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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
(217) 782-6761 ROD R. BLAGOJEVICH, GOVERNOR DOUGLAS P. SCOTT, DIRECTOR

Date: May 16, 2007

CERTIFIED MAIL

7004 2510 0001 8623 1701

Gregory Ciambrone, Vice President
Torrence Holding, L.L.C.
929 West Adams Street
Chicago, IL 60607



Doc#: 0715031066 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2007 04:10 PM Pg: 1 of 11

Re: 0316485084 /Cook
Chicago /ACME Steel Slag Pile
Site Remediation Program/Technical Reports

Dear Mr. Ciambrone:

The Remedial Action Completion Report (Date January 10, 2007/Log Number 0732309), as prepared by Boelter & Yates, Inc. for the above referenced Remediation Site, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA") and demonstrates that the remedial action was completed in accordance with 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 37 acres, is located at 11237 South Torrence Avenue, 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 April 19, 2004 is Torrence Holding, L.L.C. Vice President Gregory Ciambrone.

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.

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 987-7760 • DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-4000
ELGIN - 595 South State, Elgin, IL 60123 - (847) 608-3131 • PEORIA - 5415 N. University St., Peoria, IL 61614 - (309) 693-5463
BUREAU OF LAND - PEORIA - 7620 N. University St., Peoria, IL 61614 - (309) 693-5462 • CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 278-5800
SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892 • COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 346-5120
MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993 7200

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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 restricted to Industrial/Commercial land use.

Engineering Controls:

- 3) The clean soil barrier, which is comprised of a minimum of 3 feet of clean soil or limestone 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 ingestion exposure to the contaminated media.
- 4) The concrete roadway 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 ingestion exposure to the contaminated media.

Institutional Controls:

- 5) 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.
 - 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;

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- 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 this Letter is recorded 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 this Letter is recorded 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.

Other Terms

- 6) 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.
- 7) 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.
- 8) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

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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

- 9) 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;
 - 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.
- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Vice President Gregory Ciabrone;
 - 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;

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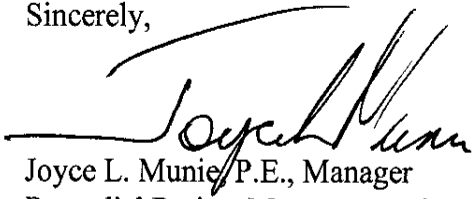
- e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - 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;
 - 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.
- 11) 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.
- 12) 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
- 13) 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.

Page 6

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If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Mr. Rick Lucas at (217) 782-0462.

Sincerely,



Joyce L. Munie, P.E., 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:

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

Stanley Popelar
Boelter Associates, Inc.
1300 Higgins Road
Suite 301
Park Ridge, IL60068-5772

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PREPARED BY:

Name: Gregory Ciambrone, Vice President
Torrence Holding, L.L.C.

Address: 929 West Adams Street
Chicago, IL 60607-

RETURN TO:

Name: Gregory Ciambrone, Vice President
Torrence Holding, L.L.C.

Address: 929 West Adams Street
Chicago, IL 60607-

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: 0316485084

Mr. Gregory Ciambrone, the Remediation Applicant, whose address is 929 West Adams Street, Chicago, IL 60607 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:

**PARCEL 1
ROADWAY EASEMENT**

All THAT PART OF SECTION 18 TOWNSHIP 37 NORTH RANGE 15 EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; COMMENCING AT A POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 18 WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 514.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ON A STRAIGHT LINE, A DISTANCE OF 358.10 FEET TO AN ANGLE POINT; THENCE SOUTH 02 DEGREES 08 MINUTES 48 SECONDS EAST ON A STRAIGHT LINE, A DISTANCE 43.48 FEET TO A POINT; THENCE SOUTH 89 DEGREES 21 MINUTES 47 SECONDS WEST ON A STRAIGHT LINE, A DISTANCE OF 359.30 FEET TO A POINT; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST ON A STRAIGHT LINE, A DISTANCE OF 15.55 FEET TO THE POINT OF BEGINNING. CONTAINING 16,500 SQUARE FEET OR 0.379 ACRES MORE OR LESS.

