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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/24/2017 11:43 AM Pg: 1 of 9

PREPARED BY:

Name: Mr. Mark Kruse
Hispanic Housing Development Corporation

Address: 325 North Wells, 8th Floor
Chicago, Illinois 60654

40017064

RETURN TO:

Name: Mr. Mark Kruse
Hispanic Housing Development Corporation

Address: 325 North Wells, 8th Floor
Chicago, Illinois 60654

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0316246437

The Hispanic Housing Development Corporation, the Remediation Applicant, whose address is 325 North Wells, 8th Floor, Chicago, IL 60654 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:

LOTS 1 THROUGH 6, INCLUSIVE, EXCEPT THE EAST 33.25 FEET OF SAID LOT 6; LOTS 7 THROUGH 12, INCLUSIVE, TOGETHER WITH THE NORTH-SOUTH 16 FOOT VACATED PUBLIC ALLEY, VACATED BY ORDINANCE PASSED FEBRUARY 8, 1995 AND RECORDED MARCH 1, 1995 AS DOCUMENT NO. 95-143450, ALL IN BLOCK 5 IN CARTER'S RESUBDIVISION OF BLOCKS 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 AND LOTS 2, 4 AND 5 OF BLOCK 17, ALL IN CARTER'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 IN CLIFFORD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. Common Address: 1045 North Sacramento Avenue, Chicago, IL 60622

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3. Real Estate Tax Index/Parcel Index Number(s): 16-01-305-001; 16-01-305-002; 16-01-305-003; 16-01-305-004; 16-01-305-005; 16-01-305-006; 16-01-305-007; 16-01-305-008; 16-01-305-009; and 16-01-305-010.
4. Remediation Site Owner: Norwegian American Hospital
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

Property of Cook County Clerk's Office



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

(217) 524-3300

February 17, 2017

CERTIFIED MAIL

7014 2120 0002 3291 6833

Hispanic Housing Development Corporation

Attn: Mr. Mark Kruse
325 North Wells, 8th Floor
Chicago, Illinois 60654

Re: 0316246437/Cook County
Chicago/Norwegian American Hospital
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Mr. Kruse:

The *Remedial Action Completion Report (RACR)* (received October 4, 2016/Log No. 16-63152), as prepared by GSG Consultants, Inc. for the above-referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). This Report demonstrates the remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742, including the indoor inhalation pathway, are above the existing concentrations of regulated substances and that the remedial action was completed in accordance with the *Remedial Action Plan* (received February 20, 2015/Log No. 15-58719) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 1.0 acre, is located at 1045 North Sacramento 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 February 11, 2015/Log No. 15-58676), is Hispanic Housing Development Corporation.

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 of this Letter.

4302 N. Main St., Rockford, IL 61103 (815) 987-7760
595 S. State, Elgin, IL 60123 (847) 609-3131
2125 S. First St., Champaign, IL 61820 (217) 278-5800
2009 Mall St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Decatur, IL 60016 (847) 294-4000
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3622
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.
- 2) 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; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 3) 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. Excavated soil 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.

Engineering Controls:

- 4) The clean soil barrier, which is comprised of a minimum of three (3) feet of clean soil covering the area shown on 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 of the contaminated media.
- 5) The concrete cap barrier, as shown on 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 of the contaminated media.
- 6) The building slab, as shown on the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Institutional Controls: No institutional controls are required.

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Other Terms

- 7) The Remediation Applicant has remediated the release associated with Leaking UST Incident Numbers 20150132 and 20150769.
- 8) 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.
- 9) 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
Division of Records Management #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 10) 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 title holder 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;

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- 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.
- 11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Hispanic Housing Development Corporation;
 - 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;
 - 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.
- 12) 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 Norwegian American Hospital property.

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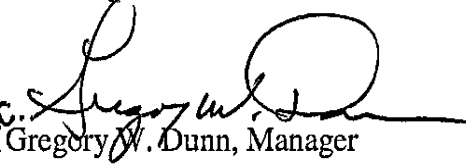
13) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Ms. P.J. Gebhardt
 Illinois Environmental Protection Agency
 Bureau of Land/RPMS #24
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, IL 62794-9276

14) 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.

If you have any questions regarding the Norwegian American Hospital property, you may contact the Illinois EPA project manager, Mr. Max Twum at (217) 558- 0932.

Sincerely,


 MWL M.C. Gregory W. Dunn, Manager
 Remedial Project Management Section
 Division of Remediation Management
 Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
 Site Base Map
 Property Owner Certification of No Further Remediation Letter under the Site
 Remediation Program Form
 Instructions for Filing the NFR Letter

cc: Mr. Gary Krugel
 Norwegian American Hospital
 1044 N. Francisco Avenue
 Chicago, IL 60622

Mr. George Kougias
 GSG Consultants, Inc.
 gkougias@gsg-consultants.com

Bureau of Land File
 Ms. P.J. Gebhardt

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LEGEND

PROPERTY BOUNDARY

Note:
Construction Worker Protection Area applies to the entire site

ENGINEERED BARRIERS

CONCRETE SLAB (BUILDING)

