



Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Paseo Boricua Arts Building

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

State/Local Identifier: N/A

Preparer: Hannah Marriott, Planner, CDM Smith

Certifying Officer Name and Title: David J. Reynolds, P.E., LEED AP, Commissioner, Chicago Department of Assets, Information and Services

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

Consultant (if applicable): CDM Smith

Project Location: 2709-15 W. Division St., City of Chicago, Cook County, Illinois

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

The proposed project would demolish four existing interconnected buildings at 2709-15 W. Division St. in Chicago and construct a new mixed-use five-story building, partially funded using City of Chicago Department of Housing (DOH) Multi-Family Loan Program funds. The proposed building would contain 24 residential units including eight studio units, eight 1-bedroom units, and eight 2-bedroom units. In addition to the residential units, there would be a performance theater, a community room, and commercial space on the ground floor. Rental assistance would be provided to six residential units under the Chicago Housing Authority's (CHA's) Moving to Work (MTW) Property Rental Assistance (PRA) Program. The proposed project's name was previously referred to as the Nancy Franco Maldonado Apartments & Paseo Boricua Arts Building. The proposed site is shown on a Chicago zoning map (see Figure 1 in Appendix A) and property details are provided in Appendix B.

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

The purpose of the proposed project is to provide clean, stable, and affordable housing and community space in the West Town neighborhood of Chicago. The proposed project is needed because the City of Chicago and CHA need to add to their portfolio of existing affordable housing in the West Town neighborhood.

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

The proposed site is located in the West Town neighborhood of Chicago. The proposed site consists of four interconnected mixed-use buildings that are currently vacant. The buildings have been vacant since 2008. The proposed site is bordered by mixed-use buildings to the east, north, south, and west. Vegetation at the proposed site is limited to a few scattered street trees.

In the absence of the proposed project, the proposed site would likely continue to be underutilized with vacant buildings. In addition, the City of Chicago and CHA would not add affordable housing to the West Town neighborhood.

Funding Information

Grant Number	HUD Program	Funding Amount
M-19-MC-17-0201	City of Chicago HOME	\$3,194,696
N/A	CHA MTW PRA	\$3,299,158

Estimated Total HUD Funded Amount:

The proposed project would be funded with an estimated \$6,493,854 in U.S. Department of Housing and Urban Development (HUD) funds, including an estimated \$3,194,696 in City of Chicago HOME funds for construction and an estimated \$3,299,158 in CHA MTW PRA funds for rental assistance over a period of 30 years.

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

The estimated total project cost is \$15,078,191. In addition to \$3,194,696 in City of Chicago HOME funds and \$3,299,158 in CHA MTW PRA funds, the remaining \$8,584,337 in development costs would come from a variety of sources. A full breakdown of estimated funding amounts by source is included in Appendix B.

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The proposed project is in compliance. The proposed site is approximately 8 miles from Chicago Midway International Airport and approximately 10.6 miles from Chicago O’Hare International Airport, the nearest commercial service airports (see Airport Hazards map, Figure 2 in Appendix A). The proposed site is not near a military airfield.</p> <p>Sources: National Plan of Integrated Airport Systems (NPIAS) Report 2019-2023, Appendix B, http://www.faa.gov/airports/planning_capacity/npias/reports/; aerial imagery accessed in Google™ Earth Pro</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>No units of the Coastal Barrier Resources System are in the State of Illinois (see Coastal Barrier Resources map, Figure 3 in Appendix A).</p> <p>Source: U.S. Fish and Wildlife Service (USFWS), Official Coastal Barrier Resources System Maps, http://www.fws.gov/cbra/Maps/index.html</p>

<p>Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed site is outside the 100-year floodplain (see floodplain map, Figure 4 in Appendix A). The proposed project would not require flood insurance.</p> <p>Source: FEMA, Map Service Center, http://msc.fema.gov/portal</p>
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The proposed site is in Cook County, which is listed as being in nonattainment or maintenance for six National Ambient Air Quality Standards (NAAQS) by the U.S. Environmental Protection Agency (USEPA). Cook County is listed in nonattainment or maintenance for the following NAAQS:</p> <ul style="list-style-type: none"> • 2008 8-hour ozone standard: Serious nonattainment for the whole county. • 2015 8-hour ozone standard: Marginal nonattainment for the whole county. • 2010 sulfur dioxide standard: Nonattainment for part of the county (Lemont). • 2008 lead standard: Maintenance for part of the county (Chicago). • 1987 PM-10 standard: Maintenance for two parts of the county (southeast Chicago and Lyons Township). <p>The proposed site is outside the portions of Cook County designated as nonattainment of the 2010 sulfur dioxide standard and as maintenance of the 2008 lead and 1987 PM-10 standards. Air quality maps and tables are provided in Appendix C.</p> <p>The proposed project conforms to the State Implementation Plan (SIP) because the project would not be considered a major stationary source of pollutants that contribute to ozone formation. The applicable de minimis level for ozone in Chicago is 50 tons per year (see de</p>
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		<p>minimis tables in Appendix C). The temporary emissions generated from construction equipment during development activities and emissions generated from cars accessing the proposed site would not exceed 50 tons per year.</p> <p>Sources: USEPA, Nonattainment Areas for Criteria Pollutants (Green Book), https://www.epa.gov/green-book; USEPA, De Minimis Tables, https://www.epa.gov/general-conformity/de-minimis-tables</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The proposed site is outside the coastal zone designated in the Illinois Coastal Management Program and the proposed project would have no effect on the coastal zone (see Coastal Zone Management map, Figure 5 in Appendix A).</p> <p>Source: Illinois Department of Natural Resources (IDNR), Illinois Coastal Management Program Boundaries, http://www.dnr.illinois.gov/cmp/Pages/boundaries.aspx</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p><u>Site Assessment</u> A Phase I Environmental Site Assessment (ESA) was completed in October 2018 by Pioneer Engineering and Environmental Services, LLC (Pioneer) for the proposed site. No recognized environmental conditions (RECs) were identified in connection with the proposed site.</p> <p>The Phase I is included as a standalone document in the ERR.</p> <p><u>Asbestos-Containing Material (ACM) and Lead-Based Paint</u> One building on the proposed site was constructed circa 1894, two were constructed in 1922, and one was constructed in 1998.</p>

		<p>Based on the age of the existing buildings, ACM and lead-based paint may be present at three of the buildings. ACM and lead-based paint must be properly abated in accordance with all applicable federal, state, and local laws and regulations (see Mitigation Measures and Conditions section below).</p> <p><u>Chicago FOIA Database</u> Chicago’s FOIA database managed by the Chicago Department of Public Health was accessed and address ranges that include the proposed site and nearby sites were searched (see documentation in Appendix D). No records of environmental concern were identified with regard to the proposed site.</p> <p>The following summarizes the records of environmental concern found at adjacent sites:</p> <ul style="list-style-type: none"> Asbestos work notifications were issued for 2718 and 2719 W. Haddon Ave. in 2014. <p><u>Site Visit</u> Site reconnaissance, conducted by CDM Smith on September 14, 2018, revealed no visible RECs on or in the immediate vicinity of the proposed site (see documentation in Appendix D).</p> <p>Sources: Pioneer Engineering and Environmental Services, LLC, Phase I Environmental Site Assessment, 2709-2715 West Division Street, October 12, 2018; Chicago FOIA records, November 27, 2019</p>
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. Eleven federally protected species and one critical habitat are listed as occurring in Cook County: northern long-eared bat, piping plover, Rufa red knot, eastern massasauga, Hine’s emerald dragonfly and its critical habitat, rattlesnake-master borer moth, eastern prairie fringed</p>

		<p>orchid, leafy-prairie clover, Mead’s milkweed, prairie bush clover, and rusty patched bumble bee (see species list provided in Appendix E). The proposed site is developed with existing buildings and existing vegetation is limited to a few scattered street trees. The proposed project would have no effect on endangered species.</p> <p>Sources: Online consultation with USFWS pursuant to Section 7 of the Endangered Species Act, http://www.fws.gov/midwest/endangered/section7/s7process/index.html; USFWS, Hine’s Emerald Dragonfly Critical Habitat, http://www.fws.gov/midwest/endangered/inspects/hed/pdf/IL_HEDCHMapApril2010.pdf</p>
<p>Explosive and Flammable Hazards 24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Examination of aerial imagery revealed no aboveground tanks holding fire-prone or explosive substances that are less than the acceptable separation distance (ASD) from the proposed site. Site reconnaissance, conducted by CDM Smith on September 14, 2018, revealed no aboveground storage tanks (ASTs) on or in the immediate vicinity of the proposed site (see documentation in Appendix D).</p> <p>Chicago’s FOIA database managed by the Chicago Department of Public Health (CDPH) did not return any records for ASTs on or in the immediate vicinity of the proposed site (see documentation in Appendix D).</p> <p>Chicago’s storage tank database managed by CDPH identified multiple ASTs located within approximately one mile of the proposed site (see documentation in Appendix H). The record closest to the proposed site is approximately 1,240 feet northwest at 1343 N. California Ave. One 882-gallon AST containing diesel fuel was identified at this site. The record within one mile of the proposed site with the largest AST is a 1,600-gallon diesel</p>

		<p>fuel tank located at 1044 N. Francisco Ave., approximately 1,370 feet southwest of the proposed site. Larger ASTs shown in the records have been removed. The calculated ASD for thermal radiation for the closest AST is 262 feet for people and 47 feet for buildings. The calculated ASD for thermal radiation for the largest AST is 336 feet for people and 62 feet for buildings. The proposed site is outside the ASD for all identified tanks in the storage tank database. ASD calculations are provided in Appendix F.</p> <p>Sources: Aerial imagery accessed in Google™ Earth Pro; Chicago FOIA records; Chicago storage tank records; HUD, ASD Electronic Assessment Tool, https://www.hudexchange.info/environmental-review/asd-calculator/</p>
<p>Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The U.S. Census Bureau classifies the City of Chicago, including the proposed site, as an urbanized area (see Urbanized Area Reference map, Figure 6 in Appendix A). Therefore, the proposed site is considered “land already committed to urban development,” and is not subject to the Farmland Protection Policy Act (7 CFR 658.2(a), definition of “farmland”).</p> <p>Source: U.S. Census Bureau, 2010 Census Urban Area Reference Maps, https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html</p>
<p>Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The proposed site is classified as Zone X: Minimal Flood Hazard, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 17031C0415J dated August 19, 2008 (see Figure 4 in Appendix A).</p> <p>Source:</p>

		FEMA, Map Service Center, http://msc.fema.gov/portal
<p>Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The proposed project is in compliance. The proposed site is not identified in the Chicago Historic Resources Survey (CHRS), the Illinois Historic and Architectural Resources Geographic Information System (HARGIS), or the Chicago Landmarks Holds/DPD Monitor List. Multiple adjacent sites were identified as Green and Orange in CHRS and identified as Undetermined in HARGIS.</p> <p>In a letter dated April 4, 2019 from the Illinois State Historic Preservation Office (SHPO), Robert F. Appleman, the Deputy State Historic Preservation Officer, stated that the proposed project is located within a potential commercial historic district and the buildings at 2709, 2713, and 2715 W. Division St. are contributing elements to the district. Demolition of these buildings constitutes an adverse effect. The building at 2711 W. Division St. is a non-contributing structure to the district.</p> <p>Letters were emailed to consulting parties, including Indian tribes, on June 3, 2019 and June 4, 2019 to solicit comments on the adverse effect finding and the proposed mitigation. In addition, a public notice was published in the <i>Chicago Sun-Times</i> on June 5, 2019. No comments were received.</p> <p>Because of the adverse effect, the proposed project was submitted to the Advisory Council on Historic Preservation (ACHP). In a letter dated August 19, 2019, the ACHP declined participation in the consultation to resolve adverse effects.</p> <p>A Memorandum of Agreement (MOA) was executed in November 2019 for the proposed project. The MOA stipulated measures to mitigate the adverse effect. Mitigation</p>

		<p>measures include the recordation of the buildings prior to demolition (see executed MOA in Appendix G). The CHA has signed a conditional commitment letter acknowledging the MOA. See Mitigation Measures and Conditions section below.</p> <p>In a letter dated December 23, 2019 from the Illinois SHPO, Robert F. Appleman, the Deputy State Historic Preservation Officer, stated that enough fieldwork has been collected to satisfy Stipulations I.A.1, I.A.2, and I.A.3 of the MOA. As per Stipulation I.A.4 of the MOA, the demolition of the historic buildings may commence.</p> <p>Consulting party documentation, including SHPO and ACHP correspondence, is provided in Appendix G.</p> <p>Sources: CHRS, http://webapps1.cityofchicago.org/landmarks</p> <hr/> <p>earchWeb/; HARGIS, http://gis.hpa.state.il.us/hargis/; Chicago Department of Planning and Development, Zoning and Land Use Map, https://gisapps.cityofchicago.org/zoning/</p>
<p>Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed site is within 1,000 feet of two major roadways. The proposed site is approximately 8 miles from Chicago Midway International Airport and approximately 10.6 miles from Chicago O’Hare International Airport. The airports would not contribute to the overall noise at the proposed site.</p> <p>The DNL at the proposed site is 71.6 dB, which HUD regulations classify as Normally Unacceptable. The results of the STraCAT completed by the project architect demonstrated that building construction materials provide the necessary attenuation.</p>

		<p>All noise assessment and attenuation documentation is provided in Appendix H.</p> <p>Sources: HUD Day/Night Noise Level Calculator, https://www.hudexchange.info/environmental-review/dnl-calculator/; HUD Noise Guidebook; Illinois Department of Transportation, Annual Average Daily Traffic Map, http://www.gettingaroundillinois.com/</p>
<p>Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The City of Chicago is not within or near a designated sole source aquifer (see Figure 7 in Appendix A). Therefore, projects in the City of Chicago have no potential to affect sole source aquifers.</p> <p>Source: USEPA, Sole Source Aquifers for Drinking Water, https://www.epa.gov/dwssa</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The proposed site is developed. USFWS National Wetlands Inventory (NWI) mapping does not show any wetlands on or in the immediate vicinity of the proposed site (see Figure 8 in Appendix A). Site reconnaissance, conducted by CDM Smith on September 14, 2018, revealed no evidence of unmapped wetlands on or in the immediate vicinity of the proposed site (see documentation in Appendix D).</p> <p>Source: U.S. Fish and Wildlife Service Wetlands Mapper: http://www.fws.gov/wetlands/Data/Mapper.html</p>
<p>Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. The designated wild and scenic river closest to the proposed site is the Middle Fork of the Vermilion River in Vermilion and Champaign counties. This river segment is the only</p>

		<p>designated wild and scenic river in Illinois. The City of Chicago, at its closest, is approximately 90 miles from the designated segment of the Vermilion River (see Figure 9 in Appendix A). There are no study rivers in Illinois. The Nationwide Rivers Inventory did not identify any river segments that are potential candidates for inclusion in the National Wild and Scenic River System within one mile of the proposed site (see Nationwide Rivers Inventory map, Figure 10 in Appendix A).</p> <p>Sources: National Wild and Scenic Rivers System, Explore Designated Rivers, Illinois, http://www.rivers.gov/illinois.php; Nationwide Rivers Inventory, https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm; Wild and Scenic River Studies, https://www.rivers.gov/study.php</p>
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is in compliance. As indicated by the other sections of this environmental review, the proposed project would have no significant adverse environmental impacts. The proposed project would therefore have no significant disproportionate adverse environmental impact on minority and low-income residents of the proposed project area.</p> <p>Source: Council on Environmental Quality, Environmental Justice - Guidance Under the National Environmental Policy Act, 1997, discussion of “disproportionately high and adverse human health effects” on page 26, https://www.epa.gov/environmentaljustice</p>

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The proposed project conforms to the applicable City of Chicago zoning. Existing zoning for the proposed site is B3-3, Community Shopping District (see Figure 1 in Appendix A). The proposed new construction of a mixed-use building would be consistent in scale and design with the existing buildings in the project area.</p> <p>Source: City of Chicago Bureau of Planning & Zoning, Zoning Map, https://gisapps.cityofchicago.org/zoning/</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The proposed site does not contain steep slopes and the proposed project would not create steep slopes. The stability of the site would not be a concern for the project. The proposed site has supported urban development over many years. Demolition of the existing buildings and construction of a new building would not cause erosion or stormwater runoff concerns.</p>

Hazards and Nuisances including Site Safety and Noise	2	The proposed site contains no unusual hazards, nuisances or safety concerns.
Energy Consumption	2	The existing four buildings at the proposed site were previously in use and consumed energy. The proposed project would increase energy consumption in the project area, but the existing electrical infrastructure would be adequate to support the load. Energy efficiencies would be included as part of the design of the proposed building.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The proposed project would include commercial space on the first floor, which would create additional employment opportunities in the project area.
Demographic Character Changes, Displacement	1	The proposed project would have no effect on the demographic character of the proposed project area and would not displace any residents or businesses. The proposed project would construct 24 affordable units in the West Town neighborhood of Chicago.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<p>The proposed site is served by two Chicago Public Schools. Frederic Chopin Elementary School is located at 2450 W. Rice St., approximately 0.9 miles from the proposed site, and serves grades PK-8. Roberto Clemente Community Academy High School is located at 1147 N. Western Ave., approximately 0.4 miles from the proposed site, and serves grades 9-12.</p> <p>The Humboldt Park branch of the Chicago Public Library is located at 1605 N. Troy St., approximately 0.8 miles from the proposed site.</p> <p>The proposed site is located on <i>Paseo Boricua</i> ("Puerto Rican Promenade"), a six-block section of Division Street anchored by Humboldt Park and the National Museum of Puerto Rican Arts & Culture to the west. <i>Paseo Boricua</i> is the only recognized Puerto Rican neighborhood in the U.S.</p>

		<p>and is “a leading center for Puerto Rican culture, food, business and politics in the United States” (Division Street Business Development Association). The proposed project would construct a performance art theater and a gallery in the heart of <i>Paseo Boricua</i>.</p> <p>The proposed site is served by public transportation providing access to Chicago’s vast array of cultural facilities.</p> <p>Sources: Chicago Public Schools, www.cps.edu; Aerial imagery accessed in Google™ Earth Pro; Chicago Public Library, www.chipublib.org; Division Street Business Development Association, www.paseoboricua.org</p>
Commercial Facilities	2	<p>The proposed site is in a developed urban area with many commercial facilities located within one-half mile.</p> <p>Source: Aerial imagery accessed in Google™ Earth Pro</p>
Health Care and Social Services	2	<p>The proposed site is served by Norwegian American Hospital at 1044 N. Francisco Ave., approximately 0.3 miles from the proposed site. In addition, Presence Saints Mary and Elizabeth Medical Centers are located within two miles of the proposed site. These facilities provide a full range of health care services.</p> <p>The City of Chicago provides numerous social services located throughout the City.</p> <p>Sources: Aerial imagery accessed in Google™ Earth Pro; City of Chicago, MapChicago, https://gisapps.cityofchicago.org/mapchicago/</p>
Solid Waste Disposal / Recycling	3	<p>The existing vacant buildings at the proposed site were formerly provided solid waste disposal services by a private hauler. After redevelopment, the proposed site would be served by a private hauler for solid waste disposal services.</p> <p>Based on the age of the existing buildings, ACM and lead-based paint may be present at three of the buildings. These hazardous materials, as well as construction and demolition debris, must be handled and disposed of in</p>

		accordance with applicable federal, state, and local laws and regulations (see Mitigation Measures and Conditions section below).
Waste Water / Sanitary Sewers	2	<p>Wastewater from the proposed site is handled by the Metropolitan Water Reclamation District of Greater Chicago (MWRD). The proposed project would not affect the wastewater collection, treatment, and disposal system.</p> <p>Source: MWRD, https://www.mwrld.org</p>
Water Supply	2	<p>Potable water is supplied to the proposed site by the Chicago Department of Water Management. Lake Michigan provides Chicago its water supply. The proposed project would not impact the water supply.</p> <p>Source: Chicago Department of Water Management, http://www.cityofchicago.org/city/en/depts/water.html</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>Public safety services such as police, fire, and emergency medical would be provided to the proposed site by the City of Chicago. The proposed site is in Chicago Police District 12. The District 12 headquarters is located at 1412 S. Blue Island Ave., approximately 4.5 miles from the proposed site. Fire protection and emergency medical services would be provided by Engine 57 Fire Station at 1244 N. Western Ave., approximately 0.5 miles from the proposed site.</p> <p>Sources: Aerial imagery accessed in Google™ Earth Pro; City of Chicago, MapChicago, https://gisapps.cityofchicago.org/mapchicago/</p>
Parks, Open Space and Recreation	1	<p>The proposed site is located one block from Humboldt Park at 1400 N. Humboldt Dr. Managed by the Chicago Park District, this park's available amenities include a lagoon and boat house, pool, sports fields and courts, playgrounds, gymnasiums, field house, and natural areas with walking paths. Humboldt Park houses the National Museum of Puerto Rican Arts & Culture and is the western anchor of <i>Paseo Boricua</i>.</p> <p>Sources:</p>

		Aerial imagery accessed in Google™ Earth Pro; Chicago Park District, www.chicagoparkdistrict.com ; Division Street Business Development Association, www.paseoboricua.org
Transportation and Accessibility	2	<p>The proposed site is proximate to the Chicago Transit Authority (CTA) bus routes #52 (California Ave.) and #70 (Division St.). The proposed site is within two miles of the CTA Blue Line stations at Division St. and Milwaukee Ave. and a Metra station at Western Ave. The Blue Line provides access into downtown Chicago and the Metra line provides access to the northwest suburbs.</p> <p>The proposed site is well connected with an existing roadway network in the project area.</p> <p>Sources: Aerial imagery accessed in Google™ Earth Pro; CTA, http://www.transitchicago.com</p>

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

Additional Studies Performed:

Pioneer Engineering and Environmental Services, LLC. Phase I Environmental Site Assessment, 2709-2715 West Division Street, October 12, 2018.

Field Inspection (Date and completed by):

A field inspection was completed for the proposed project on September 14, 2018 by CDM Smith.

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

Chicago Park District. Accessed at <http://www.chicagoparkdistrict.com> in 2019.

Chicago Public Library. Accessed at www.chipublic.org in 2019.

Chicago Public Schools. Accessed at www.cps.edu in 2019.

Chicago Transit Authority (CTA). Accessed at <http://www.transitchicago.com> in 2019.

City of Chicago. Bureau of Planning & Zoning, Zoning Map. Accessed at <https://gisapps.cityofchicago.org/zoning/> in 2019.

City of Chicago. Department of Public Health. FOIA records, November 27, 2019.

City of Chicago. Department of Public Health. Storage tanks records.

City of Chicago. Department of Water Management. Accessed at <http://www.cityofchicago.org/city/en/depts/water.html> in 2019.

City of Chicago. MapChicago. Accessed at <https://gisapps.cityofchicago.org/mapchicago/> in 2019.

Council on Environmental Quality. Environmental Justice - Guidance Under the National Environmental Policy Act. Accessed at <https://www.epa.gov/environmentaljustice> in 2019.

Division Street Business Development Association. Accessed at www.paseoboricua.org in 2020.

Federal Emergency Management Agency (FEMA). Map Service Center. Accessed at <http://msc.fema.gov/portal> in 2018 and 2020.

Google™ Earth Pro aerial imagery. Accessed in 2019 and 2020.

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Wild and Scenic River Studies. Accessed at <https://www.rivers.gov/study.php> in 2019.

List of Permits Obtained:

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

Public Outreach [24 CFR 50.23 & 58.43]:

A public notice was published in the *Chicago Sun-Times* on June 5, 2019 to solicit comments on the Section 106 adverse effect finding. No comments were received on the notice. A combined public notice for the proposed project (Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds) will be published in the *Chicago Sun-Times*. Any substantive comments received will be addressed and incorporated into the final environmental assessment document.

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project would not contribute to adverse cumulative impacts on environmental resources. The proposed project would demolish the existing vacant buildings on the proposed site and redevelop the property into a mixed-use building with 24 residential units, commercial space, a performing arts theater, and a community gathering space. The proposed project will

have a cumulative benefit of providing affordable housing and community gathering space in the West Town neighborhood of Chicago.

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

Other than the no action alternative, discussed below, no feasible alternatives to the proposed project with greater benefits or less adverse impacts were identified providing affordable housing and community gathering space in the West Town neighborhood of Chicago.

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

The no action alternative would avoid the short-term construction impacts, but the proposed site buildings would remain vacant and underutilized. In addition, affordable housing, a performing arts theater, and a community gathering space would not be added in the West Town neighborhood of Chicago. Therefore, the no action alternative was rejected.

Summary of Findings and Conclusions:

The proposed project would address the need to provide affordable housing and community gathering space in the West Town neighborhood of Chicago. The proposed project is in compliance with all applicable statutory authorities and would have no significant impact on the environment. Mitigation measures to minimize any potential adverse environmental impacts and to ensure that the proposed project is in compliance with the statutory authorities are identified in the Mitigation Measures and Conditions section below.

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

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

- Acquire all required federal, state and local permits before beginning construction.
- Signatories of the Section 106 Memorandum of Agreement (MOA) will comply with the stipulations in the MOA.
- Abate asbestos-containing material (ACM) and lead-based paint in accordance with all applicable federal, state, and local laws and regulations.
- Properly dispose of construction and demolition debris in accordance with all applicable federal, state, and local laws and regulations.
- Outfit all internal combustion equipment with effective mufflers.
- Limit construction to hours allowed by local ordinance or Monday through Saturday from 7 a.m. to 6 p.m., whichever is more restrictive.
- Use water or chemical dust suppressant in exposed areas to control dust.
- Cover the load compartments of trucks hauling dust-generating materials.
- Wash heavy trucks and construction vehicles before they leave the site.
- Minimize engine idling.
- Reduce vehicle speed on non-paved areas and keep paved areas clean.
- Establish and follow specified procedures for managing contaminated materials discovered or generated during construction.
- Employ spill mitigation measures immediately upon a spill of fuel or other hazardous material.

Determination:

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

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

Preparer Signature:  Date: January 20, 2020

Name/Title/Organization: Hannah Marriott, Planner, CDM Smith

Reviewer Signature:  Date: 4/20/2020

Name/Title/Organization: Jaime Blakesley, Environmental Engineer III, Chicago Department of Assets, Information and Services

Certifying Officer Signature:  Date: 4/22/20

Name/Title: David J. Reynolds, P.E., LEED AP, Commissioner, Chicago Department of Assets, Information and Services

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

Appendices

- Appendix A: Figures
- Appendix B: Property Details
- Appendix C: Clean Air
- Appendix D: Hazardous Materials
- Appendix E: Endangered Species
- Appendix F: Explosive and Flammable Hazards
- Appendix G: Historic Preservation
- Appendix H: Noise Abatement and Control

Appendix A

Figures

Figure 1: Chicago Zoning Map

Search by Address or PIN #

Advanced Tools Aerial Clear Map Print Map Legend Overview Help

Subject Site

Map navigation controls: Home, Zoom In (+), Zoom Out (-)

Locate & Search

Identify Results

Zoning Districts

B3-3
Zoning Ordinance Number : A8218
Zoning Ordinance Date : 5/18/2016

Zoning Map Index

Grid Index : 3-I
Zoning Map Page Number : 83B

Building Address

1146 N WASHTEAW AVE (323661)

Parcels

PIN # : 1601400017
Parcel Address : 2709-2709 W DIVISION ST

80 Acre Page

Open 80 Acre Page (wse013913r)

Tax Increment Financing (TIF)

Humboldt Park
Ref. Number : T-108

Ward

26

Community Area

WEST TOWN

Map Layers

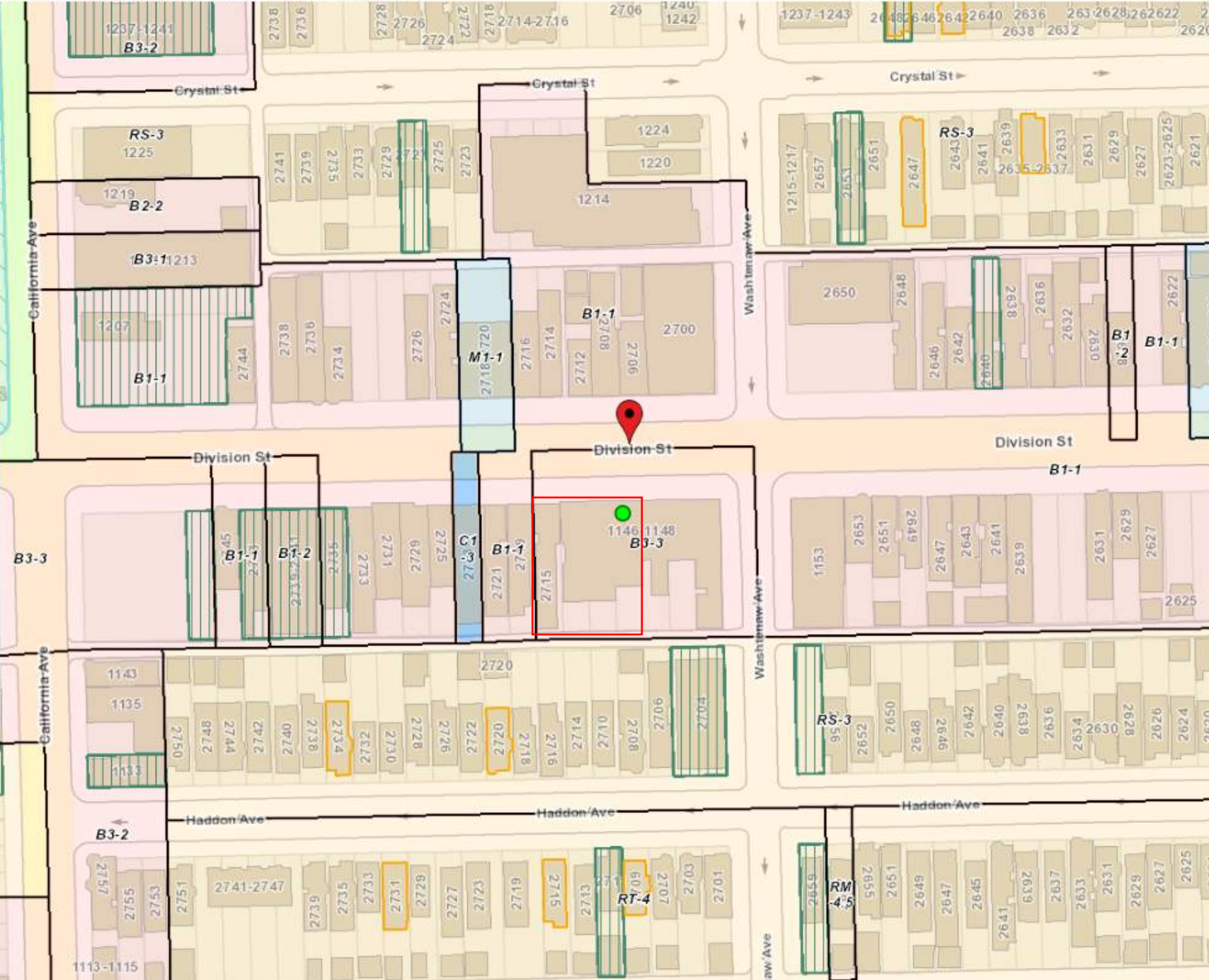
Measure

Saved Locations

1139
1135
1133
1131
1129
1125
1123
1121
1119
1117

1138
1134-1136
1122-1128
1120
1114-1118
1113-1115

RM-5
RS-3
B3-1



CTA Station

- Non-Accessible
- Accessible

METRA Station

- Chicago Public Schools
- TIFs
- Industrial Corridors
- Wards
- Community Area
- City Parcels
- Planned Developments

Lakefront Zoning

- Private
- Public

Pedestrian Street

- Pedestrian
- Retail
- Six Corner

Chicago Landmarks

- Chicago Landmark Districts
- Chicago Historic Resources Survey

 - Orange
 - Red

National Register

- NRHP - Property
- NRHP - District
- NHL - Property
- NHL - District

Special Districts

FEMA Floodplain 2008

- 100 Year Floodplain
- 500 Year Floodplain

Figure 2: Airport Hazards Map

Airport Hazards

O'Hare Airport

Legend

- 📍 2709-15 W. Division St.
- ✈️ Airport

2709-15 W. Division St.

Midway Airport

Google Earth







© 2018 Europa Technologies
Image © 2019 TerraMetrics
Image NOAA

6 mi



Figure 3: Coastal Barrier Resources Map

BASEMAPS >

-  STREETS
-  SATELLITE
-  HYBRID
-  TOPO
-  TERRAIN
-  GRAY
-  OPEN STREET MAP
-  NATGEO
-  USGS TOPO
-  USDA NAIP IMAGERY
-  NAT'L MAP

MAP LAYERS >

- CBRS Units 
- [Click here to learn more about CBRS Units.](#)



LEGEND

CBRS Units

-  CBRS Units

1:4,622,324
42.770 | -82.525



Coastal Barrier Resources System

Ecological Services

CBRS Menu

[CBRS Home](#)
[Legislation & Testimony](#)
[Historical Changes](#)
[CBRA Prohibitions](#)
[Flood Insurance](#)
[Official Maps](#)
[Boundary Modifications](#)
[Mapping Projects](#)
[Property Determinations](#)
[Project Consultations](#)

Help and Contacts


[Glossary](#)

[Contact Us](#)

Official CBRS Maps

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

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

- **State Locator Maps**

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

Step 2: Download Official CBRS Maps (PDF format)

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

- [Click here to access Official CBRS Maps](#)

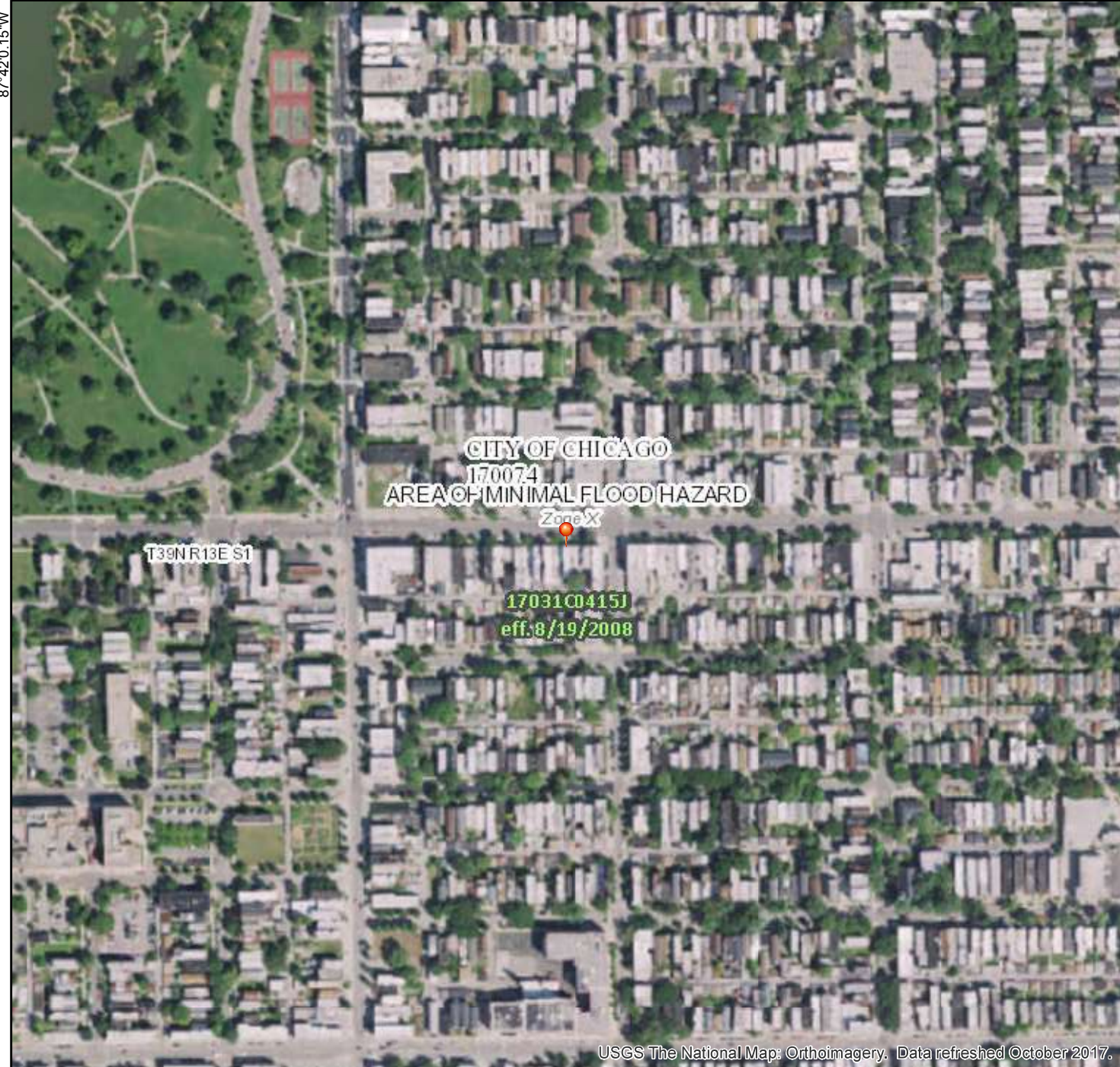
Last updated: April 17, 2018

Figure 4: Floodplain Map

National Flood Hazard Layer FIRMette



41°54'23.77"N



USGS The National Map: Orthoimagery. Data refreshed October 2017. 0 250 500 1,000 1,500 2,000 Feet 1:6,000 41°53'56.99"N

Legend

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

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

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

OTHER AREAS		Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

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

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

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2018 at 3:13:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

87°41'22.69"W

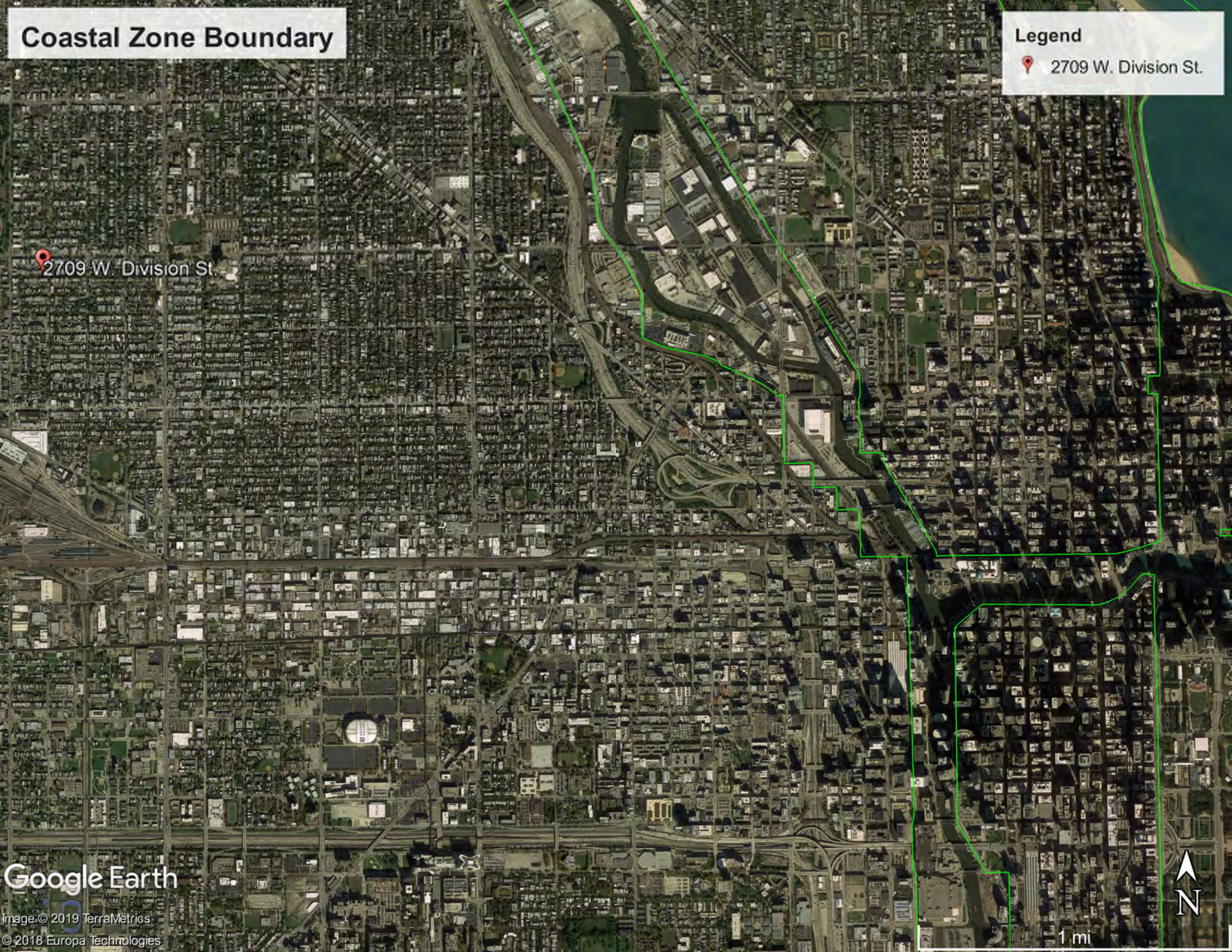


Figure 5: Coastal Zone Management Map

Coastal Zone Boundary

Legend
📍 2709 W. Division St.

