



# City of Chicago



O2023-2092

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2023
<b>Sponsor(s):</b>	Lee (11)
<b>Type:</b>	Ordinance
<b>Title:</b>	Opening of public street(s) within area bounded by W. 38th St, between S. May St. and S. Morgan St.
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

TRANS

## PUBLIC STREET OPENING

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 City can enhance public access by opening new rights of way or widening existing rights of way; and

WHEREAS, the City seeks to widen to standard width W. 38<sup>th</sup> Street by opening the northern half of the street between approximately S. May Street and S. Morgan Street; now, therefore,

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

SECTION 1. The opening of public right of way described as:

**THAT PART OF W. 38TH STREET, AN EAST-WEST 33 FOOT WIDE STRIP OF LAND BEING THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN; LYING EAST OF AND ADJOINING THE EAST LINE OF S. MAY STREET 33 FOOT WIDE RIGHT OF WAY PROJECTED SOUTH; AND LYING WEST OF AND ADJOINING THE WEST RIGHT OF WAY OF S. MORGAN STREET; SAID EAST-WEST 33 FOOT WIDE STRIP OF LAND AS DEPICTED IN DEED OF DEDICATION DOCUMENT NUMBERS #94789551, #94789552 AND # 94789553, RECORDED ON SEPTEMBER 09, 1994; ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCELS CONTAINING A TOTAL AREA OF 31,583 SQUARE FEET, OR 0.725 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY OPENED" on the plat hereto attached as EXHIBIT A, which plat for greater certainty, is hereby made a part of this ordinance, be and the same is hereby opened to public vehicular traffic as the same is intended for public use and the public interest will be subserved by such opening.**

SECTION 2. The opening to vehicular traffic herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Chicago Department of Transportation shall file or cause to be filed for record in the Office of the Cook County Clerk, Recordings Division, a certified copy of this ordinance, together with the full-sized corresponding plat as approved by the Chicago Department of Transportation's Superintendent of Maps and Plats.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and publication. The opening shall take effect upon the recording of the published ordinance and approved plat.

Opening Approved:



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Gia Biagi  
Commissioner  
Department of Transportation

Introduced By:



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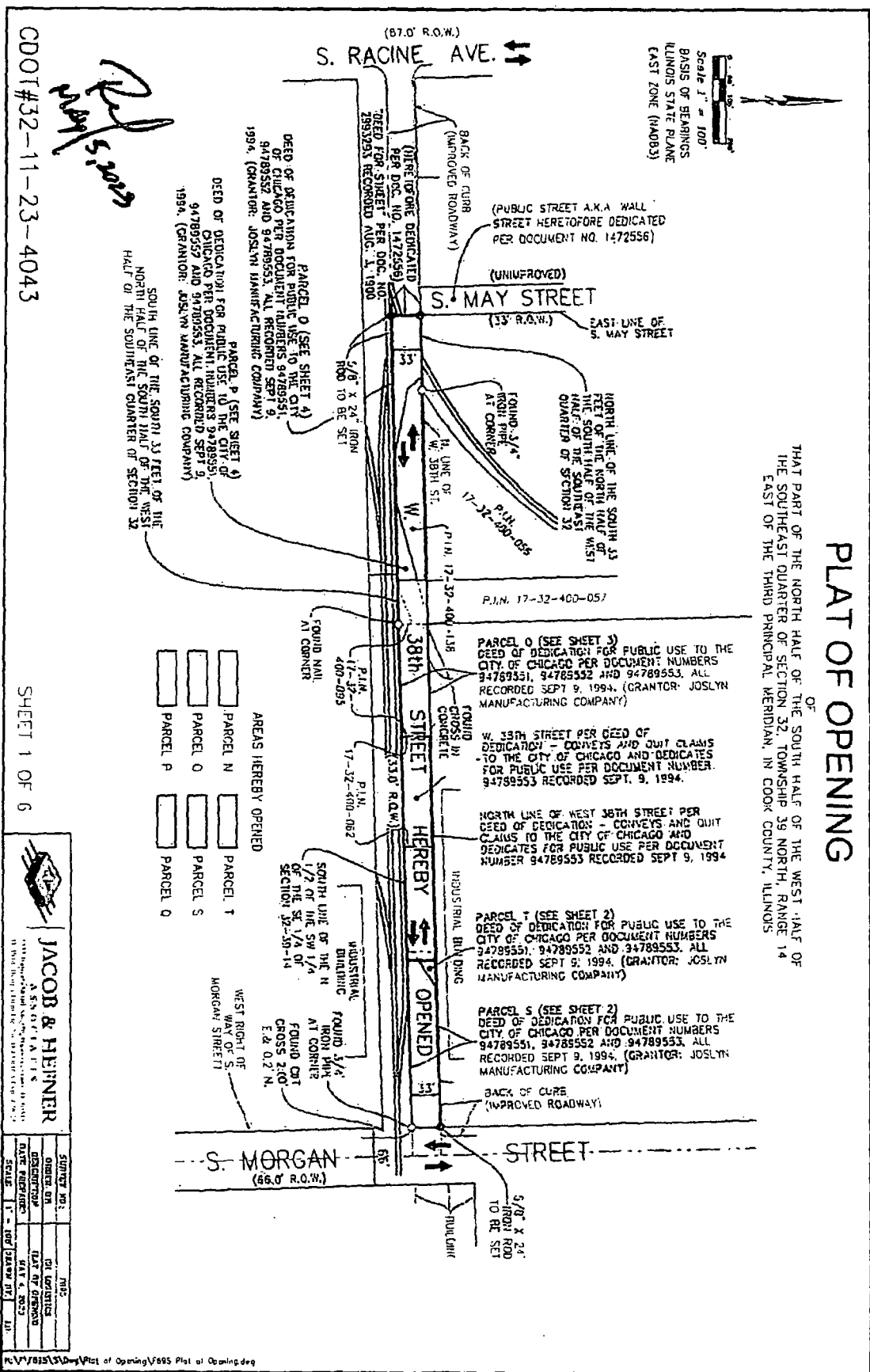
Honorable Nicole Lee  
Alderman, 11th Ward

