



City of Chicago
Lori E. Lightfoot, Mayor

449-451 E. 47th St. Request for Proposals **Appendix**

Department of Planning and Development
Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

UPDATED November 30, 2020

Appendix

A. INFORMATIONAL ATTACHMENTS

- A1. Neighborhood location map
- A2. Site location map
- A3. Site aerial
- A4. Site photographs
- A5. Zoning map

B. POLICY RESOURCES

- B1. Design Excellence Principles
- B2. **NEW** Design Excellence Neighborhood Design Guidelines
- B3. **UPDATED** List of Pre-Qualified Designers
- B4. Community Wealth Building model
- B5. Department of Housing Multi-Family Housing Financing Overview
- B6. Department of Housing Affordable Price Calculator
- B7. Chicago Community Land Trust overview
- B8. Illinois Green Sustainability Resources

C. SUBMISSION FORMS AND AFFIDAVITS

(to be completed and submitted with response)

- C1. Proposal Summary Form
- C2. Sources and uses of funds statement
- C3. Construction budget
- C4. Revenue projections
- C5. Offer to Purchase

C6. Confidentiality Agreement

D. ENVIRONMENTAL REPORTS

- D1. AIS Limited Environmental Screen Summary
- D2. 2017 AIS Property Screen
- D3. CDPH Records for 4700 S Vincennes Ave
- D4. Certified Sanborn Report
- D5. EDR 250-ft Radius Record Database Record Search Report
- D6. City Directory Report

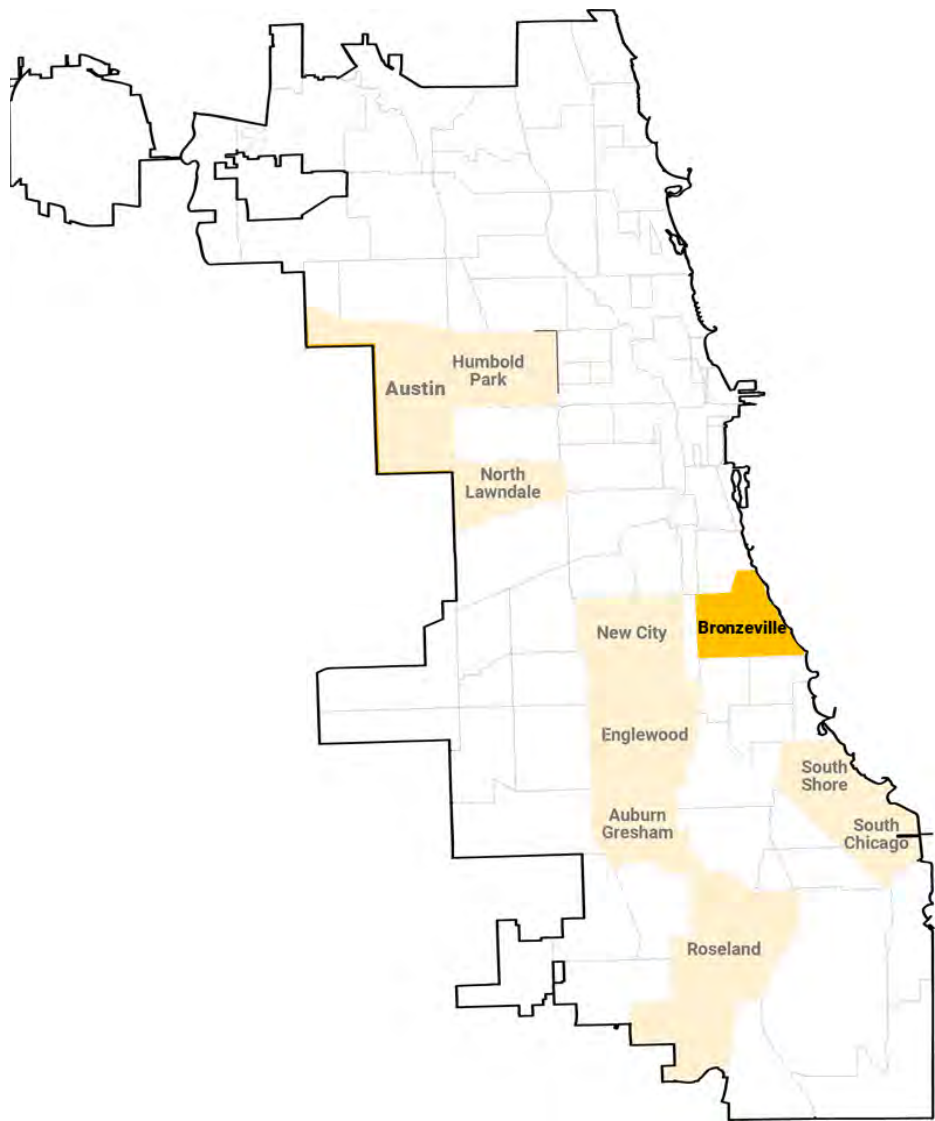
E. PROVIDED UPON REQUEST

- E1. Sample Redevelopment Agreement
- E2. Redevelopment Project Area Plan(s)

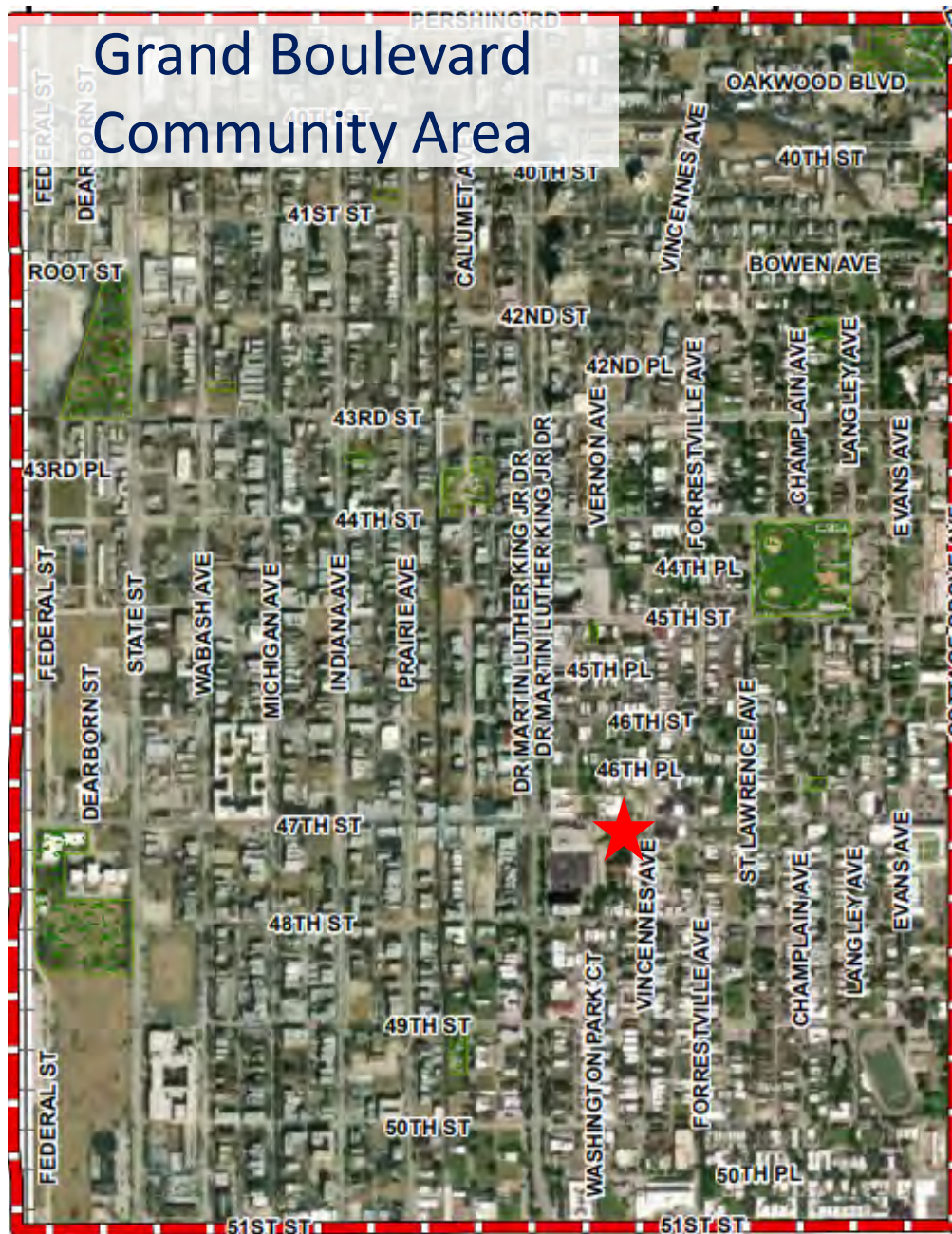
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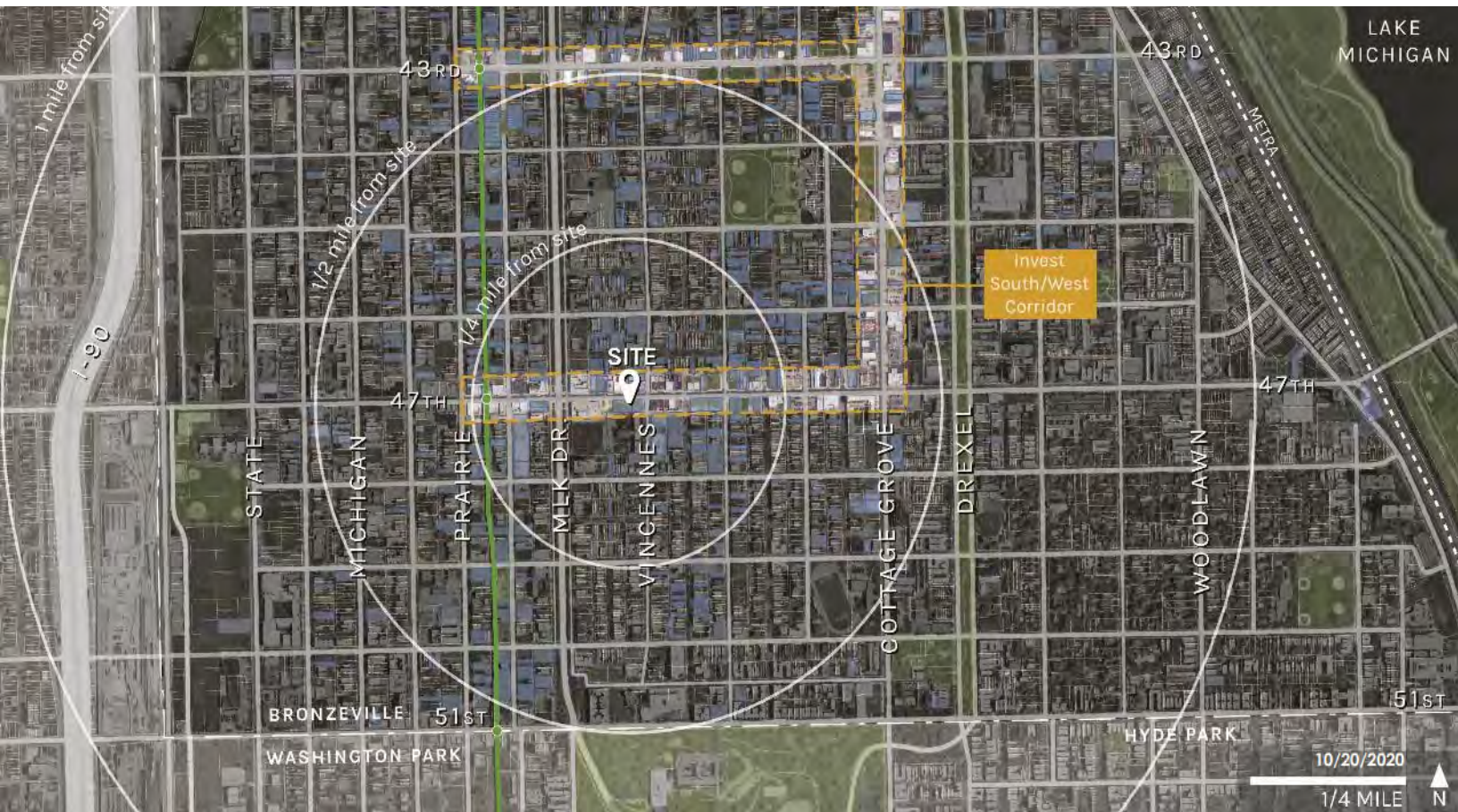
NEIGHBORHOOD LOCATION MAP



SITE LOCATION MAP



SITE LOCATION MAP



SITE AERIAL



SITE PHOTOS



447-449 E 47th St

SITE PHOTOS (continued)

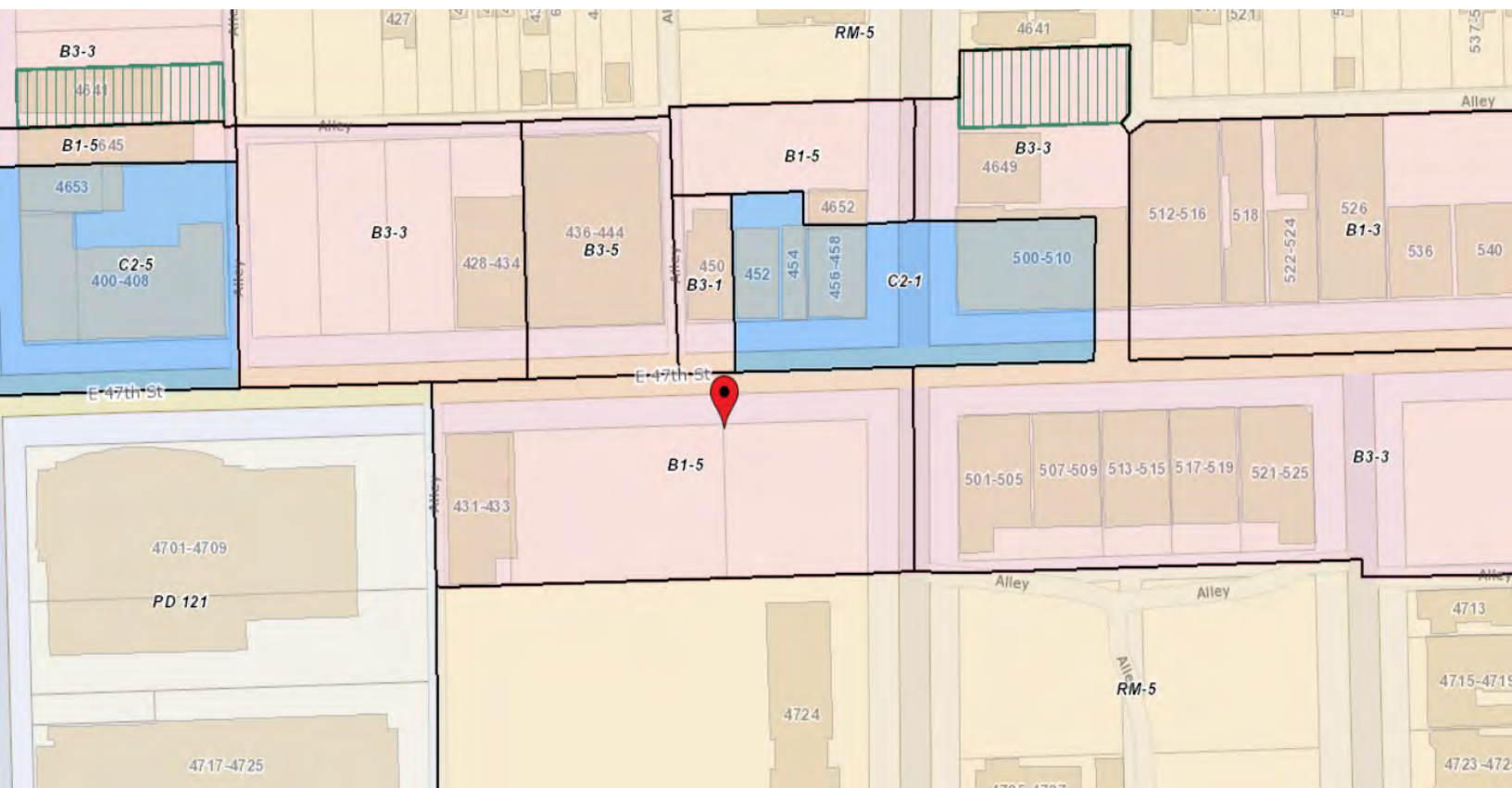


449-451 E 47th St.- Looking West on East 47th St



449-451 E 47th St. - Looking East on East 47th St

ZONING MAP



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DESIGN EXCELLENCE

Guiding Principles



Design Excellence - VISION & GOALS

Design Excellence celebrates the City of Chicago's unique architectural and urban design legacy, while also aspiring for a higher level of design in new development. The Guiding Principles laid out here are the attempt of the Department of Planning and Development, along with key stakeholders, to define what Design Excellence means for Chicago. A central tenet in the development of these Guiding Principles is that they answer a basic question:

How do we engender a culture that values design excellence in everyday life?

The answer to this question likely lies in the built and natural environment. As such, the Guiding Principles strive for inclusivity in the design process and the breadth of project-types to which they apply. They also seek to foster innovation, promote the creation of a sense of place, seek to push the envelope of sustainability best practices and encourage collaboration and engagement with the public and other city departments and agencies.



Guiding Principles - THEMES

To achieve the goals of Design Excellence, 10 Guiding Principles have been developed, spanning five key themes aimed at a comprehensive and robust response to the impact of the city's built environment on the people of Chicago:

EQUITY - Fair treatment, targeted support, and prosperity for all citizens

INNOVATION - Creative approaches to design and problem-solving

SENSE OF PLACE - Celebrating and strengthening the culture of our communities

SUSTAINABILITY - Committing to environmental, cultural, and financial longevity

COMMUNICATION - Fostering design appreciation and responding to community needs



PRIORITIZE INCLUSIVE DESIGN PROCESSES TO FOSTER EQUITABLE DEVELOPMENT

Cities that are created by everyone, provide for everyone. As such, projects that facilitate input from nearby property owners, community stakeholders and the City early on in their design process will develop local support and form a shared vision of design excellence for all stakeholders.



REVITALIZE CHICAGO'S NEIGHBORHOODS WHILE CELEBRATING THEIR AUTHENTICITY AND SINGULARITY

If Chicago's downtown is its heart, its 77 neighborhoods are its soul. The City will be intentional in its approach to revitalizing its neighborhoods by marshaling its own resources and leveraging private development within a design excellence framework that is place-based.



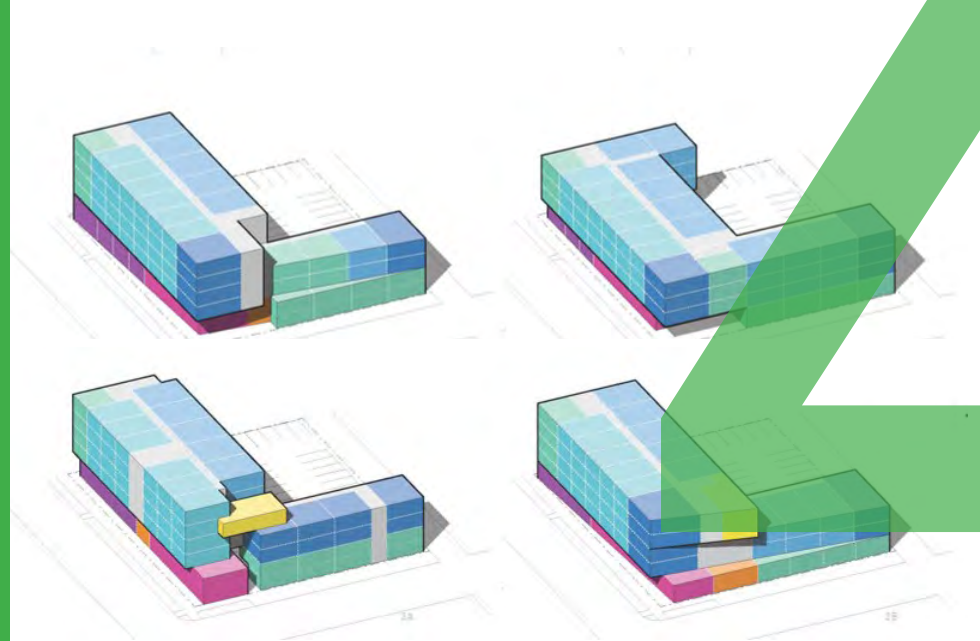
LEVERAGE THE ECONOMIC BENEFITS OF GOOD DESIGN

Good design has economic benefits beyond job creation. In times of limited resources, it is important to leverage every dollar invested. When development creates jobs, benefits the environment through sustainable best practices and creates places where people want to live, work and play, it benefits the entire City.



ENCOURAGE DIVERSE DESIGN APPROACHES IN ORDER TO INSPIRE INNOVATION AND DESIGN EXCELLENCE

Chicago's architecture and urban design should reflect the dynamic nature of the city. Early collaboration with key stakeholders will yield a diversity of design approaches, which in turn will promote innovation, creativity and sustainable strategies constructed with high quality materials and state of the art construction methods.



HONOR CHICAGO'S LEGACY OF ARCHITECTURAL INNOVATION BY PROMOTING CONTEMPORARY DESIGN

Chicago is a city with an abundance of historic building stock. The legacy of these assets is apparent throughout the city. As such, new development should seek to enrich the urban environment by respecting the authenticity of historic buildings rather than encouraging mimicry or replication of these buildings in the designs and details of new construction.



STRIVE TO ENHANCE THE PUBLIC REALM. FOCUS ON THE PEDESTRIAN EXPERIENCE

Our streets are an asset to be prioritized and curated. New development should consider its cumulative effects on sunlight, comfort and quality of the public realm by maximizing solar access for streets, parks, and public open space. DPD will advocate for a high quality public realm that creates a safe, comfortable, accessible, vibrant, and attractive pedestrian environment.



IMMERSE YOURSELF IN THE PLACES, PEOPLE AND CULTURES OF THE CITY

Responding to context appropriately, whether physical or cultural, is a critical part of design excellence. Designers are expected to understand the context that they are working in and provide responses that strengthen and reinforce the desirable urban features of the place as well as celebrate and preserve local culture.



DEVELOP A HEALTHIER, MORE RESILIENT AND BEAUTIFUL CITY

Chicago's sustainable goals aim to construct healthier and more sustainable environments that use fewer resources, are more durable and cost effective, and promote well-being. New development is expected to seek opportunities at all phases of a project's evolution to optimize sustainability, resilience and health.



COMMUNICATE THE VALUE OF DESIGN EXCELLENCE TO THE PUBLIC

Effective new tools and strategies can connect everyday Chicagoans to a better understanding of their city's architectural and urban design legacy. DPD will engage the public to make design accessible and democratic.



SUPPORT DESIGN EXCELLENCE WITH CITY DEPARTMENTS AND SISTER AGENCIES

The City has an opportunity to lead by example when it comes to design excellence. DPD will encourage the efforts of other city departments and sister agencies to integrate design excellence into their projects that impact the built and natural environment.





City of Chicago
Lori E. Lightfoot, Mayor

Design Excellence

Neighborhood Design Guidelines

Department of Planning and Development

Maurice D. Cox, Commissioner
City Hall Room 1000
121 N. LaSalle St.
Chicago, IL 60602

DRAFT September 11, 2020

Forward

The concept of “design excellence” represents the City of Chicago’s commitment to a high-quality built environment that celebrates and enhances the City’s unique architectural and urban design legacy. This responsibility extends from downtown and throughout local neighborhoods.

The Chicago Department of Planning and Development engaged a Design Excellence Working Group to answer the question:

***How do we engender a culture that values
design excellence in everyday life?***

From this question, several thematic principles emerged that collectively aspire to achieve design excellence for Chicago residents, businesses, and other local stakeholders.

The principles include commitments to:

- » **Equity & Inclusion**
Achieving fair treatment, targeted support, and prosperity for all citizens
- » **Innovation**
Implementing creative approaches to design and problem-solving
- » **Sense of Place**
Celebrating and strengthening the culture of our communities
- » **Sustainability**
Committing to environmental, cultural, and financial longevity
- » **Communication**
Fostering design appreciation and responding to community needs

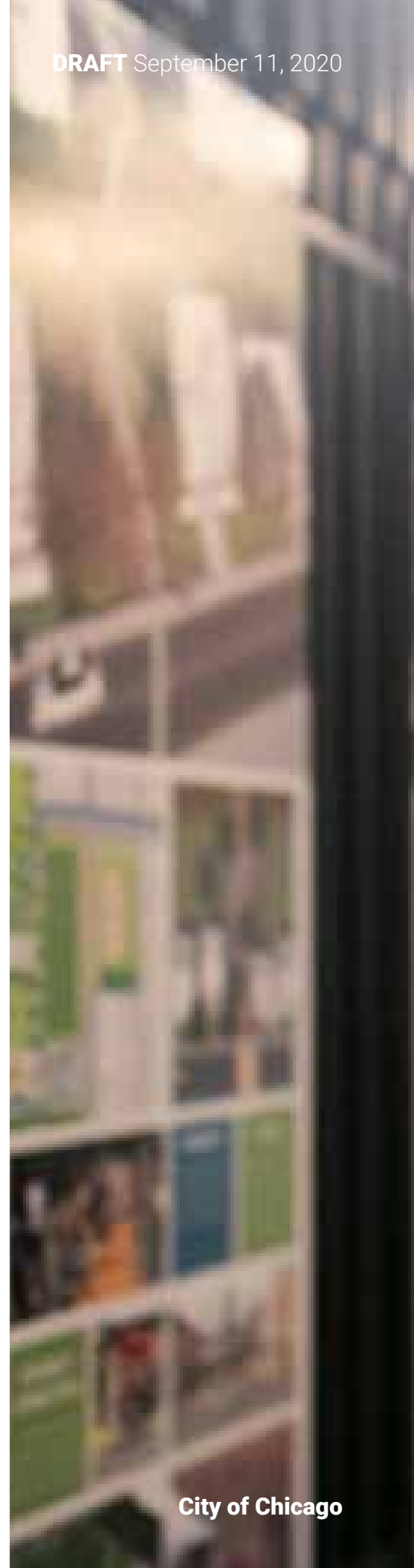




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Introduction

Neighborhood Design Guidelines

A COMMITMENT TO EXCELLENCE

Developed under Mayor Lori E. Lightfoot by the Department of Planning and Development (DPD), the Neighborhood Design Guidelines provide specific recommendations to enhance the planning, review, and impact of development along the city's commercial corridors.

As a complement to other City design resources and regulations, the guidelines are adaptable to the unique context of individual neighborhoods, corridors, and blocks.

The guidelines are organized across six categories:

- » **Sustainability**
Features that have long-term environmental, sociocultural, and human health impacts
- » **Program**
Targeted uses that complement a property's surrounding context
- » **Site Design**
Building orientation, layout, open space, parking, and service
- » **Public Realm**
Improvements within and near the public right-of-way adjacent to the site
- » **Massing**
Bulk, height, and form of a building
- » **Façade**
Architectural expression of a building's exterior, including entrances and windows

Other City design resources and regulations that may apply to new development projects include the Zoning Ordinance, Landscape Ordinance, and the Complete Street Guide, among others.





APPLICATION AND IMPLEMENTATION

The Neighborhood Design Guidelines are intended to be used for all public and private projects located along Chicago's commercial corridors. Projects that require the City's review and oversight should substantially correspond to their parameters, especially Planned Developments, Lakefront Protection Ordinance projects, and projects that receive City grants, funding, or other incentives.

In addition to facilitating formal City review processes and promoting successful project completions, the Neighborhood Design Guidelines are intended to promote design excellence, community pride, and enhancing the sense of place in local neighborhoods.

The Neighborhood Design Guidelines provide baseline guidance and reference for property owners, developers, designers, community groups, public agencies, and individuals. Construction projects must still adhere to any applicable City of Chicago, State of Illinois, or federal requirements, standards, and policies.

The Department of Planning and Development intends to gather feedback from property owners, developers, designers, and community members to continue to refine the guidelines' scope and content. Comments may be directed to DPD@cityofchicago.org.

Ultimately, the guidelines are expected to be presented to the Chicago Plan Commission for formal adoption.







Sustainability

Chicago has been a global leader in urban sustainability, which has emphasized the importance of designing and constructing healthier and more sustainable environments that use fewer resources, are more durable and efficient to maintain and operate, promote equity, and protect the environment and human health. The next generation of development must advance this continual improvement in a comprehensive and place-based way. Projects are expected to seek opportunities at all phases of development to optimize sustainability, resilience, environmental health, and human well-being. Note that these goals are addressed throughout the guidelines, not only in this section.

Sustainability

Site Selection

Choosing a site is a major factor for the sustainability and resilience of a particular development and neighborhood as a whole. It is important to provide sustainable development while also being mindful about how to do so using existing resources.

- 1 Consider opportunities for re-purposing existing buildings, rather than building new. This strategy often results in interesting design solutions, bolstering the neighborhood character and preserving historic structures.
- 2 When new construction is necessary, prioritize infill and transit-oriented sites to promote density, urban activity, and efficient mobility.



*Revive Architecture LLC
Windy City RE*

Former Triangle Motors automobile showroom



*905 West Fulton Market
Hartshorne Plunkard*

Adaptive reuse integrates two original building facades into the new mixed use development.



*Milwaukee Beldon Transit Oriented Development
Wheeler Kearns Architects, Tom Rossiter Photography*

Transit proximity increases density, decreases parking, and promotes walkability, vibrancy, and street activity.

Adaptability

Buildings contain considerable embodied energy accumulated through the production, transport, and installation of building materials. Demolishing and replacing a building to accommodate a new use, while an extremely popular strategy, releases this embodied energy, detracting from a neighborhood's long-term sustainability.

- 1 Design buildings with a flexible approach to infrastructure delivery and interior systems (e.g. furniture, ceiling systems, and partitions), allowing the building to support multiple uses and users over time. For example, parking garages should be designed with ceiling heights, level floor plates, and other elements to allow for future conversion to other uses when parking demand decreases.



High ceiling heights allowed this vault to be repurposed for a temperature controlled room for barrel aging.



Flat floors and floor-to-floor heights allowed this parking garage to be repurposed as an incubator space.

Design Expression

Sustainable design elements can be celebrated through architectural expression, landscape features, and interpretive strategies.

- 1 Celebrate sustainable landscape design through native plantings, stormwater features, and urban agriculture.
- 2 When education or public engagement are central to the development program, create opportunities to highlight sustainable development features visibly and experientially through design expression.



*Mercy Housing, Margot and Harold Schiff Residences
Murphy/Jahn Architects, Terry Guen Design Associates*

Sustainable landscape with adaptive, drought-tolerant plants, which reduce irrigation and manage stormwater



*Gary Comer Youth Center Green Roof
Hoerr Schaudt Landscape, John Ronan Architects
Scott Shigley Photography*

In addition to ecological benefits, educational garden can teach students to grow their own organic produce.



*Farm on Ogden
Booth Hansen, Drone Media Chicago Photography*

Urban agriculture activities indoors and outdoors made visible along the street

Sustainable Design

Best Practices

Chicago's Sustainable Development Policy has advanced sustainable and resilient design throughout the city. It includes a variety of categories and choices of methods to meet the requirements.

While certain projects receiving City assistance are required to comply with this policy, all projects should consider and address each of these categories at each step of the design and development process.

Please refer to the Sustainable Development Policy for guidance on each of the topics listed here.

- » Health
- » Energy
- » Stormwater
- » Landscapes
- » Green Roofs
- » Water
- » Transportation
- » Solid Waste
- » Work Force
- » Wildlife



Program

Program suggests how a community will interact with, occupy, and use space. Indoor and outdoor programming should reinforce one another to improve the day-to-day life of both residents and the wider community.

Program

Use Mix

The uses within a development should complement those on the surrounding block and neighborhood, either by clustering predominant uses or filling gaps in the existing use mix. Uses within a single building can also be mixed to further contribute to neighborhood vitality.

- 1** Along significant neighborhood corridors, developments should contribute to a mix of uses on the block (e.g. housing, food service, retail, community services, open space, etc.).
- 2** Along commercial corridors, the ground floor of buildings should contain active uses such as retail, food service, and social spaces. Providing residential space on upper floors to create mixed-use buildings is also a good way to promote an active street throughout the day and week.



**Harper Court
Hartshorne Plunkard**

A mix of commercial, hotel, and office uses brought needed neighborhood amenities as well as customers.



**Vue 53
Valerio Dewalt Train**

Active ground floor, easy resident access to upper floors, and hidden parking make complementary uses work.



**Independence Library and Apartments
John Ronan Architects**

Retail isn't the only way to create active uses - this library fronts the street with affordable housing above.

Context

The selection, organization, and expression of building and open space uses should contribute to the overall neighborhood program composition by promoting desirable uses and reducing the impact of undesirable uses.

- 1 Proposed uses should reflect and enhance existing desirable neighborhood uses and previous plan recommendations. This may include either introducing a needed use (e.g. grocery store or open space) that does not yet exist in the area or clustering like uses together (e.g. retail or food service) to bolster existing program.
- 2 Identify opportunities to provide spaces to support the larger community's needs and a diverse range of users. An example that would serve fledgling entrepreneurs would be to provide a small, flexible space for a "pop-up" retail, food, or events.



*The Promontory
Range Design*

Adding a bar and event space created social activities and nightlife in a commercial corridor lacking those amenities.



*Boxville
Urban Juncture*

Small, inexpensive storefronts have created new business opportunities for local entrepreneurs.



*Xquina
Design Bridge*

Cafe, incubator, and office space create opportunities for entrepreneurship within historically marginalized areas.



Site Design

Site design describes the organization of buildings, open space, parking, and other related site uses. Good site design respects existing site features and responds to surrounding conditions such as adjacent properties, streets, and local climate.

Site Design

Orientation and Access

Sites should provide clear access points for various users, prioritizing pedestrian access and locating vehicular access in the rear of the site whenever possible.

- 1 Where possible, orient buildings so that the longest side with glazing faces south to take advantage of energy and lighting efficiency.
- 2 Consider adjacent land uses and views when orienting buildings. Positive views to adjacent features should be preserved while visually buffering detracting adjacent uses.
- 3 Primary pedestrian site access should be prioritized from the main street frontage. On corner sites, access should respond to both streets wherever possible. Public-facing uses should be accessed from major streets, while private uses (e.g. residential entries) should be accessed from side streets.
- 4 Pedestrian, bicycle, and vehicular conflicts should be minimized or eliminated, with vehicular site access provided via alleys whenever possible. In addition, parking and loading access should be combined to minimize driveways and allow adequate room for other site programming such as open space.
- 5 On large sites, encourage physical and visible porosity by breaking up development and encouraging through-site pedestrian routes.



A single-loaded corridor along the adjacent railroad shields residents from noise and provides views of the courtyard.



Setting back building entrances at corner sites address both the primary street and the side street.

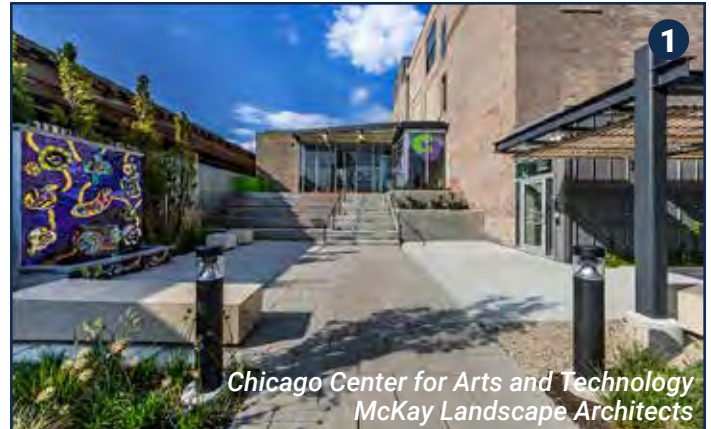


Separating pedestrian and vehicular entrances with quality planting helps demarcate space and avoid conflicts.

Open Space

Open space is critical to the enjoyment of Chicago's neighborhoods and comes in many forms - from private yards to public parks. Whether open space is public or private, it should serve its users well by providing pleasant and usable space for recreation, gathering, and outdoor enjoyment.

- 1 Even when not required, open spaces that are accessible and inviting to the public should be created whenever possible.
- 2 Open space should be located to leverage interior building uses and blend interior and exterior spaces where active ground-level program such as retail, community space, or food service can expand the indoor uses outdoors in pleasant weather.
- 3 Open spaces should include elements such as inviting places to sit, plantings, protection from inclement elements, access to sunlight, quality lighting, and art.
- 4 Provide visual buffers between on-site open spaces and adjacent incompatible land uses and/or views.



*Chicago Center for Arts and Technology
McKay Landscape Architects*

Enlarged entry plazas can be inviting both to building users and the broader public.



*Tied House
Gensler*

Well-placed open spaces take advantage of building glazing to blur the line between interior and exterior.



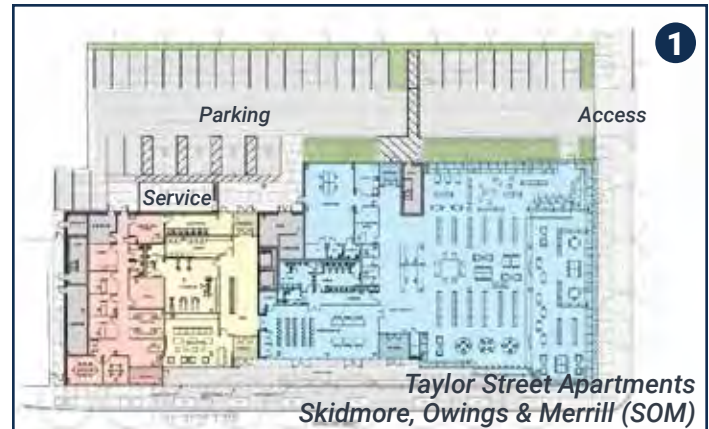
*Norwetta Row
Site Design Group*

The creation of outdoor "rooms" through planting and paving design provide a variety of places to site and gather.

Parking and Service

Parking and service areas, such as utility, trash, and delivery areas, are necessary to the operations of a building and need to be thoughtfully integrated into the overall site design without detracting from programmatic spaces.

- 1** Parking and service (e.g. mechanical systems, trash, and loading areas) should be located at the rear of the site whenever possible and should be accessed via alleys or side streets when possible.
- 2** New public alleys should be provided (dedicated) on larger sites. Sites with multiple distinct buildings should centrally locate shared parking with minimal driveway entrances.
- 3** Structured parking and service should be screened from public view. Screening for surface parking and services should, at minimum, meet the requirements of the Landscape Ordinance. Wrapping parking and service uses with more active building uses, especially at the ground floor, is usually preferred.
- 4** Where concealing parking and loading with active building program is not appropriate, utilize landscape buffers and vegetative screening.



Parking and service in the rear, accessed via a side street, prevents conflicts and preserves the street wall.



Wrapping structured parking with program (e.g. offices) shields unpleasant views and expands usable space.



Multi-layered landscape buffer provides visual screening from parking and promotes a more pleasant streetscape



Public Realm

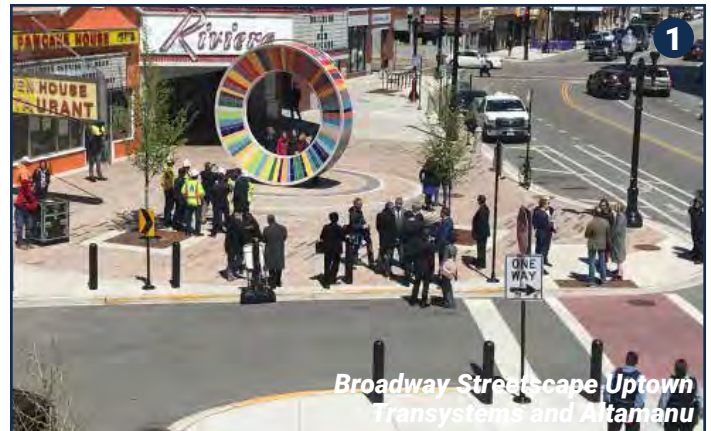
The impact of new development does not stop at the property line. Improvements to the adjacent public realm as outlined below should be addressed whenever possible with the goal of promoting safe, comfortable, functional, and vibrant neighborhoods.

Public Realm

Public Right-of-Way

Improvements to the public right-of-way may be necessary to accommodate changes in mobility needs, improve safety, and contribute to the identity of a development.

- 1** Any modifications to the public right-of-way must be approved by the Chicago Department of Transportation (CDOT) and should follow their guidelines and regulations. Several City resources are available to help identify strategies to improve streetscape sustainability and promote active transportation modes through the creation of complete streets.
- 2** Where existing sidewalks are too narrow to adequately support site uses (e.g. restaurant outdoor seating), identify ways to set the building back from the property line and expand pedestrian pavement within the site boundary, especially for projects that span a large portion of a block. Be mindful of impacts to the block's street wall in the process.
- 3** When designing existing or additional public realm space, consider options for activation and programming to promote vibrancy in the neighborhood.



Complete street system with generous pedestrian space, plantings, site furniture, and public art



Expanded public realm space for outdoor seating under building canopy, sheltered from the elements



Expanded public space into a parking stall (i.e. parklet) provides outdoor seating where sidewalks are narrow

Landscape

Comprehensive and well maintained landscape areas contribute to the sense of place and experience of the neighborhood. Vegetation, including trees, planting beds, and raised planters soften the hard edges of buildings and walkways while providing a cooling effect through shade and reduced solar gain. High-quality and coordinated landscape elements such as seating, lighting, and other site furnishings contribute to the sense of place and improve human comfort.

- 1 Plant a diverse selection of street trees within the parkway according to the Landscape Ordinance. Provide generous soil volumes for planting areas to allow for expanded root growth and improved tree health.
- 2 Where space allows, soften building edges with front yard plantings. Consider native plant palettes that go beyond lawns and hedges to include flowering shrubs, perennials, and groundcovers to provide multi-seasonal interest and habitat for migrating birds and pollinators.
- 3 Install pedestrian amenities such as seating, lighting, wind blocks, overhead canopies, and receptacles where there is high pedestrian traffic or active gathering areas. These elements should be located either within site boundaries or within the parkway and should not impede pedestrian travel.



C.H. Robinson Midwest Headquarters
SOM and Site Design Group

Generous parkway plantings to promote a more pleasant pedestrian environment



1330 West Fulton
Site Design Group

Native planting design for the building's entry courtyard create a welcoming transition from the street



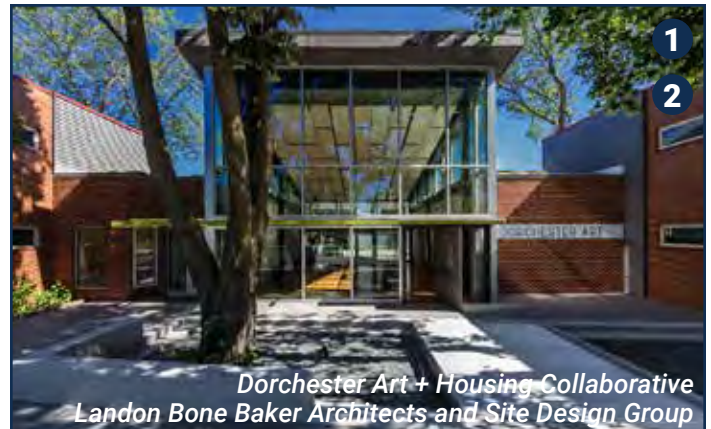
The Wave
dSPACE Studio

Sculptural amenities not only provide seating, but also invites people to use the elements creatively

Accessibility and Safety

Making public-facing spaces accessible to people of all abilities and identities is critical to promoting an equitable, safe, and comfortable neighborhood. In addition to accessibility requirements, include the following considerations as well.

- 1** Design welcoming and equitable entrances, such as integrating accessible routes artfully into main entries. Take care to use surface materials that are both accessible (e.g. navigable and durable materials, high contrast at thresholds, etc.) as well as thoughtfully woven into the overall design from the beginning.
- 2** Allow for an open visual field within the public realm for both safety and accessibility. Avoid posts or other physical elements within pedestrian passageways such as plazas or sidewalks. Avoid walls, panels, or dense eye-level vegetation that obstruct view from other areas of the site, street, or building.



