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Prepared by:

Name: Wade Homes LLC

Address: 3205 S. Rhodes Ave
Chicago, IL 60616

Return to:

Name: Wade Homes LLC

Address: 3205 S. Rhodes Ave
Chicago, IL 60616



Doc# 2409908011 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/8/2024 1:34 PM

PAGE: 1 OF 6

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

COVER PAGE FOR THE MAINTENANCE PLAN

4317 S. CALUMET

SITE PIN: 20-03-305-003-0000

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Carnow, Conibear & Assoc., Ltd.
Environmental Consulting Services
600 West Van Buren St., Suite 500, Chicago, IL 60607
t: 312.782.4486 f: 312.782.5145
www.ccaitd.com

CARNOW CONIBEAR

August 25, 2023

Mr. Jerome Wade
President
Wade Enterprises & Associates, Inc.
3205 S. Rhodes Avenue
Chicago, Illinois 60616

Via email: Jwadeenterprise@gmail.com

**RE: Engineered Barrier Maintenance Plan
Parade of Homes
4317 S. Calumet Avenue, Chicago, IL 60653
PIN: 20-03-305-003-0000
Carnow Conibear Project No.: E165110101**

Dear Mr. Wade:

Carnow, Conibear & Assoc., Ltd (Carnow Conibear) was retained by Wade Enterprises & Associates, Inc. (Developer) to prepare their Engineered Barrier Maintenance (EBM) Plan for the Parade of Homes site located at 4317 South Calumet Avenue (the "Site"), in accordance with City of Chicago Department of Assets, Information and Services (AIS) requirements. The maintenance activities relate to the existing barriers which address or occupy the area over the contaminated soil.

This Engineered Barrier Maintenance Plan is intended to provide a ready reference and guide to assist in establishing and maintaining an effective program for inspecting and maintaining engineered barriers at the Site.

Descriptions

Description of Contamination

Soil contaminated by dibenzo(a,h)anthracene, mercury, and lead is located in surface soils throughout the Site. Exposure pathways include residential soil ingestion, construction worker inhalation, and/or the pH-specific soil component to groundwater.

Description of the Barrier to be Maintained

Engineered barriers at the Site consist of concrete building foundations, slabs and sidewalks, and 18 inches of clean fill underlain with geotextile in landscape areas. A sealed sump is also present at the Site. The locations of the engineered barriers are shown in **Exhibit I**.

Engineered Barrier Purpose

The concrete and clean fill barriers over the contaminated soil serve as a barrier to prevent direct human contact with residual soil contamination that might otherwise pose a threat to human health. Based on the current use of the Site as residential property, the barriers should function as intended unless disturbed.

5 year Inspection

The concrete building foundations, slabs and sidewalk, and clean fill barriers overlying the contaminated soil and as depicted in **Exhibit I** will be inspected once every 5 years, normally in the spring after all snow and ice is gone, for deterioration, cracks, settling, and other potential problems that can cause exposure to underlying soils. The inspections will be performed by the property owner or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where underlying contaminated soils have become exposed or are likely to become exposed will be documented. Sumps should be inspected to assess the integrity of the seals.

A log of the inspections and any repairs will be maintained by the property owner. The log will include recommendations for necessary repair of any areas where underlying soils are exposed. Once repairs are completed, they will be documented in the inspection log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include caulking of cracks, patching and filling or larger resurfacing or construction operations. Maintenance of the clean backfill barrier can include filling in low areas with additional clean fill to meet the 18-inch clean fill requirement and capping with sod. Imported clean fill should be verified to be clean in accordance with the original Remedial Action Plan. If the sumps present at the Site require maintenance, the seals must be replaced after the completion of maintenance activities. In the event that necessary maintenance activities expose the underlying soil, the owner must inform maintenance workers of the inhalation exposure hazard. Any soils excavated from below the barriers must be disposed of off the Site. The owner must also sample any soil that is excavated from the site prior to disposal per landfill requirements. The soil must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law.

In the event the concrete barriers overlying the contaminated soil are removed or replaced, the replacement barriers must be equally impervious or consist of a minimum of 18 inches clean fill underlain with geotextile. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan.

Mr. Jerome Wade
August 25, 2023
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Engineered Barrier Maintenance Plan
4317 S. Calumet Ave.
Chicago, IL

We appreciate the opportunity to assist you on this important project. Should you have any questions or need additional information, please do not hesitate to contact Nohemi Melero at (312) 656-2383.

Sincerely,

Carnow, Conibear & Assoc., Ltd.

Nohemi Melero

Nohemi Melero, REPA
Senior Project Manager

Exhibit I – Engineered Barriers

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**CARNOW
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ALLEY

GARAGE





VACANT LOT

RESIDENTIAL

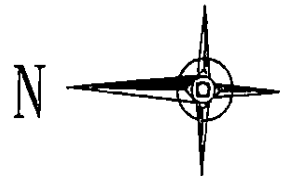
RESIDENTIAL

Property of Cook County Clerk's Office

LEGEND

-  Site Boundary
-  18" Clean Fill underlain by Geotextile
-  Asphalt or Concrete
-  Building Foundation

S. CALUMET AVE.



Date: August 2023
 Scale: 1" = 20'
 Drawn by: NM
 Checked by: DSB

Exhibit I: Engineered Barriers
 4317 S. Calumet Ave.
 Chicago, Illinois

Your Environmental Resource

T:\Wade Enterprise & Assoc\Engineered Barrier Maintenance Plan Drawings\Exhibits.dwg

Carnow, Conibear & Assoc., Ltd.
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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 20033050030000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookcountyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the clerk.

2003	305003		2520899							
AREA	SUB AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALP	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME **252**

AREA SUB-AREA BLOCK PARCEL TAX CODE 70036
20-3-305-3

H H HONORES SUB

18

2022 DIVISION

AREA	SUB AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD
0	0	0	0	0	0	0	0	0	0	0
45	47	48	49	50	51	52	53	54	55	56
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
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7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9
45	47	48	49	50	51	52	53	54	55	56