📍 2709 W. Division St.



Google Earth

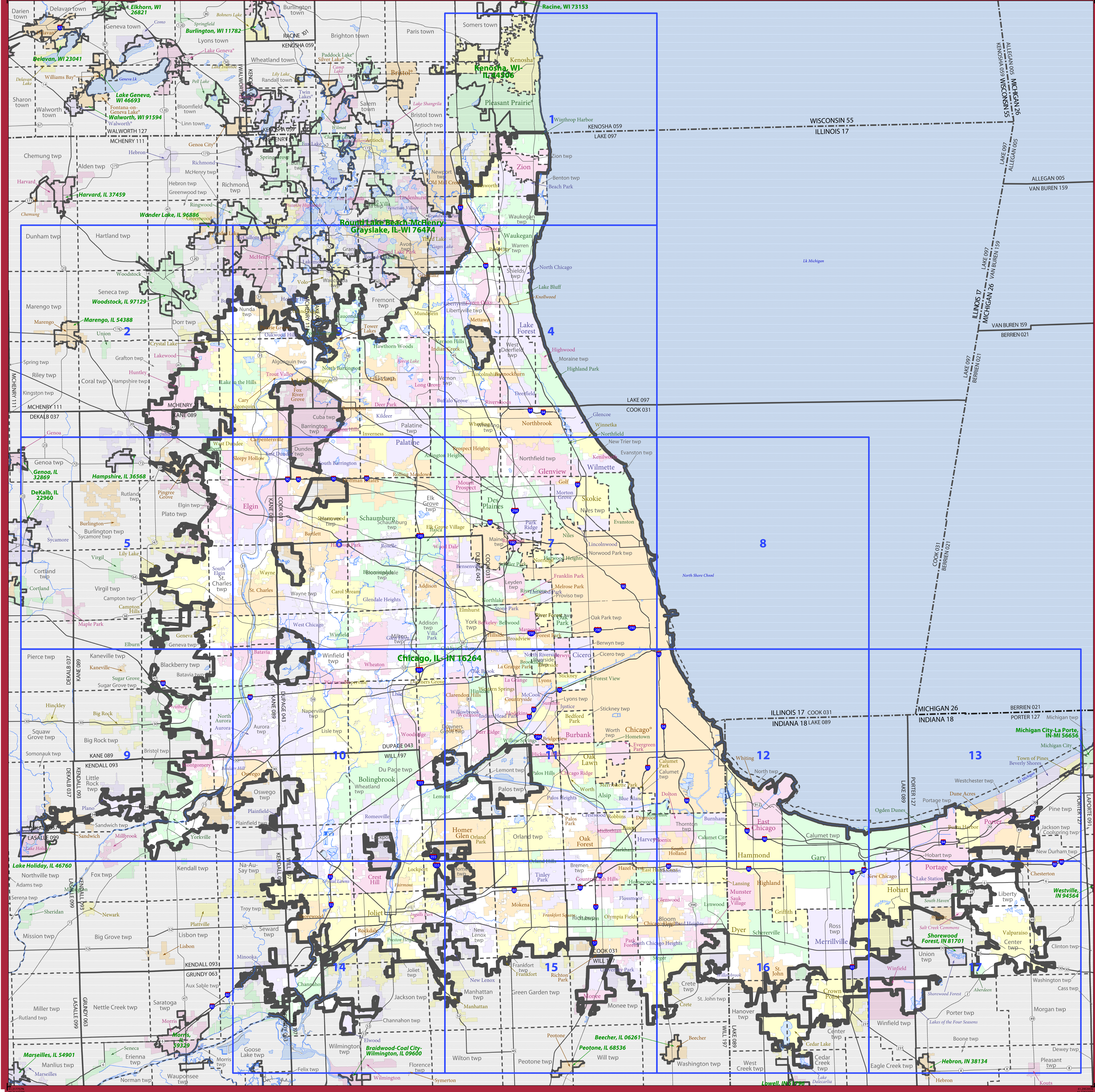
Image © 2019 TerraMetrics
© 2018 Europa Technologies

1 mi



Figure 6: U.S. Census Urbanized Area Reference Map

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



LEGEND

SYMBOL DESCRIPTION	SYMBOL	SYMBOL	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
International	---|---	CANADA	---	Interstate	—+—	Water Body	Blue Area
Federal American Indian Reservation	.....	L'ANSE RES 1880	.....	U.S. Highway	—2—	Fort Belvoir	Blue Area with Star
Off-Reservation Trust Land	.....	T1880	.....	State Highway	—3—	Outside Subject Area	Light Blue Area
Urbanized Area	Green Area	Dover, DE 24580	Green Area	Other Road	—4—		
Urban Cluster	Green Area	Toolee, VT 88057	Green Area	Railroad	—+—		
State (or statistically equivalent entity)	---|---	NEW YORK 36	---|---	Perennial Stream	Blue Line		
County (or statistically equivalent entity)	---|---	ERIE 029	---|---	Intermittent Stream	Blue Line		
Minor Civil Division (MCD) ^{1,2}	---|---	Bristol town 07485	---|---				
Consolidated City	.....	MILFORD 47500	.....			
Incorporated Place ^{1,3}	.....	Davis 18100	.....			
Census Designated Place (CDP) ²	.....	Incline Village 35100	.....			

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

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

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

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

COUNTIES IN SUBJECT URBANIZED AREA

17031	Cook
17037	DeKalb
17043	DuPage
17063	Grundy
17089	Kane
17093	Kendall
17097	Lake
17111	McHenry
17197	Will
18089	Lake
18127	Porter

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

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

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

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

The printed map scale is 1:200,000



INDEX SHEET
Total Sheets: 18
Index Sheets: 1
Parent Sheets: 17

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

2010 CENSUS UA REF MAP INDEX
201004000

Figure 7: Sole Source Aquifers Map

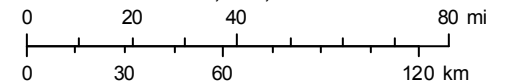
Sole Source Aquifers



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

SSA

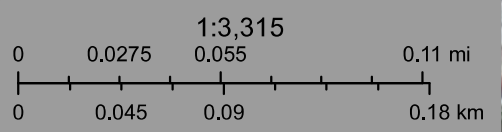
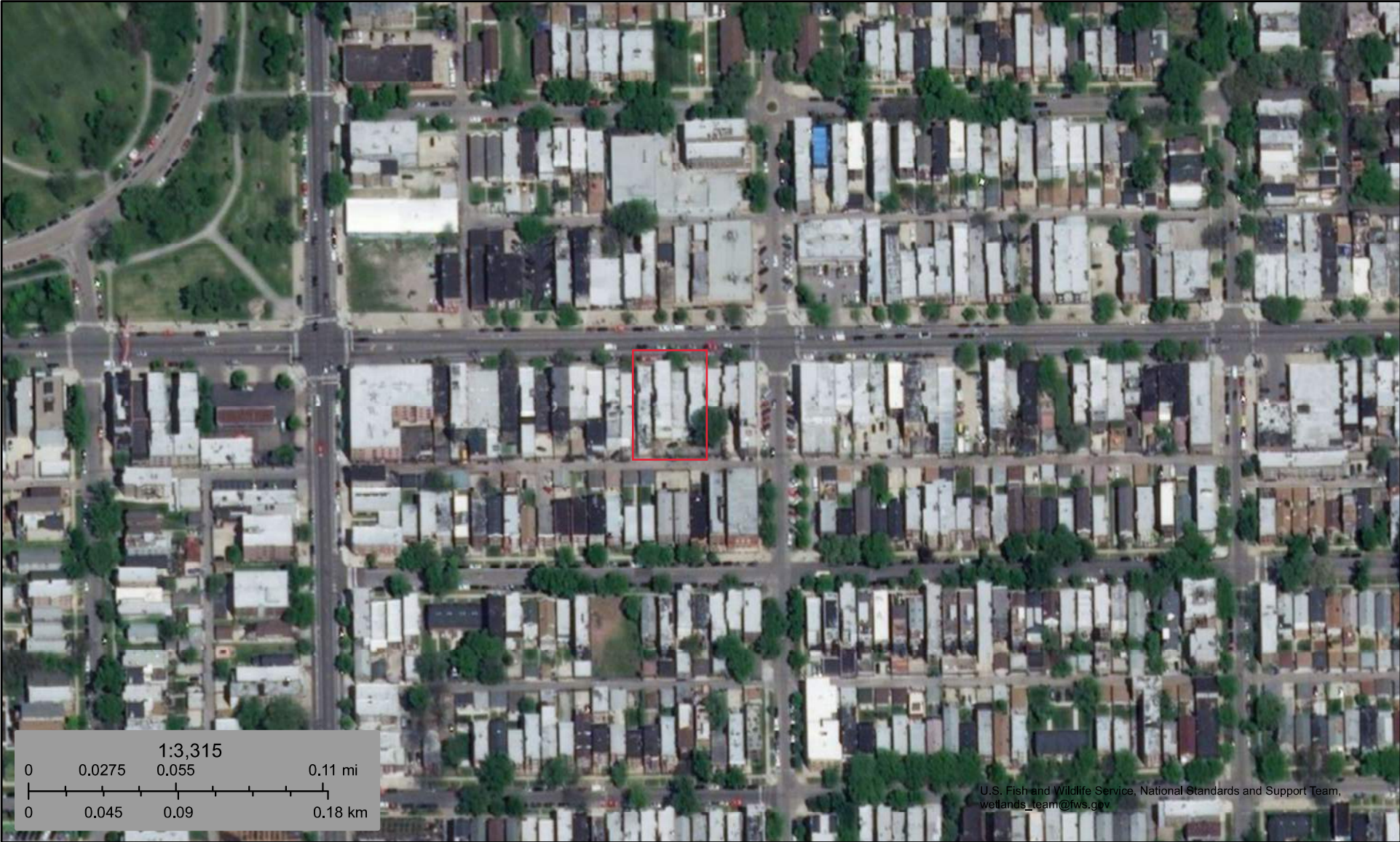
1:2,311,162



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

Web AppBuilder for ArcGIS









Figure 8: Wetlands Map



U.S. Fish and Wildlife Service, National Standards and Support Team,
 wetlands_team@fws.gov

March 22, 2019

Wetlands

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

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


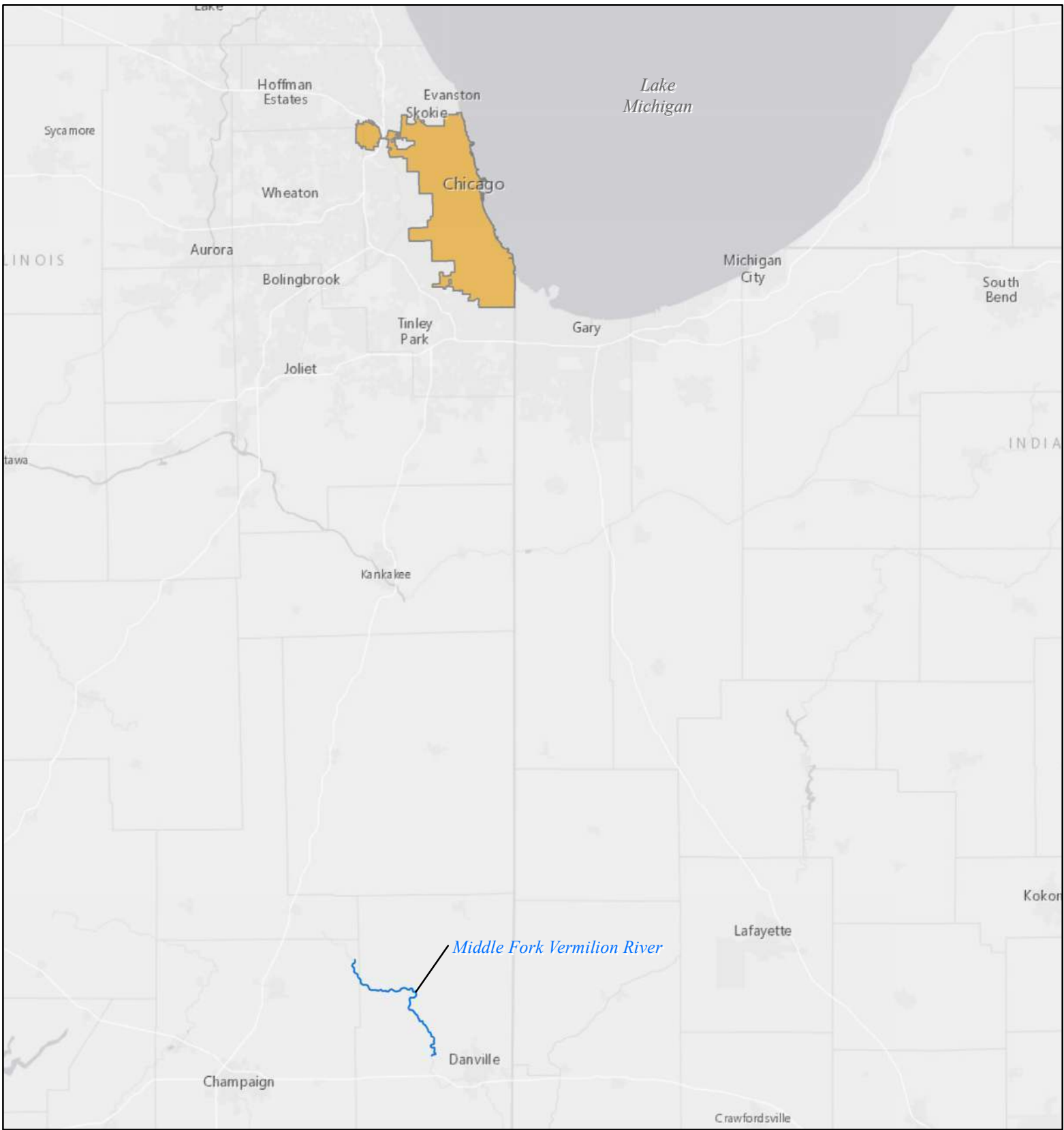
 Subject Site

Figure 9: Wild and Scenic Rivers Map



Illinois Wild and Scenic Rivers



0 15 30 Miles


 Designated National Wild and Scenic River

Figure 10: Nationwide Rivers Inventory Map

Nationwide Rivers Inventory



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

Map interface showing a search bar with the text "Find a location" and a search icon. Below the search bar is a dropdown menu labeled "Park Tiles". The map displays a network of roads and rivers in the Chicago region. River segments are highlighted in blue. Major cities and towns labeled include PALATINE, SCHAUMBURG, ELK GROVE VILLAGE, EVANSTON, CHICAGO, CICERO, NAPERVILLE, OAK LAWN, PULLMAN NM, OAK FOREST, TINLEY PARK, HAMMOND, GARY, PORTAGE, INDIANA DUNES NL, MICHIGAN CITY, NEW BUFFALO, LAPORTE, WESTVILLE, JOLIET, PLAINFIELD, CEDAR LAKE, and WILMINGTON. Highway shields for routes 59, 94, 41, 355, 88, 55, 171, 355, 1, 57, 394, 231, 65, 30, 80-90, 12, 80-90, 4, 2, 30, 421, 53, 52, 57, 1, 65, and 30 are visible. A scale bar in the bottom left corner shows 5 miles. A disclaimer at the bottom center reads: "Disclaimer | Geocoding by Esri | © Mapbox © OpenStreetMap contributors | Improve Park Tiles". An inset map in the bottom right corner shows the location of the main map area within the United States, with labels for ILLINOIS and INDIANA.

Appendix B

Property Details




DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

'18 AUG 2 PM 2.6

MEMORANDUM

July 18, 2018

TO: David J.Reynolds, P.E., LEED AP
Commissioner
Department of Fleet and Facility Management

FROM: 
James Horan
Deputy Commissioner

SUBJECT: ENVIRONMENTAL CLEARANCE
MULTI-FAMILY PROGRAM
HOME/Other/2018

The Department of Planning and Development requests Environmental Clearances for the address(is) on the attached list under the Multi-Family Program. Also attached are photos and Brief description of the work to be performed and Phase I Site Assessment reports.

Please forward copies of any communication concerning this project to Roman Segal
At 312-742-0241

Attachment(s)
RS

cc: T.Collins
File

ENVIRONMENTAL CLEARANCE TRACKING REPORT
Multi Family Program

July 18, 2018

ADDRESS	COMMON AREA
2709 W Division	16-01-400-016
2711 W Division	16-01-400-017
2713 W Division	16-01-400-014
2715 W Division	16-01-400-015

DEPARTMENT OF PLANNING AND DEVELOPMENT
CONSTRUCTION AND COMPLIANCE DIVISION
REQUEST FOR ENVIRONMENTAL CLEARANCE

Date Submitted: July 6, 2018 Development Officer: Tamra Collins

Developer Name: Brinshore and Puerto Rican Cultural Center

Project Name: Nancy Franco Maldonado Paseo Boricua
(max: 12 characters)

Property Address(es):	<u>2709 W. Division</u>	Pin Numbers:	<u>16-01-400-016</u>
	<u>2711 W. Division</u>		<u>16-01-400-017</u>
	<u>2713 W. Division</u>		<u>16-01-400-014</u>
	<u>2715 W. Division</u>		<u>16-01-400-015</u>

Ward: X Units After Construction: 24 Census Tract: _____

Check one from each line:

Multi-family: X New Homes for Chicago: _____ Parking Lot: _____ Other: _____

Rehabilitation: _____ New Construction: X

Existing Property: _____ Vacant Land: _____ Property to be Demolished: X

Funding source, (if known): Check one or more:

HOME: X CDBG: _____ Corp.: _____ Other: TIF, Bonds, 4%LIHTC

Funding Year: 2018-2019

Brief description of work to be performed (include use of property after rehab, and prior use of property). If new construction, please provide a site plan, location plan, pin numbers and environmental report Phase I/Phase II.

New construction of a mixed use building with 24 units of affordable housing for tenants with incomes at 30% to 60% of AMI.
Development includes eight(8) studio, eight(8) one bedrooms and eight (8) two bedrooms units, and retail and a performance art theater on the ground floor.
Community gallery space will be located on the 2nd and 4th floors.

Attach original front photo of building. If parking lot, include dimensions and site plan.

DRAWING INDEX	
	COVER
1.	3D VIEW
2.	SITE LOCATION MAP
3.	SITE SURROUNDINGS
4.	SITE PLAN
5.	PRELIMINARY LANDSCAPE PLAN
6.	FIRST FLOOR PLAN
7.	SECOND TO FIFTH FLOOR PLANS
8.	ROOF PLAN
9.	ELEVATIONS
10.	ELEVATIONS

CODE AND PROJECT DATA				
SITE AREA: 12,000 SF = 0.275 ACRES				
TOTAL BUILDING AREA: 27,440 SF (GROSS)				
DWELLING UNITS (APTS)	UNITS	ACCESS.10%	ADAPT.10%	HEARING IMPAIRED 2%
STUDIO	8	1	1	0
1 BEDROOM	8	1	1	1
2 BEDROOM	8	1	1	0
TOTAL	24	3	3	1
ZONING CLASSIFICATION: B3-3				
PARKING SPACES: 15				
SPACES / UNIT: 0.6				
BIKE SPACES: 8 (1 PER 2 AUTO SPACES)				

PRIMARY SPONSOR:
 THE PUERTO RICAN CULTURAL CENTER
 2640 W. DIVISION STREET
 CHICAGO, ILLINOIS 60622
 P:773-895-9032
 Contact: Juan Calderon, Chief Operating Officer



PRIMARY SPONSOR:
 DIVISION STREET BUSINESS DEVELOPMENT ASSOCIATION
 2459 W. DIVISION STREET
 CHICAGO, ILLINOIS 60622
 P:773 782 0454
 Contact: Eduardo Arocho, President, Board of Directors



DEVELOPER:
 BRINSHORE DEVELOPMENT, LLC.
 666 DUNDEE ROAD SUITE 1102
 NORTHBROOK, ILLINOIS, 60062
 P:224 927 5053
 Contact: Richard Sciortino, Principal



ARCHITECT:
 URBANWORKS, LTD.
 ARCHITECTURE INTERIORS AND PLANNING
 125 S CLARK ST, SUITE 2070
 CHICAGO, IL 60603
 P:312-202-1200, F:312-202-1202
 www.urbanworksarchitecture.com
 Contact: Patricia Saldana Natke, Founding Partner



JUNE 12, 2018

NANCY FRANCO - MALDONADO
PASEO BORICUA ARTS BUILDING - CHICAGO, IL
2709-2715 WEST DIVISION STREET

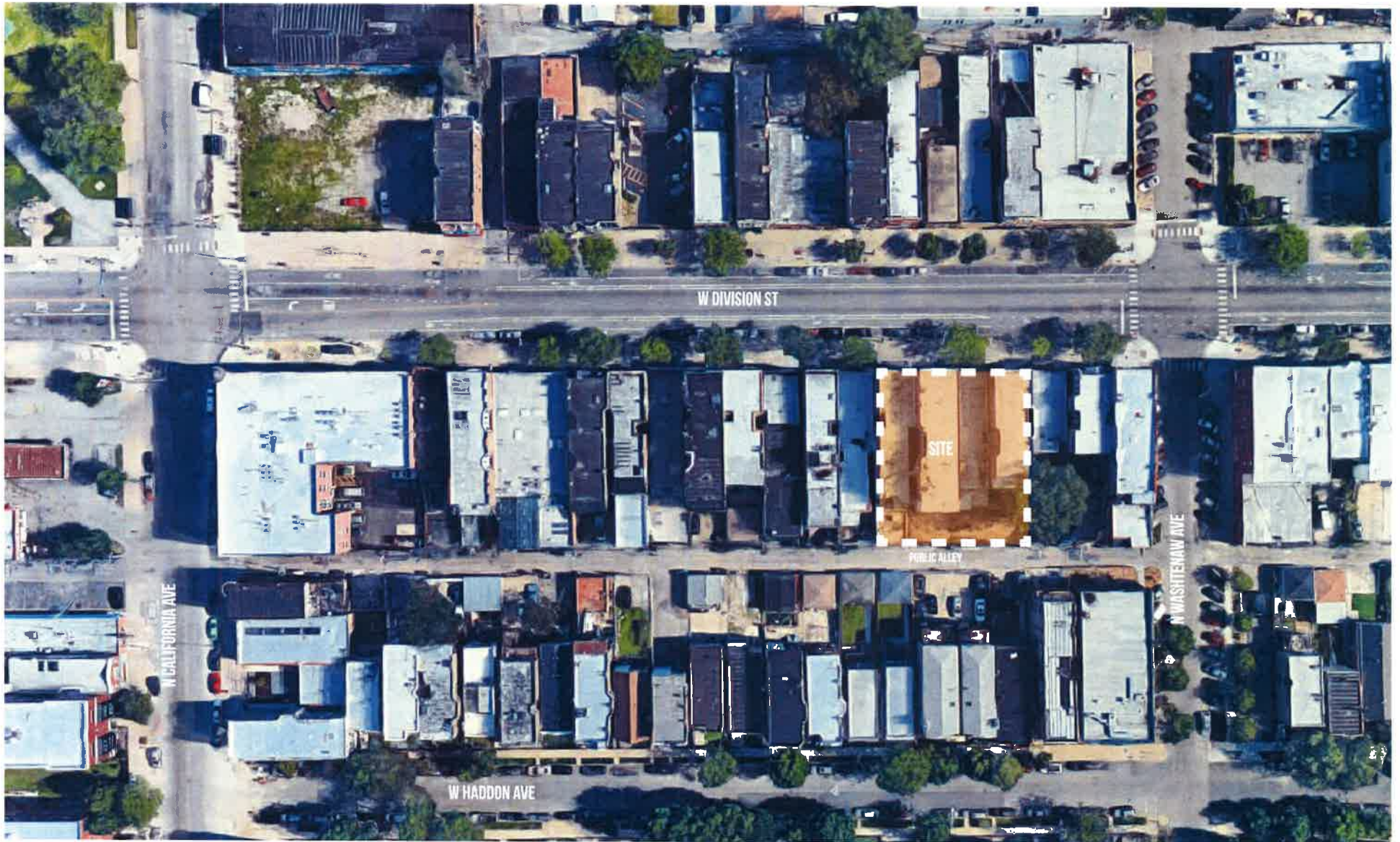


Division Street Business
Development Association
DSBA

BRINSHORE

NANCY FRANCO - MALDONADO
PASEO BORICUA ARTS BUILDING - CHICAGO, IL
2709-2715 WEST DIVISION STREET

UrbanWorks
ARCHITECTURE INTERIORS AND PLANNING
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SCALE: NOT TO SCALE

SITE LOCATION MAP



Division Street Business
Development Association
DSBDA

BRINSHORE

NANCY FRANCO - MALDONADO
PASEO BORICUA ARTS BUILDING - CHICAGO, IL
2709-2715 WEST DIVISION STREET

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1. ON SITE LOOKING WEST ON DIVISION ST.



2. LOOKING TOWARDS SITE



3. ON SITE LOOKING EAST ON DIVISION ST.



4. ON SITE LOOKING OUT ACROSS THE STREET



VIEW KEY PLAN



5. VIEW OF PUBLIC ALLEY

SCALE: NOT TO SCALE 

SITE SURROUNDINGS

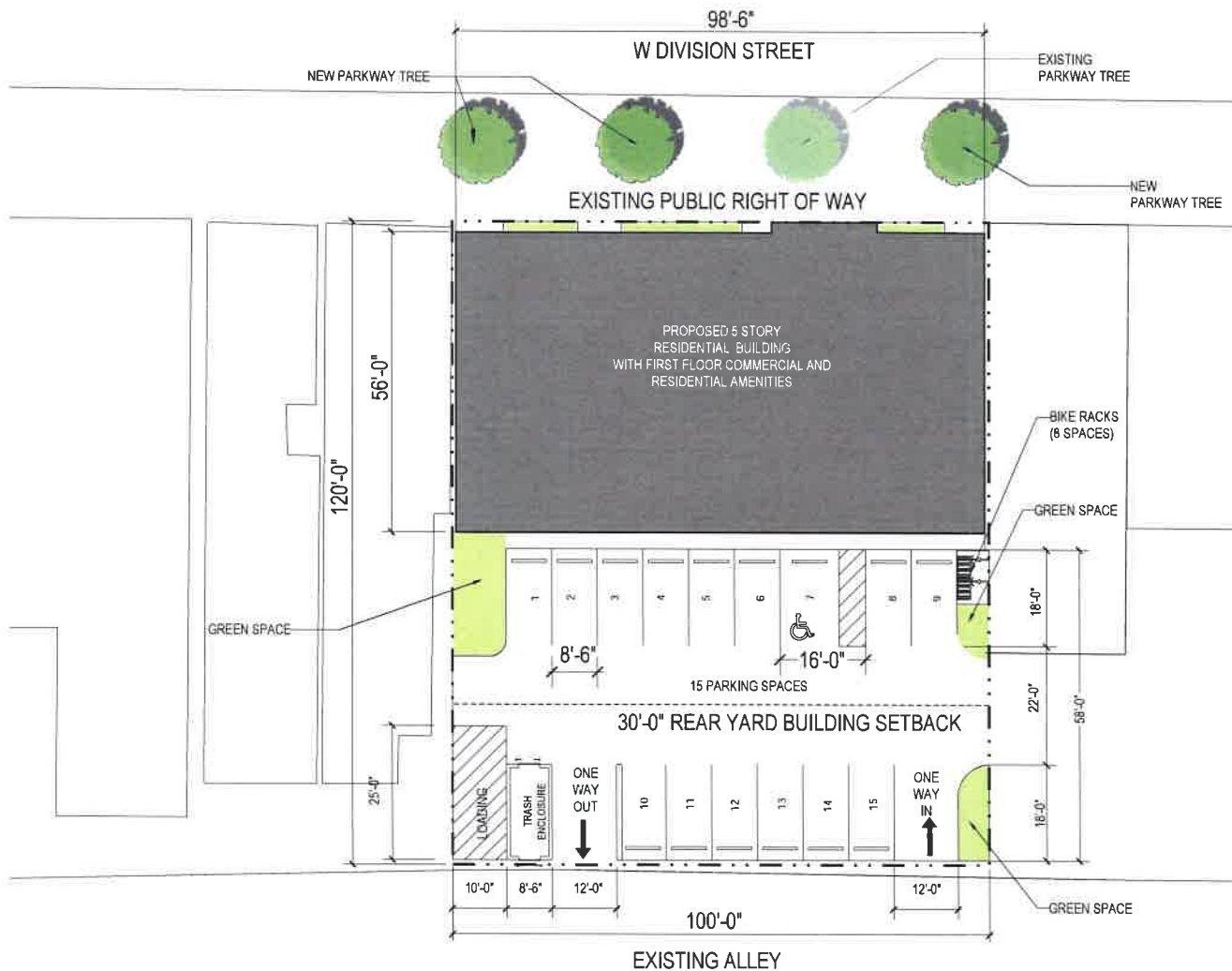
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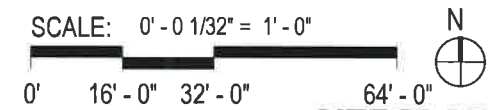
NANCY FRANCO - MALDONADO
PASEO BORICUA ARTS BUILDING - CHICAGO, IL
2709-2715 WEST DIVISION STREET



CODE AND PROJECT DATA				
SITE AREA: 12,000 SF = 0.275 ACRES				
TOTAL BUILDING AREA: 27,440 SF (GROSS)				
DWELLING UNITS (APTS)	UNITS	ACCESS.10%	ADAPT.10%	HEARING IMPAIRED 2%
STUDIO	8	1	1	0
1 BEDROOM	8	1	1	1
2 BEDROOM	8	1	1	0
TOTAL	24	3	3	1
ZONING CLASSIFICATION: B3-3				
PARKING SPACES: 15 1				
SPACES / UNIT: 0.6				
BIKE SPACES: 8 (1 PER 2 AUTO SPACES)				

- GENERAL NOTES**
- UNLESS OTHERWISE NOTED, ALL AREAS INDICATED ON THE FLOOR PLAN ARE NET INTERIOR AREAS.
 - NET INTERIOR AREAS ARE MEASURED FROM THE INSIDE FACE OF WALLS SURROUNDING A ROOM OR DWELLING UNIT.
 - GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEMISING AND CORRIDOR WALLS.

- - - - - PROPERTY LINE
 - - - - - SETBACK
 GREEN SPACE

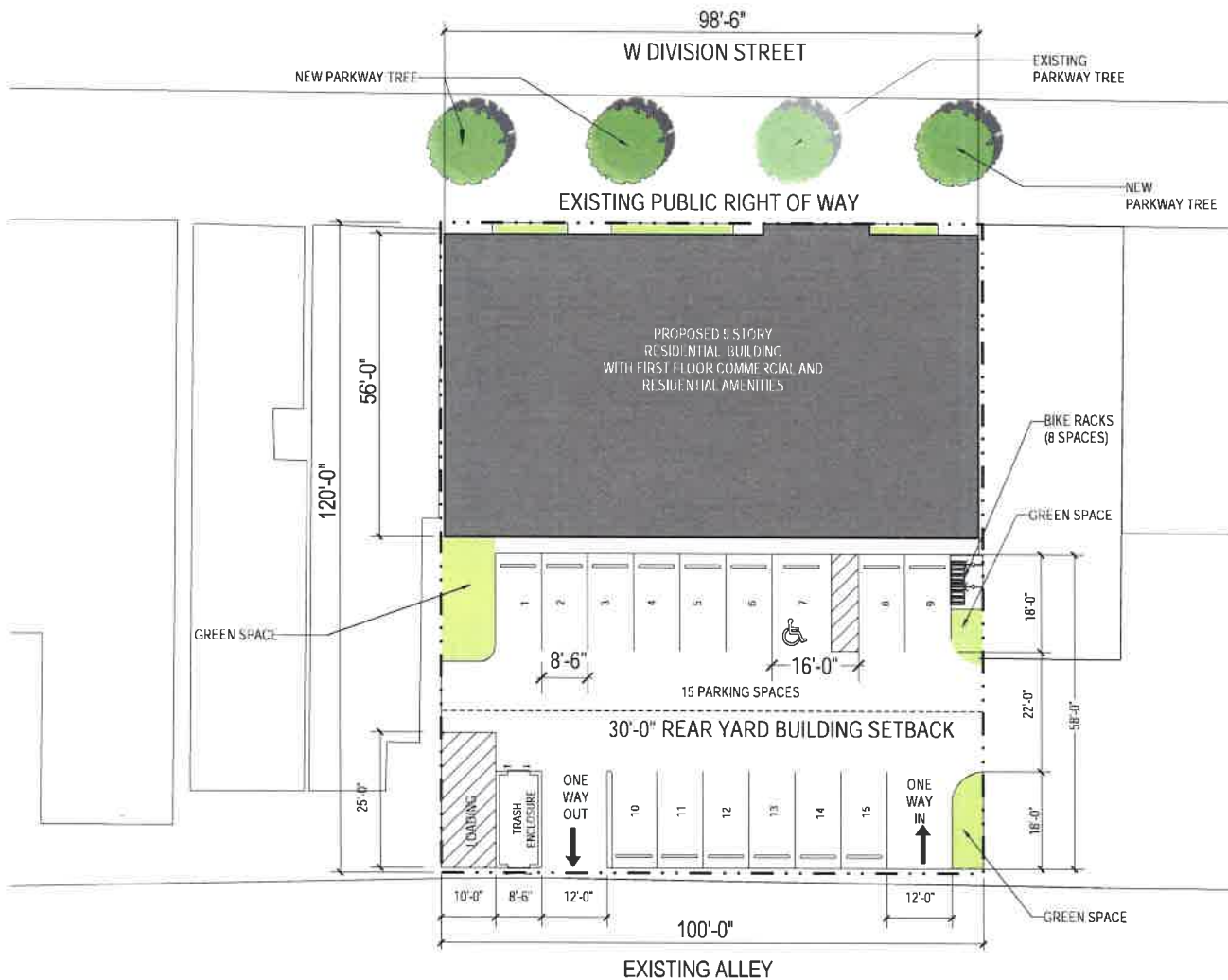


SITE PLAN



NANCY FRANCO - MALDONADO
PASEO BORICUA ARTS BUILDING - CHICAGO, IL
2709-2715 WEST DIVISION STREET

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3. GROSS AREAS ARE MEASURED FROM THE OUTSIDE FACE OF EXTERIOR WALL AND TO THE CENTERLINE OF DEMISING AND CORRIDOR WALLS.

PROPOSED TREE LIST

ABBREV.:	COMMON / BOTANICAL NAME:	ROOT:	SIZE:	QTY.:
ACE AUZ	AUTUMN BLAZE MAPLE, ACER FREEMANII	AUTUMN BLAZE	B&B 4' CAL	8
QUE BIC	SWAMP WHITE OAK / QUERCUS BICOLOR		B&B 4' CAL	6
QUE IMB	SHINGLE OAK / QUERCUS IMBRICARIA		B&B 4' CAL	7
ULM ACC	ACCOLADE ELM / ULMUS X 'ACCOLADE		B&B 4' CAL	6

NOTE

ALL NEW TREES TO BE NATIVE AND / OR ADAPTIVE SPECIES, APPROPRIATE TO THE SITE'S SOIL AND MICROCLIMATE AND DO NOT INCLUDE INVASIVE SPECIES; SUITABLE FOR PARKWAY CONDITIONS.

PROPOSED PLANT LIST

Little bluestem grass
Coreopsis
Lavender
Meadow Sage / Salvia
Common milkweed
Smooth blue aster
New England aster
Side-oats grama
Sand coreopsis
Snowy tick trefoil
Purple Coneflower
Canada wild rye
False sunflower
Seed barley
Wild bergamot
Common evening primrose
Switch grass
Bearded foxglove
Yellow coneflower
Black-eyed Susan
Brown-eyed Susan
Stiff goldenrod
Snowy goldenrod
Soldierwort
Hoary vervain

- PROPERTY LINE
- SETBACK
- GREEN SPACE
- BLACK BOX THEATER
- COMMUNITY SPACE
- CIRCULATION
- RESIDENTIAL UNIT
- SUPPORT
- COMMERCIAL

SCALE: 0' - 0 1/32" = 1' - 0"



PRELIMINARY LANDSCAPE PLAN



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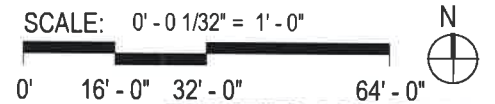
CODE AND PROJECT DATA

SITE AREA: 12,000 SF = 0.275 ACRES				
TOTAL BUILDING AREA: 27,440 SF (GROSS)				
DWELLING UNITS (APTS)	UNITS	ACCESS.10%	ADAPT.10%	HEARING IMPAIRED 2%
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1 BEDROOM	8	1	1	1
2 BEDROOM	8	1	1	0
TOTAL	24	3	3	1
ZONING CLASSIFICATION: B3-3				
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SPACES / UNIT:		0.6		
BIKE SPACES:		8 (1 PFR 2 AUTO SPACES)		

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- BUILDING OVERHANG
- - - PROPERTY LINE
- SETBACK
- GREEN SPACE
- BLACK BOX THEATER
- COMMUNITY SPACE
- CIRCULATION
- RESIDENTIAL UNIT
- SUPPORT
- COMMERCIAL



FIRST FLOOR PLAN



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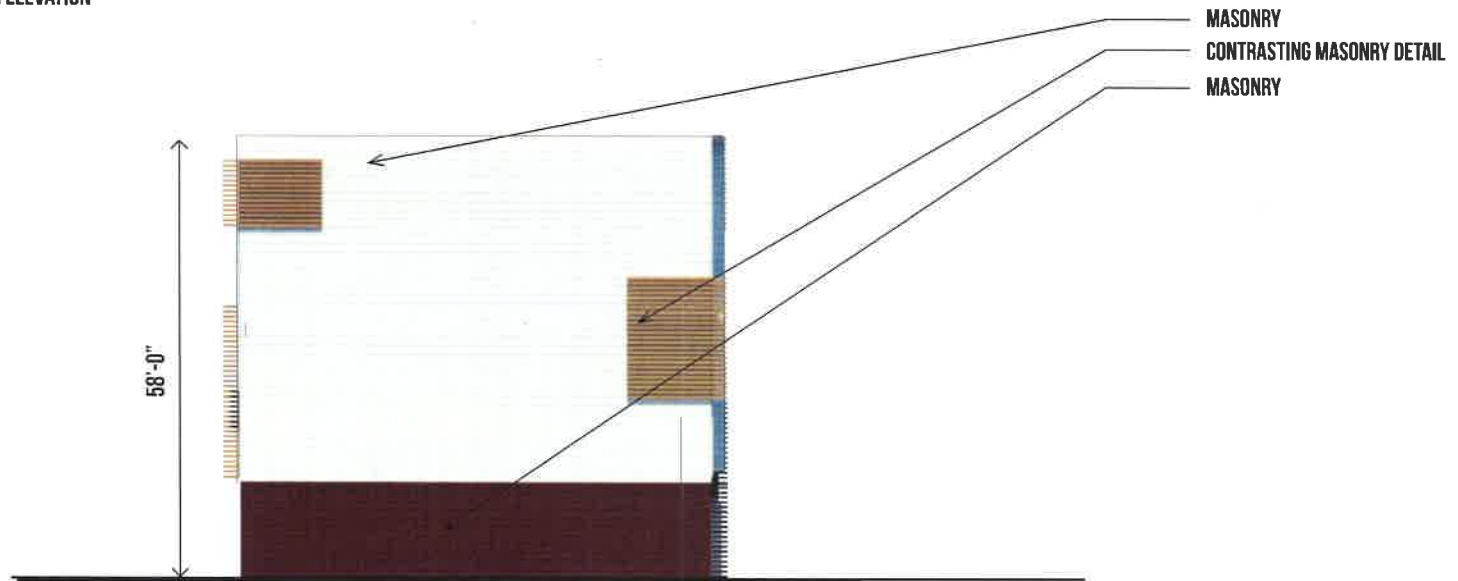
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NORTH ELEVATION



EAST ELEVATION

NOT TO SCALE

ELEVATIONS



BRINSHORE

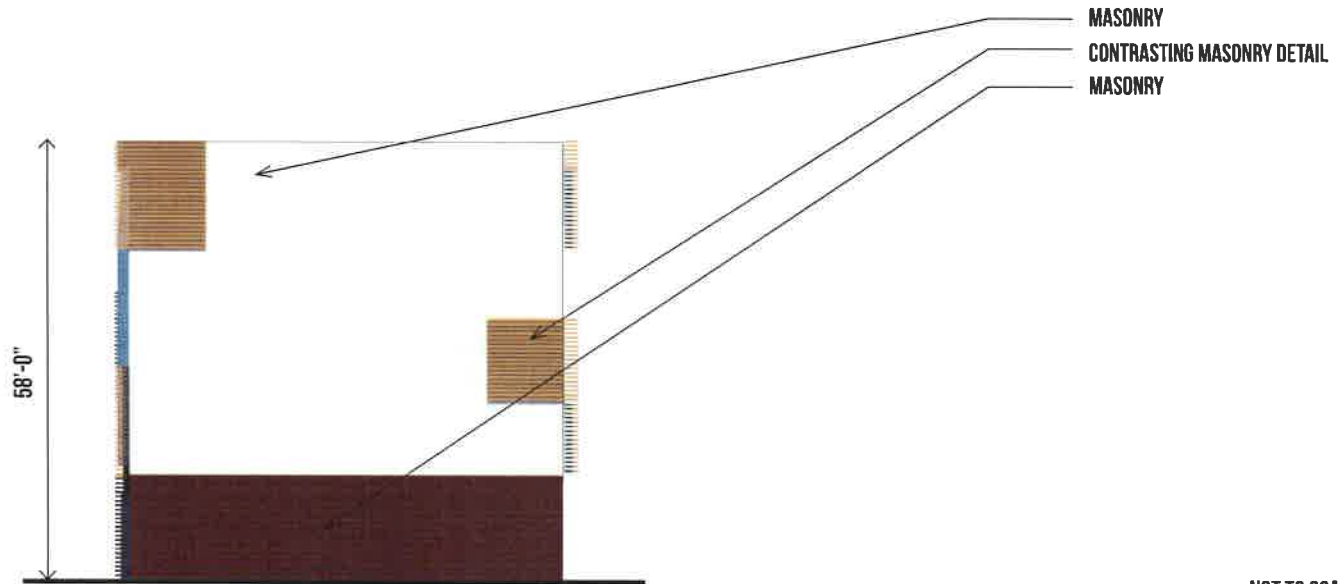
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2709-2715 WEST DIVISION STREET

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SOUTH ELEVATION



WEST ELEVATION

NOT TO SCALE

ELEVATIONS



Division Street Business
Development Association
DSBDA

BRINSHORE

NANCY FRANCO - MALDONADO
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2709-2715 WEST DIVISION STREET

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 ARCHITECTURE INTERIORS AND PLANNING
 122 S CLARK ST, SUITE 2016
 CHICAGO, IL 60606
 P 312-209-1200 F 312-202-1202
 www.urbanworksarchitecture.com

Dunn, Patrick

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Friday, February 22, 2019 9:33 AM
To: Kevin Laberge; Dunn, Patrick; McChane, Richard Cody
Subject: FW: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building
Attachments: Phase I ESA 2709-2715 Division, Chicago 10.12.18 compressed.pdf; CHA env clearance request form_Nancy Franco.pdf; Request for Environmental Clearance Supplement_Nancy Franco Maldonado.pdf

The attached are documents I received from CHA for this project. The one called Request for Environmental Clearance Supplement has financing info on page 3. Have you already seen these numbers?