*Dorchester Art + Housing Collaborative
Landon Bone Baker Architects and Site Design Group*

Ramps to the accessible entrance integrated into the landscape and lead to the main entry to the building



*University of Chicago 58th Street Streetscape
Site Design Group*

Elimination of vertical separation at the ground plane and open, framed view along the path for ease of navigation



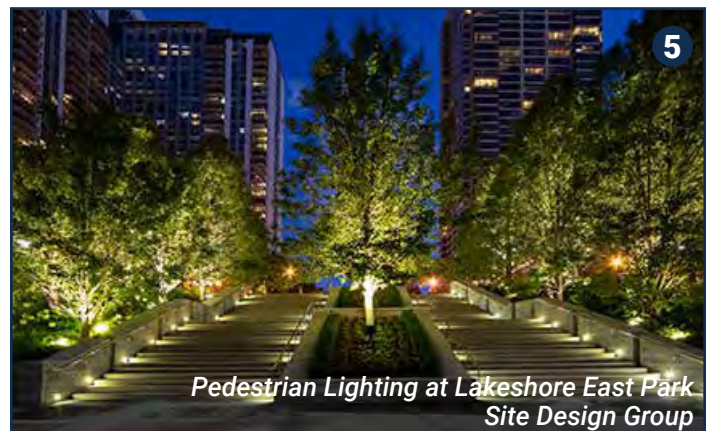
*Green Line Performing Arts Center
Morris Architects Planners, Hall+Merrick Photography*

Accessible building entrance on the ground level with ability to connect indoor and outdoor space seamlessly

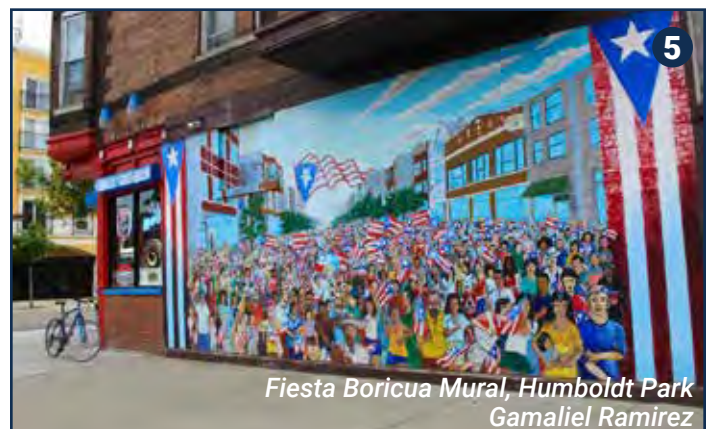
- 3 Protect the public realm and open spaces from sound pollution, which requires locating venting and noisy equipment away from occupied outdoor spaces.
- 4 In areas with high pedestrian activity and potential conflicts with program in the public realm (e.g. outdoor seating), take care to refrain from impeding pedestrian movement. Door swings and other obstacles should be avoided in the pedestrian way. Opportunities to clearly delineate the walkway may include carefully placed planters, furniture, and light fencing. Take care not to block visual access to the space.
- 5 Feelings of comfort and safety are unique to each neighborhood and should be considered within that specific context. Identify what types of elements are required or discouraged to promote the wellbeing of neighbors occupying and moving through the public realm.



Planter box separates pedestrians and outdoor dining to keep the narrow walkway clear



Lighting illuminates pathways, reduces dark niches, and contributes artful design to the public realm



Integrating community-driven art into the public realm demonstrates the space is cared for and watched over



Massing

Massing refers to the height, bulk, and apparent density of a building. While baseline density standards are set by the underlying zoning, the guidelines presented here serve to promote consistency with the adjacent context by reinforcing desirable urban features from the neighborhood.

Massing

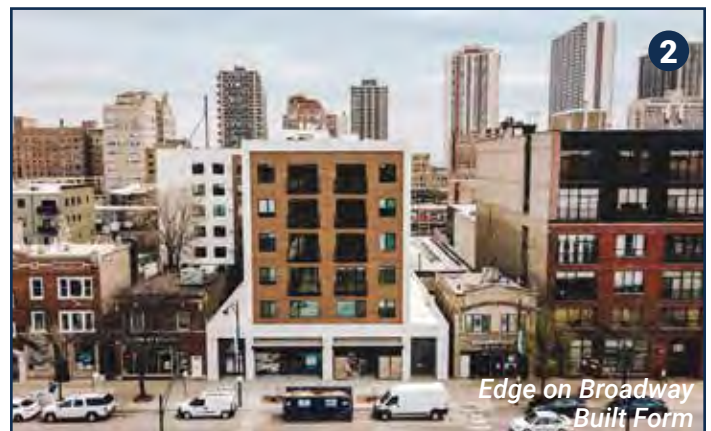
Height

Building height is often the first concern for neighbors of new development. While zoning addresses overall height limits, the guidelines presented here provide recommendations for ensuring new development responds to surrounding conditions and existing buildings.

- 1 Determine street-facing building height based on adjacent and surrounding building heights to provide variety and visual interest within a unified street character.
- 2 Where a building is taller than surrounding developments, building height should transition by stepping down to better relate to adjacent buildings.



The hotel is massed to read as three buildings, one incorporates an historic brick face.



The tallest portion of the building transitions on each side to respond to the neighboring two story buildings.

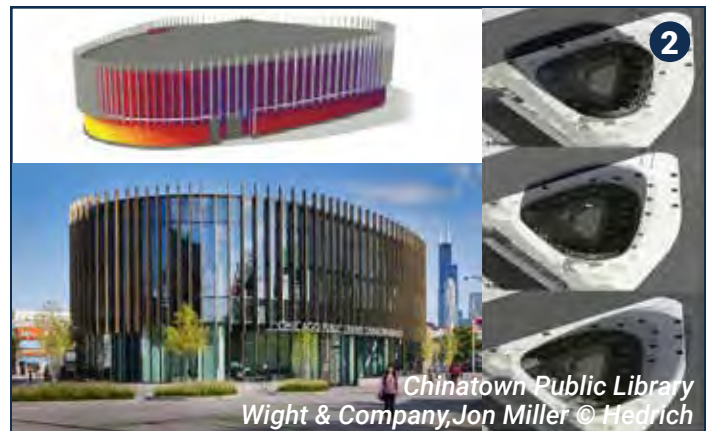


Building height varies to invite pedestrian access.

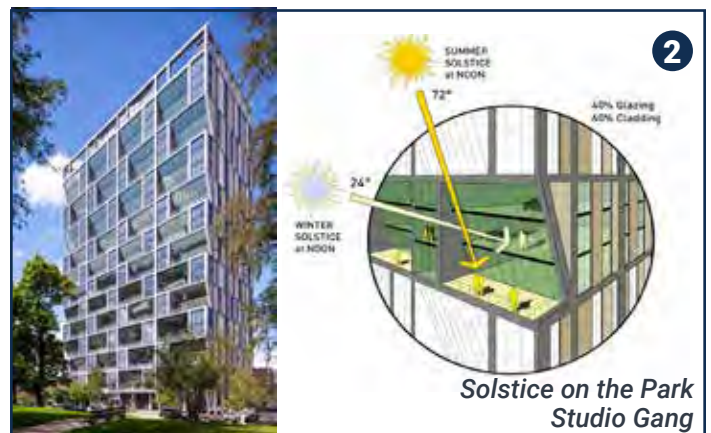
Access to Light and Air

Access to light and air are important for wellness, dignity, and energy efficiency, especially for residential and office uses. Building massing should be arranged to support maximizing light and air for building occupants and neighbors.

- 1 Conduct shadow studies of massing options to determine if proposed structures will create significant changes to surrounding spaces and examine alternatives if they are negatively impacted.
- 2 When creating massing options, investigate several variations that maximize natural light and determine if elements of these can be integrated into the final design.
- 3 Identify opportunities for outdoor space, including porches, balconies, and roof decks, that are designed in a way that is consistent with surrounding buildings and sensitive to the public realm, such as on top of a stepback.



Sun and Shadow Studies



Massing design maximizes sunlight throughout the year.

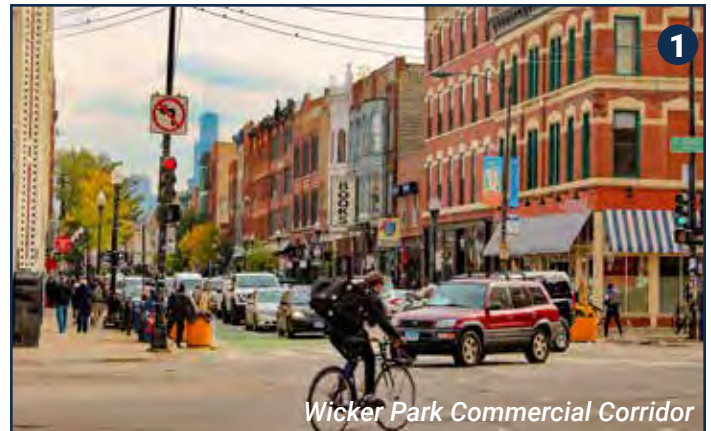


Roof deck covered lounge space for residents to enjoy away from the public realm

Street Wall

The rhythm of building faces along an urban corridor is known as the street wall. Continuity of the street wall helps to define the public realm, while large openings in the street wall caused by vacant parcels, deep site setbacks, or single-story buildings can detract from neighborhood character.

- 1** Where a street wall exists, its continuity must be reinforced with the new development or other active use, such as a vibrant plaza. Inactive gaps between buildings interrupt the street wall.
- 2** Buildings located at major intersections should reinforce the architectural definition of the corners of the block by building to the corner. Strategies for strengthening the corner can include adding an architectural feature, special façade treatment, primary building entrance, or other variation in massing.



Low first floor retail vacancy creates vibrant, walkable commercial corridors



Outdoor seating for restaurant helps maintain active uses along the street wall featuring planters and string lighting

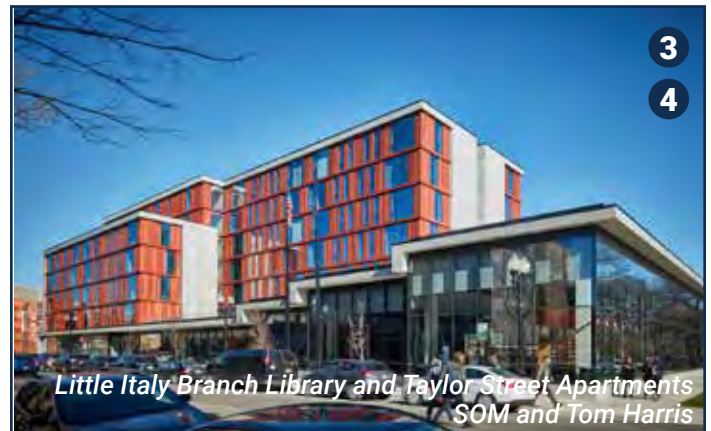


Operable glass panels provide natural light and integrate with the brick to offer a defining feature at the corner

- 3 For buildings three stories and above, provide clear differentiation between the base, middle, and top of buildings to promote legibility and interest in the building's form from the street. Use this structure to promote continuity with the surrounding buildings, public realm, and open spaces at each level, with the highest degree of continuity at the base.
- 4 When creating buildings taller than three floors, especially if taller than surrounding buildings, set back the face of upper floors several feet behind lower floors. This encourages human-scaled design by responding to adjacent building height, street width, and pedestrian experience. Leverage these tower setbacks to optimize views and natural light.



Building mass steps back into three different tiers that are connected through the elevator shaft



Dynamic building with a pedestrian-oriented base and housing that pushes back for privacy and light



Bulk of building sets back along the lower density and traffic street for enhanced pedestrian experience



Façade

Façades are the exterior “faces” of a building. Primary façades along active streets should contribute to a vibrant streetscape, create visual interest, accentuate entrances, and reflect internal uses. Secondary façades require less visual interest but should still respect and contribute to the neighborhood character.

Façade

Windows and Doors

Building openings (i.e. windows and doors) serve as the interface between the exterior and interior of a building, creating architectural rhythm and expression.

- 1** Clearly identify building entrances as seen from the street using elements such as architectural details, awnings, or canopy structures.
- 2** Arrange window openings to promote design interest and employ strategies such as pattern, shape, color, material, and depth to reinforce the style of the building and how it responds to the surrounding context.
- 3** On ground floor frontages, introduce transparency and visual interest to contribute to the street's vitality. For retail, ground floor frontages should be primarily clear, non-reflective windows that allow views of indoor commercial space or product display.
- 4** For spaces inviting the public indoors (e.g. retail, restaurants, community uses, etc.), identify opportunities to increase permeability between the sidewalk and the indoors. This may include strategies such as doors that can stay open in nice weather and making indoor activities visible from outside.



*Hello Baby Storefront
Perkins+Will, Steinkamp Photography*

Storefront has a well integrated awning and playful graphics along the transparent glass facade



*Wicker Park Mixed Use
Silvestro Design Operations*

Geometrical window details provide depth and visual interest along the street wall



*KLEO Art Residences
Juan Moreno Gabriel Architects*

Glass garage doors allow for transparency and easy access into art and community spaces

Materials

High-quality building materials promote pride of place and respond to neighborhood character. Appropriate materials balance aesthetics with functional qualities such as durability, cost-effectiveness, and sustainability.

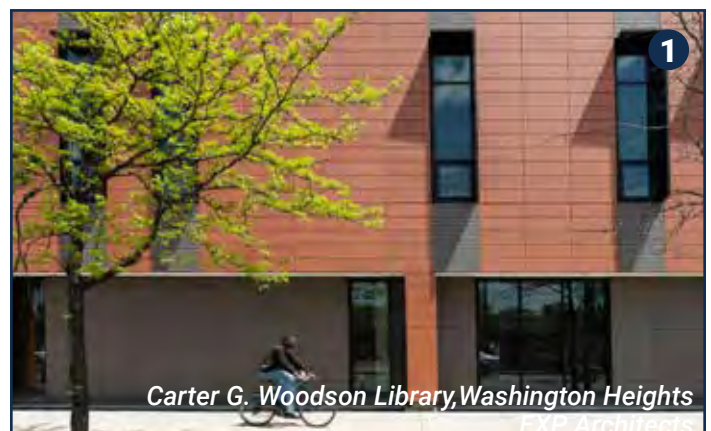
- 1 All façades that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality, durable, and appropriate for use on the primary street-facing façade.



The facade utilizes glass and brick materials native to the surrounding neighborhood in a modern way



Stainless Steel in three colors are used to create a colorful, sculptural, and inviting entrance



New terra cotta rainscreen curtain wall replaced a hazardous uninsulated brick facade that was falling apart

Ground Floor

Active and interesting building ground floors add vibrancy to the public realm when properly expressed through the design of a building's façade.

- 1** Provide street-level spaces within buildings that are designed to accommodate active uses visible to pedestrians.
- 2** Use transparent materials, lighting, and other design elements such as art to create human-scale visual interest, especially along sidewalks and open spaces.
- 3** Long façades should be broken up with vertical elements and articulation of the street wall as well as proportioned to enhance existing patterns along the street.



**South Shore Brew
Triad Consortium**

Welcoming atmosphere in a corner cafe across from a train stop



**Blu Dot Furniture
John Ronan Architects**

Custom Screen Made of Aluminum Tubing transforms a dull strip mall into a unique retail space



**LINKT
BKL**

Undulating facade was designed to reduce glare from oncoming traffic for a better resident experience

Signage and Security

Building signage is a critical form of communication for building occupants, but care must be taken to ensure that signage is integrated into the overall building design and reflects neighborhood character.

In addition, security features should continue to serve their primary function while integrating with the overall façade design.

- 1 Commercial developments should avoid sign clutter, especially when it obstructs views of interior spaces and activities. Signage should be used to contribute to the neighborhood character and identity by using color, style, and architectural integration appropriate to the context.
- 2 Security gate and shutter visibility should be minimized, and whenever possible, be interior-mounted and integrated into the storefront design.



Mounted signage is easy to read, clean, and unobstructive to permeable retail space



Window Emblems allow for branding that does not impact transparency and light



Interior mounted collapsible security gates are a discrete way to secure retail space

Acknowledgments

DESIGN EXCELLENCE WORKING GROUP

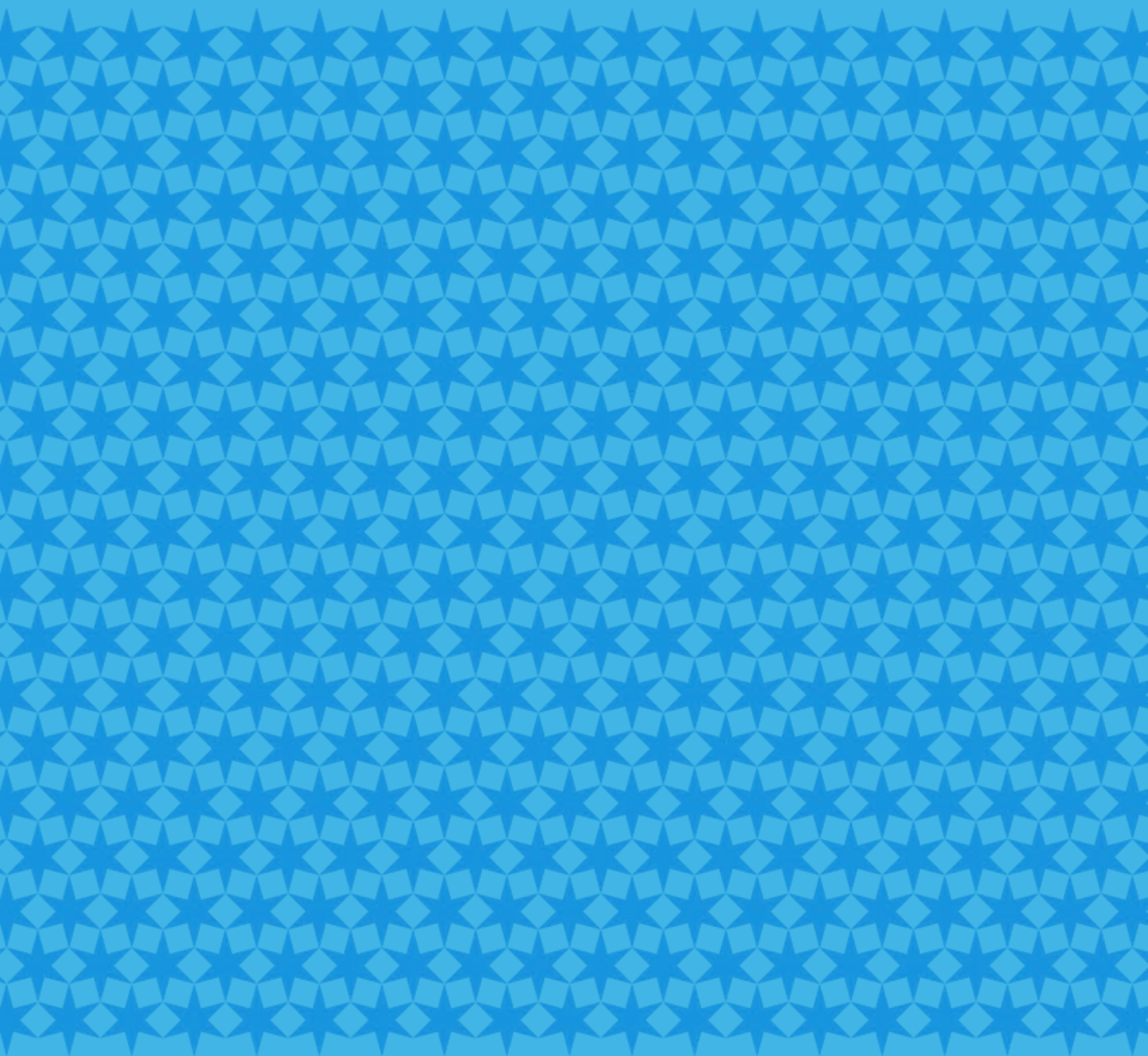
The Department of Planning and Development wants to thank the following individuals for their guidance, support, review, and contributions to these guidelines and other Design Excellence initiatives:

- » Andre Brumfield, Gensler
- » Kim Dowdell, HOK
- » Casey Jones, Perkins + Will
- » Reed Kroloff, Illinois Institute of Technology
- » Juan Moreno, JGMA
- » Lynn Osmond, Chicago Architecture Center
- » Emmanuel Pratt, Sweet Water Foundation
- » Domenic Salpietra, HOK
- » Jaime Torres Carmona, Canopy Architecture and Design
- » Ann Thompson, Related Midwest
- » Doug Voigt, SOM
- » Ernest Wong, Site Design Group

DPD WORK GROUP

The Department of Planning and Development's internal team who produced these guidelines included:

- » Eleanor Gorkski, First Deputy Commissioner
- » Jim Harbin, Deputy Commissioner
- » Gerardo Garcia, Design Review Lead
- » Jasmine Gunn
- » Katharyn Hurd
- » Ethan Lassiter
- » Carmen Martinez
- » Luke Mich



INVEST SOUTH/WEST PRE-QUALIFIED LIST OF DESIGN SERVICES FIRMS

CHICAGO
ARCHITECTURE
CENTER



AIA
Chicago

Image: Aerial view of Chicago South Side, Bronzeville, by Kashif Ahmed



Jury Co-Chair: Lynn Osmond
President & CEO,
Chicago Architecture Center



Jury Co-Chair: Reed Kroloff
Dean & The Rowe Family College of
Architecture Endowed Chair,
IIT College of Architecture



Juror: Allison Grace Williams, FAIA
Principal, AGWms_Studio



Juror: Gerardo Garcia
Design Review Lead, City of Chicago
Department of Planning and Development



Juror: Bill Williams
Principal, KMW Communities



Juror: Sara Zewde
Founding Principal, Studio Zewde



Juror: Philip Enquist, FAIA
Consulting Partner, SOM

This summer the City of Chicago invited the Chicago Architecture Center to organize an open Request for Qualifications (RFQ) to identify Chicago design firms to be considered for upcoming projects connected to Mayor Lori E. Lightfoot's INVEST South/West neighborhood improvement initiative. The massive \$750 million reinvestment in the urban fabric of Chicago's South and West Side communities will focus on small- and mid-scale projects along commercial corridors and heavily trafficked intersections. The Pre-Qualified List of Design Services Firms we announce here is part of a broader initiative by the City's Department of Planning and Development to advance design excellence in all new projects across the city, from skyline-defining investments downtown to civic and commercial investments in neighborhoods and residential districts.

The following document is a resource packet for developers who may wish to respond to a series of upcoming Requests for Proposals issued under the INVEST South/West initiative. We provide here an introduction to all the Pre-Qualified design teams and their primary contact information and encourage developers to explore the work of these firms. Some are large, some are small; some are venerable, some are new. For the burgeoning designers, we encourage partnership with established firms to lend wisdom and add capacity to their efforts, and, at the same time, encourage larger firms to see the opportunity to mentor and help elevate fresh design voices. Above all, the teams assembled here share the Planning Department's abiding commitment to high-quality design.

The open-call RFQ yielded nearly 200 responses from across greater Chicago. A jury of respected design and development experts (including San Francisco-based architect and consultant Allison Grace Williams; Chicago developer Bill Williams; Chicago-based urban designer Phil Enquist; New York-based landscape architect Sara Zewde; and Planning Department Design Review Lead Gerardo Garcia) narrowed that list to the 32 you see here today. We are excited to promote this inaugural list and proud that it reflects the diversity of the city at large.

- 56% of selected teams are women-owned firms
- 63% of selected teams include a female lead designer
- 44% of selected teams are minority-owned firms
- 47% of selected teams include a lead designer of color

The depth and breadth of firms responding demonstrates the local design industry's passionate interest in strengthening our hometown, and it is sure to impel the City to refresh this list from time to time to always keep on the lookout for top talent. We hope this resource inspires developers to respond to INVEST South/West opportunities with some of the very best design talent Chicago has to offer.

Thank you,

LYNN OSMOND
President & CEO
Chicago Architecture Center
Jury Co-Chair

Thank you,

REED KROLOFF
Dean & The Rowe Family College
of Architecture Endowed Chair
IIT College of Architecture
Jury Co-Chair

BRININSTOOL
+ LYNCH

BROOK
ARCHITECTURE

BUILT FORM

CANOPY +
WOODHOUSE
TINUCCI +
FLOATING
MUSEUM

CURIOSO +
INFORM STUDIO

DAAM

SELECTED LIST OF 32 LOCAL DESIGN SERVICE FIRMS AND TEAMS

DMAC
ARCHITECTURE

GARRISON +
BONDER +
HENDERSON +
WILLIAMS +
HKS

INTERACTIVE
DESIGN
ARCHITECTS

JGMA +
BEEHYVE

KOO LLC

KRUECK
+ SEXTON
ARCHITECTS

KWONG VON
GLINOW +
UB STUDIO +
ROBERT
BURNIER

LONDON
BONE BAKER
ARCHITECTS +
CIVIC PROJECTS
ARCHITECTURE

MIR
COLLECTIVE +
MKB ARCHITECTS

NORMAN
KELLEY

PORT
URBANISM +
FUTURE FIRM +
BORDERLESS
STUDIO WITH
DAVID BROWN

PAUL PREISSNER
ARCHITECTS

VLADIMIR
RADUTNY
ARCHITECTS

JOHN RONAN
ARCHITECTS

ROSS BARNEY
ARCHITECTS

SITE DESIGN
GROUP, LTD.

SKIDMORE,
OWINGS &
MERRILL

ADRIAN SMITH
+ GORDON GILL
ARCHITECTURE

STUDIO DWELL +
BROOKS +
SCARPA

STUDIO GANG

TEAM A +
WILL DUBOSE
DESIGN

URBANLAB

URBANWORKS

VALERIO
DEWALT TRAIN +
LATENT DESIGN

VIA CHICAGO
ARCHITECTS +
DISEÑADORES +
COULD BE
ARCHITECTURE +
CHICAGO
MOBILE MAKERS

WHEELER
KEARNS
ARCHITECTS

ALL PHOTOGRAPHY HAS BEEN SELECTED FROM THE RFQ SUBMISSION APPLICATIONS. UNDER THE COMPETITION RULES, ALL REPRODUCTION RIGHTS ARE RESERVED FOR PROMOTIONAL OR EDUCATIONAL USE.



1345 S Wabash, Chicago

BRININSTOOL + LYNCH

Brininstool + Lynch has been providing architectural services in Chicago for over 30 years. With award-winning projects ranging in every scale and scope, we have the ability to address nearly any conceivable project situation. We pride ourselves in finding economical and environmentally responsible solutions to complex construction problems, while not sacrificing quality or service.

Our interest in supporting the INVEST South/West initiative is seated in a deep belief that architecture can and should play a role in enriching communities across the city of Chicago. As a part of a larger mission, architects can ensure that safe, cost-effective, and durable buildings are not just a luxury, but an accessible necessity in underserved communities. Our work with local developers, skilled contractors, and community leaders has given us insights into completing ethical projects of all sizes and scales, even in the most complex situations. Much of our success has benefitted from these long-term relationships with thoughtful professionals at every step of the building process.

It is clear that the next few years will be formative for Chicago's South and West Sides, as political, social, and cultural shifts refocus efforts on realizing a more equitable future for the city's residents. We hope in our small part, we can provide the support to those that have been working tirelessly for decades across the city's underserved communities. We look to their lead and are listening to their needs as the basis for our involvement in this great task.



Jennifer Park
AIA
Principal
Brininstool + Lynch



Pablo Diaz
Project Manager
Brininstool + Lynch



CPS Central Office Relocation, Chicago

BROOK ARCHITECTURE

Brook Architecture Incorporated is a full-service architecture firm founded on the principle that diverse experiences are valuable and bring great value to a design solution. The firm name is inspired by a Langston Hughes poem, *The Negro Speaks of Rivers*, where the speaker, after reflecting upon the many rivers he has traversed, proclaims "my soul has grown deep like the rivers." Initially my underlying intent in starting the firm was to make opportunities for the disenfranchised to become licensed architects. Along the way, 25 years later, I have observed the profound impact the built environment has on the quality of life for the people with whom I live, work, and play, and I have dedicated my practice to transforming those environments.

One of my proudest achievements has been witnessing minority employees become licensed architects while working for me or seeing them secure their license soon after leaving Brook Architecture. I feel as though I am doing my part to diversify a profession that serves everyone but suffers from the under-representation of minorities. I believe diversity will improve the quality of our built environment.

When considering a project, we ask questions and listen; not every project is for us to do. We are selective about the projects we take and we look for projects (and clients) that allow us to utilize our expertise but also offer an opportunity to expand our knowledge base. This balanced approach allows us to carefully push the boundaries of design while confidently building upon past successes.



RaMona Westbrook
AIA, LEED AP
President
Brook Architecture



Kelly Williams
AIA
Vice President
Brook Architecture



UICA Theater, Grand Rapids, MI

BUILT FORM



Arden Freeman
AIA
Principal
Built Form



Robert Bistry
AIA, LEED NC+B
Principal
Built Form

Built Form is a medium-sized studio based in Chicago with smaller satellite offices in North Carolina and Florida. At our scale, the principles, as well as our staff can form close working relations with our clients and consultants, ensuring a more personal investment into each project. Currently our office make-up is approximately 50% women and 25% minority staff, and as we grow our diversity will continue to reflect the city we live in. We started the firm with the Ministry Center in East Garfield Park and a multi-family project in Milwaukee. Sixteen years later we have the same balance of community-based projects in Chicago and mixed-use projects around the country.

As a licensed firm in Illinois and several other states, we pride ourselves on our technical abilities as well as our design abilities to ensure a successful project. We see the embracing of accessible design, sustainability, and the latest building technologies as the only way forward, so it's part of our office culture to embrace these aspects of architecture.

Every project has different goals to be executed within a different context, so we start with a significant amount of listening and research before determining a specific design methodology. Some projects lend themselves more to a strategy than a methodology. We look to the research to find cultural and historical references that can inform architectural metaphors. We are always aware of the physical context, but many of our projects are developed from the inside-out through sections and plans. The intent is to create spatially meaningful work that allows for creative solutions that fit within the context of their communities.



OSO Apartments, Chicago

CANOPY + WOODHOUSE TINUCCI + FLOATING MUSEUM



**Jaime Torres
Carmona**
AIA, LEED AP
Principal
Canopy



Andy Tinucci
AIA, LEED AP
Principal
Woodhouse Tinucci



Avery Young
Co-Director
Floating Museum

The INVEST South/West neighborhood improvement initiative is a 'once in a lifetime' opportunity that can redefine the limits on activity, integration, diversity, and inclusion in the public realm; creating new civic hubs in some of the oldest parts of our city that for too long have been ignored and underserved.

For this project, we have specifically assembled a unique, cross-disciplinary team, focused on providing the local neighbors and regional users a tailored approach and solutions that will address all needs in transformative new forms of public/private projects. From the large-scale resolution of restored public park realms to the precise details required for high-performance community centers, and from the essential need for housing and shelter to the exciting potentials for gathering, we stress design that is site- and program-driven, we promote sustainability as an everyday connection of the community to the environment, and we support the creation of a public space that harmonizes landscape and building.

We are in full support of INVEST South/West's mission and requirements. We are excited by the promise of this initiative, and we look forward to contributing to improving our city through inclusion, collaboration, and meaningful design.



The Wheelhouse Hotel, Chicago

CURIOSO + INFORM STUDIO

At Curioso + INFORM, we design with community in mind. We know that good design puts people first. So, we listen to the stories echoing around a block or reverberating in a building. We get into the minutia, roll up our sleeves, and leap with gusto into the intensity of each project's unique ecosystem. Far from adhering to a signature aesthetic, we discover design solutions that respect and resonate with each unique circumstance.

We do this because our goal is to create experiences with the power to transform. We aim to work on projects that are as much felt in a community as they are seen. We know that good design has the ability and the potential to impact more than just those who directly engage with it. In fact, we believe it's actually quite like grassroots community building.

Curioso + INFORM have collaborated for the past two years on a 3.76 acre, \$300M mixed-use development in Midtown Detroit comprising student housing, multi-family living, a public plaza, and a hotel. INFORM serves as the Master Architect and Curioso as the Interior Design studio. As a team, we make each other better. Our shared "Project to Purpose" vision means that our commitment to the work is aligned and passionate.



Nina Grondin
Managing Principal
Curioso



Daniel Pierce
Design Principal
Curioso



Michael Guthrie
Design Principal
INFORM Studio



Gina Van Tine
Managing Principal
INFORM Studio



Rail Yard Warehouse Lofts, Green Bay, WI

DAAM



Elyse Agnello
AIA, NCARB
Principal
DAAM



Alexander Shelly
AIA, NCARB
Principal
DAAM

DAAM, also known as DAAM Projects, is an award-winning professional design firm founded on the principles of collaboration and cross-disciplinary practice in the areas of Design, Architecture, Art, and Making. Our mission is to advance creative thinking-and-doing in the built environment through a “hands-on” interactive approach to design. From neighborhood plans to building designs to custom joinery and details, the DAAM team is committed to providing our clients, partners, and community with innovative, resilient, and beautiful solutions to meet each project’s set of unique challenges.

DAAM believes that Design, Architecture, Art, and Making are opportunities. They are a real means of creating asset value while providing essential resources to individuals, communities, neighborhoods, and cities. We believe INVEST South/West presents an occasion to elevate Chicago’s South and West Side neighborhoods through these creative means. We are excited to leverage our team’s collective expertise and seize these opportunities to integrate new buildings and placemaking strategies into the historically rich and architecturally dynamic sites along the selected corridors.

We believe our experience in successfully designing public, institutional, and academic buildings and social spaces for private, public, and non-profit clients positions us to actively engage with our city’s South and West Side communities and translate their needs into built form. We are adept at synthesizing difficult site constraints, complex construction logistics, and contemporary project delivery methods into thoughtful pieces of architecture.



Midtown Athletic Club and Hotel, Chicago

DMAC ARCHITECTURE



Dwayne MacEwen
AIA, NCARB
Principal
DMAC Architecture



Kavitha Marudadu
AIA, LEED AP,
NCARB
Associate Principal
DMAC Architecture

DMAC Architecture is a Chicago-based studio with 25 years of experience in architecture, interior design, and product design. Our staff experience spans multiple typologies and scales across commercial, hospitality, retail, and residential. In the last three years alone, we have produced over 1,000,000 square feet of commercial space. With every project, DMAC understands the audience matters; the space matters; the experience matters. We look for the stories that express our client's vision and transcend time. Our designs cater to the human experience with memorable spaces and cohesive details.

As with all of our clients, we understand working with INVEST South/West calls for research, engagement, dialogue, and partnership with all stakeholders. We understand that each neighborhood comes with its own history, challenges, and opportunities. We seek out these stories to remember, learn from, and reimagine an environment that is relevant, sustainable, and engaging.

What sets DMAC apart is our process-driven approach. We are a studio with all hands on deck. There are no departments. Our designs are rooted in their buildability. Everyone in the office spends time working on the job site, building side-by-side with contractors and learning by doing. Unlike most architectural offices, we also have a full workshop within our studio which makes it easy to mock-up and test design ideas. This ability for tactile visualization helps facilitate "what if" explorations, key discussions with clients and collaborators, and ultimately design decisions for the best results.



Martin Luther King Jr. & Coretta Scott King Memorial, Boston, MA

GARRISON + BONDER + HENDERSON + WILLIAMS + HKS

As architects, landscape architects, community members, and cultural agents, we design experiences that leave traces across the city. We believe our work should reveal history and memories to anchor our streetscapes and neighborhoods. In this sense, our disciplines work at the intersection of culture, history, and memory. Because design excellence comprises ethically motivated purpose and economic responsibility, we recognize that design for cities is a public and practical art.

We believe in a sustainable approach to our work and projects. Issues of sustainability are woven into our design ideas—from the level of site planning to that of the techniques of architectural systems. Throughout our work, we will connect with the communities, the organizations, and the people who live in the neighborhoods that our designs will serve. Our stakeholders are numerous, and we will be inclusive of all.

We intend to create opportunities for Chicago's citizens through our work. We will take stock of neighborhood legacies and histories to create new experiences and new collective memories. Through design excellence, we hope to ameliorate the present and assist in crafting a better future. Ultimately, we intend for our design to be rooted in community engagement and grounded in justice, equity, diversity, and inclusion.



Darrell Garrison
PLA, ASLA
President
Planning Resources



Julian Bonder
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Julian Bonder +
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ASLA, AIA
Founding Principal
L+A Landscape
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Douglas Williams
Ph.D., ASLA, NOMA,
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Engine Company 16, Chicago

INTERACTIVE DESIGN ARCHITECTS



*Dina Griffin, FAIA
NOMA, IIDA,
NCARB
President
Interactive Design
Architects*

Established in 1992, Interactive Design Architects (IDEA) carefully selected its name to reflect the firm's collaborative ideals and, today, our name continues to serve as the guiding principal of our work.

Years of experience has confirmed that success hinges not only on the design or building process, but on thoughtful listening and attention to the demands of a client's culture. IDEA has been fortunate to have been able to collaborate with such a wide range of institutions in creating significant enhancements to neighborhoods and communities throughout the Chicago area and beyond, from the renovation of a rectory building into accessible, multi-unit housing; to our 10-year collaboration with the Renzo Piano Building Workshop as Architect of Record for the Modern Wing at the Art Institute of Chicago; to our current work on the Obama Presidential Center as Associate Architect (with Tod Williams Billie Tsien Architects I Partners) in the Jackson Park community. We have completed over 100 significant governmental projects, including libraries, fire stations, and schools in neighborhoods across the city. IDEA provides experience with local governmental and civic bodies as well as effective leadership in coordination of complex consultant teams and stakeholder engagement. IDEA also provides key guidance and leadership on projects with issues relating to local historic preservation concerns.

Dina Griffin, President of IDEA, was born and raised on the South Side of Chicago and has a deep love for the city. Each of our Chicago projects demonstrates our conviction that even greater things can be accomplished in every neighborhood.



Acero (UNO) Soccer Academy, Chicago

JGMA + BEEHYVVE



Juan Moreno
AIA
President
JGMA



Deon P. Lucas
Principal Architect
BEEHYVVE

JGMA profoundly believes that architecture has an innate ability to transform people and place. The focus of our work has been in Chicago's diverse communities where each of the typologies that we work on faces similar challenges of public architecture and its representational character. We proudly work in community areas that are unaccustomed to receiving architecture of quality; places where people feel forgotten; neighborhoods where neighbors feel like they are not cared for.

We believe that every design scenario is unique and that each project be approached with a solution tailored for that community. Through the amplification of culture, empowering of community members, and creating appropriate vibrancy, our design solutions aim to become beacons of the true dynamic nature of places. We intend to reflect and project the values and personalities embodied in those who will ultimately utilize these spaces daily.

When more architects and designers collaborate and add community-centered designs to their repertoire, our communities thrive. That is why JGMA and Beehyvve have declared our commitment to collaboration. Led by Deon Lucas, Beehyvve is an organization of up-and-coming architects of color who are equally committed to creating change and becoming role models to the youth and future architects of Chicago. This collaboration also aligns with our respective core missions of creating a black and brown coalition that unites disparate communities of color into one design-focused partnership who have worked in a multitude of scales and complexities.



Altgeld Family Resource Center, Chicago

KOO LLC



Jackie Koo
AIA, NOMA,
LEED AP
Principal
Koo LLC



Dan Rappel
AIA
Principal
Koo LLC

KOO is a minority woman-owned Architecture, Interior Design, and Urban Planning firm founded by Jackie Koo in 2005. The firm's first constructed project was the 27-story the Wit Hotel at the corner of State and Lake Streets in the Loop, adjacent to the elevated train. This hospitality project popularized the hotel rooftop bar and is a project type for which KOO is well-known.

Over the past 15 years, KOO has grown into an award-winning firm that has garnered notable public-facing commissions such as the Navy Pier Hotel and the UIC Performing Arts Center. In addition to these well-known projects, KOO has had a long-term commitment to providing its services to the public sector, including the Chicago Housing Authority, Chicago Public Schools, City Colleges, and Cook County as well as various not-for-profit institutions.

KOO does not work in a particular style, but rather aims to elicit the project's identity based on the owner's vision, user's needs, analysis of the program, and research. Based on this information, the office charettes the problem and experiments with functional and aesthetic solutions. All members of the office are encouraged to participate.

In 2015, we promoted Dan Rappel, KOO's Director of Sustainable Design, to Principal. Jackie and Dan work together to provide substantial Principal level involvement on all projects and redundancy for our clients. KOO combines the flexibility and creativity of a boutique firm with the sophisticated technical, project management, and QA/QC processes of a corporate firm.



CME Center, Chicago

KRUECK + SEXTON ARCHITECTS

For over forty years, our firm has been fortunate to work with an inspiring array of clients, from homeowners and developers to schools and governments. In our commitment to design excellence, we have pushed the boundaries of architectural design and sought to create a legacy of visually and functionally enduring projects. Along the way we have grown, refined our process, and adapted to meet new challenges and opportunities.

While we rely on gathered knowledge and experience to get our projects built, we believe that what actually makes a good designer is not familiarity but curiosity. Six years ago, when we started work on I Grow Chicago's Peace Campus in West Englewood, we began our collaboration by surrendering our preconceptions, an admittedly painful process of unlearning, but one that allowed us to appreciate the complexities of our task and our City as we never imagined. This ethos of listening and learning pervades our firm's philosophy, and questioning assumptions allows us to discover and realize a project's hidden, transformative potential.

As we seek to expand the impact and equitability of our work throughout Chicago's West and South Sides, we recognize that one of the great prospects of this initiative lies in reciprocal education, and that our value as designers is augmented by what we might share along the way. Taking Mayor Lightfoot's vision and concerns as our own, we offer this engagement a design vision and deep experience managing a wide variety of project types, as well as insights from across our diverse body of work. We are drawn to this initiative's complexity and look forward to taking great pride in delivering inspiring yet practical and maintainable architectural solutions.



Mark Sexton, FAIA
LEED AP
Co-Managing Partner
Krueck + Sexton



Tom Jacobs
AIA, LEED BD+C
Co-Managing Partner
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Sara Lundgren
AIA, LEED AP
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Greenhouse Green House, Chicago

KWONG VON GLINOW + UB STUDIO + ROBERT BURNIER



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AIA
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Lap Chi Kwong
Founding Partner
Kwong Von Glinow



Chantelle Brewer
AIA
Founding Partner
UB Studio



Robert Burnier
Visual Artist

Kwong Von Glinow, UB Studio, and Robert Burnier are very excited to form a design team Joint Venture for the INVEST South/West initiative. We are thrilled about this opportunity.

Each of the 10 neighborhoods in the INVEST South/West initiative has its own identity and characteristics—its own unique fine grain. The charm of each neighborhood lies in its layered histories and cherished cultural treasures that are built into the grain of daily life within each community. Our team's approach to projects within these neighborhoods will begin by listening for yet unexpressed opportunities already embedded within the community fabric.

Our primary objective for the potential projects is two-fold: 1) finding an appropriate spatial solution for the community, and 2) acting as a stimulator that encourages cross-neighborhood engagement. Key to delivering a project that meets these objectives to serve the community is understanding and listening to the needs of the constituents and crafting experiences that foster a sustainable vibrant neighborhood. As such, cross-neighborhood engagement is equally important as the individual neighborhood itself as a way to create a "Chicago together."

We believe our Architect + Artist collaborative joint venture is a considerate and effective team formation for the INVEST South/West initiative. We meet the criteria that we have defined to form a joint venture partnership that will bring design excellence through a diversity of voices: (1) most importantly, a shared value of design; (2) equal and respected voices to contribute to the projects; (3) a cross-disciplinary approach between art and architecture; and (4) specialized expertise and experience to deliver high-quality projects.



Chicago Center for Arts and Technology, Chicago

LANDON BONE BAKER ARCHITECTS + CIVIC PROJECTS ARCHITECTURE



Catherine Baker, FAIA
Principal
Landon Bone Baker
Architects



Monica Chadha
AIA, LEED AP
Founder
Civic Projects

Combined with our commitment to quality design and architecture, our collaborative practice creates projects that are deeply embedded in their context and communities. The members of both Landon Bone Baker Architects and Civic Projects Architecture act as team players on the firm level, including associate architects, engineers, and technical consultants. We bring these two teams together to work on development as a whole.

A unique community-based approach distinguishes our team from others. We understand the value of working closely with City officials, neighborhood organizations, CDCs, and developers of affordable and mixed-income housing to create the best possible solutions. We respond to the specific context, program, budget, and community concerns of each project while integrating green and health initiatives through engaged participation. Our goal is to design comfortable, attractive, secure, and livable environments that help keep residents rooted in their communities. Operating under the philosophy that cities must have comprehensive, sophisticated, and progressive urban developments, we continue to develop creative and cost-conscious solutions that reflect the clients' program, site, historical issues, energy usage, and budget constraints.

We understand and deeply believe in each project's potential to catalyze community activity and strengthen local bonds. We bring this mindset to all our projects, no matter what the scale.



The Publishing House Bed and Breakfast, Chicago

MIR COLLECTIVE + MKB ARCHITECTS

Our interest in this project is both heartfelt and directly derived from the reason we formed Mir Collective in 2017. Working together in productive leadership and collaboration roles at Studio Gang Architects over the course of 15 years has provided us with unique and invaluable experience. It also gave us the opportunity to be part of a range of project types and client relationships accompanied by the chance to define what gives us personal and professional energy in architecture. Mir Collective creates architecture that values innovation and positive public impact in the shaping of spaces and cities. Our design process embraces diverse collaboration, local knowledge, and rigorous research.

Continuing in the tradition of some of our early work toward directly contributing to community-led efforts affecting real and positive change, we emphasize local impact and community engagement in design. We are seeking ways to bring our knowledge and abilities to communities like those at the heart of INVEST South/West.

Along with our partner, MKB Architects, we will bring to this program a rigorous commitment to design excellence, an appreciation for community knowledge and voices, and the eager energy of a new voice in the Chicago design community. To augment our desire to realize world-class design projects, we will apply our years of practical experience in project management, cost management, and technical expertise to benefit our clients and their vision.



