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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/22/2024 01:56 PM PG: 1 OF 18

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, ANDREA M. VALENCIA, City Clerk of the City of Chicago in the County of Cook and State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of that certain ordinance now on file in my office Vacation of Portion of W. Hastings St., from S. Ashland Ave. to S. Laflin St. Filed under Docket Number O2023-0004808.

I DO FURTHER CERTIFY that the said ordinance was passed by the City Council of the said City of Chicago on the fifteenth (15th) day of November, 2023.

I DO FURTHER CERTIFY that the vote on the question of the passage of the said ordinance by the said City Council was taken by yeas and nays and recorded in the Journal of the Proceedings of the said City Council, and that the result of said vote so taken was as follows, to wit:

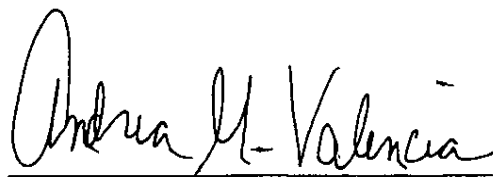
Yeas 49 Nays 0

I DO FURTHER CERTIFY that the said ordinance was delivered to the Mayor of the said City of Chicago after the passage thereof by the said City Council, without delay, by the City Clerk of the said City of Chicago, and that the said Mayor failed to return the said ordinance to the said City Council with his written objections thereto at the next regular meeting of the said City Council occurring not less than five (5) days after the passage of the said ordinance.

I DO FURTHER CERTIFY that the original, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Chicago aforesaid, at the said City, in the County and State aforesaid, this thirteenth (13th) day of December, 2023.

[T.P.]



ANDREA M. VALENCIA, City Clerk

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REPORTS OF COMMITTEES

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WHEREAS, The City of Chicago ("City") is a home rule unit of local government pursuant to Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, The properties at 1512 -- 1540 West Hastings Street, approximately 1501 -- 1509 West Hastings Street (vacated), and approximately 1502 -- 1540 West 14th Street (vacated), are owned by the Chicago Housing Authority, an Illinois municipal corporation ("CHA"); and

WHEREAS, CHA proposes to vacate and assemble the public right-of-way adjacent to its aforementioned properties, including portions of the street and alleys; and

WHEREAS, CHA's Board of Commissioners, on May 17, 2022, passed Resolution Number 2022-CHA-23 which authorizes its Chief Executive Officer or her designee to negotiate and enter into a long-term lease with Chicago Fire Training Facility LLC, a Delaware limited liability company ("Tenant"), or its designee, for approximately 23.226 acres of land bounded approximately by West Roosevelt Road, South Ashland Avenue, West 15th Street, and South Loomis Street (the "Real Property"), which such Real Property includes the vacated public rights-of-way subject to this ordinance appearing and legally described on the plat of vacation ("Plat") attached as Exhibit A; and

WHEREAS, On March 9, 2023, CHA and Tenant entered into a lease ("Lease") for the Real Property; and

WHEREAS, The properties at 1513 -- 1539 West Hastings Street are owned by West Hastings Owner LLC, a Delaware limited liability company ("Owner"); and

WHEREAS, Owner and Tenant are both directly owned one hundred percent (100%) by Mansueto Sports LLC, a Delaware limited liability company; and

WHEREAS, Owner proposes to use both the portions of the street and alleys to which it is adjacent, along with the portions of right-of-way to which CHA is adjacent for creation of a professional soccer training facility for use by Tenant under the terms of the Lease; and

WHEREAS, The City Council of the City of Chicago, after due investigation and consideration, has determined that the nature and extent of public use and the public interest to be subserved is such as to warrant the vacation of the public street and alleys described below; now, therefore,

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. The vacation of that part of West Hastings Street 66.00-foot-wide public right-of-way, the north/south and the east/west 16.00-foot-wide public alley lying west of and adjoining said right-of-way previously vacated by ordinance passed November 16, 1953 and recorded December 29, 1953 as Document Number 15801453, all inclusive, in Sampson & Green's Subdivision of Blocks 2, 3, 4, 5, 6, 11, 12, 13 and 14 in Sampson & Green's addition to Chicago in the northwest quarter of Section 20, Township 39 North,

