



City of Chicago



O2019-5736

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Taylor (20)
Type:	Ordinance
Title:	Dedication of public alley(s) in area bounded by E 62nd St, S University Ave, E 63rd St and S Greenwood Ave
Committee(s) Assignment:	Committee on Transportation and Public Way

PUBLIC ALLEY DEDICATION ORDINANCE

Department
of
Transportation

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation, or his designee, is hereby authorized and directed to approve a dedication of certain properties owned by Kimbark Holdings LLC, an Illinois limited liability company, and Central Woodlawn Limited Partnership, II, an Illinois limited partnership, in the block bounded by E. 62nd Street, E. 63rd Street, S. Greenwood Avenue and S. University Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 14-20-17-3884) which, for greater certainty, is hereby made a part of this ordinance.

PARCEL 1: THE WEST 16 FEET OF THE SOUTH 35 FEET OF LOT 5 IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 19, 1871 AS DOCUMENT NUMBER 92320 AND RE-RECORDED APRIL 12, 1878 AS DOCUMENT NUMBER 176069, IN COOK COUNTY, ILLINOIS.

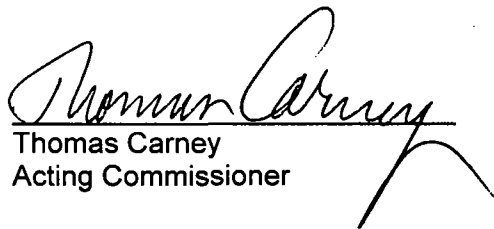
PARCEL 2: THE WEST 16 FEET OF LOT 6 (EXCEPT THE SOUTH 35 FEET THEREOF) IN BLOCK 11 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 (EXCEPT 2 1/2 ACRES) OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 19, 1871 AS DOCUMENT NUMBER 92320 AND RE-RECORDED APRIL 12, 1878 AS DOCUMENT NUMBER 176069, IN COOK COUNTY, ILLINOIS.

SECTION 2. The dedications for public way are accepted upon the express condition that KMW Communities, LLC, an Illinois limited liability company ("Developer"), being the developer of the properties directly to the west of the alley areas herein dedicated, shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of building said alley according to the current version of the Chicago Department of Transportation *Regulations for Opening, Repair and Construction in the Public Way* and its appendices, and maintain said alley, as agreed to by the Developer in the attached Duty to Build Agreement (Exhibit B), hereby made a part of this ordinance.

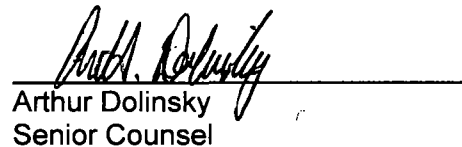
SECTION 3. The dedications herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Developer shall file or cause to be filed for recordation with the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the attached plat approved by the Chicago Department of Transportation's Acting Superintendent of Maps and Plats.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and publication. The dedications shall take effect and be in force from and after the recording of the plat.

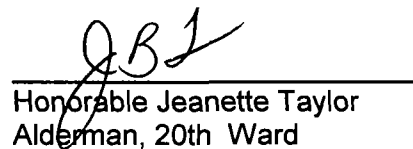
Alley Dedications Approved:


Thomas Carney
Acting Commissioner

Approved as to Form and Legality


Arthur Dolinsky
Senior Counsel

Introduced By:


Honorable Jeanette Taylor
Alderman, 20th Ward



T 773-969-6509 F 312-284-5885

2950 W Chicago Ave Suite 301C Chicago Il 60622 kmwcommunities.com

DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY

In support of the current application with the Chicago Department of Transportation, for certain dedications of private property for new public way, I hereby state that I am the company agent authorized to agree to the following terms regarding construction and maintenance of the areas being dedicated. **PLEASE INITIAL AGREEMENT:**

I am aware that I am responsible for the construction of all public and private rights of way (alleys) described on the Plat of Subdivision/Dedication associated with the unique

CDOT FILE: 14-20-17-3884

I further understand that all rights of way must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.

I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be noncompliant, or that do not adhere to the City's standards.

I understand and agree that I will be responsible for the maintenance (snow and trash removal, general upkeep etc.) of the land locked portion of the alley herein dedicated, until such time as the intervening piece behind a portion of Lot 6 can be legally connected to the contiguous public way.

Signed Date: June 20th, 2019

Printed name: Bill Williams Title: Principal

Organization: KMW Communities LLC

Address with Zip: 2950 W Chicago ave suite 304, Chicago Il 60622

Phone / Email: 312-543-0759 bill.will@kmwcommunities.com

Notary:

6/20/19

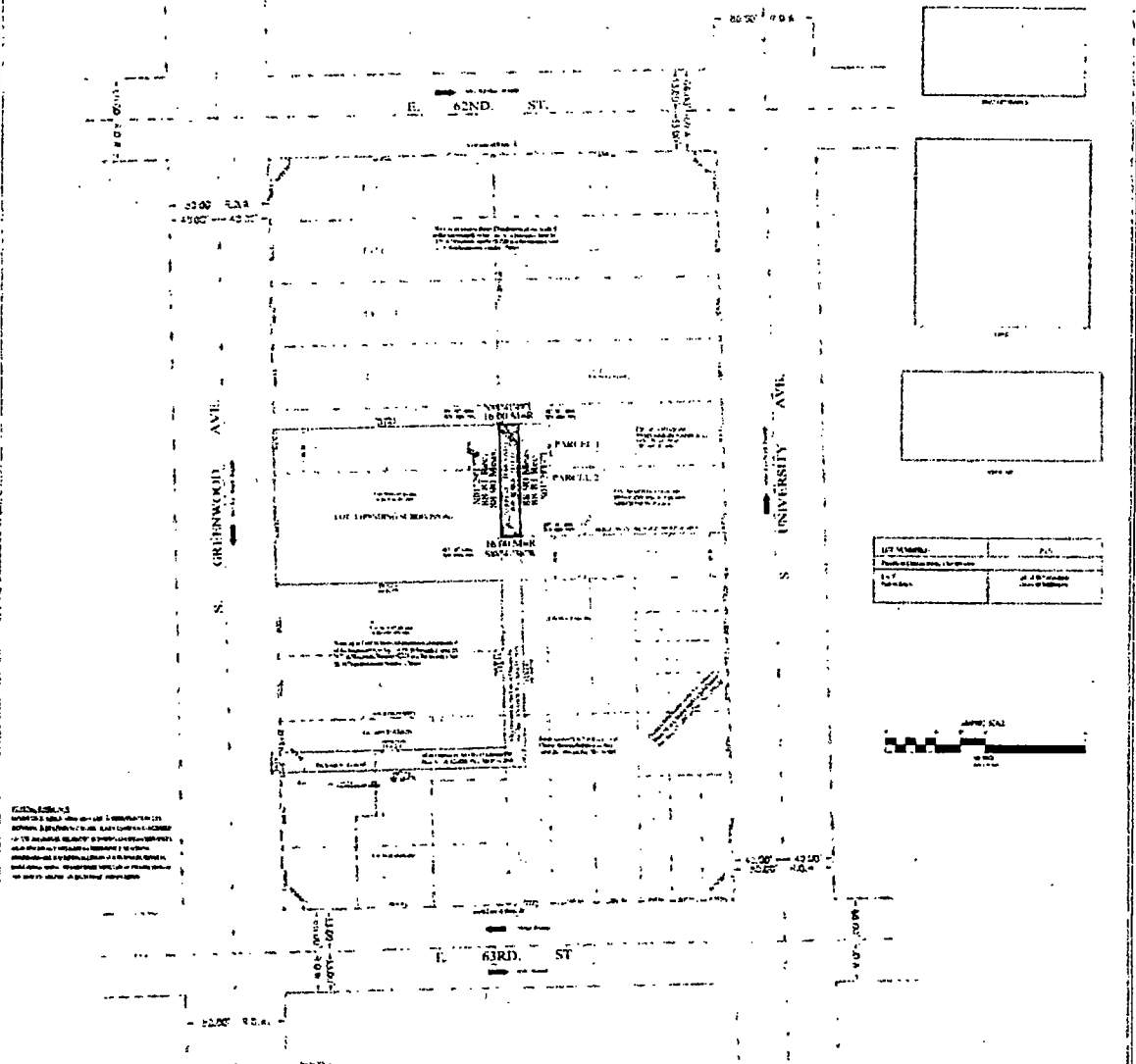


EXHIBIT "A"
PLAT OF DEDICATION FOR ALLEY
OF

PART 1 The West 1/2 part of the South 1/2 part of Lot 7 in Block 1 in the Charles Freely's Subdivision of the South 1/2 part of Section 14, Township 15 North, Range 14 East of the Third Principal Meridian, Recorded April 12, 1878 as Document Number 17099 in Cook County, Illinois.

PART 2 The West 1/2 part of Lot 8, part of the South 1/2 part of Block 1 in the Charles Freely's Subdivision of the South 1/2 part of Section 14, Township 15 North, Range 14 East of the Third Principal Meridian, Recorded April 12, 1878 as Document Number 17099 in Cook County, Illinois.

Total Land Area = 1,422 sq. ft. = 0.033 acre, more or less.



NOTICE TO BIDDERS
 Notice is hereby given that the following described property is to be sold at public sale to the highest bidder for cash on the premises at 10:00 o'clock A.M. on the 15th day of July 1911 at the Court House in Cook County, Illinois, to-wit:

- Lot 7 and 8, Block 1, Charles Freely's Subdivision of the South 1/2 part of Section 14, Township 15 North, Range 14 East of the Third Principal Meridian, Recorded April 12, 1878 as Document Number 17099 in Cook County, Illinois.

 The property is to be sold under a writ of execution issued by the Court in favor of the State of Illinois against the estate of the deceased of the above named decedent.

Page 12
 Survey of 1878
 State of Illinois
 County of Cook
 August 10, 1911

I, the undersigned, being a duly qualified Surveyor in and for the County of Cook, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the plat of dedication for alley as shown to me by the owner of the same.

Handwritten: 10 ft wide
Signature: Alvin

Page 13
 Survey of 1878
 State of Illinois
 County of Cook
 August 10, 1911

I, the undersigned, being a duly qualified Surveyor in and for the County of Cook, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the plat of dedication for alley as shown to me by the owner of the same.

Handwritten: 10 ft wide
Signature: Alvin

Survey of 1878
 State of Illinois
 County of Cook
 August 10, 1911

The above described property is a part of the M.M. Harrison's Community, Platted under the name of Harrison's Community, as shown on the Plat of Dedication for Alley, recorded on the 12th day of April, 1878, as Document Number 17099 in Cook County, Illinois, and the plat herein shown is a correct representation of said survey as shown on the original plat on file in the office of the County Clerk of Cook County, Illinois.

Given under my hand and seal at Chicago, Illinois, this 10th day of August, 1911.

Signature: Alvin
 A.D. 1911

Surveyor's Seal: ALVIN [Signature] SURVEYOR IN AND FOR THE COUNTY OF COOK, ILLINOIS

DESCRIPTION	OVERLAY
...	...
...	...
...	...
...	...
...	...
...	...

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Handwritten: 10 ft wide
Signature: Alvin

ALVIN [Signature] SURVEYING CO., INC.

107 W. Wacker Drive
 Chicago, Ill. 60601

Handwritten: 10 ft wide
Signature: Alvin