

UNOFFICIAL COPY

PREPARED BY:

Name: Mr. Carl Byrd
Chicago Housing Authority

Address: 626 West Jackson Boulevard
Chicago, IL 60620

RETURN TO:

Name: Mr. Carl Byrd
Chicago Housing Authority

Address: 626 West Jackson Boulevard
Chicago, IL 60620



Doc#: 0604034066 Fee: \$84.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2006 11:47 AM Pg: 1 of 31

THE ABOVE SPACE FOR RECORDER'S OFFICE

The remediation applicant must submit this Environmental No Further Remediation Letter within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0316315269

Chicago Housing Authority, the Remediation Applicant, whose address is 626 West Jackson Boulevard, Chicago, IL 60620 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

1133-1145 W. Washburne and 1140-1142 W. 13th Street

~~Parcels 36 & 37 and partial parcels 35 & 38 of Lot 62 and parcels 7 thru 11 and partial parcels 6 & 12 of and Lot 49 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.~~

1157 W. Washburne

~~Parcels 1 thru 2 and partial parcel 3 of Lot 46 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West 1/2 of the Northeast 1/4 of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.~~

Near North National Title
222 N. LaSalle
Chicago, IL 60601

NO1040441 1061-32

UNOFFICIAL COPY

1264 and 1266 S. Blue Island

~~Parcel~~ ~~Parcels 31~~ of Lot 58 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.

1248-1250 S. Blue Island and residential park

~~Parcels 23 thru 24 and partial parcels 22 & 25~~ of Lot 55 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.

1105 – 1119 W. Roosevelt, 1120-1124 W. Washburne, and 1220 S. Blue Island

~~Parcel 36 and partial parcels 35 & 37~~ of Lot 37, ~~parcel 46 thru 48 and partial parcel 45, and parcels 16 thru 23 and partial parcel 24~~ of Lots 35, 37 and 43 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.

1133 W. Roosevelt

~~Parcels 10 thru 13 and partial parcel 9~~ of Lot 34 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.

1146 – 1156 W. Washburne

~~Parcels 56 thru 61~~ of Lot 45 in Plat 2 Roosevelt Square Subdivision, a Resubdivision of Blocks 6 and 7 and part of Block 8 in Henry Waller's Subdivision, lying within the West ½ of the Northeast ¼ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831143.

1214 – 1222 W. Roosevelt

~~Parcels 96 thru 100 and partial parcel 95~~ Lot 31 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.

UNOFFICIAL COPY

1201 – 1207 W. Grenshaw

~~Partial parcels 87 thru 90 of Lot 29 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

1202 – 1208 W. Grenshaw

~~Parcels 82 thru 85 of Lot 28 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

1026 – 1030 S. Racine and 1023 – 1027 S. Lytle

~~Parcel 76 and partial parcels 75 & 77 of Lot 19 and Parcels 116 thru 118 of Lot 23 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

1208 – 1220 W. Taylor, 924 S. Racine, and 1217 - 1219 W. Arthington Street

~~Partial parcels 19 thru 24 of Lot 3 and partial parcels 21 thru 28 of Lots 12 thru 15 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

~~Also Part of Lot 14 as designated upon Plat 1 Roosevelt Square, a Resubdivision of part of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows, to wit: commencing at the Southwest corner of said Lot 14, thence South 89°58'19" East along the South line of said lot, a distance of 4.26 feet; thence North 00°01'41" East, a distance of 1.01 feet; to the point of beginning of this description; thence North 00°01'41" East, a distance of 53.87 feet; thence South 89°58'19" East, a distance of 20.22 feet; thence South 00°01'41" West, a distance of 4.86 feet; thence South 89°58'19" East, a distance of 2.50 feet; thence South 00°01'41" West, a distance of 32.35 feet; thence North 89°58'19" West, a distance of 7.50 feet; thence South 00°01'41" West, a distance of 16.52 feet; thence North 89°58'19" West, a distance of 2.27 feet; thence South 00°01'41" West, a distance of 0.14 feet; thence North 89°58'19" West, a distance of 12.95 feet; to the point of beginning, in the County of Cook, State of Illinois.~~

UNOFFICIAL COPY

~~In addition, Part of Lot 13 as designated upon Plat 1 Roosevelt Square, a Resubdivision of part of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, bounded and described as follows, to-wit: commencing at the Southeast corner of said Lot 13; thence North 89°58'19" West a distance of 3.67 feet to the point of beginning of this description; thence North 44°59'52" East, a distance of 5.10 feet to a point; thence Northeasterly along a non-tangent curve to the right said curve having a radius of 3.15 feet and a central angle of 180°00'00" (the chord of which bears North 44°59'52" East, a distance of 6.29 feet); thence North 44°59'52" East, a distance of 5.10 feet to a point; thence North 45°00'08" West, a distance of 2.00 feet to a point; thence South 44°59'52" West, a distance of 0.018 feet to a point; thence North 45°00'08" West, a distance of 0.61 feet to a point; thence North 00°00'08" West, a distance of 31.25 feet to a point; thence South 89°59'52" West, a distance of 11.46 feet to a point; thence, North 00°00'08" West, a distance of 2.99 feet to a point; thence South 89°59'52" West, a distance of 29.17 feet to a point; thence North 00°00'08" West, a distance of 12.01 feet to a point; thence South 89°59'52" West, a distance of 6.18 feet to a point; thence, South 00°00'08" East, a distance of 2.47 feet to a point; thence South 89°59'52" West, a distance of 8.58 feet to a point; thence, North 00°00'08" West, a distance of 2.47 feet to a point; thence South 89°59'52" West, a distance of 38.95 feet to a point; thence South 00°00'08" East, a distance of 57.67 feet to a point; thence North 89°59'52" East, a distance of 82.93 feet to a point; thence, South 45°00'08" East, a distance of 0.61 feet to a point; thence South 44°59'52" West, a distance of 0.18 feet to a point; thence South 45°00'08" East, a distance of 2.00 feet to the point of beginning, in the County of Cook, State of Illinois.~~

904 – 910 S. Racine Ave.

~~Partial parcels 1 thru 4 of Lot 1 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

1224 – 1226 S. Taylor Street

~~Partial parcels 17 & 18 of Lot 10 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

909 S. Lytle Street

~~Partial parcels 4 & 5 of Lot 7 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.~~

UNOFFICIAL COPY

905 S. Lytle Street

~~Parcels 1 and 2~~ of Lot 5 in Plat 1 Roosevelt Square Subdivision, a Resubdivision of Buckley's Subdivision, part of Macalister's Subdivision, and the Subdivision of Block 14 of Vernon Park addition to Chicago, lying within the East ½ of the Southwest ¼ of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded May 27, 2004 as Document 0414831142.

2. Common Address: 1200 West Roosevelt Road, Chicago, IL

3. Real Estate Tax Index / Parcel Index Number:

1133-1145 W. Washburne and 1140-1142 W. 13th Street: 17-20-207-049 and 17-20-207-062

1157 W. Washburne: 17-20-207-046

1264 and 1266 S. Blue Island: 17-20-207-058

1248-1250 S. Blue Island and residential park: 17-20-207-053 and 17-20-207-055

1105 – 1119 W. Roosevelt, 1120-1124 W. Washburne, and 1220 S. Blue Island: 17-20-200-067;
17-20-200-069; and 17-20-200-075

1133 W. Roosevelt: 17-20-200-066

1146 – 1156 W. Washburne: 17-20-207-077

1214 – 1222 W. Roosevelt: 17-17-334-015

1201 – 1207 W. Grenshaw: 17-17-334-013

1202 – 1208 W. Grenshaw: 10: 17-17-334-012

1026 – 1030 S. Racine and 1023 – 1027 S. Lytle: 17-17-334-009 and 17-17-334-021

1208 – 1220 W. Taylor, 924 S. Racine, and 1217 – 1219 W. Arthington Street: 17-17-323-004;
17-17-323-013; 17-17-323-014; 17-17-323-015; and 17-17-323-016

