



Office of the City Clerk

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

Legislation Text

File #: SO2019-6932, Version: 1

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:

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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.

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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
offjransportation

Approved as to Form and Legality

Arthur Dolinsky Senior Counsel

Introduced By:

Honorable Brendan Reilly Alderman, 42nd Ward

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EXHIBIT "A"

PLAT OF VACATION

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

GRAPHIC SCALE

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LOTS AND STREETS SURROUNDING THE AREA TO DC VACATED

SET CHOSS NOTCH 3.00' NORTH A 3.00' WIST (IN r'EET)

O

"A"

UJ LU'

CO,
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

O

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

SET CROSS NOTCH 3.00' SOUTH & 3 00' WEST

SURVEY PREPARED FOR AND MAIL TO:

RIVERSIDE INVESTMENTS. DEVELOPMENT 150 NORTH RIVERSIDE
PLAZA, SUITE 1800 CHICAGO, IL 60606

CDOT# 16-42-19-3892

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LEGEND

- AERIAL WIRES
- 7yl
- FENCE LINES
-
- WOOD ENCLOSURE
- LINE BETWEEN SUBDIVISIONS
- UNDERLYING LOTS WATER Mii WATER BUFFALO BOX TELEPHONE MH ELECTRIC MH FI ECTRIC LIGHT POLE
- ELECTRIC LIGHT POLE WITH TRAFFIC SIGNA
- Eleclric Mounted Wall Lighl
- PARKING PAY BOX
- SIGN POST
- BUMPER POST
- UNCLASSIFIED MANHOLE
- AUTO SPRINKLER
- HOSE CONNECTION
- CUT CROSS

2018-26137-001

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- EXHIBIT "A"

PLAT OF VACATION

Or PAHT OF S. CANAL STREET IN BLOCK 52 OF SCHOOL SECTION ADDITION TO CHICAGO IN THE NORTHWEST 1/1 OF SECTION 16, TOWNSHIP 39 NORTH, RANGC 1<>, EAST OF

HIE THIRD PRINCIPAL MERIDIAN, COOK COUN1Y, ILLINOIS

LEGAL DESCRIPTION

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 S2, ANTE FIRE, IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 LAST OF THE THIRD PRINCIPAL MERIDIAN, ANTE FIRE, DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 62; THENCE NORTH CO DEGREES 02 MINUTES 60 SECONDS EAST ALONG THE EAST UNE OF SAID BLOCK S2.00 Ffe-E-T, THENCE SOUTH 31 DEGREES 20 MINUTES 14 SECONDS WEST 107.44 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 62 THAT IS 66.01) FEET WEST OF THE SOUTHEAST CORNER THEREOF, THENCE EAST AI ONG 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 0 050 ACRES, MORE OR LESS

LOT 10
LOT 11

HEREBY VACATED

PDIUT 5G.00' / i HIST 0T St.-' .

, . " * LOT '15 /

UKOZX, S3
nt.&r, 5B.0,0 . / BEGINNING S' 89*36 23 -E;
LOT, 14

VAN BUREN STREET

(RECORD 66 FT. PUBLIC R.O.W.)

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W.

CDOY# 16-42-19-3892

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2018-26137-001

SURVEY NOTES.

ZONING PD 370 (PLANNED DEVELOPMENT 376 - UNION STATION)

FIELD MEASUREMENTS COMPLETED ON NOVEMBER 9, 2018.

NOTE R. & ,v, DENOTES RECORD AND MEASURED DISTANCES RESPECT IVEI.Y.

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

FOR EASGMFA'S. UUH DING ; ;NES AND OTHER RESTRICTIONS NOT SHOWN ON SURVEY PLAT REFER TO YOUR ABSTRACT, DI ED, CON1 RACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS

NO DIMENSIONS SI IAI L OE ASSUMED BY SCALE MEASUREMENT UPON TI IIS PLAT

MONUMENTA.'IO'-J OR WITNESS POINTS WERE SET AS SMOWIICREON

UNLESS OTHERWISE NO I ED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DAT JM II USHD .S ASSUMED.

COPYRIGHT CHICAGO GUARA'-JTI I SURVEY COMPANY 2018 "ALL RIGHTS Rt SI RVED'

EXHIBIT "A"

PLAT OF VACATION

Or PART OF S CANAL STREET IM 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.

CITY - DEPT. OF FINANCE

COOK CO. C.D.O.T.

PIN-
17-16-120-010

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CDOT# 16-42-19-3892

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2018-26137-001

Suite or Illinois) Count/ of Cook)ss

Wc. CHICAGO GUARANTEE SURVEY COMPANY, hereby certify that we hve surveyed ihe above described property and lhat the plal hereon drawn is a correct representation of sa-d survey corrected
lo a temperature of 62° Fahrenheit
HO r>7>:<< \ \ fPROr-KSSJONAL:: ft

SLivCYOS j" ■. STATE OF .■'S

Field measurement completed on NOVEMBER 9, 2016 Signed on SEP1FMHER 6, 2010

Professional II inois 1 and Surveyor No 3SB4 My license o.oiros Nowmiifci 30 i.'iis p;o1c":\loris' sfuv.ee <<http://sfuv.ee>> conforms ;o :he curfenl "!"ioi-: mr itiu-t'i aliinda'ds Uv a i;