Kara Boyd
AIA
Principal
MIR Collective



Jeana Ripple
AIA, LEED AP
Principal
MIR Collective



Todd Zima
AIA
Principal
MIR Collective



Jack Kelley
AIA
Principal
MKB Architects



Geraldine Kelley
AIA
Principal
MKB Architects



Notre, Chicago

NORMAN KELLEY



Carrie Norman
RA AIA
Partner
Norman Kelley



Thomas Kelley
Partner
Norman Kelley

Since beginning our architecture and design practice eight years ago from the living room of our tiny Pilsen neighborhood apartment, we have been committed to expanding Chicago's legacy of innovative architecture and design within the halls of academia as educators, as well as on the streets of our adopted city as architects. During this time, we have appreciated the fact that our city's history of architectural innovation has been lost on many of the South and West Side neighborhoods and their constituents. For example, we understand the questionable importance of Louis Sullivan or John Root to a mother living in Auburn Gresham focused on feeding her children. To that end, we believe that good architecture, when done honestly and with conviction, should belong to all.

Norman Kelley was originally founded to examine architecture's limits between two- and three-dimensions. In doing so, our work varies in scale and medium from site-specific drawings, furniture objects, to habitable interiors. And while we operate at the intersection of architectural practice and education, all of our work is highly contextual, or site sensitive. We are influenced by our surroundings. We amplify our love of Chicago with our deep knowledge of its architectural history. We believe that knowing your immediate surroundings is the best recipe for good architecture. Since our inception, our work has focused its attention on adaptive reuse within old buildings with convoluted histories.

We look forward to the opportunity of collaborating on this unparalleled initiative towards helping improve the quality of life for all Chicagoans, especially those who have been historically marginalized.



Northcenter Town Square, Chicago

PORT URBANISM + FUTURE FIRM + BORDERLESS STUDIO WITH DAVID BROWN

PORT + Future Firm + Borderless Studio is a multidisciplinary Chicago-based collaboration, with expertise in architecture, landscape architecture, and city design. Together with designer David Brown, we represent the capacity of a large practice—paired with deep community relationships, nimble professional approaches, and the delivery of exceptional solutions to complex challenges.

Our collaboration is built on shared values which dovetail with the mission of INVEST South/West. Collectively, we prioritize design excellence—from a park bench, to a new building, to a master plan. Our approach is process-driven, focusing on inclusive collaboration and deep research, that results in unexpected approaches to complex challenges. These values come together around the ongoing effort to build a more vibrant, equitable Chicago.

Our partnership for INVEST South/West—where urban design, architecture, landscape, and community engagement will be inextricably linked—was formed to allow our team to conceptualize and develop the big, early ideas together. Past collaborations on projects across scales, as well as ongoing teaching relationships, provide an experience for joint project delivery.



Andrew Moddrell
AIA
Partner
Port Urbanism



Christopher Marcinkoski, AIA
Partner
Port Urbanism



Ann Lui
AIA
Principal
Future Firm



Craig Reschke
AIA
Principal
Future Firm



Paola Aguirre Serrano
Principal
Borderless Studio



Dennis Milam
AIA
Principal
Borderless Studio



David Brown
The Available City



Apartment Building Renovation, Chicago

PAUL PREISSNER ARCHITECTS



Paul Preissner
AIA
President
Paul Preissner
Architects

Paul Preissner Architects is an ideas workshop where imagination and crude experimentation are used to create unique social spaces characterized by weird juxtapositions, plain materials, and an economy of form. We have explored thoughts on the problem of housing and houses, furniture and installations, libraries, community centers, museums, schools, stores, and also some other things over 10+ years in practice. Work from the office is included in the permanent collection of the Art Institute of Chicago, has frequently been exhibited internationally, and is widely published. I participated in both the 2015 and 2017 Chicago Architecture Biennial, and am the commissioner and co-curator of the US Pavilion for the 17th International Architecture Exhibition—la Biennale di Venezia, 2021.

I began the office after having worked for nearly a decade in offices such as Peter Eisenman Architects (working on the Arizona Cardinals NFL Stadium, the Memorial to the Murdered Jews of Europe, and the City of Culture in Galicia), Woods-Zapata (serving as project architect on the renovation of Soldier Field), and Skidmore, Owings & Merrill. The studio was established to explore architecture and its practice alongside my intellectual research into the discipline which I carry out primarily at the University of Illinois at Chicago, where I am an Associate Professor with Tenure.

The office is structured as an open ideas laboratory. While the office is given overall creative direction and from myself, each person involved in a project (including the clients) are encouraged and free to participate within the full scope of the process, resulting in work which is unconventional, if sometimes only slightly. For the office, architecture can be more than bland utility, but also needn't beg for one's attention.



2016 West Rice, Chicago

VLADIMIR RADUTNY ARCHITECTS



Vladimir Radutny
AIA, LEED AP
Principal
Vladimir Radutny



Fanny Hothan
Associate
Vladimir Radutny
Architects



Ryan Sarros
Project Architect
Vladimir Radutny
Architects

My interest in this initiative stems from having lived the majority of my life in Chicago and my utmost admiration for the city which I call home. On September 18, 1989, my family and I arrived here with four suitcases and \$150 to our names. We had fled the former Soviet Union as refugees alongside hundreds of thousands of families. Like many immigrants to the United States before us and after, we were seeking a better life and greater prospects, knowing that this country was built for those who desired equal opportunities and freedoms.

Thirty-one years later, I find myself reflecting on our environment and I am saddened by the turmoil, anger, and confusion that we sense while living in this country today. A place which should allow one's dreams and hopes to come true if they work hard for it, yet falls short in providing access to those ideals. This reality is deeply rooted in Chicago's urban context, where in some neighborhoods the premise of an optimistic future has been systematically removed and the dream my family had is not equally achievable. Having seen first-hand the dire need for improvement in these areas, my team and I decided that we would like to be part of this vital initiative and to contribute in the rebirth of the South and West Sides of Chicago.

Since its inception in 2008, our Architecture + Design practice has focused on innovative design solutions that challenge the conventional interpretations of space, function, and material use. Our firm has a wide scope of experience, ranging from large-scale commercial and institutional work to intricate residential projects within and outside Chicago. Our qualifications are strengthened by our team's diverse personal and professional experiences. Together, we can use imagination and design excellence to exceed expectations and make a true difference.



Independence Library and Apartments, Chicago

JOHN RONAN ARCHITECTS



John Ronan, FAIA
Founding Principal
John Ronan
Architects

Since its founding in 1999, John Ronan Architects has been dedicated to the pursuit of an authentic architecture rooted in time and place. We reject the vacuous formalism and subjective self-expression which characterizes much of contemporary architecture in favor of an architecture which explores character and atmosphere, and which privileges human experience over arbitrary shape making.

The firm has a studio culture and its working method is research-based and collaborative. We treat the Owner as our collaborator, rather than our "client," and strive to make each project a unique response to its special needs, resulting in a design which reflects and shapes the culture of the organization it serves. We don't repeat ideas from project to project and our work doesn't all look the same.

Our work is known for its conceptual innovation, exploration of materiality, and a rigorous attention to detail, and we have a reputation for our ability to create innovative and sophisticated architecture within strict budget constraints. Our objective is to create a transcendent piece of architecture without sacrificing functionality, and we never ask the Owner to sacrifice their needs to serve the architecture.

The firm portfolio now includes projects across a wide variety of project types and scales, from residential homes to high-rise office buildings, and competes at the highest level. In 2016, the office was named one of seven international finalists for the Obama Presidential Center, and, in 2018, named one of six international finalist firms for the UCD Future Campus project in Dublin. Despite the large scale of these projects, Founding Principal John Ronan controls the size of the firm to no more than twenty people in order to allow his intimate involvement in each project, and to ensure the compelling and memorable design response to each commission, regardless of size or type, that the firm is known for.



Chicago Riverwalk, Chicago

ROSS BARNEY ARCHITECTS

Ross Barney Architects is an architecture, urban design, and landscape architecture studio. Established in 1981 by Carol Ross Barney, the studio enjoys a reputation of creating innovative, environmentally responsible, user-focused architecture and civic spaces. From community to campus buildings for premier academic and research institutions, to high profile urban parks and ground-breaking transit stations that connect vibrant neighborhoods, Ross Barney Architects has produced distinctive structures that have become community icons.

By operating on the principle that the design process must examine the broadest range of options to create excellence, the studio has adopted an extraordinarily collaborative and holistic approach, engaging the client, user, and community. This goes beyond aesthetics to allow a building or project to grow out of its place, history, and function.

The studio's ideas and projects have been recognized by organizations from around the world. Most recently, Fast Company named Ross Barney Architects one of the World's Most Innovative companies. With over 200 national and international awards, the studio's work has been exhibited in Chicago, New York, Washington D.C., and San Francisco. Beyond achievements and accolades, the studio's biggest asset has been an ability to deliver on the aspirations of a diverse set of clients who serve the public good.



Carol Ross Barney
FAIA, Hon. ASLA
Design Principal
Ross Barney
Architects



Eric Martin
AIA
Principal-in-Charge
Ross Barney
Architects



Dorchester Art and Housing Collaborative, Chicago

SITE DESIGN GROUP, LTD.

Founded in 1990, site design group, ltd. (*site*) is a nationally award-winning landscape architecture, urban design, and architecture firm based in Chicago, Illinois. A corporation licensed in the State of Illinois, the firm is led by four principals, Ernest Wong, Robert Sit, Bradley McCauley, and Hana Ishikawa. As landscape architects, urban designers, planners, arborists, architects, and creative thinkers, we are a staff of 30 diverse and innovative professionals. We are enlivened by our surroundings and strive to produce creative spaces that inspire, restore, and bring communities together.

site is often engaged to collaborate and coordinate efforts with architects, engineers, and other design professionals. Effective communication with the design team and client ensures successful coordination of projects from concept through construction.

As designers, creative thinkers, and engaged citizens, we understand the value of exterior environments that create a sense of place. Successful placemaking leads to the long-term care and use of these spaces by the public. At *site*, this is our goal in all we do: to create spaces that are valued and sustained by the communities they reside within in order to maintain long-term relevance and use.

Using functional systems coupled with “out of the box” strategies, we work diligently with our clients to create spaces that excite and engage users, improve the pedestrian experience, strengthen community ties, conserve and enhance the site’s unique natural features, and push the boundaries of innovation and resiliency.



Ernest Wong
PLA, FASLA, APA
Principal in Charge
site



Hana Ishikawa
AIA, ASLA Affiliate
Design Principal
site



Taylor Street Apartments and Little Italy Branch Library, Chicago

SKIDMORE, OWINGS & MERRILL



Adam Semel
AIA, NCARB
Managing Partner
SOM



Tiara Hughes
NOMA
Project Manager
SOM

Since our founding here 84 years ago, SOM has collaborated successfully with the City of Chicago to advance its international commercial and cultural stature and to continuously improve the quality of life of all Chicagoans. We are passionately committed to understanding and responding to the specific needs of each neighborhood in Chicago, and we are thrilled by the prospect of collaborating with a community of stakeholders on projects on the South and West Sides of our home city.

Design excellence is in our DNA, and we will bring the highest level of expertise to the projects procured through the INVEST South/West Initiative. While perhaps better known for the architecture of 35 towers that shape Chicago's world-renowned skyline, we have recently designed several projects and led studies and master plans on the South and West Sides of the city. SOM has been the City's strategic planning partner for generations, and the go-to for pro bono counseling on projects such as Amazon HQ2 and international relations to support Chicago as a global city.

In sum, we work at every scale to make Chicago better for the people who live here, including our Chicago staff, who volunteer to rapid-rehab the homes of westside and southside seniors, advocate for sustainable Building Code revisions, lead the Chicago Central Area Committee's equity-focused neighborhood thinking, and mentor disadvantaged minority high school kids in design and construction career opportunities. Since the 1933 Century of Progress World's Fair, we have worked with every Chicago mayor to realize this great city's potential, and we are dedicated to fulfilling Mayor Lightfoot's vision for the INVEST South/West Initiative to the best of our ability.



Pullman National Monument, Chicago

ADRIAN SMITH + GORDON GILL ARCHITECTURE

Adrian Smith + Gordon Gill Architecture (AS+GG) celebrates the values, vision, and leadership of Mayor Lori E. Lightfoot and her Administration's commitment to making real change in Chicago. AS+GG is a Chicago-based, internationally recognized, award-winning architecture firm founded in 2006 by partners Adrian Smith, Gordon Gill, and Robert Forest with 80 employees based in Chicago. AS+GG is committed to Chicago and it is our home.

AS+GG is dedicated to the design of high-performance, energy-efficient, and sustainable architecture on an international scale. We approach each project, regardless of size, with an understanding that architecture has a unique power to influence civic life. We strive to create designs that aid society, advance modern technology, sustain the environment, and inspire those around us to improve our world. Our firm is dedicated to the creation of new paradigms for sustainable development.

AS+GG services include architecture, urban design, sustainability, interior design, and project management. We utilize a holistic, integrated design approach that emphasizes symbiotic relationships with the natural environment—a philosophy we term "Global Environmental Contextualism." This approach represents a fundamental change in the design process, in which "Form Follows Performance." It is predicated on the understanding that everything within the built and natural environment is connected, and that a building's design should stem from an understanding of its role within that context—locally, regionally, and globally.



**Adrian Smith, FAIA
RIBA
Partner
Adrian Smith
+ Gordon Gill
Architecture**



**Gordon Gill, FAIA
OAA
Partner
Adrian Smith
+ Gordon Gill
Architecture**



**Robert Forest, FAIA
RIBA, OAA, LEED AP
Management Partner
Adrian Smith
+ Gordon Gill
Architecture**



C&M Museum, Raleigh NC

STUDIO DWELL + BROOKS + SCARPA



Mark Peters
AIA
Principal
Studio Dwell
Architects



Lawrence Scarpa, FAIA
Principal
Brooks + Scarpa

This is a partnership of Chicago-based Studio Dwell and Brooks + Scarpa. The reason for our collaboration is simple. We have a history of working together, [we] like each other, and have had previous success with joint venture projects in nearby Evanston and Detroit. By working together as a team, we are collectively better in all aspects of design, budget control, project management, service to our clients, and project delivery. Principal, project leader, and Chicago native, Mark Peters, AIA has been practicing architecture in Chicago for 28 years, having founded Studio Dwell in 2004. While Studio Dwell has received numerous awards and accolades for their work, it has largely been in the area of single and multi-family residential and mixed-use projects. Partnering with Brooks + Scarpa rounds out the experience and design excellence that is required for the INVEST South/West initiative.

While Brooks + Scarpa and Studio Dwell share similar multi-family residential and mixed-use project experience, Brooks + Scarpa has deep experience and a proven track record with historic renovation, adaptive re-use, commercial, retail, and cultural projects in under-funded neighborhoods stretching back almost three decades. Together we have a long history of design excellence within under-served communities.

Last year, Studio Dwell and Brooks + Scarpa completed a project together in nearby Evanston. We are currently working together on another mixed-use project in downtown Detroit. Both firms have a long history of working with other architecture firms in creative collaborations nationally and worldwide.



Chicago River Boathouses, Chicago

STUDIO GANG

Studio Gang creates places that connect people to each other, to their communities, and to the environment. Founded in 1997 and led by Jeanne Gang, Studio Gang is an architecture and urban design practice headquartered in Chicago with offices in New York, San Francisco, and Paris.

Working as a collective of more than 120 architects, designers, and planners, we create innovative projects that bring about measurable positive change for their users, communities, and natural ecology—a mission we refer to as “actionable idealism.”

We collaborate closely with our clients, engineers, and outside specialists from a wide range of fields. These collaborations help us synthesize big, creative ideas and ground them in solution-oriented problem solving. Guided by this approach, our studio has produced some of today’s most compelling work; named one of Fast Company’s Most Innovative Companies in 2020, 2019, and 2018, Studio Gang has been internationally honored, published, and exhibited.

Even as we have organically expanded our practice across the country and beyond, working in Chicago continues to hold a special significance and to shape our understanding of what architecture can—and must necessarily—achieve for the communities it serves. We hope that, through our participation in INVEST South/West projects, we may have the opportunity to realize transformational projects that will serve as crucial community assets and stimulate further development.



Jeanne Gang, FAIA
Int. FRIBA, LEED AP
Founding Principal,
Partner
Studio Gang



Juliane Wolf
RA
Design Principal,
Partner
Studio Gang



By the Hand Club for Kids, Chicago

TEAM A + WILL DUBOSE DESIGN



*Jason Nuttelman
AIA, LEED AP
Principal
Team A*



*Joe Buehler
AIA, LEED AP
Principal
Team A*



*Will DuBose
Design Principal
Will DuBose Design*

Our team sees the INVEST South/West initiative as a truly exciting opportunity for our great city. By creating a compelling dialogue about the role of design and architecture within the diverse and culturally rich neighborhoods of Chicago, thoughtful development is possible by putting these communities first. Understanding the importance of this unprecedented community improvement initiative, TEAM A will be partnering with Will DuBose Design. Mr. DuBose grew up in the Auburn Gresham neighborhood, attended Whitney Young High School, received his architectural degree from the University of Michigan, and is leading a successful architectural practice in New York City. However, with deep ties to Chicago, Mr. DuBose has been looking for opportunities to return home.

Together, our focus is to inspire the communities of our city through transformative architecture and design. We profoundly believe that architecture has an innate ability to transform people and place. Our focus of work has been in Chicago's diverse communities where we look to challenge paradigms and project types in which the exploration of design has been forgotten. We proudly work in community areas that are unaccustomed to receiving architecture of quality; places where people feel forgotten; neighborhoods where neighbors feel like they are not cared for.

Our team of designers always tests and researches ideas for the sake of making innovative, appropriate, and unique solutions for the betterment of people's lives. We pride ourselves on employing high design principles to empower and instill all communities with a democratic sense of dignity and pride.



Morgan Live + Work, Chicago

URBANLAB

Founded in 2000 by Martin Felsen and Sarah Dunn, UrbanLab is an architecture and urban design firm headquartered in Chicago. UrbanLab's projects span scales, from large, urban designs to small, residential projects and exhibitions. Our primary interest is in forward-looking projects that speculate on a more resilient and resourceful tomorrow. UrbanLab has proven experience assembling and managing multi-faceted groups of specialists and stakeholders to bring highly complex projects to a successful conclusion.

Our office works across scales and silos of knowledge. At the largest scales, UrbanLab has worked with mayors, elected officials, and City departments to realize long-range planning and sustainability goals. For example, with the former Mayor of the City of Chicago, we collaborated on several city-wide resiliency plans to "green the streets" to save water and energy, and bring healthy food and jobs to struggling communities. Pieces of these long-range plans are being realized today in Chicago as "complete streets." UrbanLab's built work includes public spaces, mixed-use commercial and residential buildings, cultural complexes, restaurants, art galleries, housing, houses, a bridge, recreational landscapes, and large resilient infrastructural plans.

We bring invention and collaboration to each design project. We view challenges as opportunities to create memorable buildings and places that are both beautiful and surprising. We routinely assemble talented multidisciplinary teams with the highest levels of expertise and experience to realize architecture and urban design projects. Our design process is characterized by deep inquiry and collaborative exchange; design work is informed by intensive research and an experimental approach. We strive to design innovative, environmentally responsible solutions, and create spaces that establish healthy connections between people and their environments.



Martin Felsen, FAIA
Principal
UrbanLab

Sarah Dunn
NCARB
Principal
UrbanLab



Galewood Elementary School, Chicago

URBANWORKS

UrbanWorks is an internationally recognized Chicago architectural firm committed to producing the highest quality designs that meet complex social and environmental concerns for civic, community-based, private, and commercial sector clients. UrbanWorks approaches projects with a keen aesthetic eye and functional expertise; effectively balancing complex user programs with tight budgets, aggressive construction schedules, accessibility, and sustainability concerns to create successful projects that meet contemporary community needs.

The firm's designs span all scales, with recent projects reflecting larger and more complex programs that reflect new institutional requirements and concerns in the 21st century. Collaboration is critical to any architectural endeavor, and UrbanWorks has an outstanding track record developing and leading successful design efforts with engineers, architects, and clients.

We believe that good design should be available to all, regardless of race, gender, ethnicity, or socioeconomic level, and that the city is the primary locus for this project. We believe that architecture is directly connected to people: people define the space; people set the proportion; and architecture becomes enduring when it provides a vibrant canvas for our hopes and dreams. Ultimately, architecture is a cultural production that reflects each of the forces behind its creation, and UrbanWorks believes that it is our responsibility to capture the best of these impulses.



**Patricia Saldaña
Natke, FAIA
ALA, NCARB**
Design Principal
UrbanWorks



Robert Natke
AIA, NCARB,
LEED AP BD+C
Principal
UrbanWorks



Maria Pellot
AIA, AICP,
LEED AP BD+C
Associate Principal
UrbanWorks



VALERIO DEWALT TRAIN + LATENT DESIGN

Valerio Dewalt Train and Latent Design have formed a dynamic partnership delivering design excellence, innovation, and community-based participatory design. Both firms were birthed right here in Chicago and are passionate about our city's future.

We are committed to diversity and inclusion through our design process and team and have been inspired by the Chicago Department of Planning and Development's Mentor-Protege Program. We recognize the importance of nurturing emerging firms and have partnered with Latent Design, an architecture, urbanism, and interiors firm leveraging civic innovation and social impact to design more equitable spaces to live, work, and play. Latent Design and Valerio Dewalt Train believe that good design begins with research and dedication to the collaborative process. We question everything to reach an understanding between the city, client, and community.

We have a surplus of passion for building and an intrinsic curiosity for discovery. Our commitment to good design is focused on innovation, affordability, sustainability, and equity. This has been recognized by our peers in the form of dozens of awards, including national AIA honor awards and by a robust list of repeat clients, including Google, University of Chicago, Mayo Clinic, and Heartland Alliance.

Valerio Dewalt Train and Latent Design have the experience to challenge existing systems. We see our continued relationship as a collaboration of design excellence and dedicated civic engagement.



Joe Valerio, FAIA
Founding Principal
Valerio Dewalt Train



Katherine Darnstadt
AIA, LEED AP
Founding Principal
Latent Design, M/WBE



Square Roots Urban Farming Accelerator, Michigan

VIA CHICAGO ARCHITECTS + DISEÑADORES + COULD BE ARCHITECTURE + CHICAGO MOBILE MAKERS



Cristina Gallo
AIA
President
Via Chicago Architects
+ Diseñadores



Marty Sandberg
AIA
Principal
Via Chicago Architects
+ Diseñadores



Joseph Altshuler
LEED AP
Principal
Could Be Architecture



Zack Morrison
Principal
Could Be Architecture



Maya Bird-Murphy
Founder
Chicago Mobile
Makers

The collaborative of Via Chicago and Could Be Architecture offers an exciting, right-sized alternative to Chicago's "big guys" and legacy firms. Together with our programming and outreach partner Chicago Mobile Makers—a nonprofit organization that empowers Chicago youth to become advocates in their own communities—we're the right crew at the right time.

Our authentically local, hands-on team presents a radically approachable conduit for bridging the gap between Chicago's talented architects and the communities who would benefit most from their design efforts. In an era of social upheaval and professional reckoning, we bring a genuine M/WBE design firm straight to the head of the table—one led by a young Colombian immigrant with the design skills and public-private experience to captain such an effort, rather than just "ticking the box" as the minority partner for a larger, corporate firm. Our firms may be small in size, but we offer an impressive track record of navigating the technical obstacles that are inevitable with public-private development. Simply put, we get things done. Safe streets, meaningful jobs, local food—the core needs of a community must be addressed before any high-minded proposals can even be considered.

We are excited, cautiously, by the renewed attention [City of Chicago] is giving to these South and West Side corridors, and wholeheartedly agree with the tremendous potential of these streets to become renewed economic hubs for our generation and beyond. Please give our community-focused, right-size team serious consideration when you decide who should earn the City's "stamp of approval" for working with our long-overlooked South and West Side communities.



Inspiration Kitchens, Chicago

WHEELER KEARNS ARCHITECTS



Dan Wheeler, FAIA
Principal
Wheeler Kearns



Joy Meek
AIA, LEED AP
Principal
Wheeler Kearns



Chris-Annmarie Spencer
AIA, NOMA
Principal
Wheeler Kearns



Larry Kearns, FAIA
LEED AP
Principal
Wheeler Kearns



Jon Heinert
AIA
Principal
Wheeler Kearns



Mark Weber
AIA
Principal
Wheeler Kearns

Wheeler Kearns is a collective practice of architects. We work with people who seek to enrich their lives in a space that embodies their purpose, energy, and vision. At Wheeler Kearns, each team member equally shares the roles of designer, technician, and manager. Through our weekly studio pin-ups and internal review, we make sure all of the best ideas from all staff members are being contributed to every project. This ensures we produce the highest quality work for our clients and support their unique missions.

When a space we design resonates with your deepest intentions, it has a lasting and powerful impact. We devote all our energies to understanding our client's core purpose and the transformation they seek. We want to see the challenge through their eyes. Doing this guides us to what we call the 'emotional center' of a project: the heart around which an entire project revolves. We return to that central idea as we craft concepts, help our clients make decisions, and refine our responses. Every design decision evolves from that 'emotional center.' The result is a space that responds uniquely to your mission, even as you balance aspiration with budget.

As a practice that focuses on an empathy-filled process more than a specific project type, style, or scale, our portfolio is diverse and richly varied. Our work is consistently recognized for excellence: we have received 28 Design Excellence Awards from AIA Chicago. Notably, we have twice been named by a national jury as AIA Chicago's Firm of the Year. This award honors sustained, outstanding achievement and excellence in a body of work produced by a firm over time.

Team Contact: Dan Wheeler, Principal

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COMMUNITY WEALTH BUILDING OVERVIEW

The City of Chicago is committed to closing the racial and ethnic wealth gap and to promoting economic growth and prosperity for Black and Latinx individuals, households and communities. To support this, the INVEST South/West initiative is committed to equitable economic development that includes a community wealth building framework.

The racial and ethnic wealth gap is the difference in wealth (what you own minus what you owe) between White households and Black and Latinx households. It is the legacy of racist policies and practices intentionally designed to enable economic prosperity for white families while excluding Black and Latinx families from those very same opportunities. These policies include discriminatory zoning, taxation, and subsidies as well as the explicit practice of redlining that labeled Black neighborhoods as high risk and systematically denied them of insurance-backed mortgage loans.

According to the Urban Institute's 2019 report "State and Local Approaches to the Chicago Region's Racial and Ethnic Wealth Inequity," Black and Latinx Chicago residents are far less well off than white Chicago residents when it comes to homeownership, asset poverty, and debt and credit:

- » The homeownership rate for Black families (35%) and Latinx families (43%) is lower than the rate for white families (54%).
- » The median home value for white homeowners is \$275,000, considerably higher than the median home value for Black homeowners and Latinx homeowners (&145,000 and \$180,000, respectively).
- » An estimated 67% of Black households and 71% of Latinx households do not have enough saved to live above the poverty level for three months, compared with 49% of all households.
- » Predominantly white neighborhoods have a higher average credit score (732) than neighborhoods that are predominantly home to people of color (586).

These disparities are even more extreme at the neighborhood level.

The INVEST South/West initiative addresses a long pattern of disinvestment in predominantly Black and Latinx neighborhoods, and it aims to include wealth building opportunities for these historically underinvested communities.

In doing so, the initiative will help create a more equitable Chicago in which everyone has what they need to thrive, no matter who they are or where they live.

INVEST South/West's definition and overall framework of community wealth building comes from Democracy Collaborative. The definition is as follows: "community wealth building is a systems approach to economic development that creates an inclusive, sustainable economy built on locally rooted and broadly-held ownership.

- » Locally-rooted ownership means that full or partial ownership is held by residents of the neighborhood in which the development is being built.
- » Broadly-held ownership means that the ownership is in the hands of the many, not a privileged

Section B4: Community Wealth Building Overview

Two Approaches to Economic Development

Drivers	Community Wealth Building	Traditional Approach
 Place	Develops under-utilized local assets of many kinds, for benefit of local residents.	Aims to attract firms using incentives, which increases the tax burden on local residents.
 Ownership	Promotes local, broad-based ownership as the foundation of a thriving local economy.	Supports absentee and elite ownership, often harming locally owned family firms.
 Multipliers	Encourages institutional buy-local strategies to keep money circulating locally.	Pays less attention to whether money is leaking out of community.
 Collaboration	Brings many players to the table: nonprofits, philanthropy, anchors, and cities.	Decision-making led primarily by government and private sector, excluding local residents.
 Inclusion	Aims to create inclusive, living wage jobs that help all families enjoy economic security.	Key metric is number of jobs created, with little regard for wages or who is hired.
 Workforce	Links training to employment and focuses on jobs for those with barriers to employment.	Relies on generalized training programs without focus on linkages to actual jobs.
 System	Develops institutions and supportive ecosystems to create a new normal of economic activity.	Accepts status quo of wealth inequality, hoping benefits trickle down.

Community Wealth Building vs. Traditional Economic Development
(Democracy Collaborative "Cities Building Community Wealth"
(2015))

endowing locally-run organizations with the ability to create, capture, and deploy value for local priorities and purposes;

3. Improving access to private capital that has high standards, fair terms, a long-term commitment to the neighborhood, and reasonable expectations around returns and impact;
4. Enhancing inclusion by bringing fairness and transparency to neighborhood revitalization so that community voices are heard and respected and trust is restored, and local residents have the opportunity to participate in wealth that is created

In other words: The community in community wealth building indicates an investment not just in the place, but also in the people. The wealth in community wealth building considers who owns the development, who controls it, and who benefits from it. Wealth relies on the development of capital in multiple forms – financial, human and social. Together, it calls for the meaningful participation of neighborhood residents in the planning, design, ownership and governance of new development.

There is no one-size- fits-all model of community wealth building. Rather, community wealth building is a framework with multiple drivers that work together to create a system where all people, especially

few. (One example of broadly-held ownership is a worker cooperative in which all employees of the business are co-owners, as opposed to a model where only senior management or a few investors own the business and benefit from its financial success).

Our focus on local and broad-based ownership is an attempt to expand equity for residents of historically underserved and underinvested communities. To further explain, we rely on the research of Drexel University Nowak Metro Finance Lab, Accelerator for America and Blueprint Local that have articulated the four ways community wealth builds equity:

1. Growing the individual incomes and assets of neighborhood residents by equipping them with marketable skills and enabling full or partial ownership of homes, commercial properties, and businesses;
2. Growing the collective assets of neighborhood residents by

those historically excluded, can prosper and thrive.

Democracy Collaborative articulates the seven main drivers of community wealth building as follows: place, ownership, multipliers, collaboration, inclusion, workforce and system. See Figure 14 for how to utilize these drivers as a lens through which to contrast community wealth building with a traditional economic development approach.

COMMUNITY WEALTH BUILDING MODEL

One of the core areas of evaluation criteria for proposals is Promotion of Short- and Long-term Community Wealth Building. The City is seeking development partners who demonstrate the ability to deploy innovative models of building community wealth and equity.

As you complete your proposal, please consider how your plans will leverage community collaboration and support, empower Black and/or Latinx partners, contribute to new jobs for local residents, and build on your track record of economic development in the South and West Sides.

These efforts can take many forms, including forming partnerships with Black and/or Latinx partners as part of the financing, development, or construction of a project. In addition, there are creative models that use real estate to generate community wealth and equity. As reference, we have provided examples of the latter below:

Evergreen Cooperatives (Cleveland, OH): <http://www.evgoh.com/>

Evergreen Cooperatives is a non-profit holding company responsible for incubating for-profit green industry cooperatives, providing business services, and aggregating financing and land acquisition. Supported by Cleveland's Greater University Circle Initiative, it links the procurement needs of Cleveland's "eds and meds" anchor institutions to the city's needs for workforce and economic development. For example, it constructed a greenhouse to create produce and herbs and supply to local establishments. Employees are part owners, sharing in the profits of this venture.

East Portland Community Investment Trust (Portland, OR): <http://investcit.com/>

The East Portland Community Investment Trust (CIT) offers a long-term path to collective, communal ownership of real estate for investors starting from \$10-\$100 per month. It is located in a high-poverty census tract and leases 29,000 sq. ft. of commercial retail space to around 25 tenants. Investors are exclusively residents from nearby zip codes, have a no-loss guarantee, and are enrolled in general investment and financial planning classes as part of the program. 68% percent of investors are first-time, 62% are women, and 49% were born outside the US, and the financial literacy class program has graduated more than 300 students in under three years.

Chicago Department of Housing Multi-Family Housing Financing Overview

One of the Department of Housing's chief responsibilities is to work with private developers to increase the supply of affordable housing in every Chicago neighborhood through a litany of targeted programs. The DOH assists developers with multi-family financing by providing public funds and other subsidies that are necessary to pay a portion of the project-specific costs of rehabilitating or constructing affordable rental apartments within the City.

This document provides an overview of affordable housing financing programs offered by DOH as well as the Department's funding priorities. All information regarding DOH policies and procedures, application instructions, and underwriting and architectural guidelines can be found on the Department's website [linked here](#), including, but not limited to:

- [Multi-Family Funding Application Instructions](#)
- [Architectural and Technical Standards Manual](#)
- [DOH Proforma](#)

For affordable housing developments that contemplate use of City financing, we strongly encourage you to review DOH's policies and request an intake meeting with DOH management and staff before submitting a funding application. Please use the linked intake form, [found here](#).

Funding Sources

Financing programs currently administered by DOH include low-income housing tax credits, federal, state and local funds awarded in the form of first and second mortgage loans, city land and private activity and tax-exempt bonds.

Illinois Affordable Housing Tax Credits (IAHTC): A \$0.50 State of Illinois income tax credit for every \$1 that is donated to an eligible affordable housing development. DOH allocates 24.5% of the amount of credits authorized by the State. Developers apply through DOH's Multifamily Financial Assistance Application or the Stand Alone IAHTC application if only applying for IAHTCs. Successful applicants receive a conditional tax credit reservation letter based on the amount of the donation and determination that the undertaking is compatible with the goals of the Department.

Low Income Housing Tax Credit Program (LIHTC): A federal tax credit issued via a competitive funding round in accordance with DOH's LIHTC Qualified Allocation Plan (QAP). The QAP is published biennially to help direct federal affordable housing resources to where it is most needed. Applicants fill out DOH's Multifamily Financial Assistance application for the credits upon the release of the QAP and announcement by DOH that applications are being accepted for the LIHTC funding round.

Community Development Block Grant (CDBG): Funds assist both non-profit and for-profit developers in rehabilitating and developing affordable rental housing. 51% of all units within the project must be occupied by low-and moderate-income households unless the project meets a specific exception to

reduce the cost of construction. The annual City of Chicago Action Plan, administered by the Office of Budget and Management and approved by the U.S. Department of Housing and Urban Development, determines the annual Multi-Family Loan Program allocation.

HOME Investment Partnerships Program (HOME): Funds support loans for construction of affordable multi-family housing. HOME allows assistance to be targeted toward particular units. Projects assisted with HOME target very low-income households. The annual City of Chicago Action Plan, administered by the Office of Budget and Management and approved by the U.S. Department of Housing and Urban Development, determines the annual Multi-Family Loan Program allocation.

Tax Increment Financing (TIF): Funds collected from Tax Increment Financing districts provide grants to developers. Developers applying for TIF assistance are required to submit a supplemental TIF application that identifies the TIF district, Parcel Index Numbers, demonstrates need, budget of TIF eligible expenses, performance measures and increment projections.

Affordable Housing Opportunity Fund (AHOF): Funds collected from Density Bonus and ARO in-lieu donations are administered by DOH. Fifty percent of each contribution is utilized for the construction or rehabilitation of affordable units and subject to the appropriation by the City Council.

Multi-family Mortgage Revenue Bonds: Provides bond financing, through the City's tax-exempt bonding authority, for developers who build or rehabilitate large housing developments for low- and moderate-income renters and generates private equity investment.

Funding Priorities

In addition to meeting DOH policies and underwriting guidelines, DOH evaluates requests for City financing based on the compatibility of the request with departmental funding goals and priorities. The department's funding goals and priorities are classified in the Qualified Allocation Plan (QAP) under three Priority Tracts: Opportunity Areas, Redevelopment Areas, and Transitioning Areas. The Priority Tracts are subject to evolve or shift at the release of the biennial QAP. Summary descriptions of the conditions associated with each Priority Tract under the current QAP follow.

I. Opportunity Areas

Priority will be given to projects which provide housing units in high income/high cost, opportunity areas and contemplates the preservation of existing housing stock through rehabilitation and adaptive reuse. Additional consideration will be given for projects that include very low-income units, housing units for tenant populations with special housing needs, including accessible units, SRO units, permanent supportive housing, reentry housing and units for Homeless individuals and/or families.

II. Redevelopment Areas

Priority will be given to projects in existing Redevelopment Areas, which "contribute to a concerted community revitalization plan". Preferably these projects will be developed to include a mix of uses providing housing as well as first floor retail/commercial to address needed

neighborhood amenities. Additional consideration will be given to projects that promote income diversity with units accessible to a range of household incomes, from 0-30% AMI up to and including market rate units.

III. Transitioning Areas

Priority will be given to projects located in areas undergoing rapid economic and demographic change, and the resulting loss of affordable housing units stock. Preferably these projects will include units that are obligated to serve qualified tenants for the longest periods beyond the minimum requirement as stipulated by the funding source. Additional consideration will be given for projects that include very low-income units, housing units for tenant populations with special housing needs, including accessible units, SRO units, permanent supportive housing, reentry housing and units for Homeless individuals and/or families.

TABLE OF INCOME LIMITS
Effective April 1, 2020

Household Size	10% Area Median Income	15% Area Median Income	20% Area Median Income	30% Area Median Income	Extremely Low Income Limit	40% Area Median Income	Very Low Income Limit (50% Area Median Income)	60% Area Median Income	65% Area Median Income	Low Income Limit (80% Area Median Income)	90% Area Median Income	95% Area Median Income	100% Area Median Income	115% Area Median Income	120% Area Median Income	140% Area Median Income	150% Area Median Income
1 person	\$6,370	\$9,555	\$12,740	\$19,150	\$19,150	\$25,480	\$31,850	\$38,220	\$41,405	\$51,000	\$57,330	\$60,515	\$63,700	\$73,255	\$76,440	\$89,180	\$95,550
2 persons	\$7,280	\$10,920	\$14,560	\$21,850	\$21,850	\$29,120	\$36,400	\$43,680	\$47,320	\$58,250	\$65,520	\$69,160	\$72,800	\$83,720	\$87,360	\$101,920	\$109,200
3 persons	\$8,190	\$12,285	\$16,380	\$24,600	\$24,600	\$32,760	\$40,950	\$49,140	\$53,235	\$65,550	\$73,710	\$77,805	\$81,900	\$94,185	\$98,280	\$114,660	\$122,850
4 persons	\$9,100	\$13,650	\$18,200	\$27,300	\$27,300	\$36,400	\$45,500	\$54,600	\$59,150	\$72,800	\$81,900	\$86,450	\$91,000	\$104,650	\$109,200	\$127,400	\$136,500
5 persons	\$9,830	\$14,745	\$19,660	\$29,500	\$30,680	\$39,320	\$49,150	\$58,980	\$63,895	\$78,650	\$88,470	\$93,385	\$98,300	\$113,045	\$117,960	\$137,620	\$147,450
6 persons	\$10,560	\$15,840	\$21,120	\$31,700	\$35,160	\$42,240	\$52,800	\$63,360	\$68,640	\$84,450	\$95,040	\$100,320	\$105,600	\$121,440	\$126,720	\$147,840	\$158,400
7 persons	\$11,290	\$16,935	\$22,580	\$33,900	\$39,640	\$45,160	\$56,450	\$67,740	\$73,385	\$90,300	\$101,610	\$107,255	\$112,900	\$129,835	\$135,480	\$158,060	\$169,350
8 persons	\$12,020	\$18,030	\$24,040	\$36,050	\$44,120	\$48,080	\$60,100	\$72,120	\$78,130	\$96,100	\$108,180	\$114,190	\$120,200	\$138,230	\$144,240	\$168,280	\$180,300
9 persons	\$12,740	\$19,110	\$25,480	\$38,220	\$48,600	\$50,960	\$63,700	\$76,440	\$82,810	\$101,950	\$114,660	\$121,030	\$127,400	\$146,510	\$152,880	\$178,360	\$191,100
10 persons	\$13,470	\$20,205	\$26,940	\$40,404	\$53,080	\$53,880	\$67,350	\$80,820	\$87,555	\$107,750	\$121,230	\$127,965	\$134,700	\$154,905	\$161,640	\$188,580	\$202,050

NOTES:

- Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR Area.
- Effective until superseded.
- Low, Very Low, Extremely Low Income and 30% AMI limits are as published by HUD.
- Income limits at all other income levels are calculated per HUD methodology, based on Very Low Income (50% AMI) limit.

