



City of Chicago



O2016-2669

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Mell (33)
Type:	Ordinance
Title:	Approval of plat of Mozart Place Resubdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

SUBDIVISION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of her designees, is each hereby authorized and directed to approve a proposed Mozart Place Resubdivision being a resubdivision of certain lots owned by the Mozart Place Associates, LLC, an Illinois limited liability company in the block bounded by W. Addison Street, W. Waveland Avenue, N. Mozart Street and N. California Avenue, and legally described in the attached plat (**Exhibit A**, CDOT File: 24-33-15-3744) which, for greater clarity, is hereby made a part of this ordinance.

SECTION 2. The subdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the applicant 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 the full sized corresponding Plat approved by the Department of Transportation / Superintendent of Maps and Plats.

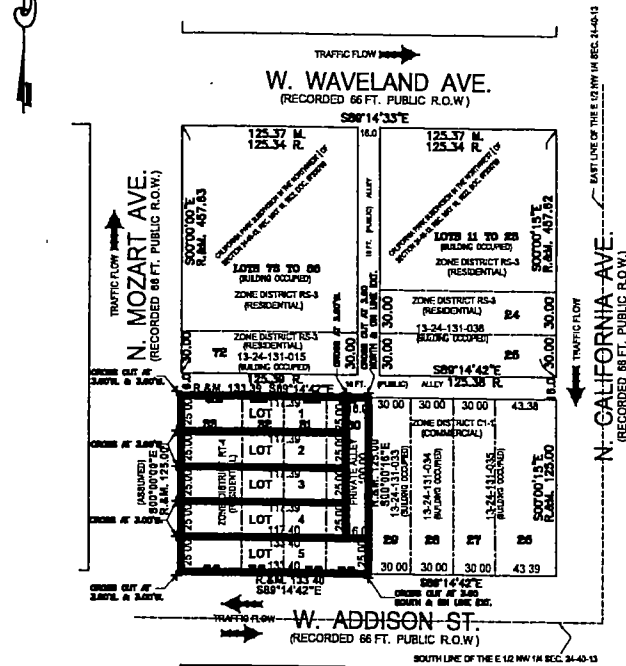
SECTION 3. This ordinance and subdivision plat exhibit shall take effect and be in force from and after their recording.



Honorable Deborah Mell
Alderman, 33rd Ward

PLAT OF SUBDIVISION MOZART PLACE RESUBDIVISION

A RESUBDIVISION OF LOTS 30, 31, 32 AND 33, ALL INCLUSIVE, IN CALIFORNIA PARK SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 19, 1922AS DOCUMENT NUMBER 7508769, IN COOK COUNTY, ILLINOIS.
SAID ABOVE DESCRIBED PARCEL CONTAINING 16,673 SQUARE FEET OR 0.38 ACRES, MORE OR LESS.



LEGEND:

R.O.W. - RIGHT OF WAY
LINE TYPE: (CONTINUOUS) - BLOCK AND R.O.W. LINE
(DASHED) - LOT LINE
(DASHED) - SECTION LINE
(CONTINUOUS BOLD) - PROPERTY LINE

OWNERS CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I (WE), _____ DO HEREBY CERTIFY THAT I (AM WE) ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON AND THAT I (WE) HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.

DATED: _____ A. D. 20____
_____, OWNER
_____, CO-OWNER

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE 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 SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THE ANNEXED PLAT AS HIS OWN AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF _____ A. D. 20____

NOTARY PUBLIC

PREPARED FOR: MOZART PLACE ASSOCIATES, LLC 1200 N. ASHLAND AVE., SUITE 600, CHICAGO, IL 60622 ADDRESS: 2818-20 W. ADDISON ST., CHICAGO, ILLINOIS 60618	PAGE: 1 OF 1
MM SURVEYING CO., INC. PROFESSIONAL DESIGN FIRM NO. 184-003233 EXPIRATION DATE: APRIL 30, 2017 5612 W. HEDGECOCK AVE., CHICAGO, ILLINOIS 60630 PHONE: 773-287-5000, FAX: 773-287-8424 EMAIL: MM.SURVEYING@SBGGLOBAL.NET	ORDER NO. 85688 SCALE: 1 INCH = 40 FEET DATE: NOVEMBER 03, 2015

