



City of Chicago



O2011-43

Office of the City Clerk

City Council Document Tracking Sheet

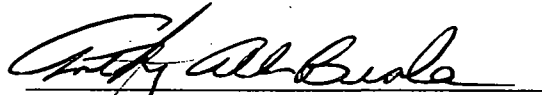
Meeting Date:	1/13/2011
Status:	Introduced
Sponsor(s):	Beale, Anthony (9)
Type:	Ordinance
Title:	Approve Plats of Subdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

ORDINANCE

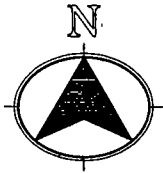
Be it Ordained by the City Council of the City of Chicago:

SECTION 1. Chicago Department of Transportation, the Commissioner or his assignee, is hereby authorized and directed to approve a proposed Pullman Park-Phase 1 Subdivision being a Subdivision of part of the west half of Section 14, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois for North Pullman 111th, Inc. (File No. 14-09-10-3214) in substantially the form shown in the attached drawing which, for greater certainty, is hereby made a part of this ordinance. Further, the Commissioner is authorized to approve the acceptance of the dedications shown on such drawing.

SECTION 2. The Subdivision herein provided for is made upon the express condition that within 365 days after the passage of this ordinance, North Pullman 111th, Inc shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with an attached drawing approved by the authorized staff of the Maps and Plats Unit of the Chicago Department of Transportation.



Honorable Anthony Beale
Alderman, 9th Ward

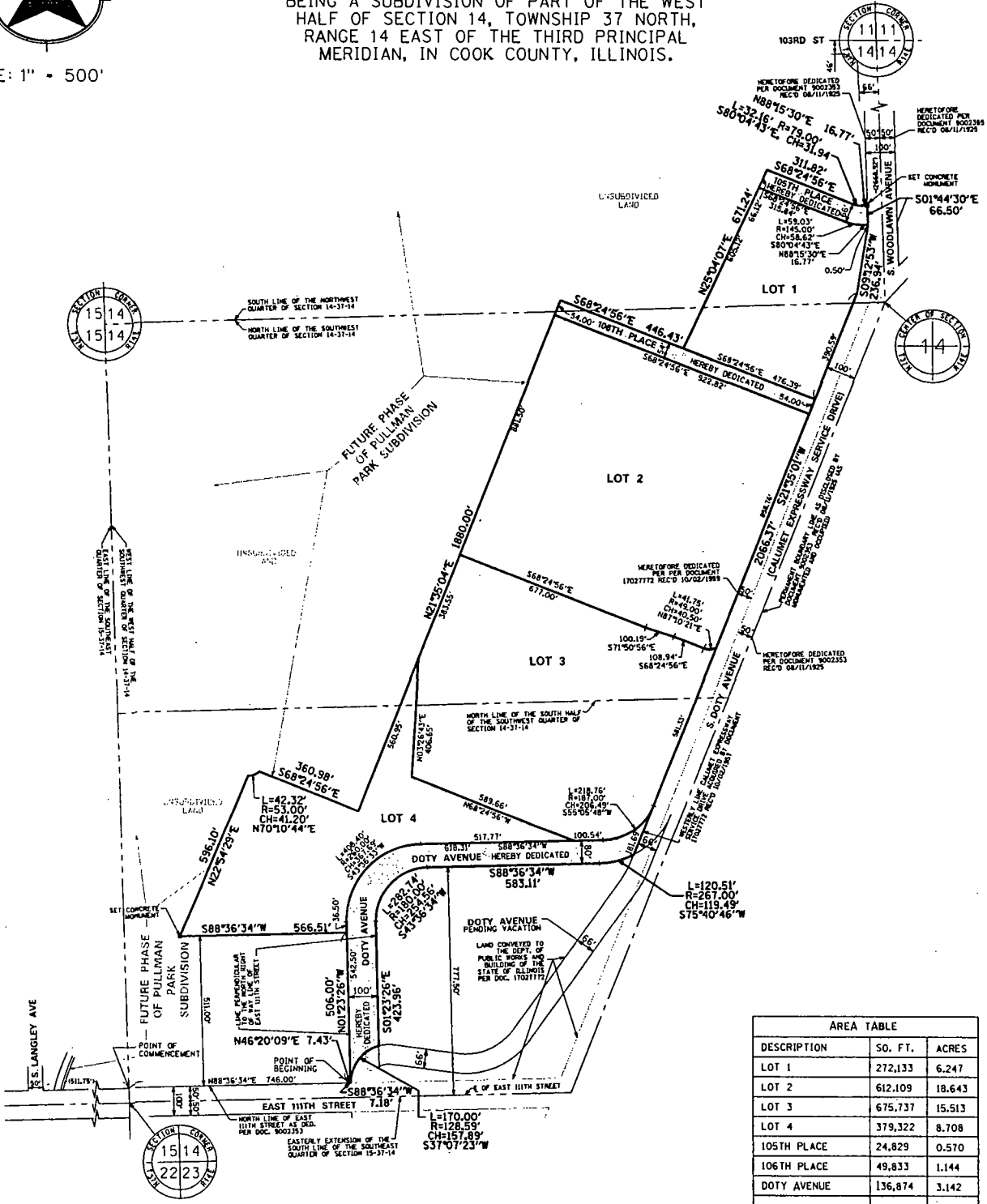


SCALE: 1" = 500'

