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PREPARED BY:

Richard Schleyer
Public Building
Commission of Chicago
50 West Washington, Room 200
Chicago, Illinois 60602



2100617305

Doc# 2100617305 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2021 02:55 PM PG: 1 OF 9

RETURN TO:

Richard Schleyer
Public Building
Commission of Chicago
50 West Washington, Room 200
Chicago, Illinois 60602

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: 0316700007

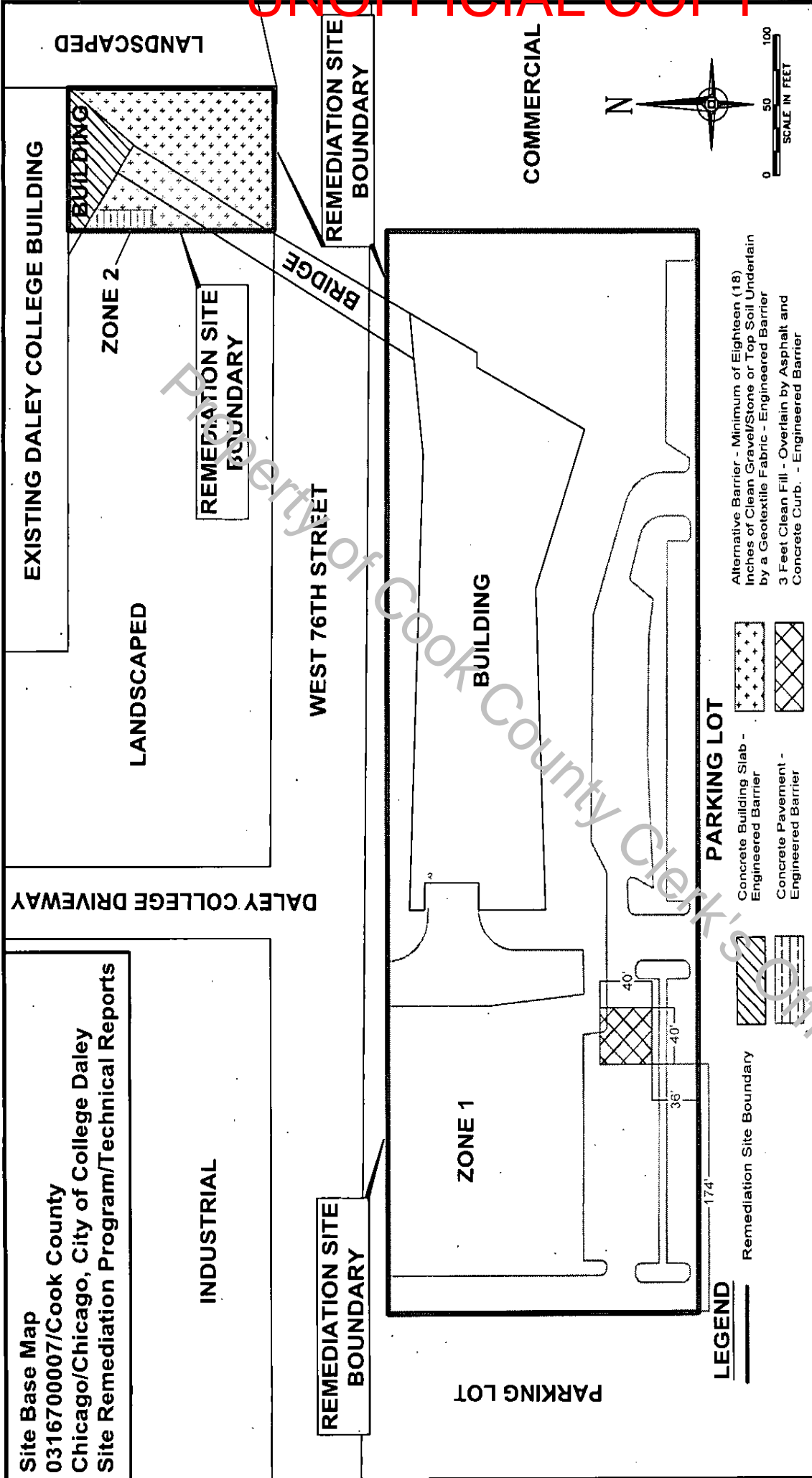
Public Building Commission of Chicago, the Remediation Applicant, whose address is 50 West Washington, Room 200, Chicago, Illinois 60602 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

