-24-2017 DANIEL W. WALTER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585 LICENSE EXPIRES 11/30/18
1. REVISED 2-28-18 PER CDOT COMMENTS

CDOT# 17-16-17-3817

2. REVISED 3-8-18 PER CDOT COMMENTS
3. REVISED 3-9-18 PER LETTER

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MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-02 SCALE: NONE DATE: 10-24-2017

EXHIBIT "B"

PLAT OF VACATION

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LAND TO BE VACATED

PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY IN BLOCK 2 IN CROCKER'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1869 AS DOCUMENT 5264, TOGETHER WITH PART OF W. 63RD PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL OF CHICAGO ON APRIL 9, 1969 AND RECORDED MAY 14, 1969 AS DOCUMENT NUMBER 20841282, SAID PART OF W. 63RD PARKWAY BEING ALL OF LOTS 21, 22 AND 23, TOGETHER WITH PART OF LOTS 15, 16, 17, 18, 19, 20, 24, 25, 26, 27 AND 28, TOGETHER WITH PART OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY, IN BLOCK 2 IN SAID CROCKER'S RESUBDIVISION, TOGETHER WITH PART OF SANGAMON STREET, ALL BEING IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS ONE PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE NORTH 38 DEGREES 28 MINUTES 15 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID W. 63RD PARKWAY, 193.93 FEET TO THE EAST LINE OF SAID LOT 15; THENCE SOUTH 71 DEGREES 32 MINUTES 31 SECONDS EAST, 16.07 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 27 MINUTES 06 SECONDS WEST, A CHORD LENGTH OF 86.88 FEET, AN ARC LENGTH OF 87.32 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF BLOCK 2 IN SAID CROCKERS RESUBDIVISION; THENCE SOUTH 01 DEGREE 33 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, 136.34 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 43 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 13.30 FEET; THENCE SOUTH 01 DEGREE 33 MINUTES 17 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 7.13 FEET TO A LINE PARALLEL WITH AND 80.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF W. 63RD STREET; THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 11.70 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 59 SECONDS WEST, 200.66 FEET TO A LINE PARALLEL WITH AND 70.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF W. 63RD STREET; THENCE SOUTH 88 DEGREES 28 MINUTES 23 SECONDS WEST ALONG SAID PARALLEL LINE, 34.60 FEET TO A LINE PARALLEL WITH AND 5.40 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 01 DEGREE 34 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, 5.87 FEET TO THE NORTHWESTERLY LINE OF W. 63RD PARKWAY OPENED BY RESOLUTION ADOPTED BY CITY COUNCIL OF CHICAGO ON APRIL 9, 1969 AND RECORDED MAY 14, 1969 AS DOCUMENT NUMBER 20841282; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, BEING A CURVE CONCAVE NORTHWESTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 263.59 FEET, A CHORD BEARING OF NORTH 57 DEGREES 24 MINUTES 09 SECONDS EAST, A CHORD LENGTH OF 139.24 FEET, AN ARC LENGTH OF 140.91 FEET TO THE WEST LINE OF THE NORTH-SOUTH 16 FOOT WIDE PUBLIC ALLEY IN SAID BLOCK 2; THENCE NORTH 01 DEGREE 33 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, 18.24 FEET TO THE NORTHEAST CORNER OF LOT 28 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 28 MINUTES 44 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

SAID PARCEL CONTAINS 26,004 SQUARE FEET OR 0.597 ACRES, MORE OR LESS.

CDOT# 17-16-17-3817

COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY, AURORA, IL 60502 PHONE:- (630) 820-9100 FAX: (630)820-7030

PREPARED FOR: 63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

SHEET 1 OF 4

PROJ. NO.: 17.0110-01 SCALE: NONE DATE: 6-5-2017

EXHIBIT "B"

•STREET-

R=250.00'(M)" A=87.32'(M) "CH=86.88'(M) CB=S08"27'06"W(M)

CONTROL BOX & 5.0' SOUTH

S88"28'23"W(IIO

§ 11.70'(M)

" STREET-

34.60'(M)^ S88-28'23"W(M)^

toUND CROSS 3.9' SOUTH-- IC

(HELD EAST-WEST) ~

rrFOUND CROSS 4-1? SOUTH -\ St 0.10' SOUTH -

PLAT OF VACATION

-LINE 70' N. OF & PARALLEL WITH THE S. LINE OF W. 63RD STREET"

