

EXHIBIT B



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

File: 04-27-21-3989

May 1, 2024

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 Ordinance
27th Ward
For: Chicago Park District

REVISED

Vacation of N. Ogden Ave. from W. Weed St. to W. Blackhawk St, Vacation of W. Weed St. from N. Ogden Ave. to N. Frontier Ave, and Vacation of N. Frontier Ave. from W. Blackhawk St. to W. Weed St.

OUC File No. VD-112188
M&P Project No. 04-27-21-3989
Water Atlas Page 221
Sewer Atlas Page 39-3-21

Dear Mr. Kalayil:

This letter supersedes the previous letters dated February 27, 2023 and April 29, 2024, concerning the proposed vacation. After reviewing our records, we have determined the following:

I) The Department of Water Management (DWM) - Water Section

The following water mains and appurtenances are located within the limits of the areas proposed for vacation.

1. Approximately 490-feet of 8-inch water main in W Weed Street from N Frontier Avenue to N Larrabee Street
2. Approximately 360-feet of 8-inch water main in N Frontier Avenue from W Weed Street to W Blackhawk Street

The following requirements apply:

Item 1 - Water main in W Weed Street

The water main in W Weed Street is no longer required and must be abandoned. Because abandoning that water main would create an unacceptable dead end main in N Ogden Avenue at W Weed Street, the 8-inch water main in N Ogden Avenue from W Weed Street to W Division Street must also be abandoned. To accomplish that the following work is required, all at the Park District's expense.

- a. Cut out a tee at W Weed Street and N Frontier Avenue,
- b. Cut out a tee at W Weed Street and N Larrabee Street and relocate hydrant,

- c. Connect the 8-inch water main W Division Street to the 12-inch water main in W Division Street at W Division Street and N Ogden Avenue.

See the attached letter dated April 19, 2023, for cost estimates and further details. DWM acknowledges receipt of the \$106,000.00 construction deposit and the \$6,471.82 fixed unamortized cost. The estimate is based on current rates for labor (straight time), material, equipment, and overhead charges, but actual costs will be charged upon completion of the work.

The scope of the DWM's involvement in the water main abandonment work will include but not be limited to obtaining all applicable permits, tracing equipment, excavation/OSHA shoring, backfilling/compaction, traffic control, all pipe work, supplying all water main pipe, line valves, valve basins, fire hydrant, water main, valve operations, engineering design services, and water quality services, and as well as all existing sewer facility adjustments required for the proposed water facilities to meet all DWM and Illinois Environmental Protection Agency (IEPA) vertical separation requirements for water and sewer pipe crossings. The DWM will provide final restoration at all locations.

Once the review of EFP-126181 has been completed and approved, DWM will begin construction of the improvements described above.

All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM Standards.

Because the existing water mains cannot be located within private property (the vacated streets), this work must be done before the vacations can be approved. Once this work is completed, the Water Section has no objection to the vacations of W Weed Street and N Ogden Avenue.

Item 2 - Water main in N Frontier Avenue

The water main in N Frontier Avenue must remain to provide domestic service and fire protection to the area west of the proposed vacation. The Water Section will approve the proposed vacation, provided the following are part of the vacation ordinance:

- i. There must be a reservation over the entire width and length of N Frontier Avenue from the north line of W Blackhawk Street to the north line of W Weed Street proposed for vacation for the existing retained public water main.
- ii. No temporary or permanent buildings or other structures shall be erected upon or over the area where the reservation is required.
- iii. The City of Chicago Department of Water Management must have continuous 24-hour access without any obstructions like fences or bollards to the area where the reservation is required.
- iv. All proposed plans for improvements must be submitted to and approved by the Department of Water Management – Water Section prior to construction.
- v. The beneficiary of the area proposed for vacation where the reservation is required must be responsible for the repair, renewal, or replacement of the physical improvements on the area to be reserved, which may be damaged in connection with the maintenance and repair, or replacement of the sewer facilities and appurtenances.
- vi. Any adjustments to the Water Section's facilities in the areas where reservation is required must be paid by the beneficiary.

