



City of Chicago



O2021-4536

Office of the City Clerk Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	Brookins (21)
Type:	Ordinance
Title:	Approval of plat of David Heidner Subdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

SUBDIVISION 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, two plats of subdivision that include the areas identified in the plat attached to this ordinance as Exhibit A were recorded with the Office of the Clerk of Cook County, Illinois, Recordings Division (the "Clerk's Office"), on April 13, 2011, as document number 1110318013, and again on October 21, 2011, as document number 1129429043; and

WHEREAS, the previously recorded documents were not submitted to the City of Chicago for review and approval, in accordance with the Illinois Plat Act 765 ILCS 205/2, and City of Chicago municipal requirements; and

WHEREAS, the aforementioned recordings are invalid for purposes of establishing a subdivision, as they were not approved by the City Council of the City of Chicago and do not comply with the Illinois Plat Act; and

WHEREAS, Glazier 95 Ashland LLC, an Illinois limited liability company ("Developer"), as the owner of the area shown on the attached plat, now wishes to subdivide its property in accordance with the Illinois Plat Act and City ordinance; now, therefore,

Be it ordained by the City Council of the City of Chicago;

SECTION 1. The Commissioner of the Chicago Department of Transportation, or her designee, is hereby authorized and directed to approve a proposed David Heldner Subdivision, being a subdivision of certain lots owned by Developer in the block bounded by W. 95th Street, W. 93rd Street, S. Ashland Avenue, S. Beverly Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 06-21-21-3967) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The subdivision herein provided for is made under the express condition that the Developer, and his successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The subdivision herein provided for is also 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 Clerk's Office a certified copy of this ordinance, together with the full-sized corresponding plat of subdivision approved by the Department of Transportation's Superintendent of Maps and Plats.

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

Introduced by:

A handwritten signature in black ink, appearing to read "Howard Brookins", written over a horizontal line.

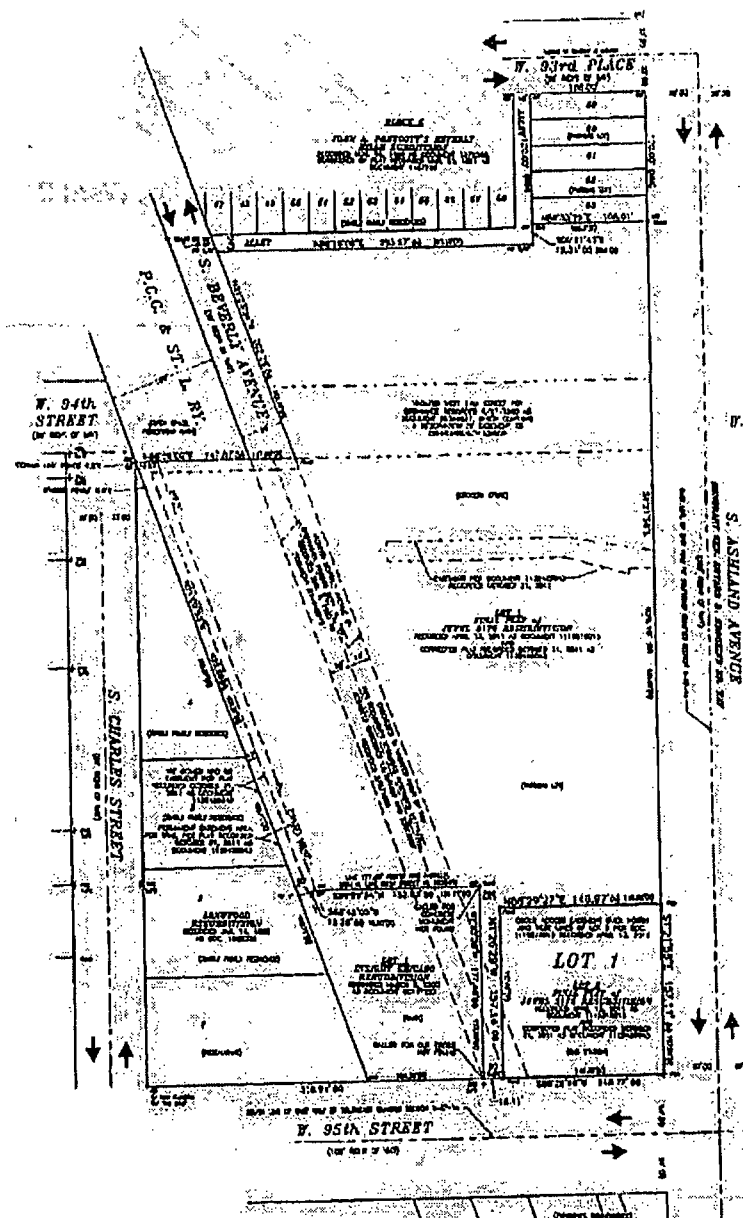
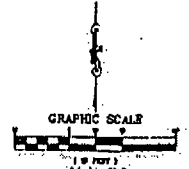
Honorable Alderman Howard Brookins, Ward 21

