U.S. Department of Housing and Urban Development
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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name: 39th and State Street

Responsible Entity: City of Chicago, 121 N. LaSalle St., Chicago, IL 60602

State/Local Identifier: N/A

Preparer: Richard Cody McChane, Planner, CDM Smith

Certifying Officer Name and Title: David J. Reynolds, P.E., LEED AP, Commissioner, Chicago Department of Fleet and Facility Management

Grant Recipient (if different than Responsible Entity): Chicago Housing Authority, 60 E. Van Buren St., Chicago, IL 60605

Project Location: An area approximately bounded by W. 37th Pl. to the north, S. Federal St. to the west, W. 40th St. to the south, and S. State St. to the east, City of Chicago, Cook County, Illinois

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]**:**

The proposed project is a joint City of Chicago and Chicago Housing Authority (CHA) new construction project involving property acquisitions and dispositions in the Bronzeville neighborhood of Chicago. The proposed site is a multi-block area roughly bounded by W. 37th Pl. to the north, S. Federal St. to the west, W. 40th St. to the south, and S. State St. to the east. The proposed site is vacant land, except for the Chicago Public Schools (CPS) property containing the unoccupied former Crispus Attucks Elementary School at 3813 S. Dearborn St. CHA would acquire approximately 6.79 acres of City of Chicago vacant property located south of W. 39th St./W. Pershing Rd. and dispose of approximately 6.8 acres of vacant property located north of W. 39th St./W. Pershing Rd.

The proposed land swap is occurring to facilitate commercial development on the approximately 11-acre site north of Pershing Rd. The City of Chicago plans to construct a commercial development on this land that is to include a grocery store. The commercial development plans beyond the grocery store are currently unknown. As part of the proposed development, the unoccupied former Crispus Attucks Elementary School would be demolished.

Development plans for the site south of Pershing Rd. to be acquired by CHA, are unknown at this time. Future development is anticipated to be residential or a mix of residential and commercial uses; however, this development would be a future project, which would undergo a separate environmental review.

The proposed site is shown on a Chicago zoning map (see Figure 1 in Appendix A). Property and ownership details are provided in Appendix B.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The purpose of the proposed project is to assemble land to facilitate commercial development by the City of Chicago in the Bronzeville neighborhood of Chicago, adjacent to the redevelopment occurring as part of the CHA Park Boulevard planned development. The proposed project is needed because the City of Chicago needs to add commercial development, specifically a grocery store, to support the mixed-income housing development occurring in the project area.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed site is located in the Bronzeville neighborhood of Chicago. The project area is currently undergoing several major redevelopments. The parcels involved in the proposed project include land owned by CHA, the City of Chicago, and CPS, as well as privately-held land. The proposed site is vacant land, except for the CPS property containing the unoccupied former Crispus Attucks Elementary School that closed in 2008. The school closure was due in part to building maintenance required both interior and exterior, and also to replace the heating system, both were deemed cost prohibitive. The school, built in 1957, was determined eligible for listing on the National Register of Historic Places on August 19, 2018.

The northern property (north of Pershing Rd.) is adjacent to the CHA Park Boulevard planned development, a mixed-income development being completed in phases. The land was formerly part of the CHA Stateway Gardens housing complex. The southern property (south of Pershing Road) is located on a portion of the former CHA Robert Taylor Homes housing complex. Vegetation at the proposed site consists of grass and scattered trees.

In the absence of the proposed project, the proposed site would likely continue to be vacant, underutilized land and the unoccupied former school building would continue to deteriorate. In addition, the City of Chicago would not add commercial development to the Bronzeville neighborhood to support the major redevelopment occurring in the neighborhood. Previous attempts to reutilize the unoccupied former school building included a proposal by the local Alderman and CHA to purchase the building for a potential community center but were considered cost-prohibitive to CHA's budget at that time. The proposed developers for the current site considered renovating the building but after further investigation determined it would have been cost prohibitive to rehabilitate the property; citing such factors as deficient interior structural conditions, costs to install new electrical, plumbing and HVAC systems, roof replacement and exterior masonry damage and potential foundation structural damage.

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	CHA Land Disposition	$2,550,000
N/A	CHA Land Acquisition	$2,800,000

Estimated Total HUD Funded Amount:

The proposed project includes CHA land disposition and acquisition. The northern property owned by CHA to be disposed of to the City of Chicago was appraised at $2,550,000 by CBRE Group, Inc. (CBRE) in October 2018. The southern property owned by the City of Chicago to be acquired by CHA was appraised at $2,800,000 by CBRE in October 2018. Summaries, including the appraised values, are provided in Appendix B and the full appraisal reports are included as standalone documents in the ERR.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:**

The estimated total project cost is $23,625,000. In addition to the appraised value of CHA-owned land of $2,550,000, the northern property includes land owned by CPS and privately-held land. The entire northern property was appraised at $3,725,000 by CBRE in October 2018. The total land disposition and acquisition cost for the proposed project would be approximately $6,525,000, which includes the appraised value of the southern property at $2,800,000 and the appraised value of the northern property at $3,725,000. The estimated development cost for grocery store on the northern property is $17,100,000. Funding is anticipated to be provided from a variety of sources including Tax Increment Financing, Neighborhood Opportunity Fund, New Markets Tax Credits, and private funds. A breakdown of estimated funding amounts by source is included in Appendix B. Summaries, including the appraised land values, are provided in Appendix B and the full appraisal reports are included as standalone documents in the ERR.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	The proposed project is in compliance. The proposed site is approximately 6.3 miles from Chicago Midway International Airport and approximately 16.3 miles from Chicago O'Hare International Airport, the nearest commercial service airports (see Airport Hazards map, Figure 2 in Appendix A). The proposed site is not near a military airfield. Sources: National Plan of Integrated Airport Systems (NPIAS) Report 2019-2023, Appendix B, http://www.faa.gov/airports/planning_capacity/npias/reports/; aerial imagery accessed in Google™ Earth Pro
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	No units of the Coastal Barrier Resources System are in the State of Illinois (see Coastal Barrier Resources map, Figure 3 in Appendix A). Source: U.S. Fish and Wildlife Service (USFWS), Official Coastal Barrier Resources System Maps, http://www.fws.gov/cbra/Maps/index.html

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The proposed site is outside the 100-year floodplain (see Floodplain map, Figure 4 in Appendix A). The proposed project would not require flood insurance.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The proposed project is in compliance. The proposed site is in Cook County, which is listed as being in nonattainment or maintenance for six National Ambient Air Quality Standards (NAAQS) by the U.S. Environmental Protection Agency (USEPA). Cook County is listed in nonattainment or maintenance for the following NAAQS: • 2008 8-hour ozone standard: Moderate nonattainment for the whole county. • 2015 8-hour ozone standard: Marginal nonattainment for the whole county. • 2010 sulfur dioxide standard: Nonattainment for part of the county (Lemont). • 2008 lead standard: Maintenance for part of the county (Chicago). • 1987 PM-10 standard: Maintenance for two parts of the county (southeast Chicago and Lyons Township). The proposed site is outside the portions of Cook County designated as nonattainment of the 2010 sulfur dioxide standard and as maintenance of the 2008 lead and 1987 PM-10 standards. Air quality maps and tables are provided in Appendix C. The proposed project conforms to the State Implementation Plan (SIP) because the project would not be considered a major stationary source of pollutants that contribute to ozone formation. The applicable de minimis level for ozone in Chicago is 100 tons per year (see de minimis tables in Appendix C). The temporary emissions generated from construction

		equipment during development activities and emissions generated from cars accessing the proposed site would not exceed 100 tons per year. Sources: USEPA, Nonattainment Areas for Criteria Pollutants (Green Book), https://www.epa.gov/green-book; USEPA, De Minimis Tables, https://www.epa.gov/general-conformity/de-minimis-tables
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	The proposed project is in compliance. The proposed site is outside the coastal zone designated in the Illinois Coastal Management Program and the proposed project would have no effect on the coastal zone. Source: Illinois Department of Natural Resources (IDNR), Illinois Coastal Management Program Boundaries, http://www.dnr.illinois.gov/cmp/Pages/boundaries.aspx
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	Site Assessments A Phase I Environmental Site Assessment (ESA) was completed in September 2018 by Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) for the proposed site. Carnow Conibear summarized three previous Phase I ESAs completed in 2006, 2015, and 2017 for portions of the proposed site, as well as a Comprehensive Site Investigation Report, Remedial Objectives Report and Remedial Action Plan (CSIR/ROR/RAP) completed in 2005 for the portion of the northern property owned by CHA. The 2018 Phase I ESA identified the following recognized environmental conditions (RECs) in connection with the proposed site: • Historical uses of the proposed site and adjacent properties including printing, laundry, filling stations, junk storage,

		auto repair, tire company, coal houses, and elevated train tracks. • Historical records for multiple underground storage tanks (USTs) on the proposed site without removal records or exact known locations. • Records for fly dumping of tires, building debris, fill material, and other unknown waste. • The potential for hazardous materials and/or petroleum to be present in near surface soils on the proposed site in the area of the historical coal houses and where the railroad is located. • A transformer located on the southern property in poor condition with signs of possible leakage. • The unknown status of the Remedial Action Plan and known soil contaminants on a portion of the southern property. • Previously documented soil contaminants on a portion of the northern property. Carnow Conibear identified two controlled RECs. The controlled RECs involve portions of the northern and southern properties that were enrolled in the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) and obtained No Further Remediation (NFR) letters. The NFR letters included engineered barriers, institutional controls, and worker caution. In November 2018 Carnow Conibear issued an addendum to the 2018 Phase I ESA expanding the proposed site boundary to include an adjacent street, two alleys, and vacant land on the northern property of the proposed site. Carnow Conibear determined that the addition of these areas will not change the results of the Phase I ESA or the RECs identified for the proposed site (see Appendix D).

		The 2018 Phase I ESA is included as a standalone document in the ERR.
		
		Based on the RECs identified in the Phase I ESA, a Phase II Subsurface Investigation must be performed at the proposed site. The proposed site must be enrolled in the Illinois Environmental Protection Agency (IEPA) SRP and obtain a Comprehensive NFR letter(s). Copies of all reports must be provided to the City of Chicago Department of Fleet and Facility Management (2FM) and a copy of the Comprehensive NFR letter(s) must be forwarded to 2FM upon receipt from IEPA.
		
		<u>Asbestos-Containing Material (ACM) and Lead-Based Paint</u>
		Crispus Attucks Elementary School was built in 1957. Based on the age of the building, ACM and lead-based paint may be present. ACM and lead-based paint must be properly abated in accordance with all applicable federal, state, and local laws and regulations (see Mitigation Measures and Conditions below).
		
		<u>Chicago FOIA Database</u>
		Chicago's FOIA database managed by the Chicago Department of Public Health was accessed and various address ranges that included the proposed site and the immediate vicinity were searched (see documentation in Appendix D). The following records of contamination or toxic substances were identified with regard to the proposed site:
		
		• Asbestos was abated at the following addresses:
		  • 3900 S. State in 2000
		  • 3950 S. State in 2005
		  • 3813 S. Dearborn in 1998 and 2002
		
		• USTs were installed at the following addresses:
		  • 3801 S. Dearborn: 2 installed in

		1957 • 3948 S. Dearborn: 1 installed in 1946 The following summarizes the records found at adjacent sites: • Oil was spilled on the public way on State Street from 43rd Street to 39th Street in 2006. USTs were installed at the following sites: • 3749 S. State: 6 installed in 1957 • 3901 S. State: 6 installed in 1961 • 3939 S. State: 1 installed in 1952 • 4001 S. State: 1 converted in 1971 • 3759 S. La Salle: 1 installed in 1948 • 20 E. Pershing: 2 installed in 1961 • 45 E. Pershing: 1 installed in 1950 • 50 E. Pershing: 4 installed in 1953, 1 inspected in 1970, 3 installed in 1985 Asbestos was abated at the following sites: • 3700 S. State in 2006 <u>EPA Envirofacts</u> The former school building on the northern property is identified as an EPA-regulated facility. It is listed as a conditionally exempt small quantity generator of hazardous waste. This is a typical classification for a school and there are no records of violations. In addition, three nearby sites are identified in Envirofacts as EPA-regulated facilities. There are no records of violations. <u>Site Visit</u> Site reconnaissance, conducted by CDM Smith on August 22, 2018, revealed no visible RECs on or in the immediate vicinity of the proposed site (see documentation in Appendix D). Sources: Carnow, Conibear & Assoc., Ltd., Phase I Environmental Site Assessment, S. Federal Street to S. State Street between E. 38th

		Street and W. 40th Street, September 28, 2018; Chicago FOIA records; USEPA Envirofacts, http://www.epa.gov/enviro/
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☐ No ☒	The proposed project is in compliance. Eleven federally protected species and one critical habitat are listed as occurring in Cook County: northern long-eared bat, piping plover, Rufa red knot, eastern massasauga, Hine's emerald dragonfly and its critical habitat, rattlesnake-master borer moth, eastern prairie fringed orchid, leafy-prairie clover, Mead's milkweed, prairie bush clover, and rusty patched bumble bee (see species list provided in Appendix E). Piping plover, Rufa red knot, eastern massasauga, Hine's emerald dragonfly, rattlesnake-master borer moth, eastern prairie fringed orchid, leafy-prairie clover, Mead's milkweed, prairie bush clover, and rusty patched bumble bee are found in prairies, grasslands, meadows, wetlands, or beach habitats. None of these habitats are found at or near this previously developed site. The designated critical habitat for Hine's emerald dragonfly is not near the proposed site. Therefore, the proposed project would have no effect on these species. The northern long-eared bat hibernates in caves and mines and forages and roosts in upland forests and woods. The proposed site is not near any caves or mines. The scattered urban trees at the proposed site would not be habitat for the northern long-eared bat. Sources: Online consultation with USFWS pursuant to Section 7 of the Endangered Species Act, http://www.fws.gov/midwest/endangered/section7/s7process/index.html; USFWS, Hine's Emerald Dragonfly Critical Habitat, http://www.fws.gov/midwest/endangered/insects/hed/pdf/IL_HEDCHMapApril2010.pdf
Explosive and Flammable	Yes ☐ No ☒	Chicago's FOIA database managed by the Chicago Department of Public Health did

Hazards 24 CFR Part 51 Subpart C		not return any records for aboveground tanks on or near the proposed site (see documentation in Appendix D). Examination of aerial imagery revealed no aboveground tanks holding fire-prone or explosive substances that are less than the acceptable separation distance from the proposed site. Site reconnaissance, conducted by CDM Smith on August 22, 2018, revealed no aboveground tanks on or in the immediate vicinity of the proposed site (see documentation in Appendix D). Sources: Aerial imagery accessed in Google™ Earth Pro; Chicago FOIA records
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The proposed project is in compliance. The proposed site is in the corporate limits of the City of Chicago and is not zoned for agriculture (see zoning map, Figure 1 in Appendix A). The U.S. Census Bureau classifies the City of Chicago, including the proposed site, as an urbanized area (see Urbanized Area Reference map, Figure 5 in Appendix A). Therefore, the proposed site is considered "land already committed to urban development," and is not subject to the Farmland Protection Policy Act (7 CFR 658.2(a), definition of "farmland"). Sources: City of Chicago Department of Planning and Development, Zoning and Land Use Map, https://gisapps.cityofchicago.org/zoning/; U.S. Census Bureau, 2010 Census Urban Area Reference Maps, https://www.census.gov/geo/maps-data/maps/2010ua.html
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The proposed project is in compliance. The proposed project would occur outside the 100-year floodplain, as shown on the non-printed Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 17031C0509J (shown as Figure 4 in Appendix A).

		Source: FEMA, Map Service Center, http://msc.fema.gov/portal
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☒ No ☐	The proposed project is in compliance. The proposed site is not listed on the Chicago Historic Resources Survey (CHRS) and is not identified in the Illinois Historic and Architectural Resources Geographic Information System (HARGIS). An adjacent site is identified as orange in CHRS and multiple adjacent sites are identified as undetermined in HARGIS. In a letter dated September 21, 2018 from the Illinois State Historic Preservation Office (SHPO), Robert F. Appleman, the Deputy State Historic Preservation Officer, determined that the former Crispus Attucks Elementary School on the proposed site is eligible for listing on the National Register of Historic Places under criteria "A" and "C". The proposal to demolish the school constituted as an adverse effect. In a letter dated September 27, 2018, 2FM notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect. In a response letter dated October 26, 2018, ACHP stated that they did not believe their participation in the consultation to resolve adverse effects is needed. ACHP further stated that per regulation, the final Memorandum of Agreement (MOA) for the proposed project needs to be filed with ACHP at the end of the consultation process. On November 9, 2018, 2FM sent letters to potentially interested consulting parties, including tribal representatives and Tribal Historic Preservation Officers (THPOs) and a public notice was published in the *Chicago Sun-Times* on November 10, 2018. A comment period was provided, which ended on November 26, 2018. During the comment period, 2FM received one consulting party request and one public comment. On December 10, 2018, the Miami Tribe of

		Oklahoma emailed a response letter to 2FM accepting consulting party status. An outline of the public participation and agency consultation conducted for the proposed project is included in Appendix F. To resolve the adverse effect of the proposed project, specifically the demolition of the former school building, the City of Chicago, CHA, and the Illinois SHPO executed a MOA. The MOA includes several stipulations and outlines the mitigation measures to be undertaken for the proposed project. The stipulations and mitigation measures in the MOA, including completing a Historic American Buildings Survey (HABS) recordation of the former school building, must be adhered to (see Mitigation Measures and Conditions below). All historic preservation documentation, including a copy of the executed MOA, is provided in Appendix F. [Note: the MOA references an address range of 3808-3812 S. Dearborn, which is a representative address for the overall proposed development site; the former school's mailing address was 3813 S. Dearborn St., as previously stated in the Description of the Proposed Project section.]
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The proposed project is in compliance. A noise assessment is not applicable to the acquisition and disposition of land. Commercial development, included construction of a grocery store, is not a noise sensitive use.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The proposed project is in compliance. The City of Chicago is not within or near a designated sole source aquifer (see Figure 6 in Appendix A). Therefore, projects in the City of Chicago have no potential to affect sole source aquifers. Source: USEPA, Sole Source Aquifers for Drinking Water, https://www.epa.gov/dwssa

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☐ No ☒	The proposed project is in compliance. The proposed site was previously developed. USFWS National Wetlands Inventory (NWI) mapping does not show any wetlands on or in the immediate vicinity of the proposed site (see Figure 7 in Appendix A). Site reconnaissance, conducted by CDM Smith on August 22, 2018, revealed no evidence of unmapped wetlands on or in the immediate vicinity of the proposed site (see documentation in Appendix D). Source: USFWS, NWI Mapper, http://www.fws.gov/wetlands/data/mapper.HTML
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The proposed project is in compliance. The designated wild and scenic river closest to the proposed site is the Middle Fork of the Vermilion River in Vermilion and Champaign counties. This river segment is the only designated wild and scenic river in Illinois. The City of Chicago, at its closest, is approximately 90 miles from the designated segment of the Vermilion River (see Figure 8 in Appendix A). There are no study rivers in Illinois. The Nationwide Rivers Inventory did not identify any river segments that are potential candidates for inclusion in the National Wild and Scenic River System within one mile of the proposed site (see Nationwide Rivers Inventory map, Figure 9 in Appendix A). Sources: National Wild and Scenic Rivers System, Explore Designated Rivers, Illinois, http://www.rivers.gov/illinois.php; Nationwide Rivers Inventory, https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm; Wild and Scenic River Studies, https://www.rivers.gov/study.php
Environmental Justice Executive Order 12898	Yes ☐ No ☒	The proposed project is in compliance. As indicated by the other sections of this environmental assessment, the proposed

		project would have no significant adverse environmental impacts. The proposed project would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents of the proposed project area. Source: Council on Environmental Quality, Environmental Justice - Guidance Under the National Environmental Policy Act, 1997, discussion of "disproportionately high and adverse human health effects" on page 26, https://www.epa.gov/environmentaljustice

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed site is comprised of a variety of zoning districts. The northern property is: PD 897, Planned Development (CHA parcels); RM-5, Residential Multi-Unit District (privately-held parcels); and RS-3, Residential Single-Unit (Detached House) District (CPS parcels). The planned development zoning designation on the northern property is part of the CHA Park Boulevard mixed-income development being completed in phases. The southern property is: PD 1143, Planned Development (City of Chicago and privately-held parcels); RT-4, Residential Two-Flat, Townhouse and Multi-Unit Districts (privately-held parcel); and M1-3, Limited Manufacturing/Business Park District (privately-held parcels). The planned development zoning designation on the southern property was a result of a previous development proposal. The proposed project would be reviewed by the Chicago Department of Planning and Development for compliance with applicable City of Chicago zoning requirements. The proposed project would likely be incorporated as a planned development zoning district. The project area is currently undergoing several major redevelopments including the CHA Park Boulevard

		planned development to the north of the proposed project. Resident relocation and building demolition of the former Stateway Gardens development was phased from 2000 to the last building's demolition in 2007. Concurrently, redevelopment activities were completed to include; procuring, selecting and contracting a master developer team, the creation of a master development site plan, establishing a new City Planned Development, TIF District and site construction of new public infrastructure. To date, 3 development phases have been completed with the 4th phase currently under construction, all totaling 475 units (164 CHA units). The master plan was developed by the world renowned design firm of Skidmore Owings & Merrill, and received the "Award of Excellence" from the Congress for New Urbanism (2002) and later awarded the "2007 Community Vision Award" from the Urban Land Institute. The proposed project would be consistent in scale and design with the existing buildings in the project area. Source: City of Chicago Bureau of Planning & Zoning, Zoning Map, https://gisapps.cityofchicago.org/zoning/
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed site does not contain steep slopes and the proposed project would not create steep slopes. The stability of the site would not be a concern for the project. The proposed site has supported urban development in the past; any proposed future development would include design considerations for stormwater runoff. Demolition of the unoccupied former school building and construction of commercial development would not cause erosion or stormwater runoff concerns.
Hazards and Nuisances including Site Safety and Noise	2	The proposed site contains no unusual hazards, nuisances or safety concerns.
Energy Consumption	2	Since the proposed site is comprised of vacant land and an unoccupied former school building, the proposed project would increase energy consumption in the project area, but the existing electrical infrastructure would be adequate to support the load. Energy efficiencies would be included as part of the design of the proposed commercial development. The proposed site previously consumed energy when the school was in operation and the vacant land was occupied by housing complexes.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The proposed project would provide additional employment opportunities for area residents at the proposed grocery store. As the other land in the northern property is developed with commercial operations, additional employment opportunities would become available for area residents. The additional employment opportunities would benefit the income patterns in the project area.
Demographic Character Changes, Displacement	2	The proposed project would have no effect on the demographic character of the proposed project area. The only building on the proposed site is an unoccupied former school building. Therefore, the proposed project would not displace any residents or commercial tenants.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project does not include residential units and would therefore have no effect on enrollment at area schools. The former Crispus Attucks Elementary School on the proposed site is unoccupied and has been since its closure in 2008. The Chicago Bee Branch of the Chicago Public Library is located at 3647 S. State St., approximately 0.2 miles from the proposed site. Two floors of the three-story property at Chicago Bee were recently rehabilitated and reopened in December 2018, to improve library services. Improvements included a digital media space for teen mentorships and career counseling; an area dedicated to early learning. Traditional library programs, such as book clubs and educational and cultural programming will also be offered, as well as computer classes and one-on-one coaching to build digital literacy, technology and job-seeking skills for adults and seniors. Additionally, a room for the public to utilize for meetings, presentations, and other group events is also available and can be booked through the CPL website. The public meeting space, in part, fulfills requests from local residents and the Alderman for additional community space in the immediate vicinity of the proposed project. Sources:

		Aerial imagery accessed in Google™ Earth Pro; Chicago Public Library, www.chipublib.org
Commercial Facilities	1	The proposed project would facilitate commercial development on the northern property of the proposed site, adding to the commercial facilities available in the project area. Currently, commercial development plans include construction of a grocery store. The proposed site is in a developed urban area with many commercial facilities located within one mile. However, there are currently no grocery stores within the immediate vicinity of the site, therefore the proposed development would fulfill a community need for additional food shopping options. Source: Aerial imagery accessed in Google™ Earth Pro
Health Care and Social Services	2	The proposed site is located approximately 1.4 miles from Mercy Hospital and Medical Center at 2525 S. Michigan Ave. and approximately 1.5 miles from Provident Hospital at 500 E. 51st St. These hospitals provide a full range of health care services. The City of Chicago provides numerous social services located throughout the City. Sources: Aerial imagery accessed in Google™ Earth Pro; City of Chicago, MapChicago, https://gisapps.cityofchicago.org/mapchicago/
Solid Waste Disposal / Recycling	3	The proposed site is not currently provided solid waste disposal services. After redevelopment, the proposed site would be served by a private hauler for solid waste disposal services. The former Crispus Attucks Elementary School on the proposed site was built in 1957. Based on the age of the building, ACM and lead-based paint may be present. These hazardous materials, as well as construction and demolition debris, must be handled and disposed of in accordance with all applicable federal, state, and local laws and regulations (see Mitigation Measures and Conditions below).
Waste Water / Sanitary Sewers	2	Wastewater from the proposed site would be handled by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). The proposed project would not affect the wastewater collection, treatment, and disposal system. Source:

		MWRD, https://www.mwrd.org
Water Supply	2	Potable water would be supplied to the proposed site by the Chicago Department of Water Management. Lake Michigan provides Chicago its water supply. The proposed project would not impact the water supply. Source: Chicago Department of Water Management, http://www.cityofchicago.org/city/en/depts/water.html
Public Safety - Police, Fire and Emergency Medical	2	Public safety services such as police, fire, and emergency medical would be provided to the proposed site by the City of Chicago. The proposed site is in Chicago Police District 2. The District 2 headquarters is located at 3510 S. Michigan Ave., approximately 0.3 miles from the proposed site. Fire protection and emergency medical services would be provided by Engine 16 Fire Station at 53 E. Pershing Rd., two blocks from the proposed site. Sources: Aerial imagery accessed in Google™ Earth Pro; City of Chicago, MapChicago, https://gisapps.cityofchicago.org/mapchicago/
Parks, Open Space and Recreation	2	The proposed site is adjacent to Stateway Park, which includes baseball fields and open space; approximately 0.2 miles from Metcalfe Park at 4134 S. State St., which includes a playground, basketball and tennis courts, and a baseball field; and approximately 0.6 miles from Armour Square Park at 3309 S. Shields Ave., which includes a field house, fitness center, athletic fields, an outdoor pool, and a playground. Approximately 1 mile to the east of the site is the Ellis Park Arts and Recreation center opened in July 2016. The Arts and Recreation Center at Ellis Park, located at 3520 S. Cottage Grove Ave., is a $18 million facility providing 32,000 square feet of facility space that includes a five-lane competitive pool, a gymnasium, a fitness center, multi-purpose arts and community spaces, a rooftop terrace, locker rooms and administrative space. Approximately 1.2 miles north of the proposed site will be a new fieldhouse at Williams Park. Williams Park Fieldhouse, 2820 South State Street, will be nearly 10,000 square feet and feature a half-court gymnasium and multi-purpose club rooms for art, education, performances, meetings and exercise. Ground breaking occurred in June 2018.

		These parks are managed by the Chicago Park District. Sources: Aerial imagery accessed in Google™ Earth Pro; Chicago Park District, www.chicagoparkdistrict.com
Transportation and Accessibility	2	The proposed site is served by the Chicago Transit Authority (CTA) bus routes #29 (State St.) and #39 (Pershing Rd.). The proposed site is within one-half mile of the CTA Green Line stations at 35th Street-Bronzeville-IIT and Indiana, the CTA Red Line station at Sox-35th, and the Metra Rock Island district 35th Street/Lou Jones station. The CTA Green and Red lines and the Metra Rock Island line provide access into downtown Chicago and other areas of Chicago. The proposed site is well connected with an existing roadway network in the project area. Sources: CTA, http://www.transitchicago.com; Metra, http://metrarail.com

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed site is located within a developed area and there are no unique natural features at or near the proposed site. Two of the 18 Illinois sites listed in the National Registry of Natural Landmarks are in Cook County, but the sites are not located near the proposed site. The proposed project would not involve significant water withdrawals and would not have a significant effect on water resources. Source: National Park Service, National Natural Landmarks Directory, https://www.nps.gov/subjects/nnlandmarks/nation.htm
Vegetation, Wildlife	2	The proposed site was previously developed. Vegetation at the proposed site is limited to grass and scattered trees. The proposed project would have no significant impact on vegetation and wildlife.
Other Factors		None

Additional Studies Performed:

Carnow, Conibear & Assoc., Ltd. Phase I Environmental Site Assessment, S. Federal Street to S. State Street between E. 38th Street and W. 40th Street, September 28, 2018.

Field Inspection (Date and completed by)**:**

A field inspection was completed for the proposed project on August 22, 2018 by CDM Smith.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]**:**

Carnow, Conibear & Assoc., Ltd. Phase I Environmental Site Assessment, S. Federal Street to S. State Street between E. 38th Street and W. 40th Street, September 28, 2018.

Chicago Park District. Accessed at http://www.chicagoparkdistrict.com in 2018.

Chicago Public Library. Accessed at www.chipublib.org in 2018.

Chicago Transit Authority (CTA). Accessed at http://www.transitchicago.com in 2018.

City of Chicago. Bureau of Planning & Zoning, Zoning Map. Accessed at https://gisapps.cityofchicago.org/zoning/ in 2018.

City of Chicago. Department of Public Health. FOIA records, December 10, 2018.

City of Chicago. Department of Water Management. Accessed at http://www.cityofchicago.org/city/en/depts/water.html in 2018.

City of Chicago. MapChicago. Accessed at https://gisapps.cityofchicago.org/mapchicago/ in 2018.

Council on Environmental Quality. Environmental Justice - Guidance Under the National Environmental Policy Act. Accessed at https://www.epa.gov/environmentaljustice in 2018.

Federal Emergency Management Agency (FEMA). Map Service Center. Accessed at http://msc.fema.gov/portal in 2018.

Google™ Earth Pro aerial imagery. Accessed in 2018.

Illinois Department of Natural Resources (IDNR). Illinois Coastal Management Program Boundaries. Accessed at http://www.dnr.illinois.gov/cmp/Pages/boundaries.aspx in 2018.

Illinois Historic and Architectural Resources Geographic Information System (HARGIS). Accessed at http://gis.hpa.state.il.us/hargis/ in 2018.

Illinois State Historic Preservation Office (SHPO). Letter received from Robert F. Appleman, Deputy State Historic Preservation Officer. September 21, 2018.

Metra. Accessed at http://metrarail.com in 2018.

Metropolitan Water Reclamation District of Greater Chicago (MWRD). Accessed at https://www.mwrd.org in 2018.

National Park Service. National Natural Landmarks Directory. Accessed at https://www.nps.gov/subjects/nnlandmarks/nation.htm in 2018.

National Plan of Integrated Airport Systems (NPIAS) Report 2019-2023. Airport maps in Appendix B. Accessed at http://www.faa.gov/airports/planning_capacity/npias/reports/.

National Wild and Scenic Rivers System. Explore Designated Rivers, Illinois. Accessed at http://www.rivers.gov/illinois.php in 2018.

Nationwide Rivers Inventory. Accessed at https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm in 2018.

U.S. Census Bureau. 2010 Census Urban Area Reference Maps. Accessed at https://www.census.gov/geo/maps-data/maps/2010ua.html in 2018.

U.S. Environmental Protection Agency (USEPA). De Minimis Tables. Accessed at https://www.epa.gov/general-conformity/de-minimis-tables in 2018.

USEPA. Envirofacts. Accessed at http://www.epa.gov/enviro/ in 2018.

USEPA. Nonattainment Areas for Criteria Pollutants (Green Book). Accessed at https://www.epa.gov/green-book in 2018.

USEPA. Sole Source Aquifers for Drinking Water. Accessed at https://www.epa.gov/dwssa in 2018.

U.S. Fish and Wildlife Service (USFWS). Hine's Emerald Dragonfly Critical Habitat. Accessed at http://www.fws.gov/midwest/endangered/insects/hed/pdf/IL_HEDCHMapApril2010.pdf.

USFWS. Midwest Region's Endangered Species Section 7 Technical Assistance Step-by-Step Instructions. Accessed at http://www.fws.gov/midwest/endangered/section7/s7process/index.html in 2018.

USFWS. National Wetlands Inventory (NWI) Mapper. Accessed at http://www.fws.gov/wetlands/data/mapper.HTML in 2018.

USFWS. Official Coastal Barrier Resources System Maps. Accessed at http://www.fws.gov/cbra/Maps/index.html in 2018.

Wild and Scenic River Studies. Accessed at https://www.rivers.gov/study.php in 2018.

List of Permits Obtained:

All required federal, state and local permits must be obtained before beginning construction.

Public Outreach [24 CFR 50.23 & 58.43]**:**

On November 8, a town hall meeting was held by the Alderman to notify the neighborhood of the project and of the public notice.

As part of the Section 106 process, a public notice was published in the *Chicago Sun-Times* on November 10, 2018. The public notice solicited public comments on the adverse effect determination for the proposed project. No comments were received in response to the public notice. Additionally, as part of the Section 106 process, potential consulting parties were mailed and/or e-mailed letters with information about the adverse effect to an eligible historic property and proposed mitigation. Three comments were received in response to the mailings.

A combined public notice for the proposed project (Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds) will be published in the *Chicago Sun-Times*. Any substantive comments received will be addressed and incorporated into the final environmental assessment document.

Cumulative Impact Analysis [24 CFR 58.32]**:**

The proposed project would not contribute to adverse cumulative impacts on environmental resources. The proposed project would add commercial development, specifically a grocery store. The addition of commercial development to the Bronzeville neighborhood of Chicago will have a cumulative benefit by supporting the mixed-income housing development occurring in the neighborhood.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**:**

Other than the no action alternative, discussed below, no feasible alternatives to the proposed project with greater benefits or less adverse impacts were identified to facilitate commercial development to include construction of a grocery store on the northern property of the proposed site in the Bronzeville neighborhood of Chicago.

No Action Alternative [24 CFR 58.40(e)]**:**

The no action alternative would avoid the short-term construction impacts, but the proposed site would likely continue to be vacant, underutilized land and the unoccupied former school building would most likely continue to deteriorate. In addition, the City of Chicago would not add commercial development to the Bronzeville neighborhood to support the mixed-income housing development occurring in the neighborhood. Therefore, the no action alternative was rejected.

Summary of Findings and Conclusions:

The proposed project would address the need to add commercial development, specifically a grocery store, to support the mixed-income housing development occurring in the Bronzeville neighborhood of Chicago. The proposed project is in compliance with all applicable statutory authorities and would have no significant impact on the environment. Mitigation measures to minimize any potential adverse environmental impacts and to ensure that the proposed project is in compliance with the statutory authorities are identified in the Mitigation Measures and Conditions section below.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

- Based on the recognized environmental conditions (RECs) identified in the Phase I Environmental Site Assessment (ESA), a Phase II Subsurface Investigation must be performed at the proposed site. The proposed site must be enrolled in the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) and obtain a Comprehensive No Further Remediation (NFR) letter(s). Copies of all reports must be provided to the City of Chicago Department of Fleet and Facility Management (2FM) and a copy of the Comprehensive NFR letter(s) must be forwarded to 2FM upon receipt from IEPA.
- Comply with the stipulations and mitigation measures in the Memorandum of Agreement (MOA) between the City of Chicago, the Chicago Housing Authority (CHA), and the Illinois State Historic Preservation Officer (SHPO). Mitigation includes completing a Historic American Buildings Survey (HABS) recordation of the former school building.
- Acquire all required federal, state and local permits before beginning construction.
- Abate asbestos-containing material (ACM), lead-based paint, and PCBs in accordance with all applicable federal, state, and local laws and regulations.
- Properly dispose of construction and demolition debris in accordance with all applicable federal, state, and local laws and regulations.
- Outfit all internal combustion equipment with effective mufflers.
- Limit construction to hours allowed by local ordinance or Monday through Saturday from 7 a.m. to 6 p.m., whichever is more restrictive.
- Use water or chemical dust suppressant in exposed areas to control dust.
- Cover the load compartments of trucks hauling dust-generating materials.
- Wash heavy trucks and construction vehicles before they leave the site.
- Minimize engine idling.
- Reduce vehicle speed on non-paved areas and keep paved areas clean.
- Establish and follow specified procedures for managing contaminated materials discovered or generated during construction.
- Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material.

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date: December 26, 2018

Name/Title/Organization: Richard Cody McChane, Planner, CDM Smith

---

Reviewer Signature: _____ Date: 12/26/18

Name/Title/Organization: Jaime Blakesley, Environmental Engineer III, Chicago Department of Fleet and Facility Management

---

Certifying Officer Signature: _____ Date: 12/27/18

Name/Title: David J. Reynolds, P.E., LEED AP, Commissioner, Chicago Department of Fleet and Facility Management

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendices

Appendix A: Figures

Appendix B: Property Details

Appendix C: Clean Air

Appendix D: Hazardous Materials

Appendix E: Endangered Species

Appendix F: Historic Preservation

Appendix A

Figures

Figure 1: Chicago Zoning Map

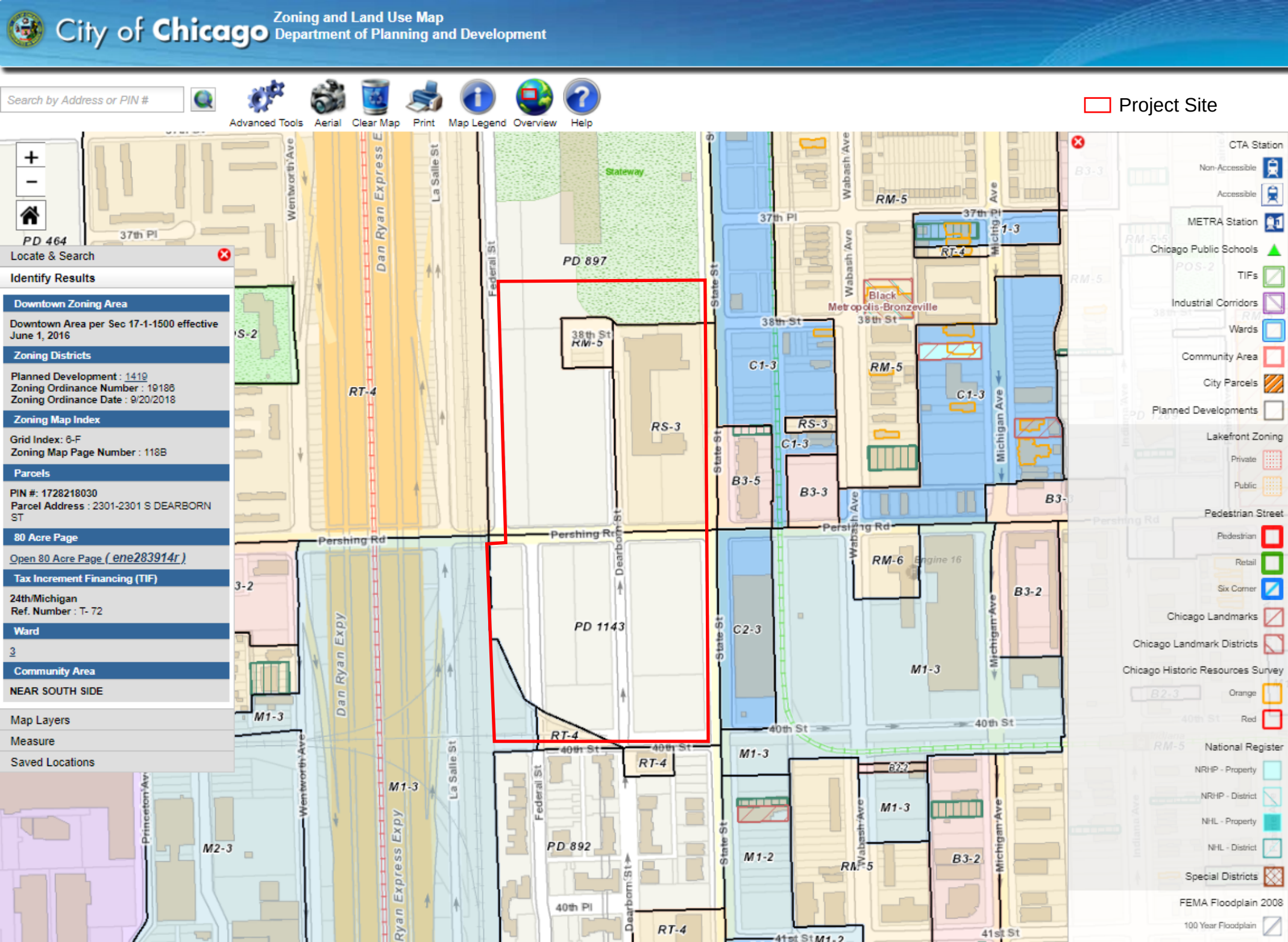

City of Chicago
Zoning and Land Use Map
Department of Planning and Development
Search by Address or PIN #
Advanced Tools
Aerial
Clear Map
Print
Map Legend
Overview
Help
Project Site
Locate & Search
Identify Results
Downtown Zoning Area
Downtown Area per Sec 17-1-1500 effective June 1, 2016
Zoning Districts
Planned Development : 1419
Zoning Ordinance Number : 19186
Zoning Ordinance Date : 9/20/2018
Zoning Map Index
Grid Index: 6-F
Zoning Map Page Number : 118B
Parcels
PIN #: 1728218030
Parcel Address : 2301-2301 S DEARBORN ST
80 Acre Page
Open 80 Acre Page (ene283914r)
Tax Increment Financing (TIF)
24th/Michigan
Ref. Number : T- 72
Ward
3
Community Area
NEAR SOUTH SIDE
Map Layers
Measure
Saved Locations
CTA Station
Non-Accessible
Accessible
METRA Station
Chicago Public Schools
TIFs
Industrial Corridors
Wards
Community Area
City Parcels
Planned Developments
Lakefront Zoning
Private
Public
Pedestrian Street
Pedestrian
Retail
Six Corner
Chicago Landmarks
Chicago Landmark Districts
Chicago Historic Resources Survey
Orange
Red
National Register
NRHP - Property
NRHP - District
NHL - Property
NHL - District
Special Districts
FEMA Floodplain 2008
100 Year Floodplain
PD 464
PD 897
PD 1143
PD 892
RT-4
RS-3
RM-5
RM-6
C1-3
C2-3
B3-5
B3-3
B3-2
M1-3
M1-2
M2-3
Pershing Rd
37th Pl
38th St
40th St
40th Pl
41st St
Dan Ryan Express E
Dan Ryan Expy
Dan Ryan Express Expy
Wentworth Ave
La Salle St
Federal St
State St
Dearborn St
Wabash Ave
Michigan Ave
Princeton Av
Stateway
Black Metropolis-Bronzeville
Engine 16

Figure 2: Airport Hazards Map

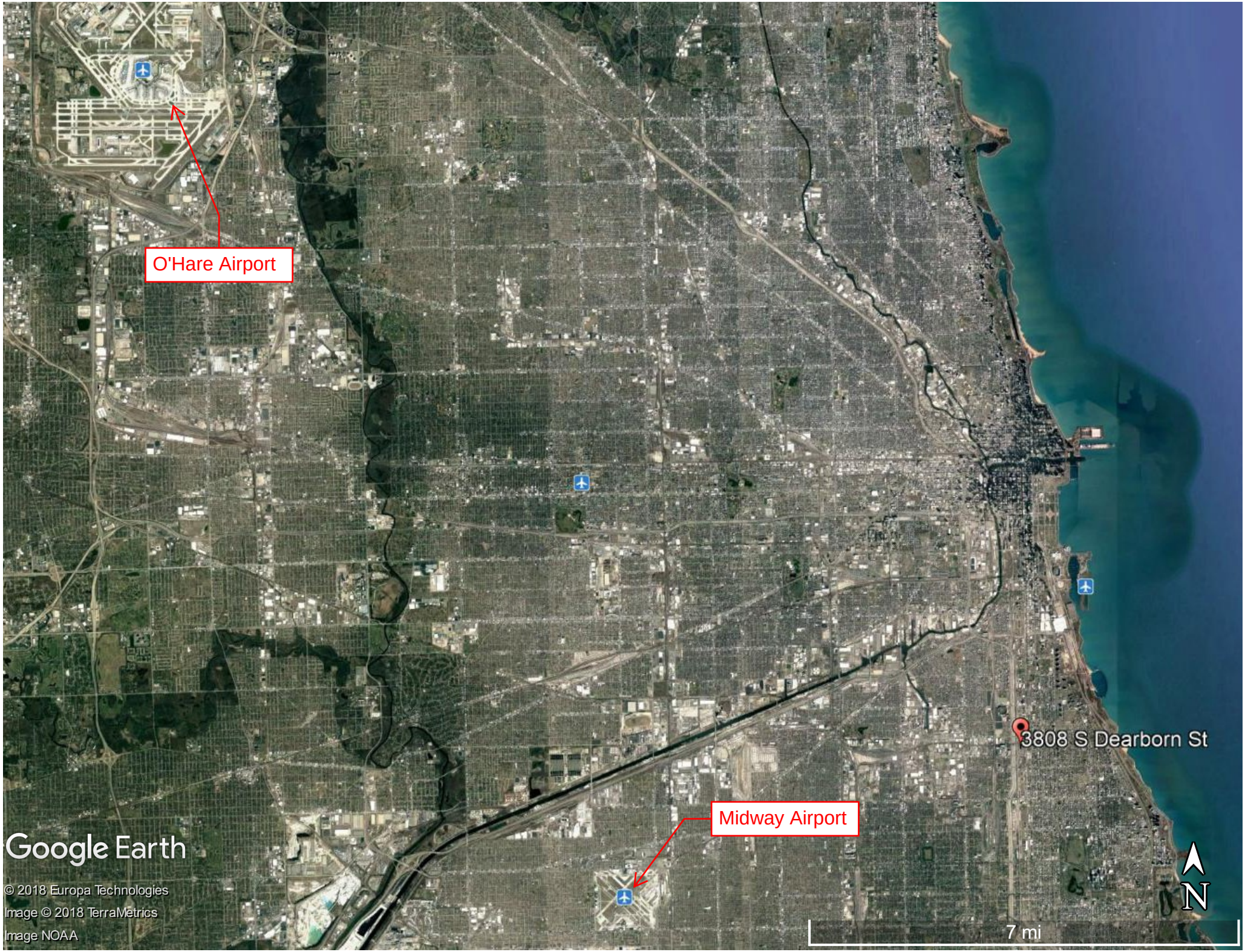

O'Hare Airport
3808 S Dearborn St
Midway Airport
Google Earth
© 2018 Europa Technologies
Image © 2018 TerraMetrics
Image NOAA
N
7 mi

Figure 3: Coastal Barrier Resources Map

Coastal Barrier Resources System Mapper
U.S Fish & Wildlife Service
ABOUT
FIND CBRS UNIT
FIND LOCATION
BASEMAPS
STREETS
SATELLITE
HYBRID
TOPO
TERRAIN
GRAY
OPEN STREET MAP
NATGEO
USGS TOPO
USDA NAIP IMAGERY
NAT'L MAP
MAP LAYERS
CBRS Units
Click here to learn more about CBRS Units.
Measure
LEGEND
CBRS Units
CBRS Units
Cedar Rapids
Rockford
Chicago
Aurora
Joliet
Gary
South Bend
Sterling Heights
Detroit
Ann Arbor
Fort Wayne
Akron
Peoria
Springfield
Indianapolis
Dayton
Columbus
Cincinnati
Jefferson City
Saint Louis
Evansville
Frankfort
Lexington-Fayette
Charleston
Springfield
ILLINOIS
INDIANA
OHIO
IOWA
MISSOURI
KENTUCKY
Rock River
Des Moines River
Illinois River
Missouri River
Osage River
Maumee River
Muskingum River
Ohio River
Green River
Cumberland River
Tennessee River
1:4,622,324
42.770 | -82.525
U.S. Fish and Wildlife Service, Coastal Barrier Resources Act Program, CBRA@FWS.gov | USGS The National

CBRS Menu

- CBRS Home
- Legislation & Testimony
- Historical Changes
- CBRA Prohibitions
- Flood Insurance
- Official Maps
- Boundary Modifications
- Mapping Projects
- Property Determinations
- Project Consultations

Help and Contacts

Glossary

Contact Us

Official CBRS Maps

The John H. Chafee Coastal Barrier Resources System (CBRS) is a collection of specific units of land and associated aquatic habitats that serve as barriers protecting the Atlantic, Gulf, and Great Lakes coasts. The CBRS currently includes 585 System Units, which comprise nearly 1.4 million acres of land and associated aquatic habitat. There are also 277 "Otherwise Protected Areas," a category of coastal barriers already held for conservation purposes that include an additional 2.1 million acres of land and associated aquatic habitat.

