

EXHIBIT C
DEPARTMENT OF WATER MANAGEMENT LETTER

[Attached]



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

February 20, 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 Vacation and Opening Ordinance
28th Ward
For: Department of Planning and Development

Vacation of easternmost half of east-west 16-foot wide alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

Opening of north-south alley within block bounded by W Lake St, N Kedzie Ave, W Maypole Ave, and N Homan Blvd.

OUC File No. VD-129089

M&P Project No. 11-28-24-4093

Water Atlas Page 263

Sewer Atlas Page 39-3-52

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed vacation and opening. 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 vacation and opening. Therefore, the Water Section has no objection to the proposed vacation and opening.

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

Vacation

Based on sewer records, the following public sewers and associated structures are present within and adjacent to the area proposed for vacation:

A 10-inch sewer in existing public alley, from approximately 330 ft west of N Kedzie Ave to N Kedzie Ave, located between W Lake St and W Maypole Ave

Detailed conditions for proposed area to be vacated: The Sewer Section approves the proposed alley vacation, provided the beneficiary must agree with the following are a part of the ordinance:

1. Since the sewer and appurtenances in (a) serve the remainder of the existing public alley, the beneficiary of the vacated portion of the alley must relocate the existing 10-inch public sewer main from the proposed area to be vacated to the proposed north-south public alley to be opened, connecting to the existing 24-inch sewer in W Maypole Ave.
2. A no-build reservation shall remain in effect within the proposed vacation area until the existing public sewer has been fully relocated into the proposed alley opening, as-built drawings have been submitted, and semi-final approval has been granted by the Department of Water Management.
3. The reservation shall be released once the conditions in (2) have been met.
4. The remaining sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.
5. When the existing sewers in (a) are to be abandoned and sealed they will be removed at the expense of the Beneficiary, and performed in accordance with the standard procedures of the Chicago Department of Water Management, Sewer Section
6. The relocated sewer work, including the public main sewers and sewer structures associated with the proposed area, must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Chicago Department of Water Management upon final acceptance of the work.
7. As a condition of the work noted above in (2), the beneficiary must submit a refundable deposit to ensure completion of the required sewer modifications. A certified check in the amount of **\$537,023.97**, payable to the City of Chicago, must be delivered to the Department of Finance, 121 North LaSalle Street, Room 107A Chicago, Illinois 60602. Reference VD number 129089.
8. In the event the beneficiary fails to satisfactorily complete the work described in item (2), the Chicago Department of Water Management (CDWM) reserves the right to utilize all or a portion of the deposit to complete or remediate the required work. Following Final Acceptance by the Department, confirming that all work in item (3) has been completed in accordance with applicable standards and requirements, any remaining balance of the deposit shall be refunded to the beneficiary.
9. It is the owner's/developer's responsibility to provide proper drainage in the areas to be developed. When the final plans are available, the owner's/developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
10. 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.

Opening

Based on sewer records, there are no public sewer facilities within the limits of the area proposed for opening; therefore, the Sewer Section has no objection to the proposed opening, provided the beneficiary must agree with the following conditions:

- a. It is the owner's / developer's responsibility to provide proper drainage in the areas to be opened. When the final plans are available, the owner's / developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.
- b. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed opening(s), must be submitted for review and installed at the expense of the beneficiary. The maintenance of the public sewers and sewer structures will be accepted by the Department of Water Management only, after final acceptance of sewer work. physical and videotape inspection approved by the Department of Water Management.
- c. Permits are required to be obtained by a Licensed Drainlayer from the Department of Buildings - Sewer Permit Section for all underground sewer work, in both the public way and on private property. As-built plans of the public sewer and combined public main sewers indicating the street location of the main sewer(s) and appurtenances must be submitted to the Department of Water Management for record purposes within 30 days of completion.

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