



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 #: O2020-1805
Type: Ordinance **Status:** Passed
File created: 3/9/2020 **In control:** City Council
Final action: 4/24/2020
Title: Approval of Pullman Park Phase 7 Subdivision
Sponsors: Dept./Agency
Indexes: Subdivision
Attachments: 1. O2020-1805.pdf

Date	Ver.	Action By	Action	Result
4/24/2020	1	City Council	Passed	Pass
3/9/2020	1	Committee on Transportation and Public Way	Recommended to Pass	
3/9/2020	1	Committee on Transportation and Public Way	Direct Introduction	

Chicago Department of Transportation

CITY OF CHICAGO

02/26/2020

Mr. Mark A. Flessner Acting Corporation
Counsel Room 600 - City Hall Chicago, IL
60602-1289

Attention: Ms. Lisa Misher Deputy Corporation
Counsel

Re: Pullman Park Phase 7 Subdivision File: 14-09-20
-3933

Dear Mr. Flessner:

Pursuant to a request from Mr. Curt Pascoe (Ryan Companies), we are transmitting herewith for your review and approval as to form and legality an original and three (3) copies of a proposed Pullman Park Phase 7 Subdivision, being a subdivision bounded approximately by E. 104th Street, E. 106th Street, S. Woodlawn Avenue and railroad to the west, for North Pullman IIIth Inc. in substantially the form shown in the attached plat which for greater certainty is hereby made a part of this ordinance. This property is located in the 9th Ward.

An easement for Water Department mains is reserved in Section 4 and abandonment language for Water Department sewers is found in Section 5. The people to contact in connection with this proposed ordinance are Attorney Mariah DiGrino at 312-368-7261, and Mr. Curt Pascoe at 630-328-1157.

Department of Transportation GB: WH: RD

cc: Alderman Anthony Beale

Sandra Foreman/w Attach. Dwg.-s.f. & Ord.(3) file copies Maps & Plats

30 NORTH LASALLE STREET, SUITE 1100, CHICAGO, ILLINOIS 60602

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 Pullman Park Phase 7 Subdivision being a subdivision of certain property owned by North Pullman 111th Inc., an Illinois corporation ("NP111"), bounded approximately by E. 104th Street, E. 106th Place, S. Woodlawn Avenue and railroad tracks to the west, and legally described in the attached plat (Exhibit A, CDOT File: 14-09-20-3933) which, for greater certainty, is hereby made a part of this ordinance. NP 111 intends to convey the property depicted on the attached plat as Lot 11 to Chicago Neighborhood Initiatives, Inc., an Illinois not-for-profit corporation ("Developer").

SECTION 2. NP111 is the owner of the area depicted on the attached plat labeled as "Area Subject to No Build Restriction for Future Road" (the "No-Build Area"). NP111 and its successors and assigns in title to the No-Build Area shall not construct, develop or erect any buildings or other structures within the No-Build Area. NP111 and its successors and assigns in title to the No-Build Area shall not construct any other surface uses such as driveways or parking lots, except as approved by the Commissioner of the Chicago Department of Transportation, or the commissioner of any successor department, in its discretion.

SECTION 3. The subdivision herein provided for is made on the express condition that, upon the City's request, but in no event earlier than March 30, 2022, the Developer or its successors or assigns in title to the No-Build Area shall submit a plat of dedication for the No-Build Area to the Chicago Department of Transportation ("CDOT"), and shall reasonably cooperate with CDOT's efforts to obtain City Council approval of an ordinance dedicating the No-Build Area for public right of way purposes, and the recordation thereof; provided, however, that Developer shall not be required to construct such public right of way or otherwise modify the physical conditions of the No-Build Area approved pursuant to Section 2.

SECTION 4. The City of Chicago hereby reserves a thirty-three foot (33') wide easement from the north line of the subdivision herein considered, for an existing forty-eight inch (48") Water Department main and appurtenances thereto, and for the installation of any additional water mains and appurtenances which in the future may be located there, and for the maintenance, renewal, repair and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that the City shall have 24-hour access, and that no buildings or other structures shall be erected upon, in, or above said easement, or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, repair, renewal, or reconstruction of said facilities, or with the construction of additional municipally-owned service facilities; provided, however, that the foregoing shall not be construed to prohibit

the construction or installation of curbs, gutters, pavement, landscaping, trees and underground utilities (including, sewer catch basins and sewer facilities) that have been reviewed and approved in writing by the Department of Water Management. It is further provided that the cost of any private adjustments to water facilities in the area to be subdivided, and the repair, renewal or replacement of any private materials, or private property damaged within the easement area as a result of the City exercising its easement rights, shall be borne solely by the Developer, and its successors or assigns in ownership of Lot 11.