■ W. _63RJir-

□

THE SOUTH LINE OF W. 63RDSTREE.I_

□

GRAPHIC SCALE

0 30

60

60

LUCY M. GREEN ADDITION TO CHICAGO BLOCK 4 DOCUMENT NUMBER 1497218

TRAFFIC FLOW DIRECTIONAL

EXISTING RIGHT-OF-WAY LINE

EXISTING LOT LINE

EXISTING CENTERLINE

P.O.B.=POINT OF BEGINNING + CUT CROSS • 7/8" O.D.I.P. SET

UNLESS OTHERWISE NOTED

-FOUND CROSS 2.0' NORTH to 4.0" WEST (HELD)

1 inch = 60 ft.

CDOT# 17-16-17-3817

1. REVISED 10-24-17
2. REVISED 2-28-18 PER CDOT COMMENTS
3. REVISED 3-8-18 PER CDOT COMMENTS
4. REVISED 3-9-18 PER LETTER
5. REVISED PER EMAIL DATED 3-15-18

MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

PROJ. NO.: 17.0110-01 SCALE: 1" = 60' DATE: 6-5-2017
COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY, AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630) 820-7030

SHEET 2 OF 4

PREPARED FOR:

STE. 100

63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

EXHIBIT "B"

PLAT OF VACATION

ADJOINING PINS 20-17-428-020 20-17-428-025 20-17-428-026 20-17-428-027 20-17-428-028 20-17-428-029 20-17-428-030

CITY-DEPT. OF FINANCE

COOK COUNTY

1. REVISED 10-24-17
2. REVISED 2-28-18 PER CDOT COMMENTS
3. REVISED 3-8-18 PER CDOT COMMENTS
4. REVISED 3-9-18 PER LETTER
5. REVISED PER EMAIL DATED 3-15-18

CDOT# 17-16-17-3817

COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY, STE. AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630)820-7030

C.D.O.T

PREPARED FOR: 63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

SHEET 3 OF 4

PROJ. NO.: 17.0110-01 SCALE: NONE DATE: 6-5-2017

1

EXHIBIT "B" PLAT OF VACATION

SURVEYOR'S NOTES

1. DO NOT SCALE ANY DIMENSIONS FROM THIS PLAT.
2. THE ASSUMED BEARING OF THE WEST LINE OF N. SANGAMON STREET/W. 63RD PARKWAY IS SOUTH 1 DEGREE 33 MINUTES 17 SECONDS EAST.
3. ACCORDING TO THE CHICAGO ZONING MAP, THE PROPERTY ADJOINING THE SUBJECT PROPERTY ON THE NORTH AND SOUTH IS ZONED C1-2, ON THE WEST IS B3-2, AND ON THE EAST C1-3.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS) COUNTY OF
KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN THE FIELD ON DECEMBER 1, 2017. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY.

CDOT# 17-16-17-3817

COMPASS SURVEYING LTD.

2631 GINGER WOODS PARKWAY. STE. AURORA, IL 60502 PHONE: (630) 820-9100 FAX: (630)820-7030

ATE: 6-5-2017 NO. 3585

MAIL TO:

Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

1. REVISED 10-24-17
2. REVISED 2-28-18 PER CDOT COMMENTS
3. REVISED 3-8-18 PER CDOT COMMENTS
4. REVISED 3-9-18 PER LETTER
5. REVISED PER EMAIL DATED 3-15-18

PREPARED FOR:

63RD SANGAMON INVESTMENT, LLC C/o Weitzman & Powers, Ltd 4007 S. Wabash Avenue Chicago, Illinois 60653

ARCHDIOCESE OF CHICAGO

Department of Real Estate

Chicago, Illinois 60611

835 N. Rush Street

(312)534-8317 Fax: (312)534-8392

CONSENT TO VACATION

(attach proof of ownership-title, deed etc.)

