



City of Chicago



O2021-4781

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/14/2021
Sponsor(s):	King (4)
Type:	Ordinance
Title:	Dedication of portion(s) of S Vernon Ave, E 30th St and S Cottage Grove Ave
Committee(s) Assignment:	Committee on Transportation and Public Way

**INTERGOVERNMENTAL ORDINANCE
DEDICATIONS**

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, all the properties bounded by E. 26th Street, S. Lake Park Avenue, E. 31st Street and S. Cottage Grove Avenue, Chicago, Illinois ("City Property"), are owned by the City; and

WHEREAS, the properties at approximately 2629-2841 S. Dr. Martin Luther King Drive, 2901-3035 S. Dr. Martin Luther King Drive, 402-458 E. 31st Street and 443-455 E. 29th Street, Chicago, Illinois ("Prairie Shores Property"), are owned by Prairie Shores Owner, LLC, a Delaware limited liability company ("Prairie Shores"); and

WHEREAS, prior to the recording of this ordinance, Prairie Shores has agreed to record a quitclaim deed conveying its reversionary interests in certain rights of way that lie immediately adjacent to the Prairie Shores Property, to the City to be ultimately assembled and developed, in substantially the format of the "Quitclaim Deed" attached hereto as **EXHIBIT B**; and

WHEREAS, on July 21, 2021, the City Council of the City (the "City Council") approved an ordinance, as published on pages 32933 to 32992 of the Journal of the Proceedings of the City Council for such date, authorizing an agreement for a negotiated sale ("Redevelopment Agreement") of portions of the City Property, formerly known as the Michael Reese Hospital campus, to GRIT Chicago, LLC, a Delaware limited liability company ("Developer"), for the construction of the Bronzeville Lakefront mixed-use development; and

WHEREAS, the Chicago Department of Planning and Development proposes to assemble parcels in the area, and open as public way the portions of the streets herein dedicated; and

WHEREAS, the City Council, 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 dedications of the public rights of way as described in this ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1.

The Dedication of:

S. VERNON AVENUE - PARCEL 1:

A PART OF LOT 14 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF E. 31ST STREET DEDICATED BY DOCUMENT NUMBER 17511645 ON APRIL 17, 1959; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF SAID LOT 14, A DISTANCE OF 353.44 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF E. 30TH STREET AS SHOWN ON MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID E. 30TH STREET, A DISTANCE OF 66.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. VERNON AVENUE DEDICATED BY DOCUMENT NUMBER 17511645 ON APRIL 17, 1959 EXTENDED SOUTHERLY; THENCE SOUTH 01 DEGREES 35 MINUTES 36 SECONDS EAST ON THE SOUTHERN EXTENSION OF THE EAST LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 355.18 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID LOT 14, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 31ST STREET; THENCE NORTH 89 DEGREES 48 MINUTES 12 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 14, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID E. 31ST STREET, A DISTANCE OF 52.66 FEET TO AN ANGLE POINT; THENCE SOUTH 88 DEGREES 26 MINUTES 06 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 14, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID E. 31ST STREET, A DISTANCE OF 13.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, ABOVE DESCRIBED PARCEL CONTAINING 23,374 SQUARE FEET OR 0.537 ACRES, MORE OR LESS.

E. 30TH STREET - PARCEL 2:

TOGETHER WITH AND ADJOINING PARCEL 1; THAT PART OF LOT 14 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF E. 31ST STREET DEDICATED BY DOCUMENT

NUMBER 17511645 ON APRIL 17, 1959; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE WEST LINE OF SAID LOT 14, A DISTANCE OF 353.42 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF E. 30TH STREET AS SHOWN ON MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID E. 30TH STREET, A DISTANCE OF 66.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. VERNON AVENUE DEDICATED BY DOCUMENT NUMBER 17511645 ON APRIL 17, 1959 EXTENDED SOUTHERLY, (ALSO BEING ON THE EAST LINE OF PARCEL 1); THENCE SOUTH 01 DEGREES 35 MINUTES 36 SECONDS EAST ON THE SOUTHERN EXTENSION OF THE EAST LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 54.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 71 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 192.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 14 AND THE SOUTH RIGHT-OF-WAY LINE OF E. 30TH STREET AS SHOWN ON SAID MYRICK'S SECOND ADDITION TO CHICAGO; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID E. 30TH STREET, A DISTANCE OF 0.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 01 DEGREES 35 MINUTES 36 SECONDS EAST ON THE EAST LINE OF SAID LOT 14, A DISTANCE OF 68.61 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 192.97 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE EXTENDED SOUTHERLY; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON STREET AVENUE SOUTHERLY, A DISTANCE OF 68.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 12,736 SQUARE FEET OR 0.292 ACRES, MORE OR LESS.

S. COTTAGE GROVE AVENUE - PARCEL 3:

TOGETHER WITH; THE WESTERLY 1/2 OF VACATED S. COTTAGE GROVE ROAD AVENUE ACCORDING TO THE PLAT OF VACATION RECORDED NOVEMBER 25, 1959 AS DOCUMENT NUMBER 17720999, SAID PART LYING EASTERLY OF AND ADJOINING THE EASTERLY LINE OF LOT 9 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, LYING SOUTHERLY OF AND ADJOINING A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF SAID LOT 9, TO THE NORTHWESTERLY CORNER OF LOT 8 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, AND LYING NORTHERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHEASTERLY CORNER OF SAID LOT 9 TO A POINT ON THE WESTERLY LINE OF SAID LOT 9, SAID POINT BEING 88.06 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAID PARCEL ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON MYRICK'S SECOND ADDITION TO CHICAGO ACCORDING TO THE PLAT THEREOF RECORDED AS