Step 1: Use the CBRS Mapper or the State Locator Maps (PDF format) below to find a unit name(s).

- **State Locator Maps**

Alabama	Georgia	Massachusetts	New Jersey	Ohio	Texas
Connecticut	Louisiana	Michigan	New York Great Lakes	Puerto Rico	Virgin Islands
Delaware	Maine	Minnesota	New York Long Island	Rhode Island	Virginia
Florida	Maryland	Mississippi	North Carolina	South Carolina	Wisconsin

Step 2: Download Official CBRS Maps (PDF format)

To download a map, click on a file name to save it, then open the file with a PDF viewer or editor.

- Click here to access Official CBRS Maps

Last updated: April 17, 2018

Figure 4: Floodplain Map

National Flood Hazard Layer FIRMette

FEMA

41°49'38.52"N

87°37'54.04"W

87°37'16.59"W

41°49'11.71"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Project Site

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

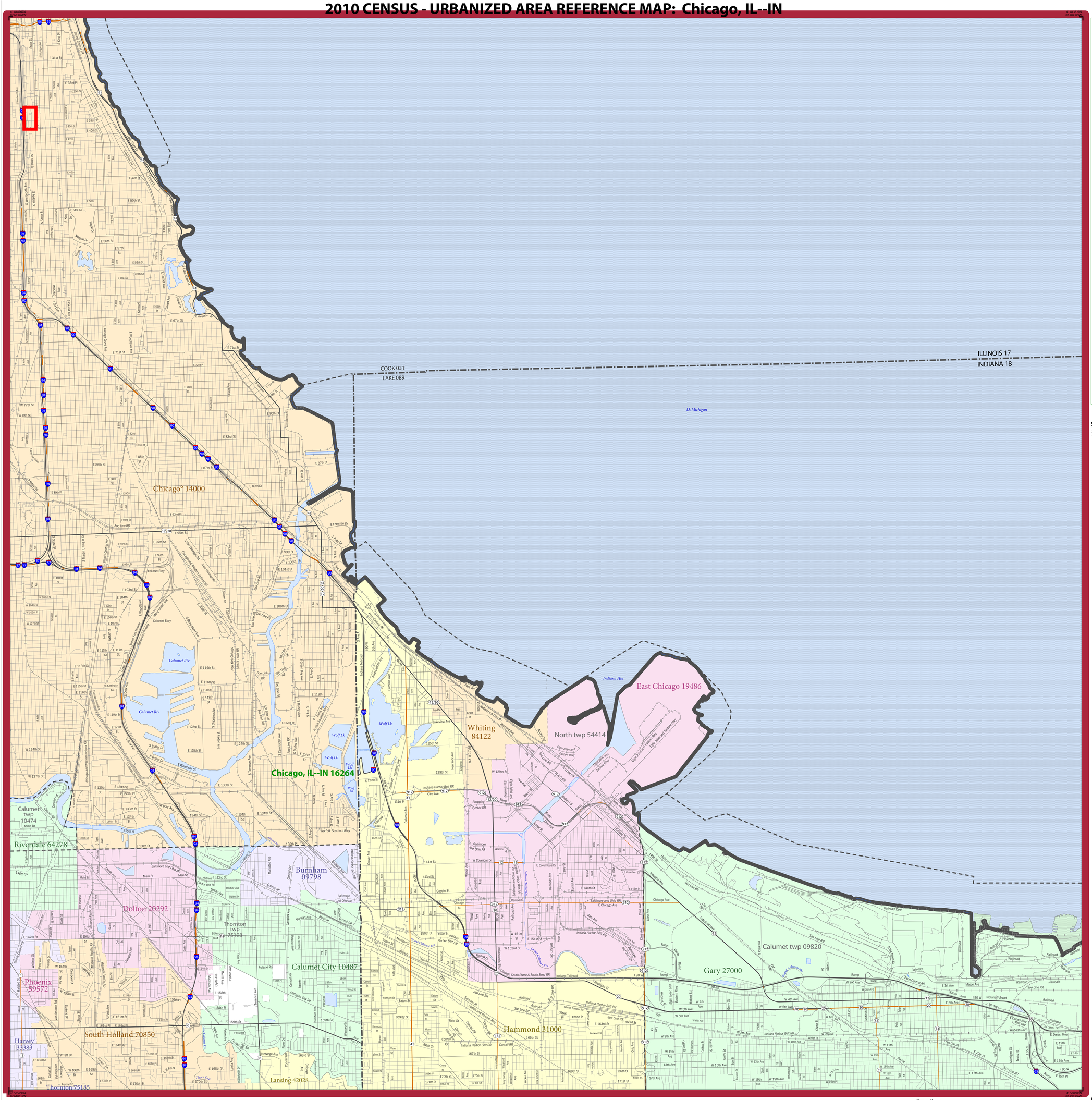
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/6/2018 at 3:23:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 5: U.S. Census Urbanized Area Reference Map

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Chicago, IL--IN



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		*Tooele, VT 88057*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	55	Water Body	*Pleasant Lake*
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	*Tumbling Cr*		
Intermittent Stream	*Piney Cr*		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A '*' following an MCD name denotes a false MCD. A '°' following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

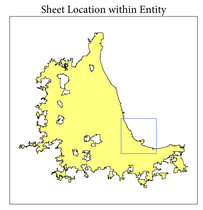
2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
17031 Cook
18089 Lake

Project Site

Sheet Location within Entity



All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 37 53 35
2nd Standard Parallel: 41 35 07
Central Meridian: -89 18 43
Latitude of Projection's Origin: 36 58 12
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.6 1.2 1.8 2.4 3 Miles
The plotted map scale is 1:40000

Key to Sheets

7	8	
11	12	13
15	16	17

PARENT SHEET 12

Total Sheets: 18
- Index Sheets: 1
- Parent Sheets: 17

UA NAME: Chicago, IL--IN
UA CODE: 16264
ENTITY TYPE: Urbanized Area (UA)
ST: Illinois (17), Indiana (18)

2010 CENSUS UA REF MAP (PARENT)
231016264012

Figure 6: Sole Source Aquifers Map

Sole Source Aquifers

7/13/2018, 11:36:59 AM

SSA

1:2,311,162

0 20 40 80 mi

0 30 60 120 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Web AppBuilder for ArcGIS

HERE, Garmin, NGA, USGS, NPS | US EPA Office of Water | Map Service and data: US EPA Office of Environmental Information (OEI). Data: US Census Bureau | US Census Bureau, EPA American Indian Environmental Office (AIEO), EPA Office of Environmental Information (OEI) |

Figure 7: Wetlands Map

U.S. Fish and Wildlife Service

National Wetlands Inventory

39th & State

December 6, 2018

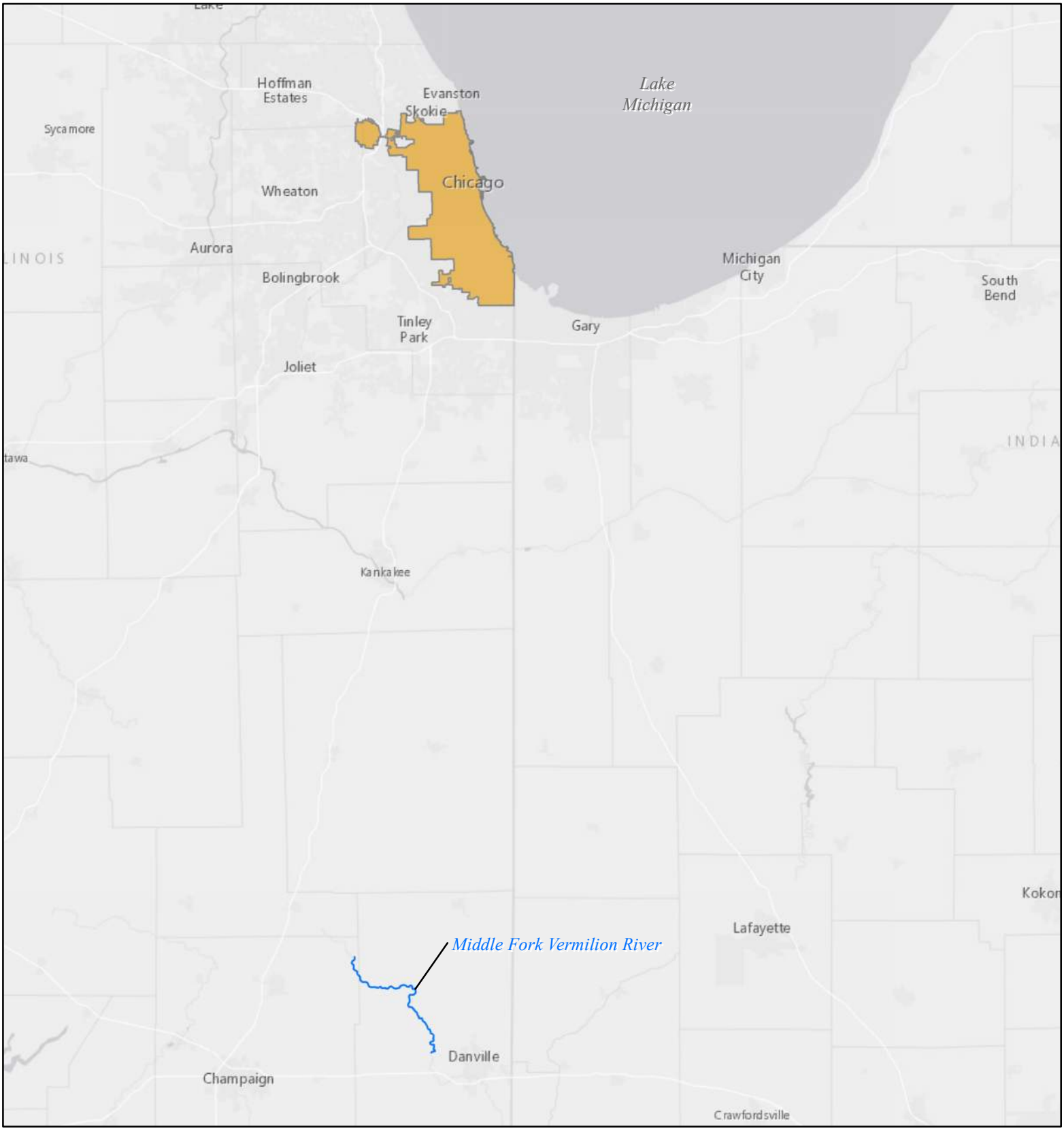
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Project Site

Figure 8: Wild and Scenic Rivers Map



Illinois Wild and Scenic Rivers

N

0 15 30
Miles

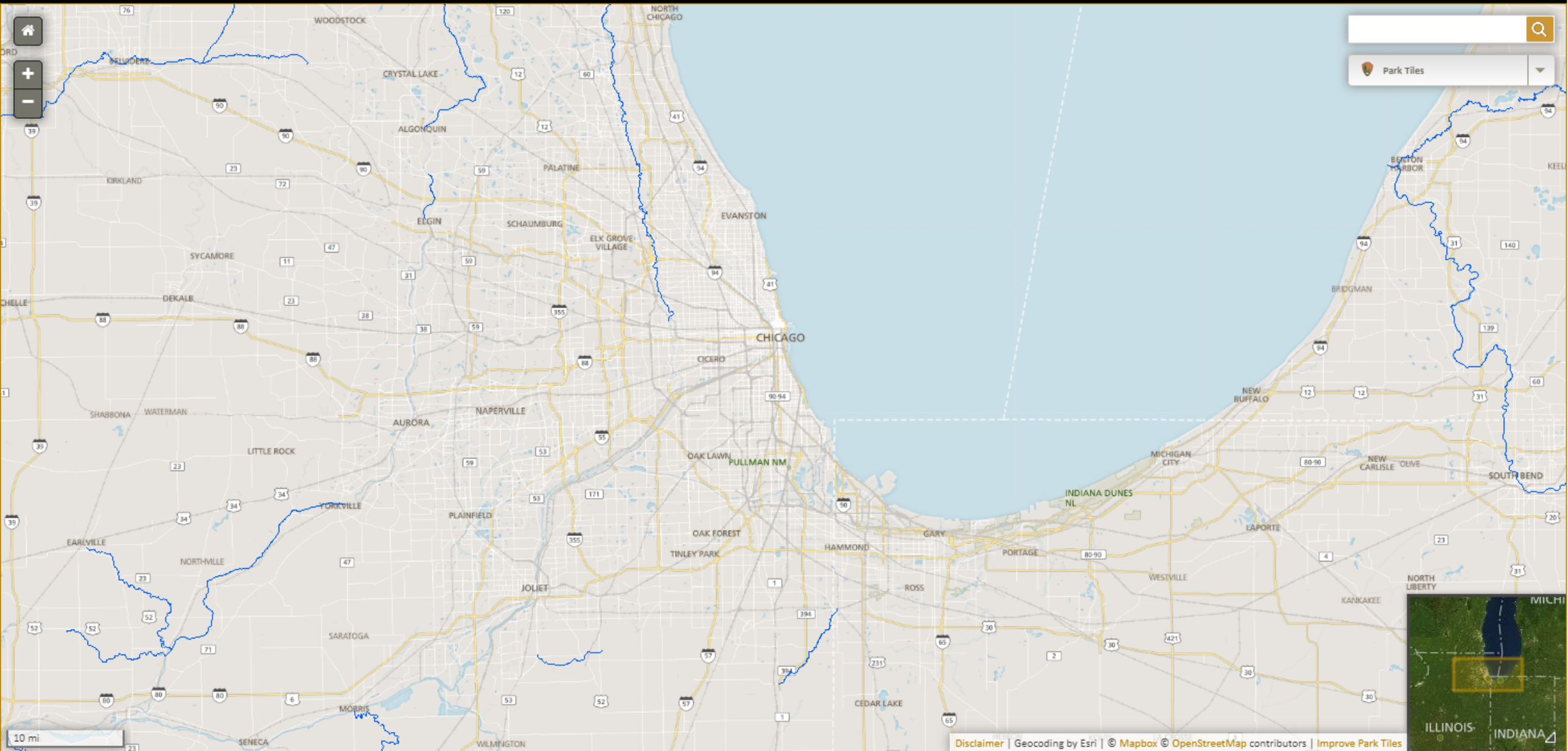
Designated National Wild and Scenic River

Figure 9: Nationwide Rivers Inventory Map

Nationwide Rivers Inventory

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more "outstandingly remarkable" values.

National Park Service
U.S. Department of the Interior



Appendix B

Property Details

Dunn, Patrick

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Thursday, August 09, 2018 4:12 PM
To: Dunn, Patrick; McChane, Richard Cody
Cc: Kevin Laberge
Subject: NEPA - CHA - 39th and State Project - 3808 S. Dearborn
Attachments: CHA env clearance request form-final.pdf; Owner and Pin # Exhibit - 39thState.pdf; 39th Owner Parcels Exhibit.pdf; 39th and State Project Scope and Description.docx; 39th and State Materials.pdf; 39th State Sidwell Map.pdf

Good afternoon Patrick and Cody, I've attached a NEPA CHA environmental clearance request form as well as PINs, maps, and available project information for the 39th and State project. I've assigned the address as 3808 S. Dearborn for Hansen tracking purposes, which corresponds to the PIN 17-33-420-049-0000.

Currently the Chicago Housing Authority owns approximately 6.80 acres north of Pershing Road (39th St). The City of Chicago owns approximately 6.79 acres south of Pershing Road. The two entities have agreed to swap the land so that development can first commence on the north side of Pershing Road.
The site north of Pershing Road also contains the location of the former Attucks School, currently owned by the Chicago Public Schools. The site will be given to the Department of Planning and Development so it can be redeveloped in the future for commercial development. The site also contains 2 small privately owned parcels, currently owned by LCR Holdings. Furthermore the north site contains streets and alleys that will need to be vacated in order to facilitate future development.

The entire 39th and State Street site, including the: 1)the land north of Pershing Road; 2) the land south of Pershing Road; 3) the Attucks School; 4) LCR Holdings Parcels are to be included in one EA document for HUD.

The City of Chicago will be coordinating the Phase I report, I will provide that to CDM Smith when it is available. The City of Chicago will also be providing land appraisal values, which I will also forward to you as they become available.

Prior to initiating SHPO consultation, I will be gathering background data from CPS and the Planning Dept to include in a more complete package, as well as coordinating with CHA to obtain photographs and information regarding the demolition of the buildings that previously occupied the sites. Please wait to contact SHPO until further direction, as I will be working with you on compiling the info. I will also be contacting SHPO prior to mailing the hard copies.

As discussed earlier this week, the timeline is going to be tighter than usual, I realize this will depend on the availability of SHPO, Phase I and relevant funding information for you. Kevin and I can discuss the noise assessment approach with you next week. We are aiming for less than 4 months completion date for the entire NEPA process. Please let me know if you have any questions.

Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

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Chicago Housing Authority
Request for Environmental Clearance

Please provide as much detail as possible. Missing or inaccurate information may cause significant delays.
Fields marked with an asterisk (*) are required to begin an environmental review.

*Date Submitted: 8/9/2018 *Contact Name/Number: Lynn Crivello

*Project Name: 39th and State Mixed Use Development

*Property Address(es): 3808 S. Dearborn; Border limits: E 37th St (N), S. Federal/Metra railway (W), S. State St (E), 40th St (S)

*PIN Numbers: 1733415045,1733416050,1733419052, 1733420049 portion of 1733417048, 1733420024,1733420025 1733420026,2004205002, 2004205004, 2004206039, 2004206040, 2004206041,2004207049,1733421047 1733421048, 1733416054 1733416049

*Number of units after construction/rehab: undetermined

*Project Type:
Acquisition X Disposition X Capital Imp. _____ PRA _____ RAD _____ Other _____

*Activity:
Rehab _____ New Construction X Property to be Demolished X Financing Only _____

*Land Use:
Existing Property X Vacant Land X

*Detailed description of project/work to be performed (include use of property after rehab and prior use of property):

A CHA acquisition of City of Chicago vacant property located South of 39th (Pershing Rd) and West of State St., and the CHS disposition to the City of Chicago of a vacant property located North of 39th (Pershing Rd) and West of State St. The City of Chicago has a planned commercial development proposed for the property it will be acquiring from CHA, which will include a grocery store and parking facilities. The planned City of Chicago commercial development will also include vacant private property, a vacant CPS property which includes a no longer utilized former CPS school building, as well as a portion of S. Dearborn Street which will be vacated prior to development.

The following are required for completion of an environmental clearance, but are not necessary to begin the review:

Funding Source(s), if known CHA property will be land appraisal value, to be determined. City of Chicago funding includes TIF, NOF, NMTC, Enterprise Zone 2, appraised land values TBD, mix of private and municipal funds.

Estimated Funding Amount(s), if known (by Funding Source) Undetermined

IHPA Review (Submittal and Approval Dates) _____

For all projects (except Capital Imp.), please provide a site/location plan, current Phase I ESA (or ASTM Transaction Screen for Acquisition), and any other available environmental reports/documents (Phase II, CSIR, ROR, RAP, RACR, NFR letters, IHPA approval, etc.).

39th and State Phase I & II Environmental Review

McLaurin Development Partners is planning to build a commercial development on City and CHA owned land at 39th (Pershing Rd) and State. Preliminary plans show a mix of single-story commercial buildings and surface parking lots. The first stage of the development will construct a Pete's Fresh Market located at the northeast corner of Pershing Road and S Federal Street.

Currently the Chicago Housing Authority owns approximately 6.80 acres north of Pershing Road. The City of Chicago owns approximately 6.79 acres south of Pershing Road. The two entities have agreed to swap the land so that development can first commence on the north side of Pershing Road.

The site north of Pershing Road also contains the location of the former Attucks School, currently owned by the Chicago Public Schools. The site will be given to the Department of Planning and Development so it can be redeveloped in the future for commercial development. The site also contains 2 small privately owned parcels, currently owned by LCR Holdings. Furthermore the north site contains streets and alleys that will need to be vacated in order to facilitate future development.

The entire 39th and State Street site, including the: 1)the land north of Pershing Road; 2) the land south of Pershing Road; 3) the Attucks School; 4) LCR Holdings Parcels and; 5) the to-be-vacated streets and alleys will need a Phase I environmental assessment report. Pending the results of the Phase I a Phase II will likely need to be ordered as well.

Note: The Developer has yet to determine the northern boundary line of the development site, which is the area north of 38th Street. The site abuts CHA owned property that is currently being held as part of the Stateway Gardens redevelopment. CHA requested the Developer provide an adequate buffer between the future commercial development and the future Stateway Gardens redevelopment. Within the next two to three weeks a northern boundary will be determined. When the developer closes on the land any PIN that transverses both sites will be split into two separate PINs. Maps showing this boundary are denoted with a dotted line.

The enclosed packet contains the following information in order to complete the Phase 1 Report:

- **Exhibit 1:** Property Address and PIN List. The list is divided by current ownership.
- **Exhibit 2:** 39th and State Zoning Map.
    - North of Pershing Road Detail
    - South of Pershing Road Detail
- **Exhibit 3:** 39th and State Parcel Map.
    - North of Pershing Road Detail
    - North of Pershing Road Detail with vacant ROW overlay
    - South of Pershing Road Detail
- **Exhibit 4:** Vacant ROW Map
- **Exhibit 5:** Sidwell Map North of Pershing Road
- **Exhibit 6:** Sidwell Map South of Pershing Road
- **Exhibit 7:** Proposed Development

Exhibit 1: Property Address and PIN List

39th and State Ownership

City PINS	**Address**
20-04-205-002-0000	3942 S. Federal St.
20-04-205-004-0000	3900 S. Federal St.
20-04-206-039-0000	3936 S. Dearborn St.
20-04-206-040-0000	3935 S. Dearborn St.
20-04-206-041-0000	3947 S. Dearborn St.
20-04-207-049-0000	3955 S. Dearborn St.

CHA PINS	**Address**
17-33-416-050-0000	3620 S. Dearborn St.
17-33-416-054-0000	3620 S. Dearborn St.
17-33-417-048-0000	3700 S. State St.
17-33-420-026-0000	3806 S. Dearborn St.
17-33-420-049-0000	3808 S. Dearborn St.
17-33-415-045-0000	378 S. LaSalle St.
17-33-416-049-0000	3620 S. Dearborn St.
17-33-419-052-0000	3845 S. LaSalle St.

CPS PINS	**Address**
17-33-421-047-0000	5055 S. State St.
17-33-421-048-0000	5055 S. State St.

LCR PINS	**Address**
17-33-420-024-0000	3800 S. Dearborn St.
17-33-420-025-0000	3804 S. Dearborn St.

Exhibit 2: 39th and State-- Zoning Map Entire Development

City Parcels

CHA Parcels

CPS Parcels

LCR Parcels

Exhibit 2: 39th and State-- North of Pershing Road Detail

City Parcels

CHA Parcels

CPS Parcels

LCR Parcels

Exhibit 2: 39th and State– South of Pershing Road Detail

City Parcels

CHA Parcels

CPS Parcels

LCR Parcels

Exhibit 3: 39th and State Parcel Map— North of Pershing Road Detail

- City Parcels
- CHA Parcels
- CPS Parcels
- LCR Parcels

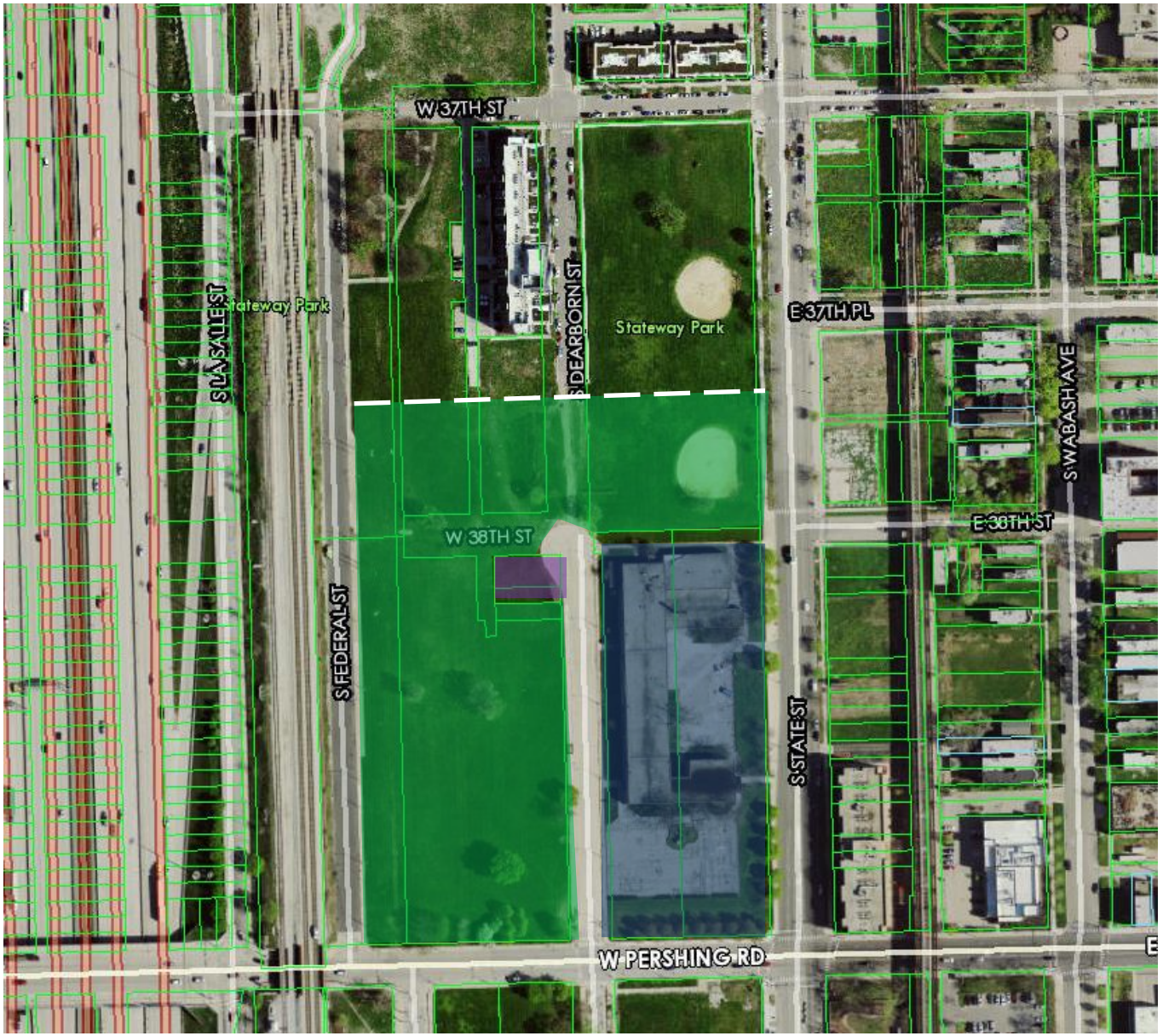


Exhibit 3: 39th and State Parcel Map— North of Pershing Road w/ vacated ROW overlay

City Parcels
CHA Parcels
CPS Parcels
LCR Parcels

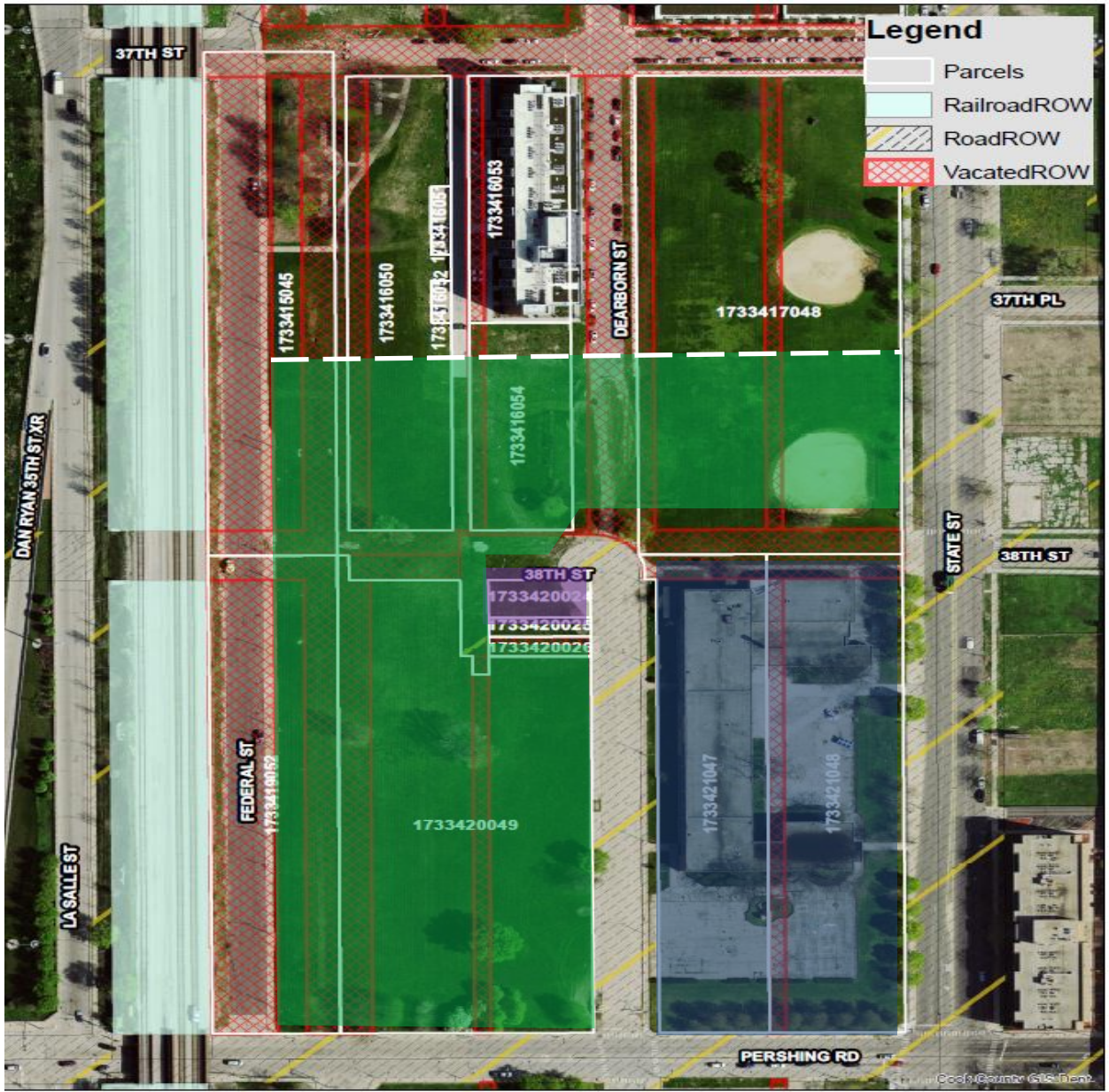


Exhibit 3: 39th and State Parcel Map— South of Pershing Road Detail

City Parcels
CHA Parcels
CPS Parcels
LCR Parcels

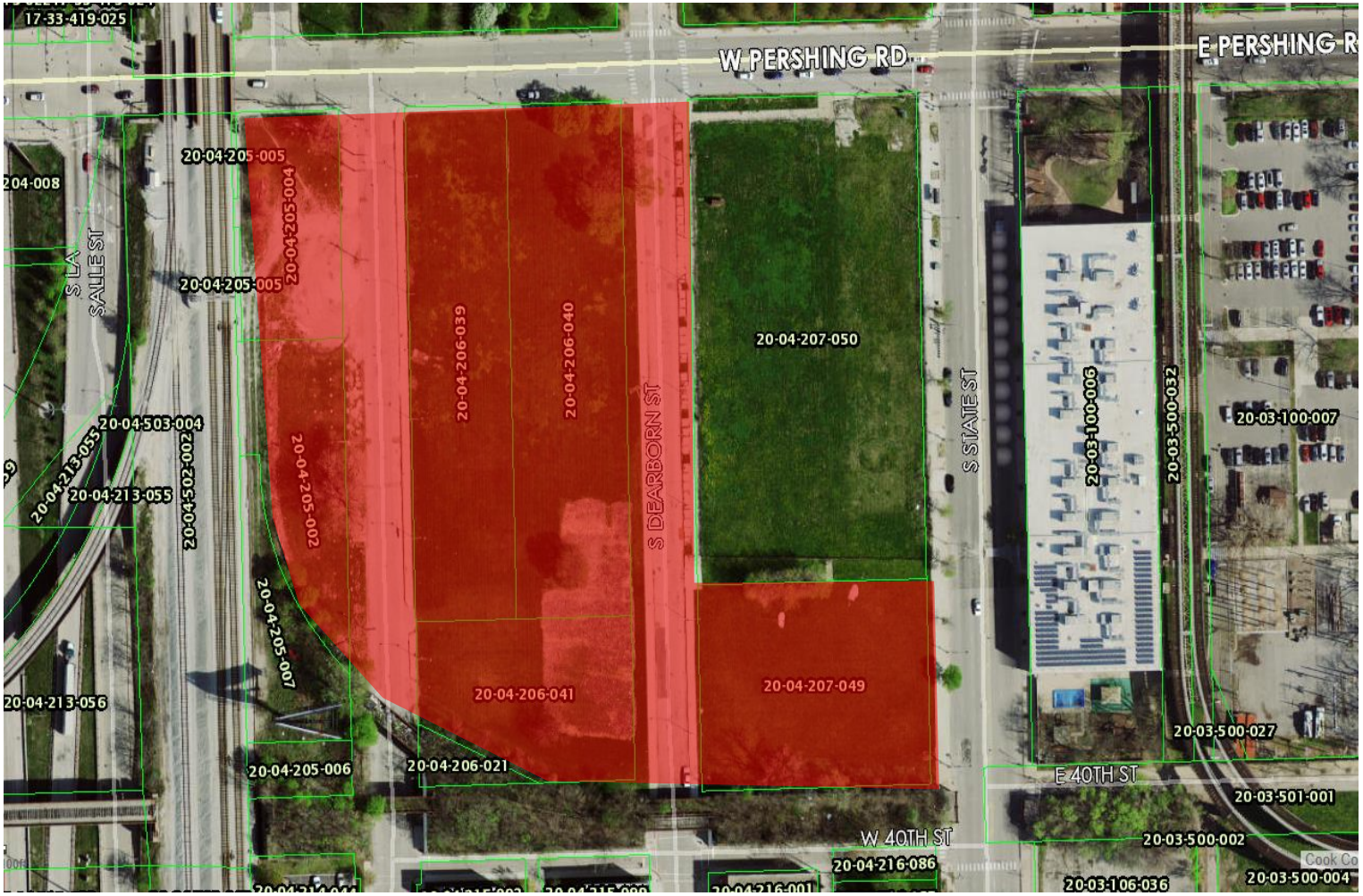
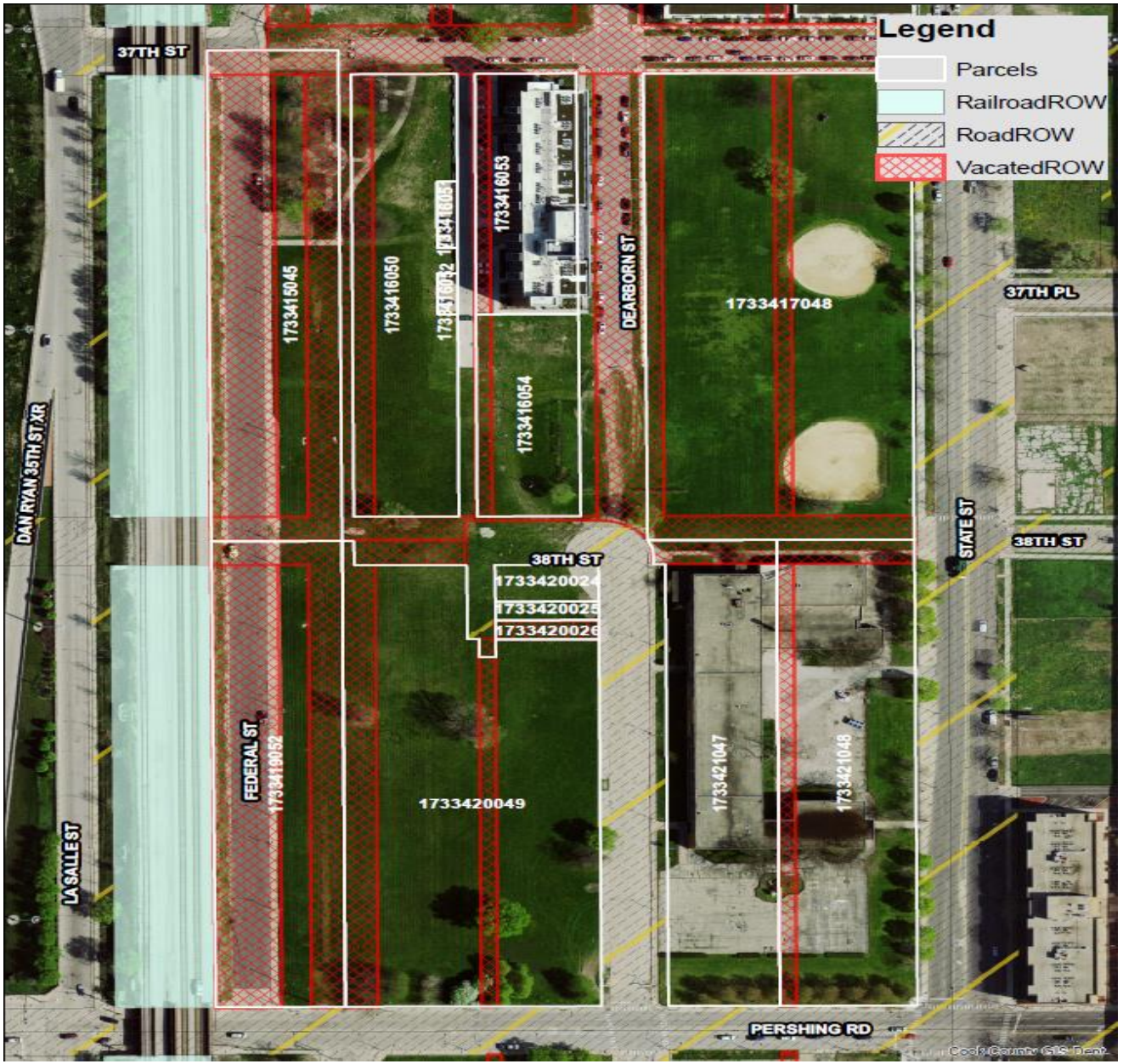


Exhibit 4: Vacant ROW Map



Ex.

5

Cook County, Illinois
E½ SE¼ Section 33 - 39 - 14
SOUTH

2017 Tax Map

Page 1733H

39-14-33H

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"A"

CANAL TRUSTEE'S SUB. of Sec. 33-39-14. Ante-Fire.

Rec. 05/10/1849 Doc. 9999999999

"B"

SHERMAN & AYRES' SUB. of Blk. 18 in Canal Trustee's Sub. (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"C"

ENOS AYRES' SUB. of Lot 2 in Sub. of Lot 18 of Canal Trustee's Sub. (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"D"

SUB. of Blk. 3 in Sub. of Lot 18 of Canal Trustee's Sub. (see "A")). Ante-Fire.

Rec. Doc. 9999999999

"E"

SUB. of Blk. 17 in Canal Trustee's Sub. (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"F"

PARMENTER'S SUB. of Lots 26 to 30 in Sub -block 3 of Blk. 17 of CAnal Trustee's Sub. (see "A").

Rec. 09/02/1872 Doc. 53398

"G"

SUB. of Blk. 32 and the E. 68 ft. of Blk. 31 of Canal Trustee's Sub. (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"H"

ROWLEY'S SUB. of that part of the N. 1/2 of Blk. 31 lying W. of the C. & R. I. R. R. land, of Canal Trustee's Sub. (see "A"). Ante-Fire.

Rec. Doc. 9999999999

"J"

YOUNG & ROWLEY'S SUB. of the S. 1/2 of Blk. 31, W. of the C. & R. I. R. R. land, of CAnal Trustee's Sub. (see "A"0. Ante-Fire.

Rec. Doc. 9999999999

"K"

MARY POWER'S RESUB. of Lots 22, 23, & 24 of Young & Rowley's Sub. (see "J").

Rec. 08/11/1886 Doc. 743311

"L"

ALBERT CRANE'S SUB. of Sub-block 1 of Sub. of Blk. 18 of CAnal Trustee's Sub. (see "A").

Rec. 06/19/1872 Doc. 38026

"M"

ALBERT CRANE'S SUB. of Lots 47 to 50 in Sub-block 2 of Sub. of Blk. 17 of Canal Trustee's Sub. (see "A").

Rec. 12/07/1874 Doc. 4009

"P"

STATEWAY GARDENS PHASE 1, a Resub of Various Lots, Blks, Vac Streets & Alleys in the Resubs of Part of Blks 17 and 18 (See "E" ,"L","M","N", & "O") in Canal Trustees' Sub (See"A")

Rec. 08/19/2005 Doc. 0523145025

"Q"

STATEWAY GARDENS PHASE II-A SUB, a Resub of Block 4 in Sub of Block 17 (See "E") and Vac 37th and Dearborn Streets

Rec. 06/21/2011 Doc. 1117245033

"R"

Stateway Gardens Phase II-B

Rec. 12/03/2012 Doc. 1233829122

CONDOMINIUM: 17-33-423-020
BOULEVARD PARKING CONDO
Rec. 09/28/2007 Doc. 0727122065

Unit	Unit	Unit	Unit
None = 4000	1 = 4001	2 = 4002	3 = 4003
4 = 4004	5 = 4005	6 = 4006	7 = 4007
8 = 4008	9 = 4009	10 = 4010	11 = 4011
12 = 4012	13 = 4013	14 = 4014	15 = 4015
16 = 4016	17 = 4017	18 = 4018	19 = 4019
20 = 4020	21 = 4021	22 = 4022	23 = 4023
24 = 4024	25 = 4025	26 = 4026	27 = 4027
28 = 4028	29 = 4029	30 = 4030	31 = 4031
32 = 4032	33 = 4033	34 = 4034	35 = 4035
36 = 4036	37 = 4037	38 = 4038	39 = 4039
40 = 4040	41 = 4041	42 = 4042	43 = 4043
44 = 4044	45 = 4045	46 = 4046	47 = 4047
48 = 4048	49 = 4049	50 = 4050	51 = 4051
52 = 4052	53 = 4053	54 = 4054	55 = 4055
56 = 4056	57 = 4057	58 = 4058	59 = 4059

Ex.

