

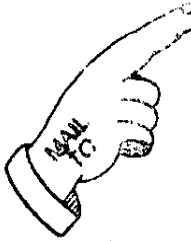
PREPARED BY:

Name: United States Postal Service
Address: 1116 Garfield Avenue
Oak Park, IL 60304



RETURN TO:

Name: George Formoso
United States Postal Service
Address: 500 East Fullerton Avenue
Carol Stream, IL 60199-9461



THE ABOVE SPACE FOR RECORDER'S OFFICE

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF COOK COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.

Illinois EPA Number: 0312255158

LUST Incident No.: 991858

The United States Postal Service, the owner and operator of the leaking underground storage tank(s) associated with the above-referenced incident, whose address is 500 East Fullerton Avenue, Carol Stream, Illinois, has performed investigative and/or remedial activities for the site identified as follows and depicted on the attached Site Base Map:

1. Legal description or Reference to a Plat Showing the Boundaries: Please see attached for the legal description.
2. Common Address: 1116 Garfield Avenue, Oak Park, Illinois
3. Real Estate Tax Index/Parcel Index Number: 16-18-137-001-0000
4. Site Owner: United States Postal Service
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

TAH:TL

Attachment:1

Leaking Underground Storage Tank Environmental Notice

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P9
5-
M17
JHC

UNOFFICIAL COPY

00588827

POST OFFICE
FN. FLOOR EL. 41.50

12'X6" @ 1.0%

FIGURE 1

SOIL SAMPLE LOCATION MAP
SOUTH OAK PARK POST OFFICE
UNITED STATES POSTAL SERVICE
Oak Park, Illinois

Three Hawthorn Parkway
Vernon Hills, Illinois
60061

WESTON
ENGINEERS
DESIGNERS/CONSULTANTS

PARKING LOT

39.60
35.00

FORMER EXCAVATION BOUNDARY

SW-01E

SW-01N

BS-01

SW-01S

135'X12" @ 0.5%

50'X6" @ 1.0%

3.00'

6" W

FORMER 550-GALLON HEATING OIL UST

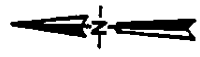
SW-01W

HB-1W

PROPERTY LINE

LEGEND

- ⊙ SOIL SAMPLE COLLECTED 8-24-99
- ⊕ SOIL SAMPLE COLLECTED 2-1-00



SCALE

GAS

PERMANENT-02/29/00-10-29-J:\CAD93\000\09500

Property of Cook County Clerk's Office

Legal Description 00588827 Oak Park S
971855

UNOFFICIAL COPY

ITEM 1

That part of the northwest quarter of Section 18, Township 39 North, range 13 east of the Third Principal Meridian, Cook County, Illinois. Described as follows:

Beginning at the southwest corner of Lot 2 in Block 19 in W. J. Wilson's addition to Oak Park; thence on an assumed bearing of north 00 degrees 13 minutes 36 seconds west along the west line of Lot 2 a distance of 141.90 feet to the north line of Lot 2; thence north 90 degrees 00 minutes 00 seconds west along the north line of Lot 1 in Block 19 in W. J. Wilson's addition to Oak Park. 54.50 feet to the northwest corner of Lot 1; thence continuing north 90 degrees 00 minutes 00 seconds west along the south line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911. 66.00 feet to the northeast corner of Lot 3 in Block 18 in W. J. Wilson's addition to Oak Park; thence south 00 degrees 13 minutes 36 seconds east along the east line of said Lot 3 a distance of 141.90 feet to the southeast corner of Lot 3; thence north 90 degrees 00 minutes 00 seconds west along the south line of Lots 1, 2, and 3 in Block 18 in W. J. Wilson's addition to Oak Park (except the west 17 feet of Lot 1) 152.98 feet; thence north 00 degrees 13 minutes 36 seconds west along a line parallel with and 17.00 feet normally distant to the west line of said Block 18 a distance of 235.99 feet to the southerly right of way line of The Baltimore and Ohio Chicago Terminal Railroad Company; thence south 82 degrees 16 minutes 32 seconds east along the south line of The Baltimore and Ohio Chicago Terminal Railroad Company 154.47 feet to the west line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company 66.64 feet to the east line of said Tract 7; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line of the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company 362.48 feet to the west line of Wisconsin Avenue, being also the west line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line of the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company 66.64 feet to the east line of Wisconsin Avenue, being also the east line of said Tract 7; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line of the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company, being also the north line of Lots 1 to 22. Both inclusive, being all of Block 9 in the subdivision of Blocks 1 to 9 in Wallen and Probst's addition to Oak Park, 603.70 feet to the west line of Home Avenue, being also the west line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line of the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company 66.64 feet to the east line of Home Avenue, being also the east line of said Tract 7, being also the west line of Tract C-4 as conveyed by Cook County to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing south 82 degrees 16 minutes 32 seconds east along the south line of The Baltimore and Ohio Chicago Terminal Railroad Company 394.66 feet to the east line of Block 1 in Walter S. Dray's second addition to Oak Park, being also the east line of said Tract C-4; thence south 00 degrees 13 minutes 36 seconds east along the east line of Block 1 in Walter S. Dray's second addition to Oak Park 5.45 feet to the south line of said Block 1, being also the south line of Tract C-4 as conveyed by Cook County to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence north 90 degrees 00 minutes 00 seconds west along the south line of Block A in Walter S. Dray's second addition to Oak Park, being also the south line of said Tract C-4. 390.87 feet to the east line of Home Avenue, being also the east line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing north 90 degrees 00 minutes 00 seconds west along the south line of said Tract 7, 66.00 feet to the west line of said Tract 7, being also the southeast corner of Lot 1 in Block 9 in Wallen and Probst's addition to Oak Park; thence continuing north 90 degrees 00 minutes 00 seconds west along the south line of Lots 1 to 22. Both inclusive, being all of Block 9 in the subdivision of Blocks 1 to 9 in Wallen and Probst's addition to Oak Park 397.90 feet to the southwest corner of Lot 22, being also the east line of Wisconsin Avenue being also the east line of Tract 7 as conveyed by the Illinois Department of Transportation to the Soo Line Railroad Company by Condemnation Case Number 56"S"20911; thence continuing north 90 degrees 00 minutes 00 seconds west along the south line of said Tract 7, 66.00 feet to the west line of Wisconsin Avenue being