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PARCEL 2

ALL THAT PART OF SECTION 18 TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 18, THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 18 A DISTANCE OF 514.21 FEET TO A POINT; THENCE SOUTH 00 DEGREES 31 MINUTES 45 SECONDS EAST, A DISTANCE OF 15.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 359.30 FEET TO A POINT; THENCE NORTH 02 DEGREES 08 MINUTES 48 SECONDS WEST, A DISTANCE OF 43.48 FEET TO A POINT, SAID POINT BEING ON A LINE, 33 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 49 MINUTES 21 SECONDS EAST A ON THE LAST DESCRIBED LINE A DISTANCE OF 985.28 FEET TO A POINT; THENCE SOUTH 05 DEGREES 34 MINUTES 13 SECONDS WEST, A DISTANCE OF 665.58 FEET; THENCE SOUTH 39 DEGREES 40 MINUTES 53 SECONDS WEST, A DISTANCE OF 133.73 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 57 SECONDS WEST, A DISTANCE OF 89.98 FEET TO A POINT; THENCE SOUTH 32 DEGREES 13 MINUTES 04 SECONDS EAST, A DISTANCE OF 104.81 FEET TO A POINT; THENCE SOUTH 03 DEGREES 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 223.39 FEET TO A POINT; THENCE SOUTH 17 DEGREES 19 MINUTES 40 SECONDS WEST, A DISTANCE OF 183.32 FEET TO A POINT; THENCE NORTH 62 DEGREES 47 MINUTES 07 SECONDS WEST, A DISTANCE OF 98.64 FEET TO A POINT; THENCE SOUTH 84 DEGREES 13 MINUTES 23 SECONDS WEST, A DISTANCE OF 157.80 FEET TO A POINT; THENCE SOUTH 85 DEGREES 48 MINUTES 28 SECONDS WEST, A DISTANCE OF 95.60 FEET TO A POINT; THENCE SOUTH 85 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 80.98 FEET TO A POINT; THENCE NORTH 88 DEGREES 14 MINUTES 18 SECONDS WEST, A DISTANCE OF 82.67 FEET TO A POINT; THENCE NORTH 73 DEGREES 03 MINUTES 08 SECONDS WEST, A DISTANCE OF 54.49 FEET TO A POINT; THENCE NORTH 46 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 47.20 FEET TO A POINT; THENCE NORTH 69 DEGREES 11 MINUTES 02 SECONDS WEST, A DISTANCE OF 75.38 FEET TO A POINT; THENCE SOUTH 82 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 59.60 FEET TO A POINT; THENCE SOUTH 52 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 39.41 FEET TO A POINT; THENCE NORTH 84 DEGREES 22 MINUTES 41 SECONDS WEST, A DISTANCE OF 168.62 FEET TO A POINT; THENCE NORTH 61 DEGREES 10 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.07 FEET TO A POINT; THENCE SOUTH 84 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 77.29 FEET TO A POINT; THENCE NORTH 27 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 38.65 FEET TO A POINT; THENCE SOUTH 37 DEGREES 25 MINUTES 05 SECONDS WEST, A DISTANCE OF 40.80 FEET TO A POINT; THENCE SOUTH 83 DEGREES 09 MINUTES 38 SECONDS WEST, A DISTANCE OF 16.0 FEET TO A POINT; THENCE SOUTH 66 DEGREES 40 MINUTES 32 SECONDS WEST, A DISTANCE OF 35.30 FEET TO A POINT; THENCE NORTH 89 DEGREES 47 MINUTES 35 SECONDS WEST, A DISTANCE OF 30.98 FEET TO A POINT; THENCE NORTH 00 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 603.54 FEET TO A POINT; THENCE NORTH 00 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 612.17 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL.

CONTAINS 1,606,724 SQUARE FEET = 36.885 ACRES MORE OR LESS.