6

Cook County, Illinois
E½ NE¼ Section 4 - 38 - 14
LAKE

2017 Tax Map

Page 2004B

38-14-4B

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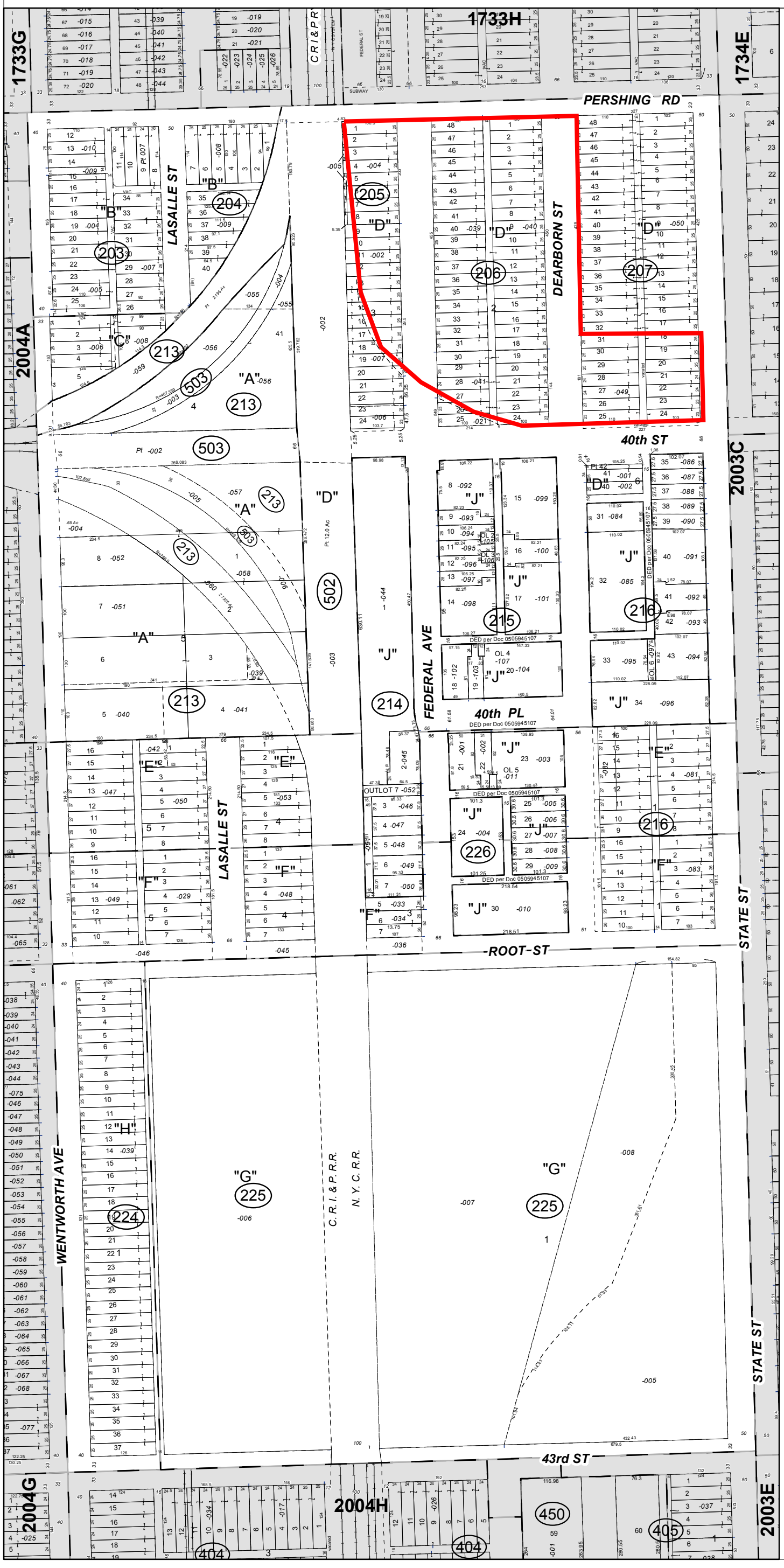


"A"

PRYOR'S SUB. of land in the N.E.1/4 of Sec. 4 -38-14.

Rec. 06/26/1856 Doc. 72616

"B"

PLAT OF DUNWAY'S SUB. of Blk. 1 of Pryor and Hopkins' Sub. in the N.E.1/4 of Sec. 4
-38-14.
Re-rec. Nov 2, 1870 Doc. 71966.
Note: Title carried under Pryor's Sub.

Rec. 09/20/1870 Doc. 66544

"C"

HURFORD'S SUB. of the N.W.'ly 1/2 ac. of Blk. 4 of Pryor's Sub. (see "A:).

Rec. 06/24/1881 Doc. 334391

"D"

RAWSON & ACKERLY'S SUB. of the N. 74 rds of the N.E.1/4 of Sec. 4-38-14. lying E. of the C.R.I. & P. R.R., a sub. by A. Rawson and Sam'l. M. Ackerly by James W. Prior, his Attorney in Fact.

Rec. 07/20/1869 Doc. 19848

"E"

W. F. DAY'S SUB. of part of the N.E.1/4 of Sec. 4-38-14. Re-Rec May 29, 1869 Doc. 13697.

Rec. 05/17/1869 Doc. 11901

"F"

HUBBARD, CROCKER & STONE'S SUB. of 10 acs. N. and adj. the S.3/8 and E. and adj. the W. 22-1/2 acs. of the N.5/8 of the N.E.1/4 of Sec. 4-38-14.

Rec. 11/29/1869 Doc. 32630

"G"

SUPERIOR COURT PARTITION of the S.3/8 of the N.E.1/4 of Sec. 4-38-14.

Rec. 05/28/1875 Doc. 31109

"H"

SUPERIOR COURT SUB. of Lot 2 in Superior Court Partition (see "G").

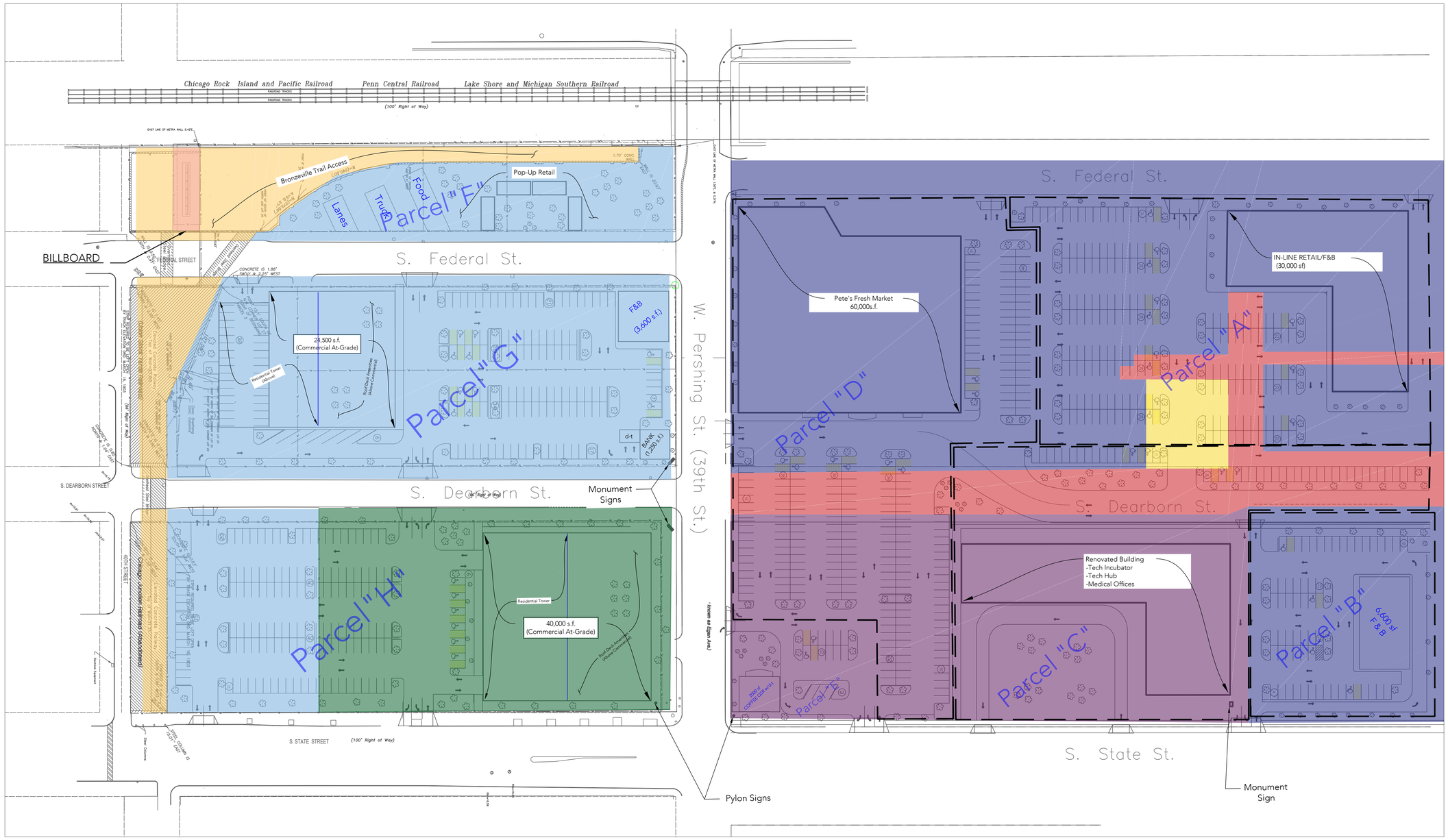
Rec. 06/06/1875 Doc. 51348

"J"

ROBERT TAYLOR HOMES NEIGHBORHOOD A-1, being a sub of Blks 4 & 5 and part of Blk 6 in Rawson & Ackerly's Sub (See "D"), and Blk 2 in W.F.Day's Sub (See "E"), and Blk 2 in Hubbard, Crocker & Stone's Sub (See "F")

Rec. 03/30/2006 Doc. 0608934097

Exhibit 7



PARCEL "A" ±118,000 sq. ft. (2.7 ac.)
(30k sq.ft. Retail/F&B)
133 PARKING SPACES =4.4/1K

PARCEL "B"* ±54,000 sq.ft. (1.2 ac.)
(6,600 sq.ft. F&B)
54 PARKING SPACES =8.2/1K

PARCEL "C" ±150,000 sq.ft. (3.4 ac.)
(50k sq. ft., 2-story office)
85 PARKING SPACES =1.7/1K

PARCEL "D" ±169,000 sq.ft. (3.9 ac.)
(Pete's Fresh Market)
233 PARKING SPACES =3.9/1K

PARCEL "E" ±20,500 sq.ft. (0.5 ac.)
(2k sq. ft. Coffee/QSR w/drive-thru)
13 PARKING SPACES =6.5/1K

PARCEL "F" ±33,900 sq.ft. (0.8 ac.)
(Community Space, Pop-Up Retail, Food Truck Lanes)

*OPTION - PARCEL "B" =1.2 ac. pad site

PARCEL "G" ±123,250 sq.ft. (2.8 ac.)
(70± Residential Units, 25k sq.ft. Fitness, 3,600 sq.ft. F&B, 1,250 sq.ft. Bank w/d-t)
COMMERCIAL PARKING =158 (5.4/1k)
RESIDENTIAL PARKING = 64 (bi-level)
TOTAL SPACES =222

PARCEL "H" ±133,800 sq.ft. (3.1 ac.)
(70± Residential Units/120-Key Hotel and 40k sq.ft. Retail)
COMMERCIAL PARKING =143 (3.6/1k)
RESIDENTIAL PARKING = 64 (above grade)
TOTAL SPACES = 207

OWNER

- CHICAGO HOUSING AUTHORITY
- CHICAGO PUBLIC SCHOOLS
- CITY OF CHICAGO (RIGHT OF WAY)
- LCR HOLDINGS
- CITY OF CHICAGO
- METROPOLIS 39TH AND STATE
- CAPRI CAPITAL

0' 50' 100'
Scale: 1"= 50'

N

PRINT DATE:
FILE INFO:

OWNER
MCLAURIN DEVELOPMENT PARTNERS
a Kinbez Holdings Company
120 N. Racine Ave.
2nd Floor
Chicago, IL 60607
www.kinbez.com

ARCHITECT

CIVIL ENGINEER
ENGAGECIVIL INCORPORATED
2 N. LaSalle Street
14th Floor
Chicago, IL 60602
www.engagecivil.com

SEAL/SIGNATURE

KEY PLAN

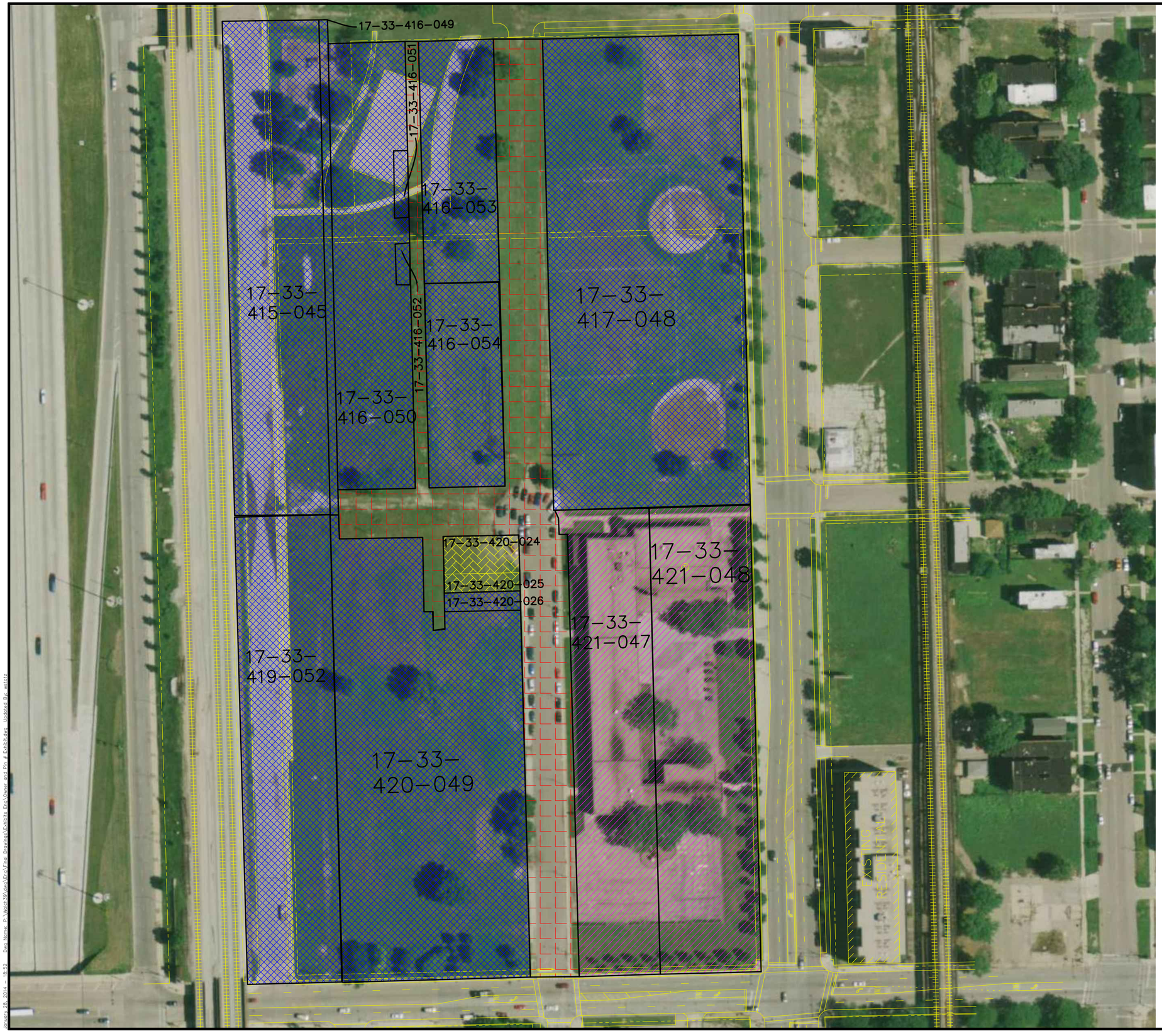
ISSUED FOR
REVIEW

No.	Description	Date

PROJECT NAME: McLaurin Development
PROJECT NO.: 20.008
DATE:

TITLE
Conceptual Layout
39th & State - Chicago

SHEET
OVERALL-Aerial



N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

OWNED BY CHICAGO HOUSING AUTHORITY

OWNED BY CHICAGO PUBLIC SCHOOLS

OWNED BY LCR HOLDINGS, INC.

OWNED BY CITY OF CHICAGO

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING LTD

900 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROPOSED WAL-MART SUPERCENTER NO. 84832

CITY OF CHICAGO (BRONZEVILLE), COOK COUNTY, ILLINOIS

OWNER AND PARCEL ID NUMBER EXHIBIT

PROJ. MGR.: TTR
PROJ. ASSOC.: BAM
DRAWN BY: MH
DATE: 1-28-14
SCALE: 1"=60'

SHEET 1 OF 1

WALCH39 130325

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January 28, 2014 - 18:52 Dwg Name: P:\Walch39\dwg\Eng\Final Drawings\Exhibits Eng\Owner and Pin # Exhibit.dwg Updated By: wstotz

McChane, Richard Cody

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Monday, October 22, 2018 10:17 AM
To: Dunn, Patrick
Subject: FW: 39th and State Project Appraisals
Attachments: 18-164CH-2357-2 NEC Pershing Road and Federal Street, Chicago.pdf; 18-164CH-2357-3 SWQ of Pershing and State, Chicago.pdf; 18-164CH-2357-1 NWC of Pershing Road and State Street, Chicago.pdf

Patrick, attached and below appraisal information for 39th & State project. Note that the parcel with PIN number 20-04-207-050-0000 was not appraised this time as it was part of a prior development deal and is not part of the proposed land swap. It was shown on project boundary maps with the environmental clearance form, so I think for the purposes of the ERR it can be estimated to be appraised at the same $9.47 sq/ft as the adjoining PINS values.

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Mike Parella
Sent: Friday, October 19, 2018 5:04 PM
To: Aarti Kotak; Chip Hastings; Korene Smith; James Harbin; Christopher Jang; Terrence Johnson; amckenzie@thecha.org; tworthy@thecha.org; Kimberly Worthington; Jaime Blakesley
Cc: Mike Parella
Subject: 39th and State Project Appraisals

Aarti, Chip et al

Attached are the three appraisals provided to us by Zeb. Below is a summary of each appraisal.

1. **CHA Site:** Northeast corner of Pershing Rd and Federal St
    a. Land Area: 6.80 Acres (296,208 sqft)
    b. Value Date: 10-3-2018
    c. Value: $2,550,000
    d. Price/sqft: $8.61
2. **City Site:** Southwest quadrant of Pershing Rd and State St
    a. Land Area: 6.79 Acres (295,772 sqft)
    b. Value Date: 10-3-2018
    c. Value: $2,800,000
    d. Price/sqft: $9.47

Note: The City parcel is valued at $250,000 more than the CHA parcel.

3. **Development Site:** Northwest corner of Pershing Rd and St Street.
    a. Land Area: 11 Acres (479,160 sqft)
    b. Value Date: 10-3-2018
    c. Value: $3,725,000
    d. Price/sqft: $7.77

Note: We are confirming that the appraisal for the development site assumes B3-5. We asked Zeb to revise the report including such assumption.

Michael Parella – Project Coordinator
City of Chicago – Planning and Development
121 N. LaSalle Street, 1000 – Chicago, IL 60602
312-744-8280 – mike.parella@cityofchicago.org

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VALUATION & ADVISORY SERVICES

CBRE

700 Commerce Drive, Suite 550
Oak Brook, Illinois 60523

T (630) 573-7098
F (630) 573-7018

www.cbre.com

October 15, 2018

Ms. Cynthia Garza
Real Estate Services
CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
121 N LaSalle Street, 2nd Floor
Chicago, Illinois 60602

RE: Appraisal of: Residential Land
Northeast corner of Pershing Road and Federal Street
Chicago, Cook County, Illinois
CBRE, Inc. File No. 18-164CH-2357-2

Dear Ms. Garza:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 6.80-acre (296,208 sq. ft.) tract of vacant residential land located at the northeast corner of Pershing Road and Federal Street in Chicago, Cook County, Illinois. The subject site is currently zoned PD 897 by the City of Chicago.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 3, 2018	$2,550,000

Compiled by CBRE

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

According to Illinois Statute (225 ILCS 459/) Appraisal Management Company Registration Act, CBRE, Inc. has declared itself as an Appraisal Management Company. To comply with this Statute, the Client for this report is considered to be CBRE, Inc. Also, in compliance with the Statute we have defined the End-User Client to be McLaurin Development Partners, the Chicago Housing Authority, and the City of Chicago.

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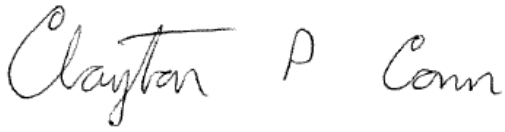
It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Clayton P. Conn
Senior Appraiser
State Certified General Real Estate Appraiser
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J. Scott Patrick, MAI, CCIM
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State of Illinois License No. 553.000226
Expiration Date: 9/30/2019

Phone: 630-368-5531
Fax: 630-573-7018
Email: Scott.Patrick@cbre.com

Subject Photographs

Aerial View

VALUATION & ADVISORY SERVICES

CBRE

700 Commerce Drive, Suite 550
Oak Brook, Illinois 60523

T (630) 573-7098
F (630) 573-7018

www.cbre.com

October 15, 2018

Ms. Cynthia Garza
Real Estate Services
CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
121 N LaSalle Street, 2nd Floor
Chicago, Illinois 60602

RE: Appraisal of: Commercial Land
Southwest quadrant of Pershing Road and State Street
Chicago, Cook County, Illinois
CBRE, Inc. File No. 18-164CH-2357-3

Dear Ms. Garza:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 6.79-acre (295,772 sq. ft.) tract of vacant commercial land located at the southwest quadrant of Pershing Road and State Street in Chicago, Illinois. The subject site is currently zoned PD 1143 by the City of Chicago.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 3, 2018	$2,800,000

Compiled by CBRE

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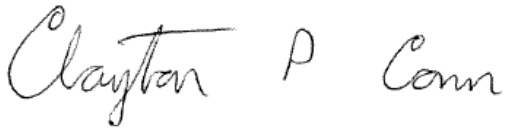
Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Clayton P. Conn
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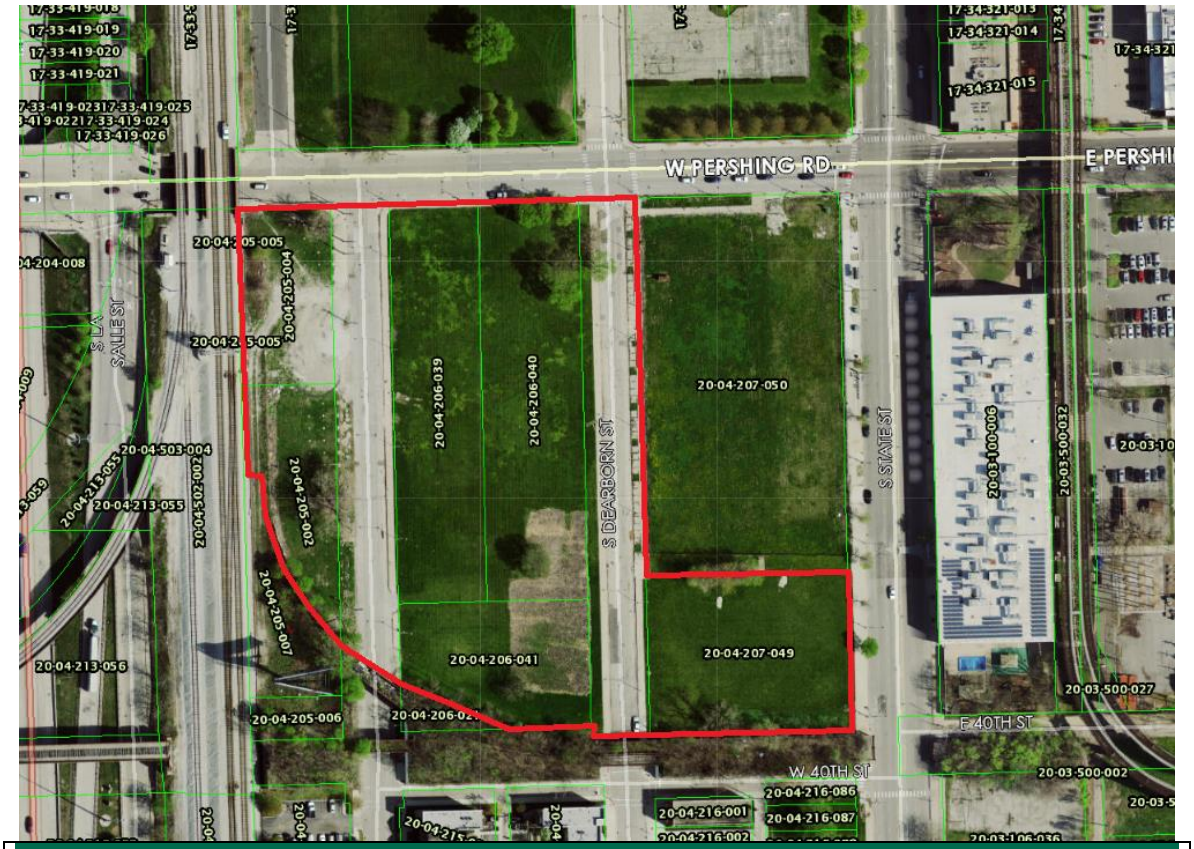
Subject Photographs



Aerial View

VALUATION & ADVISORY SERVICES

CBRE

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October 15, 2018

Ms. Cynthia Garza
Real Estate Services
CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
121 N LaSalle Street, 2nd Floor
Chicago, Illinois 60602

RE: Appraisal of: Commercial Land
Northwest corner of Pershing Road and State Street
Chicago, Cook County, Illinois
CBRE, Inc. File No. 18-164CH-2357-1

Dear Ms. Garza:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject is a 11.00-acre (479,160 sq. ft.) tract of vacant land located at the northwest corner of Pershing Road and State Street in Chicago, Cook County, Illinois. The subject site is currently zoned PD 897, RM-5, and RS-3 by the City of Chicago.

The subject site is currently owned by multiple entities (Chicago Housing Authority, City of Chicago, the Chicago Department of Transportation, and LCR Holdings) which will reportedly be combined and then conveyed to a developer (McLaurin Development Partners). It is noted that, there is currently an abandoned school (81,500 SF) located on the site that is in need of demolition. The developer plans to demolish the existing improvements and rezone the subject property to a commercial use. The subject site will ultimately be used for a planned multi-tenant retail/commercial development. The proposed development is intended to include a grocery store (60,000 SF), a quick service retail user (2,000 SF), a freestanding retail/restaurant (7,500 SF), a freestanding retail building (35,000 SF), parking, and open space.

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple Estate	October 3, 2018	$3,725,000

Note: Reflects land value, less estimated demolition costs.

Compiled by CBRE

It is noted that, the previous value conclusion is the subject's estimate land value less demolition costs.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

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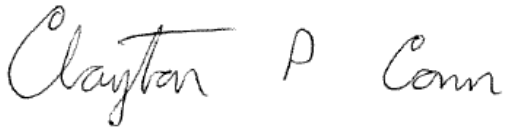
Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



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Email: Scott.Patrick@cbre.com

Subject Photographs

Aerial View

McChane, Richard Cody

From: Dunn, Patrick
Sent: Monday, December 10, 2018 11:48 AM
To: McChane, Richard Cody
Subject: FW: 39th & State funding question

Development costs.

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Monday, December 10, 2018 10:14 AM
To: Dunn, Patrick <DunnPW@cdmsmith.com>
Subject: FW: 39th & State funding question

Below funding information for 39th & State

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Terrence Johnson
Sent: Monday, December 10, 2018 10:12 AM
To: Mike Parella
Cc: Jaime Blakesley; Christopher Jang
Subject: RE: 39th & State funding question

This is a very rough estimate based on a number of conversations. This is nowhere near finalized.

TIF	$3,500,000
NOF	$1,500,000
NMTC	$3,100,000 (potentially)
Pete's Fresh Market Contribution	$9,000,000

Terrence Johnson
Assistant Commissioner
Financial Incentives Division
Department of Planning and Development
City Hall, Room 1006
121 North LaSalle Street
Chicago, IL 60602
312-744-0765 ph
terrence.johnson@cityofchicago.org

From: Mike Parella
Sent: Monday, December 10, 2018 9:53 AM
To: Terrence Johnson
Cc: Jaime Blakesley; Christopher Jang
Subject: RE: 39th & State funding question

Terrance,

Can you please respond to Jaime's request below.

Thanks!

Michael Parella – Project Coordinator
City of Chicago – Planning and Development
121 N. LaSalle Street, 1000 – Chicago, IL 60602
312-744-8280 – mike.parella@cityofchicago.org

From: Jaime Blakesley
Sent: Monday, December 10, 2018 8:57 AM
To: Christopher Jang; Mike Parella
Subject: 39th & State funding question

Good morning Chris and Mike,

Earlier info for the project stated City of Chicago funding includes TIF, NOF, NMTC, Enterprise Zone 2, appraised land values TBD, mix of private and municipal funds. We have the appraised land values, but would still need the amounts of the other funding sources (TIF, NOF, NMTC, Enterprise Zone 2, and the municipal funds. These can be estimates. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2018 Tax Year Property Information

PIN:	**17-33-421-048-0000**
***Property Location:**	0
City:	CHICAGO
Township:	South Chicago
Property Classification:	0
Square Footage (Land):	
Neighborhood:	40
Taxcode:	76054

17334210480000 12/13/2007

Assessed Valuation

	2018 Assessor Certified	2017 Board of Review Certified
Land Assessed Value		
Building Assessed Value		
Total Assessed Value		

Property Characteristics

Estimated 2018 Market Value	
Estimated 2017 Market Value	
Description	
Age	
Building Square Footage	
Assessment Pass	Assessor Certified

* “Property Location” is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Property Data | Exemption History | Appeal History | Certificate of Error

Property Characteristics

2018 Tax Year Property Information

PIN:	**20-04-207-050-0000**
***Property Location:**	3900 S STATE ST
City:	CHICAGO
Township:	Lake
Property Classification:	100
Square Footage (Land):	96,475
Neighborhood:	293
Taxcode:	72117

Assessed Valuation

	2018 Assessor Certified	2017 Board of Review Certified
Land Assessed Value	86,827	79,591
Building Assessed Value	0	0
Total Assessed Value	86,827	79,591

Property Characteristics

Estimated 2018 Market Value	N/A
Estimated 2017 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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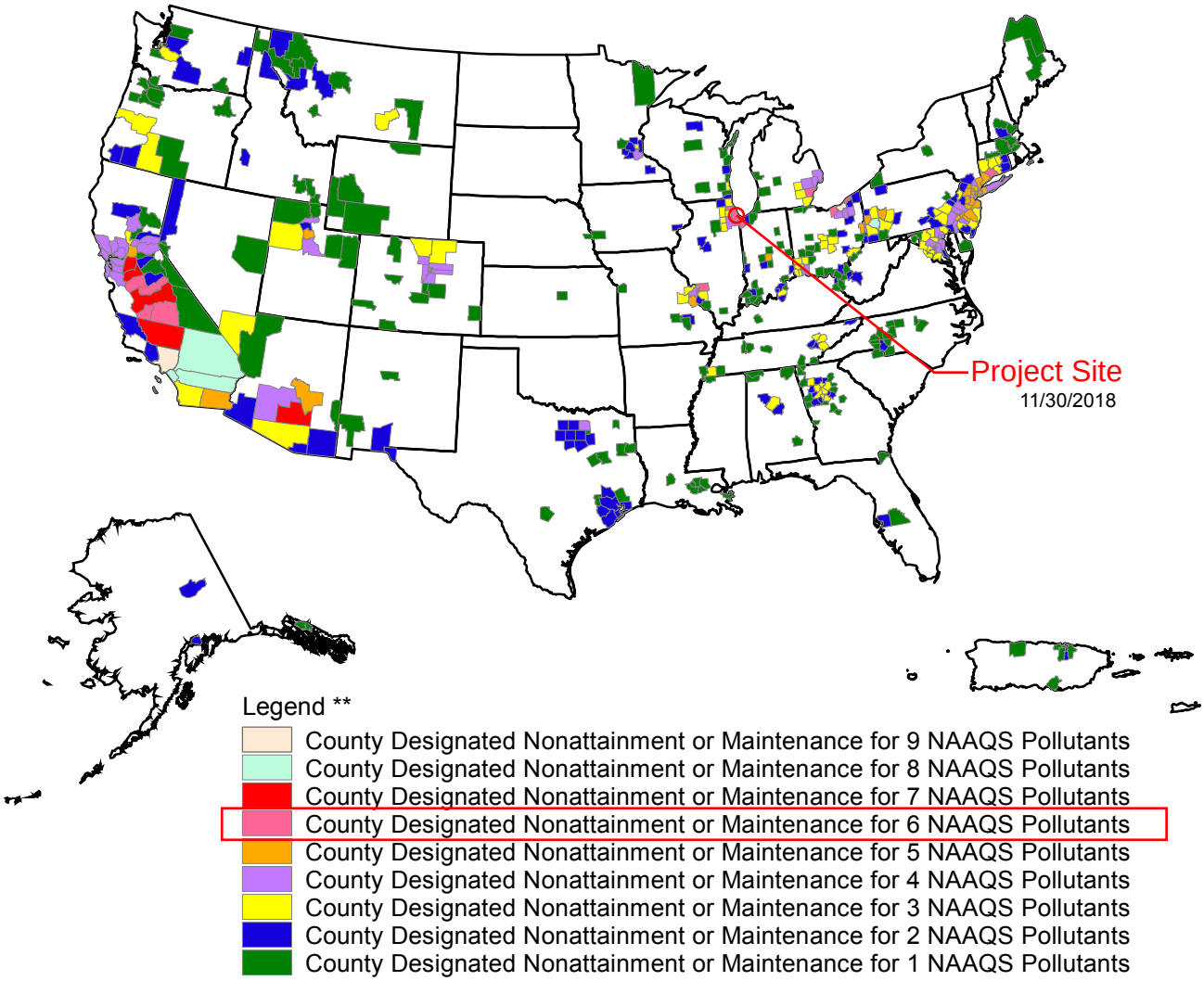
Appendix C

Clean Air

Counties Designated "Nonattainment" or "Maintenance"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Guam - Piti and Tanguisson power stations are designated nonattainment for the SO2 (1971) NAAQS
Piti and Cabras power stations are designated nonattainment for the SO2 (2010) NAAQS

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.

Illinois Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of November 30, 2018

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 μg/m^3) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:
ILLINOIS ▼ GO

Important Notes

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
ILLINOIS								
Cook County	1-Hour Ozone (1979)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	92 93 94 95 96 97 98 99 00 01 02 03 04	/ /	Severe-17	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	04 05 06 07 08 09 10 11	08/13/2012	Moderate	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (2008)	Chicago-Naperville, IL-IN-WI	12 13 14 15 16 17 18	/ /	Moderate	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (2015)	Chicago, IL-IN-WI	18	/ /	Marginal	Whole	5,194,675	17/031
Cook County	Lead (2008)	Chicago, IL	11 12 13 14 15 16 17	03/28/2018		Part	35,696	17/031

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Cook County	PM-10 (1987)	Southeast Chicago, IL	92 93 94 95 96 97 98 99 00 01 02 03 04	11/21/2005	Moderate	Part	3,117	17/031
Cook County	PM-10 (1987)	Lyons Twsp., IL	92 93 94 95 96 97 98 99 00 01 02 03 04	11/21/2005	Moderate	Part	111,688	17/031
Cook County	PM-2.5 (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	05 06 07 08 09 10 11 12	10/02/2013 *	Former Subpart 1	Whole	5,194,675	17/031
Cook County	Sulfur Dioxide (2010)	Lemont, IL	13 14 15 16 17 18	/ /		Part	21,113	17/031
DuPage County	1-Hour Ozone (1979)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	92 93 94 95 96 97 98 99 00 01 02 03 04	/ /	Severe-17	Whole	916,924	17/043
DuPage County	8-Hour Ozone (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	04 05 06 07 08 09 10 11	08/13/2012	Moderate	Whole	916,924	17/043
DuPage County	8-Hour Ozone (2008)	Chicago-Naperville, IL-IN-WI	12 13 14 15 16 17 18	/ /	Moderate	Whole	916,924	17/043
DuPage County	8-Hour Ozone (2015)	Chicago, IL-IN-WI	18	/ /	Marginal	Whole	916,924	17/043
DuPage County	PM-2.5 (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	05 06 07 08 09 10 11 12	10/02/2013 *	Former Subpart 1	Whole	916,924	17/043
Grundy County	1-Hour Ozone (1979)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	92 93 94 95 96 97 98 99 00 01 02 03 04	/ /	Severe-17	Part	14,735	17/063
Grundy County	8-Hour Ozone (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	04 05 06 07 08 09 10 11	08/13/2012	Moderate	Part	20,519	17/063

Nonattainment Areas for the 2008 Ozone Standards

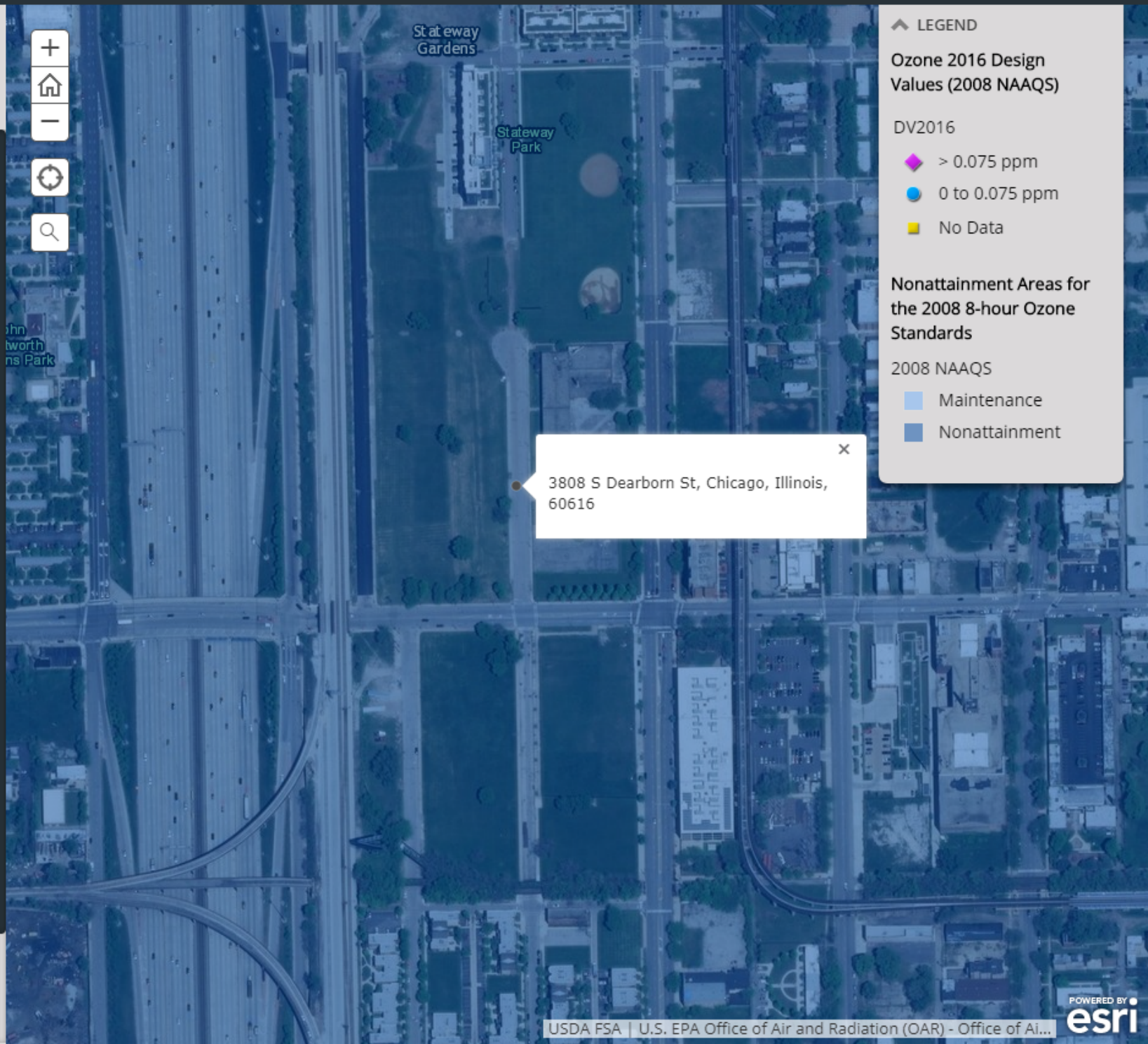
In 2008, EPA further strengthened the national air quality standards (NAAQS) for ground-level ozone, setting a level of 0.075 parts per million. The Design Value is the 3-year average of the annual fourth-highest daily maximum 8-hour ozone concentration.

The agency later designated 46 areas including at least part of 227 counties as **nonattainment** (not meeting the standards) effective July 20, 2012. Once a nonattainment area meets the standards, EPA will designate it as "**maintenance**".

Click a blue area to get more information

To see monitor locations, zoom in to an area. Green and Purple dots represent monitors. Purple means latest DV is above the 2008 NAAQS. Click on to the dot for more information

To Download the Data: *You can view the 2008 Ozone Nonattainment Area file rest services in* ArcGIS desktop, Google Earth, ArcGIS JavaScript, ArcGIS Explorer and ArcGIS.com



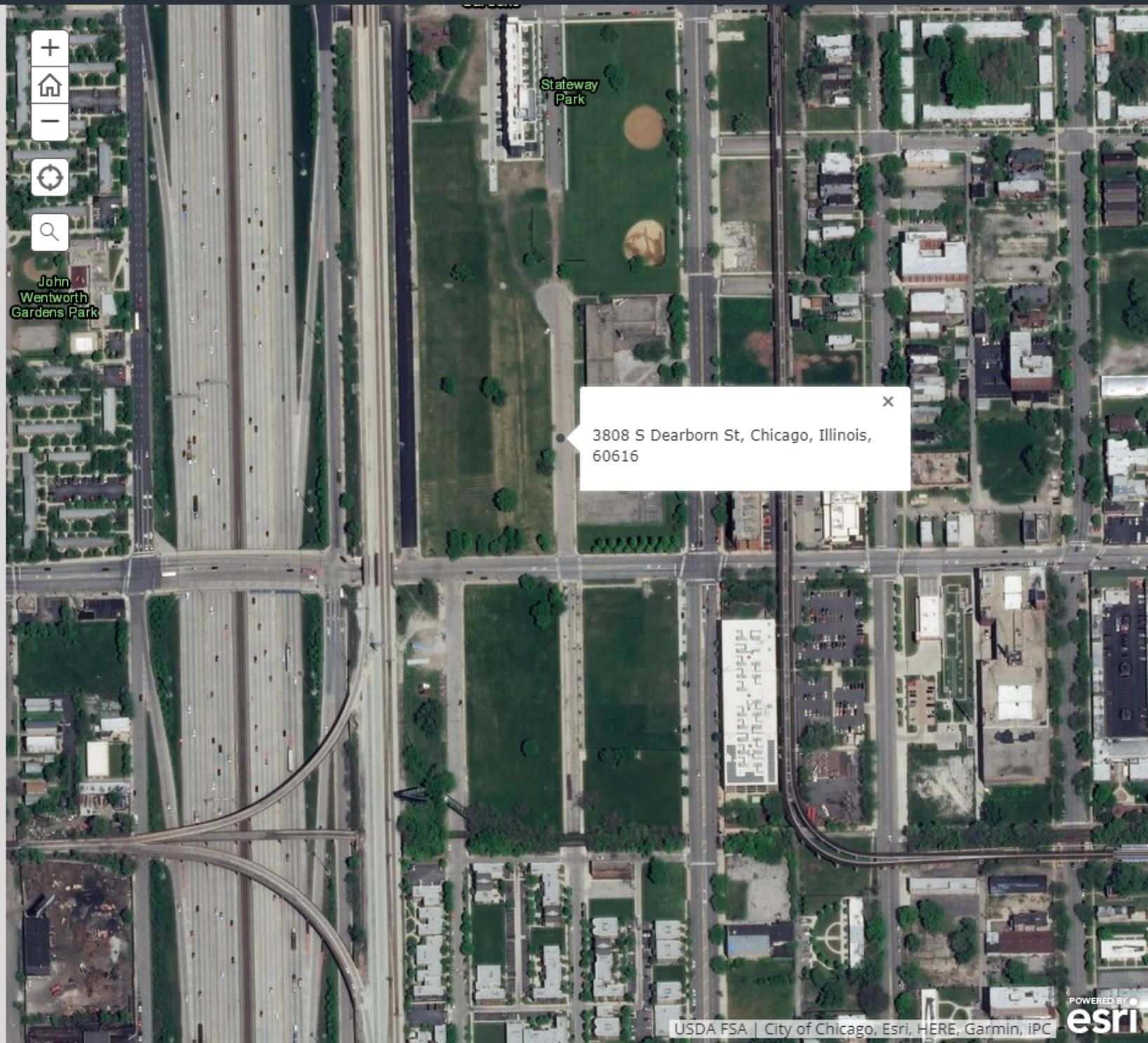
Nonattainment Areas for the 2015 Ozone Standards

In 2015, the U.S. Environmental Protection Agency (EPA) further strengthened the national air quality standards (NAAQS) for ground-level ozone, setting a design value level of 0.070 parts per million. The Design Value is the 3-year average of the annual fourth-highest daily maximum 8-hour ozone concentration.

On April 30, 2018 and July 17, 2018, the Agency designated areas as "nonattainment" (not meeting the standards). 52 areas in 22 states and the District of Columbia and including two tribal areas designated separately from the surrounding states. These final designations will take effect 60 days after each notice is published in the Federal Register on August 3, 2018 and September 24, 2018 . Once a nonattainment area meets the standards, EPA will designate it as "**maintenance**".