904 – 910 S. Racine Ave: 13: 17-17-323-002

1224 – 1226 S. Taylor Street: 17-17-323-011

909 S. Lytle Street: 17-17-323-008

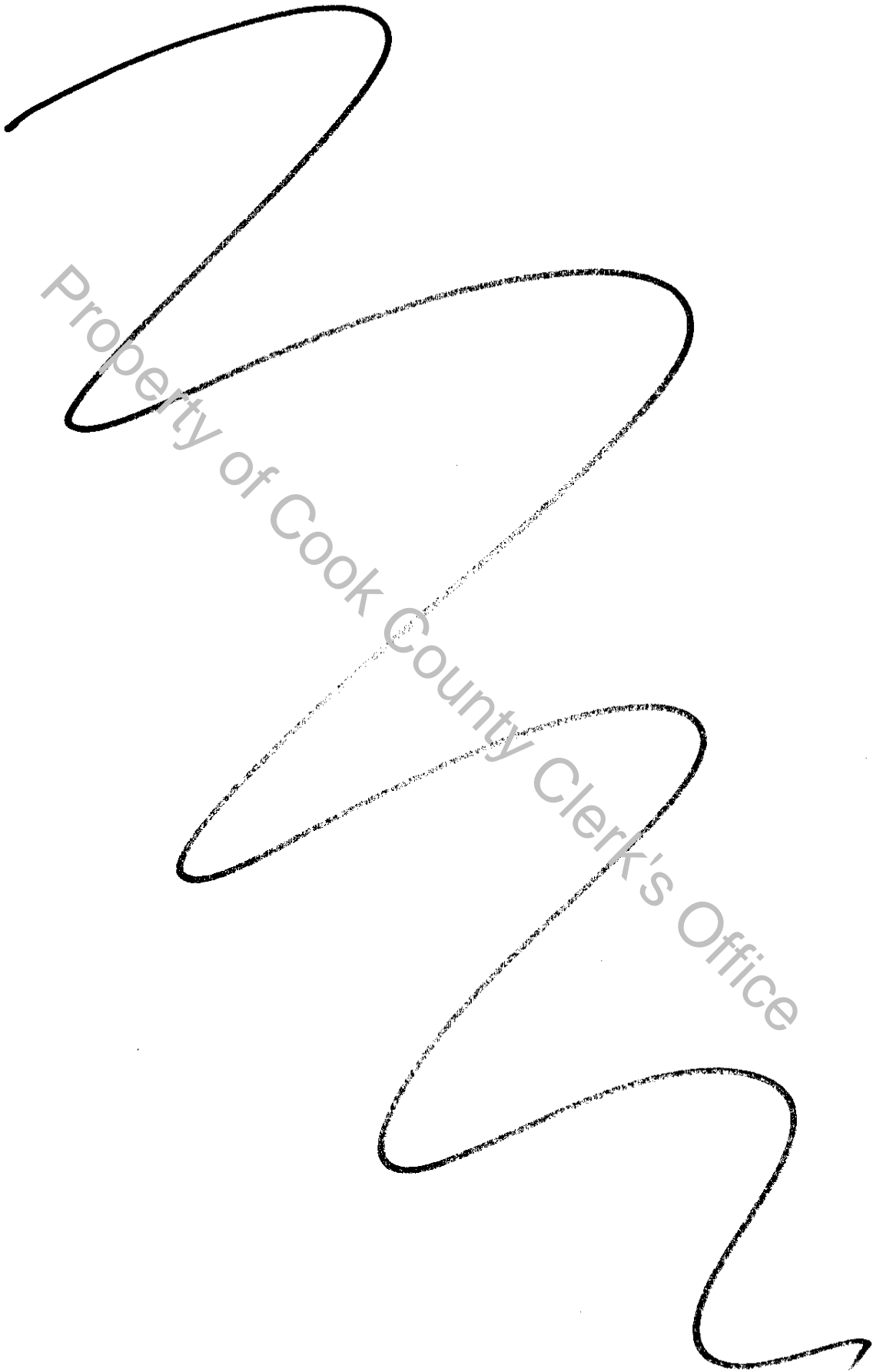
905 S. Lytle Street: 17-17-323-005

4. Remediation Site Owner: Chicago Housing Authority

5. Land Use: Residential

UNOFFICIAL COPY

6. Site Investigation: Comprehensive



Property of Cook County Clerk's Office

UNOFFICIAL COPY

PROPERTY OWNER CERTIFICATION OF THE NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: <u>TERRY PETERSON</u>	
Title: <u>CHIEF EXECUTIVE OFFICER</u>	
Company: <u>CHICAGO HOUSING AUTHORITY</u>	
Street Address: <u>626 WEST JACKSON</u>	
City: <u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60611</u> Phone: <u>312-742-8053</u>	
Site Information	
Site Name: <u>ABLA PHASE I REDEVELOPMENT - LOTS 1 THROUGH 16</u>	
Site Address: <u>1200 WEST ROOSEVELT ROAD</u>	
City: <u>CHICAGO</u> State: <u>IL</u> Zip Code: <u>60608</u> County: <u>COOK</u>	
Illinois inventory identification number: <u>0316315269</u>	
Real Estate Tax Index/Parcel Index No. <u>17-20-207-049 17-20-207-062, 17-20-207-06, 17-20-207-058</u> <u>17-20-200-075, 17-20-200-046, 17-20-207-053, 17-20-207-055, 17-20-200-017, 17-20-200-049</u> <u>17-17-334-021, 17-17-323-004, 17-17-323-013, 17-17-334-015, 17-17-334-012,</u> <u>17-17-323-002, 17-17-323-011, 17-17-323-008, 17-17-323-005</u>	
I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.	
Owner's Signature: <u>[Signature]</u>	Date: <u>1-25-06</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>24th</u> day of <u>January</u> , 20 <u>06</u>	
<u>[Signature]</u> Notary Public	<div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">OFFICIAL SEAL DEBRA GILLIAND NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 08/10/08</p> </div>

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

UNOFFICIAL COPY

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



1021 NORTH GRAND AVENUE EAST, P.O. Box 19276, SPRINGFIELD, ILLINOIS 62794-9276 – (217) 782-3397

JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601 – (312) 814-6026

ROD R. BLAGOJEVICH, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

reissued January 11, 2006

December 21, 2005

CERTIFIED MAIL

7004 2510 0001 8654 6249

Mr. Carl Byrd
Chicago Housing Authority
626 West Jackson Boulevard
Chicago, IL 60620

Re: 0316315269 / Cook County
Chicago / ABLA Phase I Redevelopment – Zones 1 through 16
Site Remediation Program/ Technical Reports
No Further Remediation Letter

Dear Mr. Byrd:

The *Remedial Action Completion Report* (received October 7, 2005 / Log No 05-26721) as prepared by Environmental Design International, Inc. for the ABLA Phase I Redevelopment property, has been reviewed by the Illinois Environmental Protection Agency (“Illinois EPA”) and demonstrates that the remedial action was completed in accordance with the *Remedial Action Plan* (received February 14, 2005 / Log No 04-18841)

The Remediation Site, consisting of 16 acres, is located at 1200 West Roosevelt Road, Chicago, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act (“Act”) (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA’s Site Remediation Program DRM-1 Form received October 15, 2003 in Chicago Housing Authority.

This comprehensive No Further Remediation Letter (“Letter”) signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms and conditions of this Letter.

UNOFFICIAL COPY

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use.
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.
- 2) The Remediation Site is approved for Residential land use.

Engineering Controls:

- 3) The asphalt barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit inhalation or ingestion exposure to the contaminated media.
- 4) The clean soil barrier, which is comprised of a minimum of 3 feet of clean soil covering the area shown in the attached Site Base Map, must remain over the contaminated soils. This clean soil barrier must be properly maintained as an engineered barrier to inhibit inhalation or ingestion exposure to the contaminated media.
- 5) The concrete cap barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This concrete cap barrier must be properly maintained as an engineered barrier to inhibit inhalation or ingestion exposure to the contaminated media.
- 6) The buildings, as shown in the attached Site Base Map, must remain over the contaminated soils. These buildings must be properly maintained as an engineered barrier to inhibit inhalation or ingestion exposure to the contaminated media.

Institutional Controls:

- 7) Section 11-8-390 of the Municipal Code of Chicago (Potable Water Wells), effectively prohibits the installation and the use of potable water supply wells and is an acceptable institutional control under the following conditions:
 - a) Where a groundwater ordinance is used to assure long-term protection of human health, the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by the City of Chicago along with this Letter.

UNOFFICIAL COPY

- b) The Remediation Applicant shall provide written notification to the City of Chicago and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
- i) The name and address of the local unit of government;
 - ii) The citation of Section 11-8-390
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
 - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
 - vi) A statement as to where more information may be obtained regarding the ordinance.
- c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date of this Letter to

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
- i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;
 - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date of this Letter of written notification to the City of Chicago and affected property owner(s) of the intent to use Section 11-8-390 of the Municipal Code of Chicago (Potable Water Wells), as an institutional control at the Remediation Site; and
 - iv) Violation of the terms and conditions of this No Further Remediation letter.

UNOFFICIAL COPY

Other Terms

- 8) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below 3 feet must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.
- 9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program Form*. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
- 10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
 Attn: Freedom of Information Act Officer
 Bureau of Land-#24
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, IL 62794-9276

- 11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current titleholder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
- a) Any violation of institutional controls or the designated land use restrictions;
 - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

UNOFFICIAL COPY

- d) The failure to comply with the recording requirements for this Letter;
 - e) Obtaining the Letter by fraud or misrepresentation;
 - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
 - g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;
 - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.
- 12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Chicago Housing Authority;
 - b) The owner and operator of the Remediation Site;
 - c) Any parent corporation or subsidiary of the owner of the Remediation Site;
 - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;
 - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - g) Any successor-in-interest of the owner of the Remediation Site;
 - h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
 - i) Any heir or devisee of the owner of the Remediation Site;

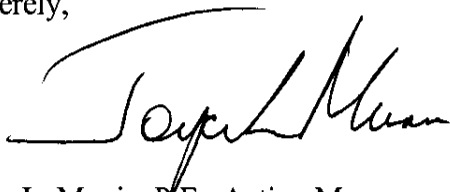
UNOFFICIAL COPY

- j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or
- k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
- 13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Remediation Site.
- 14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:
- Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

UNOFFICIAL COPY

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Mr. James Baldwin at (217) 524-7207.

Sincerely,



Joyce L. Munie, P.E., Acting Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments(2): Property Owner Certification of No Further Remediation Letter under the
Site Remediation Program Form
Notice to Remediation Applicant

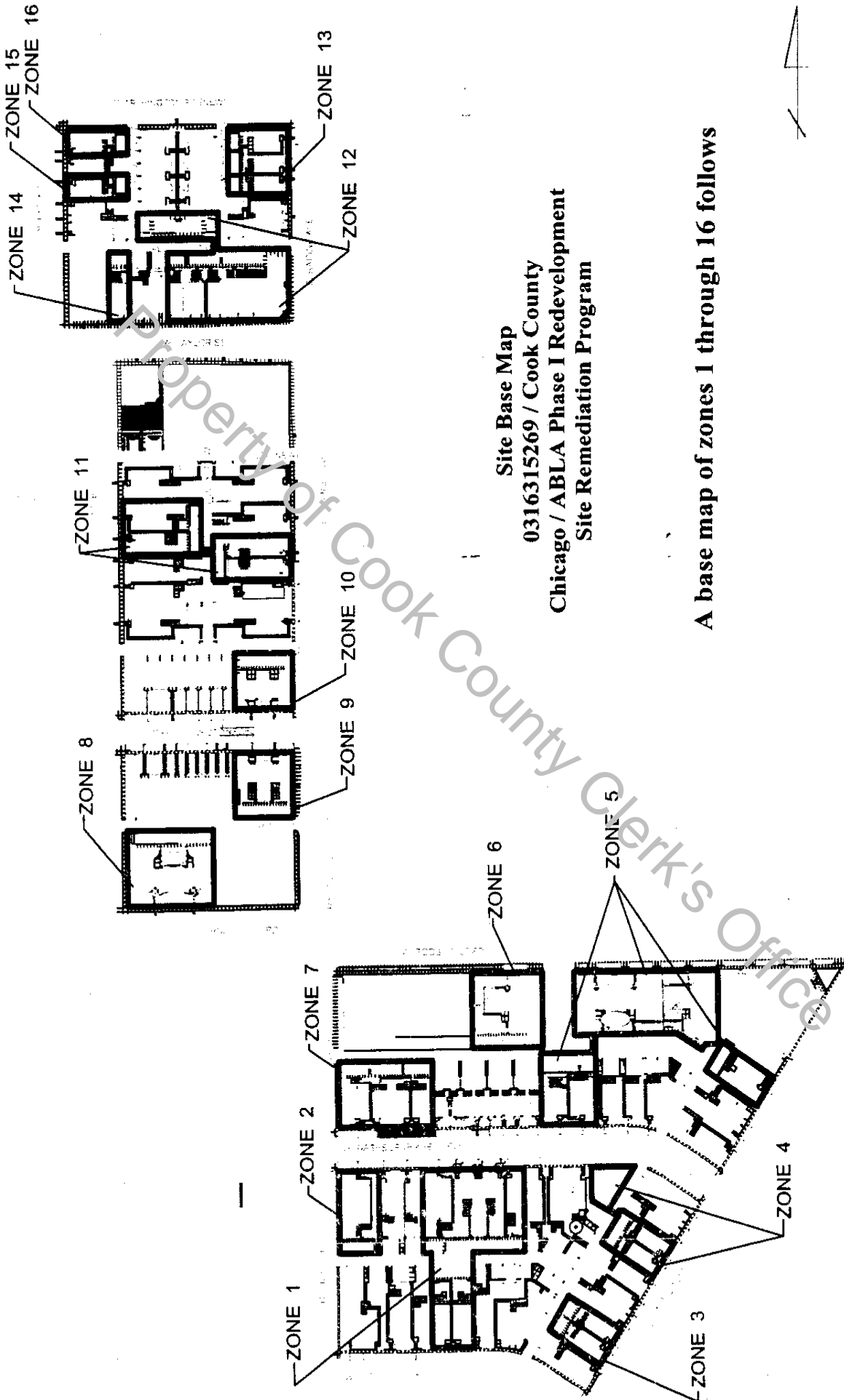
cc:

Zachary Clayton
Environmental Design International Inc.
200 South Michigan Avenue, Suite 700
Chicago, IL 60604

Commissioner
Chicago Department of Environment
25th Floor
30 North LaSalle Street
Chicago, Illinois 60602-2575

Diane Martin
CHA – Office of Development
626 West Jackson Boulevard
Chicago, IL 60620

UNOFFICIAL COPY



Site Base Map
 0316315269 / Cook County
 Chicago / ABLA Phase I Redevelopment
 Site Remediation Program

