



Office of the Chicago City
Clerk



SO2012-2282

Office of the City Clerk

City Council Document Tracking Sheet

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| Meeting Date: | 4/24/2012 |
| Sponsor(s): | Burns, William D. (4) |
| Type: | Ordinance |
| Title: | Approval of Harper Court Subdivision |
| Committee(s) Assignment: | Committee on Transportation and Public Way |



CITY COUNCIL

CITY OF CHICAGO

COUNCIL CHAMBER

CITY HALL—SECOND FLOOR
121 NORTH LA SALLE STREET
CHICAGO, ILLINOIS 60602
TELEPHONE: 312-744-4096
FAX: 312-744-8155

COMMITTEE MEMBERSHIPS

TRANSPORTATION & PUBLIC WAY
(CHAIRMAN)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES, RULES AND ETHICS

EDUCATION AND CHILD DEVELOPMENT

FINANCE

PUBLIC SAFETY

WORKFORCE DEVELOPMENT AND AUDIT

ANTHONY A. BEALE

ALDERMAN, 9TH WARD
34 EAST 112TH PLACE
CHICAGO, ILLINOIS 60628
TELEPHONE: (773) 785-1100
FAX: (773) 785-2790
E-MAIL: WARD09@CITYOFCHICAGO.ORG

May 3, 2012

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass An ordinance for a proposed subdivision in the block bounded by East 52nd Street, South Harper Avenue, East 53rd Street, and South Lake Park Avenue. This ordinance was referred to the Committee on April 24, 2012.

This recommendation was concurred unanimously by a viva voce vote of the members of the Committee with no dissenting vote.

(Ward 4)

Respectfully submitted,

Anthony Beale,
Chairman

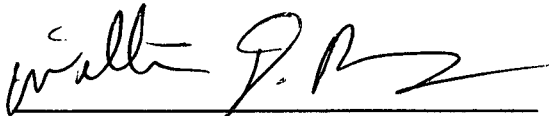
SUBSTITUTE

SUBDIVISION ORDINANCE

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

SECTION 1. Chicago Department of Transportation, the Commissioner or his assigners, is hereby authorized and directed to approve a proposed Harper Court Subdivision being a subdivision in the block bounded by E. 52nd Street, S. Harper Avenue, E. 53rd Street and S. Lake Park Avenue, and legally described in the attached plat (Exhibit A, File:11-04-12-3562) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. This ordinance shall take effect and be in force from and after its passage. This subdivision shall take effect and be in force from and after its recording.

A handwritten signature in black ink, appearing to read "Will Burns", is written over a horizontal line.

Honorable Will Burns
Alderman, 4th Ward



CHICAGO DEPARTMENT OF TRANSPORTATION

03/12/2012

CITY OF CHICAGO

Mr. Stephen Patton
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

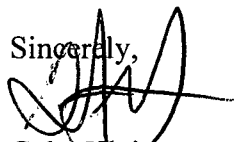
Attention: Mr. Steven Holler
Deputy Corporation Counsel

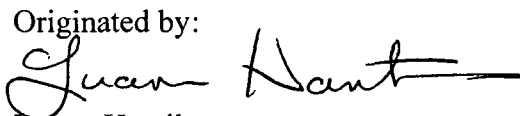
Re: Harper Court Subdivision
File No. 11-04-12-3562

Dear Mr. Patton:

Pursuant to a request from Mr. Joe Gattuso, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed Harper Court Subdivision being a subdivision in the block bounded by E. 52nd Street, S. Harper Avenue, E. 53rd Street, and S. Lake Park Avenue in substantially the form shown in the attached plat which for greater certainty is hereby made a part of this ordinance. This property is located in the 4th Ward.

The person to contact in connection with this proposed ordinance is Mr. Joe Gattuso Phone No. 312/527-4000.

Sincerely,

Gabe Klein
Commissioner

Originated by:

Luann Hamilton
Deputy Commissioner

GK: LH: MW: RD

cc: Alderman Will Burns
Alderman Anthony Beale
Sandra Foreman/w Attach. Dwg.-s.f. & Ord.
(3) file copies

EXHIBIT A

PLAT OF HARPER COURT SUBDIVISION

HARPER COURT SUBDIVISION BEING A RESUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 16, 17 AND 18 (EXCEPT THE NORTH 88.13 FEET OF SAID LOTS), TOGETHER WITH THE WEST 28.86 FEET OF LOTS 1 AND 3 (EXCEPT THE NORTH 88.13 FEET THEREOF) AND THE WEST 28.86 FEET OF LOT 3 (EXCEPT THE SOUTH 22.00 FEET THEREOF) AND THE SOUTH 22.00 FEET OF SAID LOT 3 ALL IN BLOCK 20 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTH PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO.

