



# City of Chicago



O2019-5739

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Sadlowski Garza (10)
<b>Type:</b>	Ordinance
<b>Title:</b>	Approval of plat of Atwater 106th Street Subdivision
<b>Committee(s) Assignment:</b>	Committee on Transportation and Public Way

## **SUBDIVISION ORDINANCE**

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

**SECTION 1.** The Acting Commissioner of the Chicago Department of Transportation, or his designee, is hereby authorized and directed to approve a proposed Atwater 106<sup>th</sup> Street Subdivision being a resubdivision of certain lots owned by Atwater Save-It-All 106<sup>th</sup> Street Self Storage LLC, an Illinois limited liability company ("Developer") in the block bounded by E. 105<sup>th</sup> Street, E. 106<sup>th</sup> Street, S. Avenue E and S. Avenue B, and legally described in the attached plat (Exhibit A, CDOT File: 08-10-19-3890) which, for greater certainty, is hereby made a part of this ordinance.

**SECTION 2.** The resubdivision herein provided for is made upon the express condition that the Developer terminate all existing unused stubs and services entering the development site subject to this subdivision ordinance ("Ordinance") pursuant to the terms and conditions of the Chicago Department of Water Management letter dated June 14, 2019 ("DWM June 14, 2019 Letter"), attached hereto as Exhibit B.

**SECTION 3.** The resubdivision herein provided for is made upon the express condition that prior to the recordation of the certified copy of this Ordinance together with the associated full sized plats, as approved by the Acting Superintendent of Maps and Plats, with the Office of the Recorder of Deeds of Cook County, Illinois, the Developer shall deposit or cause to be deposited with the City of Chicago, Department of Water Management ("DWM"), the developer deposit ("Developer Deposit") for DWM's performance of only the pipe work associated with terminating the stub and services, as set forth in the DWM June 14, 2019 Letter, attached as Exhibit B.

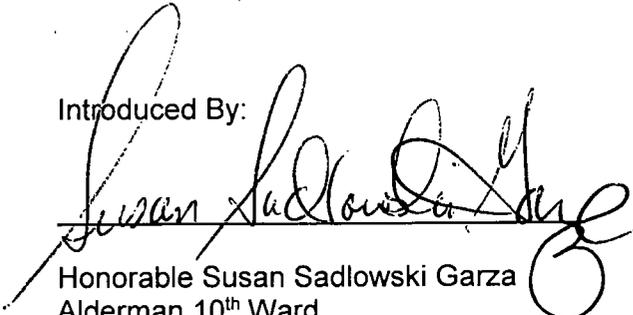
In the event that the Ordinance is recorded prior to the payment of the Developer Deposit, the Ordinance will be invalidated, and all resubdivision approvals revoked.

**SECTION 4.** The resubdivision herein provided for is made upon the express condition that Developer shall be responsible for the operation, maintenance and abandonment of the private sewer and appurtenances running north-south on vacated S. Avenue C from approximately 11 feet north of the north line of E. 106<sup>th</sup> Street to E 105<sup>th</sup> Street that serves the existing parking lot and building on the property in the block bounded by E. 105<sup>th</sup> Street, E. 106<sup>th</sup> Street, S. Avenue E and S. Avenue B, pursuant to the terms and conditions of the DWM June 14, 2019 Letter, attached hereto as Exhibit B.

**SECTION 5.** The resubdivision herein provided for is 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 Acting Superintendent of Maps and Plats.

**SECTION 6.** 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 the approved ordinance and associated plat.

Introduced By:



Honorable Susan Sadlowski Garza  
Alderman 10<sup>th</sup> Ward

# EXHIBIT "A"

## PLAT OF RESUBDIVISION

### ATWATER 106th STREET SUBDIVISION

LOTS 1 TO 24 INCLUSIVE IN BLOCK 41 AND LOTS 25 TO 48 INCLUSIVE IN BLOCK 42, TOGETHER WITH ALL OF THAT PART OF VACATED S AVENUE "C" VACATED BY ORDINANCE PASSED DECEMBER 6, 1966 AND RECORDED JANUARY 3, 1967 AS DOCUMENT NUMBER 20034552, LYING BETWEEN E 105TH STREET AND E 106TH STREET, ALL IN IRONWORKERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 9, 1873 AS DOCUMENT NUMBER 139771, IN COOK COUNTY, ILLINOIS

