



City of Chicago



SO2020-114

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2020
Sponsor(s):	Waguespack (32)
Type:	Ordinance
Title:	Approval of plat of Vienna Resubdivision
Committee(s) Assignment:	Committee on Transportation and Public Way

SUBSTITUTE SUBDIVISION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation is hereby authorized and directed to approve a proposed Vienna Subdivision being a resubdivision of certain lots owned by Vienna Beef Ltd, an Illinois corporation ("Developer"), in the block bounded by N. Elston Avenue, N. Damen Avenue and W. Fullerton Avenue, and legally described in the attached plat (Exhibit A, CDOT File: 30-32-19-3906) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. The resubdivision herein contemplated is expressly subject to the respective reservations and terms of the Chicago Department of Water Management, the Metropolitan Water Reclamation District, Commonwealth Edison, AT&T/SBC, Comcast and Peoples Gas Light and Coke, their successors or assigns as detailed further in the vacation ordinance passed by the City Council on March 28, 2018, and published in the Journal of the Proceedings of the City Council for such date at pages 74432-74438, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois, on July 10, 2018, as document 1819116025.

SECTION 3. 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 Superintendent of Maps and Plats.

SECTION 4. 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.

Honorable Alderman Scott Waguespack, Ward 32

VIENNA RESUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

"A" = FULLERTON'S ADDITION
TO CHICAGO
RECORDED MAY 7, 1879
AS DOCUMENT 221101

N ELSTON AVE
97' RIGHT OF WAY
HERETOFORE OPENED BY DOCUMENT 1722819028
REC 8/16/17

N 87° 34' 04" E M SET CROSS 0.80002-A PER 1.00' N, OF SOUTH
(PROPOSED & REROUTED) PLAT OF HIGHWAYS, JOSEPH

N87°34'04"E M
----- 394.75'M -----
N187°34'04"E M 308.76'M

FORARY CONSTRUCTION EASEMENT
DOCUMENT 1334339075 REC 12/9/13

FOUND IR 9' VACATED
AT CORNER PER DOC 141
25'(R) 25'(R) 25'(R) 25'

PARCEL

[illegible]

288.89 M	PT	PT	PT
69.8 (R)	PT	PT	PT

PT OF LOT 28
PT OF LOT 27
PT OF LOT 26
PT OF LOT 25
PT OF LOT 24

TEMPORARY
CONSTRUCTION
EASEMENT PER
DOCUMENT
133433907 REC
12/8/13

N ELST
 A
 H
 99
 1/16/71

2000

CONSTRUCTION
Dedicated
HEREFORE
DEDICATED

3906

SECRET

LEND
BOUNDARY LINE
ZONING LINE

EXISTING RIGHT-OF-WAY
OR LOT LINE

TRAFFIC FLOW DIRECTION

SCALE 1" = 60'

60

1



FOUND 5/8"
IR AT CORNER

057°08'W M
UND CROSS
CORNER

GINNING T CORNER

ACKNOWLEDGMENTS

SHEET

DATE: 08/05/2019
JOS NO: 1737.04
FILENAME: 7737568-01

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
1000 Highway 101, Suite 100, Richmond, BC V6X 1A1
Tel: (604) 271-5500 Fax: (604) 271-5505

11/18/81

S

SPACECO INC.



REVISIONS:
12/02/2019 CDO

CDOT #30-32-19-3906

SHEET 1 OF 5

N:\Projects\7737SURVE\7737SUR3-01.dwg Default U2a=blowersbury

EXHIBIT "A"