THE EAST 28.82 FEET OF THE WEST 28.86 FEET OF LOTS 1 AND 2 IN BLOCK 20 WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.00 FEET CHICAGO CITY DATUM IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO.

LOTS 1 TO 18 BOTH INCLUSIVE IN BLOCK 1 AND LOTS 11 TO 27 BOTH INCLUSIVE (EXCEPT THAT PART OF LOT 27 WHICH LIES SOUTH OF A LINE 22.74 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 52ND PLACE) IN BLOCK 20 ALL IN WATERS SUBDIVISION OF LOTS 4 TO 15 BOTH INCLUSIVE IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO.

THAT PART OF LOT 10 LYING NORTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF EAST 52ND PLACE IN BLOCK 20 WATERS SUBDIVISION OF LOTS 4 TO 15, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO.

THAT PART OF LOT 18 LYING SOUTH OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 3 IN BLOCK 20 EXTENDED EAST, LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 18, ALSO THE 88 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 1898868, LYING WEST OF AND ADJOINING SAID PART OF LOT 1 AND WEST OF AND ADJOINING SAID LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT THEREFROM THAT PART OF SAID LOTS 1, 2 AND 3 LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN HYDE PARK SUBDIVISION AFORESAID.

ALSO.

LOTS 1, 2 AND 3 AND THE EAST WEST 15 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 1 AND NORTH OF AND ADJOINING SAID LOTS 2 AND 3 AND THE 88 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 1898868, LYING WEST OF AND ADJOINING SAID LOTS 1, 2 AND 3 AND SAID VACATED ALLEY (EXCEPT THEREFROM THAT PART OF SAID LOTS 1 AND 3 AND THAT PART OF THE EAST WEST 15 FOOT VACATED ALLEY LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN CHURCH SUBDIVISION OF LOT 4 AND THE SOUTH 1/2 OF LOT 3, IN BLOCK 18 IN HYDE PARK SUBDIVISION AFORESAID.