CDOT file: 32-11-23-4043

EXHIBIT "A"

PLAT OF OPENING

OF  
 THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF  
 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



CDOT #32-11-23-4043

SHEET 1 OF 6

**JACOB & HEINER**  
 A S. O. F. E. T. S.  
 1100 North Dearborn Street, Chicago, Illinois 60610  
 Tel: (312) 329-1100

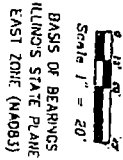
OWNER'S NO.	NO.
OWNER'S NAME	DATE OF OPENING
DATE RECORDED	DATE & 2003
SCALE	1" = 100' DRAWN BY

11/17/03 11:53 AM Plot of Opening V685 Plat of Opening.dwg

EXHIBIT "A"

PLAT OF OPENING

THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



POINT OF BEGINNING  
PARCEL 1  
POINT BEING 233 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

PARCEL 0  
POINT BEING 243 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

W. LINE OF THE E. 233 FEET OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

INDUSTRIAL BUILDING  
33.00'  
N89°29'03"E  
33.00'

PARCEL T (EXCEPTION TO PARCEL S)

38.35'  
N57°19'50"E

33.00'

HEREBY OPENED

W. 38th STREET  
(33.00' R.O.W.)

N. LINE OF W. 38TH STREET PER DEED OF DEDICATION - CONVEY'S AND OULT CLAIMS TO THE CITY OF CHICAGO AND DEDICATES FOR PUBLIC USE PER DDC NO. 9478955X, RECORDED SEPT 9, 1994

NORTH LINE OF THE SOUTH 1/2 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32

167.00' N89°29'03"E

ALRICH FOR PARKING LOT  
5/8" X 24" IRON ROD TO BE SET

BACK OF CURB (IMPROVED ROADWAY)

PARCEL S  
PART OF PIA  
17-32-400-062

200.00'

S89°29'03"W

S. LINE OF THE S. 33 FEET OF THE E. 233 FEET OF THE N. 1/2 OF THE SW. 1/4 OF SECTION 32-39-14

SOUTH LINE OF THE SOUTH 1/2 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32

