

EXHIBIT C
DEPARTMENT OF WATER MANAGEMENT LETTER

[Attached]



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

March 11, 2025

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
27th Ward
For: ONNI Contracting (Chicago) Inc.

**Resubdivision of land at 901 N Halsted located within the block bounded by
N Halsted Street, North Branch Canal, and the North Branch of the Chicago River.**

OUC File No. VD-128722

M&P Project No. 04-27-24-4088

Water Atlas Page 237

Sewer Atlas Page 39-3-22

Dear Mr. Kalayil:

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 water facilities within the limits of the area proposed for resubdivision. The Water Section has no objection to the proposed resubdivision, provided that the developer agrees to the following conditions:

1. Lot 1 may be served from the existing 12" water main in N Halsted Street as per the attached letter regarding OUC EFP-125479 dated August 21, 2024.
2. Lots 2, 3 and 4 may be served by shared domestic water and fire protection service lines subject to DWM review and approval, which must be submitted for review through the OUC EFP process.
3. When water service for Lots 2, 3 and 4 is required, the existing 12" cast iron water main in N Halsted Street between N North Branch Street and N Hooker Street must be replaced with a new 12" ductile iron water main at the developer's expense. Design and construction of that water main replacement will be determined by DWM at that time.
4. A covenant agreement must be established and recorded against the property deed to ensure that all parcels within the Subdivision have the legal right to connect individual domestic water and fire protection water lines to the private shared water service lines.

5. All parcels within the subdivision shall remain jointly responsible for the operation, maintenance, and any potential abandonment of the private shared domestic water and fire protection water lines and all associated appurtenances.
6. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM standards.

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. Additionally, two parcels: Lot 2 and Lot 3 within the subdivision lack direct frontage to any public sewer main.

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 parcels within the subdivision have access to the public sewer main through the shared private sanitary service system. All parcels' sanitary 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 subdivision parcels 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 parcels 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. All parcels within the 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.

Please be advised that any development 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

Randy Conner
Commissioner