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PREPARED BY:

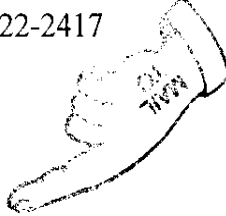
Name: Morton International
Address: 1357 North Elston Avenue
Chicago, Illinois 60622-2417



Eugene "Gene" Moore Fee: \$56.50
Cook County Recorder of Deeds
Date: 05/20/2003 10:30 AM Pg: 1 of 17

RETURN TO:

Name: Morton International
Address: 1357 North Elston Avenue
Chicago, Illinois 60622-2417



(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEMS 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 #: 0316245050
LUST Incident #: 950832

Morton International, the owner and/or operator of the leaking underground storage tank systems associated with the above referenced incident, whose address is 1357 North Elston Avenue, Chicago, Illinois, 60622-2417, 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 refer to Attachment 1.
2. Common Address: 1357 North Elston Avenue, Chicago, Illinois, 60622-2417.
3. Real Estate Tax Index/Parcel Index #: 17-05-121-006-0000.
4. Site Owner: Morton International.
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

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2. As a result of the release from the underground storage tank systems 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 No Further Remediation 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:
 - a. 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.
 - b. Groundwater Use Ordinance:

Section 11-8-390 of the Municipal Code of Chicago effectively prohibits the installation of potable water supply wells (and the use of such wells) and is an acceptable institutional control under the following conditions:

Each affected or potentially affected (as shown through contaminant modeling) property owner and the City of Chicago must receive written notification from the owner or operator desiring to use the ordinance as an institutional control that groundwater remediation objectives have been approved by the Illinois EPA. Written proof of this notification shall be submitted to the Illinois EPA in accordance with 35 Ill. Adm. Code 742.1015(b) and (c) within 45 days from the date this Letter is recorded. The notification shall include:

 - i. The name and address of the unit of local government;
 - ii. The citation of the ordinance used as an institutional control in this Letter;

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- iii. A description of the property being sent notice by adequate legal description or by reference to a plat showing the boundaries;
- iv. A statement that the ordinance restricting the groundwater use was used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
- v. A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
- vi. A statement as to where more information may be obtained regarding the ordinance.

The notification must be sent to each of the properties which are described in Attachment 2, as well as the City of Chicago.

The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:

- i. Modification of the referenced ordinance to allow potable uses of groundwater.
- ii. Approval of a site specific request, such as a variance, to allow use of groundwater at the site.
- iii. Violation of the terms of a recorded institutional control.

As a part of its corrective action, the leaking underground storage tank site has relied upon Section 11-8-390 of the Municipal Code of Chicago that prohibits potable uses of groundwater as defined therein.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved Corrective Action Plan, if applicable, 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 Ill. Adm. Code Subtitle G.

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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, Illinois 62794-9276

8. Pursuant to Section 57.10(e) of the Act (415 ILCS 5/57.10(e)) and 35 Ill. Adm. Code 732.704, 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 systems 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 an accurate and official copy of this Letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

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Any questions regarding this letter should be directed to Michael Piggush via phone (217-782-3101), fax (217-524-4193), or e-mail (epa4200@epa.state.il.us).

Sincerely,



Michael T. Lowder
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

Attachments (3):