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Range 14, East of the Third Principal Meridian, recorded September 2, 1853 as Document Number 44592 (Parcel 1) described as follows: commencing at the northwest corner of Lot 67 in said Block 5 of said Sampson & Green's Subdivision of blocks; thence north 01 degree, 41 minutes, 41 seconds west along the northerly extension of the west line of said Lot 67, a distance of 33.00 feet to the centerline of West Hastings Street for the point of beginning; thence north 88 degrees, 17 minutes, 51 seconds east along said centerline, 273.42 feet to the northerly extension of the centerline of the public alley as dedicated by document recorded December 29, 1953 as Document Number 15801452; thence south 01 degree, 37 minutes, 04 seconds east along said northerly extension and along said centerline and along the southerly extension of said centerline, 165.25 feet to the centerline of the public alley lying north of Lots 84 through 95, inclusive, in said Block 5; thence south 88 degrees 17 minutes 51 seconds west along said centerline, 273.20 feet to the southerly extension of the west line of said Lot 67 in said Block 5; thence south 01 degree, 41 minutes, 41 seconds east along said southerly extension, 8.00 feet to the northwest corner of said Lot 84 in said Block 5; thence north 88 degrees, 17 minutes, 51 seconds east along the north line of Lots 84 through 95, inclusive, in said Block 5, a distance of 281.18 feet to the southerly extension of the east line of the public alley as dedicated by said Document Number 15801452; thence north 01 degree, 37 minutes, 04 seconds east along said southerly extension and along said east line and along the northerly extension of said east line, 206.25 feet to the north line of West Hastings Street; thence south 88 degrees, 17 minutes, 51 seconds west along said north line, 281.46 feet to the northerly extension of the west line of said Lot 67 in said Block 5; thence south 01 degree, 41 minutes, 41 seconds east along said northerly extension, 33.00 feet to the point of beginning, in Cook County, Illinois, said above described parcel containing 12,859 square feet or 0.295 acre, more or less, together with that part of West Hastings Street 66.00-foot-wide public right-of-way, the north/south and the east/west 16.00-foot-wide public alley lying west of and adjoining said right-of-way previously vacated by ordinance passed November 16, 1953 and recorded December 29, 1953 as Document Number 15801453, all inclusive, in Sampson & Green's Subdivision of Blocks 2, 3, 4, 5, 6, 11, 12, 13 and 14 in Sampson & Green's addition to Chicago in the northwest quarter of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, recorded September 2, 1853 as Document Number 44592 (Parcel 2) described as follows: beginning at the northwest corner of Lot 67 in said Block 5 of said Sampson & Green's Subdivision of blocks; thence north 01 degree, 41 minutes, 41 seconds west along the northerly extension of the west line of said Lot 67, a distance of 33.00 feet to the centerline of West Hastings Street; thence north 88 degrees, 17 minutes, 51 seconds east along said centerline, 273.42 feet to the northerly extension of the centerline of the public alley as dedicated by document recorded December 29, 1953 as Document Number 15801452; thence south 01 degree, 37 minutes, 04 seconds east along said northerly extension and along said centerline and along the southerly extension of said centerline, 165.25 feet to the centerline of the public alley lying north of Lots 84 through 95, inclusive, in said Block 5; thence south 88 degrees, 17 minutes, 51 seconds west along said centerline, 273.20 feet to the southerly extension of the west line of said Lot 67 in said Block 5; thence north 01 degree, 41 minutes, 41 seconds west along said southerly extension, 8.00 feet to the southwest corner of Lot 67 in said Block 5, said southwest corner being on the north line of the public alley lying south of Lots 57 through 67, inclusive, in said Block 5; thence north 88 degrees, 17 minutes, 51 seconds east along said north line, 265.21 feet to the southeast corner of said Lot 57; thence north 01 degree, 37 minutes, 04 seconds west along the east line of said Lot 57, a distance of 124.25 feet to the northeast corner of said Lot 57; thence south 88 degrees, 17 minutes, 51 seconds west along the north line of

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Lots 57 through 67, inclusive, in said Block 5, a distance of 265.37 feet to the point of beginning, in Cook County, Illinois, said above described parcel containing 12,202 square feet or 0.280 acre, more or less, with the total area of all said parcels described being 25,061 square feet or 0.575 acre, more or less, as shaded and legally described by the words "Hereby Vacated" on the Plat hereto attached as Exhibit A, which drawing for greater clarity, is hereby made a part of this ordinance, be and the same is hereby vacated and closed, inasmuch as the same is no longer required for public use and the public interest will be subserved by such vacations.