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

From: Wright, Lance W. [mailto:lwright@thecha.org]
Sent: Thursday, February 21, 2019 7:53 PM
To: Jaime Blakesley
Subject: Fwd: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building

Jaime,
Did you receive this project from Lynn or Craig back in November? I'm checking if this is in the pipeline because the City has requested their NEPA review and want to make sure it got submitted before or at least now it has.

Lance

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

----- Original message -----

From: "Wright, Lance W." <lwright@thecha.org>
Date: 11/28/18 3:56 PM (GMT-06:00)
To: "Edgerley, Craig" <Cedgerley@thecha.org>, "Crivello, Lynn" <LCrivello@thecha.org>
Cc: "Steinbuck, Cary" <CSteinbuck@thecha.org>
Subject: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building

Craig/Lynn,

Attached please find the **environmental clearance request form, the request for Environmental Clearance Supplement Form, and the Phase I Report** (provided by developer) for the PRA Project, **Nancy Franco Maldonado Paseo Boricua Arts Building**. This project is one site and is not located on CHA land. There are no CHA capital funds going into this deal, this is purely rental subsidy.

This is a New Construction project so the development source financing documents are attached to the Supplement Form. They are seeking 4% Bonds through IHDA in the deal, so there is Federal Financing involved.

The current estimate for the annual amount of rental assistance for Nancy Franco Maldonado Paseo Boricua Arts Building is \$81,324 for 6 units and the total estimated contract is \$3,299,158 for 30 years. The funds would be coming from the CHA's MTW approved Property Rental Assistance Program. This is the CHA's Project Based Voucher Program.

Let me know if there is anything else you need.

Thanks,

Lance



Lance Wright | PRA Program Manager, Property Office

Phone 312.913.7602 | Mobile 312.502.0192 | Fax 312.786.6637

Chicago Housing Authority | 60 E. Van Buren | Chicago, IL 60605

Lwright@thecha.org | www.thecha.org

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Dunn, Patrick

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Friday, February 22, 2019 5:29 PM
To: Dunn, Patrick; McChane, Richard Cody
Cc: Kevin Laberge
Subject: FW: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building
Attachments: Updated CHA env clearance request form_Nancy Franco Maldonado.pdf; Updated Request for Environmental Clearance Supplement_Nancy Franco Mald....pdf
Importance: High

Attached and below some additional information for the Boricua Arts Building including revised financial info and some responses on STraCAT status, etc. Patrick, now that we have a revised environmental clearance request and some more details, please initiate the NEPA review for the CHA portion of the project. CHA is only proposing to finance 6 of the 24 units planned for the new construction building.

I will work on the SHPO submittal due to the demolition aspect as well as that the building complex is composed of 4 buildings that were combined/interconnected over the years, ranging from the early 1920's or so. And although not immediately across from Humboldt Park the park, it is in close proximity to it. The buildings are not included in the list of contributing buildings to the Chicago Park Boulevard System Historic District which includes several streets and buildings within the Humboldt Park neighborhood. If you could run the Planning Dept info on this address range, to see if any are color coded, that would be useful for the SHPO submittal. I also asked CHA for additional interior photos. Thank you,

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

From: Wright, Lance W. [mailto:lwright@thecha.org]
Sent: Friday, February 22, 2019 4:46 PM
To: Jaime Blakesley
Cc: Edgerley, Craig; Crivello, Lynn
Subject: RE: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building
Importance: High

Jaime,
See my responses in red below. Also, I will be at a housing conference from the 25th to the 27th, but will have some access to my email and voicemail if you have questions next week.

Lance Wright



Lance Wright | PRA Program Manager, Property Office
Phone 312.913.7602 | Mobile 312.502.0192 | Fax 312.786.6637
Chicago Housing Authority | 60 E. Van Buren | Chicago, IL 60605
Lwright@thecha.org | www.thecha.org

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From: Jaime Blakesley [mailto:Jaime.Blakesley@cityofchicago.org]

Sent: Friday, February 22, 2019 11:35 AM

To: Wright, Lance W. <lwright@thecha.org>; Wright, Lance W. <lwright@thecha.org>; Edgerley, Craig <Cedgerley@thecha.org>

Subject: FW: Environmental Clearance Request for PRA - Nancy Franco Maldonado Paseo Boricua Arts Building

Hi there, I need some more information on this project before I process this request.

Demolition:

Regarding the demolition of the 4 interconnected buildings comprising the subject site; our consultation package to SHPO is going to have to explain the existing buildings but also that they will be demolished. Would like to know:

- who is doing the demo, & when is it planned. **The demo is being done by Old Veteran Construction and BCM, LLC as a joint venture as general contractor for the project. They plan to do it upon closing, which is planned for June.**
- also who is the current owner of that site, **The current owner is The Puerto Rican Cultural Center, who is also a co-owner of the new development.**
- and why is the demo not mentioned on the 2FM clearance request? **It was mentioned on the Supplemental form but I've updated the request for to include the demolition as well.**
- As a reminder, if federal funds are being utilized for the demo, then the buildings cannot be demolished prior to SHPO's sign off **They were already aware because of the program, they can't do any demolition until the contract is signed.**

Funding:

- Also, the financing numbers and sources, I am under the impression that this has changed since the attached Supplement document is dated 2014.
- Kevin Laberge is working on the City side of this project, and those DPD HOME funds are not reflected on that form I wonder if any other amounts or sources have changed too;
- please provide the most current funding **I've included the updated sources in the Updated Supplemental package.**

Phase I ESA:

- Lance provided an October 2018 Phase I ESA, no RECs identified however there are nearby LUSTS, and an SRP location
- Have to review the NFR info from IEPA but seems like there won't be a need for a Phase II based on the Phase I summary, they included the NFR numbers, I'll look up later.
- I'll discuss with Kevin Laberge but should be a non-issue. **O.k. thanks.**

STraCAT:

- A STraCAT was asked for on behalf of the City review, one that was provided needed revising, Kevin is still waiting for that revised STraCAT.
- When he receives it, I can utilize that for our CHA ERR. **I was told that their architect is updating and he will submit it to Tamra Collins at DOH when he receives it and let me know when she has it so I can let you know when to look out for it.**

Thanks,

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

**Chicago Housing Authority
Request for Environmental Clearance**

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

*Date Submitted: 11.19.18 *Contact Name/Number: Lance Wright/ 312.913.7602

*Project Name: Nancy Franco Maldonado Paseo Boricua Arts Building

*Property Address(es): 2709-2715 W. Division *PIN Numbers: 16-01-400-014
Chicago, IL 60644 16-01-400-015
16-01-400-016
16-01-400-017

*Number of units after construction/rehab: 24

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

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

*Land Use:
Existing Property Vacant Land _____

*Detailed description of project/work to be performed (include use of property after rehab and prior use of property):
Nancy Franco Maldonado Paseo Boricua Arts Building is new construction building located in the West Town community.
The development is a 5-story elevator served building that has 24 units. Four existing buildings, owned by
The Puerto Rican Cultural Center, will be demolished by the joint venture GC comprised of Old Veteran Construction and BCM, LLC.
Applicants will from from he CHA wait list. The PRA program is requested to assist 6 units, three 1BR units and three 2BR units.
Building amenities include a community room and on site laundry. There will be a performance theater, commercial space,
community gathering space and parking available. Units include refrigerator, stove, dishwasher and microwave.
Water and sewer are included in the rent. There are for building currently on the site that will be demolished.

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

Funding Source(s), if known PRA HAP Contract

Estimated Funding Amount(s), if known (by Funding Source) \$81,324 annual HAP contract, estimated total contract is \$3.3 million for 30-years

IHPA Review (Submittal and Approval Dates) CHA request that 2FM initiate the 106 review

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

Request for Environmental Clearance Supplement Form

The information requested below is required for initiating the environmental review process for any project that utilizes federal funding under the National Environmental Policy Act. Without surveys, images, and specific financing, our environmental consultants at Fleet, Facilities, and Management (City of Chicago intergovernmental agreement) will be unable to begin reviewing the project. Please provide as much detail as possible below.

1. What is the official **project name** (to be used on all future documents)?

Nancy Franco Maldonado Paseo Boricua Arts Building

2. When does the review need to be completed by? Please indicate date or a quarter/year.

May 2019

3. What do you need environmental clearance for? Please be specific (i.e. RAD financing, acquisition, disposition, etc.).

HUD Project Base Voucher Program

4. Are any other agencies conducting environmental reviews (i.e. IHDA)? Y/N.

N

5. Is this Senior Housing (**SH**) Scattered Site Housing (**SS**) Mixed Income (**MI**) Non-Dwelling (**ND**) Family Housing (**FH**)?

FH

6. Does this Project have an existing Environmental Remediation Agreement (**MDA**)? Y/N. If yes, include agreement as an exhibit and identify the page number.

Y/N

N

Pg. #

7. Please detail the specific sources and amounts of funds required for the project (RAD PBV, PBV, etc.). If environmental review is covered by the developer, check the box below and move to Question 7. If environmental review is covered by the CHA, provide details below.

Covered by developer?

Operating Funds:

See addendum #1 on page 3

Capital Funds:

See addendum #1 on page 3

*There are no CHA Capital Funds in this project

8. Please provide the **age of the buildings** (if applicable) onsite. This is used to determine potential historical significance.

Age: dating back to 1928

Note, current buildings will be demolished

9. Please provide an **aerial (bird's eye) image** of the site. Please include the map as an addendum and reference the page number.

Pg. #: 4

10. Please provide a **Boundary Survey** of the site. Please include the survey as an addendum and reference the page number.

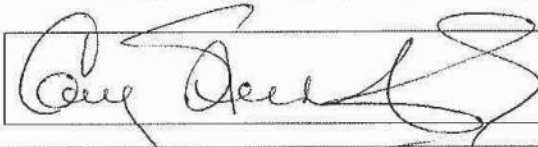
Pg. #: 5

11. Please provide the **anticipated development site plan** if available. Please include the images as an addendum and reference the page number.

Pg.#: 6 - 18

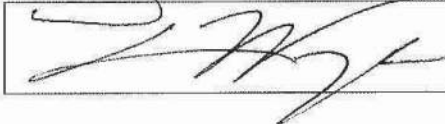
12. Please secure the following signatures to signify completion (signature and date).

Cary Steinbuck



Date: 11-28-18

Lance Wright



Date: 11.28.18

Development Sources

	Total Amount	Per Unit	Committed
SOURCES			
First Mortgage	\$750,000	\$31,250	
CHA Loan			
DPD HOME, CDBG	\$3,194,696	\$133,112	
TIF	\$4,245,304	\$176,888	
LIHTC Equity	\$2,503,041	\$104,293	
Donation Tax Credit Equity			
New Market Tax Credit Equity			
DCEO Grant	\$85,992	\$3,583	
FHLB - AHP			
Other City ARO	\$1,000,000	\$46,667	
Other			
Other			
TOTAL SOURCES	\$11,779,033	\$490793	

Addendum #2

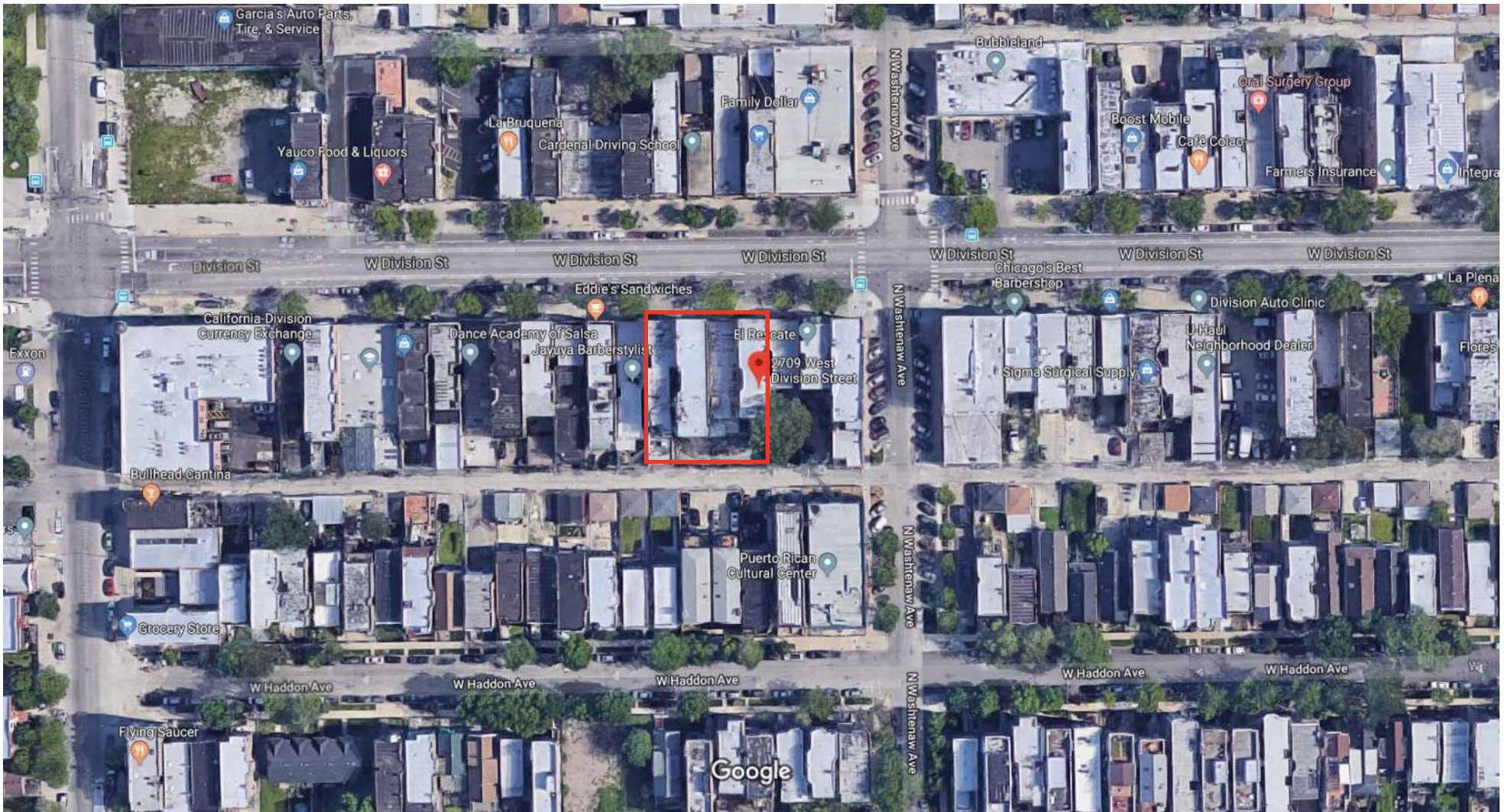




Photo 1: Project property photo of the four interconnected buildings

2709-15 W. Division Street - Photo Log



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior

2709-15 W. Division Street - Photo Log



Photo 6: 2709 interior



Photo 7: 2711 interior



Photo 8: 2713 interior



Photo 9: 2715 interior

2709-15 W. Division Street - Photo Log



Photo 10: Interior lower level



Photo 11: Basement interior



Photo 12: Rear view of property

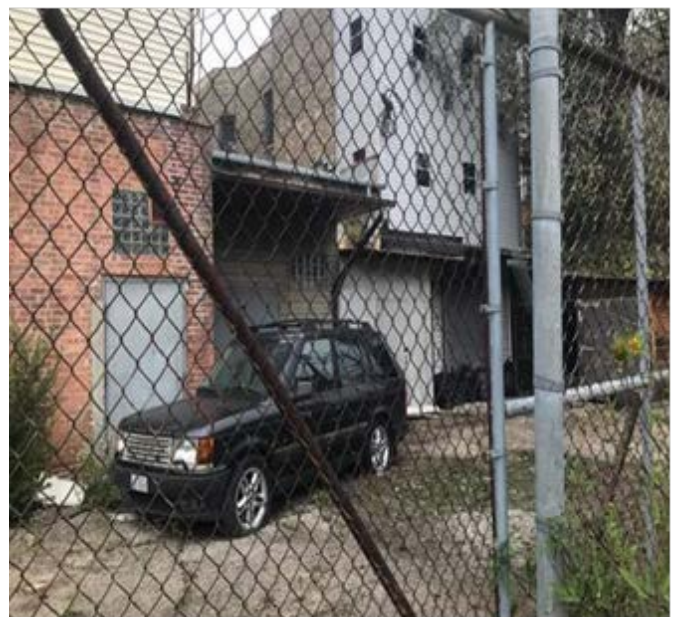
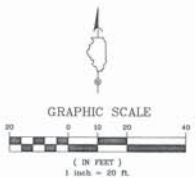


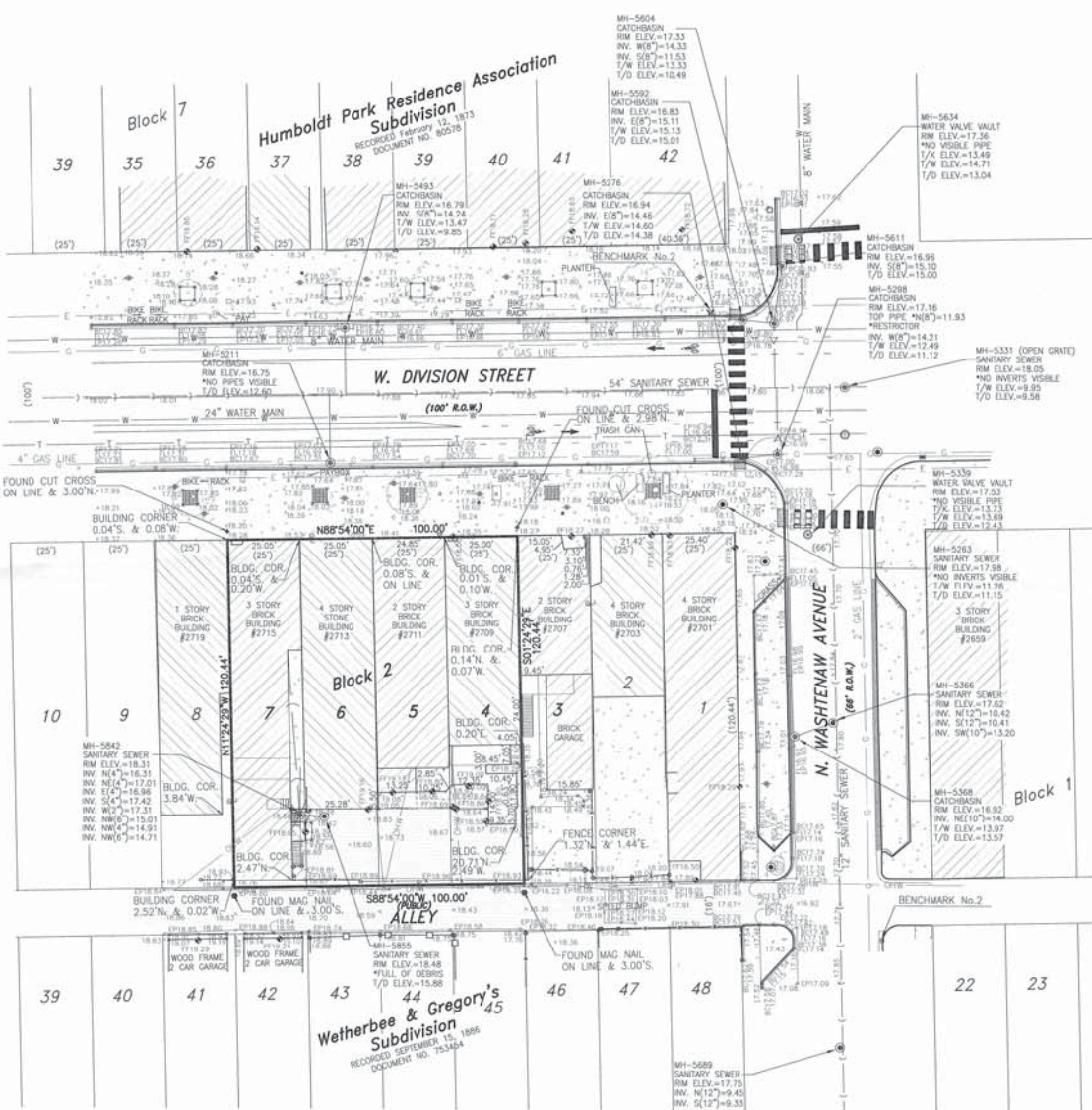
Photo 13: Rear view of property

PLAT OF SURVEY



LEGEND AND ABBREVIATIONS:

- PROPERTY LINE
- ▨ BUILDING
- ▤ CONCRETE
- ▥ ASPHALT
- ▧ GRAVEL
- DEPRESSURE CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMBINATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COM — COMMUNICATION LINE
- SBC — SRC COMMUNICATION LINE
- TELEPHONE LINE
- OVERHEAD WIRE LINE
- UNDERGROUND ELECTRIC LINE
- BACK OF CURB ELEVATION
- FLOW LINE ELEVATION
- EDGE OF PAVEMENT ELEVATION
- FINISH FLOOR ELEVATION
- ⊙ MANHOLE
- ⊙ WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CURB INLET
- ⊙ CATCH BASIN
- ⊙ AREA DRAIN
- ⊙ UTILITY POLE
- ⊙ POWER POLE W/LIGHT
- ⊙ POWER POLE W/TRANSFORMER
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ BUFFALO BOX
- ⊙ WATER VALVE
- ⊙ TREE-DECIDUOUS
- ⊙ TREE-EVERGREEN
- ⊙ BUSH
- ⊙ POST
- ⊙ SIGN
- ⊙ HOLLAND
- ⊙ SPRINKLER
- ⊙ CLEANOUT



LEGAL DESCRIPTION
 Lots 4, 5, 6 and 7 in Block 2 in Wetherbee and Gregory's Subdivision of the North Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 39 North, Range 13 East of the Third Principal Meridian (Except the East 100 feet thereof), in Cook County, Illinois.

Said Parcel containing 0.276 acres (12,044 sq. ft.), more or less.

STATE OF ILLINOIS
 COUNTY OF COOK
 This is to certify that I, Thomas E. Baumgartner, a Illinois Professional Land Surveyor, have surveyed the property described in the coplan above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
 Given under my hand and seal in Chicago, Illinois, this 12th day of JULY, 2018.

THOMAS E. BAUMGARTNER, ILLINOIS LAND SURVEYOR NO. 3142
 LICENSE EXPIRATION 11-30-2018
 Field work completed JULY 5, 2018.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of this survey unless it contains an original seal and signature.

CITY OF CHICAGO BENCHMARK NUMBER 2634
 Mark cut on Southwest corner of stone sill of basement window near Southwest corner of 3 story and basement brick (school) building.
 Elevation = 20.962

Site Benchmark #1
 Top of chain bolt of fire hydrant located at the Northeast corner of W. Division Street and N. Washnaw Ave.
 Elevation = 18.318

Site Benchmark #2
 Square cut on back of curb, located at the Southeast corner of N. Washnaw Ave. and a public alley running East - West and approximately 170' South of W. Division Ave.
 Elevation = 17.587

I FURTHER STATE that the accompanying plot is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utilities which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of this survey to excavate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

#	Date	Description
1	07-12-18	Issued

TERRA ENGINEERING LTD.
 225 W. Ohio Street
 4th Floor
 Chicago, IL 60654
 TEL: (312) 467-0123
 FAX: (312) 467-0220
 www.terraengineering.com

Project Information
 PROJECT #: 16-122
 DRAWN BY: NG
 CHECKED BY: TB
 APPROVED BY: TB

PASEO BORICUA
 2709, 2711, 2713 & 2715 W.
 DIVISION ST., CHICAGO IL.

Property Characteristics

2018 Tax Year Property Information

PIN: 16-01-400-017-0000

***Property Location:** 2709 W DIVISION ST

City: CHICAGO

Township: West Chicago

Property Classification: 212

Square Footage (Land): 3,000

Neighborhood: 30

Taxcode: 77050



16014000170000 04/02/2008

Assessed Valuation

	2018 First Pass	2017 Board of Review Certified
Land Assessed Value	7,650	6,750
Building Assessed Value	78,748	100,786
Total Assessed Value	86,398	107,536

Property Characteristics

Estimated 2018 Market Value \$863,980

Estimated 2017 Market Value \$1,075,360

Description Two to six apartments, up to 62 years

Residence Type Three Story

Use Multi Family

Apartments 6

Exterior Construction Masonry

Full Baths 6

Half Baths 1

Basement¹ Partial and Unfinished

Attic Full and Unfinished

Central Air No

Number of Fireplaces 0

Garage Size/Type² None

Age 112

Building Square Footage 6,900

Assessment Pass First Pass

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

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

Property Characteristics

2018 Tax Year Property Information

PIN: 16-01-400-016-0000

***Property Location:** 2711 W DIVISION ST

City: CHICAGO

Township: West Chicago

Property Classification: 517

Square Footage (Land): 3,000

Neighborhood: 30

Taxcode: 77050



16014000160000 04/02/2008

Assessed Valuation

	2018 First Pass	2017 Board of Review Certified
Land Assessed Value	13,687	11,812
Building Assessed Value	8,719	8,719
Total Assessed Value	22,406	20,531

Property Characteristics

Estimated 2018 Market Value N/A

Estimated 2017 Market Value N/A

Description **

Age **

Building Square Footage **

Assessment Pass First Pass

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** Information may be available by submitting an FOIA Request

Property Characteristics

2018 Tax Year Property Information

PIN: 16-01-400-015-0000

***Property Location:** 2713 W DIVISION ST

City: CHICAGO

Township: West Chicago

Property Classification: 593

Square Footage (Land): 3,000

Neighborhood: 30

Taxcode: 77050



16014000150000 04/02/2008

Assessed Valuation

	2018 First Pass	2017 Board of Review Certified
Land Assessed Value	7,500	6,187
Building Assessed Value	6,946	6,946
Total Assessed Value	14,446	13,133

Property Characteristics

Estimated 2018 Market Value N/A

Estimated 2017 Market Value N/A

Description **

Age **

Building Square Footage **

Assessment Pass First Pass

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** Information may be available by submitting an FOIA Request

Property Characteristics

2018 Tax Year Property Information

PIN: 16-01-400-014-0000

***Property Location:** 2715 W DIVISION ST

City: CHICAGO

Township: West Chicago

Property Classification: 212

Square Footage (Land): 3,000

Neighborhood: 30

Taxcode: 77050



16014000140000 04/02/2008

Assessed Valuation

	2018 First Pass	2017 Board of Review Certified
Land Assessed Value	7,650	6,750
Building Assessed Value	67,868	91,415
Total Assessed Value	75,518	98,165

Property Characteristics

Estimated 2018 Market Value \$755,180

Estimated 2017 Market Value \$981,650

Description Two to six apartments, up to 62 years

Residence Type Three Story

Use Multi Family

Apartments 6

Exterior Construction Masonry

Full Baths 5

Half Baths 1

Basement¹ Partial and Unfinished

Attic Full and Unfinished

Central Air No

Number of Fireplaces 0

Garage Size/Type² 1.5 car detached

Age 102

Building Square Footage 5,850

Assessment Pass First Pass

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

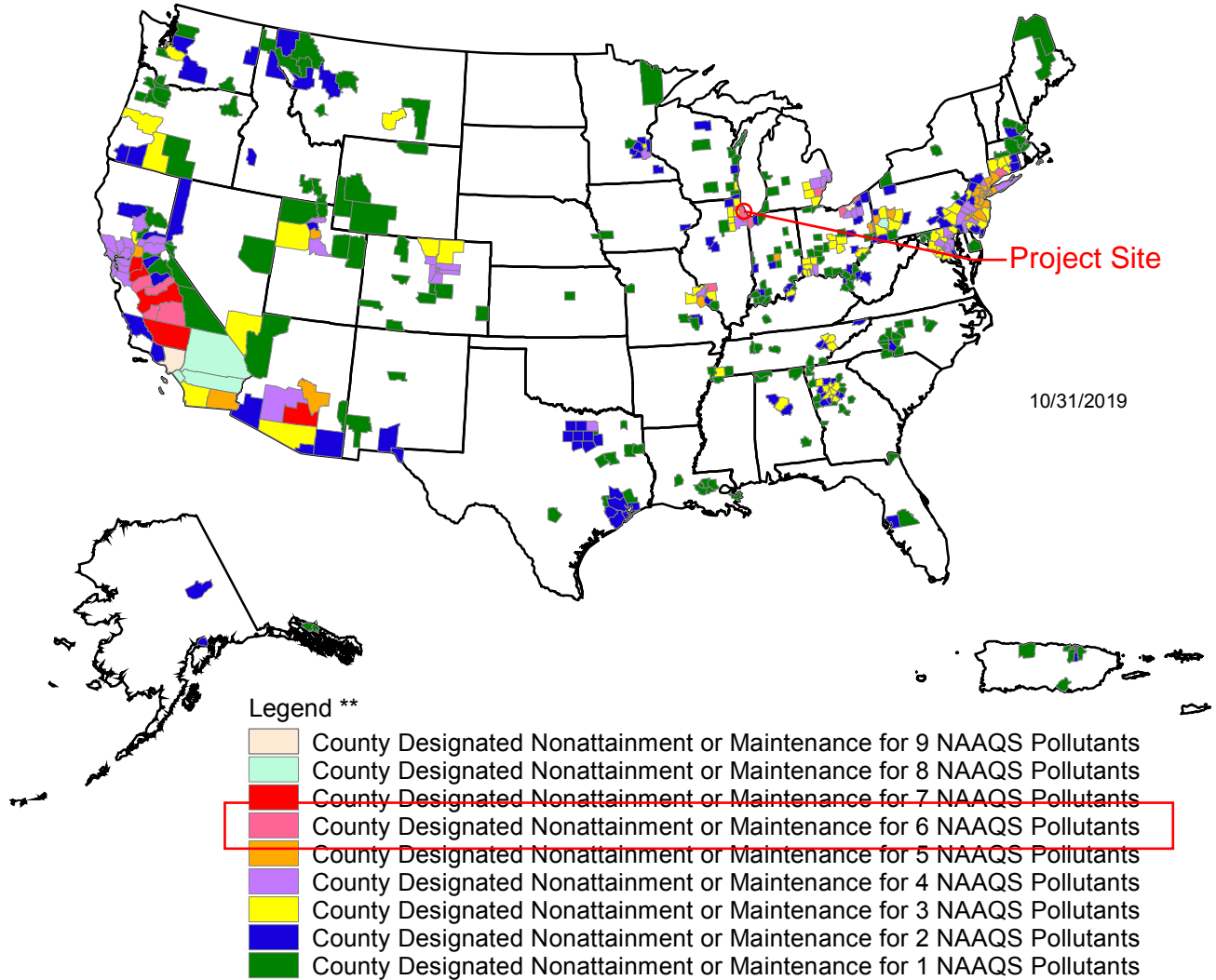
* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do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

Appendix C

Clean Air

Counties Designated "Nonattainment" or "Maintenance"

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



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

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

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

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

Data is current as of October 31, 2019

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

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

ILLINOIS

Important Notes

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
ILLINOIS								
Cook County	1-Hour Ozone (1979)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	92939495969798990001020304	//	Severe-17	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	0405060708091011	08/13/2012	Moderate	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (2008)	Chicago-Naperville, IL-IN-WI	1213141516171819	//	Serious	Whole	5,194,675	17/031
Cook County	8-Hour Ozone (2015)	Chicago, IL-IN-WI	1819	//	Marginal	Whole	5,194,675	17/031
Cook County	Lead (2008)	Chicago, IL	11121314151617	03/28/2018		Part	35,696	17/031
Cook County	PM-10 (1987)	Southeast Chicago, IL	92939495969798990001020304	11/21/2005	Moderate	Part	3,117	17/031
Cook County	PM-10 (1987)	Lyons Twsp., IL	92939495969798990001020304	11/21/2005	Moderate	Part	111,688	17/031
Cook County	PM-2.5 (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	0506070809101112	10/02/2013 *	Former Subpart 1	Whole	5,194,675	17/031
Cook County	Sulfur Dioxide (2010)	Lemont, IL	13141516171819	//		Part	21,113	17/031
DuPage County	1-Hour Ozone (1979)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	92939495969798990001020304	//	Severe-17	Whole	916,924	17/043
DuPage County	8-Hour Ozone (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	0405060708091011	08/13/2012	Moderate	Whole	916,924	17/043
DuPage County	8-Hour Ozone (2008)	Chicago-Naperville, IL-IN-WI	1213141516171819	//	Serious	Whole	916,924	17/043
DuPage County	8-Hour Ozone (2015)	Chicago, IL-IN-WI	1819	//	Marginal	Whole	916,924	17/043
DuPage County	PM-2.5 (1997)-NAAQS revoked	Chicago-Gary-Lake County, IL-IN	0506070809101112	10/02/2013 *	Former Subpart 1	Whole	916,924	17/043

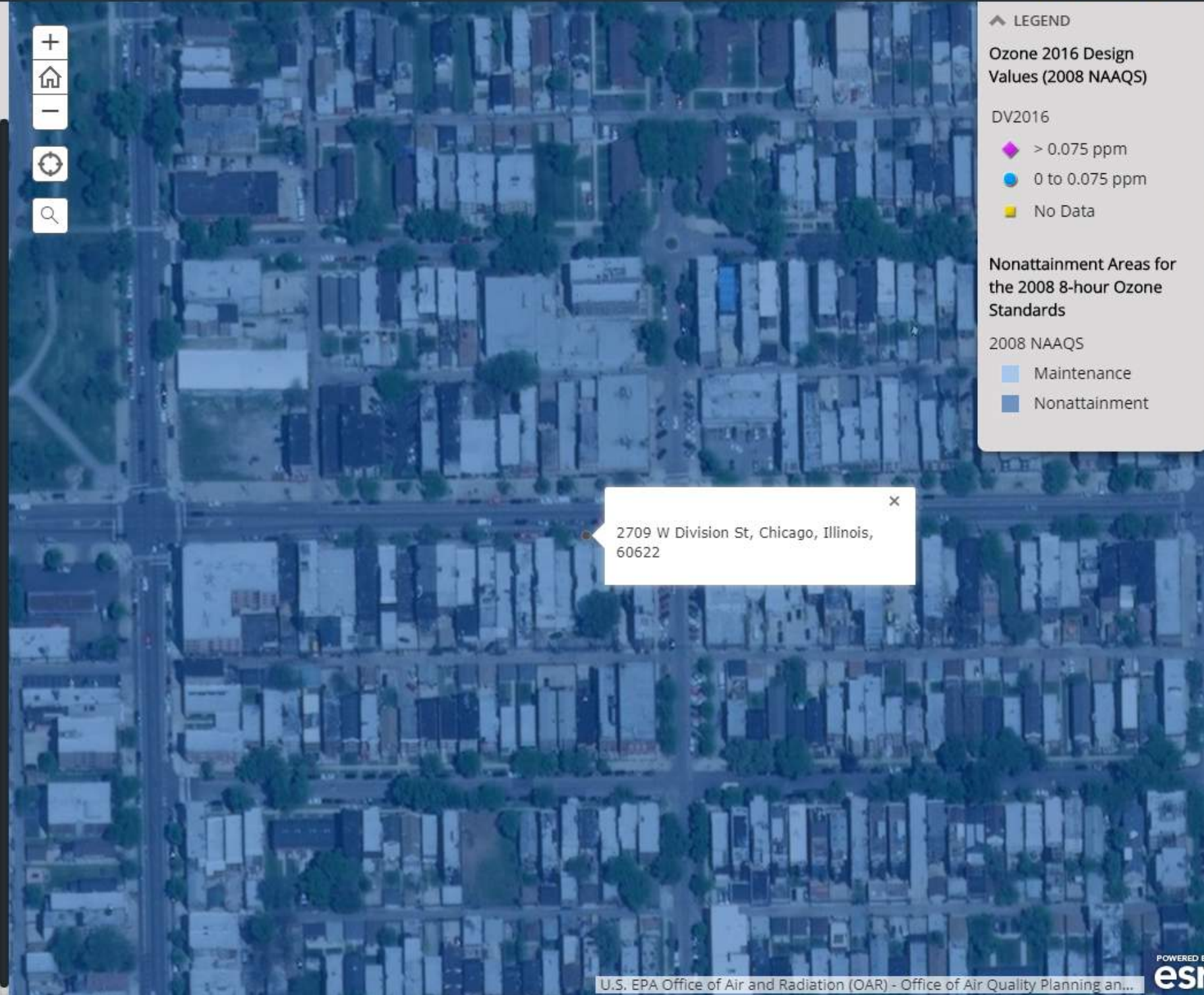
In 2008, EPA further strengthened the national air quality standards (NAAQS) for ground-level ozone, setting a level of 0.075 parts per million. The [Design Value](#) is the 3-year average of the annual fourth-highest daily maximum 8-hour ozone concentration.

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

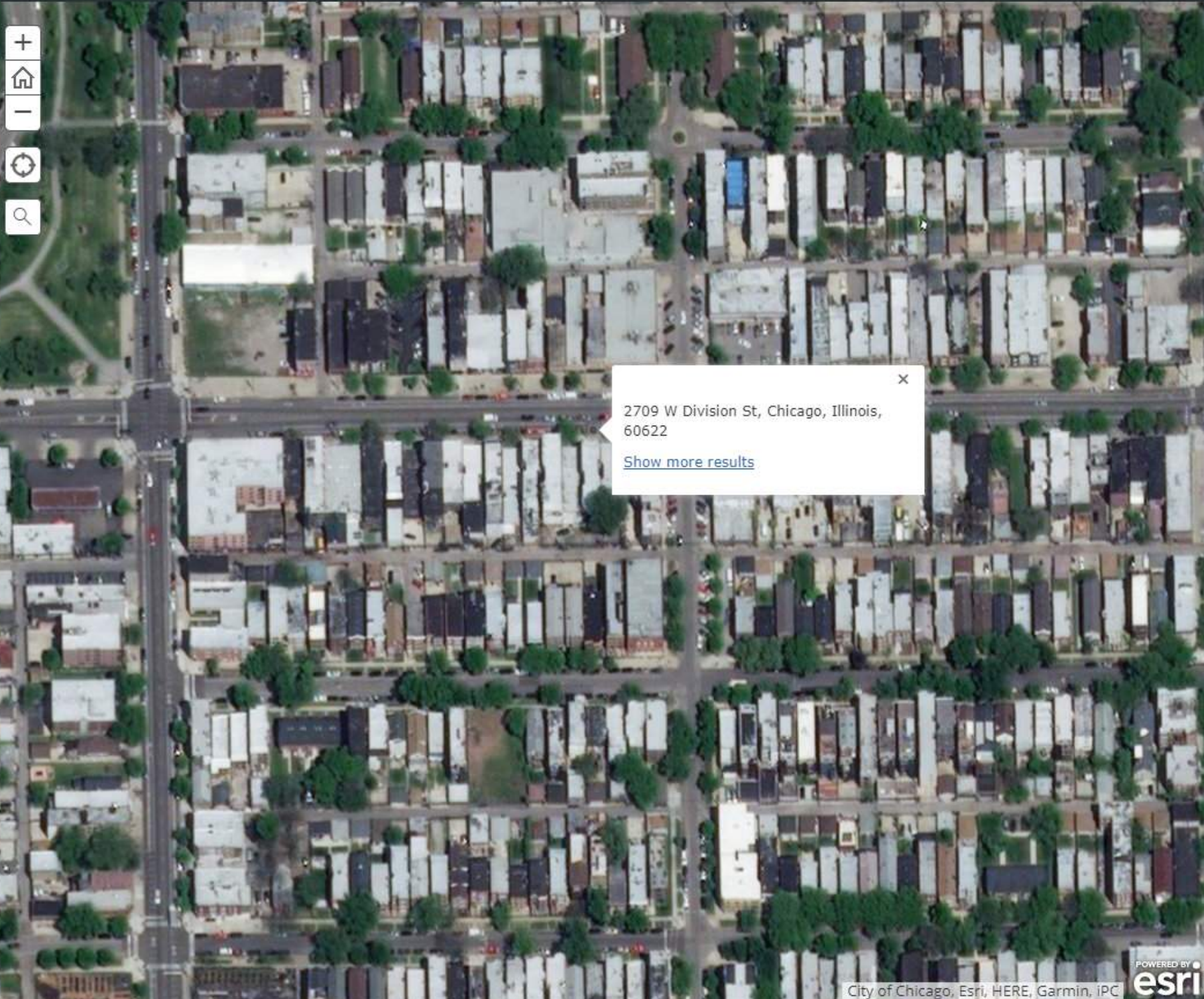
Click a blue area to get more information

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

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



2709 W Division St, Chicago, Illinois, 60622



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

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

Click a blue area to get more information

To see monitor locations, zoom in to an area.