Click a blue area to get more information

To see monitor locations, zoom in to an area. Green and Purple dots represent monitors. Purple means latest DV is above the 2015 NAAQS. Click on to the dot for more information

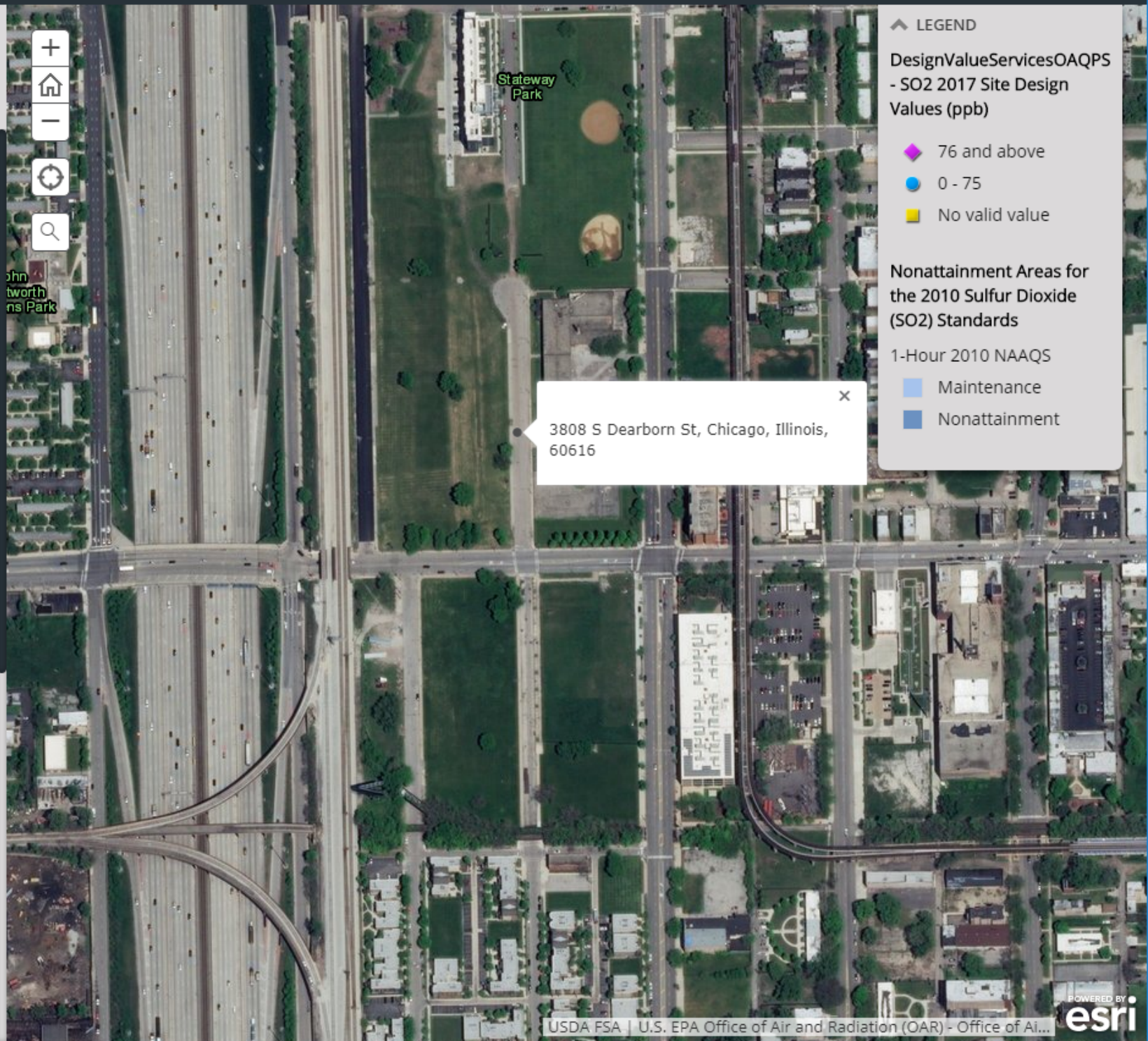


Nonattainment Areas for the 2010 Sulfur Dioxide Standards

On June 3, 2010, the EPA strengthened the health-based or "primary" standard for SO2 by establishing a 1-hour standard at a level of **75** parts per billion. On July 25, 2013, the EPA designated 29 areas in 16 states as **nonattainment**, but did not at that time designate other areas (Round 1). A March 2, 2015, court-ordered schedule, required the agency to complete the remaining SO2 designations by three specific deadlines: July 2, 2016 (Round 2), December 31, 2017 (Round 3), and December 31, 2020 (Round 4). On June, 30, 2016, and November 29, 2016, EPA designated 7 areas in 24 states as "**nonattainment**" – not meeting the 1-hour health based national air quality standard for sulfur dioxide (Round 2). On December 21, 2017, EPA has identified or "designated" six areas in three states and two territories (Guam and Puerto Rico) as "nonattainment" – not meeting the 1-hour health based national air quality standard for SO2 (Round 3).

Once a nonattainment area meets the standards, EPA will designate it as "**maintenance**".

For more information on the designation process for the SO2 standard go to EPA's Web site at http://www.epa.gov/sulfur-dioxide-



Nonattainment Areas for the 2008 Lead (Pb) Standards

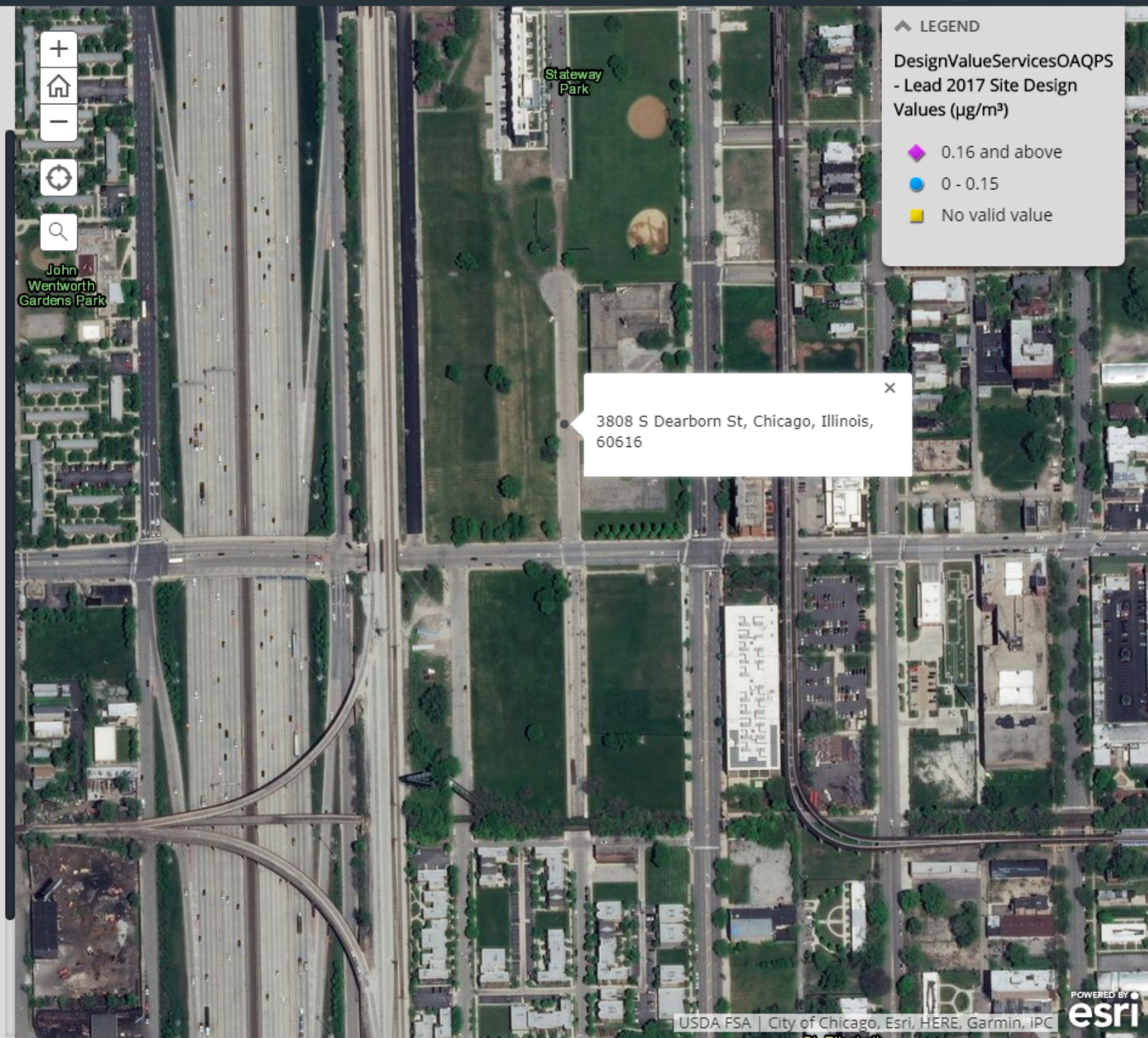
In 2008, EPA strengthened the National Air Quality Standards (NAAQS) for lead (Pb), setting a level of 0.15 micrograms per cubic meter ($\mu g/m^3$). The Design Value (air quality value) is the rolling 3-month average not to be exceeded in any three month period.

The agency later designated 21 areas including at least part of 22 counties as **nonattainment** (not meeting the standards) effective December 31, 2010. Once a nonattainment area meets the standards, EPA will designate it as "**maintenance**".

Click a blue area to get more information

To see monitor locations, zoom in to an area. Green and Purple dots represent monitors. Purple means latest DV is above the 2008 NAAQS. Click on to the dot for more information

Download data: *You can view the 2008 Lead Nonattainment Area file rest services in* ArcGIS desktop, Google Earth, ArcGIS JavaScript, ArcGIS Explorer and ArcGIS.com



Nonattainment Areas for the 1987 Daily Coarse Particle Standards

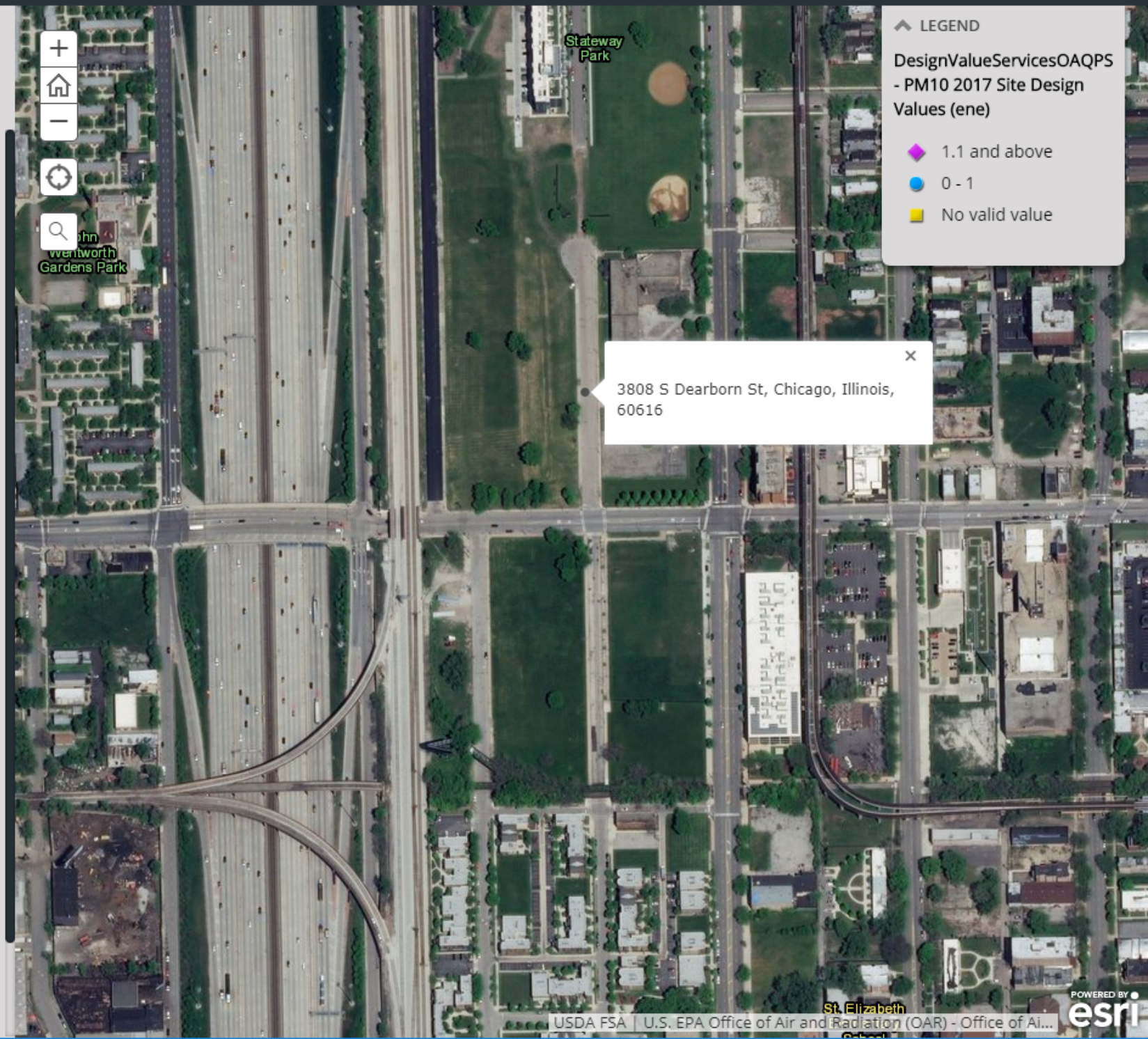
In 1987, EPA set the national air quality standards (NAAQS) for Coarse Particulate Matter (PM_{10}), setting a level of 150 micrograms per cubic meter ($\mu g/m^3$). The design value (air quality value) is the 24 hour average not to be exceeded in more than once per year on average over 3 years.

Currently, 34 areas including at least part of 29 counties are designated as **nonattainment** (not meeting the standards). 55 areas at least part of 68 counties are in **maintenance** status. Once a nonattainment area meets the standards, EPA will designate it as "**maintenance**".

Click a blue area to get more information

To see monitor locations, zoom in to an area. Purple diamonds, blue circles, and yellow squares represent monitors. Purple means latest DV is above the 1987 NAAQS. Click on to the dot for more information

Download data: *You can view the 1987 PM_{10} Nonattainment Area file rest services in* ArcGIS desktop, Google Earth, ArcGIS JavaScript, ArcGIS Explorer and ArcGIS.com



An official website of the United States government.

Close

We've made some changes to EPA.gov. If the information you are looking for is not here, you may be able to find it on the EPA Web Archive or the January 19, 2017 Web Snapshot.

United States Environmental Protection Agency

De Minimis Tables

40 CFR 93.153(b)(1) - For purposes of paragraph (b) of this section the following rates apply in nonattainment areas (NAA's):	
	Tons/year
Ozone (VOC's or NOx):	
Serious NAA's	50
Severe NAA's	25
Extreme NAAs	10
Other ozone NAA's outside an ozone transport region:	100
Other ozone NAA's inside an ozone transport region:	
VOC	50
NOx	100
Carbon Monoxide: All maintenance areas	100
SO_2 or NO_2: All NAA's	100
PM_{10}:	
Moderate NAA's	100
Serious NAA's	70
$PM_{2.5}$ (direct emissions, SO_2, NOx, VOC, and Ammonia):	
Moderate NAA's	100
Serious NAA's	70
Pb: All NAA's	25

40 CFR 93.153(b)(2) - For purposes of paragraph (b) of this section the following rates apply in maintenance areas:	
	Tons/year
Ozone (NOx), SO_2 or NO_2:	
All maintenance areas	100
Ozone (VOC's)	
Maintenance areas inside an ozone transport region	50
Maintenance areas outside an ozone transport region	100
Carbon monoxide: All maintenance areas	100
PM_{10}: All maintenance areas	100
$PM_{2.5}$ (direct emissions, SO2, NOx, VOC, and Ammonia)	100
All maintenance areas	100
Pb: All maintenance areas	25

LAST UPDATED ON AUGUST 4, 2017

Appendix D

Hazardous Materials

Carnow, Conibear & Assoc., Ltd.
Environmental Consulting Services
600 W. Van Buren St., Suite 500, Chicago, IL 60607
t: 312.782.4486 f: 312.782.5145
www.ccaltd.com

CARNOW CONIBEAR

November 30, 2018

Mr. Zeb McLaurin
McLaurin Development Partners
120 N. Racine Avenue, 2nd Floor
Chicago, IL 60607

Re: Phase I Environmental Site Assessment Addendum
S. Federal Street to S. State Street between E. 38th Street and W. 40th Street
Chicago, Illinois 60609

Dear Mr. McLaurin:

Carnow, Conibear & Assoc., Ltd. (Carnow Conibear) is providing this addendum of the Phase I Environmental Site Assessment (ESA) dated November 9, 2018 on behalf of McLaurin Development Partners for the above referenced site. This addendum pertains to the expansion of the subject site boundary to include an adjacent street, two alleys and vacant land on the northern portion of the subject site. The streets and alleys being included in the Phase I ESA are S. Dearborn Street north of W. Pershing Street and the alleys located north of Parcel 5 and between Parcel 1 and Parcel 2. The vacant land being included is the City of Chicago owned land south of Parcel 1 and north of Parcel 3 and Parcel 4. The new subject site boundary can be view in **Attachment A.**

Carnow Conibear understands the streets and alleys are city right of ways that will be vacated prior to any development. The vacant land was formerly W. 38th Street until it was removed prior to 2004. Carnow Conibear believes the addition of these areas will not change the results of the Phase I ESA or the recognized environmental concerns identified for the subject site.

If you have any questions regarding this letter or the previous environmental assessment, please feel free to contact David Bremer at dbremer@ccaltd.com.

Sincerely,

CARNOW, CONIBEAR & ASSOC., LTD.

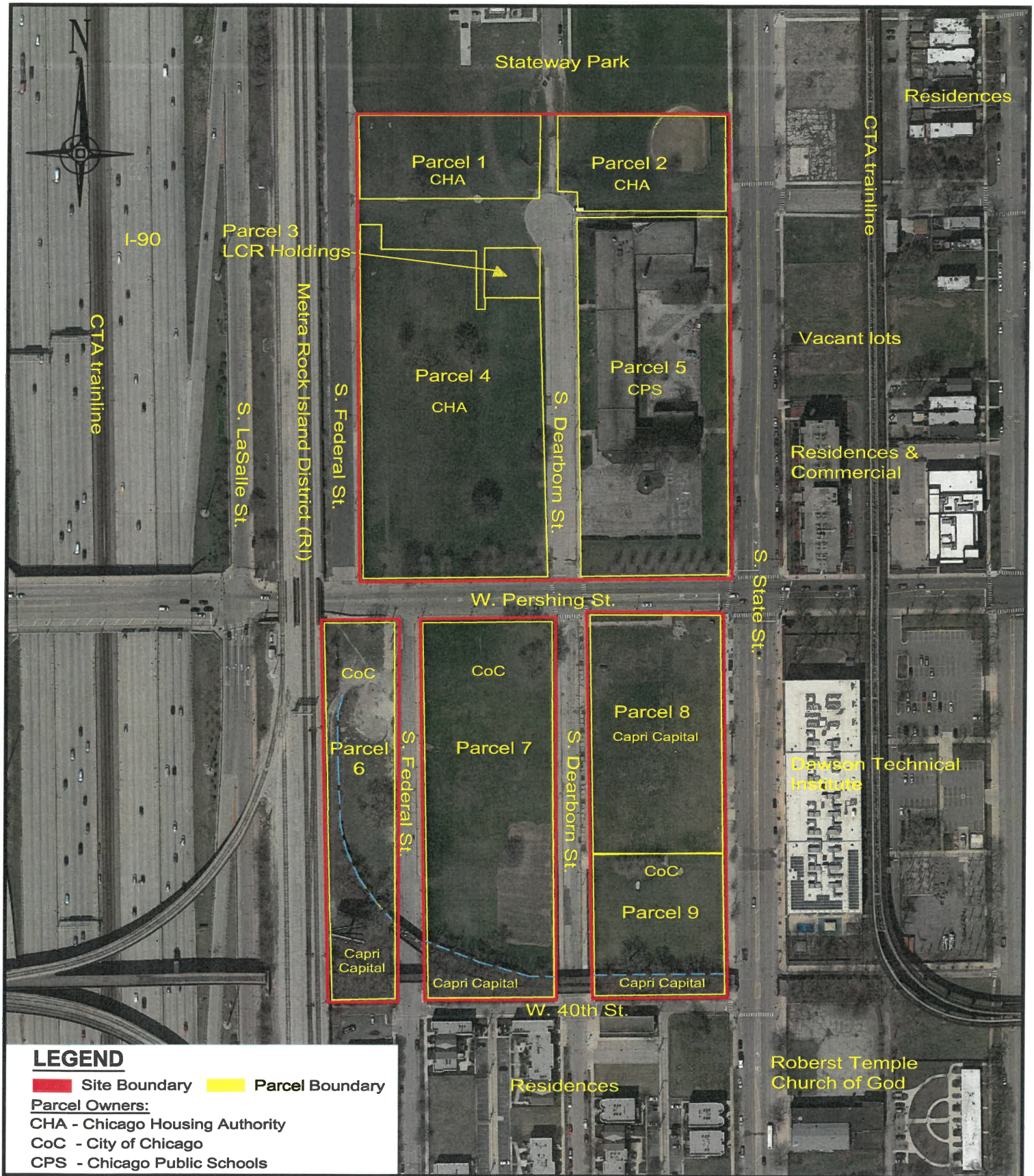
Karen L. Zelzer
Environmental Specialist I

David S. Bremer, CHMM, REM
Vice President, Environmental Engineering

Attachment A – Updated Detailed Site Map

Attachment A

Updated Detailed Site Map



LEGEND

Site Boundary Parcel Boundary

Parcel Owners:

CHA - Chicago Housing Authority

CoC - City of Chicago

CPS - Chicago Public Schools

Date:	November 2018
Scale:	1"= 300'
Drawn by:	KLZ
Checked by:	DSB

Attachment A: Updated Detailed Site Map
39th and S. State St.
Chicago, Illinois 60609

Your Environmental Resource

T:\McClaurin - Bronzeville\Drawings

Carnow, Conibear & Assoc., Ltd.
Environmental Consulting Services
600 W. Van Buren St., Suite 500, Chicago, IL 60607
t: 312.782.4486 f: 312.782.5145
www.ccaltd.com

CARNOW CONIBEAR

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

3700 to 4030 S STATE ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections	X	X
Complaints		X
Enforcement		X
Tank Assets	X	X
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		X
LUST NFR**		NA
Highway Authority		

* The Current System contains information after 4thQ 2011. Records prior to 4thQ 2011 are generally found in the the Old System.

** CDPH only maintains NFR Letters from LUST cleanups. Records for SRP and all other NFRs can be obtained from the Chicago Department of Fleet and Facilities Management.

X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections

3921 S STATE ST

Date of Inspection	Inspection #	Inspection Type Description	Inspection Narrative
2015-05-08	698181	Renovation/ NESHAPS	Went to the location of abatment in 3 rd floor mechinal room At the time of my inspection there were ne workers at the site and no access to the mechinal area. On site janitior was not aware of the work scheduled.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3701 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2010-09-27	Vacant Lot	A3	Initial complaint was received and responded to on 8/25/2010: This reinspection found the construction fencing is gone, and the lot is now cleared and level. CLOSED
2010-09-01	Demo Site	A9	Demolition complete
2010-08-25	Demolition Site	A3	Location is a leveled demolition site with only bricks remaining. A large crane was also observed on site, however there was no activity.
2010-08-23	DELTA DEMOLITIONS	A3	I observed the ongoing demolition of a large building structure where the construction site fence was in violation of the municipal code requirements due to torn and missing fabric mesh on all sides of the worksite perimeter. I stopped and interviewed the site crane operator Mr. David Martin and issued a citation for a violation of municipal codes 13-32-125 2(E) and 7-28-080, for construction site cleanliness - failure to immediately repair damage to the construction site fence and for nuisance in connection with exposing the public to dust and debris migration from the worksite on to public way areas. I instructed Mr. Martin to make the necessary corrections to the fencing by Friday 8/27/2010 to avoid additional enforcement action. A hearing is scheduled for October 7, 2010.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2010-08-20	DELTA DEMOLITIONS INC.	A3	I observed a building demolition project that was partially done but the larger portion of the structure is still yet to be demolished. There was a demolition vehicle on the site from the Delta Demolition Co. but I was unable to locate any personnel on the site. There was no permit or other document that would indicate the responsible party on the building and the fencing was damaged and nearly completely down on the entire site perimeter. I will follow-up by canvassing the location during the following week to encounter work in progress and possibly take enforcement action.
2010-06-15	Demo Site	A9	Demo no activity.
2010-05-19	Demo Site	A9	Demo no activity.
1999-11-08		A8	
1999-11-04		A8	
1999-10-07	Vacant Lot	A5	Spoke with complainant who stated that he did not witness any dumping since about 4-5 days they have been installing cable wire in the area.

3703 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2001-09-28	Omar's Submarine	A10	Phone number not vaild.
2001-02-13	Omar's Submarine	A10	Unable to gain entry. No package left.

3705 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2004-11-03	Vacant Lot	A5	Observed 2 piles of asphalt deposited on the lot. Referral to S&S for clean up.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3709 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2003-08-25	Demo Site	A9	100% grade level.

3801 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2003-06-11		A4	Drums will be picked up by the contractor once the analysis is received.

3845 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2004-03-19	Pershing Courts	A7A	Removal permit # 107861.

3851 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2004-03-12	Construction Site	A3	Location is vacant lot that is being excavated heavy equipment & mounds of dirt. No site activity at this time.

3900 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2007-03-29	State Street Inspections	A8	Inspector Lipman and Investigator Antonopoulos canvassed the State Street Corridor for dumped material, litter and unsecured lots between 39th and 43rd street. This was done at the request of the Mayor's office. Sites: 39th and Federal - While not directly on State this site is easily visible. Approximately 20 cubic yards of fly dumped debris is located on the area along the train tracks. 4317-33 S State - This lot contained litter and piled tree limbs. Sites were referred to the Department of Streets and Sanitation for cleanup. See Investigator Antonopoulos' report regarding further properties in this area.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2006-02-23	Public way	A4	I arrived at the above location and met with Chief Bresnehan with the fire department. He informed me that an unknown truck discharged clean oil on the City streets. The police looked for the truck, but did not locate the responsible party. The oil was spilled from 43rd to 39th Street, from LaSalle to State street. I notified MWRD and called Streets and Sanitation (S&S) for a sand truck. S&S arrived and put several coats of sand on the clean oil. Once the streets were sanded, the police opened them up to traffic.
2005-08-25		A8	Visual 3900 - 4700 S State.
2003-06-11	Vacant lot	A8	Site clean.
2001-01-02	Demo Site	A9	Demo no activity.
2000-12-29		A9A	

3934 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2001-02-13	Harold's Chicken	A10	Bldg has been demolished.

3950 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2006-01-20	Demo Site	A9	100% down.
2005-12-28	Demo Site	A9	Demo no activity.

4022 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2002-06-04	Demo Site	A9	Demo in progress
2002-05-24	Demo Site	A9	Demo no activity.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

4030 S STATE ST

Inspection Date	Site Name	Inspection Type	Comments
2007-03-29	Powers & Sons	A8	DOE was requested by the Mayor's Office to evaluate construction site and vacant lots along State Street from 35th to the Sky Way. The second stop I made was 4030 S. State. Powers and Sons is currently operating this construction site, building town homes and my observed construction site conditions can be seen on the check list (See Attached). I met with Superintendent Don Harrison and explained why I was here. I told him that he will need to fence in and screen an excavation pile that lies next to State Street and a public park. He agreed and assured me that will take the necessary steps to secure the area.

Inspection Type	Description
A10	Building Recycling Program
A7A	UST Removal
A9A	Renovation/NESHAPS

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

3701 S STATE ST

Date Received	Facility	Code	Comments
8/25/10	Lot	02C	Construction noise. Location is a leveled demolition site with only bricks remaining. A large crane was also observed on site however there was no activity.

3705 S STATE ST

Date Received	Facility	Code	Comments
11/3/04	Vacant Lot	15	2 loads of debris were dumped at the above address. 2 piles of asphalt deposited on lot. No respondent found. Referred to S&S for clean up

3709 S STATE ST

Date Received	Facility	Code	Comments
2/8/93		05	CA921-352/353 on 4/15/93 for open burning. COURT CASE WENT ETI DIDNT PAY FINE

3801 S STATE ST

Date Received	Facility	Code	Comments
6/9/03	Public Way	07	Northeast corner 3-55 gal drums unknown substance. Inspector found six drums on the large vacant lot. The drums were marked non-hazardous and were phase II drums. The drums were in good condition and properly labeled. They were sempled on May 27th and are awaiting analysis. The drums will be picked up by the contractor once the analysis is received. The owner of the property is Stateway Associates.

3851 S STATE ST

Date Received	Facility	Code	Comments
3/12/04	Construction Site	04	Excessive dust. Found no dust or other atmospheric pollution at this time.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

3900 S STATE ST

Date Received	Facility	Code	Comments
2/23/06	Public Way	07	Oil spill on several blocks. Inspector was notified that an unknown truck discharged clean oil on the City streets. The police looked for the truck, but did not locate the responsible party. The oil was spilled from 43rd to 39th Street, from LaSalle to State Street. Inspector notified MWRD and called Sts./San. for a sand truck. Sts./San. put several coats of sand on the clean oil and police opened the streets for the traffic.
6/30/03	Vacant Lot	07	4-55 gal drums in the lot. Please see previous report for 3801-53 S. State dated 06/11/03.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

3701 S STATE ST

Date	Company	Liable	Type	Charge	Comments
8/23/10	Delta Demolition	L	ADM	13-32-125 (2e) : Construction Site Cleanliness	
8/23/10	Delta Demolition	N	ADM	7-28-080 : Nuisance in relation to work	

3709-11 S STATE ST

Date	Company	Liable	Type	Charge	Comments
2/8/93	Odeh Sitadros		TIC	11-4-630 : Atmospheric pollution	PAID FINE OF $200 ON 4/28/99 WAS 400+40 IN DOE RECORDS
2/8/93	Odeh Sitadros		TIC	11-4-670 : Demo safeguards Dust & Abestos	PAID FINE OF $200 ON 4/28/99 WAS 400+40 IN DOE RECORDS
2/8/93	Odeh Sitadros		TIC	11-4-740 : Open fires prohibited	PAID FINE OF $200 ON 4/28/99 WAS 400+40 IN DOE RECORDS

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Tank Asset Information

Facility ID: 2042083

Tank Unit ID	Tank Type	Product	Capacity (Gal)	Install Date	Last Used	Comment
0001	UST	Heating Oi	3000		12/31/73	Removed 3/26/04

Company	Fullname	Capacity	Facility Phone
PERSHING & STATE, L.P.	MR TERRY LAAKER	Primary	(312) 421-8960

Facility ID Key

Facility ID	Address
2042083	3845 S STATE ST

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

3725 S STATE ST

Date Of Tank	Facility Name	Work By	Comments
1947-01-17	CITY OF CHICAGO	WATER TUBE BOILER & TANK	INSTALL 1-5400 GAL FUEL OIL TANK FINAL 3/5/47
1980-06-24	CITY OF CHICAGO	BRANDENBURG DEMOLITION	REMOVE 1-5400 GAL FUEL OIL TANK FINAL 7/29/80

3749 S STATE ST

Date Of Tank	Facility Name	Work By	Comments
1957-12-11	BULK PETROLEUM	MORRIS HANDLE COMPANY	INSTALL 3-4K GSLN, 1-4K F.O. & 2-550 FO/WO FINAL 4/22/58

3901 S STATE ST

Date Of Tank	Facility Name	Work By	Comments
1961-04-03	LOUIS BIRE	SHELL OIL	INSTALL 1-2K, 2-3K, 1-4K GSLN 1-1K F.O. & 1-550 W.O.

3939 S STATE ST

Date Of Tank	Facility Name	Work By	Comments
1952-11-28	MALCO MACHINERY COMPANY	MIDWEST HEATING	INSTALL 1-5K GAL FUEL OIL TANK FINAL 3/19/53

4001 S STATE ST

Date Of Tank	Facility Name	Work By	Comments
1971-04-21	CLARK OIL	H & H TANK INSTALLERS	CONVERT 1-6K GAL FUEL OIL TO GASOLINE FINAL N/G

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

UST Permit Information From Old Database

FACILITY ID: 2042083

Permit Number	Permit Type	Issued Date	Completion Date	# Tanks	Permit Location	Comments
107861	REMOVE	2/24/04	3/26/04	1	PRE-74 #6 HEATING OIL TANK	

DATE	COMMENTS
3/26/04	Removal permit # 107861. (1) 3,000. The tank was located in what used to be the basement of a building that was recently demolished. The tank was a field constructed one that was surrounded by brick walls and buried in sand. It was found the tank rested on a concrete floor. The brick and sand was removed from around the tank and stockpiled for disposal. Inspector obtained soil from around the tank and found there was no evidence of contamination. When the tank was removed from the ground inspector found the concrete floor to be in very good condition... no cracks, holes or fractures. The contractor cleaned the tank interior via power wash having a special waste hauler collect all accumulated liquids for disposal. There appears to be no release at this site.

FACILITY ID KEY

Facility ID	Address
2042083	3845 S STATE ST

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Work Notification

3921 S STATE ST

ENVGEN185579

Contact Name	Contact Capacity	Work Start	Work End
Anthony Armijo Universal Asbestos Removal	Contractor	4/13/15	5/30/15
Board of Trustees/Com College 508	Owner	4/13/15	5/30/15

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

3700 S STATE

Notification Type: NESHAP Renovation Asbestos

Notification Date: 12/4/2006

Owner	Contractor ID	Begin Date	Complete Date
City Housing Authority	NF02	12/19/2006	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
300	0	700			Riverbend Prairie

Height (Ft)	Length (Ft)	Width (Ft)
0	0	0

Comments

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

3900 S STATE

Notification Type: NESHAP Demo/Renovation

Notification Date: 11/28/2000

Owner	Contractor ID	Begin Date	Complete Date
Bronzville Development- 22C		12/15/2000	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
27000	0	27			Forest/8230 Forest Lawn Rd.

Height (Ft)	Length (Ft)	Width (Ft)
0	0	0

Comments

3950 S STATE

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

Notification Type: NESHAP Renovation Asbestos

Notification Date: 11/18/2005

Owner	Contractor ID	Begin Date	Complete Date
Chicago Housing Authority	OM03	12/5/2005	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
1700	0	1360			

Height (Ft)	Length (Ft)	Width (Ft)
0	0	0

Comments

Notification Date: 11/19/2005

Owner	Contractor ID	Begin Date	Complete Date
Chicago Housing Authority	OM03	12/5/2005	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
1700	0	1360			

Height (Ft)	Length (Ft)	Width (Ft)
0	0	0

Comments

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

3700 to 4030 S DEARBORN ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		X
Complaints		X
Enforcement		X
Tank Assets		X
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		X
LUST NFR**		NA
Highway Authority		

* The Current System contains information after 4thQ 2011. Records prior to 4thQ 2011 are generally found in the the Old System.

** CDPH only maintains NFR Letters from LUST cleanups. Records for SRP and all other NFRs can be obtained from the Chicago Department of Fleet and Facilities Management.

X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3813 S DEARBORN ST

Inspection Date	Site Name	Inspection Type	Comments
1998-08-07	Crispus Attucks School	A9	Project is the removal of acm floor tile from school. Clean world is doing the pm. IDPH varience have been granted.
1998-07-22	Crispus Attucks School	A9	Clean world pm.

3900 S DEARBORN ST

Inspection Date	Site Name	Inspection Type	Comments
2002-09-09		A8	
2002-09-06		A8	
2002-09-03	Joel Kennedy Construction Inc.	A8	Respondent operated a waste handling facility at above location without a permit also caused & allowed the disposal of soild material on the ground without a permit.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

3900 S DEARBORN ST

Date Received	Facility	Code	Comments
9/3/02	Joel Kennedy Const Inc.	15	Working on a site & fly dumping dirt, wood & bricks at the above location. Observed several piles of const & demo material including but not limited to stone bricks, wood, gravel, dirt, blact top & metal. I also noticed a screening equipment staged at site which I learned later from an operator.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

3900-06 S DEARBORN ST

Date	Company	Liable	Type	Charge	Comments
9/9/02	Joel Kennedy Construction	N	ADM	11-4-240 : Installation permit required	
9/9/02	Joel Kennedy Construction	N	ADM	7-28-080 : Nuisance in relation to work	
9/3/02	Joel Kennedy Construction Inc	L	ADM	11-4-240 : Installation permit required	
9/3/02	Joel Kennedy Construction Inc	L	ADM	11-4-250 : Waste Handle facility permit	
9/3/02	Joel Kennedy Construction Inc	N	ADM	11-4-1500 : Treat/dispose solid/liq waste	
9/3/02	Joel Kennedy Construction Inc	N	ADM	7-28-440 : Dumping on property w/o permit	

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

3801 S DEARBORN ST

Date Of Tank	Facility Name	Work By	Comments
1957-03-22	BOARD OF EDUCATION	S.J. REYNOLDS	INSTALL 2-15K GAL FUEL OIL TANKS FINAL 2/16/59

3948 S DEARBORN ST

Date Of Tank	Facility Name	Work By	Comments
1946-11-13	BANNER BED COMPANY	WATER TUBE BOILER & TANK	INSTALL 1-12K GAL FUEL OIL TANK FINAL 12/23/46

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

3813 S DEARBORN

Notification Type: NESHAP Renovation Asbestos

Notification Date: 6/26/2002

Owner	Contractor ID	Begin Date	Complete Date
Chicago Public Schools	SP02	7/10/2002	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
1300	0	0			

Height (Ft)	Length (Ft)	Width (Ft)
0	0	0

Comments

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

3700 to 4030 S FEDERAL ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		X
Complaints		X
Enforcement		X
Tank Assets		X
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		X
LUST NFR**		NA
Highway Authority		

* The Current System contains information after 4thQ 2011. Records prior to 4thQ 2011 are generally found in the the Old System.

** CDPH only maintains NFR Letters from LUST cleanups. Records for SRP and all other NFRs can be obtained from the Chicago Department of Fleet and Facilities Management.

X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3737 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
2002-05-01	Demo Site	A9	Demo in progress. 98% down.
2002-02-20	Omega Demolition	A3	No visible dust emissions.
2002-02-11	Omega Demolition	A8	Contractors would have to follow strict protocol & compliance to minimize the dust becoming airbourne.
2002-01-22	Demo Site	A9	Demo in progress. Bldg. 90% down.
2001-12-06	Demo Site	A9	Demo no activity.

3739 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
2002-05-01	Demo Site	A9	Demo in progress.
2002-01-14	Demo Site	A9	Demo in progress.
2002-01-11	Demo Site	A9	Demo in progress.
2002-01-08		A8	
2002-01-08		A9A	Work in progress.

3833 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
2001-12-19		A3A	
2001-12-18	Valor Technologies Inc.	A3A	Respondent allowed mastic solvent to enter other work areas. (not in city sewer systems).
2001-12-06	Demo Site	A9	Demo no activity.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3900 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
2004-12-20	illegal dumping	A8	I responded to illegal dumping around CHA property where demolition of CHA apartment buildings have taken place. The property is under new development for townhomes and condominums. In the west section behind the vacant lots Walsh Construction Co is building a retaining wall for Metra Railroad. The site has had numerous problems with fly dumping since the buildings have been demolished and many of the vacant poperties are not secured. Our Deparment has had a private detective agency (ACCORD) to install cameras on the site to help catch fly dumpers. At this time we can only continue to monitor the area for illegal dumping with the night inspectors.
2002-05-13		A8	

3919 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
1997-06-17	National Wrecking	A2	Demolition of Robert Taylor Homes. Pushing debris off top floor. Observed 2 water hoses being used & the other hose used on debris being push.

3937 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments
2002-03-14	Demo Site	A9	Demo in progress.
2002-01-16	Demo Site	A9	Demo in progress.

4000 S FEDERAL ST

Inspection Date	Site Name	Inspection Type	Comments

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2006-06-05	Powers & Son	A8	During the time of my inspection there were no violations taking place on site. Capitol Cement (773) 283-3900 was in the process of excavating Dearborn St. and hauling the waste material out to Reliable Materials Inc. at 4401 S. First Ave. Lyons, IL 60535 (708) 447-1100. SBC was out augering holes and installing phone poles, and Streets and Sanitation were out installing the piping for the streetlights. I spoke with the site superintendent Henry Taylor of Powers & Sons (2635 W. 15th St., Gary IN 46404 (219) 949-3100) and informed him that the site was on need of being watered. I alerted him to the fact that the excavation activity was not generating dust due to the moisture of the subsurface soil, however his portion of the site had the potential to become a problem. Photographs were taken and I departed from the site at 12:58 pm.
2006-05-23	Powers & Sons	A8	I arrived at the site and conducted surveillance of the operation from the street. There were no violations observed during my inspection. I spoke with the site superintendent Henry Taylor of Powers & Sons (2635 W. 15th St., Gary IN 46404 (219) 949-3100) to follow up on the maintenance of the site. I stressed that he make sure the site is properly watered and that the track out areas are maintained as well. He reported Capitol Cement (773) 283-3900 remains on site constructing the roads and alleys for CDOT and will be responsible for the maintenance of the site as well. No one from Capitol Cement was available for comment at the time of my inspection. Photographs were taken and I departed from the site at 1:42 pm.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2006-05-09	Powers & Son	A8	Upon arrival Senior Environmental Inspector Edward Collins observed the site was in violation in the following areas: 1. Incomplete meshing on fencing 2. Excessive dust generation Henry Taylor, Superintendent for Powers & Sons (2636 W. 15th Avenue, Gary IN 46404 (219) 949-3100) was informed that the site was in violation and that notices will be issued. Mr. Taylor reported that his operations were not the only responsible party for the conditions on site. He contacted Todd Harvey, Project Manager for Michaels Development Co. (322 S. Green, #212 Chicago, Illinois 60607 (312) 924-1800), which is the acting owner of the site. He arrived a few minutes arrived and informed Mr. Taylor that his sub-contractors are the only operators with truck traffic at the site for the day. Mr. Taylor disagreed with Mr. Harvey and disclosed that Capital Construction (773) 283-3900 is currently excavating the alleys and the streets for the development. In order to resolve the issue of finger pointed between the two parties: Mr. Taylor and Mr. Harvey were issued NOV's for 7-28-080, 11-4-630, 11-4-770 and 13-32-125 (2)(a). Mr. Taylor then called for the site to be watered. The two parties were also informed that NOV's could be issued until compliance is achieved. Photographs were taken and I departed the site at 12:50 pm.
2006-05-05	Powers and Son	A8	Upon arrival Senior Environmental Inspector Edward Collins observed the fencing contractor working to secure the entire site. Henry Taylor, Superintendent for Powers & Sons (2636 W. 15th Avenue, Gary IN 46404 (219) 949-3100) was informed that the site is in need of being watered and the streets should be swept and watered. Jeff Pollack of Capital Construction (773) 283-3900 and Robert Deja of Peoples Energy (38 W.64th St. Chicago, IL 60621 (773) 962-4828) was made aware of this as well. Mr. Pollack stated the excavated soil from the CDOT operations is being transported to Reliable Materials at 4401 S. First Avenue, Lyons Il, 60534 (708) 447-1100. Photographs were taken and I departed the site at 12pm.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Date	Site Name	Inspection Type	Comments
2006-05-04	Powers and Son	A8	Upon arriving to the site I observed the following conditions: 1. Incomplete fencing with discontinuous meshing attached. 2. No street sweeping. 3. No dust control equipment. I was greeted by Todd Carmichael, Project Scientist for Weston Solutions, Inc. (20 N. Wacker Drive, Suite 1210) Chicago, Illinois 60606 (312) 424-3304. Who disclosed the site is in the SRP program due to being contaminated with PNA's and metals he reported that his company would be conducting all of the environmental tracking to secure the NFR letter for the site. 40,000 tons or more will be excavated and sent to CID as declassified special waste. Mr. Carmichael reported that there are 2 more excavation operations taking place on site that are not under his supervision. At that point he introduced Diane Martin, Environmental Program Manager for the CHA, 626 W. Jackson Blvd., 8th Floor, Chicago Il, 60661 (312) 742-8309; Todd Harvey, Project Manager for Michaels Development Co. 322 S. Green, #212 Chicago, Illinois 60607 (312) 924-1800; and Henry Taylor, Superintendent for Powers & Sons, 2636 W. 15th Avenue, Gary IN 46404 (219) 949-3100. Mr. Harvey stated that his company is the acting owner and will be supervising the General Contractor Powers & Son. CDOT has a contract with HNTB Corporation, 111 N. Canal Street, Suite 1250. Chicago, Illinois 60606 to build the roads and alleys. Their sub-contractor Capital Cement (773) 283-3900 is currently excavating the alleys and the streets. Peoples Energy, 38 W.64th St. Chicago, IL 60621 (773) 962-4828 is excavating to install gas lines. All of the parties were informed that the site must be maintained in order to respect the operation of the school adjacent to the construction. The fencing contractor was out erecting the fencing and the meshing that was removed to make way for operations conducted Peoples Energy. Trucks were bringing in crushed stone from the CHA site at 4429 S. Federal to use as fill on the site. Photographs were taken and I departed the site at 1:30 pm.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

Inspection Type	Description
A3A	Air/Odor (Asbestos)
A9A	Renovation/NESHAPS

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

3833 S FEDERAL ST

Date Received	Facility	Code	Comments
12/18/01	Valor Technologies Inc.	06	Demoliion at CHA bldg on Pershing Road asbestos running into sewer system. The project had 39th below the grade level. An abandoned sewer line was also found. Solvent was coming from pipe & seeping into the lower vault.

3919 S FEDERAL ST

Date Received	Facility	Code	Comments
7/7/97	Chicago Housing Authority	06	Bldg. being demoolished has concerns about asbes- tos. Dust control debris being loaded directly into other hazardous material observed at the time

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

3833-35 S FEDERAL ST

Date	Company	Liable	Type	Charge	Comments
12/19/01	Valor Technologies Inc	L	ADM	7-28-080 : Nuisance in relation to work	
12/19/01	Valor Technologies Inc	N	ADM	11-4-1040 : Prohibited industrial wastes	

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

4000 S FEDERAL ST

Date	Company	Liable	Type	Charge	Comments
5/9/06	Michaels Development	L	ADM	11-4-630 : Atmospheric pollution	
5/9/06	Michaels Development	L	ADM	11-4-770 : Handle possible winborne material	
5/9/06	Michaels Development	L	ADM	7-28-080 : Nuisance in relation to work	
5/9/06	Michaels Development	N	ADM	13-32-125 (2a) : Construction Cleanliness Enclosed/ linked fence 6ft	
5/9/06	Powers & Son	L	ADM	11-4-630 : Atmospheric pollution	
5/9/06	Powers & Son	L	ADM	11-4-770 : Handle possible winborne material	
5/9/06	Powers & Son	N	ADM	13-32-125 (2a) : Construction Cleanliness Enclosed/ linked fence 6ft	
5/9/06	Powers & Son	N	ADM	7-28-080 : Nuisance in relation to work	

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

3900 S FEDERAL ST

Date Of Tank	Facility Name	Work By	Comments
1958-08-18	CITY OF CHICAGO	HUDSON BOILER	INSTALL 1-5K FUEL OIL, FINAL 3/31/59
1983-10-04	CITY OF CHICAGO	NATIONAL WRECKING	INSPECT REMOVE 1-5K FUEL OIL TANK, FINAL 10/12/83

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

3700 to 4030 S LA SALLE ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		X
Complaints		
Enforcement		
Tank Assets		X
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

* The Current System contains information after 4thQ 2011. Records prior to 4thQ 2011 are generally found in the the Old System.

** CDPH only maintains NFR Letters from LUST cleanups. Records for SRP and all other NFRs can be obtained from the Chicago Department of Fleet and Facilities Management.

X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

3951 S LA SALLE ST

Inspection Date	Site Name	Inspection Type	Comments
2000-10-18	GLE Associates	A10	Left package with manager.

