



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2023-1551
Type: Ordinance
File created: 4/19/2023
Status: Recommended for Passage
In control: Committee on Transportation and Public Way
Final action:
Title: Approval of plat of Collection of McCormick Square Resubdivision
Sponsors: Dowell, Pat, King, Sophia D.
Indexes: Resubdivision
Attachments: 1. O2023-1551.pdf

Date	Ver.	Action By	Action	Result
6/13/2023	1	Committee on Transportation and Public Way		
4/19/2023	1	City Council	Referred	

SUBDIVISION ORDINANCE

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

SECTION 1. The Commissioner of the Chicago Department of Transportation, or any of her designees, is each hereby authorized and directed to approve a proposed Collection at McCormick Square Resubdivision, being a resubdivision of certain lots owned by Metropolitan Pier and Exposition Authority, a municipal corporation and body politic of the State of Illinois, in the block approximately bounded by S. Lake Shore Drive, E. 16th Street, S. Indiana Avenue and E. 31st Street, and legally described in the attached plat (EXHIBIT A, CDOT File: 22/27-3/4-21-3962) which, for greater certainty, is hereby made a part of this ordinance.

SECTION 2. Metropolitan Pier and Exposition Authority acknowledges the presence of certain previously undocumented easements for existing Department of Water Management ("DWM") water and sewer facilities as now reserved for graphically on EXHIBIT A; and agrees to terms and locations for said easements as detailed in DWM correspondence dated March 17, 2023, hereto attached as EXHIBIT B. The Metropolitan Pier and Exposition Authority hereby reserves easements in the land herein resubdivided, for the use and benefit of the DWM for existing public mains, sewers and appurtenances and for the maintenance, renewal, and reconstruction of such facilities, with the right of ingress and egress at all times upon reasonable notice on private land, and 24 hour access on previously vacated public right of way. Metropolitan Pier and Exposition Authority agrees that no buildings or other structures shall be erected upon the reservation, or other use made of said area, which in the judgment of the municipal officials having control of the aforesaid public facilities would interfere with the use, maintenance, renewal, or reconstruction of said facilities. Metropolitan Pier and Exposition Authority agrees to maintain a minimum clearance of forty (40) feet or as identified in EXHIBIT B, both vertically and horizontally, as centered around said facilities. Metropolitan Pier and Exposition Authority also agrees to maintain existing facilities as detailed in EXHIBIT B at Metropolitan Pier and Exposition Authority's sole expense. Finally, it is further provided that any expenses related to (a) Metropolitan Pier and Exposition Authority-prompted adjustments to DWM water facilities within the area herein resubdivided, or (b) damage to private materials or private property as a result of the City exercising its easement rights, shall be completed and

repaired at the sole expense of Metropolitan Pier and Exposition Authority and its successors or assigns.

SECTION 3. The resubdivision herein provided for is made under the express condition that Metropolitan Pier and Exposition Authority and its successors and assigns shall hold harmless, indemnify and defend the City of Chicago from all claims related to the resubdivision.

SECTION 4 The resubdivision herein provided for is made upon the express condition that within one hundred eighty (180) days after the passage of this ordinance, Metropolitan Pier and Exposition Authority 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 full-sized corresponding plat approved by the Department of Transportation's Superintendent of Maps and Plats.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and publication. The resubdivision shall take effect and be in force from and after the recording of the published ordinance and approved plat. Introduced by:

Honorable Alderman Pat Dowell Ward 3

Honorable Alderman Sophia King Ward 4

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March 17, 2023

City of Chicago Department of Transportation Division of Infrastructure Management Office of
Underground Coordination 30 North LaSalle Street, 3rd Floor Chicago, Illinois 60602

Attn: Mr. Jai Kalayil

Deputy Commissioner

Re: Proposed Subdivision Ordinance 3rd and 4th Wards

For: Metropolitan Pier and Exposition Authority

Proposed subdivision in the area approximately bounded by E. 16th St, S. Lake Shore Drive, E. 31st St, Illinois Central Railroad,
Stevenson Expressway, and S. Indiana Ave.