Green and Purple dots represent monitors. Purple means latest DV is above the 2015 NAAQS. Click on to the dot for more information



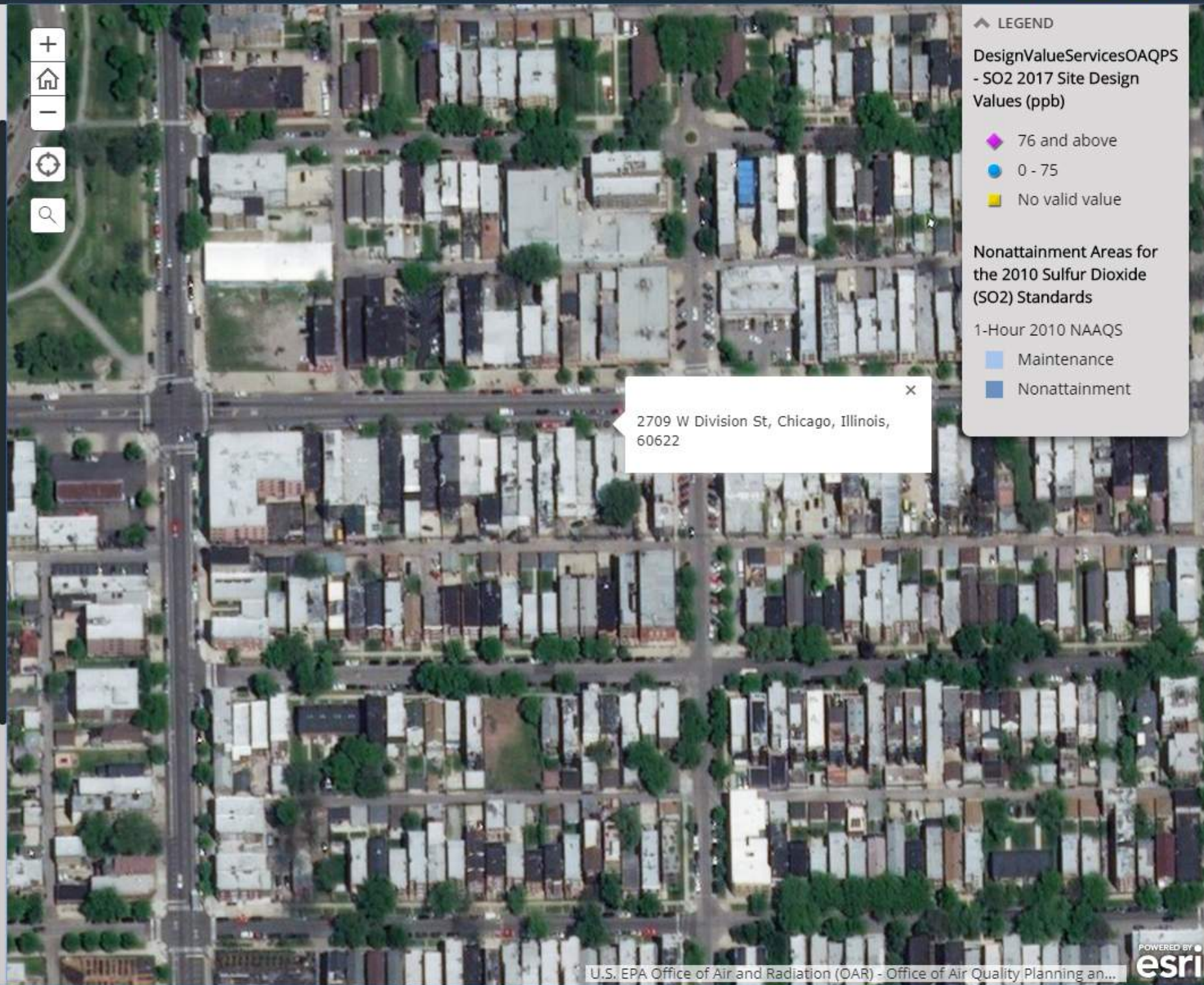
On June 3, 2010, the EPA strengthened [the health-based or "primary" standard for SO₂](#) by establishing a 1-hour standard at a level of 75 parts per billion. On July 25, 2013, the EPA designated [29 areas](#) in 16 states as nonattainment, but did not at that time designate other areas (Round 1). A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

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

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

Click a blue area to get more information

To see monitor locations, zoom in to an area. Green and Purple dots represent monitors. Purple means



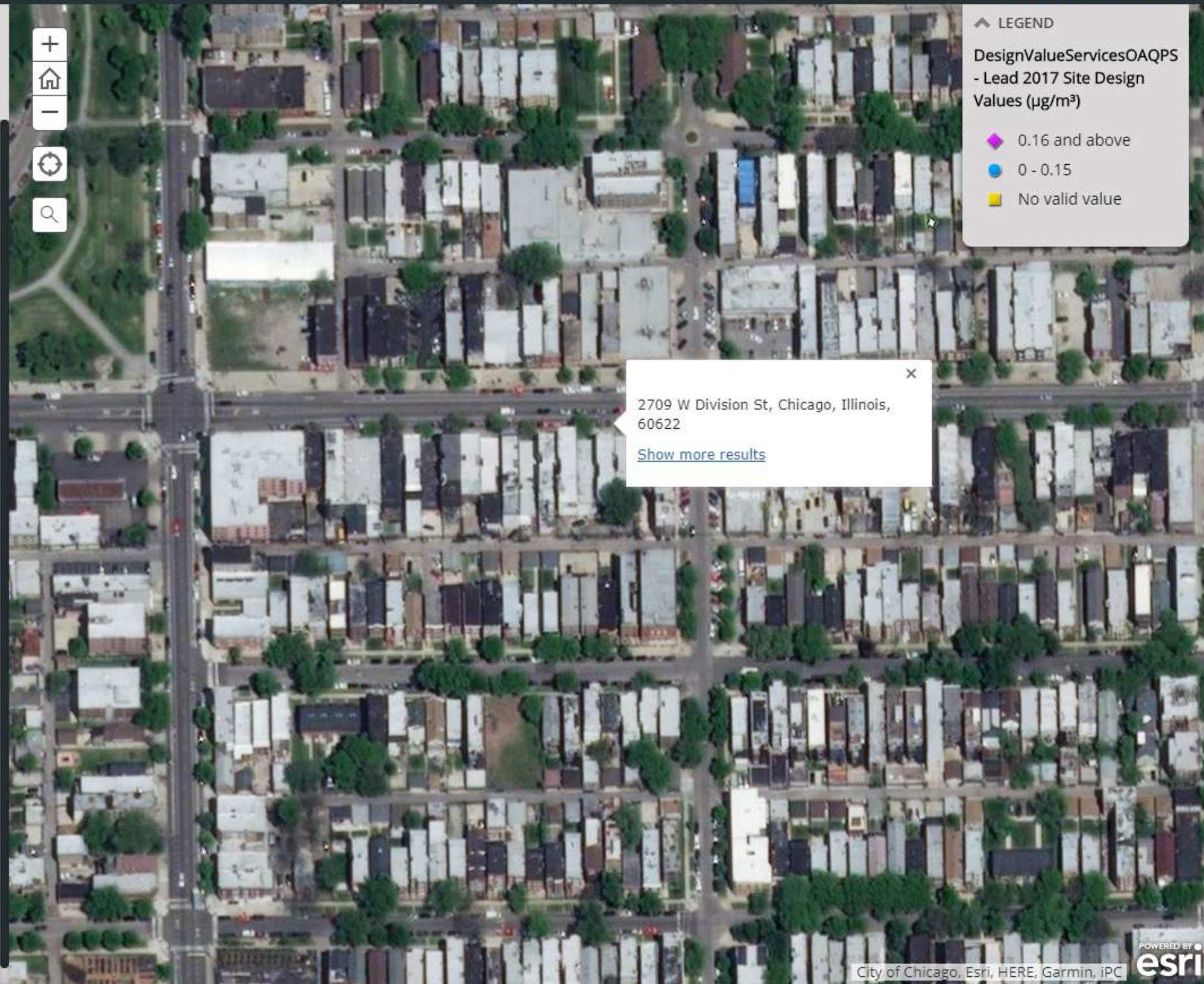
In 2008, EPA strengthened the National Air Quality Standards (NAAQS) for lead (Pb), setting a level of 0.15 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). The **Design Value** (air quality value) is the rolling 3-month average not to be exceeded in any three month period.

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

Click a blue area to get more information

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

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



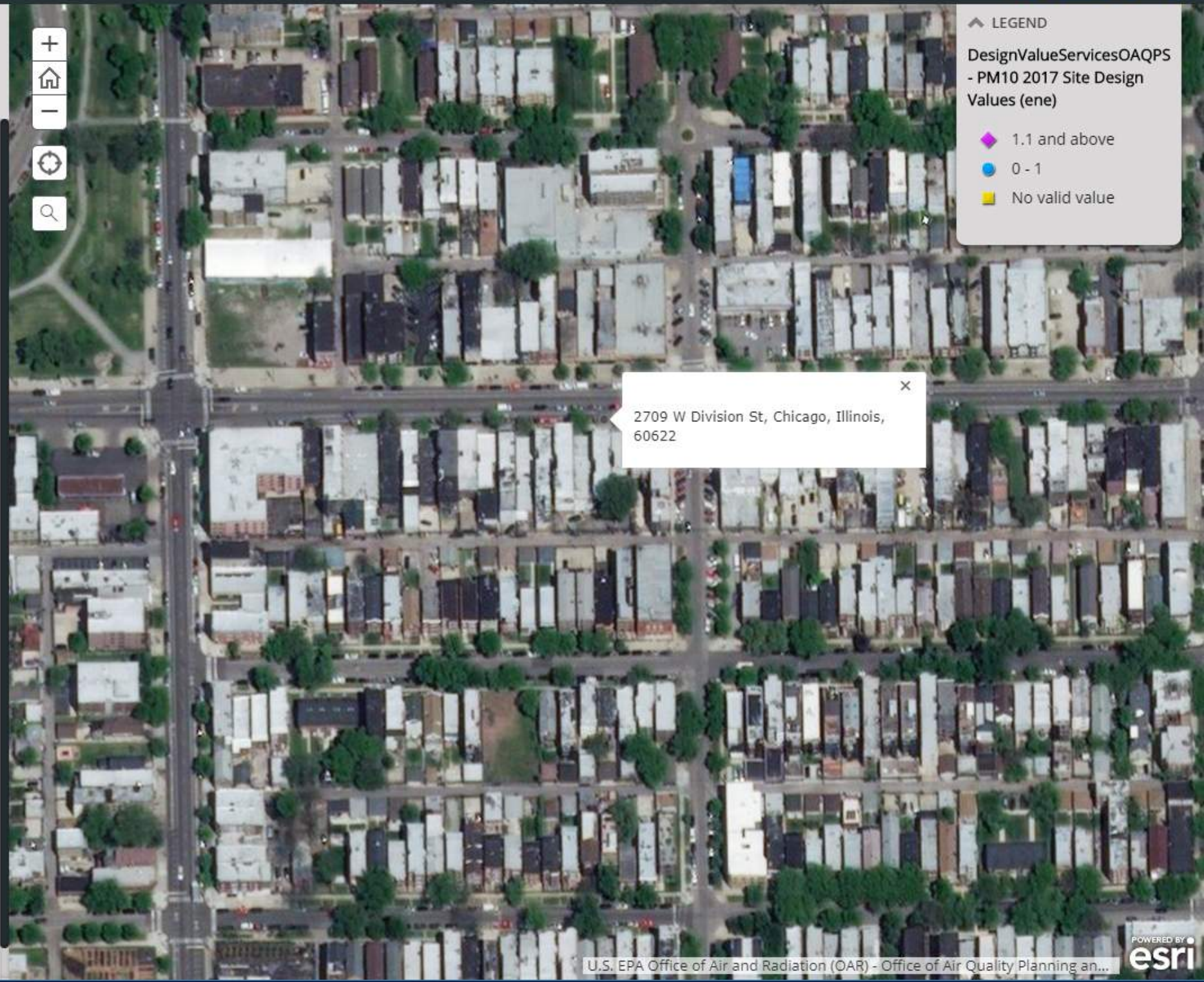
In 1987, EPA set the national air quality standards ([NAAQS](#)) for Coarse Particulate Matter (PM₁₀), setting a level of 150 micrograms per cubic meter (µg/m³). The [design value](#) (air quality value) is the 24 hour average not to be exceeded in more than once per year on average over 3 years.

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

Click a blue area to get more information

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

Download data: You can view the 1987 PM₁₀ Nonattainment Area file rest services in [ArcGIS desktop](#), [Google Earth](#), [ArcGIS JavaScript](#), [ArcGIS Explorer](#) and [ArcGIS.com](#)





De Minimis Tables

40 CFR 93.153(b)(1) - For purposes of paragraph (b) of this section the following rates apply in nonattainment areas (NAA's):

	Tons/year
Ozone (VOC's or NOx):	
Serious NAA's	50
Severe NAA's	25
Extreme NAAs	10
Other ozone NAA's outside an ozone transport region:	100
Other ozone NAA's inside an ozone transport region:	
VOC	50
NOx	100
Carbon Monoxide: All maintenance areas	100
SO ₂ or NO ₂ : All NAA's	100
PM ₁₀ :	
Moderate NAA's	100
Serious NAA's	70
PM _{2.5} (direct emissions, SO ₂ , NOx, VOC, and Ammonia):	
Moderate NAA's	100
Serious NAA's	70
Pb: All NAA's	25

40 CFR 93.153(b)(2) - For purposes of paragraph (b) of this section the following rates apply in maintenance areas:

	Tons/year
Ozone (NOx), SO ₂ or NO ₂ :	
All maintenance areas	100
Ozone (VOC's)	
Maintenance areas inside an ozone transport region	50
Maintenance areas outside an ozone transport region	100
Carbon monoxide: All maintenance areas	100
PM ₁₀ : All maintenance areas	100
PM _{2.5} (direct emissions, SO ₂ , NOx, VOC, and Ammonia)	100
All maintenance areas	100
Pb: All maintenance areas	25

Appendix D

Hazardous Materials



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

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

2643 to 2751 W DIVISION ST

Results Summary

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

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

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

X - Records found.



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

Environmental Permits

2721 W DIVISION ST

Added Date	Apname	Permit Number	Application Description
11/5/14	Manuel Roman	ENVAIR182767	DOE Air Quality

2723 W DIVISION ST

Added Date	Apname	Permit Number	Application Description
10/10/12	JOSE ALLENDE	ENVAIR123656	DOE Air Quality



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

Environmental Inspections From Old Database

2713 W DIVISION ST

Inspection Date	Site Name	Inspection Type	Comments
2008-10-01	Ashland Sausage	A3P	Annual P2 inspection. Facility is closed.
2007-08-10	Ashland Sausage	A3P	
2006-10-05	Ashland Sausage	A3	This was a complaint about thick black smoke coming from a sausage factory. I arrived at the site and found no black smoke and just a trickle of faint white smoke.
2006-10-04	Ashland Sausage	A3P	
2005-09-20	Ashland Sausage	A3P	
2005-05-20	Ashland Sausage	A3P	
2003-12-05		A3P	
2003-11-26	Ashland Sausage	A3P	
2002-07-19	Ashland Sausage	A3P	
2002-07-03	Ashland Sausage	A3P	

2715 W DIVISION ST

Inspection Date	Site Name	Inspection Type	Comments
2002-11-26	Ashland Sausage	A3P	
2002-08-13	Ashland Sausage	A8	

2725 W DIVISION ST

Inspection Date	Site Name	Inspection Type	Comments
2008-06-05	Alley	A4	Upon arrival I inspected said location and observed no evidence of hazardous materials spilled in the alley or next to the garbage carts at the time. There was only rain water on the pavement and the PH was 7 (neutral).



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

Environmental Inspections From Old Database

2751 W DIVISION ST

Inspection Date	Site Name	Inspection Type	Comments
2010-07-06	Shell	A7G	Went to do audit and station is closed down and tanks were removed. There is a condo building and the site now. No stage II.
2009-01-30	Shell Oil (Closed)	A7G	See written report site closed empty lot
2008-01-29	Shell	A7G	Station closed.
2006-11-15	Shell	A7G	
2003-01-21	Shell Gas Station	A7A	Removal permit # 107197. Removed (3) 10,000 Gasoline. The tanks appeared in fair condition. There was no clear evidence of any new releases from these tanks at this location. Shell consultant will close out all environmental remediation under existing IEMA given at an earlier date. Backfilling with crushed stone.
2003-01-21	Shell Service Station	A7A	Removal permit # 107197 (3) 10,000
2002-11-06	Shell	A7G	
2001-08-17		A7D	
2001-06-29		A7H	

Inspection Type	Description
A3P	Air/Odor (P-2 Facility)
A7A	UST Removal
A7D	UST Upgrade
A7G	Stage II
A7H	UST Audit



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Complaints From Old Database

2713 W DIVISION ST

Date Received	Facility	Code	Comments
10/4/06	Ashland Sausage	01	Caller claims smoke is released from bldg 2-3 stories high. (smoke very thick). Observed no smoke at the time of inspection.
5/1/97	Ashland Sausage	01	The above business is smoking their sausage & the smoke is bothering the neighbors. Had new equipment installed had proper license & permits no smk
8/2/93		01	Smoke and odors from roof stack entering residents home.
7/28/93		05	Burning wood and paper causing smoke everyday.

2725 W DIVISION ST

Date Received	Facility	Code	Comments
6/5/08	Alley	07	Hazardous material spilled in the alley next to carts/dumpster. Inspector observed no evidence of hazardous materials spilled in the alley or next to the garbage carts at the time of inspection. There was only rain water on the pavement and the PH was 7 (neutral).



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

2700-04 W DIVISION ST

Date	Company	Liabe	Type	Charge	Comments
11/9/92	Farhan, Ziad		TIC	11-4-670a : Notice of demolition	Second violation went to MCNS.
11/9/92	Farhan, Ziad		TIC	11-4-670e : Use sealed chutes & buckets	Second violation went to MCNS.
11/6/92	Timushtchuk, Theodore		TIC	11-4-670a : Notice of demolition	
11/6/92	Timushtchuk, Theodore		TIC	11-4-670b : Remove & dispose of Abestos	



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Tank Asset Information

Facility ID: 2021034

Tank Unit ID	Tank Type	Product	Capacity (Gal)	Install Date	Last Used	Comment
0001	UST	Gasoline	10000			Removed 01/21/2003
0002	UST	Gasoline	10000			Removed 01/21/2003
0003	UST	Gasoline	10000			Removed 01/21/2003

Company	Fullname	Capacity	Facility Phone
EQUILON ENTERPRISES	MR APPU INC	Primary	(773) 486-0170

Facility ID Key

Facility ID	Address
2021034	2751 W DIVISION ST



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

UST Permit Information From Old Database

FACILITY ID: 2021034

Permit Number	Permit Type	Issued Date	Completion Date	# Tanks	Permit Location	Comments
100836	UPGRADE/S2	3/29/94	10/4/94			PASSED FINAL AIR TEST.
103718	UPGRADE/LEAK DET.	2/3/98				
106285	UPGRADE LEAK DET	6/4/01	8/17/01		INSTALLING VEEDER ROOT PLLD ELEC. LINE/LEAK	
107197	REMOVE	12/12/02	1/21/03			

DATE	COMMENTS
10/4/97	Upgrade Permit # 100836. Permit is to install stage II vapor recovery line from existing tanks to existing islands and dispensers. Permit is to replace all existing product piping with fiberglass pipe for all three products. All 3 tanks to receive overspill and overflow protection also. Remote file #3.
6/29/01	Green Decal # C000911 was issued by CDOE Inspector B. Nessler.
8/17/01	Upgrade Permit 106285. New PLLD system installed for piping leak detection. Configuration of console and programming ok.
1/21/03	Removal permit # 107197. Removed (3) 10,000 Gasoline. The tanks appeared in fair condition. There was no clear evidence of any new releases from these tanks at this location. Shell consultant will close out all environmental remediation under existing IEMA given at an earlier date. Backfilling with crushed stone.

FACILITY ID KEY

Facility ID	Address
2021034	2751 W DIVISION ST



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

P2 and Air Equipment

2723 W DIVISION ST

Application	Facility	Permit No.	Date
DOE Air Quality	JOSE ALLENDE	ENVAIR123656	10/18/12

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

2721 W DIVISION ST

Application	Facility	Permit No.	Date
DOE Air Quality	Manuel Roman	ENVAIR182767	12/4/14

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



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Notifications From Old Database

2711 W DIVISION

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 8/31/1995

Owner	Contractor ID	Begin Date	Complete Date
S. Rodgorski		9/10/1995	3/12/1996

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0			CID Landfill	138th & Calumet

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

Comments
down and completed.



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

Asbestos Notifications From Old Database

2751 W DIVISION

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/27/2003

Owner	Contractor ID	Begin Date	Complete Date
Shell Oil Products	RW01	6/9/2003	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
0	0	0			Settler's Hill Landfill

Height (Ft)	Length (Ft)	Width (Ft)
14	20	10

Comments



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

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

2643 to 2751 W CRYSTAL ST

Results Summary

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

* 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:

2643 to 2751 W HADDON AVE

Results Summary

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

2647 W HADDON AVE

Added Date	Apname	Permit Number	Application Description
5/8/12	Jeff Harms	ENVAIR119751	DOE Air Quality



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Inspections From Old Database

2647 W HADDON AVE

Inspection Date	Site Name	Inspection Type	Comments
2003-07-03	Demo Site	A9	Demo no activity.

2649 W HADDON AVE

Inspection Date	Site Name	Inspection Type	Comments
2009-09-14	C/D Recycling	A11	Upon arrival at this location, I observed the project completed.

2651 W HADDON AVE

Inspection Date	Site Name	Inspection Type	Comments
2006-06-14	POLMOST CONSTRUCTION	A8	While patrolling in the area I observed this site due to the poor maintenance of the fencing on the front and rear of the site. Upon further investigation I found the storage of excavation waste within the work area. I also observed the poor storage of an excessive amount of construction waste consisting of wood-(broken pallets) plastic,masonry debris, and excessive litter. I later met with Mr. Karol Dolega and issued citations for violations of municipal codes 11-4-1500, 7-28-720, 13-32-125 2(c) and 7-28-080, for treatment and disposal of solid waste, accumulation of materials,construction site cleanliness failure to immediately repair damage to construction site fencing, and a nuisance in connection with a business respectively. I advised Mr.Dolega to cause corrections to be made to the work site in a timely manner or face additional citations.A hearing is scheduled for August,3,2006.
2006-04-03	Demo Site	A9	Demo in progress. Bldg. 100% down.



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

Environmental Inspections From Old Database

2659 W HADDON AVE

Inspection Date	Site Name	Inspection Type	Comments
2006-06-02	HAUER CONSTRUCTION CO	A8	While patrolling in this vicinity I observed the fencing around a construction site to be in violation of the municipal code requirements. I conducted a closer inspection of the site and was unable to locate anyone present. I investigated an address in proximity to this one and upon leaving I noticed a person at this address and inquired about the condition of the fencing. The person requested time to repair the fencing later in the day to avoid enforcement action. I agreed to check the site the following day before taking an enforcement action regarding the fencing.

2739 W HADDON AVE

Inspection Date	Site Name	Inspection Type	Comments
1998-07-10		A5	Site had been cleaned of accumulation of junk.
1998-04-28		A8	Abandoned bldg. to accumulation of junk (conduct title search).

Inspection Type	Description
A11	C & D Recycling Program



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

Environmental Complaints From Old Database

2744 W HADDON AVE

Date Received	Facility	Code	Comments
5/1/97	Body Shop	12	Body shop is constantly doing spray painting all day without proper protection. I discovered no evidence of spray paint therefore no violation.



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Environmental Code Enforcement From Old Database

2651 W HADDON AVE

Date	Company	Liabe	Type	Charge	Comments
6/14/06	Polmost Construction +Builders	L	ADM	13-32-125 (2c) : Construction Site Cleanliness	
6/14/06	Polmost Construction +Builders	L	ADM	7-28-720 : Accumlate junk atracting rats	
6/14/06	Polmost Construction +Builders	N	ADM	11-4-1500 : Treat/dispose solid/liq waste	
6/14/06	Polmost Construction +Builders	N	ADM	7-28-080 : Nuisance in relation to work	



DEPARTMENT OF PUBLIC HEALTH
FREEDOM OF INFORMATION REPORT

Asbestos Work Notification

2718 W HADDON AVE

ENVGEN141547

Contact Name	Contact Capacity	Work Start	Work End
1859 Albany LLC	Owner	6/24/14	7/24/14
IMPACTOR, INC.	Operator	6/24/14	7/24/14

2719 W HADDON AVE

ENVGEN141400

Contact Name	Contact Capacity	Work Start	Work End
1859 Albany LLC	Owner	6/24/14	7/24/14
IMPACTOR, INC.	Operator	6/24/14	7/24/14



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

Asbestos Notifications From Old Database

2647 W HADDON

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/29/2003

Owner	Contractor ID	Begin Date	Complete Date
Jaw Construction Company	LE01	6/12/2003	

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

Height (Ft)	Length (Ft)	Width (Ft)
20	20	35

Comments



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

Asbestos Notifications From Old Database

2710 W HADDON

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 9/10/1999

Owner	Contractor ID	Begin Date	Complete Date
Nelligan Excavators	UN01	9/15/1999	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		130 cu yds.	Settler's Hill	Batavia, IL

Height (Ft)	Length (Ft)	Width (Ft)
18	30	22

Comments



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

Asbestos Notifications From Old Database

2723 W HADDON

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/26/2011

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago		5/26/2011	

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

Height (Ft)	Length (Ft)	Width (Ft)
23	45	23

Comments



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

Asbestos Notifications From Old Database

2739 W HADDON

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 7/31/1998

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago	BO01	8/16/1998	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		300 yds.	Land & Lakes	123 N. Northwest Hwy.

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

Comments



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

Asbestos Notifications From Old Database

2750 W HADDON

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 5/31/1996

Owner	Contractor ID	Begin Date	Complete Date
City of Chicago		5/31/1996	

RACM Area (SF)	RACM Volume (CF)	RACM Pipe (FT)	Estimated Waste (CY)	Waste Hauler	Disposal Site
	0		6 Tons	CID Landfill	138th & Calumet

Height (Ft)	Length (Ft)	Width (Ft)
20	40	25

Comments



DEPARTMENT OF PUBLIC HEALTH FREEDOM OF INFORMATION REPORT

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

1070 to 1231 N WASHTENAW AVE

Results Summary

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

* 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

Asbestos Notifications From Old Database

1214 N WASHTENAW

Notification Type: DEMO NOTICE OF INTENT

Notification Date: 11/14/2001

Owner	Contractor ID	Begin Date	Complete Date
Union League Boys and Girls Club	RO01	11/28/2001	

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

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

Comments

CITY OF CHICAGO DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
SITE RECONNAISSANCE PHOTO LOG
2709-15 W. Division St.
September 14, 2018
Photos taken by: Richard Cody McChane



Photo 1: Subject site, looking south from across Division St.



Photo 4: Subject site rear, looking northeast from alley



Photo 2: Subject site north facade, looking southwest from sidewalk



Photo 5: Subject site rear lot, looking northeast from alley



Photo 3: Subject site north facade, looking southeast from sidewalk



Photo 6: Subject site rear lot, looking northwest from alley

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

Date: 09/14/2018 Time: 1:30 PM Prepared by: Richard Cody McChane

Property Address: Nancy Franco Maldonado Arts Building
2709-15 W. Division St.

General Description: Four 1- to 4-story vacant buildings

SITE DESCRIPTION:

Current Property Use: Vacant Four vacant commercial and mixed-use buildings

Structures: None Four 1- to 4-story structures

Roads: City has a well-built system of roads and repair of them.

Topography: Generally flat

Heating/Cooling: No system was observed.

Sewage Disposal: Currently used on-site Not currently used on-site

Potable Water: City provides treated water from Lake Michigan.

Other Site Improvements: Fencing in rear of site, and a small brick structure on the southwest corner of the site.

SITE RECONNAISSANCE (Exterior Observations)

Hazardous Substances and Petroleum Products: No evidence observed. _____

Storage Tanks and Associated piping: No evidence observed. _____

Odors: None detected. _____

Pools of Liquids: None observed. _____

Drums: None observed. _____

Unidentified Substance Containers: None observed. _____

Polychlorinated Biphenyls-Containing Equipment: None observed.

Stains or Corrosion: None observed. _____

Pits, Ponds, or Lagoons: None observed. _____

Stained Soil or Pavement: None observed. _____

Solid Waste: None observed to be generated. _____

Stressed Vegetation: None observed. _____

Waste Water: City provides combined sewer and storm pipeline system. _____

Wells: None observed. _____

Septic System: None observed. _____

SITE RECONNAISSANCE (Interior Observations):

Asbestos containing materials identified ACM not identified

N/A

SITE RECONNAISSANCE (Adjacent Properties):

North: Residential Commercial Industrial _____

South: Residential Commercial Industrial _____

East: Residential Commercial Industrial _____

West: Residential Commercial Industrial _____

Notes: None.

¹Reconnaissance Conclusions:

No recognized environmental conditions identified.

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

Appendix E

Endangered Species

Illinois County Distribution

Federally Endangered, Threatened, and Candidate Species

List Revised May 9, 2017

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

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


Appendix H

Explosive and Flammable Hazards

CDPH Storage Tanks

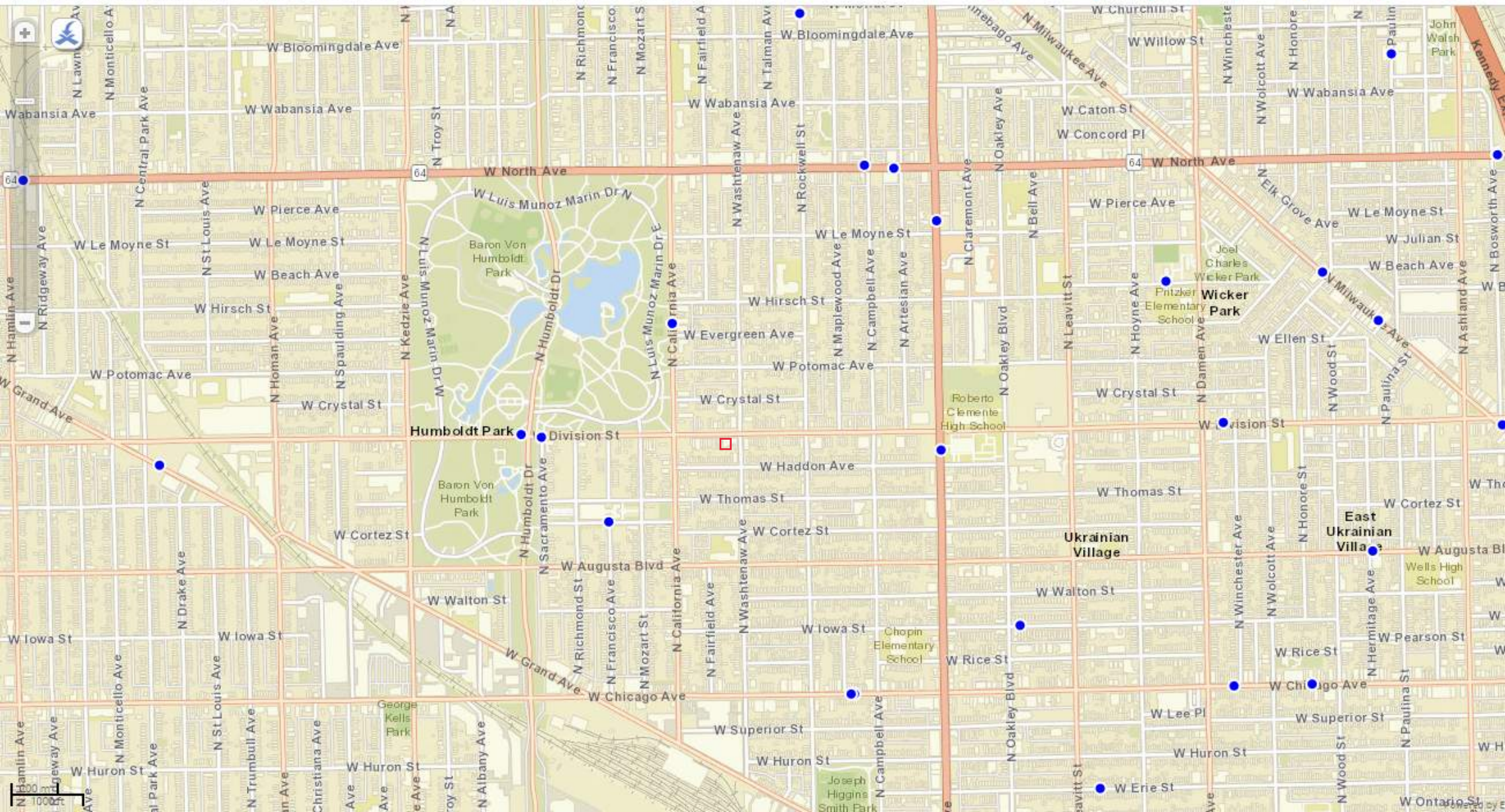
Based on [CDPH Storage Tanks](#)

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

 Subject Site



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MAPPED LOCATION	TANK TYPE	OWNER	FACILITY NAME	TANK CONSTRUCTION	TANK PRODUCT	TANK CAPACITY	INSTALLATION DATE	REMOVAL DATE	LAST USED DATE	COMMENT
1044 N FRANCISCO AVE CHICAGO, IL (41.900481, -87.699288)	ABOVEGROUND STORAGE TANK	NORWEGIAN AMERICAN HOSPITAL	NORWEGIAN AMERICAN HOSPITAL	DOUBLE WALL STEEL	DIESEL	NO. OF TANKS: 1 (1-1,600 GALLON DSL)				DATE OF REPORT: 09/20/2004 INSTALLATION PERMIT # A00552: INSTALLED 1-1,600 DIESEL STEEL DOUBLE WALL EMERGENCY GENERATOR IN A PARKING LOT NORTH OF TH HOSPITAL(6/16/2005)
1147 N WESTERN AVE CHICAGO, IL (41.902468, -87.686943)	ABOVEGROUND STORAGE TANK	CHICAGO PUBLIC SCHOOLS	CLEMENTE PUBLIC HIGH SCHOOL	DOUBLE WALL STEEL	DIESEL	NO. OF TANKS: 1 (1-150 GALLONS DIESEL)				DATE OF REPORT: 06/20/2011
1182 N MILWAUKEE AVE CHICAGO, IL (41.903165, -87.666085)	ABOVEGROUND STORAGE TANK	1182 NMILWAUKEE PARTNERSHIP	BUILDING			NO. OF TANKS: ()				DATE OF REPORT: 11/20/1998
1343 N CALIFORNIA AVE CHICAGO, IL (41.905969, -87.69693)	ABOVEGROUND STORAGE TANK	CENTRAL SOCIAL SERVICES CORP(CASIA	CASIA OFFICE COMMERCIAL	DOUBLE WALL STEEL	DIESEL	NO. OF TANKS: 1 (1-882 GALLON)				DATE OF REPORT: 01/13/2010 2/5/2010: PWERMIT# A01037: INSTALLED 1-882 GALLON DSL, D/W STEEL TANK, THAT IS UL LABELED AND GROUNDED. LOCATED BEHIND BUILDING IN A FIRE RATED CONTAINMENT VENTS TO OUTSIDE AIR.
1400 N MILWAUKEE AVE CHICAGO, IL (41.90739, -87.672767)	ABOVEGROUND STORAGE TANK	JOHN HUNDREISER,EMERLY BUCHNER,MARI	COMMERCIAL BUILDING			NO. OF TANKS: ()				DATE OF REPORT: 06/18/1999 THE HEATING OIL TANK WAS IN GOOD CONDITION. NO APPARENT CONTAMINATION WAS FOUND.
1336 N MILWAUKEE AVE CHICAGO, IL (41.906054, -87.670695)	ABOVEGROUND STORAGE TANK	LUCIENNE CORP	LUCIENNE CORP/LOFT	UNKNOWN	WATER	NO. OF TANKS: 1 (1-20,000 GALLON)				DATE OF REPORT: 01/23/2004 1/23/2004: FOR WATER TANK AST NO NEED OF PERMIT. AS PER CONTRACTOR ISSUED THE PERMIT.
1440 N SACRAMENTO AVE CHICAGO, IL (41.902822, -87.701792)	ABOVEGROUND STORAGE TANK	CHICAGO PARK DISTRIC	HUMBOLDT PARK	UNKNOWN	# 2 HEATING OIL	NO. OF TANKS: 1 (9,000 GALLON)				DATE OF REPORT: 11/05/1998 11/18/98: REMOVED 1-9,000 GALLON HEATING OIL TANK. NO BACK- FILL.
1513 N WESTERN AVE CHICAGO, IL (41.90881, -87.687108)	ABOVEGROUND STORAGE TANK	1513 N WESTERN LLC	VACANT MANUFACTU RING BUILDING	UNKNOWN	#2 HEATING OIL	NO. OF TANKS: 1 (1-5,000 GALLON)				DATE OF REPORT: 09/26/2007 REMOVAL PERMIT # A00832: 10/16/2007: CONTRACTOR ENCOUNTERED WATER INFILTRATING THE ASTVAULT THROUGH THE BRICK WALL DURIN THE REMOVAL PROCESS. 10/17/07: DUE TO WORKER SAFETY CONCERNS OWNER PLANS ON PLACING 10' OF SAND,BRICK AND GRAVEL MAATERIA ON TOP OF TH
1525 W NORTH AVE CHICAGO, IL (41.910636, -87.666265)	ABOVEGROUND STORAGE TANK	EQUILON ENTERPRISES LLC	SHELL SERVICE STATION			NO. OF TANKS: ()				DATE OF REPORT: 11/18/1998

