

# UNOFFICIAL COPY

After recording, return to:

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK   )

Sylvia Michas, Esq.  
Chico & Nunes, P.C.  
333 West Wacker  
Suite 1420  
Chicago, IL 60606

I, SUSANA A. MENDOZA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office Authorizing Approval of Plat of Park Place Resubdivision.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the twenty-fourth (24<sup>th</sup>) day of September, 2015.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

Yeas 48      Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.



Doc#: 1530229039 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/29/2015 12:47 PM Pg: 1 of 6

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this nineteenth (19<sup>th</sup>) day of October, 2015.

[T.P.]

  
SUSANA A. MENDOZA, City Clerk

10-29-15 76.00  
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The following is said ordinance as passed:

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Chicago Department of Transportation, the Commissioner or any of her designees, are hereby authorized and directed to approve a proposed Park Place Resubdivision, being a subdivision in the block bounded by South Millard Avenue, South Central Park Avenue, West 50<sup>th</sup> Street and the railroad tracks to the north, as legally described in the attached plat (Exhibit A, CDOT File: 11-14-14-3684) which, for greater certainty, is hereby made a part of this ordinance. Further, the Commissioner is authorized to approve the acceptance of the dedications herein provided for on the attached plat.

SECTION 2. The street and alley dedications herein provided for are accepted upon the express condition that they 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 at the developer's expense as agreed to by the applicant in the attached Duty to Build Agreement (Exhibit B), hereby made a part of this ordinance.

SECTION 3. The dedication herein provided for is accepted upon the express condition that the developer shall be responsible at its expense for the installation of all newly required water mains in South Millard Avenue, West 49<sup>th</sup> Place (within the confines of the subdivision) and adjacent to South Central Park Avenue. Further, such work shall be done in accordance with current Chicago Department of Water-Water Section engineering standards, and with their express review, approval and permitting, prior to work.

SECTION 4. Further, the dedication herein provided for is accepted upon the express condition that all newly required sewers and appurtenances within the areas herein dedicated shall be built at the developer's expense and in accordance with plans reviewed, approved

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and permitted by the Department of Water Management Sewer Design Section prior to work. Those structures will be accepted as public only after physical and video inspection, and receipt of as-built plans by the Department of Water Management. Private sewer structures in the areas being dedicated shall be capped and removed.

SECTION 5. The resubdivision herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, Park Place Venture LLC, a Delaware limited liability company shall deposit in the City Treasury of the City of Chicago, a sum sufficient to defray the costs of constructing the public streets and alleys dedicated herein in accordance with the most current version of the Chicago Department of Transportation's "Regulations for Opening, Repair and Construction in the Public Way" and its appendices, and as agreed to in the Duty to Build Agreement attached herein and made a part of this ordinance as Exhibit B.

SECTION 6. The resubdivision herein provided for is made upon the express condition that within 180 days after the passage of this ordinance, the applicant shall file or cause to be filed for record in the Office of the Recorder of Deeds of Cook County, Illinois a certified copy of this ordinance, together with the corresponding full-sized plat as approved by the Department of Transportation/Superintendent of Maps and Plats.

SECTION 7. This ordinance and exhibit subdivision plat shall take effect and be in force from and after its recording.

*CITY OF CHICAGO*  
*APPROVED*  
**RICHARD E. LULIK, P.L.S.**  
 SUPERINTENDENT OF MAPS & PLATS  
 EXAMINER  
 OF  
 COOK SUBDIVISIONS  
 COUNTY, ILLINOIS

Subdivision Approved:

(Signed) Michael R. Zalewski  
Alderman, 23<sup>rd</sup> Ward  
(Alderman Edward Burke, recused)

Dedications Approved:

(Signed) Rebekah Scheinfeld  
Commissioner,  
Department of Transportation

Date: OCT. 29, 2015

Maps File # 11-14-14-3684

City Council Approved SEPT 24 2015 [Exhibits "A" and "B" referred to in this ordinance printed on pages 7442 through 7444 of this Journal.]