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

NORTH REMEDIATION AREA

THAT PART OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4403.50 FEET OF SAID SECTION 27 WITH A LINE REFERRED TO AS "LINE A" WHICH EXTENDS EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 27 THAT IS 644.66 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID SECTION 27 THAT IS 619.17 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE NORTH 1 DEGREE 55 MINUTES 2 SECONDS WEST, ALONG SAID EAST LINE OF THE WEST 4408.50 FEET, 198.90 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH WALL OF A BUILDING; THENCE NORTH 88 DEGREES 5 MINUTES 45 SECONDS EAST, ALONG SAID EXTENSION AND WALL, 484.92 FEET TO A POINT OF BEGINNING THAT IS 101.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID BUILDING; THENCE CONTINUING NORTH 88 DEGREES 5 MINUTES 45 SECONDS EAST, ALONG

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<p>Site Base Map 031670007/Cook County Chicago/Chicago, City of College Daley Site Remediation Program/Technical Reports</p>	<p>Attachment A: Site Base Map Daley College Engineering and Advanced Manufacturing Center 4101 West 76th Street Chicago, Illinois 60652</p>	<p>LEGEND NOTES:</p> <ol style="list-style-type: none"> Engineered barriers are required to exclude the residential ingestion exposure route. Any building constructed on the Remediation Site must have a full concrete slab-on-grade or full concrete basement floors and walls with no sumps. 	<p>LEGEND</p> <ul style="list-style-type: none"> Remediation Site Boundary Concrete Building Slab - Engineered Barrier Concrete Pavement - Engineered Barrier Alternative Barrier - Minimum of Eighteen (18) Inches of Clean Gravel/Stone or Top Soil Underlain by a Geotextile Fabric - Engineered Barrier 3 Feet Clean Fill - Overlain by Asphalt and Concrete Curb. - Engineered Barrier
<p>INDUSTRIAL</p>	<p>COMMERCIAL</p>	<p>CARNOW CONIBEAR Carnow, Conibear & Assoc., Ltd. Environmental Consulting Services 600 W. Van Buren St., Suite 500, Chicago, IL 60607 T: 312.782.4486 F: 312.782.5145 www.ccaltd.com</p>	
<p>Site Base Map 031670007/Cook County Chicago/Chicago, City of College Daley Site Remediation Program/Technical Reports</p>		<p>LEGEND</p> <ul style="list-style-type: none"> Remediation Site Boundary Concrete Building Slab - Engineered Barrier Concrete Pavement - Engineered Barrier Alternative Barrier - Minimum of Eighteen (18) Inches of Clean Gravel/Stone or Top Soil Underlain by a Geotextile Fabric - Engineered Barrier 3 Feet Clean Fill - Overlain by Asphalt and Concrete Curb. - Engineered Barrier 	

Date: October 2019
Scale: 1"=100'
Drawn by: JL
Checked by: DB

Your Environmental Resource
 \\Carnow-dc2\erc\PBCC\Daley College\SRP\RACK\Draw\Site Base Mcdp.dwg

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SAID WALL, 101.00 FEET TO SAID SOUTHEAST CORNER OF THE BUILDING; THENCE SOUTH 1 DEGREE 56 MINUTES 26 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF THE EAST WALL OF SAID BUILDING, 158.69 FEET TO THE NORTH LINE OF W. 76TH STREET; THENCE SOUTH 82 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG SAID NORTH LINE, 101.56 FEET; THENCE NORTH 1 DEGREE 55 MINUTES 18 SECONDS WEST 168.81 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

SOUTH REMEDIATION AREA

THAT PART OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4111.12 FEET OF SAID SECTION 27 WITH A LINE REFERRED TO AS "LINE A", WHICH EXTENDS EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 27 THAT IS 644.66 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID SECTION 27 THAT IS 619.17 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE SOUTH 1 DEGREE 55 MINUTES 2 SECONDS EAST, ALONG SAID EAST LINE OF THE WEST 4111.12 FEET, 50.00 FEET TO A POINT OF BEGINNING ON THE SOUTH LINE OF W. 76TH STREET, ACCORDING TO THE PLAT OF OPENING FOR PUBLIC STREET RECORDED SEPTEMBER 6, 2006, AS DOCUMENT 0624931079, AS MONUMENTED; THENCE NORTH 88 DEGREES 5 MINUTES 8 SECONDS EAST, ALONG SAID SOUTH LINE, 785.22 FEET TO THE EAST LINE OF THE WEST 4896.34 FEET OF SAID SECTION 27; THENCE SOUTH 1 DEGREE 55 MINUTES 2 SECONDS EAST, ALONG SAID EAST LINE OF THE WEST 4896.34 FEET, 247.50 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 42 SECONDS WEST 785.22 FEET TO THE EAST LINE OF THE WEST 4111.12 FEET OF SAID SECTION 27; THENCE NORTH 1 DEGREE 55 MINUTES 2 SECONDS WEST, ALONG SAID EAST LINE, 246.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