CITY OF CHICAGO

MAXIMUM AFFORDABLE MONTHLY RENTS 2020

Maximum Monthly Gross Rents (maximum rents when tenants pay no utilities/landlord pays all utilities):

<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
0	\$159	\$239	\$319	\$479	\$637	\$796	\$956	\$956	\$994	\$1,275	\$1,593	\$1,911	\$956
1	\$171	\$256	\$341	\$513	\$683	\$853	\$1,024	\$1,076	\$1,066	\$1,366	\$1,706	\$2,048	\$1,076
2	\$205	\$307	\$410	\$615	\$819	\$1,023	\$1,229	\$1,248	\$1,282	\$1,639	\$2,048	\$2,457	\$1,248
3	\$237	\$355	\$473	\$725	\$947	\$1,183	\$1,420	\$1,504	\$1,472	\$1,893	\$2,366	\$2,840	\$1,585
4	\$264	\$396	\$528	\$879	\$1,056	\$1,320	\$1,584	\$1,659	\$1,623	\$1,707	\$2,640	\$3,168	\$1,888
5	\$291	\$437	\$583	\$1,047	\$1,166	\$1,456	\$1,748	\$1,811	\$1,771	\$2,330	\$2,914	\$3,497	\$2,171

Maximum rents when tenants pay for cooking gas and other electric (not heat):

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$114	\$194	\$274	\$434	\$592	\$751	\$911	\$911	\$949	\$1,230	\$1,548	\$1,866	\$911
	1	\$114	\$199	\$284	\$456	\$626	\$796	\$967	\$1,019	\$1,009	\$1,309	\$1,649	\$1,991	\$1,019
	2	\$136	\$238	\$341	\$546	\$750	\$954	\$1,160	\$1,179	\$1,213	\$1,570	\$1,979	\$2,388	\$1,179
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
Low-rise/Duplex/ Row House	5	\$185	\$331	\$477	\$941	\$1,060	\$1,350	\$1,642	\$1,705	\$1,665	\$2,224	\$2,808	\$3,391	\$2,065
	0	\$127	\$207	\$287	\$447	\$605	\$764	\$924	\$924	\$962	\$1,243	\$1,561	\$1,879	\$924
	1	\$126	\$211	\$296	\$468	\$638	\$808	\$979	\$1,031	\$1,021	\$1,321	\$1,661	\$2,003	\$1,031
	2	\$149	\$251	\$354	\$559	\$763	\$967	\$1,173	\$1,192	\$1,226	\$1,583	\$1,992	\$2,401	\$1,192
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
High-rise	4	\$183	\$315	\$447	\$798	\$975	\$1,239	\$1,503	\$1,578	\$1,542	\$1,626	\$2,559	\$3,087	\$1,807
	5	\$199	\$345	\$491	\$955	\$1,074	\$1,364	\$1,656	\$1,719	\$1,679	\$2,238	\$2,822	\$3,405	\$2,079
	0	\$126	\$206	\$286	\$446	\$604	\$763	\$923	\$923	\$961	\$1,242	\$1,560	\$1,878	\$923
	1	\$128	\$213	\$298	\$470	\$640	\$810	\$981	\$1,033	\$1,023	\$1,323	\$1,663	\$2,005	\$1,033
	2	\$154	\$256	\$359	\$564	\$768	\$972	\$1,178	\$1,197	\$1,231	\$1,588	\$1,997	\$2,406	\$1,197
	3	\$177	\$295	\$413	\$665	\$887	\$1,123	\$1,360	\$1,444	\$1,412	\$1,833	\$2,306	\$2,780	\$1,525
	4	\$194	\$326	\$458	\$809	\$986	\$1,250	\$1,514	\$1,589	\$1,553	\$1,637	\$2,570	\$3,098	\$1,818
	5	\$213	\$359	\$505	\$969	\$1,088	\$1,378	\$1,670	\$1,733	\$1,693	\$2,252	\$2,836	\$3,419	\$2,093

CITY OF CHICAGO

MAXIMUM AFFORDABLE MONTHLY RENTS 2020

Maximum rents when tenants pay for electric heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$71	\$151	\$231	\$391	\$549	\$708	\$868	\$868	\$906	\$1,187	\$1,505	\$1,823	\$868
	1	\$62	\$147	\$232	\$404	\$574	\$744	\$915	\$967	\$957	\$1,257	\$1,597	\$1,939	\$967
	2	\$75	\$177	\$280	\$485	\$689	\$893	\$1,099	\$1,118	\$1,152	\$1,509	\$1,918	\$2,327	\$1,118
	3	\$86	\$204	\$322	\$574	\$796	\$1,032	\$1,269	\$1,353	\$1,321	\$1,742	\$2,215	\$2,689	\$1,434
	4	\$91	\$223	\$355	\$706	\$883	\$1,147	\$1,411	\$1,486	\$1,450	\$1,534	\$2,467	\$2,995	\$1,715
Low-rise/Duplex/ Row House	5	\$97	\$243	\$389	\$853	\$972	\$1,262	\$1,554	\$1,617	\$1,577	\$2,136	\$2,720	\$3,303	\$1,977
	0	\$88	\$168	\$248	\$408	\$566	\$725	\$885	\$885	\$923	\$1,204	\$1,522	\$1,840	\$885
	1	\$79	\$164	\$249	\$421	\$591	\$761	\$932	\$984	\$974	\$1,274	\$1,614	\$1,956	\$984
	2	\$94	\$196	\$299	\$504	\$708	\$912	\$1,118	\$1,137	\$1,171	\$1,528	\$1,937	\$2,346	\$1,137
	3	\$106	\$224	\$342	\$594	\$816	\$1,052	\$1,289	\$1,373	\$1,341	\$1,762	\$2,235	\$2,709	\$1,454
High-rise	4	\$112	\$244	\$376	\$727	\$904	\$1,168	\$1,432	\$1,507	\$1,471	\$1,555	\$2,488	\$3,016	\$1,736
	5	\$120	\$266	\$412	\$876	\$995	\$1,285	\$1,577	\$1,640	\$1,600	\$2,159	\$2,743	\$3,326	\$2,000
	0	\$104	\$184	\$264	\$424	\$582	\$741	\$901	\$901	\$939	\$1,220	\$1,538	\$1,856	\$901
	1	\$101	\$186	\$271	\$443	\$613	\$783	\$954	\$1,006	\$996	\$1,296	\$1,636	\$1,978	\$1,006
	2	\$123	\$225	\$328	\$533	\$737	\$941	\$1,147	\$1,166	\$1,200	\$1,557	\$1,966	\$2,375	\$1,166
	3	\$141	\$259	\$377	\$629	\$851	\$1,087	\$1,324	\$1,408	\$1,376	\$1,797	\$2,270	\$2,744	\$1,489
	4	\$154	\$286	\$418	\$769	\$946	\$1,210	\$1,474	\$1,549	\$1,513	\$1,597	\$2,530	\$3,058	\$1,778
	5	\$168	\$314	\$460	\$924	\$1,043	\$1,333	\$1,625	\$1,688	\$1,648	\$2,207	\$2,791	\$3,374	\$2,048

Maximum rents when tenants pay for gas heat, cooking gas, and other electric:

	<u>Number of Bedrooms</u>	<u>10% AMI</u>	<u>15% AMI</u>	<u>20% AMI</u>	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI (Low HOME Rent Limit)*</u>	<u>60% AMI</u>	<u>High HOME Rent Limit*</u>	<u>65% AMI</u>	<u>80% AMI</u>	<u>100% AMI</u>	<u>120% AMI</u>	<u>HUD Fair Market Rent*</u>
Single-family	0	\$87	\$167	\$247	\$407	\$565	\$724	\$884	\$884	\$922	\$1,203	\$1,521	\$1,839	\$884
	1	\$82	\$167	\$252	\$424	\$594	\$764	\$935	\$987	\$977	\$1,277	\$1,617	\$1,959	\$987
	2	\$99	\$201	\$304	\$509	\$713	\$917	\$1,123	\$1,142	\$1,176	\$1,533	\$1,942	\$2,351	\$1,142
	3	\$114	\$232	\$350	\$602	\$824	\$1,060	\$1,297	\$1,381	\$1,349	\$1,770	\$2,243	\$2,717	\$1,462
	4	\$123	\$255	\$387	\$738	\$915	\$1,179	\$1,443	\$1,518	\$1,482	\$1,566	\$2,499	\$3,027	\$1,747
Low-rise/Duplex/ Row House	5	\$133	\$279	\$425	\$889	\$1,008	\$1,298	\$1,590	\$1,653	\$1,613	\$2,172	\$2,756	\$3,339	\$2,013
	0	\$103	\$183	\$263	\$423	\$581	\$740	\$900	\$900	\$938	\$1,219	\$1,537	\$1,855	\$900
	1	\$97	\$182	\$267	\$439	\$609	\$779	\$950	\$1,002	\$992	\$1,292	\$1,632	\$1,974	\$1,002
	2	\$116	\$218	\$321	\$526	\$730	\$934	\$1,140	\$1,159	\$1,193	\$1,550	\$1,959	\$2,368	\$1,159
	3	\$131	\$249	\$367	\$619	\$841	\$1,077	\$1,314	\$1,398	\$1,366	\$1,787	\$2,260	\$2,734	\$1,479
High-rise	4	\$141	\$273	\$405	\$756	\$933	\$1,197	\$1,461	\$1,536	\$1,500	\$1,584	\$2,517	\$3,045	\$1,765
	5	\$152	\$298	\$444	\$908	\$1,027	\$1,317	\$1,609	\$1,672	\$1,632	\$2,191	\$2,775	\$3,358	\$2,032
	0	\$112	\$192	\$272	\$432	\$590	\$749	\$909	\$909	\$947	\$1,228	\$1,546	\$1,864	\$909
	1	\$112	\$197	\$282	\$454	\$624	\$794	\$965	\$1,017	\$1,007	\$1,307	\$1,647	\$1,989	\$1,017
	2	\$135	\$237	\$340	\$545	\$749	\$953	\$1,159	\$1,178	\$1,212	\$1,569	\$1,978	\$2,387	\$1,178
	3	\$156	\$274	\$392	\$644	\$866	\$1,102	\$1,339	\$1,423	\$1,391	\$1,812	\$2,285	\$2,759	\$1,504
	4	\$170	\$302	\$434	\$785	\$962	\$1,226	\$1,490	\$1,565	\$1,529	\$1,613	\$2,546	\$3,074	\$1,794
	5	\$186	\$332	\$478	\$942	\$1,061	\$1,351	\$1,643	\$1,706	\$1,666	\$2,225	\$2,809	\$3,392	\$2,066

CITY OF CHICAGO

MAXIMUM AFFORDABLE MONTHLY RENTS 2020

Maximum rents when tenants pay for electric cooking and other electric (not heat):

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$110	\$190	\$270	\$430	\$588	\$747	\$907	\$907	\$945	\$1,226	\$1,544	\$1,862	\$907
	1	\$109	\$194	\$279	\$451	\$621	\$791	\$962	\$1,014	\$1,004	\$1,304	\$1,644	\$1,986	\$1,014
	2	\$129	\$231	\$334	\$539	\$743	\$947	\$1,153	\$1,172	\$1,206	\$1,563	\$1,972	\$2,381	\$1,172
	3	\$148	\$266	\$384	\$636	\$858	\$1,094	\$1,331	\$1,415	\$1,383	\$1,804	\$2,277	\$2,751	\$1,496
	4	\$161	\$293	\$425	\$776	\$953	\$1,217	\$1,481	\$1,556	\$1,520	\$1,604	\$2,537	\$3,065	\$1,785
Low-rise/Duplex/Row House	5	\$175	\$321	\$467	\$931	\$1,050	\$1,340	\$1,632	\$1,695	\$1,655	\$2,214	\$2,798	\$3,381	\$2,055
	0	\$123	\$203	\$283	\$443	\$601	\$760	\$920	\$920	\$958	\$1,239	\$1,557	\$1,875	\$920
	1	\$121	\$206	\$291	\$463	\$633	\$803	\$974	\$1,026	\$1,016	\$1,316	\$1,656	\$1,998	\$1,026
	2	\$142	\$244	\$347	\$552	\$756	\$960	\$1,166	\$1,185	\$1,219	\$1,576	\$1,985	\$2,394	\$1,185
	3	\$161	\$279	\$397	\$649	\$871	\$1,107	\$1,344	\$1,428	\$1,396	\$1,817	\$2,290	\$2,764	\$1,509
High-rise	4	\$174	\$306	\$438	\$789	\$966	\$1,230	\$1,494	\$1,569	\$1,533	\$1,617	\$2,550	\$3,078	\$1,798
	5	\$189	\$335	\$481	\$945	\$1,064	\$1,354	\$1,646	\$1,709	\$1,669	\$2,228	\$2,812	\$3,395	\$2,069
	0	\$122	\$202	\$282	\$442	\$600	\$759	\$919	\$919	\$957	\$1,238	\$1,556	\$1,874	\$919
	1	\$123	\$208	\$293	\$465	\$635	\$805	\$976	\$1,028	\$1,018	\$1,318	\$1,658	\$2,000	\$1,028
	2	\$147	\$249	\$352	\$557	\$761	\$965	\$1,171	\$1,190	\$1,224	\$1,581	\$1,990	\$2,399	\$1,190
	3	\$169	\$287	\$405	\$657	\$879	\$1,115	\$1,352	\$1,436	\$1,404	\$1,825	\$2,298	\$2,772	\$1,517
	4	\$185	\$317	\$449	\$800	\$977	\$1,241	\$1,505	\$1,580	\$1,544	\$1,628	\$2,561	\$3,089	\$1,809
	5	\$203	\$349	\$495	\$959	\$1,078	\$1,368	\$1,660	\$1,723	\$1,683	\$2,242	\$2,826	\$3,409	\$2,083

Maximum rents when tenants pay only for other electric:

	Number of Bedrooms	10% AMI	15% AMI	20% AMI	30% AMI	40% AMI	50% AMI (Low HOME Rent Limit)*	60% AMI	High HOME Rent Limit*	65% AMI	80% AMI	100% AMI	120% AMI	HUD Fair Market Rent*
Single-family	0	\$116	\$196	\$276	\$436	\$594	\$753	\$913	\$913	\$951	\$1,232	\$1,550	\$1,868	\$913
	1	\$117	\$202	\$287	\$459	\$629	\$799	\$970	\$1,022	\$1,012	\$1,312	\$1,652	\$1,994	\$1,022
	2	\$139	\$241	\$344	\$549	\$753	\$957	\$1,163	\$1,182	\$1,216	\$1,573	\$1,982	\$2,391	\$1,182
	3	\$160	\$278	\$396	\$648	\$870	\$1,106	\$1,343	\$1,427	\$1,395	\$1,816	\$2,289	\$2,763	\$1,508
	4	\$175	\$307	\$439	\$790	\$967	\$1,231	\$1,495	\$1,570	\$1,534	\$1,618	\$2,551	\$3,079	\$1,799
Low-rise/Duplex/Row House	5	\$190	\$336	\$482	\$946	\$1,065	\$1,355	\$1,647	\$1,710	\$1,670	\$2,229	\$2,813	\$3,396	\$2,070
	0	\$129	\$209	\$289	\$449	\$607	\$766	\$926	\$926	\$964	\$1,245	\$1,563	\$1,881	\$926
	1	\$129	\$214	\$299	\$471	\$641	\$811	\$982	\$1,034	\$1,024	\$1,324	\$1,664	\$2,006	\$1,034
	2	\$152	\$254	\$357	\$562	\$766	\$970	\$1,176	\$1,195	\$1,229	\$1,586	\$1,995	\$2,404	\$1,195
	3	\$173	\$291	\$409	\$661	\$883	\$1,119	\$1,356	\$1,440	\$1,408	\$1,829	\$2,302	\$2,776	\$1,521
High-rise	4	\$188	\$320	\$452	\$803	\$980	\$1,244	\$1,508	\$1,583	\$1,547	\$1,631	\$2,564	\$3,092	\$1,812
	5	\$204	\$350	\$496	\$960	\$1,079	\$1,369	\$1,661	\$1,724	\$1,684	\$2,243	\$2,827	\$3,410	\$2,084
	0	\$128	\$208	\$288	\$448	\$606	\$765	\$925	\$925	\$963	\$1,244	\$1,562	\$1,880	\$925
	1	\$131	\$216	\$301	\$473	\$643	\$813	\$984	\$1,036	\$1,026	\$1,326	\$1,666	\$2,008	\$1,036
	2	\$157	\$259	\$362	\$567	\$771	\$975	\$1,181	\$1,200	\$1,234	\$1,591	\$2,000	\$2,409	\$1,200
	3	\$181	\$299	\$417	\$669	\$891	\$1,127	\$1,364	\$1,448	\$1,416	\$1,837	\$2,310	\$2,784	\$1,529
	4	\$199	\$331	\$463	\$814	\$991	\$1,255	\$1,519	\$1,594	\$1,558	\$1,642	\$2,575	\$3,103	\$1,823
	5	\$218	\$364	\$510	\$974	\$1,093	\$1,383	\$1,675	\$1,738	\$1,698	\$2,257	\$2,841	\$3,424	\$2,098

CITY OF CHICAGO
MAXIMUM AFFORDABLE MONTHLY RENTS 2020

Utility allowances per CHA schedule for:						
	<u>Number of Bedrooms</u>	Cooking gas & other electric (not heat)	Electric heat, cooking gas & other electric	Gas heat, cooking gas & other electric	Electric cooking & other electric (not heat)	Other electric only (not cooking or heat)
Single-family	0	\$45	\$88	\$72	\$49	\$43
	1	\$57	\$109	\$89	\$62	\$54
	2	\$69	\$130	\$106	\$76	\$66
	3	\$81	\$151	\$123	\$89	\$77
	4	\$94	\$173	\$141	\$103	\$89
	5	\$106	\$194	\$158	\$116	\$101
Low-rise/Duplex/ Row House	0	\$32	\$71	\$56	\$36	\$30
	1	\$45	\$92	\$74	\$50	\$42
	2	\$56	\$111	\$89	\$63	\$53
	3	\$68	\$131	\$106	\$76	\$64
	4	\$81	\$152	\$123	\$90	\$76
	5	\$92	\$171	\$139	\$102	\$87
High-rise	0	\$33	\$55	\$47	\$37	\$31
	1	\$43	\$70	\$59	\$48	\$40
	2	\$51	\$82	\$70	\$58	\$48
	3	\$60	\$96	\$81	\$68	\$56
	4	\$70	\$110	\$94	\$79	\$65
	5	\$78	\$123	\$105	\$88	\$73

NOTE: Gross rent limits for 50% and 65% AMI, High HOME Rent and Fair Market Rent are as published by HUD. All other rent limits are calculated assuming 1.5 occupants per bedroom and 1 occupant for an apartment with no bedrooms.

* For HOME-funded developments, rents are the lesser of the Fair Market Rent or the High HOME Rent for the unit size. In HOME-funded developments with 5 or more units, 20% of the HOME-assisted units must be occupied by very low income families whose rents do not exceed 30% of the annual income of a family @ 50% of the area median. This is known as the "Low HOME Rent."

DEPARTMENT OF HOUSING
AFFORDABLE UNIT PRICING GUIDE

For more information or an electronic version of this worksheet, contact Brian O'Donnell at (312)744-0141.

Property:		DOH contact:	
Address:		Date price calculated:	
Developer:			

NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest

Line		120% AMI				
1	Resale Restriction or Recapture Mortgage					
2	Number of Bedroom	2	3	4	5	6
3	Developer's Market Price (enter)		\$400,000			
4	Monthly Tax Estimate	\$0	\$567	\$0	\$0	\$0
5	Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
6	Monthly Private Mortgage Insurance	\$0	\$511	\$0	\$0	\$0
7	Monthly Homeowner's Insurance	\$0	\$250	\$0	\$0	\$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	Estimated Affordable Price (enter)		\$340,000			
10	Mortgage Principal @ 97% Loan-to-Value	\$0	\$329,800	\$0	\$0	\$0
11	Monthly Principal & Interest Payment	\$0	\$1,683	\$0	\$0	\$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	\$150	\$1,503	\$200	\$225	\$250
13	Total Monthly Payments	\$150	\$3,186	\$200	\$225	\$250
14	Required Annual Gross Income	\$5,455	\$115,852	\$7,273	\$8,182	\$9,091
15	Maximum Allowable Income (120% AMI)	\$98,280	\$113,580	\$126,720	\$139,860	\$152,880

HUD Median Income for Unit Type/Family Size					
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)					
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
1	1	\$51,000	\$63,700	\$76,440	\$89,180
2	3	\$65,550	\$81,900	\$98,280	\$114,660
3	4.5	\$75,725	\$94,650	\$113,580	\$132,510
4	6.0	\$84,450	\$105,600	\$126,720	\$147,840
5	7.5	\$93,200	\$116,550	\$139,860	\$163,170
6	9.0	\$101,950	\$127,400	\$152,880	\$178,360

HUD figures as of April 1, 2020

LINE NOTES:

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
- 2 Use column matching the number of bedrooms in unit.
- 3 Enter developer's market rate price.
- 4 Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calucations.
- 6 PMI is estimated at 186 BPS
- 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- 8 Interst rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.56
- 9 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? ___ yes ___ no (See Line 3 note).
- 10 Loan amount at 97% of the affordable price.
- 11 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- 12 The total of Lines 4, 5, 6, 7and 8.
- 13 The total of Lines 12 and 13.
- 14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

DEPARTMENT OF HOUSING
AFFORDABLE UNIT PRICING GUIDE

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Property:		DOH contact:	
Address:		Date price calculated:	
Developer:			

NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest

Line		100% AMI				
1	Resale Restriction or Recapture Mortgage					
2	Number of Bedroom	2	3	4	5	6
3	Developer's Market Price (enter)			\$550,000		
4	Monthly Tax Estimate	\$0	\$0	\$482	\$0	\$0
5	Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
6	Monthly Private Mortgage Insurance	\$0	\$0	\$435	\$0	\$0
7	Monthly Homeowner's Insurance	\$0	\$0	\$344	\$0	\$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	Estimated Affordable Price (enter)			\$289,000		
10	Mortgage Principal @ 97% Loan-to-Value	\$0	\$0	\$280,330	\$0	\$0
11	Monthly Principal & Interest Payment	\$0	\$0	\$1,431	\$0	\$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	\$150	\$175	\$1,460	\$225	\$250
13	Total Monthly Payments	\$150	\$175	\$2,891	\$225	\$250
14	Required Annual Gross Income	\$5,455	\$6,364	\$105,111	\$8,182	\$9,091
15	Maximum Allowable Income (100% AMI)	\$81,900	\$94,650	\$105,600	\$116,550	\$127,400

HUD Median Income for Unit Type/Family Size					
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)					
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
1	1	\$51,000	\$63,700	\$76,440	\$89,180
2	3	\$65,550	\$81,900	\$98,280	\$114,660
3	4.5	\$75,725	\$94,650	\$113,580	\$132,510
4	6.0	\$84,450	\$105,600	\$126,720	\$147,840
5	7.5	\$93,200	\$116,550	\$139,860	\$163,170
6	9.0	\$101,950	\$127,400	\$152,880	\$178,360

HUD figures as of April 1, 2020

LINE NOTES:

- Units will be kept affordable by a resale restriction, unless otherwise specified.
- Use column matching the number of bedrooms in unit.
- Enter developer's market rate price.
- Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calucations.
- PMI is estimated at 186 BPS
- Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- Interst rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: **3.56**
- Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? ___ yes ___ no (See Line 3 note).
- Loan amount at 97% of the affordable price.
- Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- The total of Lines 4, 5, 6, 7 and 8.
- The total of Lines 12 and 13.
- The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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Property:	DOH contact:	
Address:	Date price calculated:	
Developer:		

NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest

Line

1	Resale Restriction or Recapture Mortgage	140% AMI				
2	Number of Bedroom	2	3	4	5	6
3	Developer's Market Price (enter)			\$550,000		
4	Monthly Tax Estimate	\$0	\$0	\$0	\$0	\$0
5	Monthly Maintenance Costs	\$150	\$175	\$200	\$225	\$250
6	Monthly Private Mortgage Insurance	\$0	\$0	\$0	\$0	\$0
7	Monthly Homeowner's Insurance	\$0	\$0	\$344	\$0	\$0
8	Mortgage Interest Rate	4.56%	4.56%	4.56%	4.56%	4.56%
9	Estimated Affordable Price (enter)					
10	Mortgage Principal @ 97% Loan-to-Value	\$0	\$0	\$0	\$0	\$0
11	Monthly Principal & Interest Payment	\$0	\$0	\$0	\$0	\$0
12	Plus: Tax, Insurance, Assessment, Fee, PMI	\$150	\$175	\$544	\$225	\$250
13	Total Monthly Payments	\$150	\$175	\$544	\$225	\$250
14	Required Annual Gross Income	\$5,455	\$6,364	\$19,773	\$8,182	\$9,091
15	Maximum Allowable Income (140% AMI)	\$114,660	\$132,510	\$147,840	\$163,170	\$178,360

HUD Median Income for Unit Type/Family Size					
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)					
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
1	1	\$51,000	\$63,700	\$76,440	\$89,180
2	3	\$65,550	\$81,900	\$98,280	\$114,660
3	4.5	\$75,725	\$94,650	\$113,580	\$132,510
4	6.0	\$84,450	\$105,600	\$126,720	\$147,840
5	7.5	\$93,200	\$116,550	\$139,860	\$163,170
6	9.0	\$101,950	\$127,400	\$152,880	\$178,360

HUD figures as of April 1, 2020

LINE NOTES:

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
- 2 Use column matching the number of bedrooms in unit.
- 3 Enter developer's market rate price.
- 4 Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calucations.
- 6 PMI is estimated at 186 BPS
- 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- 8 Interst rate calculation

1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently:

3.56

- 9 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? ___ yes ___ no (See Line 3 note).
- 10 Loan amount at 97% of the affordable price.
- 11 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- 12 The total of Lines 4, 5, 6, 7 and 8.
- 13 The total of Lines 12 and 13.
- 14 The annual gross income (**assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income**) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

DEPARTMENT OF HOUSING AFFORDABLE UNIT PRICING GUIDE

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Property:	DOH contact:	
Address:	Date price calculated:	
Developer:		

NOTE: Only enter data in the green shaded cells. The pricing guide will calculate the rest

Line

1 Resale Restriction or Recapture Mortgage		80% AMI				
2 Number of Bedroom		2	3	4	5	6
3 Developer's Market Price (enter)				\$550,000		
4 Monthly Tax Estimate		\$0	\$0	\$358	\$0	\$0
5 Monthly Maintenance Costs		\$150	\$175	\$200	\$225	\$250
6 Monthly Private Mortgage Insurance		\$0	\$0	\$323	\$0	\$0
7 Monthly Homeowner's Insurance		\$0	\$0	\$344	\$0	\$0
8 Mortgage Interest Rate		4.56%	4.56%	4.56%	4.56%	4.56%
9 Estimated Affordable Price (enter)				\$215,000		
10 Mortgage Principal @ 97% Loan-to-Value		\$0	\$0	\$208,550	\$0	\$0
11 Monthly Principal & Interest Payment		\$0	\$0	\$1,064	\$0	\$0
12 Plus: Tax, Insurance, Assessment, Fee, PMI		\$150	\$175	\$1,225	\$225	\$250
13 Total Monthly Payments		\$150	\$175	\$2,290	\$225	\$250
14 Required Annual Gross Income		\$5,455	\$6,364	\$83,259	\$8,182	\$9,091
15 Maximum Allowable Income (80% AMI)		\$65,550	\$75,725	\$84,450	\$93,200	\$101,950

HUD Median Income for Unit Type/Family Size					
for purposes of calculating max resale price (NOT for determining eligibility to purchase or lease a unit)					
Bedrooms	Family Size	80% Median	100% Median	120% Median	140% Median
1	1	\$51,000	\$63,700	\$76,440	\$89,180
2	3	\$65,550	\$81,900	\$98,280	\$114,660
3	4.5	\$75,725	\$94,650	\$113,580	\$132,510
4	6.0	\$84,450	\$105,600	\$126,720	\$147,840
5	7.5	\$93,200	\$116,550	\$139,860	\$163,170
6	9.0	\$101,950	\$127,400	\$152,880	\$178,360

HUD figures as of April 1, 2020

LINE NOTES:

- 1 Units will be kept affordable by a resale restriction, unless otherwise specified.
- 2 Use column matching the number of bedrooms in unit.
- 3 Enter developer's market rate price.
- 4 Property taxes are estimated at 2% of the estimated **affordable** price. If the project does not go into the Chicago Community Land Trust (CCLT), taxes should be calculated off the market price.
- 5 The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calucations.
- 6 PMI is estimated at 186 BPS
- 7 Property insurance is estimated at 0.25% of the market price - or 0.75% for single family homes and townhomes
- 8 Interst rate calculation
- 1 basis point added to the 10-year monthly average of FNMA interest rates, as calculated by DOH, which is currently: 3.56
- 9 Use trial-and-error to match the affordable price to the required annual gross income necessary to qualify for this price (Line 15). Does the affordable price include parking? ___ yes ___ no (See Line 3 note).
- 10 Loan amount at 97% of the affordable price.
- 11 Monthly payments based on a 30-year loan at the mortgage rate entered on Line 9.
- 12 The total of Lines 4, 5, 6, 7 and 8.
- 13 The total of Lines 12 and 13.
- 14 The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

property taxes	2% of the affordable price. If the property doesn't go into the CCLT, the taxes should be calculated off the market price				
condo assessment	The assessment is the higher of the amount indicated by the developer/homeowner - or the average assessments, calculated by the City using MLS data, for units by number of bedrooms. For single family homes, a monthly maintenance cost of \$150 should be included in the calculations.				
Private Mortgage Insurance	PMI is estimated at 186 BPS				
Property Insurance	Property insurance is estimated at 0.75% of the market value for single family homes and townhomes				
Interest Rate	The interest rate one (1) basis point added to the 10 year average (first business day of month) of FNMA required net yield for 30-year Actual/Actual Remittances fixed-rate mortgages covered by the 60-day mandatory delivery whole loan commitments				

The annual gross income (assuming 1.5 persons per bedroom, and household housing costs that total no more than 33% of their total gross annual income) required to qualify for a loan on the affordable unit at the indicated affordable price (Line 10).

CHICAGO COMMUNITY LAND TRUST

OVERVIEW

The Chicago Community Land Trust (CCLT) is a private not-for-profit corporation (IRS 501(c)3 designation) established by City of Chicago Ordinance in 2006 to provide and sustain quality, affordable homeownership opportunities and a community of support for working families and individuals in Chicago, and to preserve these opportunities for future generations. CCLT is governed by a Board of Directors appointed by the Mayor and comprised of representatives from financial institutions, community development organizations, non-profit organizations, governmental agencies and municipal departments.

CCLT accomplishes its mission by managing and adding to a portfolio of owner-occupied homes (condominiums, townhomes, and SF-detached homes) that are priced affordably and sold to low-to-moderate income owner-occupants – households at or below the Area Median Income. Currently (August 2020) CCLT manages a portfolio of 105 homes in 15 different Community Areas in Chicago. CCLT homeowners have an average household income of 78% of the Area Median Income at time of purchase.

Homes currently in the CCLT portfolio are subject to a 30-year Affordable Housing Agreement and Restrictive Covenant (Covenant) which has several requirements:

- purchasers of a CCLT home must be income-eligible;
- CCLT owners must occupy the home as principal residence for as long as they own the home;
- future sales of a CCLT home must be to other income-eligible owner-occupants; and
- the maximum resale price of a CCLT home is determined by formulas in the Covenant.

Many homes in the CCLT portfolio have been added as a result of the City of Chicago's Affordable Requirements Ordinance (ARO) – and the home prices for these ARO units are established in the developer's agreement with the City. CCLT certifies that potential buyers are income-eligible and are pre-approved for financing before a Purchase Contract for the home is executed.

Existing homeowners can choose to Opt-In to the CCLT portfolio as well by executing the 30-year Covenant. CCLT also has the ability to acquire, rehab and sell homes at affordable prices to income-eligible home buyers. According to the terms of the Covenant and in exchange for an affordable purchase price and reduced property taxes (based on a working agreement between CCLT and the Cook County Assessor) owners agree to resell at an affordable price to an income-eligible home buyer. Owners earn a share of market value appreciation, but the CCLT calculation of maximum resale price ensures that equity will remain in the home to maintain affordability.

CCLT adds value not only by preserving affordability but, as in traditional homeownership, CCLT homes promote neighborhood stability by allowing families to put down roots in their communities. CCLT ensures that buyers are educated about the obligations and responsibilities of homeownership in addition to the requirements of the CCLT itself. CCLT works with a group of lenders who are familiar with the CCLT requirements and offer products that are affordable and competitively-priced for CCLT buyers.

CHICAGO COMMUNITY LAND TRUST

OVERVIEW

The Chicago Community Land Trust currently engages in four primary program activities:

1) *Outreach & Marketing*

CCLT markets its homeownership opportunities through non-profit partner agencies, lenders, the City of Chicago website, and direct marketing to over 1700 subscribers to CCLT's monthly newsletter and E-blasts. CCLT also provides developers of CCLT homes with marketing and resource materials for distribution. CCLT does regular E-blasts marketing CCLT homes (both new construction and resales) for sale.

CCLT educates developers, aldermen, community organizations and the public at large about its work. As a national model, CCLT provides technical assistance to other governmental and non-governmental agencies interested in the CCLT model and its Opt-In feature for existing homeowners.

2) *Homebuyer Education & Resources*

CCLT offers twice-monthly Orientation workshops on the process of purchasing a home through CCLT, along with information about City programs for homebuyers. CCLT collaborates with HUD-certified non-profit housing counseling agencies that provide 8-hour Home Buyer Education classes. CCLT recruits and provides technical assistance to lenders, attorneys and other professionals that CCLT buyers need to purchase a home, and provides lists of these resources to CCLT buyers. CCLT staff coordinates closings on all CCLT homes with sellers, lenders, real estate professionals, and attorneys to ensure a smooth closing process.

3) *Affordable Housing Creation*

Under a Pilot Program established in 2020 (Affordable Homeownership & Housing Program – AHHP), CCLT acquires homes (SF-detached, townhomes, condos, 2-units) in six Target Community Areas for rehabilitation and resale at affordable prices to income-eligible buyers. CCLT works collaboratively with other community-based land trusts in this endeavor and provides the capital for the acquisition of homes.

4) *Stewardship*

CCLT has a long-term partnership through the 30-year Covenant with CCLT homeowners and an on-going stewardship function. CCLT's stewardship activities include workshops on home ownership skills, issues and programs; default/foreclosure prevention counseling services through referrals and CCLT's partners; working with CCLT condo owners to troubleshoot development issues both directly and through referrals; refinancing and resale oversight and assistance; and property tax appeal filing and monitoring to ensure homeowners secure CCLT tax benefits. CCLT also monitors its homes to confirm owner occupancy, payment of property taxes, and that homes are free of unauthorized liens.



ILLINOIS GREEN

A USGBC COMMUNITY

Resources for Energy Efficiency Project Information and Financing

Organizations with Information and Support for Sustainable Design and Facilities Operations

- [Illinois Green Alliance](#)
- [Illinois EPA](#)
- [Smart Energy Design Assistance Center](#) (SEDAC) – information about energy efficiency programs, certifications, and training
- [ENERGY STAR](#) information (from the EPA)
 - [ENERGY STAR](#) information for new construction
 - [EPA WaterSense](#) information
- [Elevate Energy](#) – information about energy efficiency

Utility Assessments and Incentives

- **ComEd**
 - [Energy Efficiency Information for Commercial Buildings](#) (electricity)
 - [Commercial Property Energy Efficiency Incentive Information](#)
- **Peoples Gas**
 - [Energy Efficiency Information for Commercial Buildings](#) (natural gas)
 - [Information about Natural Gas Incentives](#)

Other Financing Information and Opportunities

- [Database of State Incentives for Renewables & Efficiency](#) (DSIRE) – collection of policies and financing opportunities by state
- [Chicago PACE](#) – financing opportunities for eligible energy projects for existing and new construction for commercial, industrial, and multifamily properties.
- [Illinois Solar for All](#) – solar development opportunities for low-income and environmental justice communities.
- [Nonprofit Green Lending Program](#) from Faith In Place – financing opportunities for energy efficiency projects at nonprofits and houses of worship.
- [Community Investment Corporation Energy Savers](#) (CIC) – financing opportunities for energy efficiency projects at multi-family rehabs
- [Illinois Clean Energy Community Foundation](#) – grants and financing opportunities for renewable energy projects and natural area conservation.
- [Illinois EPA](#) – grant and loan information for land, water, and air projects in Illinois
- [SEDAC](#) – information about incentive programs in Illinois



PRE-PERMIT REVIEWS

The Commission on Chicago Landmarks (the "Commission") reviews all permit applications for alteration, construction, reconstruction, erection, demolition, relocation, or other work for any area, district, place, building, structure, work of art, or other object that is a designated Chicago Landmark or a proposed Chicago Landmark (i.e., the Commission has made a preliminary recommendation for landmark status) or which is located within a designated or proposed Chicago Landmark District. The Department of Buildings routes building permit applications to Commission staff for review as part of the building permit process. The purpose of the Commission's review is to ensure that the proposed work will not adversely affect any significant historical or architectural features of the improvement or the landmark district. The pre-permit review process is set forth in Article III, Section C, of the Commission's *Rules and Regulations*. The Commission's review of permit applications is guided by the City of Chicago Landmarks Ordinance (Municipal Code of Chicago, Section 2-120-580 et seq.), the U.S. *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings*, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and the Commission's *Rules and Regulations* (such documents, as may be amended from time to time, collectively, the "Guidelines"). Projects not requiring the Commission's or its Permit Review Committee's review may be approved by the Commission staff through the regular building permit process.

The Commission encourages applicants to seek its advice and guidance before filing a building permit application. A pre-permit submission can clarify landmark requirements for the applicant and help expedite the Commission's review during the permit application process. Typically, minimal information (such as photographs, plat of survey, description of proposed work, etc.) is required for a first review by Commission staff to determine whether the pre-permit application will need to be reviewed by the Commission or its Permit Review Committee or can be reviewed by Commission staff. Questions about the required submittal information or the pre-permit review process should be directed to Commission staff. While the Commission staff can provide direction on most projects, some types of proposed work will need to be reviewed by the Commission or its Permit Review Committee at a public meeting.

The Commission or its Permit Review Committee, depending on the scope of the project, reviews the following types of proposed work on a "pre-permit" basis:

- New infill construction projects
- Garages on corner properties
- Building additions, dormers, and rooftop additions visible from the public way, except for rear additions no taller and no wider than the existing building and not located on corner lots
- Signage requiring City Council approval due to its size or height above grade
- Driveways and curb cuts
- Demolitions of 40% or more of any building or other structure designated as a Chicago Landmark or located in any Chicago Landmark District, pursuant to Sec. 2-120-825 of the Municipal Code
- Projects otherwise referred by the Commission staff, such as, but not limited to, projects that involve unusual conditions and projects that do not comply with the Commission's criteria, standards or guidelines



City of Chicago
Lori E. Lightfoot, Mayor

Department of Planning and Development
Maurice D. Cox, Commissioner
Bureau of Planning, Historic Preservation and Sustainability
Kathleen E. Dickhut, Bureau Chief

Commission on Chicago Landmarks
Rafael M. Leon, Chairman

Bureau of Planning, Historic Preservation and Sustainability, 121 North LaSalle St. • Room 1000 • Chicago, Illinois 60602 • 312.744.3200 • www.cityofchicago.org/landmarks

December 5, 2019

SUBMITTAL CHECKLIST – Permit Review Committee PRE-PERMIT REVIEW

The following submittal checklists and information identify the documents and information that must be included as part of a pre-permit submission. All submitted information regarding proposed work must completely, clearly, and accurately present the project, in terms of both existing and proposed conditions and the effect of the proposed work on the improvement. Please be advised that the documents, including plans, and information that an applicant submits are subject to disclosure by the City, including when pursuant to a request made under the Illinois Freedom of Information Act.

For types of proposed work not identified below, or involving unusual conditions, or which do not comply with the Guidelines, additional information may be required by the Commission staff beyond what is identified below. In other instances, the Commission staff may determine that some of the information or the indicated level of detail is unnecessary if the submittal provides all the information otherwise necessary to review the project. The Commission encourages applicants to contact the Commission staff prior to submitting an application to ensure that it will include all the necessary information.

- Drawings submitted as part of a pre-permit review must be substantially complete and accurately depicted, and include all information and details necessary for the review.
- At the discretion of Commission staff, pre-permit submissions for projects requiring special zoning or building code approvals or exceptions may be deemed incomplete.

All Projects – Permit Review Committee Submittal Requirements

- ☐ Project Information Form (page 6). For complex projects, a separate narrative explaining the project in further detail shall be included.
- ☐ One pdf of the drawings (electronic copy less than 5 mb file size) of all required submittals identified below. For larger projects, a hard copy of drawings (11" x 17") and a Powerpoint presentation on a CD may be required.

All drawings shall be dimensioned, drawn to scale, and completely, clearly, and accurately present the project:

- Site plans shall include: building footprints with front, side, and rear yard dimensions; garages, driveways, parking, and curb cuts; outlines of neighboring buildings; and location of fences and other structures. For additions, also include existing, demolished, and new portions of building (all dimensioned). For porches, setbacks are measured to the faces of the porch and the building. A professional survey may be required by Commission staff.
- Demolition plans shall show the portions of the existing building to be removed. Proposed floor plans, elevations, roof plans, and sections should clearly indicate existing and proposed work.
- Elevations should indicate materials, windows and doors, railings, and other features. Additional details shall be provided as required by Commission staff. Height and elevation marks shall be indicated, including heights from grade to top of eaves, ridge, roof, parapet, etc. A professional survey of building heights may be required by Commission staff.
- Sections should indicate floor-to-floor heights (and head clearances under sloped roofs), overall building heights (from grade to eaves, ridges, parapets, etc.), heights of dormers (with both exterior dimensions and interior head clearances, as applicable), railing heights, etc. Additional details shall be provided as required by Commission staff.
- Site plans, floor plans, roof plans, elevations, sections, and other drawings shall include, whether existing or proposed, mechanical/HVAC equipment, vents and grills, utility equipment, gutters and downspouts, rooftop appurtenances, lighting fixtures, awnings and canopies, and signage. Ceiling heights, soffits, partial and full-height walls, and other obstructions behind doors, windows, and storefronts shall be included on all drawings. Window and door schedules may be required by the Commission staff. Additional details for eaves, gutters/downspouts, plaster reglets, control joints, reveals, soffits, returns, surface-applied materials, etc., shall be provided.

New Infill Construction Projects

- ☐ Proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, and cross and longitudinal sections
- ☐ Information on proposed exterior features, such as windows, doors, skylights, garage doors, railings, exterior materials (including material samples as required), finishes, details, etc.
- ☐ Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work
- ☐ Design statement and analysis of how the project meets the Criteria for New Construction, Additions and Alterations to Non-Contributing Buildings (Article III, G5, of the Commission's *Rules and Regulations*)
- ☐ Background and contextual information:
 - Streetscape photographs in street number order of the subject block or blocks, both sides of the street and including the subject property
 - Streetscape elevation(s) of the subject block or blocks, including the proposed project, and with all building heights shown (to parapet, ridgeline and eave, porch roof, stoop, etc., as applicable); a professional survey of building heights may be required by Commission staff
 - Streetscape site plan for the subject block or blocks, including the proposed project, and with all front and side setbacks shown to porch and building faces; a professional survey of setbacks for the subject blocks may be required by Commission staff
 - For large-scale new construction projects, additional photo views, sight-line drawings, renderings, perspective drawings, and/or massing models may be required by Commission staff

Garages on Corner Properties

- ☐ Proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, and cross and longitudinal sections
- ☐ Photographs of the subject property and garage
- ☐ Information on proposed exterior features, such as windows, doors, garage doors, exterior materials, finishes, details, etc.
- ☐ Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work

Building Additions, Rooftop Additions, Dormers, Porches, Decks/Roof Decks

- ☐ Existing and proposed drawings including existing site survey, site plan, floor plans, elevations, roof plan, cross and longitudinal sections, and a demolition plan. If elevations are to change substantially, existing and proposed elevations should be presented side-by-side. For projects involving the proposed partial demolition of the significant historical or architectural features (as identified in the applicable landmark designation ordinance, and, if not identified, the entire building or structure shall be deemed a significant feature) of any building or structure that is a Chicago Landmark or located within a Chicago Landmark District, Commission staff may require an applicant to provide calculations establishing the percentage of significant historical or architectural features to be demolished pursuant to Section 2-120-825 of the Municipal Code of Chicago
- ☐ Photographs of the subject property and other information on existing conditions, such as details, drawings, and/or material samples, as applicable to the proposed work
- ☐ Information on proposed exterior features, such as windows, doors, skylights, railings, exterior materials, finishes, details, etc.
- ☐ Zoning code analysis and any building code issues/assumptions, if applicable, regarding the proposed work

- ☐ For some projects, an engineering report, conditions report, or construction phasing plan may be required
- ☐ Design statement analysis of how the project meets the Criteria for Determining Adverse Effect and Criteria for New Construction, Additions and Alterations to Non-Contributing Buildings (Article III, G3 and G5, of the Commission's *Rules and Regulations*).
- ☐ Background and contextual information: Depending on the type of proposed work, the Commission staff may require the followingz:
 - Streetscape photographs in street number order of the subject block or blocks, both sides of the street and including the subject property.
 - Streetscape elevation(s) of the subject block or blocks, including the proposed project, and with all building heights shown (to parapet, ridgeline and eave, porch roof, etc., as applicable); a professional survey of building heights may be required by Commission staff
 - For front porch projects, a streetscape site plan for the subject block or blocks, including the proposed project, and with all front and side setbacks shown to porch and building faces; a professional survey of setbacks for the subject blocks may be required by Commission staff
 - Typically for (but not limited to) rooftop additions, dormers, skylights and roof decks, information on the visibility of the proposed work from the public way such as additional photo views, sight-line drawings, on-site mock-ups, existing and proposed renderings, perspective drawings, and/or, for particularly complex projects, massing models
 - If the historic condition or configuration is unclear from the existing conditions, archival materials, historical information, and physical evidence, as available and applicable to the proposed work, or information on comparative historic conditions, e.g., similar properties in a landmark district or designed by the same architect

Signage Requiring City Council Approval

- ☐ Existing and proposed drawings, including existing site plan, elevations, sections, details, information on materials, method of attachment, any illumination, raceways or conduit, etc.
- ☐ Photographs of the subject property
- ☐ Zoning code analysis and any building code issues/assumptions regarding the proposed work

Driveways and Curb Cuts

- ☐ Existing site plan or site survey
- ☐ Photographs of the subject property and other information on existing conditions
- ☐ Proposed site plan with dimensioned driveway and curb cut/apron widths
- ☐ Contextual information such as streetscape photographs and plans of the subject block or blocks, both sides of the street and including the subject property, showing existing conditions
- ☐ Any Chicago Department of Transportation (CDOT) or zoning code issues/assumptions regarding the proposed work

Demolition

- ☐ Existing site plan or site survey
- ☐ Photographs and information about the subject property, such as date of construction, information on alterations and/or additions, to the extent known, etc.
- ☐ Narrative with analysis of how the proposal meets the Criteria for Determining a Contributing Building within a Landmark District (Article III, G4, of the Commission's *Rules and Regulations*)
- ☐ Information on proposed replacement project, if available

Permit Review Committee – 2020 Submittal Schedule

The chart below shows the submittal deadlines for an applicant's permit review documentation and the meeting dates for the Permit Review Committee. These dates are accurate as of the date of the publication of this document. Please check the Commission's website for any updates to this chart.

Initial Submittal Deadline for Historic Preservation Staff Review	Final Submittal Deadline for Permit Review Committee	Permit Review Committee Meeting Date
Friday, October 25	Friday, November 8	December 5, 2019
Friday, November 22	Friday, December 6	January 9, 2020
Friday, December 27	Friday, January 10	February 6
Friday, January 24	Friday, February 7	March 5
Friday, February 21	Friday, March 6	April 2
Friday, March 27	Friday, April 10	May 7
Friday, April 24	Friday, May 8	June 4
Friday, May 29	Friday, June 12	July 9
Friday, June 26	Friday, July 10	August 6
Friday, July 24	Friday, August 7	September 3
Friday, August 21	Friday, September 4	October 1
Friday, September 25	Friday, October 9	November 5
Friday, October 23	Friday, November 6	December 3
Friday, November 20	Friday, December 4	January 2021 (TBD)

Submittal Deadlines

Submission by the above deadlines does not guarantee that a project will be placed on the Permit Review Committee agenda for a particular meeting date. Placement on the agenda is at the discretion of Commission staff and depends on the receipt of a **complete** submittal package and agenda availability for the particular meeting.

Community Review

In the interest of greater public awareness regarding proposed projects that will be reviewed by the Permit Review Committee, the Commission encourages applicants to provide the applicable local community group with information about the project in advance of the scheduled Permit Review Committee meeting. Applicants may obtain the name and contact information for the applicable local community group from Commission staff. The community groups and other interested entities and individuals are welcome to submit written comments to the Permit Review Committee prior to the applicable meeting and to attend the meetings.

CHICAGO LANDMARKS



PERMIT REVIEW COMMITTEE SUBMISSION – Project Information Form

Project address

Landmark/Landmark district

Project description

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Applicant (owner/tenant)

Company

Address

City/State/Zip code

Phone..... Fax..... Email.....

Architect/Designer

Company

Address

City/State/Zip code

Phone..... Fax..... Email.....

Primary Contact Person

Phone..... Fax..... Email.....