1. Site Information.
2. Groundwater Notification Information.
3. Leaking Underground Storage Tank Environmental Notice.

cc: STS Consultants
Division File

Property of Cook County Clerk's Office

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ATTACHMENT 1

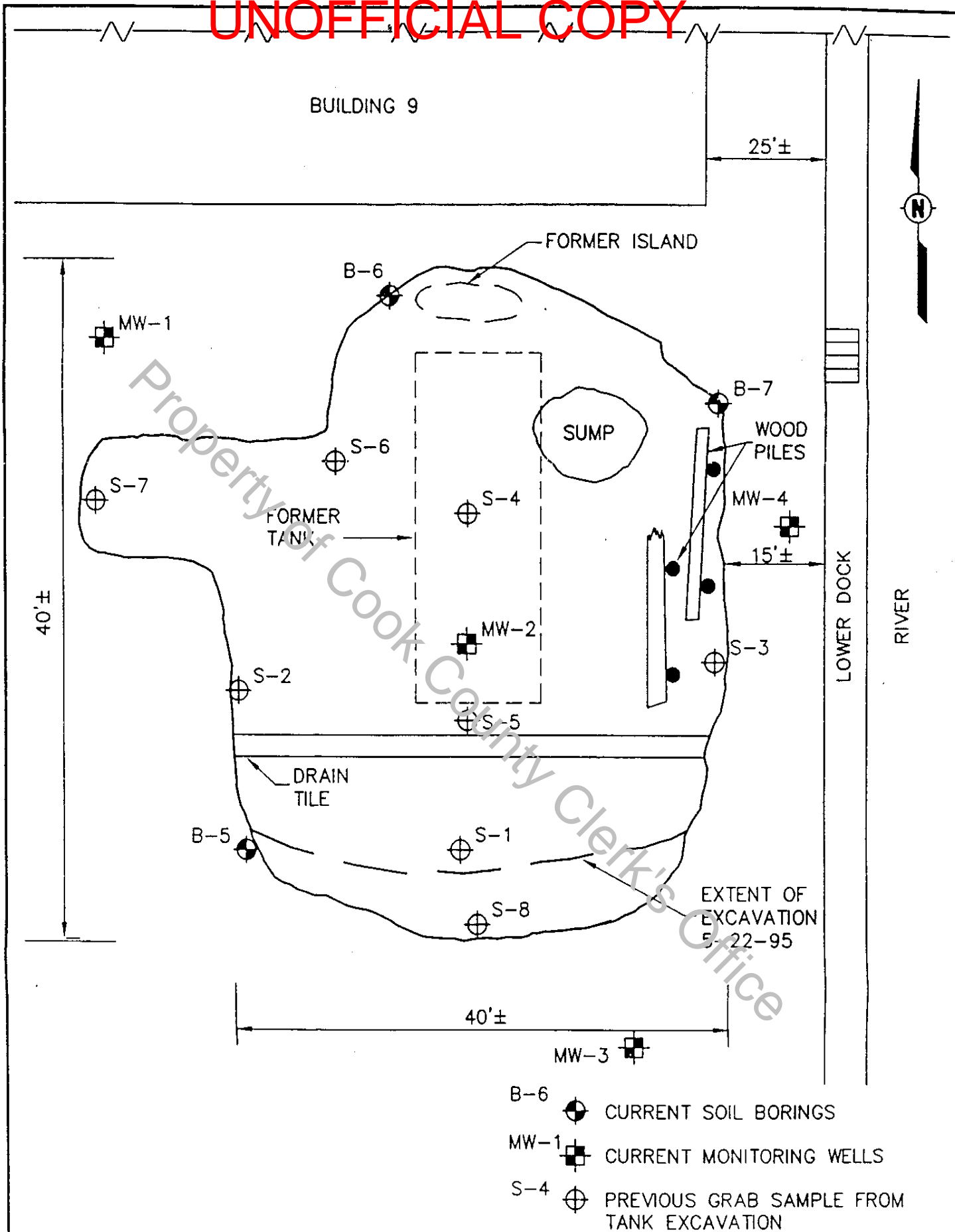
SITE INFORMATION

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

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- B-6 CURRENT SOIL BORINGS
- MW-1 CURRENT MONITORING WELLS
- S-4 PREVIOUS GRAB SAMPLE FROM TANK EXCAVATION



STS Consultants Ltd.
Consulting Engineers

UST EXCAVATION
MORTON SALT
1357 N. ELSTON AVENUE
CHICAGO, ILLINOIS

DRAWN BY	KKB	10-15-96
CHECKED BY		
APPROVED BY	STN	10-15-96
CADFILE	SCALE	
20246XH1 1:1	NTS	
STS PROJECT NO.	FIGURE NO.	
20426-YH	1	

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The Agency is authorized to require this information under Section 4 and Title XVI of the Environmental Protection Act (415 ILCS 3/4, 5/57 - 57.17). Failure to disclose this information may result in the Agency's inability to issue a No Further Remediation letter under Title XVI. Any person who knowingly makes a false material statement or representation on any label, manifest, record, report, permit, or license, or other document filed, maintained or used for the purpose of compliance with Title XVI commits a Class 4 felony. Any second or subsequent offense after conviction hereunder is a Class 3 felony (415 ILCS 5/57.17). This form has been approved by the Forms Management Center.