PLAT OF SUBDIVISION PULLMAN PARK - PHASE 1

BEING A SUBDIVISION OF PART OF THE WEST
HALF OF SECTION 14, TOWNSHIP 37 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N.S
25-14-300-010 (PART)
25-14-300-011 (PART)
25-14-300-008 (PART)
25-14-100-046 (PART)



AREA TABLE		
DESCRIPTION	SO. FT.	ACRES
LOT 1	272,133	6.247
LOT 2	612,109	18.643
LOT 3	675,737	15.513
LOT 4	379,322	8.708
105TH PLACE	24,829	0.570
106TH PLACE	49,833	1.144
DOTY AVENUE	136,874	3.142
TOTAL AREA	2,350,836	55.968

PREPARED FOR:
CHICAGO NEIGHBORHOOD INITIATIVES
1000 E. 111TH STREET
CHICAGO, IL 60628

DWG #14-09-10-3214

DATE: 12/16/2010

JOB NO: 5484

FILENAME: 5484SUB-LTR

PAGE 1 OF 2

PLAT OF SUBDIVISION PULLMAN PARK - PHASE 1

BEING A SUBDIVISION OF PART OF THE WEST
HALF OF SECTION 14, TOWNSHIP 37 NORTH,
RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT NORTH PULLMAN LITH INC. IS OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAID LINES AND BOUNDARIES THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNERS OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT 274.277
HIGH SCHOOL DISTRICT NO. 236
MICHIGAN COLLEGE DISTRICT NO. 508

DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PROVIDER NAME AND TITLE

NORTH PULLMAN LITH INC.
1000 EAST 11TH STREET
CHICAGO, IL 60628

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for the County of _____ and State of Illinois, do hereby certify that _____

TITLE
OF NORTH PULLMAN LITH INC. WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE GRADNAGE OF SURFACE WATER WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER GRADNAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D. 20____.

OWNERS OR DULY AUTHORIZED ATTORNEY

OWNERS OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES:

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

THIS IS TO CERTIFY THAT U.S. BANK NATIONAL ASSOCIATION IS OWNER OF PART OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREIN INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNERS OF THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT NO. 236
HIGH SCHOOL DISTRICT NO. 236
MICHIGAN COLLEGE DISTRICT NO. 508

DATED THIS ____ DAY OF _____, A.D. 20____.

SIGNED: _____

PROVIDER NAME AND TITLE

U.S. BANK NATIONAL ASSOCIATION
1000 EAST LAKE STREET
CHICAGO, IL 60601

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for the County of _____ and State of Illinois, do hereby certify that _____

TITLE
OF U.S. BANK NATIONAL ASSOCIATION WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC

STATE ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 8 OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS, INDICATES TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

DIANE M. DRETT, P.E.
DEPUTY DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ILLCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY HIGHWAY DEPARTMENT IS REQUIRED BY THE OWNER OF THE PROPERTY FOR ACCESS.

COOK COUNTY SUPERINTENDENT OF HIGHWAYS

STATE OF ILLINOIS }
COUNTY OF COOK } SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY HAS SURVEYED AND SUBDIVIDED BY SPENCE, DEAN, AN ILLINOIS PROFESSIONAL DESIGN FIRM, MEMBER IES-CO, AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SAID PROPERTY CONTAINS 2,360,836 SQUARE FEET OR 53,968 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF CHICAGO WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS ENFORCEABLE THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP OF LOCAL COMMUNITY PANEL MAP NUMBER 1705000001 WITH EFFECTIVE DATE AUGUST 15, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X OVERLAP" AREA AS SUBMITTED BY SAID LEGAL MAP.

WE FURTHER DECLARE THAT STEEP, RE-ENGINEERING ROADS UNLESS OTHERWISE NOTED WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS NATIONAL STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____, 20____ IN ROSEMONT, ILLINOIS.

