

# **SUBDIVISION ORDINANCE**

Be it Ordained by the City Council of the City of Chicago:

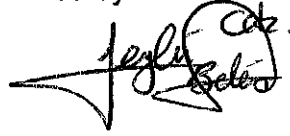
**SECTION 1.** The Commissioner of the Chicago Department of Transportation, or any of her designees, is each hereby authorized and directed to approve a proposed Healthy Brighton Subdivision being a subdivision of certain lots owned by Healthy Brighton Title Holding Corporation NFP, an Illinois not-for-profit corporation ("Developer"), in the block bounded by W. 47<sup>th</sup> Street, S. California Avenue, S. Richmond Street and W. 48<sup>th</sup> Place, and legally described in the attached plat (**EXHIBIT A**, CDOT File: 12-14-23-4029) which for greater certainty, is hereby made a part of this ordinance.

**SECTION 2.** The subdivision 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 subdivision.

**SECTION 3.** The resubdivision herein provided for is 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 Cook County Clerk / Recordings Division, a certified copy of this ordinance, together with the full-sized corresponding plat approved by the Chicago Department of Transportation's Superintendent of Maps and Plats.

**SECTION 4.** 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:

A handwritten signature in black ink, appearing to read "Jeylu B. Gutierrez". The signature is stylized and includes a large, sweeping flourish on the left side. It is positioned above a horizontal line.

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Honorable Jeylu B. Gutierrez, Ward 14

CDOT File Number:

12-14-23-4029

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# EXHIBIT "A" PLAT OF SUBDIVISION "HEALTHY BRIGHTON SUBDIVISION"

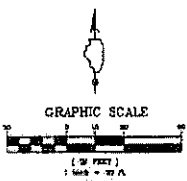
OF  
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH,  
RANGE 13 OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**AFFECTED P.I.N. #'s:**  
19-12-101-040 (PARTIAL)  
19-12-101-041

**AREA TABLE:**

LOT #	AREA (MORE OR LESS) SQ. FT.	ACRES
1	69,758	1.601
2	69,882	1.593

- LEGEND AND ABBREVIATIONS:**
- PROPERTY LINE
  - QUARTER SECTION LINE
  - EASEMENT LINE
  - EXISTING PAVE. LINE
  - TRAFFIC DIRECTION
  - TRUCK TRAIL
  - TRUCK ROAD
  - SET BACK FOOTING
  - SET BACK WALL
  - SETBACK CURB OFFSET
  - SETBACK UNDERDRIFT
  - (H) HATCHED DIMENSION
  - (V) VERTICAL DIMENSION



**LEGAL DESCRIPTION:**

THE NORTH 445 FEET (EXCEPT THE NORTH 53 FEET THEREOF) OF THE EAST 383 FEET (EXCEPT THE EAST 33 FEET TOGETHER WITH THE WEST 21 FEET OF THE NORTH 344 FEET THEREOF) IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, SAID PARCEL, CONTAINING 135,720 SQUARE FEET, OR 3.184 ACRES, MORE OR LESS.

**AND ALSO**

AN EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY DEED FROM JOHN S. PHELPS ET AL. AS TRUSTEES UNDER THE TRUST AGREEMENT OF THE PHELPS INDUSTRIAL LAND TRUST RECORDED AS DOCUMENT 7038508 AND AMENDMENT THEREO RECORDED AS DOCUMENT 7222743 TO CLAWSON AND BABS INC., A CORPORATION OF ILLINOIS, DATED SEPTEMBER 11, 1948 AND RECORDED NOVEMBER 21, 1948 AS DOCUMENT 1364373, ON AND OVER THE NORTH 25 FEET OF A PRIVATE STREET, WHICH AMONG OTHER THINGS, SAID PRIVATE STREET SHALL BE USED IN COMMON FOR INGRESS AND EGRESS, ETC., ALL IN COOK COUNTY, ILLINOIS.