Inspection Type	Description
A10	Building Recycling Program

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

3759 S LA SALLE ST

Date Of Tank	Facility Name	Work By	Comments
1948-04-14	WABASH-MOTOR SERVICE	AUTOMATIC TANK WORKS	INSTALL 1-1K GAS

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 99 W 37TH ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 50 E 37TH PL

1 to 50 E 37TH ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		X
LUST NFR**		NA
Highway Authority		

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X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 50 E 38TH ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		X
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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X - Records found.

17 E 38TH ST

Date Received	Facility	Code	Comments
8/17/94		04	Dust, permits and lead paints from sandblasting CTA Greenline L Tracks.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 99 W PERSHING RD

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 50 E PERSHING RD

Results Summary

Item	Current System*	Old System*
Permits	X	NA
Inspections		
Complaints		
Enforcement		
Tank Assets		X
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Permits

2 E PERSHING RD

Added Date	Apname	Permit Number	Application Description
8/23/17	Eric Dantzler	ENVAIR850580	DOE Air Quality

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

1 E PERSHING RD

Date Of Tank	Facility Name	Work By	Comments
1994-08-19	SEE 3901-19 SOUTH STATE	N/G	SEE 3901-19 SOUTH STATE

20 E PERSHING RD

Date Of Tank	Facility Name	Work By	Comments
1961-06-23	SINCLAR REFINERY	CARLSON BROTHERS CONSTRUCTIO N	REMOVE 2-4K,2-2K, INSTALL 1-1K F.O., 1-550G W.O.

45 E PERSHING RD

Date Of Tank	Facility Name	Work By	Comments
1950-05-24	PEOPLES GAS	OWNER	INSTALL 1-1K GAS

50 E PERSHING RD

Date Of Tank	Facility Name	Work By	Comments
1953-04-08	AMOCO OIL	OWNER	INSTALL 2-4K GAS, 1-550G F.O., 1-500G W.O.
1970-04-20	AMOCO OIL	AETNA TANK & PUMP	INSPECT 1-8K GAS
1985-04-02	AMOCO OIL	STENCEL TANK	INSTALL 2-10K, 1-12K ALL GAS TANKS

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

P2 and Air Equipment

2 E PERSHING RD

Application	Facility	Permit No.	Date
DOE Air Quality	Eric Dantzler	ENVAIR850580	9/14/17

EQUIPMENT ID	QUANTITY	DESCRIPTION
	3	080A - FURNACE, OUTPUT LESS THAN 288,000 BTU/HR
	6	080A - FURNACE, OUTPUT LESS THAN 288,000 BTU/HR

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 99 W 40TH PL

1 to 99 W 40TH ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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** CDPH only maintains NFR Letters from LUST cleanups. Records for SRP and all other NFRs can be obtained from the Chicago Department of Fleet and Facilities Management.

X - Records found.

DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

The attached pages contain FOIA search results for the following addresses:

1 to 50 E 40TH ST

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		
Complaints		
Enforcement		
Tank Assets		
AST	Included in Tank Assets	
Air Equipment		See Current System
Asbestos		
LUST NFR**		NA
Highway Authority		

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X - Records found.

EPA United States Environmental Protection Agency

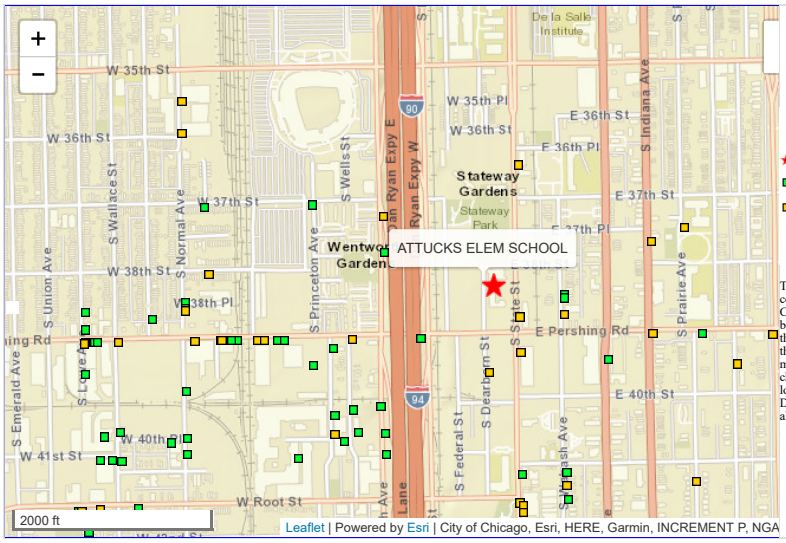
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

ATTUCKS ELEM SCHOOL

EPA Registry Id: 110036576265
3813 S DEARBORN ST
CHICAGO, IL 60609-1900



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Facilty Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Report an Error

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
AGENCY COMPLIANCE AND ENFORCEMENT SYSTEMS	CRISPUS ATTUCKS SCHOOL	170000206603	STATE MASTER	ACES		-0316615194 HAZARDOUS WASTE PROGRAM
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	ATTUCKS CRISPUS SCHOOL	IL0001015890	CESQG (Y)	RCRAINFO	07/30/2009	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	07
Legislative District Number:	
HUC Code/Watershed:	07120003 / CHICAGO
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

Alternative Name	Source of Data
ATTUCKS CRISPUS SCHOOL	NOTIFICATION (RCRA)
CRISPUS ATTUCKS SCHOOL	ACES

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	CHICAGO PUBLIC SCHOOLS		RCRAINFO	

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	8501 W 191ST ST BOX 10	MOKENA	IL	60448	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	THOMAS CONNELLY	708-923-0202	RCRAINFO	

Query executed on: DEC-21-2018

Last updated on September 24, 2015

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

ATTUCKS ELEM SCHOOL
3813 S DEARBORN ST, CHICAGO, IL 60609

FRS (Facility Registry Service) ID: 110036576265
EPA Region: 05
Latitude: 41.825296
Longitude: -87.627629
Locational Data Source: FRS
Industry: No description found
Indian Country: N

Enforcement and Compliance Summary

Statute	Insp (5 Years)	Date of Last Inspection	Compliance Status	Qtrs with NC (Noncompliance) (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
RCRA	--	--	**No Violation**	0	0	--	--	--	--	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H) VSQG

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information

(IL0001015890)
Safe Drinking Water Act (SDWA): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110036576265					N	41.825296	-87.627629
RCR	RCRA	IL0001015890	VSQG	Active (H)			N	41.825339	-87.627744

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110036576265	ATTUCKS ELEM SCHOOL	3813 S DEARBORN ST, CHICAGO, IL 60609
RCR	RCRA	IL0001015890	ATTUCKS CRISPUS SCHOOL	3813 S DEARBORN, CHICAGO, IL 60609

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	IL0001015890	No	12/15/2018	0	12/14/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: IL0001015890)		01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015)

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
No	Lead	
Yes	Particulate Matter	PM-2.5 (1997)
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	92%	Households in Area:	104,298
Center Latitude:	41.825296	Water Area:	8%	Housing Units in Area:	123,612
Center Longitude:	-87.627629	Population Density:	11,321/sq.mi.	Households on Public Assistance:	5,053
Total Persons:	256,550	Percent Minority:	80%	Persons Below Poverty Level:	122,638

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	76,583 (30%)	Child 5 years and younger:	17,367 (7%)

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
African-American:	106,411 (41%)	Minors 17 years and younger:	59,287 (23%)
Hispanic-Origin:	61,398 (24%)	Adults 18 years and older:	197,264 (77%)
Asian/Pacific Islander:	35,064 (14%)	Seniors 65 years and older:	26,726 (10%)
American Indian:	1,145 (0%)		
Other/Multiracial:	37,348 (15%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	20,016 (12.29%)	Less than $15,000:	23,716 (23.55%)
9th through 12th Grade:	19,159 (11.76%)	$15,000 - $25,000:	13,687 (13.59%)
High School Diploma:	38,734 (23.78%)	$25,000 - $50,000:	23,491 (23.33%)
Some College/2-yr:	34,824 (21.38%)	$50,000 - $75,000:	15,518 (15.41%)
B.S./B.A. or More:	50,138 (30.78%)	Greater than $75,000:	24,298 (24.13%)

EPA United States Environmental Protection Agency

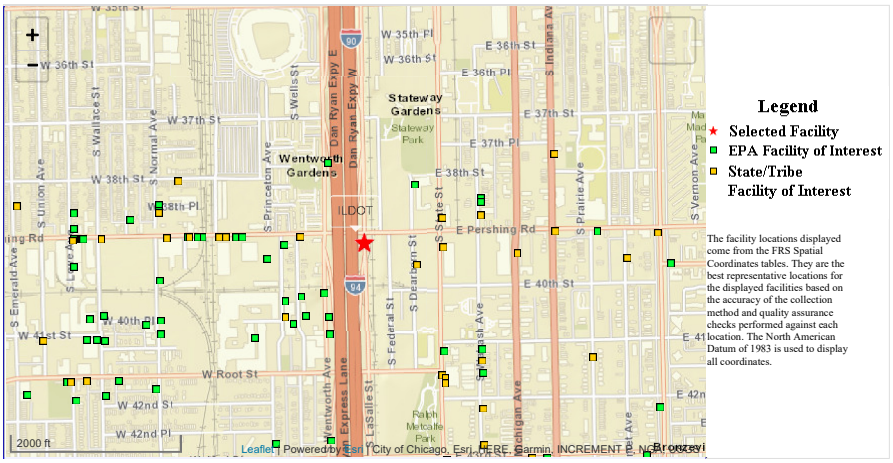
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

ILDOT

EPA Registry Id: 110005965633
55TH ST FAI 90 94 DAN RYAN EXP
CHICAGO, IL 60606



Facilty Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Report an Error

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
BIENNIAL REPORTERS	ILDOT	ILR000053140	HAZARDOUS WASTE BIENNIAL REPORTER	RCRAINFO	12/31/2005	
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	ILDOT	ILR000053140	UNSPECIFIED UNIVERSE (N)	RCRAINFO	04/14/2015	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	07
Legislative District Number:	
HUC Code/Watershed:	07120003 / CHICAGO
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	ILDOT		RCRAINFO	
OPERATOR	ILDOT		RCRAINFO	

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	23832	PAINTING AND WALL COVERING CONTRACTORS	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	55TH ST FAI 90 94 DAN RYAN EXP	CHICAGO	IL	60606	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	ENV COORDINATOR	3127443625	RCRAINFO	

Query executed on: DEC-21-2018

Last updated on September 24, 2015

ECHO
Enforcement and
Compliance History Online

Detailed Facility Report

Facility Summary

ILDOT
CHICAGO, IL 60606

FRS (Facility Registry Service) ID: 110005965633
EPA Region: 05
Latitude: 41.82366
Longitude: -87.63006
Locational Data Source: FRS
Industry: Specialty Trade Contractors
Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Insp (5 Years)	--
Date of Last Inspection	--
Current Compliance Status	No Violation
Qtrs with NC (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Inactive ( ) Other (ILR000053140)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110005965633					N	41.82366	-87.63006
RCR	RCRA	ILR000053140	Other	Inactive ( )			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110005965633	ILDOT	55TH ST FAI 90 94 DAN RYAN EXP, CHICAGO, IL 60606
RCR	RCRA	ILR000053140	ILDOT	55TH ST FAI 90 94 DAN RYAN EXP, CHICAGO, IL 60606

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCR	ILR000053140	23832	Painting and Wall Covering Contractors

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	ILR000053140	No	12/01/2018	0	11/30/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: ILR000053140)		01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015)
No	Lead	
Yes	Particulate Matter	PM-2.5 (1997)
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	93%	Households in Area:	105,833
Center Latitude:	41.82366	Water Area:	7%	Housing Units in Area:	125,919
Center Longitude:	-87.63006	Population Density:	11,317/sq.mi.	Households on Public Assistance:	5,423
Total Persons:	264,609	Percent Minority:	81%	Persons Below Poverty Level:	130,033

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	77,055 (29%)	Child 5 years and younger:	18,238 (7%)
African-American:	111,593 (42%)	Minors 17 years and younger:	62,890 (24%)
Hispanic-Origin:	66,403 (25%)	Adults 18 years and older:	201,719 (76%)
Asian/Pacific Islander:	34,643 (13%)	Seniors 65 years and older:	27,292 (10%)
American Indian:	1,213 (0%)		
Other/Multiracial:	40,104 (15%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	21,478 (12.85%)	Less than $15,000:	24,467 (23.92%)
9th through 12th Grade:	20,549 (12.29%)	$15,000 - $25,000:	14,235 (13.92%)
High School Diploma:	40,736 (24.37%)	$25,000 - $50,000:	24,164 (23.63%)
Some College/2-yr:	35,946 (21.5%)	$50,000 - $75,000:	15,802 (15.45%)
B.S./B.A. or More:	48,451 (28.98%)	Greater than $75,000:	23,599 (23.08%)

EPA United States Environmental Protection Agency

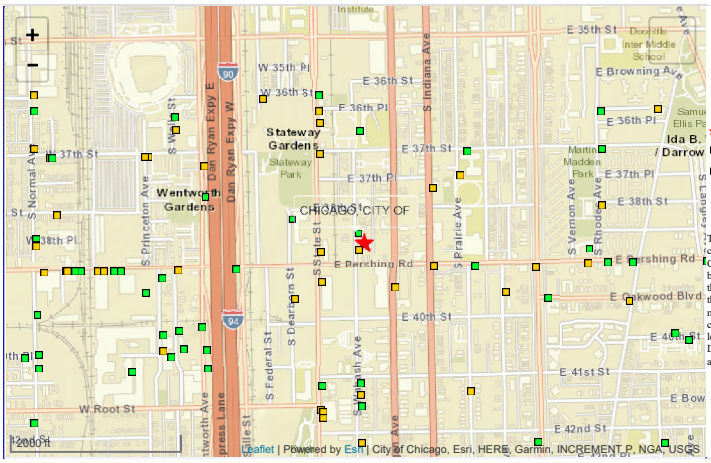
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

CHICAGO, CITY OF

EPA Registry Id: 110013297896
3824 S WABASH
CHICAGO, IL 60653



Facilty Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Report an Error

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	CHICAGO, CITY OF	ILR000115758	SQG (Y)	RCRAINFO	09/24/2002	
AGENCY COMPLIANCE AND ENFORCEMENT SYSTEMS	CHICAGO, CITY OF	170000525368	STATE MASTER	ACES		-0316355064 SOLID WASTE PROGRAM -0316355064 HAZARDOUS WASTE PROGRAM

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	07
Legislative District Number:	
HUC Code/Watershed:	07120003 / CHICAGO
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	CHICAGO, CITY OF		RCRAINFO	

National Industry Classification System Codes (NAICS)

No NAICS Codes returned.

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	30 N LASALLE	CHICAGO	IL	60602	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	TERRY SHEAHAN	3126560915	RCRAINFO	

Query executed on: DEC-21-2018

Last updated on September 24, 2015

ECHO
Enforcement and
Compliance History Online

Detailed Facility Report

Facility Summary

CHICAGO, CITY OF
CHICAGO, IL 60653

FRS (Facility Registry Service) ID: 110013297896
EPA Region: 05
Latitude: 41.82473
Longitude: -87.62481
Locational Data Source: FRS
Industry: No description found
Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Insp (5 Years)	--
Date of Last Inspection	--
Current Compliance Status	No Violation
Qtrs with NC (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H) SQG (ILR000115758)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110013297896					N	41.82473	-87.62481
RCR	RCRA	ILR000115758	SQG	Active (H)			N		

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110013297896	CHICAGO, CITY OF	3824 S WABASH, CHICAGO, IL 60653
RCR	RCRA	ILR000115758	CHICAGO, CITY OF	3824 S WABASH, CHICAGO, IL 60653

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
No data records returned			

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	ILR000115758	No	12/01/2018	0	11/30/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: ILR000115758)		01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015)
No	Lead	
Yes	Particulate Matter	PM-2.5 (1997)
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	92%	Households in Area:	102,862
Center Latitude:	41.82472	Water Area:	8%	Housing Units in Area:	122,002
Center Longitude:	-87.6253	Population Density:	11,311/sq.mi.	Households on Public Assistance:	4,929
Total Persons:	250,886	Percent Minority:	80%	Persons Below Poverty Level:	118,985

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	74,342 (30%)	Child 5 years and younger:	16,896 (7%)
African-American:	106,209 (42%)	Minors 17 years and younger:	57,620 (23%)
Hispanic-Origin:	56,566 (23%)	Adults 18 years and older:	193,266 (77%)
Asian/Pacific Islander:	34,753 (14%)	Seniors 65 years and older:	26,400 (11%)
American Indian:	1,079 (0%)		
Other/Multiracial:	34,503 (14%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	18,656 (11.71%)	Less than $15,000:	23,496 (23.68%)
9th through 12th Grade:	18,490 (11.61%)	$15,000 - $25,000:	13,499 (13.6%)
High School Diploma:	37,544 (23.58%)	$25,000 - $50,000:	22,959 (23.13%)
Some College/2-yr:	34,264 (21.52%)	$50,000 - $75,000:	15,347 (15.46%)
B.S./B.A. or More:	50,297 (31.58%)	Greater than $75,000:	23,942 (24.12%)

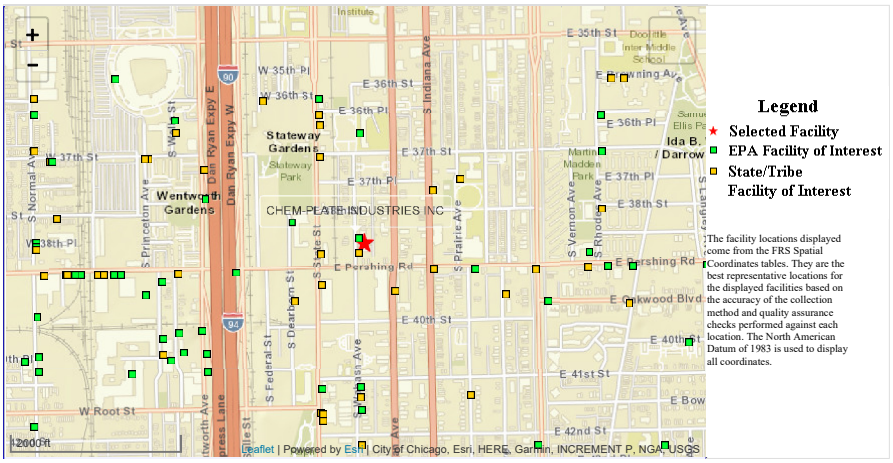
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

CHEM-PLATE INDUSTRIES INC

EPA Registry Id: 110005843043
3820 S WABASH AVE
CHICAGO, IL 60653



Facilty Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Report an Error

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	CHEM-PLATE INDUSTRIES INC	ILD094739208	CESQG (Y)	RCRAINFO	04/14/2015	
BIENNIAL REPORTERS	CHEM-PLATE INDUSTRIES INC	ILD094739208	HAZARDOUS WASTE BIENNIAL REPORTER	RCRAINFO	12/31/2005	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	05
Duns Number:	
Congressional District Number:	07
Legislative District Number:	
HUC Code/Watershed:	07120003 / CHICAGO
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OPERATOR	CHEM-PLATE INDUSTRIES INC		RCRAINFO	
OWNER	CHEM-PLATE INDUSTRIES INC		RCRAINFO	

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	339999	ALL OTHER MISCELLANEOUS MANUFACTURING.	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	3820 S WABASH AVE	CHICAGO	IL	60653	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	ENV COORDINATOR	2177852361	RCRAINFO	

Query executed on: DEC-21-2018

Last updated on September 24, 2015

ECHO Enforcement and Compliance History Online

Detailed Facility Report

Facility Summary

CHEM-PLATE INDUSTRIES INC
CHICAGO, IL 60653

FRS (Facility Registry Service) ID: 110005843043
EPA Region: 05
Latitude: 41.82483
Longitude: -87.62481
Locational Data Source: FRS
Industry: Miscellaneous Manufacturing
Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Insp (5 Years)	--
Date of Last Inspection	--
Current Compliance Status	No Violation
Qtrs with NC (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

Regulatory Information

Clean Air Act (CAA): No Information
Clean Water Act (CWA): No Information
Resource Conservation and Recovery Act (RCRA): Active (H) VSQG (ILD094739208)
Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information
Greenhouse Gas Emissions (eGGRT): No Information
Toxic Releases (TRI): No Information
Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110005843043					N	41.82483	-87.62481
RCR	RCRA	ILD094739208	VSQG	Active (H)			N	41.82506	-87.624908

Facility Address

System	Statute	Identifier	Facility Name	Facility Address
FRS		110005843043	CHEM-PLATE INDUSTRIES INC	3820 S WABASH AVE, CHICAGO, IL 60653
RCR	RCRA	ILD094739208	CHEM-PLATE INDUSTRIES INC	3820 S WABASH AVE, CHICAGO, IL 60653

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Desc
No data records returned			

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCR	ILD094739208	339999	All Other Miscellaneous Manufacturing

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
No data records returned			

Enforcement and Compliance

Compliance Monitoring History (5 years)

Statute	Source ID	System	Inspection Type	Lead Agency	Date	Finding
No data records returned						

Entries in italics are not considered inspections in official counts.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	ILD094739208	No	12/01/2018	0	11/30/2018

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: ILD094739208)		01/01-03/31/16	04/01-06/30/16	07/01-09/30/16	10/01-12/31/16	01/01-03/31/17	04/01-06/30/17	07/01-09/30/17	10/01-12/31/17	01/01-03/31/18	04/01-06/30/18	07/01-09/30/18	10/01-12/31/18
RCRA	**Facility-Level Status**												

Informal Enforcement Actions (5 Years)

Statute	System	Source ID	Type of Action	Lead Agency	Date
No data records returned					

Formal Enforcement Actions (5 Years)

Statute	System	Law/Section	Source ID	Action Type	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty	State/Local Penalty	SEP Cost	Comp Action Cost
No data records returned														

Environmental Conditions

Water Quality

Permit ID	Combined Sewer System?	Number of CSO (Combined Sewer Overflow) Outfalls	12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Waterbody Name (ICIS (Integrated Compliance Information System))	Impaired Waters	Impaired Class	Causes of Impairment(s) by Group(s)	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
No data records returned									

Waterbody Designated Uses

Reach Code	Waterbody Name	Exceptional Use	Recreational Use	Aquatic Life Use	Shellfish Use	Beach Closure Within Last Year	Beach Closure Within Last Two Years
No data records returned							

Air Quality

Nonattainment Area?	Pollutant(s)	Applicable Nonattainment Standard(s)
Yes	Ozone	8-Hour Ozone (1997), 8-Hour Ozone (2008), 8-Hour Ozone (2015)
No	Lead	
Yes	Particulate Matter	PM-2.5 (1997)
No	Carbon Monoxide	
No	Nitrogen Dioxide	
No	Sulfur Dioxide	

Pollutants

Toxics Release Inventory History of Reported Chemicals Released in Pounds per Year at Site

TRI Facility ID	Year	Total Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Releases to Land	Total On-site Releases	Total Off-site Releases
No data records returned								

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
No data records returned

Demographic Profile

Demographic Profile of Surrounding Area (3 Miles)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 US Census and American Community Survey data, and are accurate to the extent that the facility latitude and longitude listed below are correct. The latitude and longitude are obtained from the EPA Locational Reference Table (LRT) when available.

Radius of Area:	3	Land Area:	92%	Households in Area:	102,885
Center Latitude:	41.82482	Water Area:	8%	Housing Units in Area:	122,004
Center Longitude:	-87.62529	Population Density:	11,315/sq.mi.	Households on Public Assistance:	4,922
Total Persons:	250,830	Percent Minority:	80%	Persons Below Poverty Level:	118,881

Race Breakdown	Persons (%)	Age Breakdown	Persons (%)
White:	74,425 (30%)	Child 5 years and younger:	16,885 (7%)
African-American:	106,007 (42%)	Minors 17 years and younger:	57,576 (23%)
Hispanic-Origin:	56,622 (23%)	Adults 18 years and older:	193,254 (77%)
Asian/Pacific Islander:	34,784 (14%)	Seniors 65 years and older:	26,394 (11%)
American Indian:	1,079 (0%)		
Other/Multiracial:	34,535 (14%)		

Education Level (Persons 25 & older)	Persons (%)	Income Breakdown	Households (%)
Less than 9th Grade:	18,662 (11.72%)	Less than $15,000:	23,482 (23.66%)
9th through 12th Grade:	18,460 (11.59%)	$15,000 - $25,000:	13,489 (13.59%)
High School Diploma:	37,519 (23.56%)	$25,000 - $50,000:	22,953 (23.13%)
Some College/2-yr:	34,253 (21.51%)	$50,000 - $75,000:	15,340 (15.46%)
B.S./B.A. or More:	50,330 (31.61%)	Greater than $75,000:	23,979 (24.16%)

CITY OF CHICAGO DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
SITE RECONNAISSANCE CHECKLIST Rev. 0605

Date: **08/22/2018** Time: **1:30 pm** Prepared by: **Richard Cody McChane**

Property Address: 39th & State Mixed Use Development – 3808 S. Dearborn St.

General Description: Approximately four vacant city blocks, with the former Attucks Elementary School occupying the northeast quadrant

SITE DESCRIPTION:

Current Property Use: [X] Vacant

Structures: [ ] None Former Attucks Elementary School

Roads: [X] City has a well built system of roads and repair of them.

Topography: [X] Generally flat

Heating/Cooling: [X] No system was observed.

Sewage Disposal: [ ] Currently used on-site [X] Not currently used on-site
City provides combined sewer and storm pipeline system.

Potable Water: [X] City provides treated water from Lake Michigan.

Other Site Improvements: A baseball diamond is located in the northeast corner, north of the school building.

SITE RECONNAISSANCE (Exterior Observations)

Hazardous Substances and Petroleum Products: [X] No evidence observed.

Storage Tanks and Associated piping: [X] No evidence observed.

Odors: [X] None detected.

Pools of Liquids: [X] None observed.

Drums: [X] None observed.

Unidentified Substance Containers: [X] None observed.

Polychlorinated Biphenyls-Containing Equipment: [X] None observed.

Stains or Corrosion: [X] None observed.

Pits, Ponds, or Lagoons: [X] None observed.

Stained Soil or Pavement: [X] None observed.

Solid Waste: [X] None observed to be generated.

Stressed Vegetation: [X] None observed.

Waste Water: [X] City provides combined sewer and storm pipeline system.

Wells: [X] None observed.

Septic System: [X] None observed.

SITE RECONNAISSANCE (Interior Observations):

[ ] Asbestos containing materials identified [ ] ACM not identified

N/A

SITE RECONNAISSANCE (Adjacent Properties):

North: [**X**] Residential [ ] Commercial [ ] Industrial

South: [**X**] Residential [ ] Commercial [ ] Industrial

East: [**X**] Residential [ ] Commercial [ ] Industrial **Vacant Land**

West: [ ] Residential [ ] Commercial [ ] Industrial **Freeway**

Notes: No environmental conditions observed.

[1]Reconnaissance Conclusions: [X] No recognized environmental conditions identified.

[1] Reconnaissance Conclusions may not take into account information obtained through the transaction screen. This is typically assessed separately unless they are pertinent to the site visit.

Site Reconnaissance Photolog
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 1: Vacant School Building

Photo 1: School building, looking northwest from the corner of 39th and State

Photo 4: Rear courtyard, looking southwest from northeast corner

Photo 2: School parking lot, looking northwest from State Street

Photo 5: Front of school building, looking southeast from adjacent vacant lot

Photo 3: Rear courtyard, looking northwest

Photo 6: Northwest corner of school building, looking east

Site Reconnaissance Photolog
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 1: Vacant School Building

Photo 7: Front of school building, looking southeast from northwest corner

Photo 10: Southwest corner of school building, looking northeast

Photo 8: Front of school building, looking east from Dearborn St.

Photo 9: Front of school building, looking east

Site Reconnaissance Photolog
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 2: Vacant Land – North of 39th Street

Photo 1: Vacant land, looking northwest from northern boundary of school grounds

Photo 4: Vacant land, looking southwest from northern boundary of parcel

Photo 2: Vacant land, looking southwest from northeast corner of parcel

Photo 5: Vacant land, looking south from northern edge, south of CHA building

Photo 3: Vacant land, looking west from northeast corner of parcel

Photo 6: Vacant land, looking north from 39th Street near Federal Street

Site Reconnaissance Photolog
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 3: Vacant Land – South of 39th Street

Photo 1: Vacant land, looking south from 39th Street

Photo 4: Vacant land, looking north from southern boundary/railroad line

Photo 2: Western edge of vacant land, looking south from 39th Street

Photo 5: Eastern half of vacant land, looking east

Photo 3: Southern end of vacant land, looking southeast from Federal Street

Photo 6: Northeast quadrant of vacant land, looking northwest from near State Street

Appendix E

Endangered Species

Illinois County Distribution

Federally Endangered, Threatened, and Candidate Species

List Revised May 9, 2017

County	Species	Status	Habitat
Adams **Field Office to Contact:** U.S. Fish and Wildlife Service Rock Island Illinois Field Office 1511 47th Avenue Moline, Illinois 61265 (309) 757-5800 e:mail RockIsland@fws.gov FAX: 309-757-5807	Indiana bat *Myotis sodalis*	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Northern long-eared bat *Myotis septentrionalis*	Threatened Key to 4(d) Rule	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Higgins eye pearlymussel *Lampsilis higginsi*	Endangered	Mississippi River; Rock River to Steel Dam
	Eastern prairie fringed orchid *Platanthera leucophaea*	Threatened	Mesic to wet prairies
Alexander **Field Office to Contact:** U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e:mail Marion@fws.gov	Gray bat *(Myotis grisescens*)	Endangered	Caves and mines; rivers & reservoirs adjacent to forests
	Indiana bat *Myotis sodalis*	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Northern long-eared bat *Myotis septentrionalis*	Threatened Key to 4(d) Rule	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Least tern *(Sterna antillarum)*	Endangered	Bare alluvial and dredged spoil islands
	Pallid sturgeon *(Scaphirhynchus albus*)	Endangered	Large rivers
	Rabbitsfoot (*Quadrula cylindrica cylindrica*)	Threatened	Ohio River
	Sheepnose mussel (*Plethobasus cyphyus*)	Endangered	Shallow areas in larger rivers and streams
Bond **Field Office to Contact:** U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e:mail Marion@fws.gov	Indiana bat *(Myotis sodalis)*	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Northern long-eared bat *Myotis septentrionalis*	Threatened Key to 4(d) Rule	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Piping plover *Charadrius melodus*	Endangered	May be present in Bond County during migration.
	Eastern prairie fringed orchid *Platanthera leucophaea*	Mesic to wet prairies	
Boone **Field Office to Contact:** U.S. Fish and Wildlife	Indiana bat *Myotis sodalis*	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)

Cook **Field Office to Contact:**Chicago Field Office 230 South Dearborn St., Suite 2938 Chicago, Illinois 60604 Phone: 312-216-4720 e:mail Chicago@fws.gov Cathy_Pollack@fws.gov	Northern long-eared bat *Myotis septentrionalis*	Threatened Key to 4(d) Rule	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Piping plover *Charadrius melodus*	Endangered	Lakeshore beaches
	Eastern massasauga *Sistrurus catenatus*	Threatened	Graminoid dominated plant communities (fens, sedge meadows, peatlands, wet prairies, open woodlands, and shrublands)
	Rufa Red knot *(Calidris canutus rufa)*	Threatened	Only actions that occur along coastal areas or large wetland complexes during migratory window of May 1 - September 30
	Hine's emerald dragonfly *Somatochlora hineana*	Endangered	Spring fed wetlands, wet meadows and marshes
	Hine's emerald dragonfly *Somatochlora hineana*	Critical Habitat Designated	Map and written description of the areas designated as Critical Habitat (PDF)
	Rattlesnake-master borer moth *(Papaipema eryngii)*	Candidate	Undisturbed prairie and woodland openings that contain their only food plant, rattlesnake-master (*Eryngium yuccifolium*).
	Rusty patched bumble bee *Bombus affinis*	Endangered	Grasslands with flowering plants from April through October, underground and abandoned rodent cavities or clumps of grasses above ground as nesting sites, and undisturbed soil for hibernating queens to overwinter.
	Eastern prairie fringed orchid *Platanthera leucophaea* Go here for specific guidance on how to determine whether this species is present on a site.	Threatened	Moderate to high quality wetlands, sedge meadow, marsh, and mesic to wet prairie
	Leafy-prairie clover *(Dalea foliosa)*	Endangered	Prairie remnants on thin soil over limestone
	Mead's milkweed *(Asclepias meadii)*	Threatened	Late successional tallgrass prairie, tallgrass prairie converted to hay meadow, and glades or barrens with thin soil
	Prairie bush clover *Lespedeza leptostachya*	Threatened	Dry to mesic prairies with gravelly soil
Crawford **Field Office to Contact:** U.S. Fish and Wildlife Service Marion Illinois Sub-Office 8588 Route 148 Marion, Illinois 62959 Phone: (618) 997-3344, ext. 340 FAX: (618) 997-8961 e:mail Marion@fws.gov	Indiana bat *Myotis sodalis*	Endangered	Caves, mines (hibernacula); small stream corridors with well developed riparian woods; upland forests (foraging)
	Northern long-eared bat *Myotis septentrionalis*	Threatened Key to 4(d) Rule	Hibernates in caves and mines - swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests and woods.
	Rabbitsfoot *Quadrula cylindrica cylindrica*	Threatened	Wabash River

Appendix F

Historic Preservation

MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO, THE CHICAGO HOUSING AUTHORITY, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE DEMOLITION OF THE FORMER CRISPUS ATTUCKS ELEMENTARY SCHOOL AT 3808-12 SOUTH DEARBORN STREET IN CHICAGO, ILLINOIS
(SHPO LOG #006083018)

WHEREAS, the City of Chicago Department of Planning and Development (DPD) and the Chicago Housing Authority (CHA) plan to conduct a land swap that includes the parcel containing the former Crispus Attucks Elementary School at 3808-12 South Dearborn Street in Chicago, Cook County, IL (Undertaking); and

WHEREAS, the Undertaking involves the demolition of the former Crispus Attucks Elementary School; and

WHEREAS, the Undertaking involves land disposition and acquisition by the CHA, which the US Department of Housing and Urban Development (HUD) requires be subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108 (Act), and its implementing regulations (36 CFR Part 800) (Implementing Regulations); and

WHEREAS, HUD has designated the City of Chicago Department of Fleet and Facility Management (2FM) as its Responsible Entity for CHA in implementing the Section 106 consultation process within the City of Chicago for projects that are categorized under 24 CFR Part 58; and

WHEREAS, 2FM has consulted with the Illinois State Historic Preservation Office (SHPO), pursuant to the Implementing Regulations; and

WHEREAS, the SHPO currently resides within the Illinois Department of Natural Resources (DNR), and the Director of DNR, Wayne A. Rosenthal, is the duly designated State Historic Preservation Officer; and

WHERAS, on August 19, 2018 the SHPO determined that the building located at 3808-3012 S. Dearborn, the former Crispus Attucks Elementary School, is eligible for listing on the National Register of Historic Places (NRHP) under criteria A and C; and

WHEREAS, the SHPO has determined that the Undertaking will have an adverse effect on the historic building that is eligible for listing on the NRHP; and

WHEREAS, in accordance with 36 CFR §§ 800.6(a)(l) and 800.l0(b), 2FM has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR§ 800.6(a)(l)(iii).

NOW, THEREFORE, the CHA, 2FM, DPD, and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to mitigate the adverse effects of this Undertaking to the NRHP eligible property.

STIPULATIONS

I. MITIGATION

2FM and/or CHA shall retain a historical contractor(s) of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

2FM and/or CHA will ensure that the following HABS recordation (see: https://www.nps.gov/hdp/standards/index.htm) of the former Crispus Attucks School is carried out and completed by the Contractor:

A. Sketch elevations, drawn in computer assisted drafting (CAD) format, of the building in current condition
B. Black and white digital photography of the building site, exterior elevations, distinctive exterior and interior architectural features, interior primary spaces, and representative non-primary interior spaces. Photos must be taken using 4" x 5" negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed). Prints must be wet processed on regular (not resin-coated) photo paper –or– inkjet prints prepared according to HABS guidelines.
C. Written historic narrative and context of the building and its relation to Stateway Gardens public housing complex using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
D. Written historic and architectural context of post-World-War-II school buildings in Chicago (1944-1980) using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
E. Original building drawings scanned at a minimum of 400 dpi and printed with large-format inkjet with HABS-designated ink set or large format plotter (photocopier) at 100% size on HABS title block printed on vellum
F. Field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
G. Archival CD/DVD with electronic files of above materials

Upon completion of the fieldwork portion of the HABS documentation (I.A and I.B), the Contractor shall submit draft recordation photos and field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS documentation has been collected, the demolition of the building may commence.

The Contractor shall submit 95% recordation draft in writing to the SHPO for review and comment. When the SHPO accepts in writing the 95% submission, the 2FM and/or CHA and the Contractor will complete the final documentation as directed above and deliver to the SHPO two complete hardcopies with CDs/DVDs.

The SHPO will deposit one complete copy with the Abraham Lincoln Presidential Library in Springfield, Illinois, and submit one complete archival copy to Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress.

II. DURATION

This agreement will be null and void if its stipulations are not carried out within two (2) years from the date of its execution. Prior to such time, a signatory may consult with the other signatories to reconsider the terms of the agreement and amend it in accordance with Stipulation V (AMENDMENTS) below.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, DPD shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, DPD understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

IV. DISPUTE RESOLUTION

Should any signatory to this agreement object at any time to any actions proposed or the manner in which the terms of this agreement are implemented, the objecting signatory shall consult with the other signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall utilize the procedures provided in 20 ILCS 3420/4e.

V. AMENDMENTS

This agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VI. TERMINATION

If any signatory to this agreement determines that its terms become impossible to carry out, that signatory shall immediately consult with the other signatories to attempt to

develop an amendment per Stipulations IV and V above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the agreement upon written notification to the other signatories.

EXECUTION of this Memorandum of Agreement and implementation of its terms evidences that 2FM, DPD, and CHA have afforded the SHPO an opportunity to comment on the effects of the Undertaking in compliance with the Act.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO, THE CHICAGO HOUSING AUTHORITY, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE
DEMOLITION OF THE FORMER CRISPUS ATTUCKS ELEMENTARY SCHOOL AT
3808-12 SOUTH DEARBORN STREET IN CHICAGO, ILLINOIS
(SHPO LOG #006083018)**

SIGNATORY

City of Chicago Department of Fleet and Facility Management

Signature: _____ Date: 12/10/18
David J. Reynolds, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO, THE CHICAGO HOUSING AUTHORITY, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE
DEMOLITION OF THE FORMER CRISPUS ATTUCKS ELEMENTARY SCHOOL AT
3808-12 SOUTH DEARBORN STREET IN CHICAGO, ILLINOIS
(SHPO LOG #006083018)**

SIGNATORY

Chicago Housing Authority

Signature: _____ Date: 12-12-18

Eugene E. Jones, Jr., CEO

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO, THE CHICAGO HOUSING AUTHORITY, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE
DEMOLITION OF THE FORMER CRISPUS ATTUCKS ELEMENTARY SCHOOL AT
3808-12 SOUTH DEARBORN STREET IN CHICAGO, ILLINOIS
(SHPO LOG #006083018)**

SIGNATORY

City of Chicago Department of Planning and Development

Signature: _____ Date: 12-7-18

David L. Reifman, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO, THE CHICAGO HOUSING AUTHORITY, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE
DEMOLITION OF THE FORMER CRISPUS ATTUCKS ELEMENTARY SCHOOL AT
3808-12 SOUTH DEARBORN STREET IN CHICAGO, ILLINOIS
(SHPO LOG #006083018)**

SIGNATORY

Illinois State Historic Preservation Officer

By: _____ Date: 12/7/18

Wayne A. Rosenthal, Director, Illinois Department of Natural Resources,
and Illinois State Historic Preservation Officer

APPROVED FOR EXECUTION
Date: 12-7-18
Legal Counsel:

From: Jaime Blakesley
To: "e106@achp.gov"
Subject: ACHPConnect Log Number 13238
Date: Thursday, December 13, 2018 3:37:00 PM
Attachments: ACHP 2FM Section 106 MOA Filing Letter_12132018.pdf
3808-12 S Dearborn SHPO MOA_12062018_final_Signed.pdf
Section 106 3808-12 S Dearborn MOA Related Documentation.pdf

To ACHP:

Pursuant to 36 CFR §800.6(b)(1)(iv), I am filing the final Memorandum of Agreement (MOA), developed in consultation with the Illinois State Historic Preservation Officer (SHPO), and other consulting parties, and related documentation in order to complete the requirements of Section 106 of the National Historic Preservation Act. Attached to this email is a letter, final MOA, and related MOA documentation for ACHPConnect Log Number 13238, for a property located at 3808-12 S. Dearborn, Chicago, IL.

Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

December 13, 2018

Subject: Section 106 – Related Documentation
3808-12 S. Dearborn, Chicago, Illinois
ACHPConnect Log Number: 13238

To the ACHP:

I am submitting herein the executed Memorandum of Agreement (MOA) and related documentation for ACHPConnect Log Number 13238, regarding an adverse effect determination for a property located at 3808-12 S. Dearborn, Chicago, IL. We received no objections to the proposed mitigation initially submitted by the SHPO and concurred with by the agencies involved in undertaking, and no requests for additional mitigation measures. Included via email with this letter is the signed MOA, and related documentation including: a summary of public outreach, certification of publication for the public notice, tribal consultation and letters to potential consulting parties, and public comments and responses.

Thank you for your time and consideration for this undertaking. Please contact me via email at jaime.blakesley@cityofchicago.org or via phone at (312) 744-0963 if you have any questions or need additional information.

Sincerely,

Jaime Blakesley
Environmental Engineer III

Enc.

Section 106: MOA Related Documentation
3808-12 S. Dearborn
Former Crispus Attucks Elementary School Building

1. Public and Agency Outreach Outline
2. Certificate of Publication for Public Notice
3. Correspondence: Tribal Consultation, Potential Consulting Party Letters, Public Comments, Responses

Section 106: Public Participation & Agency Consultation Outline
3808-12 S. Dearborn
Former Crispus Attucks Elementary School Building

SHPO Consultation

- 2FM initiated SHPO consultation at beginning of project involving CHA and Dept. of Planning, due to known planned demolition of the vacant building and use of federal HUD funds
- 2FM provided SHPO documentation on age and background information on vacant building including architect of record and prior use history
- SHPO issued Adverse Effect determination, and provided proposed mitigation
- 2FM, CHA, DPD, involved in the undertaking all in agreement with SHPO's proposed mitigation
- 2FM in coordination with SHPO and previous HUD guidance chose level of public participation

ACHP Consultation

- 2FM notified the ACHP as soon as Adverse Effect determination letter was issued by SHPO
- ACHP issued letter stating Council had concluded that "Appendix A, Criteria for Council Involvement in Reviewing Individual Section 106 Cases, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed."
- Filing of Section 106 MOA and related documentation

Local Meeting

- 2FM participated in a local town hall meeting in Ward 3 to notify the neighborhood of the project and the public notice

Public Notice

- Public notice posted in Chicago Sun Times on November 10, 2018

Consulting Party Identification and Outreach

- 2FM coordinated with the SHPO, CHA, other agencies, nonprofits, and the Aldermanic office to assist in identifying potential consulting parties; both email and regular mail letters were sent
- 2FM received one (non-signing) consulting party request within the stated timeframe and one (non-signing) request after the stated timeframe, and one public comment

Tribal Consultation

- 2FM utilized the HUD website search tool to identify potentially interested tribes and tribal representatives; both email and regular mail letters were sent; received acknowledgement of emails and also additional contact information from tribal representatives

2FM Website

- 2FM made Section 106 documentation available to the public on 2FM's website as a way to allow easier public review and comments

MOA

- SHPO, 2FM, CHA, DPD entered into an MOA as a means of demonstrating and agreeing to mitigation

CDM
3808-12 S. Dearborn

ADORDERNUMBER: 0001074009-01
PO NUMBER: 3808-12 S Dearborn
AMOUNT: 204.80
NO OF AFFIDAVITS: 2

PUBLIC NOTICE

November 10, 2018

City of Chicago
Department of Fleet & Facility Management
30 North LaSalle Street, Suite 300
Chicago, Illinois 60602
2FM_NEPA@cityofchicago.org

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD. DPD will also be acquiring a parcel containing a building located at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School), which is adjacent to the property involved in the proposed land acquisition and disposition. The vacant building is proposed for demolition to facilitate future commercial development. As this project involves the disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review.

In accordance with 24 CFR Part 58, the City of Chicago Department of Fleet and Facility Management (2FM) has received HUD delegated authority to provide environmental review responsibilities under the National Environmental Policy Act. 2FM is the Responsible Entity for the environmental review of the proposed land acquisition and disposition undertaking and is acting as the Agency Official with respect to Section 106 of the National Historic Preservation Act.

The Illinois State Historic Preservation Office (SHPO) has determined that the building located at 3808-12 S. Dearborn Street (former Crispus Attucks Elementary School), as eligible for listing on the National Register of Historic Places on September 21, 2018. SHPO, in coordination with 2FM, determined that the proposed project would have an Adverse Effect on eligible historic resources.

Additional project details, including SHPO consultation documents, are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday. A document titled Section 106 Consultation 3808-12 S. Dearborn, is also available for review on 2FM's website at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

Any individual, group, or agency may submit written comments on the Adverse Effect determination to the City of Chicago Department of Fleet and Facility Management to the attention of the Deputy Commissioner, Bureau of Environmental, Health & Safety Management, 30 North LaSalle Street, Suite 300, Chicago, Illinois 60602. Comments may also be submitted via e-mail to: 2FM_NEPA@cityofchicago.org. All comments received by Monday, November 26, 2018 will be considered by 2FM prior to conclusion of the Section 106 process.
11/10/18 #1074009

Chicago Sun-Times
Certificate of Publication

State of Illinois - County of Cook

Chicago Sun-Times, does hereby certify it has published the attached advertisments in the following secular newspapers. All newspapers meet Illinois Compiled Statue requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.
Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 11/10/2018

Chicago Sun-Times

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed

by

Mary Lou Davis
Account Manager - Public Legal Notices

This 10th Day of November 2018 A.D.