VIENNA RESUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, NORTH OF W. FULLERTON AVENUE, NORTHEAST OF N. ELSTON AVENUE AND EAST OF THE EAST LINE OF N. DAMEN AVENUE, PREVIOUSLY KNOWN AS N. ROBEY STREET, AS NOW LOCATED; AND PART OF LOTS 15 THROUGH 21, ALL INCLUSIVE, IN BLOCK 8 AND THAT PART OF THE VACATED EAST-WEST 16 FOOT WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 15 TO 21 IN BLOCK 8 AND PART OF VACATED WOLCOTT AVENUE, ALSO KNOWN AS BRAND STREET, ACCORDING TO THE DOCUMENT RECORDED JULY 10, 2018 AS DOCUMENT 1819116025, ALL IN FULLERTON'S ADDITION TO CHICAGO, SAID FULLERTON ADDITION BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER AND THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO RIVER AND WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1879 AS DOCUMENT NUMBER 221101, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 49 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 15, ALSO BEING THE WEST LINE OF SAID VACATED N. WOLCOTT AVENUE, PREVIOUSLY KNOWN AS N. BRAND STREET, A DISTANCE OF 1.70 FEET TO A POINT ON THE NORTH LINE OF W. FULLERTON AVENUE AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 9, 2013 AS DOCUMENT NUMBER 1334339074, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID W. FULLERTON AVENUE, A DISTANCE OF 173.96 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 207.05 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 080002-A, PER SPECIAL WARRANTY DEED RECORDED DECEMBER 9, 2013 AS DOCUMENT NUMBER 1334339074, ALSO KNOWN AS RE-LOCATED N. ELSTON AVENUE; THENCE NORTH 87 DEGREES 34 MINUTES 04 SECONDS EAST ALONG SAID SOUTH LINE OF PARCEL 080002-A, A DISTANCE OF 85.99 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG SAID PARCEL 080002-A AND IT'S SOUTHEASTERLY EXTENSION A DISTANCE OF 317.53 FEET, SAID LINE BEING THE ARC OF A TANGENT CIRCLE TO THE RIGHT HAVING A RADIUS OF 206.50 FEET AND WHOSE CHORD BEARS SOUTH 48 DEGREES 22 MINUTES 54 SECONDS EAST, A DISTANCE OF 287.16 FEET TO A POINT; THENCE SOUTH 40 DEGREES 57 MINUTES 08 SECONDS WEST, A DISTANCE OF 17.15 FEET, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID W. FULLERTON AVENUE AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED DECEMBER 9, 2013 AS DOCUMENT NUMBER 1334339074; THENCE SOUTH 88 DEGREES 36 MINUTES 10 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 114.26 FEET THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CDOT #30-32-19-3906

SHEET 3 OF 5

DATE 08/05/2019	JOB NO. 7737.04	FILENAME 7737SUB-01
CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS		
9575 W. HIGGINS ROAD, SUITE 100, ROSEMONT, ILLINOIS 60018 PHONE (630) 595-1000 FAX (630) 595-1005		
REVISIONS 12/02/2019 CDO1		



EXHIBIT "A"

VIENNA RESUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS), SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT VIENNA BEEF LTD., A CORPORATION OF ILLINOIS IS OWNER 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 THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT AS OWNERS OF THE PROPERTY AS LEGALLY DESCRIBED 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. 299
HIGH SCHOOL DISTRICT NO. 299
JUNIOR COLLEGE DISTRICT NO. 508

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

VIENNA BEEF LTD., A ILLINOIS CORPORATION

BY: _____

NAME:

ADDRESS:

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

OWNER(S) OR DULY AUTHORIZED ATTORNEY

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. _____
LICENSE EXPIRES: _____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

TITLE
OF VIENNA BEEF LTD., A ILLINOIS CORPORATION 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

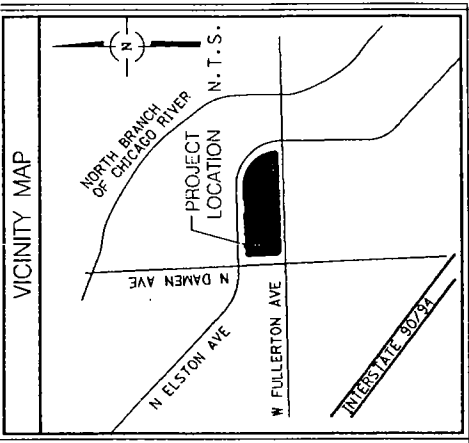
THIS ____ DAY OF ____, A.D. 20 ____.