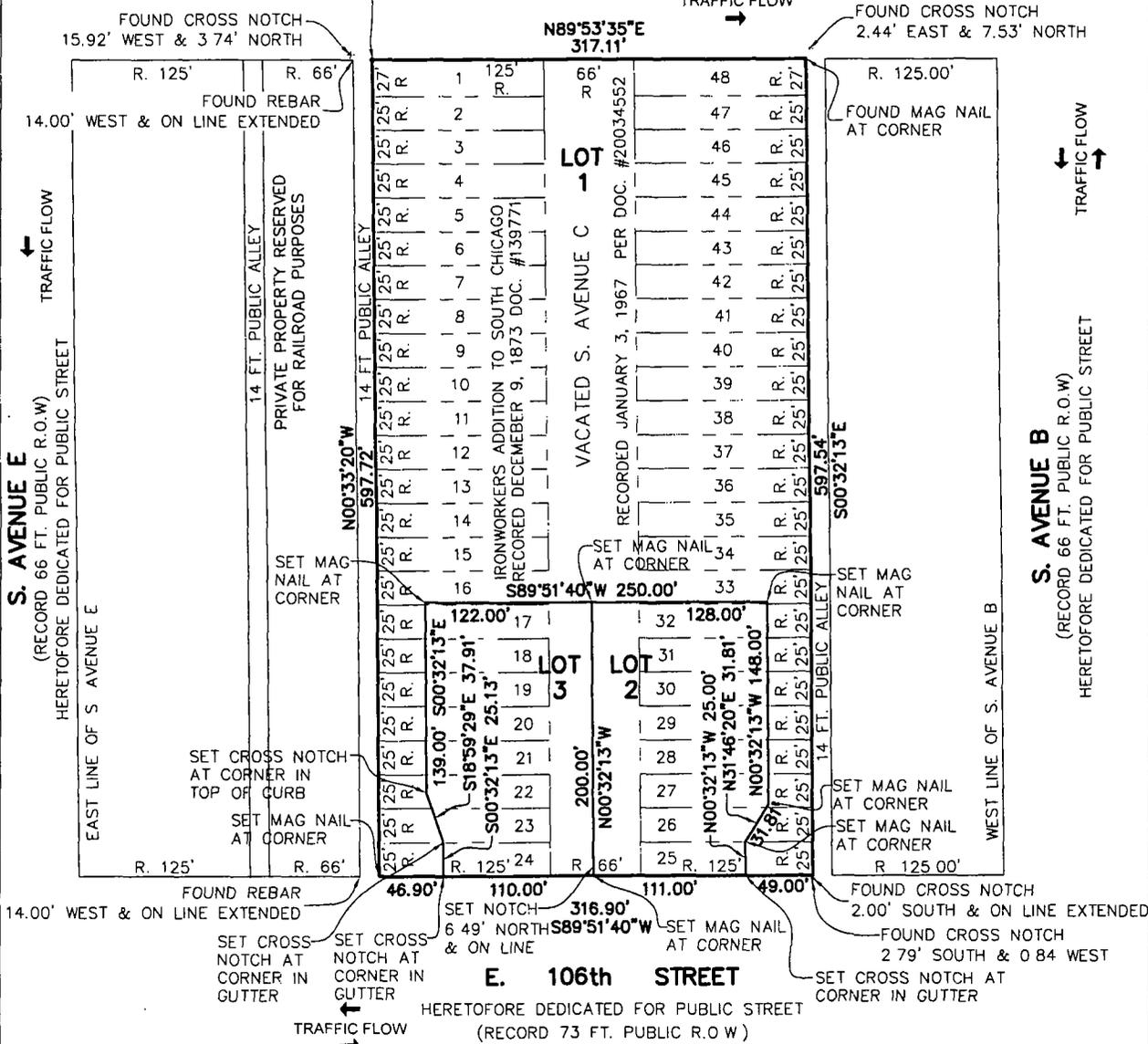
CONTAINING 189,451 SQUARE FEET, OR 4.35 ACRES, MORE OR LESS

