

## PREPARED BY:

Name: Petersen-Lund Company  
Mr. Kenneth Petersen and Ms. Lottie C. Petersen



0021306735

Address: 4020 West Irving Park Road  
Chicago, Illinois 60641

## RETURN TO:

Name: Petersen-Lund Company  
Mr. Kenneth Petersen and Ms. Lottie C. Petersen

Address: 4020 West Irving Park Road  
Chicago, Illinois 60641

## 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: 0316155107

LUST Incident No.: 923330

Peterson-Lund Company, Ms. Lottie C. Peterson and Mr. Kenneth Peterson, the owner and operator of the leaking underground storage tank(s) associated with the above-referenced incident, whose address is 4020 West Irving Park Road, Chicago, IL 60641, 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: THE EAST 51.35 FEET OF LOT 11 AND THE EAST 15 FEET OF THE WEST 100 FEET OF LOT 11 AND THE WEST 25 FEET OF THE SOUTH 131.70 FEET OF LOT 10 IN THE RE-SUBDIVISION OF BLOCK 22 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
2. Common Address: 4020 West Irving Park Road
3. Real Estate Tax Index/Parcel Index Number: 13-15-424-020-0000
4. Site Owner: Petersen-Lund Company, Mr. Kenneth Petersen and Ms. Lottie C. Petersen
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

UNOFFICIAL COPY

Property of Cook County Clerk's Office



**UNOFFICIAL COPY** 0021306735  
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276  
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601

GEORGE H. RYAN, GOVERNOR

RENEE CIPRIANO, DIRECTOR

217/782-6762

CERTIFIED MAIL

7002-2030-0001-1873-1010

NOV 12 2002

Petersen-Lund Company  
Mr. Kenneth Petersen and Ms. Lottie C. Petersen  
4020 West Irving Park Road  
Chicago, IL 60641

Re: LPC #0316155107 -- Cook County  
Chicago/ Petersen-Lund  
4020 West Irving Park Road  
LUST Incident No. 923330  
LUST Technical File

Dear Mr. and Ms. Petersen:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45 Day/Corrective Action Completion Report submitted for the above-referenced incident. This information is dated December 12, 1994; was received by the Illinois EPA January 12, 1995; and was prepared by American Tank, Inc. Additional information was received by facsimile November 6, 2002. 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 Part 731 indicate remediation has been successfully completed.

Based upon the certification by Frank P. Bleier, a Registered Professional Engineer of Illinois, the certification by Petersen-Lund Company, Ms. Lottie C. Petersen and Mr. Kenneth Petersen, the owner and operator of the underground storage tank(s), and based upon other information in the Illinois EPA's possession, 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 occurrence is necessary for the protection of human health, safety and the environment. This

Letter shall apply in favor of the following persons:

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 987-7404 • DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-4073  
ELGIN - 595 South State, Elgin 60123 - (847) 608-3131 • PEORIA - 5414 N. University St., Peoria, IL 61614 - (309) 693-5462  
CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 333-6907 • SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892  
COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 346-5120 • MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

UNOFFICIAL COPY

Property of Cook County Clerk's Office

1. Petersen-Lund Company, Ms. Lottie C. Petersen and Mr. Kenneth Petersen;
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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

established in 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 under 35 IAC Subtitle G.
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:

UNOFFICIAL COPY

Property of Cook County Clerk's Office



Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Bureau of Land - #24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, Illinois 62794-9276

8. 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.

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

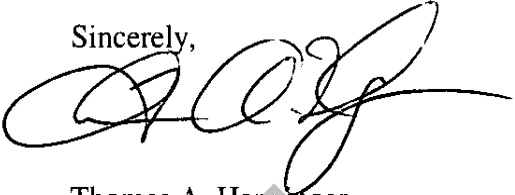
UNOFFICIAL COPY

Property of Cook County Clerk's Office

Page 5

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

Sincerely,



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

TAH:DM:drm\nfr.doc

Attachments: Leaking Underground Storage Tank Environmental Notice  
Site Base Map