OUC File No. VD-108179

M&P Project No. 22/27-3/4-21-3962

Water Atlas Pages 332, 332PK, 345, 345PK, 359

Sewer Atlas Pages 39-2-16, 39-2-12, 39-1-13, 39-1-09, 39-1-10

Dear Mr. Kalayil:

This letter is in response to your inquiry dated February 5, 2021, concerning the proposed subdivision. This letter applies to the latest
version of the McCormick Subdivision, dated September 9, 2022, which includes easements reserved for both water mains and sewers.

I) The Department of Water Management - Water Section

There are extensive public water facilities within the limits of the areas proposed for subdivision. These include water mains
within current public ROW that will remain public ROW and water mains installed within lots platted as part of the subdivision.

There are the following water mains, valves, hydrants and other water main appurtenances in the following locations within the
subdivision:

1. Lot 3: Approx. 1,000' of 36" water main at various locations;
2. Lot 4: Approx. 650' of 24" water main near the east line of Lot 4 and approx. 825' of 24" water main near the
west line of Lot 4;
3. Lot 5: Approx. 125' of 24" water main near the east line of Lot 5 and approx. 120' of 24" water main near the
west line of Lot 5;
4. Lot 6: Approx. 2940' of 24" water main near the east, west and north sides of Lot 6;
5. Lot 7: Approx. 160' of 24" water main near the east line of Lot 7;
6. Lots 9 and 10; Approx. 200' of 24" water main along the south line of Lot 9 and north line of Lot 10;

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OUC File No. VD-108179 March 17, 2023 Page 2 of 4

7. Lots 12, 13, 14 and 15: Approx. 700' of 24" water main and 2,920' of 12" water main in various locations in these lots;
8. Lot 19: Approx. 1520' of 24" water main in vacated S Prairie Avenue between
E Cermak Road and E 24th Place and 230' of 36" water main in the southeast corner of Lot 19

The Plat of Subdivision dated September 9, 2022 shows easements reserved for water. The easements are subject to the conditions in
Section III.

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

<<mailto:andrew.mcfarland@cityofchicago.org>>.

The Department of Water Management - Sewer Section

Per Exhibit "A" titled McCormick Subdivision, there is a total of twenty-three (23) proposed lots represented as Lot 1 through Lot 23.

PUBLIC SEWERS TO BE MAINTAINED BY THE CITY: Based on sewer records, the following public sewers and associated structures
are present within the area proposed for subdivision. These sewers must be retained and maintained.

1. Lot 1: Approx. 250' of 42" sewer from approx. E 30th St to E 31st St.
2. Lot 1: Approx. 660' of 96" sewer from approx. E 29th St to approx. E 30th St.

3. Lot 6: Approx. 470' of 150" sewer tunnel on E Cermak Rd from S McCormick PI Busway to LSD.
4. Lot 7: Approx. 100' of 24" sewer on approx. E 17th St from S LSD to 100' west of S LSD.
5. Lot 7: Approx. 950' of 24" sewer along S LSD from approx. 530' south of E 18th St to approx. 375' north of E 18th St.
6. Lot 12: Approx. 80' of 150" sewer tunnel approx. 20' south of the north line of Lot 12 from the east line of Lot 12 to the west line of Lot 12.
7. Lot 12: Approx. 90' of 72" sewer approx. on S Cermak Rd from vacated S MLK Dr to S McCormick PI Busway.
8. Lot 15: Approx. 330' of 150" sewer tunnel on E Cermak Rd approx. from S MLK Dr to S McCormick PI Busway.
9. Lot 15: Approx. 320' of 72" sewer on E Cermak Rd on the northern line of Lot 15 from the east line of Lot 15 to the west line of Lot 15.

See Section III for detailed conditions for the easements for these sewers.

PRIVATE SEWERS TO BE MAINTAINED BY METROPOLITAN PIER AND EXPOSITION AUTHORITY (MPEA): Based on sewer records, the following sewers are serving private properties within the area proposed for subdivision. To approve the proposed subdivision, the beneficiary must assume ownership of these sewers and appurtenances along with any existing flow, which may exist from the area outside of the proposed subdivision. These sewer facilities will be private property of the beneficiary. The beneficiary must

OUC File No. VD-108179 March 17, 2023 Page 3 of 4

assume all liability for these facilities and be responsible for all maintenance and repairs for reuse.