1520 W NORTH AVE CHICAGO, IL (41.910635, -87.66629)	ABOVEGROUND STORAGE TANK	FLETCHER JOES CHICAGO REAL PROPERTY	MERCEDES BENZ OF CHICAGO	SINGLE WALL STEEL	DIESEL # 2	NO. OF TANKS: 1 (1-100 GALLON)				DATE OF REPORT: 07/29/2009
1735 N PAULINA ST CHICAGO, IL (41.913427, -87.670211)	ABOVEGROUND STORAGE TANK	BOND/CG BUCKTOWN, LLC	RESIDENTIAL CONDOMINIUM	DOUBLE WALL STEEL	DIESEL FUEL	NO. OF TANKS: 1 (1-200 GALLON)				DATE OF REPORT: 03/22/2005
1726 W AUGUSTA BLVD CHICAGO, IL (41.899677, -87.670904)	ABOVEGROUND STORAGE TANK	ERWIN N OBARTUCW	DEMOLITION/ VACANT LOT	UNKNOWN	FUEL OIL	NO. OF TANKS: 2 (2-250 GALLON)				DATE OF REPORT: 07/29/2009 REMOVAL A00995: REMOVED 2 250GAL HO TANKS. TANKS WERE STOLE FROM SITE BEFORE THE REMOVAL PERMIT INSPECTION. THE OWNER OF THE PROPERTY FILED CPD REPORT# HR429983 FOR THEFT OF THE TANKS. OWNER PROVIDED PHOTOS HAULING INFO AS WELL AS AFFIDAVIT.
1820 N ROCKWELL ST CHICAGO, IL (41.914545, -87.692192)	ABOVEGROUND STORAGE TANK	JOHN VERGO	JOHN VERGO (INDUSTRY)		HEATING OIL # 6	NO. OF TANKS: 1 (4,000 GALLON)				DATE OF REPORT: 5/12/97: NO CONTAMINATION FOUND. TANK CUT AND CLEANED AND REMOVED.
1823 W CHICAGO AVE CHICAGO, IL (41.895995, -87.673154)	ABOVEGROUND STORAGE TANK	MIKE DEITCH	DOCTORS OFFICE	UNKNOWN	WASTE OIL	NO. OF TANKS: 1 (1-275 GALLON)				DATE OF REPORT: 08/22/2006 9/18/2006:REMOVAL PERMIT # A00749: REMOVED 1-275 GALLON USED OIL TANK. THE TANK WAS IN FAIR CONDITION. NO LEASE OF ANY PETROLEUM FROM THIS TANK. THE TANK WAS CUT INTO PIECES AND REMOVED.
1950 W DIVISION ST CHICAGO, IL (41.903229, -87.676455)	ABOVEGROUND STORAGE TANK	SHELL OIL COMPANY	SHELL SERVICE STATION	STEEL	WASTE OIL	NO. OF TANKS: 1 (240 GALLON)				DATE OF REPORT: 12/15/1997 4/6/98:INSTALLED 1-240 GALLON TANKS OF WASTE OIL.
2009 W SCHILLER ST CHICAGO, IL (41.907136, -87.678586)	ABOVEGROUND STORAGE TANK	CHICAGO PUBLIC SCHOOLS	PRITZKER ELEMENTARY SCHOOL	D/W STEEL	DIESEL	NO. OF TANKS: 1 (1-189 GALLON)				DATE OF REPORT: 05/25/2011
1942 W CHICAGO AVE CHICAGO, IL (41.895944, -87.676055)	ABOVEGROUND STORAGE TANK	ELEANOR BERGE	ELEANOR BERGE	FUEL OIL	1-275 FUEL OIL TANK	NO. OF TANKS: 1 (1-275)				DATE OF REPORT: 12/07/2007
2140 W ERIE ST CHICAGO, IL (41.893108, -87.681028)	ABOVEGROUND STORAGE TANK	BOB CLAYBROOK	2 FLAT APARTMENT BUILDING	UNKNOWN	HEATING OIL	NO. OF TANKS: 2 (2-275 GALLONS)				DATE OF REPORT: 10/13/2010 REMOVAL PERMIT # A01100:REMOVED 2-275 GALLONS H.O TANKS.THE TANKS WERE INSTALLED IN CRAWL SPACE/BASEMENT AND AREA WAS BARE SOIL UNDERNEATH. THE TANKS APPARENTLY HAD LEAKED AND THERE WAS STAINING UNDER THE TANK AREA AND CORROSION OF THE TANKS AND PIPING. O

2250 W IOWA ST CHICAGO, IL (41.897618, -87.684004)	ABOVEGROUND STORAGE TANK	GEORGE KLUCHWYK	BUILDING	STEEL	#2 HEATING OIL	NO. OF TANKS: 1 (300 GALLON)				DATE OF REPORT: 09/08/2000 9/8/00: THE TANK WAS LARGER THAN INDICATED. THE CONTRACTOR HAD ALL REMEINING PRODUCT PUMPED AND THEN THE TANK WAS CUT OPEN. LEL=0 %. THE TANK INTERIOR WAS POWERHOUSED AND CLEANED THERE WAS NO EVIDENCE OF CORROSION AND NO SIGNS OF LEAK.
2449 W NORTH AVE CHICAGO, IL (41.910263, -87.688696)	ABOVEGROUND STORAGE TANK	SAFETY-KLEEN INDUSTRIES	AUTOZONE # 4429	DOUBLE WALL STEEL	USED OIL	NO. OF TANKS: 1 (1-185)				DATE OF REPORT: 01/05/2011
2526 W CHICAGO AVE CHICAGO, IL (41.895719, -87.690282)	ABOVEGROUND STORAGE TANK	CHICAGOVIEV LLC	WAREHOUSE	UNKNOWN	HEATING OIL	NO. OF TANKS: 2 (2-1,500)				DATE OF REPORT: 07/05/2006
2500 W NORTH AVE CHICAGO, IL (41.910347, -87.68979)	ABOVEGROUND STORAGE TANK	SAFETY-KLEEN SYSTEMS, INC.	MURRAY'S DISCOUNT AUTO PARTS	D/W STEEL	USED OIL	NO. OF TANKS: 1 (1-220)				DATE OF REPORT: 05/23/2006
2522 W CHICAGO AVE CHICAGO, IL (41.895722, -87.69016)	ABOVEGROUND STORAGE TANK	CHICAGOVIEV LLC	WAREHOUSE	UNKNOWN	HEATING OIL	NO. OF TANKS: 2 (2-1,500)				DATE OF REPORT: 07/05/2006
3015 W DIVISION ST CHICAGO, IL (41.902897, -87.702544)	ABOVEGROUND STORAGE TANK	CHICAGO PARK DISTRIC	HUMBOLDT PARK	D/W STEEL	DIESEL	NO. OF TANKS: 1 (1-250 GALLONS)				DATE OF REPORT: 03/09/2006 3/9/2006: APPLICATION FORWARDED TO FIR DEPARTMENT.
3577 W GRAND AVE CHICAGO, IL (41.902047, -87.715981)	ABOVEGROUND STORAGE TANK	SAFETY-KELLN INDUSTRIES	AUTOZONE # 5249	DOUBLE WALL STEEL	WASTE OIL	NO. OF TANKS: 1 (1-185 GALLON)				DATE OF REPORT: 11/19/2008 9/21/2010: INSTALLATION PERMIT # A01000: INSTALLAED 1- 185 GL WASTE OIL STEEL D/W TANK. TANK HAS NO GROUNDING OR EMERGENCY VENT.
3751 W NORTH AVE CHICAGO, IL (41.909928, -87.721048)	ABOVEGROUND STORAGE TANK	SUPERIOR PETROLEUM	CAR X MUFFLER			NO. OF TANKS: ()				DATE OF REPORT: 10/08/1998

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft² - hr - people and 10,000 BTU/ft² - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

Is the container under pressure? Yes: No:

Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOT)	<input type="text"/>
ASD for Thermal Radiation for People (ASDPPU)	262.47
ASD for Thermal Radiation for Buildings (ASDBPU)	47.44
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

For mitigation options, please click on the following link: Mitigation Options
(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us**
(<https://www.hudexchange.info/contact-us/>) form.

Related Information

- ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > ASD Calculator

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Acceptable Separation Distance Assessment Tool

Is the container above ground? Yes: No:

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Does the container hold a cryogenic liquified gas? Yes: No:

Is the container diked? Yes: No:

What is the volume (gal) of the container?

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

Calculate Acceptable Separation Distance

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	336.38
ASD for Thermal Radiation for Buildings (ASDBPU)	62.48
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options
(/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us**
(<https://www.hudexchange.info/contact-us/>) form.

Related Information

- ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)
- ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)

Appendix G

Historic Preservation



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Mailing Address: 1 Old State Capitol Plaza, Springfield, IL 62701

JB Pritzker, Governor
Colleen Callahan, Director

FAX (217) 524-7525

Cook County
Chicago

Demolition, New Construction and Rental Assistance, Nancy Franco Maldonado - Paseo Boricua Arts
Building
2709, 2711, 2713, 2715 W. Division St.
SHPO Log #023031319

December 23, 2019

Jaime Blakesley
City of Chicago, Illinois
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Dear Ms. Blakesley:

The Memorandum of Agreement (MOA) for this undertaking was fully executed by City of Chicago Department of Housing, The City of Chicago Department of Fleet and Facility Management and the Illinois State Historic Preservation Officer (SHPO) in November 2019.

This letter confirms that enough fieldwork has been collected to satisfy Stipulations I.A.1, I.A.2 and I.A.3 of the Agreement. As per Stipulation I.A.4 of the MOA, the demolition of these historic buildings may commence. We look forward to receiving the 95% HABS documentation.

If you have any questions, please call 217/782-4836.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer

From: [Rubano, Anthony](#)
To: [Jaime Blakesley](#)
Cc: [Wallace, Carol](#); [Young, LaDonna](#)
Subject: RE: 2709-15 W Division MOA
Date: Monday, December 2, 2019 1:09:31 PM

Hi Jaime,

Yes, the SHPO considers the execution of this MOA and the fulfilling of its terms as satisfying the 106 responsibilities of both CHA and DOH. Thanks for clarifying. Hope you had a great Thanksgiving weekend.

Anthony Rubano
Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
(217) 782-7459
anthony.rubano@illinois.gov

From: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Sent: Wednesday, November 27, 2019 2:32 PM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Young, LaDonna <LaDonna.Young@Illinois.gov>
Subject: [External] 2709-15 W Division MOA

Good afternoon, attached is the signed MOA for 2709-15 W Division. The three Signatories, 2FM, DOH, and SHPO, have all signed. Of the two Concurring Parties, Puerto Rican Cultural Center and CHA, the PRCC has signed. CHA has stated that they are required to provide the MOA to the CHA Board prior to asking their Acting CEO to sign, even as a Concurring Party. However, as far as executing the MOA, the Signatories have all signed. As 2FM is the RE for both DOH and CHA, 2FM has opted to do a combined review for the undertaking as a whole with DOH assuming the HABS related mitigation financial responsibilities, as stated in the MOA. The DOH has assumed lead agency as their HUD funding is a larger portion of the proposed development in comparison with the CHA proposed vouchers (PBV). As the RE for both, for this particular project, but not as standard operating procedure, **2FM requests for SHPO to consider** the executed MOA to fulfill the Section 106 requirements for the aggregated undertaking, especially as the development will be reviewed in one combined NEPA report. As a 2FM condition for approving the NEPA document, 2FM will be requesting the CHA to present the MOA at the next CHA Board meeting, in January 2020, and forward the signed Concurring Party signature page to 2FM at some point after the Board meeting for the project files. Conditions for approval are incorporated into the Request for Release of Funds to HUD as well as in HUD's Authorization to Use Grant Funds. The MOA, and related Section 106 documentation, including Consulting Party correspondence and ACHP coordination will all be summarized and included in the appendix to our NEPA document. Please let me know if you have any questions. Thank you for your continued assistance on resolving the adverse effect for the Paseo

Boricua Arts Building project, 2709-15 W. Division. Best regards,

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

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From: [Jaime Blakesley](#)
To: [Rubano, Anthony](#); [Wallace, Carol](#); [Young, LaDonna](#)
Subject: 2709-15 W Division MOA
Date: Wednesday, November 27, 2019 2:31:00 PM
Attachments: [2709-15 W. Division revised MOA final 10-31-2019_w signatures.pdf](#)

Good afternoon, attached is the signed MOA for 2709-15 W Division. The three Signatories, 2FM, DOH, and SHPO, have all signed. Of the two Concurring Parties, Puerto Rican Cultural Center and CHA, the PRCC has signed. CHA has stated that they are required to provide the MOA to the CHA Board prior to asking their Acting CEO to sign, even as a Concurring Party. However, as far as executing the MOA, the Signatories have all signed. As 2FM is the RE for both DOH and CHA, 2FM has opted to do a combined review for the undertaking as a whole with DOH assuming the HABS related mitigation financial responsibilities, as stated in the MOA. The DOH has assumed lead agency as their HUD funding is a larger portion of the proposed development in comparison with the CHA proposed vouchers (PBV). As the RE for both, for this particular project, but not as standard operating procedure, 2FM requests for SHPO to consider the executed MOA to fulfill the Section 106 requirements for the aggregated undertaking, especially as the development will be reviewed in one combined NEPA report. As a 2FM condition for approving the NEPA document, 2FM will be requesting the CHA to present the MOA at the next CHA Board meeting, in January 2020, and forward the signed Concurring Party signature page to 2FM at some point after the Board meeting for the project files. Conditions for approval are incorporated into the Request for Release of Funds to HUD as well as in HUD's Authorization to Use Grant Funds. The MOA, and related Section 106 documentation, including Consulting Party correspondence and ACHP coordination will all be summarized and included in the appendix to our NEPA document. Please let me know if you have any questions. Thank you for your continued assistance on resolving the adverse effect for the Paseo Boricua Arts Building project, 2709-15 W. Division. Best regards,

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

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

WHEREAS, the City of Chicago Department of Housing (DOH) and the Chicago Housing Authority (CHA) plan to provide financial support towards affordable housing residential units in the Paseo Boricua Arts Building, a proposed new construction, multi-use residential and commercial building located at 2709-15 W. Division Street in the West Town community in Chicago, Cook County, IL; and

WHEREAS, the project involves the demolition of four existing buildings located at 2709, 2711, 2713, and 2715 West Division Street; and

WHEREAS, the buildings are owned by the Puerto Rican Cultural Center, which has accepted the invitation to sign this Memorandum of Agreement (Agreement) as a Concurring Party; and

WHEREAS, the CHA, has been invited to sign this Agreement as a Concurring Party; and

WHEREAS, the project will involve appropriations under Section 8 of the 1937 National Housing Act run by the CHA, which is funded by federal Moving to Work funds, which the US Department of Housing and Urban Development (HUD) requires be considered an Undertaking subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800) (Act); and

WHEREAS, the Undertaking involves the Home Investment Partnerships Program by DOH, a federally funded program which HUD requires be considered an Undertaking subject to review under the Act; and

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

WHEREAS, 2FM has consulted with the Illinois State Historic Preservation Office, pursuant to the Act; and

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

WHEREAS, on April 4, 2019 the SHPO determined that the three buildings located at 2709, 2713, and 2715 West Division Street (Buildings) are considered contributing elements within a

potential historic district eligible for listing on the National Register of Historic Places (NRHP) under criteria A and C of the National Register Criteria for Evaluation, at the local level of significance;

WHEREAS, the SHPO has determined that the Undertaking will have an adverse effect on the Buildings that are considered contributing elements to the potential NRHP historic district; and

WHEREAS, in accordance with 36 CFR §§ 800.6(a)(1) and 800.10(b), 2FM has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR§ 800.6(a)(1)(iii).

NOW, THEREFORE, 2FM, DOH, and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

STIPULATIONS

2FM shall ensure that the following measures are carried out:

I. RECORDATION

2FM and/or DOH shall retain a historical contractor(s) of its/their choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood. As of the effective date of the Agreement, the DOH has provided the funding necessary to hire the Contractor, and 2FM has retained the Contractor, for the below recordation stipulations.

A. Fieldwork: Site Visit, Photography, Measurements

1. Prior to the start of any demolition work, the Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for Historic American Buildings Survey (HABS) photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include in-camera-perspective-corrected north (primary) elevations, distinctive exterior and interior architectural features, and representative interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS

photography as outlined in I.A.3.

3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.

B. Recordation components shall consist of the following items.

1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).
2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
4. Narrative and description. A written historic narrative of the Buildings and the West Town neighborhood commercial node/district an architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
6. Historic images and maps, if available. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the

SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.

7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.
- C. Draft submission. The Contractor shall email in .pdf format and mail a hardcopy of the 95% draft of the items in I.B.1 through 6 to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor will complete the final documentation as directed in I.D.
- D. Final submission. Upon completion of the final documentation, the Contractor shall submit the following to the SHPO:
1. One (1) HABS recordation package containing items I.B.1, 2, 3, 4, 5, 6, and 7.
 2. One (1) recordation package containing items I.B.1, 3, 4, 6, and 7 in an archival clamshell.

Upon final approval, the SHPO will submit the HABS recordation package (I.D.1) to the Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress. The SHPO will deposit one recordation package (I.D.2) with the Abraham Lincoln Presidential Library in Springfield, Illinois.

II. DURATION

This Agreement terminates if its stipulations are not carried out and completed within two (2) years from the date of its execution. Prior to such time, a signatory may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI (AMENDMENTS) below. The signatory initiating reconsideration shall notify the other signatories as to the course of action it wishes to pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, DOH understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and consult with the SHPO.

IV. MONITORING AND REPORTING

Each six months following the execution of this Agreement until it expires or is terminated, 2FM shall provide all parties to this Agreement a summary report detailing work undertaken pursuant to the terms of this Agreement. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in 2FM's efforts to carry out the terms of this Agreement.

V. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, 2FM shall consult with the other signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall:

- A. Forward all documentation relevant to the dispute, including 2FM's proposed resolution, to the ACHP. The ACHP shall provide 2FM with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, 2FM shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and signatories and provide them with a copy of this written response. 2FM will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, 2FM may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, 2FM shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories to the Agreement and provide them and the ACHP with a copy of such written response.
- C. 2FM's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

VI. AMENDMENTS

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

VII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that signatory shall immediately consult with the other signatories to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an

amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, 2FM must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. 2FM shall notify the signatories as to the course of action it will pursue.

VIII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

IX. EFFECTIVE DATE

This Agreement is effective on the date signed by 2FM.

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

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY

City of Chicago Department of Fleet and Facility Management

Signature:  Date: 11/14/19
David J. Reynolds, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY


City of Chicago Department of Housing

Signature:  Date: 11/22/19
Marisa Novara, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY

Illinois State Historic Preservation Officer

By:  Date: 11-7-19
Colleen Callahan, Director and Illinois State Historic Preservation Officer
Illinois Department of Natural Resources

APPROVED FOR EXECUTION

Date: 11/7/2019
Legal Counsel: 

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

CONCURRING PARTY

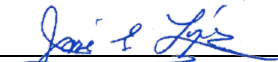
Chicago Housing Authority

Signature: _____ Date: _____
James L. Bebley, Interim CEO

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

CONCURRING PARTY

Puerto Rican Cultural Center, as property owner

Signature:  Date: 11/22/2019

Name: Jose E. Lopez

Title: Executive Director

**Conditional Clearance Commitment
Revised February 6, 2020**

**2709-15 W. Division
Paseo Boricua Arts Building Project**

CHA commits to appropriately address the environmental issue present at (the project):

Comply with the following conditions:

- Acknowledge that the CHA was invited to sign as a Concurring Party to the Memorandum of Agreement (MOA).
- Respond in writing as to whether the CHA intends to sign or not sign the Concurring Party signature page of the MOA.
- Abate asbestos-containing material (ACM) and lead-based paint in accordance with all applicable federal, state, and local laws and regulations.
- Obtain all required federal, state and local permits before beginning construction.
- Properly dispose of construction debris in accordance with all applicable federal, state, and local laws and regulations.

Authorized Signature  _____
B933AE72BCD74E0...

Name/Title Mr. James L. Bebley, Acting CEO, Chicago Housing Authority

Date 4/16/2020

From: [Jaime Blakesley](#)
To: e106@achp.gov
Subject: HUD CHA 2709-15 W Division project
Date: Friday, July 26, 2019 5:00:00 PM
Attachments: [e106-form-doc.pdf](#)
[SHPO CHA 2709-15 W Division 03072019.pdf](#)
[2709-15 W. Division St. SHPO 04-04-2019 revised final.pdf](#)
[Consulting Parties List 05-22-2019.pdf](#)
[Certificate of Publication - CHA 2709-15 W Division Section 106 Notice.pdf](#)
[CP letter Attachments Final.pdf](#)
[Example Consulting Party letter.pdf](#)

Good afternoon. I am submitting an e106 form and supplemental information for an adverse effect finding for a proposed project located at 2709-15 W. Division St, Chicago, IL. Thank you,

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



Preserving America's Heritage

**Advisory Council on Historic Preservation
Electronic Section 106 Documentation Submittal System (e106) Form
MS Word format**

Send to: *e106@achp.gov*

I. Basic information

- 1. Name of federal agency** (If multiple agencies, state them all and indicate whether one is the lead agency):

U.S. Department of Housing and Urban Development, Chicago Housing Authority, City of Chicago Department of Fleet and Facility Management (Responsible Entity for CHA as designated by HUD)

- 2. Name of undertaking/project** (Include project/permit/application number if applicable):

Proposed Paseo Boricua Arts Building, 2709-15 W. Division St

- 3. Location of undertaking** (Indicate city(s), county(s), state(s), land ownership, and whether it would occur on or affect historic properties located on tribal lands):

Location: 2709-15 W. Division St, Chicago, Cook County, Illinois, it does not occur on or affect historic properties on tribal lands.

Ownership: Puerto Rican Cultural Center

- 4. Name and title of federal agency official and contact person for this undertaking**, including email address and phone number:

Jaime Blakesley, Environmental Engineer III, City of Chicago Department of Fleet and Facility Management (Responsible Entity); jaime.blakesley@cityofchicago.org 312-744-0963

- 5. Purpose of notification.** Indicate whether this documentation is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a Section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 Washington, DC 20001-2637

Phone: 202-517-0200 Fax: 202-517-6381 achp@achp.gov www.achp.gov

undertakings in accordance with 36 C.F.R. 800.14(b)(3).

Notifying of an adverse effect to an eligible historic property.

II. Information on the Undertaking*

6. Describe the undertaking and nature of federal involvement (if multiple federal agencies are involved, specify involvement of each):

The City of Chicago Department of Fleet and Facility Management (2FM), is providing documentation to inform of an adverse effect determination we received from the Illinois SHPO for the proposed demolition of 4 buildings on the site of the proposed Paseo Boricua Arts Building. SHPO determined that 3 of the 4 the buildings are contributing to a potential commercial historic district. However, to the best of SHPO's knowledge, a potential commercial historic district is not currently being pursued or planned by any particular group or individual.

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at 2709-15 W. Division. The new development proposal includes the demolition of 4 existing interconnected buildings.

Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources. 2FM is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for this project. This includes assumption of responsibilities for carrying out and completing required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800).

7. Describe the Area of Potential Effects:

The Area of Potential Effect is located on North Division Street from Artesian Avenue to the east and California Avenue to the west; approximately 2434 W. Division – 2739 W. Division.

8. Describe steps taken to identify historic properties:

Historical data search included Sanborn maps, historic aerial photos, search of HAARGIS and City of Chicago databases.

9. Describe the historic property (or properties) and any National Historic Landmarks within the APE (or attach documentation or provide specific link to this information):

The four existing buildings (2709, 2711, 2713, and 2715 W. Division) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant since 2008. The 2711 W. Division building was constructed in 1998 and is not a contributing building. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. Although not readily apparent from the exterior, the interiors are connected and allows

for access to the combined space. When the property was operated as a warehouse and wholesale food business, called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. Although not immediately across from or adjacent to Humboldt Park, the proposed project is located approximately 500 ft. east of California Ave. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
- 2711 W. Division: Constructed in 1998 after the demolition of a prior building dating from 1916.
- 2713 W. Division: Constructed circa 1894. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/alteration occurring in 1998.
- 2715 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/alteration occurring in 1998.

SHPO determined that 3 of the 4 the buildings are contributing to a potential commercial historic district. However, to the best of SHPO's knowledge, a potential commercial historic district is not currently being pursued or planned by any particular group or individual. There are no National Historic Landmarks within the APE. Humboldt Park is located west of the APE and is listed on the NRHP.

10. Describe the undertaking's effects on historic properties:

Adverse effect, the proposed action is to demolish the buildings.

11. Explain how this undertaking would adversely affect historic properties (include information on any conditions or future actions known to date to avoid, minimize, or mitigate adverse effects):

Adverse effect, the proposed action is to demolish the building. SHPO, CHA, and the City of Chicago will be entering into a Memorandum of Agreement. SHPO proposed mitigation includes HABS recordation, as detailed in an attachment to this filing.

12. Provide copies or summaries of the views provided to date by any consulting parties, Indian tribes or Native Hawai'ian organizations, or the public, including any correspondence from the SHPO and/or THPO.

Attached SHPO determination letter and proposed mitigation. No tribes or Native Hawai'ian organizations expressed an interest in the project. None of the potential consulting parties contacted by 2FM requested consulting party status.

* see *Instructions for Completing the ACHP e106 Form*

III. Optional Information

13. Please indicate the status of any consultation that has occurred to date. Are there any consulting

parties involved other than the SHPO/THPO? Are there any outstanding or unresolved concerns or issues that the ACHP should know about in deciding whether to participate in consultation?

There are no consulting parties other than the SHPO. There are no known outstanding or unresolved concerns or issues for ACHP involvement.

14. Does your agency have a website or website link where the interested public can find out about this project and/or provide comments? Please provide relevant links:

The project was publicly noticed in the Sun Times paper and on the Sun Times website, with an email address specifically for public comments. Hard copies of plans and SHPO consultation were available for the public to view at the Department of Fleet and Facility offices during weekdays. Proof of publication is attached.

15. Is this undertaking considered a “major” or “covered” project listed on the Federal Infrastructure Projects Permitting Dashboard or other federal interagency project tracking system? If so, please provide the link or reference number:

No, it is not considered a major or covered project listed on the Infrastructure Projects Permitting Dashboard.

The following are attached to this form (check all that apply):

- Section 106 consultation correspondence
- Maps, photographs, drawings, and/or plans
- Additional historic property information
- Other: APE



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

March 7, 2019

State Historic Preservation Office
Illinois Department of Natural Resources
Attn: Review and Compliance
1 Old State Capitol Plaza
Springfield, IL 62701

Re: Section 106 Determination Request – HUD-CHA Property Rental Assistance
Nancy Franco Maldonado Paseo Boricua Arts Building – 2709-15 W. Division, Chicago

Dear Mr. Appleman:

The City of Chicago Department of Fleet and Facility Management (2FM), as the responsible entity on behalf of the Chicago Housing Authority (CHA), has assumed responsibility for environmental review, decision-making and action under 24 Code of Federal Regulation (CFR) § 58.4 for the proposed project located at 2709-15 W. Division in Chicago (the project). This includes assumption of responsibilities for carrying out and completing any required consultation processes under Section 106 of the National Historic Preservation Act and implementing regulations (36 CFR § 800). 2FM is requesting Illinois State Historic Preservation Office (SHPO) to determine if the project properties are historic properties.

Proposed Action

The proposed Nancy Franco Maldonado - Paseo Boricua Arts Building would be a new construction building located in the West Town community. The proposed development would be a 5-story elevator building with 24 units. Four existing buildings (2709, 2711, 2713, and 2715 W. Division), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014, and will remain the property owner. The CHA's Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1BR units and three 2BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program.

Existing Property

The four existing buildings (2709, 2711, 2713, and 2715 W. Division) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant

Mr. Robert F. Appleman

March 7, 2019

Page 2 of 2

since 2008. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. Although not readily apparent from the exterior, the interiors are connected and allows for access to the combined space. When the property was operated as a warehouse and wholesale food business called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. Although not immediately across from or adjacent to Humboldt Park, the proposed project is located approximately 500 ft. east of California Ave. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
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- 2715 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/alteration occurring in 1998.

Due to the proposed project's construction schedule, 2FM respectfully requests a SHPO determination and finding of effect within 30 days receipt of this request. Additional documentation, including photographs, for the proposed project is attached. If you should have any questions or require additional information, please contact me by email at jaime.blakesley@cityofchicago.org or by phone at (312) 744-0963.

Sincerely,

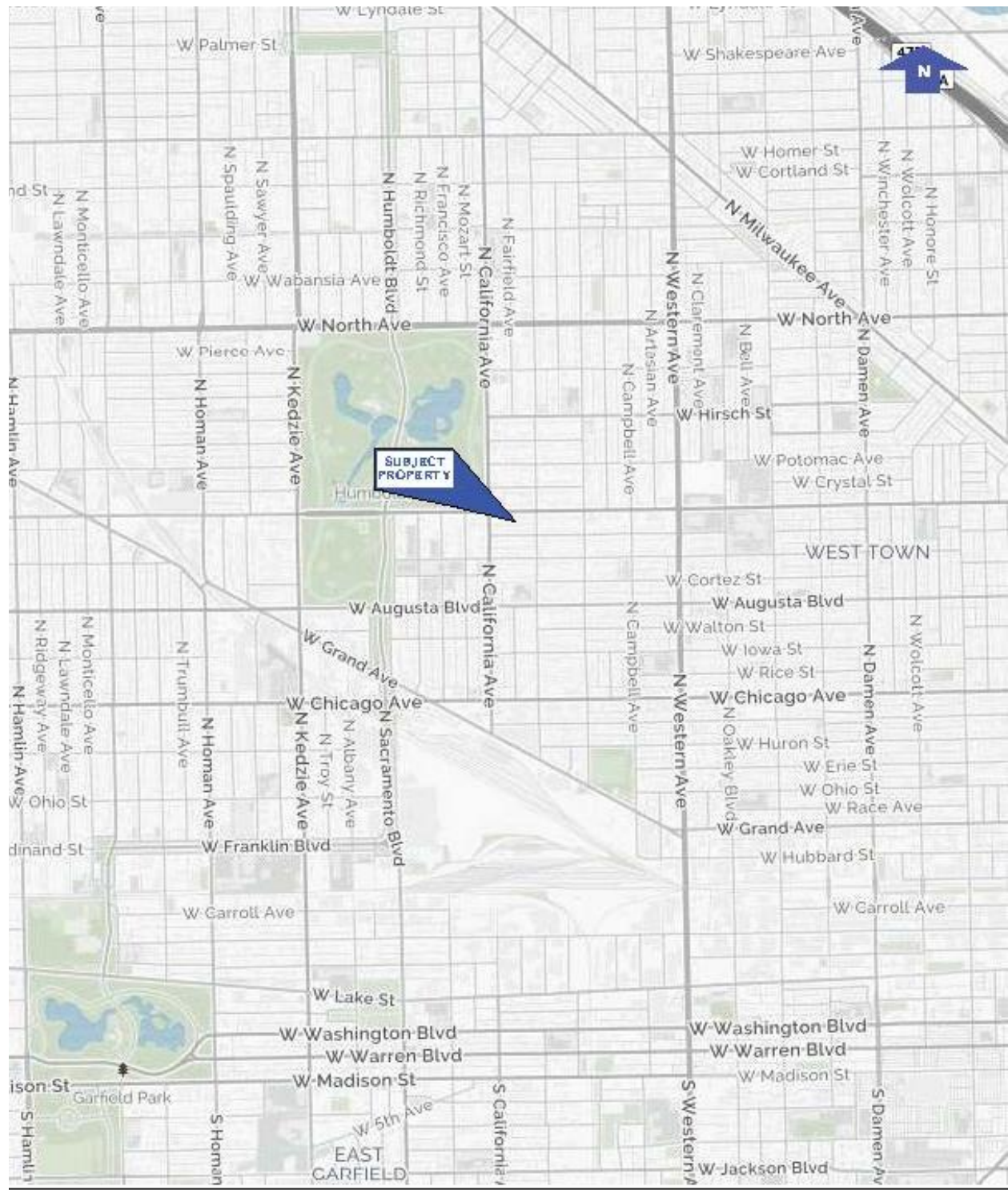


Jaime Blakesley
Environmental Engineer III

cc: Kimberly Worthington, 2FM
Richard Cody McChane, Patrick Dunn; CDM Smith

Enc.

Figure 1: 2018 Site Map



Source: Pioneer Engineering, Phase I ESA October 2018

Figure 2: 1929 USGS Topographic Map

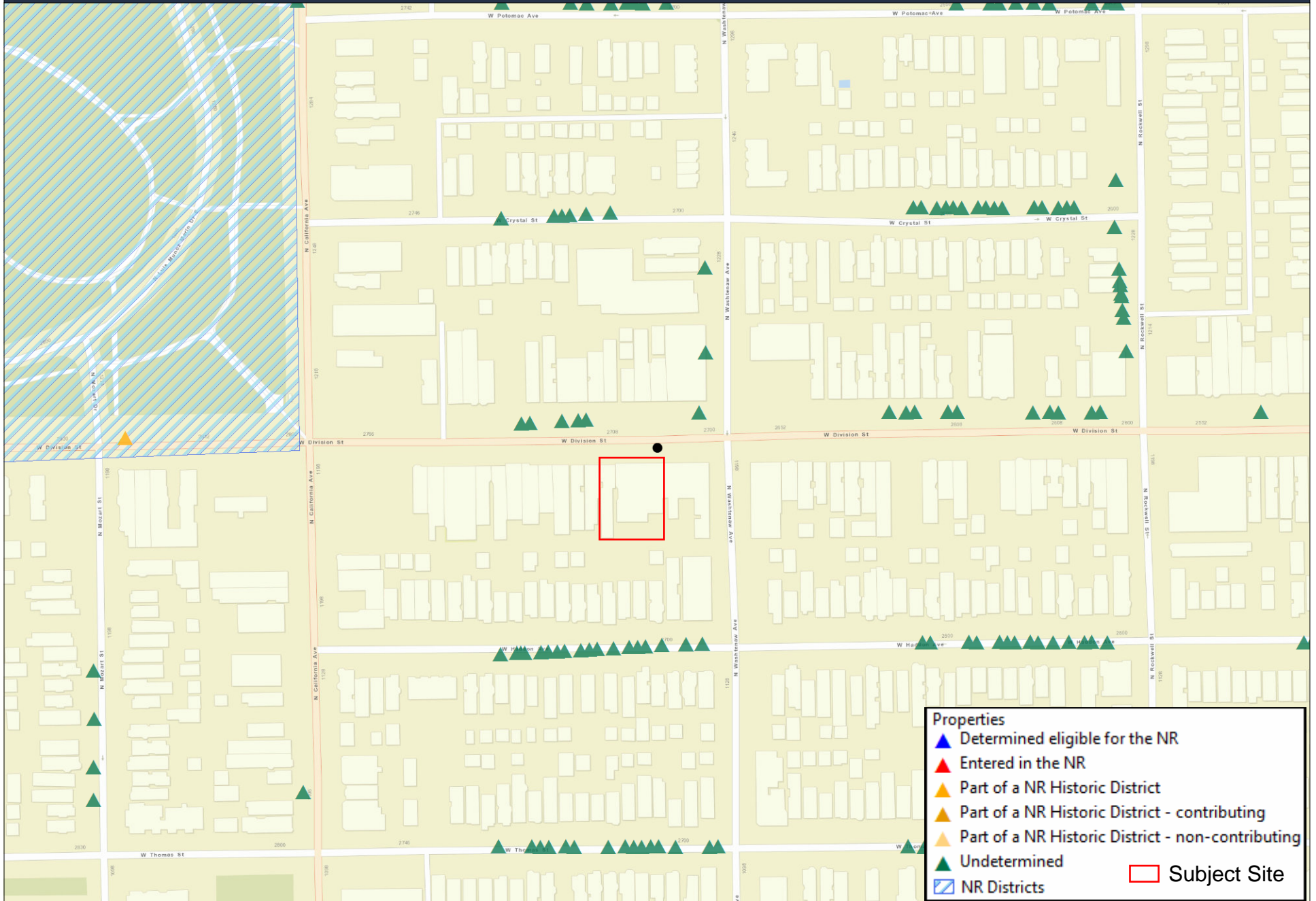


Source: Pioneer Engineering Phase I ESA October 2018

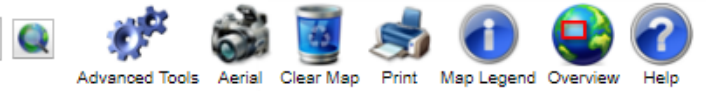
2709 W. Division St.

Created 09/17/18 2:06 PM

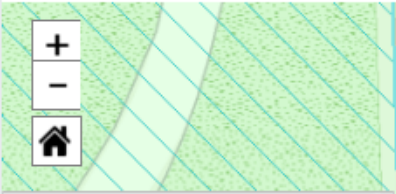
Illinois Historic
Preservation Agency



Search by Address or PIN #



Subject Site



Locate & Search

Identify Results

Zoning Districts

B3-3
 Zoning Ordinance Number : A8218
 Zoning Ordinance Date : 5/18/2016

Zoning Map Index

Grid Index: 3-I
 Zoning Map Page Number : 83B

Building Address

1146 N WASHTEAW AVE (323861)

Parcels

PIN #: 1601400017
 Parcel Address : 2709-2709 W DIVISION ST

80 Acre Page

[Open 80 Acre Page \(wse013913r\)](#)

Tax Increment Financing (TIF)

Humboldt Park
 Ref. Number : T-108

Ward

26

Community Area

WEST TOWN

Map Layers

Measure

Saved Locations

1139

1135

1133

1131

1129

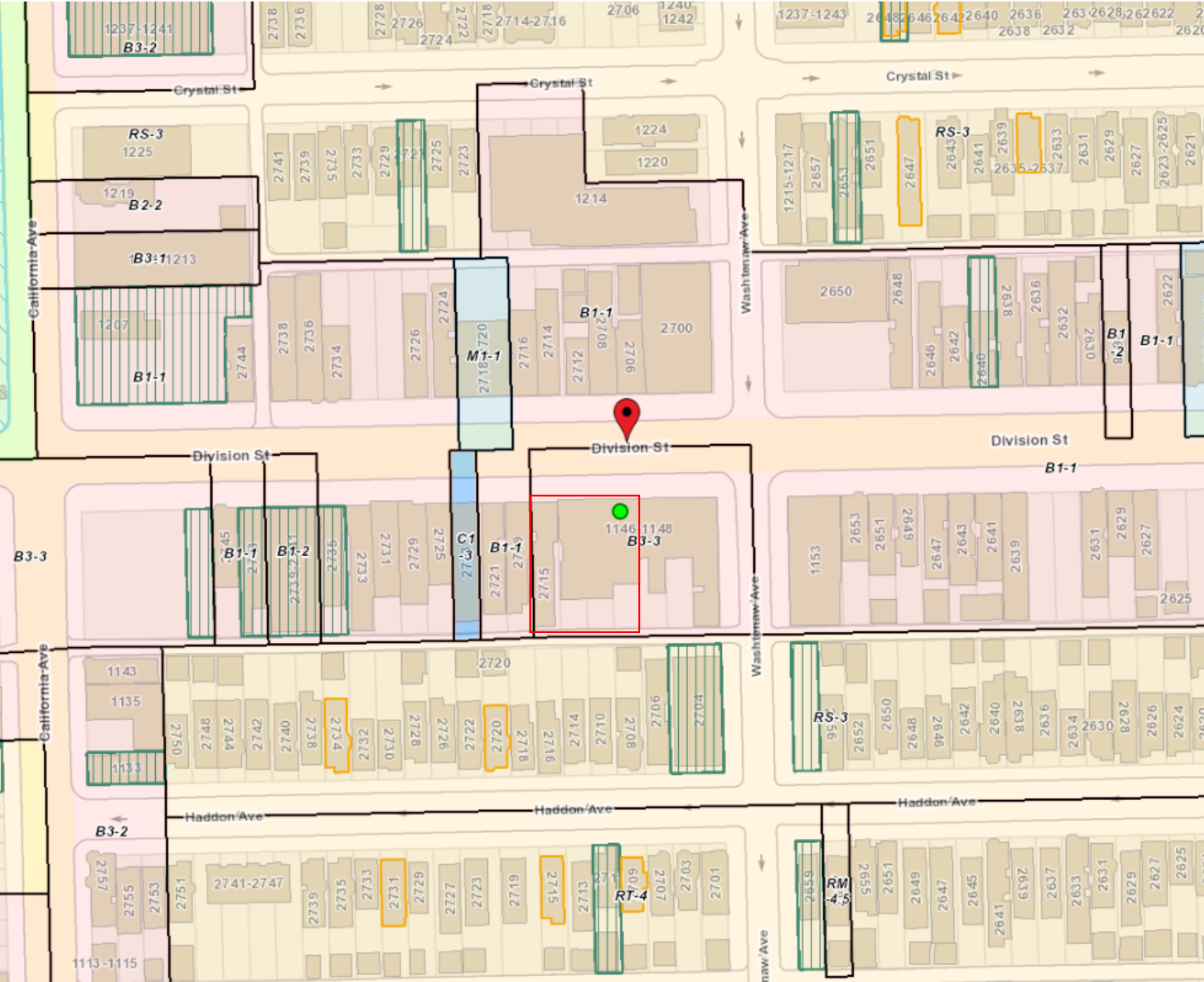
1125

1123

1121

1119

1117



CTA Station

Non-Accessible

Accessible

METRA Station

Chicago Public Schools

TIFs

Industrial Corridors

Wards

Community Area

City Parcels

Planned Developments

Lakefront Zoning

Private

Public

Pedestrian Street

Pedestrian

Retail

Six Corner

Chicago Landmarks

Chicago Landmark Districts

Chicago Historic Resources Survey

Orange

Red

National Register

NRHP - Property

NRHP - District

NHL - Property

NHL - District

Special Districts

FEMA Floodplain 2008

100 Year Floodplain

500 Year Floodplain



Chicago Landmarks

Search Results for DIVISION ST

Address	Name	Year Constructed	Architect	Community
11-11 E DIVISION ST				Near North Side
11-11 W DIVISION ST		1920s	DALSEY, HARRY I.	Near North Side
12-12 E DIVISION ST		1880s		Near North Side
15-17 W DIVISION ST	THE KIRKWOOD	1890s		Near North Side
18-20 E DIVISION ST		1910s		Near North Side
19-19 E DIVISION ST		1870s		Near North Side
21-21 E DIVISION ST		1880s	PALMER, CHARLES M.	Near North Side
24-24 W DIVISION ST		1920s	LEBENBAUM & MARX	Near North Side
35-35 E DIVISION ST		1900s		Near North Side
37-39 E DIVISION ST		1920s	FOLTZ & BRAND	Near North Side
41-43 E DIVISION ST		1880s		Near North Side
45-45 E DIVISION ST		1890s		Near North Side
47-47 E DIVISION ST		pre1870		Near North Side
50-56 E DIVISION ST		1900s		Near North Side
51-51 E DIVISION ST		1890s		Near North Side
53-53 E DIVISION ST		1890s		Near North Side
55-55 E DIVISION ST		pre1870		Near North Side
57-57 E DIVISION ST		pre1870		Near North Side
101-113 W DIVISION ST	MARK TWAIN HOTEL	1920s	GLUBE, HARRY	Near North Side
164-172 W DIVISION ST		1880s	FROMMANN & JEBSEN	Near North Side
216-216 W DIVISION ST		1880s		Near North Side
218-218 W DIVISION ST		1880s		Near North Side
601-601 W DIVISION ST		1910s		Near North Side
830-848 W DIVISION ST	DIVISION ST. BRIDGE	1910s		Near North Side
1433-1449 W DIVISION ST				West Town
1500-1500 W DIVISION ST		1880s		West Town
1502-1502 W DIVISION ST		1880s		West Town
1508-1508 W DIVISION ST		1870s		West Town
1510-1512 W DIVISION ST	COMMONWEALTH EDISON SUBSTATION	1890s		West Town
1514-1520 W DIVISION ST	POLISH NATIONAL ALLIANCE	1930s	SLUPKOWSKI, JOSEPH A.	West Town
1650-1650 W DIVISION ST		1880s		West Town
1657-1657 W DIVISION ST				West Town
1670-1670 W DIVISION ST				West Town
1701-1701 W DIVISION ST				West Town
1707-1707 W DIVISION ST				West Town
1709-1709 W DIVISION ST				West Town
1726-1728 W DIVISION ST		1900s	KLAFTER, DAVID SAUL	West Town
1735-1737 W DIVISION ST				West Town
1736-1736 W DIVISION ST		1880s		West Town
1738-1740 W DIVISION ST				West Town
1755-1755 W DIVISION ST		1890s		West Town
1759-1767 W DIVISION ST		1890s		West Town
1801-1801 W DIVISION ST		1890s		West Town
1900-1900 W DIVISION ST		1890s		West Town
1908-1908 W DIVISION ST		1880s		West Town
1909-1909 W DIVISION ST		1890s		West Town
1911-1911 W DIVISION ST		1880s		West Town
1913-1915 W DIVISION ST		1880s		West Town

1914-1916 W DIVISION ST	RUSSIAN AND TURKISH BATHS	1900s		West Town
1920-1920 W DIVISION ST		1880s		West Town
1925-1925 W DIVISION ST		1890s		West Town
1941-1941 W DIVISION ST				West Town
1942-1942 W DIVISION ST				West Town
1951-1951 W DIVISION ST				West Town
2001-2001 W DIVISION ST				West Town
2024-2024 W DIVISION ST		1890s		West Town
2032-2046 W DIVISION ST	BILTMORE THEATRE BUILDING	1920s	LEVY, ALEXANDER L.	West Town
2048-2048 W DIVISION ST		1880s		West Town
2425-2425 W DIVISION ST				West Town
2429-2429 W DIVISION ST				West Town
2500-2500 W DIVISION ST				West Town
2502-2502 W DIVISION ST				West Town
2522-2522 W DIVISION ST		1900s	SORENSEN, CHARLES F.	West Town
2525-2525 W DIVISION ST				West Town
2606-2606 W DIVISION ST				West Town
2609-2609 W DIVISION ST		1890s		West Town
2617-2617 W DIVISION ST		1890s		West Town
2618-2620 W DIVISION ST				West Town
2622-2622 W DIVISION ST				West Town
2640-2640 W DIVISION ST				West Town
2642-2642 W DIVISION ST				West Town
2643-2643 W DIVISION ST				West Town
2651-2651 W DIVISION ST				West Town
2653-2653 W DIVISION ST				West Town
2657-2659 W DIVISION ST				West Town
2701-2701 W DIVISION ST				West Town
2729-2729 W DIVISION ST				West Town
2731-2731 W DIVISION ST				West Town
2735-2735 W DIVISION ST				West Town
2743-2743 W DIVISION ST				West Town
2745-2745 W DIVISION ST				West Town
2825-2825 W DIVISION ST				West Town
2947-2947 W DIVISION ST				West Town
3037-3059 W DIVISION ST	STABLE/RECEPTORY, HUMBOLDT PARK	1890s	FROMMANN & JEBSEN	West Town
3100-3100 W DIVISION ST		1910s		West Town
3401-3441 W DIVISION ST		1910s	MUNDIE & JENSEN	Humboldt Park
4422-4500 W DIVISION ST		1930s		Humboldt Park
5809-5809 W DIVISION ST		1920s		Austin

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Photo 1: Project property photo of the four interconnected buildings



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior



Photo 6: 2709 W. Division interior



Photo 7: 2711 W. Division interior



Photo 8: 2713 W. Division interior



Photo 9: 2715 W. Division interior



Photo 10: Interior view



Photo 11: Basement interior view



Photo 12: Rear of property



Photo 13: Rear view of property



Photo 14: View of property from across the street, Division



Photo 15: View facing east on Division



Photo 16: View facing west on Division



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Mailing Address: 1 Old State Capitol Plaza, Springfield, IL 62701

JB Pritzker, Governor
Colleen Callahan, Director

FAX (217) 524-7525

Cook County
Chicago

Demolition, New Construction and Rental Assistance, Nancy Franco Maldonado - Paseo Boricua Arts Building
2709-15 W. Division St.
SHPO Log #023031319

April 4, 2019

Jaime Blakesley
City of Chicago, Illinois
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Dear Ms. Blakesley:

We have reviewed the information provided regarding the above referenced project. Our review is required by section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties."