**ZONING INFORMATION:**

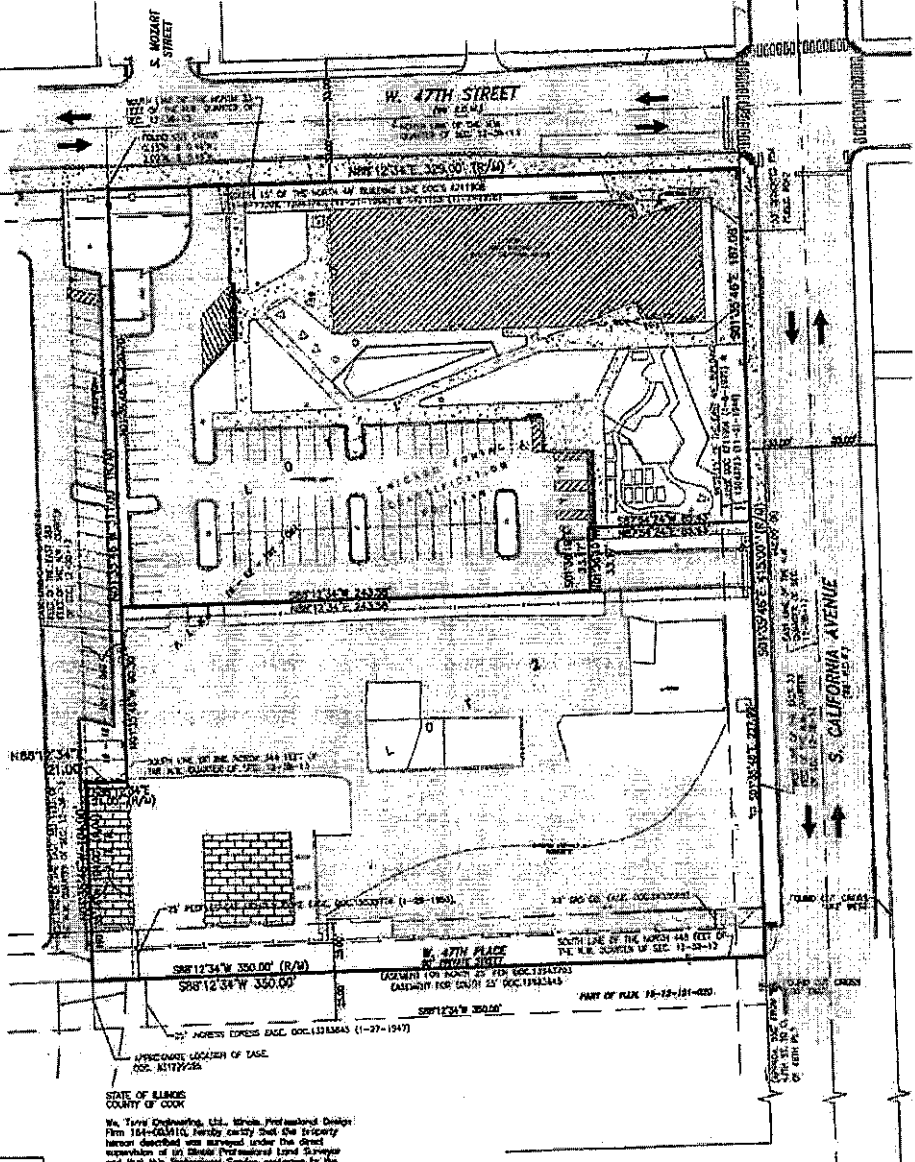
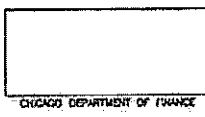
P.I.N.s 19-12-101-041 and part of 19-12-101-040 are zoned PD-1549, Business Planned Development.

**General Notes:**

- All dimensions are given in feet and decimal parts thereof.
- All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
- No dimensions shall be derived from scale measurement.
- The legal descriptions shown hereon are based on Outchain Deed recorded June 20, 2016 as document 1617134099 and Property Identification Numbers on record with the Cook County Clerk's Office.
- Due to ongoing construction on site, all lot corners will be set post-construction.

**PREPARED FOR:**  
ESPERANZA HEALTH CENTERS  
1940 S. CALIFORNIA AVENUE  
#205  
CHICAGO, IL 60608

**MAIL TO:**  
LENNY G. ASARD  
FAGRE DRUMMER BIDDLE & REATH LLP  
330 S. CANAL STREET  
SUITE 3300  
CHICAGO IL 60606



STATE OF ILLINOIS  
COUNTY OF COOK

We, Terra Engineering, Ltd., Illinois Professional Design Firm 164-02410, hereby certify that the property hereon described was surveyed under the direct supervision of an Illinois Professional Land Surveyor and that this Professional Service conforms to the current State Minimum Standards for a Boundary Survey.

Given under my hand and seal in Chicago, Illinois, this 5th day of May, 2022.

Terra Engineering, Ltd.  
*Thomas E. Baumgartner*  
THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 5162  
LICENSE EXPIRES 11-30-2025  
DESIGN FIRM EXPIRATION 01-30-2025  
Field work completed March 21, 2022.



I HEREBY AUTHORIZE THE OWNER OR THEIR AGENT TO FILE THIS PLAT OF SUBDIVISION WITH THE COOK COUNTY RECORDERS OFFICE

#	Date	Description
1	05-05-22	Issued

**TERRA ENGINEERING LTD.**

228 W. Ohio Street | TEL: (312) 487-0123  
4th Floor | FAX: (312) 487-0236  
Chicago, IL 60604 | www.terraengineering.com  
ILLINOIS PROFESSIONAL DESIGN FIRM 164-02410

Project Information:  
PROJECT #: 21-215-007  
DRAWN BY: KAM  
CHECKED BY: LAG  
APPROVED BY: TB  
CLIENT:  
ESPERANZA HEALTH CENTERS  
1940 S. CALIFORNIA AVENUE  
SUITE 205  
CHICAGO, IL 60608

EXHIBIT A  
PLAT OF SUBDIVISION  
(P.I.N. DIVISION)

1 of 1