DOCUMENT NUMBER 161998; THENCE NORTH 88 DEGREES 37 MINUTES 26 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTH RIGHT-OF-WAY LINE OF E. 29TH STREET AS SHOWN ON SAID MYRICK'S SECOND ADDITION TO CHICAGO, A DISTANCE OF 34.35 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID S. COTTAGE GROVE AVENUE; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST ON THE EAST LINE OF THE WEST 1/2 OF SAID VACATED S. COTTAGE GROVE AVENUE, A DISTANCE OF 287.20 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID VACATED S. COTTAGE GROVE AVENUE; THENCE SOUTH 81 DEGREES 30 MINUTES 39 SECONDS WEST ON THE SOUTH LINE OF THE WEST 1/2 OF SAID VACATED S. COTTAGE GROVE AVENUE, A DISTANCE OF 33.41 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF SAID VACATED S. COTTAGE GROVE AVENUE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST ON THE WEST LINE OF THE WEST 1/2 OF SAID VACATED S. COTTAGE GROVE AVENUE AND THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 291.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 9,549 SQUARE FEET OR 0.219 ACRES, MORE OR LESS.

S. COTTAGE GROVE AVENUE - PARCEL 4:

TOGETHER WITH; A PART OF THE SOUTH 525 FEET OF LOT 4 IN THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, SAID PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 525 FEET AND THE EAST LINE OF SAID LOT 4; THENCE SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON SAID EAST LINE, A DISTANCE OF 21.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 33 MINUTES 39 SECONDS EAST ON SAID EAST LINE OF LOT 4, A DISTANCE OF 291.52 FEET; THENCE NORTH 17 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 325.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 525 FEET OF SAID LOT 4, SAID POINT BEING 89.44 FEET WEST OF THE POINT OF COMMENCEMENT AS MEASURED ON THE NORTH LINE OF THE SOUTH 525 FEET OF SAID LOT 4; THENCE NORTH 88 DEGREES 36 MINUTES 46 SECONDS EAST ON NORTH LINE OF THE SOUTH 525 FEET OF SAID LOT 4, A DISTANCE OF 83.27 FEET, SAID POINT BEING 6.17 FEET WEST OF THE POINT OF COMMENCEMENT AS MEASURED ON THE NORTH LINE OF THE SOUTH 525 FEET OF SAID LOT 4; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 22.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 13,936 SQUARE FEET OR 0.320 ACRES, MORE OR LESS; WITH THE TOTAL AREA IN SAID ABOVE PARCELS DESCRIBED BEING 59,595 SQUARE FEET OR 1.368 ACRES, MORE OR LESS, as shaded and legally described by the words "HEREBY DEDICATED" 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 dedicated and opened to traffic inasmuch as the same is required for public use and the public interest will be subserved by such dedications.

SECTION 2 The right of way dedications herein provided for are accepted upon the express condition that the Developer will be responsible for the installation of all newly required water mains within the dedicated areas at its sole cost and expense, and that all private structures in the areas to be dedicated shall be removed or sealed. Further, such work shall be done in accordance with the Department of Water Management, Water Section, engineering standards, and with their express approval prior to work, and in accordance with all terms, conditions, costs and fees, as more fully set forth and detailed in **EXHIBIT C**, with such revisions, including revisions to the performance deposit requirements, as determined by the Commissioner of the Department of Water Management in her sole discretion.

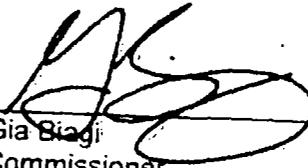
SECTION 3. The Developer acknowledges and agrees that any private sewers, appurtenances and connections within the area to be dedicated shall be sealed, removed or relocated to private property at the Developer's sole cost and expense, in accordance with the standard procedures of the Department of Water Management, Sewer Section. In the event that any sewer is abandoned, the abandonment plans must be reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. The Developer understands that it is its responsibility to provide proper drainage, and lay new sewer main and associated structures, at its expense in the rights of way herein dedicated, in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Acceptance of new sewers is contingent upon submittal of as-built drawings, and physical and videotape inspection provided by the Developer provided to the Department of Water Management within 30 days of completion. All sewer work in both the public way and on private property requires permit of a Licensed Drainlayer as secured through the Department of Buildings-Sewer Permit Section. Further, the dedication herein provided for is accepted upon the express condition that all newly required sewers and appurtenances within the areas herein dedicated shall be built at the Developer's expense and in accordance with plans reviewed, approved and permitted by the Department of Water Management, Sewer Design Section, prior to work. Further, all such work shall be done in accordance with the Department of Water Management, Sewer Section, engineering standards, and with the Department of Water Management's express written approval prior to work, and in accordance with all terms, conditions, costs and fees further identified in **EXHIBIT C**, with such revisions, including revisions to the performance deposit requirements, as determined by the Commissioner of the Department of Water Management in her sole discretion.

SECTION 4. The dedications herein provided for are made upon the express condition that the Developer shall (i) construct the newly dedicated public streets in accordance with the most current version of the Chicago Department of Transportation's Regulations for Opening, Repair and Construction in the Public Way and its appendices, and in accordance with the executed Duty to Build Agreement attached herein and made a part of this ordinance as **EXHIBIT D**, final construction being subject to approval by the CDOT Division of Infrastructure Management, Construction Compliance Unit, prior to acceptance, and also in accordance with, and subject to, the terms of an executed Bronzeville Lakefront Infrastructure Agreement ("Infrastructure Agreement") between the City and the Developer in substantially the form attached to that certain ordinance approved by the City Council on July 21, 2021, and published in the Journal for such date at pages 32723 to 32770; and (ii) perform the Department of Water Management required work set forth in **Exhibit C** in accordance with, and subject to, the terms of the Infrastructure Agreement.

