



# DEPARTMENT OF ASSETS, INFORMATION & SERVICES

## SUMMARY OF RECORDS REVIEW

**Site Addresses and PINs:** PIN 25-22-107-001, -002, -003, -004, -032:  
11201-11219 S Michigan Ave

PIN 25-22-107-032 and 25-22-102-035:  
11152-11232 S Edbrooke Ave

**From:** Jessica Min *JM*

**Reviewed By:** Abby Mazza *amm*

**Review Date:** February 10, 2021

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The Department of Assets Information and Services (AIS) conducted a limited environmental screen (screen) for the 11201 to 11219 S Michigan Ave and 11152 to 11232 S. Edbrooke Ave (the Site). The City owns the two parcels on S. Edbrooke Ave (25-22-107-032 and 25-22-102-035) and the parcels on Michigan Ave are privately owned. The purpose of the screen is to evaluate the potential for an environmental concern for all addresses associated with the Site. 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 reviewed information.

This screen identified past commercial uses at the Site addresses. Chicago Department of Public Health (CDPH) records indicate an underground storage tank (UST) is possibly located on the Site address 11201 S. Michigan Ave and two above ground storage tanks were removed from this address in 1994. CDPH records also identified USTs on properties adjacent to the Site. CDPH records also reported on-site fly dumping at 11200 S Edbrooke Ave; however, this is not an environmental concern because it is described as tires and debris. Sanborn Fire Insurance Maps indicated that printing and plating companies were located west of the Michigan Ave Site addresses and these operations pose a possible environmental concern.

AIS understands that the Department of Planning and Development is considering issuing a Request for Proposals for the redevelopment of the Site. The future use is not known at this time. Based on the screen findings, a Phase I Environmental Site Assessment (ESA) of the Site conducted in conformance with ASTM E- 1527-13 is required and must be performed within 180 days prior to acquisition or disposition. Based on the results of this screen, a Phase II subsurface investigation of the Site will also likely be required for all parcels. If the Phase II identifies contamination above applicable remediation objectives as determined by Title 35 of the Illinois Administrative Code Part 742, the Site, or portions thereof as approved by AIS, must be enrolled in the Illinois Environmental Protection Agency's Site Remediation Program and a comprehensive No Further Remediation Letter obtained prior to occupancy. If assessments are to be performed by others, a reliance letter naming the City of Chicago as an authorized user must be provided by the environmental professional.

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	<ul style="list-style-type: none"> <li>• 2006 Property Screen for 11152 S Edbrooke Ave: CDPH records were included in the property screen; CDPH records are summarized in the last row of this table.</li> <li>• 2009 Demolition Screen for 11200 S Edbrooke Ave: indicated orphan USTs may exist and illegal dumping at the property (described in the last row of this table).</li> <li>• 2010 and 2012 NEPA Environmental Compliance Certification indicating the building on 11200 S Edbrooke Ave /11227 S Michigan Ave was approved for demolition.</li> </ul>	Not applicable.
Sanborn Fire Insurance Maps 1897-1950	<ul style="list-style-type: none"> <li>• 1897: Vacant land.</li> <li>• 1911: Developed land between Michigan Ave and Curtis Ave just north and south of E 112th St. Commercial stores including an undertaker and steam laundry, south of 112th St and residential to the north of 112th St.</li> <li>• 1939 -1950– Curtis Ave was renamed to Edbrooke Ave. Department stores with sub basements and a parking garage south of 112<sup>th</sup> St and parking located north of 112th St</li> </ul>	<ul style="list-style-type: none"> <li>• North (north of 112th St): 1897 vacant land; 1939-1950 residential and commercial stores</li> <li>• South (south on both Michigan Ave and Edbrooke Ave): 1939-1950 residential and commercial stores</li> <li>• East (east side of Edbrooke Ave): 1939 -1950 residential</li> <li>• West (west side of Michigan Ave): 1897 residential and commercial stores; 1911 commercial stores and offices; 1939 commercial stores and plating works 1950 commercial stores and printing location</li> </ul>
CDPH Records	<ul style="list-style-type: none"> <li>• 11201 S Michigan Ave: two ASTs were found and removed in 1994; however, the UST that was being investigated was not located.</li> <li>• 11200 S Edbrooke Ave: 1999 fly dumping of tires and debris.</li> <li>• 11201 S Michigan Ave demolition completed in 2019</li> </ul>	<ul style="list-style-type: none"> <li>• 11151 S Michigan Ave: 1000-gallon fuel oil tank; 11155 S Michigan Ave: 1000-gallon fuel oil tank;</li> <li>• 11200 S Michigan Ave: 1000-gallon fuel oil tank;</li> <li>• 11218 S Michigan Ave: 1,000-15,000 fuel oil tank;</li> <li>• 11211 S Edbrooke Ave: Auto repairs on site and oil dumping in the back of the garage and alley.</li> </ul>

Attachments:

1. AIS Limited Environmental Screen Summary
2. AIS Records
3. Sanborn Maps available from Chicago Public Library
4. CDPH Records

### 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.

<b>Record Type</b>	<b>Description</b>	<b>Use</b>	<b>Extent</b>
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 available from Chicago Public Library	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
CDPH Records	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

Note: AIS did not order an EDR package of Sanborns, radius report, and City Directories.