2. Common Address: 7500 South Pulaski Road (aka 4101 West 76th Street), Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 19-27-401-045-0000, 19-27-401-040-0000, & 19-27-401-029-0000
4. Remediation Site Owner: City College of Chicago
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)

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

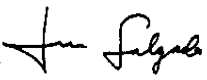

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized 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>Juan Salgado</u>	
Title: <u>Chancellor</u>	
Company: <u>Board of Trustees - Community College District No. 508</u>	
Street Address: <u>180 N. Wabash, Suite 200</u>	
City: <u>Chicago</u> State: <u>IL</u> Zip Code: <u>60601</u> Phone: <u>773-553-3440</u>	
Site Information	
Site Name: <u>Richard J. Daley College</u>	
Site Address: <u>7500 S. Pulaski Road (aka 4101 W. 76th Street)</u>	
City: <u>Chicago</u> State: <u>IL</u> Zip Code: <u>60652</u> County: <u>Cook</u>	
Illinois inventory identification number: <u>0316700007</u>	
Real Estate Tax Index/Parcel Index No. <u>19-27-401-045-0000; 19-27-401-040-0000; 19-27-401-029-0000</u>	
<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></u> Date: <u>8/14/2020</u></p> <p>SUBSCRIBED AND SWORN TO BEFORE ME this <u>14</u> day of <u>August</u>, 20<u>20</u></p> <p><u></u> Notary Public</p> <div style="border: 2px dashed black; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> <p>OFFICIAL SEAL MARIA D SALINAS NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/28/21</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.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

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(217) 524-3300

April 21, 2020

CERTIFIED MAIL

7019 1640 0001 9860 2235

Public Building Commission of Chicago
Attn: Richard Schleyer
50 West Washington, Room 200
Chicago, Illinois 60602

Re: 0316700007/Cook County
Chicago/Chicago, City of College Daley
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Mr. Schleyer:

The January 27, 2020 *Remedial Action Completion Report* (received January 30, 2020/Log No. 20-70840), as prepared by Carnow, Conibear and Associates, Ltd. 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, are above the existing concentrations of regulated substances and the remedial action was completed in accordance with the October 6, 2017 *Comprehensive Site Investigation Report/Remediation Objectives Report/Remedial Action Plan* (received October 11, 2017/Log No. 17-65732) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 4.49 acres, is located at 7500 South Pulaski Road (aka 4101 West 76th Street), 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 11, 2017/Log No. 17-65732), is Public Building Commission of Chicago.

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 Street, Rockford, IL 61103 (815) 987-7760
595 S. State Street, Elgin, IL 60123 (847) 608-3131
2125 S. First Street, Champaign, IL 61820 (217) 278-5800
2009 Mall Street Collinsville, IL 62234 (618) 346-5120

9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph Street, Suite 4-500, Chicago, IL 60601

S/N
P/Q
S/N
M/Y
SC/Y
E/N
INT/JH

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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:

There are no preventive controls required.

Engineering Controls:

- 3) 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.
- 4) The concrete cap barrier (concrete pavement), 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.
- 5) The concrete slab of the building, as shown on the attached Site Base Map, must remain over the contaminated soils. This concrete slab must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.
- 6) The alternative engineered barrier, which is comprised of a minimum of 18 inches of clean fill material underlain by geotextile fabric in the areas shown on the attached Site Base Map, must remain over the contaminated soils. This alternative engineered barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Institutional Controls:

- 7) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sumps.

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Other Terms

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, Illinois 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;
- 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.

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- 11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Public Building Commission of Chicago;
 - 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 Chicago, City of College Daley property.

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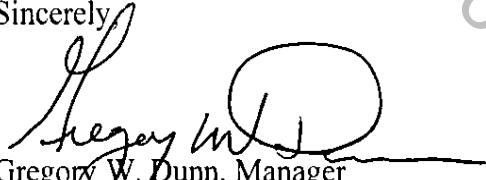
13) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Jim Scott
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 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 Chicago, City of College Daley property, you may contact the Illinois EPA project manager, Jeffrey J. Guy at (217) 785-8724.

Sincerely


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

7TH
NVL

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: Ms. Diane Minor
City College of Chicago
226 West Jackson
Chicago, Illinois 60606

David Bremer, Carnow, Conibear and Associates, Ltd.: dbremer@ccaltd.com

Bureau of Land File

Mr. Jim Scott