



# City of Chicago



O2020-4357

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/9/2020
<b>Sponsor(s):</b>	O'Shea (19)
<b>Type:</b>	Ordinance
<b>Title:</b>	Approval of plat of C.K. Construction Resubdivision
<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 Commissioner of the Chicago Department of Transportation ("Commissioner"), or her designee, is hereby authorized and directed to approve a proposed C.K. Construction Resubdivision being a resubdivision of certain lots owned by Spaulding Sawyer LLC ("Developer") in the block bounded by W. 112<sup>th</sup> Place, W. 114<sup>th</sup> Street, S. Spaulding Avenue and S. Sawyer Avenue, and legally described in the attached plat (**Exhibit A**, CDOT File: 23-19-19-3922) which, for greater certainty, is hereby made a part of this ordinance.

**SECTION 2.** The Commissioner is authorized to accept as new public way, a dedication of certain property owned by the Developer and legally described in **Exhibit A**. The dedication herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance and its related documents, and prior to recording, the Developer shall: **1)** deposit in the City Treasury of the City of Chicago, a sum quoted by the City sufficient to defray the cost of work to the public way including full street construction of the area herein dedicated, a half-cul-de-sac construction on same, paving, curb, and related appurtenances associated with its project, as assurance in the event that the Developer defaults in the obligation to construct the directed improvements in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as **Exhibit B**; and **2)** submit for field inspection and approval of Developer's construction of said improvements, to the CDOT Division of Infrastructure Management, Construction Compliance Unit, Room 905 City Hall, for return of the monies deposited, less processing fees ( if any).

**SECTION 3.** The Developer acknowledges that any private sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section; or established as public through City Council action. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section prior to work.

The Developer also acknowledges that it is its responsibility to provide proper drainage, and lay a new sewer main and associated structures, at its expense in the street herein dedicated and in the area herein subdivided, in accordance with plans reviewed, approved and permitted by the Department of Water Management Sewer Design Section, prior to work. Acceptance of new public sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer to the Department of Water Management within thirty (30) days of completion. All sewer work in both the public way and on private property requires permit of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section and shall be built at the Developer's expense, and in accordance with plans reviewed, approved and permitted by the Department of Water Management Sewer Design Section, prior to work.

**SECTION 4.** The resubdivision herein provided for is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to the resubdivision.

**SECTION 5.** The resubdivision herein provided for is also 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 6.** This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the approved ordinance and associated plat.

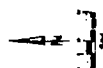
Introduced by:

A handwritten signature in black ink, appearing to read "Matthew J. O'Shea", is written over a horizontal line.

Matthew J. O'Shea  
Alderman, 19th Ward

**RETAIL PART & SERVICE SO ORDER**

PLACE	112th	(50' ROW)
112th		

[illegible]

114th STREET  
EAST 30W)

CDOT #23-19-19-3922

# PLAT OF RESUBDIVISION

THIS PLAT HAS BEEN PREPARED FOR  
AND MAIL TO:

JOURNALIST LAW  
1324 S. AUSTIN AVE.  
PAULS HOLLOW, N. C. 28123

NY 62-100436-100441 - NY 100441

02/08/2014 10:00 AM

**LANDMARK**

100  
1345

EXHIBIT B



**DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY**

In support of my current application with the Chicago Department of Transportation's Public Way unit, for a dedication of my private property for new public way, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

**PLEASE INITIAL AGREEMENT:**

MK

I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique

Street 9 1/2  
culdesac as agreed

MK

CDOT FILE: 23-19-19-3922

I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.

MK

Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signed: Matt Klabisch

Date: 1-8-2020

Printed name: Title: Matt Klabisch President/owner

Full Address: 25230 S schoolhouse Road

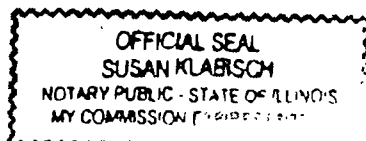
Manhattan IL 60442

Organization Name: CK Construction

Phone/fax: (815) 464-9442

Email: Klabisch@stcglobal.net

Notary:



Susan Klabisch