

UNOFFICIAL COPY

PREPARED BY:

Jacques Sandberg
Lathrop Homes IB, LP
350 West Hubbard Street, Suite 300
Chicago, IL 60654



Doc# 2310334021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2023 01:36 PM PG: 1 OF 10

RETURN TO:

Jacques Sandberg
Lathrop Homes IB, LP
350 West Hubbard Street, Suite 300
Chicago, IL 60654

41099516.1

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: 0316225197

Lathrop Homes IB, LP, the Remediation Applicant, whose address is 350 West Hubbard Street, Suite 300, 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:

That part of Lot 12 in the Snow Estate Subdivision by the Superior Court of Cook County, Illinois, in Partition of the East Half of the Northwest Quarter of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded January 29, 1873, as Document number 80819, lying North and East of the North Branch of the Chicago River; Excepting therefrom that part vacated by Ordinance recorded February 21, 1940 as Document number 12438633; Also Excepting therefrom that part deeded to the City of Chicago for street purposes per document recorded May 25, 1937 as Document number 12002816, more particularly described as follows;

Beginning at the intersection of the East line of N. Hoyne Avenue as Deeded to the City of Chicago May 25, 1937 as Document number 12002816 and the South line of W. Diversey Parkway being 40.00 feet South of the Centerline of said W. Diversey Parkway as Deeded to the City of Chicago May 25, 1937 as Document number 12002816; thence North 88 degrees 39 minutes 10 seconds East along said South Right of Way line of W. Diversey Parkway 117.64 feet to the Southwest line of N. Clybourn Ave.; thence South 46 degrees 16 minutes 10 seconds East 32.67 feet to the West line of North Damen Avenue; thence South 01 degree 49 minutes 22 seconds West along said West line 77.74 feet; thence South 05 degrees 15 minutes 16 seconds West along said West line 38.77 feet; thence South 05 degrees 47 minutes 19 seconds West along said West line 54.27 feet; thence South 88 degrees 21 minutes 55 seconds West 123.69 feet to the East line of said N. Hoyne Avenue; thence North 1 degrees 47 minutes 55 seconds West along said East line 193.74 feet to the Point of Beginning, in Cook County, Illinois.

2. Common Address: 2000 West Diversey Parkway (2747-2759 North Hoyne Avenue), Chicago, IL

UNOFFICIAL COPY

3. Real Estate Tax Index/Parcel Index Number: 14-30-302-029-8001 and 14-30-302-029-8002
4. Remediation Site Owner: Chicago Housing Authority
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

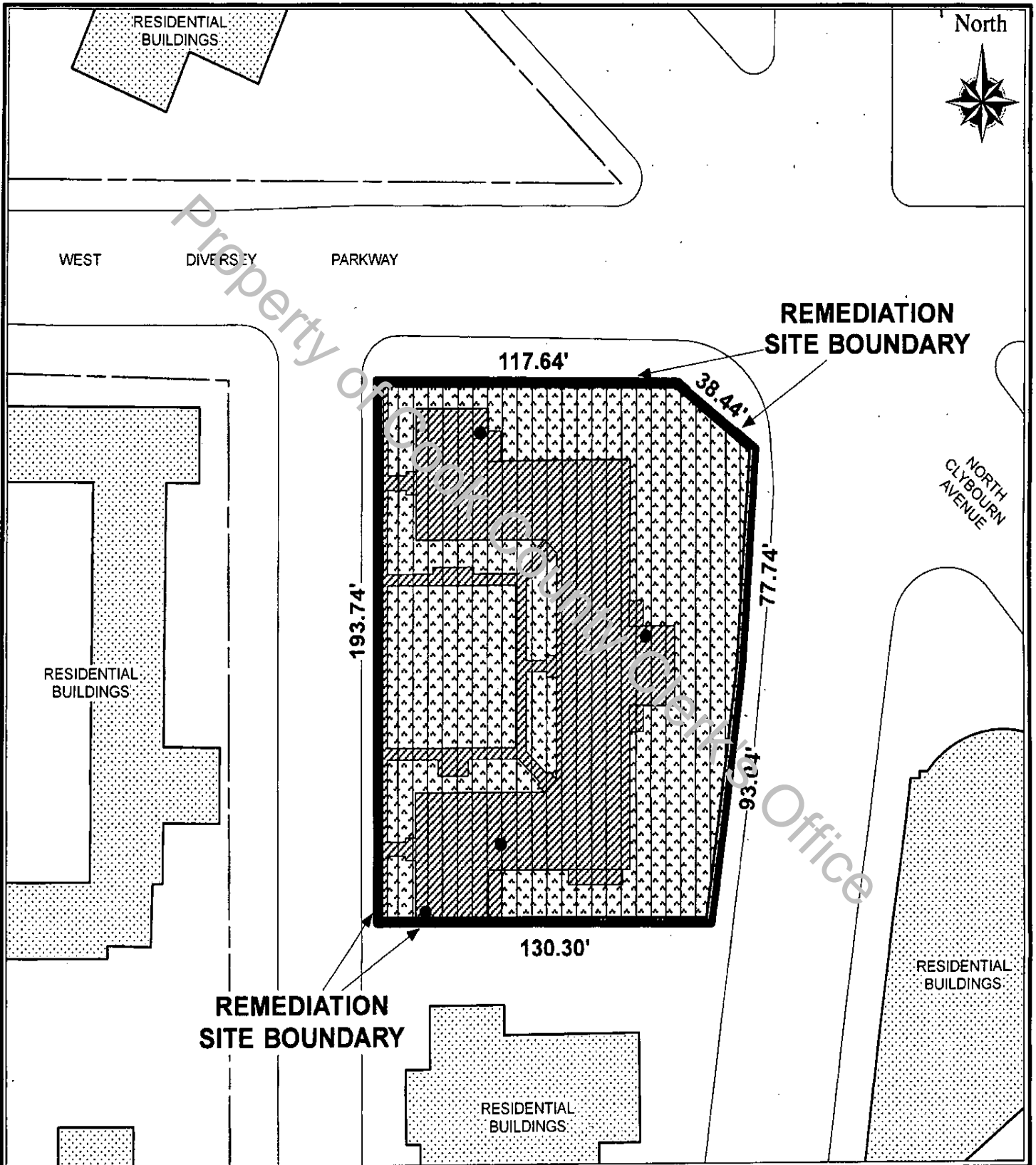
(Illinois EPA Site Remediation Program Environmental Notice)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