SECTION 5. The dedications herein provided for are made upon the express condition that within one thousand ninety-five (1,095) days after the passage of this ordinance, and in agreement with the Redevelopment Agreement, the Developer or its assign 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 dedications shall take effect and be in force from and after the recording of this ordinance and the CDOT-approved plat of dedication.

Dedications Approved:



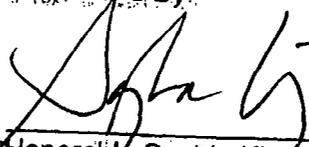
Gia Biagi
Commissioner
Department of Transportation

Approved as to Form and Legality



Arthur Dolinsky
Senior Counsel
Department of Law

Introduced By:



Honorable Sophia King
Alderman, 4th Ward

EXHIBIT "A"
PLAT OF DEDICATION

Table with 2 columns: Description, Amount. Includes fields for 'Total Area' and 'Area Reserved'.

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

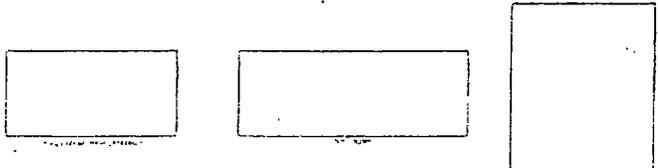
SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

SECTION 4, TOWNSHIP 10 N., RANGE 10 E., COUNTY OF...
PLAT OF DEDICATION...

Table with 2 columns: Description, Amount. Includes fields for 'Total Area' and 'Area Reserved'.



Return of Power
[Signature]



COCT#27-04-21-3963A

20/20/20



Table with 2 columns: Description, Amount. Includes fields for 'Total Area' and 'Area Reserved'.

QUIT CLAIM DEED
Statutory (Illinois)
(Limited Liability Company to
Municipal Corporation)

PREPARED BY:

Carol D. Stubblefield
Neal and Leroy, LLC
20 N. Clark St., Suite 2050
Chicago, Illinois 60603

Above Space for Recorder's use only

THE GRANTOR, Prairie Shores Owner, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS in hand paid, and authority given by Grantor, and other good and valuable consideration, CONVEYS and QUIT CLAIMS to:

City of Chicago, an Illinois municipal corporation and home rule unit of local government having its principal offices at 121 N. LaSalle Street, Chicago, IL, 60602, all of its rights, title and interests in and to the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

See legal description attached as Exhibit "A".

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER TAX 35 ILCS 200/31-45(e); AND EXEMPT UNDER SECTION 3-33-060(e) OF THE MUNICIPAL CODE OF CHICAGO.

[Signature Page to Follow]

IN WITNESS WHEREOF, said Grantor, has caused this instrument to be duly executed in its name and on its behalf by the Manager, on or as of the ____ day of _____, 2021.

**Prairie Shores Owner, LLC, an Illinois
limited liability company**

**By: Prairie Shores Venture, LLC, a
Delaware limited liability company, its
Manager**

By: _____

Its: _____

STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, _____ a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ personally known to me to be the Manager of the **Prairie Shores Owner, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me severally acknowledged that as such Manager, they signed and delivered the said instrument, pursuant to authority given by **Prairie Shores Owner, LLC**, as their free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 2021.

Notary Public

SEND SUBSEQUENT TAX BILLS TO:
City of Chicago
Department of Planning and
Development
121 N. LaSalle St., Room 1003
Chicago, Illinois 60602

EXHIBIT "A"

LEGAL DESCRIPTION

E. 29TH PLACE

THE NORTH ½ OF PART OF E. 29TH PLACE RIGHT-OF-WAY AS DEDICATED BY THE CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, FALLING WITHIN THE FOLLOWING DESCRIBED PART OF E. 29TH PLACE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE WEST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE ROAD WAY AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTHERN EXTENSION OF THE WEST-RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 68.69 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE WEST RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE ROAD, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 11 PER PLAT OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 88 DEGREES 35 MINUTES 19 SECONDS WEST ON THE SOUTH RIGHT-OF-WAY LINE OF E. 29TH STREET AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 237.51 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE EAST RIGHT-OF-WAY LINE OF S. VERNON AVENUE PER PLAT OF SAID CHICAGO LAND CLEARANCE COMMISSION NO., SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE EAST RIGHT-OF-WAY LINE OF SAID S. VERNON AVENUE, A DISTANCE OF 66.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTH 88 DEGREES 35 MINUTES 19 SECONDS EAST ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. 29TH PLACE AND THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 218.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 15,055 SQUARE FEET OR 0.346 ACRES, MORE OR LESS.

E. 30TH STREET

THE SOUTH ½ OF THE WESTERLY ½ OF PART OF E. 30TH STREET RIGHT-OF-WAY AS SHOWN ON MYRICK'S SECOND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 161998, AND SHOWN ON CHICAGO LAND CLEARANCE COMMISSION NO. 2, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF APRIL 17, 1959 AS DOCUMENT NUMBER 17511645, FALLING WITHIN THE FOLLOWING DESCRIBED PART OF E. 30TH STREET:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 11 OF SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET AND THE WEST RIGHT-OF-WAY LINE OF S. COTTAGE GROVE ROAD AS SHOWN ON SAID MYRICK'S SECOND ADDITION; THENCE SOUTH 17 DEGREES 29 MINUTES 20 SECONDS EAST (BEARING BASED UPON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE - 2011 ADJUSTMENT) ON THE SOUTHERN EXTENSION OF THE WEST-RIGHT-OF-WAY LINE OF SAID S. COTTAGE GROVE AVENUE, A DISTANCE OF 11.00 FEET; THENCE SOUTH 71 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 195.92 FEET TO A POINT ON SOUTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET AND THE NORTH LINE OF LOT 14 IN SAID CHICAGO LAND CLEARANCE COMMISSION NO. 2; THENCE SOUTH 88 DEGREES 19 MINUTES 21 SECONDS WEST ON THE SOUTH LINE OF SAID E. 30TH STREET AND THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 184.24 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S. VERNON STREET DEDICATED BY DOCUMENT NUMBER 17511645 ON APRIL 17, 1959 EXTENDED SOUTHERLY; THENCE NORTH 01 DEGREES 35 MINUTES 36 SECONDS WEST ON THE SOUTHERN EXTENSION OF THE EAST LINE OF SAID S. VERNON STREET, A DISTANCE OF 84.71 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET; THENCE SOUTHEASTERLY 29.48 FEET ON THE SAID NORTH RIGHT-OF-WAY LINE OF SAID E. 30TH STREET ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 19.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 47 DEGREES 00 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 26.61 FEET; THENCE NORTH 88 DEGREES 19 MINUTES 21 SECONDS EAST ON THE SAID NORTH RIGHT-OF-WAY LINE OF E. 30TH STREET AND THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 350.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 19,414 SQUARE FEET OR 0.446 ACRES, MORE OR LESS.

