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11/17/00 36 005 Page 1 of 7
2000-08-23 14:44:39
Cook County Recorder 33.00



PREPARED BY:



Name: Lisa Schoedel
Equilon Enterprises, L.L.C.

Address: 1855 West Willow Road
Northfield, Illinois 90093

RETURN TO:

Name: Lisa Schoedel
Equilon Enterprises, L.L.C.

Address: 603 Diehl Road, Suite 103
Naperville, Illinois 60563

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**

THE ABOVE SPACE FOR RECORDER'S OFFICE

THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE OWNER/OPERATOR, WITHIN 45 DAYS OF ITS RECEIPT, TO THE RECORDER OF DEEDS OF COOK COUNTY IN WHICH THE SITE (AS DESCRIBED BELOW) IS LOCATED.

Illinois EPA Number: 0312105023

LUST Incident No.: 981510

Equilon Enterprises, L.L.C., the owner and operator, whose address is 603 Diehl Road, Suite 103, Naperville, Illinois, has performed investigative and/or remedial activities for the site that can be identified by the following :

1. Legal description or Reference to a Plat Showing the Boundaries: Lot 32 Nixon/Willow Rd., ADD NFL (Addition Northfield)
2. Common Address: 1855 West Willow Road, Northfield, Illinois
3. Real Estate Tax Index/Parcel Index Number: 04-24-215-006
4. Site Owner: Bruce Egan and Joan C. Zimmer
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

7
NM
PB

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 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. Lisa Schoedel;
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, including all attachments, 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 that it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded by the Office of the Recorder or Registrar of Titles of the applicable county, 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 attached to 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 described in the Leaking Underground Storage Tank Environmental Notice of this Letter were established in

accordance with the requirements of the Tiered Approach to Corrective Action Objectives (TACO, 35 Illinois Administrative Code Part 742) rules.

- 2. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the site 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

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

- 3. Preventive: A safety plan for this site must be implemented in accordance with the Occupational Safety Health Administration, to address possible worker exposure, should any future excavation and construction activities occur within the contaminated soil.

- Engineering: A building or asphalt/concrete barrier that is sufficient in thickness to inhibit the inhalation and ingestion of the contaminated media as well as to impede contaminant migration to the groundwater must remain over the contaminated soils. This building or asphalt/concrete barrier is to be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media as well as to impede contaminant migration to the groundwater.

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

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

OTHER TERMS

- 5. Any contaminated soil or groundwater that is removed, excavated, or disturbed from the above-referenced site must be handled in accordance with all applicable laws and regulations.

- 6. Further information regarding this 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

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7. 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 current title holder and to the owner or operator 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 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.

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

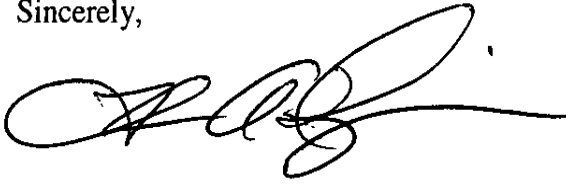
Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
LUST Section
1021 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, Ed Salch, at (217) 557-8084.

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Sincerely,



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

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: John R. Robbins
Division File

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

THOMAS V. SKINNER, DIRECTOR

217/782-6762

Revised NFR Letter JUN 29 2000

CERTIFIED MAIL
0001 2110 3499

Original Issue Date: November 18, 1999

Ms. Lisa Schoedel
Equilon Enterprises, L.L.C.
603 Diehl Road, Suite 103
Naperville, Illinois 60563

Re: LPC # 0312105023 -- Cook County
Northfield/Shell Service Station, WIC# 212-5738-0101
1855 West Willow Road
LUST Incident No. 981510
LUST Technical File

Dear Ms. Schoedel:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated October 29, 1999; was received by the Agency November 1, 1999; and was prepared by Handex of Illinois, Inc.

The High Priority Corrective Action Completion Report and associated Professional Engineer Certification indicate that the corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan submitted to the Illinois EPA. The Corrective Action Completion Report has demonstrated that the requirements of Section 57.7(c)(1)(E) of the Environmental Protection Act and 35 Illinois Administrative Code Section 732.409(a)(2) have been satisfied.

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 Illinois Administrative Code Section 732.312(b) and Section 732.409(b) indicate that the remediation objectives set forth in 35 Illinois Administrative Code Section 742, Subpart E have been met.

Based upon the certification by Shawn Rodeck, a Registered Professional Engineer of Illinois, and the certification by Lisa Schoedel, the owner and operator of the underground storage tank(s), and pursuant to Section 57.10 of the Environmental Protection Act ("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.

GEORGE H. RYAN, GOVERNOR

PROPERTY DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR, TOWNSHIP FORTY-TWO NORTH, RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY, 50.0 FT. NORTH OF THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUNNING; THENCE NORTH 13'-50'-30" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 110.20 FT. ; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 207.14 FT.; THENCE SOUTH 13'-50'-30" EAST PARALLEL TO SAID WESTERLY RIGHT-OF-WAY 110.20 FT. TO THE NORTH LINE OF WILLOW ROAD (BEING A LINE 50.0 FT. NORTH OF THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER) AND THENCE EAST 207.14 FT. TO THE POINT OF BEGINNING, EXCEPT THE EASTERLY 50.0 FT. THEREOF; ALSO KNOWN AND DESCRIBED AS LOTS THIRTY-TWO TO THIRTY-SIX INCLUSIVE, IN GEORGE F. NIXON AND COMPANY'S WILLOW ROAD ADDITION TO NORTHFIELD, IN THE VILLAGE OF NORTHFIELD COOK COUNTY, ILLINOIS.

CONTAINING 13347 SQUARE FEET OR 0.3064 ACRES, MORE OR LESS,

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