LEGAL CONTINUED

UNOFFICIAL COPY 00588827

Oak Park South
99185E

also the west line of said Tract 7 being the southeast corner Lot 7 in Block 19 in W. J. Wilson's addition to Oak Park; thence continuing north 90 degrees 00 minutes 00 seconds west along the south line of Lots 2 to 7, both inclusive, in Block 19 in W. J. Wilson's addition to Oak Park 304.50 feet to the Point Of Beginning in Cook County, Illinois.

Excepting therefrom that part lying northerly of a line 15.0 feet southerly (as measured at right angles thereto) of the centerline of Tract Number 490 T-1, being more particularly described as follows:

Beginning at the southeast corner of said Block 1 in Walter S. Dray's second addition to Oak Park; thence north 92 degrees 00 minutes 00 seconds west along the south line of said Block 1 a distance of 69.11 feet; thence north 81 degrees 16 minutes 54 seconds west 846.65 feet to said line of the right of way of The Baltimore and Ohio Chicago Terminal Railroad Company; thence south 82 degrees 16 minutes 32 seconds east along said right of way line 914.26 feet to the east line of said Block 1; thence south 00 degrees 13 minutes 36 seconds east along said east line of Block 1 a distance of 5.45 feet to the Point Of Beginning.

Total Area = 181,073 square feet ± (4.1569 acres ±)

Property of Cook County Clerk's Office

RECORDED
MAY 21 2003
SP/BO

UNOFFICIAL COPY 00188627



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276

THOMAS V. SKINNER, DIRECTOR

217782-6762

CERTIFIED MAIL

0012 5644 0235

JUL 14 2000

RECEIVED
JUL 20 2000

United States Postal Service
Attn: George Formoso
500 East Fullerton Avenue
Carol Stream, Illinois 60199-9461

Re: LPC #0312255158 --Cook County
Oak Park/United States Postal Service (Oak Park Post Office South Branch)
1116 Garfield Avenue
LUST Incident No. 991858
LUST Technical File

Dear Mr. Formoso:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information is dated March 14, 2000; was received by the Illinois EPA March 21, 2000; and was prepared by Roy F. Weston, Inc. Citations in this letter are from the Environmental Protection Act ("Act") and 35 Illinois Administrative Code ("35 IAC").

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 IAC Section 732.300(b)(1) and Section 732.409(b) indicate the remediation objectives set forth in 35 IAC Section 732.408 have been met.

Based upon the certification by Mark Evans Kleiner, a Registered Professional Engineer of Illinois, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter ("Letter"), based on the certification of the Registered Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the occurrence has been completed; and (3) no further remediation concerning the

GEORGE H. RYAN, GOVERNOR

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occurrence is necessary for the protection of human health, safety and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following persons:

1. George Formoso on behalf of the United States Postal Service;
2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
4. Any co-owner or co-operator, either by joint-tenancy, right of survivorship, or any other party sharing a legal relationship with the owner or operator to whom the letter is issued;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of such owner or operator;
8. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest; or
9. Any heir or devisee of such owner or operator.

This Letter, and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable County in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in

3.

accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 IAC Part 742) rules.

2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall not be used in a manner inconsistent with the following land use limitation: There are no land use limitations.
3. The land use limitation 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

4. Preventive: None.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan may result in voidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed, or excavated from, or disturbed at the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations.
7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer

Bureau of Land - #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

8. Pursuant to Section 57.10(e) of the Act (415 ILCS 5/57.10(e)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank(s) associated with the above referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a) Any violation of institutional controls or industrial/commercial 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 Corrective Action Plan or Completion Report;
 - d) The failure to comply with the recording requirements for the Letter;
 - e) Obtaining the Letter by fraud or misrepresentation; or
 - 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.
9. This letter only addresses the release associated with the above-referenced incident in regard to the 550 gallon heating oil UST. Please note, Polynuclear Aromatic contamination, specifically Benzo (a) pyrene, was detected in sample HB-1W above the 35 IAC Part 742 Tier 1 Residential remediation objectives. This remaining contamination does not appear to be a result of the UST release and is not the subject of this letter, however, the remaining contamination may be subject to other provisions of the Illinois Environmental Protection Act.

Within 35 days after the date of mailing of this final decision, the owner or operator may petition for a hearing before the Illinois Pollution Control Board ("Board") to contest the decision of the Illinois EPA. (For information regarding the filing of an appeal, please contact the Board at 312/814-3620.) However, the 35-day period for petitioning for a hearing may be extended for a period of time not to exceed 90 days by written notice provided to the Board from the owner or operator and the Illinois EPA within the 35-day initial appeal period. (For information regarding

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the filing of an extension, please contact the Illinois EPA's Division of Legal Counsel at 217/782-5544.)

Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
LUST Section
1020 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Tara Lambert, at 217/785-7491.

Sincerely,



Thomas A. Henninger
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

TAH:TL

Attachments: Leaking Underground Storage Tank Environmental Notice
Site Map

cc: Roy F. Weston, Inc., Jon Olander
Division File