WEST RIGHT OF WAY OF S. MORGAN STREET

33.00'  
S01°30'59"E

EXCEPTION TO PARCEL S

STREET

S. MORGAN  
(66.0' R.O.W.)

CDOT #32-11-23-4043

SHEET 2 OF 6

**JACOB & HEFNER**  
A S.S.O.L.A.T.F.E.  
1111 North Dearborn Street, Suite 100, Chicago, IL 60610  
Tel: (773) 327-1111

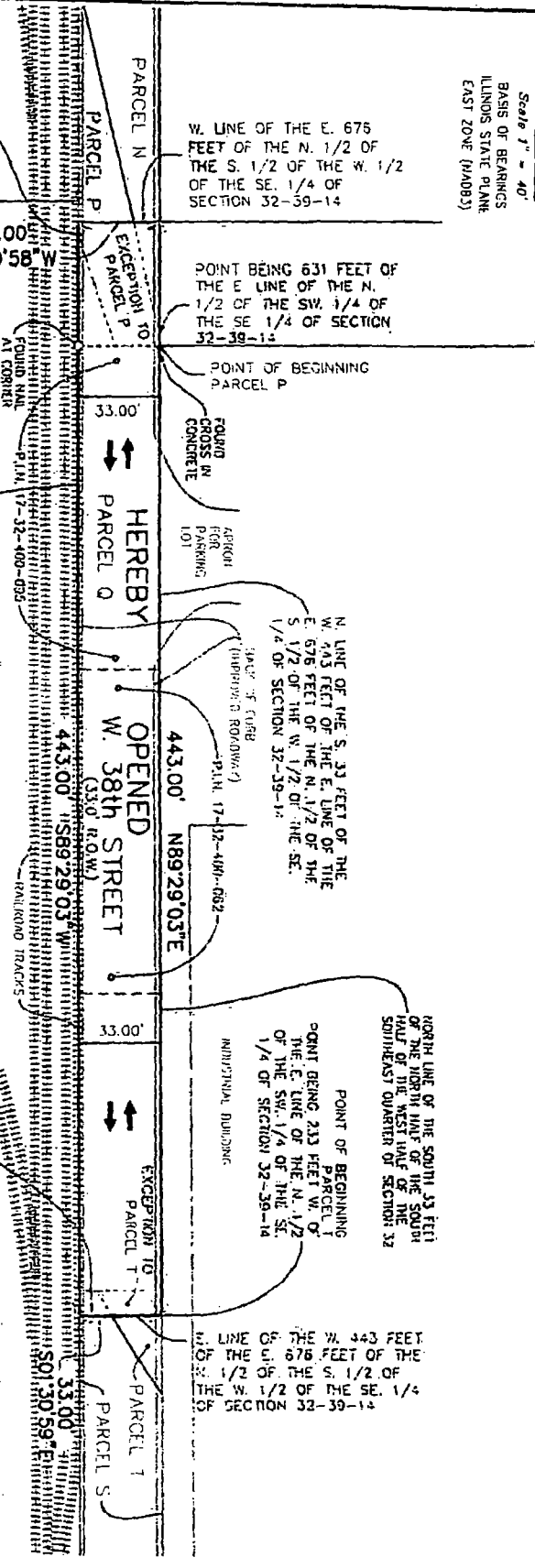
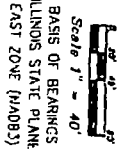
DATE PREPARED	DATE PLOTTED	SCALE
11-11-03	11-11-03	1" = 20'

As of 11/11/03, the plat of opening is subject to the provisions of the Illinois Surveying Act, Public Act 03-001, effective January 1, 2003.

EXHIBIT "A"

PLAT OF OPENING

OF THAT PART OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



POINT BEING 671 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF SECTION 32-39-14

SOUTH LINE OF THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST 1/4 OF THE SOUTHEAST QUARTER OF SECTION 32

S. LINE OF THE S. 33 FEET OF THE W. 443 FEET OF THE E. LINE OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

W. LINE OF THE E. 233 FEET OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

W. LINE OF THE E. 675 FEET OF THE N. 1/2 OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

POINT BEING 631 FEET OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

N. LINE OF THE S. 33 FEET OF THE W. 443 FEET OF THE E. LINE OF THE S. 1/2 OF THE W. 1/2 OF THE SE. 1/4 OF SECTION 32-39-14

NORTH LINE OF THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH SOUTHEAST QUARTER OF SECTION 32

POINT BEING 233 FEET W. OF THE E. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SE. 1/4 OF SECTION 32-39-14

