

RESUBDIVISION 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 his designees, is each hereby authorized and directed to approve a proposed Regents Park II Resubdivision being a resubdivision of certain lots owned by CCBS MGR LLC, an Illinois limited liability company ("Developer") in the block bounded by W. Pratt Avenue, N. Whipple Street, N. Kedzie Avenue, W. Albion Avenue, and legally described on the attached plat (Exhibit A, CDOT File: 36-50-24-4071) and on Exhibit B attached hereto which, for greater certainty, are hereby made a part of this ordinance.

SECTION 2. The resubdivision herein provided for is made under the express condition that the Developer, its successors and assigns, shall hold harmless, indemnify and defend the City of Chicago from all claims related to the resubdivision.

SECTION 3. The resubdivision herein provided for is further 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 Clerk of Cook County, Illinois Recordings Division a fully stamp approved, certified copy of this ordinance, together with the similarly approved associated full-sized plat as authorized by the Chicago Department of Transportation Superintendent of Maps.

SECTION 4. 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 published ordinance and approved plat.

Introduced by:

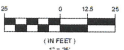
Honorable Alderman Debra Silverstein, Ward 50

EXHIBIT "A"
PLAT OF RESUBDIVISION
REGENTS PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 14 (EXCEPT THE WEST 26 FEET THEREOF) AND LOTS 15 THROUGH 19, INCLUSIVE, AND LOTS 20 AND 21 IN REGENTS PARK SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NEW LOTS CREATED BY THIS SUBDIVISION, UNDERLYING AND ADJOINING PROPERTY OF RECORD AND PHYSICAL IMPROVEMENTS

GRAPHIC SCALE



LEGEND

- UTILITY EASEMENT
BUILDING FOOT PRINT
EXISTING LOT LINES
LINE BETWEEN SUBDIVISIONS
SUBDIVISION BOUNDARY
(R) = RECORD
(M) = MEASURED
ARC = ARC
RAD. = RADIUS
CH = CHORD
BRG. = CHORD BEARING
CONCRETE MONUMENT (TO BE SET)
58" REBAR (TO BE SET)
CROSS NOTCH (TO BE SET)
R.O.W. = RIGHT OF WAY
TRAFFIC FLOW
Storm MH
Storm CB
Water Buffalo Box
Water Fire Hydrant
Telephone Pedestal
Utility Pole
Electric Light Pole
Electric Pedestal
Sign Post
Bumper Post

LOT	LOT AREA TABLE	Sq. Feet	Acres
1	3750	0.0861 more or less	
2	3750	0.0861 more or less	
3	3750	0.0861 more or less	
4	3157.22	0.0771 more or less	
5	3159.02	0.0725 more or less	
6	485.22	0.1121 more or less	
7	4320.04	0.1000 more or less	
8	2903.61	0.0667 more or less	
9	2426.93	0.0557 more or less	
10	2796.87	0.0642 more or less	
11	2841.62	0.0652 more or less	
12	2940.62	0.0675 more or less	
13	2940.63	0.0675 more or less	
14	2841.62	0.0652 more or less	
15	3435	0.0789 more or less	
16	5033.87	0.1156 more or less	
OUTLOT A	3523.61	0.1268 more or less	
OUTLOT B	1250.02	0.0287 more or less	
TOTAL	62286.9	1.4300 more or less	

SURVEYOR'S NOTES:

Field measurements completed on SEPTEMBER 6, 2022.

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are both record and measured unless noted otherwise.

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 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 herein the Bearing, Elevation Datum and Coordinate System it used is ASSUMED.

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SEE SUBSEQUENT PAGE FOR LEGAL DESCRIPTION AND CERTIFICATIONS.

MONUMENTATION AT ALL LOT CORNERS ESTABLISHED PRIOR TO PLAT RECORDATION INDICATED BY SYMBOL AND NOTATION.

58" REBAR OR CROSS NOTCH TO BE SET AT REMAINING LOT CORNERS PER ILLINOIS STATE STATUTE AFTER PLAT RECORDATION AND UNLESS OTHERWISE NOTED HEREON.

"A"
SUBDIVISION OF THE W 1/4 OF LOT 1 OF SUBDIVISION OF SW 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST, LYING NORTH OF THE INDIAN BOUNDARY LINE ADDITION TO ROGERS PARK, RECORDED MARCH 6, 1926 AS DOCUMENT NO. 9194443.

