

**SUBSTITUTE
SUBDIVISION AND DEDICATION ORDINANCE**

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. The Commissioner of the Chicago Department of Transportation (the "Commissioner"), or any of the Commissioner's designees, is each hereby authorized and directed to approve a proposed Bellmore Estates Subdivision, being a subdivision of certain lots owned Volo Holdings, LLC – 1501 Oakley Series ("Owner"), in the block bounded by W. North Avenue, N. Bell Avenue, W. Le Moyne Street, and N. Oakley Boulevard, and legally described on the attached plat (Exhibit A, CDOT File: 06-01-25-4116), which, for greater certainty, is hereby made a part of this ordinance. For recording purposes, the legal description is also attached as Exhibit B and the PIN and address range of the properties that are the subject of the subdivision are included as Exhibit C and incorporated here.

SECTION 2. The Commissioner, or any of the Commissioner's designees, is each hereby authorized and directed to approve a dedication of a 9-foot, east-west alley portion in the block bounded by W. North Avenue, N. Bell Avenue, W. Le Moyne Street, and N. Oakley Boulevard, and legally described on the attached plat in Exhibit A. This alley was vacated by an ordinance passed May 28, 1924 (Journal of the Proceedings, p. 3143) and recorded July 3, 1924, under document number 8495469. The ordinance provided "if any part of the alley herein vacated shall ever be used for other than educational, religious, or charitable purposes, then the vacation herein provided for shall become null and void." This covenant will be released because this alley is being reverted back to public way.

SECTION 3. The subdivision herein provided for is made under the express condition that the Owner and its successors and assigns shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the subdivision.

SECTION 4. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, Comcast and their successors or assigns, a non-exclusive utility easement to operate, maintain, construct, replace and renew overhead wires, poles, and associated equipment and underground conduit, cables, and associated equipment for the transmission and distribution of electrical energy, telephonic and associated services under, over and along the herein subdivision, with the right of ingress and egress. The grade of the subdivision shall not be altered in a manner so as to interfere with the operation and maintenance of Commonwealth Edison and Comcast facilities. No construction, buildings, permanent structures or obstructions shall occur or be placed over the area herein subdivided without express written release of easement by the involved utilities. Any future Owner-prompted relocation of facilities lying within the area being subdivided will be accomplished by the involved utility and be done at the expense

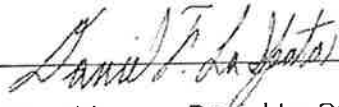
of the beneficiary of the subdivision, its successors or assigns.

SECTION 5. The subdivision herein provided for is further made upon the express condition that the Owner shall comply with all the conditions set forth in the Department of Water Management letter dated December 15, 2025, and attached hereto as Exhibit D.

SECTION 6. The subdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance the Owner 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 Superintendent of Maps and Plats.

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

Introduced by:



Honorable Alderman Daniel La Spata,
1st Ward

CDOT File Number:

06-01-25-4116