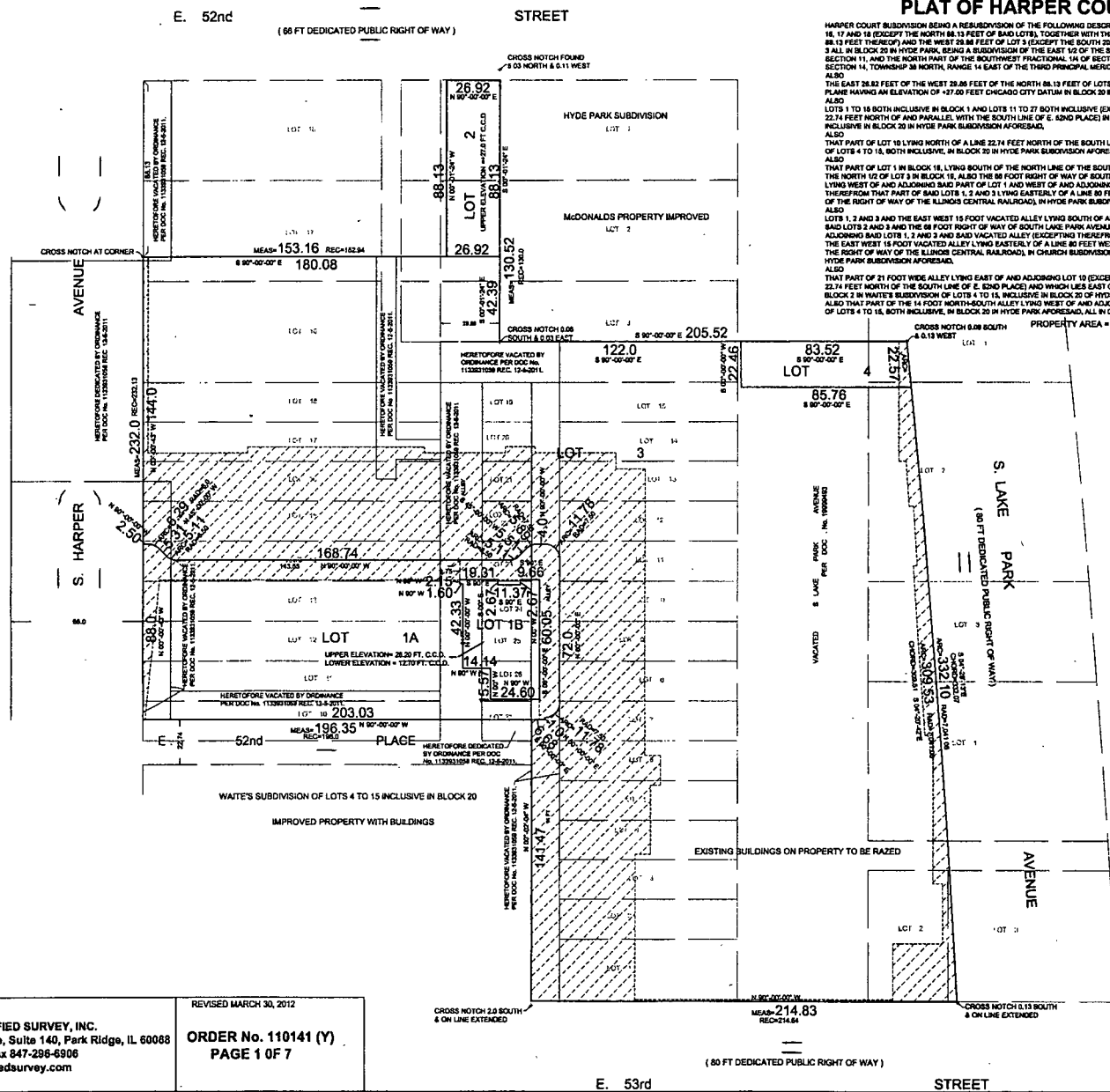
ALSO.

THAT PART OF 31 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOT 10 (EXCEPT THAT PART OF SAID LOT 10 WHICH LIES SOUTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF E. 52ND PLACE) AND WHICH LIES EAST OF AND ADJOINING LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 20 IN WATERS SUBDIVISION OF LOTS 4 TO 15, INCLUSIVE, IN BLOCK 20 OF HYDE PARK SUBDIVISION AFORESAID.

ALSO.

THAT PART OF THE 14 FOOT NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 18 IN BLOCK 20 IN WATERS SUBDIVISION OF LOTS 4 TO 15, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY AREA = 114,565 SQ FT = 2.63 ACRES



- PIN No. 20-11-406-018
- 20-11-406-028
- 20-11-406-031
- 20-11-406-035
- 20-11-412-013
- 20-11-412-024
- 20-11-412-030
- 20-11-412-033
- 20-11-412-034
- 20-11-412-036
- 20-11-412-037
- 20-11-412-038
- 20-11-412-039
- 20-11-412-043
- 20-11-412-044
- 20-11-412-051
- 20-11-412-052

APR 13 2012

INGRESS EGRESS EASEMENT
PER DOC NO. 1135734128 REC. 12/23/2011

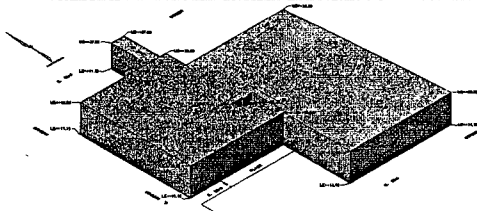
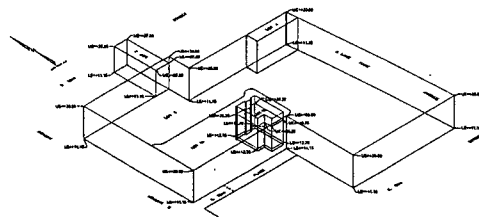
DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60088
Phone 847-298-6900 Fax 847-298-6906
Email : surveys@certifiedsurvey.com

REVISED MARCH 30, 2012
ORDER No. 110141 (Y)
PAGE 1 OF 7

E. 53rd

STREET



STREET

HORIZONTAL DELINEATION OF LOTS AT THE FIRST FLOOR LEVEL

BEING THOSE PARTS OF LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN UPPER ELEVATION OF +30.00 FEET AND ABOVE A HORIZONTAL PLANE HAVING A LOWER ELEVATION OF +11.15 FEET ABOVE CHICAGO CITY DATUM EXCEPT AS SHOWN.