I. The undersigned, represents that he/she is the (check one)

owner
beneficiary

y the duly authorized agent of the owner/beneficiary (CIRCLE ONE) described below:

Name of owner / beneficiary: CcbVV,o\ C tlisVop CVqcac^r>

Name of company (if applicable):

Mailing Address: rA fuÿy\ "ST zip: UoCII

Telephone number: () ^StH-^^^

If agent's address is different from the owner / beneficiary, complete the following:

Name of company: tel:()

Mailing Address: zip:

II. Property for which consent is being given (insert common street address(es)):

with the *Permanent Index Numbers): (PIN #) >Hr oP^ 2.Q- 1")- SZ^-OZCp

0&*&\ ^■^■^

III. As the owner / beneficiary / duly authorized agent of the property described above, I give consent to the vacation of the public right-of-way described as:

TO BE PROVIDED BY THE VACATION APPLICANT- (insert common language description of vacation):

The undersigned agrees to hold harmless and waive all claims for damages or compensation against the City of
vacation:
date printed_

dateJW? printed fjS/(^ T. tAk&7j\LfK.

Department of Real Estate

^paftpfry

835 N. Rush Street
Chicago, Illinois 60611

(312)534-8317 Fax:(312)534-8392

Notary Public:

signed (&AjqPP£--~

date

printed Cfit&U fv fAog-<t\S

PIN's are 14 digit numbers that usually take the form of 12-34-567-890-0000. The PIN is a unique number for each property and can be found on property tax bills relating to the specific property.

OFFICIAL SEAL CAROL A.

MORRIS

**NOTARY PUBLIC,
Commission Expires Sep 3. 2019**

STATE

OF

ILLINOIS

My

Chicago Department of Transportation

CITY OF CHICAGO

04/13/18

Mr. Edward Siskel Corporation Counsel
Room 600 - City Hall Chicago, IL 60602-
1289

Attention: Ms. Lisa Misher
Chief Assistant Corporation Counsel

**Re: Proposed Vacation and Dedication for 63rd Sangamon Investment LLC Commercial
File: 17-16-17-3817**

Dear Mr. Siskel:

Pursuant to a request from Mr. Howard Powers, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed vacation the triangular right of way remnant left as a result of the reconfiguration of 63rd Parkway at S. Sangamon and W. 63^r Street; and a small rectangular dedication at the

northeast corner of S. Morgan Street and W. 63rd Street for existing City electrical facilities. This property is located in the 16th Ward.

63rd Sangamon Investment LLC and the Catholic Bishop are the owners of record to the properties adjoining the public street to be vacated. The Catholic Bishop has consented to the vacation. The people to contact in connection with this proposed ordinance are Mr. Howard Powers and Ms. Arden Weitzman, both at 773-855-8575,x 101.

All underground utility agencies are either not involved or have made suitable arrangements. Section 2 of the ordinance specifies terms for the Department of Water Management. Section 3 reserves rights for AT&T/SBC. Section 4 of the ordinance requires compensation to the City for the land being conveyed. Sections 5 and 6 are standard language regarding the ordinance.

Commissioner

tGann Hamilton
Deputy Commissioner

RS: LH: RD

cc: Alderman Foulkes (16) Alderman Anthony

Beale

Sandra Foreman/w Attach. Dwg.-s.f. & Ord. (3) file copies (2) Maps &
Plats

30 NORTH LASALLE STREET, SUITE 1100, CHICAGO, ILLINOIS 60602

CITY COUNCIL

City of Chicago

COUNCIL CHAMBER

FAX 312-744-8155

COMMITTEE MEMBERSHIPS

City Hall-Second Floor 121 North LaSalle Street Chicago, Illinois 60602 telephone: 312-744-4096

Transportation & Public Way (Chairman)

Budget and Government Operations

Committees, Rules and Ethics

Education and Child Development

Finance

Public Safety

ANTHONY A. BEALE

Alderman, 9th Ward 34 East 1 12th Place Chicago, Illinois 60628 telephone (773) 785-1100

Fax: (773) 785-2790 e-mail: wahd09@cityofchicago.org <mailto:wahd09@cityofchicago.org>

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass the proposed ordinance transmitted herewith for a VACATIONS to 63RD SANGAMON INVESTMENT, LLC - O2018-3203 A proposed vacation of the triangular right of way remnant left as a result of the reconfiguration of 63rd Parkway at South Sangamon and West 63rd St; and a small rectangular dedication at the NE corner of South Morgan St and West 63rd St for

existing electrical facilities. This ordinance was referred to Committee on April 18, 2018.

This recommendation was concurred unanimously by viva voce vote of the members of the Committee with no dissenting vote.

(Ward 16)

Anthony Beale, Chairman

Respectfully submitted,