ADJACENT Permanent Real Estate Index Number(s): 17-27-408-048-0000

Address(es) of Real Estate: ALL THAT PART OF THE NORTH ½ OF EAST 29TH PLACE AND ALL THAT PART OF THE WESTERLY ½ OF THE SOUTH ½ OF EAST 30TH STREET LYING EAST OF SOUTH VERNON AVENUE AND LYING WEST OF SOUTH COTTAGE GROVE AVENUE.

ADJACENT PROPERTY ADDRESS: 2930 S. COTTAGE GROVE AVE., CHICAGO ILLINOIS, 60616

**[ATTACH SIGNED AND NOTARIZED GRANTOR AND
GRANTEE STATEMENT]**



CITY OF CHICAGO

*

DEPARTMENT OF WATER MANAGEMENT

September 27, 2021

City of Chicago
Department of Transportation
Division of Infrastructure Management
Office of Underground Coordination
2 North LaSalle Street
Chicago, Illinois 60602

Attn: Mr. Jai Kalayil

Deputy Commissioner

Re: Proposed vacation, dedication, and opening of ROW Ordinance

For: Bronzeville Lakefront Development

The area bounded by S. Dr. Martin Luther King Drive, E. 26th Street, S. Lake Park Avenue, and E. 31st Street

OUC File No. VD-108904

M&P Project No. 27-04-21-3963

Water Atlas Page 359

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Dear Mr. Kalayil:

This letter is in response to your inquiry dated 3/15/2021 concerning the proposed vacation, dedication, and opening of ROW.

1) The Department of Water Management - Water Section

The following water mains and appurtenances are located within the streets proposed for vacation and streets previously vacated:

1. Approximately 1,150 feet of 12-inch water main located in S Cottage Grove Avenue (previously vacated) from E 26th street to E Vernon Avenue installed in 1897 (see 11.h below);
2. Approximately 330 feet of 12-inch water main located in E Vernon Avenue from S Cottage Grove Avenue to S Ellis Avenue installed in 1958;
3. Approximately 745 feet of 12-inch water main located in S Ellis Avenue from E Vernon Avenue to E 29TH Street installed in 2020 and 1958;
4. Approximately 785 feet of both an 8-inch and 12-inch water main located in E 29th Street from S Vernon Avenue to S Lake Park Avenue installed in 1958 and 1968;
5. Approximately 1,375 feet of 12-inch water main located in S Cottage Grove Avenue (partially previously vacated) from E 29th street to E 31st Street installed in 1897 (see 11.g below);
6. Approximately 1,415 feet of both 8-inch and 12-inch water main located in S Lake Park Avenue from E 29th street to E 31st Street installed in 1897 (see 11.g below);

7. Approximately 515 feet of 12-inch water main located in E 30th Street (previously vacated) from S Cottage Grove Avenue to S Lake Park Avenue installed in 1897 (see 11.g below);
8. Approximately 610 feet of 8-inch water main located in S Ellis Avenue (previously vacated) from E 30th Street to E 31st Street installed in 1892, 1926, and 1969.
9. Approximately 450 feet of 12-inch water main located in S Vernon Avenue (previously vacated) from E 30th street to E 31st Street installed in 1956 (see 11.h below).
10. Approximately 275 feet of 8-inch water main located in E 31st street from S Lake Park Avenue to S Ellis Avenue (previously vacated) installed in 1926 (see 11.g below).
11. For the vacation to be approved by the Water Section, these water mains must be abandoned and the requirements of the letter to GRIT Chicago, LLC dated September 24, 2021, attached hereto, must be complied with, namely:
 - a. The water mains described above must be abandoned. The scope of the DWM's involvement is limited to water main pipe work and installation, valve operations, engineering services and water quality services, at an estimated cost of **\$69,000.00**. Please note that this estimate is based on current rates for labor, material, equipment and overhead charges, but actual costs will be submitted for payment upon completion of the work.
 - b. GRIT Chicago, LLC's contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfill/compaction, abandonment of appurtenances (valve box/valve basin) and final restoration to CDOT standards.
 - c. All water services no longer in use must be permanently terminated as part of the proposed development by permit per DWM Standards. GRIT Chicago, LLC will be responsible that all active services within the proposed vacation and dedication must remain in service.
 - d. Because the existing water main cannot be located within private property (the vacated streets), this work must be done before the vacation can be approved with the exception of item (g. and h.) below.
 - e. This letter is only regarding the vacation described above. Final plans for the proposed development must be submitted to the DWM for review and approval prior to construction. Construction of the new water mains will require a deposit to guarantee installation of the new facilities. The terms and conditions of that deposit and requirements for the installation of the new water facilities will be addressed in a letter under separate cover once the required facilities have been designed by the developer and reviewed and approved by the DWM.
 - f. The existing 8-inch and 12-inch water mains are not fully amortized. The estimated unamortized cost for these existing water main abandonments is **\$74,362.87**.
 - g. Abandonment of the existing water mains will create an unacceptable water supply and fire protection to buildings located on S Lake Park Avenue. To maintain adequate water and fire protection during this development the 12-inch water main in S Cottage Grove Avenue from E 30th Street to E 31st Street, 12-inch water main

in E 30th Street from S Cottage Grove Avenue to S Lake Park Avenue, the 12-inch water main in S Lake Park Avenue from E 30th Street to E 31st Street and the 8-inch water main in E 31st street from S Lake Park Avenue to S Ellis Avenue must remain active until the new water mains (outlined in the attached letter and below) are in service.

