

EXHIBIT C
DEPARTMENT OF WATER MANAGEMENT LETTER

[Attached]



CITY OF CHICAGO

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DEPARTMENT OF WATER MANAGEMENT

March 12, 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 Dedication Ordinance

3rd Ward

For: Chicago Housing Authority (CHA)

**Dedication within the block bounded by W 23rd St, S State St, W 24th St, and
S Dearborn St.**

OUC File No. VD-134303

REVISED

M&P Project No. 28-03-25-4102

Water Atlas Page 344

Sewer Atlas Page 39-1-17

Dear Mr. Kalayil:

This letter supercedes the previous letter dated March 9, 2026. This letter is in response to your inquiry concerning the proposed dedication. After reviewing our records, the Department of Water Management (DWM) has determined the following:

1) DWM - Water Section

This project was previously reviewed under VD-111293. This proposed development was reviewed under EFP-101559. The Water Section's requirements for the proposed development were communicated to Southbridge 4 Master Owner, LLC in a letter dated December 31, 2020, a copy of which is attached. The requirements of that letter have been completed.

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

For questions regarding water facilities, please contact Andrew McFarland at andrew.mcfarland@cityofchicago.org.

H) DWM - Sewer Section

The proposed dedication involves the consolidation of three distinct segments into the public way:

- (a) the eastern 41.77 feet of S. Dearborn Street, from W. 23rd Street to W. 24th Street.
- (b) W. 24th Street, from S. Dearborn Street to S. State Street; and

(c) 23rd Place, from S. Dearborn Street to S. State Street.

The segments identified in (a) and (b) were vacated on December 22, 1953, under Ordinance Document No. 15805377, which reserved the right to maintain existing public sewers and associated structures.

In 2024, sewer infrastructure elements were reconstructed as part of the Southbridge Development Project that includes (1) a 12-inch to 15-inch sewer in vacated S. Dearborn Street, from approximately 54 feet south of W. 23rd Place to W. 23rd Street; (2) an 18-inch sewer in vacated W. 24th Street, from S. Dearborn Street to S. State Street; and (3) an 8-inch sewer in segment (c).

The sewer construction was finalized, and the sewer infrastructure was accepted by the Department of Water Management, Sewer Section, on October 7, 2024.

The Sewer Section has expressed no objection to the proposed dedication, provided that certain conditions are incorporated into the dedication ordinance.:

- i. Existing public sewer infrastructure within segments (a), (b), and (c) shall remain public and be owned and maintained by the Department of Water Management (DWM).
- ii. For any future maintenance or replacement of sewer infrastructure, the DWM will only restore the pavement surface using standard public right-of-way pavement materials, such as asphalt or concrete. The DWM shall not be responsible for restoring non-standard surface features, including but not limited to permeable pavers, decorative concrete, bollards, or similar features.
- iii. Existing private sewers in the areas to be dedicated will be sealed and removed at the expense of the beneficiary, in accordance with the standard procedures of the Department of Water Management, Sewer Section.
- iv. If and when the existing private main sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
- v. Private structures are not allowed in the public right of way without an ordinance established by the City Council. Existing private structures must be relocated into private property, abandoned or established through a City Council ordinance.
- vi. It is the owner's / developer's responsibility to provide proper drainage in the areas to be dedicated. 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.
- vii. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed dedications, 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 physical and videotape inspection approved by the Department of Water Management.
- viii. 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 fluynh at 312-7444420 and Anupam Verma at 312-742-7108.

Very truly yours,


Randy Conner
Commissioner



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

December 31, 2020

Southbridge 4 Master Owner, LLC
185 Dartmouth Street, Suite 900
Boston, MA 02116

Attention: William Woodley
Project Coordinator

SUBJECT: Proposed Roadway Improvements
S Dearborn Street — W 23rd Street to W 24th Street
BES Project No. 16-09:212.01
OUC File No. EFP-101559

Mr. Woodley:

This correspondence is in response to an Office of Underground Coordination transmittal dated February 3, 2020, and revised plans received December 18, 2020, as well as pursuant to the email received by the Department of Water Management (DWM) on July 27, 2020 regarding the excavation of an existing 24-inch feeder main, regarding the subject project. This is ONLY in response to the proposed roadway improvements under OUC file number EFP-101559.

The Department of Water Management - Water Section

This Department maintains an existing 24-inch feeder main located at approximately 18 feet south of the south property line of W 24th Street. Per the email received July 27, 2020, the existing feeder main was exposed during construction of the proposed sewer installation by Southbridge 4 Master Owner, LLC's contractor without DWM Water Section approval or knowledge. The existing feeder main was field verified to have approximately 7.5 feet of cover. The proposed 15-inch sewer main would be in direct conflict with the existing feeder main.