SECTION 2. The City hereby reserves for the Department of Water Management ("Water Department") an easement over the entire width and length of the proposed vacated area ("Reservation Area") within the vacation area of West Hastings Street, as depicted on Exhibit A by the words "Easement Hereby Reserved for the Department of Water Management" for existing water mains and a ninety-inch (90") sewer, along West Hastings Street within the proposed vacated area, and appurtenances thereto, and for the installation of any additional water mains and sewer appurtenances which in the future may be located in the street as herein vacated, and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice. It is further provided that the City shall have 24-hour access and that no buildings, fences, bollards or other structures, and no development or construction of any kind shall be erected/ constructed upon or above the said Reservation Area, or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid service facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities, or the construction of additional municipally-owned service facilities. It is acknowledged by Owner and Tenant that the payment of fees, permitting, and all additional requirements as further clarified and detailed in the Department of Water Management's September 26, 2023 OUC Letter VD-122130 ("OUC Letter VD-122130") attached as Exhibit B-1, and in the Department of Water Management's August 18, 2023 OUC Involvement Letter ("OUC Involvement Letter") sent to Tenant attached as Exhibit B-2 must be finalized prior to recording of this ordinance. It is further provided that any Owner or Tenant prompted adjustments within the Reservation Area, or to Water Department facilities in the larger vacation area, must be reviewed and approved in writing by the Water Department in advance of the commencement of permitting or construction. Costs associated with any damage to private materials resulting from the City exercising its easement rights shall be borne exclusively by Owner and Tenant and each of their successors and assigns. It is further provided that Owner and Tenant and each of their respective successors and assigns shall meet the requirements in OUC Letter VD-122130 and the OUC Involvement Letter.

SECTION 3. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Owner shall pay or cause to be paid to the City of Chicago, as compensation for the benefits of those portions of the vacated street and alleys herein contemplated, the sum of One Million Thirty-two Thousand One Hundred Sixty-seven Dollars and ¹⁸/₁₀₀ Cents (\$1,032,167.18), which sum in the judgment of this body will be equal to such benefits.

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SECTION 4. Owner and Tenant each agree as a condition of vacation, and as acknowledged upon recording, that they, and each of their successors and assigns shall hold harmless, indemnify and defend the City of Chicago from all claims related to said vacation.

SECTION 5. The vacations herein provided for are made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Owner shall file or cause to be filed for recordation with the Office of the Cook County Clerk/Recordings Division a certified copy of this ordinance, together with the associated full-sized Plat, as approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and publication. The vacations shall take effect and be in force from and after the recording of the published ordinance and approved Plat.

Vacation Approved:

(Signed) Thomas Carney
Acting Commissioner,
Department of Transportation

Introduced By:

(Signed) Jason Ervin
Aldersperson, 28th Ward

CDOT File Number:

20-28-23-4044.

[Exhibit "A" referred to in this ordinance printed
on page 7286 of this *Journal*.]

Exhibits "B-1" and "B-2" referred to in this ordinance read as follows:

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REPORTS OF COMMITTEES

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Exhibit "B-1".

September 26, 2023.



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

September 26, 2023

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
 28th Ward
 For: Chicago Fire Football Club (Neal and Leroy, LLC)

Vacation of a portion of W Hastings Street and Alleys to the South from the Alley East of S Ashland Avenue to the East

REVISED

OUC File No. VD-122130
 M&P Project No. 20-28-23-4044
 Water Atlas Page 315
 Sewer Atlas Page 39-2-31

Dear Mr. Kalayil:

This letter supersedes the previous letter dated July 26, 2023.

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

1) **DWM - Water Section**

There are extensive DWM water facilities within the scope of the proposed development, which includes the proposed vacation of W Hastings Street, the north-south alley between lots 55 and 57, and the east-west alley south of West Hastings Street.

Extensive water main abandonments, facility adjustments and water main installations are required. See the attached letter in response to OUC EFP-120213 dated August 18, 2023, for detailed requirements.

