



City of Chicago



O2021-2557

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Sadlowski Garza (10)
Type:	Ordinance
Title:	Dedication of public way(s) in area bounded by S Carondelet Ave, E 122nd St, South Chicago and Southern Railroad, and E 126th St
Committee(s) Assignment:	Committee on Transportation and Public Way

DEDICATION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation ("Commissioner"), or the Commissioner's designee, is hereby authorized and directed to approve a proposed dedication for a public right of way flare at the southeast corner of E. 122nd Street and S. Carondolet Avenue, being a dedication of a portion of a certain lot owned by NP Avenue O LLC, a Missouri limited liability company ("Developer"), and legally described below and in the attached plat (**EXHIBIT A**, CDOT File: 30-10-21-3969) which, for greater certainty, is hereby made a part of this ordinance:

THAT PART OF LOT 3 IN NORTHPOINT'S AVENUE O INDUSTRIAL PARK - SUBDIVISION 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND PART OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2020, AS DOCUMENT NO. 2035716179 IN THE OFFICE OF THE RECORDER, COOK COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 59 MINUTES 16 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTHERN LINE OF SAID LOT 3, ALSO BEING THE SOUTH RIGHT OF WAY OF E. 122nd STREET, A DISTANCE OF 120.00 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 18 SECONDS WEST 168.74 FEET TO A POINT ON THE WESTERN LINE OF SAID LOT 3, ALSO BEING THE EAST RIGHT OF WAY OF S. CARONDOLET AVENUE, SAID POINT LYING 120.00 FEET FROM THE NORTHWESTERN CORNER OF SAID LOT 3; THENCE NORTH 00 DEGREES 38 MINUTES 08 SECONDS WEST ALONG THE WESTERN LINE OF SAID LOT 3, AND ALONG THE EAST RIGHT OF WAY OF S. CARONDOLET AVENUE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, ABOVE DESCRIBED PARCEL CONTAINING 7,200 SQUARE FEET OR 0.165 ACRES, MORE OR LESS.

SECTION 2. The Developer acknowledges that any private water services, sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's expense, in accordance with the standard procedures of the Department of Water Management. Any private sewers may only be established as public through City Council action. Acceptance of new public sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection conducted by or on behalf of the Developer and provided to the Department of Water Management within 30 days of completion. All sewer work in both the public

way and on private property requires permitting of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section, said work being done at the Developer's expense, and in accordance with plans reviewed, approved and permitted in advance by the Department of Water Management Sewer Design Section. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to work.

SECTION 3. The dedication herein provided for, and its improvement as public way shall be subject to the construction requirements identified in the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and other terms in accordance with the Developer's executed Duty to Build Agreement attached hereto and made a part of this ordinance as **Exhibit B**.

SECTION 4. The dedication herein provided for is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to the dedication.

SECTION 5. The dedication 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 Office of the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance, together with the full-sized corresponding plat approved by the Department of Transportation's Superintendent of Maps and Plats.

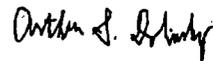
SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The dedication shall take effect and be in force from and after the recording of the approved ordinance and associated plat.

Dedication accepted by:



Gia Biagi
Commissioner
Department of Transportation

Approved as to Form and Legality



Arthur Dolinsky
Senior Counsel

Introduced by:



Honorable Susan Sadowski Garza
Alderman 10th Ward

PLAT OF DEDICATION

EXHIBIT "A"

PART OF LOT 3, IN NORTHPOINT'S AVENUE 0 INDUSTRIAL PARK - SUBDIVISION 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2020, AS DOCUMENT NO. 2035716179 IN THE OFFICE OF THE RECORDER, COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE

NO PART OF BUILDING 0, ILL. A MISSOURI LTD. LIABILITY COMPANY, (STREET) CARRIES THAT THEY ARE THE OWNER OF THE AREA FROM HEREON AS HEREBY DEDICATED FOR PUBLIC STREET RIGHT OF WAY AS DESCRIBED AND SHOWN ON THE ATTACHED PLAN AND THAT THEY HAVE CAUSED THE SURVEY TO BE MADE AND THE NEEDS AS PRESENTED ON THIS PLAN, IN WITNESS WHEREOF SAID OWNER HAS SIGNED OR CAUSED TO BE SIGNED ON HIS BEHALF BY HIS DULY AUTHORIZED AGENT, THIS CERTIFICATE ON

THIS DATE OF 2021
AT ABOVE 3 BUILDING 0, ILL. A MISSOURI LIMITED LIABILITY COMPANY
672 NORTHPOINT DEVELOPMENT
402 NW 41st STREET
SUITE 500
PETERSBURG, VA 22159

