

SUBSTITUTE RESUBDIVISION 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 Riverward Resubdivision being a resubdivision of certain lots owned by ZSD Oakdale LLC ("Developer"), in the block bounded by W. Oakdale Avenue, N. Leavitt Avenue, N. Oakley Avenue, and the North Branch of the Chicago River, and legally described on the attached plat (Exhibit A, CDOT File: 30-32-25-4115), 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 PINs and address range of the properties that are the subject of the resubdivision are included as Exhibit D. Exhibits B and D are incorporated here.

SECTION 2. 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 3. 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 "Resubdivision" with the right of ingress and egress at all times for any such purposes. It is further provided that no buildings or other structures shall be erected on 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.

SECTION 4. The City of Chicago hereby reserves for the benefit of Commonwealth Edison, AT&T 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 resubdivision, with the right of ingress and egress. The grade of the resubdivision 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 vacated without express written release of easement by the involved utilities. Any future Developer-prompted relocation of facilities lying within the area being vacated will

be accomplished by the involved utility, and be done at the expense of the Developer, its successors or assigns.

SECTION 5. 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 May 15, 2026, and attached hereto as Exhibit C.

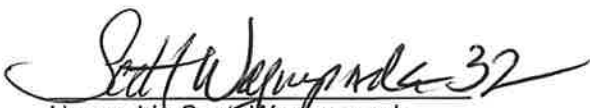
SECTION 6. The resubdivision herein provided for is further made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, the Owner shall file or cause to be filed for recordation with the Office of the Clerk of Cook County, Illinois, Recordings Division, 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 resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat.

Resubdivision Accepted:


William Cheaks, Jr.
Commissioner of Transportation

Introduced by:


Honorable Scott Waguespack
Alderman, 32nd Ward

CDOT File Number:

30-32-25-4115