"B"
REGENTS PARK, A SUBDIVISION OF PART OF LOT 3 IN THE SUB. OF THE SW 1/4 OF LOT 1 (SEE "A") AND PART OF LOT 4 IN SUB. OF THE SW 1/4 SUBDIVISION OF SW 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST, RECORDED AUGUST 5, 2000 AS DOCUMENT NO. 0321718075.

"C"
SALINGER & HUBBARD'S 2ND ADDN. ADDITION TO ROGERS PARK, RECORDED SEPTEMBER 23, 1914, BK 134-P-17, AS DOCUMENT NO. 5469210.

"D"
OWNER'S INDIAN BOUNDARY LINE SUBDIVISION OF SUNDARY LOTS IN SALINGER & HUBBARD'S 2ND ADDITION

"E"
TO ROGERS PARK (SEE "C") IN OLIVER SALINGER & CO'S NORTH SHORE AVE. ADDITION TO ROGERS PARK & CLAUDE W. MORRIS INDIAN BOUNDARY LINE ADDITION TO ROGERS PARK, RECORDED MARCH 6, 1926 AS DOCUMENT NO. 9194443.

"F"
CLAUDE W. MORRIS INDIAN BOUNDARY LINE ADDITION TO ROGERS PARK, RECORDED MAY 27, 1924 AS DOCUMENT NO. 8428031.

"G"
UTILITY EASEMENT TO COMMONWEALTH EDISON, SEC-AMERITECH AND COMCAST CABLE CO. RECORDED 2004 AS DOCUMENT NO. 0321718075.

"H"
SUBDIVISION OF SW 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST, ANTE-FIRE.

ORDERED BY: COREY MUELLER	CHECKED: DAWN
ADDRESS: WILSON AVENUE PROPERTY, CHICAGO, IL	
GREIMLEY & BIEDERMANN	
PLCS Corporation	
4320 North Elston Avenue, Chicago, IL 60630	
Telephone: (773) 489-5102 Fax: (773) 280-4456 Email: info@plcs.com	
DATE: OCTOBER 4, 2023	SCALE: 1 inch = 25 feet
2023-31482-001	1 of 2

CDOT #36-50-24-4071

EXHIBIT "A"
PLAT OF RESUBDIVISION
REGENTS PARK II RESUBDIVISION

BEING A RESUBDIVISION OF LOT 14 (EXCEPT THE WEST 26 FEET THEREOF) AND LOTS 15 THROUGH 19, INCLUSIVE, AND LOTS 20 AND 21 IN REGENTS PARK SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION OF SUBDIVIDED PROPERTY AND CERTIFICATIONS

OWNER'S CERTIFICATE
State of Illinois
County of Cook ss

CCBS MGR LLC, does hereby certify that it is the owner of a portion of the property described herein and that it has caused that said portion of the property to be surveyed and resubdivided as shown hereon and depicted.

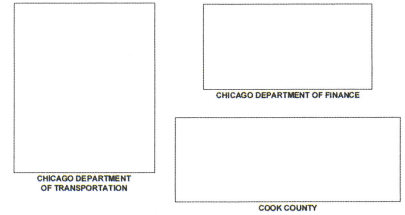
Dated: A.D. 20 .
CCBS MGR LLC

By:
Name:
Title:

State of Illinois
County of Cook ss

I, , a notary public in and for the county in the state aforesaid, do hereby certify that is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the same instrument as his/her own free and voluntary act, for CCBS MGR LLC, for the uses and purposes therein set forth. Given my hand and notarial seal this day of A.D. 20 .

Notary Public



AFFECTED PINS:
10-36-300-059 AFFECTS LOT 14 IN "B"
10-36-300-060 AFFECTS LOTS 14 & 15 IN "B"
10-36-300-061 AFFECTS LOT 15 IN "B"
10-36-300-062 AFFECTS LOTS 15 & 16 IN "B"
10-36-300-063 AFFECTS LOT 16 IN "B"
10-36-300-064 AFFECTS LOTS 16 & 17 IN "B"
10-36-300-065 AFFECTS LOTS 16 & 17 IN "B"
10-36-300-066 AFFECTS LOTS 17 & 18 IN "B"
10-36-300-067 AFFECTS LOTS 17 & 18 IN "B"
10-36-300-068 AFFECTS LOT 18 IN "B"
10-36-300-069 AFFECTS LOT 18 IN "B"
10-36-300-035 AFFECTS LOT 19 IN "B"
10-36-300-036 AFFECTS LOT 20 IN "B"
10-36-300-037 AFFECTS LOT 21 IN "B"
10-36-300-053 AFFECTS 3046-3114 W. WALLEN AVE. (PRIVATE STREET) IN "B"