A base map of zones 1 through 16 follows

DRAWING NO. 10-111

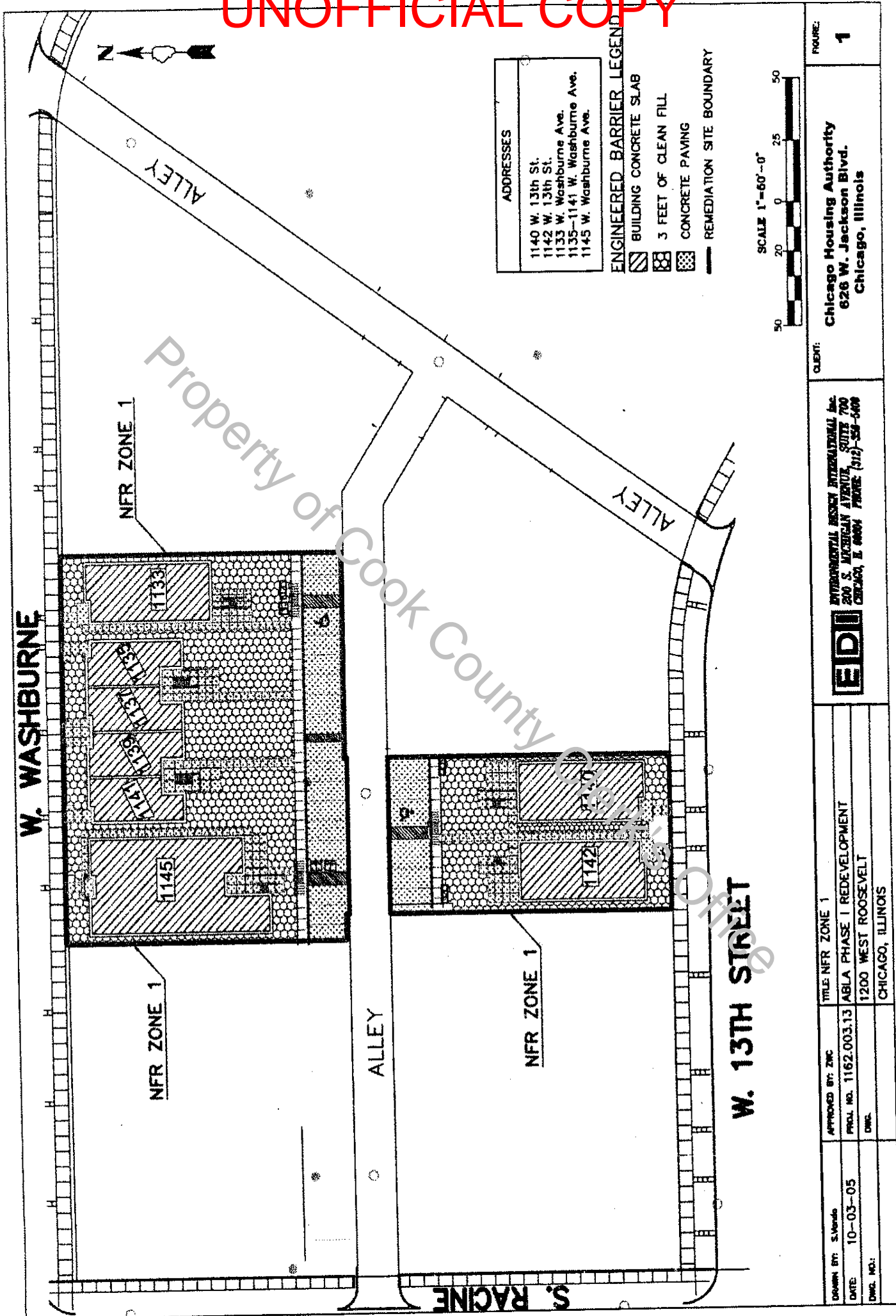
FIGURE:
1

CLIENT:
CHICAGO HOUSING AUTHORITY
 626 W. JACKSON BLVD.
 CHICAGO, ILLINOIS

EDI
 ENVIRONMENTAL DESIGN INTERNATIONAL INC.
 200 S. MICHIGAN AVENUE, SUITE 700
 CHICAGO, IL 60604 PHONE: (312) 356-6400

DRAWN BY: ZWC DATE: 11-08-05 DWG. NO.:	APPROVED BY: PAF PROJ. NO. 1162.003.13 DWG.	TITLE: RENTAL MFR ZONES ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS
--	---	---

UNOFFICIAL COPY



ADDRESSES	
1140 W. 13th St.	
1142 W. 13th St.	
1133 W. Washburne Ave.	
1135-1141 W. Washburne Ave.	
1145 W. Washburne Ave.	

ENGINEERED BARRIER LEGEND	
[Diagonal Lines]	BUILDING CONCRETE SLAB
[Cross-hatch]	3 FEET OF CLEAN FILL
[Stippled]	CONCRETE PAVING
[Solid Line]	REMEDIATION SITE BOUNDARY



CLIENT:
Chicago Housing Authority
 626 W. Jackson Blvd.
 Chicago, Illinois

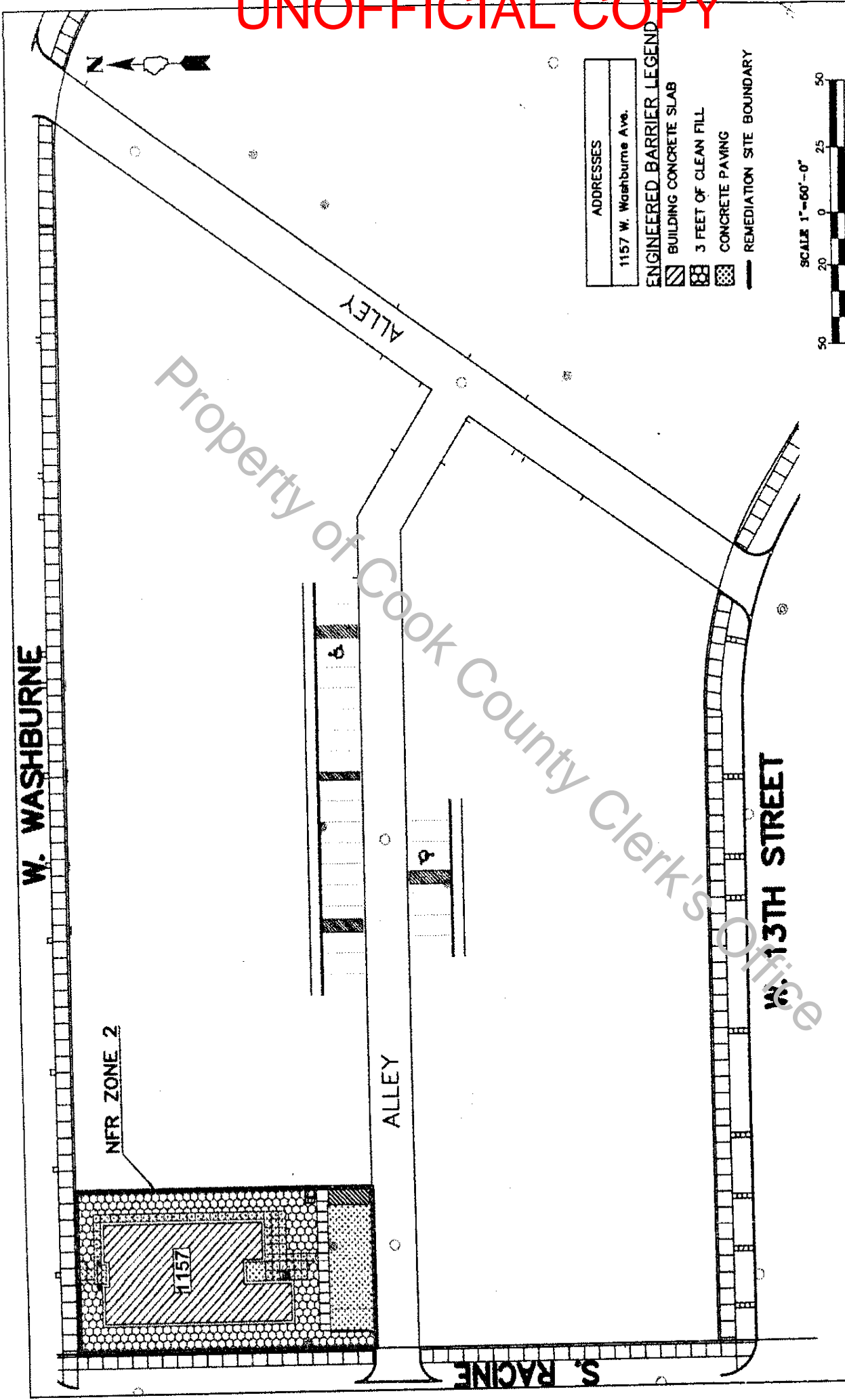
ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
 200 S. MICHIGAN AVENUE, SUITE 700
 CHICAGO, IL 60604 PHONE: (312) 551-5400

EDI

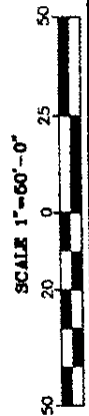
DESIGN BY: S.Vando	APPROVED BY: ZHC	TITLE: NFR ZONE 1
DATE: 10-03-05	PROJ. NO. 1162.003.13	ABLA PHASE I REDEVELOPMENT
DWG. NO.:	ONE	1200 WEST ROOSEVELT
		CHICAGO, ILLINOIS