The estimated cost for the DWM to perform this scope of work is **\$346,000.00**. 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.

Additionally, three (3) existing 8-inch water mains installed during the 1930's and 1950's are not fully amortized. The total fixed unamortized cost for these existing 8-inch water mains being abandoned is **\$5,635.31**. DWM must be reimbursed this cost.

The total deposit of **\$351,635.31** (\$346,000.00 + \$5,635.31) must be received by DWM before the water main work will begin. See the attached letter for instructions for making this deposit.

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OUC File No. VD-122130
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The scope of DWM's involvement in the water main 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) horizontal and vertical separation requirements for water and sewer pipe.

The attached letter also defines the final restoration that DWM will perform as well as the restoration required by the developer.

Because water service must be maintained to 1537 and 1541 W Hasting Street, the Water Section requires a reservation over the vacated right-of-way for the public water main that must remain to serve these two buildings. The reservation is required over the west sixty-eight feet (68') of the proposed vacated W Hastings Street right-of-way. See Section III below for requirements for the reservation, which must be part of the ordinance.

Any development or construction affecting 1537 and/or 1541 W Hastings Street will require a detailed review by DWM and may, at DWM's sole discretion, require the relocation or abandonment of facilities, both within and outside of the limits of the reservation, all at the developer's expense.

Because the existing water main cannot be located within private property (vacated W Hastings Street), this work must be done before the vacations can be approved. Once this work is completed, the Water Section has no objection to the vacation of W Hastings Street. The Water Section has no objections to the vacation of the alleys.

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

Exhibit "A" Plat of Vacation includes multiple portions of rights-of-way proposed for vacation: W Hasting Street, the north-south alley between lots 55 and 77, and the east-west alley south of West Hastings Street.

There are no public sewers within the north-south and east-west alleys, therefore the Sewer Section has no objection to the proposed vacation of the alleys. However, there is an existing 90-inch sewer along W Hasting Street, within the area proposed for vacation. This sewer serves areas upstream and must be retained and maintained as a public sewer. See Section III below for requirements for the reservation, which must be part of the ordinance.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at Alexander.Huynh@CityofChicago.org.

III) DWM - Reservation Requirements for Vacated Right-of-Way (ROW)

The DWM has the following requirements for reservations, which must be part of the ordinance:

- a. For the existing public sewer main and appurtenances, DWM retains all rights associated with the ROW that is being vacated with a reservation over the entire width and length of the area proposed for vacation on W Hasting Street.

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OCUC File No. VD-122130
 September 26, 2023
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- b. For the existing public water main and appurtenances, DWM retains all rights associated with the ROW that is being vacated with a reservation over the entire width and the west sixty-eight feet (68') of the area proposed for vacation on W Hasting Street. The Water Section has no objections to the remainder of W Hastings Street being vacated.
- c. No temporary or permanent buildings or other structures shall be erected upon or over the entire width and length of the areas where the reservations are required.
- d. The DWM must have continuous 24-hour access without any obstructions like fences, gates, or bollards to the areas where the reservations are required.
- e. It is the beneficiary's responsibility to maintain proper drainage in the areas where the reservations are required.
- f. All proposed plans for improvements or changes must be submitted to and approved by the DWM Water and Sewer Sections prior to construction.
- g. The beneficiary of the areas proposed for vacation where the reservations are required must be responsible for the repair, renewal, or replacement of the physical improvements on the areas to be reserved, which may be damaged in connection with the maintenance and repair, or replacement of DWM facilities and appurtenances.
- h. Any adjustments to any DWM facilities in the areas where reservations are required must be paid by the beneficiary.
- i. DWM retains all rights within existing reservations and easements over previously vacated ROW.
- j. Within the area of proposed reservation, the beneficiary and their successors shall be responsible for all removals, relocation and restoration of any and all private utilities and any surface appurtenances needed to facilitate the maintenance, repair or replacement of the DWM facilities in the reservation. These private utilities must be removed promptly upon request from the DWM. These private utilities include but are not limited to infrastructures related to stormwater, sanitary, gas, telecommunications or electrical. The Department of Water Management shall not be responsible for any damage to any private utilities or surface appurtenances crossing the reservations.

