

SUBDIVISION 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 4000 Marine Drive Subdivision, being a subdivision of certain lots owned by 4000 Marine Drive LLC, a Delaware limited liability company and American Islamic College, Inc., an Illinois not-for-profit corporation, d/b/a American Islamic College ("Owners"), in the block bounded by W. Bittersweet Avenue, N. Marine Drive, W. Irving Park Road, and N. Clarendon Avenue, depicted and legally described on the attached plat (Exhibit A, CDOT File: 16-46-25-4127), 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 subdivision herein provided for is made under the express condition that the Owners and its successors and assigns shall hold harmless, indemnify, and defend the City of Chicago from all claims related to the subdivision.

SECTION 3. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T/SBC 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 AT&T 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 4. The City of Chicago hereby reserves for the benefit of The Peoples Gas Light and Coke Co. an easement to operate, maintain, repair, renew and replace existing underground facilities and to construct new facilities in all of the area to be subdivided, with the right of ingress and egress at all times for any and all such purposes. It is further provided that no buildings or other structures shall be erected upon or over said easement herein reserved for The Peoples Gas Light and Coke Co. or other use made of the said area which would interfere with the construction, operation, maintenance, repair, removal, or replacement of said facilities, or the construction of additional 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 utility. Any future subdivision-beneficiary prompted relocation of Peoples Gas facilities lying within the area herein subdivided will be accomplished by Peoples Gas, and completed at the expense of the Owners, its successors or assigns

SECTION 5. 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 Owners 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 6. This ordinance shall take effect and be in force from and after its passage and publication. The subdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Introduced by:



Honorable Alderwoman Angela Clay, 46th Ward

CDOT File Number:

16-46-25-4127
