

EXHIBIT D
DEPARTMENT OF WATER MANAGEMENT LETTER

Exhibit D



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

April 3, 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 Opening and Subdivision Ordinance
21st Ward
For: City of Chicago Department of Law

Opening of S Ada Street Between W 119th Street and W 120th Street. Subdivision of area bounded by W 119th Street, W 120th Street, S Loomis Street, and vacated S Racine Avenue.

OUC File No. VD-128837

M&P Project No. 29-21-24-4077

Water Atlas Page 710

Sewer Atlas Page 37-1-62

Dear Mr. Kalayil:

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

I) DWM - Water Section

There is an existing 12-inch water main, two fire hydrants, two 12-inch line valves and an 8-inch water service to the existing building at 132 W 119th Street within the proposed opening on Ada Street. These facilities must remain.

The Water Section has no objection to the proposed opening and subdivision.

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

The proposed subdivision and right-of-way opening will reconfigure Parcel 1 and Parcel 2, bounded by W 119th Street, W 120th Street, S Loomis Street, and S Racine Street, into four lots: Lot 1, Lot 2, S Ada Street, and Lot 4. As part of this subdivision, the unopened S Ada Street is proposed to be opened. Based on sewer records, the following public sewers and associated structures are present within the area proposed for subdivision and opening:

- a) A 24-in sewer in S Ada St from W 119th St to W 120th St within unopened S Ada St of proposed subdivision and opening.
- b) A 42-inch public sewer in vacated S Racine Ave from W 119th St to W 120th St per Ordinance Doc. 13782597, March 14, 1946, adjacent to Parcel 1 Lot 4.

Detailed Conditions for Opening: The Sewer Section has no objection to the proposed opening for S Ada St from W 119th St to W 120th St with a 24-in Sewer.

Detailed conditions for Subdivision: The Sewer Section has no objection to the proposed subdivision of Parcel 1 and 2 into the four lots: Lot 1, Lot 2, S Ada Street, and Lot 4, provided the beneficiary must agree with the following conditions:

1. The beneficiary must assume ownership of the sewers and appurtenances in (b).
2. These sewer facilities will be the private property of the beneficiary. The beneficiary must assume all liability and is responsible for abandoning these facilities and initiating the release of the easement associated with the sewer in (b) with DWM.
3. The existing sewers in (b) must be abandoned, filled and sealed per EFP-128242 and they will be removed at the expense of the Beneficiary.
4. Since the existing sewer in (b), which is to be abandoned, ties into City manholes at W 119th St and W 120th St, the following actions must be performed by the beneficiary: (1) Within the public right-of-way (ROW), the existing sewer sections must be removed or filled with grout/flowable fill. (2) The sewer openings at both City manholes at W 119th St and W 120th St must be sealed with plugs.
5. 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.
6. The beneficiary must provide the Department of Water Management, Sewer Design Section, with as-built drawings submitted within 45 days of completion.
7. Once the existing sewers in (b) have been abandoned, filled and sealed per EFP-128242, the beneficiary shall submit to the DWM the release of the easement associated with the sewer in (b), pursuant to Ordinance Document No. 13782597, dated March 14, 1946, as the easement is no longer required for public utility purposes.
8. 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.
9. Please be advised that any underground 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 Department of Water Management.
10. Please be advised that any development larger 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,

Handwritten signature of Randy Conner in blue ink, including a small mark at the end.

Randy Conner
Commissioner