S. HARPER

E. 52nd

PLACE

SURVEYOR'S NOTE.

SUBDIVISION BASED ON ARCHITECTURAL PLANS DATED
NOVEMBER 22, 2010 BY HARTSHORNE PLUNKARD
ARCHITECTURE FOR FUTURE CONSTRUCTION.

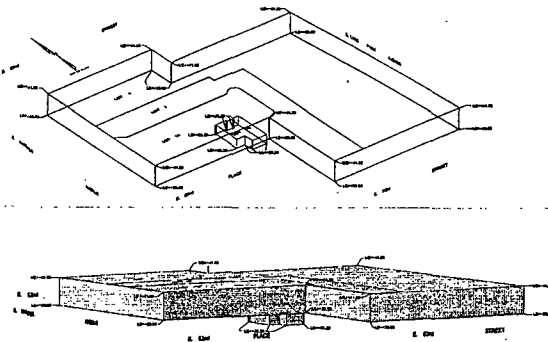
DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068
Phone 847-296-6900 Fax 847-296-6906
Email : surveys@certifiedsurvey.com

REVISED APRIL 5, 2012
1st FLOOR
ORDER No. 110141 (Y)
PAGE 3 OF 7

E. 53rd

STREET



STREET

PLAT OF HARPER COURT SUBDIVISION

HORIZONTAL DELINEATION OF LOTS AT THE SECOND FLOOR LEVEL

BEING THOSE PARTS OF LAND, PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN UPPER ELEVATION OF +41.90 FEET AND ABOVE A HORIZONTAL PLANE HAVING A LOWER ELEVATION OF +30.90 FEET ABOVE CHICAGO CITY DATUM EXCEPT AS SHOWN.

S. . HARPER

S. LAKE PARK

AVENUE

SURVEYOR'S NOTE:

SUBDIVISION BASED ON ARCHITECTURAL PLANS DATED
NOVEMBER 22, 2010 BY HARTSHORNE PLUNKARD
ARCHITECTURE FOR FUTURE CONSTRUCTION.

DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068
Phone 847-296-6900 Fax 847-296-6906
Email : surveys@certifiedsurvey.com

REVISÉ APRIL 5, 2012

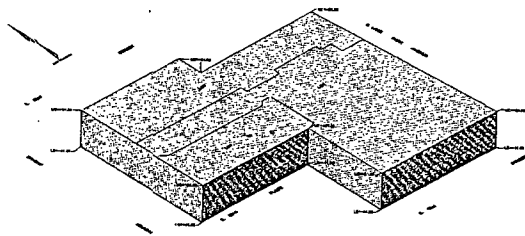
2nd FLOOR

ORDER No. 110141 (Y)

