



The City of Chicago has performed a limited environmental review of various internal files and other publicly available records for property (the “Property”) listed on Chicago.gov/BlockBuilder. The purpose of the City’s review was to identify potential sources of soil, groundwater, and soil vapor contamination, including historic land uses and other documented conditions (such as evidence of underground storage tanks) on and adjacent to the Property. In performing this review, the Department assumed that all past uses of the Property, except low-density residential (single family homes and multi-unit buildings of 4 units or less) and low-risk commercial uses (for example, retail sales and salons), present a potential environmental concern and could have resulted in the contamination of the Property.

This review did not include a visual inspection of the Property, and it was not intended to replace a Phase I Environmental Site Assessment or soil and groundwater sampling. The City’s review was not comprehensive, and the City does not represent or warrant that the environmental condition of the Property is consistent with this report or suitable for any particular purpose.

General Caution: It is important for buyers of vacant land in the City’s large inventory of property to recognize that soils in urban areas are frequently impacted by historic conditions and uses that are *not documented and will not be disclosed in the City’s review*, such as (a) buried demolition debris containing lead-based paint or asbestos, (b) underground heating oil tanks, (c) off-site migration of chemicals from existing or former gas stations, dry cleaners, metal finishing operations, lumber treatment facilities, and other commercial, industrial and manufacturing land uses, (d) illegal dumping, (e) nearby railroad operations, and (f) airborne deposit of lead and other contaminants from historic use of leaded gasoline and surrounding industries. The City’s review may not have located all existing documentation relating to the environmental condition of the Property or identified all sources or types of contamination affecting the Property.

For parcels where the status is: “Applications open for...”

The City’s review either did not identify potential environmental concerns associated with the Property or identified potential environmental concerns associated with the Property that the City will not require to be assessed before acquisition. As a result, the City will not require the buyer to complete any additional environmental assessment (but see exception below). Please note, however, that this is not a determination that the property is clean. It is only a determination, based on the Department’s limited review, that additional environmental assessment is not required. Because of the limited nature of the City’s environmental review, we recommend that buyers perform their own appropriate due diligence before acquiring any of the properties in the City’s vacant land inventory.

Exception: If the buyer discovers underground storage tanks (“USTs”) during construction, the buyer must remove and close the USTs in accordance with applicable regulations.

For parcels where the status is: “Not for sale at this time due to: Further Environmental Review Needed.”

The City’s review has identified environmental records of concern associated with this property and, as a result, the City has determined that additional assessment of the property is required. The City will likely require Phase I and Phase II Environmental Site Assessments (ESAs) to be completed on the property at the buyer’s expense. Depending on the results of the ESAs, the City may require the buyer to enroll the property in the Illinois Environmental Protection Agency’s Site Remediation Program. If interested in these parcels, developers should be prepared to finance the assessments and remediation.