FIGURE: **1**

UNOFFICIAL COPY



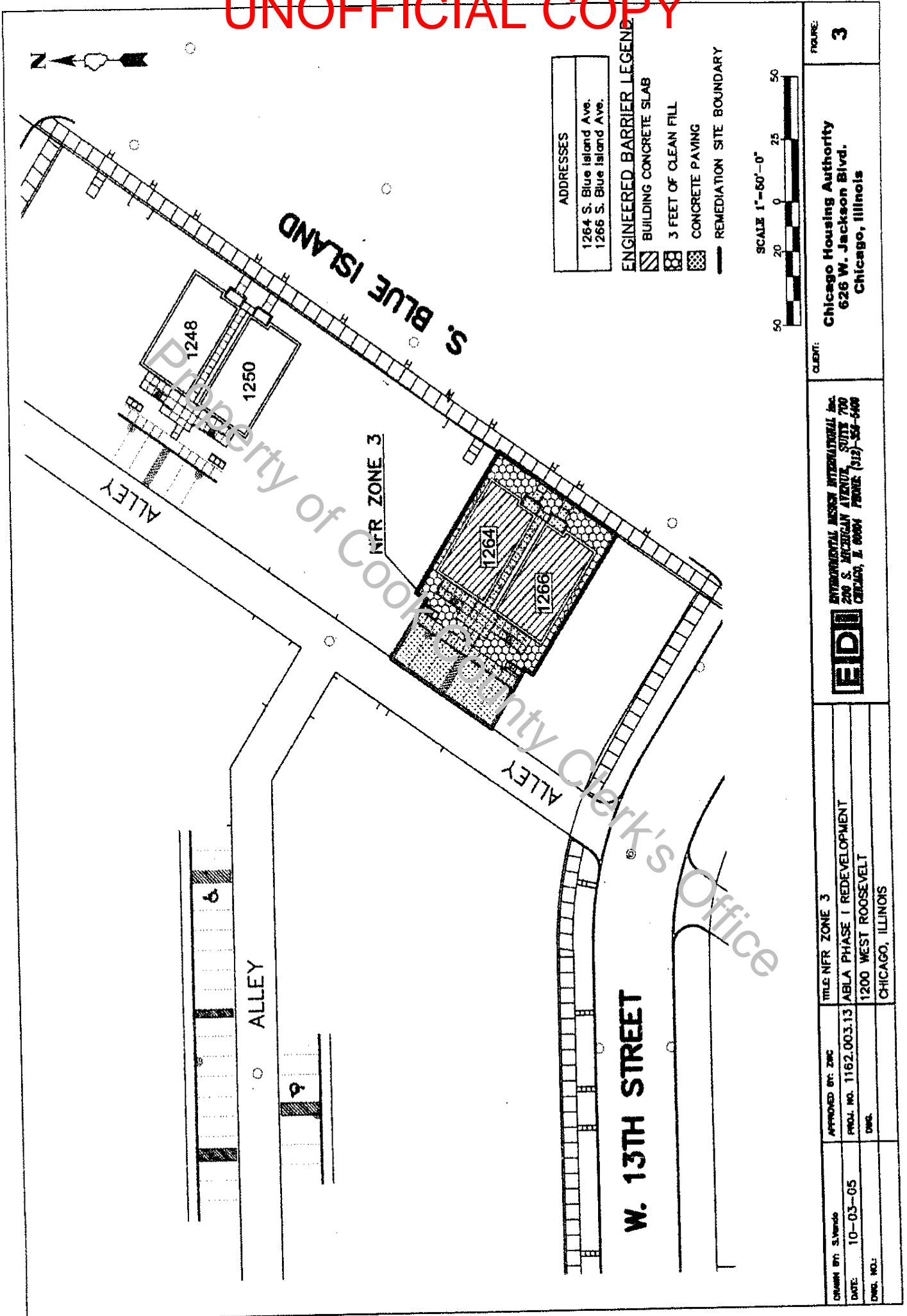
- ADDRESSES
1157 W. Washburne Ave.
- ENGINEERED BARRIER LEGEND
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



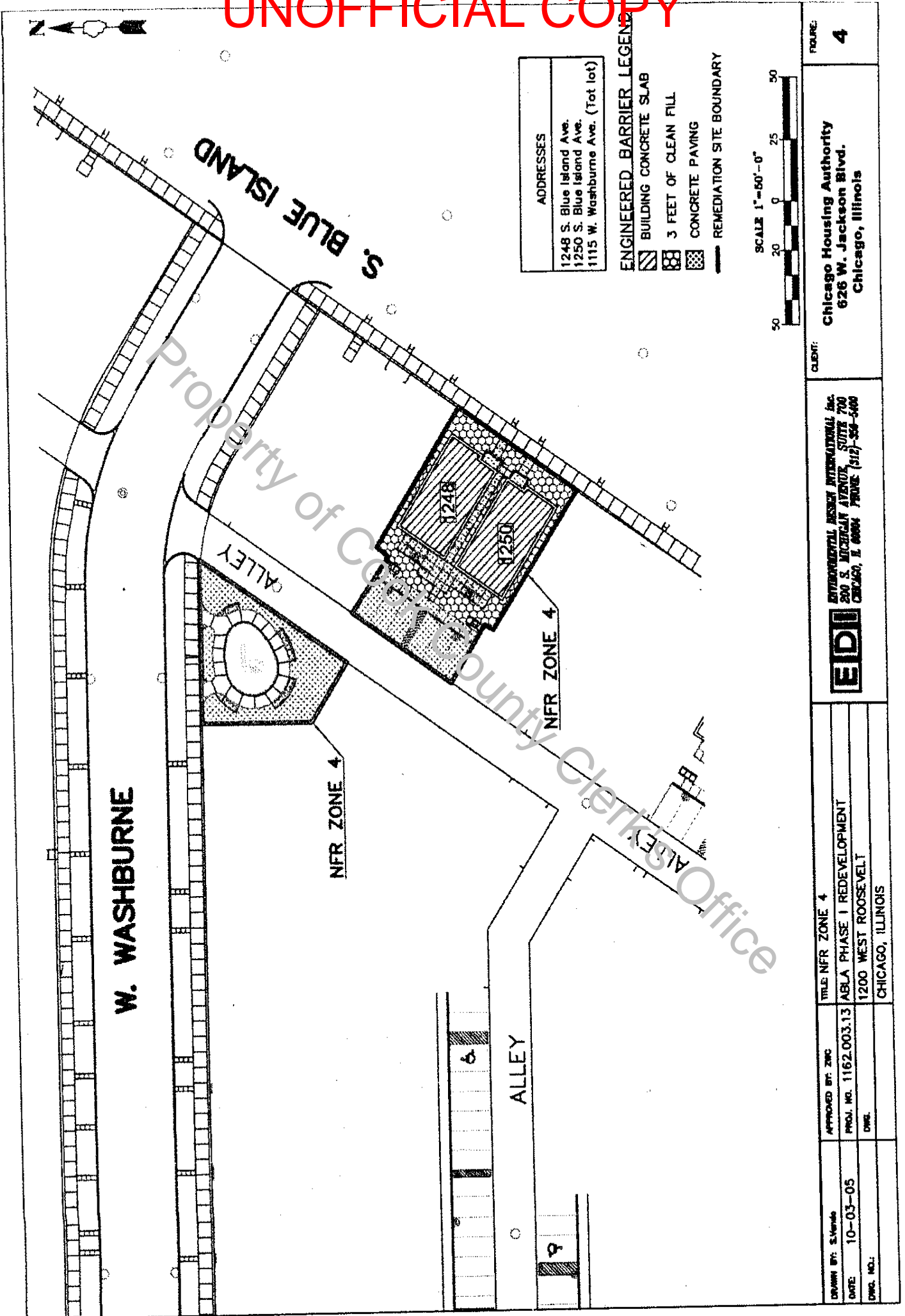
Property of Cook County Clerk's Office

DRAWN BY: S. Varado DATE: 10-03-05 DWG. NO.:		APPROVED BY: ZMC PROJ. NO. 1162.003.13 ENG.	TITLE: NFR ZONE 2 ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	ENVIRONMENTAL DESIGN INTERNATIONAL, INC. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE: (312) 359-5400	CLIENT: Chicago Housing Authority 626 W. Jackson Blvd. Chicago, Illinois	FIGURE: 2
--	--	---	---	--	---	---------------------

UNOFFICIAL COPY

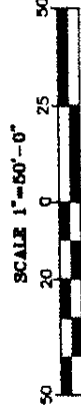


UNOFFICIAL COPY



ADDRESSES	
1248 S. Blue Island Ave.	
1250 S. Blue Island Ave.	
1115 W. Washburne Ave. (Tot lot)	

- ENGINEERED BARRIER LEGEND**
- ENGINEERED BARRIER
 - BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



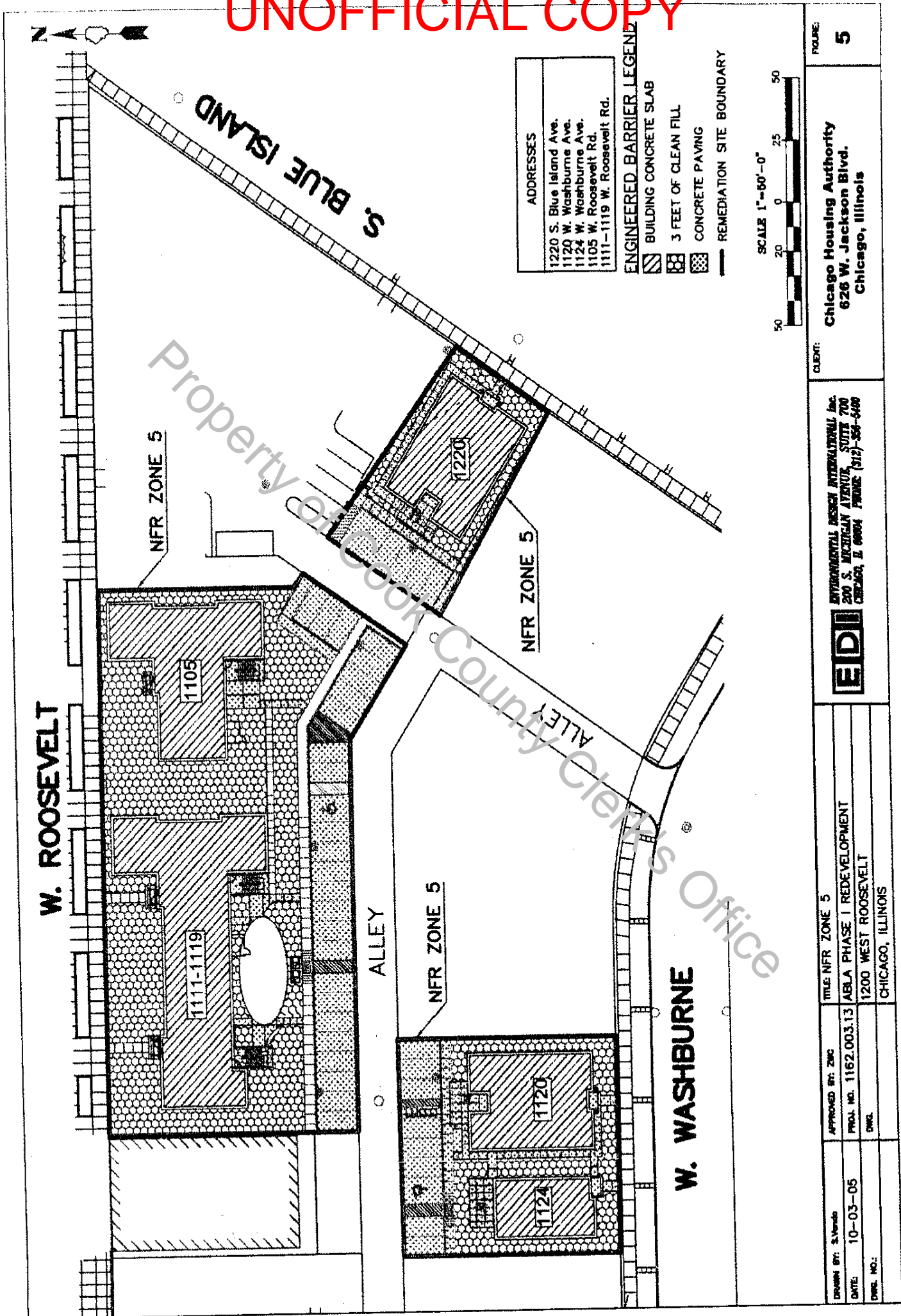
CLIENT:
Chicago Housing Authority
626 W. Jackson Blvd.
Chicago, Illinois

EDI
ENVIRONMENTAL RESILIENCY INTERNATIONAL, INC.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE (312) 354-5400

DRAWN BY: S.Venish	APPROVED BY: ZMC	TITLE: NFR ZONE 4
DATE: 10-03-05	PROJ. NO. 1162.003.13	ABLA PHASE 1 REDEVELOPMENT
DWG. NO.:	DWG.	1200 WEST ROOSEVELT
		CHICAGO, ILLINOIS

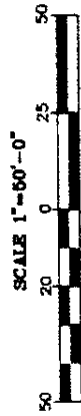
FIGURE: **4**

UNOFFICIAL COPY



ADDRESSES	
1220 S. Blue Island Ave.	
1120 W. Washburne Ave.	
1124 W. Washburne Ave.	
1105 W. Roosevelt Rd.	
1111-1119 W. Roosevelt Rd.	

- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



CLIENT: Chicago Housing Authority
626 W. Jackson Blvd.
Chicago, Illinois

EDDI ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE: (312) 567-5400

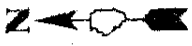
TITLE: NFR ZONE 5
ABLA PHASE I REDEVELOPMENT
1200 WEST ROOSEVELT
CHICAGO, ILLINOIS

APPROVED BY: ZMC
PROJ. NO. 1162.003.13
DATE: 10-03-05
DWS. NO.:

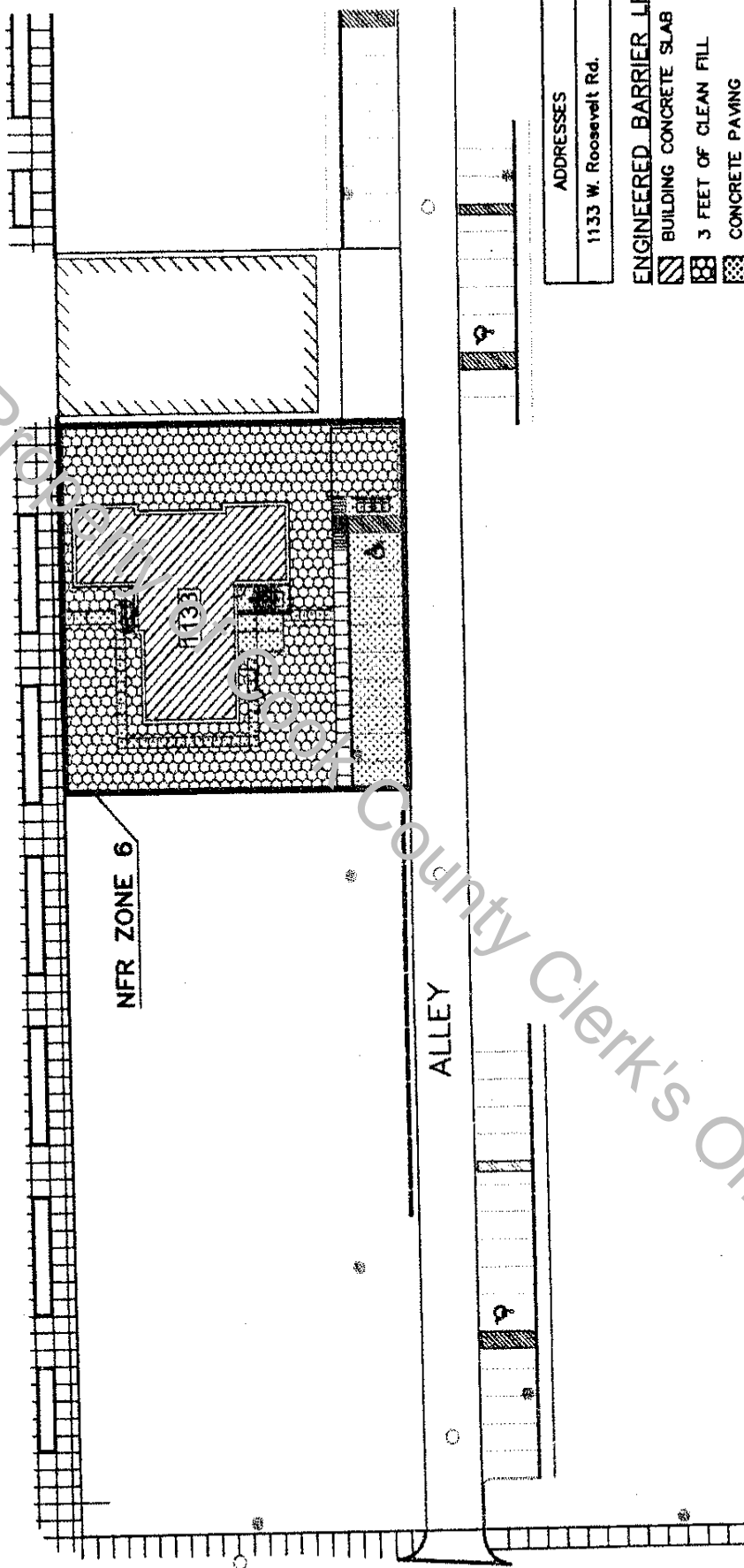
DESIGN BY: S. Verdo
DATE: 10-03-05
DWS. NO.:

FIGURE: 5

UNOFFICIAL COPY

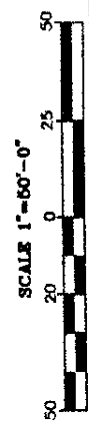


W. ROOSEVELT



ADDRESSES
1133 W. Roosevelt Rd.

- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



DRAWN BY: S. Verde DATE: 10-03-05 DWG. NO.:		APPROVED BY: ZRC PROJ. NO. 1162.003.13 DWG.		TITLE: NFR ZONE 6 ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS		ENVIRONMENTAL DESIGN INTERNATIONAL Inc. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE (312) 566-6400		CLIENT: Chicago Housing Authority 626 W. Jackson Blvd. Chicago, Illinois		FIGURE: 6
---	--	---	--	---	--	--	--	---	--	---------------------

S. RACINE

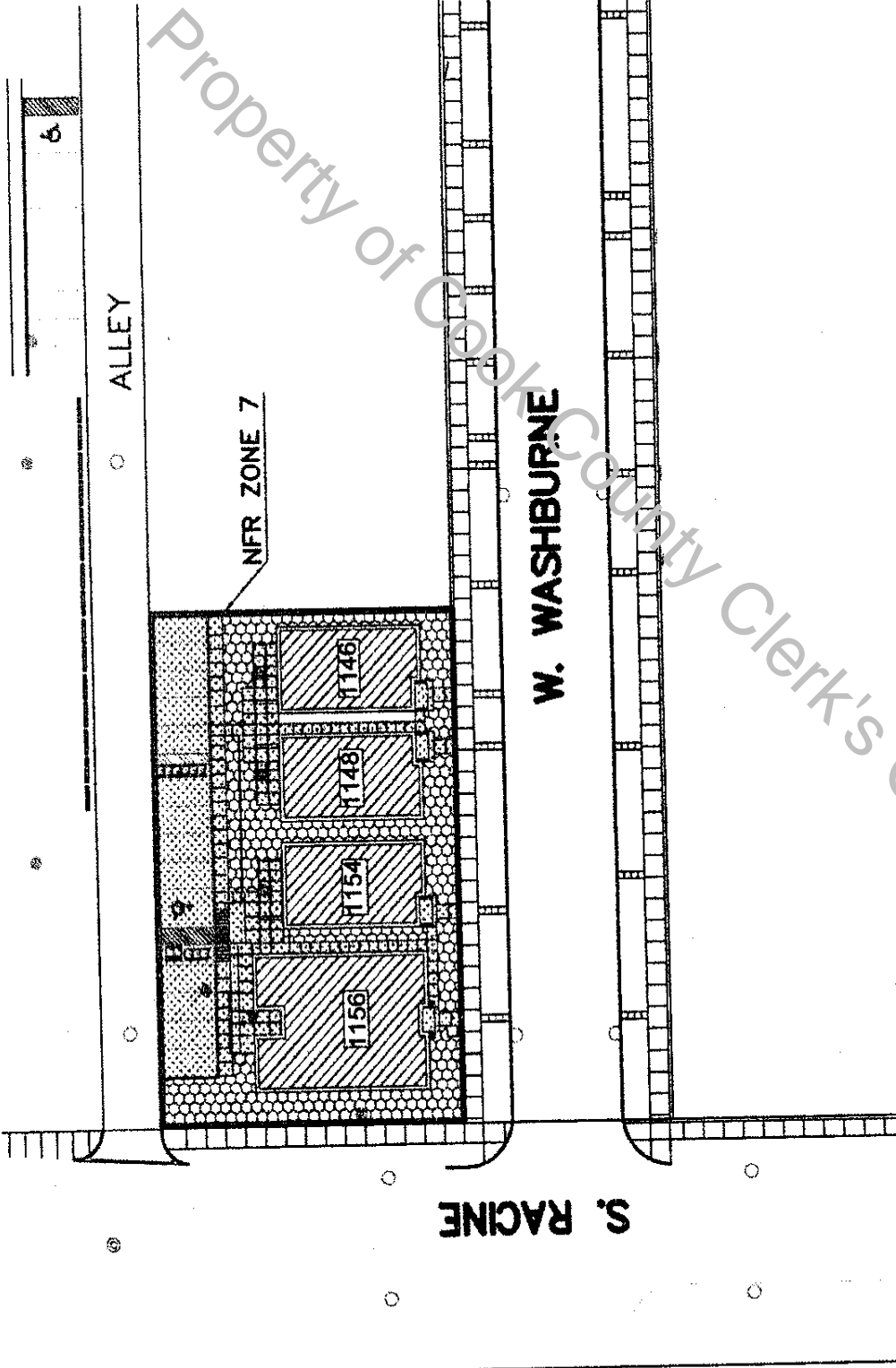
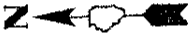
ALLEY

NFR ZONE 6

1133

County Clerk's Office

UNOFFICIAL COPY



ADDRESSES	
1146 W. Washburne Ave.	
1148 W. Washburne Ave.	
1152 W. Washburne Ave.	
1156 W. Washburne Ave.	

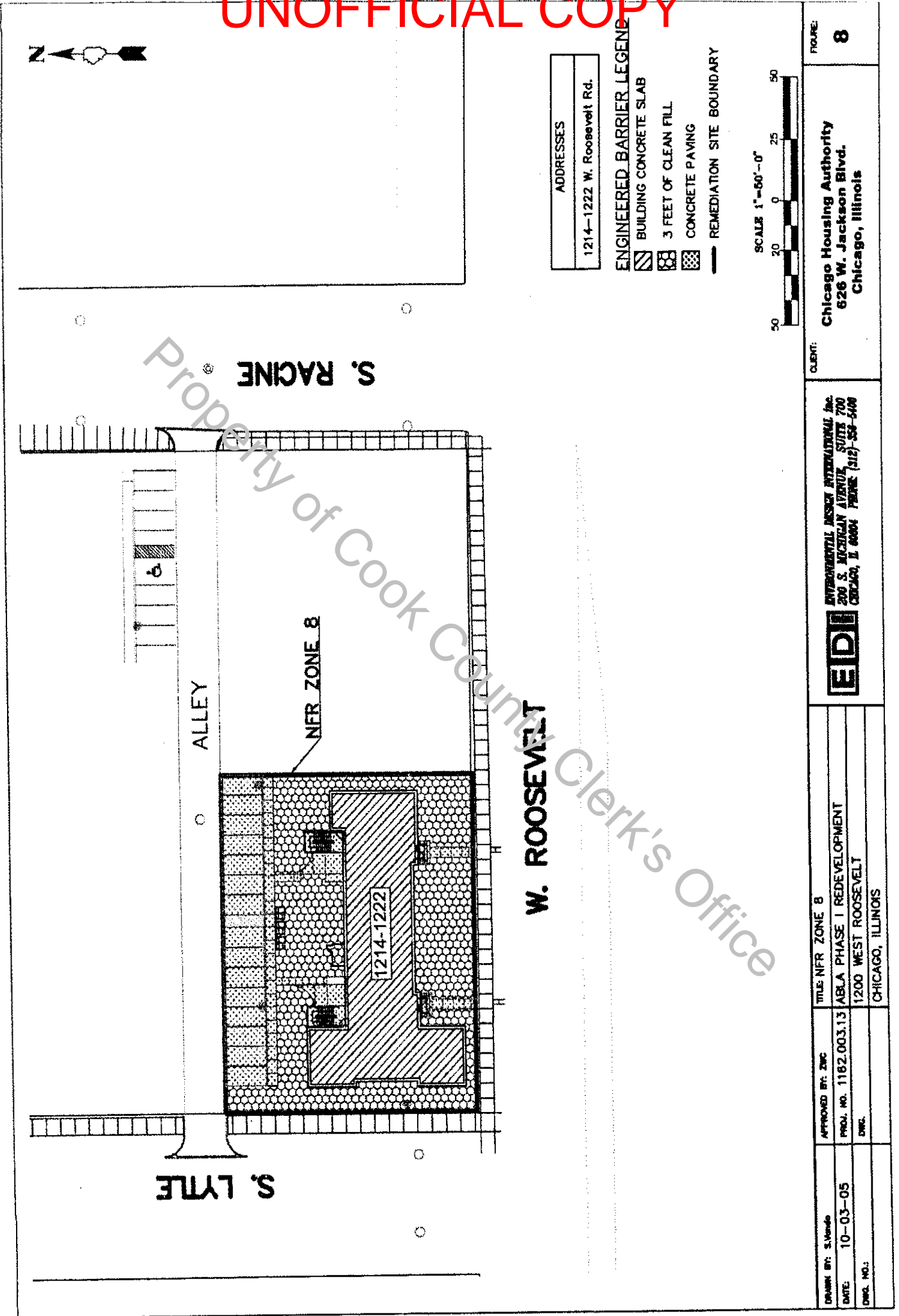
- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