Very truly yours,

Andrea R.H. Cheng

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

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JOURNAL--CITY COUNCIL--CHICAGO

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June 22, 2023.



CITY OF CHICAGO

DEPARTMENT OF WATER MANAGEMENT

June 22, 2023

City of Chicago
 Department of Transportation
 Division of Project Development / PUBLIC WAY
 2 N. LaSalle Street, Suite 950
 Chicago, IL 60607-2570

Attn: Mr. Jai Kalayil
 Deputy Commissioner

Re: Proposed Vacation Ordinance
 28th Ward
 For: Chicago Fire Football Club (Neal and Leroy, LLC)

Vacation of a portion of S Laflin Street from the alley north of W Washburne Avenue to the cut-de-sac south of W Washburne Avenue.

OUC File No. VD-122131
 M&P Project No. 20-28-23-4045
 Water Atlas Page 315
 Sewer Atlas Page 39-2-31

Dear Mr. Kalayil:

This letter is in response to your inquiry concerning the proposed vacation. After reviewing our records, we have determined the following:

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

Within the limits of the proposed vacation there is an 8" water main running east-west that was installed in 1906 and an 8" water main running north-south that was installed in 1967. There is also one hydrant and two 8" valves. These mains connect to the existing water mains in vacated W Washburne Avenue to the east and west and in S Laflin Street to the north and must be retained.

The Water Section will approve the proposed vacation provided the beneficiary must agree with the following conditions:

- a. There must be a reservation of the entire width and length of the vacated ROW north of the south line of W Washburne Avenue for the existing water mains. No reservation is required south of the south line of W Washburne Avenue.
- b. The DWM must have continuous 24-hour access without any obstructions like fences or bollards to the area where the reservation is required.
- c. No development or construction of any kind may occur on the area of the reservation. Any development or construction will require a detailed review by DWM and may, at DWM's sole discretion, require the relocation or abandonment of facilities, both within and outside of the limits of the reservation, all at the developer's expense.
- d. All proposed plans for improvements must be submitted to and approved by the DWM prior to construction.

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OUC File No. VD-122131
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- e. The beneficiary of the vacated ROW where a reservation is required must be responsible for the repair, renewal, or replacement of any physical improvements on the vacated area which may be damaged in connection with the maintenance and repair, or replacement of the water mains. Examples of improvements include, but are not limited to the landscaping, any private drainage system, lighting, pavement and sidewalks.
- f. The beneficiary of the vacated ROW where a reservation is required must be responsible for completely removing any obstacle for the maintenance and repair, or replacement of the water mains.
- g. The beneficiary of the vacated ROW where a reservation is required must follow landscape requirements per Department of Water Management Water Section requirements for Existing Facilities Protection.
- h. Any adjustments to DWM's facilities in the vacated ROW where a reservation is required must be paid by the beneficiary.

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

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

II) **The Department of Water Management - Sewer Section**

The following public sewers and associated structures are present within the area proposed for vacation.

- a) A 12-inch sewer on Vacated W Washburne Ave, flowing west from east line of S Laflin St to MWRD sewer on S Laflin St
- b) A 15-inch overflow sewer on Vacated W Washburne Ave, from west line of S Laflin St to MWRD sewer on S Laflin St

Based on sewer records, the sewers in (a) and (b) solely serve the area of vacated W Washburne Ave

Per the ordinance passed on November 16, 1953, there is an existing reservation for the sewers on vacated W Washburne Ave.

The beneficiary of the area to be vacated also owns vacated W Washburne Ave, where existing sewers with reservations exist

To approve the proposed vacation, the following requirements must be met:

- 1. The beneficiary must assume ownership of the sewers and appurtenances in (a) and (b) above, along with the sewers in vacated W Washburne Ave.
- 2. The west limit of sewer ownership by the beneficiary within the vacated W Washburne Ave shall end at the west end of vacated W Washburne Ave, which is approx. 147-feet east of east line of S Ashland Ave. As a part of sewer ownership delineation, the existing City's sewer manhole located at 82-feet east of the east line of S Ashland Ave must be relocated immediate west of the west end of vacated W Washburne Ave
- 3. These City of Chicago sewer facilities within the previously vacated Washburne and proposed vacation of Laflin will be the private property of the beneficiary. The

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June 22, 2023
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beneficiary must assume all liability for these facilities and be responsible for all maintenance and repairs for their reuse.