Your project is located within a potential commercial historic district on the north and south sides of West Division Street between North Artisan Avenue on the east and North California Street on the west. This geographical area includes a large number of intact late nineteenth and early 20th century commercial buildings that exhibit sufficient architectural integrity to be considered eligible for inclusion on the National Register of Historic Places.

The buildings located at 2709, 2713 and 2715 W. Division Street are contributing elements to the district and demolition of these buildings constitutes an adverse effect as defined in 36 CFR 800.5. The building at 2711 W. Division Street is a non-contributing structure to the district.

At this time you should work with this office to develop a plan to mitigate this adverse effect. Please note that the buildings must not be demolished prior to the resolution of the disposition of these historic properties.

If you have any questions, please call 217/782-4836.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer

CONSULTING PARTY LIST - AGENCIES, ORGANIZATIONS, & NEIGHBORS

First Name	Last Name	Title	Org.	Email	Address	City	State	Zip
Anthony	Rubano	Illinois State Historic Preservation Office	Illinois Department of Natural Resources	Anthony.Rubano@Illinois.gov	One Old State Capitol Building	Springfield	IL	62701
Nancy	Boone	Federal Preservation Officer	U.S. Department of Housing and Urban Development	Nancy.E.Boone@hud.gov	451 7th Street SW, Room 7212	Washington	DC	20410
Melanie	Castillo	Environmental Protection Specialist	U.S. Department of Housing and Urban Development	Melanie.H.Castillo@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Erik	Sandstedt	Technical Services Division	U.S. Department of Housing and Urban Development	Erik.R.Sandstedt@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Michael	Wurl	Regional Environmental Officer	U.S. Department of Housing and Urban Development	michael.e.wurl@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Eugene E.	Jones Jr.	CEO	Chicago Housing Authority	ejones@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Lynn	Crivello	Environmental Engineer	Chicago Housing Authority	LCrivello@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Ward	Miller	Executive Director	Preservation Chicago	wmiller@preservationchicago.org	4410 N. Ravenswood Ave.	Chicago	IL	60640
Lisa	DiChiera	Director of Advocacy	Landmarks Illinois	ldichiera@landmarks.org	30 N. Michigan Ave., Suite 2020	Chicago	IL	60602
Joy	Arguette	CEO	Bickerdike Redevelopment Corporation	joyarguete@bickerdike.org	2550 W North Avenue	Chicago	IL	60647
Hipolito	Roldan		Hispanic Housing Dev Corp	proldan@hhdevcorp.com	325 N Wells, #8	Chicago	IL	60654
Juan Carlos	Linares		LUCHA	jlinares@lucha.org	3541 W North Ave	Chicago	IL	60647
Ward Office			26th Ward Office	Ward26@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Roberto	Maldonado	Alderman	26th Ward	roberto.maldonado@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Gabriela	Roman		Spanish Coalition For Housing	groman@sc4housing.org	1922 N Pulaski	Chicago	IL	60639
Jose	Sanchez		Norwegian American Hospital	JRSanchez@nahospital.org	1044 N Francisco	Chicago	IL	60622
Billy	Ocasio		National Museum of Puerto Rican Arts & Culture	billyo@nmprac.org	3015 W Division St	Chicago	IL	60622
Carlos	Hernandez		Puerto Rican Arts Alliance	carlos@praachicago.org	3000 N Elbridge Ave	Chicago	IL	60618
Evaristo	Rodriguez		AfriCaribe Cultural Center	afriCaribechicago@gmail.com	2547 W Division St	Chicago	IL	60622
Reinaldo	Oquendo		Jayuya Barbershop	reinaldoquendo@yahoo.com	2719 W Division St	Chicago	IL	60622
Pablo	Espinosa		Nellie's Restaurant	nelliesrestaurant@gmail.com	2458 W Division St	Chicago	IL	60622
Wanda	Colon		Café Colao	wclopez529@gmail.com	2648 W Division St	Chicago	IL	60622
Nancy	Garcia		Papa's Cache Restaurant	ngarcia124@yahoo.com	2517 W Division St	Chicago	IL	60622
Alex	Wilson		West Town Bikes	alex@westtownbikes.org	2459 W Division St	Chicago	IL	60622
Ziad	Farhan		Municipal Foods	ziadf54@hotmail.com	2559 W Division St	Chicago	IL	60622
Miguel	Mendez		Dance Academy	lsalsero@aol.com	2731 W Division St	Chicago	IL	60622

CONSULTING PARTY LIST - TRIBES

First Name	Last Name	Organization	Email	Address	City	State	ZipCode	Notes
Kenneth	Meshigaud	Hannahville Indian Community, Michigan	lyderyien@hannahville.org	N14911 Hannahville B1 Road	Wilson	MI	49896	
Kent	Collier	Kickapoo Tribe of Oklahoma	pamwesley@kickapootribeofoklahoma.com	PO Box 70	McCloud	OK	74851	
Wesley	Andrews	Little Traverse Bay Bands of Odawa Indians, Michigan	wandrews@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740	bounced, remove from future list
Regina	Gasco-Bentley	Little Traverse Bay Bands of Odawa Indians, Michigan	chairman@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740	
Joan	Delabreau	Menominee Indian Tribe of Wisconsin	jodelabreau@mitw.org	PO Box 910	Keshena	WI	54135	
David	Grignon	Menominee Indian Tribe of Wisconsin	dgrignon@mitw.org	PO Box 910	Keshena	WI	54135	
Kelli	Mosteller	Citizen Potawatomi Nation, Oklahoma	kelli.mosteller@potawatomi.org	1899 S. Gordon Cooper Dr	Shawnee	OK	74801	
John	Barrett	Citizen Potawatomi Nation, Oklahoma	jbarrett@potawatomi.org	1601 S. Gordon Cooper Dr	Shawnee	OK	74801	
Michael	LaRonge	Forest County Potawatomi Community of Wisconsin	Michael.LaRonge@FCPotawatomi-nsn.gov	PO Box 340				bounced, forwarded through Allison Daniels account
Joseph	Rupnick	Prairie Band Potawatomi Nation	josephrupnick@pbnation.org	16281 Q Road	Mayetta	KS	66509	
Zach	Pahahmie	Prairie Band Potawatomi Nation	zachpahahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509	
Camilla	Chouteau	Prairie Band Potawatomi Nation	camillachouteau@pbnation.org	16281 Q Road	Mayetta	KS	66509	bounced, sent to Michelle Simon
Wade	Pahahmie	Prairie Band Potawatomi Nation	wadepahahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509	bounced, sent to Michelle Simon
Raphael	Wahwassuck	Prairie Band Potawatomi Nation	raphaelwahwassuck@pbnation.org	16281 Q Road	Mayetta	KS	66509	bounced, sent to Michelle Simon
William	Evans	Prairie Band Potawatomi Nation	williamevans@pbnation.org	16281 Q Road	Mayetta	KS	66509	bounced, sent to Michelle Simon
Liana	Onnen	Prairie Band Potawatomi Nation	liana@pbnation.org	16281 Q Road	Mayetta	KS	66509	
Diane	Hunter	Miami Tribe of Oklahoma	dhunter@miamination.com	PO Box 1326	Miami	OK	74355	
Douglas	Lankford	Miami Tribe of Oklahoma	dflankford@miamination.com	PO Box 1326	Miami	OK	74355	
Allison	Daniels	Forest County Potawatomi Community of Wisconsin	allison.daniels@fcpotawatomi-nsn.gov	PO Box 340	Crandon	WI	74801	
Melissa	Wiatrak	Little Traverse Bay Bands of Odawa Indians, Michigan	mwiatrak@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740	Forwarded letters through but not addressed to
Michele	Portman-LaCount	Little Traverse Bay Bands of Odawa Indians, Michigan	MLaCount@LTBBODAWA-NSN.GOV	7500 Odawa Circle	Harbor Springs	MI	49740	Forwarded letters through but not addressed to
Michelle	Simon	Prairie Band Potawatomi Nation	MichelleSimon@pbnation.org	16281 Q Road	Mayetta	KS	66509	Forwarded letters through but not addressed to

CDM

PUBLIC NOTICE June 5, 2019 City of Chicago Department of FI

ADORDERNUMBER: 0001086702-01

PO NUMBER: 2709-15 W Division

AMOUNT: 176.00

NO OF AFFIDAVITS: 2

Chicago Sun-Times Certificate of Publication

State of Illinois - County of Cook

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

Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 06/05/2019

Chicago Sun-Times

PUBLIC NOTICE

June 5, 2019

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

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at 2709-15 W. Division St. Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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

On April 30, 2019, the Illinois State Historic Preservation Office (SHPO) has determined that the buildings located at 2709, 2713, and 2715 W. Division Street are considered as contributing to a potential commercial historic district; a district that would be eligible for listing on the National Register of Historic Places. SHPO, in coordination with 2FM, determined that the demolition of those buildings would have an Adverse Effect on eligible historic resources.

Additional project details, including SHPO consultation documents, are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday.

Any individual, group, or agency may submit written comments on the Adverse Effect determination to the City of Chicago Department of Fleet and Facility Management to the attention of the Deputy Commissioner, Bureau of Environmental, Health & Safety Management, 30 North LaSalle Street, Suite 300, Chicago, Illinois 60602. Comments may also be submitted via e-mail to: 2FM_NEPA@cityofchicago.org. All comments received by Wednesday, July 3, 2019 will be considered by 2FM prior to conclusion of the Section 106 process.
6/5/19 #1086702

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

by



Mary Lou Davis
Account Manager - Public Legal Notices

This 5th Day of June 2019 A.D.

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

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

Proposed Undertaking Description

The proposed development would be a 5-story elevator building with 24 units, referred to as the Paseo Boricua Arts Building, located in the West Town community of Chicago. Four existing buildings (2709, 2711, 2713, and 2715 W. Division St.), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014 and will remain the property owner. The Chicago Housing Authority's (CHA) Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1-bedroom (BR) units and three 2-BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program. Additionally, the City of Chicago Department of Housing (DOH) proposes to provide construction financing, also through HUD Home Investment Partnership Grant funding.

2709-15 W. Division St. Building Descriptions

The four existing buildings (2709, 2711, 2713, and 2715 W. Division St.) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant since 2008. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. When the property was operated as a warehouse and wholesale food business, called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
- 2711 W. Division St.: Constructed in 1998 after the demolition of a prior building dating from 1916.
- 2713 W. Division St.: Constructed circa 1894. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.
- 2715 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

SHPO Determination and Mitigation Proposed

Section 106 consultation was initiated by 2FM on March 7, 2019. SHPO determined that the proposed action would be an adverse effect on April 4, 2019. 2FM sought clarification on April 19, 2019, and received a revised SHPO letter on April 30, 2019, in which SHPO determined that the buildings located at 2709, 2713, and 2715 W. Division were eligible as contributing to a potential commercial historic district. It was determined that 2711 W. Division is not a contributing historic building. On May 9, 2019, SHPO proposed the following recordation process as mitigation for the adverse effect determination:

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

I.

A. Fieldwork: Site Visit, Photography, Measurements

1. The Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include elevations, distinctive exterior and interior architectural features, and primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.3.
3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.

B. Recordation components shall consist of the following items.

1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

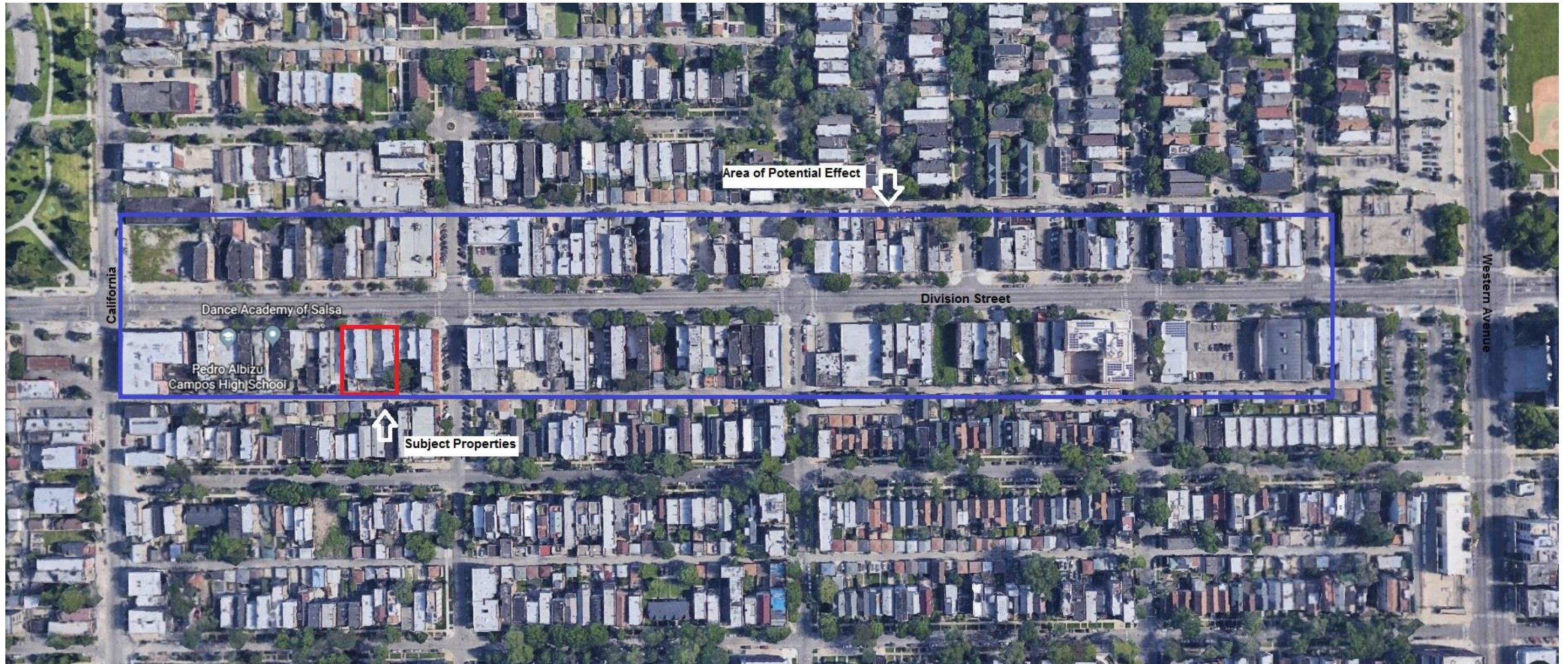
2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
4. Narrative and description. A written historic narrative of the Buildings and architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
6. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.
7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.


2FM, DOHD, and CHA are in agreement with SHPO regarding this proposed mitigation.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the developer and the DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the developer and DOH understand and agree that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

Area of Potential Effect



 Subject Properties


 Area of Potential Effect



Photo 1: Project property photo of the four interconnected buildings

2709-15 W. Division Street - Photo Log



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior

2709-15 W. Division Street - Photo Log



Photo 6: 2709 interior



Photo 7: 2711 interior



Photo 8: 2713 interior



Photo 9: 2715 interior

2709-15 W. Division Street - Photo Log



Photo 10: Interior lower level



Photo 11: Basement interior



Photo 12: Rear view of property



Photo 13: Rear view of property



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

June 3, 2019

Ald. Roberto Maldonado
26th Ward Office
2511 W. Division St.
Chicago, IL 60622

Subject: 2709-15 W. Division St. Demolition
Chicago, Illinois

Dear Alderman Maldonado,

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at the site of the subject addresses. Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources. Please refer to the attached factsheet for additional details about the proposed undertaking and related site information.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the project is located within a potential commercial historic district and that three of the buildings (2709, 2713, and 2715) are eligible as contributing elements to the potential historic commercial district. SHPO determined that the demolition of the three buildings would constitute an adverse effect to historic resources. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

To resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DOH concur with the mitigation measures proposed by SHPO. A summary factsheet including

June 3, 2019

Page 2 of 2

the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the buildings are enclosed with this letter.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by July 3, 2019. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

Even if you do not wish to participate as a consulting party, you may still submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE. If so, please provide a written response with your comments to 2FM by July 3, 2019. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to City of Chicago Department of Fleet and Facility Management, to the attention of the Deputy Commissioner of Environmental, Health & Safety Management, 30 N. LaSalle St., Suite 300, Chicago, IL 60602; or emailed to 2FM_NEPA@cityofchicago.org. If you have any additional questions regarding this matter, please contact Jaime Blakesley, of my staff, at 312-744-0963. Thank you in advance for your attention to this matter.

Sincerely,



David M. Reynolds, P.E., LEED AP
Commissioner

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Jaime Blakesley, Environmental Engineer III, 2FM
~~Tamra Collins-DOH~~

Attachments: factsheet, map, photographs

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

Proposed Undertaking Description

The proposed development would be a 5-story elevator building with 24 units, referred to as the Paseo Boricua Arts Building, located in the West Town community of Chicago. Four existing buildings (2709, 2711, 2713, and 2715 W. Division St.), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014 and will remain the property owner. The Chicago Housing Authority's (CHA) Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1-bedroom (BR) units and three 2-BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program. Additionally, the City of Chicago Department of Housing (DOH) proposes to provide construction financing, also through HUD Home Investment Partnership Grant funding.

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2709-15 W. Division St. Buildings**

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**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

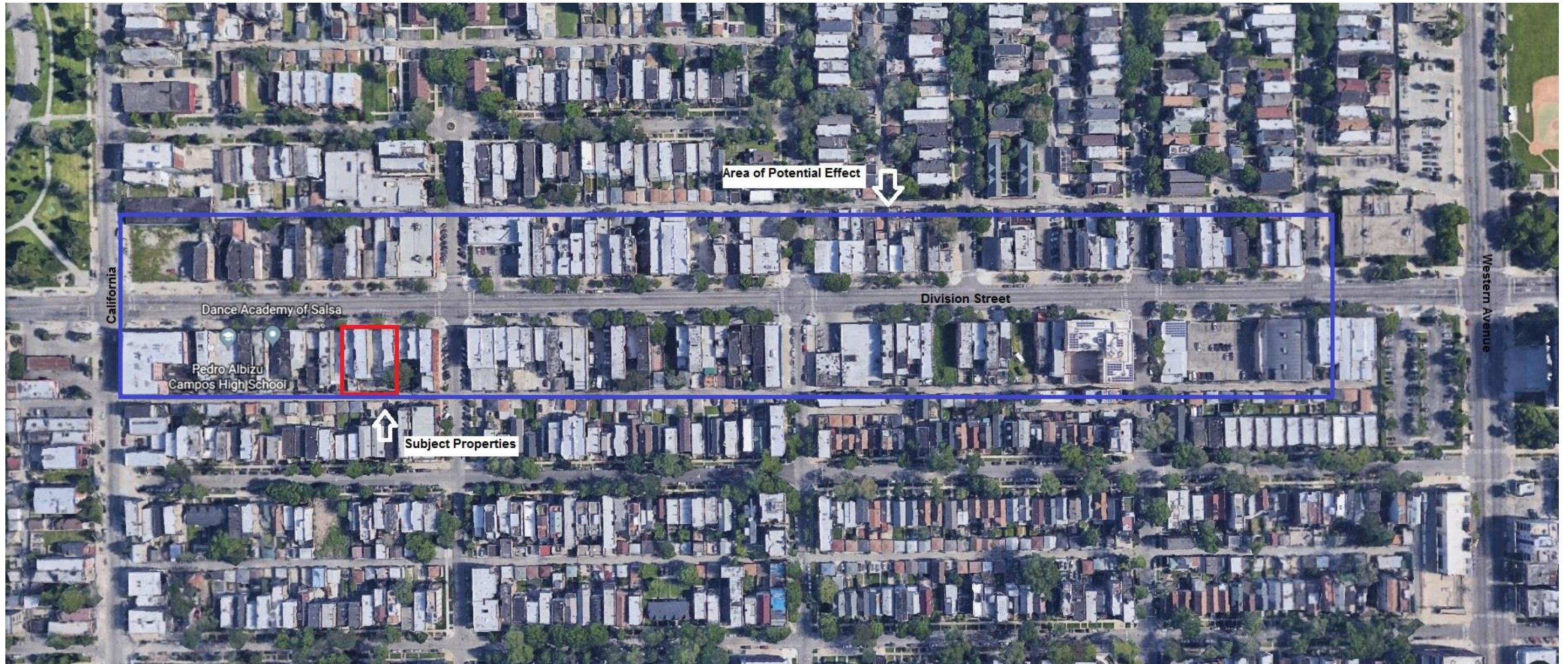
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2FM, DOHD, and CHA are in agreement with SHPO regarding this proposed mitigation.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the developer and the DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the developer and DOH understand and agree that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

Area of Potential Effect



 Subject Properties


 Area of Potential Effect



Photo 1: Project property photo of the four interconnected buildings

2709-15 W. Division Street - Photo Log



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior

2709-15 W. Division Street - Photo Log



Photo 6: 2709 interior



Photo 7: 2711 interior



Photo 8: 2713 interior



Photo 9: 2715 interior

2709-15 W. Division Street - Photo Log



Photo 10: Interior lower level



Photo 11: Basement interior



Photo 12: Rear view of property



Photo 13: Rear view of property

From: [e106](#)
To: [Jaime Blakesley](#)
Subject: RE: HUD CHA 2709-15 W Division project
Date: Monday, July 29, 2019 12:43:37 PM

The ACHP has received your submission to e106@achp.gov. If your submission is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings,

and you are enclosing the completed e106 form, this is your official dated receipt of your submission (in accordance with 36 CFR Part 800.6(1)). The ACHP has 15 days to determine if it will participate in consultation to resolve adverse effects to historic properties. If the ACHP does not participate in consultation, the agency will still need to file the final agreement document and related documentation with the ACHP at the conclusion of the consultation process. This filing is required in order for the agency to complete its compliance responsibilities under Section 106 of the National Historic Preservation Act.

From: Jaime Blakesley [mailto:Jaime.Blakesley@cityofchicago.org]
Sent: Friday, July 26, 2019 6:00 PM
To: e106
Subject: HUD CHA 2709-15 W Division project

Good afternoon. I am submitting an e106 form and supplemental information for an adverse effect finding for a proposed project located at 2709-15 W. Division St, Chicago, IL. Thank you,

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

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copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.

From: [Anthony G. Lopez](#)
To: [Jaime Blakesley](#)
Subject: RE: HUD CHA 2709-15 W Division project
Date: Tuesday, August 13, 2019 1:24:57 PM

Good afternoon Jaime,

I have reviewed the documentation sent with your submission and I am recommending that the ACHP not participate in the Section 106 consultation. You should receive formal notification to that effect sometime this week or early next week provided that the ACHP management does not overturn my recommendation. Please let me know if you have any questions or concerns about the recommendation or other aspects of the Section 106 process.

Thanks

Anthony Guy Lopez
Historic Preservation Specialist
Advisory Council on Historic Preservation
401 F Street NW, Suite 308
Washington DC 20001-2637

202.517.0220

alopez@achp.gov

www.achp.gov

Check out our new [training overview](#) website for Section 106 classroom, webinar, and e-learning courses taught by experienced ACHP staff. Register today for the new one-day [Section 106 Basics classroom course](#) in Salt Lake City on October 10 or San Francisco on November 14!

From: Jaime Blakesley [mailto:Jaime.Blakesley@cityofchicago.org]
Sent: Tuesday, August 13, 2019 12:11 PM
To: Anthony G. Lopez
Subject: FW: HUD CHA 2709-15 W Division project

Good morning Anthony,

I am just checking on the below submission to see if ACHP will be issuing a response regarding participation or not on the undertaking. Thank you,

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

From: e106 <e106@achp.gov>

Sent: Monday, July 29, 2019 12:43 PM
To: Jaime Blakesley <Jaime.Blakesley@cityofchicago.org>
Subject: RE: HUD CHA 2709-15 W Division project

The ACHP has received your submission to e106@achp.gov. If your submission is to:

- notify the ACHP of a finding that an undertaking may adversely affect historic properties, and/or
- invite the ACHP to participate in a section 106 consultation, and/or
- propose to develop a project Programmatic Agreement (project PA) for complex or multiple undertakings,

and you are enclosing the completed e106 form, this is your official dated receipt of your submission (in accordance with 36 CFR Part 800.6(1)). The ACHP has 15 days to determine if it will participate in consultation to resolve adverse effects to historic properties. If the ACHP does not participate in consultation, the agency will still need to file the final agreement document and related documentation with the ACHP at the conclusion of the consultation process. This filing is required in order for the agency to complete its compliance responsibilities under Section 106 of the National Historic Preservation Act.

From: Jaime Blakesley [<mailto:Jaime.Blakesley@cityofchicago.org>]
Sent: Friday, July 26, 2019 6:00 PM
To: e106
Subject: HUD CHA 2709-15 W Division project

Good afternoon. I am submitting an e106 form and supplemental information for an adverse effect finding for a proposed project located at 2709-15 W. Division St, Chicago, IL. Thank you,

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

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail (or the person responsible for delivering this document to the intended recipient), you are hereby notified that any dissemination, distribution, printing or

copying of this e-mail, and any attachment thereto, is strictly prohibited. If you have received this e-mail in error, please respond to the individual sending the message, and permanently delete the original and any copy of any e-mail and printout thereof.



Preserving America's Heritage

August 19, 2019

Ms. Jaime Blakesley
Environmental Engineer III
City of Chicago
Department of Fleet and Facility Management (2FM)
Bureau of Environmental, Health & Safety Management (EHS)
30 N. LaSalle St., Suite 300
Chicago, Illinois 60602-2575

Ref: *Demolition of 2709, 2713 and 2715 W. Division Street
Chicago, Cook County, Illinois
ACHPConnect Log Number: 14267*

Dear Ms. Blakesley:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and it is determined that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreement (MOA), developed in consultation with the Illinois State Historic Preservation Office (SHPO), and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOA, and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the notification of adverse effect. If you have any questions or require further assistance, please contact Mr. Anthony Guy Lopez at 202-517- 0220 or by e-mail at alopez@achp.gov.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

401 F Street NW, Suite 308 • Washington, DC 20001-2637
Phone: 202-517-0200 • Fax: 202-517-6381 • achp@achp.gov • www.achp.gov

From: [Jaime Blakesley](#)
To: e106@achp.gov
Cc: [Anthony G. Lopez](#)
Subject: ACHPConnect Log Number 14267
Date: Wednesday, December 4, 2019 3:16:00 PM
Attachments: [ACHP Section 106 Consultation 2709-15 W Division Related Documentation 1242019.pdf](#)
[2709-15 W. Division revised MOA final 10-31-2019 w signatures.pdf](#)
[Section 106 2709-15 W Division MOA Related Documentation.pdf](#)

Good afternoon,

Pursuant to 36 CFR §800.6(b)(1)(iv), I am filing the final Memorandum of Agreement (MOA), developed in consultation with the Illinois State Historic Preservation Officer (SHPO), and other consulting parties, and related documentation in order to complete the requirements of Section 106 of the National Historic Preservation Act. Attached to this email is a letter, final MOA, and related MOA documentation for ACHPConnect Log Number 14267, for a property located at 2709-15 W. Division, Chicago, IL. Thank you,

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



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

December 4, 2019

Subject: Section 106 – Related Documentation
2709-15 W. Division, Chicago, Illinois
ACHPConnect Log Number: 14267

To the ACHP:

I am submitting herein the executed Memorandum of Agreement (MOA) and related documentation for ACHPConnect Log Number 14267, regarding an adverse effect determination for a property located at 2709-15 W. Division, Chicago, IL. We received no objections to the proposed mitigation initially submitted by the SHPO and concurred with by the agencies involved in undertaking, and no requests for additional mitigation measures. Included via email with this letter is the signed MOA, and related documentation including: a summary of public outreach, certification of publication for the public notice, tribal consultation and letters to potential consulting parties, and tribal contact information responses.

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

Sincerely,

Jaime Blakesley
Environmental Engineer III

Enc.

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

WHEREAS, the City of Chicago Department of Housing (DOH) and the Chicago Housing Authority (CHA) plan to provide financial support towards affordable housing residential units in the Paseo Boricua Arts Building, a proposed new construction, multi-use residential and commercial building located at 2709-15 W. Division Street in the West Town community in Chicago, Cook County, IL; and

WHEREAS, the project involves the demolition of four existing buildings located at 2709, 2711, 2713, and 2715 West Division Street; and

WHEREAS, the buildings are owned by the Puerto Rican Cultural Center, which has accepted the invitation to sign this Memorandum of Agreement (Agreement) as a Concurring Party; and

WHEREAS, the CHA, has been invited to sign this Agreement as a Concurring Party; and

WHEREAS, the project will involve appropriations under Section 8 of the 1937 National Housing Act run by the CHA, which is funded by federal Moving to Work funds, which the US Department of Housing and Urban Development (HUD) requires be considered an Undertaking subject to review under Section 106 of the National Historic Preservation Act of 1966, as amended, 54 U.S.C. § 306108, and its implementing regulations (36 CFR Part 800) (Act); and

WHEREAS, the Undertaking involves the Home Investment Partnerships Program by DOH, a federally funded program which HUD requires be considered an Undertaking subject to review under the Act; and

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

WHEREAS, 2FM has consulted with the Illinois State Historic Preservation Office, pursuant to the Act; and

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

WHEREAS, on April 4, 2019 the SHPO determined that the three buildings located at 2709, 2713, and 2715 West Division Street (Buildings) are considered contributing elements within a

potential historic district eligible for listing on the National Register of Historic Places (NRHP) under criteria A and C of the National Register Criteria for Evaluation, at the local level of significance;

WHEREAS, the SHPO has determined that the Undertaking will have an adverse effect on the Buildings that are considered contributing elements to the potential NRHP historic district; and

WHEREAS, in accordance with 36 CFR §§ 800.6(a)(1) and 800.10(b), 2FM has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR§ 800.6(a)(1)(iii).

NOW, THEREFORE, 2FM, DOH, and SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the NRHP-eligible properties.

STIPULATIONS

2FM shall ensure that the following measures are carried out:

I. RECORDATION

2FM and/or DOH shall retain a historical contractor(s) of its/their choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood. As of the effective date of the Agreement, the DOH has provided the funding necessary to hire the Contractor, and 2FM has retained the Contractor, for the below recordation stipulations.

A. Fieldwork: Site Visit, Photography, Measurements

1. Prior to the start of any demolition work, the Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for Historic American Buildings Survey (HABS) photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include in-camera-perspective-corrected north (primary) elevations, distinctive exterior and interior architectural features, and representative interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS

photography as outlined in I.A.3.

3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.

B. Recordation components shall consist of the following items.

1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).
2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
4. Narrative and description. A written historic narrative of the Buildings and the West Town neighborhood commercial node/district an architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
6. Historic images and maps, if available. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the

SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.

7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.
- C. Draft submission. The Contractor shall email in .pdf format and mail a hardcopy of the 95% draft of the items in I.B.1 through 6 to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor will complete the final documentation as directed in I.D.
- D. Final submission. Upon completion of the final documentation, the Contractor shall submit the following to the SHPO:
1. One (1) HABS recordation package containing items I.B.1, 2, 3, 4, 5, 6, and 7.
 2. One (1) recordation package containing items I.B.1, 3, 4, 6, and 7 in an archival clamshell.

Upon final approval, the SHPO will submit the HABS recordation package (I.D.1) to the Heritage Documentation Programs in the National Park Service for eventual deposit in the Library of Congress. The SHPO will deposit one recordation package (I.D.2) with the Abraham Lincoln Presidential Library in Springfield, Illinois.

II. DURATION

This Agreement terminates if its stipulations are not carried out and completed within two (2) years from the date of its execution. Prior to such time, a signatory may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI (AMENDMENTS) below. The signatory initiating reconsideration shall notify the other signatories as to the course of action it wishes to pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, DOH understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and consult with the SHPO.

IV. MONITORING AND REPORTING

Each six months following the execution of this Agreement until it expires or is terminated, 2FM shall provide all parties to this Agreement a summary report detailing work undertaken pursuant to the terms of this Agreement. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in 2FM's efforts to carry out the terms of this Agreement.

V. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, 2FM shall consult with the other signatories to resolve the objection. If the signatories cannot agree regarding a dispute, the signatories shall:

- A. Forward all documentation relevant to the dispute, including 2FM's proposed resolution, to the ACHP. The ACHP shall provide 2FM with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, 2FM shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and signatories and provide them with a copy of this written response. 2FM will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, 2FM may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, 2FM shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories to the Agreement and provide them and the ACHP with a copy of such written response.
- C. 2FM's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

VI. AMENDMENTS

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

VII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that signatory shall immediately consult with the other signatories to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an

amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, 2FM must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. 2FM shall notify the signatories as to the course of action it will pursue.

VIII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

IX. EFFECTIVE DATE

This Agreement is effective on the date signed by 2FM.

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

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY

City of Chicago Department of Fleet and Facility Management

Signature:  Date: 11/14/19
David J. Reynolds, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY


City of Chicago Department of Housing

Signature:  Date: 11/22/19
Marisa Novara, Commissioner

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

SIGNATORY

Illinois State Historic Preservation Officer

By:  Date: 11-7-19
Colleen Callahan, Director and Illinois State Historic Preservation Officer
Illinois Department of Natural Resources

APPROVED FOR EXECUTION

Date: 11/7/2019
Legal Counsel: 

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

CONCURRING PARTY

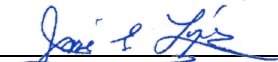
Chicago Housing Authority

Signature: _____ Date: _____
James L. Bebley, Interim CEO

**MEMORANDUM OF AGREEMENT AMONG
THE CITY OF CHICAGO DEPARTMENT OF HOUSING, THE CITY OF CHICAGO
DEPARTMENT OF FLEET AND FACILITY MANAGEMENT,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING THE DEMOLITION OF 2709-15 WEST DIVISION STREET IN
CHICAGO, ILLINOIS
(SHPO LOG #023031319)**

CONCURRING PARTY

Puerto Rican Cultural Center, as property owner

Signature:  Date: 11/22/2019

Name: Jose E. Lopez

Title: Executive Director

Section 106: MOA Related Documentation
2709-15 W Division

1. Public and Agency Outreach Outline
2. Certificate of Publication for Public Notice
3. Correspondence: Example Tribal and Consultation Party Letter, Tribal Contact List, Agency & Potential Consulting Party Mailing List, Emails received from Tribes with clarifications on contact information

Section 106: Public Participation & Agency Consultation Outline

2709-15 W Division

SHPO Consultation

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

ACHP Consultation

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

Public Notice

- Public notice posted in Chicago Sun Times on June 5, 2019

Consulting Party Identification and Outreach

- 2FM coordinated with the SHPO, DOH, CHA, other agencies, nonprofits, and the Puerto Rican Cultural Center to assist in identifying potential consulting parties; both email and regular mail letters were sent
- 2FM received

Tribal Consultation

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

MOA

- SHPO, 2FM, DOH entered into an MOA as a means of demonstrating and agreeing to mitigation; CHA and Puerto Rican Cultural Center invited as Concurring Parties

Other Public Outreach

- Puerto Rican Cultural Center hosted open house events at their museum/cultural center, and provided 2FM summaries of local meetings & public events

CDM

PUBLIC NOTICE June 5, 2019 City of Chicago Department of FI

ADORDERNUMBER: 0001086702-01

PO NUMBER: 2709-15 W Division

AMOUNT: 176.00

NO OF AFFIDAVITS: 2

Chicago Sun-Times Certificate of Publication

State of Illinois - County of Cook

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

Note: Notice appeared in the following checked positions.

PUBLICATION DATE(S): 06/05/2019

Chicago Sun-Times

PUBLIC NOTICE

June 5, 2019

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

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at 2709-15 W. Division St. Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources.

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

On April 30, 2019, the Illinois State Historic Preservation Office (SHPO) has determined that the buildings located at 2709, 2713, and 2715 W. Division Street are considered as contributing to a potential commercial historic district; a district that would be eligible for listing on the National Register of Historic Places. SHPO, in coordination with 2FM, determined that the demolition of those buildings would have an Adverse Effect on eligible historic resources.

