



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2019-5739
Type: Ordinance
Status: Passed
File created: 7/24/2019
In control: City Council
Final action: 9/18/2019
Title: Approval of plat of Atwater 106th Street Subdivision
Sponsors: Sadlowski Garza, Susan
Indexes: Resubdivision
Attachments: 1. O2019-5739.pdf

Date	Ver.	Action By	Action	Result
9/18/2019	1	City Council	Passed	Pass
7/24/2019	1	City Council	Referred	

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 106th Street Subdivision being a resubdivision of certain lots owned by Atwater Save-It-All 106th Street Self Storage LLC, an Illinois limited liability company ("Developer") in the block bounded by E. 105th Street, E. 106th 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. 106th Street to E 105th Street that serves the existing parking lot and building on the property in the block bounded by E. 105th Street, E. 106th 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.

n

Honorable Susan Sadlowski Garza Alderman 10th Ward

EXHIBIT "A" PLAT OF RESUBDIVISION

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, 1973 AS DOCUMENT NUMBER 139771. IN COOK COUNTY, ILLINOIS

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

E. 105th STREET

(RECORD 66 FT. PUBLIC R.O.W) HERETOFORE DEDICATED FOR PUBLIC STREET

TRAFFIC FLOW
(IN FEET)

1" = 80' SET REBAR AT CORNER-

SET CROSS-NOTCH AT CORNER IN GLITTER

HERETOFORE DEDICATED FOR PUBLIC STREET

TRAFFIC FLOW (RECORD 73 FT. PUBLIC R.O.W)

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

CDOT# 08-10-19-3890

LOT 1 2 3

LOT AREA TABLE SQUARE FEET 140,621
24,946
23,884

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

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y-Timog On) 4IS-8IM fa. Oil) Ul-LM bm. MFQtrUKuBtr CtH
DATE:

2018-25925-001
CAC*DIM10/201B-25g23/2015--23/25-001 .awg

EXHIBIT "A" PLAT OF RESUBDIVISION

DEPRESSED
CURB (-,X-,r-,X-, ^

FOUND CROSS NOTCH 15.92' WEST & 1 3.74' NORTH

GRAPHIC SCALE

(IN FEET) 1" = 60'
18
30
a
fe-
o o
d 3
Q- O
27
22
CONCRETE "WALK
"BUS STOP
'shelter
R. 316.00'
^construction
FENCE
CONSTRUCTION FENCE jj.
26
23

OVERHEAD SIGN ""1.57' NORTH

-T-v

FENCE CORNER -012' SOUTH & 1.46' WEST R. 125.00'
25
DEPRESSED CURB

FOUND CROSS NOTCH 2.00' SOUTH & ON LINE EXTENDED

FOUND CROSS NOTCH 2.79' SOUTH & 0.84 WEST
IRON FENCE

mN[^]RFT// / DEPRESSED CURB °S89°51'40"W M. 316.90' CURB
CONCRETE

E. 106th • STREET
(RECORD 73 FT. PUBLIC R.O.W.)
CURB

^ r

Gas Hand Hole
Gas Meter
Sign Post
Bumper Post
Unclassified Manhole
Iron Rod
Cut Cross

Aerial Wires

-. -. Fence

Record

Measured

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

BUILDING

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
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CONCRETE

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**EXHIBIT "A" PLAT OF
RESUBDIVISION**

RESERVED FOR THE RECORDER OF DEEDS

CITY - DEPT. OF FINANCE

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.

A.D 20

By

Its

State of Illinois) County of Cook)ss

, 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 _

Notary Public

PREPARED FOR AND MAIL TO.

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

CDOT# 08-10-19-3890

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

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EXHIBIT "A" PLAT OF RESUBDIVISION

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 ,jt,n">

PROFESSIONAL:
I jv.: SURVEYOR ; jl. I ■ "W \ STATt OF * I <v\ ILLINOIS...

PROFESSIONAL ILLINOIS LAND SURVEYOR NO ZSfei. 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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CDOT# 08-10-19-3890

CTPEBEDBT.ATWATER <RWF
ADDRESS E. IWfll rratCT

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

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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, 3rd Floor Chicago,
Illinois 60602

Attn: Mr. Jai Kalayil
Coordinator of Street Permits

Re: Proposed Industrial Vacation Ordinance 10th Ward
For: Atwater 106th Street

Subdivision in block bounded by E. 105th Street, E. 106th 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:

D) 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. 106th 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. 105th 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.

OUCFileNo. 2019-86381 June 14,2019 Page 2 of2

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