- 4. The beneficiary must request the Department of Water Management Legal Services to release the easement for the existing 12-inch and 15-inch sewers on vacated W Washburne Ave.

If there are any questions regarding the sewer facilities, contact Alexander Huynh at 312-744-4420.

Very truly yours,



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

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REPORTS OF COMMITTEES

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Exhibit "B-2".

MANAGEMENT

August 18, 2023

Chicago Fire Training Facility, LLC
 1 N Dearborn, Suite 1300
 Chicago, IL 60602

Attention: Mr. Pawel Szynalik
 Owner

SUBJECT: Proposed Site Development and Street Vacations
 Chicago Fire FC Performance Center
 1336 S Loomis Street,
 1530 W Hastings Street
 1532 W 14th Street
 BES Project No. 22-12:052 Revision 2
 OUC File No. EFP-120213
 OUC File No. VD-122130
 OUC File No. VD-122131

Mr. Szynalik:

This correspondence is in response to Office of Underground Coordination (OUC) requests for the development of the Chicago Fire FC Performance Center and two proposed street vacations. This correspondence supersedes the previously issued letter dated August 14, 2023, regarding the subject project.

The Department of Water Management - Water Section

Within the limits of the proposed development are multiple water mains including hydrants, valves, services, and other appurtenances, the following requirements apply:

Water Mains to Remain in Service

The following water mains must remain in service:

- a. Approximately 890 feet of 8-inch water main located 26 feet SNL of vacated W Washburne Avenue from west of S Loomis Street to east of S Ashland Avenue;
- b. Approximately 150 feet of 8-inch water located 16 feet EWL of S Laflin Street from W Washburne Avenue to the north.

A reservation must be provided over the S Laflin Street ROW being vacated under OUC VD-122131. No development or construction of any kind may occur on the area of the reservation or within vacated W Washburne Avenue. Any development or construction will require a detailed review by DWM and may, at DWM's sole discretion, require the relocation or abandonment of facilities, both within and outside of the limits of the reservation, all at the developer's expense. See the attached letter dated June 22, 2023.

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JOURNAL--CITY COUNCIL--CHICAGO

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Chicago Fire Training Facility, LLC
August 18, 2023

Water Mains to Be Abandoned

In order to accommodate the proposed development and the vacation of W Hastings Street and associated alleys the DWM must also abandon in place the following existing water mains, which will require the associated described work:

1. Approximately 35 feet of 8-inch water main located at approximately 10 feet SNL of W 13th Street east of S Ashland Avenue with removal and replacement of one (1) existing fire hydrant;
2. Approximately 747 feet of 8-inch water main located at approximately 21 feet to 22 feet NSL of W Hastings Street from east of 1537 W Hasting Street to west of S Loomis Street with removal of four (4) existing fire hydrants and installation of two (2) fire hydrants;
3. Approximately 190 feet of dead end 8-inch water main located at approximately 18 feet SNL of W 14th Street from S Ashland Avenue to the east with removal of one (1) existing fire hydrant and one tee removal at S Ashland Avenue;
4. Approximately 335 feet of dead end 8-inch water main located at approximately 16 feet SNL of W 14th Street from S Loomis Street to the west with removal of two (2) existing fire hydrants, installation of one (1) fire hydrant, and plugging of one tee;
5. Approximately 530 feet of 8-inch water main located at approximately 11 feet SNL of W 14th Place from S Ashland Avenue to S Laffin Street with removal of one (1) existing fire hydrant and one tee removal at S Ashland Avenue.
6. Approximately 734 feet of 8-inch water main located at approximately 4 feet to 11 feet EWL of S Laffin Street with removal of one (1) existing fire hydrant.

Additionally, three (3) existing 8-inch water mains installed during the 1930's and 1950's are not fully amortized. The total fixed unamortized cost for these existing 8-inch water mains being abandoned is **\$5,635.31**.

A letter in response to the vacation request for W Hastings Street and associated alleys under OUC VD-122130 with additional requirements will be forthcoming under separate cover.

