

Exhibit B

Department of Water Management Letter



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

October 2, 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 Alley Closure Ordinance
16th Ward

For: Baltimore and Ohio Chicago Terminal Railroad (B&OCTR)

Closure of north-south alley in block bounded by W 68th St, S Bell Ave, W 69th St, and CSX railroad.

OUC File No. VD-132293

M&P Project No. 19-16-25-4104

Water Atlas Page 510

Sewer Atlas Page 38-2-60

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed closing. After reviewing our records, the Department of Water Management (DWM) has determined the following:

I) DWM - Water Section

There are no water facilities within the limits of the areas proposed for closing. Therefore, the Water Section has no objection to the proposed closing.

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 closure; therefore, the Sewer Section has no objection to the proposed closing, provided the following occurs:

1. The Closing must go through ordinance approval with the following condition:

The public stormwater located within the closed Right-of-Way ("ROW") shall be deemed for the exclusive use and benefit of the Beneficiary and shall hereafter be classified as private stormwater within the closed ROW. The private stormwater area within the closed ROW shall contribute to the square footage thresholds listed in (a) and (b) of the definition of a Regulated Development in article 11-18-020 of the Municipal Code. The

closed ROW will be considered “substantially contiguous” with any adjoining properties for development owned or controlled by beneficiary

2. The remaining portion of the existing public alley that will not be closed must drain west towards the public ROW, S Bell Avenue. To facilitate proper drainage, the beneficiary must regrade the alley as needed to ensure proper drainage to the right of way for the remaining portion of the existing public alley.

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
Commissioner