

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

EXHIBIT A
PLAT OF RESUBDIVISION

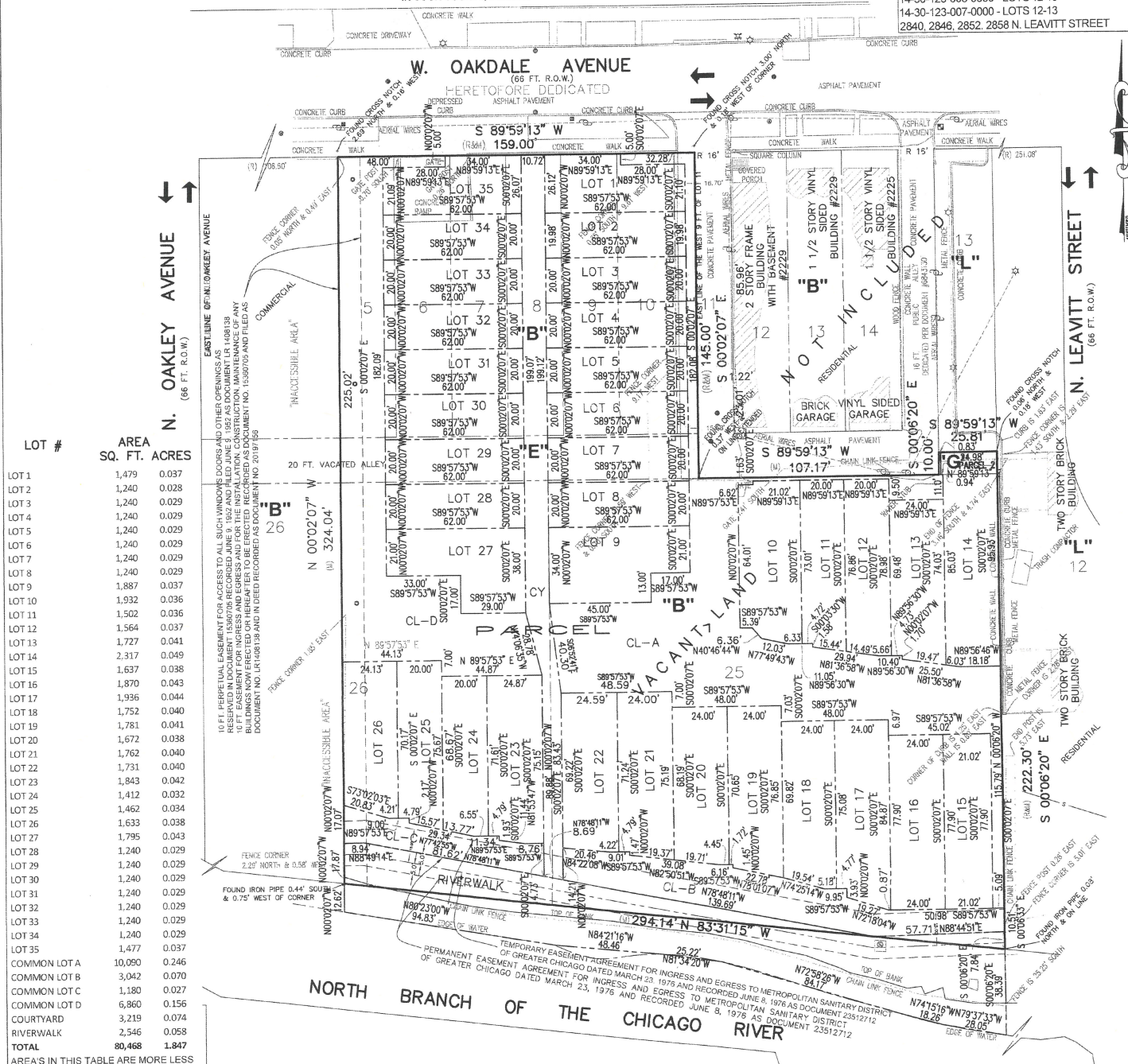
[Attached]

(IN FEET)
1" = 30'

PLAT OF RESUBDIVISION RIVERWARD RESUBDIVISION

BEING A RESUBDIVISION OF IN BLOCK 6, IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN THE WEST HALF OF THE NORTHWEST SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AFFECTED PINS:
14-30-115-006 - PART OF LOTS 25 & 26.
2237, 2241, 2243 & 2247 W. OAKDALE AVENUE
14-30-115-007 - PART OF LOT 25.
2233 & 2235 W. OAKDALE AVENUE
14-30-115-002 - LOTS 5-10 & PART OF LOT 11,
2239, 2241, 2243 & 2245 W. OAKDALE AVENUE
14-30-115-001-0000 - LOTS 1, 2, 3, 4 & 26;
2929 N. OAKLEY AVENUE
14-30-123-006-0000 - LOTS 12-13
14-30-123-007-0000 - LOTS 12-13
2840 2846 2852 2858 N I FAVITT STREET



AREA'S IN THIS TABLE ARE MORE LESS

W, DIVERSEY PARKWAY
(86 FT. R.O.W.)

CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO IN
THE NORTHWEST QUARTER SEC. 30-40-14
REC. OCT. 4, 1888 B. 30 P.48-49 DOC.
1012323

"F"

ORDINANCE FOR THE VACATION OF E. AND W. ALLEY LYING S.
OF AND ADJ. LOTS 1 TO 10 AND THE W. 9 FT. OF LOT 11 IN BLK.
6 CLYBOURN AV. ADD. ETC. PASS. FEB. 5 1912
REC. FEB. 29, 1912 DOC. 23435 T.S.

"G"

DEDICATION FOR PUBLIC ALLEY OF THE 16 FT. OF LOT 15 BLK.
6 CYBOURN AV. ADD. TO LAKE VIEW AND CHICAGO IN N.W. 1/4
OF SEC. 30-40-14

第 1 頁 共 2 頁

DIVERSEY CLYBOURN INDUSTRIAL & COMMERCIAL DISTRICT,
BEING AN OWNERS DIVISION IN THE NORTHWEST QUARTER
SEC. 30-40-14
REC. MAY 17, 1929
DOC. 1037365

CL-A = COMMON LOT A - USED FOR INGRESS & EGRESS
CL-B = COMMON LOT B - USED FOR INGRESS & EGRESS
CL-C = COMMON LOT C - USED FOR INGRESS & EGRESS
CL-D = COMMON LOT D - USED FOR INGRESS & EGRESS
CL-Y = COMMON LOT Y - USED FOR INGRESS & EGRESS

RECORD LINES
UNDERLYING LOTS
BOUNDARY LINES
SUBDIVISION LINES
EDGE OF WATER
FENCES
(R) RECORD
(M) MEASURED
R O W - RECORD RIGHT OF WAY

LEGEND

- Storm CB
- San MH
- San Storm Comba M
- Water MH
- Water Meter
- Water Fire Hydrant
- Utility Pole
- Guy Anchor
- Electric Light Pole
- Gas MH
- Tree - Deciduous
- Sign Post
- Unclassified Manhole
- Auto Sprinkler

LEGEND

 BUILDING HATCH

 CONCRETE HATCH

CDOT# 30-32-25-4115

ORDERED BY: 250 DAKOTA LLC	CHECKED: ☐	DRIVING B
ADDRESS: 2245 W. DAKOTA AVENUE		
GREMLEY & BIEDERMANN PLCS. CORPORATION LICENSE NO. WH-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELLSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 385-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO.	DATE: SCALE 1 INCH = 30 FEET	PAGE NO.
2025-32599-001	2025	1 of 2
(P:\A04\2024\2024-32283\2025-32599-001.dwg 2025-32599-001.dwg		

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EXHIBIT "A"
PLAT OF RESUBDIVISION
RIVERWARD RESUBDIVISION

State of Illinois
County of)ss

ZSD Oakdale LLC, does hereby certify that it is the owner of the property described hereon and that it has caused the said property to be surveyed and dedicated as shown hereon.

Dated: _____ A.D. 2026.

By: _____

State of Illinois
County of)ss

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ personally known to me to be the same person who appeared before me this day in person and acknowledged that he (she) is the owner of the property described on the plat hereon drawn and that as such owner he (she) signed, sealed and delivered the said instrument for the uses and purposes therein set forth. Given under my hand and seal this _____ day of _____ A.D. 2026.

Notary Public

The undersigned, CIBC Bank USA, as Administrative Agent for itself and other lenders, as mortgagee under Mortgage recorded in the recorder's office of Cook County, Illinois, on the _____ day of _____ A.D. 2012 as document number _____ hereby consents to and approves the plat hereon drawn.

Mortgagee

By: _____ Attest:

President

Secretary

State of Illinois
County of Cook)ss

I, _____, a Notary Public in and for the county in the State aforesaid do hereby certify that _____ and _____ President of _____ and _____ Secretary of said _____ who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ President and _____ Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said _____ as mortgagee, for the uses and purposes therein set forth, and the said _____ did also then and there acknowledge that he (or she) as custodian of the corporate seal of said _____ did affix the said corporate seal of said _____ as his (or her) own free and voluntary act and as the free and voluntary act of said _____ as mortgagee as aforesaid, for the uses and purposes therein set forth. Given under my hand and notarial seal this _____ day of _____ A.D. 2026.