In order to accommodate the proposed sewer main installation, this Department must vertically raise the existing 24-inch feeder main with mechanically restrained pipe for approximately 80 feet to maintain a minimum of 4.5 feet of cover. The estimated cost for the DWM to perform this water main adjustment work is **\$143,555.00**, based on regular time. The DWM will be responsible for excavation and backfill of the excavated areas, but Southbridge 4 Master Owner, LLC will be responsible for all final restoration to CDOT standards. Please note that his estimate is based on current labor rates (including overhead charges), but the actual costs of the water main adjustments will be submitted for payment. Should it be determined that the water main adjustment cannot be installed at the proposed location, Southbridge 4 Master Owner, LLC will be responsible for all additional costs necessary to install the water main.

In order to accommodate Southbridge 4 Master Owner, LLC's development, the DWM will allow Southbridge 4 Master Owner, LLC's contractor to install approximately 671 feet of 8-inch water main in the S Dearborn Street (Vacated) from E 23rd Street to E 24th Street. This Department will perform connections to the existing water mains, as well as, provide resident engineering services, valve operations, and water quality services for the above-mentioned work. ***The DWM cannot and will not take ownership of the water main pipe installed by the developer in private property until the right-of-way has been dedicated to the city.***

This Department's scope of involvement for the water main connections for the above-mentioned proposed 8-inch water main is limited to:

- Removing the existing 8-inch x 8-inch tee located at approximately 24 feet EWL of S Dearborn Street and 18 feet SNL of W 23rd Street and 8-inch valve located at 14 feet EWL of S Dearborn Street and 18 feet SNL of W 23rd Street. Abandoning one (1) valve basin. Installing one (1) 8-inch x 8-inch tee and one (1) 8-inch line valve, reconnecting the existing 8-inch water main located at approximately 24 feet EWL of S Dearborn Street and reconnecting the existing side connection.
- Removing the existing 8-inch plug located at approximately 14 feet SNL of W 24th Street and 25 feet WEL of S Dearborn Street, connecting to the existing 8-inch x 8-inch tee on the existing 8-inch water main located at approximately 25 feet EWL of S Dearborn Street.

Southbridge 4 Master Owner, LLC's contractor is responsible for obtaining all applicable permits, traffic control, excavation/OSHA shoring, backfilling/compaction, and all restoration to CDOT standards, as well as all costs for utility and alignment conflicts associated with the water main installation and/or water service installation.

The estimated cost for the Department of Water Management to perform the above-mentioned work in S Dearborn Street is **\$92,915.00**. This estimate is based on current rates for labor (*regular time*), material, equipment and overhead charges, but actual costs will be submitted for payment once construction has been completed.

This Department maintains an existing 24-inch feeder main located at approximately 21 feet south of the north property line of W 24th Street. The proposed 8-inch ductile iron pipe (DIP) sewer connection in S State Street will cross above the existing 24-inch feeder main with a minimum of 18 inches of vertical separation. The proposed 15-inch sewer main in S Dearborn Street will cross below the existing 24-inch feeder main with a minimum of 18 inches of vertical separation. These crossings must follow all applicable Illinois Environmental Protection Agency (IEPA) vertical separation requirements for water and sewer pipe crossings.

Directional boring method of installation to cross existing feeder mains is prohibited; however, the proposed sewer main may be installed using a trenchless method of construction. If a trenchless method of installation is used, a minimum of four (4) feet of undisturbed soil is to remain on either side of the existing feeder main. If the proposed sewer main will be installed via open-cut method, the excavation must be properly shored to maintain a maximum three (3) foot trench width. The trench shall be backfilled to the springline of the feeder main with CLSM backfill (non-fly ash), and CA-16 from the springline of the feeder main to grade. Use of polyethylene wrap as a bond breaker between the feeder main and the CLSM backfill is required.

In order to accommodate the proposed 8-inch DIP sewer drain and 15-inch sewer main installation, this Department must provide a resident engineer to be present on-site during the excavation and installation of the proposed sewers where they cross the existing 24-inch feeder main. The estimated cost for resident engineering services is **\$1,882.00**. Please note this estimate is based on current labor rates (including overhead charges), but the actual costs of the resident engineering services will be submitted for payment.

A certified check in the amount of **\$238,352.00** (\$143,550.00 + \$92,915.00 + \$1,882.00), payable to the City of Chicago, must be hand delivered to the Department of Buildings, Plumbing Permit and Plan Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602, with a copy of this letter.