1. Lot 6: Approx. 400' of 48" sewer on approx. H 21st St from LSD to the west line of Lot 6.
2. Lot 9: Approx. 120' of 12" sewer on approx. E Cermak Rd east from S McCormick PI Busway
3. Lot 13: Approx. 10' of 27" sewer from 10' east of the west line of Lot 13 to the west line of Lot 13.
4. Lot 13: Approx. 10' of 24" sewer from 10' east of the west line of Lot 13 to the west line of Lot 13.
5. Lot 17: Approx. 140' of 24" sewer on vacated E 23rd St from vacated S Prairie Ave to S MLK Dr.
6. Lot 18: Approx. 230' of 24" sewer on vacated E 23rd St from vacated S Prairie Ave to S MLK Dr.
7. Lot 19: Approx. 1670' of 12" sewer on vacated S Cottage Grove Ave from S Indiana Ave to E 24th St.
8. Lot 19: Approx. 250' of 12" sewer on vacated E 23rd St from S Indiana Ave to vacated S Cottage Grove Ave.
9. Lot 19: Approx. 150' of 24" sewer on vacated E 23rd St from vacated S Cottage Grove Ave to vacated S Prairie Ave.
10. Lot 19: Approx. 570' of 30" sewer on S Prairie Ave from E Cermak Rd to E 23rd St.
11. Lot 19: Approx. 370' of 24" sewer on S Prairie Ave from vacated 23rd St to vacated S Cottage Grove Ave.
12. Lot 19: Approx. 270' of 12" sewer on S Prairie Ave from vacated S Cottage Grove Ave to 24th St.
13. Lot 19: Approx. 350' of 24" sewer on vacated S Prairie Ave from 24th St to 24th St.
14. Lot 19: Approx. 400' of 12" sewer on vacated E 24th St from S Indiana Ave to vacated S Prairie Ave.
15. Lot 19: Approx. 260' of 24" sewer on vacated E 24th St from vacated S Prairie Ave to vacated S Cottage Grove Ave.
16. Lot 19: Approx. 160' of 12" sewer on E 24th St from vacated S Cottage Grove Ave to S MLK Dr.
17. Lot 19: Approx. 310' of 24" sewer on approx. S Calumet Ave from vacated E 24th St to E 24th St.

If there are any questions regarding the sewer facilities, contact Anupam Verma at Anupam.Verma@CityofChicago.org or [<mailto:Anupam.Verma@CityofChicago.org>](mailto:Anupam.Verma@CityofChicago.org).

Conditions for Sewer and Water Main Easements

The Department of Water Management (DWM) will approve the proposed subdivision, provided all existing easements for the above sewer and water facilities must remain. For any sewer and water facilities listed above without an existing easement, the beneficiary must agree to provide new easements with the conditions below:

- a) For sewers with a diameter of 42" and smaller, there must be a reservation forty (40) feet wide centered at the centerline of the existing public sewer. For sewers with a diameter of 48" and larger, there must be a reservation sixty (60) feet wide centered at the centerline of the existing public sewer.

OUC File No. VD-108179 March 17, 2023 Page 4 of 4

- b) For all water mains, there must be a reservation forty (40) feet wide centered at the centerline of the existing water main.
- c) There must be a minimum of forty (40) feet of vertical clearance from ground level to provide access to construction machinery that would be necessary in the event of a break or if maintenance or relocation were required in the

future. For locations under existing structures, the easement must extend vertically to the existing structure above.

d) No temporary or permanent buildings or other structures shall be erected upon or over the areas where reservations are required.

■e) The DWM must have continuous 24-hour access without any obstructions like fences or bollards to the area where the reservations are required.

0 It is the beneficiary's responsibility to maintain proper drainage in the areas where reservations are required.

g) All proposed plans for improvements must be submitted to and approved by the DWM prior to construction.

h) The beneficiary of the proposed subdivision 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 the sewer facilities and appurtenances.

i) Any adjustments to DWM facilities in the areas where reservations are required must be paid by the beneficiary.

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