BY: OWNER
PRINTED: OWNER

WOMAN PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

A NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK AND PERSONALTY SO HEREBY CERTIFY THAT

AND TO BE THE SAID PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME, THIS DAY IN PERSON AND DELIVERED SAID INSTRUMENT AND (SEVERALLY) ACKNOWLEDGED THAT HE (SHE) SIGNED, SEALED AS HIS (HERS) FREE AND VOLUNTARILY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF

NOVEMBER 2021

COMMISSION EXPIRES

[Signature]
NOV 10 2021

PREPARED FOR:
NORTHPOINT DEVELOPMENT
3030 HIGHLAND PARKWAY, SUITE 440
DOWNERS GROVE, IL 60515

SEND TO:
ERROD FRIEDMAN LLP
325 NORTH LASALLE STREET, SUITE 450
CHICAGO, IL 60654

CDOT #30-10-21-3969

COOK COUNTY

CHICAGO DEPARTMENT OF FINANCE

CHICAGO DEPARTMENT OF TRANSPORTATION

SHEET 2 OF 2

LEGEND

- XXX.XX' MEASURED DIMENSION
- (XXX XX') RECORD DIMENSION
- ↑ TRAFFIC FLOW DIRECTION
- SECTION/QUARTER SECTION LINE
- BOUNDARY LINE
- SET IRON ROD AT CORNER
- TAX PARCEL (PIN) LINE
- AREA HEREBY DEDICATED FOR PUBLIC STREET RIGHT OF WAY

- SURVEYOR'S NOTES:**
- 1) BASIS OF BEARINGS IS ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83).
 - 2) DATE OF COMPLETION OF FIELD WORK: NOVEMBER 12, 2020.
 - 3) NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THIS PLAN.
 - 4) THE HEREIN DESCRIBED LAND AND ADJOINING LANDS ARE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS, AND IS ZONED PLANNED MANUFACTURING DISTRICT PER THE CITY OF CHICAGO ZONING MAP AS OF APRIL 3, 2021.
 - 5) NO BUILDINGS ON THE AFFECTED PROPERTY AT THE TIME OF THE SURVEY WAS A PARKING LOT WITH NO BUILDINGS.

SECTION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) 15

I, HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF GIVING THE RIGHT OF WAY FOR PUBLIC STREETS DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT THIS PROFESSIONAL SERVICE COMPLIES TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF DEDICATION WITH THE COOK COUNTY RECORDER'S OFFICE GIVEN UNDER MY HAND AND SEAL, THIS 2ND DAY OF JUNE, 2021

[Signature]
JACOB A. HEFNER ASSOCIATES, INC.
LAND SURVEYOR NO. 35-003535
MY LICENSE EXPIRES NOVEMBER 30, 2022



JACOB & HEFNER ASSOCIATES

1111 West Roosevelt Road, Suite 100, Downers Grove, IL 60515
Tel: (630) 262-1000 Fax: (630) 262-1001
www.jacobandheffner.com

SHEET NO.	2
DATE PREPARED	NOV 12 2021
BY	JACOB A. HEFNER
FOR	NORTHPOINT DEVELOPMENT
PROJECT	AVENUE 0 INDUSTRIAL PARK
FILE NO.	2035716179
DATE OF DEDICATION	NOV 12 2021
FILED AT	CHICAGO, ILL.
BY	RECORDER



DUTY TO BUILD AGREEMENT FOR CREATION OF A NEW STREET

The signatory, an authorized agent of NP Avenue O, LLC ("Developer") agrees to construct the corner clip at Carondolet and 122nd Avenue proposed to be dedicated by the Developer in a pending application to the Department of Transportation. The Developer agrees to the below terms of the dedication:

[Signature] I am aware that I am responsible for the construction of all new public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication.

[Signature] I further understand that all rights of way (both public and private) must be built to City specifications as detailed in CDOT's Regulation for Openings, Construction and Repair in the Public Way.

[Signature] Lastly, 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 sub par or that do not adhere to the City's standards.

Printed name: Christina Hubacek

Organization: NP Avenue O, LLC

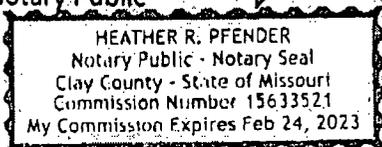
Address: 4825 NW 41st Street, Suite 500, Riverside, MO Zip: 64150

Phone/fax: 11 /

Email: chubacek@northpointkc.com

Subscribed and sworn to before me
this 11th day of March 2021

[Signature]
Notary Public



NP Avenue O, LLC
By: NPD Management, LLC, its Manager

By: Nathaniel Hagedorn

Date: 3-18-21