

DEPARTMENT OF ASSETS, INFORMATION & SERVICES

SUMMARY OF RECORDS REVIEW

Site Addresses and PINs:	11331-11341 S Michigan Avenue PINs: 25-22-112-008-0000; 25-22-112-009-0000; 25-22-112-010-0000; and 25-22-112-011-0000
From:	Heidi Keller Environmental Engineer III
Reviewed By:	Jaime Blakesley Environmental Engineer III
Review Date:	January 29, 2021

The Department of Assets Information and Services (AIS) conducted a limited environmental screen (screen) for the above referenced site (the Site). PIN 25-22-112-008-0000 is privately-owned while the remaining PINs are City-owned. The purpose of the screen is to determine if AIS had any files or known environmental concerns for the Site and to evaluate, if possible, the potential for an environmental concern for City-owned parcels. The screen is conducted by searching AIS records and the Chicago Department of Public Health (CDPH) database. 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.

This screen identified records for a portion of the Site (11331 S Michigan) indicating it was historically occupied by a "gospel church." Chicago Department of Public Health (CDPH) records from 2012 detail the demolition of a building at 11343 S Michigan, which, based on the zoning map, is part of the Site. CDPH records for the surrounding properties detailed building demolition and a solid waste inspection (11325 S Michigan) with no further details. Based on these findings AIS recommends the following language be included in a Request for Proposals (RFP):

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 may be need based on the recognized environmental conditions (RECs) identified after 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 complete a Hazardous Building Material Survey to conducting any work in the on-site building. While conducting the work of the Project, the Developer must utilize the results and use reasonable precautions to prevent the release of Hazardous Materials, such as lead-based paint and other contaminants. The Developer and its subcontractors must conduct such work in accordance with local, state, and federal regulations.

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.

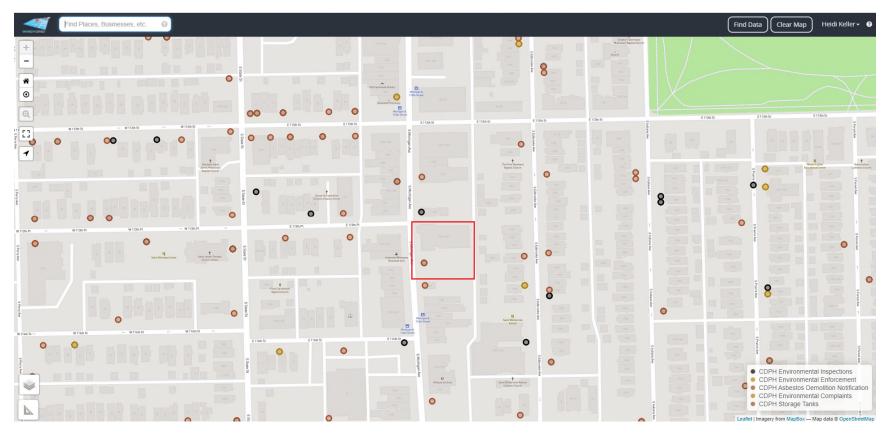
The City shall have the right to review in advance and approve all SRP documents for any lots prior to submittal to IEPA and any changes thereto. In addition, for developments that will include residential use, an environmental performance deposit may be required.

Please let me know if you have any questions on the above information. I can be reached at 312-744-2468.

Attachments:

- 1. Sanborn Fire Insurance Map
- 2. 2021 CDPH Database Results





11331 S Michigan – Windy Grid Results

 notification_type
 address
 street_number
 street_numbre
 street_typinotification_from
 stat_date
 end_date
 comment
 date_source
 modified_date
 laitude
 longitude
 location

 NOI DEMO/RENOVATION
 11343 S MICHIGAN AVE
 11343 S
 11347 S
 MICHIGAN
 AVE
 CITY OF CHICAGO
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 4015-21100:00:00.000
 HISTORIC DEPT. OF ENVIRONMENT
 2012-01-01100:00:00.000
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 inspection_number
 modified_date
 site_name
 rap_address
 street_number_to
 direction_type
 inspection_inspection_inspector inspection_inspector
 narrative
 data_source
 latitude
 longitude
 location

 DOEINS9765
 2012-01-0100:00:00.000
 DEMO SITE
 11343 S
 11347 S
 MICHIGAN
 AVE
 DEMOLITION/ASBESTOS
 85 2001-05-21700:00:00.000
 DEMO IN PROGRESS. BLGG. 20% DOWN.
 HISTORIC DEPT. OF ENVIRONMENT
 41.68773
 +87.6208 POINT (-87.62082775289929.91.68773114277822)