#### GRAPHIC SCALE



(IN FEET)

1" = 80' SET REBAR AT CORNER



LEGEND	
—	BOUNDARY
—	RECORD LINES
- - -	UNDERLYING LOTS
+	CUT CROSS
R	RECORD

LOT AREA TABLE		
LOT	SQUARE FEET	ACRES
1	140,621	3.23
2	24,946	0.57
3	23,884	0.55

AREAS SHOWN ARE MORE OR LESS.

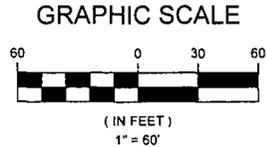
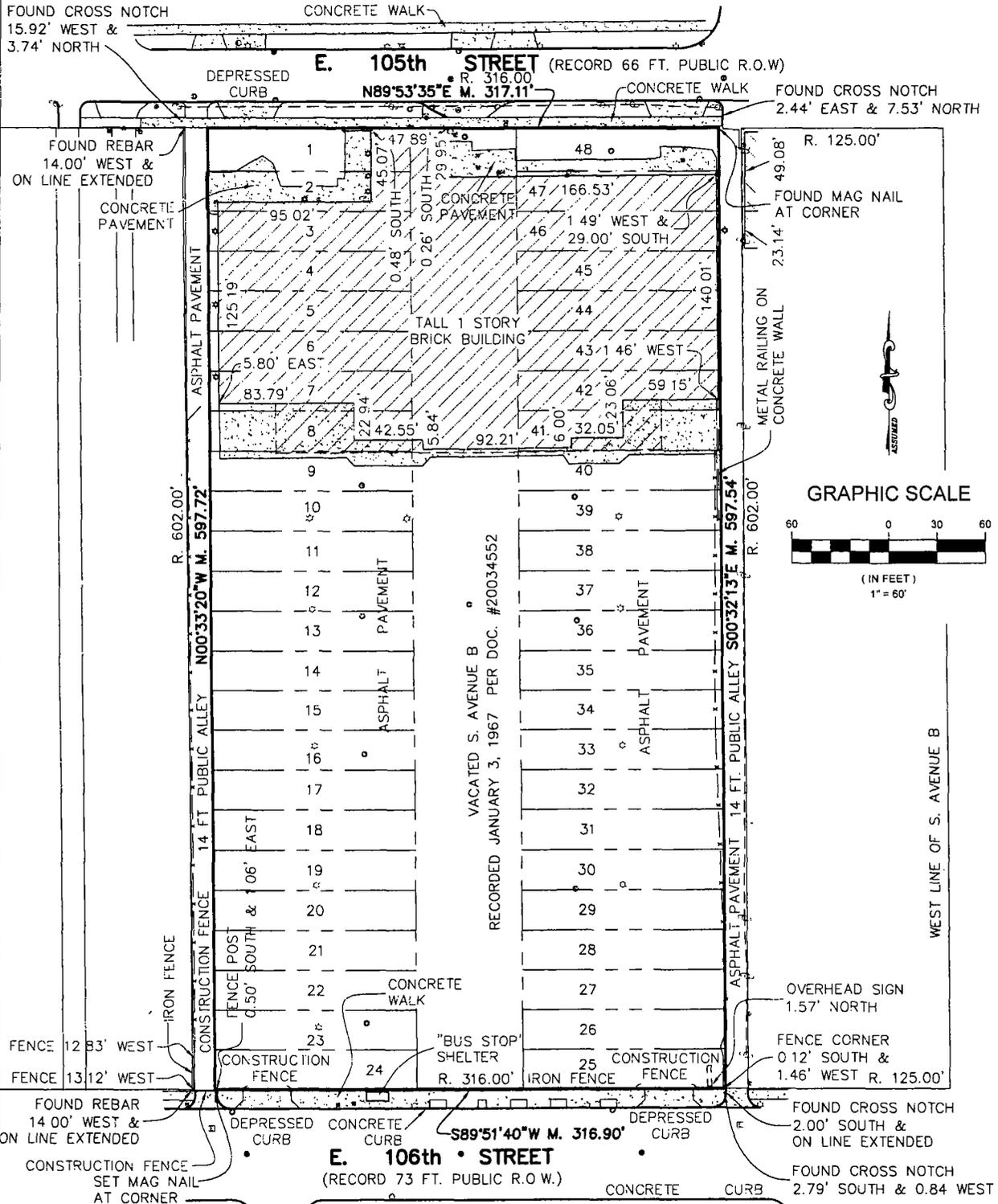
REVISED 6/18/2019  
 LOTS STAKED 6/11/2019 PER #2019-26819  
 REVISED 6/4/2019 PER #2019-26809  
 REVISED 1/14/2019 PER #2019-26331