SECTION 5. By recording this ordinance, the Developer, for itself and on behalf of its successors and assigns in ownership of Lot 11, acknowledges that the 42 inch (42") east-west oriented public sewer and appurtenances within the area herein subdivided, if and to the extent the same may exist, lying in approximately the same plane as E. 105th Street to the west, shall be sealed at the west line of the subject subdivision, and abandoned at the Developer's sole cost and expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section. The abandonment plans, if applicable, must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. The Developer understands that it is its responsibility to provide proper drainage, and, if required by the Department of Water Management to serve the subject subdivision, lay new sewer main and associated structures, at its expense to serve the subject subdivision, in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Acceptance of any new sewers, if applicable, is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer provided to the Department of Water Management within 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.

SECTION 6. 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 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 7. This ordinance shall take effect and be in force from and after its passage. The subdivision shall take effect and be in force from and after the recording of the approved ordinance and associated plat.

Honorable Alderman Anthony Beale, 9th Ward

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UNSUBOVIDED LAND HERETOFORE DEDICATED PER DOCUMENT 16365060 RECORDED 09/19/1955

IP 0.6SJJIKE-
FOUND' 5/8" 0.44"N i ON FOUND PINCHED ON-LINE & 2-91"E

4TH -STREET

1038.7'+/

PA-FOUND 3/1 IP 0.24'N
IN-LINE HED IP-1

EXHIBIT A PLAT OF SUBDIVISION

PULLMAN PARK - PHASE 7

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

E. 103RD STREET

SET 5/8" IR WITH //CAP 50.00' EAST / AMD ON-LINE

UNSUBDIVIDED LAND ZONING: M3-3 RECYCLING CENTER

W7

N881T'43"E<M> 1035.01'(M)

"found IP- / AT CORNER

NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER -1 =7G9 05'<M> OF SECTION 14-37-14

3-55-20'<M> CH=206.97'(M) OF water, management
N32°24'51"E(M)

CONC MON SET AT CORNER I

- WEST LINE OF PIN 25-14-100-045

LOT 11

AREA=1,664.468 SQUARE FEET OR 38.211 ACRES, MORE OR LESS

^? PIN 25-14-100-055

•JSSf

-5/8" IR W/CAP SET AT CORNER

M37.13]. SQ; FIT> (3.148.ACRES) &f

*6?

-1-VQ.1TM R=120.00'(M) CH=156.72'(M)>
S70V8'55"W(M)>

/Sri*

LOT 10 PULLMAN PARK - PHASE 6 RECORDED NOVEMBER 12, 2019 AS DOCUMENT 1931616051
ZONING: PD 1167 INDUSTRIAL BUILDING

E 106TH ST

C-SOUTH LINE OF E. 106TH STREET EXTENDED EAST

s?5

NORTH LINE OF LOT 10

L"108J2'(M)R=167.00'<M> CH=106.34'(M) N49°1'07".H(M)

5/8" IR W/CAP SET-AT CORNER

000 Dim

-SOUTH LINE OF PIN * * ^

25-14-100-045

L=150.99'(ft) * R=233;00'(M) CH=14B.36'(M) -N49°5i'07"W(M)

PIN 25-14-100-055

r

10 D'

I
UJlo

-Pi

THIS DAY OF . A.D. 20

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE
WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC DRAINS. WHICH THIS SUBDIVIDED HAS A RIGHT TO USE AND WITHIN THE PROPERTY
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 COLLECTION A MAY CAUSE AREAS OR DRAINS WHICH IN THE SUBDIVISION

HAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE DAY OF . A.D. 20 OF THE SUBDIVISION. DATED THIS

OWNER(S) OR DULY AUTHORIZED ATTORNEY

REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES:

CDOT*14-09-20-3933

CONSUMING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road. Suite 700,
Rosemont, Illinois 6001S

Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:
NO: 20
02/07/2020

To Tn 5<04

TITLE NAME: 5<8<.26SU0-P/
SHEET 3 OF A

EXHIBIT A PLAT OF SUBDIVISION

PULLMAN PARK - PHASE 7

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS

AFFECTED PINs
25-14-100-045-0000(PART OF) 25-14-100-055-0000(PART OF)

LANDOWNER CERTIFICATE

STATE OF ILLINOIS
IS THE) SS COUNTY OF COOK I

THIS IS TO CERTIFY THAT OWNER OF THE 66 FOOT (MORE OR LESS) STRIP OF LAND DIRECTLY SOUTH OF AND ADJOINING THE PARCEL HEREIN SUBDIVIDED, AND LYING NORTH AND NORTHWESTERLY OF AND ADJOINING LOT 10 IN PULLMAN PARK PHASE 6 SUBDIVISION WITH AN EASTERN TERMINUS OF HERETOFORE DEDICATED E. 106TH PLACE AND A WESTERN TERMINUS LYING IN THE SAME PLANE OF HERETOFORE DEDICATED E. 106 TH STREET AS DEPICTED HEREIN.

AND MY SUCCESSORS AND ASSIGNS

LANDOWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

ACKNOWLEDGE A NO BUILD RESTRICTION AS SPECIFIED IN SECTION 2 AND 3 IN THE CORRESPONDING CITY COUNCIL ORDINANCE ENABLING THE SUBDIVISION HEREIN CONTEMPLATED, AND LABELED AS "AREA SUBJECT TO NO BUILD RESTRICTION FOR FUTURE PUBLIC STREET".