CDM
125 S WACKER DR STE 700
ATTN PAM JOHNSON
CHICAGO, IL 60606

PUBLIC NOTICE

November 10, 2018

City of Chicago
Department of Fleet & Facility Management
30 North LaSalle Street, Suite 300
Chicago, Illinois 60602
2FM_NEPA@cityofchicago.org

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In accordance with 24 CFR Part 58, the City of Chicago Department of Fleet and Facility Management (2FM) has received HUD delegated authority to provide environmental review responsibilities under the National Environmental Policy Act. 2FM is the Responsible Entity for the environmental review of the proposed land acquisition and disposition undertaking and is acting as the Agency Official with respect to Section 106 of the National Historic Preservation Act.

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Additional project details, including SHPO consultation documents, are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday. A document titled Section 106 Consultation 3808-12 S. Dearborn, is also available for review on 2FM's website at:
https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

December 13, 2018

Ms. Diane Hunter
Tribal Historic Preservation Officer
Miami Tribe of Oklahoma
P.O. Box 1326
Miami, OK 74355

Subject: Section 106 – Consulting Party Comments
3808-12 S. Dearborn, Chicago, Illinois

Dear Ms. Hunter,

Thank you for your December 10, 2018, email regarding the above-referenced project. We appreciate your feedback, and, as to the historic resource mitigation as proposed by the State Historic Preservation Office (SHPO), 2FM has concurred that its proposal will be the ultimate mitigation and the proposed mitigation has been incorporated into a Memorandum of Agreement (MOA). The MOA was signed and finalized on December 12, 2018. As you letter states, this site is within the aboriginal homelands of the Miami Tribe, and if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of this project, the Miami Tribe will be immediately consulted with by the entity of jurisdiction for the location of discovery. In such a case, as you requested, you will be contacted at 918-541-8966 or by email at dhunter@miamination.com to initiate consultation. A copy of the MOA will be included in the National Environmental Policy Act (NEPA) document for the proposed project. Consulting party and public comments, including correspondence with tribes, as well as our agency's responses, will also be included in the NEPA document.

If you have any questions or concerns, please do not hesitate to contact me, at (312) 744-0963 or via email at 2FM_NEPA@cityofchicago.org.

Sincerely,

Jaime Blakesley
Environmental Engineer III

From:	2FM_NEPA
To:	"Diane Hunter"
Subject:	RE: 3808-12 South Dearborn Building Demolition, Former Crispus Attucks Elementary School, Chicago, Illinois – Comments of the Miami Tribe of Oklahoma
Date:	Thursday, December 13, 2018 8:55:00 AM

Dear Ms. Hunter,

Thank you for this letter. We will indeed notify you in the event any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of this project, the Miami Tribe and initiate immediate consultation with the entity of jurisdiction for the location of discovery. I have recorded your contact name and information to our file as the representative for the Miami Tribe. In addition to this email notification, I will mail a hard copy letter confirming this acknowledgement. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Diane Hunter [mailto:dhunter@miamination.com]
Sent: Monday, December 10, 2018 10:29 AM
To: 2FM_NEPA
Subject: 3808-12 South Dearborn Building Demolition, Former Crispus Attucks Elementary School, Chicago, Illinois – Comments of the Miami Tribe of Oklahoma

Dear Mr. Blakesley:
Attached you will find the response of the Miami Tribe of Oklahoma to the above-mentioned project.

Diane Hunter
Tribal Historic Preservation Officer
Miami Tribe of Oklahoma
dhunter@miamination.com
918-541-8966

Miami Tribe of Oklahoma

3410 P St. NW, Miami, OK 74354 ● P.O. Box 1326, Miami, OK 74355
Ph: (918) 541-1300 ● Fax: (918) 542-7260
www.miamination.com

December 10, 2018

Jaime Blakesley
Environmental Engineer III
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Re: 3808-12 South Dearborn Building Demolition, Former Crispus Attucks Elementary School, Chicago, Illinois – Comments of the Miami Tribe of Oklahoma

Dear Mr. Blakesley:

Aya, kikwehsitoole – I show you respect. My name is Diane Hunter, and I am the Tribal Historic Preservation Officer for the Federally Recognized Miami Tribe of Oklahoma. In this capacity, I am the Miami Tribe's point of contact for all Section 106 issues.

The Miami Tribe offers no objection to the above-mentioned project at this time, as we are not currently aware of existing documentation directly linking a specific Miami cultural or historic site to the project site. However, as this site is within the aboriginal homelands of the Miami Tribe, if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of this project, the Miami Tribe requests immediate consultation with the entity of jurisdiction for the location of discovery. In such a case, please contact me at 918-541-8966 or by email at dhunter@miamination.com to initiate consultation.

The Miami Tribe accepts the invitation to serve as a consulting party to the proposed project. In my capacity as Tribal Historic Preservation Officer I am the point of contact for consultation.

Respectfully,

Diane Hunter

Diane Hunter
Tribal Historic Preservation Officer

Jaime Blakesley

From: Jeanne Arens <jeannearens@gmail.com>
Sent: Tuesday, November 13, 2018 10:57 AM
To: 2FM_NEPA
Cc: Jeanne Arens
Subject: Re: Section 106 Consultation 3808-12 S Dearborn

Thank you Jamie. We will get back to you with comments
Jeanne

Sent from my iPhone

On Nov 13, 2018, at 10:29 AM, 2FM_NEPA <2FM_NEPA@cityofchicago.org> wrote:

> Good morning,
>
> Your name and contact information was provided by the 3rd Ward office as a potentially interested party regarding a historic resources matter for a property at 3808-12 S. Dearborn. Please refer to the attached letter for further details. Thank you,
>
> Jaime Blakesley | Environmental Engineer III
> City of Chicago | Department of Fleet and Facility Management (2FM)
> Bureau of Environmental, Health & Safety Management (EHS)
> 30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
> Tel: 312.744.0963 | Fax: 312.744.6451
> Jaime.Blakesley@cityofchicago.org

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<Section 106 Consultation 3808-12 S Dearborn 11092018_JArens.pdf>

Jaime Blakesley

From: Phillip Beckham <pbeckham@msbarc.org>
Sent: Thursday, November 15, 2018 11:57 AM
To: 2FM_NEPA
Cc: Ward03
Subject: Comment on Demo of Crispus Attucks
Attachments: Comment on Demo of Crispus Attucks School.pdf

Hello Jaime,

Attached is the letter we talked about.

Regards,

--
Phillip L. Beckham III
Mid South Business Association & Resource Center
C: 773-949-6750 O: 773-893-0052

www.msbarc.org

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Sent with Mixmax

msbarc
Mid-South Business Association & Resource Center

November 15, 2018

To Jaime Blakesley,2FM,

MSBARC supports the demolition of Crispus Attucks School located at 3808-12 S Dearborn for the new development to take place.

This development is in line with the mission of MSBARC that is to 'change the economic landscape of our community.

MSBARC supports the efforts of Ald. Pat Dowell of the 3rd Ward.

Regards,

Phillip L. Beckham III
Executive Director

773-893-0052
info@msbarc.org
3720 S Dearborn Suite 205., Chicago, IL 60609

Jaime Blakesley

From: Julie Brown <jbrown@bpichicago.org>
Sent: Monday, November 19, 2018 3:01 PM
To: 2FM_NEPA
Cc: Marsheda Ewulomi; Al Polikoff
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

BPI, with staff serving as counsel for the Gautreaux plaintiff class and as a member of the Park Boulevard Working Group - with obligations regarding the development of land in the APE- would like to be a consulting party in this matter.

Julie Elena Brown
Senior Staff Counsel|Director, Public Housing
BPI
25 E. Washington | Suite 1515
Chicago, IL 60602
312.641.5570
www.bpichicago.org

BPI Business and Professional People for the Public Interest
For a Just Society
Recipient of the MacArthur Award for Creative and Effective Institutions

From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 13, 2018 10:18 AM
To: jbrown@bpichicago.org
Subject: Section 106 Consultation 3808-12 S. Dearborn

Good morning,

Please refer to the attached letter regarding Section 106 historic resources consultation for a property located at 3808-12 S. Dearborn. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

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Jaime Blakesley

From: Davis, Sevara <sedavis6@cps.edu>
Sent: Tuesday, November 13, 2018 10:35 AM
To: 2FM_NEPA
Subject: Sevara Davis - OOO Re: Section 106 Consultation 3808-12 S Dearborn

Thank you for your email.

I will be out of the office from November 12th - November 16th,
returning on Monday, November 19th. I will not have access to email.

Please contact Ann Yi @ayi@cps.edu with any Real Estate questions and Julissa Davila jdavila@cps.edu with any Central Office related questions.

Thank you.

--

Best,

Sevara E. Davis

Real Estate Department | Capital Planning & Construction | Chicago Public Schools

E-mail: sedavis6@cps.edu <ayi@cps.edu> | Direct: 773.553.3120
<(773)%20553-3120> | Cell: 773.251.2711

42 W Madison St | Chicago, IL 60602

*Website: *Click here for Real Estate website & documents <http://cps.edu/About_CPS/Departments/Pages/Facilities-RealEstate.aspx>

UPCOMING OUT OF OFFICE - 11/12-11/16

Jaime Blakesley

From: Gus Frank <Gus.Frank@fcpotawatomi-nsn.gov>
Sent: Friday, November 09, 2018 7:25 PM
To: 2FM_NEPA
Subject: Automatic reply: Section 106 Consultation

Chairman Gus Frank has officially resigned from his role with the Forest County Potawatomi community effective January 2nd 2018.

Current Vice Chairman Chad Frank has assumed the duties and role of Chairman for the Forest County Potawatomi Community.

Please update your contact information appropriately. Your mail is being automatically forwarded to Chairman Chad Frank.

Jaime Blakesley

From: Castillo, Melanie H <Melanie.H.Castillo@hud.gov>
Sent: Tuesday, November 13, 2018 11:44 AM
To: 2FM_NEPA
Subject: RE: Section 106 Consultation 3808-12 S Dearborn

Received, thank you.

Melanie H. Castillo
Environmental Protection Specialist
US Department of Housing and Urban Development
77 W Jackson Blvd, Room 2609
Chicago, IL 60604
312-913-8723

From: 2FM_NEPA <2FM_NEPA@cityofchicago.org>
Sent: Tuesday, November 13, 2018 11:21 AM
To: Castillo, Melanie H <Melanie.H.Castillo@hud.gov>
Subject: Section 106 Consultation 3808-12 S Dearborn

Good morning Melanie,

As a representative for HUD, please refer to the attached letter for the Section 106 consultation process for a property located at 3808-12 S. Dearborn. The subject site is associated with a larger proposed project involving a land swap between CHA and the City of Chicago that we have previously discussed with you when the environmental clearance request was first submitted to 2FM by CHA. As part of the NEPA and Section 106 process, 2FM has been coordinating with Anthony Rubano of the SHPO, contacted the ACHP, and also contacted THPOs/interested tribal contacts identified with the HUD website search tool. The ACHP declined to join as a participant for this particular project, however stated that they would reconsider participating if a consulting party requested their consultation. As part of the on-going public outreach effort, 2FM participated in a townhall-style meeting organized by the Alderman of the 3rd Ward. A public notice was placed in the Sun Times on Saturday, November 10, 2018. Due to the schedule for the associated proposed larger development, SHPO has agreed to the expedited comment period for the Section 106 public comment. The agencies involved in the proposed project – CHA, Department of Planning and Development, and 2FM are all in concurrence with the mitigation proposed by SHPO (HABS recordation). Additionally, due in part to the timeframe and also in an effort to make document access easier for the public, 2FM made a supplemental document available to the public on the website page for the Bureau of Environmental, Health, & Safety Management; this is a new addition to our public outreach effort. As is our standard protocol, an additional public comment period will also be available when the NEPA document in its entirety becomes available. Please let us know if you have any comments or questions. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

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Jaime Blakesley

From: James Miller <jmiller@parkboulevardchicago.com>
Sent: Tuesday, November 13, 2018 11:18 AM
To: 2FM_NEPA
Subject: Re: Section 106 Consultation 3808-12 S Dearborn

Jaime,

Thank you for the letter.
My updated contact information is below:

James L. Miller
Stateway Associates LLC
10 West 35th Street – 9th Floor
Chicago, Illinois 60616
312-654-1843

From: 2FM_NEPA <2fm_nepa@cityofchicago.org>

Sent: Tuesday, November 13, 2018 10:14 AM

To: James Miller

Subject: Section 106 Consultation 3808-12 S Dearborn

Good morning,

Your name and contact information was provided by the CHA as a potentially interested party regarding a historic resources matter for a property at 3808-12 S. Dearborn. Please refer to the attached letter for further details. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

Jaime Blakesley

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Wednesday, November 14, 2018 2:21 PM
To: Jaime Blakesley
Cc: Young, LaDonna
Subject: FW: Section 106 Consultation 3808-12 S. Dearborn
Attachments: Section 106 Consultation 3808-12 S Dearborn_11092018_ARubano.pdf

Hi Jaime,

Thanks for this.

Anthony Rubano
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217) 782-7459
anthony.rubano@illinois.gov

From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 13, 2018 11:57 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: [External] Section 106 Consultation 3808-12 S. Dearborn

Good morning Anthony,

Please refer to the attached letter for the Section 106 consultation process for the property located at 3808-12 S. Dearborn, the former Crispus Attucks Elementary School. Similar letters have been issued to agencies, organizations, tribal representatives, neighboring residents, and various members of the public identified as potential consulting parties. As you are aware, the ACHP declined to join as a participant for this particular project, however, stated that they would reconsider participating if a consulting party requested their consultation. As part of the on-going public outreach effort, 2FM participated in a townhall-style meeting organized by the Alderman of the 3rd Ward. A public notice was placed in the Sun Times on Saturday, November 10, 2018. The agencies involved in the proposed project – CHA, DPD, and 2FM are all in concurrence with the mitigation proposed by your office, and we will review any additional mitigation proposed by the public. Additionally, due in part to the tight timeframe for the larger project the subject site is associated with, and also in an effort to make document access easier for the public, 2FM made a supplemental document available to the public on the website page for the Bureau of Environmental, Health, & Safety Management; this is a new addition to our public outreach effort. After the conclusion of the public comment period on November 26th, 2FM will notify SHPO of comments received and will also propose to finalize the language in the draft MOA. Ideally, we would like the MOA to be signed within/by the first week of December. Once the MOA is signed, 2FM will authorize the consultants to begin the HABS recordation process and any additional approved proposed mitigation. As is our standard environmental review protocol, an additional public comment period will also be available when the NEPA document in its entirety becomes available – the public would then be able to comment on the historic resources section again, if anyone so chooses to, or any other resource area within the document at that time. Thank you for your assistance, expertise, and guidance on this project, as well as your prompt responses and coordination efforts have been and continue to be greatly appreciated. Please let me know if you have any comments or questions. Thank you,

Jaime Blakesley | Environmental Engineer III

City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

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Jaime Blakesley

From: 2FM_NEPA
Sent: Monday, November 19, 2018 11:26 AM
To: 'Phillip Beckham'
Subject: RE: Comment on Demo of Crispus Attucks

Mr. Beckham,

2FM is in receipt of your November 15, 2018 letter and e-mail regarding the proposed demolition of the building located at 3808-12 S. Dearborn, the former Crispus Attucks Elementary School. Thank you for your comments.

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

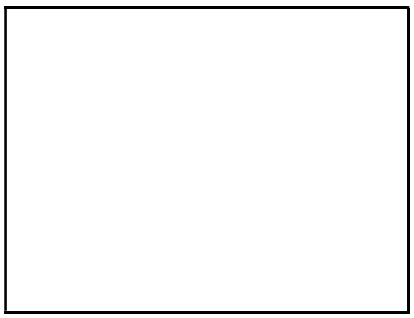
From: Phillip Beckham [mailto:pbeckham@msbarc.org]
Sent: Thursday, November 15, 2018 11:57 AM
To: 2FM_NEPA
Cc: Ward03
Subject: Comment on Demo of Crispus Attucks

Hello Jaime,

Attached is the letter we talked about.

Regards,

--
Phillip L. Beckham III
Mid South Business Association & Resource Center
C: 773-949-6750 O: 773-893-0052



www.msbarc.org

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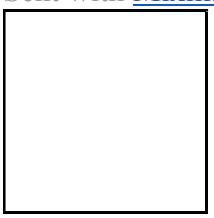
Sent with Mixmax



Jaime Blakesley

From: 2FM_NEPA
Sent: Tuesday, November 20, 2018 9:01 AM
To: 'Julie Brown'; 2FM_NEPA
Cc: Marsheda Ewulomi; Al Polikoff
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

Good morning Julie Elena Brown. Thank you for your response. 2FM approves your request for consulting party status. A letter confirming the approval and outlining the consulting party activities and timeline for this project's historic resource review under Section 106 will be sent to your attention today. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Julie Brown [mailto:jbrown@bpichicago.org]
Sent: Monday, November 19, 2018 3:01 PM
To: 2FM_NEPA
Cc: Marsheda Ewulomi; Al Polikoff
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

BPI, with staff serving as counsel for the Gautreaux plaintiff class and as a member of the Park Boulevard Working Group - with obligations regarding the development of land in the APE- would like to be a consulting party in this matter.

Julie Elena Brown
Senior Staff Counsel|Director, Public Housing
BPI
25 E. Washington | Suite 1515
Chicago, IL 60602
312.641.5570
www.bpichicago.org

Recipient of the MacArthur Award for Creative and Effective Institutions

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From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 13, 2018 10:18 AM
To: jbrown@bpichicago.org
Subject: Section 106 Consultation 3808-12 S. Dearborn

Good morning,

Please refer to the attached letter regarding Section 106 historic resources consultation for a property located at 3808-12 S. Dearborn. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

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Jaime Blakesley

From: 2FM_NEPA
Sent: Tuesday, November 20, 2018 4:57 PM
To: 'Julie Brown'
Cc: Marsheda Ewulomi; Al Polikoff
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn
Attachments: Section 106 Consultation 3808-12 S Dearborn_CP Notification Ltr_BPI_11202018.pdf

Good afternoon,

As an approved consulting party for the Section 106 Consultation regarding the building located at 3808-12 S. Dearborn, please refer to the attached letter. The letter outlines the comment process we are seeking from consulting parties for the historic resources review; namely comments on the SHPO determination of adverse effect for the building located at 3808-12 S. Dearborn, the proposed mitigation for that adverse effect, and the area of potential effect. Also included are next steps in the historic resource review process for this undertaking. Thank you for your interest,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Julie Brown [mailto:jbrown@bpichicago.org]
Sent: Monday, November 19, 2018 3:01 PM
To: 2FM_NEPA
Cc: Marsheda Ewulomi; Al Polikoff
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

BPI, with staff serving as counsel for the Gautreaux plaintiff class and as a member of the Park Boulevard Working Group - with obligations regarding the development of land in the APE- would like to be a consulting party in this matter.

Julie Elena Brown
Senior Staff Counsel|Director, Public Housing
BPI
25 E. Washington | Suite 1515
Chicago, IL 60602
312.641.5570
www.bpichicago.org

BPI Business and Professional People for the Public Interest
For a Just Society
Recipient of the MacArthur Award for Creative and Effective Institutions

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From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 13, 2018 10:18 AM
To: jbrown@bpichicago.org
Subject: Section 106 Consultation 3808-12 S. Dearborn

Good morning,

Please refer to the attached letter regarding Section 106 historic resources consultation for a property located at 3808-12 S. Dearborn. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
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DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 20, 2018

Ms. Julie Brown
Director, Public Housing
BPI
25 E. Washington, Suite 1515
Chicago, IL 60602

Subject: Section 106 – Consulting Party Status
3808-12 S. Dearborn, Chicago, Illinois

Dear Ms. Brown,

The City of Chicago Department of Fleet and Facility Management (2FM) provided written correspondence to you on November 13, 2018 regarding the above referenced project and provided both a project fact sheet as well as a map reflecting the proposed Area of Potential Effects (APE) for this project. This letter provided early notice to potentially interested parties on the role of 2FM as a Responsible Entity for carrying out federal environmental review, decision-making, and action, including assumption of responsibilities for carrying out and completing required review processes under Section 106 of the National Historic Preservation Act (36CFR § 800). On November 19th, 2FM received a formal response to its letter from your organization requesting consulting party status for the Section 106 process, and on November 20th, 2FM approved your request.

Consulting parties are being asked for input on the adverse effect to and proposed mitigation for the historic resource only, per Section 106, not on the landswap or development that may occur at some point after the demolition. As the building is not located within a historic district, or in close proximity to properties listed on the National Register of Historic Places (NRHP), the State Historic Preservation Office (SHPO) did not review proposed plans or drawings for future development of the site. The proposed mitigation is for the proposed demolition of the potentially eligible historic building only and was suggested by SHPO. 2FM is in agreement with the proposed mitigation. Additionally, SHPO concurred with the APE. The APE boundary for the building located at 3808-12 S. Dearborn (the former Crispus Attucks Elementary School) includes properties within the viewshed of the building. In addition to a copy of the completed historic documentation deposited with the Abraham Lincoln Presidential Library in

Springfield, Illinois, as requested by SHPO, 2FM will also supply a copy of the documentation to the Chicago Public Library's Harold Washington Library branch to allow for easier access to the information for Chicago residents, including the current residents within the APE, and former residents of the area.

For your convenience, enclosed with this letter is the proposed mitigation for the adverse effect finding by SHPO and the APE map (both of which were included in the fact sheet sent on November 13, 2018). If you would like to provide comments on the proposed mitigation or the APE boundary limits, we ask that you please do so before, or by, December 3, 2018. 2FM is providing consulting parties an additional review time beyond the public comment period.

Next steps in Section 106 consultation include the following:

- 2FM will provide consulting parties a summary of the public comments, after the close of the public comment period on November 26, 2018
- Consulting party comments on, including concurrence with or additional suggestions to, the proposed mitigation are to be provided to 2FM by December 3, 2018
- 2FM will provide consulting parties the final proposed mitigation by December 5, 2018, and also notify SHPO of 2FM's determination
- SHPO, 2FM, Chicago Housing Authority (CHA), and the City of Chicago Department of Planning and Development (DPD) will enter into a Memorandum of Agreement (MOA) for the finalized mitigation requirements; 2FM will provide consulting parties the opportunity to become concurring signatories to the MOA
- The historic recordation processing of the building will begin after the MOA is signed

Thank you for your interest in this project. The SHPO is also available to answer consulting party questions, and if needs be, the Advisory Council on Historic Preservation (ACHP) can also be consulted. 2FM would be the entity to coordinate consultations between consulting parties and either of those agencies. If you have any questions or concerns, please do not hesitate to contact me, at (312) 744-0963 or via email at 2FM_NEPA@cityofchicago.org.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

Enclosure

Mitigation Proposed by SHPO

I. MITIGATION

A. 2FM and/or CHA shall retain a historical contractor of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with SHPO prior to the initiation of the work to ensure that expectations are understood.

B. 2FM will ensure that the following is carried out and completed by the Contractor:

Historic American Buildings Survey (HABS) Level II recordation (see https://www.nps.gov/history/local-law/arch_stnds_6.htm#s1) of the former Crispus Attucks Elementary School at 3808-3012 South Dearborn Street in Chicago, IL, consisting of:

a. Sketch elevations, drawn in computer assisted drafting (CAD) format, of the building in current condition.
b. Black and white digital photography of the building produced on archivally stable photographic paper to include the building site, exterior and interior views and distinctive architectural features.
c. Written historic narrative and context of the building and its relation to Stateway Gardens public housing complex using HABS outline format.
d. Written historic and architectural context of post-World War II school buildings in Chicago.
e. Clear printed copies on approved sheets and high resolution digital scans of historic plans, photographs, and drawings.

Upon completion of the fieldwork portion of the HABS documentation (I.B (a) and (b)), the Contractor shall contact SHPO to confirm in writing that all of the information necessary to complete HABS documentation has been collected. Upon SHPO agreement, the demolition of the building may commence.

SHPO will review draft photos and field notes and accept or reject the submittal in accordance with HABS Standards. Upon acceptance of the 95% submission in writing, 2FM and the Contractor will complete the final documentation and deliver to the SHPO standard copy and one digital copy on an archival CD of all accepted documentation, including scanned historic plans, photographs, and drawings, in an archival clam-shell box.

Copies of the completed HABS documentation will be deposited with the Abraham Lincoln Presidential Library in Springfield, Illinois.

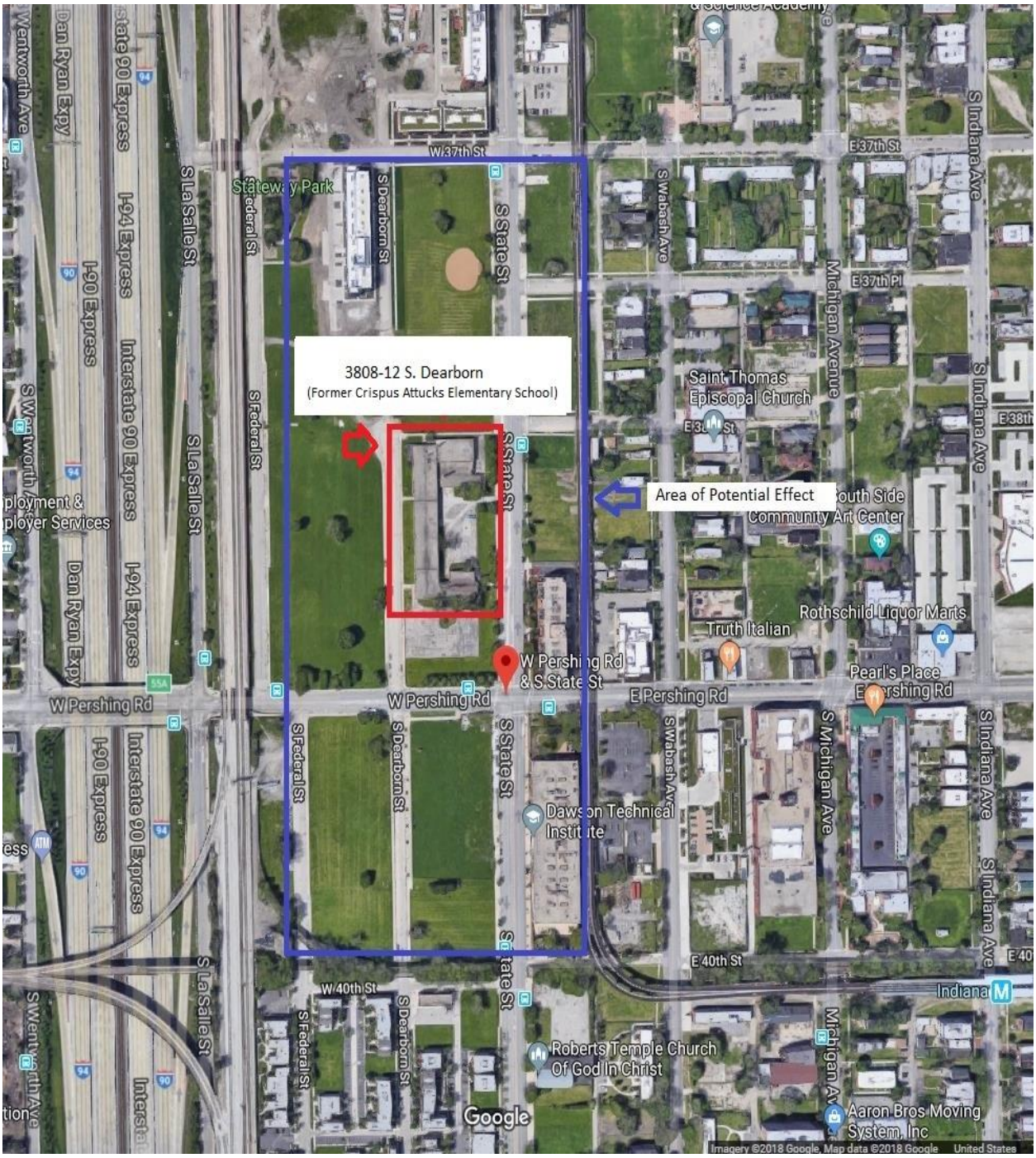
Additional Mitigation Proposed by 2FM:

- A copy of the completed HABS documentation will be deposited with the Harold Washington Library in Chicago, Illinois.

Area of Potential Effect

3808-12 S. Dearborn

Former Crispus Attucks Elementary School



From:	Julie Brown
To:	2FM_NEPA
Cc:	Marsheda Ewulomi; Alexander Polikoff; Elizabeth Silas
Subject:	106 comments - Attucks Elementary School
Date:	Wednesday, November 28, 2018 11:40:26 AM

Hello Ms. Blakesley,

As a consulting party for the Section 106 process regarding the former Crispus Attucks Elementary School, located at 3808-12 S. Dearborn, we would like to express our concern that the plan to demolish the historic building has been made without consideration of an important proposed alternative use for the building and its site. The long-term community development plan for the site includes the redevelopment of the park adjacent to the school, as well as the development of a park fieldhouse or community center. The school building has been discussed as a potential site for that fieldhouse or community center. If the school is to be demolished, an alternative site should be presented for the development of the fieldhouse or community center. We believe that true mitigation of the potential adverse effects of the school's demolition requires attention to such an alternative. Aside from this issue, BPI does not have objections to the proposed mitigation for the adverse effects of the demolition.

Julie Elena Brown
Senior Staff Counsel|Director, Public Housing
BPI
25 E. Washington | Suite 1515
Chicago, IL 60602
312.641.5570
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BPI Business and Professional People for the Public Interest
For a Just Society
Recipient of the MacArthur Award for Creative and Effective Institutions

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From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 27, 2018 11:07 AM
To: Julie Brown <jbrown@bpichicago.org>
Cc: Marsheda Ewulomi <mewulomi@bpichicago.org>; Al Polikoff <apolikoff@bpichicago.org>
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

Good morning Ms. Brown and BPI staff,

1. Yesterday, November 26, 2018, concluded the public comment period for the Section 106 public notice regarding the 3808-12 S. Dearborn building. As a consulting party member, a summary of the comments received is provided below:

    - HUD, SHPO, and CPS emailed acknowledgement of receipt of the Section 106 letter

- Forest County Potawatomi Community of Wisconsin emailed with contact information for their new Chairman
- Mr. Miller of Stateway Associates LLC emailed with an updated mailing address for Stateway Associates LLC
- Mr. Beckham of Mid South Business Association & Resource Center emailed a letter in support of the building's demolition and proposed undertaking
- Ms. Arens of IIT emailed acknowledgement of receipt of Section 106 letter and stated an intent to provide comments
- BPI requested (and was granted) consulting party status

2. As of November 27, 2018, no letters have been received via post to the 2FM office. However, any letters arriving via post will still be considered part of the record if they are postmarked by November 26, 2018.

3. All Section 106 public comments, and any corresponding 2FM responses, will be included in the final NEPA document within a historic resources appendix

Please let me know if you have any questions. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From:	2FM_NEPA
To:	"Julie Brown"; 2FM_NEPA
Cc:	Marsheda Ewulomi; Alexander Polikoff; Elizabeth Silas
Subject:	Section 106 Consultation 3808-12 S Dearborn
Date:	Tuesday, December 04, 2018 9:57:00 AM
Attachments:	Section 106 Consultation 3808-12 S Dearborn_2FM CP Response_BPI_12042018 .pdf

Good morning Ms. Brown, please refer to the attached letter regarding the historic resources mitigation determination. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: Julie Brown [mailto:jbrown@bpichicago.org]
Sent: Wednesday, November 28, 2018 11:39 AM
To: 2FM_NEPA
Cc: Marsheda Ewulomi; Alexander Polikoff; Elizabeth Silas
Subject: 106 comments - Attucks Elementary School

Hello Ms. Blakesley,

As a consulting party for the Section 106 process regarding the former Crispus Attucks Elementary School, located at 3808-12 S. Dearborn, we would like to express our concern that the plan to demolish the historic building has been made without consideration of an important proposed alternative use for the building and its site. The long-term community development plan for the site includes the redevelopment of the park adjacent to the school, as well as the development of a park fieldhouse or community center. The school building has been discussed as a potential site for that fieldhouse or community center. If the school is to be demolished, an alternative site should be presented for the development of the fieldhouse or community center. We believe that true mitigation of the potential adverse effects of the school's demolition requires attention to such an alternative. Aside from this issue, BPI does not have objections to the proposed mitigation for the adverse effects of the demolition.

Julie Elena Brown
Senior Staff Counsel|Director, Public Housing
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For a Just Society

From: 2FM_NEPA [mailto:2FM_NEPA@cityofchicago.org]
Sent: Tuesday, November 27, 2018 11:07 AM
To: Julie Brown <jbrown@bpichicago.org>
Cc: Marsheda Ewulomi <mewulomi@bpichicago.org>; Al Polikoff <apolikoff@bpichicago.org>
Subject: RE: Section 106 Consultation 3808-12 S. Dearborn

Good morning Ms. Brown and BPI staff,

1. Yesterday, November 26, 2018, concluded the public comment period for the Section 106 public notice regarding the 3808-12 S. Dearborn building. As a consulting party member, a summary of the comments received is provided below:

    - HUD, SHPO, and CPS emailed acknowledgement of receipt of the Section 106 letter
    - Forest County Potawatomi Community of Wisconsin emailed with contact information for their new Chairman
    - Mr. Miller of Stateway Associates LLC emailed with an updated mailing address for Stateway Associates LLC
    - Mr. Beckham of Mid South Business Association & Resource Center emailed a letter in support of the building's demolition and proposed undertaking
    - Ms. Arens of IIT emailed acknowledgement of receipt of Section 106 letter and stated an intent to provide comments
    - BPI requested (and was granted) consulting party status

2. As of November 27, 2018, no letters have been received via post to the 2FM office. However, any letters arriving via post will still be considered part of the record if they are postmarked by November 26, 2018.

3. All Section 106 public comments, and any corresponding 2FM responses, will be included in the final NEPA document within a historic resources appendix

Please let me know if you have any questions. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

December 4, 2018

Ms. Julie Brown
Director, Public Housing
BPI
25 E. Washington, Suite 1515
Chicago, IL 60602

Subject: Section 106 – Consulting Party Comments
3808-12 S. Dearborn, Chicago, Illinois

Dear Ms. Brown,

Thank you for your November 28, 2018, email regarding the above-referenced project. We appreciate your feedback, and, as to the historic resource mitigation as proposed by the State Historic Preservation Office (SHPO), 2FM has concurred that its proposal will be the ultimate mitigation and will be incorporated into a Memorandum of Agreement. 2FM will be notifying all of the consulting parties and relevant agencies of this final mitigation determination. We thank you for your time.

If you have any questions or concerns, please do not hesitate to contact me, at (312) 744-0963 or via email at 2FM_NEPA@cityofchicago.org.

Sincerely,

Jaime Blakesley
Environmental Engineer III

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Francine Washington
4530 S. Woodlawn Ave. , #1101
Chicago, IL 60653

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Francine Washington,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by November 26, 2018. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Rosette Patrick
3506 S. State St., #304
Chicago, IL 60609

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Rosette Patrick,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by November 26, 2018. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Savannah Meeks
17 W. 36th St., #403
Chicago, IL 60609

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Savannah Meeks,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Carolyn Morris
3720 S. Dearborn Ave., #220
Chicago, IL 60609

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Carolyn Morris,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Sincerely,

Jaime Blakesley

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Environmental Engineer III

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Arvile Miles
3720 S. Dearborn Ave., #201
Chicago, IL 60609

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Arvile Miles,

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Environmental Engineer III

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

James Miller
Stateway Associates
350 W. Ontario St., 7th Floor
Chicago, IL 60610

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear James Miller,

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Thank you in advance for your attention to this matter.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Anthony Rubano
State Historic Preservation Office
One Natural Resources Way
Springfield, IL 62702

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Anthony Rubano,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Eleanor Gorski
Chicago Department of Planning and Development
121 N. LaSalle St., Room 1000
Chicago, IL 60602

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Eleanor Gorski,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Nancy Boone
U.S. Department of Housing and Urban Development
451 7th Street SW, Room 7212
Washington, D.C. 20410

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Nancy Boone,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Melanie Castillo
U.S. Department of Housing and Urban Development
77 W. Jackson Blvd., Room 2401
Chicago, IL 60604

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Melanie Castillo,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

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Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Erik Sandstedt
U.S. Department of Housing and Urban Development
77 W. Jackson Blvd., Room 2401
Chicago, IL 60604

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Erik Sandstedt,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by November 26, 2018. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Michael Wurl
U.S. Department of Housing and Urban Development
77 W. Jackson Blvd., Room 2401
Chicago, IL 60604

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Michael Wurl,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

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Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Eugene Jones
Chicago Housing Authority
60 E. Van Buren St.
Chicago, IL 60605

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Eugene Jones,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Ward Miller
Preservation Chicago
4410 N. Ravenswood Ave.
Chicago, IL 60640

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Ward Miller,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Lisa DiChiera
Landmarks Illinois
30 N. Michigan Ave., Suite 2020
Chicago, IL 60602

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Lisa DiChiera,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Julie Brown
Business and Professional People for the Public Interest
25 E. Washington St., Suite 1515
Chicago, IL 60602

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Julie Brown,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Alderman Pat Dowell
3rd Ward Office
5046 South State Street
Chicago, IL 60609

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Alderman Pat Dowell,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Kenneth Meshigaud
Hannahville Indian Community, Michigan
N14911 Hannahville B1 Road
Wilson, MI 49896

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Kenneth Meshigaud,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Kent Collier
Kickapoo Tribe of Oklahoma
PO Box 70
McLoud, OK 74851

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Kent Collier,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Estavio Elzondo
Kickapoo Tribe of Oklahoma
PO Box 70
McLoud, OK 74851

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Estavio Elzondo,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Wesley Andrews
Little Traverse Bay Bands of Odawa Indians, Michigan
7500 Odawa Circle
Harbor Springs, MI 49740

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Wesley Andrews,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Thank you in advance for your attention to this matter.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

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Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Regina Gasco-Bentley
Little Traverse Bay Bands of Odawa Indians, Michigan
7500 Odawa Circle
Harbor Springs, MI 49740

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Regina Gasco-Bentley,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Joan Delabreau
Menominee Indian Tribe of Wisconsin
PO Box 910
Keshena, WI 54135

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Joan Delabreau,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

David Grignon
Menominee Indian Tribe of Wisconsin
PO Box 910
Keshena, WI 54135

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear David Grignon,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Kelli Mosteller
Citizen Potawatomi Nation, Oklahoma
1899 S. Gordon Cooper Dr.
Shawnee, OK 74801

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Kelli Mosteller,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

John Barrett
Citizen Potawatomi Nation, Oklahoma
1601 S. Gordon Cooper Dr.
Shawnee, OK 74801

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear John Barrett,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

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Environmental Engineer III

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Chad Frank
Forest County Potawatomi Community of Wisconsin
P.O. Box 340
Crandon, WI 54520

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Chad Frank,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Environmental Engineer III

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Thomas Wabmum
Prairie Band Potawatomi Nation
16281 Q Road
Mayetta, KS 66509

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Thomas Wabmum,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

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Environmental Engineer III

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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Liana Onnen
Prairie Band Potawatomi Nation
16281 Q Road
Mayetta, KS 66509

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Liana Onnen,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Diane Hunter
Miami Tribe of Oklahoma
PO Box 1326
Miami, OK 74355

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Diane Hunter,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Douglas Lankford
Miami Tribe of Oklahoma
PO Box 1326
Miami, OK 74355

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Douglas Lankford,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Frances Patterson
IIT
IIT Tower, Suite 9C5-1, 10 West 35th Street
Chicago, IL 60616

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Frances Patterson,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Pastor Chris Harris
Bright Star Church
735 E. 44th St.
Chicago, IL 60653

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Pastor Chris Harris,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Jeanne Arens
IIT
IIT Tower, Suite 4D7-1, 10 W. 35th Street
Chicago, IL 60616

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Jeanne Arens,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Sherry Williams
Bronzeville Historical Society
636 E. 35th St.
Chicago, IL 60616

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Sherry Williams,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Sevara Davis
CPS-Real Estate Department
42 W. Madison St.
Chicago, IL 60602

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Sevara Davis,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Jeff Donoghue
City Colleges of Chicago
180 N. Wabash
Chicago, IL 60601

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Jeff Donoghue,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

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Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Property Manager, The Pershing
Urban Property Advisers
900 W. Jackson Blvd., Suite 2W
Chicago, IL 60607

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Property Manager, The Pershing,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
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Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 13, 2018

Council Members
Prairie Band Potawatomi Nation
16281 Q Road
Mayetta, KS 66509

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Council Members,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

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In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by November 26, 2018. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Phillip Beckham
Mid-South Business & Resource Center

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Phillip Beckham,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by November 26, 2018. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

James Patrick
Bronzeville CAC
Chicago, IL 60653

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear James Patrick,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

November 9, 2018

Stephen Mitchell
Bronzeville Neighborhood Collaborative
Chicago, IL 60653

Subject: 3808-12 South Dearborn Building Demolition
Former Crispus Attucks Elementary School
Chicago, Illinois

Dear Stephen Mitchell,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) intends to acquire a vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., from the City of Chicago Department of Planning and Development (DPD) and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to DPD (a land swap). DPD will also be acquiring a parcel containing the vacant building at 3808-3812 S. Dearborn Street (former Crispus Attucks Elementary School) which is adjacent to the property involved in the land swap. After the acquisition, the building is proposed for demolition to facilitate future commercial development. Because the undertaking involves disposition and acquisition of CHA land, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the building is eligible for listing on the National Register of Historic Places (NRHP) due to its social ties with the former CHA Stateway Gardens public housing complex and as an example of a mid-century modern public school design. SHPO determined that the demolition will have an adverse effect on a building eligible for listing on the NRHP. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

In order to resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) Level II recordation, a process of documenting the building and its history for future

reference. 2FM, CHA, and DPD concur with the mitigation measures proposed by SHPO. A summary factsheet including the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the building are enclosed with this letter. Additional documentation previously prepared for the SHPO are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday, and will be available for review until November 26, 2018. A document titled Section 106 Consultation 3808-12 S. Dearborn will also be available for review on 2FM's website until November 26th, and will be located at: https://www.cityofchicago.org/city/en/depts/dgs/supp_info.html.

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If you wish to submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE, please provide a written response to 2FM by November 26, 2018. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to the aforementioned 2FM address or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley

Jaime Blakesley
Environmental Engineer III

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Chip Hastings, Managing Deputy Commissioner, DPD

Attachments: fact sheet, map, photographs

Preserving America's Heritage

October 26, 2018

Ms. Jaime Blakesley
Environmental Engineer III
City of Chicago
Department of Fleet and Facility Management
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300
Chicago, Illinois 60602-2575

Ref: *Proposed Demolition of the former Crispus Attucks Elementary School*
Chicago, Cook County, Illinois
ACHPConnect Log Number: 13238

Dear Ms. Blakesley:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer (THPO), affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and it is determined that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Illinois State Historic Preservation Officer (SHPO), and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOA, and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the notification of adverse effect. If you have any questions or require further assistance, please contact Anthony G. Lopez at (202) 517-0220 or by email at alopez@achp.gov.

Sincerely,

LaShavio Johnson

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

Preserving America's Heritage

Advisory Council on Historic Preservation
Electronic Section 106 Documentation Submittal System (*e*106) Form
MS Word format

Send to: *e106@achp.gov*

I. Basic information

1. **Name of federal agency** (If multiple agencies, state them all and indicate whether one is the lead agency):

   U.S. Department of Housing and Urban Development, Chicago Housing Authority, City of Chicago Department of Fleet and Facility Management (Responsible Entity for CHA as designated by HUD)

2. **Name of undertaking/project** (Include project/permit/application number if applicable):

   Crispus Attucks Elementary School

3. **Location of undertaking** (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):

   Location: Chicago, Cook County, Illinois, it does not occur on or affect historic properties on tribal lands

   Ownership: The City of Chicago, land ownership in a co-development proposal with the Chicago Housing Authority.

4. **Name and title of federal agency official and contact person for this undertaking**, including email address and phone number:

   Jaime Blakesley, Environmental Engineer III, City of Chicago Department of Fleet and Facility Management (Responsible Entity); jaime.blakesley@cityofchicago.org 312-744-0963

5. Purpose of notification. Indicate whether this documentation is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a Section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings in accordance with 36 C.F.R. 800.14(b)(3).

Notifying of an adverse effect to an eligible historic property

II. Information on the Undertaking*

6. Describe the undertaking and nature of federal involvement (if multiple federal agencies are involved, specify involvement of each):

The City of Chicago Department of Fleet and Facility Management (2FM), is providing documentation to inform of an adverse effect determination we recently received from the Illinois SHPO for the former Crispus Attucks school. This school was closed in 2008 and has been vacant since then. The former students were relocated to a nearby new school, also named Crispus Attucks. The former school building is within a proposed project referred to as 39th and State Street Development, a joint City of Chicago/Chicago Housing Authority (CHA) new construction project on both vacant land and a parcel containing the unoccupied former Chicago Public School (CPS) building; and as such the building is proposed for demolition. SHPO determined that the building is eligible for listing on the National Register of Historic Places under Criteria A and C.

The CHA proposes to utilize U.S. Department of Housing and Urban Development (HUD) funding in the form of land acquisition and disposition (a land swap) with the DPD for this project. Because this project would use federal funding, it is subject to meeting federal environmental review requirements. 2FM is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for this project. This includes assumption of responsibilities for carrying out and completing required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on historic resources.

7. Describe the Area of Potential Effects:

The Area of Potential Effect is the former Crispus Attucks elementary school building and the residential housing on adjacent property to the north, residential buildings within viewshed on adjacent properties to the east, a technical institute on the east, bordered by a vacant parcel and railroad to the south and west. Street boundaries are 37th Street to the North, 40th Street to the South, State Street to the East, and Federal Street to the West.

8. Describe steps taken to identify historic properties:

Historical data search included Sanborn maps, historic aerial photos, dialogue with the City of Chicago Planning Department on previous projects adjacent to the proposed site, consultation with the Chicago Public Schools planning department, search of HAARGIS, and City of Chicago databases.

9. Describe the historic property (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

The current CPS property is approximately 3.4 acres and includes the former Crispus Attucks Elementary School with an address of 3808-12 S. Dearborn. The Crispus Attucks Elementary School was closed in2008 and has remained unoccupied since its closure. The school building was constructed in 1957, andthe architect of record is listed as Fugard, Burt, Wilkinson & Orth. The office for Fugard, Burt, Wilkinson & Orth was at 520 N. Michigan Avenue, Chicago, Illinois. Although not currently listed on the NRHP or as a Chicago Landmark, we acknowledge that the age of the building enables it to be potentially eligible for listing. However, due to ten years of vacancy, acts of vandalism, and weathering, the current condition of the school building could be described as dilapidated. Interior renovations and repairs occurred over the decades until a few years before closure in 2008. Additionally, the building has been off-limits to enter due to the potential exposure to hazardous building materials. The building does not appear to have its original integrity intact.