PAGE 4 OF 7

E. 53rd

STREET

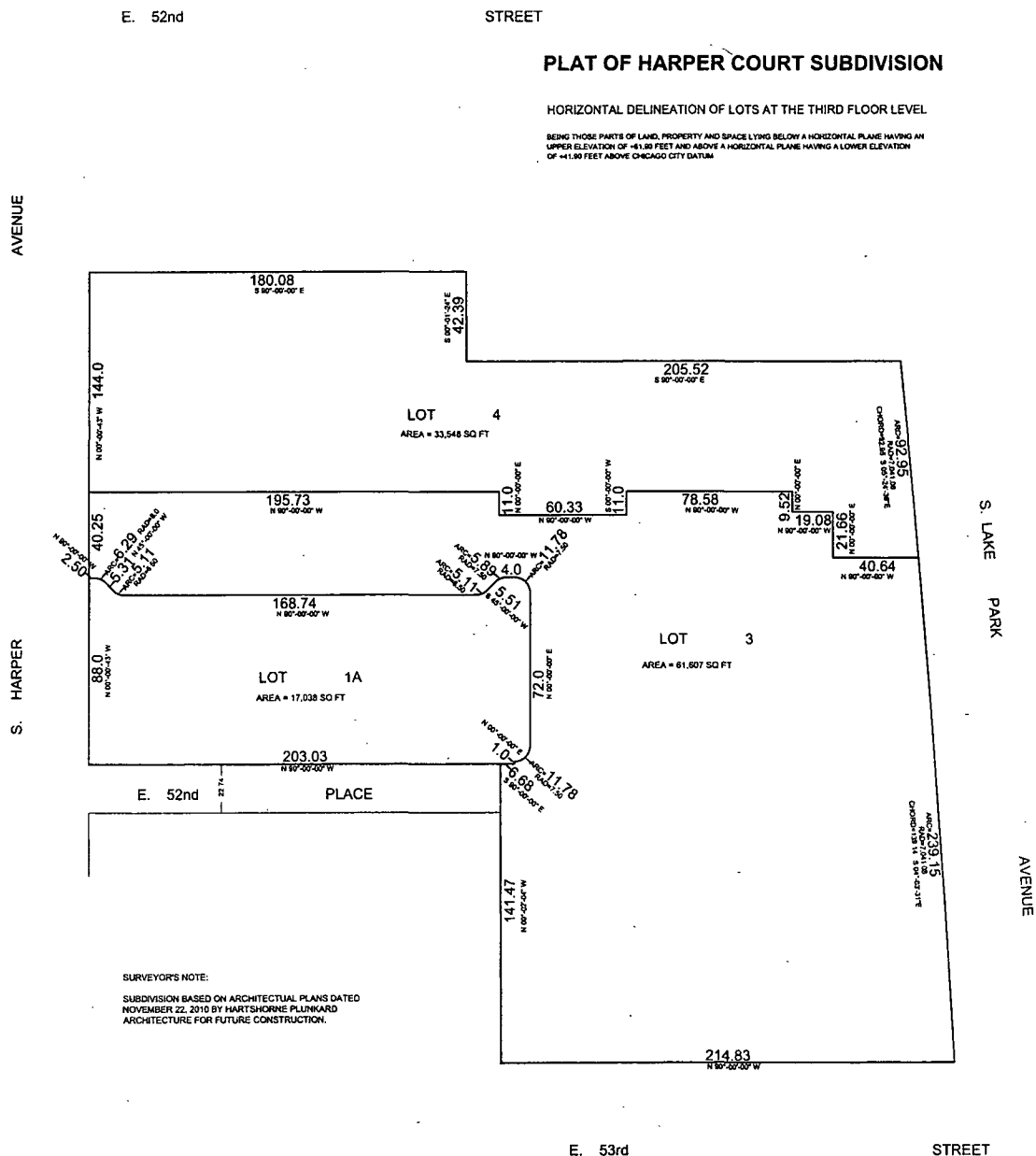


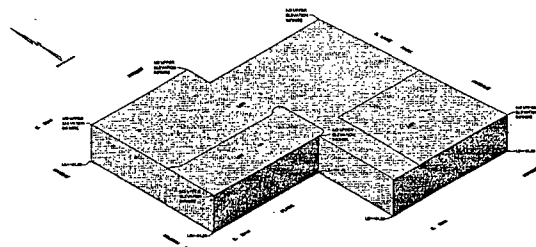
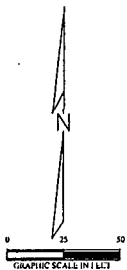
*April 13/12
Ref*

DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
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REVISED APRIL 5, 2012
3rd FLOOR
ORDER No. 110141 (Y)
PAGE 5 OF 7