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

II) The Department of Water Management - Sewer Section

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

- a) An 8-inch sewer along west line of N Ogden Ave at approximately 75-feet north of north line of W Blackhawk St to the north line of W Blackhawk St; and
- b) An 8-inch sewer along east line of N Ogden Ave at approximately 75-feet north of north line of W Blackhawk St to the north line of W Blackhawk St; and
- c) A 10-inch sewer along west line of N Ogden Ave at approximately 114-feet south of south line of W Weed St (W Alaska St) to south line of W Weed St (W Alaska St); and
- d) An 8-inch sewer along east line of N Ogden Ave at approximately 85-feet south of south line of W Weed St (W Alaska St) to south line of W Weed St (W Alaska St); and
- e) A 12-inch sewer on W Weed St (W Alaska St) from N Frontier St to west line of N Ogden Ave; and
- f) A 12-inch sewer on N Frontier St from north line of W Weed St (W Alaska St) to the north line of W Blackhawk St; and
- g) A 12-inch sewer on W Weed St (W Alaska St) from west line of N Ogden Ave to east line of N Ogden Ave;

Detailed conditions for Sewers (a) through (g): The Sewer Section will approve the proposed vacation, provided the beneficiary must agree with the conditions below:

Sewers in (a) through (f): Based on Sewer records, following sewers are solely serving the area proposed for vacation. To approve the proposed vacation, the beneficiary must assume ownership of these sewers and appurtenances. These sewer facilities will be private property of the beneficiary. The beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for reuse or abandonment.

Sewers in (g): Based on sewer records, these sewers and associated structures are serving a portion of public ROW under CTA tracks. A reservation of the entire width of ROW will be required for the proposed vacation on W Weed St (W Alaska St) from the West Line of N Ogden Av to the East Line of N Ogden Av.

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 JV

Randy Conner
Commissioner



CITY OF CHICAGO

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DEPARTMENT OF WATER MANAGEMENT

April 19, 2023

Chicago Park District
541 North Fairbanks Court
Chicago, IL 60611

Attention: Michael Lange
Project Coordinator

**SUBJECT: Proposed Street Vacation
W Weed Street (Vacated) - N Frontier Avenue to N Larrabee Street
N Ogden Avenue - W Weed Street (Vacated) to W North Avenue
BES Project No. 20-10:096
OUC File No. VD-112188**

Mr. Lange:

This correspondence is in response to an Office of Underground Coordination request for the proposed street vacation, for the subject project. Final plans for the proposed development must be submitted for DWM review and approval prior to construction.

The Department of Water Management - Water Section

This Department maintains an existing 8-inch water main located at approximately 23 feet south of the north property line of W Weed Street (vacated) and an existing 8-inch water main located from approximately 8 feet to 23 feet east of the west property line of N Ogden Avenue. In order to accommodate the proposed vacation of W Weed Street, from N Frontier Avenue to N Larrabee Street, the DWM must abandon in place approximately 155 feet of the existing 8-inch water main and relocate the existing fire hydrant located on the northern frontage of W Weed Street (vacated) at N Larrabee Street to the western frontage of N Larrabee Street.

Regarding the work to abandon the existing 8-inch water mains, including three (3) cut and caps, reconnection of 12-inch and 8-inch water mains, and fire hydrant relocation, the DWM will perform the final restoration associated with this work at N Frontier Avenue, N Larrabee Street, and W North Avenue. The estimated cost for the DWM to perform its scope of work is **\$106,000.00**. This estimate is based on current rates for labor (straight time), material, equipment and overhead charges, but actual costs will be submitted for payment upon completion of the work.

The existing 8-inch water main in N Ogden Avenue from W Weed Street (vacated) to 107 feet south of the south property line of W North Avenue is not fully amortized. The total fixed unamortized cost for this existing 8-inch water main abandonment is **\$6,471.82**.

Two (2) separate certified checks in the amounts of **\$106,000.00** and **\$6,471.82**, 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.

It is required that the Force Account Construction Manager be contacted at FACM@ctrwater.net two (2) weeks prior to the anticipated construction date so a DWM crew can be assigned to the project.

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 sewer installations must meet IEPA separation requirements for water and sewer pipes. All proposed/replaced 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.

In no case shall the installation of any proposed facility be closer than five (5) feet from a fire hydrant or fire hydrant lead. 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.

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 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.

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April 19, 2023

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 2½ feet. Potential plantings that meet this requirement include the following:

1. Ornamental shrubs or bushes meeting the mature height and mature root depth discussed above.
2. Flowers or other non-woody herbaceous plants.
3. Above ground, movable planting containers that can be relocated by the owner of the plantings in the event that access to the water main 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.

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, Chicago Park District will be held responsible for the cost of repairing or replacing them.

Please note that the details described above are valid for 90 days from the date of this letter, after which time, Chicago Park District 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,



Andrea R.H. Cheng, Ph.D., P.E.
Commissioner

OS

Email CC: DOB Plan Desk