COMMISSION ON CHICAGO LANDMARKS

THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION OF HISTORIC BUILDINGS

36 C.F.R. ' 67.7 (2001)

and

GUIDELINES FOR ALTERATIONS TO HISTORIC BUILDINGS AND NEW CONSTRUCTION

Adopted by the Commission on Chicago Landmarks on
March 4, 1992



CITY OF CHICAGO
RAHM EMANUEL, MAYOR

David L. Reifman, Commissioner
Department of Planning and Development

Patricia A. Scudiero, Managing Deputy Commissioner
Bureau of Zoning and Land Use

Rafael M. Leon, Chair
Commission on Chicago Landmarks

The Commission on Chicago Landmarks was established in 1968 by city ordinance, and was given the responsibility of recommending to the City Council that specific landmarks be preserved and protected by law. The ordinance states that the Commission, a nine-member board appointed by the Mayor and City Council, can recommend any area, building, structure, work of art, or other object that has sufficient historical, community, or aesthetic value. Once the City Council acts on the Commission's recommendation and designates a Chicago landmark, the ordinance provides for the preservation, protection, enhancement, rehabilitation, and perpetuation of that Landmark. The Commission assists by carefully reviewing all applications for building permits pertaining to the designated Chicago Landmarks. This insures that any proposed alteration does not detract from the qualities that caused the landmark to be designated.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Rules and Regulations of the Commission on Chicago Landmarks state that the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (pages 1-3) and other guidelines adopted and published by the Commission (pages 4-10) govern the Commission in evaluating the effect of proposed work in a permit application. Please note that pages 1-2 of this booklet only contain the Secretary's Standards. For copies of the associated Secretary's Guidelines, please see page 3.

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 C.F.R. ' 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

The Secretary of the Interior's Standards

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ADDITIONAL INFORMATION

The Department of the Interior publishes *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Copies may be purchased from the U.S. Government Printing Office by calling toll-free at 1-866-512-1800 or from their online bookstore at <http://bookstore.gpo.gov> The stock number is 024-005-01061-1.

A complete illustrated version of *The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings*, as well as related additional technical preservation information and case studies, can also be found at the National Park Service website:
<http://www.cr.nps.gov/hps/tps/tax/rhb/>

COMMISSION ON CHICAGO LANDMARKS GUIDELINES FOR ALTERATIONS TO HISTORIC BUILDINGS AND NEW CONSTRUCTION

All work on designated Chicago Landmarks requiring City-issued permits is reviewed by the Commission on Chicago Landmarks in order to protect and enhance the landmark qualities of the property. All properties, including vacant lots, within designated landmark districts, as well as individually designated buildings, fall under this review which is mandated by the *Municipal Code of Chicago (2-120-740)*. Decisions of the Commission are enforceable under law.

Landmark qualities are defined by the Commission as **significant historical or architectural features**. In the case of landmark districts, these features are confined to the exterior aspects of the property. Significant features define the specific qualities of each property, such as size, shape, design, detail, and materials, that contribute to its historic and architectural character. Significant features may vary from building to building or, in a district, may be common elements shared by many or all buildings such as the scale of a building or its location on the lot relative to neighboring buildings and the street.

Usually, significant features are those aspects of a property that are readily visible from the public way. A building's side or rear elevation that is less visible or not visible at all is generally less significant. However, these secondary elevations as well as rear coach houses or other less visible features of a property are significant features if they help to define the history and architecture of the property or district. The Commission's review and approval, or disapproval, of permit applications is intended to protect and enhance *all* significant historical or architectural features while allowing properties to be adapted for changing needs.

Properly and consistently maintaining significant features is the surest way of conserving landmarks. It is better to maintain something than to repair it later on because of improper maintenance or neglect; to repair rather than replace; and to replace in kind rather than redesign. This is the basic premise behind "The Secretary of the Interior's Standards for Rehabilitation," listed at the beginning of this document, which the Commission uses as a guide to evaluate the appropriateness of proposed work. The procedures and criteria for permit review are fully outlined in the Commission's *Rules and Regulations*, Article IV "Permit Review." In addition to these, the Commission has adopted policies regarding many aspects of rehabilitation work. Some of these policies that address the most common types of rehabilitation work are outlined below and can be helpful in planning work on historic structures. Although intended here primarily for residential structures and historic districts, the underlying policies of the guidelines, in most cases, are applicable to non-residential structures. Because no two situations are exactly alike, each application of criteria and policy must be done on a case-by-case basis; however, these policies will identify some of the Commission's concerns and the generally accepted preservation approach to specific rehabilitation problems.

The City recognizes the difficulties inherent in the rehabilitation of historic properties and, in particular, how building, zoning, or other codes may sometimes conflict with preservation concerns. Provisions within the Building Code [Sections 34 (13-200-100) and (13-200-110)] and Zoning Ordinance [Section 11.7A-3.(9)] allow their respective administrators discretion in applying these regulations to landmark properties. There are also two incentive programs for the rehabilitation of historic properties: The federal government offers an investment tax credit for a certified rehabilitation of historic properties that are income producing; and the State of Illinois allows an eight-year property tax assessment freeze for a certified rehabilitation of historic single-family, or condominium unit, owner-occupied property.

The Commission's staff is available to define the significant features of a property, explain and interpret policies, and provide information about the tax credit and property tax freeze incentives for rehabilitating historic properties. The Commission urges anyone planning a rehabilitation project to contact its staff preservation architects at (312) 744-3200, as soon as possible in the planning process to discuss and review proposed work.

ADAPTIVE REUSE. The Secretary of the Interior's Standard Number One states: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics [that is, significant historical or architectural features] of the building and its site and environment." Adapting the use of a building from retail to residential or vice versa, for instance to meet new needs has played a significant role in preserving historic structures. The Commission has no jurisdiction over the use of a property; land use is regulated by the Zoning Ordinance of the City of Chicago. However, the rehabilitation of a property to accommodate a new use does fall within the Commission's purview of seeking to preserve and enhance its significant features. As an example, in adapting a storefront structure to residential use, a significant architectural feature, namely the configuration, design and material of the storefront, must be retained despite the new residential use. Design solutions for adapting buildings to different uses must provide for the retention and rehabilitation of significant features.

ADDITIONS. Working within the existing envelope of an historic structure in order to accommodate space needs is always preferable to building an addition. Additions will be allowed *only* if they do not alter, change, obscure, damage, or destroy any significant features of the landmark or district. Of particular concern are the effects of an addition on a building's historic relationship to its site; on a building's size, shape, and roof line; and on individual design details, elements, or materials which constitute all or part of a building's significant features. If an addition is appropriate, its design will be guided by the criteria for new construction (see "New Construction").

AWNINGS AND CANOPIES. Traditionally, awnings and canopies have been used to shelter people and buildings from the summer sun and inclement weather. They are two elements of a larger passive system, which includes blinds, shutters, interior transoms, and even trees and shrubs, which provided relief from excessive weather prior to the introduction of mechanical

ventilation and air-conditioning. Awnings and canopies are allowed on historic structures when they are appropriate to the building, employed for traditional reasons (shelter), and use traditional shapes, forms and materials. The overall size, shape, and projection from the building must be in proper proportion and scale to the building and be contained within the window or door opening that they shelter. They must not obscure or spread out over adjacent wall surfaces. In most instances, the only acceptable material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic reasons. Signs or lettering should be kept to a minimum, most appropriately a street number on canopies. The addition of logos or names for business identification will be considered on a case-by-case basis, but in no case will they dominate the visual character of the awning or canopy to which they are attached. Awnings and canopies used for the sole purpose of advertising and unrelated to their functional purpose are not acceptable (see "Signs").

CLAPBOARDS. Many historic frame buildings are covered by newer, supposedly maintenance-free, synthetic siding. Hidden beneath asphalt or asbestos shingles and, more recently, aluminum or vinyl siding are often the original wood clapboards or shingles, corner boards, and accompanying trim that are critical features of frame construction. Often this original material is in good-to-excellent condition, although in need of paint. Original siding must be retained and repaired rather than replaced with new material where restoration is feasible. Where original elements have been removed and replacement is necessary, the size and proportions of the missing elements must be duplicated. The outlines of missing pieces can often be deduced from the markings these materials have left on the underlying sheathing boards, from old photographs, or from similar structures in the area which have retained their original materials. When restoring recently uncovered wood, it is important to allow the old wood to weather somewhat before refinishing. Three or four months of exposure prior to painting will allow for much greater adhesion of paint to the wood surface and reduce the potential for paint failure.

Aluminum, vinyl, or other non-traditional siding materials are not appropriate for historic structures. Aside from aesthetic and historical reasons, synthetic sidings, because they are impermeable, can foster beneath their surfaces serious material and structural decay, which being out of sight, goes uncorrected. This unchecked damage can have serious and expensive consequences (see "Millwork").

CURB CUTS. Accommodating cars in historic districts presents a serious threat in maintaining the ambience of such neighborhoods. Most city blocks, however, were built with alleys which allow for access to the rear of the lot where barns or coach houses were built; now garages can be located there. New curb cuts along street frontages to allow for parking in the front of the property, or driveways leading to the side or rear yard, are not acceptable in historic districts where curb cuts are not characteristic of the original development. Such cuts erode the historic pedestrian scale and character of districts. In addition, they exacerbate the parking problem by removing curb side parking spaces.

DEMOLITION. The purpose of designating landmark districts is to conserve the historic building stock and encourage maintenance, repair, and restoration. Demolition is not a means toward this end. The Commission recognizes that in a few RARE situations demolition may be acceptable when a structure does not contribute to the landmark qualities and character of a district or is an intrusion on that character. Also, a building may be damaged beyond any reasonable means of repair. The criteria established to evaluate demolition applications are included in the Commission's *Rules and Regulations*, as are criteria for considerations of economic hardship.

ENTRANCES. Houses in Chicago's older inner city districts typically were set on high bases. Often a full story above grade, the entrance to the main floor was reached by a broad staircase. This main floor is often considered the second floor today, the staircase having been removed and the entrance relocated to street level. Removing staircases to relocate the entrance is not appropriate. When planning rehabilitation work on houses where this significant feature has been removed, consideration should be given to restoring the main floor entrance and staircase (see "Millwork" and "Stairs").

EXCAVATIONS. Owners are sometimes prompted to excavate front yards in order to provide additional light, ventilation, or patio space for ground floor/basement apartments. These excavations are inappropriate and destroy the historic relationship of a building to its site and the street. Front yard excavations are not permitted in historic districts. However, where original light wells or service courts exist and are significant features of the original design, they must be retained.

FENCES. In most of Chicago's historic districts, front yard fences were used for ornamental effect rather than security. Often no more than a low stone curb edged the front yard along the sidewalk, demarcating private from public property. Fences were generally composed of ornamental iron pickets between cast-iron posts, seldom more than three feet high. Most of these fences no longer survive; where they do, it is important to repair and maintain them. New fences should be designed to complement the character of the property to be enclosed. In most cases, they should be three feet or less in height and of simple design. Solid walls of masonry or wood and tall metal fences are almost always inappropriate and will not be approved.

INAPPROPRIATE CHANGES MADE IN THE PAST. Many buildings have been altered over time; often these alterations represent inappropriate changes. When rehabilitation work is being undertaken, consideration should be given to removing inappropriate additions and changes, restoring the building to its original design and character. Existing situations that are inappropriate may be maintained if no substantial work is to be undertaken on them. However, existing changes that are inappropriate may not be retained if they are to be rebuilt or substantially altered.

MILLWORK. The manufacture of doors, sashes, moldings, and other wood products (millwork) relied almost exclusively on solid lumber prior to World War II. Using tools and

techniques developed by woodworkers over hundreds of years, a seemingly endless variety of moldings, paneling, and trim evolved. Anyone who has ever tried to match a molding or a paneled door is all too aware of the choices. Intricate millwork can be found on even the simplest nineteenth-century cottage, and millwork design and craftsmanship is often the most significant architectural feature of a house. Every effort should be made to maintain and repair original millwork: stripping off successive layers of paint to reveal detail; regluing panels and frames; consolidating deteriorated wood; replacing worn parts, such as an overabundance of holes left by previous door locks and handles, by splicing in new wood (a "dutchman"); and properly finishing with a protective coat of paint or varnish can restore unique but seemingly irretrievable millwork to most houses (see "Clapboards").

NEW CONSTRUCTION. Some historic districts provide an opportunity for new construction. Dealing sensitively with the district's historic resources is of critical importance when designing infill buildings. The Commission encourages good contemporary design that respects the district's existing architectural and historic qualities, but does not necessarily replicate historic designs. Of particular concern are the issues of siting, size, shape, scale, proportion, materials, and the relationship of these to the prevalent character of the immediate neighbors and the district. Replication of original designs may be appropriate in some cases, for example, in replacing a missing unit in a group of row houses.

PAINT. Because a permit is not required, painting and paint color do not fall within the Commission's jurisdiction. However, paint can have a profound effect upon the appearance of a building and an impact on neighboring buildings. A few words of caution: masonry buildings should not be painted. Aside from the fact that historically they were rarely painted, painting a masonry building creates a continuing maintenance problem. Painting seals an otherwise porous material, trapping moisture in the masonry; once painted, periodic repainting is required. On the other hand, wood and metals other than lead and copper should be well protected by a good coat of paint. What color to paint a building is a more subjective matter. Many paint manufacturers today market appropriate period colors. It is also possible through paint analysis to determine the original colors used on a building. Duplicating the original colors through analysis is the preferred choice. The Commission's staff can assist property owners in determining original colors.

PORCHES. Front porches range in design from the common stoop to elaborate three-dimensional constructions, distinguished by their architectural style and craftsmanship. Original porches should be preserved through vigilant maintenance and repair because they are, more often than not, built of materials and in shapes and forms more susceptible to weathering than the buildings to which they are attached. Also, porches are decorative rather than strictly functional features and were never enclosed. They did not function as storm vestibules; most nineteenth-century houses have entrance foyers which serve this function. Front porches should not be enclosed. Erecting a new porch may or may not be appropriate depending on the design and character of the house. New porches, where appropriate, should be designed to be complementary, replicating the size, shape, and forms of the original porch.

RAISING STRUCTURES. Enlarging buildings by raising them and adding a new first floor was common at one time. Many of the cottages in the Old Town Triangle District, for example, were originally one and one-half stories high and set on wood pilings which were later replaced by masonry ground floor foundations, thus making them two and one-half stories high. Despite the historic precedents, raising structures in historic districts today is no longer appropriate because their existing condition is the historic one which the landmark designation seeks to conserve.

ROOFS. Roofs and roof lines are major elements which give buildings their picturesque silhouettes and characterize many of the building types and architectural styles of the late nineteenth-century. The gable roof of the frame cottages with which Chicago was rebuilt immediately after the fire of 1871 gives to them their characteristic shape. Alterations to historic roofs and roof lines are inappropriate. Additions to roofs that change characteristic roof shapes and lines will not be approved (see "Additions"). City houses, because they are not freestanding in a landscape, tend to have simplified roof lines; however, even the flat roof of the typical city house can be a most telltale feature. Its street face, the ubiquitous cornice of brackets, rosettes, and dentils, identifies its architectural style even if all other design elements are nondescript. A variety of gables, dormers, turrets, mansards, and more elaborate roof forms are found in the city. Roof shapes and materials are highly exposed to the elements. Good maintenance and repair are essential, particularly since many historic materials are today very expensive or more difficult to obtain. Materials such as copper and slate have extremely long life-spans when properly maintained; their use is often decorative, with the bulk of the roof not being visible and made of less expensive materials. If these materials deteriorate beyond repair, they must be replaced. Man-made products that approximate the texture, scale, and color of natural materials are available to a limited extent, but it is always better to replace with the original materials.

SANDBLASTING. The use of sandblasting or other abrasive and/or corrosive methods to clean buildings of paint or accumulated grime is not allowed. These methods destroy materials by eroding their hard exterior surfaces, exposing their softer interiors which are then subject to accelerated deterioration. There are acceptable alternatives to sandblasting for cleaning masonry, such as chemicals or water.

SIGNS. The Commission recognizes the need for commercial establishments to advertise. Such advertising has a long and rich history in America, one that has at times elevated the sign board to an art form. Conversely, signs on landmarks or in landmark districts can be a source of visual clutter when the effectiveness of the sign is equated with its size and flashiness, rather than its compatibility to the historic architectural character of the landmark or district. A sign's location, size, material, and means of illumination are areas of concern. Storefront structures often were designed to accommodate signs. The appropriate location in these cases is the one originally intended: typically for nineteenth-century buildings, this is the horizontal band above the storefront windows and below the second-story windows. In cases where the original sign location is not evident, the best location, and most likely the intended one, is within the glazed

area of the storefront window so that the building frames the storefront without being obscured. Signs should be mounted parallel to and flush with the plane of the storefront. Signs projecting over the sidewalk, perpendicular to the storefront, will be considered on a case-by-case basis. Bigger is not better when it comes to the size of the sign. The sign should be of a size appropriate and proportional to the storefront and building on which it is located. Traditional materials wood, metal, paint are preferred materials. Historically, most business signs were silver- or gold-leafed, or painted letters on glass. Lighting for signs should be external; signs should not be light boxes. Lighting elements such as neon tubing and exposed bulbs will be reviewed on a case-by-case basis. Awnings and canopies are not appropriate places for advertising (see "Awnings").

STAIRS. As previously stated under "Entrances," many Chicago houses are set on high bases and are reached by broad, tall staircases that are a characteristic feature of their design. Although some houses, particularly more elaborate ones, have stone stairs, most have stairs built of wood treads with closed wood risers. The staircase may or may not be enclosed below to provide basement access and storage. Because wood is readily subject to deterioration, proper maintenance is important in prolonging the life of wood elements. Replacing wood stairs with concrete or other materials is inappropriate. Replacement must be in kind. Stair railings typically were bent pipe rails with cast-iron newels and balusters. These features must be retained where they survive. New railings, if needed, should match the original rail system in design.

WINDOWS. Windows are frequently the most difficult aspect of any rehabilitation project. The first and best answer to the question of how to treat windows is not to replace them but rather to retain and repair the existing sash and frames. Where this is not possible, replacing only deteriorated parts an new sill or a sash for instance is preferable to total replacement. If total replacement is unavoidable, the replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, and trim such as brick mold and sill. Seemingly minor changes in these elements can greatly alter the appearance of an historic building.

Often, window replacement is dictated by concerns for energy conservation, particularly replacing single-glazed sash with double-glazed sash. A wide variety of double-glazed units are available, some designed especially for historic buildings. However, properly weather-stripped, single- glazed sash can greatly reduce or eliminate air infiltration between sash and frame where most energy is lost. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

[Adopted March 4, 1992]

COMMISSION ON CHICAGO LANDMARKS

Rafael M. Leon, Chairman
James M. Houlihan, Vice Chairman
David L. Reifman, Secretary
Gabriel Ignacio Dziekiewicz
Juan Gabriel Moreno
Carmen A. Rossi
Mary Ann Smith
Richard Tolliver
Ernest C. Wong



The Commission is staffed by the:

Department of Planning and Development,
Bureau of Zoning and Land Use

Historic Preservation Division
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<http://www.cityofchicago.org/landmarks>

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C. Submission Forms and Affidavits

To be submitted with proposal

- C1. Proposal Summary Form
- C2. Sources and uses of funds statement
- C3. Construction budget
- C4. Revenue projections
- C5. Offer to Purchase
- C6. Confidentiality Agreement

Editable forms / spreadsheets available on RFP download website

Request For Proposals Proposal Summary Form

Applicants: Complete this form and place in the first section of the response, immediately following the cover letter.

Project Address:	<i>As identified on the RFP.</i>
Applicant:	<i>Name of applicant entity.</i>
Principals:	<i>Names of principal owners of applicant entity.</i>
Development Team:	<i>Identify architect, attorney, GC if known, and consultants.</i>
Purchase Price:	<i>Your bid price.</i>
Purchase Parcels:	<i>For multi-parcel RFPs only: if allowed under the RFP, identify which of the RFP parcels are proposed for purchase.</i>
City Assistance Requested:	<i>Include TIF request or other requests for City financial assistance. Identify the type and amount of each type of assistance.</i>
Total Project Cost:	<i>Total development cost.</i>
Estimated Completion Date:	<i>Include date.</i>
Proposed Use:	<i>Identify proposed use of the property.</i>
Zoning:	<i>Indicate if a zoning change or planned development classification is required for the project.</i>
Proposed Project:	<i>Briefly describe the project including number and type of units, exterior building materials, number of stories, floor area, amenities, number and type of parking spaces, etc.</i>
Public Benefits:	<i>Identify public benefits of the project such as affordable housing, senior housing, 'green' elements, new retail services, fiscal benefits, public open space, etc.</i>

SOURCES AND USES OF FUNDS

Project Name: _____
 Developer: _____
 Date: _____

Notes: Enter data only in Columns C and H. Column C figures will total automatically. The totals of sources of funds and uses of funds must match exactly.

<u>SOURCES</u>	<u>Amount</u>	<u>% of Total Sources</u>	
Equity			
Cash Equity	\$ -	#DIV/0!	
Real Estate	\$ -	#DIV/0!	Source:
Other Equity	\$ -	#DIV/0!	Source:
Total Equity	\$ -	#DIV/0!	
Loans			
Bank Loan	\$ -	#DIV/0!	Terms:
Mezzanine Loan	\$ -	#DIV/0!	Terms:
Other Financing	\$ -	#DIV/0!	Terms:
Total Loans	\$0	#DIV/0!	
Sales Revenue	\$ -	#DIV/0!	Source:
Government Assistance			
Land Write-Down	\$ -	#DIV/0!	
TIF	\$ -	#DIV/0!	
Tax Credits	\$ -	#DIV/0!	Source:
Grants	\$ -	#DIV/0!	Source:
Other	\$ -	#DIV/0!	Source:
Total Assistance	\$ -	#DIV/0!	
Total Sources	\$ -	#DIV/0!	

<u>USES</u>	<u>Amount</u>	<u>\$ per SF of Building Area*</u>
Land Acquisition	\$ -	#DIV/0!
Demolition	\$ -	#DIV/0!
Site Preparation	\$ -	#DIV/0!
Landscaping & Paving	\$ -	#DIV/0!
Hard Costs	\$ -	#DIV/0!
Equipment	\$ -	#DIV/0!
Furniture and Fixtures	\$ -	#DIV/0!
Soft Costs	\$ -	#DIV/0!
Total Uses	\$0	#DIV/0!

* Building area = 0 square feet

DETAILED CONSTRUCTION BUDGET

Project Name: _____
 Developer: _____
 Date: _____

Note: Enter data only in Column C. Totals will be calculated automatically.

	<u>Amount</u>	<u>\$ per SF of Building Area*</u>	<u>% of Total Project Costs</u>	<u>Comment:</u>
Land Acquisition				
City Land	\$ -	#DIV/0!	#DIV/0!	
Other Property	\$ -	#DIV/0!	#DIV/0!	
Total Land Acquisition	\$0	#DIV/0!	#DIV/0!	
Demolition	\$ -	#DIV/0!	#DIV/0!	
Site Preparation				
Utilities	\$ -	#DIV/0!	#DIV/0!	
Environmental	\$ -	#DIV/0!	#DIV/0!	
Foundation Removal	\$ -	#DIV/0!	#DIV/0!	
Grading	\$ -	#DIV/0!	#DIV/0!	
Other	\$ -	#DIV/0!	#DIV/0!	
Total Site Preparation	\$0	#DIV/0!	#DIV/0!	
Landscaping & Paving	\$ -	#DIV/0!	#DIV/0!	
Hard Costs				
Construction	\$ -	#DIV/0!	#DIV/0!	
General Contractor Fee	\$ -	#DIV/0!	#DIV/0!	
General Conditions	\$ -	#DIV/0!	#DIV/0!	
Hard Cost Contingency	\$ -	#DIV/0!	#DIV/0!	
Total Hard Costs	\$0	#DIV/0!	#DIV/0!	
Equipment	\$ -	#DIV/0!	#DIV/0!	
Furniture and Fixtures	\$ -	#DIV/0!	#DIV/0!	
Soft Costs				
Architect Fee	\$ -	#DIV/0!	#DIV/0!	
Project Management	\$ -	#DIV/0!	#DIV/0!	
Developer Fee	\$ -	#DIV/0!	#DIV/0!	
Legal/Accounting	\$ -	#DIV/0!	#DIV/0!	
Leasing Commissions	\$ -	#DIV/0!	#DIV/0!	
Market Studies	\$ -	#DIV/0!	#DIV/0!	
Financing Fees	\$ -	#DIV/0!	#DIV/0!	
Financing Interest	\$ -	#DIV/0!	#DIV/0!	
Real Estate Taxes	\$ -	#DIV/0!	#DIV/0!	
Insurance	\$ -	#DIV/0!	#DIV/0!	
Appraisal	\$ -	#DIV/0!	#DIV/0!	
Testing	\$ -	#DIV/0!	#DIV/0!	
Permits	\$ -	#DIV/0!	#DIV/0!	
Other Soft Costs	\$ -	#DIV/0!	#DIV/0!	
Soft Cost Contingency	\$ -	#DIV/0!	#DIV/0!	
Total Soft Costs	\$0	#DIV/0!	#DIV/0!	
Total Project Costs	\$ -	#DIV/0!	#DIV/0!	

* Building area = 0 square feet

REVENUE PROJECTIONS - FOR SALE PROJECT

Project Name: _____
 Developer: _____
 Date: _____

Note: Enter data only in shaded cells.

GROSS SALES REVENUE

Housing Units:

	Unit Type	Number	Unit Price	Total
A		0	\$ -	\$ -
B		0	\$ -	\$ -
C		0	\$ -	\$ -
D		0	\$ -	\$ -
E		0	\$ -	\$ -
F		0	\$ -	\$ -
G		0	\$ -	\$ -

Total Housing Unit Sales 0 #DIV/0! \$0

Housing Unit Upgrades \$ -

Parking Spaces:

	Type	Number	Price	Total
A		0	\$ -	\$0
B		0	\$ -	\$0
Total Parking Sales		0	#DIV/0!	\$0

Commercial Space Value

Size-sf	Price/sf	Value
-	\$0	\$ -

TOTAL GROSS SALES REVENUE \$ -

COST OF SALES

Commissions	0.0%	\$ -
Closing Costs	0.0%	\$ -
Other Costs	0.0%	\$ -
TOTAL COST OF SALES	0.0%	\$ -

NET SALES REVENUE \$ -

Less Total Project Costs \$ -

NET PROFIT \$ -

INDICATORS:

Profit as % of Gross Sales:	#DIV/0!
Profit as % of Total Project Costs:	#DIV/0!

REVENUE PROJECTIONS - RENTAL PROJECT
(Sample Cash Flow Projection)

Project Name: _____
Developer: _____
Date: _____

Note: Enter data only in shaded cells.

Vacancy Rates					Growth Rates				
Years	1	2	3	4+	Years	1	2	3	4+
Commercial	0%	0%	0%	0%	Commercial Rent	0%	0%	0%	0%
Residential	0%	0%	0%	0%	Residential Rent	0%	0%	0%	0%
					Parking/Other Revenue	0%	0%	0%	0%
					Operating Expense	0%	0%	0%	0%
					Real Estate Tax	0%	0%	0%	0%
					Capital Reserves	0%	0%	0%	0%

	SF	Rent/sf		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
INCOME														
Commercial Rent	-	\$0.00 /yr.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Commercial Expense Recoveries	-	\$0.00 /yr.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Residential Rent- Market Rate	-	\$0.00 /mo.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Residential Rent- Affordable	-	\$0.00 /mo.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Parking Revenue per space	-	\$0.00 /mo.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Revenue	-	\$0.00 /yr.	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
GROSS POTENTIAL INCOME				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial Vacancy				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residential Vacancy				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS INCOME (EGI)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXPENSES	SF	Cost/sf												
Maintenance, Repairs, Utilities	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Real Estate Taxes	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Insurance	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management Fee	EGI	0%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Professional Fees	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Other Expenses	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENSES				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	SF	Cost/sf												
Other Capital Costs (insert for each year)	-	\$0.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	---
Debt Service				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---
NET CASH FLOW before depreciation				#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	#NUM!	---

Mortgage	
Principal	\$ -
Term (years)	-
Interest Rate	0.0%

Equity / Total Project Costs	
Total Equity	\$ -
Total Project Costs	\$ -

Calculation of the Reversion	
Year 11 NOI	\$0
Cap Rate (enter rate)	0.0%
Gross Reversion	#DIV/0!
Less Cost of Sale (enter rate)	2.0%
Net Reversion before Debt	#DIV/0!
Less Loan Balance	#NUM!
Net Reversion	#DIV/0!

Internal Rates of Return	
Overall IRR	#VALUE!
Equity IRR	#VALUE!

DATE: _____

**OFFER
TO PURCHASE LAND FOR DEVELOPMENT
FROM
THE CITY OF CHICAGO
DEPARTMENT OF PLANNING AND DEVELOPMENT
ROOM 1000 CITY HALL
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602**

1. ACKNOWLEDGMENT OF RECEIPT OF CONDITIONS

The Undersigned, as the “Offeror”, has been furnished by the City of Chicago through its Department of Planning and Development (“City”), a copy of the form of agreement for the Sale and Redevelopment of Land (“Agreement”) setting forth the terms and conditions under which property will be sold by the City. The Offeror has also been provided with a copy, or the opportunity to review a copy, of the pertinent Redevelopment Plan (“Plan”) affecting the subject property.

2. PURCHASE PRICE

The Offeror offers and agrees to purchase from the City the parcel(s) of land (“Property”) legally described in Exhibit A attached hereto, at the price(s) stated below:

Address or Street Location	Disposition Number or P.I.N.	Size in sq. ft.	Price per sq. ft.	Price
Total:				

In making this offer, the Offeror has given consideration to the terms and conditions of the Agreement and the restrictions of the Plan. In addition, the Offeror understands that the City is offering to sell the property “as is” and shall therefore make no representations concerning the soil and environmental condition of the property, and the City shall have no responsibility to clear the property of any improvements.

3. TERM OF OFFER:

It is agreed that this offer shall remain open for a period of ninety (90) days commencing with the final date for delivery of offers as specified in the advertisement for the Property, and shall remain in force thereafter until withdrawn by the Offeror in writing. It is expressly understood by the Offeror that the City at any time may reject any and all offers received by the City as result of the advertisement to sell the property and waive any information therein.

4. GOOD FAITH DEPOSIT:

The Offeror transmits to the City with this Offer a cashier's or certified check or irrevocable letter of credit in the amount of \$_____ payable to the City of Chicago, said sum representing a good faith deposit equal to ____ percent (__%) of the Purchase Price of the Property. The City shall be under no obligation to deposit or invest the good faith deposit or pay interest thereon. If, during the time period commencing with the receipt of this Offer by the City until the expiration of the ninety (90) day period described in Paragraph 3 above, the Offeror rescinds this offer by written notice to the City, the City shall have the right to retain the good faith deposit as liquidated damages and shall be under no further obligation or duty to the Offeror. If this Offer is rejected by the City, the good faith deposit shall be returned by the City to the Offeror. In the event this Offer is accepted by the City, \$_____ of the good faith deposit will be credited to the purchase of the Property at closing, and \$_____ will be retained by the City until the construction of the improvements is completed to the satisfaction of the City in accordance with the terms and conditions of the Agreement to be executed by the City and the Offeror.

5. EXECUTION OF AGREEMENTS:

The Offeror acknowledges and understands that acceptance of this Offer by the City will be effective upon passage of an ordinance by the City Council approving the sale and the execution of the Agreement by the City. Failure of the Offeror to execute the Agreement within 30 days of its being tendered by the City to the Offeror shall constitute a default under the terms of this Offer, and the City may terminate all rights of the Offeror and retain the good faith deposit as the City's property. If the Offeror fails to complete the purchase of the property within the time frame provided for in the Agreement, through no fault of the City, the City shall have the right to declare a default under the terms of the Agreement. The City may consent to the extension of the closing date upon payment of a nonrefundable extension fee.

6. COVENANT AGAINST CONTINGENT FEES:

The Offeror warrants that no person or agency has been employed or retained to solicit or secure the acceptance of this Offer upon agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or bona fide established commercial agencies maintained by the Offeror for the purpose of securing business. For any breach violation of this warranty, the City shall have the right to annul its acceptance of this offer, or if executed by the parties, the agreement, without liability to the Offeror. In the alternative, the City may choose to require the Offeror to pay, in addition to the purchase price, the full amount of such commission, percentage, brokerage, or contingent fee. Bona fide established commercial agencies may include real estate brokers, investment brokers and others engaged in furnishing bona fide investment or brokerage services.

7. PROHIBITION AGAINST TRANSFER OF INTEREST

Prior to completion of the project, the Offeror may not agree to sell the property or any interest in it, or agree to assign the redevelopment project or any interest in it, without the prior written consent of the City.

8. WITHDRAWAL IN CASE OF INABILITY TO DELIVER POSSESSION:

The City reserves the right to refund the Good Faith Deposit to the Offeror and to rescind the sale of the Property at any time prior to conveyance of title in the event that the City is unable to deliver title and possession of the Property for any reason whatsoever.

Firm or Individual: _____

By: _____

Print Name: _____

Title: _____

Attest: _____

Print Name: _____

Business Address: _____

Telephone: _____

Attachments: Legal Description of Property

**REQUEST FOR PROPOSALS
RESPONDENT CONFIDENTIALITY AGREEMENT**

The undersigned hereby acknowledges the submission of a proposal to the Department of Planning and Development of the City of Chicago in response to the Request for Proposals for the purchase and development of (**enter address**).

I understand and agree that I will keep confidential the proposal and all other material, information or discussions related to the RFP. I will not share any material, information or discussions with any individual that has not signed a confidentiality agreement for the RFP.

Date: _____

Proposal Name: _____

Responding Entity: _____

Name: _____

Signature: _____

NOTE: Each principal, project manager and key team member identified in the proposal must sign and submit a confidentiality agreement.

D. Environmental Reports

- D1. AIS Limited Environmental Screen Summary
- D2. 2017 AIS Property Screen
- D3. CDPH Records for 4700 S Vincennes Ave
- D4. Certified Sanborn Report
- D5. EDR 250-ft Radius Record Database Record Search Report
- D6. City Directory Report





DEPARTMENT OF ASSETS, INFORMATION & SERVICES

SUMMARY OF RECORDS REVIEW

Site Addresses and PINs: **PIN 20-10-200-013-0000:**
441 E 47th St, 443 E 47th St, 445 E 47th St, 447 E 47th St, 449 E 47th St

PIN 20-10-200-014-0000:
451 E 47th St

From: Paul Waite 

Reviewed By: Jessica Min 

Review Date: November 18, 2020

The Department of Assets Information and Services (AIS) conducted a limited environmental screen (screen) for the above referenced site (the Site). The purpose of the screen is to determine if the Site has historically been used for residential purposes only and to evaluate the potential for an environmental concern. The screen is conducted by reviewing historical land use resources and searching AIS records and publicly available environmental databases. An environmental concern is identified if there is the potential for impacts to the Site from onsite or adjacent non-residential land use or facilities included in environmental databases.

This screen identified past commercial uses at the Site addresses. Chicago Department of Public Health (CDPH) records from 1999 indicate waste dumping may have occurred on the Site. Records of underground storage tanks (USTs) were identified for adjacent properties, along with possible historical dry cleaners. Based on these findings AIS recommends the following language be included in the upcoming Request for Proposals:

A Phase I Environmental Site Assessment (ESA) conducted in conformance with American Society for Testing and Materials (ASTM) E- 1527-13 is required and must be performed within 180 days prior to acquisition.

A Phase II ESA must be conducted based on the potential dumping on the Site and the adjacent UST records. Any additional recognized environmental conditions (RECs) identified after the Phase I is conducted must also be investigated. If the Phase II ESA identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site must be enrolled in the Illinois Environmental Protection Agency's (IEPA) Site Remediation Program (SRP) and a comprehensive No Further Remediation (NFR) letter that meets applicable future use criteria must be obtained prior to occupancy.

The Developer shall cooperate and consult with the City at all relevant times (and in all cases upon the City's request) with respect to environmental matters. The City shall have the right to review and approve the sufficiency of any reports. If assessments are to be performed by others, a reliance letter naming the City of Chicago (City) as an authorized user must be provided by the environmental professional.

Any USTs discovered during the redevelopment activities must be removed and closed in accordance with applicable regulations including Title 41 of IAC Part 175, and any identified leaking USTs must be properly addressed in accordance with 35 IAC Part 734.

The City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

Supporting Information

The following table summarizes the results of each record reviewed. Additional detail is provided in the attachments.

Record Type	Record Review Results	
	On-Site	Adjacent
AIS Files	A Property Screen was performed on 451 E 47 th St (the eastern portion of the Site) in 2017 for the planned use of the Site as a retail kiosk. The property screen identified a previous commercial use of the Site; and records of USTs, Leaking USTs (LUSTs) and fly dumping on nearby properties.	Not applicable.
Sanborn Fire Insurance Maps	1925-1975: Stores 1988-2004: Vacant	North: Commercial, residential, and vacant South: Nursing home with coal room and boiler room East: Commercial West: Commercial and vacant
EDR Database Search	4700 S Vincennes Ave (may be alternate address for the Site): Chicago Department of Public Health (CDPH) 1999 record of waste dumped on site. Material was subsequently removed.	431 E 47 th St: Adjacent to the west, CDPH records of USTs, environmental inspections, complaints, and demolition notices 454 & 484 E 47 th St: Adjacent to the north, possible historic cleaners 500 E 47 th St: Adjacent to the northeast: UST records.
City Directories	Office and commercial uses, including apparel, furs, pawn broker, milliner, furniture, photography, drugs, shoes, groceries.	Not applicable.

Attachments:

1. AIS Limited Environmental Screen Summary
2. 2017 AIS Property Screen
3. CDPH Records for 4700 S Vincennes Ave
4. Certified Sanborn Report
5. EDR 250-ft Radius Record Database Record Search Report
6. City Directory Report

AIS Limited Environmental Screen Summary

AIS's limited environmental screen includes a review of certain historical land use resources and environmental records (see below table) to determine if a site has a non-residential land use or potential environmental concern. This screen does not include a visual inspection and it cannot address the possibility of conditions existing on or near the site that would not be reasonably identifiable from the limited records searched summarized herein. This screen is not intended to identify all environmental information or documents relating to the site, nor does it constitute a warranty of any kind or replace a Phase I Environmental Site Assessment. AIS does not guarantee that a site that has been reviewed is completely free from environmental concerns. Future regulatory modifications or agency interpretations may potentially affect the compliance status of a site.

Record Type	Description	Use	Extent
AIS Files	Property screen, brownfield and National Environmental Policy Act (NEPA) review project files.	Evaluate existing environmental information AIS has in their project files for the site.	Onsite Only
Sanborn Fire Insurance Maps	Maps depicting historical property use.	Determine if there has been any non-residential use on the site or any environmental concerns associated with adjacent land use that could impact the site.	Onsite and Adjacent
EDR Database Search	Listings of sites on local, state and federal environmental databases. This includes Chicago Department of Public Health records.	Evaluate the potential for on-site and adjacent facilities to impact the site based on nature of listing.	Onsite and Adjacent ¹
City Directories	Names of historical on-site occupants (listed based on address).	Determine if there has been any non-residential use on the site.	Onsite only

1. A 250-ft search radius was used to capture all potential adjacent sites. Listings for non-adjacent sites were not reviewed.



DEPARTMENT OF FLEET & FACILITY MANAGEMENT

MEMORANDUM

To: Bob Wolf
Assistant Commissioner
Department of Planning and Development

From: Paul Waite
Environmental Engineer III *PW*

Date: August 31, 2017

Subject: 451 E 47th St Property Screen Summary

The Department of Fleet and Facility Management (2FM) has completed a property screen for 451 E 47th St (the Site). 2FM understands that the City of Chicago (the City) currently owns the Site and is considering leasing the Site to a retail operation that will install a kiosk (a modified shipping container) on a concrete pad, and the surrounding land will be covered with wood chips or gravel. The Property Index Number (PIN) for the Site is 20-10-200-014-0000.

The Site is currently vacant. The adjacent property to west is also vacant. Nearby properties are commercial or residential properties. The Site formerly had a commercial building that was demolished in approximately 1988.

No records of environmental concern were identified on the Site. Nearby properties have records for underground storage tanks (USTs), Leaking Underground Storage Tanks (LUSTs), and fly dumping.

Based upon the information provided about the proposed use of the Site, the following conditions should be incorporated as lease conditions if the Site is to be used for a kiosk as proposed:

- The concrete slab must be maintained under the kiosk to prevent any potential for vapor intrusion.
- No excavations should be conducted on the Site without prior approval from 2FM and additional evaluation of the potential for contamination. Any soil that is excavated from the Site must be sampled for waste characterization and disposed of in accordance with all local, state and federal regulations.
- Any soil imported to the site must undergo laboratory testing for the constituent list specified in 35 IAC 740, Appendix A (VOCs, SVOCs, PCBs/pesticides and TAL inorganics) and herbicides to ensure it meets the most stringent Illinois Environmental Protection Agency's Tier 1 soil remediation objectives for residential land use. Laboratory results must be provided to 2FM for approval prior to import.

Bob Wolf
August 31, 2017
Page 2 of 2

- The City reserves the right to require the lessee to remove any imported material brought on site at the end of the lease.
- Use of the groundwater on the site is prohibited.

See the attached Property Screen for more information. Should you have any questions regarding this review, please call me at (312) 744-9667.

Attachment: Property Screen, 451 E 47th St

PDW\EHS\pdw



CITY OF CHICAGO PROPERTY SCREEN RESULTS

Results Do Not Substitute for Environmental Site Assessments
Results Expire 1 Year from Completed Date

Verified By: Paul Waite
Completed
Date: 8/31/17

Project Name: 451 E 47th St Boombox Kiosks

Property Site Address(es): 451 E 47TH ST

PIN Number(s): 20-10-200-014-0000

Database Search Summary (Place mark in box if records attached):

Database Searched	On-Site	Neighboring	Database Searched	On-Site	Neighboring
City of Chicago			Illinois Environmental Protection Agency		
Underground Storage Tanks (UST)		X	Site Remediation Program		
Complaints & Inspections		X	Leaking UST (LUST)		X
Enforcement			IRID		
Pollution Prevention			State Sites Unit		
Permits		X	US Environmental Protection Agency		
Manufactured Gas Plants			Enviromapper		
Brownfields			CERCLIS		

Environmental work anticipated to be conducted:

☐ Environmental Site Assessment
☐ Sampling Investigation

☐ Site Clean-Up/Remediation
☐ **DO NOT ACQUIRE**

If anticipated work exceeds \$250,000, project site is considered a high environmental liability and risk for acquisition. Anticipated work will incur...

☒ Less than \$250,000

☐ Equal to or greater than \$250,000

See attached memo. The City is considering leasing the site for a retail kiosk installed on a concrete pad. The Site is currently vacant. The adjacent property to west is also vacant. Nearby properties are commercial or residential properties. The Site formerly had a commercial building that was demolished in approximately 1988.

No records of environmental concern were identified on the Site. Nearby properties have records for underground storage tanks (USTs), Leaking Underground Storage Tanks (LUSTs), and fly dumping.

Based upon the information provided about the proposed use of the Site, the following conditions should be incorporated as lease conditions if the Site is to be used for a kiosk as proposed:

- The concrete slab must be maintained under the kiosk to prevent any potential for vapor intrusion.

Comments:

- No excavations should be conducted on the Site without prior approval from 2FM and additional evaluation of the potential for contamination. Any soil that is excavated from the Site must be sampled for waste characterization and disposed of in accordance with all local, state and federal regulations.

- Any soil imported to the site must undergo laboratory testing for the constituent list specified in 35 IAC 740, Appendix A (VOCs, SVOCs, PCBs/pesticides and TAL inorganics) and herbicides to ensure it meets the most stringent Illinois Environmental Protection Agency's Tier 1 soil remediation objectives for residential land use. Laboratory results must be provided to 2FM for approval prior to import.

- The City reserves the right to require the lessee to remove any imported material brought on site at the end of the lease.

- Use of the groundwater on the site is prohibited.

Sites have not been visually inspected during the property screening process. This report and preliminary cost estimate(s) cannot address the possibility of conditions existing on or near the site that would not be reasonably identifiable from the Databases Search. Although this report was prepared with due care, it does not constitute a warrantee of any kind. 2FM does not guarantee that the Site is completely free from environmental concerns. Future regulatory modifications or agency interpretations may potentially affect the compliance status of the site. These results are only valid for 1 year from date of issue.



City of Chicago
Rahm Emanuel, Mayor

CITY OF CHICAGO PROPERTY SCREEN REQUEST

Requesting Department: DPD

Request Date: 8-24-77

Project Manager: BOB WOLF

Contact Phone: 4-2777

Anticipated Transaction Date: _____

Property Size (acres): 10,000 SF +/-

Requested Review Completion Date: ASAP

Ward: 3

Property Transaction (circle one):

Acquisition

Disposition

Method (circle one):

TRP

Lien Foreclosure

Condemnation

Negotiated Purchase/Sale

Other: TEMP USE

Project Name: BOOMBOX

Property Site Address(es): 449 E. 47TH

PIN Number(s): 20-10-200-014

Please include a Sidwell Map

Current Property Owner (Circle One):

City

Private

Future Property Owner (Circle One):

City

Private

City Involvement (i.e., TIF funding, etc.) _____

(Check all that apply)

Property Use	Industrial	Commercial	Residential	Mixed-Use	Other (specify)
Current					<u>VACANT</u>
Future				<u>X</u>	
Historical				<u>X</u>	<u>VACANT</u>

Provide maps and other useful documents that may facilitate the Property Screen Process.

Additional Information: TEMP LOCATION FOR "BOOMBOX" POP-UP

Zoned Use: B1-5

Surrounding Land Use: COMMERCIAL / RESID.