cc: American Tank, Inc.  
Division File

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

0021306733

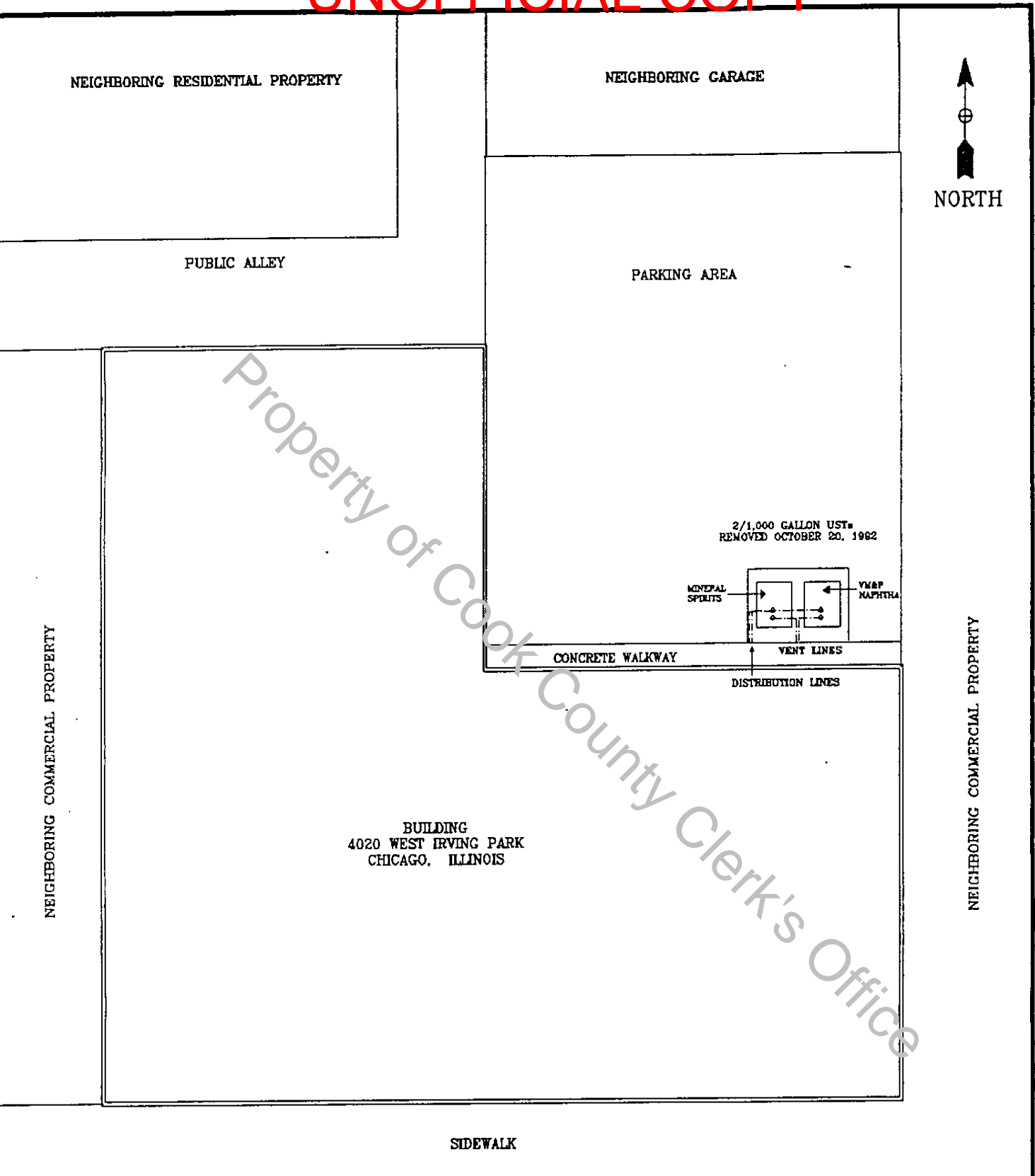
**SITE BASE MAP FROM 45 DAY/CORRECTIVE ACTION COMPLETION REPORT**  
**PETERSEN-1,UND**  
**LPC # 0316155107-COOK**

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY



3081208733



BUILDING  
4020 WEST IRVING PARK  
CHICAGO, ILLINOIS

SIDEWALK

IRVING PARK

DIAGRAM DESCRIPTION TANK LOCATIONS	AMERICAN TANK INC. 	SCALE 1" = 20'-0"
SITE ADDRESS 4020 WEST IRVING PARK	AN ENVIRONMENTAL SOLUTION	DRAWN BY PAF
DATE OCTOBER 25, 1994		CHECKED BY 

UNOFFICIAL COPY

Property of Cook County Clerk's Office