E. 52nd

STREET

PLAT OF HARPER COURT SUBDIVISION

HORIZONTAL DELINEATION OF LOTS AT THE FOURTH FLOOR LEVEL

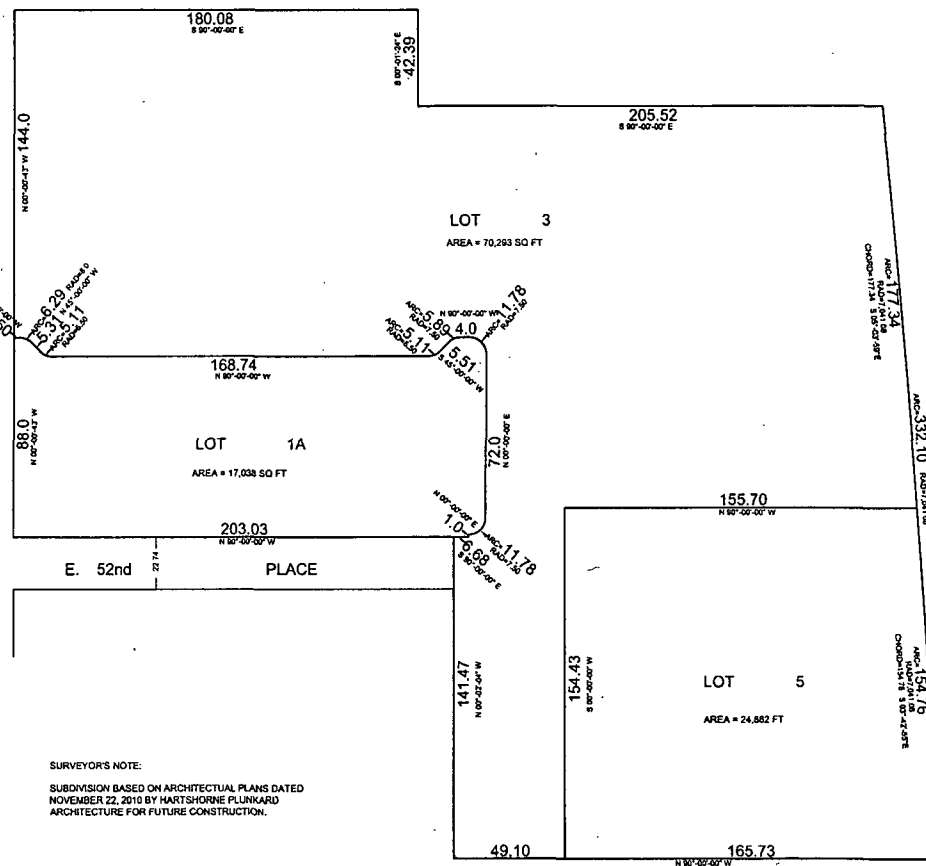
BEING THOSE PARTS OF LAND, PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN LOWER ELEVATION OF +61.30 FEET ABOVE CHICAGO CITY DATUM.

AVENUE

S. HARPER

S. LAKE PARK

AVENUE



SURVEYOR'S NOTE:
SUBDIVISION BASED ON ARCHITECTURAL PLANS DATED
NOVEMBER 22, 2010 BY HARTSHORNE PLUNKARD
ARCHITECTURE FOR FUTURE CONSTRUCTION.

DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
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REVISED APRIL 5, 2012
4th FLOOR AND ABOVE
ORDER No. 110141 (Y)
PAGE 6 OF 7

E. 53rd

STREET

Apex 18' 12"
Ref

PLAT OF HARPER COURT SUBDIVISION

STATE OF ILLINOIS
COUNTY OF COOK SS

LAKE PARK ASSOCIATES, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON. IN WITNESS WHEREOF, SAID LAKE PARK ASSOCIATES INC. HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS DUTY AUTHORIZED OFFICERS ON ITS BEHALF ON THIS ____ DAY OF _____, A.D. 2011.

BY: _____
TITLE: _____

STATE OF ILLINOIS
COUNTY OF COOK SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER OF PART OF THE PROPERTY SHOWN HEREON, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AS PART OWNER FOR THE USER AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D. 2011.

NOTARY PUBLIC

SURVEYOR'S NOTES

PROPERTY IS ZONED IN RESIDENTIAL PLANNED DEVELOPMENT M-30 AS AMENDED.

BASIS OF BEARINGS
ASSUME E. 32nd STREET N 90°-00'-00"E

SURVEY PREPARED FOR
SHEPARD & FRUEHLICH LTD
111 EAST WACKER DRIVE
CHICAGO, IL 60601

SUBDIVISION BASED ON ARCHITECTURAL PLANS DATED NOVEMBER 22, 2010 BY HARTSHORNE PLUNKARD ARCHITECTURE FOR FUTURE CONSTRUCTION.

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS.

FIELDWORK COMPLETED NOVEMBER 23, 2010.