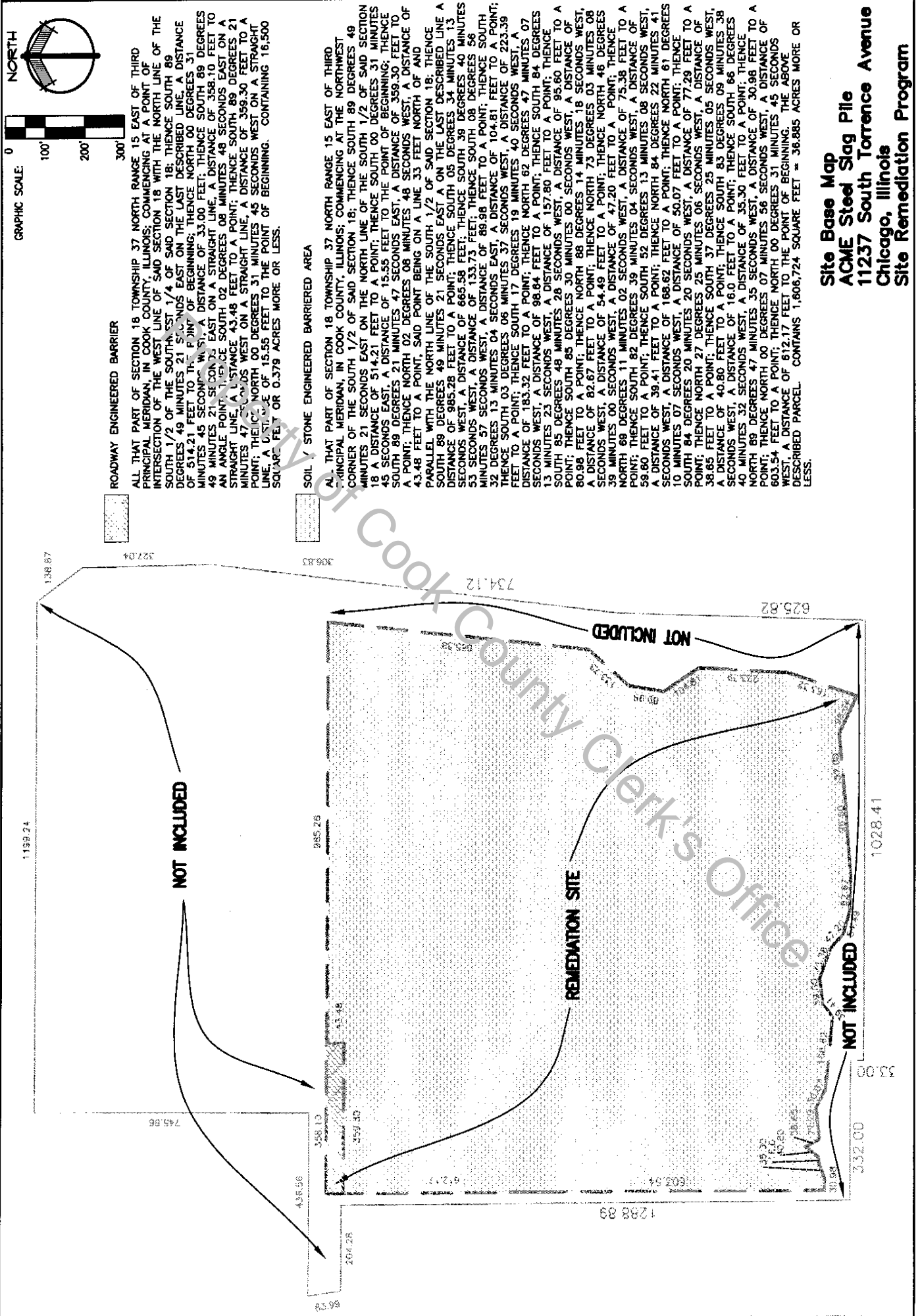
2. Common Address: 2711 East 112th Street, Chicago, IL 60617
3. Real Estate Tax Index/Parcel Index Number: 26-18-300-019, 26-18-300-024, 26-18-300-026, 26-18-301-006

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4. Remediation Site Owner: Gregory Ciambrone
5. Land Use: Industrial/Commercial
6. Site Investigation: Comprehensive

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Site Base Map
ACME Steel Slag Pile
11237 South Torrence Avenue
Chicago, Illinois
Site Remediation Program

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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: _____	
Title: _____	
Company: _____	
Street Address: _____	
City: _____ State: _____ Zip Code: _____ Phone: _____	
Site Information	
Site Name: _____	
Site Address: _____	
City: _____ State: _____ Zip Code: _____ County: _____	
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. _____	
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: _____	Date: _____
SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 20__	
_____ Notary Public	

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.