The private contractor installing the water main shall perform the following:

- Submit a complete list of the shop drawings (submittals) for all water main materials to be used to complete the water main installation to the Force Account Construction Manager at [FACM\(ctrwater.net\)](mailto:FACM@ctrwater.net) for review. Once the list is approved, the shop drawings (submittals) shall be sent at least 60 days prior to the start of work to the Force Account Construction Manager at FACMctrwater.net for review.
- Notify Force Account Construction Manager, at FACM@ctrwater.net, two (2) weeks prior to the start of the water main work, so a resident engineer can be assigned to the project.
- Obtain a "B-Permit" prior to construction from the City of Chicago, Department of Buildings, Plumbing Permit and Plan Section, City Hall, 121 N LaSalle Street, Room 906, (312) 744-7063.
- Submit as-built drawings. The as-built drawings should be submitted to the Force Account Construction Manager at FACM@ctrwater.net. The as-built drawings must also include the materials used and dimensions of all underground work that is required for IEPA compliance. ***The DWM will not perform the source and final connections until as-built drawings are reviewed and approved by this Department.***

Please forward all CAD files and any resource/reference files for this project to Susan McKee at Susan.McKee@ctrwater.net, to be utilized to create the water main adjustment plans.

This Department's utility separation requirements are as follows: The minimum vertical clearance (edge-to-edge) from all water mains is 18 inches. For feeder mains (water mains 16-inches and larger), the minimum horizontal clearance (edge-to-edge) is five (5) feet, and for grid mains (water mains less than 16-inches), the minimum horizontal clearance (edge-to-edge) is three (3) feet. No proposed above ground facility (tree, planter box, light pole, etc.) can be closer than five (5) feet (edge-to-edge) from a water main or closer than three (3) feet (edge-to-edge) from a water service. Should the DWM require access to its facilities, it will not be responsible for the costs to remove or support any above ground structures adjacent to its facilities.

All new curb installation adjacent to fire hydrants must be painted 'safety yellow' for 15 feet on each side of the fire hydrant except where the 15-foot dimension intersects a crosswalk, driveway or similar feature. In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead.

If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

Proposed trees must not be planted above or within five (5) feet of the exterior pipe wall for all water mains 24-inch in diameter and larger. This 5-foot rule excludes mains that are separated from the tree by a hardscape feature or other root growth limiting conditions such as water mains located in the street.

This Department discourages tree planting over water mains that are less than 24-inches in diameter located in the parkway, but if necessary, will allow trees with a maximum mature height of 30 feet and a maximum mature root depth of 2¹/₂ feet. Potential plantings that meet this requirement include the following:

1. Ornamental shrubs or bushes meeting the mature height and mature root depth stated above.
2. Flowers or other non-woody herbaceous plants.
3. Above ground, removable planting containers that can be moved by construction equipment in the event that water main repair is required.

Existing trees planted above water mains that do not meet these requirements do not need to be removed. However, if such existing trees are removed, all proposed trees installed in their place must meet the above mentioned requirements. Should it be necessary for the DWM to access any of its facilities, the Department shall only be responsible for typical pavement, sidewalk, and hydroseed restoration.

All new sewer installations must meet IEPA separation requirements for water and sewer pipes. All proposed/replaced or reused sewer laterals from catch basins/inlets, sewer mains, and private drains (collectively known as "sewer facilities") that are parallel to water mains, services or fire hydrant leads (collectively known as "water facilities") that are less than 18 inches below the water facility and have less than 10 feet of horizontal separation from the outside edge of the water facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Additionally, all sewer facilities that cross perpendicularly below water facilities with less than 18 inches vertical separation must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. If any sewer facility crosses perpendicularly above a water facility, then the sewer facility shall be at least 18 inches above the water facility and the sewer facility must be made out of ductile iron/water main quality pipe for 10 feet on either side of the outside edge of the water facility. Sewer laterals that require ductile iron/water main quality pipe shall be ductile iron/water main quality pipe from the catch basin to a point 10 feet beyond the edge of the water facility.

Extreme caution is to be taken to ensure that no facility owned and maintained by this Department is damaged during construction. If damage occurs to any facilities, Southbridge 4 Master Owner, LLC will be held responsible for the cost of repairing or replacing the facilities.

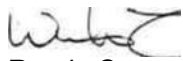
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Southbridge 4 Master Owner, LLC
December 31, 2020

Please note that the details described above are valid for 90 days from the date of this letter, after which time, Southbridge 4 Master Owner, LLC will be responsible for re-submitting plans to this Department for review and revision of the estimate of cost, as needed.

Failure to comply with the provisions in this correspondence may result in additional expenses to the proposed project to verify that all work conforms to DWM's standards.

If there are any questions regarding the water facilities, please contact Angela Krueger at Angela.Krueger@cityofchicago.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Randy Conner", is positioned above the printed name.

Randy Conner
Commissioner

AZ

Email cc: DOB Plan Desk