- h. Abandonment of the existing water mains will create an unacceptable water supply and fire protection to buildings located on S Dr. Martin Luther King Jr. Drive. To maintain adequate water and fire protection during this development the 12-inch water main in S Cottage Grove Avenue (previously vacated) from E 26th Street to E Vernon Avenue and the 12-inch water main in S Vernon Avenue (previously vacated) from E 30th Street to E 31st Street must remain active until the new water mains (outlined in the attached letter and below) are in service.
- i. Detailed instructions for payment of the estimated costs in the amount of **\$143,362.87** (\$69,000.00 + \$74,362.87), are in the attached letter, dated September 24, 2021.

Once the water mains addressed above have been abandoned with the exception of those listed in (11 g. and h.) the following existing water mains abut or are within the proposed subdivision and must remain:

1. A 12-inch water main in S Cottage Grove Avenue from E 26th street to S Vernon Avenue;
2. A 12-inch water main in S Vernon Avenue from E Vernon Avenue to E 31st Street;
3. An 8-inch water main in S Dr. Martin Luther King Jr Drive from E 26th Street to E 31st Street;
4. A 12-inch water main in E 31st Street from S Vernon Avenue to S Lake Park Avenue; and
5. A 30-inch water main in E 31st Street from S Dr. Martin Luther King Jr Drive to S Vernon Avenue.

The Water Section has no objection to the proposed dedication and subdivision, provided the following are part of the dedication and subdivision ordinance:

Proposed water mains are to be installed by the developer at their expense in the following sizes and locations:

- a. A 24-inch water main in E 26th Street, from proposed S Cottage Grove Avenue to S Calumet Avenue, connecting to the existing 36-inch water main in E 26th Street and proposed 12-inch water main and 16-inch water main in E 26th street at proposed S Cottage Grove Avenue (approximately 620 feet);
- b. A 16-inch water main in proposed S Cottage Grove Avenue, from E 26th Street to E 30th Street, connecting to the proposed 24-inch water main and proposed 12-inch water main and proposed 16-inch water main in in E 26th street at proposed S Cottage Grove Avenue and connecting on the south to the proposed 16-inch water main in E 30th street (approximately 2,275 feet);
- c. A 16-inch water main in E 30th Street, from S Cottage Grove Avenue to S Vernon Avenue, connecting to the existing 12-inch water main and the proposed 16-inch water main in S Vernon Avenue (approximately 520 feet);
- d. A 16-inch water main in S Vernon Avenue, from E 30th Street to E 31st Street

- connecting to the existing 30-inch feeder main and existing 12-inch water main in E 31st Street and connecting to the existing 12-inch water main and the proposed 16-inch water main in E 30th street (approximately 340 feet);
- e. A 12-inch water main in S Lake Park Avenue, from E 26th Street to E 31st Street, connecting to a proposed 12-inch water main in E 26th street and an existing 12-inch water main in E 31st Street (approximately 2,050 feet);
 - f. A 12-inch water main in E 26th Street, from S Lake Park Avenue to proposed Cottage Grove Avenue, connecting to the proposed 24-inch water main and 16-inch water main at the intersection of E 26th Street and proposed S Cottage Grove Avenue (approximately 550 feet);
 - g. A 12-inch water main in E 27th Street, from S Lake Park Avenue to proposed S Cottage Grove Avenue, connecting to the proposed 16-inch water in proposed S Cottage Grove Avenue and the 12-inch water main in S Lake Park Avenue (approximately 560 feet);
 - h. A 12-inch water main in E 29th Street, from S Vernon Avenue to S Lake Park Avenue, connecting to the existing 12-inch water main in S Vernon Avenue, the proposed 16-inch water in proposed S Cottage Grove Avenue, and the proposed 12-inch water main in S Lake Park Avenue (approximately 740 feet);
 - i. A 12-inch water main in E 30th Street, from S Lake Park Avenue to S Cottage Grove Avenue, connecting to the proposed 16-inch water in S Cottage Grove Avenue and the 12-inch water main in S Lake Park Avenue (approximately 510 feet);
 - j. A 12-inch water main in S Cottage Grove Avenue, from E 30th Street to E 31st Street, connecting to the proposed 16-inch water main in E 30th Street to an existing 12-inch water main in E 31st Street (approximately 430 feet); and
 - k. A 12-inch water main in E 31st Street, from S Lake Park Avenue to S Ellis Avenue (Vacated), connecting to the 12-inch water main in S Lake Park Avenue and the existing 12-inch water main in E 31st Street (approximately 260 feet).

The new water mains are subject to the following:

- i. All proposed water main plans are subject to DWM review and approval and must comply with all applicable Illinois Environmental Protection Agency (IEPA) separation requirements for water and sewer.
- ii. The final phasing and sequencing of the installation of these various mains will be determined by DWM.
- iii. DWM will make all final connections between the new water mains and the existing DWM system.
- iv. The estimated cost for the DWM to make the connections and perform additional work necessary to accommodate the development is **\$224,000.00**. See the attached letter dated September 24, 2021, for further details. 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. Instructions for payment of this deposit are in the attached letter.
- v. In the event the developer is unable to complete the water main installations described above, a deposit is required that will allow DWM to complete the work. The required deposit amount is **\$5,236,000.00**. This estimate is based on current rates for labor,

materials, equipment, and overhead charges, but actual costs will be billed to the developer upon DWM's completion of the work.