ORDERED BY	ATWATER GROUP	CHECKED	DRANK
ADDRESS	E. 106th STREET		
<b>GREMLEY &amp; BIEDERMANN</b>			
PLCS, CORPORATION			
LICENSE NO. 164-00022			
PROFESSIONAL LAND SURVEYOR			
4509 NORTH ELSTON AVENUE, CHICAGO, IL 60630			
TELEPHONE (773) 488-8102 FAX (773) 248-4186 EMAIL INFO@PLCS-SURVEY.COM			
ORDER NO.	DATE	PAGE NO.	
<b>2018-25925-001</b>	SEPTEMBER 27, 2018	1 OF 4	
SCALE: 1" = 80 FEET			

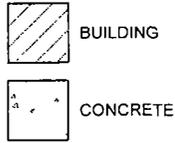
G:\CAD\2018\2018-25925\2018-25925-001.dwg

CDOT# 08-10-19-3890

# EXHIBIT "A" PLAT OF RESUBDIVISION ATWATER 106th STREET SUBDIVISION



- LEGEND**
- Storm MH
  - Storm CB
  - San Storm Combo MH
  - Water MH
  - Water Fire Hydrant
  - Utility Pole
  - Guy Anchor
  - Electric MH
  - Electric Vault
  - Electric Meter
  - Electric Light Pole
  - Electric Mounted Wall Light
  - Gas Hand Hole
  - Gas Meter
  - Sign Post
  - Bumper Post
  - Unclassified Manhole
  - Iron Rod
  - Cut Cross
  - Aerial Wires
  - Fence
  - R. Record
  - M. Measured



REVISED 6/18/2019  
 LOTS STAKED 6/11/2019 PER #2019-26819  
 REVISED 6/4/2019 PER #2019-26809  
 REVISED 1/14/2019 PER #2019-26331

ORDERED BY: ATWATER GROUP  
 ADDRESS: E. 106th STREET

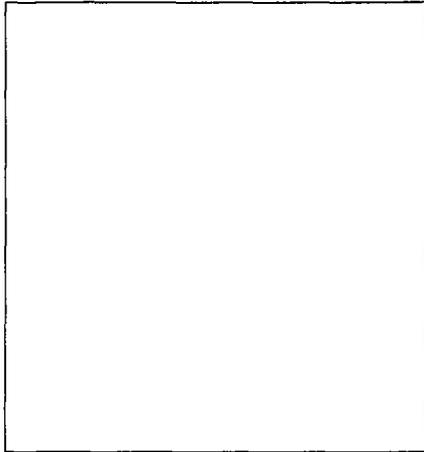
DATE: SEPTEMBER 27, 2018  
 SCALE: 1 inch = 60 Feet

2 OF 4

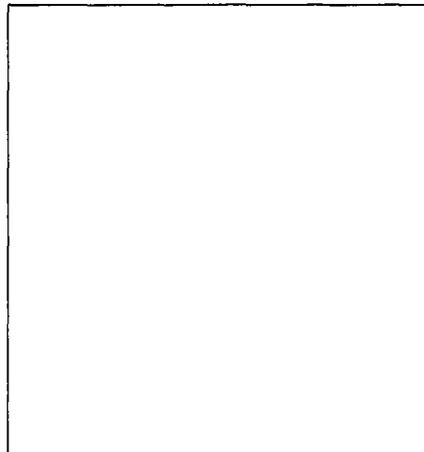
G. \CAD\2018\2018-25925\2018-25925-002.dwg

