

# UNOFFICIAL COPY

PREPARED BY:

Name: Mr. Robert Sullivan  
S&C Electric Company

Address: 6601 North Ridge Boulevard  
Chicago, IL 60626



RETURN TO:

Name: Mr. Robert Sullivan  
S&C Electric Company

Address: 6601 North Ridge Boulevard  
Chicago, IL 60626

Doc#: 0515345080  
Eugene "Gene" Moore Fee: \$38.50  
Cook County Recorder of Deeds  
Date: 06/02/2005 10:50 AM Pg: 1 of 8

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
 THE ABOVE SPACE FOR RECORDER'S OFFICE

The remediation applicant must submit this Environmental No Further Remediation Letter within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0316015086

S&C Electric Company, the Remediation Applicant, whose address is 6601 North Ridge Boulevard, Chicago, IL 60626 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

A legal description is provided below for each Parcel Index Number assigned to the remediation site:

Parcel Index Number: 14-06-201-014-0000

The North 225.0 feet of Lot B, in Highridge, being a subdivision in the North Half of the Northeast Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, said Lot being a part of the Recorded Plat of Highridge, as recorded on March 17, 1887, in Book 226 of Plats on page 7.

Parcel Index Number: 14-06-201-003-0000

Lots 1, 2, 3, and 4 in Block 4 in Highridge, being a subdivision in the North Half of the North East Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Including all that part of the north-south 16-foot public alley lying West of the West line of Lots 1 to 4, lying East of the East line of Lots 5 to 8, both inclusive; lying South of a line drawn from the Northwest

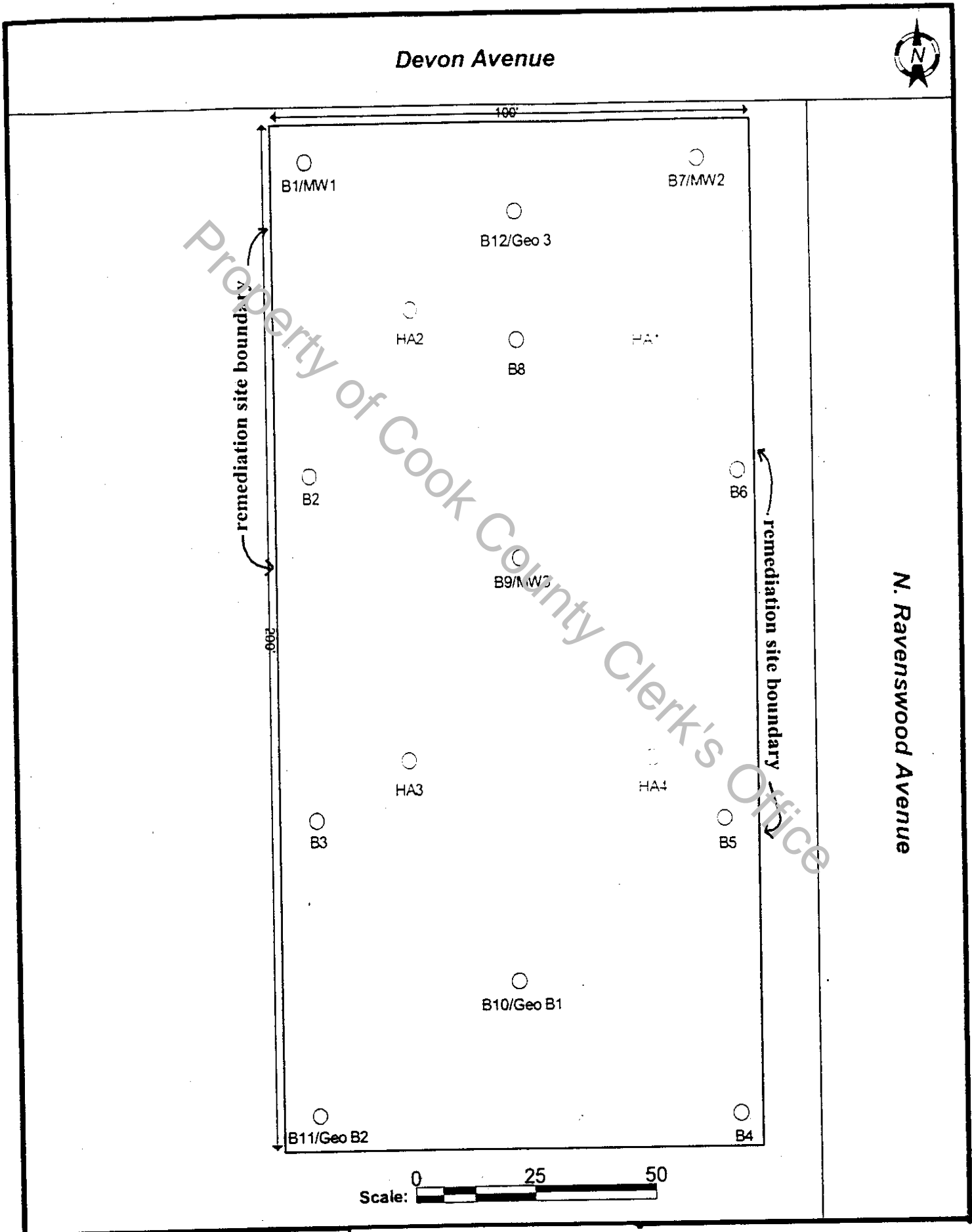
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corner of Lot 1 to the Northeast corner of Lot 8; and lying North of a line drawn from the Southwest corner of Lot 4 to the Southeast corner of Lot 5, all in Block 4 in "Highridge" being a subdivision of the North Half of the Northeast Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