- vi. Further requirements may be developed as development proceeds or changes.

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

II) The Department of Water Management - Sewer Section

Per Exhibit of PLANNED RIGHT-OF-WAY ADJUSTMENT MAP, there are multiple public Right-Of-Ways (ROWs), proposed for vacation. Based on Sewer records, following sewers are present in these ROWs.

- a) 18-inch Sewer on E 26th St from S Cottage Grove Ave to MLK Dr
- b) 12-inch Sewer on E 26th St from S Ellis Ave to S Cottage Grove Ave
- c) 24-inch Sewer on E 27th St from S Lake Park Ave to S Cottage Grove Ave
- d) 8-inch Sewer on E 27th St from East of S Lake Park Ave to West of S Lake Park Ave
- e) 15-inch Sewer on E 28th St from S Lake Park Ave to S Ellis Ave
- f) 12-inch Sewer on E 29th Pl from S Cottage Grove Ave to East of S Cottage Grove Ave
- g) 24-inch Sewer on E 29th St from Alley west of S Lake Park Ave to S Vernon Ave
- h) 15-inch Sewer on E 29th St from S Lake Park Ave to West of S Lake Park Ave
- i) 10-inch Sewer on E 29th St from West of S Lake Park Ave to Alley west of S Lake Park Ave
- j) 24-inch Sewer on E 30th St from S Cottage Grove Ave to S Vernon Ave
- k) 15-inch Sewer on E 30th St from S Lake Park Ave to S Cottage Grove Ave
- l) 15-inch Sewer on S Cottage Grove Ave from South from E 26th St to E 26th St
- m) 12-inch Sewer on S Cottage Grove Ave from S Vernon Ave to E 31st St
- n) 6-inch Sewer on S Eberhart Ave from North of E 31st St to E 31st St
- o) 15-inch Sewer on S Ellis Ave from E 28th St to E 27th St
- p) 15-inch Sewer on S Ellis Ave from E 28th St to South from E 29th St
- q) 12-inch Sewer on S Ellis Ave from E 30th St to South from E 29th St
- r) 12-inch Sewer on S Ellis Ave from E 31st St to E 30th St
- s) 15-inch Sewer on S Lake Park Ave from E 28th St to E 27th St
- t) 12-inch Sewer on S Lake Park Ave from North from E 29th St to E 31st St
- u) unknown Sewer on Alley east of S Cottage Grove Ave from North of E 30th St to E 30th St
- v) unknown Sewer on Alley west of S Lake Park Ave from South of E 30th St to E 30th St
- w) 12-inch Sewer on Along east side of MLK Dr from E 27th St to E 26th St
- x) 9-inch Sewer on Along east side of S Vernon Ave from South of E 30th St to E 30th St
- y) 12-inch Sewer on Along east side of S. Cottage Grove Ave from E 26th St to S Vernon Ave

Detailed conditions of vacation: The Sewer Section will approve the proposed street vacation, provided the beneficiary must agree with the conditions below-

Sewers in (b) through (y) except (a) and (g): To approve the proposed vacation, the beneficiary must remove these sewers and install new sewers in dedicated public ROW. When the proposed sewer plans are available, the beneficiary's engineering staff must discuss

those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process.

Sewer in (a): Based on sewer record, the existing 18-inch Sewer on E 26th St is serving both north and south properties along E 26th St. Since the limit of the development ends at north line of E 26th St, the existing 18-inch Sewer must be retained and maintained until the new sewer is built by the beneficiary and accepted by City.

Sewer in (g): The existing 24-inch Sewer on E 29th St from S Ellis Ave to S Vernon Ave was lined in 2012 and not fully amortized. The estimated unamortized cost for this existing sewer main abandonment is **\$66,412.46**.

Detailed conditions of dedication and opening: The Sewer Section will approve the dedication and right-of-way opening, provided the beneficiary must agree with the conditions below-

- i. Existing private sewers in the areas to be dedicated and opened will be sealed and removed at the expense of the developer, in accordance with the standard procedures of the Department of Water Management, Sewer Section.
- ii. If and when the existing private sewers and appurtenances are abandoned, the abandonment plans must meet the Department of Water Management, Sewer Design Section's requirements.
- iii. 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.
- iv. It is the developer's responsibility to provide proper drainage in the areas to be dedicated. When the final plans are available, the developer's engineering staff must discuss those plans with Sewer Section Engineering Personnel. The plans must be submitted through the OUC-EFP review process. In the event when developer is unable to complete the sewer installations in the areas to be dedicated and opened, a deposit is required from which the DWM-Sewer may complete the sewer work. The required deposit amount for the Sewer Section is **\$12,832,234.84**. This estimate is based on current rates for labor, materials, equipment and overhead charges, but actual costs will be billed to developer upon DWM's completion of the work.
- v. Please be advised that any underground sewer work, including the public main sewers and sewer structures associated with the proposed dedications and openings, 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.
- vi. 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.
- vii. A certified check in the amount of **\$12,898,647.30** ($\$12,832,234.84 + \$66,412.46$), payable to the City of Chicago, must be hand delivered to the Department of

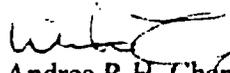
Buildings, Sewer Permit Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602 with a copy of this letter.

