

RESUBDIVISION 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 Foundry Park Resubdivision, being a resubdivision of certain lots owned by Foundry Park Properties KP7, LLC, a Delaware limited liability company ("Developer"), in the block bounded by W. Dickens Avenue, N. Kingsbury Street, North Branch of the Chicago River (to the south), and N. Elston Avenue, and legally described on the attached plat (**EXHIBIT A**, CDOT File: 32-32-26-4138B). For recording purposes, the legal description is also attached as **EXHIBIT B** and the PINs and address range of the properties that are the subject of the resubdivision are included as **EXHIBIT C**.

SECTION 2. Those certain dedications contained in the resubdivision and identified in the attached plat are accepted upon the express condition that such rights of way be constructed according to the current version of the Chicago Department of Transportation *Regulations for Opening, Repair and Construction in the Public Way* and its appendices, and as agreed to by the Developer in the attached Duty to Build Agreement **EXHIBIT D**

SECTION 3. The resubdivision herein provided for is further made upon the express condition that the Developer shall comply with all the conditions set forth in the Department of Water Management letter dated September 17, 2026 which is attached hereto as **EXHIBIT E**.

SECTION 4. The dedications herein provided for are governed by and subject to the conditions of Statement number 3 of Waterway Residential-Business Planned Development 1439, as amended ("PD 1439") pursuant to ordinance SO2025-0021731 adopted by the City Council of the City of Chicago on February 18, 2026, and published in the Journal of the Proceedings of the City Council for such date beginning at page 40560.

SECTION 5. The resubdivision herein provided for is made under the express condition that the Developer, and its successors and assigns, shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the resubdivision.

SECTION 6. The resubdivision and dedications herein provided for are 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 Superintendent of Maps and Plats.

SECTION 7. This ordinance shall take effect and be in force from and after its passage and approval. The resubdivision and dedications shall take effect and be in force from and after recording of the published ordinance and approved plat.

[SIGNATURE PAGE FOLLOWS]

Introduced by:


Honorable Scott Waguespack
Alderman, 32nd Ward

CDOT File Number:

32-32-26-4138B

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October 14, 2026

To the President and Members of the City Council:

Your Committee on Transportation and Public Way begs leave to report and recommend that Your Honorable Body pass the proposed ordinance transmitted herewith for a SUBDIVISION to FOUNDRY PARK PROPERTIES KP7, LLC - 02026-0029223 A proposed subdivision in the block bounded by West Dickens Avenue, North Kingsbury Street, North Branch of the Chicago River (to the south), and North Elston Avenue. This property is located in the 32nd Ward. This ordinance was referred to the Committee on September 23, 2026.

This recommendation was concurred unanimously by viva voice vote of the members of the Committee with no dissenting vote.

(Ward 32)

Respectfully submitted,

Gregory I. Mitchell
Chairman

APPROVED



ACTING CORPORATION COUNSEL.



MAYOR

DATED: 10/15/26

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