NOTARY PUBLIC

[Signature]

CDOT #30-32-19-3906

PINS	
14-30-401-004	14-30-401-012
14-30-401-005	14-30-401-013
14-30-401-006	14-30-401-014
14-30-401-007	14-30-401-015
14-30-401-008	14-30-401-016
14-30-401-009	14-30-401-017
14-30-401-010	14-30-401-021
14-30-401-011	14-30-401-023
14-30-401-026	



SURVEYOR'S NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS NOTED.
2. BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION 1L EAST ZONE.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT.
4. MID-AMERICA ASSET MANAGEMENT
ONE PARKVIEW PLAZA
OAKBROOK TERRACE, IL 60181-4713
5. LAST DATE OF FIELD WORK: DECEMBER 15, 2018
6. CURRENT ZONING: C1-3 AND C3-3; C1 IS A NEIGHBORHOOD COMMERCIAL DISTRICT AND C3 IS COMMERCIAL, MANUFACTURING AND EMPLOYMENT DISTRICT.

FILENAME: 7737SUB-01
JOB NO: 7737.04
DATE: 08/05/2019

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
935 W. Higgins Road, Suite 200,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



REVISIONS:

12/02/2019 CDOT

EXHIBIT "A"

VIENNA RESUBDIVISION

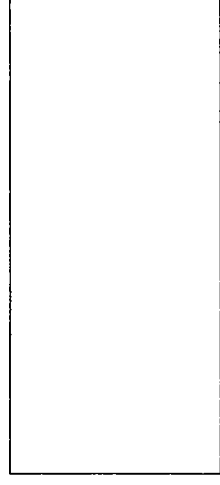
BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

DATE	08/05/2019
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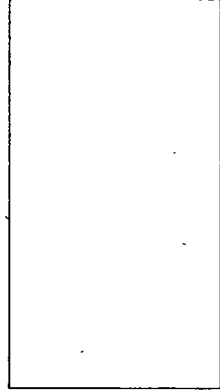
CONSULTING ENGINEERS	9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 695-4060 Fax: (847) 696-4065
SITE DEVELOPMENT ENGINEERS	
LAND SURVEYORS	



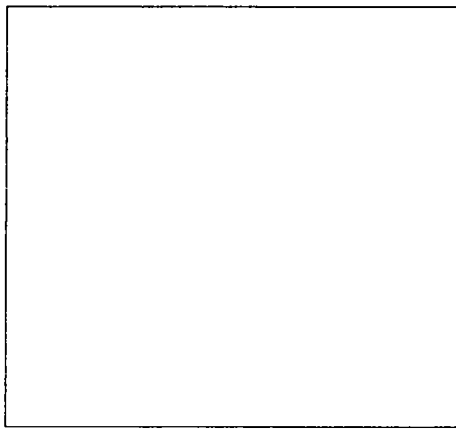
REVISIONS:	12/02/19 CDOT
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COOK CO.



CITY - DEPARTMENT OF FINANCE



CDOT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-00157 (EXPIRATION DATE 04/30/2021), AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 116,345 SQUARE FEET OR 2.672 ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0416J MAP WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP.

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

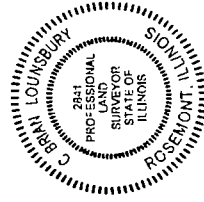
I HEREBY AUTHORIZE _____ OR THEIR AGENT TO FILE THIS PLAT OF RESUBDIVISION WITH THE COOK COUNTY RECORDERS' OFFICE.

GIVEN UNDER OUR HAND AND SEAL THIS 2ND DAY OF DECEMBER, 2019 IN ROSEMONT, ILLINOIS.

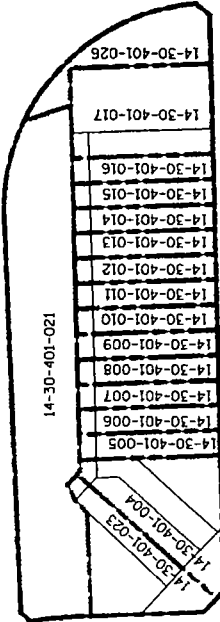
C. Brian Lounsbury
C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841
LICENSE EXPIRES: 11-30-2020

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

SPACECO, INC. IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-00157. LICENSE EXPIRES APRIL 30, 2021



SHEET 5 OF 5



PIN DETAIL
NOT TO SCALE

PREPARED FOR:
MID-AMERICA ASSET MANAGEMENT
ONE PARKVIEW PLAZA
OAKBROOK TERRACE, IL 60181-4713

RETURN TO:
[Signature]

CDOT #30-32-19-3906