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

Both Sewer and Water section have specific costs associated with each department. For Water, three (3) certified checks in the amounts of **\$74,362.87**, **\$293,000.00** (\$69,000.00 + \$224,000.00), and **\$5,236,000.00**, 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, (312) 744-7063, BPermits@cityofchicago.org, with a copy of this letter that is attached.

For Sewer Section, A certified check in the amount of **\$12,898,647.30** (\$12,832,234.84+\$66,412.46), payable to the City of Chicago, must be hand delivered to the Department of Buildings, Sewer Permit Section, 121 North LaSalle Street, Room 906, Chicago, Illinois, 60602 with a copy of this letter.

Very truly yours,


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



CITY OF CHICAGO



DEPARTMENT OF WATER MANAGEMENT

September 24, 2021

GRIT Chicago, LLC
c/o Chicago Neighborhood Initiatives (CNI)
1000 East 111th Street, 10th Floor
Chicago, IL 60628

Attention: David Doig
President

**SUBJECT: Proposed Bronzeville Lakefront Development
(Former Michael Reese Hospital Campus)
S Lake Park Avenue – E 26th Street to E 31st Street
S Vernon Avenue - E 26th Street to E 31st Street
E 26th Street – S Lake Park Avenue to S Vernon Avenue
E 31st Street - S Lake Park Avenue to S Vernon Avenue
BES Project No. 21-03:149
OUC File No. VD-108904**

Mr. Doig:

This correspondence is in response to an Office of Underground Coordination transmittal for the proposed street vacations and dedications for the Bronzeville Lakefront Development. GRIT Chicago, LLC shall submit final engineering plans for the overall project to the Department of Water Management (DWM) for review and approval prior to the start of construction. Upon review of the final engineering plans, additional DWM involvement may be required for the overall project, resulting in additional costs to GRIT Chicago, LLC.

The Department of Water Management - Water Section

In order to accommodate the proposed site development, the DWM must abandon the following existing water facilities:

- 12-inch water main located from 15 feet to 22 feet SNL of E Vernon Avenue from S Vernon Avenue to S Ellis Avenue
- 12-inch water main located at 22 feet EWL of S Ellis Avenue from E Vernon Avenue to E 29th Street
- 8-inch & 12-inch water mains located from 22 to 25 feet SNL of E 29th Street from S Vernon Avenue to S Lake Park Avenue (Vacated)
- 12-inch water main located at 12 feet EWL of S Lake Park Avenue (Vacated) from E 29th Street to of E 30th Street (Vacated)
- 12-inch water main located at 24 feet WEL of S Cottage Grove Avenue from E 29th Street to E 30th Street

- 8-inch water main located at 10 to 32 feet EWL of S Ellis Avenue (Vacated) from E 30th Street to E 31st Street

In order to provide adequate water service and fire protection to the subject area, the following existing water mains shall remain active until the new water mains (outlined below) are installed, connected to the system and in service. After the new water mains are in service, this Department must also abandon the following existing water mains, incidental to the final connections by DWM (outlined below), in order to accommodate the proposed site development:

- 12-inch water main located from 22 to 23 feet WEL of S Cottage Grove Avenue (Vacated) from E 26th Street to E Vernon Avenue
- 12-inch water main located from 12 to 22 feet EWL of S Lake Park Avenue (Vacated) from E 30th Street to of E 31st Street
- 12-inch water main located at 12 feet SNL of E 30th Street (vacated) from S Cottage Grove Avenue to S Lake Park Avenue (Vacated)
- 12-inch water main located at 32 WWL of S Vernon Avenue (Vacated) from E 30th Street to E 31st Street
- 12-inch water main located at 31 NSL of E 31st Street from S Lake Park Avenue (Vacated) to S Ellis Avenue (Vacated)
- 12-inch water main located at 23 feet WEL of S Cottage Grove Avenue from E 30th Street to E 31st Street

This Department will perform only the pipe work associated with the water main abandonments, while the contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins, fire hydrants) and all restoration to CDOT standards. The estimated cost for the DWM to perform the above-mentioned work is **\$69,000.00**. Please note that 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 water mains that will be abandoned in S Vernon Avenue, S Ellis Avenue, S Lake Park Avenue, E 29th Street, E 30th Street, and E 31st Street are not fully amortized. The total fixed unamortized cost for these water mains is **\$74,362.87**.

In order to accommodate the subject development, this Department will allow GRIT Chicago, LLC's contractor to install the following proposed water facilities:

- 24-inch water main in E 29th Street, from S Cottage Grove Avenue to S Calumet Avenue
- 16-inch water main in S Cottage Grove Avenue, from E 26th Street to E 30th Street
- 16-inch water main in E 30th Street, from S Cottage Grove Avenue to S Vernon Avenue
- 16-inch water main in S Vernon Avenue, from E 30th Street to E 31st Street
- 12-inch water main in E 29th Street, from S Cottage Grove Avenue to S Lake Park Avenue
- 12-inch water main in S Lake Park Avenue, from E 26th Street to E 31st Street

- 12-inch water main in E 27th Street, from S Lake Park Avenue to S Vernon Avenue
- 12-inch water main in E 29th Street, from S Lake Park Avenue to S Vernon Avenue
- 12-inch water main in E 30th Street, from S Lake Park Avenue to S Cottage Grove Avenue
- 12-inch water main in S Cottage Grove Avenue, from E 30th Street to E 31st Street
- 12-inch water main in E 31st Street, from S Lake Park Avenue to S Ellis Avenue (Vacated)

This Department will perform all the connections to the existing water mains in S Calumet Avenue, E 26th Street, S Vernon Avenue and E 31st Street. This Department will perform only the pipe work associated with the water main connections, while the contractor will be responsible for obtaining all applicable permits, traffic control, tracing equipment, excavation/OSHA shoring, backfilling/compaction, abandonment of appurtenances (valve boxes/valve basins, fire hydrants) and all restoration to CDOT standards. Additionally, the DWM will provide resident engineering services, valve operations, and water quality services for the above-mentioned work by GRIT Chicago, LLC's contractor.