DATED THIS DAY OF . A.D. 20

BY:

NAME:

TITLE:

ADDRESS:

THIS IS TO CERTIFY THAT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID EASEMENT SHOWN HEREON AS "HEHEBY GRANTED TO THE CITY OF CHICAGO DEPARTMENT OF WATER MANAGEMENT" TO BE GRANTED.

. A.D. 20.

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I,
A NOTARY PUBLIC IN AND
OF-

FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

. TITLE .
-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

NOTARY PUBLIC IN STATE OF ILLINOIS
COUNTY OF COOK)

A NOTARY PUBLIC IN AND
OF-
FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

-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

CHICAGO DEPARTMENT OF FINANCE

CDOT*14-09-20-3933

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 69EM060 Fax: (847) 696-4065

IJB NO: 5414.2S

HLHKM: S4J4.26SUB-P7

EXHIBIT A PLAT OF SUBDIVISION
PULLMAN PARK - PHASE 7
BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SAID SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF S. WOODLAWN AVENUE, BEING A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, AS DEDICATED BY DOCUMENT NUMBER 9002353 RECORDED AUGUST 11, 1925 AND THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID S. WOODLAWN AVENUE, 1669.68 FEET TO THE NORTHEAST CORNER OF E. 106TH PLACE AS DEDICATED BY DOCUMENT 1120029049 AND RECORDED JULY 19, 2011; THENCE WESTERLY ALONG THE NORTHERLY LINES OF SAID E. 106TH PLACE FOR THE NEXT THREE COURSES; (1) THENCE SOUTH 88 DEGREES 15 MINUTES 30 SECONDS WEST, 16.77 FEET TO A POINT OF CURVATURE; (2) THENCE WESTERLY 32.16 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET AND WHOSE CHORD BEARS NORTH 80 DEGREES 04 MINUTES 44 SECONDS WEST, 31.94 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, 311.82 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG THE NORTHWESTERLY EXTENSION OF THE LAST COURSE, 4.02 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING 66.00 FEET NORTHEAST OF AND PARALLEL WITH A NORTHEASTERLY LINE OF LOT 10 IN PULLMAN PARK PHASE 6 RECORDED NOVEMBER 12, 2019 AS DOCUMENT 1931616051; THENCE NORTHWESTERLY AND WESTERLY ALONG LINES AND CURVES 66.00 FEET PARALLEL AND CONCENTRIC WITH THE NORTHEASTERLY AND WESTERLY LINES AND CURVES OF SAID LOT 10 FOR THE NEXT FOUR COURSES; (1) THENCE NORTHWESTERLY 67.39 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 104.00 FEET AND WHOSE CHORD BEARS NORTH 49 DEGREES 51 MINUTES 07 SECONDS WEST, 66.22 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 31 DEGREES 17 MINUTES 16 SECONDS WEST, 196.19 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHWESTERLY 150.99 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 233.00 FEET AND WHOSE CHORD BEARS NORTH 49 DEGREES 51 MINUTES 07 SECONDS WEST, 148.36 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 68 DEGREES 24 MINUTES 59 SECONDS WEST, ALONG SAID PARALLEL LINE AND ITS NORTHWESTERLY EXTENSION, 1042.08 FEET TO A POINT ON A LINE 6.00 FEET SOUTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY

(30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD); THENCE NORTHEASTERLY ALONG LINES 6.00 FEET EASTERLY AND CONCENTRIC OR PARALLEL WITH SAID EASTERLY LINE FOR THE NEXT TWO COURSES; (1) THENCE NORTH 30 DEGREES 02 MINUTES 49 SECONDS EAST, 693.75 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY 269.05 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 3256.00 FEET AND WHOSE CHORD BEARS NORTH 32 DEGREES 24 MINUTES 51 SECONDS EAST, 268.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88 DEGREES 17 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, 1035.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 1,664,466 SQUARE FEET OR 38.211 ACRES, MORE OR LESS.

STATE OF ILLINOIS
COUNTY OF COOK

WE DECLARE THAT THE ABOVE, DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157 EXPIRING 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 1,564.468 SQUARE FEET OR 38.211 ACRES, MORE OR LESS.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17031C0E55J MAP REVISED AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.27, ANNUAL CHANCE FLOODPLAIN 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.

3rd DAY OF MARCH
2020 Xp

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SulTCYon

5M5T50F / J

fin

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF VACATION WITH THE COOK COUNTY RECORDER'S OFFICE.
GIVEN UNDER OUR HAND AND SEAL THIS IN ROSEHOM, ILLINOIS.

(VALID ONLY IF EMBOSSED)

REVISED 03.01.20

CD0T«14'-09-20-3933

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Sula 700, j Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065

JOB NO: 5494.26

FILENAME: 5484.26SUB-P7

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