SHPO determined that the building is potentially eligible for listing on the NRHP for Criteria A and C.

10. Describe the undertaking's effects on historic properties:

Adverse effect, the proposed action is to demolish the building.

11. Explain how this undertaking would adversely affect historic properties (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

Adverse effect, the proposed action is to demolish the building. SHPO, CHA, and the City of Chicago will be entering into a Memorandum of Agreement. SHPO proposed mitigation includes:

2FM and/or CHA shall retain a historical contractor of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with SHPO prior to the initiation of the work to ensure that expectations are understood.

B. Prior to the completion of the construction of the new building, 2FM will ensure that the following is carried out and completed by the Contractor:

Historic American Buildings Survey (HABS) Level III recordation (see https://www.nps.gov/history/local-law/arch_stnds_6.htm#s1) of the Crispus Attucks Elementary School at 3808-3012 South Dearborn Street in Chicago, IL. The recordation will consist of:

a. Sketch elevations, drawn in computer assisted drafting (CAD) format, of the buildings in current condition.

b. Black and white digital photography of the buildings produced on archivally stable photographic paper to include the building site, exterior elevations, and distinctive exterior architectural features.

c. Written historic narrative and context of the buildings and of downtown Des Plaines, and a written architectural description of the buildings using HIBS designated outline format.

d. Clear printed copies on approved sheets and high resolution digital scans of historic plans, photographs, and drawings.

Upon completion of the fieldwork portion of the HABS documentation (I.B (a) and (b)), the Contractor shall contact SHPO to confirm in writing that all of the information necessary to complete HABS documentation has been collected. Upon SHPO agreement, the demolition of the building may commence.

SHPO will review draft photos and field notes and accept or reject the submittal in accordance with HABS Standards. Upon acceptance of the 95% submission in writing, 2FM and the Contractor will complete the final documentation and deliver to the SHPO standard copy and one digital copy on a gold CD of all accepted documentation, including scanned historic plans, photographs, and drawings, in an archival clam-shell box.

Copies of the completed HABS documentation will be deposited with the Abraham Lincoln Presidential Library in Springfield, Illinois.

12. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public, including any correspondence from the SHPO and/or THPO.

Attached SHPO determination letter and proposed mitigation. No tribes or Native Hawai'ian organizations expressed an interest in the project.

* see *Instructions for Completing the ACHP* e*106 Form*

III. Optional Information

13. Please indicate the status of any consultation that has occurred to date. Are there any consulting parties involved other than the SHPO/THPO? Are there any outstanding or unresolved concerns or issues that the ACHP should know about in deciding whether to participate in consultation?

Consulting parties are still be identified through coordination with the CHA for a Local Advisory Group of CHA residents, and the local Aldman's office. There are no known outstanding or unresolved concerns or issues for ACHP involvement.

14. Does your agency have a website or website link where the interested public can find out about this project and/or provide comments? Please provide relevant links:

The project will be publically noticed in the Sun Times paper and on the Sun Times website, with an email address specifically for public comments. Hard copies of plans and SHPO consultation are available for the public to view at the Department of Fleet and Facility offices during weekdays.

15. Is this undertaking considered a "major" or "covered" project listed on the Federal Infrastructure Projects Permitting Dashboard or other federal interagency project tracking system? If so, please provide the link or reference number:

No, it is not considered a major or covered project listed on the Infrastructure Projects Permitting Dashboard.

The following are attached to this form (check all that apply):

__X_ Section 106 consultation correspondence

__X_ Maps, photographs, drawings, and/or plans

__X_ Additional historic property information

__X_ Other:APE

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

September 27, 2018

Jaime Loichinger
Office of Federal Agency Programs
Advisory Council on Historic Preservation
401 F Street NW, Suite 308
Washington, DC 20001

Subject: Former Crispus Attucks School
Chicago, Illinois

Dear Ms. Loichinger,

The City of Chicago Department of Fleet and Facility Management (2FM), is providing documentation to inform of an adverse effect determination we recently received from the Illinois SHPO for the former Crispus Attucks school. This school was closed in 2008 and has been vacant since then. The former students were relocated to a nearby new school, also named Crispus Attucks. The former school building is within a proposed project referred to as 39th and State Street Development, a joint City of Chicago/Chicago Housing Authority (CHA) new construction project on both vacant land and a parcel containing the unoccupied former Chicago Public School (CPS) building; and as such the building is proposed for demolition. SHPO determined that the building is eligible for listing on the National Register of Historic Places under Criteria A and C.

The CHA proposes to utilize U.S. Department of Housing and Urban Development (HUD) funding in the form of land acquisition and disposition (a land swap) with the DPD for this project. Because this project would use federal funding, it is subject to meeting federal environmental review requirements. 2FM is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for this project. This includes assumption of responsibilities for carrying out and completing required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on historic resources.

SHPO, 2FM, DPD, and the CHA have agreed to enter into a Memorandum of Agreement (MOA) that includes mitigation proposed by SHPO. A map of proposed APE is attached to this letter for review and comment, as well as the initial SHPO consultation package, SHPO determination letter, and proposed mitigation. The APE includes residences within the viewshed of the proposed project.

If you wish to submit comments on the adverse effect impacts to the proposed APE, please provide a written response within 15 days of receipt of this letter. The public will be able to comment on the proposed project through a Section 106 public notice and comment period, as well as part of the overall 24 CFR 58.4 process through a public notification and public comment period when the environmental assessment draft is completed. Documentation will be available for the public to view with 2FM's office during the weekday from 8:00 AM to 4:00 PM. 2FM will be coordinating with the CHA and the local Aldermanic office for the neighborhood to identify potential interested consulting parties. Your response and written comments may be directed to the 2FM address: 30 N. LaSalle St., Suite 300, Chicago, IL 60602, or emailed to 2FM_NEPA@cityofchicago.org.

Thank you in advance for your attention to this matter.

Sincerely,

Jaime Blakesley
Environmental Engineer III

cc: Patrick Dunn, CDM Smith
Kimberly Worthington, 2FM

Crispus Attucks Elementary School

Area of Potential Effect

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

FAX (217) 524-7525

Cook County
Chicago
Land Disposition, Acquisition, Demolition and New Construction, 39th and State Street Development Area Bounded by 37th Pl., Federal St., 40th St. and State St., Former Crispus Attucks Elementary School - 3808-12 S. Dearborn St.
SHPO Log #006083018

September 21, 2018

Jaime Blakesley
City of Chicago, Illinois
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Dear Ms. Blakesley:

We have reviewed the information provided regarding the above referenced project. Our review is required by section 106 of the National Historic Preservation Act of 1966, as amended. The former Crispus Attucks Elementary School is eligible for listing on the National Register of Historic Places under Criteria "A" and "C".

This proposal to demolish the structure constitutes an adverse effect as defined in 36 CFR 800.5.

On September 21, 2018, this office emailed you a draft Memorandum of Agreement whose stipulations would mitigate this adverse effect. Please note that the building must not be demolished prior to the resolution of the disposition of this historic property.

If you have any questions, please contact me at 217/785-5031.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer

c: Patrick Dunn, CDM Smith
Cody McChane, CDM Smith

DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

August 24, 2018

Rachel Leibowitz
and/or Acting State Historic Preservation Officer
Illinois Department of Natural Resources
Illinois State Historic Preservation Office
Attn: Review and Compliance/Old State Capitol
1 Natural Resources Way
Springfield, IL 62702

Subject: Initial Consultation for Section 106 Review – HUD-CHA
39th and State Street Development – Land Disposition and Acquisition

To the Acting State Historic Preservation Officer:

The City of Chicago Department of Fleet and Facility Management (2FM), is providing documentation to initiate consultation for the 39th and State Street Development, a joint City of Chicago/Chicago Housing Authority (CHA) new construction project on both vacant land and a parcel containing an unoccupied Chicago Public School (CPS) building. The proposed project area is a multi-block area roughly bounded by W. 37th Pl. to the north, S. Federal St. to the west, W. 40th St. to the south, and S. State St. to the east. Addresses associated with the project area include 3808 S. Dearborn Street, and several parcels without PINS and associated addresses; please refer to the attachment for a complete list. This proposed development is directly south of/adjacent to the previously reviewed, but unrelated, SHPO Log #005062018. The proposed development is located within the Bronzeville neighborhood of Chicago. Within Bronzeville is the Black Metropolis District. The Black Metropolis District is a theme district, with no geographical boundaries. It consists of 9 structures that have been designated as Chicago Landmarks on September 9, 1998. Of these eight are individual buildings and one is a public monument. There are no landmark structures or NHRP listed buildings within or adjacent to the proposed development.

The CHA intends to acquire a City of Chicago vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to the City of Chicago. The City of Chicago has a planned commercial development proposed for the property it will be acquiring from CHA, which will include a grocery store and parking facilities. The planned City of Chicago commercial development will also include vacant private property, a CPS property which includes a closed school building, as well as a portion of S. Dearborn Street which will be vacated prior to development. As both the land disposition and acquisition will involve CHA property, HUD regulations require a Section 106 consultation. An attached project location map is provided. Descriptions of the current CHA, City of Chicago, CPS, and private properties are as follows:

CHA property

The current CHA property, approximately 7.8 acres, proposed for disposition to the City of Chicago, is vacant land north of 39th Street (Pershing Rd) and is located on a portion of the former Stateway Gardens housing complex. The project area was developed with multiple structures prior to 1912. The project area has undergone several redevelopments and ground disturbances since 1952 as evidenced in the enclosed documentation. The former Stateway Gardens public housing complex, which was comprised of eight buildings constructed in 1958, was demolished between 2001 and 2007.

City of Chicago property

The current City of Chicago property, approximately 6.7 acres, proposed for acquisition by the CHA, is vacant land south of 39th Street (Pershing Rd) and is located on a portion of the former Robert Taylor Homes housing complexes. The project area has undergone several redevelopments and ground disturbances since 1952 as evidenced in the enclosed documentation. The former Robert Taylor Homes, constructed in 1961, had 28 detached 16-story buildings. Demolition of the Robert Taylor Homes began in 2003 and was completed in 2007. There are no remaining buildings on the current CHA property.

Private property

A private parcel comprising approximately 2.7 acres of vacant land is proposed for acquisition by the City of Chicago as part of the larger development plan. This private land also occupies a portion of the former Stateway Gardens housing complex. As described in the CHA property above, the land has been previously disturbed on multiple occasions, as evidenced in the attached documentation. There are no remaining buildings on the current private property.

CPS property

The current CPS property is approximately 3.4 acres and includes the former Crispus Attucks Elementary School with an address of 3808-12 S. Dearborn. The Crispus Attucks Elementary School was closed in 2008 and has remained unoccupied since its closure. The school building was constructed in 1957, and the architect of record is listed as Fugard, Burt, Wilkinson & Orth. The office for Fugard, Burt, Wilkinson & Orth was at 520 N. Michigan Avenue, Chicago, Illinois. Although not currently listed on the NRHP or as a Chicago Landmark, we acknowledge that the age of the building enables it to be potentially eligible for listing. However, due to ten years of vacancy, acts of vandalism, and weathering, the current condition of the school building could be described as dilapidated. Interior renovations and repairs occurred over the decades until a few years before closure in 2008. Additionally, the building has been off-limits to enter due to the potential exposure to hazardous building materials. The building does not appear to have its original integrity intact. Provided as an attachment are copies of the 1957 as-built drawings and a photolog containing photos from when the building was still utilized as a school, interior photos after closure, as well as current exterior photos.

Documentation, including historical aerial imagery and Sanborn maps, showing the entire proposed project area is included for your review. The documentation demonstrates that the vacant land parcels have been heavily disturbed prior to the project; and therefore an archeological survey should not be required. However, we request your review and determination for all the properties involved in the proposed 39th and State development, including the former Crispus Attucks Elementary School and its proposed demolition.

Please contact me by email at jaime.blakesley@cityofchicago.com or by phone at (312) 744-0963 if you have any questions or need additional information.

Sincerely,

Jaime Blakesley
Environmental Engineer III

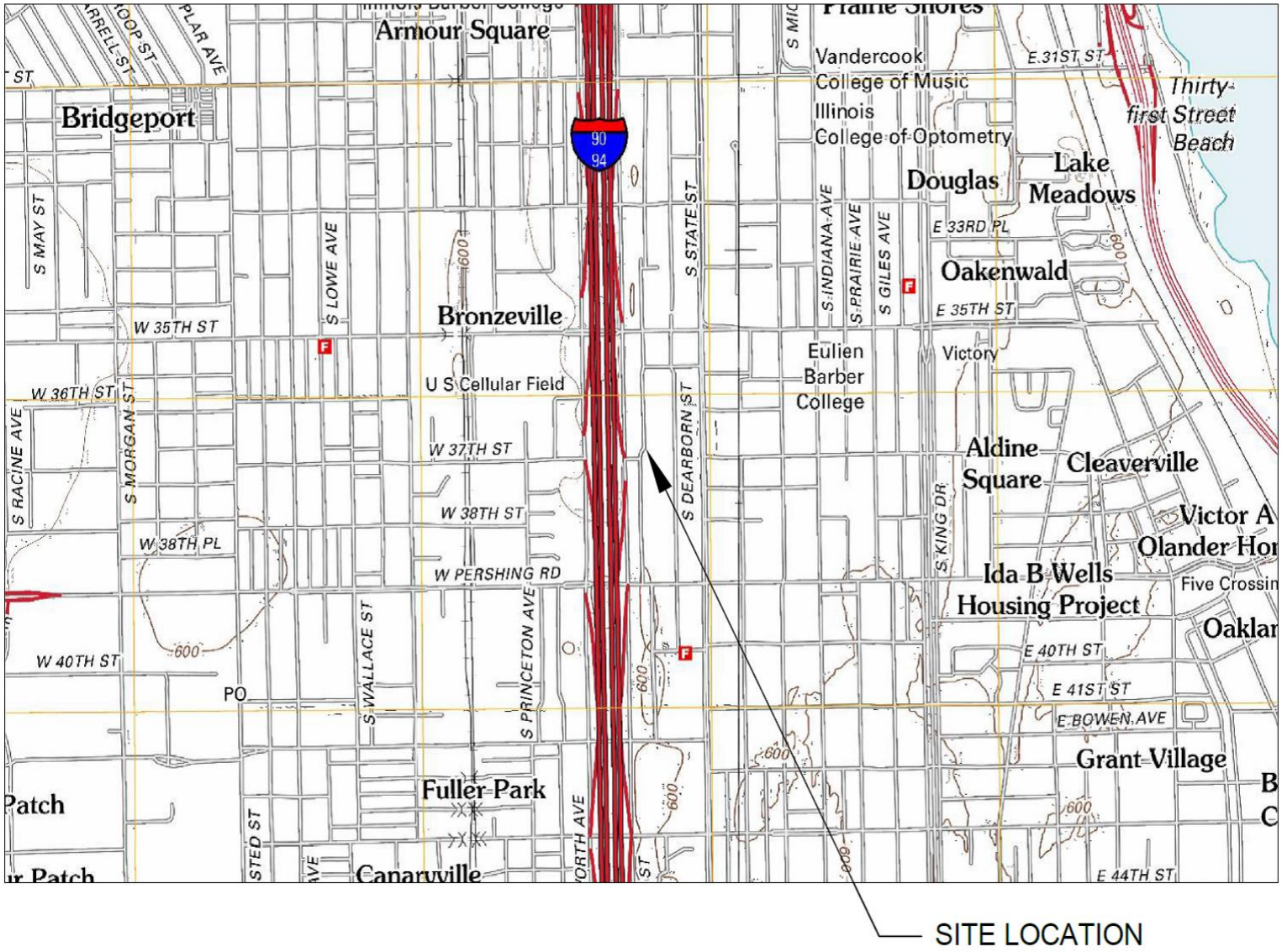
Attachments

cc: CDM Smith: Cody McChane, Patrick Dunn

39th and State Street Development

Section 106 Consultation - Attachment List

- Project site location map
- Parcel PINS, addresses, and zoning map
- Sanborn maps
- Historic aerials
- As-built drawings – Crispus Attucks
- Photographs


Armour Square
Bridgeport
Bronzeville
U S Cellular Field
Fuller Park
Canaryville
Vandercook
College of Music
Illinois
College of Optometry
Douglas
Lake
Meadows
Oakenwald
Eulien
Barber
College
Victory
Aldine
Square
Cleaverville
Ida B Wells
Housing Project
Grant Village
Thirty-
first Street
Beach
E 31ST ST
E 33RD PL
E 35TH ST
E 40TH ST
E 41ST ST
E BOWEN AVE
E 44TH ST
W 35TH ST
W 36TH ST
W 37TH ST
W 38TH ST
W 38TH PL
W PERSHING RD
W 40TH ST
S MAY ST
S LOWE AVE
S MORGAN ST
S RACINE AVE
S STATE ST
S DEARBORN ST
S INDIANA AVE
S PRAIRIE AVE
S GILES AVE
S KING DR
S WALLACE ST
S PRINCETON AVE
90
94
SITE LOCATION

39th and State Ownership

City PINS	Address
20-04-205-002-0000	3942 S. Federal St.
20-04-205-004-0000	3900 S. Federal St.
20-04-206-039-0000	3936 S. Dearborn St.
20-04-206-040-0000	3935 S. Dearborn St.
20-04-206-041-0000	3947 S. Dearborn St.
20-04-207-049-0000	3955 S. Dearborn St.

CHA PINS	Address
17-33-416-050-0000	3620 S. Dearborn St.
17-33-416-054-0000	3620 S. Dearborn St.
17-33-417-048-0000	3700 S. State St.
17-33-420-026-0000	3806 S. Dearborn St.
17-33-420-049-0000	3808 S. Dearborn St.
17-33-415-045-0000	378 S. LaSalle St.
17-33-416-049-0000	3620 S. Dearborn St.
17-33-419-052-0000	3845 S. LaSalle St.

CPS PINS	Address
17-33-421-047-0000	5055 S. State St.
17-33-421-048-0000	5055 S. State St.

LCR PINS	Address
17-33-420-024-0000	3800 S. Dearborn St.
17-33-420-025-0000	3804 S. Dearborn St.

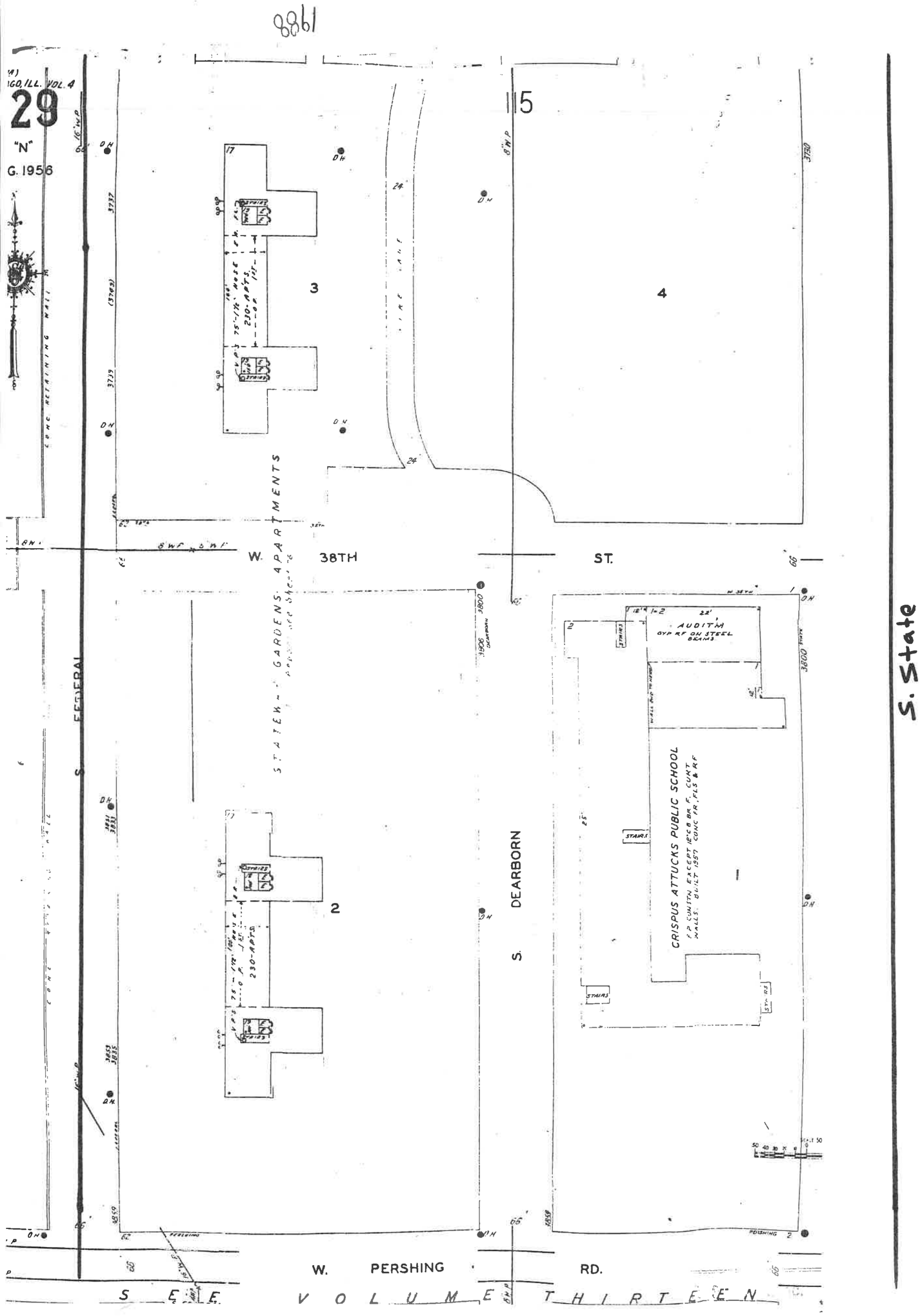
39th and State-- Zoning Map Entire Development

City Parcels

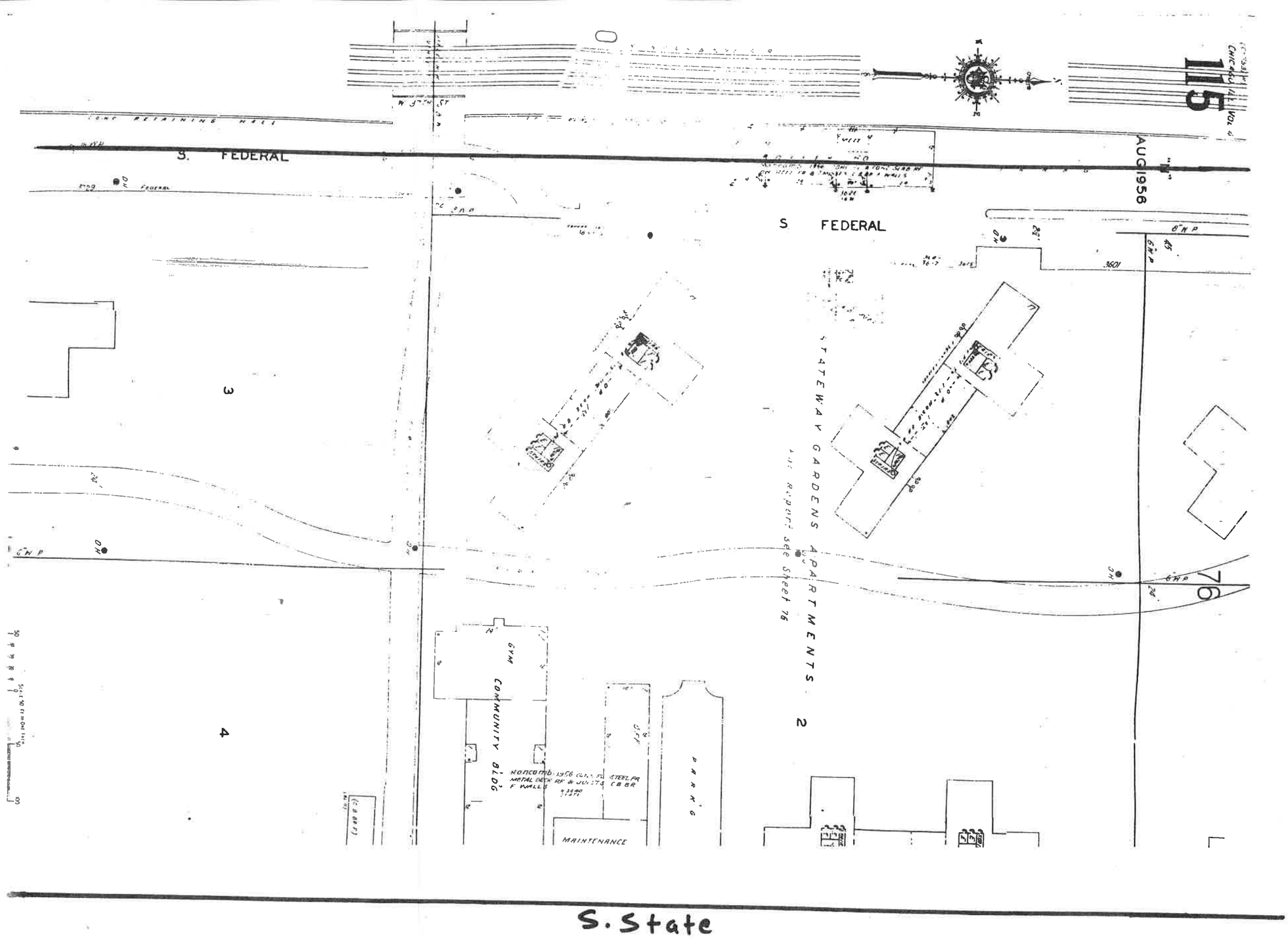
CHA Parcels

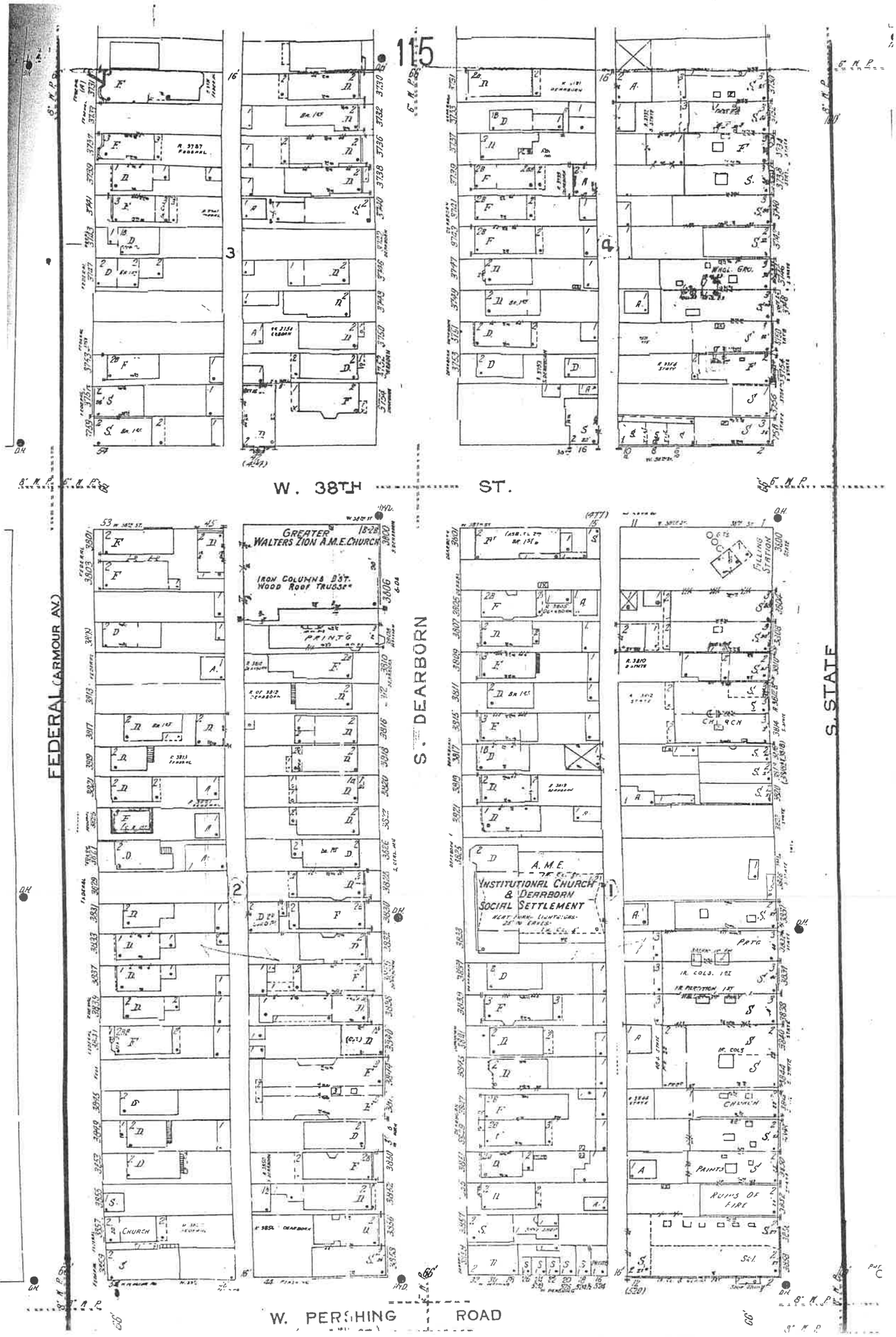
CPS Parcels

LCR Parcels



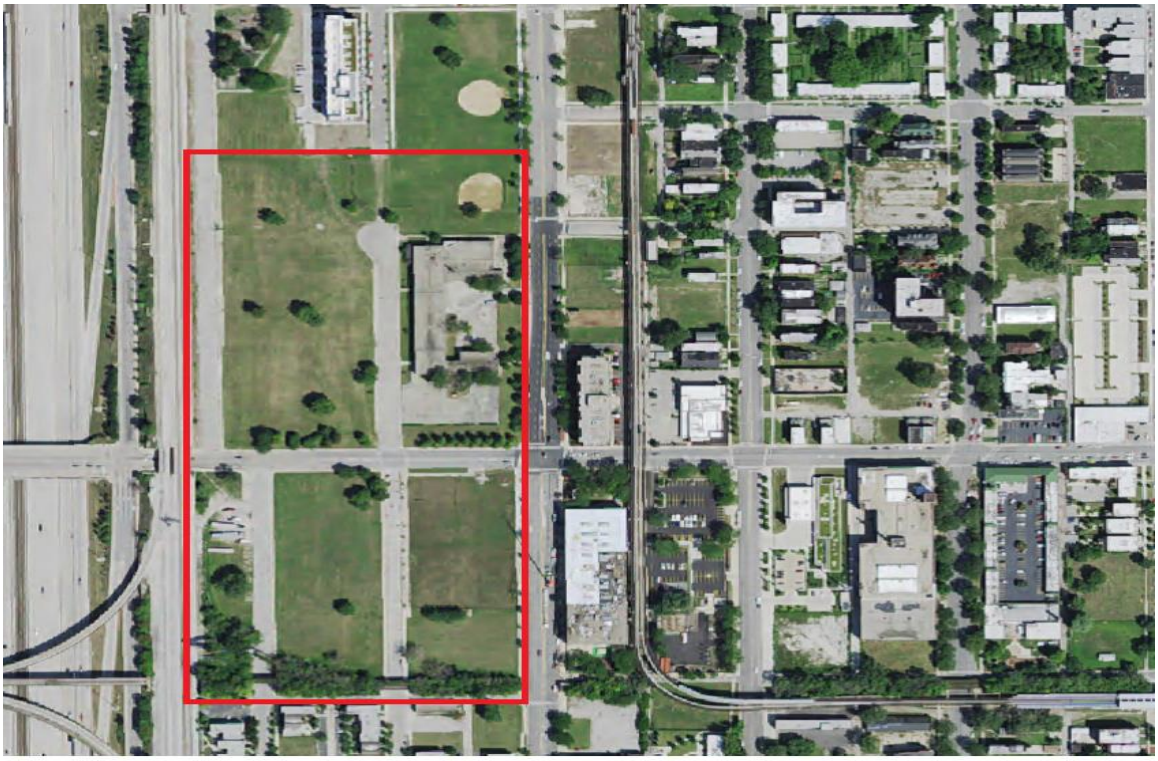
1988
29
"N"
G. 1956
115
3
4
2
1
W. 38TH ST.
S. FEDERAL
S. DEARBORN
W. PERSHING RD.
S. State
STATEWAY GARDENS APARTMENTS
CRISPUS ATTUCKS PUBLIC SCHOOL
AUDITM
STAIRS
SEE VOLUME THIRTEEN


115
AUG 1956
S. FEDERAL
S FEDERAL
STATEWAY GARDENS APARTMENTS
For Report see Sheet 76
GYM
COMMUNITY BLDG
PARKG
MAINTENANCE
3
4
2
76
S. State


115
W. 38TH ST.
FEDERAL (ARMOUR AV.)
S. DEARBORN
S. STATE
W. PERSHING ROAD
GREATER WALTERS ZION A.M.E. CHURCH
IRON COLUMNS D'ST. WOOD ROOF TRUSSES
PRINTG
A.M.E. INSTITUTIONAL CHURCH & DEARBORN SOCIAL SETTLEMENT
FILLING STATION
CHURCH
PAINTS
RUINS OF FIRE
WHOL. GRO.

1950

39th/State Historic Aerial Photos



2015

2009

39th/State Historic Aerial Photos

1999

1962

39th/State Historic Aerial Photos

1952

NOTES:

DASH LINES ——— INDICATE THE APPROXIMATE LOCATIONS OF BUILDINGS WHICH HAVE BEEN WRECKED.

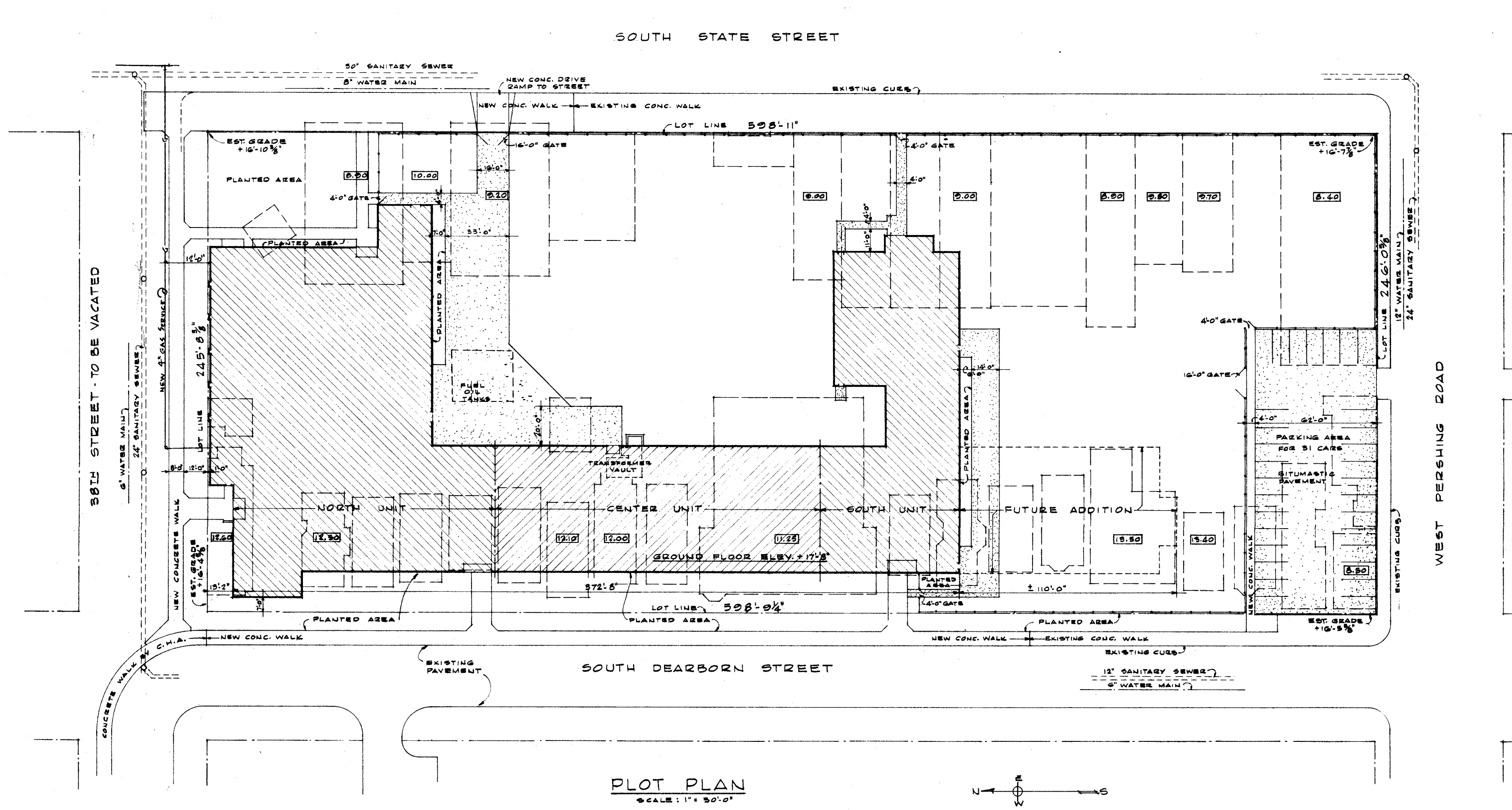
ELEVATION FIGURES IN BOXES [0.00] INDICATE THE APPROXIMATE LEVELS OF BASEMENT FLOORS IN WRECKED BUILDINGS.

LINES —•—•— INDICATE CHAIN LINK FENCE.

STIPPLED AREAS [stippled] INDICATE BITUMASTIC SURFACES.

PLANTED AREAS TO HAVE LOAM 8" DEEP, FINE GRADED.

ALL OTHER PLAYGROUND SURFACES BETWEEN BUILDING AND CHAIN LINK FENCE TO BE WATERBOUND MACADAM.



SCHEDULE OF DRAWINGS

ARCHITECTURAL

A	PLOT PLAN
1	PLANS - SOUTH UNIT
2	PLANS - CENTER UNIT
3	PLAN - FIRST FLOOR - NORTH UNIT
4	PLAN - SECOND FLOOR - NORTH UNIT
5	ROOF PLAN AND DETAILS
6	ELEVATIONS - SOUTH AND CENTER UNITS
7	ELEVATIONS - NORTH UNIT
8	ENTRANCE AND STAIR DETAILS
9	ENTRANCE AND MISC. DETAILS
10	GYMNASIUM AND LOCKER ROOM DETAILS
11	BOILER ROOM AND TRANSFORMER VAULT DETAILS
12	TOILET ROOMS - PLANS - ELEVATIONS - SECTIONS
13	KITCHEN AND LIBRARY DETAILS
14	DOOR AND WINDOW SCHEDULES
15	TYPICAL CLASSROOM AND CHALKBOARD DETAILS

STRUCTURAL

S-1	FOUNDATION & SECOND FLOOR - SOUTH UNIT
S-2	FOUNDATION & SECOND FLOOR - CENTER UNIT
S-3	FOUNDATION - NORTH UNIT
S-4	SECOND FLOOR & LOW ROOF - NORTH UNIT
S-5	ROOF PLANS - SOUTH & CENTER UNITS
S-6	ROOF PLAN - NORTH UNIT
S-7	SCHEDULES & DETAILS
S-8	SCHEDULES & DETAILS

MECHANICAL
(PLUMB'G., HEAT'G., VENTILAT'G.)

PE-A	PLOT PLAN
PHV-1	PLANS - SOUTH UNIT
PHV-2	PLANS - CENTER UNIT
PHV-3	PLAN - FIRST FLOOR - NORTH UNIT
PHV-4	PLAN - SECOND FLOOR - NORTH UNIT
PHVE-5	UNDERFLOOR - CENTER & SOUTH UNITS
PHVE-6	UNDERFLOOR - NORTH UNIT
PHV-7	DETAILS - KITCHEN - FAN ROOM - TOILETS.
HV-8	BOILER ROOM - TEMPERATURE CONTROLS - HEAT'G. DETAILS
P-8	WATER RISER DIAGRAM
P-9	SOIL & WASTE DIAGRAM

ELECTRICAL

E-1	PLANS - SOUTH UNIT
E-2	PLANS - CENTER UNIT
E-3	PLAN - FIRST FLOOR - NORTH UNIT
E-4	PLAN - SECOND FLOOR - NORTH UNIT

MATERIAL LEGEND

CONCRETE	STRUCTURAL FACING TILE
FACE BRICK	WOOD
CONCRETE MASONRY UNITS	STEEL

CRISPUS ATTUCKS ELEMENTARY SCHOOL

NOTE:- TEST BORING USED WHERE THOSE TAKEN FOR PROJECT JUST WEST OF DEARBORN ST. BETWEEN 38TH & 39TH ST.

±0.0	APPROX EL. + 15'-0"
-1.0' / -2.0	TOP SOIL SAND & MISC FILL & LOOSE
-3.0 / -4.0	FINE SAND - SOME SILT BROWN LOOSE
-5.0 / -6.0 / -7.0 / -8.0 / -10.0	4'-0" - 1/2 HR. AFTER CASING REMOVAL WATER LEVEL 4.5' WHILE DRILLING FINE TO MED DENSE
-11.0 / -12.5 / -14.0	SILT SOME CLAY & SAND GREY LOOSE
-15.0 / 16.2	SILT & SAND TRACE OF CLAY - LOOSE

FOR THE

BOARD OF EDUCATION
CITY OF CHICAGO

FUGARD, BURT, WILKINSON, & ORTH - ARCHITECTS - CHICAGO

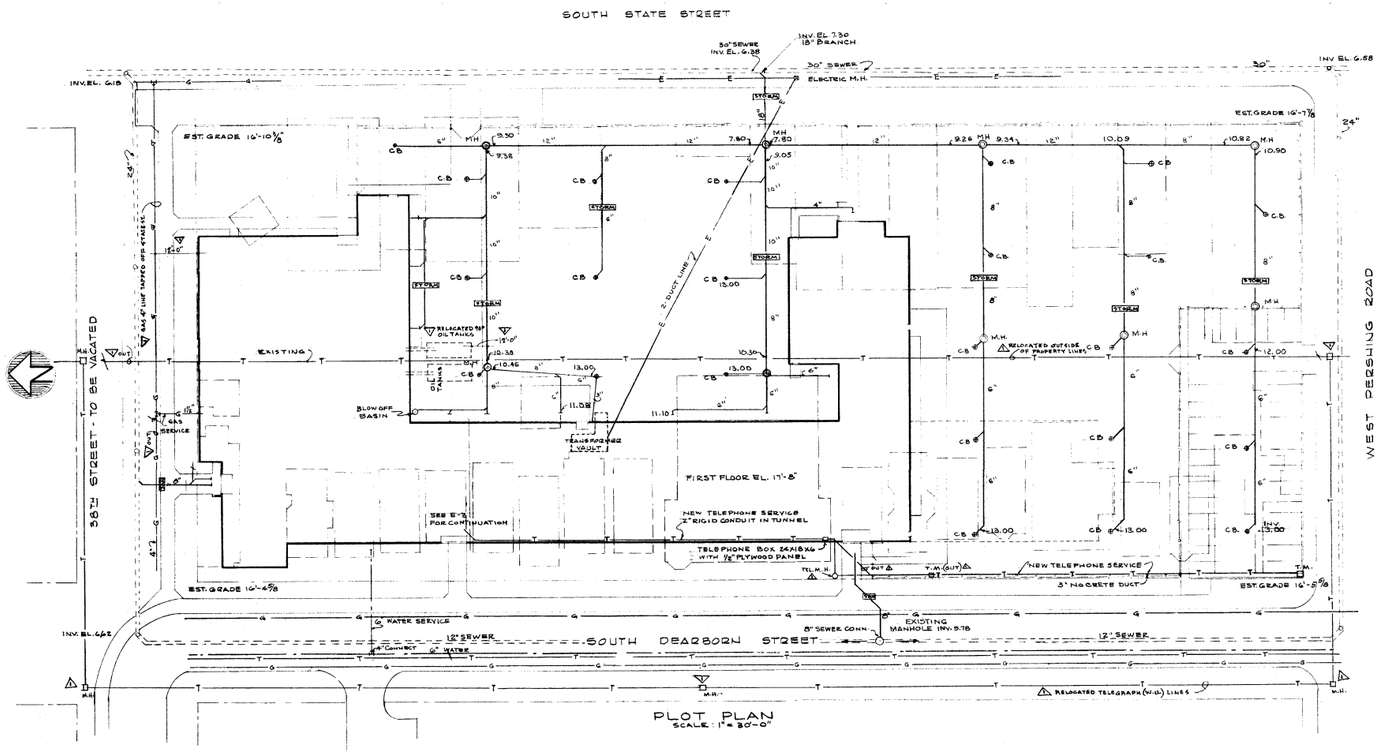
OCTOBER 10, 1956 COMM. NO. 1048

Certification of Authenticity for purpose of Microfilming. BOARD OF EDUCATION BUREAU OF ARCHITECTURE
Director [signature]

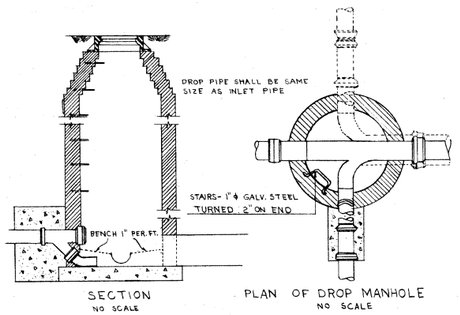
JOB Nº 922

REVISIONS	SHEET
OCT. 11, 1956	A

ABBREVIATIONS	
M.H.	MANHOLE (SEWER)
C.B.	CATCH BASIN
E.M.	ELECTRIC MANHOLE
B.O.	BLOW OFF BASIN
E	ELECTRIC SERVICE DUCT
T	TELEPHONE SERVICE DUCT
G	GAS SERVICE
W	WATER SERVICE & CITY WATER
S	EXISTING SEWER
STORM	YARD DRAIN & SEWERS

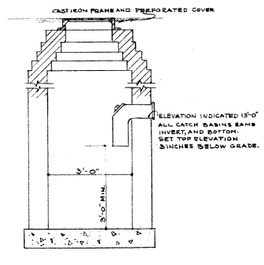


PLOT PLAN
SCALE: 1" = 30'-0"

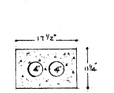


SECTION
NO SCALE

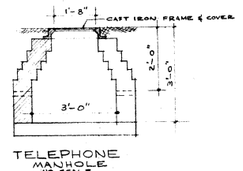
PLAN OF DROP MANHOLE
NO SCALE



CATCH BASIN



ELECTRICAL SERVICE DUCT LINE



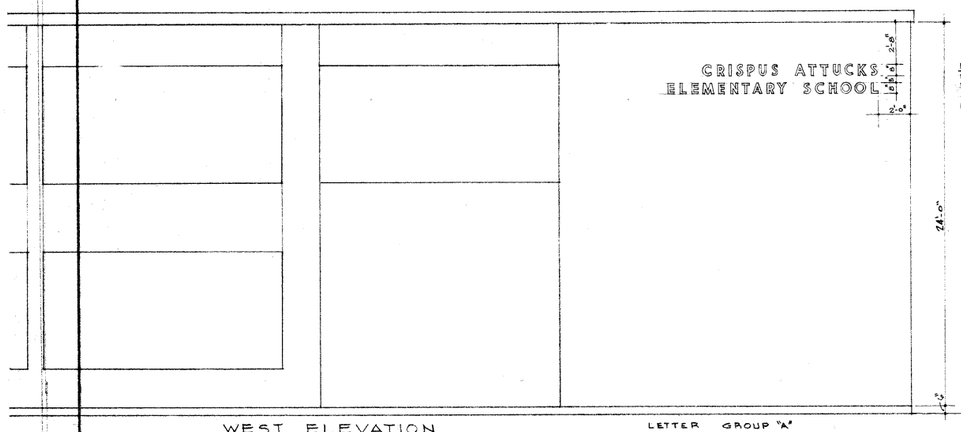
TELEPHONE MANHOLE
NO SCALE

DESIGN NOTES

PLUMBING DESIGN IN ACCORDANCE WITH THE CHICAGO BUILDING CODE.
HEATING DESIGNED IN ACCORDANCE WITH THE A.S.H.&V.E. GUIDE.
COEFFICIENTS AND INDOOR TEMPERATURE OF 70° WHEN OUTSIDE TEMPERATURE IS -10°.
BOILERS SIZED EACH OF A CAPACITY TO HANDEL APPROXIMATELY 66⅔ % OF FULL LOAD. COMPLETELY AUTOMATIC FIRING WITH ALL SAFETY DEVICES.