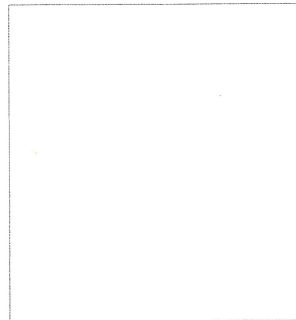
Notary Public



CITY - DEPT. OF FINANCE



COOK CO.



C.D.O.T.

SURVEYORS CERTIFICATE
State of Illinois
County of Cook)ss

I, Robert G. Biedermann, a Professional Illinois Land Surveyor, do hereby certify that I have surveyed and subdivided _____, in the manner represented on the plat hereon drawn.

LEGAL DESCRIPTION:

(PARCEL 1) LOTS 5, 6, 7, 8, 9 AND 10 AND THE WEST 9 FEET OF LOT 11, TOGETHER WITH THE EAST-WEST 20 FOOT WIDE PUBLIC ALLEY (VACATED PER ORDINANCE OF THE CITY OF CHICAGO RECORDED FEBRUARY 29, 1912 AS DOCUMENT #23435 T.S.) LYING SOUTH AND ADJOINING THE AFORESAID LOTS, AND LOTS 25 AND 26 (EXCEPT THE WEST 106.6 FEET MEASURED ON THE NORTH LINE OF SAID LOT 26), ALL IN BLOCK 6, IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1888 PER DOCUMENT #1012323, IN COOK COUNTY, ILLINOIS, TOGETHER WITH (PARCEL 2): THE SOUTH HALF OF THE AN EAST-WEST 20 FOOT WIDE PUBLIC ALLEY VACATED BY ORDINANCE DATED APRIL 7, 1920, RECORDED JUNE 2, 1920 AS DOCUMENT NO. 6843131 LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 26, EXTENDED NORTH, IN BLOCK 6, LYING EAST OF AND ADJOINING THE EAST LINE OF THE NORTH-SOUTH 16 FOOT WIDE ALLEY DEDICATED BY DOCUMENT NO. 6843130 RECORDED JUNE 2, 1920, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING NORTH OF AND ADJACENT TO LOT 26, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF LOT 13, IN DIVERSELY CLYBOURN INDUSTRIAL & COMMERCIAL DISTRICT, BEING OWNERS DIVISION BY DOCUMENT NO. 10373658 RECORDED MAY 17, 1926, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ABOVE DESCRIBED PARCELS CONTAINING 80,468 SQUARE FEET OR 1.847 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.

I further certify that portions of the property appear in "SPECIAL FLOOD AREAS (shfas) subject to inundation by the 1% annual chance flood" zone 1, no base flood elevations determined, and the remaining property appears 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. 17031C 0418, effective date August 19, 2008.

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

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Field measurements completed on SEPTEMBER 19, 2024.

Signed on AUGUST 31, 2026.

By:

Professional Illinois Land Surveyor No. 2802
My license expires November 30, 2026



SURVEY PREPARED FOR & MAILED TO:
STEFAN TEPSIC
3151 N. HALSTED STREET
CHICAGO, IL 60657

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2026
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2025
ZONING: PD 1127 - PLANNED DEVELOPMENT

FIELD MEASUREMENTS COMPLETED ON AUGUST 23, 2024.

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. 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 Datum if used is ASSUMED.

IRON PIPE IS TO BE SET AT REMAINING LOT CORNERS AFTER PLAT RECORDATION UNLESS OTHERWISE INDICATED OR NOTED HEREON.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2025 "All Rights Reserved"

CDOT# 30-32-25-4115

ORDERED BY: ZSD OAKDALE LLC	CHECKED: DRAWN: BB
ADDRESS: 2245 W. OAKDALE AVENUE	
GREMLEY & BIEDERMANN	
PLCS CORPORATION	
LICENSE NO. 04-005332	
1505 NORTH ELSTON AVENUE, CHICAGO, IL 60630	
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM	
ORDER NO.	PAGE NO.
2025-32599-001	2 OF 2
DATE: JANUARY 30, 2025	SCALE: 1 INCH = 30 FEET

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EXHIBIT B
LEGAL DESCRIPTION

(PARCEL 1) LOTS 5, 6, 7, 8, 9 AND 10 AND THE WEST 9 FEET OF LOT 11, TOGETHER WITH THE EAST-WEST 20 FOOT WIDE PUBLIC ALLEY (VACATED PER ORDINANCE OF THE CITY OF CHICAGO RECORDED FEBRUARY 29, 1912 AS DOCUMENT #23435 T.S.) LYING SOUTH AND ADJOINING THE AFORESAID LOTS; AND LOTS 25 AND 26 (EXCEPT THE WEST 106.6 FEET MEASURED ON THE NORTH LINE OF SAID LOT 26), ALL IN BLOCK 6, IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO, IN WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1888 PER DOCUMENT #1012323, IN COOK COUNTY, ILLINOIS, TOGETHER WITH