\* SEE PAGE 2 OF 2 ON PLAT FOR CITY-FINANCE & COOK CO STAMPS

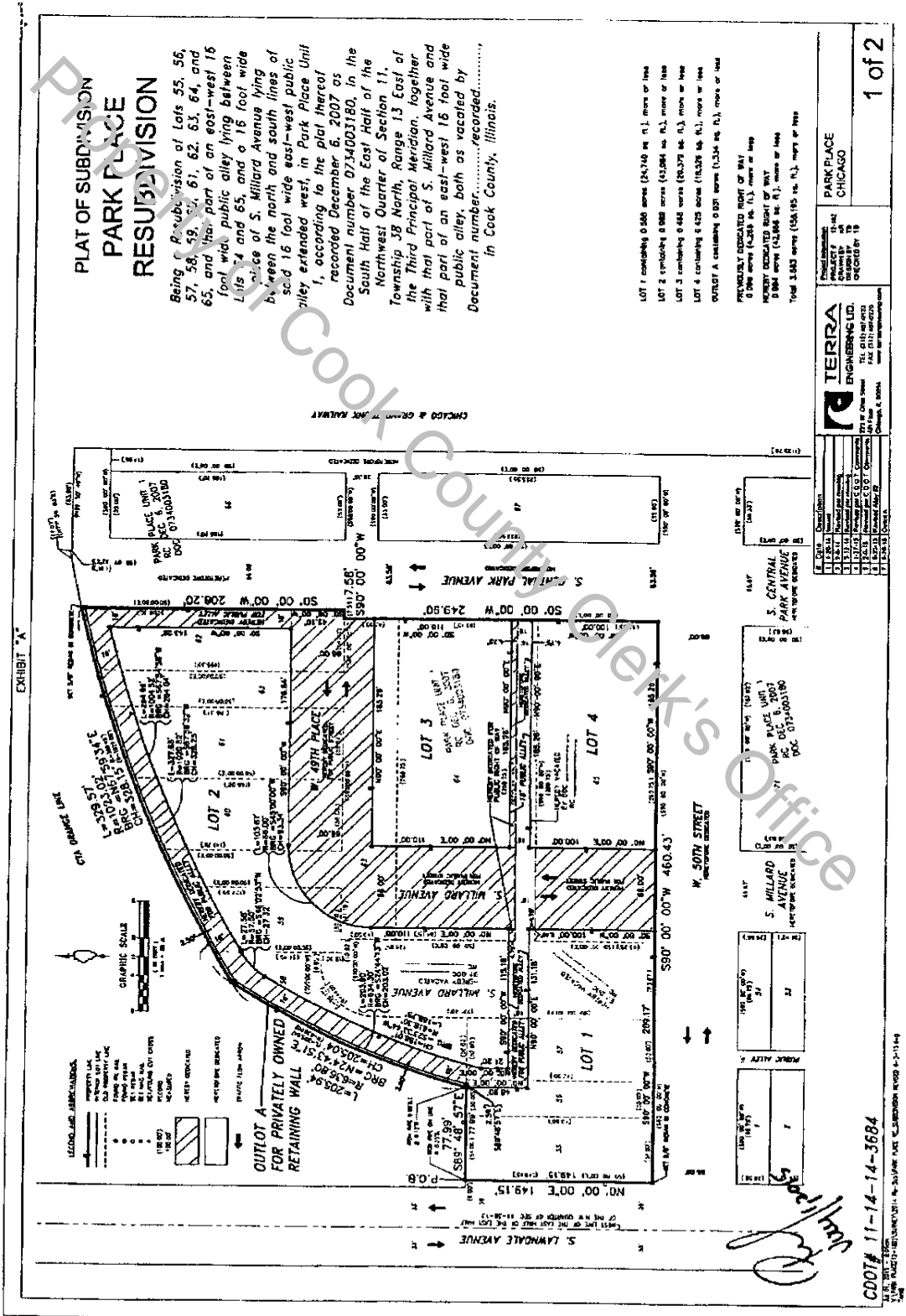
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Exhibit "A"  
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Exhibit "B".

**BRINSHORE DEVELOPMENT, LLC**

666 Dundee Road Suite 1102 Northbrook, Illinois 60062  
Telephone 847-562-9400 Fax 847-562-9401 www.brinshore.com

**IF YOUR SUBDIVISION INCLUDES THE DEDICATION OF A NEW STREET/ALLEY, PLEASE COMPLETE THE BELOW FORM:**

The below document must be reproduced on the applicant's letterhead, executed by same, and notarized:

### **DUTY TO BUILD AGREEMENT FOR CREATION OF A NEW ALLEY/STREET**

In support of my current application with the Chicago Department of Transportation's Maps and Plats unit, for a subdivision/dedication of my private property, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the subdivision/dedication. Please initial: \*

DB I am aware that I am responsible for the construction of all new public and private rights of way (streets, alleys, etc.) described on the Plat of Subdivision/Dedication. In addition, I further understand that the Park Place Resubdivision will continue to own Outlot A and be solely responsible into perpetuity for the maintenance of the retaining wall and fence contained therein, and running on the west line of the public alley following the CT Change Line, as depicted on the Plat of Subdivision.

DB I further understand that all rights of way (both public and private) must be built to City specifications as detailed in CDOT's Regulation for Openings, Construction and Repair in the Public Way.

DB Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub par or that do not adhere to the City's standards.

Signed: David Brint Date: 6/11/15  
Printed name: David Brint Title: Principal  
Organization: Brinshore Development, LLC  
Address: 666 Dundee Rd, Ste 1102 Zip: 60062  
Phone/fax: 847-562-9400 / 847-562-9401  
Email: davidb@brinshore.com

Notary: Eva Frusti 6/11/15

