



Legislation Text

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File #: 23-1002, Version: 1

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**TO:** Mayor Richard C. Irvin

**FROM:** Giovanni Santana, Superintendent of Parks & Recreation

**DATE:** 4/15/2024

**SUBJECT:**

Asbestos Remediation - 22 W. Park Place & 817 Forest Avenue, Aurora, IL 60505.

**PURPOSE:**

To ensure proper and safe remediation of asbestos & lead for City-owned properties located at 22 W. Park Place & 817 Forest Avenue.

**BACKGROUND:**

Site one (1) Located on the City's near East side, 22 W Park Place was purchased by the City in 2008. The parcel is directly adjacent to other City-owned property and directly northwest of McCarty Park. Site two (2) sits on the grounds of Garfield Park, the property has been owned by the City since 1920. The structures at both locations have historically been used as a residential dwellings; however, various repairs are required to bring them into compliance with residential building codes. While exploring potential uses for both of the properties, City ordered site assessments revealed the presence of asbestos & lead. Regardless of the final use of the properties, remediation is necessary.

**DISCUSSION:**

Midwest Environmental Consulting Services, Inc. of Yorkville, IL, provides remediation services which the City has used for past for remediation projects at other City-owned properties. The City contracted with Midwest to develop Bid 24-028 which was advertised and closed on April 10th. Based on bids received, the projects shall not exceed \$85,000, which includes: project design, contractor bidding, contractor fees, project management, and air quality testing.

Base on results of bid 24-028 staff is recommending remediation by Nationwide Environmental & Demo LLC for site one (22 W Park Place) and Midway Contracting Group LLC for site two (817 Forest Av). Funding for this project is an approved decision package in the 2024 budget and allocated in account: 601-4440-451.38-05 & 101-4440-451.38-05.

**IMPACT STATEMENT:**

Not remediating asbestos & lead will be prohibitive to any future use of the property and the structure will continue to sit vacant and continue to deteriorate.

**RECOMMENDATIONS:**

I recommend that the City Council adopts a resolution authorizing the remediation of asbestos for City owned property located at 22 W Park Place & 817 Forest Avenue.

cc: Infrastructure and Technology



CITY OF AURORA, ILLINOIS

RESOLUTION NO. \_\_\_\_\_  
DATE OF PASSAGE \_\_\_\_\_

A Resolution Authorizing the remediation of asbestos for City-owned properties located at 22 W. Park Place & 817 Forest Avenue.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, located on the City's near East side, 22 W Park Place was purchased by the City in 2008 and 817 Forest Av in 1920; and

WHEREAS, various repairs are required to bring the properties into compliance with residential building codes; and

WHEREAS, a City ordered site assessments revealed the presence of asbestos; and

WHEREAS, Midwest Environmental Consulting Services, Inc. of Yorkville, IL, provides remediation services, which the City has used for past for remediation projects; and the city contracted with to assist with development of bid; and

WHEREAS, Bid the City publicly bid 24-024 and received favorable responses and both selected companies are capable of performing the work; and

WHEREAS, funding is available in the 2024 budget in accounts 601-4440-451.38-05 and 101-4440-451.38-05.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Aurora, Illinois, as follows: Authorization for the remediation of asbestos & lead for city owned properties 22 W. Park Place and 817 Forest Avenue to be awarded to Nationwide Environmental and Demo LLC and Midway Contracting Group LLC and the Director of Purchasing to issue necessary orders.