STATE OF ILLINOIS
COUNTY OF COOK SS

I, DAVID A. KOSTICH, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
HARPER COURT SUBDIVISION BEING A RESUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOTS 16, 17 AND 18 (EXCEPT THE NORTH 88.13 FEET OF SAID LOTS), TOGETHER WITH THE WEST 20.88 FEET OF LOTS 1 AND 2 (EXCEPT THE NORTH 88.13 FEET THEREOF) AND THE WEST 20.88 FEET OF LOT 3 (EXCEPT THE SOUTH 20.00 FEET THEREOF) AND THE SOUTH 20.00 FEET OF SAID LOT 3 ALL IN BLOCK 20 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, AND THE NORTH PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO
THE EAST 20.88 FEET OF THE WEST 20.88 FEET OF THE NORTH 88.13 FEET OF LOTS 1 AND 2 IN BLOCK 20 WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.80 FEET CHICAGO CITY DATUM IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO
LOTS 1 TO 18 BOTH INCLUSIVE IN BLOCK 1 AND LOTS 11 TO 27 BOTH INCLUSIVE (EXCEPT THAT PART OF LOT 27 WHICH LIES SOUTH OF A LINE 22.74 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF E. 32ND PLACE) IN BLOCK 2 ALL IN WAITE'S SUBDIVISION OF LOTS 4 TO 18 BOTH INCLUSIVE IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO
THAT PART OF LOT 10 LYING NORTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF EAST 32ND PLACE IN BLOCK 2 WAITE'S SUBDIVISION OF LOTS 4 TO 18, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO
THAT PART OF LOT 1 IN BLOCK 18, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 3 IN BLOCK 20 EXTENDED EAST, LOT 2 AND THE NORTH 1/2 OF LOT 3 IN BLOCK 18, ALSO THE 88 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 1889686, LYING WEST OF AND ADJOINING SAID PART OF LOT 1 AND WEST OF AND ADJOINING SAID LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPTING THEREFROM THAT PART OF SAID LOTS 1, 2 AND 3 LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN HYDE PARK SUBDIVISION AFORESAID.

ALSO
LOTS 1, 2 AND 3 AND THE EAST WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 1 AND NORTH OF AND ADJOINING SAID LOTS 2 AND 3 AND THE 88 FOOT RIGHT OF WAY OF SOUTH LAKE PARK AVENUE VACATED BY DOCUMENT 1889686, LYING WEST OF AND ADJOINING SAID LOTS 1, 2 AND 3 AND SAID VACATED ALLEY (EXCEPTING THEREFROM THAT PART OF SAID LOTS 1 AND 3 AND THAT PART OF THE EAST WEST 16 FOOT VACATED ALLEY LYING EASTERLY OF A LINE 80 FEET WESTERLY OF AND CONCENTRIC TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN CHURCH SUBDIVISION OF LOT 4 AND THE SOUTH 1/2 OF LOT 3, IN BLOCK 19 IN HYDE PARK SUBDIVISION AFORESAID.

ALSO
THAT PART OF 21 FOOT WIDE ALLEY LYING EAST OF AND ADJOINING LOT 18 (EXCEPT THAT PART OF SAID LOT 18 WHICH LIES SOUTH OF A LINE 22.74 FEET NORTH OF THE SOUTH LINE OF E. 32ND PLACE) AND WHICH LIES EAST OF AND ADJOINING LOTS 11, 12, 13, 14, 15, 16, 17 AND 18 IN BLOCK 2 IN WAITE'S SUBDIVISION OF LOTS 4 TO 18, INCLUSIVE IN BLOCK 20 OF HYDE PARK SUBDIVISION AFORESAID.
ALSO THAT PART OF THE 14 FOOT NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 18 IN BLOCK 1 IN WAITE'S SUBDIVISION OF LOTS 4 TO 18, BOTH INCLUSIVE, IN BLOCK 20 IN HYDE PARK AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 60° FAHRENHEIT.
I FURTHER CERTIFY THAT THE PROPERTY INCLUDED WITHIN SAID RESUBDIVISION IS LOCATED IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 60 YEAR FLOOD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 170302040 J EFFECTIVE DATE AUGUST 18, 2008. I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, ILLINOIS. THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 9th DAY OF NOVEMBER A. D. 2011.

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2777
LICENSE EXPIRES NOVEMBER 30, 2012



DWG : 11-04-12-3562

PREPARED BY: CERTIFIED SURVEY, INC.
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068
Phone 847-296-6900 Fax 847-296-6908
Email : surveys@certifiedsurvey.com

REVISED MARCH 30, 2012

ORDER No. 110141 (Y)
PAGE 7 OF 7

*Approved
11/13/12
Kef*