SURVEYOR'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF COOK SS

I, BRIAN S. STOUT PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE PROPERTY SHOWN HEREON AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
LOTS 14 THROUGH 21, INCLUSIVE, EXCEPT THE WEST 26 FEET OF LOT 14, IN REGENTS PARK SUBDIVISION BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 62,288 SQUARE FEET OR 1.43 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

AND
THAT PORTIONS OF THE PROPERTY APPEAR IN "SPECIAL FLOOD AREAS (SFHA)" SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED AND PORTIONS OF THE PROPERTY APPEAR IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP" COOK COUNTY, ILLINOIS, MAP NO. 17031C0418J, EFFECTIVE DATE AUGUST 19, 2008.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62° FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL REMAINING LOT CORNERS WILL BE SET AFTER PLAT RECORDATION PER ILLINOIS STATE STATUTE.

I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDER'S OFFICE.

FIELD MEASUREMENTS COMPLETED ON SEPTEMBER 5, 2022.

SIGNED ON JULY 1, 2024

BY: Brian S. Stout
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3584
MY LICENSE EXPIRES NOVEMBER 30, 2024



DESIGN FIRM LICENSE NO. 184-005332
EXPIRATION DATE: APRIL 30, 2025

SCHOOLS RESIDENTS OF SUBDIVISION WILL ATTEND.
ELEMENTARY SCHOOL:
WESTRIDGE ELEMENTARY
6700 N. WHIPPLE ST., Chicago, IL, 60645
HIGH SCHOOL:
NORTHSIDE COLLEGE PREPARATORY
5501 N. KEDZIE AVE., Chicago, IL, 60625

PREPARED FOR / MAIL TO:

CCBS MGR LLC
7373 N. LINCOLN AVE.
LINCOLNWOOD, IL 60712

ORDERED BY: CCBS MGR LLC	CHECKED: ☒	DRAWN: ☒
OWNER: WALLER LUNGE PROPERTY, CHICAGO, IL		
DATE: <u>July 1, 2024</u>		
GRENLEY & BIEDERMANN		
P.L.L.C., CORPORATION		
LICENSE NO. 04-00000		
4302 NORTH ELSTON AVENUE, CHICAGO, IL 60630		
TELEPHONE (773) 482-5100 FAX (773) 296-1404 EMAIL: INFO@G&B-SURVEY.COM		
ORDER NO. 2023-31482-001	DATE: <u>October 9, 2023</u>	PAGE NO. 2 of 2
SCALE: <u>1" = 30' FEET</u>		
© 1947-2023/2022-2008/2023-2482-001.dwg		

SURVEYOR'S NOTES:
Field measurements completed on SEPTEMBER 6, 2022

Note (R) & (M) denotes Record and Measured distances respectively. All dimensions are both record and measured unless noted otherwise.

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 System if used is ASSUMED.

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SEE PRIOR PAGE FOR UNDERLYING SURVEY INFORMATION.

MONUMENTATION AT ALL LOT CORNERS ESTABLISHED PRIOR TO PLAT RECORDATION INDICATED BY SYMBOL AND NOTATION.

56" REBAR OR CROSS NOTCH TO BE SET AT REMAINING LOT CORNERS PER ILLINOIS STATE STATUTE AFTER PLAT RECORDATION AND UNLESS OTHERWISE NOTED HEREON.

CDOT #36-50-24-4071

EXHIBIT B
LEGAL DESCRIPTION

LOTS 14 THROUGH 21, INCLUSIVE, EXCEPT THE WEST 26 FEET OF LOT 14, IN REGENTS PARK SUBDIVISION BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AUGUST 5, 2003 AS DOCUMENT NUMBER 0321718075, IN COOK COUNTY, ILLINOIS, SAID ABOVE DESCRIBED PARCEL CONTAINING 62,288 SQUARE FEET OR 1.43 ACRES MORE OR LESS.

EXHIBIT C
PINS AND ADDRESS RANGES

10-36-300-076-0000
10-36-300-077-0000
10-36-300-078-0000
10-36-300-079-0000
10-36-300-080-0000
10-36-300-081-0000
10-36-300-082-0000
10-36-300-083-0000
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10-36-300-091-0000
10-36-300-092-0000
10-36-300-093-0000

3046-3098 W. Albion Avenue
3047-3107 W. Wallen Avenue (private)
3046-3114 W. Wallen Avenue (private)