Illinois Environmental Protection Agency Leaking Underground Storage Tank Program

RECEIVED
OCT 07 1999

EPA/DOL

A. Site Identification

IEMA Incident # (6 digit): 950832 IEPA Generator # (10 digit): 0316245050

Site Name: Morton Salt

Site Address (Not a P.O. Box): 1357 N. Elston Avenue

City: Chicago County: Cook

B. Identification of Property Ownership

Indicate which statement below is applicable to this site:

- The property owner is the same as the Underground Storage Tank owner
- The property owner is not the same as the Underground Storage Tank owner

C. Property Ownership Declaration

The property owner must approve of all engineered barriers, institutional controls and other use restrictions, if any, proposed for the site. These controls and restrictions will be identified in the No Further Remediation (NFR) letter and must be attached to the property title. Failure to maintain these controls and restrictions is grounds for voidance of the NFR letter. This form may be used to notify the Agency of such approval.

I hereby approve / disapprove of all engineered barriers, institutional controls and other use restrictions, if any, that are proposed for the above referenced site and that will be identified in the NFR letter. I agree to have the NFR letter recorded in the chain of title for the site.

Name of property owner: Thomas D Anders for Morton Salt

Address: 100 North Riverside Plaza, Chicago IL 60606

Phone: (312) 807 2073

Signature: Thomas D Anders

Date: 10-1-99

D. Site Description

Real Estate Tax/Parcel Index Number: 17-05-121-006-0000

Legal Description of Site (may be provided on a separate sheet): See Attached

UNOFFICIAL COPYExhibit A

LOTS 1 TO 10 IN BLOCK 25 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 10 AFORESAID LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON EASTERLY LINE OF ELSTON AVENUE A DISTANCE THEREON OF 530 FEET 7 1/4 INCHES SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTHERLY LINE OF BLACKHAWK STREET AND THAT EASTERLY RIGHT OF WAY SOUTHERLY LINE OF BLACKHAWK STREET 273 FEET 11 INCHES TO EASTERLY LINE OF BLOCK 25) IN COOK COUNTY, ILLINOIS

Property Address:

1357 North Elston Avenue
Chicago, IL 60622-2478

Permanent Index Numbers:

17-05-121-006-0000

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ATTACHMENT 2

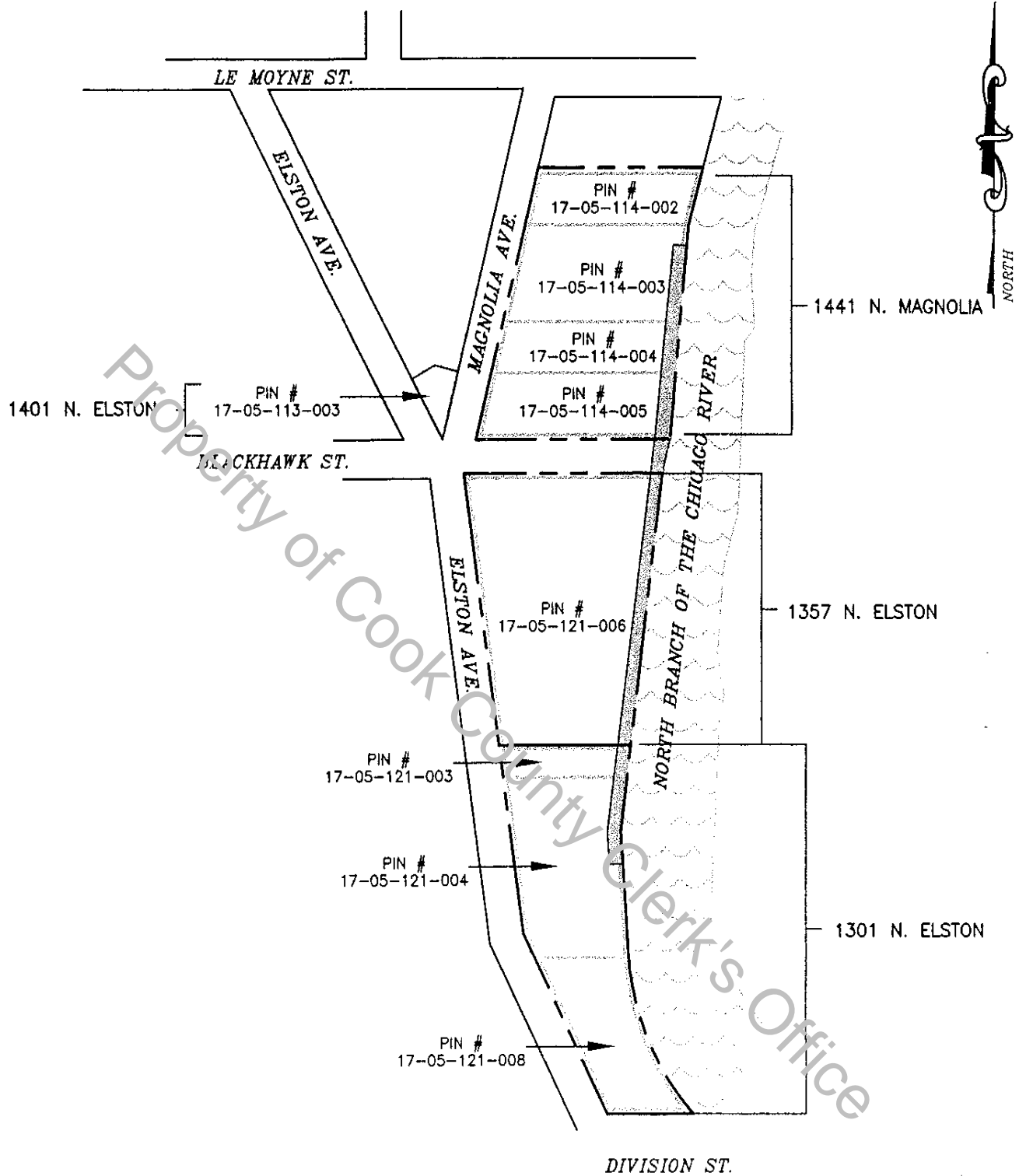
GROUNDWATER NOTIFICATION INFORMATION

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

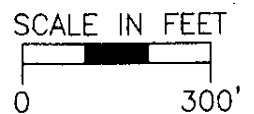
COOK COUNTY
CLERK
EUGENE "GENE" MOORE
SKOKIE OFFICE

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DRAWING REVISED FEBRUARY 25, 2002.

- PROPERTY LINE
- PIN # AREA
- POTENTIAL MIGRATION OF PETROLEUM IMPACTED GROUNDWATER ASSUMING A WATER TIGHT SEAWALL



X:\PROJECTS\20426\ZH\
 POT-MIG.dwg
 09/22/2000 15:58



STS Consultants Ltd.
Consulting Engineers

POTENTIAL PLUME MIGRATION MORTON SALE COMPANY CHICAGO, ILLINOIS

DRAWN BY	KKB	9-22-C
CHECKED BY		
APPROVED BY	STN	9-22-C
CADFILE POT-MIG.dwg	SCALE 1"=300'±	
STS PROJECT NO. 20426-ZH	FIGURE NO. 1	

UNOFFICIAL COPY**EXHIBIT A****Legal Description of 1301 North Elston, Chicago, Illinois****Parcel 1:**

Lot 11 (according to boundaries of Lot 11 as established by agreement recorded April 9, 1929 as Document 0333644), Lot 12, Lot 13 and Lot 14 (according to boundaries of Lot 14 as established by agreement recorded September 12, 1929 as Document No. 12557390) in Block 25 in Elston's Addition to Chicago, in the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 15 to 22 inclusive in Block 25 in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom, however, the following described portion thereof:

That part of Lots 16 to 22 both inclusive in Block 25 of Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian lying Westerly of the following described line: beginning at a point on the South line of Lot 22, which is 95.00 feet East of the Southwest corner of said Lot 22, thence Northwesterly along a straight line which forms an angle of 51 degrees, 24 minutes, 50 seconds, as measured from the West to the Northwest from said South line of Lot 22, a distance of 335.00 feet; thence continuing Northwesterly along a straight line which forms an angle of 163 degrees, 58 minutes, 31 seconds, as measured from the Southeast through the East and North to the Northwest from the last described line a distance of 204.00 feet to a point on the Westerly line of Lot 16, in Cook County, Illinois.

PINs: 17-05-121-003, 17-05-121-004 and 17-05-121-008.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
L, SEC. 200.1-2 (B-6) OR PARA-
GRAPH _____, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTIONS TAX GOVERNANCE.