SITE BASE MAP

LPC# 0316225197 -- Cook County
CHICAGO / LATHROP HOMES - PHASE 1B (PARCEL 2/S-03)
SITE REMEDIATION / TECHNICAL REPORTS



Legend: Remediation Site Boundary

Scale: 1" = 50'

0' 50'

Address: 2747 - 2759 North Hoyne Avenue
Chicago, IL

Date: December 2022

● Capped & Vented Sump

▲ Alternative 6" Clean Soil & Geotextile Fabric Engineered Barrier

▨ Area Requiring Construction Worker Notification

▨ Hardscape Engineered Barrier

UNOFFICIAL COPY

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

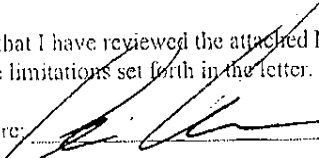
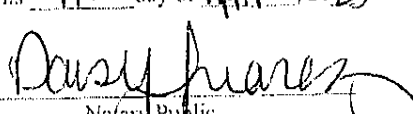
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized 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>Chicago Housing Authority (leased to Lathrop Homes IB, LP)</u>			
Title: <u>n/a</u>			
Company: <u>n/a</u>			
Street Address: <u>60 East Van Buren Street</u>			
City: <u>Chicago</u>	State: <u>IL</u>	Zip Code: <u>60605</u>	Phone: <u>312-721-8500</u>
Site Information			
Site Name: <u>Lathrop Homes - Phase IB</u>			
Site Address: <u>2000 West Diversey Parkway (2747-2759 North Hoyne Avenue)</u>			
City: <u>Chicago</u>	State: <u>IL</u>	Zip Code: <u>60647</u>	County: <u>Cook</u>
Illinois inventory identification number: <u>0316225197</u>			
Real Estate Tax Index/Parcel Index No. <u>14-30-302-029-8002</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>4/11/23</u></p>			
<p>SUBSCRIBED AND SWORN TO BEFORE ME this <u>11th</u> day of <u>April</u>, 20<u>23</u></p> <p><u></u> Notary Public</p>		<p>On behalf of Chicago Housing Authority</p> <div style="border: 2px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>OFFICIAL SEAL DAISY JUAREZ NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 3/31/2025</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

(217) 524-3300

March 16, 2023

CERTIFIED MAIL

7022 0410 0002 8260 7144

Jacques Sandberg
Lathrop Homes IB, LP
350 West Hubbard Street, Suite 300
Chicago, IL 60654

Re: 0316225197/Cook County
Chicago/ Lathrop Homes- Phase IB (Parcel 2/S-03)
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Mr. Sandberg:

The *Remedial Action Completion Report* (received December 27, 2022/Log No. 23-75804), as prepared by Pioneer Environmental Services, LLC for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). 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 above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.59 acres, is located at 2000 West Diversy Parkway (2747-2759 North Hoyne 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 August 31, 2022 Log No: 22-75224), is Lathrop Homes IB, LP.

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.

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

UNOFFICIAL COPY

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. Soil excavated 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 asphalt/concrete barrier, as shown on the attached Site Base Map, must remain over the contaminated soils. This asphalt/concrete barrier must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.
- 5) The alternative engineered barrier, which is comprised of six (6) inches of clean soil underlain by a Mirafi® 180N 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:

- 6) 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 except as described in Paragraph 7.

UNOFFICIAL COPY

- 7) The on-site sump(s) must remain sealed with the approved cap and vent system. A caution label must be affixed to the vent pipe indicating that the system cannot be dismantled without proper consultation. In addition, the sump cover must be resealed if it is ever removed for sump pump inspection, replacement, maintenance or for any other reason. The vent system must also be correctly maintained under such circumstances.

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;

UNOFFICIAL COPY

- 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.

11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

- a) Lathrop Homes IB, LP;
- 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.

UNOFFICIAL COPY

- 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 Lathrop Homes property.
- 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:

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 Lathrop Homes property, you may contact the Illinois EPA project manager, Patricia Silva at 217-524-3285.

Sincerely,



Jeron Schultz, 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 the NFR Letter under the Site Remediation
 Program Form
 Instructions for Filing the NFR Letter

UNOFFICIAL COPY

cc: Ann McKenzie
Chicago Housing Authority
60 E Van Buren
Chicago, IL 60605

Jake Hartsock
Pioneer Environmental
jhartsock@pioneerees.com

Bureau of Land File
Ms. Christina King

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387