CDOT# 24-3315-3744

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LOT NO.	AREA
LOT 1	2,934 sq. ft. (0.07 ac)
LOT 2	2,935 sq. ft. (0.07 ac)
LOT 3	2,935 sq. ft. (0.07 ac)
LOT 4	2,935 sq. ft. (0.07 ac)
LOT 5	3,334 sq. ft. (0.08 ac)
PRIVATE ALLEY	1,600 sq. ft. (0.04 ac)
TOTAL AREA	16,673 sq. ft. (0.38 ac)

ZONING INFORMATION:

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HEREON IS RT-4 AS DELINEATED ON THE CITY OF CHICAGO, DEPARTMENT OF ZONING WEBSITE. THE SURVEYOR HAS NOT RESEARCHED THE APPLICABLE ZONING, BUILDING CODES, SETBACK OR SPECIFIC USES ALLOWED WITHIN THIS ZONING CLASSIFICATION. CONTACT THE CITY OF CHICAGO, DEPARTMENT OF ZONING, CITY HALL, 121 NORTH LASALLE STREET, ROOM 905, CHICAGO, ILLINOIS, (312) 744-5777, FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY
OF _____ A.D. _____
_____, ENGINEER
_____, OWNER OR ATTORNEY

CITY - DEPT. OF FINANCE	
CDOT	
COOK CO.	

SURVEYOR'S NOTES:

1. SURVEY PREPARED BY "MM SURVEYING CO. INC.", PROFESSIONAL DESIGN FIRM NO. 184-003233, EXPIRATION DATE APRIL 30, 2017.
2. NOTE R.A.M. DENOTES RECORDED AND MEASURED DISTANCES RESPECTIVELY.
3. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
5. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.
6. UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED.
7. SURVEY PREPARED FOR: MOZART PLACE ASSOCIATES, LLC @ 1200 N. ASHLAND AVE., SUITE 600, CHICAGO, IL 60622
8. PIN # OF OLD LOTS 30 & 31 (13-24-131-032), PIN# OF OLD LOTS 32 & 33 (13-24-131-031)
9. SCHOOL DISTRICT 299 CITY OF CHICAGO (CPS)
* GROVER CLEVELAND ELEMENTARY SCHOOL (K-8)
* KARL SCHURZ HIGH SCHOOL (9-12)
THE LAST DATE OF FIELD WORK WAS OCTOBER 20, 2015.
10. LOTS 30 & 31 ARE VACANT, LOTS 32 & 33 ARE OCCUPIED BY 1 STORY BRICK COMMERCIAL BUILDING. PROPERTY EAST OF AND ADJOINING (LOT 29) IS OCCUPIED BY 1 STORY BRICK COMMERCIAL BUILDING. PROPERTY NORTH OF AND ADJOINING THE 16 FT. PUBLIC ALLEY IS OCCUPIED BY 1 1/2 STORY BRICK RESIDENTIAL BUILDING.
11. THE LAST DATE OF FIELD WORK WAS OCTOBER 20, 2015.
12. THE LAST REVISION DATE WAS APRIL 01, 2016.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

This is to certify that I, Zbigniew Domoznych, an Illinois Professional Land Surveyor, has surveyed and subdivided the property described as follows:
A Resubdivision of Lots 30, 31, 32 and 33, all inclusive, in California Park Subdivision in the Northwest 1/4 of Section 24, Township 40 North, Range 13 East of the Third Principal Meridian, recorded May 19, 1922, as document number 7508769, in Cook County, Illinois.
The plat hereon drawn is a correct representation of said survey. I further certify that the above described property is consolidated is within zone X as per Fema Floodway Map, Cook County, Illinois, community panel number 17031C04042 and effective date, AUGUST 19, 2008.

This professional service conforms to the current Illinois Minimum Standard for Boundary Survey. Given under my hand and seal at CHICAGO, ILLINOIS, this 14 day of APRIL, 2016.
BY: MA. DOMOZYCH CHICAGO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 154758
I.C. EXP. 11/30/2016