2. Common Address: 1801-1809 West Devon Avenue, Chicago, IL
3. Real Estate Tax Index/Parcel Index Number: 14-06-201-003-0000 and 14-06-201-014-0000
4. Remediation Site Owner: S&C Electric Company
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

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Site Base Map  
0516015086 / Cook County  
Chicago / SWC Devon and Ravenswood Avenues  
Site Remediation Program



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## ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276, 217-782-3397  
 JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601, 312-814-6026

ROD R. BLAGOJEVICH, GOVERNOR      RENEE CIPRIANO, DIRECTOR

(217) 782-6761

Reissued May 5, 2005

April 27, 2005

CERTIFIED MAIL

7004 2510 0001 8652 5121

Mr. Robert Sullivan  
 S&C Electric Company  
6601 North Ridge Boulevard  
 Chicago, IL 60620

Re: 0316015086 / Cook County  
 Chicago / SWC Devon and Ravenswood Avenues  
 Site Remediation Program / Technical Reports  
 No Further Remediation Letter

Dear Mr. Sullivan:

The *Site Investigation Report and Remediation Objectives Report* (received February 18, 2005 / Log No 05-23847), as prepared by K-Plus Environmental for the SWC Devon and Ravenswood Avenues property, has been reviewed by the Illinois Environmental Protection Agency ("Illinois EPA"). The approved remediation objectives at the Site are equal to or are above the existing levels of regulated substances and the *Response to March 11, 2005 IEPA Comment Letter* (received March 23, 2005) and *Addendum* (received April 1, 2005 / Log No 05-24291) shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.5 acres, is located at 1801-1809 West Devon Avenue, Chicago, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form received February 22, 2005 is S&C Electric Company.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms and conditions of this Letter.

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## Conditions and Terms of Approval

### Level of Remediation and Land Use Limitations

- 1) The land use 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.
  - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.
- 2) The Remediation Site is approved for Residential and/or Industrial/Commercial land usage.

### Other Terms

- 3) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
- 4) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:
 

Illinois Environmental Protection Agency  
Attn: Freedom of Information Act Officer  
Bureau of Land-#24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276
- 5) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current titleholder and to the Remediation Applicant 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 the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
  - a) Any violation of institutional controls or the designated land use restrictions;
  - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

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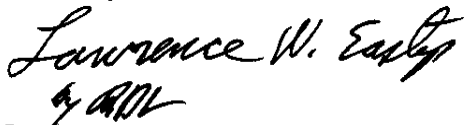
- c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
  - d) The failure to comply with the recording requirements for this Letter;
  - e) Obtaining the Letter by fraud or misrepresentation;
  - 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;
  - g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;
  - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.
- 6) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) S&C Electric Company;
  - b) The owner and operator of the Remediation Site;
  - c) Any parent corporation or subsidiary of the owner of the Remediation Site;
  - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;
  - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
  - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
  - g) Any successor-in-interest of the owner of the Remediation Site;
  - h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
  - i) Any heir or devisee of the owner of the Remediation Site;

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- j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or
- k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
- 7) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Remediation Site.
- 8) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:
- Robert E. O'Hara  
Illinois Environmental Protection Agency  
Bureau of Land/RPMS  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276
- 9) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Mr. James Baldwin at (217) 524-7207.

Sincerely,



Lawrence W. Eastep, P.E., Manager  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

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Attachments(2): Property Owner Certification of No Further Remediation Letter under the  
Site Remediation Program Form  
Notice to Remediation Applicant

cc:

Jessica Prey  
K-Plus Environmental  
600 West Van Buren Street, Suite 1000  
Chicago, IL 60607

Commissioner  
Chicago Department of Environment  
25<sup>th</sup> Floor  
30 North LaSalle Street  
Chicago, Illinois 60602-2575

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