GRIT Chicago, LLC will be responsible for designing the new water main to DWM standards, obtaining all applicable permits, traffic control, excavation/OSHA shoring, backfilling/compaction, all restoration to CDOT standards, as well as all costs for utility and alignment conflicts associated with the water main installation. ***The DWM cannot and will not make ANY connections until: 1) as-built drawings for the developer-installed pipe have been reviewed and approved by DWM, 2) the proposed sewer installation work has been completed and follows all applicable Illinois Environment Protection Agency (IEPA) separation requirements for water and sewer, and 3) The right-of-ways with the developer-installed pipe have been dedicated to the City.***

The estimated cost for the DWM to perform the above-mentioned work for the new water main installation and connections is **\$224,000.00**. Please note that 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.

In the event GRIT Chicago, LLC is unable to complete the water main installations, a deposit is required that will allow DWM to complete the work. The required deposit amount is **\$5,236,000.00**. This estimate is based on current rates for labor, materials, equipment, and overhead charges, but actual costs will be billed to GRIT Chicago, LLC upon DWM's completion of the work.

Three (3) certified checks in the amounts of **\$74,362.87**, **\$293,000.00** (\$69,000.00 + \$224,000.00), and **\$5,236,000.00**, 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, (312) 744-7063, BPermits@cityofchicago.org, with a copy of this letter.

GRIT Chicago, LLC's contractor installing the new 12-inch, 16-inch, and 24-inch water mains 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 for review. Once the list is approved, the shop drawings (submittals) shall be sent at least 60 days prior to starting the work to the Force Account Construction Manager at FACM@ctrwater.net for review.

- 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 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, BPermits@cityofchicago.org
- Contact the Plumbing Permit and Plan Section of the Department of Buildings regarding any proposed water service installations.
- 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 any connections until as-built drawings are reviewed and approved by this Department.

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

The proposed street improvements will be located above existing water facilities located within the subject project limits. This Department requires unrestricted access to its facilities at all times. Should the DWM require access to its facilities, it will not be responsible for any costs or work for restoration of the proposed street improvements (beyond typical pavement, sidewalk, and hydroseed restoration), including but not limited to, special features, planters, landscaping or structures.

There are existing valve basin frames and lids, water shut-off/valve boxes, and meter vaults within the proposed reconstruction limits. It is requested that any vertical adjustment that may be required to these facilities be incorporated into the contract plans and specifications, and the work is to be performed by GRIT Chicago, LLC's contractor. It is also requested that the final payment to the contractor be withheld until this Department has inspected and found the adjusted facilities acceptable. Please contact Mr. Albert Wtorkowski of the Department of Water Management, at Albert.Wtorkowski@cityofchicago.org, in order to schedule the final inspection of any adjusted water facilities.

There are various water mains and appurtenances within the limits of this project. All proposed underground facilities must be installed in such a manner to provide the following required clearances: 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.

Any traffic and pedestrian protection structures such as canopies, scaffolding, jersey walls, construction barricades, etc., which are located within 10 feet of water main facilities will restrict this Department's continuous access to its facilities for maintenance or repair work. Therefore, should this Department require access to its existing facilities, GRIT Chicago, LLC will be responsible for either removing the traffic and pedestrian protection structures or performing any necessary excavation required to provide this Department safe access to its existing facilities within 24-hour notice. Traffic and pedestrian protection structures must be installed to allow for complete accessibility to all DWM facilities, including fire hydrants, valve basins, sewer manholes, and catch basins.

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.

Proposed trees must not be planted within 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.

There will be multiple existing fire hydrants installed within the projects limits. 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.

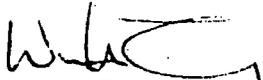
If construction requires the use of water from a City fire hydrant, or adjustments or repairs are required to any City sewer facilities in proximity to the project site, permits must be obtained from the Department of Water Management, Water and Sewer Sections.

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, GRIT Chicago, LLC 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, GRIT Chicago, 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

SX

Email cc: DOB Plan Desk



January 19, 2021

Rachel DeCorvo
Coordinating Planner
City of Chicago
Department of Transportation
2 North LaSalle Street, Suite 950
Chicago, Illinois 60602

Re: DUTY TO BUILD AGREEMENT FOR CREATION OF NEW STREET/ALLEY
Former Michael Reese Hospital Redevelopment

Dear Ms. DeCorvo:

In support of the applications with the Chicago Department of Transportation's Public Way unit for the dedications, vacations and openings, I hereby state that I am the applicant or the company agent for the applicant company involved in the project, and that I have the authority to agree to the below terms of the dedication.

PLEASE INITIAL AGREEMENT:

SA I am aware that I am responsible for the construction of all public and private rights of way (streets, alleys, etc) described on the Plat of Subdivision/Dedication associated with unique:

CDOT FILE: 27-04-21-3963

SA I further understand that all rights of way (both public and private) must be built to City specifications as detailed in the most current version CDOT's Regulation for Openings, Construction and Repair in the Public Way.

SA Lastly, I understand that construction deposits will be required to assure that the work is done correctly. An inspection will be conducted by the City upon completion of the work. The City of Chicago reserves the right to require demolition and reinstallation of any facilities that are judged to be sub-par or that do not adhere to the City's standards.

GRIT Chicago, LLC

Date: 01/19/2021

By: Scott Goodman
[Print name]

Its: Authorized Signatory
Address: 120 N Racine Ave., Suite 200, Chicago, IL 60607
Phone / Fax / Email: (312)971-2525 sgoodman@farpointdev.com

Subscribed and sworn to before me
this 19 day of January 2021

Melanie Webber
Notary Public