Additional project details, including SHPO consultation documents, are available for review at 2FM's offices at 30 N. LaSalle St., Suite 300, Chicago, IL 60602 between the hours of 8:00 AM and 4:00 PM, Monday through Friday.

Any individual, group, or agency may submit written comments on the Adverse Effect determination to the City of Chicago Department of Fleet and Facility Management to the attention of the Deputy Commissioner, Bureau of Environmental, Health & Safety Management, 30 North LaSalle Street, Suite 300, Chicago, Illinois 60602. Comments may also be submitted via e-mail to: 2FM_NEPA@cityofchicago.org. All comments received by Wednesday, July 3, 2019 will be considered by 2FM prior to conclusion of the Section 106 process.
6/5/19 #1086702

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

by



Mary Lou Davis
Account Manager - Public Legal Notices

This 5th Day of June 2019 A.D.

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



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

June 3, 2019

<First Name Last Name>
<Address 1>
<Address 2>
<City, State, Zip Code>

Subject: 2709-15 W. Division St. Demolition
Chicago, Illinois

Dear [First Name, Last Name],

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at the site of the subject addresses. Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources. Please refer to the attached factsheet for additional details about the proposed undertaking and related site information.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the project is located within a potential commercial historic district and that three of the buildings (2709, 2713, and 2715) are eligible as contributing elements to the potential historic commercial district. SHPO determined that the demolition of the three buildings would constitute an adverse effect to historic resources. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

To resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DOH concur with the mitigation measures proposed by SHPO. A summary factsheet including

June 3, 2019

Page 2 of 2

the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the buildings are enclosed with this letter.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by July 3, 2019. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

Even if you do not wish to participate as a consulting party, you may still submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE. If so, please provide a written response with your comments to 2FM by July 3, 2019. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to City of Chicago Department of Fleet and Facility Management, to the attention of the Deputy Commissioner of Environmental, Health & Safety Management, 30 N. LaSalle St., Suite 300, Chicago, IL 60602; or emailed to 2FM_NEPA@cityofchicago.org. If you have any additional questions regarding this matter, please contact Jaime Blakesley, of my staff, at 312-744-0963. Thank you in advance for your attention to this matter.

Sincerely,



David M. Reynolds, P.E., LEED AP
Commissioner

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Jaime Blakesley, Environmental Engineer III, 2FM
~~Tamra Collins, DOH~~

Attachments: factsheet, map, photographs

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

Proposed Undertaking Description

The proposed development would be a 5-story elevator building with 24 units, referred to as the Paseo Boricua Arts Building, located in the West Town community of Chicago. Four existing buildings (2709, 2711, 2713, and 2715 W. Division St.), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014 and will remain the property owner. The Chicago Housing Authority's (CHA) Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1-bedroom (BR) units and three 2-BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program. Additionally, the City of Chicago Department of Housing (DOH) proposes to provide construction financing, also through HUD Home Investment Partnership Grant funding.

2709-15 W. Division St. Building Descriptions

The four existing buildings (2709, 2711, 2713, and 2715 W. Division St.) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant since 2008. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. When the property was operated as a warehouse and wholesale food business, called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
- 2711 W. Division St.: Constructed in 1998 after the demolition of a prior building dating from 1916.
- 2713 W. Division St.: Constructed circa 1894. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.
- 2715 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

SHPO Determination and Mitigation Proposed

Section 106 consultation was initiated by 2FM on March 7, 2019. SHPO determined that the proposed action would be an adverse effect on April 4, 2019. 2FM sought clarification on April 19, 2019, and received a revised SHPO letter on April 30, 2019, in which SHPO determined that the buildings located at 2709, 2713, and 2715 W. Division were eligible as contributing to a potential commercial historic district. It was determined that 2711 W. Division is not a contributing historic building. On May 9, 2019, SHPO proposed the following recordation process as mitigation for the adverse effect determination:

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

I.

A. Fieldwork: Site Visit, Photography, Measurements

1. The Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include elevations, distinctive exterior and interior architectural features, and primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.3.
3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.

B. Recordation components shall consist of the following items.

1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

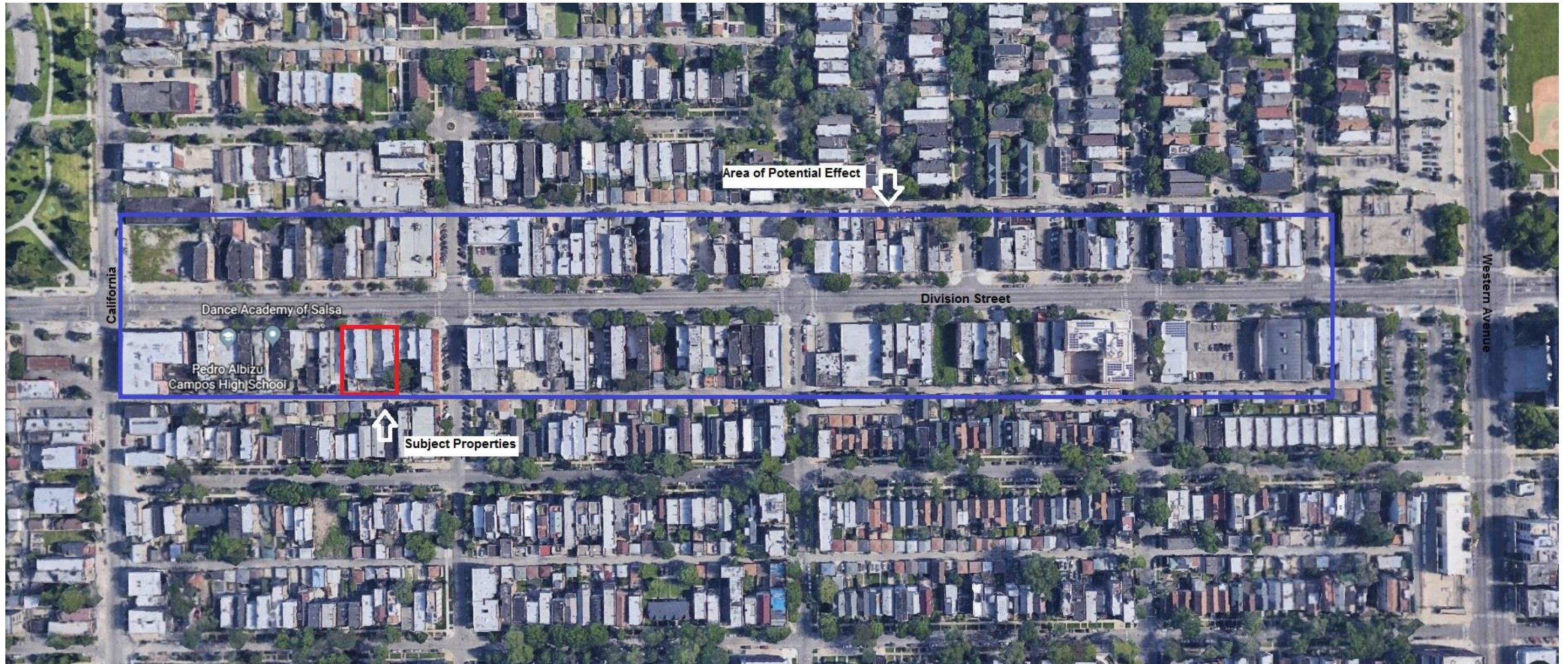
2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
4. Narrative and description. A written historic narrative of the Buildings and architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
6. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.
7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.


2FM, DOHD, and CHA are in agreement with SHPO regarding this proposed mitigation.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the developer and the DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the developer and DOH understand and agree that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

Area of Potential Effect



 Subject Properties


 Area of Potential Effect



Photo 1: Project property photo of the four interconnected buildings

2709-15 W. Division Street - Photo Log



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior

2709-15 W. Division Street - Photo Log



Photo 6: 2709 interior



Photo 7: 2711 interior



Photo 8: 2713 interior



Photo 9: 2715 interior

2709-15 W. Division Street - Photo Log



Photo 10: Interior lower level



Photo 11: Basement interior



Photo 12: Rear view of property



Photo 13: Rear view of property

CONSULTING PARTY LIST - AGENCIES, ORGANIZATIONS, & NEIGHBORS

First Name	Last Name	Title	Org.	Email	Address	City	State	Zip
Anthony	Rubano	Illinois State Historic Preservation Office	Illinois Department of Natural Resources	Anthony.Rubano@Illinois.gov	One Old State Capitol Building	Springfield	IL	62701
Nancy	Boone	Federal Preservation Officer	U.S. Department of Housing and Urban Development	Nancy.E.Boone@hud.gov	451 7th Street SW, Room 7212	Washington	DC	20410
Melanie	Castillo	Environmental Protection Specialist	U.S. Department of Housing and Urban Development	Melanie.H.Castillo@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Erik	Sandstedt	Technical Services Division	U.S. Department of Housing and Urban Development	Erik.R.Sandstedt@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Michael	Wurl	Regional Environmental Officer	U.S. Department of Housing and Urban Development	michael.e.wurl@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Eugene E.	Jones Jr.	CEO	Chicago Housing Authority	ejones@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Lynn	Crivello	Environmental Engineer	Chicago Housing Authority	LCrivello@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Ward	Miller	Executive Director	Preservation Chicago	wmiller@preservationchicago.org	4410 N. Ravenswood Ave.	Chicago	IL	60640
Lisa	DiChiera	Director of Advocacy	Landmarks Illinois	ldichiera@landmarks.org	30 N. Michigan Ave., Suite 2020	Chicago	IL	60602
Joy	Arguette	CEO	Bickerdike Redevelopment Corporation	joyarguete@bickerdike.org	2550 W North Avenue	Chicago	IL	60647
Hipolito	Roldan		Hispanic Housing Dev Corp	proldan@hhdevcorp.com	325 N Wells, #8	Chicago	IL	60654
Juan Carlos	Linares		LUCHA	jlinares@lucha.org	3541 W North Ave	Chicago	IL	60647
Ward Office			26th Ward Office	Ward26@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Roberto	Maldonado	Alderman	26th Ward	roberto.maldonado@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Gabriela	Roman		Spanish Coalition For Housing	groman@sc4housing.org	1922 N Pulaski	Chicago	IL	60639
Jose	Sanchez		Norwegian American Hospital	JRSanchez@nahospital.org	1044 N Francisco	Chicago	IL	60622
Billy	Ocasio		National Museum of Puerto Rican Arts & Culture	billvo@nmprac.org	3015 W Division St	Chicago	IL	60622
Carlos	Hernandez		Puerto Rican Arts Alliance	carlos@praachicago.org	3000 N Elbridge Ave	Chicago	IL	60618
Evaristo	Rodriguez		AfriCaribe Cultural Center	africaribechicago@gmail.com	2547 W Division St	Chicago	IL	60622
Reinaldo	Oquendo		Jayuya Barbershop	reinaldoquendo@yahoo.com	2719 W Division St	Chicago	IL	60622
Pablo	Espinosa		Nellie's Restaurant	nelliesrestaurant@gmail.com	2458 W Division St	Chicago	IL	60622
Wanda	Colon		Café Colao	wclopez529@gmail.com	2648 W Division St	Chicago	IL	60622
Nancy	Garcia		Papa's Cache Restaurant	ngarcia124@yahoo.com	2517 W Division St	Chicago	IL	60622
Alex	Wilson		West Town Bikes	alex@westtownbikes.org	2459 W Division St	Chicago	IL	60622
Ziad	Farhan		Municipal Foods	ziadf54@hotmail.com	2559 W Division St	Chicago	IL	60622
Miguel	Mendez		Dance Academy	lsalsero@aol.com	2731 W Division St	Chicago	IL	60622

CONSULTING PARTY LIST - TRIBES

First Name	Last Name	Organization	Email	Address	City	State	ZipCode
Kenneth	Meshigaud	Hannahville Indian Community, Michigan	tyderyien@hannahville.org	N14911 Hannahville B1 Road	Wilson	MI	49896
Kent	Collier	Kickapoo Tribe of Oklahoma	pamwesley@kickapootribeofoklahoma.com	PO Box 70	McLoud	OK	74851
Wesley	Andrews	Little Traverse Bay Bands of Odawa Indians, Michigan	wandrews@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Regina	Gasco-Bentley	Little Traverse Bay Bands of Odawa Indians, Michigan	chairman@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Joan	Delabreau	Menominee Indian Tribe of Wisconsin	jodelabreau@mitw.org	PO Box 910	Keshena	WI	54135
David	Grignon	Menominee Indian Tribe of Wisconsin	dgrignon@mitw.org	PO Box 910	Keshena	WI	54135
Kelli	Mosteller	Citizen Potawatomi Nation, Oklahoma	kelli.mosteller@potawatomi.org	1899 S. Gordon Cooper Dr	Shawnee	OK	74801
John	Barrett	Citizen Potawatomi Nation, Oklahoma	rbarrett@potawatomi.org	1601 S. Gordon Cooper Dr	Shawnee	OK	74801
Michael	LaRonge	Forest County Potawatomi Community of Wisconsin	Michael.LaRonge@FCPotawatomi-nsn.gov	PO Box 340	Crandon	WI	54520
Joseph	Rupnick	Prairie Band Potawatomi Nation	josephrupnick@pbnation.org	16281 Q Road	Mayetta	KS	66509
Zach	Pahahmie	Prairie Band Potawatomi Nation	zachpahmahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509
Camilla	Chouteau	Prairie Band Potawatomi Nation	camillachouteau@pbnation.org	16281 Q Road	Mayetta	KS	66509
Wade	Pahahmie	Prairie Band Potawatomi Nation	wadepahahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509
Raphael	Wahwassuck	Prairie Band Potawatomi Nation	raphaelwahssuck@pbnation.org	16281 Q Road	Mayetta	KS	66509
William	Evans	Prairie Band Potawatomi Nation	willamevans@pbnation.org	16281 Q Road	Mayetta	KS	66509
Liana	Onnen	Prairie Band Potawatomi Nation	liana@pbnation.org	16281 Q Road	Mayetta	KS	66509
Diane	Hunter	Miami Tribe of Oklahoma	dhunter@miamination.com	PO Box 1326	Miami	OK	74355
Douglas	Lankford	Miami Tribe of Oklahoma	dlankford@miamination.com	PO Box 1326	Miami	OK	74355
Allison	Daniels	Forest County Potawatomi Community of Wisconsin	allison.daniels@fcpotawatomi-nsn.gov	PO Box 340	Crandon	WI	74801
Melissa	Wiatrolik	Little Traverse Bay Bands of Odawa Indians, Michigan	mwiatrolik@ltbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Michele	Portman-LaCount	Little Traverse Bay Bands of Odawa Indians, Michigan	MLaCount@LTBBODAWA-NSN.GOV	7500 Odawa Circle	Harbor Springs	MI	49740
Michelle	Simon	Prairie Band Potawatomi Nation	MichelleSimon@pbnation.org	16281 Q Road	Mayetta	KS	66509

From: [Michelle Simon](#)
To: [2FM_NEPA](#)
Subject: RE: New "Contact Us" message from Jaime Blakesley
Date: Wednesday, June 5, 2019 8:29:17 AM

Hi Jaime,

I'm not sure why they would bounce back. You are emailing the appropriate people, except Liana Onnen, who is no longer affiliated with the Nation.

I have also listed out their emails, for verification.

Thank you,
Michelle Simon
Media Relations Specialist
Prairie Band Potawatomi Nation

From: wordpress=pbpindiantribe.com@mg.pbpindiantribe.com
<wordpress=pbpindiantribe.com@mg.pbpindiantribe.com> **On Behalf Of** PBP Indian Tribe
Sent: Tuesday, June 4, 2019 5:12 PM
To: Michelle Simon <MichelleSimon@pbpnation.org>
Subject: New "Contact Us" message from Jaime Blakesley

From: Jaime Blakesley
Email: 2FM_NEPA@cityofchicago.org

Message:

Hello. I emailed letters yesterday to the following regarding Section 106 historic resources consultation and received un-deliverable (bounce back) email notices:

Camilla Chouteau – camillachouteau@pbpnation.org
Wade Pahahmie – wadepahmahmie@pbpnation.org
Raphael Wahwassuck – raphaelwahwassuck@pbpnation.org
William Evans – williamevans@pbpnation.org

However, I was able to successfully send emails to:

Joseph Rupnick
Zach Pahahmie
Liana Onnen

If there are new email addresses for the above, or new people to include for THPO/Section 106 Historic Resource contacts that the City of Chicago should add for future correspondence, could someone please contact Jaime Blakesley at 2FM_NEPA@cityofchicago.org and provide the contact info. That would be appreciated. Thank you for your time and consideration.

--

This message was sent from the "Contact Us" form at
<https://www.pbpindiantribe.com/contact-us/>



From: [Allison Daniels](#)
To: [2FM_NEPA](#)
Cc: [Michael LaRonge](#)
Subject: RE: Section 106 Consultation
Date: Wednesday, June 5, 2019 8:16:16 AM

Good Morning,

I have received your email and attached Michael in the CC so that you have the email address. I'm still not sure why it wasn't working yesterday, but there ya go. ☺

Thanks!

Allison Daniels

Land and Natural Resources Administrative Assistant II

Forest County Potawatomi Community

Land & Natural Resources Division, PO Box 340 Crandon, WI 54520

Office: (715) 478-4552 | **Fax:** (715) 478-7225 | Allison.Daniels@fcpotawatomi-nsn.gov

Please note the office hours are Monday through Thursday, 7:00 am – 5:00 pm. Our office is closed on Fridays.

From: 2FM_NEPA <2FM_NEPA@cityofchicago.org>
Sent: Tuesday, June 04, 2019 4:57 PM
To: Allison Daniels <Allison.Daniels@fcpotawatomi-nsn.gov>
Subject: Section 106 Consultation

Good afternoon. The attached letter is for Michael LaRonge regarding a Section 106 cultural resources consultation. Thank you for your assistance,

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

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From: [Michele Portman-LaCount](#)
To: [2FM_NEPA; TribalCouncil](#)
Cc: [Melissa Wiatrolik](#)
Subject: RE: Section 106 consultation
Date: Tuesday, June 4, 2019 1:05:05 PM

Aanii Jaime,

I have included Melissa Wiatrolik in this email as she is your contact person and our Interim Tribal Historic Preservation Officer and Native American Graves Preservation and Repatriation Officer. Melissa's direct email is mwiatrolik@lbbodawa-nsn.gov

Please let me know if you need further assistance

Miigwech,

Michele Portman-LaCount
Legislative Office Manager
231-242-1404

Confidentiality Notice:

The information contained in this message and any attachments may contain confidential or proprietary material and is intended solely for the use of the person or entity to which it is addressed. Any unauthorized review, use, disclosure or distribution of this communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of this communication and any attachments. Warning: Although reasonable precautions have been taken to ensure no viruses are present in this email, Little Traverse Bay Bands of Odawa Indians cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

From: 2FM_NEPA <2FM_NEPA@cityofchicago.org>
Sent: Tuesday, June 04, 2019 1:59 PM
To: TribalCouncil <TribalCouncil@LTBBODAWA-NSN.GOV>
Subject: Section 106 consultation

Good afternoon. I attempted to email a letter to Wesley Andrews yesterday for a Section 106 consultation project but the email was undeliverable. I have the address as: wandrews@lbbodawa-nsn.gov If there is another email address for Mr. Andrews, or another contact for a Tribal Historic Preservation Officer please provide the new contact information and I will add that for future correspondence. I also emailed (successfully) Regina Gasco-Bentley regarding the same project yesterday. I have attached the letter addressed to Wesley Andrews to this message. Thank you in advance for your time and consideration. Sincerely,

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

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

From: [e106](#)
To: [Jaime Blakesley](#)
Subject: RE: ACHPConnect Log Number 14267
Date: Wednesday, December 18, 2019 1:18:40 PM

The Advisory Council on Historic Preservation (ACHP) has received a copy of the executed Section 106 agreement document (Agreement) for the referenced undertaking. In accordance with 36 CFR 800.6(b)(1)(iv) of the ACHP's regulations, the ACHP acknowledges receipt of the Agreement. The filing of the Agreement and implementation of its terms fulfills the requirements of Section 106 of the National Historic Preservation Act and the ACHP's regulations.

We appreciate receiving a copy of this Agreement for our records. Please ensure that all consulting parties are provided a copy of the executed Agreement in accordance with 36 CFR 800.6(c)(9). If you have any questions or require additional assistance, please contact Mr. Anthony Guy Lopez at (202) 517-0220 or via e-mail at alopez@achp.gov and reference the ACHPConnect Log Number 14267.



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

June 3, 2019

<First Name Last Name>
<Address 1>
<Address 2>
<City, State, Zip Code>

Subject: 2709-15 W. Division St. Demolition
Chicago, Illinois

Dear [First Name, Last Name],

The City of Chicago Department of Fleet and Facility Management (2FM) is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the above-mentioned project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). This act requires that agencies intending to use federal funds take into account the potential effects of undertakings on known or eligible historic resources.

The Chicago Housing Authority (CHA) proposes to provide rental assistance funding and the City of Chicago Department of Housing (DOH) proposes to provide construction financing towards a planned new mixed-use development at the site of the subject addresses. Because the undertaking involves federal grant programs, the U.S. Department of Housing and Urban Development (HUD) considers those actions as the use of federal funds and therefore requires federal environmental review, including review requirements for potential historic resources. Please refer to the attached factsheet for additional details about the proposed undertaking and related site information.

As part of the Section 106 process, 2FM has initiated consultation with the Illinois State Historic Preservation Office (SHPO). The SHPO determined that the project is located within a potential commercial historic district and that three of the buildings (2709, 2713, and 2715) are eligible as contributing elements to the potential historic commercial district. SHPO determined that the demolition of the three buildings would constitute an adverse effect to historic resources. The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed.

To resolve the adverse effect determination, SHPO has proposed a Historic American Buildings Survey (HABS) recordation, a process of documenting the building and its history for future reference. 2FM, CHA, and DOH concur with the mitigation measures proposed by SHPO. A summary factsheet including

June 3, 2019

Page 2 of 2

the proposed SHPO mitigation, an Area of Potential Effect (APE) map, and photographs of the buildings are enclosed with this letter.

In addition to consulting with SHPO, another part of the Section 106 process is to identify and contact potentially interested members of the public and tribes. If you are interested in participating as a consulting party for this project, please provide your reasons for seeking consulting party status to 2FM by July 3, 2019. Federal law requires that the responsible agency must consult with federally-recognized Indian tribes when a HUD-assisted project may affect historic properties of religious and cultural significance to them; as this undertaking involves ground disturbing activity, tribes with historic ties to the area are included in this consultation.

Even if you do not wish to participate as a consulting party, you may still submit comments on the adverse effect finding, the proposed mitigation, or the proposed APE. If so, please provide a written response with your comments to 2FM by July 3, 2019. Once 2FM has received public comments, we will move forward in assessing any additional potential direct or indirect effects on the subject property and identify any additional eligible consulting parties. We will be sharing those comment results with the identified consulting parties and providing those consulting parties an opportunity to review any additional proposed mitigation. Your response and written comments may be directed to City of Chicago Department of Fleet and Facility Management, to the attention of the Deputy Commissioner of Environmental, Health & Safety Management, 30 N. LaSalle St., Suite 300, Chicago, IL 60602; or emailed to 2FM_NEPA@cityofchicago.org. If you have any additional questions regarding this matter, please contact Jaime Blakesley, of my staff, at 312-744-0963. Thank you in advance for your attention to this matter.

Sincerely,



David M. Reynolds, P.E., LEED AP
Commissioner

cc: Lynn Crivello, Environmental Engineer, CHA
Kimberly Worthington, Deputy Commissioner, 2FM
Jaime Blakesley, Environmental Engineer III, 2FM
~~Tamra Collins, DOH~~

Attachments: factsheet, map, photographs

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The proposed development would be a 5-story elevator building with 24 units, referred to as the Paseo Boricua Arts Building, located in the West Town community of Chicago. Four existing buildings (2709, 2711, 2713, and 2715 W. Division St.), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014 and will remain the property owner. The Chicago Housing Authority's (CHA) Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1-bedroom (BR) units and three 2-BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program. Additionally, the City of Chicago Department of Housing (DOH) proposes to provide construction financing, also through HUD Home Investment Partnership Grant funding.

2709-15 W. Division St. Building Descriptions

The four existing buildings (2709, 2711, 2713, and 2715 W. Division St.) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant since 2008. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. When the property was operated as a warehouse and wholesale food business, called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
- 2711 W. Division St.: Constructed in 1998 after the demolition of a prior building dating from 1916.
- 2713 W. Division St.: Constructed circa 1894. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.
- 2715 W. Division St.: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/ alteration occurring in 1998.

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

SHPO Determination and Mitigation Proposed

Section 106 consultation was initiated by 2FM on March 7, 2019. SHPO determined that the proposed action would be an adverse effect on April 4, 2019. 2FM sought clarification on April 19, 2019, and received a revised SHPO letter on April 30, 2019, in which SHPO determined that the buildings located at 2709, 2713, and 2715 W. Division were eligible as contributing to a potential commercial historic district. It was determined that 2711 W. Division is not a contributing historic building. On May 9, 2019, SHPO proposed the following recordation process as mitigation for the adverse effect determination:

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

I.

A. Fieldwork: Site Visit, Photography, Measurements

1. The Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include elevations, distinctive exterior and interior architectural features, and primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.3.
3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may commence.

B. Recordation components shall consist of the following items.

1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).

**Section 106 Determination Fact Sheet –
2709-15 W. Division St. Buildings**

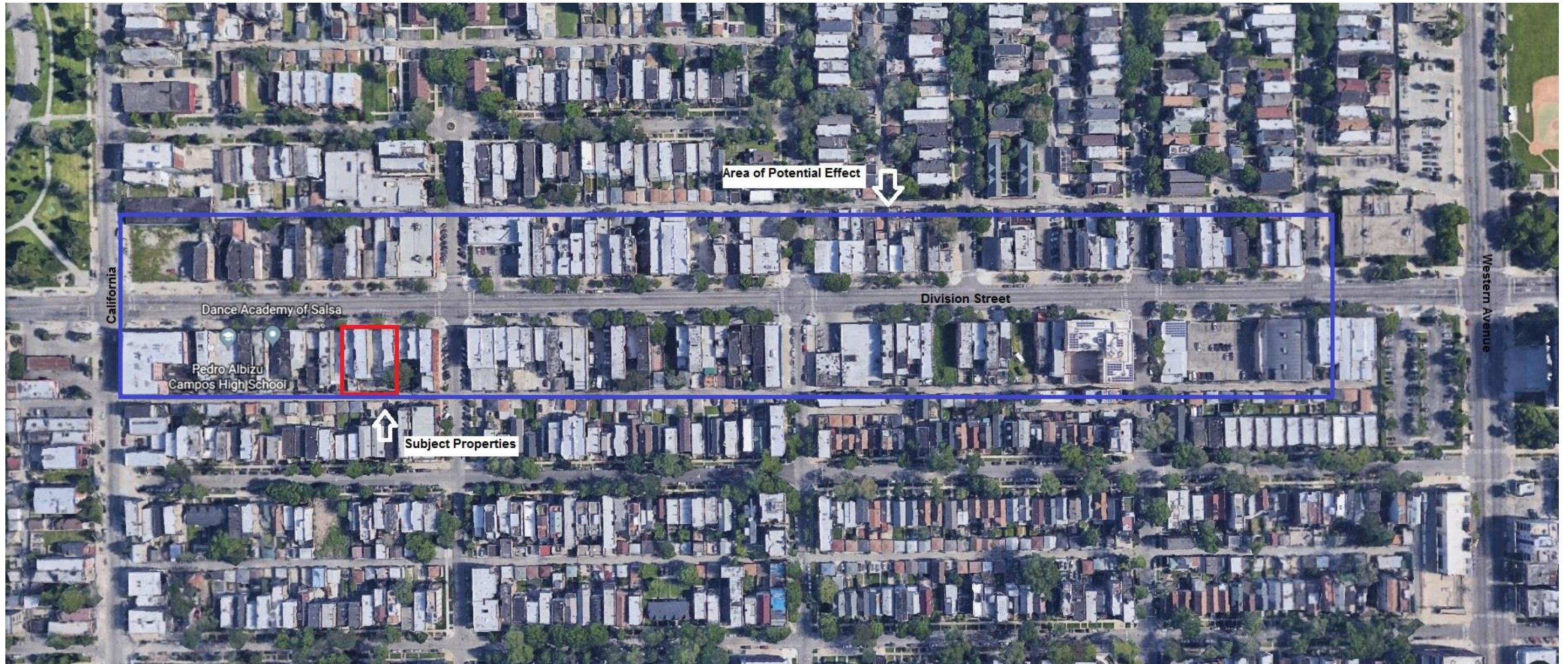
2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
4. Narrative and description. A written historic narrative of the Buildings and architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
6. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.
7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.


2FM, DOHD, and CHA are in agreement with SHPO regarding this proposed mitigation.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the developer and the DOH shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the developer and DOH understand and agree that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

Area of Potential Effect



 Subject Properties


 Area of Potential Effect



Photo 1: Project property photo of the four interconnected buildings

2709-15 W. Division Street - Photo Log



Photo 2: 2709 W. Division exterior



Photo 3: 2711 W. Division exterior



Photo 4: 2713 W. Division exterior



Photo 5: 2715 W. Division exterior

2709-15 W. Division Street - Photo Log



Photo 6: 2709 interior



Photo 7: 2711 interior



Photo 8: 2713 interior



Photo 9: 2715 interior

2709-15 W. Division Street - Photo Log



Photo 10: Interior lower level



Photo 11: Basement interior



Photo 12: Rear view of property



Photo 13: Rear view of property

CONSULTING PARTY LIST - TRIBES

First Name	Last Name	Organization	Email	Address	City	State	ZipCode
Kenneth	Meshigaud	Hannahville Indian Community, Michigan	tyderyien@hannahville.org	N14911 Hannahville B1 Road	Wilson	MI	49896
Kent	Collier	Kickapoo Tribe of Oklahoma	pamwesley@kickapootribeofoklahoma.com	PO Box 70	McLoud	OK	74851
Wesley	Andrews	Little Traverse Bay Bands of Odawa Indians, Michigan	wandrews@lbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Regina	Gasco-Bentley	Little Traverse Bay Bands of Odawa Indians, Michigan	chairman@lbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Joan	Delabreau	Menominee Indian Tribe of Wisconsin	jodelabreau@mitw.org	PO Box 910	Keshena	WI	54135
David	Grignon	Menominee Indian Tribe of Wisconsin	dgrignon@mitw.org	PO Box 910	Keshena	WI	54135
Kelli	Mosteller	Citizen Potawatomi Nation, Oklahoma	kelli.mosteller@potawatomi.org	1899 S. Gordon Cooper Dr	Shawnee	OK	74801
John	Barrett	Citizen Potawatomi Nation, Oklahoma	rbarrett@potawatomi.org	1601 S. Gordon Cooper Dr	Shawnee	OK	74801
Michael	LaRonge	Forest County Potawatomi Community of Wisconsin	Michael.LaRonge@FCPotawatomi-nsn.gov	PO Box 340	Crandon	WI	54520
Joseph	Rupnick	Prairie Band Potawatomi Nation	josephrupnick@pbnation.org	16281 Q Road	Mayetta	KS	66509
Zach	Pahahmie	Prairie Band Potawatomi Nation	zachpahmahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509
Camilla	Chouteau	Prairie Band Potawatomi Nation	camillachouteau@pbnation.org	16281 Q Road	Mayetta	KS	66509
Wade	Pahahmie	Prairie Band Potawatomi Nation	wadepahahmie@pbnation.org	16281 Q Road	Mayetta	KS	66509
Raphael	Wahwassuck	Prairie Band Potawatomi Nation	raphaelwahssuck@pbnation.org	16281 Q Road	Mayetta	KS	66509
William	Evans	Prairie Band Potawatomi Nation	willamevans@pbnation.org	16281 Q Road	Mayetta	KS	66509
Liana	Onnen	Prairie Band Potawatomi Nation	liana@pbnation.org	16281 Q Road	Mayetta	KS	66509
Diane	Hunter	Miami Tribe of Oklahoma	dhunter@miamination.com	PO Box 1326	Miami	OK	74355
Douglas	Lankford	Miami Tribe of Oklahoma	dlankford@miamination.com	PO Box 1326	Miami	OK	74355
Allison	Daniels	Forest County Potawatomi Community of Wisconsin	allison.daniels@fcpotawatomi-nsn.gov	PO Box 340	Crandon	WI	74801
Melissa	Wiatrolik	Little Traverse Bay Bands of Odawa Indians, Michigan	mwiatrolik@lbbodawa-nsn.gov	7500 Odawa Circle	Harbor Springs	MI	49740
Michele	Portman-LaCount	Little Traverse Bay Bands of Odawa Indians, Michigan	MLaCount@LTBBODAWA-NSN.GOV	7500 Odawa Circle	Harbor Springs	MI	49740
Michelle	Simon	Prairie Band Potawatomi Nation	MichelleSimon@pbnation.org	16281 Q Road	Mayetta	KS	66509

CONSULTING PARTY LIST - AGENCIES, ORGANIZATIONS, & NEIGHBORS

First Name	Last Name	Title	Org.	Email	Address	City	State	Zip
Anthony	Rubano	Illinois State Historic Preservation Office	Illinois Department of Natural Resources	Anthony.Rubano@Illinois.gov	One Old State Capitol Building	Springfield	IL	62701
Nancy	Boone	Federal Preservation Officer	U.S. Department of Housing and Urban Development	Nancy.E.Boone@hud.gov	451 7th Street SW, Room 7212	Washington	DC	20410
Melanie	Castillo	Environmental Protection Specialist	U.S. Department of Housing and Urban Development	Melanie.H.Castillo@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Erik	Sandstedt	Technical Services Division	U.S. Department of Housing and Urban Development	Erik.R.Sandstedt@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Michael	Wurl	Regional Environmental Officer	U.S. Department of Housing and Urban Development	michael.e.wurl@hud.gov	77 W. Jackson Blvd., Room 2401	Chicago	IL	60604
Eugene E.	Jones Jr.	CEO	Chicago Housing Authority	ejones@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Lynn	Crivello	Environmental Engineer	Chicago Housing Authority	LCrivello@thecha.org	60 E. Van Buren St.	Chicago	IL	60605
Ward	Miller	Executive Director	Preservation Chicago	wmiller@preservationchicago.org	4410 N. Ravenswood Ave.	Chicago	IL	60640
Lisa	DiChiera	Director of Advocacy	Landmarks Illinois	ldichiera@landmarks.org	30 N. Michigan Ave., Suite 2020	Chicago	IL	60602
Joy	Arguette	CEO	Bickerdike Redevelopment Corporation	joyarguete@bickerdike.org	2550 W North Avenue	Chicago	IL	60647
Hipolito	Roldan		Hispanic Housing Dev Corp	proldan@hhdevcorp.com	325 N Wells, #8	Chicago	IL	60654
Juan Carlos	Linares		LUCHA	jlinares@lucha.org	3541 W North Ave	Chicago	IL	60647
Ward Office			26th Ward Office	Ward26@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Roberto	Maldonado	Alderman	26th Ward	roberto.maldonado@cityofchicago.org	2511 W Division St	Chicago	IL	60622
Gabriela	Roman		Spanish Coalition For Housing	groman@sc4housing.org	1922 N Pulaski	Chicago	IL	60639
Jose	Sanchez		Norwegian American Hospital	JRSanchez@nahospital.org	1044 N Francisco	Chicago	IL	60622
Billy	Ocasio		National Museum of Puerto Rican Arts & Culture	bilvo@nmprac.org	3015 W Division St	Chicago	IL	60622
Carlos	Hernandez		Puerto Rican Arts Alliance	carlos@praachicago.org	3000 N Elbridge Ave	Chicago	IL	60618
Evaristo	Rodriguez		AfriCaribe Cultural Center	afriaribechicago@gmail.com	2547 W Division St	Chicago	IL	60622
Reinaldo	Oquendo		Jayuya Barbershop	reinaldoquendo@yahoo.com	2719 W Division St	Chicago	IL	60622
Pablo	Espinosa		Nellie's Restaurant	nelliesrestaurant@gmail.com	2458 W Division St	Chicago	IL	60622
Wanda	Colon		Café Colao	wclopez529@gmail.com	2648 W Division St	Chicago	IL	60622
Nancy	Garcia		Papa's Cache Restaurant	ngarcia124@yahoo.com	2517 W Division St	Chicago	IL	60622
Alex	Wilson		West Town Bikes	alex@westtownbikes.org	2459 W Division St	Chicago	IL	60622
Ziad	Farhan		Municipal Foods	ziadf54@hotmail.com	2559 W Division St	Chicago	IL	60622
Miguel	Mendez		Dance Academy	lsalsero@aol.com	2731 W Division St	Chicago	IL	60622

From: [Jaime Blakesley](#)
To: [Crivello, Lynn](#)
Cc: [Wright, Lance W.](#); [Taves, Gavin](#)
Subject: Copy of consulting party letter
Date: Monday, June 3, 2019 4:45:00 PM
Attachments: [Section 106 2709-15 W Division Boone.pdf](#)

Hello, attached is a letter that went to potential consulting parties for the 2709-15 W Division, Paseo Boricua Arts Building project for your files. As CHA is already involved in the project, there is no need for you to formally respond to the comment request. Thank you,

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

From: [Michelle Simon](#)
To: [2FM_NEPA](#)
Subject: RE: New "Contact Us" message from Jaime Blakesley
Date: Wednesday, June 5, 2019 8:29:17 AM

Hi Jaime,

I'm not sure why they would bounce back. You are emailing the appropriate people, except Liana Onnen, who is no longer affiliated with the Nation.

I have also listed out their emails, for verification.

Thank you,

Michelle Simon

Media Relations Specialist

Prairie Band Potawatomi Nation

From: wordpress=pbpindiantribe.com@mg.pbpindiantribe.com
<wordpress=pbpindiantribe.com@mg.pbpindiantribe.com> **On Behalf Of** PBP Indian Tribe
Sent: Tuesday, June 4, 2019 5:12 PM
To: Michelle Simon <MichelleSimon@pbpnation.org>
Subject: New "Contact Us" message from Jaime Blakesley

From: Jaime Blakesley
Email: 2FM_NEPA@cityofchicago.org

Message:

Hello. I emailed letters yesterday to the following regarding Section 106 historic resources consultation and received un-deliverable (bounce back) email notices:

Camilla Chouteau – camillachouteau@pbpnation.org

Wade Pahahmie – wadepahmahmie@pbpnation.org

Raphael Wahwassuck – raphaelwahwassuck@pbpnation.org

William Evans – williamevans@pbpnation.org

However, I was able to successfully send emails to:

Joseph Rupnick

Zach Pahahmie

Liana Onnen

If there are new email addresses for the above, or new people to include for THPO/Section 106 Historic Resource contacts that the City of Chicago should add for future correspondence, could someone please contact Jaime Blakesley at 2FM_NEPA@cityofchicago.org and provide the contact info. That would be appreciated. Thank you for your time and consideration.

--

This message was sent from the "Contact Us" form at
<https://www.pbpindiantribe.com/contact-us/>



From: [2FM_NEPA](#)
To: [Michelle Simon](#)
Subject: RE: New "Contact Us" message from Jaime Blakesley
Date: Wednesday, June 5, 2019 8:57:00 AM
Attachments: [Section 106 2709-15 W Division Chouteau.pdf](#)
[Section 106 2709-15 W Division WPahamie.pdf](#)
[Section 106 2709-15 W Division Wahwassuck.pdf](#)
[Section 106 2709-15 W Division Evans.pdf](#)

Thank you Michelle. If you don't mind forwarding or distributing the letters to the addressed, I have attached them here minus the one for Liana Onnen. Thank you,

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

From: Michelle Simon [mailto:MichelleSimon@pbpnation.org]
Sent: Wednesday, June 05, 2019 8:29 AM
To: 2FM_NEPA
Subject: RE: New "Contact Us" message from Jaime Blakesley

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I have also listed out their emails, for verification.

Thank you,
Michelle Simon
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Prairie Band Potawatomi Nation

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Raphael Wahwassuck – raphaelwahwassuck@pbpnation.org
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However, I was able to successfully send emails to:

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<https://www.pbpindiantribe.com/contact-us/>

From: [Allison Daniels](#)
To: [2FM_NEPA](#)
Cc: [Michael LaRonge](#)
Subject: RE: Section 106 Consultation
Date: Wednesday, June 5, 2019 8:16:16 AM

Good Morning,

I have received your email and attached Michael in the CC so that you have the email address. I'm still not sure why it wasn't working yesterday, but there ya go. 😊

Thanks!

Allison Daniels

Land and Natural Resources Administrative Assistant II

Forest County Potawatomi Community

Land & Natural Resources Division, PO Box 340 Crandon, WI 54520

Office: (715) 478-4552 | **Fax:** (715) 478-7225 | Allison.Daniels@fcpotawatomi-nsn.gov

Please note the office hours are Monday through Thursday, 7:00 am – 5:00 pm. Our office is closed on Fridays.