Status of Site

(circle one):

Occupied w/structures

Parking Lot

Vacant

Abandoned w/structures

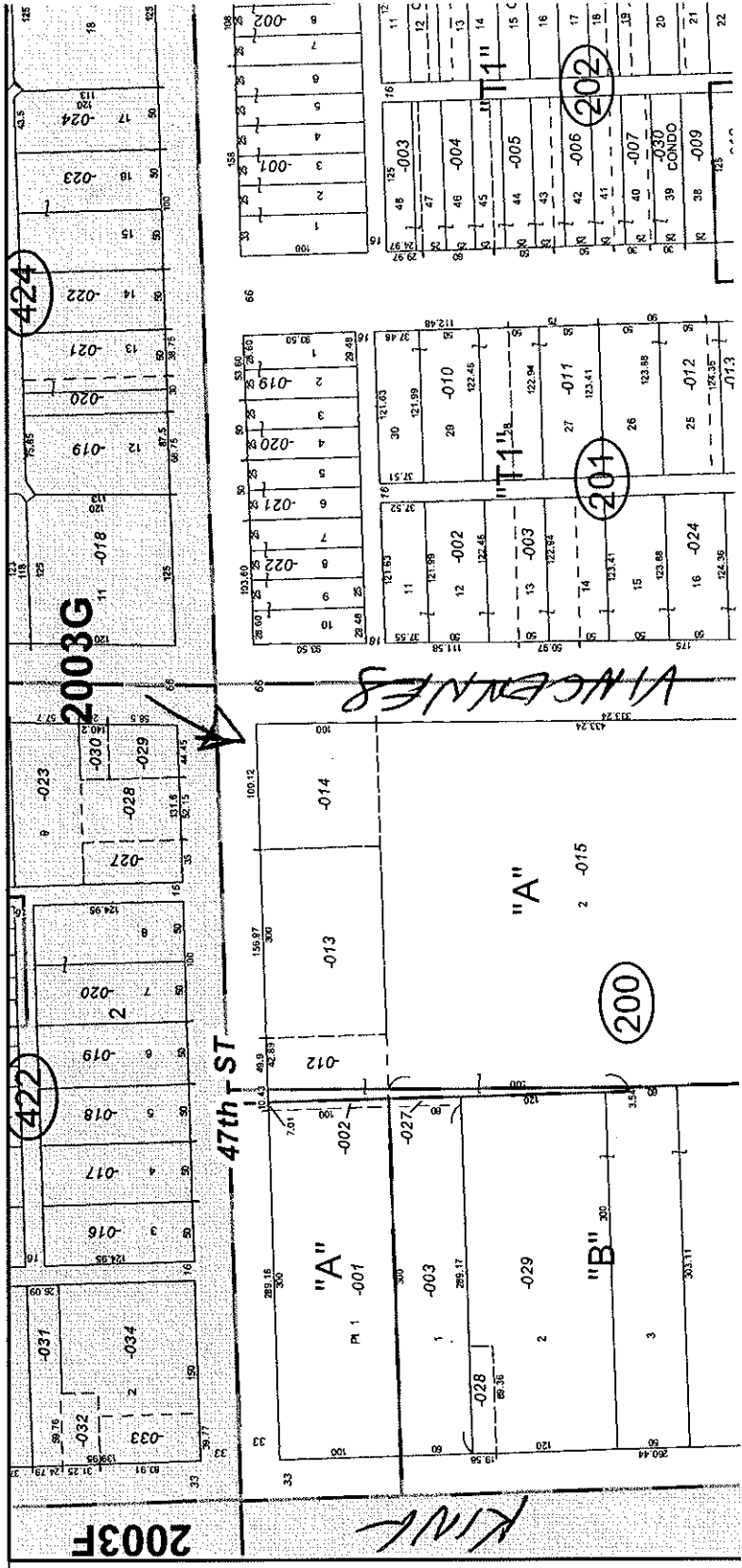
Please direct the completed form and any questions or comments regarding this property screen to Kimberly Worthington of the Chicago Department of Fleet and Facility Management (744-9139) at kworthington@cityofchicago.org or 30 N. LaSalle St., 2nd Floor.

W¹/₂ NE¹/₄ Section 10 - 38 - 14

HYDE PARK



Cook County, Illinois



"A"

RK'S DIV. of unsubdivided E. 1/4 of Sec. 10-38-14.

35 Doc. 608773

"B"

ND BLVD. SUB. in the S. 10-38-14.

30 Doc. 1256867

"C"

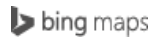
ND BLVD. SUB., a sub. of (ex. the S. 33 ft. thereof) of N.E. 1/4 of Sec. 10-38-14.

34 Doc. 2138551

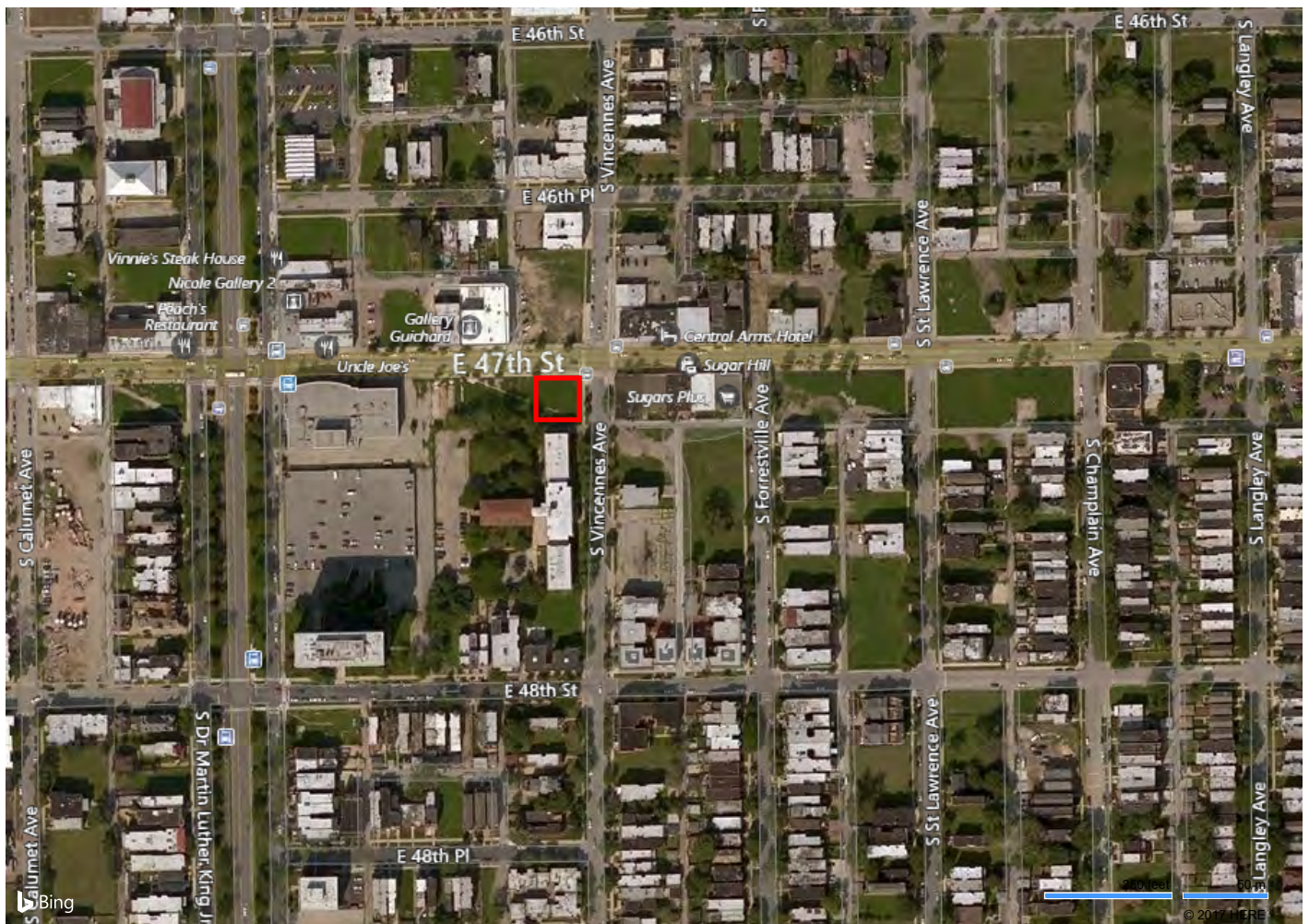
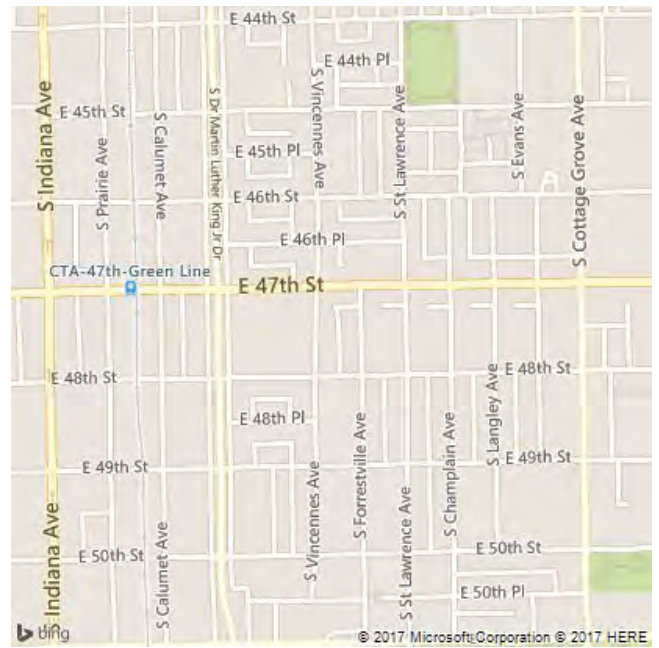
"D"

R'S SUB. of the E. 1/2 of the S. W. 1/4 of the N.W. 1/4 of the S. 10-38-14.

30 Doc. 1349347



Notes






451 E 47th St

Advanced Tools Aerial Clear Map Print Map Legend Overview Help

PM-5




Locate & Search

Identify Results

Map Layers

Measure

Measure Area/Distance

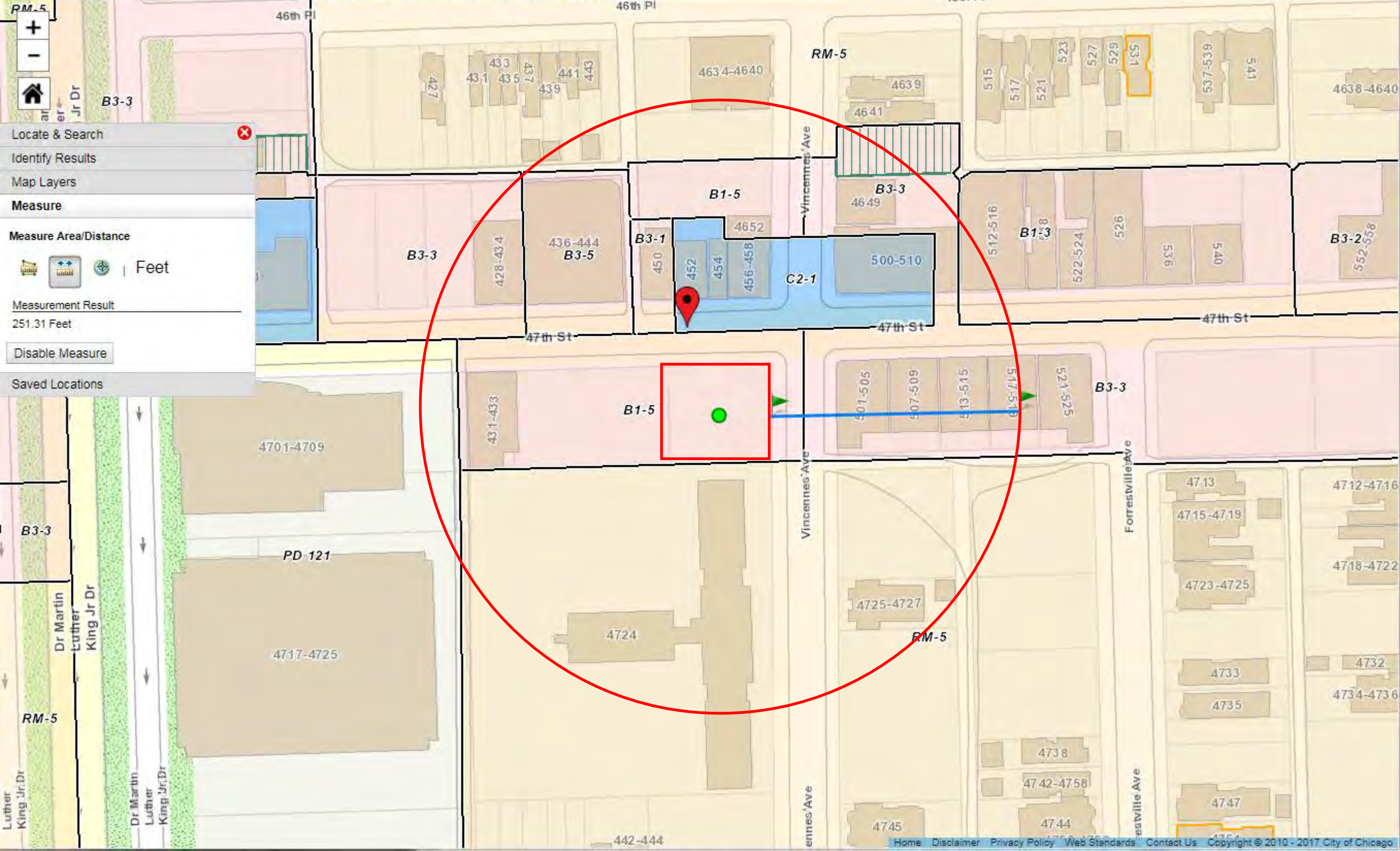
   | Feet

Measurement Result

251.31 Feet

Disable Measure

Saved Locations





DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

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

415 to 519 E 47TH ST

Results Summary

Item	Current System*	Old System*
Permits	X	NA
Inspections	X	X
Complaints		X
Enforcement		
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 Permits

436 E 47TH ST

Added Date	Apname	Permit Number	Application Description
11/6/14	Andre Guichurd	ENVAIR182813	DOE Air Quality

507 E 47TH ST

Added Date	Apname	Permit Number	Application Description
2/4/16	S.C. Cleaners	ENVAIR590252	DOE Air Quality
6/10/16	S.C. Cleaners	ENVAIR648408	DOE Air Quality

515 E 47TH ST

Added Date	Apname	Permit Number	Application Description
7/13/12	AARON COLLARD	ENVAIR121362	DOE Air Quality



**DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT**

Environmental Inspections

436 E 47TH ST

Date of Inspection	Inspection #	Inspection Type Description	Inspection Narrative
2016-05-11	861740	UST Miscellaneous	See State Log dispensing report in facts issued permit will expire 12-31-2018



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

~~431 E 47TH ST~~

Inspection Date	Site Name	Inspection Type	Comments
2000-07-21		A7	
1998-07-16	Demo Site	A9	Demo no activity.
1998-07-10		A9	Take pacm samples.
1998-07-02		A3	

~~436 E 47TH ST~~

Inspection Date	Site Name	Inspection Type	Comments
2006-07-06	Abandoned Apartment Building	A8	I arrived at the above location in response to a complaint of foul odors in the area. The above address is an abandoned apartment building. The entire block on that side of the street is abandoned businesses. The wind was out of the North, but I did not observe any odor problems in the area of 436 E. 47th Street.



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

452 E 47TH ST

ADJACENT PROPERTY

Inspection Date	Site Name	Inspection Type	Comments
2007-09-19	Vacant Lot	A5	<p>Inspector Lipman observed approximately 300 cubic yards of construction and demolition debris located on the vacant lot located at 452 E 47th Street. The debris had tall weeds growing through it.</p> <p>Attempts to locate the owner and business agent have yet to be successful. The owner of the property Up II Par Entertainment, LLC was involuntarily dissolved according to the Illinois Secretary of State's website. The listed business agent for the company is also not located at the listed address on the Secretary of State's website.</p> <p>I will follow up to determine if a demolition permit was issued for the site and to determine if a new owner is responsible for the site.</p>

456 E 47TH ST

ADJACENT PROPERTY

Inspection Date	Site Name	Inspection Type	Comments
2010-05-20	Demo Site	A9	Demo no activity.

501 E 47TH ST

ADJACENT PROPERTY

Inspection Date	Site Name	Inspection Type	Comments
2008-05-15	Ms Rose Bar-B-Que	A8	No excessive emissions or smoke/odor was observed at the time of inspection.



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

519 E 47TH ST

Inspection Date	Site Name	Inspection Type	Comments
1999-05-13	Frank's Beauty Shop	A6	Inspector did not find the site to be excessively noisy. Noise on the site was measured to be between 60-75 dba.
1999-05-10		A6	



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

431 E 47TH ST

Date Received	Facility	Code	Comments
7/20/00		14	Leaking USTs. No evidence of an underground UST. Inspctr recommended hiring an env eng firm to clean site.

436 E 47TH ST

Date Received	Facility	Code	Comments
7/6/06	Abandoned Apartment Building	08	Foul odors in the area. Inspector observed the above address to be an abandoned apartment building. The entire block on that side of the street is abandoned businesses. The wind was out of the North, but no odor problems were detected in the area of 436 E. 47th Street.

501 E 47TH ST

ADJACENT PROPERTY

Date Received	Facility	Code	Comments
5/15/08	Rhodes BBQ	01	Caller states that facility has a pit in the back causing lots of smoke. Engineer observed no excessive emissions or smoke/odor at the time of inspection.

519 E 47TH ST

Date Received	Facility	Code	Comments
5/6/99	Frank's Beauty Shop	02	Nosie from beauty shop 10 hours a day constantly loud noise from TV & voices disturbing patients. No violations noise measured to be bet. 60-75 dba.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Tank Asset Information

Facility ID: 2036806

100 FT NORTHEAST

Tank Unit ID	Tank Type	Product	Capacity (Gal)	Install Date	Last Used	Comment
0001	UST	Heating Oi	1000			Removed 01/13/00
0002	UST	Used oil	500			Removed 01/13/00
0003	UST	Gasoline	4000			Removed 01/05/95
0004	UST	Gasoline	3000			Removed 01/05/95
0005	UST	Gasoline	2000			Removed 01/05/95
0006	UST	Gasoline	6000			Removed 01/05/95

Company	Fullname	Capacity	Facility Phone
CALLAHAN CO	MR RICK CALLAHAN	Primary	(312) 666-8096

Facility ID Key

Facility ID	Address
2036806	500 E 47TH ST



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

Pre-1992 USTs from Building Department

431 E 47TH ST

150 FT WEST

Date Of Tank	Facility Name	Work By	Comments
1947-04-14	SOUTH CENTER DEPARTMENT STORE	WATER TUBE BOILER & TANK CO.	INSTALL 1-13K FUEL OIL, FINAL 9/2/47



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

UST Permit Information From Old Database

FACILITY ID: 2036806

100 FT NORTHEAST

Permit Number	Permit Type	Issued Date	Completion Date	# Tanks	Permit Location	Comments
101410	REMOVAL	12/14/94	1/5/95			CLASSIFIED AS A SIGNIFICANT SITE.
105354	REMOVAL	12/6/99	1/13/00			NO RELEASE SITE.

DATE	COMMENTS
1/5/95	Permit # 101410: Removed 4 tanks . Permitted sizes 4-2,500 gallons(Actual sizes were 4,000, 3,000, 2,000 and 6,000 gallons Gasoline tanks). Visible contamination of backfill and native clay contamination concentrated in floor of excavati
1/13/00	Permit # 105354: Removed 2 tanks. 1,000 gallon Heating Oil and 500 gallon waste Oil tank. Excavated pit of 1,000 tank shows no sign of a release. Excavated pit of 500 gallon tank also shows visible sign of a release.. Mini Rae readings from

FACILITY ID KEY

Facility ID	Address
2036806	500 E 47TH ST



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

P2 and Air Equipment

515 E 47TH ST

Application	Facility	Permit No.	Date
DOE Air Quality	AARON COLLARD	ENVAIR121362	8/10/12

EQUIPMENT ID	QUANTITY	DESCRIPTION
	1	080A - FURNACE, OUTPUT LESS THAN 288,000 BTU/HR

436 E 47TH ST

Application	Facility	Permit No.	Date
DOE Air Quality	Andre Guichurd	ENVAIR182813	12/9/14

EQUIPMENT ID	QUANTITY	DESCRIPTION
	2	080A - FURNACE, OUTPUT LESS THAN 288,000 BTU/HR

507 E 47TH ST

Application	Facility	Permit No.	Date
DOE Air Quality	S.C. Cleaners	ENVAIR590252	5/17/16

EQUIPMENT ID	QUANTITY	DESCRIPTION
	1	090B - BOILER, OUTPUT 288,000 AND LESS THAN 966,000 BTU/HR



**DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT**

P2 and Air Equipment

507 E 47TH ST

Application	Facility	Permit No.	Date
DOE Air Quality	S.C. Cleaners	ENVAIR648408	7/7/16

EQUIPMENT ID	QUANTITY	DESCRIPTION
	1	820 - DRY CLEANING, DRY TO DRY



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

416 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 11/8/1994

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago	NF01	11/8/1994	12/6/1994

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		50 cu yds.	Greene Valley Disposal	Naperville, IL

Height (Ft)	Length (Ft)	Width (Ft)
21	125	50

Comments
down and completed.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

420 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 3/19/1997

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago	AC01	3/19/1997	4/8/1997

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		200 cu yds.	Tri-State Landfill	Lynwood, IL

Height (Ft)	Length (Ft)	Width (Ft)
30	120	50

Comments
down and completed.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

424 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 3/19/1997

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago	AC01	3/29/1997	4/8/1997

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		200 cu yds.	Tri-State Landfill	Lynwood, IL

Height (Ft)	Length (Ft)	Width (Ft)
20	120	40

Comments
down and completed.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

428 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 3/12/1996

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago	DE03	3/22/1996	3/25/1996

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		75 yds.	Greene Valley	Naperville, IL

Height (Ft)	Length (Ft)	Width (Ft)
13	25	25

Comments
down and completed.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

431 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 6/2/1997

Owner	Contractor ID	Begin Date	Complete Date
Elzie Higginbottom	CM01	6/13/1997	7/14/1997

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		Land & Lakes	Land & Lake	123 N. Northwest Hwy.

Height (Ft)	Length (Ft)	Width (Ft)
15	80	39

Comments
down and completed.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

431 E 47TH

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 7/13/1998

Owner	Contractor ID	Begin Date	Complete Date
Tobacco Road, Inc.	BO01	7/29/1998	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		250 yds.	Land & Lakes	123 N. Northwest Hwy.

Height (Ft)	Length (Ft)	Width (Ft)
20	1000	60

Comments



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

456 E 47TH

ADJACENT PROPERTY

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/6/2010

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago		5/12/2010	

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

437 to 443 E 46TH PL

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		

* 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 Complaints From Old Database

437 E 46TH PL

Date Received	Facility	Code	Comments
10/31/96	Residential Area	02	Doing construction before ordinance hour starts at 7:00 am until 3:00 am. tenants don't seem to think they have permit.



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

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

4710 to 4710 S FORRESTVILLE AVE

Results Summary

NO RELEVANT LISTINGS

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		

* 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

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

4701 to 4725 S DR MARTIN L KING JR DR

Results Summary

NO RELEVANT LISTINGS

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		

* 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

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

4634 to 4745 S VINCENNES AVE

Results Summary

Item	Current System*	Old System*
Permits		NA
Inspections		X
Complaints		
Enforcement		
Tank Assets		
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

4652 S VINCENNES AVE

Inspection Date	Site Name	Inspection Type	Comments
2010-05-20	Demo Site	A9	Demo no activity.

4700 S VINCENNES AVE

ADJACENT SITE

Inspection Date	Site Name	Inspection Type	Comments
1999-06-18		A5A	Found the waste to be removed. Site clean.
1999-05-24		A5A	The waste was situated in a large pile with approx dimensions of 140 feet in length 70 ft in width & 30 ft in height.

Inspection Type	Description
A5A	Illegal Dump (State Open-Dump)



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

4652 S VINCENNES

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/6/2010


Owner	Contractor ID	Begin Date	Complete Date
City of Chicago		5/10/2010	

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


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

Comments

Search Place: 451 E 47th St, Chicago, Illinois, 60653

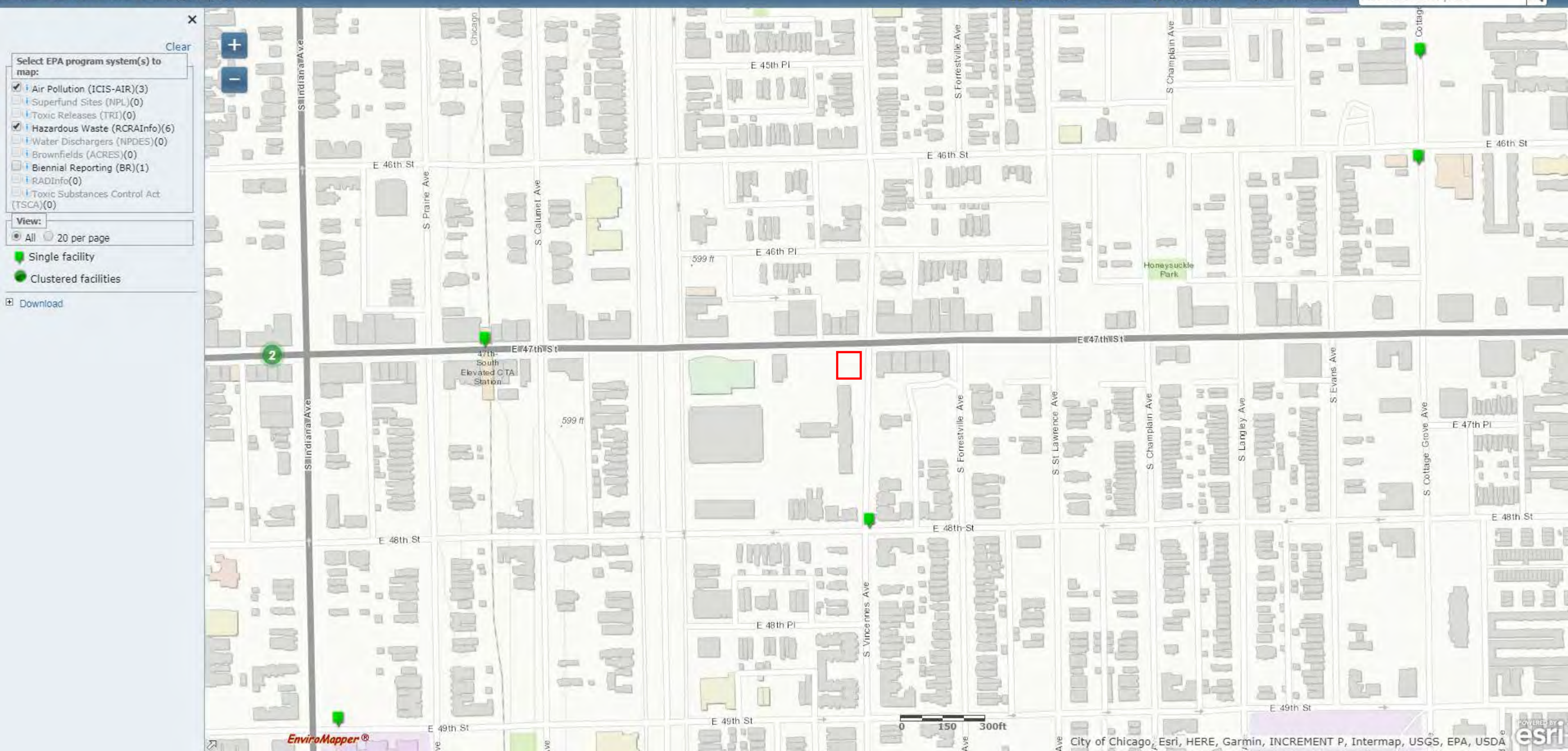
 Basemap ▾

Tools ▾

 More Data ▾

Search Envirofacts ▾

Find address or place



×

Clear

Select EPA program system(s) to map:

☒ Air Pollution (ICIS-AIR)(3)
 ☐ Superfund Sites (NPL)(0)
 ☐ Toxic Releases (TRI)(0)
 ☒ Hazardous Waste (RCRAInfo)(6)
 ☐ Water Dischargers (NPDES)(0)
 ☐ Brownfields (ACRES)(0)
 ☐ Biennial Reporting (BR)(1)
 ☐ RADInfo(0)
 ☐ Toxic Substances Control Act (TSCA)(0)

View:

☒ All
 ☐ 20 per page

☒ Single facility
 ☐ Clustered facilities

⊞

Download

- Aerial
- map
- 2012
 - 2011
 - 2010
 - 2009
 - 2007
 - 2005
 - 2002
 - 1998
 - 1988
 - 1972

- Topo
- T1999
 - T1993
 - T1973
 - T1964
 - T1956
 - T1939
 - T1929
 - T1913
 - T1909
 - T1904
 - T1901

50 m
200 ft



Aerial

2010 ▲
2009
2007
2005
2002
1998
1988
1972
1963
1962
1952 ▼

Topo

T1999 ▲
T1993
T1973
T1964
T1956
T1939
T1929
T1913
T1909
T1904
T1901 ▼



50 m
200 ft



Aerial

2009 ▲
2007
2005
2002
1998
1988
1972
1963
1962
1952
1938 ▼

Topo

T1999 ▲
T1993
T1973
T1964
T1956
T1939
T1929
T1913
T1909
T1904
T1901 ▼



COPYRIGHTED MATERIAL

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COPYRIGHTED MATERIAL

50 m
200 ft

Inspection ID	Modified Date	Street Number From	Street Number To	Direction	Street Name	Street Type	Inspection Type	Inspection Subtype	Inspector	Inspection Date	Comment	Data Source	Latitude	Longitude	Load Date
DOEINS11 2890	01/01/2012 12:00:00 AM	4700	-	S	VINCENNES	AVE	SOLID WASTE INSPECTIONS	ILLEGAL DUMP (STATE OPEN-DUMP)	69	06/18/1999 12:00:00 AM	FOUND THE WASTE TO BE REMOVED. SITE CLEAN.	HISTORIC DEPT. OF ENVIRONMENT	41.80934	-87.614	11/18/2020 07:35:31 AM
DOEINS11 2889	01/01/2012 12:00:00 AM	4700	-	S	VINCENNES	AVE	SOLID WASTE INSPECTIONS	ILLEGAL DUMP (STATE OPEN-DUMP)	69	05/24/1999 12:00:00 AM	THE WASTE WAS ITUATED IN A LARGE PILE WITH APPRX DIMENSIONS OF 140 FEET IN LENGTH 70 FT IN WIDTH & 30 FT IN HEIGHT.	HISTORIC DEPT. OF ENVIRONMENT	41.80934	-87.614	11/18/2020 07:35:31 AM



449-451 E 47th St

449-451 E 47th St

Chicago, IL 60615

Inquiry Number: 6245925.3

October 29, 2020

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/29/20

Site Name:

449-451 E 47th St
449-451 E 47th St
Chicago, IL 60615
EDR Inquiry # 6245925.3

Client Name:

City of Chicago 2FM
30 N. LaSalle St., Suite 300
Chicago, IL 60613
Contact: Paul Waite



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Certified Sanborn Results:

Certification # A700-4AAE-B5EA

PO # NA

Project NA

Maps Provided:

2004
2002
1992
1989
1988
1975
1950
1925



Sanborn® Library search results

Certification #: A700-4AAE-B5EA

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- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

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Sanborn Sheet Key

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



2004 Source Sheets



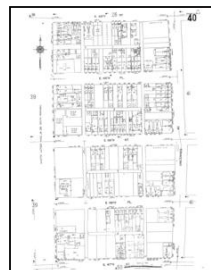
Volume 14, Sheet 41
2004



Volume 14, Sheet 50
2004

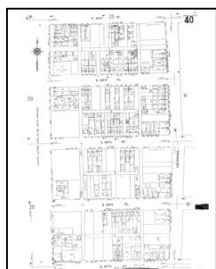


Volume 14, Sheet 51
2004

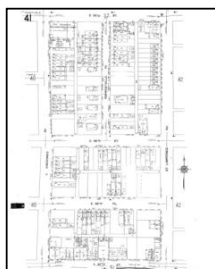


Volume 14, Sheet 40
2004

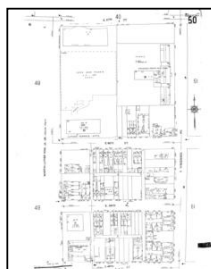
2002 Source Sheets



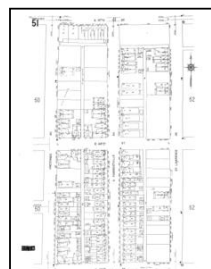
Volume 14, Sheet 40
2002



Volume 14, Sheet 41
2002

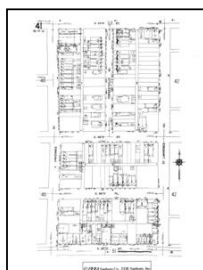


Volume 14, Sheet 50
2002



Volume 14, Sheet 51
2002

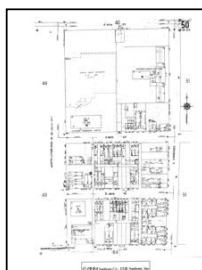
1992 Source Sheets



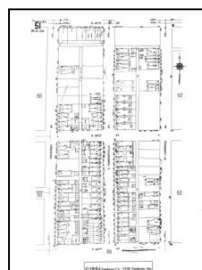
Volume 14, Sheet 41
1992



Volume 14, Sheet 40
1992

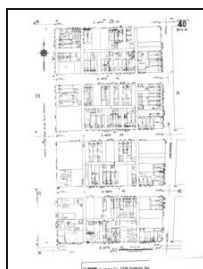


Volume 14, Sheet 50
1992



Volume 14, Sheet 51
1992

1989 Source Sheets



Volume 14, Sheet 40
1989



Volume 14, Sheet 41
1989



Volume 14, Sheet 50
1989



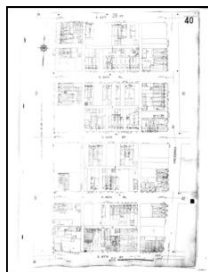
Volume 14, Sheet 51
1989

Sanborn Sheet Key

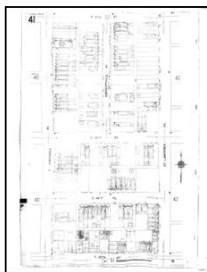
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1988 Source Sheets



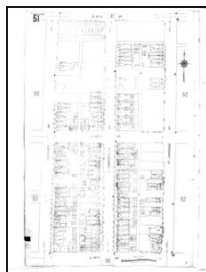
Volume 14, Sheet 40
1988



Volume 14, Sheet 41
1988

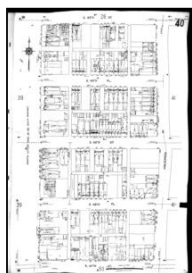


Volume 14, Sheet 50
1988



Volume 14, Sheet 51
1988

1975 Source Sheets



Volume 14, Sheet 40
1975



Volume 14, Sheet 41
1975

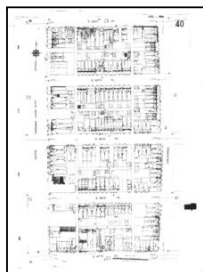


Volume 14, Sheet 50
1975

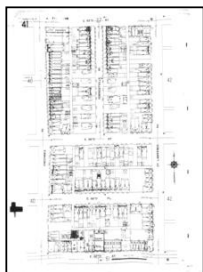


Volume 14, Sheet 51
1975

1950 Source Sheets



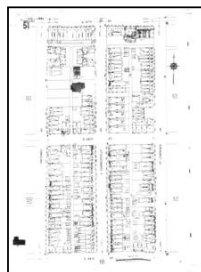
Volume 14, Sheet 40
1950



Volume 14, Sheet 41
1950

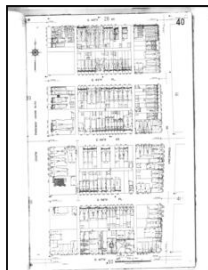


Volume 14, Sheet 50
1950

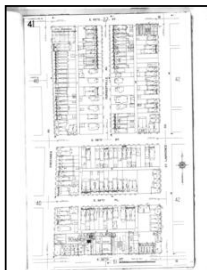


Volume 14, Sheet 51
1950

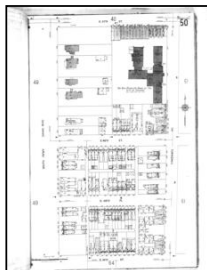
1925 Source Sheets



Volume 14, Sheet 40
1925



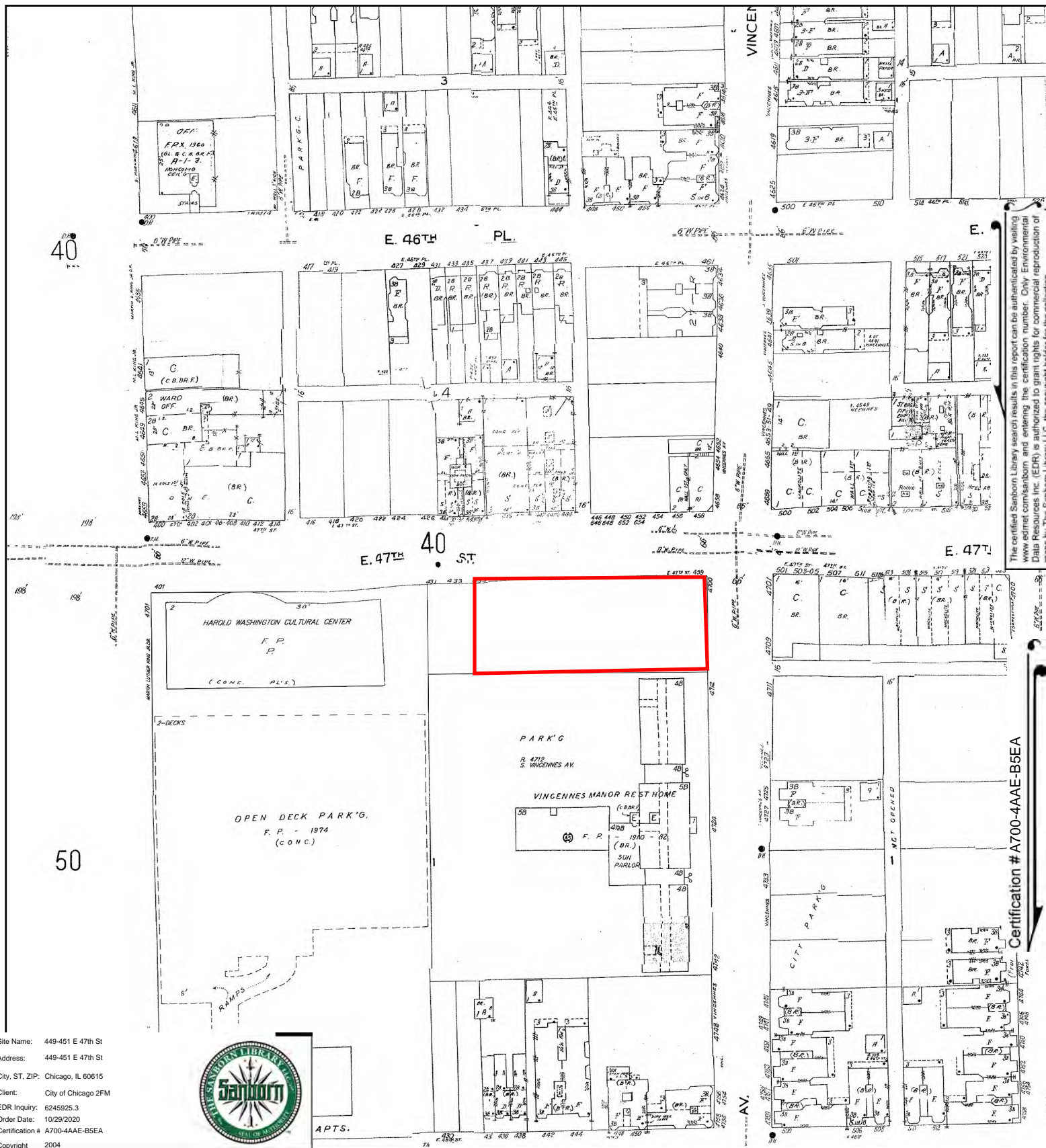
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1925



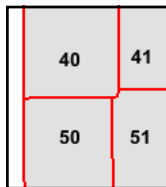
Volume 14, Sheet 50
1925



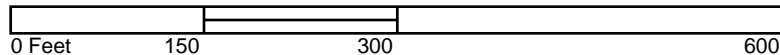
Volume 14, Sheet 51
1925

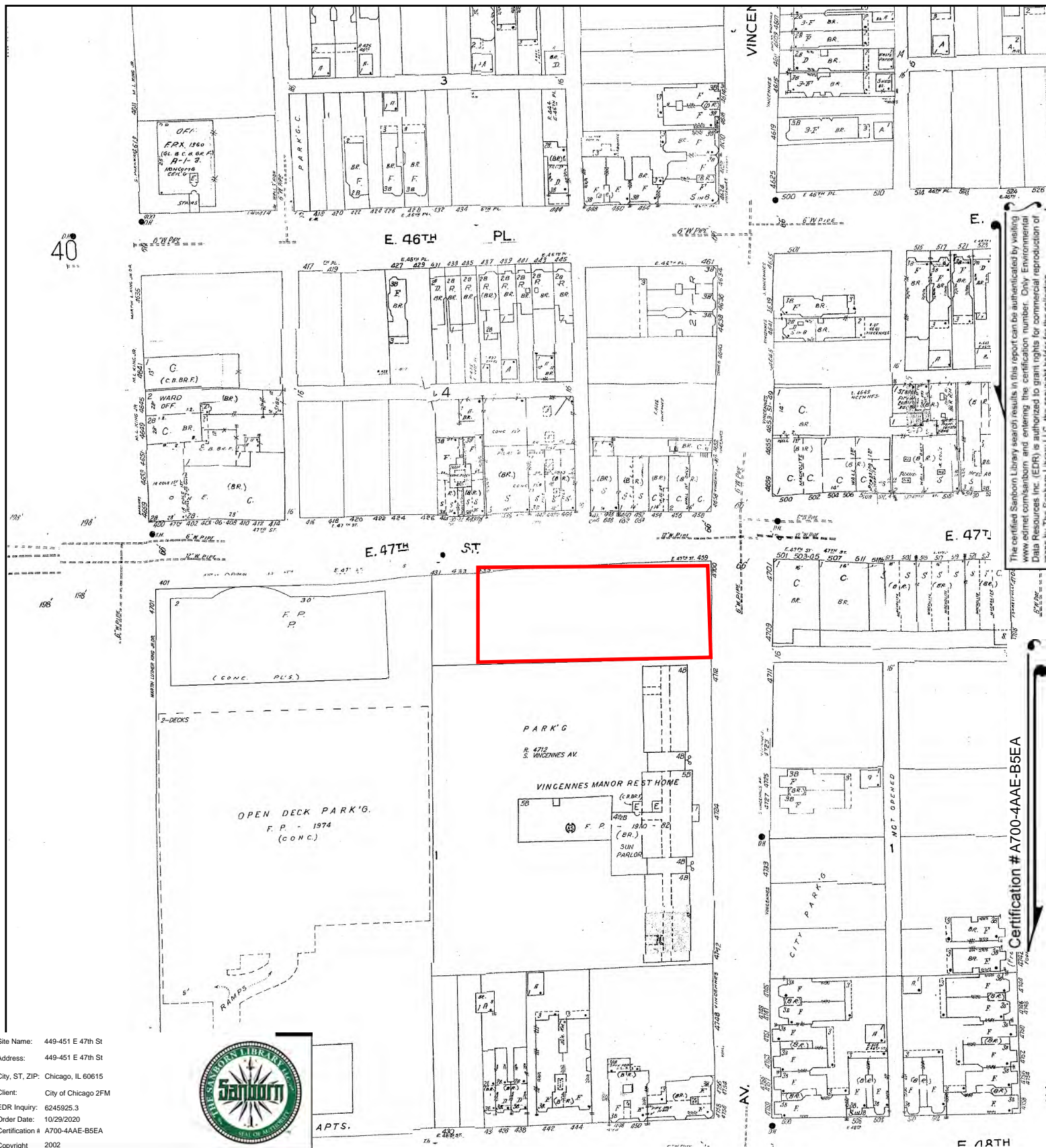


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Volume 14, Sheet 40
 Volume 14, Sheet 51
 Volume 14, Sheet 50
 Volume 14, Sheet 41

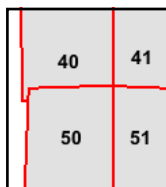




Site Name: 449-451 E 47th St
 Address: 449-451 E 47th St
 City, ST, ZIP: Chicago, IL 60615
 Client: City of Chicago 2FM
 EDR Inquiry: 6245925.3
 Order Date: 10/29/2020
 Certification # A700-4AAE-B5EA
 Copyright 2002