**REQUEST FOR ACQUISITION AUTHORITY  
ACQUISITION PARCEL PROFILE TABLE**

#	PIN	PROPERTY ADDRESS	NAME OF TAXPAYER OR OWNER	CURRENT USE	NUMBER OF EMPLOYEES OR RESIDENTS	INTENDED USE	DEVELOPMENT TIME FRAME
1	25-22-107-001-0000	11201 S. Michigan Ave.	Judicial Drive Property Holding LLC	Vacant land	0	T.B.D. by selected RFP respondent.	18-24 months
2	25-22-107-002-0000	11201 S. Michigan Ave.	Judicial Drive Property Holding LLC	Vacant land	0	T.B.D. by selected RFP respondent.	18-24 months
3	25-22-107-003-0000	11201 S. Michigan Ave.	Judicial Drive Property Holding LLC	Vacant land	0	T.B.D. by selected RFP respondent.	18-24 months
4	25-22-107-004-0000	11201 S. Michigan Ave.	Judicial Drive Property Holding LLC	Vacant land	0	T.B.D. by selected RFP respondent.	18-24 months

Note: The Cook County Assessor gives each PIN a property address of 11201 S. Michigan Ave., but the deed for the property states that the address is commonly known as 11201-11219 S. Michigan Ave.

February 23, 2021

2107 Mount Prospect, LLC  
c/o Syed Kirmani  
SNK Petroleum Wholesalers, Inc.  
1983 Route 52 Ste 1A  
Hopewell Junction NY 12533

RE: Property at 11201-11209 South Michigan Avenue (PINs 25-22-107-001, -002, -003, and -004)

Dear Property Owner/Taxpayer:

The Department of Planning and Development (DPD) is seeking the authority to acquire the above referenced property, which is located within the Roseland/Michigan Avenue Redevelopment Project Area. Having the authority to acquire the property does not mean that the City **intends** to **acquire** it. It simply means that the City **may** purchase the property.

Be advised that a resolution requesting this authority will be presented to the Community Development Commission (CDC) at their March 9, 2021 regular meeting. In accordance with the Emergency Rules issued by the chairman of the CDC pursuant to Article II, Section 2, of the ordinance adopted on April 22, 2020, the meeting will be a virtual meeting that can be viewed via live stream at 1:00 PM. by selecting "Watch the Commission Meeting live" on the Commission's website at:

**[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/community\\_developmentcommission.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/community_developmentcommission.html)**

The commission will accept written comments on any and all agenda items up to twenty-four (24) hours prior to the commission meeting. Members of the public wishing to speak must register in advance, beginning Friday, March 5th at 9:00 AM and closing Tuesday, March 9th at 10:00 AM or until all slots are filled. Advance registration during this period can be made by sending a completed public speaking request form to [cdc@cityofchicago.org](mailto:cdc@cityofchicago.org). Public speaking request forms are available for download at the Commission's website.

One hour prior to the start of the meeting I will be available by phone at 312-742-1337 to address your questions or concerns regarding the action or you can email me at any time at [Michael.Penicnak@cityofchicago.org](mailto:Michael.Penicnak@cityofchicago.org).

Sincerely,

James Harbin  
Deputy Commissioner, DPD

CC: Robert McKenna, Assistant Commissioner, DPD  
Christopher Jang, Assistant Commissioner, DPD  
Michael Penicnak, Project Coordinator, DPD

**COMMUNITY DEVELOPMENT COMMISSION  
OF THE  
CITY OF CHICAGO**

**RESOLUTION  
NO. \_\_\_-CDC-\_\_\_\_\_**

**AUTHORIZATION FOR THE ACQUISITION OF PROPERTY LOCATED IN THE  
ROSELAND/MICHIGAN AVENUE TAX INCREMENT FINANCING  
REDEVELOPMENT PROJECT AREA**

**WHEREAS**, the Department of Planning and Development (“the Department”) has submitted to the Community Development Commission a request to authorize the acquisition of property in furtherance of the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area Redevelopment Plan (“the plan”); and

**WHEREAS**, the City Council has adopted the Plan dated January 16, 2002; and

**WHEREAS**, the Plan authorizes the City of Chicago to acquire real property in furtherance of objectives of the plan in accordance with the Illinois Tax Increment Allocation Act; and

**WHEREAS**, the Department has reviewed the request for authorization to acquire the property indicated on Exhibit A (the “Property”) and finds that the request is in furtherance of the Plan and is in accordance with the Illinois Tax Increment Allocation Redevelopment Act; and

**WHEREAS**, the Community Development Commission having considered the request in accordance with applicable law now desires to evidence its approval of a Resolution authorizing the City of Chicago to acquire the Property in furtherance of the Plan;

**NOW THEREFORE, IT IS HEREBY RESOLVED BY THE COMMUNITY  
DEVELOPMENT COMMISSION OF THE CITY OF CHICAGO THAT:**

- Section 1.** The Commission hereby recommends approval of the Resolution authorizing the City of Chicago to acquire the property listed in Exhibit A in furtherance of the Roseland/Michigan Avenue Tax Increment Financing Redevelopment Project Area and Plan, and that acquisition authority of improved parcels be limited in length wherein an offer letter must be sent no later than four years from the date of publication of the ordinance approving the acquisition and acquisition authority of vacant parcels be limited in length wherein an offer letter must be sent no later than 10 years from the date of publication of the ordinance approving the acquisition.

**Section 2.** The Chairman of the Commission is authorized to transmit a certified copy of this Resolution to the City Council of the City of Chicago and to request that this body adopt the Resolution.

**ADOPTED:** \_\_\_\_\_

Exhibit A: Acquisition Parcels



**EXHIBIT A**

Address	Property Identification Number (PIN)	Vacant or Improved
11201 S. Michigan Ave.	25-22-107-001-0000	Vacant
11201 S. Michigan Ave.	25-22-107-002-0000	Vacant
11201 S. Michigan Ave.	25-22-107-003-0000	Vacant
11201 S. Michigan Ave.	25-22-107-004-0000	Vacant