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

Sent: Tuesday, June 04, 2019 4:57 PM

To: Allison Daniels <Allison.Daniels@fcpotawatomi-nsn.gov>

Subject: Section 106 Consultation

Good afternoon. The attached letter is for Michael LaRonge regarding a Section 106 cultural resources consultation. Thank you for your assistance,

Jaime Blakesley | Environmental Engineer III

City of Chicago | Department of Fleet and Facility Management (2FM)

Bureau of Environmental, Health & Safety Management (EHS)

30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575

Tel: 312.744.0963 | Fax: 312.744.6451

Jaime.Blakesley@cityofchicago.org

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From: [2FM_NEPA](#)
To: [Allison Daniels](#)
Cc: [Michael LaRonge](#)
Subject: RE: Section 106 Consultation
Date: Wednesday, June 5, 2019 8:59:00 AM

Ms. Daniels, thank you for your assistance. Mr. LaRonge, I apologize for the delay.

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

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Subject: RE: Section 106 Consultation

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Subject: Section 106 Consultation

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

Jaime.Blakesley@cityofchicago.org

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From: [2FM_NEPA](#)
To: allison.daniels@FCPotawatomi-nsn.gov
Subject: Section 106 Consultation
Date: Tuesday, June 4, 2019 4:57:00 PM
Attachments: [Section 106 2709-15 W Division LaRonge.pdf](#)

Good afternoon. The attached letter is for Michael LaRonge regarding a Section 106 cultural resources consultation. Thank you for your assistance,

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

From: [2FM_NEPA](#)
To: reinaldoquendo@yahoo.com
Subject: Section 106 Consultation
Date: Monday, June 3, 2019 4:50:00 PM
Attachments: [Section 106 2709-15 W Division_Oquendo.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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

From: [2FM_NEPA](#)
To: mwiatrolik@tbbodawa-nsn.gov
Subject: Section 106 Consultation
Date: Tuesday, June 4, 2019 5:01:00 PM
Attachments: [Section 106 2709-15 W Division Wiatrolik.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you.

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: jlinares@lucha.org
Subject: Section 106 Consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:47:00 PM
Attachments: [Section 106 2709-15 W Division Linares.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: tyderyien@hannahville.org
Subject: Section 106 Consultation 2709-15 W. Division
Date: Monday, June 3, 2019 4:30:00 PM
Attachments: [Section 106 2709-15 W Division_Meshigaud.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: pamwesley@kickapootribeofoklahoma.com
Subject: Section 106 Consultation 2709-15 W. Division
Date: Monday, June 3, 2019 4:31:00 PM
Attachments: [Section 106 2709-15 W Division Collier.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: JRSanchez@nahospital.org
Subject: Section 106 Consultation
Date: Monday, June 3, 2019 4:49:00 PM
Attachments: [Section 106 2709-15 W Division Sanchez.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: [Roberto Maldonado](#); [Ward26](#)
Subject: Section 106 Historic Resources Consultation - 2709-15 W. Division
Date: Tuesday, June 4, 2019 4:46:00 PM
Attachments: [Section 106 2709-15 W Division_AldMaldonado.pdf](#)

Good afternoon Ald. Maldonado,

Please refer to the attached letter regarding the proposed development at 2709-15 W. Division. As the proposed development will be receiving federal funding, 2FM is responsible for federal environmental review, decision-making, and action as the responsible entity under 24 Code of Federal Regulation (CFR) § 58.4 for the proposed project. This includes the assumption of responsibilities for carrying out and completing the required review processes under Section 106 of the National Historic Preservation Act (36 CFR § 800). If there are any questions, please contact the 2FM project manager, Jaime Blakesley:

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
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Jaime.Blakesley@cityofchicago.org

Thank you.

From: [2FM_NEPA](#)
To: allison.daniels@FCPotawatomi-nsn.gov
Subject: Section 106 Consultation
Date: Tuesday, June 4, 2019 4:57:00 PM
Attachments: [Section 106 2709-15 W Division LaRonge.pdf](#)

Good afternoon. The attached letter is for Michael LaRonge regarding a Section 106 cultural resources consultation. Thank you for your assistance,

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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: reinaldoquendo@yahoo.com
Subject: Section 106 Consultation
Date: Monday, June 3, 2019 4:50:00 PM
Attachments: [Section 106 2709-15 W Division_Oquendo.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: liana@pbpnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:41:00 PM
Attachments: [Section 106 2709-15 W Division Onnen.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: wandrews@tbbodawa-nsn.gov
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:33:00 PM
Attachments: [Section 106 2709-15 W Division Andrews.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: mwiatrolik@tbbodawa-nsn.gov
Subject: Section 106 Consultation
Date: Tuesday, June 4, 2019 5:01:00 PM
Attachments: [Section 106 2709-15 W Division Wiatrolik.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you.

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: africaribeChicago@gmail.com
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:50:00 PM
Attachments: [Section 106 2709-15 W Division Rodriguez.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: [Carlos Hernandez](#)
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:49:00 PM
Attachments: [Section 106 2709-15 W Division_Hernandez.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: [Paul Roldan](#)
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:47:00 PM
Attachments: [Section 106 2709-15 W Division Roldan.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: nelliesrestaurant@gmail.com
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:51:00 PM
Attachments: [Section 106 2709-15 W Division Espinosa.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: ziadf54@hotmail.com
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:53:00 PM
Attachments: [Section 106 2709-15 W Division Farhan.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: alex@westtownbikes.org
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:52:00 PM
Attachments: [Section 106 2709-15 W Division Wilson.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: wclopez529@gmail.com
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:51:00 PM
Attachments: [Section 106 2709-15 W Division Colon.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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30 N. LaSalle St., Suite 300 | Chicago, Illinois 60602-2575
Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: groman@sc4housing.org
Subject: Section 106 consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:48:00 PM
Attachments: [Section 106 2709-15 W Division Roman.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: jlinares@lucha.org
Subject: Section 106 Consultation 2709-15 W Division
Date: Monday, June 3, 2019 4:47:00 PM
Attachments: [Section 106 2709-15 W Division Linares.pdf](#)

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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: tyderyien@hannahville.org
Subject: Section 106 Consultation 2709-15 W. Division
Date: Monday, June 3, 2019 4:30:00 PM
Attachments: [Section 106 2709-15 W Division_Meshigaud.pdf](#)

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Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: pamwesley@kickapootribeofoklahoma.com
Subject: Section 106 Consultation 2709-15 W. Division
Date: Monday, June 3, 2019 4:31:00 PM
Attachments: [Section 106 2709-15 W Division Collier.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: dhunter@miamination.com
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:41:00 PM
Attachments: [Section 106 2709-15 W Division Hunter.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: kelli.mosteller@potawatomi.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:35:00 PM
Attachments: [Section 106 2709-15 W Division_Mosteller.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: dgrignon@mitw.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:34:00 PM
Attachments: [Section 106 2709-15 W Division Grignon.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: jodelabreau@mitw.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:34:00 PM
Attachments: [Section 106 2709-15 W Division_Delabreau.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: chairman@ltbbodawa-nsn.gov
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:33:00 PM
Attachments: [Section 106 2709-15 W Division Gasco-Bentley.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: williamevans@pbnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:40:00 PM
Attachments: [Section 106 2709-15 W Division Evans.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Jaime.Blakesley@cityofchicago.org

From: [Jaime Blakesley](#)
To: raphaelwahssuck@pbnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:40:00 PM
Attachments: [Section 106 2709-15 W Division Wahwassuck.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: wadepahamie@pbnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:38:00 PM
Attachments: [Section 106 2709-15 W Division_WPahamie.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
City of Chicago | Department of Fleet and Facility Management (2FM)
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: camillachouteau@pbnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:38:00 PM
Attachments: [Section 106 2709-15 W Division Chouteau.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: zachpahmahmie@pbpnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:38:00 PM
Attachments: [Section 106 2709-15 W Division Pahahmie.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: josephrupnick@pbpnation.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:37:00 PM
Attachments: [Section 106 2709-15 W Division_Rupnick.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: Michael.LaRonge@fcpotawatomi-nsn.gov
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:36:00 PM
Attachments: [Section 106 2709-15 W Division_LaRonge.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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

From: [2FM_NEPA](#)
To: rbarrett@potawatomi.org
Subject: Section 106 consultation
Date: Monday, June 3, 2019 4:35:00 PM
Attachments: [Section 106 2709-15 W Division Barrett.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

Jaime Blakesley | Environmental Engineer III
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Tel: 312.744.0963 | Fax: 312.744.6451
Jaime.Blakesley@cityofchicago.org

From: [2FM_NEPA](#)
To: JRSanchez@nahospital.org
Subject: Section 106 Consultation
Date: Monday, June 3, 2019 4:49:00 PM
Attachments: [Section 106 2709-15 W Division Sanchez.pdf](#)

Good afternoon. Please refer to the attached letter regarding a Section 106 consultation for a project located at 2709-15 W. Division, Chicago, IL, 60622. Thank you,

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



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Mailing Address: 1 Old State Capitol Plaza, Springfield, IL 62701

JB Pritzker, Governor
Colleen Callahan, Director

FAX (217) 524-7525

Cook County
Chicago

Demolition, New Construction and Rental Assistance, Nancy Franco Maldonado - Paseo Boricua Arts Building
2709-15 W. Division St.
SHPO Log #023031319

April 4, 2019

Jaime Blakesley
City of Chicago, Illinois
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Dear Ms. Blakesley:

We have reviewed the information provided regarding the above referenced project. Our review is required by section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties."

Your project is located within a potential commercial historic district on the north and south sides of West Division Street between North Artisan Avenue on the east and North California Street on the west. This geographical area includes a large number of intact late nineteenth and early 20th century commercial buildings that exhibit sufficient architectural integrity to be considered eligible for inclusion on the National Register of Historic Places.

The buildings located at 2709, 2713 and 2715 W. Division Street are contributing elements to the district and demolition of these buildings constitutes an adverse effect as defined in 36 CFR 800.5. The building at 2711 W. Division Street is a non-contributing structure to the district.

At this time you should work with this office to develop a plan to mitigate this adverse effect. Please note that the buildings must not be demolished prior to the resolution of the disposition of these historic properties.

If you have any questions, please call 217/782-4836.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

April 19, 2019

State Historic Preservation Office
Illinois Department of Natural Resources
Attn: Review and Compliance
1 Old State Capitol Plaza
Springfield, IL 62701

Re: Section 106 Determination Clarification Request – HUD CHA Property Rental Assistance
Nancy Franco Maldonado Paseo Boricua Arts Building – 2709-15 W. Division, Chicago
SHPO Log #023031319

Dear Mr. Appleman:

The City of Chicago Department of Fleet and Facility Management (2FM) received a letter from your office, dated April 4, 2019, (attached) regarding the above proposed project, in response to the 2FM consultation request letter dated March 7, 2019. The State Historic Preservation Office (SHPO) found that the proposed demolition would result in an adverse effect. 2FM seeks clarification on two items within that determination letter:

- 1.) In SHPO's subject line the project address was added on to by SHPO beyond the scope of the proposed project, with the addition of 1146-1148 N. Washtenaw Avenue. That address range is for a building not connected to, is separate from, and not involved in the proposed scope. The building with that associated address is located two parcels west of the 2709-15 W. Division building complex. There is even a building located at 2703 W. Division in between the Washtenaw building and the subject property, which is also not included with or part of the proposed project. For an unknown reason, the 1146-1148 N. Washtenaw building, the 2703 W. Division building, and 2709-2713 structures (but not 2715 W. Division) are all shown as one property on the City of Chicago's Zoning and Land Use map. If that is perhaps the reason why SHPO combined the addresses, then 2FM would like to state for the record that it is an error on the zoning and land use map.
- 2.) The 3rd paragraph of SHPO's letter lists 2711 W. Division as being a contributing element to the potential commercial historic district. 2711 W. Division was constructed in 1998, significantly less than 50 years old, and additionally, is not in the style of the late 19th or early 20th century era mentioned in the letter.

Mr. Robert F. Appleman
April 19, 2019
Page 2 of 2

2FM respectfully requests for SHPO to issue a revised finding letter that removes the 1146-1148 W. Washtenaw range from the address description for the proposed project and also removes 2711 W. Division as a contributing element to a non-designated but potentially eligible commercial historic district. The revised letter would be more accurate to have as a reference for further Section 106 consultation such as for public outreach, contacting potential consulting parties, notifying the Advisory Council on Historic Preservation (ACHP), and for the drafting of a potential Memorandum of Agreement (MOA). If you should have any questions or require additional information, please contact me by email at jaime.blakesley@cityofchicago.org or by phone at (312) 744-0963.

Sincerely,

A handwritten signature in cursive script that reads "Jaime Blakesley".

Jaime Blakesley
Environmental Engineer III

cc: Kimberly Worthington, 2FM
Anthony Rubano, SHPO
Richard Cody McChane, Patrick Dunn; CDM Smith

Enc.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271

www.dnr.illinois.gov

Mailing Address: 1 Old State Capitol Plaza, Springfield, IL 62701

JB Pritzker, Governor
Colleen Callahan, Director

FAX (217) 524-7525

Cook County
Chicago

Demolition, New Construction and Rental Assistance, Nancy Franco Maldonado - Paseo Boricua Arts Building
2709-15 W. Division St. (1146-1148 N. Washtenaw Ave.)
SHPO Log #023031319

April 4, 2019

Jaime Blakesley
City of Chicago, Illinois
Department of Fleet and Facility Management
30 N. LaSalle St., Suite 300
Chicago, IL 60602

Dear Ms. Blakesley:

We have reviewed the information provided regarding the above referenced project. Our review is required by section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties."

Your project is located within a potential commercial historic district on the north and south sides of West Division Street between North Artisan Avenue on the east and North California Street on the west. This geographical area includes a large number of intact late nineteenth and early 20th century commercial buildings that exhibit sufficient architectural integrity to be considered eligible for inclusion on the National Register of Historic Places.

The buildings located at 2709, 2711, 2713, and 2715 W. Division Street are contributing elements to the district and demolition of these buildings constitutes an adverse effect as defined in 36 CFR 800.5.

At this time you should work with this office to develop a plan to mitigate this adverse effect. Please note that the buildings must not be demolished prior to the resolution of the disposition of these historic properties.

If you have any questions, please call 217/782-4836.

Sincerely,

Robert F. Appleman
Deputy State Historic
Preservation Officer



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

March 7, 2019

State Historic Preservation Office
Illinois Department of Natural Resources
Attn: Review and Compliance
1 Old State Capitol Plaza
Springfield, IL 62701

Re: Section 106 Determination Request – HUD-CHA Property Rental Assistance
Nancy Franco Maldonado Paseo Boricua Arts Building – 2709-15 W. Division, Chicago

Dear Mr. Appleman:

The City of Chicago Department of Fleet and Facility Management (2FM), as the responsible entity on behalf of the Chicago Housing Authority (CHA), has assumed responsibility for environmental review, decision-making and action under 24 Code of Federal Regulation (CFR) § 58.4 for the proposed project located at 2709-15 W. Division in Chicago (the project). This includes assumption of responsibilities for carrying out and completing any required consultation processes under Section 106 of the National Historic Preservation Act and implementing regulations (36 CFR § 800). 2FM is requesting Illinois State Historic Preservation Office (SHPO) to determine if the project properties are historic properties.

Proposed Action

The proposed Nancy Franco Maldonado - Paseo Boricua Arts Building would be a new construction building located in the West Town community. The proposed development would be a 5-story elevator building with 24 units. Four existing buildings (2709, 2711, 2713, and 2715 W. Division), owned by The Puerto Rican Cultural Center, are proposed for demolition in order to accommodate the proposed development. In addition to residential units, there will be a performance theater, commercial space, community gathering space and parking. The Puerto Rican Cultural Center purchased the property in 2014, and will remain the property owner. The CHA's Property Rental Assistance (PRA) Program has been requested to assist 6 units: three 1BR units and three 2BR units. The proposed project would provide rental assistance to those 6 units through CHA's PRA Program and be funded by U.S. Housing and Urban Development's (HUD) Project Based Voucher Program.

Existing Property

The four existing buildings (2709, 2711, 2713, and 2715 W. Division) are interconnected structures: two, three-story structures, a one-story structure, and a four-story structure. The property has been vacant

Mr. Robert F. Appleman

March 7, 2019

Page 2 of 2

since 2008. The four structures were connected to form one commercial/retail space on the ground level circa mid-1970's, with alterations to the storefront, and interiors throughout the 1970's, 1980's, and 1990's. Although not readily apparent from the exterior, the interiors are connected and allows for access to the combined space. When the property was operated as a warehouse and wholesale food business called Ashland Sausage Company (from 1974 to 2005), the mailing address for the entire property was 2713 W. Division. The upper levels were utilized as mixed-use office and residential space. Although not immediately across from or adjacent to Humboldt Park, the proposed project is located approximately 500 ft. east of California Ave. The building addresses are not included on the list of contributing buildings to the Chicago Park Boulevard System Historic District, which includes several other streets and buildings within the West Town neighborhood. Particular details for the structures are as follows:

- 2709 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's.
- 2711 W. Division: Constructed in 1998 after the demolition of a prior building dating from 1916.
- 2713 W. Division: Constructed circa 1894. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/alteration occurring in 1998.
- 2715 W. Division: Constructed in 1922. Both the exterior and interior were altered in 1950, and multiple times between 1974 through the late 1990's; with a significant storefront addition/alteration occurring in 1998.

Due to the proposed project's construction schedule, 2FM respectfully requests a SHPO determination and finding of effect within 30 days receipt of this request. Additional documentation, including photographs, for the proposed project is attached. If you should have any questions or require additional information, please contact me by email at jaime.blakesley@cityofchicago.org or by phone at (312) 744-0963.

Sincerely,



Jaime Blakesley
Environmental Engineer III

cc: Kimberly Worthington, 2FM
Richard Cody McChane, Patrick Dunn; CDM Smith

Enc.

City of Chicago Sec-106 Review – Historic Property Identification Checklist

Name of City Program Subject to CDBG Categorical Exclusion: Multi-Family Loan Program

City Department Using CDBG Funds: Department of Housing

Property Address: 2709-2715 W. Division St.

PART A: Compile Photos and Attachments

- Current photos of property (front elevations; for corner properties, both street elevations and rear elevation)*
 - On-line Chicago Zoning Map for property (color PDF) at <https://gisapps.cityofchicago.org/zoning/>*
 - HARGIS Map/Report (color PDF) and (if applicable) Property Information Report at <http://gis.hpa.state.il.us/hargis/>*
-

PART B: Check historic status using City of Chicago’s on-line Zoning Map and HARGIS

- B.1. Is property a National Historic Landmark (NHL)? No Yes

 - B.2. Listed (or determined eligible) for the National Register of Historic Places? No Yes
Indiv:
Dist:

 - B.3. A Chicago Landmark or in a Chicago Landmark District? No Yes
Indiv:
Dist:

 - B.4. Color-coded red or orange in the Chicago Historic Resources Survey? No Yes
 Attach Copy of Detail Report (use “Search the database” on Zoning Map)

 - B.5. Identified in HARGIS? No Yes
-

PART C: Determination of Effect

- If answered “No” to all questions in Part B above, the undertaking has “no effect” on historic properties. Review process is complete. Retain this checklist and all attachments identified in Part A. for file. Email a copy of this form to DPD/Historic Preservation Division.

- If answered “Yes” to any questions in Part B, email this checklist to DPD/Historic Preservation Division for verification. Include all attachments from Part A.
Optional: If ‘Yes’ to B.1, B.2 or B.3 above:
 Attach current interior photos of property (e.g., front entry vestibule, entry hall, stair halls, living rooms/parlors, dining rooms, other rooms with intact historic features, hallways and public common areas in multi-unit buildings, etc.)

Completed by (signature):  Date: March 14, 2019

Typed name, title and Department: **Hannah Marriott, Planner, CDM Smith**

PART D: DPD/Historic Preservation Division Verification
(to be completed by DPD/Historic Preservation Division and emailed back to City Department)

- Property is listed, determined eligible, certified (i.e., in a local district), or appears to be eligible for listing on the National Register, either individually and/or as a contributing building to a district. **Submit this checklist with a transmittal memo and all attachments to SHPO.**
 The following interior rooms and spaces should be identified as character-defining features:

- Property does not appear to be eligible for listing on the National Register, either individually or as a contributing building to a district. **Submit this checklist with a transmittal memo and all attachments to SHPO.**
 Reason for apparent ineligibility:

Completed by (signature): _____ Date: _____

Typed name, title and Department: _____



Search Results for DIVISION ST

Address	Name	Year Constructed	Architect	Community
11-11 E DIVISION ST				Near North Side
11-11 W DIVISION ST		1920s	DALSEY, HARRY I.	Near North Side
12-12 E DIVISION ST		1880s		Near North Side
15-17 W DIVISION ST	THE KIRKWOOD	1890s		Near North Side
18-20 E DIVISION ST		1910s		Near North Side
19-19 E DIVISION ST		1870s		Near North Side
21-21 E DIVISION ST		1880s	PALMER, CHARLES M.	Near North Side
24-24 W DIVISION ST		1920s	LEBENBAUM & MARX	Near North Side
35-35 E DIVISION ST		1900s		Near North Side
37-39 E DIVISION ST		1920s	FOLTZ & BRAND	Near North Side
41-43 E DIVISION ST		1880s		Near North Side
45-45 E DIVISION ST		1890s		Near North Side
47-47 E DIVISION ST		pre1870		Near North Side
50-56 E DIVISION ST		1900s		Near North Side
51-51 E DIVISION ST		1890s		Near North Side
53-53 E DIVISION ST		1890s		Near North Side
55-55 E DIVISION ST		pre1870		Near North Side
57-57 E DIVISION ST		pre1870		Near North Side
101-113 W DIVISION ST	MARK TWAIN HOTEL	1920s	GLUBE, HARRY	Near North Side
164-172 W DIVISION ST		1880s	FROMMANN & JEBSEN	Near North Side
216-216 W DIVISION ST		1880s		Near North Side
218-218 W DIVISION ST		1880s		Near North Side
601-601 W DIVISION ST		1910s		Near North Side
830-848 W DIVISION ST	DIVISION ST. BRIDGE	1910s		Near North Side
1433-1449 W DIVISION ST				West Town
1500-1500 W DIVISION ST		1880s		West Town
1502-1502 W DIVISION ST		1880s		West Town
1508-1508 W DIVISION ST		1870s		West Town
1510-1512 W DIVISION ST	COMMONWEALTH EDISON SUBSTATION	1890s		West Town
1514-1520 W DIVISION ST	POLISH NATIONAL ALLIANCE	1930s	SLUPKOWSKI, JOSEPH A.	West Town
1650-1650 W DIVISION ST		1880s		West Town
1657-1657 W DIVISION ST				West Town
1670-1670 W DIVISION ST				West Town
1701-1701 W DIVISION ST				West Town
1707-1707 W DIVISION ST				West Town
1709-1709 W DIVISION ST				West Town
1726-1728 W DIVISION ST		1900s	KLAFTER, DAVID SAUL	West Town
1735-1737 W DIVISION ST				West Town
1736-1736 W DIVISION ST		1880s		West Town
1738-1740 W DIVISION ST				West Town
1755-1755 W DIVISION ST		1890s		West Town
1759-1767 W DIVISION ST		1890s		West Town
1801-1801 W DIVISION ST		1890s		West Town
1900-1900 W DIVISION ST		1890s		West Town
1908-1908 W DIVISION ST		1880s		West Town
1909-1909 W DIVISION ST		1890s		West Town
1911-1911 W DIVISION ST		1880s		West Town
1913-1915 W DIVISION ST		1880s		West Town

1914-1916 W DIVISION ST	RUSSIAN AND TURKISH BATHS	1900s		West Town
1920-1920 W DIVISION ST		1880s		West Town
1925-1925 W DIVISION ST		1890s		West Town
1941-1941 W DIVISION ST				West Town
1942-1942 W DIVISION ST				West Town
1951-1951 W DIVISION ST				West Town
2001-2001 W DIVISION ST				West Town
2024-2024 W DIVISION ST		1890s		West Town
2032-2046 W DIVISION ST	BILTMORE THEATRE BUILDING	1920s	LEVY, ALEXANDER L.	West Town
2048-2048 W DIVISION ST		1880s		West Town
2425-2425 W DIVISION ST				West Town
2429-2429 W DIVISION ST				West Town
2500-2500 W DIVISION ST				West Town
2502-2502 W DIVISION ST				West Town
2522-2522 W DIVISION ST		1900s	SORENSEN, CHARLES F.	West Town
2525-2525 W DIVISION ST				West Town
2606-2606 W DIVISION ST				West Town
2609-2609 W DIVISION ST		1890s		West Town
2617-2617 W DIVISION ST		1890s		West Town
2618-2620 W DIVISION ST				West Town
2622-2622 W DIVISION ST				West Town
2640-2640 W DIVISION ST				West Town
2642-2642 W DIVISION ST				West Town
2643-2643 W DIVISION ST				West Town
2651-2651 W DIVISION ST				West Town
2653-2653 W DIVISION ST				West Town
2657-2659 W DIVISION ST				West Town
2701-2701 W DIVISION ST				West Town
2729-2729 W DIVISION ST				West Town
2731-2731 W DIVISION ST				West Town
2735-2735 W DIVISION ST				West Town
2743-2743 W DIVISION ST				West Town
2745-2745 W DIVISION ST				West Town
2825-2825 W DIVISION ST				West Town
2947-2947 W DIVISION ST				West Town
3037-3059 W DIVISION ST	STABLE/RECEPTORY, HUMBOLDT PARK	1890s	FROMMANN & JEBSEN	West Town
3100-3100 W DIVISION ST		1910s		West Town
3401-3441 W DIVISION ST		1910s	MUNDIE & JENSEN	Humboldt Park
4422-4500 W DIVISION ST		1930s		Humboldt Park
5809-5809 W DIVISION ST		1920s		Austin

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Details for building at (2651-2651) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2651-2651) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601401003

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Details for building at (2653-2653) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2653-2653) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601401002

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Details for building at (2657-2659) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2657-2659) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601401001

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Details for building at (2701-2701) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2701-2701) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601400020

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Details for building at (2729-2729) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2729-2729) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601400009

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Details for building at (2731-2731) W DIVISION ST

Architect:
Historic Name:
Community: West Town (24)
Address: (2731-2731) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601400008

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Details for building at (2735-2735) W DIVISION ST

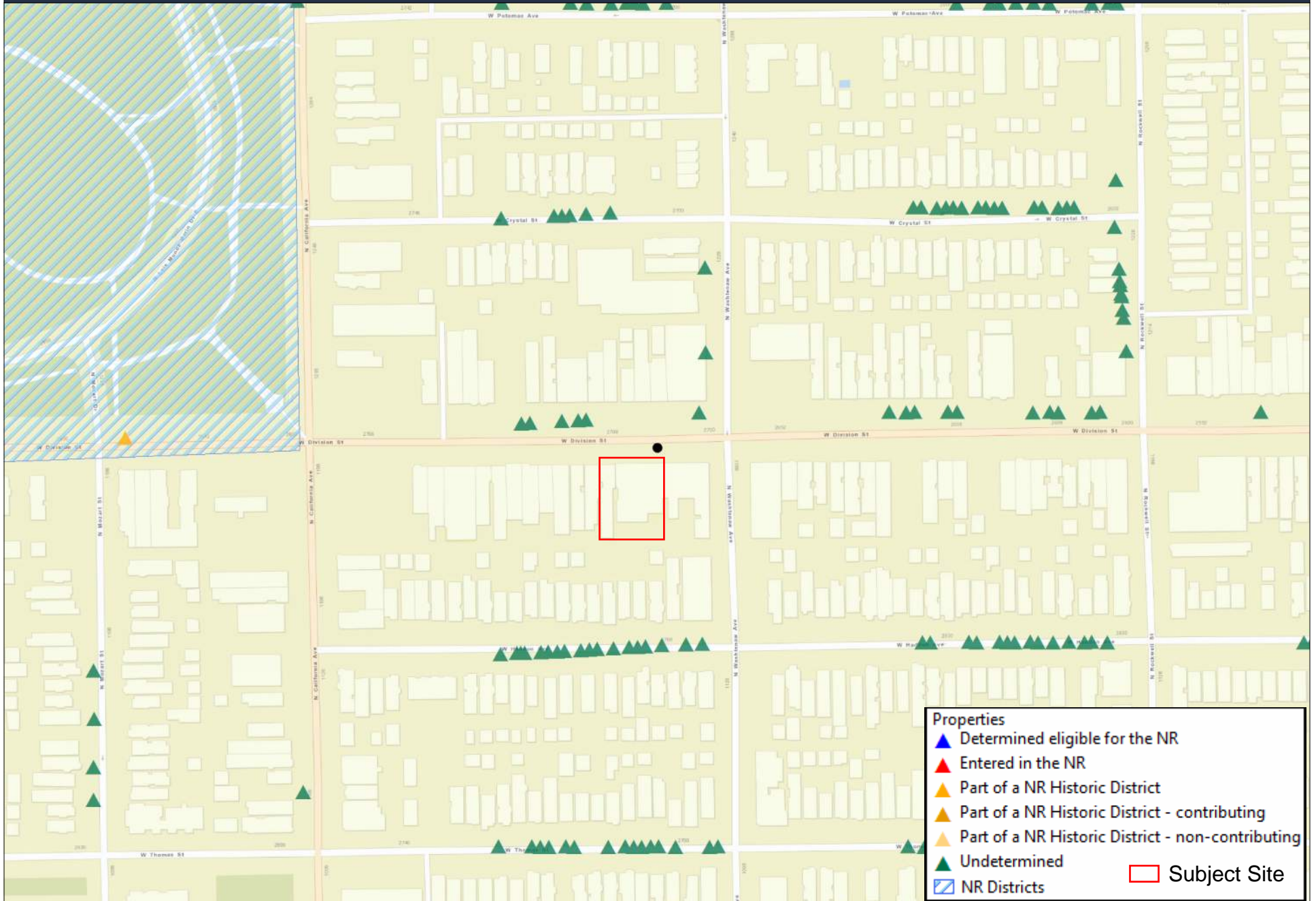
Architect:
Historic Name:
Community: West Town (24)
Address: (2735-2735) W DIVISION ST
Constructed: Started in
Classification: 1
Style:
Type:
Color Code: (GN)
Major Tenant:
Building Details:
Pin: 1601400006

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Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2651 W. Division St

Address:

City: Chicago

PIN: 1601401003

Vicinity

HARGIS Ref: 131814

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2657 W. Division St

Address:

City: Chicago

PIN: 1601401001

Vicinity

HARGIS Ref: 131816

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Details

Unit Ext: 1 **Category:** building **Arch Class:**
Current Function: Commerce/Trade - specialty store;
Domestic - multiple dwelling **Condition:**
Historic Function: **Integrity:**
Notes (Unit):

Wall Materials Original:
Wall Materials: Brick
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:
Roof Materials:
Other Materials:
Foundation Materials:
Architect: **Builder:**
Historic Information Source:
Alterations:
Unit Criteria:
Unit Plan:
Activity: **Unit Ext:**
Begin Year: **End Year:** **Year Modifier:**
Notes (Date):

Architect: **Builder:**

CLG: Y

Local Landmark Certified:
Comments:

Photos



Photo ID 61888
Loc of Orig X740/26
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2701 W. Division St

Address:

City: Chicago

PIN: 1601400020

Vicinity

HARGIS Ref: 131817

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Details

Unit Ext: 1
Current Function:

Category: building
Commerce/Trade - specialty store;
Domestic - multiple dwelling

Arch Class:

Condition:

Historic Function:
Notes (Unit):

Integrity:

Wall Materials Original:

Wall Materials: Brick

Wall Materials 2:

Wall Materials Compatible:

Window Configuration Original:

Window Configuration:

Window Configuration 2:

Window Configuration 2 Compatible:

Roof Materials:

Other Materials:

Foundation Materials:

Architect:

Builder:

Historic Information Source:

Alterations:

Unit Criteria:

Unit Plan:

Activity:

Unit Ext:

Begin Year:

End Year:

Year Modifier:

Notes (Date):

Architect:

Builder:

CLG: Y

Local Landmark Certified:

Comments:

Photos



Photo ID 61889
Loc of Orig X740/27
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2729 W. Division St

Address:

City: Chicago

PIN: 1601400009

Vicinity

HARGIS Ref: 131818

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2731 W. Division St

Address:

City: Chicago

PIN: 1601400008

Vicinity

HARGIS Ref: 131819

County: Cook

**No
Photos
Available**

National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1983-1994

Property Details

Unit Ext: 1
Current Function:
Historic Function:
Notes (Unit):

Category: building

Arch Class:

Condition:
Integrity:

Wall Materials Original:
Wall Materials:
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:

Roof Materials:
Other Materials:
Foundation Materials:

Architect:
Historic Information Source:

Builder:

Alterations:
Unit Criteria:
Unit Plan:

Activity:
Begin Year:
Notes (Date):

End Year:

Unit Ext:

Year Modifier:

Architect:

Builder:

CLG: Y

Local Landmark Certified:
Comments:

Photos

**No
Photos
Available**

Photo ID
Loc of Orig
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2735 W. Division St

Address:

City: Chicago

PIN: 1601400006

Vicinity

HARGIS Ref: 131820

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Details

Unit Ext: 1
Current Function:

Category: building
Commerce/Trade - specialty store;
Domestic - multiple dwelling

Arch Class:

Condition:

Historic Function:
Notes (Unit):

Integrity:

Wall Materials Original:

Wall Materials: stone

Wall Materials 2:

Wall Materials Compatible:

Window Configuration Original:

Window Configuration:

Window Configuration 2:

Window Configuration 2 Compatible:

Roof Materials:

Other Materials:

Foundation Materials:

Architect:

Builder:

Historic Information Source:

Alterations:

Unit Criteria:

Unit Plan:

Activity:

Unit Ext:

Begin Year:

End Year:

Year Modifier:

Notes (Date):

Architect:

Builder:

CLG: Y

Local Landmark Certified:

Comments:

Photos



Photo ID 57714
Loc of Orig X740/29
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2704 W. Haddon Av

Address:

City: Chicago

PIN: 1601400043

Vicinity

HARGIS Ref: 132147

County: Cook

**No
Photos
Available**

National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1983-1994

Property Details

Unit Ext: 1
Current Function:
Historic Function:
Notes (Unit):

Category: building

Arch Class:

Condition:
Integrity:

Wall Materials Original:
Wall Materials:
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:

Roof Materials:
Other Materials:
Foundation Materials:

Architect:
Historic Information Source:

Builder:

Alterations:

Unit Criteria:

Unit Plan:

Activity:

Begin Year:

Notes (Date):

End Year:

Unit Ext:

Year Modifier:

Architect:

Builder:

CLG: Y

Local Landmark Certified:

Comments:

Photos

**No
Photos
Available**

Photo ID
Loc of Orig
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2708 W. Haddon Ave.

Address:

City: Chicago

PIN:

Vicinity: False

HARGIS Ref: 160401

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

Property Details

Unit Ext: 1
Current Function: Domestic - multiple dwelling
Historic Function:
Notes (Unit):

Category: building
Arch Class:

Condition:
Integrity:

Wall Materials Original:
Wall Materials: Brick
Wall Materials 2:
Wall Materials Compatible:
Window Configuration Original:
Window Configuration:
Window Configuration 2:
Window Configuration 2 Compatible:
Roof Materials:
Other Materials:
Foundation Materials:
Architect:
Historic Information Source:
Alterations:
Unit Criteria:
Unit Plan:
Activity:
Begin Year:
Notes (Date):

Builder:

End Year:
Unit Ext:
Year Modifier:

Architect:
Builder:

CLG: Y

Local Landmark Certified:
Comments:

Photos



Photo ID 61976
Loc of Orig X749/8A
Photo Date

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2718 W. Haddon Av

Address:

City: Chicago

PIN: 1601400037

Vicinity

HARGIS Ref: 132150

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Property Information Report

Name/Location

Significant Name:

Other Name:

Location: 2720 W. Haddon Av

Address:

City: Chicago

PIN: 1601400036

Vicinity

HARGIS Ref: 132151

County: Cook



National Register Evaluation

None

National Register Information

None

Property Information Source

Survey Date(s)

1971-1975

1983-1994

Appendix H

Noise Abatement and Control

Home (/) > STraCAT

Sound Transmission Classification Assessment Tool (STraCAT)

Part I - Description

Project Paseo Boricua Arts Bldg.	Sponsor/Developer Brinshore Development LLC
Location 2711 W. Division Street	Prepared by UrbanWorks Ltd.
Noise Level 71.6	Date 2019-03-12
Primary Source(s) Division Street	

Part II - Wall Components

Wall Construction Detail	Area	STC
6" metal stud @ 16" o.c. w/ht 6" cavit	3761	44
3,761 Sq. Feet 44		

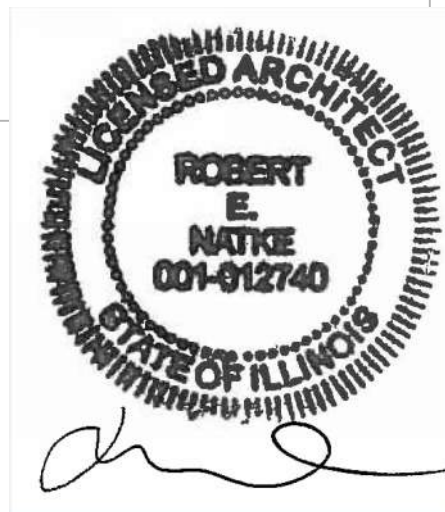
[Add new wall](#)

Window Construction Detail	Quantity	Sq Ft/Unit	STC
48" x 72" wood framed aluminum clac	24	24	29
24" x 48" wood framed aluminum clac	24	8	29
18" x 60" wood framed aluminum clac	12	8	29

[Add new window](#)

Door Construction Detail	Quantity	Sq Ft/Unit	STC
5' x 7' wood french door wit	12	35	28

[Add new door](#)



Part III - Results

Stat	Value
Area:	3761 ft ²
Wall STC:	44

Aperture Statistics			
Aperture	Count	Area	% of wall
Windows:	60	864 ft ²	22.97%
Doors:	12	420 ft ²	11.17%

Evaluation Criteria	
Criteria	Value
Noise source sound level (dB):	71.6
Combined attenuation for wall component:	33.08 dB
Required attenuation:	29.599999999999994
Do Wall components meet requirements?	<input checked="" type="checkbox"/> Yes

[Print](#)

Part 4 - Tips

What do you do if the preferred wall design is not sufficient to achieve the required attenuation? Another wall design with more substantial materials will work, but may not be the most cost-effective solution. Try adding some other elements for just a little more attenuation.

- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6" can reduce noise levels by an additional 5dB.
- Adding a layer of ½" gypsum board on "Z" furring channels adds 2dB of attenuation.
- Using resilient channels and clips between wall panels and studs can improve the STC from 2-5dB.
- Adding a layer of ½" gypsum board on resilient channels adds 5dB of attenuation.
- Adding acoustical or isolation blankets to a wall's airspace can add 4-10dB of attenuation.
- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

[Home \(/\)](#) > [Programs \(/programs/\)](#) > [Environmental Review \(/programs/environmental-review/\)](#) > DNL Calculator

DNL Calculator

WARNING: HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the [Day/Night Noise Level Calculator Electronic Assessment Tool Overview \(/programs/environmental-review/daynight-noise-level-electronic-assessment-tool/\)](#).

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- **Note #1:** Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- **Note #2:** DNL Calculator assumes roadway data is always entered.

DNL Calculator

Site ID	Nancy Franco-Maldonado Arts Building
Record Date	10/16/2018
User's Name	Richard C McChane

Road # 1 Name:	Division St.
-----------------------	---------------------

Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	48		48
Distance to Stop Sign			
Average Speed	30		30
Average Daily Trips (ADT)	9975		525
Night Fraction of ADT	15		15
Road Gradient (%)			0
Vehicle DNL	63.2236		70.7937
Calculate Road #1 DNL	71.4797	Reset	

Road # 2 Name:	California Ave.
-----------------------	------------------------

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
---------------------	---	---	---

Effective Distance	<input type="text" value="457"/>	<input type="text" value="457"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="30"/>	<input type="text" value="30"/>
Average Daily Trips (ADT)	<input type="text" value="9168"/>	<input type="text" value="482"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text" value="0"/>
Vehicle DNL	<input type="text" value="48.1771"/>	<input type="text" value="55.7424"/>
<input type="button" value="Calculate Road #2 DNL"/>	<input type="text" value="56.4293"/>	<input type="button" value="Reset"/>

Airport Noise Level	<input type="text" value="0"/>
Loud Impulse Sounds?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Combined DNL for all Road and Rail sources	<input type="text" value="71.6272"/>
Combined DNL including Airport	<input type="text" value="N/A"/>
Site DNL with Loud Impulse Sound	<input type="text"/>

Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
 - **Contact your Field or Regional Environmental Officer** (</programs/environmental-review/hud-environmental-staff-contacts/>)
 - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
 - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
 - Incorporate natural or man-made barriers. See *The Noise Guidebook* (</resource/313/hud-noise-guidebook/>)
 - Construct noise barrier. See the **Barrier Performance Module** (</programs/environmental-review/bpm-calculator/>)

Tools and Guidance

[Day/Night Noise Level Assessment Tool User Guide \(/resource/3822/day-night-noise-level-assessment-tool-user-guide/\)](/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

[Day/Night Noise Level Assessment Tool Flowcharts \(/resource/3823/day-night-noise-level-assessment-tool-flowcharts/\)](/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)