Property of Cook County Clerk's Office

DRAWN BY: S. Vondo DATE: 10-03-05 DWG. NO.:	APPROVED BY: ZWC PROJ. NO. 1162.003.13 DATE:	TITLE: NFR ZONE 7 ABLA PHASE 1 REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	CLIENT: ENVIRONMENTAL DESIGN INTERNATIONAL Inc. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE (312) 559-4400	CHICAGO Housing Authority 626 W. Jackson Blvd. Chicago, Illinois	FIGURE: 7
---	--	---	---	--	---------------------

UNOFFICIAL COPY

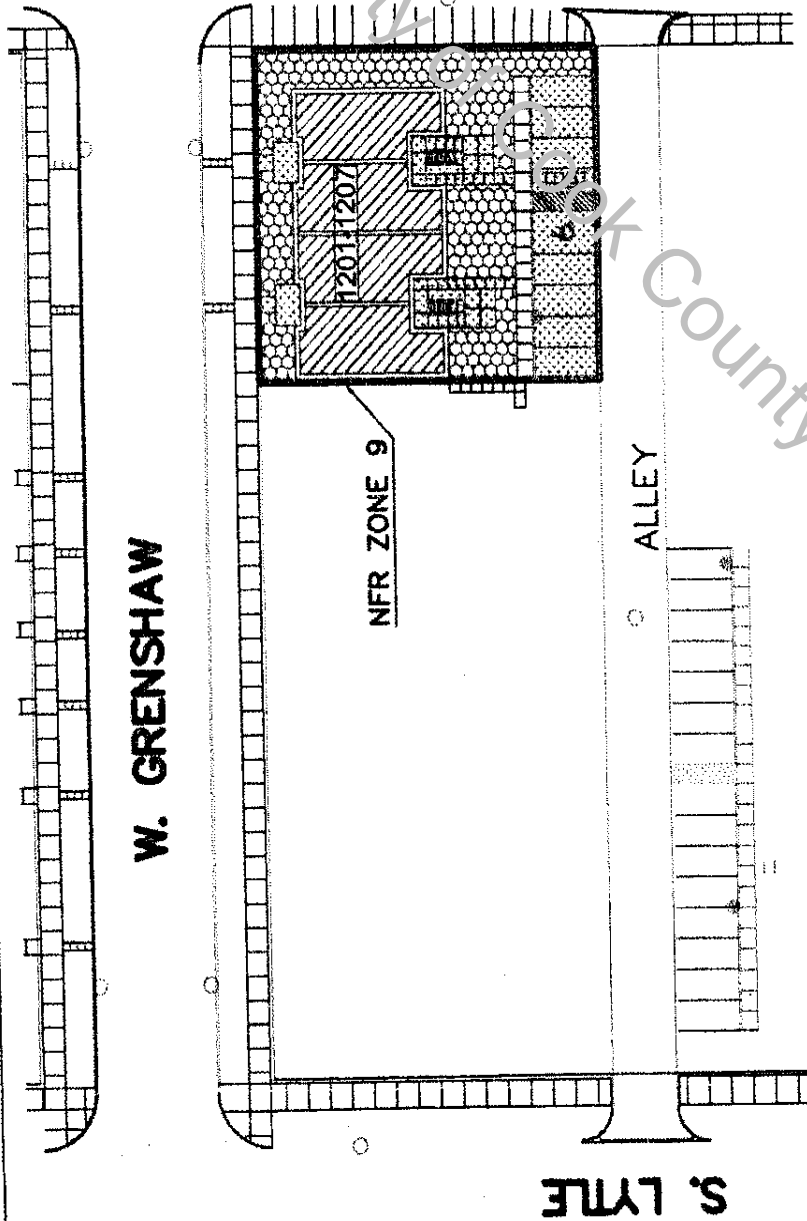
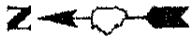


Property of Cook County Clerk's Office

W. ROOSEVELT

DRAWN BY: S. Verde DATE: 10-03-05 DWG. NO.:	APPROVED BY: ZWC PROJ. NO. 1162.003.13 ZWC.	TITLE: NFR ZONE 8 ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	EDI ENVIRONMENTAL DESIGN INTERNATIONAL, INC. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE (312) 559-5400	CLIENT: Chicago Housing Authority 626 W. Jackson Blvd. Chicago, Illinois	FIGURE: 8
---	---	---	---	---	---------------------

UNOFFICIAL COPY



ADDRESSES	
1201-1207 W. Grenshaw St.	

ENGINEERED BARRIER LEGEND

- BUILDING CONCRETE SLAB
- 3 FEET OF CLEAN FILL
- CONCRETE PAVING
- REMEDIATION SITE BOUNDARY

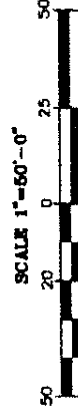


FIGURE:

9

Chicago Housing Authority
 626 W. Jackson Blvd.
 Chicago, Illinois

CLIENT:

ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
 200 S. MICHIGAN AVENUE, SUITE 700
 CHICAGO, IL 60604 PHONE (312) 554-5400



TITLE: NFR ZONE 9
 ABLA PHASE I REDEVELOPMENT
 1200 WEST ROOSEVELT
 CHICAGO, ILLINOIS

APPROVED BY: ZMC
 PROJ. NO. 1162.003.13
 DWG. NO.

DRAWN BY: S. Woods
 DATE: 10-03-05
 DWG. NO.:

S. LYTLE

S. RACINE

NFR ZONE 9

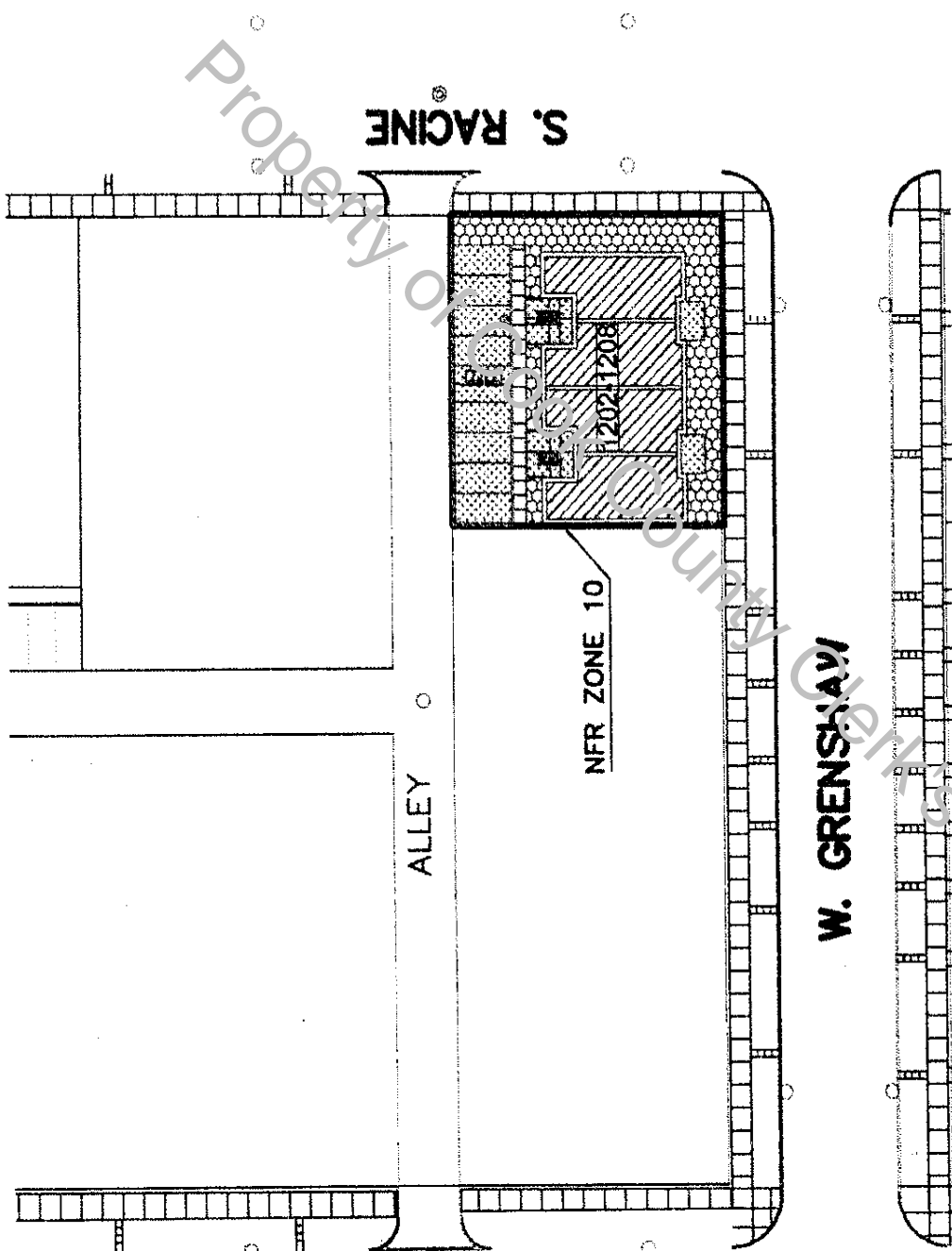
ALLEY

1201-1207

W. GRENSHAW

Property of Cook County Clerk's Office

UNOFFICIAL COPY



ADDRESSES	
1202-1208 W. Roosevelt Rd.	