CDOT# 08-10-19-3890

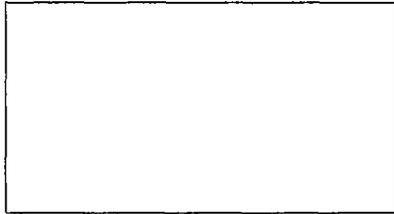
**EXHIBIT "A"**  
**PLAT OF RESUBDIVISION**  
**ATWATER 106th STREET SUBDIVISION**



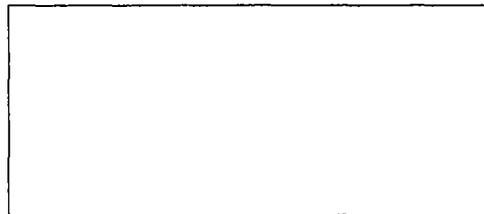
**C.D.O.T.**



**RESERVED FOR  
THE RECORDER OF DEEDS**



**CITY - DEPT. OF FINANCE**



**COOK CO.**

P.I.N.

26-08-407-048-0000

Owner Certificate  
 State of Illinois )  
 County of Cook ) ss

Atwater Save-It-All 106th Street Self-Storage, LLC, an Illinois limited liability company, does hereby certify that it is the owner of the property certified hereon and that it has caused the said property to be surveyed and subdivided as shown hereon

This is to certify that property herein described is to the best of its knowledge is located within the boundaries of the Chicago Public School District No 299 in Cook County, Illinois.

Dated: \_\_\_\_\_ A.D. 20\_\_

By \_\_\_\_\_  
 Its \_\_\_\_\_

State of Illinois )  
 County of Cook ) ss

I, \_\_\_\_\_, a notary public in and for the county in the state aforesaid, do hereby certify that \_\_\_\_\_ of said limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, as owner of the property, for the uses and purposes therein set forth

Given under my hand and notarial seal this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

\_\_\_\_\_  
 Notary Public

PREPARED FOR AND MAIL TO.

ATWATER GROUP  
 162 W. GRAND AVENUE #300  
 CHICAGO, IL 60654

REVISED 6/18/2019  
 LOTS STAKED 6/11/2019 PER #2019-26819  
 REVISED 6/4/2019 PER #2019-26809  
 REVISED 1/14/2019 PER #2019-26331

ORDERED BY: ATWATER GROUP	CHECKED: DRAWING
ADDRESS: E 106TH STREET	101
<b>GREMLEY &amp; BIEDERMANN</b> ATTORNEYS AT LAW P.L.C.S. CORPORATION LICENSE NO. 06-088332 PROFESSIONAL LAW OFFICE 4506 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE (773) 688-8182 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SUNNY.COM	
ORDER NO. <b>2018-25925-001</b>	DATE: SEPTEMBER 27, 2018 SCALE: 1 inch = 66 FEET
PAGE NO. <b>3</b>	OF 4

CDOT# 08-10-19-3890

**EXHIBIT "A"**  
**PLAT OF RESUBDIVISION**  
**ATWATER 106th STREET SUBDIVISION**

SURVEYORS CERTIFICATE  
STATE OF ILLINOIS)  
COUNTY OF COOK)SS

I, ROBERT G BIEDERMANN, A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED ON PAGE 1 OF THIS PLAT

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS

I FURTHER CERTIFY THAT ALL OF THE PROPERTY APPEARS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON THE FLOOD INSURANCE RATE MAP, COOK COUNTY, ILLINOIS, COMMUNITY PANEL NO 17031C0659J, EFFECTIVE DATE OF AUGUST 19, 2008

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT

FIELD MEASUREMENTS COMPLETED ON JUNE 11, 2019

SIGNED ON June 18, 2019

BY Robert G. Biedermann



PROFESSIONAL ILLINOIS LAND SURVEYOR NO 2802

MY LICENSE EXPIRES NOVEMBER 30, 2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