CDOT #32-11-23-4043

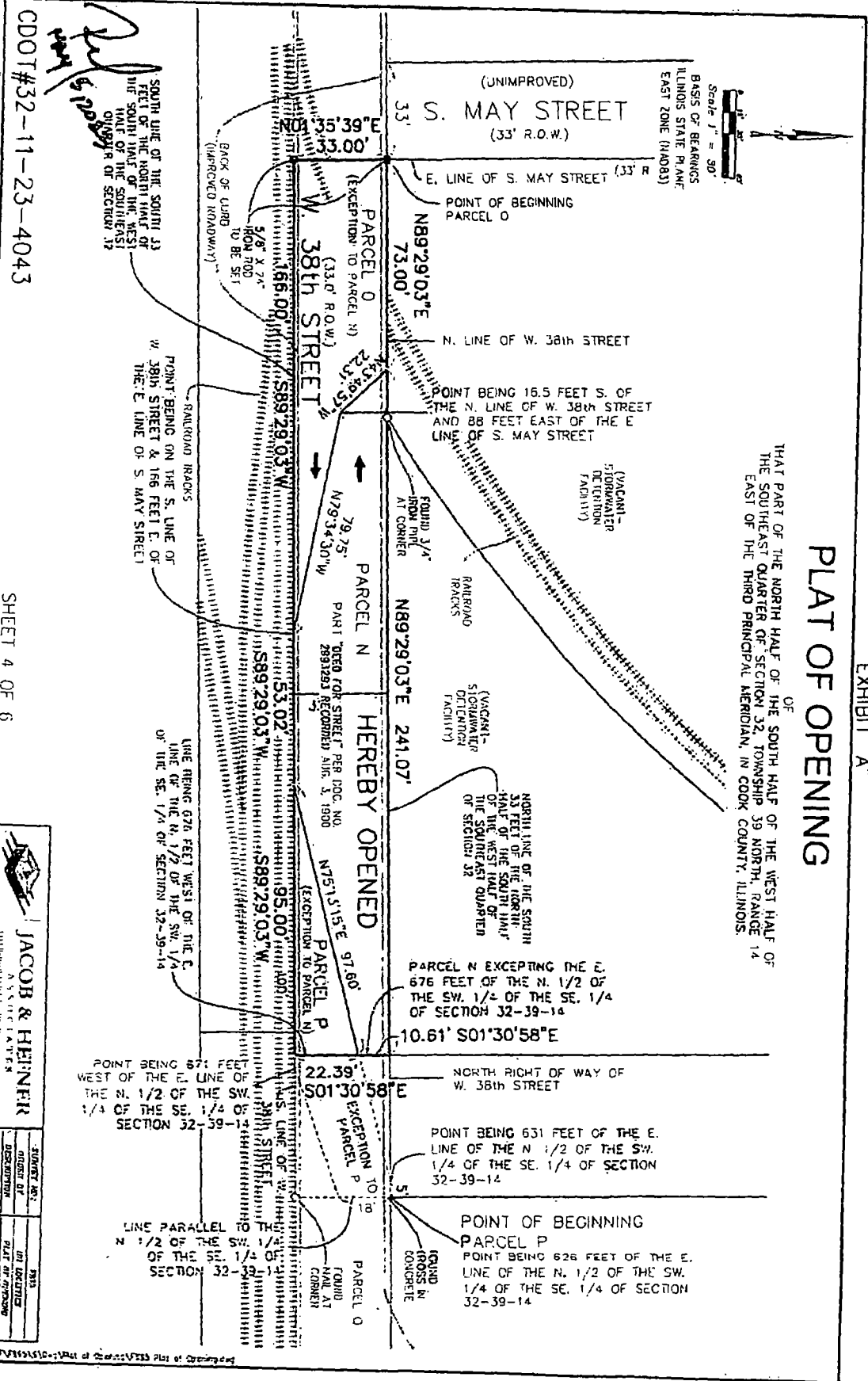
SHEET 3 OF 6

JACOB & HEPFNER	
ASSOCIATES, INC.	
1100 W. NORTH AVENUE, SUITE 200, CHICAGO, IL 60610	
PROJECT NO.	001
DATE PREPARED	MAY 1, 2007
SCALE	1" = 40'

EXHIBIT "A"

# PLAT OF OPENING

OF THE SOUTH HALF OF THE WEST HALF OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**JACOB & HEINER**  
A SURVEY FIRM  
Professional Surveying and Mapping, Inc.  
1150 North Dearborn Street, Chicago, IL 60610  
Tel: 312.346.1000

DATE	BY	REVISION

SCALE: 1" = 50' (GRAPHIC) 10'

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 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF COOK ) SS

1. COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION OF THE CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREOF AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED FOR THE PURPOSE OF OPENING FOR PUBLIC STREET(S)/ALLEY(S) AS SHOWN AND DEPICTED ON PLAT HEREOF IN WITNESS WHEREOF SAID CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DUTY AUTHORIZED MANAGING MEMBER ON ITS BEHALF

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2023

COMMISSIONER, DEPARTMENT OF PLANNING AND DEVELOPMENT.