PLAT OF SUBDIVISION
DAVID HEIDNER SUBDIVISION

BEING A SUBDIVISION OF LOT 2 IN THE THIRD PLAT OF SEWER TRUNK LAYOUT, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2011 AS DOCUMENT NUMBER 1118185-1 THIS CORRECTED IN CORRECTED PLAT OF SEWER TRUNK LAYOUT, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2011 AS DOCUMENT NUMBER 1118185-2 ALL IN THE SOUTH HALF OF THE EAST HALF OF THE SOUTH-PLAT QUARTER OF SECTION 8, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE 10TH PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, CONTAINING 23.54750 SQUARE FEET OR 0.54 ACRES, MORE OR LESS.

LEGEND

- SUBDIVISION LINE
- PROPERTY LINE
- SEWER TRUNK
- SEWER MAIN
- SEWER BRANCH
- SEWER CONNECTION
- SEWER VALVE
- SEWER CLEANOUT
- SEWER MANHOLE
- SEWER INLET
- SEWER OUTLET
- SEWER STAKE
- SEWER MARKER
- SEWER CHAIN
- SEWER TIE
- SEWER SPUR
- SEWER JUNCTION
- SEWER CROSSING
- SEWER UNDERPASS
- SEWER OVERPASS
- SEWER ENCLOSURE
- SEWER COVER
- SEWER FRAME
- SEWER STRUCTURE
- SEWER ACCESS
- SEWER EGRESS
- SEWER ENTRY
- SEWER EXIT
- SEWER INTAKE
- SEWER OUTLET
- SEWER DISCHARGE
- SEWER COLLECTION
- SEWER CONDUIT
- SEWER PIPE
- SEWER DUCT
- SEWER TRENCH
- SEWER DITCH
- SEWER GULLY
- SEWER CULVERT
- SEWER TUNNEL
- SEWER CATCH BASIN
- SEWER PUMP STATION
- SEWER TREATMENT PLANT
- SEWER COLLECTION SYSTEM
- SEWER NETWORK
- SEWER SYSTEM
- SEWER INFRASTRUCTURE
- SEWER FACILITY
- SEWER EQUIPMENT
- SEWER MATERIAL
- SEWER SUPPLY
- SEWER DEMAND
- SEWER CAPACITY
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- SEWER PRESSURE
- SEWER TEMPERATURE
- SEWER QUALITY
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- SEWER ALIGNMENT
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- SEWER THICKNESS
- SEWER WEIGHT
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- SEWER SAFETY
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- SEWER PERFORMANCE
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- SEWER QUALITY ASSURANCE
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BASELINE ELEVATIONS
AND POINTS REFERENCED TO THE ILLINOIS STATE PLATT CORRELATION SYSTEM LOT 2011.

NOTIFIED LOT NUMBER

PROPERTY INDEX NUMBER (PIN)

STATE OF ILLINOIS

COUNTY OF COOK

DAVID HEIDNER SUBDIVISION

PLAT OF

LOT 1

PREPARED AND RECORDED

BY

DATE

SUBJECT MATTER

- THE SUBDIVISION IS COMPLETED IN THE FIELD OF SURVEY AND...
- THE PLAT OF SEWER TRUNK LAYOUT... IS A CORRECT REPRESENTATION OF SAID SEWER TRUNK AND SUBDIVISION...
- THE SUBDIVISION PROPERTY CONTAINS 23.54750 SQUARE FEET, OR 0.54 ACRES, MORE OR LESS...
- THE SUBDIVISION PROPERTY LIES WITHIN THE PROPERTY APPROXIMATE TO BE IN ZONE 1 (UNDEVELOPED) AND OF UNCLASSIFIED STATUS...
- THE PROFESSIONAL SERVICE CONTAINS THE CORRECT ALIGNMENT, DIMENSIONS AND CONSTRUCTION...
- WHEN UNDER WAY AND ARE OPEN...
- DATE: 08/25/2021

CERTIFICATE OF SURVEY

STATE OF ILLINOIS

COUNTY OF COOK

BEFORE ME, the undersigned authority, on this 25th day of August, 2021, personally appeared **DAVID HEIDNER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he signed and delivered the same to the undersigned and that he executed the same for the purposes and consideration therein expressed.

My commission expires on 08/25/2021.

WITNESS MY HAND AND SEAL OF OFFICE this 25th day of August, 2021.

NOTARY PUBLIC STATE OF ILLINOIS

BY COMMISSION EXPIRES

Red
Aug 25, 2021