Water Main to Be Installed

To adequately provide the domestic and fire protection needs of the Performance Center Building, approximately 435 feet of new 8-inch water main must be installed in S Laffin Street from 15th Street to the new dead-end cul-de-sac to the north. Installation of the new water main will include the installation of the 8-inch water service tee and 8-inch service control valve for the Performance Center Building. The water service for the Bethel Mennonite Community Church at 1434 S Laffin Street will also be transferred to the new water main. This will require a meter vault in the S Laffin Street ROW and full replacement of the church's lead service line.

Scope of DWM Involvement

For the work required for the water mains to be abandoned, the scope of DWM's involvement will be limited to all pipe work, supplying all water main pipe, line valves, valve basins, fire hydrants, valve operations, engineering design services, and water quality services Chicago Fire Training Facility, LLC will be responsible for obtaining all applicable permits, tracing equipment, excavation/OSHA shoring, traffic control, as well as any and all existing sewer facility adjustments required for the proposed water facilities to meet all DWM and Illinois Environmental Protection Agency (IEPA) separation requirements for water and sewer pipe crossings.

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REPORTS OF COMMITTEES

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Chicago Fire Training Facility, LLC
August 18, 2023

For the water main to be installed, the scope of DWM's involvement 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, valve operations, engineering design services, and water quality services, as well as all existing sewer facility adjustments required for the proposed water facilities to meet all DWM and Illinois Environmental Protection Agency (IEPA) separation requirements for water and sewer pipe crossings.

DWM will ONLY perform the restoration due to the service line replacement on the property of the Bethel Maronite Community Church at 1434 S Laflin Street. All other restoration to the CDOT standards, whether within the site or outside of its limits, including restoration for the installation of the new water main in S Laflin Street will be the responsibility of Chicago Fire Training Facility, LLC.

The estimated cost for the DWM to perform this scope of work is **\$346,000.00**. 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.

A deposit in the amount of **\$351,635.31** (\$5,635.31+\$346,000.00) payable to the City of Chicago is required. In order to receive an invoice for this deposit, send a copy of this letter to BPermits@cityofchicago.org via email. Print two (2) copies of each invoice and bring the invoices for payment to a City of Chicago payment center. Once payment has been made, the applicant should forward a copy of the receipt, stamped invoice, and copy of this letter to BPermits@cityofchicago.org. Upon receipt of the proof of payment, DWM will respond with copy of the BPermit.

Please contact the Department of Buildings, Plumbing Permit and Plan Section by email at Bpermits@cityofchicago.org regarding the proposed water service for the building. Per the Municipal Code, meters shall be installed before the building is connected to the water system. All new water services must be compliant with Title 35 of the Illinois Environmental Protection Agency (IEPA).

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.

Other Miscellaneous DWM Requirements

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

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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.

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 Fire Training Facility, LLC will be held responsible for the cost of repairing or replacing them.

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REPORTS OF COMMITTEES

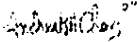
7285

Chicago Fire Training Facility, LLC
August 18, 2023

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



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

VNOS

Email CC: DOB Plan Desk

Property of Cook County Clerk's Office

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JOURNAL--CITY COUNCIL--CHICAGO

11/15/2023

Exhibit "A".

CITY OF CHICAGO
APPROVED
RICHARD E. LUTHE
SUPERINTENDENT OF MAPS
EXAMINER
OF SUBDIVISIONS
COUNTY, ILLINOIS

Date: **Dec 27, 2023**
 Appx File #: **20-28-23-1044**
 City Council Approved **Nov 15, 2023**

PLAT OF VACATION

LEGAL DESCRIPTION: PARCELS 1 FROM LAND GRANTING AUTHORITY AND PARCELS 2 TO WEST HASTINGS OWNER (LS)

PREPARED FOR: [Redacted]

MADE BY: [Redacted]

