

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