



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: O2016-2669, Version: 1

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

EXHIBIT "A"

PLAT OF SUBDIVISION

MOZART PLACE RESUBDIVISION

A RESUBDIVISION OF LOTS 30, 31, 32 AND 33, ALL INCLUSIVE, IN CALIFORNIA PARK SUBDIVISION IN THE NORTHWEST¹ 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. SAID ABOVE DESCRIBED PARCEL CONTAINING 16.673 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

TTWFTCFUWH

1. SURVEY PREPARED BY "MM SURVEYING CO. INC.," PROFESSIONAL DESIGN FIRM NO. 164-003233. EXPIRATION DATE APRIL 30,2017.
2. NOTE R.8.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.

ASSUMED BEARING S00TxaTE ALONG THE EAST LINE OF N. MOZART AVE. (WEST PROPERTY LINE).

7. SURVEY PREPARED FOR: MOZART PLACE ASSOCIATES. LLC
61200 N. ASHLAND AVE., SUITE 600. CHICAGO. IL 60622

THE ZONING CLASSIFICATION OF THE PROPERTY SHOWN HERE ON IS RT4 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 CRY OF CHICAGO, DEPARTMENT OF ZONING, CITY HALL, 121 NORTH LASALLE STREET, ROOM B05, CHICAGO, ILLINOIS, (312) 744-5777, FOR CERTIFICATION, VERIFICATION AND SPECIFIC MATTERS PERTAINING TO THE ABOVE NOTED ZONING CLASSIFICATION.

8. PIN # OF OLD LOTS 30 & 31 (13-24-131-032), PIN* OF OLD LOTS 321 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 30131 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 STORY BRICK RESIDENTIAL BUILDING.

STATE OF ILLINOIS))SS
COUNTY OF COOK}

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.

11. THE LAST DATE OF FIELD WORK WAS OCTOBER 20, 2015.

12. THE LAST REVISION DATE WAS APRIL 01 2016.

STATE OF ILLINOIS)
) SS COUNTY OF COOK)

This is to certify that I, Zbigniew Domozych, 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 of Nacfon 24, Township 40 north, Range 13 east of the Third Principal Meridian, recorded may 19th 1S22j

The plat herein drawn is a correct representation c/a/ds/(vey./f "f A
I further certify that the above described property's consolidated"
is within zone X as per Fema Floodway (Eap.2ool. / county, Illinois,
community panel number 17031C04(U>) antf efoefnoe date, .. v-, c,
AUGUST 19,2008. CV /

■sec:/ DCf/02 •

ILLINOIS LIC. EXP.

This professional service conforms to the current Illinois Minimum Standard for Boundary Survey. Given under my hand and seal, on this 11th day of May, 2016.

PROFESSIONAL LAND SURVEYOR-C-15-375B-GIS

11/30/2016 $\langle \cdot, \cdot \rangle$ A

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