Certification of Authenticity
for purpose of Microfilming.
245 BOARD OF EDUCATION
246 BUREAU OF ARCHITECTURE
Director

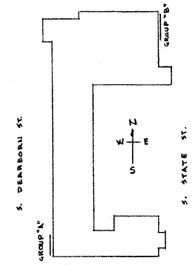
DATE OCT.10, 1956	PLOT PLAN	
REVISIONS ⚠ AT END OF JUNE 1958	CRISPUS ATTUCKS ELEMENTARY SCHOOL	COMM. NO. 1048
	BOARD OF EDUCATION CITY OF CHICAGO	SHEET NO. PHE A
JOB NO 922	FUGARD BURT WILKINSON & ORTH ARCHITECTS 520 NORTH MICHIGAN AVE. CHICAGO, ILL.	



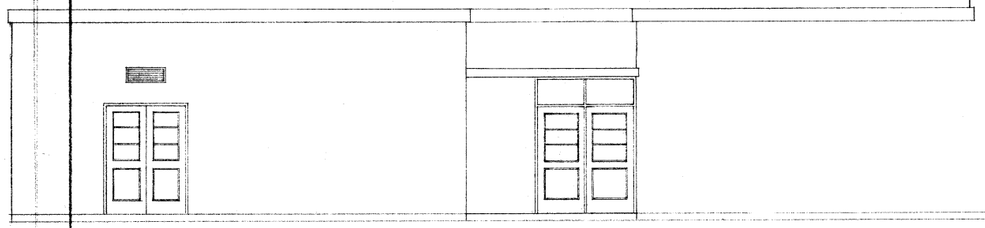
WEST ELEVATION
SCALE:- 1/4" = 1'-0"

LETTER GROUP "A"

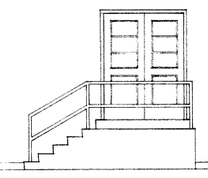
NOTE:-
LETTERS IN GROUP "A" TO BE - 8" HIGH
FUTURA STYLE WITH 1 5/16" WIDTH OF STROKE
AND 1/4" DEPTH.
LETTERS TO PROJECT 2" FROM WALL
SEE DETAIL THIS SHEET



LOCATION PLAN



EAST ELEVATION
SCALE: 1/4" = 1'-0"



LETTER GROUP "B"

SPECIFICATIONS

WORK INCLUDED: FURNISH ALL LABOR, MATERIAL, TOOLS, EQUIPMENT, AND SCAFFOLDING, INCLUDING ANY OTHER INCIDENTAL ITEMS, REQUIRED FOR FURNISHING AND INSTALLATION OF LETTER SIGNS AS HEREIN SPECIFIED, AND SHOWN ON DRAWINGS, READY FOR USE.

GENERAL: ALL LETTERS TO BE MADE IN THE SHOP, ASSEMBLED, FINISHED, PACKED, CRATED, etc., TRANSPORTED TO THE SITE, UNCRATED AND SET IN THEIR PERMANENT LOCATION, READY FOR USE. ANY PARTS DAMAGED IN HANDLING OR SHIPPING SHALL BE CORRECTED IN A NEAT AND WORKMANLIKE MANNER.

ALL LETTERS TO BE NEW, UNUSED, FIRST QUALITY AND OF APPROVED TYPES AND DESIGNS.

REMOVE ALL PACKING, CRATING, AND DEBRIS FROM THE PREMISES IMMEDIATELY. SALVAGED EQUIPMENT SHALL BECOME THE PROPERTY OF THIS CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

GUARANTEE: ALL LETTERS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY THE OWNER, AGAINST ALL DEFECTS IN WORKMANSHIP OR MATERIALS.

SEPARATE PROPOSAL BIDS SHALL BE SUBMITTED FOR LETTERS IN GROUP "A" AND GROUP "B".

THE BASE BID SHALL BE SUBMITTED FOR THE LETTERS TO BE OF STAINLESS STEEL AND AN ALTERNATE BID SUBMITTED FOR THE LETTERS TO BE OF CAST ALUMINUM WITH A BAKED ENAMEL FINISH.

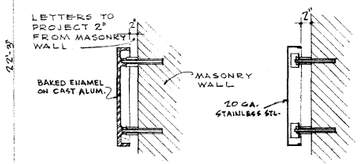
FOR THE BASE BID THE LETTERS SHALL BE OF HEIGHT, STROKE AND DEPTH AS SHOWN ON DRAWING; FLAT FACED, AND FABRICATED FROM 20 GAUGE, 18-8 ALLOY STAINLESS STEEL WITH NO 4 FINISH, ERECTED BY MOUNTING TYPE INDICATED. LETTERS SHALL BE CONTINUOUSLY SOLDERED AND BE FREE FROM WAVES AND WARPS.

FOR THE ALTERNATE BID THE LETTERS SHALL BE OF HEIGHT, STROKE AND DEPTH AS SHOWN ON DRAWING; LETTERS SHALL BE FROM NO 43 ALLOY ALCOA ALUMINUM, EDGES AND FACES ARE FILLED AND GROUND SMOOTH AND A ZINC CHROMATE PRIMER ADDED. THE LETTERS ARE TO BE FINISHED IN THE BEST GRADE GLOSSY ENAMEL BAKED FOR 5 HOURS AT TEMPERATURES OF 325° to 375°F. THE COLOR OF ENAMEL IS TO MATCH THE MASONRY COLOR FOR GLAZED BRICK SIMILAR TO SHADE # 393 "STORM GRAY GREEN" AS MANUFACTURED BY ARKYTEX CERAMIC CORPORATION.

DETAIL SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL BEFORE FABRICATION. THIS CONTRACTOR SHALL ALSO SUPPLY A FULL SCALE TEMPLATE FOR POSITIONING OF BRACKETS.

BRACKETS TO BE OF NON-CORROSIVE METAL SIMILAR TO LETTERING.

NOTE:-
LETTERS IN GROUP "B" TO BE - 14" HIGH
FUTURA STYLE WITH 3" WIDTH OF STROKE
AND 2" DEPTH.



TYPICAL MOUNTING DETAIL
NO SCALE

GRADE

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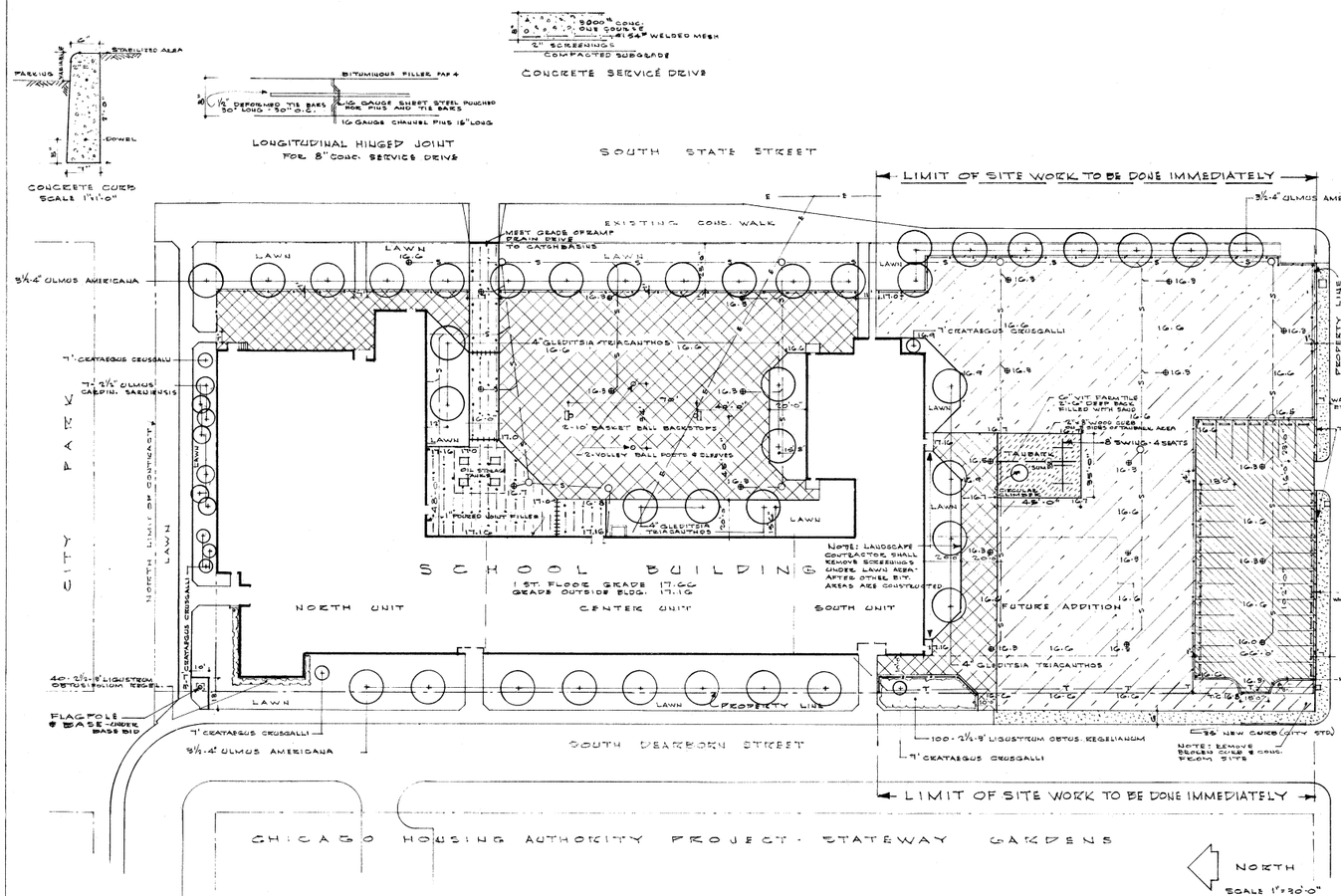
045 BOARD OF EDUCATION
4 BUREAU OF ARCHITECTURE
Director

REVISIONS		ALUMINUM LETTERS FOR CRISPUS ATTUCKS ELEMENTARY SCHOOL	DATE
10/6/71	LETTERS ADDED		Nov. 29-57
		CRISPUS ATTUCKS ELEMENTARY SCHOOL	SHEET
		BOARD OF EDUCATION CITY OF CHICAGO	110
DRAWN BY L.A.A.		FUGARD, BURT, WILKINSON, & ORTH ARCHITECTS 520 N. MICHIGAN AVE. CHICAGO	COMM.
TRACED BY		JOB Nº 922	1048



KEY

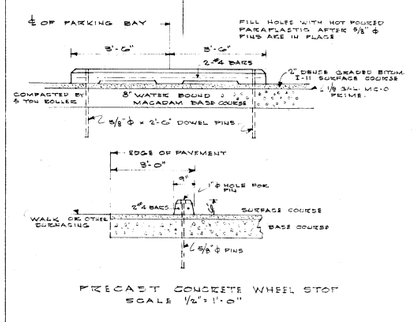
- BITUMINOUS, PARKING AREA
- BITUMINOUS WALKS OR PLAY GROUNDS
- STABILIZED AREAS
- CONCRETE SERVICE DRIVE
- 6" VITRIFIED FARM TILE UNDER TANBARK TO C.B.
- TANBARK AREA
- LAWN WHERE INDICATED
- 4' CHAIN LINK FENCE
- CONCRETE WALKS (CITY STANDARDS)
- NEW CONC. CURB
- 16.8 FINISH GRADES
- EXPANSION JOINTS, ½ CONC.
- ● EXISTING CATCHBASINS
- ○ EXISTING MANHOLES
- —S— STORM SEWER - EXIST.
- —E— ELECTRIC SERVICE - EXIST. DUCT
- —T— TELEPHONE SERVICE - EXIST. DUCT
- +++++ LONGITUDINAL HINGED JOINT

RECREATIONAL EQUIPMENT
1 - 8' SWING - 4 SEATS
1 - CIRCULAR CLIMBING STRUCTURE
2 - 10' BASKET BALL BACKSTOPS
2 - VOLLEY BALL POSTS & SLEEVES
1 - VOLLEY BALL NET

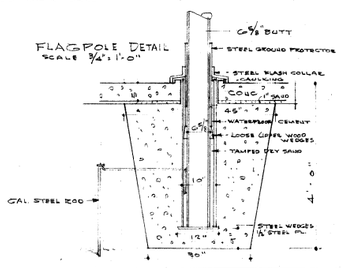
PLANT LIST

BOTANICAL NAME / COMMON NAME	CALIPER	HEIGHT (MIN.)	SPREAD (MIN.)	ROOTS SIZE	ROOTS TYPE	QUANTITY
TREES						
CRATAEGUS CRUSGALLI COCKSPUR HAWTHORN	-	7'	5'	18"	BB	7
GLEDITSIA TRIACANTHOS COMMON HONEYLOCUST	4"	12-14'	8'	40"	BB	11
ULMUS AMERICANA AMERICAN ELM	8½-4"	14-16'	6'	36"	BB	28
ULMUS CARPINIFOLIA SARJENSIS WHEATLEYI ELM	2½"	10'	4'	24"	BB	7
SHRUBS						
LIGUSTRUM OBTUSIFOLIUM REGELIANUM REGELS BORDER PRIVET		2½-8'	-	12"	BE	140

BB - DENOTES ROOTS BALLED & BURLAPPED
BE - DENOTES ROOTS BARE



PRECAST CONCRETE WHEEL STOP
SCALE ½"=1'-0"



FLAGPOLE DETAIL
SCALE ¾"=1'-0"

CRISPUS ATTUCKS ELEMENTARY SCHOOL

Certification of Authenticity for purpose of Microfilming.
CHS 5
Board of Education
Bureau of Architecture
Director

DATE: SEPT. 16, 1957	SITE IMPROVEMENTS - LANDSCAPE
REVISIONS	CRISPUS ATTUCKS ELEMENTARY SCHOOL — COMM NO 1048
	BOARD OF EDUCATION CITY OF CHICAGO
JOB NO 922	PERKINS BURT WILKINSON & ORTH ARCHITECTS; ATKINSON-FITZGERALD LANDSCAPE ARCHITECTS; 520 N. MICHIGAN AVE. CHICAGO — SHEET L-1

NEPA Site Visit
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 1: Vacant School Building

Photo 1: School building, looking northwest from the corner of 39th and State

Photo 4: Rear courtyard, looking southwest from northeast corner

Photo 2: School parking lot, looking northwest from State Street

Photo 5: Front of school building, looking southeast from adjacent vacant lot

Photo 3: Rear courtyard, looking northwest

Photo 6: Northwest corner of school building, looking east

NEPA Site Visit
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 1: Vacant School Building

Photo 7: Front of school building, looking southeast from northwest corner

Photo 10: Southwest corner of school building, looking northeast

Photo 8: Front of school building, looking east from Dearborn St.

Photo 9: Front of school building, looking east

NEPA Site Visit
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 2: Vacant Land – North of 39th Street

Photo 1: Vacant land, looking northwest from northern boundary of school grounds

Photo 4: Vacant land, looking southwest from northern boundary of parcel

Photo 2: Vacant land, looking southwest from northeast corner of parcel

Photo 5: Vacant land, looking south from northern edge, south of CHA building

Photo 3: Vacant land, looking west from northeast corner of parcel

Photo 6: Vacant land, looking north from 39th Street near Federal Street

NEPA Site Visit
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 3: Vacant Land – South of 39th Street

Photo 1: Vacant land, looking south from 39th Street

Photo 4: Vacant land, looking north from southern boundary/railroad line

Photo 2: Western edge of vacant land, looking south from 39th Street

Photo 5: Eastern half of vacant land, looking east

Photo 3: Southern end of vacant land, looking southeast from Federal Street

Photo 6: Northeast quadrant of vacant land, looking northwest from near State Street

2013 interior view, photo taken by CTU

2013 interior view, photo taken by CTU

1995 exterior of Crispus Attucks Elementary School, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records

City of Chicago

Search Results for STATE ST

Address	Name	Year Constructed	Architect	Community
1-1 S STATE ST	SCHLESSINGER & MEYER	1890s	SULLIVAN, LOUIS	Loop
1-1 N STATE ST	MANDEL ANNEX	1910s		Loop
2-16 N STATE ST	BOSTON STORE	1900s	HOLABIRD & ROCHE	Loop
10-14 S STATE ST	KRESGE	1900s	HOLABIRD & ROCHE	Loop
17-17 N STATE ST	STEVENS BUILDING	1910s	BURNHAM, D.H.	Loop
20-26 N STATE ST				Loop
32-36 N STATE ST	RELIANCE BUILDING	1890s	BURNHAM & ROOT	Loop
39-41 S STATE ST	MENTOR BUILDING	1900s	SHAW, HOWARD VAN DOREN	Loop
101-125 S STATE ST	PALMER HOUSE	1920s	HOLABIRD & ROCHE	Loop
101-139 N STATE ST	MARSHALL FIELD & CO.	1900s	BURNHAM, D.H.	Loop
120-120 S STATE ST	THE SINGER BUILDING	1920s	MUNDIE & JENSEN	Loop
174-196 N STATE ST	STATE & LAKE BUILDING	1910s	RAPP, C.W. & GEORGE L.	Loop
175-175 N STATE ST	CHICAGO THEATER	1920s	RAPP, C.W. & GEORGE L.	Loop
177-191 N STATE ST	PAGE BROTHERS BUILDING	1870s	VAN OSDEL, JOHN MILL	Loop
202-202 S STATE ST	CENTURY BUILDING	1910s	HOLABIRD & ROCHE	Loop
221-221 N STATE ST	STATE ST. LAMP POSTS	1910s		Loop
230-230 S STATE ST	BENSON & RIXON BUILDING	1930s	ALSCHULER, ALFRED S.	Loop
300-304 S STATE ST	MAURICE L. ROTHSCHILD STORE	1900s	HOLABIRD & ROCHE	Loop
305-341 S STATE ST	A.M. ROTHCHILD & COMPANY	1910s	HOLABIRD & ROCHE	Loop
401-441 S STATE ST	SECOND LEITER BUILDING	1890s	JENNEY & MUNDIE	Loop
416-418 N STATE ST		1880s		Near North Side
512-522 N STATE ST		1890s	ALSCHULER, ALFRED S.	Near North Side
601-623 N STATE ST	TREE STUDIOS	1890s		Near North Side
658-658 S STATE ST				Loop
666-666 N STATE ST	DANA HOTEL	1880s	PATTON & FISHER	Near North Side
671-671 N STATE ST		1880s		Near North Side
701-701 S STATE ST	7TH ST. HOTEL	1920s	MICHAELSEN & ROGNSTAD	Loop
715-751 S STATE ST				Loop
733-741 N STATE ST	HOLY NAME CATHEDRAL AND RECTORY	1870s	KEELEY, PATRICK C.	Near North Side
814-814 N STATE ST		1880s		Near North Side
830-830 N STATE ST		1890s		Near North Side
871-871 N STATE ST				Near North Side
941-945 N STATE ST		1920s	HALLBERG, L. GUSTAV	Near North Side
1031-1043 N STATE ST	GREEN BAY TRIANGLE SHELTER	1910s	LONG, BIRCH BURDETTE	Near North Side
1112-1118 N STATE ST		1920s	RISSMAN & HIRSCHFELD	Near North Side
1201-1201 N STATE ST		1890s		Near North Side
1207-1209 N STATE ST	FRANK F. FISHER APARTMENTS	1930s	REBORI, ANDREW NICHOLAS	Near North Side
1234-1234 N STATE ST	FAIRBANKS ROW HOUSES	1880s	PALMER, CHARLES M.	Near North Side
1239-1239 N STATE ST		1920s		Near North Side
1241-1241 N STATE ST		1880s		Near North Side
1243-1243 N STATE ST		1880s		Near North Side
1245-1245 N STATE ST		1880s		Near North Side
1251-1259 N STATE ST	THE CHURCHILL APARTMENTS	1920s	STEVENS, H.L., & CO.	Near North Side
1300-1308 N STATE ST		1920s	SCHMIDT, GARDEN & MARTIN	Near North Side
1310-1312 N STATE ST		1930s		Near North Side
1320-1320 N STATE ST		1930s		Near North Side
1328-1328 N STATE ST		1930s	REBORI, ANDREW NICHOLAS	Near North Side
1329-1329 S STATE ST				Near South Side

1330-1330 N STATE ST		1920s		Near North Side
1334-1334 N STATE ST				Near North Side
1340-1340 N STATE ST	DR. GEORGE ISHAM HOUSE	1930s	ROGERS, JAMES GAMBLE	Near North Side
1343-1345 S STATE ST		1920s		Near South Side
1347-1347 N STATE ST		1900s	NEWBERRY, ROBERT T.	Near North Side
1350-1352 N STATE ST		1910s		Near North Side
1351-1353 N STATE ST		1890s		Near North Side
1355-1357 N STATE ST		1900s		Near North Side
1356-1356 N STATE ST				Near North Side
1364-1364 N STATE ST		1890s		Near North Side
1401-1401 S STATE ST				Near South Side
1401-1411 N STATE ST		1910s	SANDEGREN, ANDREW	Near North Side
1415-1415 N STATE ST		1930s		Near North Side
1421-1421 S STATE ST				Near South Side
1421-1421 N STATE ST				Near North Side
1424-1424 N STATE ST		1890s		Near North Side
1425-1425 N STATE ST		1920s		Near North Side
1426-1426 N STATE ST		1890s		Near North Side
1427-1427 N STATE ST		1910s		Near North Side
1428-1428 N STATE ST		1890s		Near North Side
1430-1432 N STATE ST		1880s		Near North Side
1431-1431 N STATE ST				Near North Side
1433-1433 N STATE ST		1890s		Near North Side
1435-1435 N STATE ST		1910s		Near North Side
1439-1439 N STATE ST		1890s		Near North Side
1441-1441 N STATE ST		1890s		Near North Side
1500-1500 N STATE ST		1920s		Near North Side
1503-1503 S STATE ST				Near South Side
1508-1508 N STATE ST		1900s	BRANDT, BERKELEY	Near North Side
1515-1515 N STATE ST		1910s		Near North Side
1519-1519 N STATE ST		1910s		Near North Side
1520-1520 N STATE ST		1900s	HANDY & CADY	Near North Side
1521-1521 N STATE ST		1910s		Near North Side
1525-1525 N STATE ST		1910s		Near North Side
1528-1540 S STATE ST				Near South Side
1530-1530 N STATE ST		1920s	GRANGER & BOLLENBACHER	Near North Side
1555-1555 N STATE ST	ARCHBISHOP'S RESIDENCE	1880s		Near North Side
3529-3549 S STATE ST	J. JORDAN BUILDING	1910s	COLEMAN, JOHN NEVIN	Douglas
3601-3611 S STATE ST	HARDING STORE & FLAT BUILDING	1910s	MITCHELL, LOUIS M.	Douglas
3619-3627 S STATE ST	OVERTON BUILDING	1920s		Douglas
3647-3655 S STATE ST	CHICAGO BEE BUILDING	1920s	SMITH	Douglas
4219-4233 S STATE ST	BOWMAN DAIRY COMPANY	1900s		Grand Boulevard
4649-4653 S STATE ST	J.P. CASEY BUILDING	1900s	AHLSCHLAGER, JOHN	Grand Boulevard
4705-4705 S STATE ST		1920s	MICHAELSEN & ROGNSTAD	Grand Boulevard
5444-5444 S STATE ST		1890s		Washington Park
5520-5520 S STATE ST		1880s		Washington Park
5722-5722 S STATE ST				Washington Park
5955-5961 S STATE ST		1890s		Washington Park
11039-11039 S STATE ST	ROSELAND POST OFFICE	1930s	BOLLENBACHER, JOHN C.	Roseland
11324-11336 S STATE ST	ST. NICHOLAS CHURCH	1900s	BRINKMANN, WILLIAM J.	Roseland

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City of Chicago

Search Results for DEARBORN ST

Address	Name	Year Constructed	Architect	Community
1-19 S DEARBORN ST				Loop
1-17 N DEARBORN ST	BOSTON STORE	1900s	HOLABIRD & ROCHE	Loop
10-10 N DEARBORN ST	THE COVENANT CLUB	1910s	AHLSCHLAGER, WALTER	Loop
13-13 N DEARBORN ST	BOSTON STORE	1900s	HOLABIRD & ROCHE	Loop
17-17 N DEARBORN ST	BOSTON STORE	1900s	HOLABIRD & ROCHE	Loop
121-121 N DEARBORN ST		1920s	HOLABIRD & ROOT	Loop
140-140 S DEARBORN ST	MARQUETTE BUILDING	1890s	HOLABIRD & ROCHE	Loop
159-159 N DEARBORN ST	DELAWARE-OLIVER THEATER	1900s	HOLABIRD & ROCHE	Loop
170-176 N DEARBORN ST	HARRIS THEATRE	1920s	CRANE, CHARLES HOWARD	Loop
180-186 N DEARBORN ST	SELWYN THEATRE	1920s	CRANE, CHARLES HOWARD	Loop
337-343 S DEARBORN ST	FISHER BUILDING	1890s	BURNHAM, D.H., & CO.	Loop
407-415 S DEARBORN ST	OLD COLONY BUILDING	1890s	HOLABIRD & ROCHE	Loop
417-417 S DEARBORN ST	PLYMOUTH BUILDING	1890s	EISENDRATH, SIMEON B.	Loop
431-431 S DEARBORN ST	MANHATTAN BUILDING	1890s	JENNEY, WILLIAM LE BARON	Loop
500-510 N DEARBORN ST	BOYCE BUILDING	1910s	BURNHAM, D.H., & CO.	Near North Side
500-538 S DEARBORN ST	MORTON BUILDING	1890s	JENNEY & MUNDIE	Loop
501-517 S DEARBORN ST		post1940		Loop
522-522 S DEARBORN ST		post1940		Loop
524-524 S DEARBORN ST		post1940		Loop
525-525 S DEARBORN ST	OLD FRANKLIN BUILDING	1880s		Loop
529-541 S DEARBORN ST	THE TERMINAL BUILDING	1890s	VAN OSDEL, JOHN MILL	Loop
530-530 S DEARBORN ST	DUPLICATOR BUILDING	1880s		Loop
542-542 S DEARBORN ST	PONTIAC BUILDING	1890s	HOLABIRD & ROCHE	Loop
543-549 S DEARBORN ST		1900s		Loop
600-600 S DEARBORN ST	TRANSPORTATION BUILDING	1910s	STRIPPELMAN, WILLIAM	Loop
601-601 S DEARBORN ST				Loop
609-609 S DEARBORN ST				Loop
615-615 S DEARBORN ST				Loop
617-617 S DEARBORN ST				Loop
619-619 S DEARBORN ST				Loop
621-621 S DEARBORN ST				Loop
625-625 S DEARBORN ST				Loop
627-627 S DEARBORN ST				Loop
629-629 S DEARBORN ST				Loop
630-640 N DEARBORN ST	CHICAGO HISTORICAL SOCIETY	1890s	COBB & FROST	Near North Side
631-631 S DEARBORN ST				Loop
632-634 S DEARBORN ST				Loop
637-641 S DEARBORN ST		1920s		Loop
638-638 S DEARBORN ST				Loop
641-649 N DEARBORN ST	ILLINOIS BELL TELEPHONE CO.	1920s	HOLABIRD & ROCHE	Near North Side
642-642 N DEARBORN ST		1870s		Near North Side
642-642 S DEARBORN ST				Loop
648-650 N DEARBORN ST	HOTEL RALEIGH	1880s		Near North Side
700-700 S DEARBORN ST				Loop
701-721 S DEARBORN ST	DONOHUE BUILDING	1880s		Loop
704-704 S DEARBORN ST				Loop
706-706 N DEARBORN ST		1890s		Near North Side
708-708 S DEARBORN ST				Loop

710-710 S DEARBORN ST				Loop
712-712 S DEARBORN ST				Loop
714-714 S DEARBORN ST	ROWE BUILDING	1890s		Loop
720-732 S DEARBORN ST	THE FRANKLIN BUILDING	1910s	NIMMONS, GEORGE C.	Loop
723-733 S DEARBORN ST	DONOHUE ANNEX	1910s	FLANDERS, JOHN J.	Loop
735-735 S DEARBORN ST				Loop
736-736 S DEARBORN ST				Loop
742-742 S DEARBORN ST				Loop
755-755 S DEARBORN ST				Loop
802-802 N DEARBORN ST		1870s		Near North Side
804-804 N DEARBORN ST		1870s		Near North Side
806-806 N DEARBORN ST		1870s		Near North Side
808-808 N DEARBORN ST		1870s		Near North Side
810-812 N DEARBORN ST		1880s		Near North Side
816-816 N DEARBORN ST		1870s		Near North Side
818-818 N DEARBORN ST		1890s	CUDELL, ADOLPH	Near North Side
827-827 N DEARBORN ST		1870s		Near North Side
833-833 N DEARBORN ST		1870s		Near North Side
839-839 N DEARBORN ST	NEWBERRY MANSION	1880s		Near North Side
849-849 N DEARBORN ST		1890s	FURST & RUDOLPH	Near North Side
853-853 N DEARBORN ST		1890s	FURST & RUDOLPH	Near North Side
855-859 N DEARBORN ST	ATHENS MARBLE ROW HOUSES	1870s		Near North Side
863-863 N DEARBORN ST	DR. R.N. TOOKER HOUSE	1880s	JENNEY & OTIS	Near North Side
867-867 N DEARBORN ST	THOMAS LYNCH JR. RESIDENCE	1880s		Near North Side
915-915 N DEARBORN ST	JOHN HOWLAND THOMPSON RESIDENCE	1880s	COBB & FROST	Near North Side
919-919 N DEARBORN ST	GEO. H. TAYLOR RESIDENCE	1890s	TREAT & FOLTZ	Near North Side
923-923 N DEARBORN ST	GEORGE B. CARPENTER HOUSE	1900s	TREAT & FOLTZ	Near North Side
929-935 N DEARBORN ST		1880s		Near North Side
1001-1013 N DEARBORN ST	SCHOLL SCHOOL OF PODIATRIC MEDICARE	1930s	BERLIN, SWERN & RANDALL	Near North Side
1012-1012 N DEARBORN ST	THE WALLER MANSION	1870s		Near North Side
1027-1029 N DEARBORN ST		1880s		Near North Side
1030-1030 N DEARBORN ST		1920s	BEIN, MAURICE L.	Near North Side
1117-1123 N DEARBORN ST		1910s		Near North Side
1150-1152 N DEARBORN ST	REGINALD DEKOVEN HOUSE	1870s		Near North Side
1154-1154 N DEARBORN ST		1870s		Near North Side
1157-1157 N DEARBORN ST		1870s		Near North Side
1159-1159 N DEARBORN ST		1870s		Near North Side
1161-1161 N DEARBORN ST		1870s		Near North Side
1224-1228 N DEARBORN ST		1880s	DIXON, LABAN B.	Near North Side
1234-1234 N DEARBORN ST		1900s		Near North Side
1235-1235 N DEARBORN ST		1880s		Near North Side
1236-1236 N DEARBORN ST		1900s		Near North Side
1237-1237 N DEARBORN ST		1880s		Near North Side
1238-1240 N DEARBORN ST		1880s		Near North Side
1239-1239 N DEARBORN ST		1880s		Near North Side
1242-1242 N DEARBORN ST		1880s		Near North Side
1244-1244 N DEARBORN ST		1920s	AHLSCHLAGER, WALTER	Near North Side
1260-1260 N DEARBORN ST		1930s	LOEWENBERG & LOEWENBERG	Near North Side
1300-1310 N DEARBORN ST	THREE ARTS CLUB	1910s	HOLABIRD & ROCHE	Near North Side
1312-1312 N DEARBORN ST		1880s		Near North Side
1314-1314 N DEARBORN ST		1870s		Near North Side
1316-1316 N DEARBORN ST		1880s		Near North Side
1320-1320 N DEARBORN ST		1880s		Near North Side
1322-1322 N DEARBORN ST		1880s		Near North Side
1325-1325 N DEARBORN ST		1880s		Near North Side
1327-1327 N DEARBORN ST		1890s		Near North Side
1329-1329 N DEARBORN ST		1890s		Near North Side
1330-1330 N DEARBORN ST		1880s		Near North Side
1331-1335 N DEARBORN ST		1890s		Near North Side
1337-1337 N DEARBORN ST		1880s		Near North Side
1347-1349 N DEARBORN ST		1920s	OHRENSTEIN & HILD	Near North Side
1350-1350 N DEARBORN ST		1870s		Near North Side
1354-1354 N DEARBORN ST		1870s		Near North Side
1358-1358 N DEARBORN ST				Near North Side
1360-1360 N DEARBORN ST				Near North Side
1365-1365 N DEARBORN ST		1920s	REBORI, ANDREW NICHOLAS	Near North Side
1366-1366 N DEARBORN ST		1910s	MCNALLY & QUINN	Near North Side

1401-1401 N DEARBORN ST				Near North Side
1405-1405 N DEARBORN ST				Near North Side
1407-1407 N DEARBORN ST				Near North Side
1424-1424 N DEARBORN ST		1910s	BROWN & WALCOTT	Near North Side
1427-1429 N DEARBORN ST		1890s		Near North Side
1430-1430 N DEARBORN ST				Near North Side
1433-1433 N DEARBORN ST				Near North Side
1434-1434 N DEARBORN ST		1870s		Near North Side
1437-1437 N DEARBORN ST				Near North Side
1438-1438 N DEARBORN ST		1890s	PALMER, CHARLES M.	Near North Side
1439-1443 N DEARBORN ST		1890s		Near North Side
1440-1440 N DEARBORN ST		1880s	EGAN, JAMES J.	Near North Side
1442-1442 N DEARBORN ST		1880s		Near North Side
1450-1450 N DEARBORN ST		1870s		Near North Side
1454-1454 N DEARBORN ST		1880s		Near North Side
1600-1606 S DEARBORN ST				Near South Side
4625-4655 S DEARBORN ST	ZENOS COLMAN PUBLIC SCHOOL	1920s	CHRISTENSEN, JOHN C.	Grand Boulevard

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Search Results for FEDERAL ST

Address	Name	Year Constructed	Architect	Community
314-316 S FEDERAL ST	CHICAGO ENGINEERS CLUB	1910s	AWSUMB, GEORGE	Loop
600-744 S FEDERAL ST		post1940		Loop
620-780 S FEDERAL ST	BORLUND BUILDINGS	1910s	FROST & GRANGER	Loop
3240-3240 S FEDERAL ST	ARMOUR INSTITUTE OF TECHNOLOGY LABORATORY	1890s		Douglas
3300-3320 S FEDERAL ST	MAIN BUILDING, ARMOUR INSTITUTE	1890s		Douglas

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Search Results for 38 ST

Address	Name	Year Constructed	Architect	Community
964-964 E 38 ST		1910s		Oakland 37,Fuller Park
1455-1455 W 38 ST				McKinley Park
1620-1620 W 38 ST				McKinley Park
1658-1658 W 38 ST				McKinley Park
2523-2525 W 38 ST		1890s		Brighton Park
2529-2531 W 38 ST		1890s		Brighton Park
2642-2642 W 38 ST				Brighton Park
2951-2951 W 38 ST				Brighton Park
2953-2953 W 38 ST				Bridgeport
2957-2957 W 38 ST				Brighton Park
3125-3125 W 38 ST		1890s		Brighton Park
3227-3227 W 38 ST				Brighton Park
3229-3229 W 38 ST				Brighton Park

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City of Chicago

Search Results for 40 ST

Address	Name	Year Constructed	Architect	Community
624-636 E 40 ST	40TH ST. SUBSTATION	1910s	VON HOLST, HERMANN V.	Grand Boulevard
853-853 E 40 ST				Oakland 37,Fuller Park

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Search Results for PERSHING RD

Address	Name	Year Constructed	Architect	Community
234-256 E PERSHING RD	WENDELL PHILLIPS HIGH SCHOOL	1910s		Douglas
359-359 W PERSHING RD				Fuller Park
611-611 E PERSHING RD				Grand Boulevard
1401-1401 W PERSHING RD				New City
1731-1759 W PERSHING RD	CHICAGO PUBLIC SCHOOLS ADMIN. CENTER	1910s		New City
1801-1827 W PERSHING RD	CHICAGO PUBLIC SCHOOLS ADMIN. & SERVICE CO.	1910s		New City
1835-1855 W PERSHING RD	CHICAGO PUBLIC SCHOOLS ADMIN. CENTER	1910s		New City
2101-2131 W PERSHING RD		1910s		New City
2133-2143 W PERSHING RD	STANDARD BRANDS, INC.	1920s	EPSTEIN, A.	New City
2147-2159 W PERSHING RD	ALBERT PICK CO, INC.	1930s	EPSTEIN, A.	New City
2201-2221 W PERSHING RD		1920s	JOY, SAMUEL SCOTT	New City
2206-2210 W PERSHING RD	SWIMMING POOL	1910s		McKinley Park
2225-2237 W PERSHING RD		1920s	ALSCHULER, ALFRED S.	New City
2301-2325 W PERSHING RD		post1940		New City
2558-2558 W PERSHING RD				Brighton Park
2648-2648 W PERSHING RD		1900s		Brighton Park
2652-2658 W PERSHING RD		1900s	GUBBINS, WILLIAM F.	Brighton Park
2908-2908 W PERSHING RD		1890s		Brighton Park

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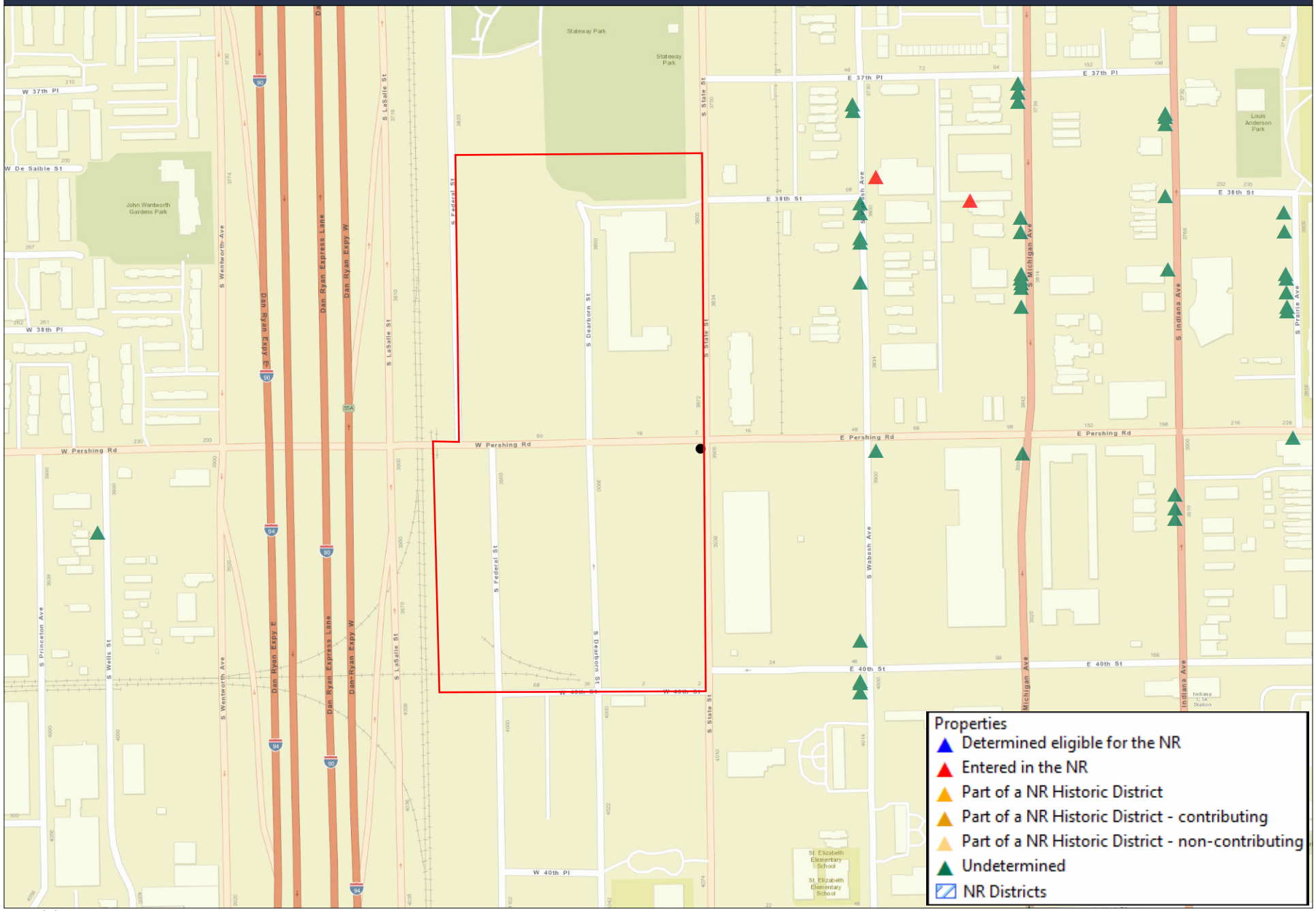
39th & State

Created 12/06/18 2:19 PM

Illinois Historic Preservation Agency



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Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 3748 S. Wabash Av

Address:

City: Chicago

PIN: 1734320012

Vicinity

HARGIS Ref: 138143

County: Cook

National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)
1983-1994

Property Details

Unit Ext: 1 **Category:** building **Arch Class:** Queen Anne
Current Function: Domestic - single dwelling **Condition:**
Historic Function: **Integrity:**
Notes (Unit):

Wall Materials Original:
Wall Materials:
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:
Roof Materials:
Other Materials:
Foundation Materials:
Architect: **Builder:**
Historic Information Source:
Alterations:
Unit Criteria:
Unit Plan:
Activity: Original or most significant construction **Unit Ext:** 1
Begin Year: 1887 **End Year:** 1887 **Year Modifier:** Circa
Notes (Date):

Architect: **Builder:**

CLG: Y

Local Landmark Certified:
Comments:

Photos

Photo ID 53067
Loc of Orig X873\10A
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 3800 S. Wabash Av

Address:

City: Chicago

PIN: 1734321020

Vicinity

HARGIS Ref: 138146

County: Cook

National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)
1971-1975
1983-1994

Property Details

Unit Ext: 1 **Category:** building **Arch Class:** Queen Anne
Current Function: Domestic - single dwelling **Condition:**
Historic Function: **Integrity:**
Notes (Unit):

Wall Materials Original:
Wall Materials:
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:
Roof Materials:
Other Materials:
Foundation Materials:
Architect: **Builder:**
Historic Information Source:
Alterations:
Unit Criteria:
Unit Plan:
Activity: **Unit Ext:**
Begin Year: **End Year:** **Year Modifier:**
Notes (Date):

Architect: **Builder:**

CLG: Y

Local Landmark Certified:
Comments:

Photos

Photo ID 53065
Loc of Orig X873\8A
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 3804 S. Wabash Av

Address:

City: Chicago

PIN: 1734321022

Vicinity

HARGIS Ref: 138147

County: Cook

National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)
1971-1975
1983-1994

Property Details

Unit Ext: 1 **Category:** building **Arch Class:** Italianate
Current Function: Domestic - single dwelling **Condition:**
Historic Function: **Integrity:**
Notes (Unit):

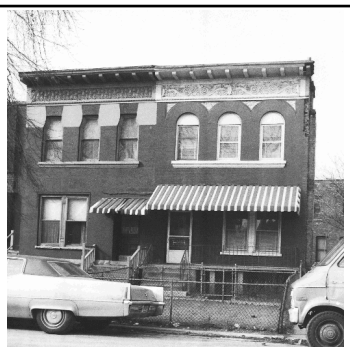
Wall Materials Original:
Wall Materials: Brick
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:
Roof Materials:
Other Materials:
Foundation Materials:
Architect: **Builder:**
Historic Information Source:
Alterations:
Unit Criteria:
Unit Plan:
Activity: **Unit Ext:**
Begin Year: **End Year:** **Year Modifier:**
Notes (Date):

Architect: **Builder:**

CLG: Y

Local Landmark Certified:
Comments:

Photos



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