*[Handwritten Signature]*  
 J. G. ...

CDOT #32-11-23-4043

LEGAL DESCRIPTION

THAT PART OF W. 30TH STREET, AN EAST-WEST 33 FOOT WIDE STRIP OF LAND BEING THE SOUTH 33 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF AND ADJOINING THE EAST LINE OF S. MAY STREET 33 FOOT WIDE RIGHT OF WAY PROJECTED SOUTH; AND LYING WEST OF AND ADJOINING THE WEST RIGHT OF WAY OF S. MORGAN STREET; SAID EAST-WEST 33 FOOT WIDE STRIP OF LAND AS DEPICTED IN DEED OF DEDICATION DOCUMENT NUMBERS #9-1789391, #9-1799352 AND # 94789553, RECORDED ON SEPTEMBER 09, 1994; ALL IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCELS CONTAINING A TOTAL AREA OF 31,563 SQUARE FEET, OR 0.728 ACRES, MORE OR LESS.

SHEET 5 OF 6

**JACOB & HEINER**  
 PROFESSIONAL SURVEYORS  
 1111 N. LAKE STREET, CHICAGO, ILLINOIS 60610  
 TEL: 312.467.1111 FAX: 312.467.1112

SURVEY NO.	1234
OWNER	PLAT OF OPENING
DATE	1/1/2023
BY	JG

• V:\251512-4\Plat of Opening\1895 Plat of Opening.dwg



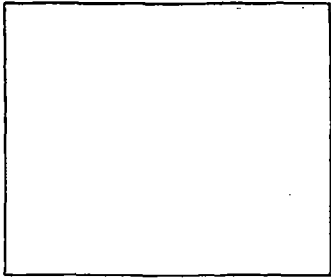
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OF  
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 THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFFECTED P.L.N.'S	
17-32-400-062	
17-32-400-138	
17-32-400-095	

CHICAGO DEPARTMENT OF  
 TRANSPORTATION



COOK COUNTY



CHICAGO DEPARTMENT  
 OF FINANCE



LEGEND

- XXXX.XX' MEASURED DIMENSION
- (XXX.XX') RECORD DIMENSION
- TRAFFIC FLOW DIRECTION
- SET 5/8" x 24' IRON ROD WITH CAP AT CORNER
- FOUND IRON ROD OR IRON PIPE
- + FOUND CROSS IN CONCRETE

- SECTION/QUARTER SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TAX PARCEL (PIN) LINE
- ++++ RAILROAD TRACK

HEREBY OPENED

CDOT #32-11-25-4043

SURVEYOR'S NOTES:

- 1) BASIS OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE (NAD83).
- 2) DATE OF COMPLETION OF FIELD WORK NOVEMBER 14, 2020.
- 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALF MEASUREMENTS UPON THE PLAT.
- 4) THE HERON DESCRIBED LAND AND ADJACENT LANDS ARE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS, AND IS ZONED "PLANNED MANUFACTURING" PER THE CITY OF CHICAGO ZONING AND LAND USE MAP AS OF MARCH 17, 2021.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 COUNTY OF DUPAGE ) SS

I HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF OPENING LAND FOR A PUBLIC STREET. DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF OPENING FOR PUBLIC STREET WITH THE COOK COUNTY RECORDERS OFFICE.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY, A.D. 2023



*Carl J. Cook*  
 CARL J. COOK  
 JACOB & HEFNER ASSOCIATES, INC.  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003543  
 MY LICENSE EXPIRES NOVEMBER 30, 2024

**JACOB & HEFNER**  
 A SURVEY FIRM  
 1110 N. LAUREL STREET, CHICAGO, IL 60642  
 TEL: 312.467.1100 FAX: 312.467.1101

START DATE	END DATE	JOB LOCATION

SHEET 6 OF 6

*Handwritten signature and date: 5/20/23*