**SURVEYOR'S NOTES**

FIELD MEASUREMENTS COMPLETED ON JUNE 11, 2019

PROPERTY ZONING CLASSIFICATION IS B3-1  
MONUMENTATION AT ALL LOT CORNERS INDICATED BY SYMBOL OR NOTATION  
ESTABLISHED PRIOR TO PLAT RECORDATION

Note R & M denotes Record and Measured distances respectively

Distances are marked in feet and decimal parts thereof Compare all points BEFORE building by same and at once report any differences BEFORE damage is done

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations

NO dimensions shall be assumed by scale measurement upon this plat

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED

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REVISED 6/18/2019  
LOTS STAKED 6/11/2019 PER #2019-26819  
REVISED 6/4/2019 PER #2019-26809  
REVISED 1/14/2019 PER #2019-26331

ORDERED BY: ATWATER GROUP	CHECKED: DRANK	
ADDRESS: E. 106TH STREET	BS	
GREMLEY & BIEDERMANN PLCS, CORPORATION LICENSE NO. 044-00112 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 683-4162 FAX: (773) 238-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: <b>2018-25925-001</b>	DATE: SEPTEMBER 27, 2018 SCALE: 1 INCH = 60 FEET	PAGE NO. <b>4</b> OF <b>4</b>

CDOT# 08-10-19-3890



EXHIBIT B



**DEPARTMENT OF WATER MANAGEMENT**

**CITY OF CHICAGO**

June 14, 2019

City of Chicago  
Department of Transportation  
Division of Infrastructure Management  
Office of Underground Coordination  
30 North LaSalle Street, 3<sup>rd</sup> Floor  
Chicago, Illinois 60602

**Attn: Mr. Jai Kalayil**  
**Coordinator of Street Permits**

**Re: Proposed Industrial Vacation Ordinance**  
**10<sup>th</sup> Ward**  
**For: Atwater 106<sup>th</sup> Street**

**Subdivision in block bounded by E. 105<sup>th</sup> Street, E. 106<sup>th</sup> Street, S. Avenue B and S. Avenue E.**

**OUC File No. 2019-86381**  
**M&P Project No. 08-10-19-3890**  
**Water Atlas Page 677**  
**Sewer Atlas Page 37-3-08**

Dear Mr. Kalayil:

This letter is in response to your inquiry dated February 6, 2019 concerning the proposed subdivision. After reviewing our records, we have determined the following:

**I) The Department of Water Management - Water Section**

It is the owner's responsibility to terminate all existing unused stubs and services entering the site prior to construction. Notify the DWM immediately of any services entering the site not listed within DWM's records.

The following must be terminated at the owner's expense for the subdivision to be approved:

- a) One 8-inch water main stub at 9' N.S.L of E. 106<sup>th</sup> Street and 8' W. E.L. of vacated S. Avenue C;
- b) One 6-inch water service that is no longer in use at 7' S.N.L of E. 105<sup>th</sup> Street and 371' W.W.L. of S. Avenue "E".

This Department will perform only the pipe work associated with terminating this stub and service. The contractor will be responsible for obtaining all applicable permits, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve box/valve basin) and all restoration to CDOT standards.

The cost to do this work is \$11,700.00 on regular time (7am to 3 pm). Detailed instructions for payment of this deposit will follow under separate cover.

For questions regarding water facilities, please contact Andrew McFarland at (312) 742-7027.

**II) The Department of Water Management - Sewer Section**

There are no public sewer facilities within the limits of the area proposed for subdivision.

Please note that based on sewer records, there is a private sewer running north-south on vacated S. Avenue C from approx. 11 feet NNL of E 106th Street to E 105th Street that serves the existing parking lot and building on the property. The Sewer Section has no objection to the proposed subdivision with the condition that the proposed subdivision is responsible for the operation, maintenance or abandonment of the private sewer and appurtenances.

For questions regarding sewer facilities, please contact Sid Osakada at (312) 744-0344 or Anupam Verma at (312) 742-7108.

Very truly yours,



Randy Conner  
Commissioner