(PARCEL 2): THE SOUTH HALF OF THE AN EAST-WEST 20 FOOT WIDE PUBLIC ALLEY, VACATED BY ORDINANCE DATED APRIL 7, 1920, RECORDED JUNE 2, 1920 AS DOCUMENT NO. 6843131 LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 25, EXTENDED NORTH, IN BLOCK 6, LYING EAST OF AND ADJOINING THE EAST LINE OF THE NORTH-SOUTH 16 FOOT WIDE ALLEY DEDICATED BY DOCUMENT NO. 6843130 RECORDED JUNE 2, 1920, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING NORTH OF AND ADJACENT TO LOT 25, IN SAID BLOCK 6, IN SAID CLYBOURN AVENUE ADDITION AND LYING SOUTH OF AND ADJACENT TO THE SOUTH LINE OF LOT 13, IN DIVERSELYBOURN INDUSTRIAL & COMMERCIAL DISTRICT, BEING OWNERS DIVISION BY DOCUMENT NO. 10373658 RECORDED MAY 17, 1929, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCELS CONTAINING 80,468 SQUARE FEET OR 1.847 ACRES MORE OR LESS.

EXHIBIT C
DEPARTMENT OF WATER MANAGEMENT LETTER

[Attached]



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

May 15, 2026

City of Chicago
Department of Transportation
Division of Project Development / PUBLIC WAY
2 N. LaSalle Street, Suite 950
Chicago, IL 60602-2570

Attn: Mr. Jai Kalayil
Deputy Commissioner

Re: Proposed Resubdivision Ordinance
32nd Ward
For: ZSD Oakdale LLC

**Resubdivision in the block bounded by W Oakdale Ave, N Oakley Ave, N Leavitt Ave,
and the North Branch of the Chicago River**

OUC File No. VD-133716

REVISED

M&P Project No. 30-32-25-4115
Water Atlas Page 149
Sewer Atlas Page 40-1-25

Dear Mr. Kalayil:

This letter supercedes the previous letter dated March 20, 2026. This letter is in response to your inquiry concerning the proposed resubdivision. After reviewing our records, the Department of Water Management (DWM) has determined the following:

D) DWM - Water Section

There are no public water facilities within the limits of the area proposed for resubdivision.

A private water line to serve the 35 proposed lots and one private fire hydrant was approved under EFP-130037. It is the developer's responsibility to establish a covenant agreement or homeowner's association to manage access, operation and maintenance of the private water line. The Department of Water Management has no responsibility for operation or maintenance of the private water line. Access to the private water line is limited to the 35 lots that are part of this resubdivision and any development on the parcel immediately adjacent to the west bounded by W Oakdale Avenue on the north, N Oakley Avenue on the west and the North Branch of the Chicago River on the south (PIN 14-30-115-001-0000). Extension of the private water line to serve any development on the parcel to the west is subject to DWM review and approval.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

The Water Section has no objection to the proposed resubdivision.

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

II) DWM - Sewer Section

Based on sewer records, there are no public sewer facilities within the limits of the area proposed for subdivision; therefore, the Sewer Section has no objection to the proposed subdivision, provided that the beneficiary agrees to the following conditions:

1. The Beneficiary must establish a shared private sanitary sewer service system to ensure all development within the proposed subdivision have access to the public sewer main through the shared private sanitary service system. All individual sanitary service connections must be routed through and connected to the shared private sanitary sewer service, which will ultimately discharge into the public sewer main within public ROW.
2. The Beneficiary must establish a shared private stormwater system, similar to the sanitary system, to facilitate private stormwater discharge from all proposed development within the proposed subdivision into the river via a shared private stormwater outfall.
3. A covenant agreement must be established and recorded against the property deed to ensure that all proposed development within the subdivision have the legal right to connect both storm and sanitary separate to and use the private shared sanitary and stormwater systems.
4. The beneficiary of the proposed subdivision shall remain jointly responsible for the operation, maintenance, and any potential abandonment of the private shared sanitary and stormwater systems and all associated appurtenances.

Developments along the Chicago rivers and other regulated bodies of water must contact DOB Stormwater review to determine applicable requirements of DWM's Stormwater Regulations.

Any developments creating more than 7,500 sq-ft of at grade impervious surface or disturbs a land area more than 15,000 sq-ft shall be subject to the regulated development requirements of DWM's Stormwater Regulations and must go through DOB Stormwater review.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420 and Anupam Verma at 312-742-7108.

Very truly yours,


Randy Conner
Commissioner

EXHIBIT D
PINS AND ADDRESS RANGES OF PROPERTIES AFFECTED

PINs:

14-30-115-001-0000

14-30-123-006-0000

14-30-123-007-0000

Commonly Known As:

2840, 2846, 2652, 2858 N. Leavitt Street
Chicago, IL 60618