Steph J. Batchelor
Date Buyer, Seller or Representative

00038686

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Blackhawk Street is owned by the City of Chicago and STS has been informed by the City that a legal description for Blackhawk Street does not exist. Therefore, for the purpose of identifying the property for the groundwater notification letter, STS proposes the following description:

THE PORTION OF BLACKHAWK STREET BOUND BY ELSTON AVENUE/MAGNOLIA AVENUE ON THE WEST, THE NORTH BRANCH OF THE CHICAGO RIVER ON THE EAST, 1357 NORTH ELSTON ON THE SOUTH, AND 1441 NORTH MAGNOLIA ON THE NORTH

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

1441 NORTH MAGNOLIA AND 1401 NORTH ELSTON

PARCEL 1 B:

LOTS 1 AND 2 AND THE ACCRETIONS THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN THE SUBDIVISION OF ALL THAT PART OF BLOCK 29 LYING NORTH OF NORTH LINE OF SOUTH 5 FEET OF LOT 5 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1 C:

LOT 1 AND THE ACCRETION THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 8, 1961 IN GALLOWAY AND POPULORUM'S SUBDIVISION OF THE SOUTH 5 FEET OF LOT 5 AND ALL OF LOTS 6 TO 10 INCLUSIVE AND THE NORTH 20 FEET OF LOT 11 IN BLOCK 28 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1 D:

LOT 2 AND THE ACCRETIONS THERETO UP TO DOCK LINE AS ESTABLISHED JUNE 12, 1961 IN GALLOWAY AND POPULORUM'S SUBDIVISION OF BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1 E:

THE SOUTH 30 FEET OF LOT 11 AND ALL OF LOTS 12 AND 13 IN BLOCK 28 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1 F:

THAT PART OF LOT 17 LYING SOUTH OF BOUNDARY LINES SO DESCRIBED IN AGGREETMENT RECORDED MAY 13, 1892 AS DOCUMENT 1663958 DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH WEST SIDE OF LOT 17 AT A POINT 38.6 FEET SOUTH EAST OF THE NORTH WEST CORNER OF SAID LOT A DISTANCE OF 31.96 FEET; RUNNING THENCE SOUTH EAST 31.95 FEET TO A POINT ON THE SOUTH EAST SIDE OF SAID LOT, 38.6 FEET FROM THE NORTH EAST CORNER OF SAID LOT IN BLOCK 29 IN ELSTON ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TAX No.	17-05-114-002
	17-05-114-003
	17-05-114-004
	17-05-114-005
	17-05-113-003

PARCELS 1B, 1C, 1D, 1E, 1F OF 69-78-629

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ATTACHMENT 3

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

Property of Cook County Clerk's Office

COOK COUNTY
CLERK
EUGENE "GENE" MOORE
SKOKIE OFFICE

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
SKOKIE OFFICE

UNOFFICIAL COPY**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

ROD R. BLAGOJEVICH, GOVERNOR

RENÉE CIPRIANO, DIRECTOR

217-782-6762

CERTIFIED MAIL

7002 2030 0001 1522 0777

APR 02 2003

Morton International
 Attention: Gary Kruger
 1357 North Elston Avenue
 Chicago, Illinois 60622-2417

RE: LPC 0316245050 - Cook County
 Chicago - Morton Salt
 1357 North Elston Avenue
 LUST Incident 95083
 LUST TECHNICAL FILE

Dear Mr. Kruger:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above referenced incident. This information is dated January 20, 2003 and was received by the Illinois EPA on January 21, 2003. Citations in this letter are from the Environmental Protection Act (Act) and 35 Illinois Administrative Code (35 Ill. Adm. Code).

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

Based upon the certification by John S. Esser, a Licensed Professional Engineer, 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 Licensed 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 remediation of the occurrence has been completed; and (3) no further corrective action 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 parties:

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1. Morton International, the owner or operator of the underground storage tank systems.
2. Any parent corporation or subsidiary of such owner or operator.
3. 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.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor in interest of such owner or operator.
7. 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.
8. 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 receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above referenced site is located. In addition, the Groundwater Ordinance must be filed as an attachment of this Letter with the Office of the Recorder or Registrar of Titles of the applicable county. 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, an accurate and official 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 accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.