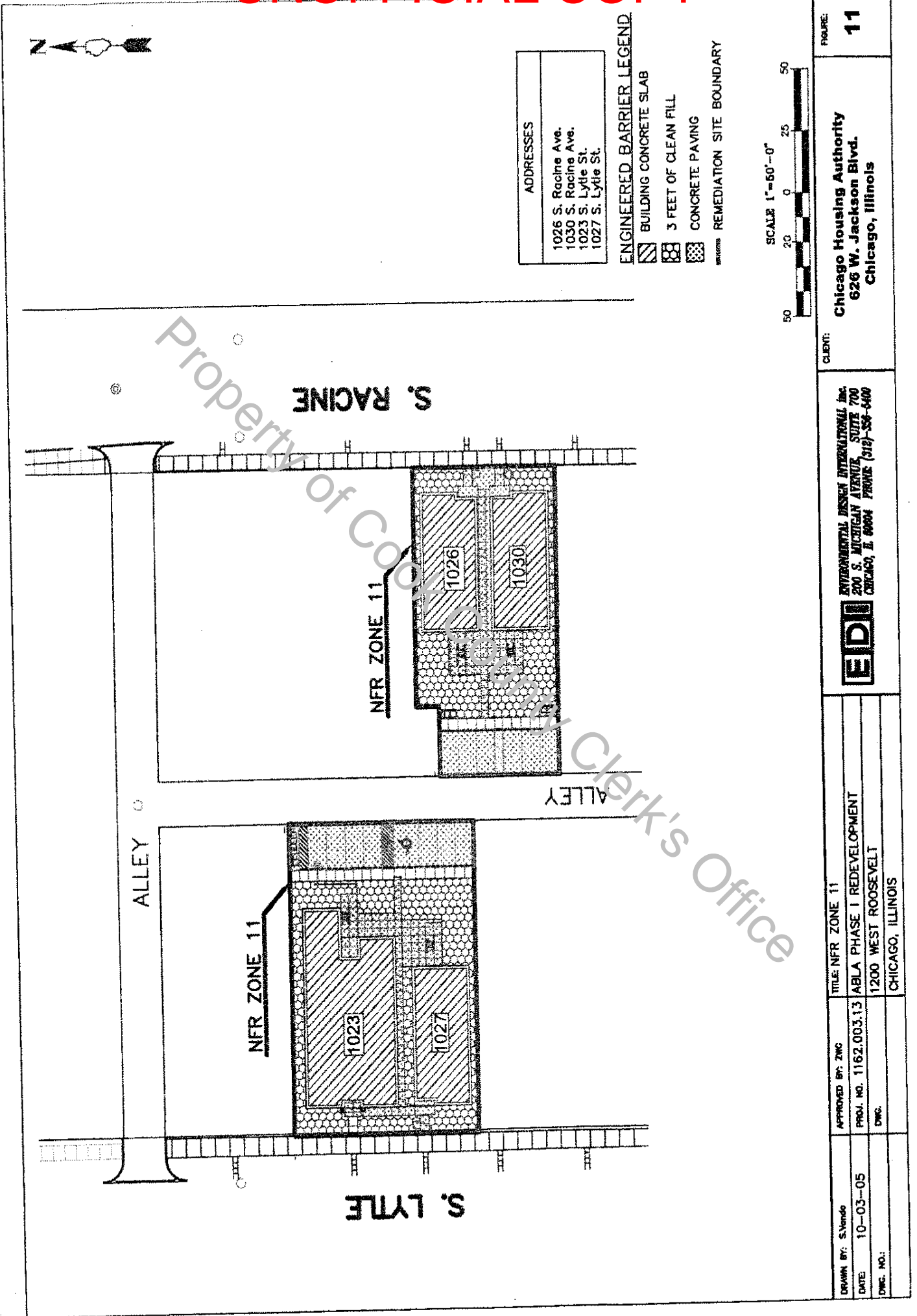
- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



Property of Cook County Office

DRAWN BY: S. Vando DATE: 10-03-05 DWG. NO.:	APPROVED BY: ZMC PROJ. NO. 1162.003.13 DWG.	TITLE: NFR ZONE 10 ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	ENVIRONMENTAL DESIGN INTERNATIONAL, INC. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE: (312) 558-5400	CLIENT: Chicago Housing Authority 626 W. Jackson Blvd. Chicago, Illinois	FIGURE: 10
---	---	--	---	---	----------------------

UNOFFICIAL COPY



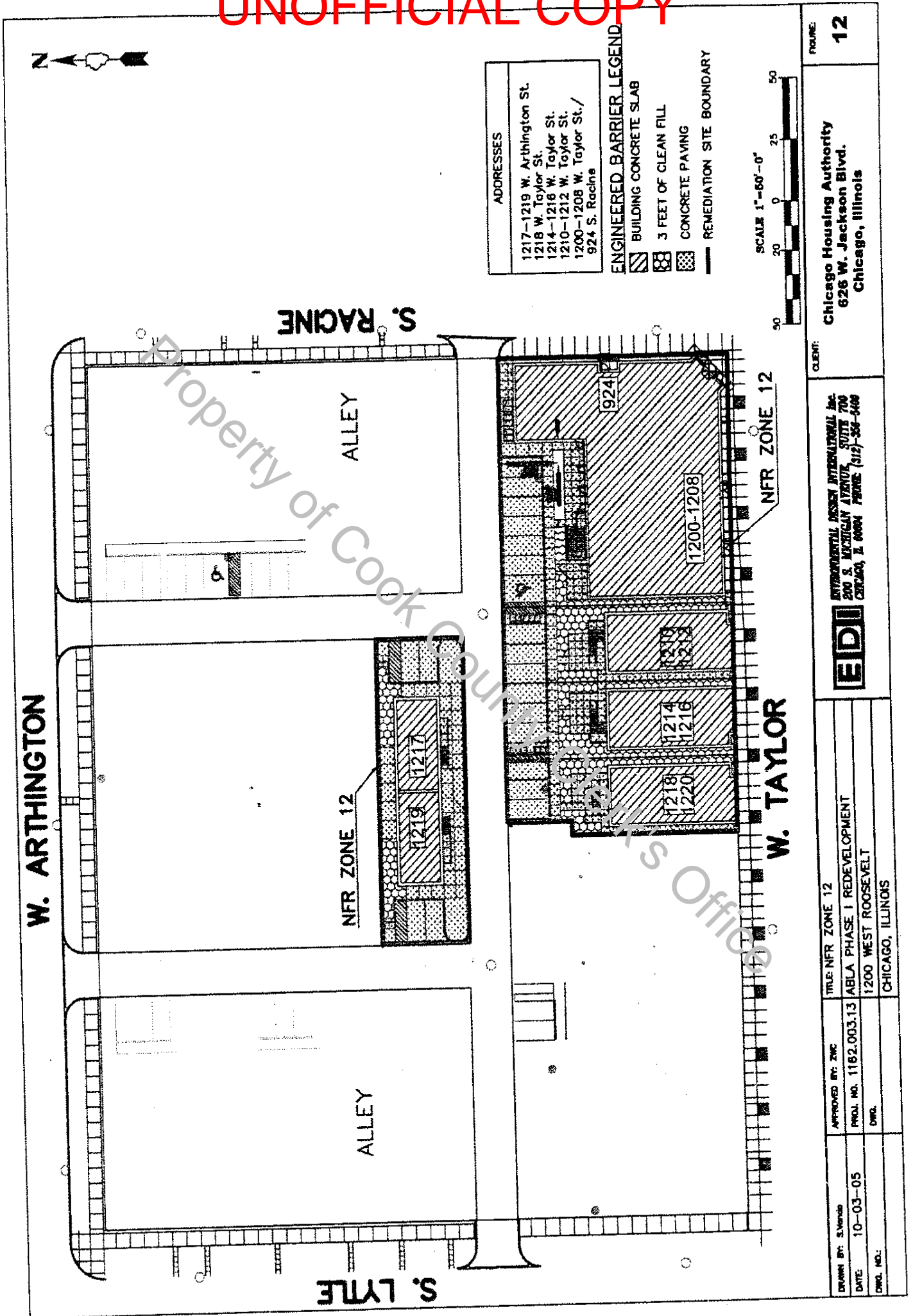
ADDRESSES	
1026 S. Racine Ave.	
1030 S. Racine Ave.	
1023 S. Lytle St.	
1027 S. Lytle St.	

- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY

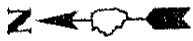


DRAWN BY: S.Vendo DATE: 10-03-05 DWG. NO.:	APPROVED BY: ZWC PROJ. NO: 1162.003.13 DWG.	TITLE: NFR ZONE 11 ABLA PHASE I REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	CLIENT: ENVIRONMENTAL DESIGN INTERNATIONAL INC. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE (312) 556-6400
			CHICAGO HOUSING AUTHORITY 626 W. JACKSON BLVD. CHICAGO, ILLINOIS
			FIGURE: 11

UNOFFICIAL COPY



UNOFFICIAL COPY



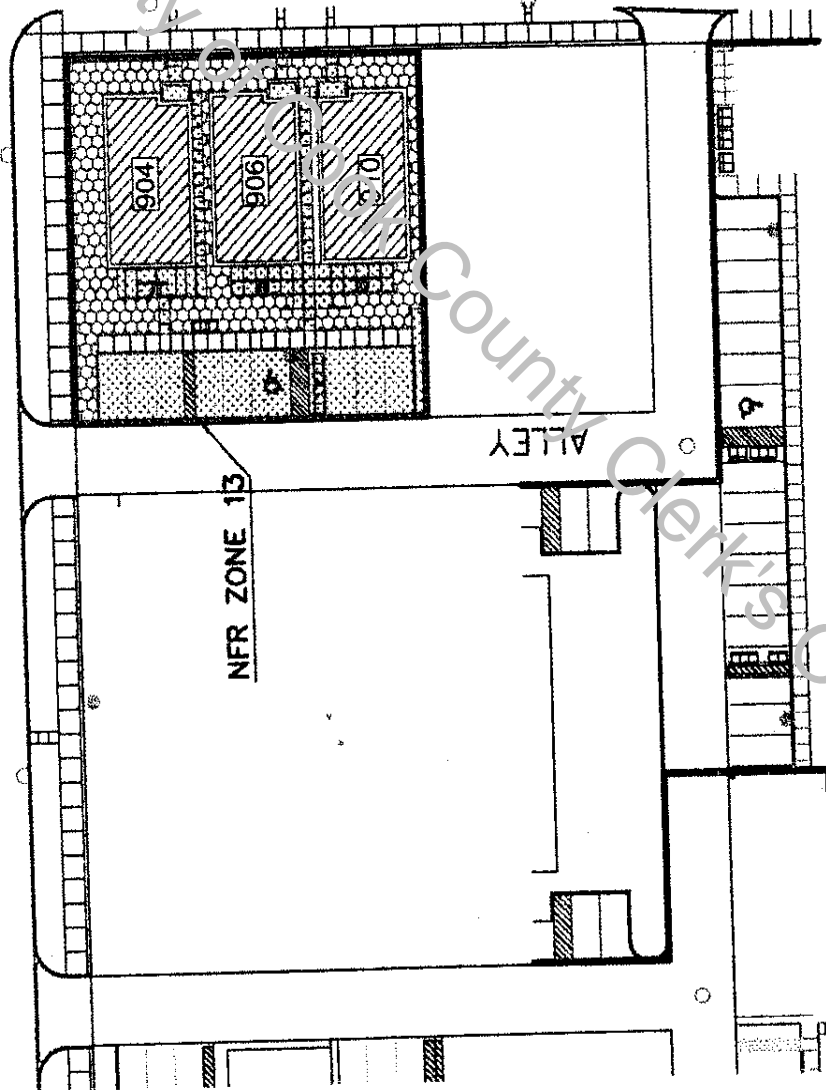
W. ARTHINGTON

NFR ZONE 13

S. RACINE

S. LYLE

ALLEY



ADDRESSES	
904 S. Racine Ave.	
906 S. Racine Ave.	
901 S. Racine Ave.	