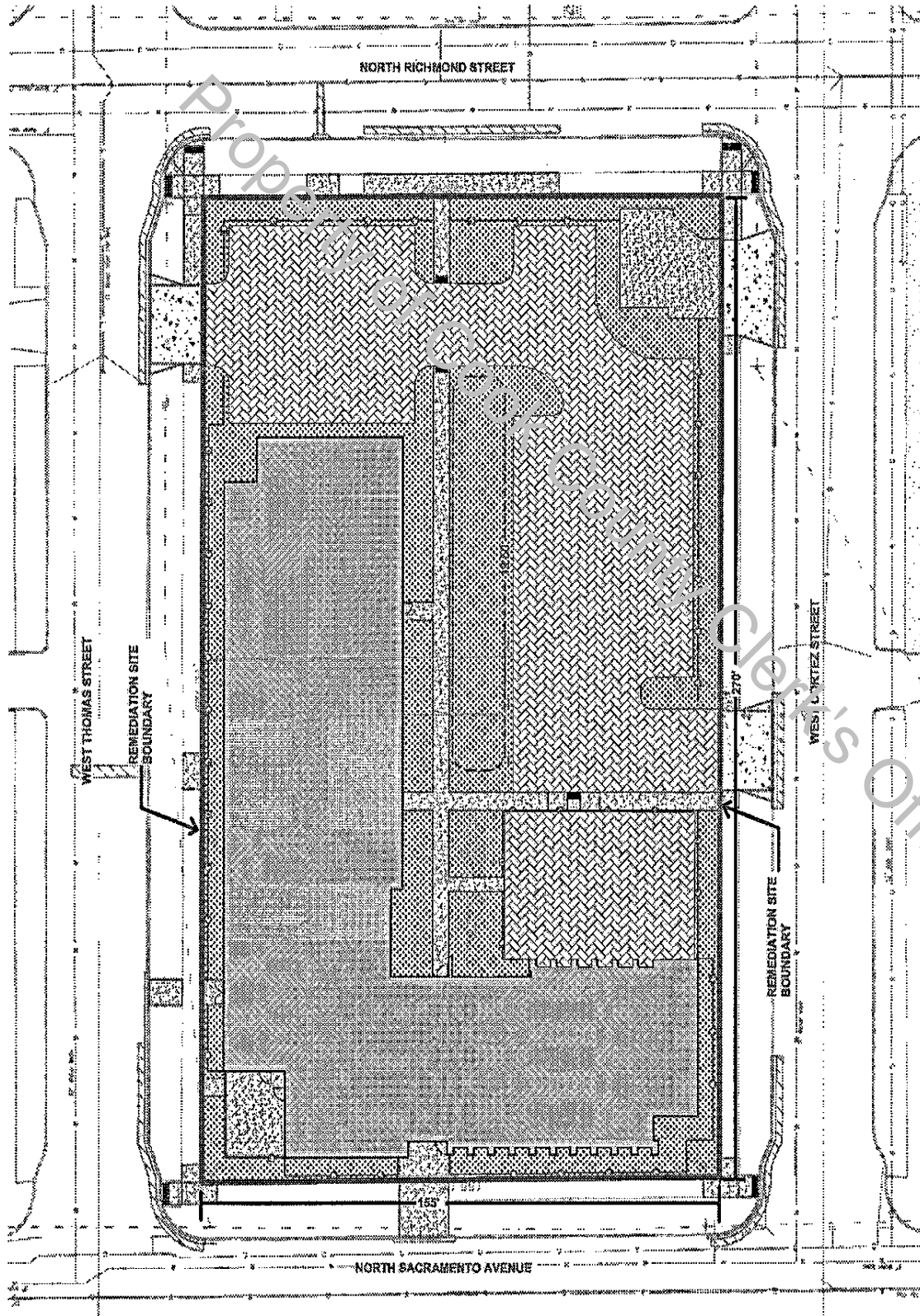
CONCRETE PAVEMENT


MINIMUM OF THREE (3) FEET OF CLEAN SOIL TOPPED WITH PERMEABLE PAVEMENTS ARE NOT REQUIRED AS PART OF THE ENGINEERED BARRIERS

LANDSCAPED AREAS AND MINIMUM THREE (3) FEET OF CLEAN FILL

PIN Numbers:

- 16-01-305-001
- 16-01-305-002
- 16-01-305-003
- 16-01-305-004
- 16-01-305-005
- 16-01-305-006
- 16-01-305-007
- 16-01-305-008
- 16-01-305-009
- 16-01-305-010



	GSG CONSULTANTS, INC. 855 W. ADAMS, SUITE 200 CHICAGO, IL 60607 PHONE: (312) 733-6262 FAX : (312) 733-5612		SCALE: AS SHOWN	DRAWN BY: DM	SITE BASE MAP 0316246437/COOK COUNTY CHICAGO/NORWEIGAN AMERICAN HOSPITAL SITE REMEDIATION/TECHNICAL REPORTS
			CHECKED BY: GK	DATE: 8/26/2016	

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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:	<u>SACRAMENTO AND THOMAS LIMITED PARTNERSHIP</u>
Title:	<u>President</u>
Company:	<u>La Hispania Housing Development Corporation</u>
Street Address:	<u>325 N. Wells, 9th Fl.</u>
City:	<u>Chicago</u> State: <u>IL</u> Zip Code: <u>60654</u> Phone: <u>312-602-6500</u>
Site Information	
Site Name:	<u>65th Infantry "Bourgeoisier" Apartments</u>
Site Address:	<u>1045 N. Sacramento</u>
City:	<u>Chicago</u> State: <u>IL</u> Zip Code: <u>60622</u> County: <u>Cook</u>
Illinois inventory identification number:	_____
Real Estate Tax Index/Parcel Index No.	_____
<p>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.</p> <p>Owner's Signature: <u><i>[Signature]</i></u> Date: <u>2-23-17</u></p> <p>SUBSCRIBED AND SWORN TO BEFORE ME this <u>23</u> day of <u>Feb</u>, 20<u>17</u></p> <p><u><i>[Signature]</i></u> Notary Public</p> <div style="border: 2px dashed black; padding: 5px; width: fit-content; margin-left: auto;"> <p style="text-align: center;">"OFFICIAL SEAL" MELINDA MARIE JANCZUR NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 12/29/2019</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.