AFFECTED PINS

Pin No.	Pin Description
1	W. 13TH STREET
2	W. 14TH STREET
3	W. 15TH STREET
4	W. 16TH STREET
5	W. 17TH STREET
6	W. 18TH STREET
7	W. 19TH STREET
8	W. 20TH STREET
9	W. 21ST STREET
10	W. 22ND STREET
11	W. 23RD STREET
12	W. 24TH STREET
13	W. 25TH STREET
14	W. 26TH STREET
15	W. 27TH STREET
16	W. 28TH STREET
17	W. 29TH STREET
18	W. 30TH STREET
19	W. 31ST STREET
20	W. 32ND STREET
21	W. 33RD STREET
22	W. 34TH STREET
23	W. 35TH STREET
24	W. 36TH STREET
25	W. 37TH STREET
26	W. 38TH STREET
27	W. 39TH STREET
28	W. 40TH STREET
29	W. 41ST STREET
30	W. 42ND STREET
31	W. 43RD STREET
32	W. 44TH STREET
33	W. 45TH STREET
34	W. 46TH STREET
35	W. 47TH STREET
36	W. 48TH STREET
37	W. 49TH STREET
38	W. 50TH STREET
39	W. 51ST STREET
40	W. 52ND STREET
41	W. 53RD STREET
42	W. 54TH STREET
43	W. 55TH STREET
44	W. 56TH STREET
45	W. 57TH STREET
46	W. 58TH STREET
47	W. 59TH STREET
48	W. 60TH STREET
49	W. 61ST STREET
50	W. 62ND STREET
51	W. 63RD STREET
52	W. 64TH STREET
53	W. 65TH STREET
54	W. 66TH STREET
55	W. 67TH STREET
56	W. 68TH STREET
57	W. 69TH STREET
58	W. 70TH STREET
59	W. 71ST STREET
60	W. 72ND STREET
61	W. 73RD STREET
62	W. 74TH STREET
63	W. 75TH STREET
64	W. 76TH STREET
65	W. 77TH STREET
66	W. 78TH STREET
67	W. 79TH STREET
68	W. 80TH STREET
69	W. 81ST STREET
70	W. 82ND STREET
71	W. 83RD STREET
72	W. 84TH STREET
73	W. 85TH STREET
74	W. 86TH STREET
75	W. 87TH STREET
76	W. 88TH STREET
77	W. 89TH STREET
78	W. 90TH STREET
79	W. 91ST STREET
80	W. 92ND STREET
81	W. 93RD STREET
82	W. 94TH STREET
83	W. 95TH STREET
84	W. 96TH STREET
85	W. 97TH STREET
86	W. 98TH STREET
87	W. 99TH STREET
88	W. 100TH STREET

NOTES:
 1. ALL LOTS ARE TO BE VACATED.
 2. THE VACATED LOTS ARE TO BE REDEVELOPED.
 3. THE VACATED LOTS ARE TO BE REDEVELOPED.
 4. THE VACATED LOTS ARE TO BE REDEVELOPED.
 5. THE VACATED LOTS ARE TO BE REDEVELOPED.

LEGEND:
 1. VACATED LOTS
 2. REDEVELOPED LOTS

ABBREVIATIONS:
 W. WEST
 S. SOUTH
 N. NORTH
 E. EAST

C.D.O.T. FILE #20-28-23-4044 CITY/DEPT. OF FINANCE COOK COUNTY CDDT

COMPASS
 SURVEYING LTD.

DATE: 11/15/2023

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID
 CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS
 OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE
 STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

DATE: **1-27-24**
COUNTY CLERK

BY: [Signature]
 DEPT. OF FINANCE - CHICAGO

I FIND NO DEFERRED INSTALLMENTS OF
 OUTSTANDING UNPAID SPECIAL ASSESSMENTS
 DUE AGAINST THE LAND INCLUDED IN THE
 ABOVE PLAT.

DANIEL W. WALTER
 PROFESSIONAL LAND SURVEYOR
 35-3585
 AURORA,
 ILLINOIS

UNOFFICIAL COPY

ADDRESS: 1532 W. 14th St., Chicago, Illinois, 60608

AFFECTED PINS	
17-20-112-037	LOT 67
17-20-112-038	LOT 66 PART OF 65
17-20-112-039	LOTS 63-65
17-20-112-009	LOT 62
17-20-112-010	LOT 61
17-20-112-011	LOT 60
17-20-112-012	LOT 59
17-20-112-013	LOTS 57 & 58
17-20-112-041	LOTS 84-100
17-20-112-040	LOTS 51-55
17-20-108-044	LOTS 1-18 & 33-50

PREPARED BY AND MAIL TO:

Jeanette Sublett

Neal and Leroy, LLC

20 S. Clark St., Ste. 2050

Chicago, IL 60603