ENGINEERED BARRIER LEGEND

- BUILDING CONCRETE SLAB
- 3 FEET OF CLEAN FILL
- CONCRETE PAVING
- REMEDIATION SITE BOUNDARY



CLIENT:

Chicago Housing Authority
626 W. Jackson Blvd.
Chicago, Illinois

13

ENVIRONMENTAL DESIGN INTERNATIONAL, INC.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE (312) 551-5600

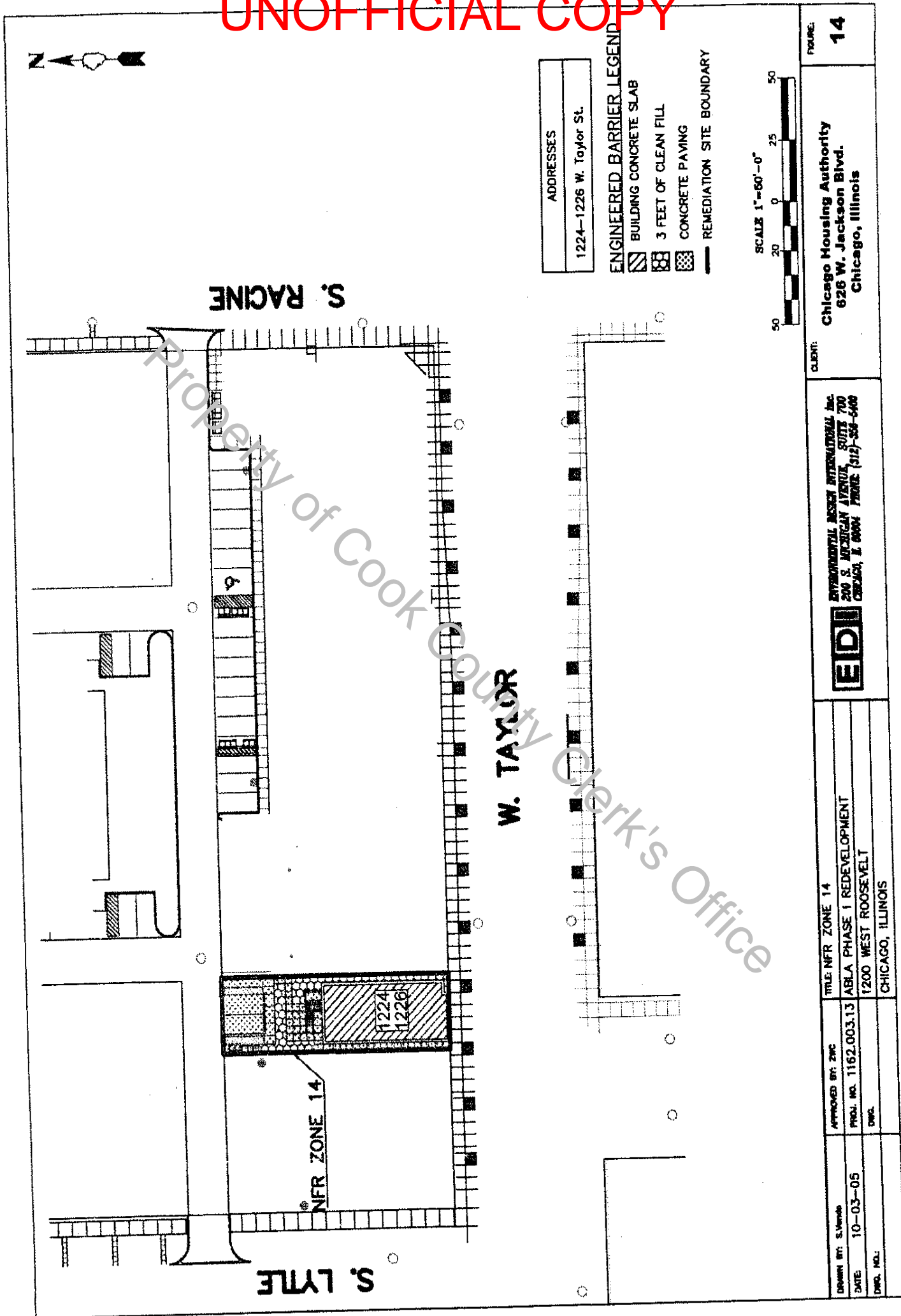


TITLE: NFR ZONE 13
ABLA PHASE I REDEVELOPMENT
1200 WEST ROOSEVELT
CHICAGO, ILLINOIS

APPROVED BY: ZMC
PROJ. NO. 1162.003.13
DWG. NO.

DRAWN BY: S. Verde
DATE: 10-03-05
DWG. NO.

UNOFFICIAL COPY



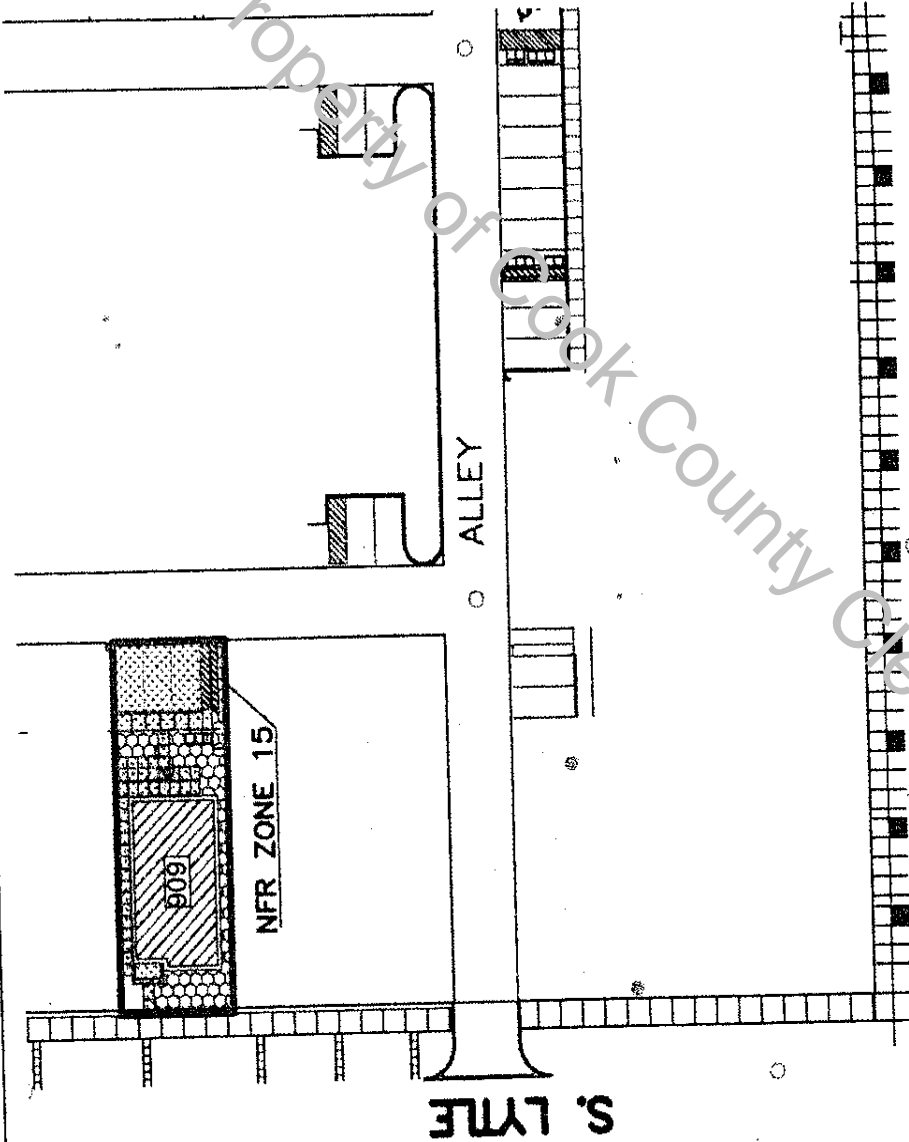
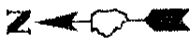
ADDRESSES
1224-1226 W. Taylor St.

- ENGINEERED BARRIER LEGEND**
- BUILDING CONCRETE SLAB
 - 3 FEET OF CLEAN FILL
 - CONCRETE PAVING
 - REMEDIATION SITE BOUNDARY



DRAWN BY: S. Vande DATE: 10-03-05 DWG. NO.:	APPROVED BY: ZPC PROJ. NO. 1162.003.13 DWG.	TITLE: NFR ZONE 14 ABLA PHASE 1 REDEVELOPMENT 1200 WEST ROOSEVELT CHICAGO, ILLINOIS	ENVIRONMENTAL DESIGN INTERNATIONAL, INC. 200 S. MICHIGAN AVENUE, SUITE 700 CHICAGO, IL 60604 PHONE (312) 556-4400	CLIENT: Chicago Housing Authority 626 W. Jackson Blvd. Chicago, Illinois	FIGURE: 14
---	---	--	---	---	----------------------

UNOFFICIAL COPY



ADDRESSES
909 S. Lytle St.

ENGINEERED BARRIER LEGEND

- BUILDING CONCRETE SLAB
- 3 FEET OF CLEAN FILL
- CONCRETE PAVING
- REMEDIATION SITE BOUNDARY



FIGURE:

15

Chicago Housing Authority
626 W. Jackson Blvd.
Chicago, Illinois

CLIENT:

ENVIRONMENTAL RESSON INTERNATIONAL Inc.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE (312) 557-6400

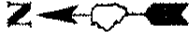


W. TAYLOR

Property of Cook County Clerk's Office

DRAWN BY: S. Verbe	APPROVED BY: ZWC	TITLE: NFR ZONE 15
DATE: 10-03-05	PROJ. NO. 1162.003.13	ABLA PHASE I REDEVELOPMENT
ENG. NO.:	DWG.:	1200 WEST ROOSEVELT
		CHICAGO, ILLINOIS

UNOFFICIAL COPY



S. RACINE

W. ACHINGTON





S. LYLE

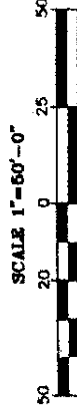
NFR ZONE 16

905

ADDRESSES
905 S. Lytle St.

ENGINEERED BARRIER LEGEND

-  BUILDING CONCRETE SLAB
-  3 FEET OF CLEAN FILL
-  CONCRETE PAVING
-  REMEDIATION SITE BOUNDARY



FIGURE

16

Chicago Housing Authority
626 W. Jackson Blvd.
Chicago, Illinois

CLIENT:

ENVIRONMENTAL ASSOCI INTERNATIONAL INC.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE: (312) 556-5400



TITLE: NFR ZONE 16

APLA PHASE I REDEVELOPMENT

1200 WEST ROOSEVELT

CHICAGO, ILLINOIS

APPROVED BY: ZMC

PROJ. NO. 1162.003.13

DWG.

DRAWN BY: S.Vendo

DATE: 10-03-05

DWG. NO.:

Property of Cook County Clerk's Office