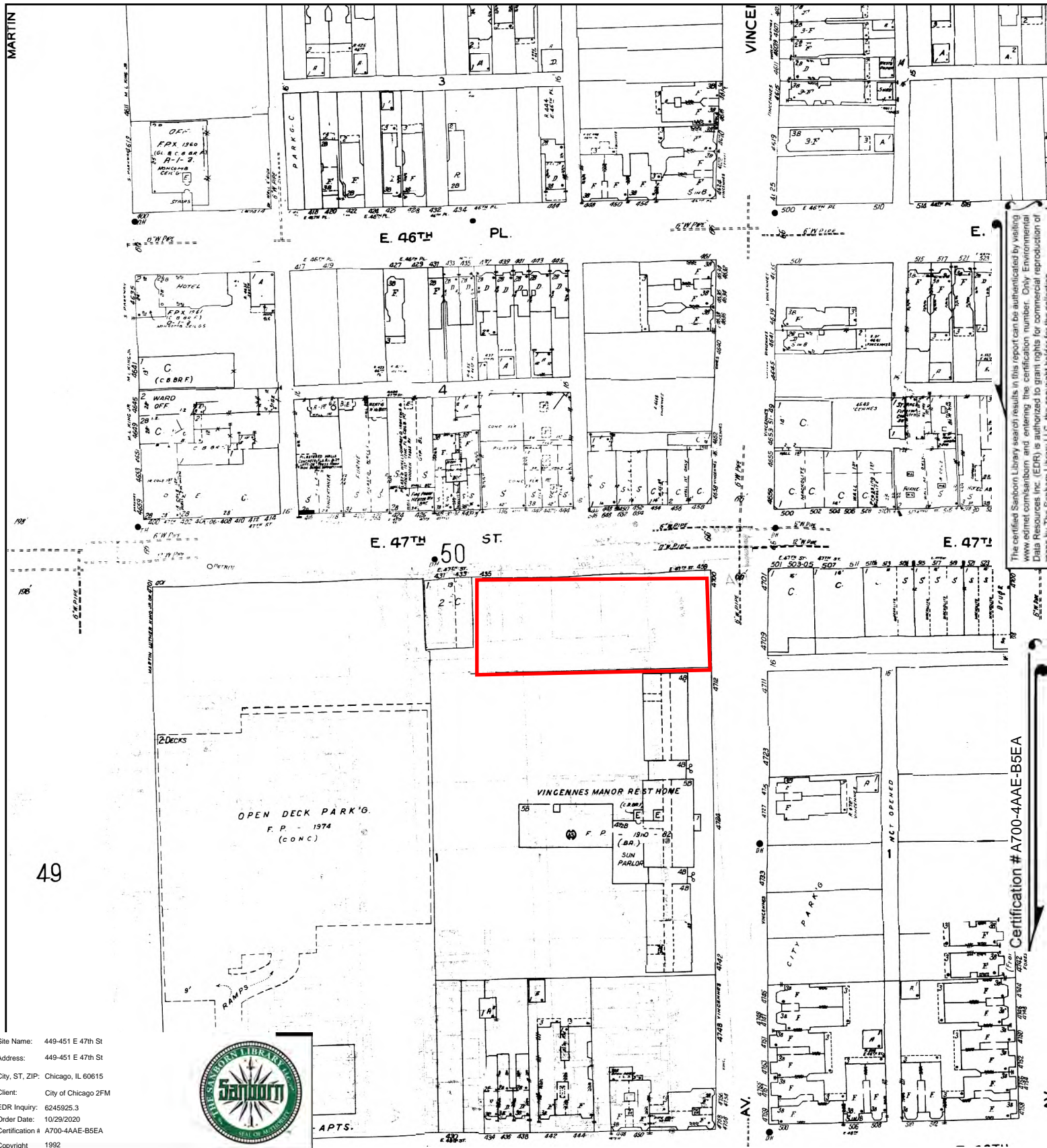


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Volume 14, Sheet 51
 Volume 14, Sheet 50
 Volume 14, Sheet 41
 Volume 14, Sheet 40

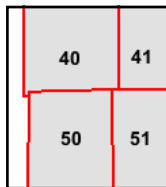
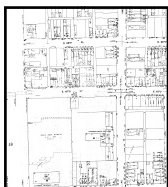
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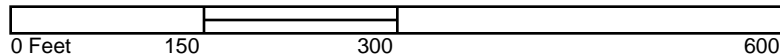
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 Address: 449-451 E 47th St
 City, ST, ZIP: Chicago, IL 60615
 Client: City of Chicago 2FM
 EDR Inquiry: 6245925.3
 Order Date: 10/29/2020
 Certification # A700-4AAE-B5EA
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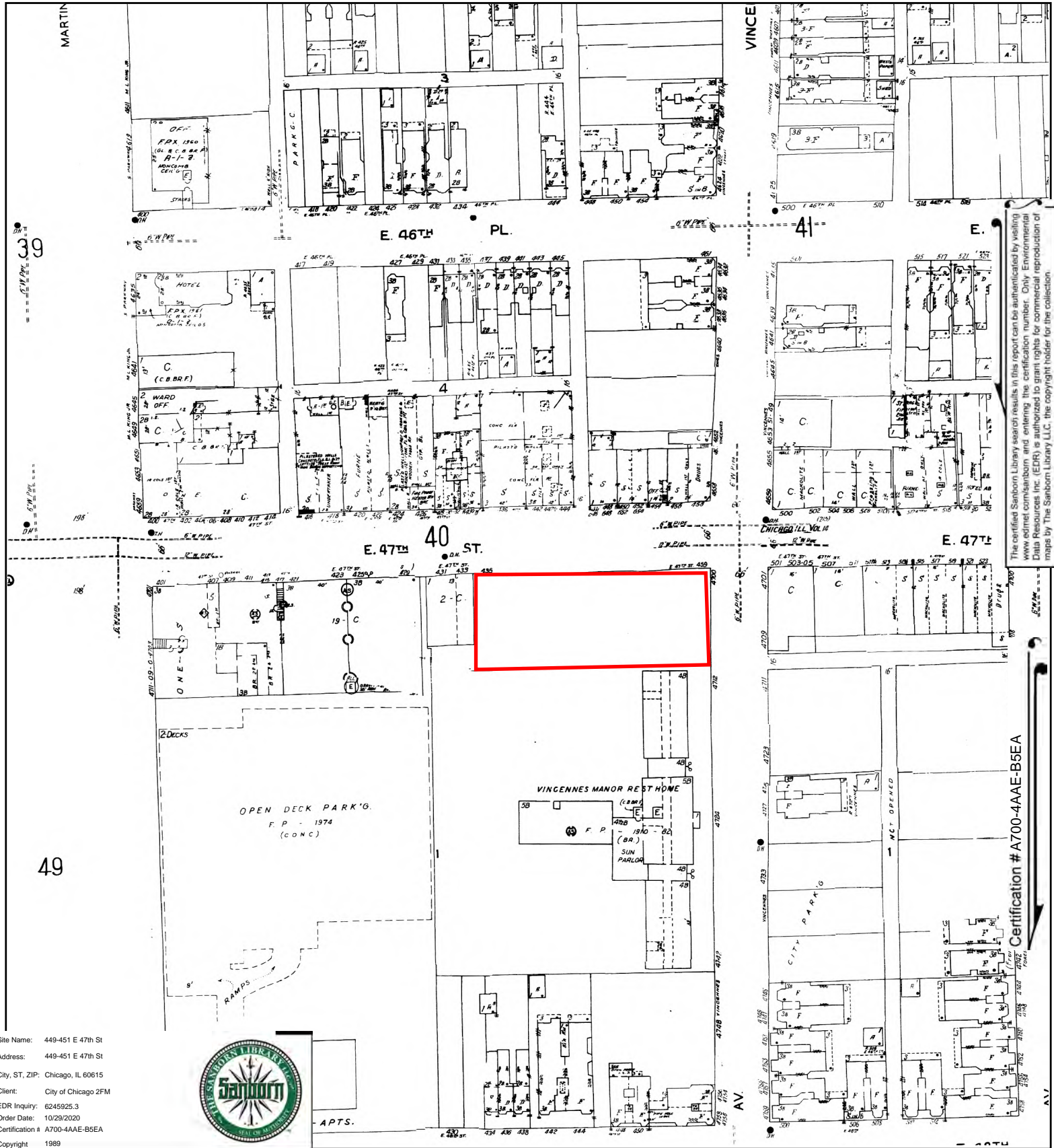


Volume 14, Sheet 51
 Volume 14, Sheet 50
 Volume 14, Sheet 40
 Volume 14, Sheet 41



Certification #A700-4AAE-B5EA

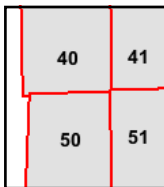
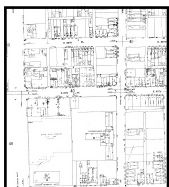




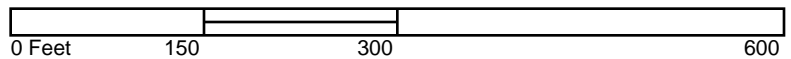
Site Name: 449-451 E 47th St
 Address: 449-451 E 47th St
 City, ST, ZIP: Chicago, IL 60615
 Client: City of Chicago 2FM
 EDR Inquiry: 6245925.3
 Order Date: 10/29/2020
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 Copyright 1989

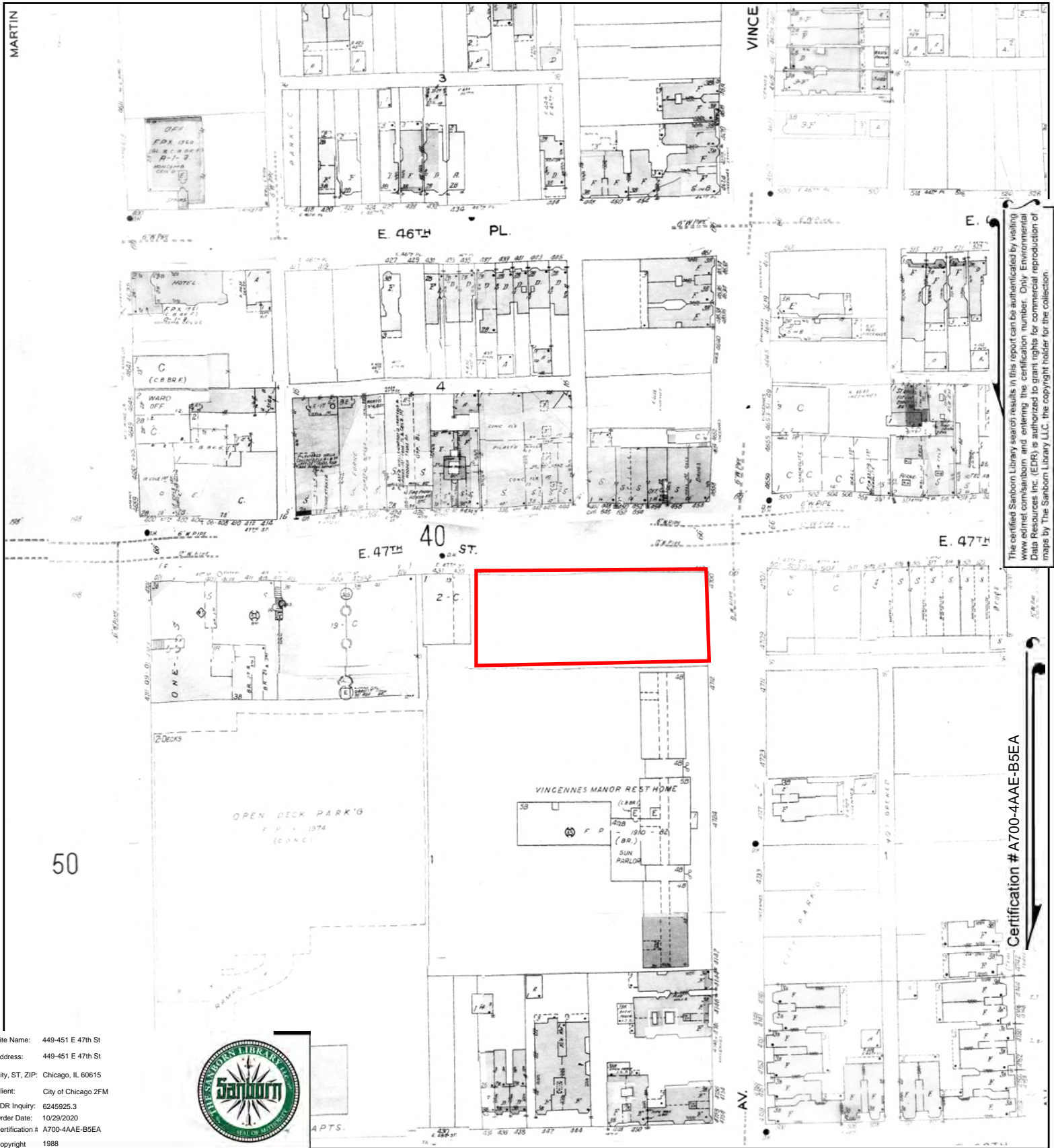


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 Volume 14, Sheet 50
 Volume 14, Sheet 41
 Volume 14, Sheet 40





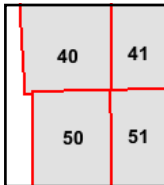
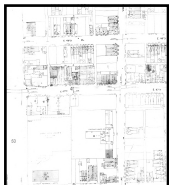
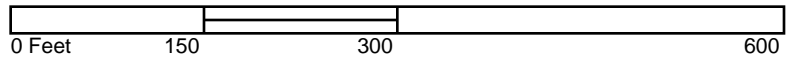
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Site Name: 449-451 E 47th St
 Address: 449-451 E 47th St
 City, ST, ZIP: Chicago, IL 60615
 Client: City of Chicago 2FM
 EDR Inquiry: 6245925.3
 Order Date: 10/29/2020
 Certification # A700-4AAE-B5EA
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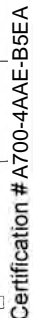


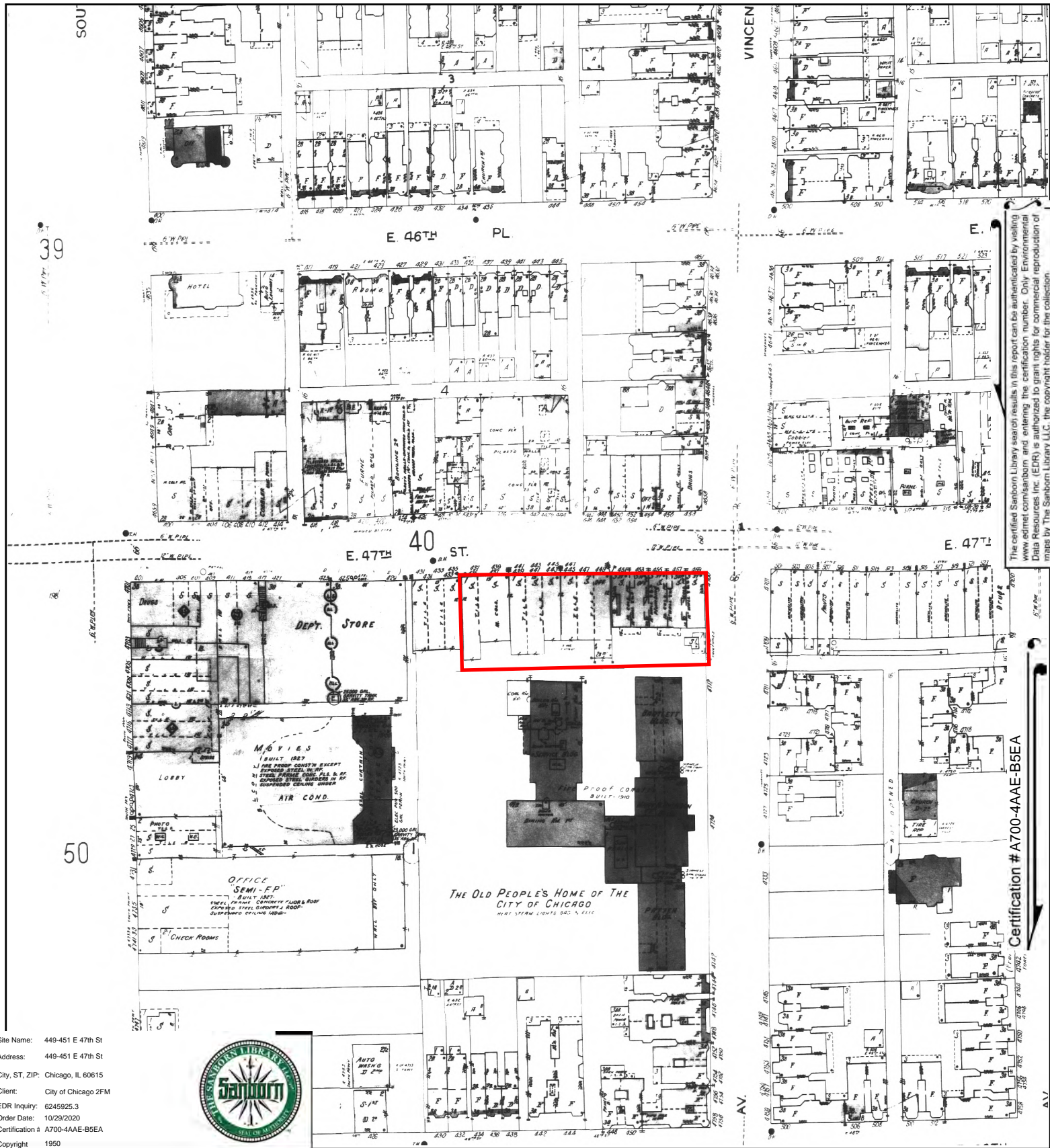
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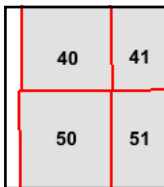




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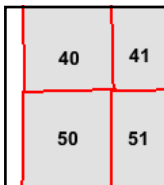
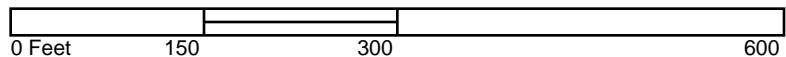
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449-451 E 47th St

449-451 E 47th St

Chicago, IL 60615

Inquiry Number: 6245925.2s

October 29, 2020

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

449-451 E 47TH ST
CHICAGO, IL 60615

COORDINATES

Latitude (North):	41.8091940 - 41° 48' 33.09"
Longitude (West):	87.6146520 - 87° 36' 52.74"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	448942.7
UTM Y (Meters):	4628561.0
Elevation:	600 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5681450 JACKSON PARK, IL
Version Date:	2012
West Map:	5681448 ENGLEWOOD, IL
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150822
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
449-451 E 47TH ST
CHICAGO, IL 60615

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1		431 E 47TH ST	CHICAGO ENV	Higher	22, 0.004, West
A2	SOUTH CENTER DEPARTM	431 E 47TH ST	TANKS	Higher	22, 0.004, West
A3		456 E 47TH ST	CHICAGO ENV	Higher	59, 0.011, NNW
A4		452 E 47TH ST	CHICAGO ENV	Higher	62, 0.012, NW
A5		A B C CLEANING DYE 484 E 47TH	EDR Hist Cleaner	Higher	74, 0.014, NE
B6	LE VERT GLENN	454 E 47TH	EDR Hist Cleaner	Higher	108, 0.020, NE
B7		4652 S VINCENNES AVE	CHICAGO ENV	Higher	119, 0.023, NE
A8		428 E 47TH ST	CHICAGO ENV	Higher	123, 0.023, NNW
B9		4700 S VINCENNES AVE	CHICAGO ENV	Higher	126, 0.024, ENE
A10		424 E 47TH ST	CHICAGO ENV	Higher	136, 0.026, NW
A11		436 E 47TH ST	CHICAGO ENV	Higher	138, 0.026, WNW
A12		A B C CLEANING DYE 434 E 47TH	EDR Hist Cleaner	Higher	151, 0.029, WNW
A13		420 E 47TH ST	CHICAGO ENV	Higher	162, 0.031, NW
B14		501 E 47TH ST	CHICAGO ENV	Higher	190, 0.036, East
A15		416 E 47TH ST	CHICAGO ENV	Higher	199, 0.038, NW
B16		VACANT LOT (THIRD PA 500 E 47TH ST	TANKS	Higher	210, 0.040, ENE
B17		500 E 47TH ST	CHICAGO ENV	Higher	210, 0.040, ENE
B18	GRACE LAUNDROMAT	4649 S VINCENNES A	EDR Hist Cleaner	Higher	242, 0.046, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SSU..... State Sites Unit Listing

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to
State Surcharge
CCDD..... Clean Construction or Demolition Debris
LF SPECIAL WASTE..... Special Waste Site List
IL NIPC..... Solid Waste Landfill Inventory

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tank Sites
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LUST TRUST..... Underground Storage Tank Fund Payment Priority List

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Facility List
AST..... Above Ground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Sites with Engineering Controls
INST CONTROL..... Institutional Controls

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
SRP..... Site Remediation Program Database

State and tribal Brownfields sites

BROWNFIELDS..... Municipal Brownfields Redevelopment Grant Program Project Descriptions

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

EXECUTIVE SUMMARY

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Meth Drug Lab Site Listing
US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... State spills
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines

EXECUTIVE SUMMARY

FINDS.....	Facility Index System/Facility Registry System
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Air Inventory Listing
ASBESTOS.....	ASBESTOS
BOL.....	Bureau of Land Inventory Database
COAL ASH.....	Coal Ash Site Listing
DRYCLEANERS.....	Illinois Licensed Drycleaners
Financial Assurance.....	Financial Assurance Information Listing
HWAR.....	Hazard Waste Annual Report
IMPDMNT.....	Surface Impoundment Inventory
NPDES.....	A Listing of Active Permits
PIMW.....	Potentially Infectious Medical Waste
TIER 2.....	Tier 2 Information Listing
UIC.....	Underground Injection Wells
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

EXECUTIVE SUMMARY

TANKS: This dataset contains Aboveground Storage Tank (AST) and Underground Storage Tank (UST) information from the Department of Public Health's (CDPH) Tank Asset Database. The Tank Asset Database contains tank information from CDPH AST and UST permit applications as well as UST records imported from the historic Department of Environment (DOE) database. This dataset also includes AST records from the historic DOE and pre-1992 UST records from the Building Department.

A review of the TANKS list, as provided by EDR, and dated 06/10/2020 has revealed that there are 2 TANKS sites within approximately 0.047 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SOUTH CENTER DEPARTM	431 E 47TH ST	W 0 - 1/8 (0.004 mi.)	A2	8
VACANT LOT (THIRD PA	500 E 47TH ST	ENE 0 - 1/8 (0.040 mi.)	B16	13

Other Ascertainable Records

CHICAGO ENV: This dataset serves as a lookup table to determine if environmental records exist in a Chicago Department of Public Health (CDPH) environmental dataset for a given address. **COMPLAINTS:** A "Y" indicates that one or more records exist in the CDPH Environmental Complaints dataset. **NESHAPS and DEMOLITION NOTICES:** A "Y" indicates that one or more records exist in the CDPH Asbestos and Demolition Notification dataset. **ENFORCEMENT:** A "Y" indicates that one or more records exist in the CDPH Environmental Enforcement dataset. **INSPECTIONS:** A "Y" indicates that one or more records exist in the CDPH Environmental Inspections dataset. **PERMITS:** A "Y" indicates that one or more records exist in the CDPH Environmental Permits dataset. **TANKS:** A "Y" indicates that one or more records exist in the CDPH Storage Tanks dataset.

A review of the CHICAGO ENV list, as provided by EDR, and dated 06/10/2020 has revealed that there are 12 CHICAGO ENV sites within approximately 0.047 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	431 E 47TH ST	W 0 - 1/8 (0.004 mi.)	A1	8
Not reported	456 E 47TH ST	NNW 0 - 1/8 (0.011 mi.)	A3	9
Not reported	452 E 47TH ST	NW 0 - 1/8 (0.012 mi.)	A4	9
Not reported	4652 S VINCENNES AVE	NE 0 - 1/8 (0.023 mi.)	B7	10
Not reported	428 E 47TH ST	NNW 0 - 1/8 (0.023 mi.)	A8	10
Not reported	4700 S VINCENNES AVE	ENE 0 - 1/8 (0.024 mi.)	B9	11
Not reported	424 E 47TH ST	NW 0 - 1/8 (0.026 mi.)	A10	11
Not reported	436 E 47TH ST	WNW 0 - 1/8 (0.026 mi.)	A11	11
Not reported	420 E 47TH ST	NW 0 - 1/8 (0.031 mi.)	A13	12
Not reported	501 E 47TH ST	E 0 - 1/8 (0.036 mi.)	B14	13
Not reported	416 E 47TH ST	NW 0 - 1/8 (0.038 mi.)	A15	13
Not reported	500 E 47TH ST	ENE 0 - 1/8 (0.040 mi.)	B17	16

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash

EXECUTIVE SUMMARY

& dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 4 EDR Hist Cleaner sites within approximately 0.047 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
A B C CLEANING DYE	484 E 47TH	NE 0 - 1/8 (0.014 mi.)	A5	9
LE VERT GLENN	454 E 47TH	NE 0 - 1/8 (0.020 mi.)	B6	10
A B C CLEANING DYE	434 E 47TH	WNW 0 - 1/8 (0.029 mi.)	A12	12
GRACE LAUNDROMAT	4649 S VINCENNES A	ENE 0 - 1/8 (0.046 mi.)	B18	16

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

The map displays the University of Pennsylvania campus with various streets and landmarks. Key streets labeled include W Pershing Rd, E Pershing Rd, E Oakwood Blvd, S State St, S Drexel Blvd, S Woodlawn Ave, E Hyde Park, E 55th St, E Garfield Blvd, Morgan Dr, Elsworth Dr, S Cottage Grove Ave, S Kensington Ave, S 47th St, S 49th St, S 51st St, S 53rd St, S 55th St, S 57th St, S 59th St, S 61st St, S 63rd St, S 65th St, S 67th St, S 69th St, S 71st St, S 73rd St, S 75th St, S 77th St, S 79th St, S 81st St, S 83rd St, S 85th St, S 87th St, S 89th St, S 91st St, S 93rd St, S 95th St, S 97th St, S 99th St, S 101st St, S 103rd St, S 105th St, S 107th St, S 109th St, S 111th St, S 113th St, S 115th St, S 117th St, S 119th St, S 121st St, S 123rd St, S 125th St, S 127th St, S 129th St, S 131st St, S 133rd St, S 135th St, S 137th St, S 139th St, S 141st St, S 143rd St, S 145th St, S 147th St, S 149th St, S 151st St, S 153rd St, S 155th St, S 157th St, S 159th St, S 161st St, S 163rd St, S 165th St, S 167th St, S 169th St, S 171st St, S 173rd St, S 175th St, S 177th St, S 179th St, S 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679th St, S 681st St, S 683rd St, S 685th St, S 687th St, S 689th St, S 691st St, S 693rd St, S 695th St, S 697th St, S 699th St, S 701st St, S 703rd St, S 705th St, S 707th St, S 709th St, S 711th St, S 713th St, S 715th St, S 717th St, S 719th St, S 721st St, S 723rd St, S 725th St, S 727th St, S 729th St, S 731st St, S 733rd St, S 735th St, S 737th St, S 739th St, S 741st St, S 743rd St, S 745th St, S 747th St, S 749th St, S 751st St, S 753rd St, S 755th St, S 757th St, S 759th St, S 761st St, S 763rd St, S 765th St, S 767th St, S 769th St, S 771st St, S 773rd St, S 775th St, S 777th St, S 779th St, S 781st St, S 783rd St, S 785th St, S 787th St, S 789th St, S 791st St, S 793rd St, S 795th St, S 797th St, S 799th St, S 801st St, S 803rd St, S 805th St, S 807th St, S 809th St, S 811th St, S 813th St, S 815th St, S 817th St, S 819th St, S 821st St, S 823rd St, S 825th St, S 827th St, S 829th St, S 831st St, S 833rd St, S 835th St, S 837th St, S 839th St, S 841st St, S 843rd St, S 845th St, S 847th St, S 849th St, S 851st St, S 853rd St, S 855th St, S 857th St, S 859th St, S 861st St, S 863rd St, S 865th St, S 867th St, S 869th St, S 871st St, S 873rd St, S 875th St, S 877th St, S 879th St, S 881st St, S 883rd St, S 885th St, S 887th St, S 889th St, S 891st St, S 893rd St, S 895th St, S 897th St, S 899th St, S 901st St, S 903rd St, S 905th St, S 907th St, S 909th St, S 911th St, S 913th St, S 915th St, S 917th St, S 919th St, S 921st St, S 923rd St, S 925th St, S 927th St, S 929th St, S 931st St, S 933rd St, S 935th St, S 937th St, S 939th St, S 941st St, S 943rd St, S 945th St, S 947th St, S 949th St, S 951st St, S 953rd St, S 955th St, S 957th St, S 959th St, S 961st St, S 963rd St, S 965th St, S 967th St, S 969th St, S 971st St, S 973rd St, S 975th St, S 977th St, S 979th St, S 981st St, S 983rd St, S 985th St, S 987th St, S 989th St, S 991st St, S 993rd St, S 995th St, S 997th St, S 999th St, S 1001st St, S 1003rd St, S 1005th St, S 1007th St, S 1009th St, S 1011th St, S 1013th St, S 1015th St, S 1017th St, S 1019th St, S 1021st St, S 1023rd St, S 1025th St, S 1027th

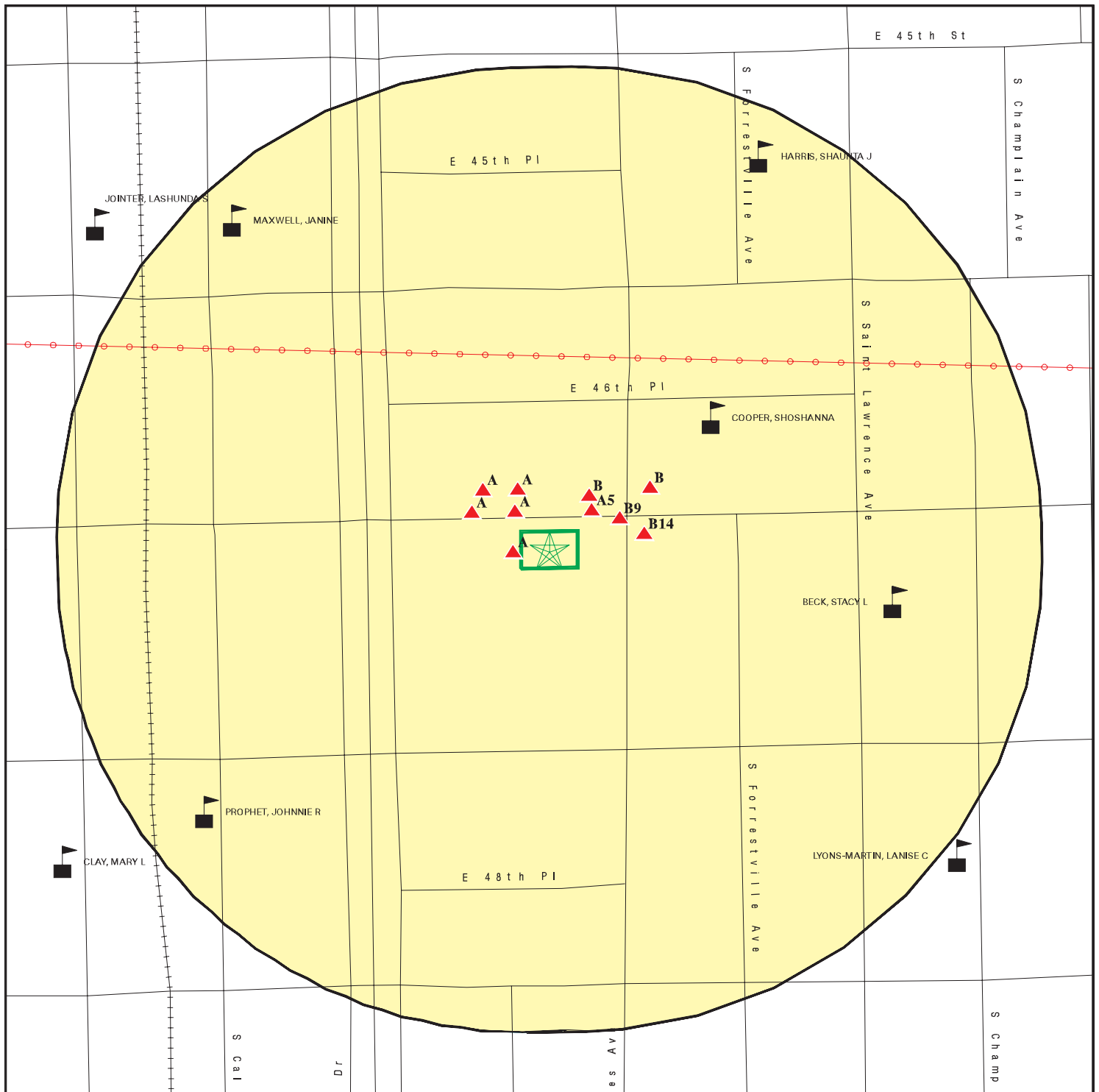
Dept. Defense Sites












 State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

CLIENT: City of Chicago 2FM
CONTACT: Paul Waite
INQUIRY #: 6245925.2s
DATE: October 29, 2020 9:34 am

DETAIL MAP - 6245925.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 449-451 E 47th St
 ADDRESS: 449-451 E 47th St
 Chicago IL 60615
 LAT/LONG: 41.809194 / 87.614652

CLIENT: City of Chicago 2FM
 CONTACT: Paul Waite
 INQUIRY #: 6245925.2s
 DATE: October 29, 2020 9:35 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	0.047		0	NR	NR	NR	NR	0
Proposed NPL	0.047		0	NR	NR	NR	NR	0
NPL LIENS	0.047		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	0.047		0	NR	NR	NR	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.047		0	NR	NR	NR	NR	0
SEMS	0.047		0	NR	NR	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.047		0	NR	NR	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	0.047		0	NR	NR	NR	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.047		0	NR	NR	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.047		0	NR	NR	NR	NR	0
RCRA-SQG	0.047		0	NR	NR	NR	NR	0
RCRA-VSQG	0.047		0	NR	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.047		0	NR	NR	NR	NR	0
US ENG CONTROLS	0.047		0	NR	NR	NR	NR	0
US INST CONTROLS	0.047		0	NR	NR	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.047		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SSU	0.047		0	NR	NR	NR	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.047		0	NR	NR	NR	NR	0
CCDD	0.047		0	NR	NR	NR	NR	0
LF SPECIAL WASTE	0.047		0	NR	NR	NR	NR	0
IL NIPC	0.047		0	NR	NR	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.047		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.047		0	NR	NR	NR	NR	0
LUST TRUST	0.047		0	NR	NR	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.047		0	NR	NR	NR	NR	0
UST	0.047		0	NR	NR	NR	NR	0
AST	0.047		0	NR	NR	NR	NR	0
INDIAN UST	0.047		0	NR	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.047		0	NR	NR	NR	NR	0
INST CONTROL	0.047		0	NR	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.047		0	NR	NR	NR	NR	0
SRP	0.047		0	NR	NR	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.047		0	NR	NR	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.047		0	NR	NR	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.047		0	NR	NR	NR	NR	0
DEBRIS REGION 9	0.047		0	NR	NR	NR	NR	0
ODI	0.047		0	NR	NR	NR	NR	0
IHS OPEN DUMPS	0.047		0	NR	NR	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.047		0	NR	NR	NR	NR	0
CDL	0.047		0	NR	NR	NR	NR	0
US CDL	0.047		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
TANKS	0.047		2	NR	NR	NR	NR	2
Local Land Records								
LIENS 2	0.047		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.047		0	NR	NR	NR	NR	0
SPILLS	0.047		0	NR	NR	NR	NR	0
SPILLS 90	0.047		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.047		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	0.047		0	NR	NR	NR	NR	0
DOD	0.047		0	NR	NR	NR	NR	0
SCRD DRYCLEANERS	0.047		0	NR	NR	NR	NR	0
US FIN ASSUR	0.047		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.047		0	NR	NR	NR	NR	0
2020 COR ACTION	0.047		0	NR	NR	NR	NR	0
TSCA	0.047		0	NR	NR	NR	NR	0
TRIS	0.047		0	NR	NR	NR	NR	0
SSTS	0.047		0	NR	NR	NR	NR	0
ROD	0.047		0	NR	NR	NR	NR	0
RMP	0.047		0	NR	NR	NR	NR	0
RAATS	0.047		0	NR	NR	NR	NR	0
PRP	0.047		0	NR	NR	NR	NR	0
PADS	0.047		0	NR	NR	NR	NR	0
ICIS	0.047		0	NR	NR	NR	NR	0
FTTS	0.047		0	NR	NR	NR	NR	0
MLTS	0.047		0	NR	NR	NR	NR	0
COAL ASH DOE	0.047		0	NR	NR	NR	NR	0
COAL ASH EPA	0.047		0	NR	NR	NR	NR	0
PCB TRANSFORMER	0.047		0	NR	NR	NR	NR	0
RADINFO	0.047		0	NR	NR	NR	NR	0
HIST FTTS	0.047		0	NR	NR	NR	NR	0
DOT OPS	0.047		0	NR	NR	NR	NR	0
CONSENT	0.047		0	NR	NR	NR	NR	0
INDIAN RESERV	0.047		0	NR	NR	NR	NR	0
FUSRAP	0.047		0	NR	NR	NR	NR	0
UMTRA	0.047		0	NR	NR	NR	NR	0
LEAD SMELTERS	0.047		0	NR	NR	NR	NR	0
US AIRS	0.047		0	NR	NR	NR	NR	0
US MINES	0.047		0	NR	NR	NR	NR	0
ABANDONED MINES	0.047		0	NR	NR	NR	NR	0
FINDS	0.047		0	NR	NR	NR	NR	0
ECHO	0.047		0	NR	NR	NR	NR	0
UXO	0.047		0	NR	NR	NR	NR	0
DOCKET HWC	0.047		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.047		0	NR	NR	NR	NR	0
AIRS	0.047		0	NR	NR	NR	NR	0
ASBESTOS	0.047		0	NR	NR	NR	NR	0
BOL	0.047		0	NR	NR	NR	NR	0
CHICAGO ENV	0.047		12	NR	NR	NR	NR	12
COAL ASH	0.047		0	NR	NR	NR	NR	0
DRYCLEANERS	0.047		0	NR	NR	NR	NR	0
Financial Assurance	0.047		0	NR	NR	NR	NR	0
HVAR	0.047		0	NR	NR	NR	NR	0
IMPDMENT	0.047		0	NR	NR	NR	NR	0
NPDES	0.047		0	NR	NR	NR	NR	0
PIMW	0.047		0	NR	NR	NR	NR	0
TIER 2	0.047		0	NR	NR	NR	NR	0
UIC	0.047		0	NR	NR	NR	NR	0
MINES MRDS	0.047		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	0.047		0	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.047		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.047		4	NR	NR	NR	NR	4
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.047		0	NR	NR	NR	NR	0
RGA LF	0.047		0	NR	NR	NR	NR	0
RGA LUST	0.047		0	NR	NR	NR	NR	0
- Totals --		0	18	0	0	0	0	18

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	
A1 West < 1/8 0.004 mi. 22 ft. Relative: Higher Actual: 600 ft.	431 E 47TH ST CHICAGO, IL Site 1 of 11 in cluster A CHICAGO ENV: Name: Not reported Address: 431 E 47TH ST City,State,Zip: CHICAGO, IL Map Location: POINT (-87.61504795733214 41.80929731905675) Complaints: Y Neshaps and Demolition Notices: Y Enforcement: Not reported Inspections: Y Permits: Not reported Tanks: Y Holds and Lust Nfr: Not reported Latitude: 41.80929731905675 Longitude: -87.61504795733214	CHICAGO ENV	S116615289 N/A
A2 West < 1/8 0.004 mi. 22 ft. Relative: Higher Actual: 600 ft.	SOUTH CENTER DEPARTMENT STORE 431 E 47TH ST CHICAGO, IL Site 2 of 11 in cluster A CHICAGO TANKS: Facility ID: 431E47T1947-04-14 Name: SOUTH CENTER DEPARTMENT STORE Address: 431 E 47TH ST City: CHICAGO State: IL Tank Type: UNDERGROUND STORAGE TANK Owner: Not reported Tank ID: Not reported Tank Material: Not reported Tank Construction: Not reported Substance: Not reported Tank Capacity: Not reported Install Date: 04/14/1947 Removal Date: Not reported Last Used Date: Not reported Comments: WORK BY: WATER TUBE BOILER & TANK CO.; INSTALL 1-13K FUEL OIL, FINAL 9/2/47 Data Source: HISTORIC DEPT. OF BUILDINGS Latitude: 41.809297319 Longitude: -87.615047957	TANKS	S121852970 N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A3
NNW
< 1/8
0.011 mi.
59 ft.
Site 3 of 11 in cluster A

CHICAGO ENV **S116615876**
N/A

Relative: CHICAGO ENV:
Higher Name: Not reported
Address: 456 E 47TH ST
Actual: City,State,Zip: CHICAGO, IL
600 ft. Map Location: POINT (-87.61405590505265 41.80953204972566)
Complaints: Not reported
Neshaps and Demolition Notices: Y
Enforcement: Not reported
Inspections: Y
Permits: Not reported
Tanks: Not reported
Holds and Lust Nfr: Not reported
Latitude: 41.80953204972566
Longitude: -87.61405590505265

A4
NW
< 1/8
0.012 mi.
62 ft.
Site 4 of 11 in cluster A

CHICAGO ENV **S117889183**
N/A

Relative: CHICAGO ENV:
Higher Name: Not reported
Address: 452 E 47TH ST
Actual: City,State,Zip: CHICAGO, IL
600 ft. Map Location: POINT (-87.61420905380575 41.809529761731675)
Complaints: Not reported
Neshaps and Demolition Notices: Not reported
Enforcement: Not reported
Inspections: Y
Permits: Not reported
Tanks: Not reported
Holds and Lust Nfr: Not reported
Latitude: 41.809529761731675
Longitude: -87.61420905380575

A5
NE
< 1/8
0.014 mi.
74 ft.
Site 5 of 11 in cluster A

EDR Hist Cleaner **1009211616**
N/A

Relative: EDR Hist Cleaner
Higher
Actual: Year: Name: Type:
600 ft. 1923 A B C CLEANING DYEING WKS CLEANERS AND DYERS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	EDR ID Number EPA ID Number
B6 NE < 1/8 0.020 mi. 108 ft.	LE VERT GLENN 454 E 47TH CHICAGO, IL Site 1 of 7 in cluster B	EDR Hist Cleaner	1009216075 N/A
Relative: Higher	EDR Hist Cleaner		
Actual: 600 ft.	Year: 1928 Name: LE VERT GLENN	Type: CLOTHES PRESSEERS AND CLEANERS	

B7 NE < 1/8 0.023 mi. 119 ft.	4652 S VINCENNES AVE CHICAGO, IL Site 2 of 7 in cluster B	CHICAGO ENV	S117503502 N/A
Relative: Higher	CHICAGO ENV:		
Actual: 600 ft.	Name: Not reported		
	Address: 4652 S VINCENNES AVE		
	City,State,Zip: CHICAGO, IL		
	Map Location: POINT (-87.61399621860623 41.809677430999145)		
	Complaints: Not reported		
	Neshaps and Demolition Notices: Y		
	Enforcement: Not reported		
	Inspections: Y		
	Permits: Not reported		
	Tanks: Not reported		
	Holds and Lust Nfr: Not reported		
	Latitude: 41.809677430999145		
	Longitude: -87.61399621860623		

A8 NNW < 1/8 0.023 mi. 123 ft.	428 E 47TH ST CHICAGO, IL Site 6 of 11 in cluster A	CHICAGO ENV	S116615235 N/A
Relative: Higher	CHICAGO ENV:		
Actual: 600 ft.	Name: Not reported		
	Address: 428 E 47TH ST		
	City,State,Zip: CHICAGO, IL		
	Map Location: POINT (-87.61513117080239 41.809515542261956)		
	Complaints: Not reported		
	Neshaps and Demolition Notices: Y		
	Enforcement: Not reported		
	Inspections: Not reported		
	Permits: Not reported		
	Tanks: Not reported		
	Holds and Lust Nfr: Not reported		
	Latitude: 41.809515542261956		
	Longitude: -87.61513117080239		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

B9
ENE
< 1/8
0.024 mi.
126 ft.
Site 3 of 7 in cluster B

CHICAGO ENV **S117503676**
N/A

Relative: CHICAGO ENV:
Higher Name: Not reported
Address: 4700 S VINCENNES AVE
Actual: City,State,Zip: CHICAGO, IL
600 ft. Map Location: POINT (-87.61400004692341 41.809335219851434)
Complaints: Not reported
Neshaps and Demolition Notices: Not reported
Enforcement: Not reported
Inspections: Y
Permits: Not reported
Tanks: Not reported
Holds and Lust Nfr: Not reported
Latitude: 41.809335219851434
Longitude: -87.61400004692341

A10
NW
< 1/8
0.026 mi.
136 ft.
Site 7 of 11 in cluster A

CHICAGO ENV **S116615151**
N/A

Relative: CHICAGO ENV:
Higher Name: Not reported
Address: 424 E 47TH ST
Actual: City,State,Zip: CHICAGO, IL
600 ft. Map Location: POINT (-87.61528465463611 41.80951309363934)
Complaints: Not reported
Neshaps and Demolition Notices: Y
Enforcement: Not reported
Inspections: Not reported
Permits: Not reported
Tanks: Not reported
Holds and Lust Nfr: Not reported
Latitude: 41.80951309363934
Longitude: -87.61528465463611

A11
WNW
< 1/8
0.026 mi.
138 ft.
Site 8 of 11 in cluster A

CHICAGO ENV **S116615455**
N/A

Relative: CHICAGO ENV:
Higher Name: Not reported
Address: 436 E 47TH ST
Actual: City,State,Zip: CHICAGO, IL
600 ft. Map Location: POINT (-87.61482401603094 41.809520568844306)
Complaints: Y
Neshaps and Demolition Notices: Not reported
Enforcement: Not reported
Inspections: Y
Permits: Y

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S116615455

Tanks:	Not reported
Holds and Lust Nfr:	Not reported
Latitude:	41.809520568844306
Longitude:	-87.61482401603094
Name:	Not reported
Address:	436 E 47TH ST
City,State,Zip:	CHICAGO, IL
Map Location:	POINT (-87.61482401603094 41.809520568844306)
Complaints:	Y
Neshaps and Demolition Notices:	Not reported
Enforcement:	Not reported
Inspections:	Y
Permits:	Y
Tanks:	Not reported
Holds and Lust Nfr:	Not reported
Latitude:	41.809520568844306
Longitude:	-87.61482401603094

A12
WNW
< 1/8
0.029 mi.
151 ft.