REBECCA Y. POPECK, P.L.L.C. No. 030-3642
LICENSE EXPIRES 11-30-2010

INVALID ONLY IF ENDOSSSED @AL AFFIDDED



PROPERTY DESCRIPTION

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF EAST 11TH STREET, AS DEDICATED AUGUST 11, 1925 PER DOCUMENT 9002353, BEING A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15 OF SAID TOWNSHIP, AND THE WEST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 36 MINUTES 34 SECONDS EAST, ALONG SAID NORTH LINE OF EAST 11TH STREET, 74G.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 20 MINUTES 09 SECONDS EAST, 7.43 FEET TO A POINT ON A LINE PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF SAID EAST 11TH STREET; THENCE NORTH 01 DEGREES 23 MINUTES 26 SECONDS WEST, ALONG SAID LINE, 506.00 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG A LINE 511.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, 366.51 FEET; THENCE NORTH 22 DEGREES 54 MINUTES 29 SECONDS EAST, 596.10 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHEASTERLY 42.32 FEET, ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET AND WHOSE CHORD BEARS NORTH 70 DEGREES 10 MINUTES 44 SECONDS EAST, 41.20 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 56 SECONDS EAST, NON-TANGENT TO THE LAST DESCRIBED CIRCLE, 360.98 FEET; THENCE NORTH 21 DEGREES 35 MINUTES 04 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1880.00 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 56 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 446.43 FEET; THENCE NORTH 25 DEGREES 04 MINUTES 07 SECONDS EAST, 671.24 FEET; THENCE SOUTH 68 DEGREES 24 MINUTES 56 SECONDS EAST, 311.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 32.1G FEET, ALONG A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET AND WHOSE CHORD BEARS SOUTH 80 DEGREES 04 MINUTES 43 SECONDS EAST, 31.94 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 15 MINUTES 30 SECONDS EAST, 16.77 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WOODLAWN AVENUE PER DOCUMENT 9002353; THENCE SOUTH 01 DEGREE 44 MINUTES 30 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, 66.50 FEET; THENCE SOUTH 09 DEGREES 12 MINUTES 53 SECONDS WEST, 236.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF DOTY AVENUE PER DOCUMENT 17027772; THENCE SOUTH 21 DEGREES 35 MINUTES 01 SECONDS WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY, 2066.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCLE; THENCE SOUTHWESTERLY 120.51 FEET, ALONG THE ARC OF SAID NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 267.00 FEET AND WHOSE CHORD BEARS SOUTH 75 DEGREES 40 MINUTES 46 SECONDS WEST, 119.49 FEET TO A POINT OF TANGENCY, ALSO BEING A POINT ON A LINE 777.50 FEET NORTH OF AND PARALLEL WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 583.11 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 282.74 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, AND WHOSE CHORD BEARS SOUTH 43 DEGREES 36 MINUTES 34 SECONDS WEST, 254.56 FEET TO A POINT OF TANGENCY, ALSO BEING A POINT ON A LINE PERPENDICULAR TO THE NORTH RIGHT OF WAY LINE OF SAID EAST 11TH STREET; THENCE SOUTH 01 DEGREE 23 MINUTES 26 SECONDS EAST, ALONG THE LAST DESCRIBED LINE, 423.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF LAND CONVEYED TO THE DEPARTMENT OF PUBLIC WORKS AND BUILDING PER SAID DOCUMENT 17027772; THENCE SOUTHWESTERLY 170.00 FEET, ALONG SAID NORTHERLY RIGHT OF WAY, BEING THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 128.59 FEET AND WHOSE CHORD BEARS SOUTH 37 DEGREES 07 MINUTES 23 SECONDS WEST, 157.89 FEET TO A POINT ON SAID NORTH LINE OF EAST 11TH STREET; THENCE SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 7.18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA FOR COUNTY CLERK'S RELEASE STAMP

DWG #14-09-10-3214



City of Chicago
Richard M. Daley, Mayor
Department of Transportation

30 North LaSalle Street
Suite 1100
Chicago, Illinois 60602-2570
(312) 744-3600
(312) 744-7215 (TTY)
www.cityofchicago.org/transportation

January 4, 2011

Ms. Mara S. Georges
Corporation Counsel
Room 600 - City Hall
Chicago, IL 60602-1289

Attention Mr. Jeff Levine
Chief Asst. Corporation Counsel

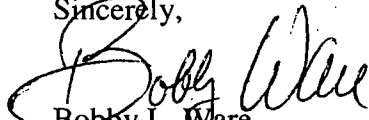
Re: Proposed Pullman Park -Phase 1 Subdivision

Dear Mr. Levine:

Pursuant to request by Mr. David Reifman, we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed Plat of Subdivision for Pullman Park-Phase 1 Subdivision being a Subdivision of part of the west half of Section 14, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois for North Pullman 111th, Inc. (File No. 14-09-10-3214). This property is located in the 9th Ward.

The persons to contact in connection with this proposed ordinance are Mr. David Reifman, Phone No. 312/368-2162 or Mr. Jesse Dodson, Phone No. 312/368-8164.

Sincerely,


Bobby L. Ware
Commissioner

Originated by:


Luann Hamilton
Deputy Commissioner

BLW: LH: mw

cc: Alderman Anthony Beale
Alderman Ray Suarez, Committee on Transportation
(2) File copies