A B C CLEANING DYEING WORKS
434 E 47TH
CHICAGO, IL

EDR Hist Cleaner 1009210956
N/A

Site 9 of 11 in cluster A

Relative:
Higher

EDR Hist Cleaner

Actual:
600 ft.

Year:	Name:	Type:
1923	COAKLEY ANTHONY B	CLEANERS AND DYERS
1923	A B C CLEANING DYEING WORKS	CARPET CLEANING WORKS

A13
NW
< 1/8
0.031 mi.
162 ft.

420 E 47TH ST
CHICAGO, IL

CHICAGO ENV S116615028
N/A

Site 10 of 11 in cluster A

Relative:
Higher

CHICAGO ENV:

Actual:
600 ft.

Name:	Not reported
Address:	420 E 47TH ST
City,State,Zip:	CHICAGO, IL
Map Location:	POINT (-87.61543748964324 41.80951084785547)
Complaints:	Not reported
Neshaps and Demolition Notices:	Y
Enforcement:	Not reported
Inspections:	Not reported
Permits:	Not reported
Tanks:	Not reported
Holds and Lust Nfr:	Not reported
Latitude:	41.80951084785547
Longitude:	-87.61543748964324

Map ID
Direction
Distance
Elevation

MAP FINDINGS

EDR ID Number
EPA ID Number

	Site	Database(s)	
B14 East < 1/8 0.036 mi. 190 ft. Relative: Higher Actual: 600 ft.	501 E 47TH ST CHICAGO, IL Site 4 of 7 in cluster B CHICAGO ENV: Name: Not reported Address: 501 E 47TH ST City,State,Zip: CHICAGO, IL Map Location: POINT (-87.61379035901513 41.809316524975266) Complaints: Y Neshaps and Demolition Notices: Not reported Enforcement: Not reported Inspections: Y Permits: Not reported Tanks: Not reported Holds and Lust Nfr: Not reported Latitude: 41.809316524975266 Longitude: -87.61379035901513	CHICAGO ENV	S116616493 N/A
A15 NW < 1/8 0.038 mi. 199 ft. Relative: Higher Actual: 600 ft.	416 E 47TH ST CHICAGO, IL Site 11 of 11 in cluster A CHICAGO ENV: Name: Not reported Address: 416 E 47TH ST City,State,Zip: CHICAGO, IL Map Location: POINT (-87.61559108046384 41.809508986792835) Complaints: Not reported Neshaps and Demolition Notices: Y Enforcement: Not reported Inspections: Not reported Permits: Not reported Tanks: Not reported Holds and Lust Nfr: Not reported Latitude: 41.809508986792835 Longitude: -87.61559108046384	CHICAGO ENV	S116614973 N/A
B16 ENE < 1/8 0.040 mi. 210 ft. Relative: Higher Actual: 600 ft.	VACANT LOT (THIRD PARTY REMOVAL) 500 E 47TH ST CHICAGO, IL Site 5 of 7 in cluster B CHICAGO TANKS: Facility ID: 2036806 Name: VACANT LOT (THIRD PARTY REMOVAL) Address: 500 E 47TH ST City: CHICAGO State: IL Tank Type: UNDERGROUND STORAGE TANK Owner: See Environmental Permit Dataset Tank ID: 3 Tank Material: Not reported	TANKS	S121840487 N/A

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VACANT LOT (THIRD PARTY REMOVAL) (Continued)

S121840487

Tank Construction:	Not reported
Substance:	GASOLINE
Tank Capacity:	4000
Install Date:	Not reported
Removal Date:	Not reported
Last Used Date:	Not reported
Comments:	500-40 W 47TH ST, REMOVED 01/05/95, Historic data from former Dept. of Environment [Associated Permit Numbers: 101410;]
Data Source:	DEPT. OF PUBLIC HEALTH
Latitude:	41.809536014
Longitude:	-87.613796347
Facility ID:	2036806
Name:	VACANT LOT (THIRD PARTY REMOVAL)
Address:	500 E 47TH ST
City:	CHICAGO
State:	IL
Tank Type:	UNDERGROUND STORAGE TANK
Owner:	See Environmental Permit Dataset
Tank ID:	4
Tank Material:	Not reported
Tank Construction:	Not reported
Substance:	GASOLINE
Tank Capacity:	3000
Install Date:	Not reported
Removal Date:	Not reported
Last Used Date:	Not reported
Comments:	500-40 W 47TH ST, REMOVED 01/05/95, Historic data from former Dept. of Environment [Associated Permit Numbers: 101410;]
Data Source:	DEPT. OF PUBLIC HEALTH
Latitude:	41.809536014
Longitude:	-87.613796347
Facility ID:	2036806
Name:	VACANT LOT (THIRD PARTY REMOVAL)
Address:	500 E 47TH ST
City:	CHICAGO
State:	IL
Tank Type:	UNDERGROUND STORAGE TANK
Owner:	See Environmental Permit Dataset
Tank ID:	5
Tank Material:	Not reported
Tank Construction:	Not reported
Substance:	GASOLINE
Tank Capacity:	2000
Install Date:	Not reported
Removal Date:	Not reported
Last Used Date:	Not reported
Comments:	500-40 W 47TH ST, REMOVED 01/05/95, Historic data from former Dept. of Environment [Associated Permit Numbers: 101410;]
Data Source:	DEPT. OF PUBLIC HEALTH
Latitude:	41.809536014
Longitude:	-87.613796347
Facility ID:	2036806
Name:	VACANT LOT (THIRD PARTY REMOVAL)
Address:	500 E 47TH ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VACANT LOT (THIRD PARTY REMOVAL) (Continued)

S121840487

City: CHICAGO
State: IL
Tank Type: UNDERGROUND STORAGE TANK
Owner: See Environmental Permit Dataset
Tank ID: 2
Tank Material: Not reported
Tank Construction: Not reported
Substance: USED OIL
Tank Capacity: 500
Install Date: Not reported
Removal Date: Not reported
Last Used Date: Not reported
Comments: 500-40 W 47TH ST, REMOVED 01/13/00, Historic data from former Dept. of Environment [Associated Permit Numbers: 105354;]
Data Source: DEPT. OF PUBLIC HEALTH
Latitude: 41.809536014
Longitude: -87.613796347

Facility ID: 2036806
Name: VACANT LOT (THIRD PARTY REMOVAL)
Address: 500 E 47TH ST
City: CHICAGO
State: IL
Tank Type: UNDERGROUND STORAGE TANK
Owner: See Environmental Permit Dataset
Tank ID: 6
Tank Material: Not reported
Tank Construction: Not reported
Substance: GASOLINE
Tank Capacity: 6000
Install Date: Not reported
Removal Date: Not reported
Last Used Date: Not reported
Comments: 500-40 W 47TH ST, REMOVED 01/05/95, Historic data from former Dept. of Environment [Associated Permit Numbers: 101410;]
Data Source: DEPT. OF PUBLIC HEALTH
Latitude: 41.809536014
Longitude: -87.613796347

Facility ID: 2036806
Name: VACANT LOT (THIRD PARTY REMOVAL)
Address: 500 E 47TH ST
City: CHICAGO
State: IL
Tank Type: UNDERGROUND STORAGE TANK
Owner: See Environmental Permit Dataset
Tank ID: 1
Tank Material: Not reported
Tank Construction: Not reported
Substance: HEATING OIL
Tank Capacity: 1000
Install Date: Not reported
Removal Date: Not reported
Last Used Date: Not reported
Comments: 500-40 W 47TH ST, REMOVED 01/13/00, Historic data from former Dept. of Environment [Associated Permit Numbers: 105354;]
Data Source: DEPT. OF PUBLIC HEALTH

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VACANT LOT (THIRD PARTY REMOVAL) (Continued)

S121840487

Latitude: 41.809536014
Longitude: -87.613796347

B17
ENE
< 1/8
0.040 mi.
210 ft.

500 E 47TH ST
CHICAGO, IL

Site 6 of 7 in cluster B

CHICAGO ENV **S116616450**
N/A

Relative:
Higher

CHICAGO ENV:

Actual:
600 ft.

Name: Not reported
Address: 500 E 47TH ST
City,State,Zip: CHICAGO, IL
Map Location: POINT (-87.61379634697208 41.80953601358446)
Complaints: Not reported
Neshaps and Demolition Notices: Not reported
Enforcement: Not reported
Inspections: Not reported
Permits: Not reported
Tanks: Y
Holds and Lust Nfr: Not reported
Latitude: 41.80953601358446
Longitude: -87.61379634697208

B18
ENE
< 1/8
0.046 mi.
242 ft.

GRACE LAUNDROMAT
4649 S VINCENNES AVE
CHICAGO, IL

Site 7 of 7 in cluster B

EDR Hist Cleaner **1009186822**
N/A

Relative:
Higher

EDR Hist Cleaner

Actual:
600 ft.

Year:	Name:	Type:
1928	PRATT PHILLIPS	LAUNDRIES HAND
2003	GRACE LAUNDROMAT	LAUNDRIES SELF SERVICE

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/29/2020	Source: EPA
Date Data Arrived at EDR: 08/03/2020	Telephone: N/A
Date Made Active in Reports: 08/25/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/29/2020	Source: EPA
Date Data Arrived at EDR: 08/03/2020	Telephone: N/A
Date Made Active in Reports: 08/25/2020	Last EDR Contact: 10/02/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/29/2020	Source: EPA
Date Data Arrived at EDR: 08/03/2020	Telephone: 800-424-9346
Date Made Active in Reports: 08/25/2020	Last EDR Contact: 10/06/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/15/2020	Source: EPA
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 87	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: 312-886-6186
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: 312-886-6186
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: 312-886-6186
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/22/2020	Telephone: 312-886-6186
Date Made Active in Reports: 09/18/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/15/2020	Source: Department of the Navy
Date Data Arrived at EDR: 05/19/2020	Telephone: 843-820-7326
Date Made Active in Reports: 06/18/2020	Last EDR Contact: 08/04/2020
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/23/2020
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/20/2020	Telephone: 703-603-0695
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 08/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 12/07/2020
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/20/2020	Telephone: 703-603-0695
Date Made Active in Reports: 05/15/2020	Last EDR Contact: 08/24/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 12/07/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SSU: State Sites Unit Listing

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Date of Government Version: 10/23/2020
Date Data Arrived at EDR: 10/26/2020
Date Made Active in Reports: 10/26/2020
Number of Days to Update: 0

Source: Illinois Environmental Protection Agency
Telephone: 217-524-4826
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

LF WMRC: Waste Management & Research Center Landfill Database

The Waste Management & Research Center Landfill Database includes records from the Department of Public Health, Department of Mines & Minerals, Illinois Environmental Protection Agency, State Geological Survey, Northeastern Illinois Planning Commission and Pollution Control Board.

Date of Government Version: 12/31/2001
Date Data Arrived at EDR: 10/06/2006
Date Made Active in Reports: 11/06/2006
Number of Days to Update: 31

Source: Department of Natural Resources
Telephone: 217-333-8940
Last EDR Contact: 09/18/2009
Next Scheduled EDR Contact: 12/28/2009
Data Release Frequency: No Update Planned

SWF/LF: Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 45

Source: Illinois Environmental Protection Agency
Telephone: 217-785-8604
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

CCDD: Clean Construction or Demolition Debris

Construction and demolition (C and D) debris is nonhazardous, uncontaminated material resulting from construction, remodeling, repair, or demolition of utilities, structures, and roads.

Date of Government Version: 04/11/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/30/2018
Number of Days to Update: 29

Source: Illinois EPA
Telephone: 217-524-3300
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF SPECIAL WASTE: Special Waste Site List

These landfills, as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois EPA Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste, Non-Regional Pollution Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollution Control Facility by RPCF, or Non-Regional Pollution Control Facility by Non-RPCF.

Date of Government Version: 01/01/1990
Date Data Arrived at EDR: 06/17/2009
Date Made Active in Reports: 07/15/2009
Number of Days to Update: 28

Source: Illinois EPA
Telephone: 217-782-9288
Last EDR Contact: 06/10/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IL NIPC: Solid Waste Landfill Inventory

Solid Waste Landfill Inventory. NIPC is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.

Date of Government Version: 08/01/1988
Date Data Arrived at EDR: 08/01/1994
Date Made Active in Reports: 08/12/1994
Number of Days to Update: 11

Source: Northeastern Illinois Planning Commission
Telephone: 312-454-0400
Last EDR Contact: 05/23/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 77

Source: Illinois Environmental Protection Agency
Telephone: 217-524-3300
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Semi-Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

LUST TRUST: Underground Storage Tank Fund Payment Priority List

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner.

Date of Government Version: 06/06/2016	Source: Illinois EPA
Date Data Arrived at EDR: 07/27/2016	Telephone: 217-782-6762
Date Made Active in Reports: 10/18/2016	Last EDR Contact: 10/14/2020
Number of Days to Update: 83	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 02/01/2020	Source: FEMA
Date Data Arrived at EDR: 03/19/2020	Telephone: 202-646-5797
Date Made Active in Reports: 06/09/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

UST: Underground Storage Tank Facility List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/20/2020	Source: Illinois State Fire Marshal
Date Data Arrived at EDR: 07/21/2020	Telephone: 217-785-0969
Date Made Active in Reports: 10/09/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Quarterly

AST: Above Ground Storage Tanks

Listing of all aboveground tanks inspected by Office of State Fire Marshal.

Date of Government Version: 04/01/2020	Source: State Fire Marshal
Date Data Arrived at EDR: 05/14/2020	Telephone: 217-785-1011
Date Made Active in Reports: 07/29/2020	Last EDR Contact: 08/11/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/30/2020
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-9424
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020	Source: EPA Region 9
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3368
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-6136
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6137
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 10/23/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Sites with Engineering Controls

Sites using of engineered barriers (e.g., asphalt or concrete paving).

Date of Government Version: 06/29/2020	Source: Illinois Environmental Protection Agency
Date Data Arrived at EDR: 06/29/2020	Telephone: 217-782-6761
Date Made Active in Reports: 09/14/2020	Last EDR Contact: 09/29/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Inst Control: Institutional Controls

Legal or administrative restrictions on land use and/or other activities (e.g., groundwater use restrictions) which effectively limit exposure to contamination may be employed as alternatives to removal or treatment of contamination.

Date of Government Version: 06/29/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/14/2020
Number of Days to Update: 77

Source: Illinois Environmental Protection Agency
Telephone: 217-782-6761
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

SRP: Site Remediation Program Database

The database identifies the status of all voluntary remediation projects administered through the pre-notice site cleanup program (1989 to 1995) and the site remediation program (1996 to the present).

Date of Government Version: 06/29/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/14/2020
Number of Days to Update: 77

Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407
Last EDR Contact: 09/29/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Municipal Brownfields Redevelopment Grant Program Project Descriptions

The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants worth a maximum of \$240,000 each to municipalities to assist in site investigation activities, development of cleanup objectives, and performance of cleanup activities. Brownfields are abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment.

Date of Government Version: 02/11/2010
Date Data Arrived at EDR: 07/31/2014
Date Made Active in Reports: 09/08/2014
Number of Days to Update: 39

Source: Illinois Environmental Protection Agency
Telephone: 217-785-3486
Last EDR Contact: 10/23/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

BROWNFIELDS: Redevelopment Assessment Database

The Office of Site Evaluations Redevelopment Assessment database identifies the status of all properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a municipal Brownfield Redevelopment Assessment.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/20/2020
Date Data Arrived at EDR: 07/21/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 77

Source: Illinois Environmental Protection Agency
Telephone: 217-524-1658
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

CDL: Meth Drug Lab Site Listing

A listing of clandestine/meth drug lab locations.

Date of Government Version: 06/20/2019
Date Data Arrived at EDR: 10/08/2019
Date Made Active in Reports: 12/05/2019
Number of Days to Update: 58

Source: Department of Public Health
Telephone: 217-782-5750
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

CHICAGO TANKS: CDPH Storage Tanks Listing

This dataset contains Aboveground Storage Tank (AST) and Underground Storage Tank (UST) information from the Department of Public Health's (CDPH) Tank Asset Database. The Tank Asset Database contains tank information from CDPH AST and UST permit applications as well as UST records imported from the historic Department of Environment (DOE) database. This dataset also includes AST records from the historic DOE and pre-1992 UST records from the Building Department.

Date of Government Version: 06/10/2020
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: Department of Public Health
Telephone: 312-747-2374
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Quarterly

Local Land Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/03/2020	Telephone: 202-564-6023
Date Made Active in Reports: 08/25/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 22	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/22/2020	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 06/23/2020	Telephone: 202-366-4555
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 09/22/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 01/04/2021
	Data Release Frequency: Quarterly

IEMA SPILLS: Illinois Emergency Management Agency Spills

A listing of hazardous materials incidents reported to the Illinois Emergency Management Agency.

Date of Government Version: 07/27/2020	Source: Illinois Emergency Management Agency
Date Data Arrived at EDR: 07/27/2020	Telephone: 217-524-0770
Date Made Active in Reports: 10/09/2020	Last EDR Contact: 10/27/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Quarterly

SPILLS: State spills

A listing of incidents reported to the Office of Emergency Response.

Date of Government Version: 06/19/2020	Source: Illinois EPA
Date Data Arrived at EDR: 07/27/2020	Telephone: 217-782-3637
Date Made Active in Reports: 10/09/2020	Last EDR Contact: 10/01/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 07/18/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 03/15/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 71	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 07/31/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/16/2020
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/06/2020
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/16/2020
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 09/18/2020
Number of Days to Update: 85	Next Scheduled EDR Contact: 12/28/2020
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 02/05/2020	Telephone: 202-566-0250
Date Made Active in Reports: 04/24/2020	Last EDR Contact: 08/14/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 11/30/2020
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/20/2020	Source: EPA
Date Data Arrived at EDR: 07/21/2020	Telephone: 202-564-4203
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/19/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 02/01/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 10/01/2020
Number of Days to Update: 79	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/10/2020	Telephone: 301-415-7169
Date Made Active in Reports: 10/08/2020	Last EDR Contact: 10/13/2020
Number of Days to Update: 59	Next Scheduled EDR Contact: 01/31/2021
	Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018	Source: Department of Energy
Date Data Arrived at EDR: 12/04/2019	Telephone: 202-586-8719
Date Made Active in Reports: 01/15/2020	Last EDR Contact: 09/04/2020
Number of Days to Update: 42	Next Scheduled EDR Contact: 12/14/2020
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 08/31/2020
Number of Days to Update: 251	Next Scheduled EDR Contact: 12/14/2020
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 08/06/2020
Number of Days to Update: 96	Next Scheduled EDR Contact: 11/16/2020
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 09/24/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 01/11/2021
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 10/27/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 02/08/2021
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/01/2020
Date Data Arrived at EDR: 05/21/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/28/2020
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/07/2020
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/22/2020	Source: Department of Interior
Date Data Arrived at EDR: 06/22/2020	Telephone: 202-208-2609
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 09/16/2020
Number of Days to Update: 80	Next Scheduled EDR Contact: 12/21/2020
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2020	Source: EPA
Date Data Arrived at EDR: 03/03/2020	Telephone: (312) 353-2000
Date Made Active in Reports: 05/28/2020	Last EDR Contact: 09/15/2020
Number of Days to Update: 86	Next Scheduled EDR Contact: 12/14/2020
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 10/08/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 01/25/2021
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/27/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/02/2020	Telephone: 202-564-2280
Date Made Active in Reports: 09/28/2020	Last EDR Contact: 10/06/2020
Number of Days to Update: 88	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

AIRS: Air Inventory Listing

A listing of air permits and emissions information.

Date of Government Version: 06/25/2020
Date Data Arrived at EDR: 06/25/2020
Date Made Active in Reports: 09/11/2020
Number of Days to Update: 78

Source: Illinois EPA
Telephone: 217-557-0314
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

ASBESTOS: ASBESTOS

A listing of asbestos abatement & demolition project site locations in the state.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 06/25/2020
Date Made Active in Reports: 09/11/2020
Number of Days to Update: 78

Source: Illinois EPA
Telephone: 217-558-5101
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

BOL: Bureau of Land Inventory Database

Bureau of Land inventory for facility information. Data results are cross-linked with all on-line database system applications from IEPA - Bureau of Land as well as USEPA FRS database.

Date of Government Version: 02/26/2020
Date Data Arrived at EDR: 02/28/2020
Date Made Active in Reports: 05/05/2020
Number of Days to Update: 67

Source: Illinois Environmental Protection Agency
Telephone: 217-785-9407
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

CHICAGO ENV: Environmental Records Dataset

This dataset serves as a lookup table to determine if environmental records exist in a Chicago Department of Public Health (CDPH) environmental dataset for a given address. COMPLAINTS: A "Y" indicates that one or more records exist in the CDPH Environmental Complaints dataset. NESHAPS and DEMOLITION NOTICES: A "Y" indicates that one or more records exist in the CDPH Asbestos and Demolition Notification dataset. ENFORCEMENT: A "Y" indicates that one or more records exist in the CDPH Environmental Enforcement dataset. INSPECTIONS: A "Y" indicates that one or more records exist in the CDPH Environmental Inspections dataset. PERMITS: A "Y" indicates that one or more records exist in the CDPH Environmental Permits dataset. TANKS: A "Y" indicates that one or more records exist in the CDPH Storage Tanks dataset.

Date of Government Version: 06/10/2020
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: Chicago Department of Public Health
Telephone: 312-745-3136
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH: Coal Ash Site Listing

A listing of coal ash site locations.

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 03/09/2012
Date Made Active in Reports: 04/10/2012
Number of Days to Update: 32

Source: Illinois EPA
Telephone: 217-782-1654
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Annually

DRYCLEANERS: Illinois Licensed Drycleaners

Any retail drycleaning facility in Illinois must apply for a license through the Illinois Drycleaner Environmental Response Trust Fund. Drycleaner Environmental Response Trust Fund of Illinois.

Date of Government Version: 05/17/2020
Date Data Arrived at EDR: 05/18/2020
Date Made Active in Reports: 07/16/2020
Number of Days to Update: 59

Source: Drycleaner Environmental Response Trust Fund of Illinois
Telephone: 800-765-4041
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

Financial Assurance: Financial Assurance Information Listing

Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 04/17/2020
Date Data Arrived at EDR: 06/05/2020
Date Made Active in Reports: 08/24/2020
Number of Days to Update: 80

Source: Illinois Environmental Protection Agency
Telephone: 217-782-9887
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: No Update Planned

HWAR: Hazard Waste Annual Report

Each year, Illinois hazardous-waste generators tell the Illinois EPA the amounts and kinds of hazardous waste they produced during the previous year. Generators indicate by code the types of wastes produced and the steps they took to manage these wastes. If some or all of these wastes were sent to commercial treatment, storage, and disposal facilities (TSDFs), that information and the identity of each receiving facility also are submitted. Illinois TSDFs likewise report the types and quantities of wastes received from in-state and out-of-state generators; they also report the procedures they used to manage these wastes.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/30/2020
Date Made Active in Reports: 07/17/2020
Number of Days to Update: 78

Source: Illinois EPA
Telephone: 217-524-3300
Last EDR Contact: 10/01/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

IMPDMENT: Surface Impoundment Inventory

Statewide inventory of industrial, municipal, mining, oil & gas, and large agricultural impoundment. This study was conducted by the Illinois EPA to assess potential for contamination of shallow aquifers. This was a one-time study. Although many of the impoundments may no longer be present, the sites may be contaminated.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 03/08/2002
Date Made Active in Reports: 06/03/2002
Number of Days to Update: 87

Source: Illinois Waste Management & Research Center
Telephone: 217-333-8940
Last EDR Contact: 02/20/2002
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: A Listing of Active Permits

A listing of facilities currently active in the state. The types of permits are public, private, federal and state.

Date of Government Version: 04/16/2014
Date Data Arrived at EDR: 04/18/2014
Date Made Active in Reports: 05/20/2014
Number of Days to Update: 32

Source: Illinois EPA
Telephone: 217-782-0610
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PIMW: Potentially Infectious Medical Waste

Potentially Infectious Medical Waste (PIMW) is waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals.

Date of Government Version: 06/15/2020	Source: Illinois EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 217-524-3289
Date Made Active in Reports: 09/01/2020	Last EDR Contact: 09/14/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 12/28/2020
	Data Release Frequency: Varies

TIER 2: Tier 2 Information Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2019	Source: Illinois Emergency Management Agency
Date Data Arrived at EDR: 05/13/2020	Telephone: 217-785-9860
Date Made Active in Reports: 07/29/2020	Last EDR Contact: 08/04/2020
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/23/2020
	Data Release Frequency: Annually

UIC: Underground Injection Wells

Injection wells are used for disposal of fluids by "injection" into the subsurface. The construction of injection wells range from very technical designs with twenty-four hour monitoring to simply a hole dug in the ground to control runoff. As a result of this diversity, the UIC Program divides injection wells into five different classes.

Date of Government Version: 06/25/2018	Source: Illinois EPA
Date Data Arrived at EDR: 09/04/2018	Telephone: 217-782-9878
Date Made Active in Reports: 09/11/2018	Last EDR Contact: 08/07/2020
Number of Days to Update: 7	Next Scheduled EDR Contact: 11/30/2020
	Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 10/02/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 10/02/2020
Number of Days to Update: 120	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 10/02/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Illinois.

Date of Government Version: N/A	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: N/A	Source: Illinois Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/10/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 193	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Illinois Environmental Protection Agency in Illinois.

Date of Government Version: N/A	Source: Illinois Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/12/2020	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 05/12/2020	Telephone: 860-424-3375
Date Made Active in Reports: 07/27/2020	Last EDR Contact: 10/20/2020
Number of Days to Update: 76	Next Scheduled EDR Contact: 11/23/2020
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 10/09/2020
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/18/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/02/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Homes & Centers Listing

Source: Department of Children & Family Services

Telephone: 312-814-4150

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Illinois State Geological Survey

Telephone: 217-333-4747

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

449-451 E 47TH ST
449-451 E 47TH ST
CHICAGO, IL 60615

TARGET PROPERTY COORDINATES

Latitude (North):	41.809194 - 41° 48' 33.10"
Longitude (West):	87.614652 - 87° 36' 52.75"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	448942.7
UTM Y (Meters):	4628561.0
Elevation:	600 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5681450 JACKSON PARK, IL
Version Date:	2012
West Map:	5681448 ENGLEWOOD, IL
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

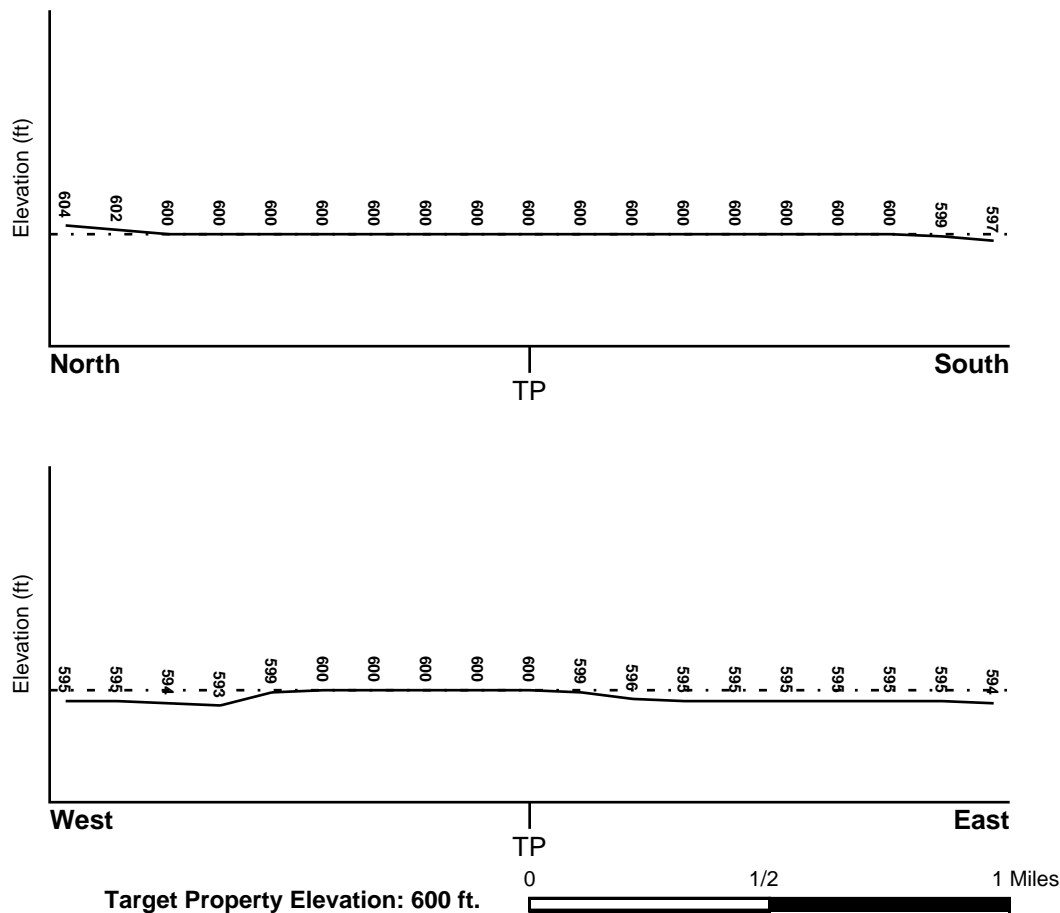
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
17031C0540J	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
17031C0528J	FEMA FIRM Flood data
1700740075B	FEMA Q3 Flood data
1700740090B	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
JACKSON PARK	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	1 - 2 Miles NW
Site Name:	Standard Scrap Metal Co (Standard Me
Site EPA ID Number:	ILD045698263
Groundwater Flow Direction:	NOT AVAILABLE.
Inferred Depth to Water:	not available.
Hydraulic Connection:	Information is not available about the hydraulic connection between the near-surface clays, sands, and gravels that are present to a depth of 68 feet, and the underlying Silurian dolomite bedrock aquifer.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/4 - 1/2 Mile ENE	NE
1G	1/4 - 1/2 Mile ENE	NE

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Paleozoic
System:	Silurian
Series:	Middle Silurian (Niagoaran)
Code:	S2 (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBANLAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Bedrock Max: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	60 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: silt loam
fine sandy loam
loam
fine sand

Surficial Soil Types: silt loam
fine sandy loam
loam
fine sand

Shallow Soil Types: sandy loam

Deeper Soil Types: silt loam
sand
loamy sand
loam

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	0.047
Federal FRDS PWS	Nearest PWS within 0.047 miles
State Database	0.047

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u> </u>	<u> </u>	<u> </u>
No Wells Found		






FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u> </u>	<u> </u>	<u> </u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u> </u>	<u> </u>	<u> </u>
No Wells Found		

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Closest Hydrogeological Data
-  Oil, gas or related wells

CLIENT: City of Chicago 2FM
CONTACT: Paul Waite
INQUIRY #: 6245925.2s
DATE: October 29, 2020 9:35 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1 ENE 1/4 - 1/2 Mile Lower	Site ID: S100530781 Groundwater Flow: NE Deep Water Depth: 8.2 Average Water Depth: Not Reported Shallow Water Depth: 6.5 Current Deep Depth: 15 Current Average Depth: Not Reported Current Shallow Depth: 6.5 Date: 12/1993	AQUIFLOW 56236
---	---	--------------------------

2 SW 1/4 - 1/2 Mile Higher	Site ID: S100530836 Groundwater Flow: Not Reported Deep Water Depth: Not Reported Average Water Depth: Not Reported Shallow Water Depth: Not Reported Current Deep Depth: 10 Current Average Depth: Not Reported Current Shallow Depth: 8.5 Date: 10/18/1996	AQUIFLOW 62356
---	--	--------------------------

3 SE 1/2 - 1 Mile Lower	Site ID: S102943922 Groundwater Flow: Not Reported Deep Water Depth: Not Reported Average Water Depth: Not Reported Shallow Water Depth: Not Reported Current Deep Depth: Not Reported Current Average Depth: 6.33 Current Shallow Depth: Not Reported Date: 06/28/1999	AQUIFLOW 62677
--	---	--------------------------

1G ENE 1/4 - 1/2 Mile Lower	Site ID: S100530781 Groundwater Flow: NE Deep Water Depth: 8.2 Average Water Depth: Not Reported Shallow Water Depth: 6.5 Current Deep Depth: 15 Current Average Depth: Not Reported Current Shallow Depth: 6.5 Date: 12/1993	AQUIFLOW 56236
--	---	--------------------------

2G SW 1/4 - 1/2 Mile Lower	Site ID: S100530836 Groundwater Flow: Not Reported Deep Water Depth: Not Reported Average Water Depth: Not Reported Shallow Water Depth: Not Reported Current Deep Depth: 10 Current Average Depth: Not Reported Current Shallow Depth: 8.5 Date: 10/18/1996	AQUIFLOW 62356
---	--	--------------------------

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

3G
SE
1/2 - 1 Mile
Lower

Site ID: S102943922
Groundwater Flow: Not Reported
Deep Water Depth: Not Reported
Average Water Depth: Not Reported
Shallow Water Depth: Not Reported
Current Deep Depth: Not Reported
Current Average Depth: 6.33
Current Shallow Depth: Not Reported
Date: 06/28/1999

AQUIFLOW 62677

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

RADON

AREA RADON INFORMATION

State Database: IL Radon

Radon Test Results

Zipcode	Result
60615	1.2
60615	0.8
60615	0.6
60615	0.4

Federal EPA Radon Zone for COOK County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for COOK COUNTY, IL

Number of sites tested: 82

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.273 pCi/L	96%	4%	0%
Living Area - 2nd Floor	0.900 pCi/L	100%	0%	0%
Basement	1.740 pCi/L	93%	7%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Illinois State Geological Survey

Telephone: 217-333-4747

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Oil and Gas Wells Listing

Source: Illinois State Geological Survey

Telephone: 217-333-5109

Oil and gas wells location points from the Illinois State Geological Survey database.

Water Well Records

Source: Illinois Geological Survey

Telephone: 217-333-4747

Illinois Private Well Database and PICS (Public, Industrial, Commercial Survey)

Source: Illinois State Water Survey

Telephone: 217-333-9043

Water Well Location Information

Source: Illinois Environmental Protection Agency

Telephone: 217-782-0810

RADON

State Database: IL Radon

Source: Department of Nuclear Safety

Telephone: 217-785-9958

County Radon Results

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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449-451 E 47th St

449-451 E 47th St

Chicago, IL 60615

Inquiry Number: 6245925.5

October 29, 2020

The EDR-City Directory Abstract

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City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1923 through 2017. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 200 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
2017	Cole Information Services	-	-	X	-
2014	Cole Information Services	-	-	X	-
2009	Cole Information Services	-	-	X	-
2004	Cole Information Services	-	-	X	-
1999	Haines & Company	-	X	X	-
	Haines & Company	X	X	X	-
1994	Cole Information Services	-	-	X	-
1993	Illinois Bell	-	-	X	-
1986	Illinois Bell Telephone	-	-	X	-
1981	Reuben H. Donnelley Telephone	-	-	X	-
1976	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-

EXECUTIVE SUMMARY

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>	<u>Text Abstract</u>	<u>Source Image</u>
1971	The Reuben H. Donnelley Corporation Telephone	-	X	X	-
	The Reuben H. Donnelley Corporation Telephone	X	X	X	-
1966	The Reuben H. Donnelley Telephone Directory Company	-	X	X	-
	The Reuben H. Donnelley Telephone Directory Company	X	X	X	-
1961	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-
1957	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-
1951	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-
1949	Illinois Bell Telephone	-	-	X	-
1947	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-
1941	The Reuben H. Donelley Corporation	-	X	X	-
	The Reuben H. Donelley Corporation	X	X	X	-
1932	Illinois Bell Telephone	-	-	X	-
1931	Illinois Bell Telephone	-	X	X	-
	Illinois Bell Telephone	X	X	X	-
1928	R. L. Polk & Co.	-	X	X	-
	R. L. Polk & Co.	X	X	X	-
1923	R. L. Polk & Co.	-	-	X	-
	R. L. Polk & Co.	X	-	X	-

EXECUTIVE SUMMARY

SELECTED ADDRESSES

The following addresses were selected by the client, for EDR to research. An "X" indicates where information was identified.

<u>Address</u>	<u>Type</u>	<u>Findings</u>
441 E 47	Client Entered	X
441 47TH ST E	Client Entered	X
441 E 47TH	Client Entered	X
443 E 47	Client Entered	X
443 E 47TH ST	Client Entered	X
443 47TH ST E	Client Entered	X
443 E 47TH	Client Entered	X
445 E 47	Client Entered	X
445 E 47TH ST	Client Entered	X
445 47TH ST E	Client Entered	X
445 E 47TH	Client Entered	X
447 E 47	Client Entered	X
447 E 47TH ST	Client Entered	X
447 47TH ST E	Client Entered	X
449 E 47	Client Entered	X
449 E 47TH ST	Client Entered	X
449 47TH ST E	Client Entered	X
449 E 47TH	Client Entered	X
451 E 47	Client Entered	X
451 E 47TH ST	Client Entered	X
451 47TH ST E	Client Entered	X
451 E 47TH	Client Entered	X

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

449-451 E 47th St
Chicago, IL 60615

FINDINGS DETAIL

Target Property research detail.

47TH ST E

449 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Kalleck Lillian Mrs ladies furngs	R. L. Polk & Co.

451 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Cord Minnie mlnr	R. L. Polk & Co.
	Olds Wm Anne	R. L. Polk & Co.
	Petrowsky John Monica	R. L. Polk & Co.

E 47

449 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1947	LEVIN MAURICE OFC	Illinois Bell Telephone

451 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	ART S MKT	Illinois Bell Telephone
1971	ARNOLD SAMMIE	The Reuben H. Donnelley Corporation Telephone
	HARRIS MELVIN	The Reuben H. Donnelley Corporation Telephone
	LOT LESS DISCOUNT CENTER INC	The Reuben H. Donnelley Corporation Telephone
1966	AMER CREDIT CLOTHG CO INC	The Reuben H. Donnelley Telephone Directory Company
1961	AMER CREDIT CLOTHG CO INC	Illinois Bell Telephone
1957	MAE S BEAUTY SHOP	Illinois Bell Telephone
	TURNER FABRICS DRY GDS	Illinois Bell Telephone
1951	MAE S BEAUTY SHOP	Illinois Bell Telephone
	TURNER FABRICS DRY GDS	Illinois Bell Telephone
1947	MAES STYLE SHOP DRESSES	Illinois Bell Telephone

FINDINGS

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1947	WEITZMAN FRANK G OFC	Illinois Bell Telephone

E 47TH

449 E 47TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1941	Sids Loan Co Pawn brokers	The Reuben H. Donelley Corporation

451 E 47TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1941	Gibbs Thos	The Reuben H. Donelley Corporation
	Maes Style Shop dresses	The Reuben H. Donelley Corporation
	Weitzman Frank G ofc	The Reuben H. Donelley Corporation

E 47TH ST

449 E 47TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1931	KALLECK Sol r	Illinois Bell Telephone

451 E 47TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	7TH E 60653 CONT	Haines & Company
	TE HAINES	Haines & Company
	XXXX	Haines & Company
1931	Petrowsky Jno r	Illinois Bell Telephone
	SHIRLEYS Milinry Shoppe	Illinois Bell Telephone
	THORNTON Nannie r	Illinois Bell Telephone
1923	FRIEDMAN Jos B United States Furniture Store	R. L. Polk & Co.

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

47TH ST E

441 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Racheed Mahomed ladies furngs	R. L. Polk & Co.

443 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Hill Lavon jwlr	R. L. Polk & Co.
	Jones Russell D photog	R. L. Polk & Co.

445 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Averett Lee tailor	R. L. Polk & Co.
	Macey Adolph drugs	R. L. Polk & Co.

447 47TH ST E

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1928	Shinner E G & Co meats	R. L. Polk & Co.

E 47

441 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1957	BILL THE HATTER	Illinois Bell Telephone
1947	GEORGE S CREDIT CLOTHES	Illinois Bell Telephone

443 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	FREDRICS SALON SHOES	Illinois Bell Telephone
1971	FREDRICS SALON SHOES	The Reuben H. Donnelley Corporation Telephone
1961	FREDRICS SALON SHOES	Illinois Bell Telephone
	FREDRICS SALON SHOES	Illinois Bell Telephone
1947	NILES SHOES	Illinois Bell Telephone

FINDINGS

445 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	ROBBINS CLOTHG	The Reuben H. Donnelley Telephone Directory Company
1961	ROBBINS CLOTHG	Illinois Bell Telephone
1957	REGAL CLOTHIERS WMN S APPARL	Illinois Bell Telephone
1951	REGAL CLOTHIERS WMN S APPARL	Illinois Bell Telephone
1947	BECKERMAN HARRY FURS	Illinois Bell Telephone
	REGAL FURRIERS	Illinois Bell Telephone

447 E 47

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1976	FELD S FROCKS WMNS APPARL GENL OFC	Illinois Bell Telephone
	FELD S FROCKS WMNS APPARL GENL OFC	Illinois Bell Telephone
1971	FELDS FROCKS WMNS APPARL GENL OFC	The Reuben H. Donnelley Corporation Telephone
	FELDS FROCKS WMNS APPARL GENL OFC	The Reuben H. Donnelley Corporation Telephone
1966	FELDPAUSCH CLARENCE E JR	The Reuben H. Donnelley Telephone Directory Company
	FELDPAUSCH CLARENCE E JR	The Reuben H. Donnelley Telephone Directory Company
1961	FELD S FROCKS WMNS APPARL GENL OFC	Illinois Bell Telephone
	FELD S FROCKS WMNS APPARL GENL OFC	Illinois Bell Telephone
1957	FELD S FROCKS WMNS APPARL GENL OFC	Illinois Bell Telephone
1951	YOUNGS STYLE SHOP WMNS APPARL	Illinois Bell Telephone
1947	YOUNG S STYLE SHOP WMNS APPARL	Illinois Bell Telephone

E 47TH

441 E 47TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1941	ofc	The Reuben H. Donelley Corporation

443 E 47TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1966	FREDRICS SALON SHOES	The Reuben H. Donnelley Telephone Directory Company
1941	Jackson Millnry Shop	The Reuben H. Donelley Corporation

FINDINGS

445 E 47TH

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1941	Newmans Groc Store	The Reuben H. Donelley Corporation

E 47TH ST

443 E 47TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company
1931	JACKSON Millnry Shop	Illinois Bell Telephone
	FABISH Gwendolyn millnry	Illinois Bell Telephone

445 E 47TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company
1931	DAISY Shoppe Inc dresses	Illinois Bell Telephone

447 E 47TH ST

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1999	XXXX	Haines & Company
1931	SIDEN Jake jwlr	Illinois Bell Telephone

FINDINGS

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

<u>Address Researched</u>	<u>Address Not Identified in Research Source</u>
441 47TH ST E	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1931, 1923
441 E 47	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1951, 1949, 1941, 1932, 1931, 1928, 1923
441 E 47TH	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1932, 1931, 1928, 1923
443 47TH ST E	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1931, 1923
443 E 47	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1966, 1957, 1951, 1949, 1941, 1932, 1931, 1928, 1923
443 E 47TH	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1961, 1957, 1951, 1949, 1947, 1932, 1931, 1928, 1923
443 E 47TH ST	2017, 2014, 2009, 2004, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1928, 1923
445 47TH ST E	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1931, 1923
445 E 47	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1949, 1941, 1932, 1931, 1928, 1923
445 E 47TH	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1932, 1931, 1928, 1923
445 E 47TH ST	2017, 2014, 2009, 2004, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1928, 1923
447 47TH ST E	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1931, 1923
447 E 47	2017, 2014, 2009, 2004, 1999, 1994, 1993, 1986, 1981, 1949, 1941, 1932, 1931, 1928, 1923
447 E 47TH ST	2017, 2014, 2009, 2004, 1994, 1993, 1986, 1981, 1976, 1971, 1966, 1961, 1957, 1951, 1949, 1947, 1941, 1932, 1928, 1923

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched

449-451 E 47th St

Address Not Identified in Research Source

2017, 2014, 2009, 2004, 1994, 1993, 1986, 1981, 1949, 1932