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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

DOUGLAS P. SCOTT, DIRECTOR

217/782-6762

CERTIFIED MAIL

7004 2510 0001 8594 8815

OCT 03 2006



0631718045

General Iron Industries
Attn: Adam Labkon
1909 Clifton Ave.
Chicago, Illinois 60614

Doc#: 0631718045 Fee: \$36.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/13/2006 12:02 PM Pg: 1 of 7

Re: LPC # 0316070011 -- Cook County
Chicago/General Iron Industries
1066 West North Avenue
Leaking UST Incident No. 20060930
Leaking UST Technical File

Dear Mr. Labkon:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated September 15, 2006 and was received by the Illinois EPA on September 19, 2006. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to Section 57.6 of the Act indicate the remediation objectives have been met.

Based upon the certification by Christopher Proctor, 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:

1. General Iron Industries, the owner or operator of the underground storage tank system(s).

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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. 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.
2. As a result of the release from the underground storage tank system(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.

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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: 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, 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.
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 35 Ill. Adm. Code 732.704, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide Notice of Voidance to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the

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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, IL 62794-9276

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If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217) 524-5137.

Sincerely,

Clifford L. Wheeler

Clifford L. Wheeler
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

Attachments: Leaking Underground Storage Tank Environmental Notice

c: Free Flow Technologies, Ltd.
BOL File

Property of Cook County Clerk's Office

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PREPARED BY:

Name: General Iron Industries

Address: 1066 West North Avenue
Chicago, Illinois 60614

RETURN TO:

Name: General Iron Industries

Address: 1909 Clifton Avenue
Chicago, Illinois 60614

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(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: 0316070011

LUST Incident No.: 20060930

General Iron Industries, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 1909 Clifton Avenue, Chicago, Illinois, has performed investigative and/or remedial activities for the site identified as follows:

1. Legal Description or Reference to a Plat Showing the Boundaries: "see attached legal description"
2. Common Address: 1066 West North Avenue, Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 14-32-404-009, 14-32-404-012, 14-32-404-013, 14-32-404-014, 14-32-404-015, 14-32-404-016, 14-32-404-017, 14-32-404-022, 14-32-404-024, 14-32-404-025, 14-32-404-026, and 14-32-404-027
4. Site Owner: GI North Property LLC
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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"Attached Legal Description"

RTIFIED SURVEY CO.
 PLAT OF SURVEY
 N AVE. CHICAGO, ILLINOIS 60646 PHONE 776-7765

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF SUB-LOT 2 (EXCEPT THE SOUTH 13.59 FEET) LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILROAD (NOW THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: THAT PART OF SUBLot 3 LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILROAD (NOW THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B: SUBLot 4 (EXCEPT THE RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILROAD, CLIPPING AT THE SOUTHEASTLY CORNER OF LOT 4 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHEASTLY LINE OF SAID LOT 4 AND RUNNING THENCE NORTHWESTERLY ALONG A STRAIGHT LINE A DISTANCE OF 5.51 FEET TO A POINT, THENCE WESTERLY ALONG A STRAIGHT LINE DRAWN PERPENDICULAR TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND PACIFIC RAILROAD, NOW THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, WHICH IS 318.75 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE, THENCE SOUTHERLY ALONG SAID LINE TO THE SOUTH LINE OF LOT 4; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1C: THAT PART OF SUBLot 5 LYING EAST OF THE RIGHT OF WAY OF THE CHICAGO AND PACIFIC RAILROAD (NOW THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) AND THAT PART OF SUBLot 6 LYING EAST OF THE EAST LINE OF THAT PART OF SUBLot 6 DESCRIBED AS PARCEL 1B; A STRIP OF LAND 75 FEET IN WIDTH (BY A LINE DRAWN ON EACH SIDE OF A LINE DRAWN IN THE SOUTH LINE OF SAID LOT 6, 77.5 FEET WESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 6 TO A POINT IN THE NORTH LINE, 40 FEET WESTERLY OF THE NORTH LINE OF SAID LOT 6, (AS DEFINED BY DOCUMENT NUMBER 784987), ALL IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1D: THAT PART OF LOTS 5 AND 6 IN BLOCK 1 IN SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING MEASURED ALONG THE NORTH LINE OF LOT 6, THENCE EXTENDING SOUTHERLY ALONG AN ARC OF A CIRCLE THAT IS CONVEY TO THE EAST WITH A 200 FOOT RADIUS FOR A DISTANCE OF 68.77 FEET TO A POINT ON THE SOUTH LINE OF LOT 6, THENCE SOUTHERLY ALONG AN ARC OF A CIRCLE THAT IS CONVEY TO THE EAST WITH A 200 FOOT RADIUS FOR A DISTANCE OF 68.77 FEET TO A POINT ON THE SOUTH LINE OF LOT 5, THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 5 AS MEASURED ALONG SAID SOUTH LINE OF LOT 5, THENCE SOUTHERLY ALONG SAID SOUTH LINE OF LOT 5 TO A POINT WHICH IS 61.66 FEET NORTHERLY OF THE SOUTH LINE OF LOT 5 AS MEASURED ALONG SAID SOUTH LINE OF LOT 5, THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 5 TO A POINT WHICH IS 75.12 FEET SOUTHERLY OF THE POINT OF BEGINNING AS MEASURED ALONG SAID MENTIOINED CURVE; THENCE SOUTHERLY A DISTANCE OF 61.66 FEET ALONG SAID MENTIOINED CURVE TO A POINT WHICH IS 138.38 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5 AS MEASURED ALONG THE SOUTH LINE OF LOT 5; THENCE WESTERLY ALONG SAID MENTIOINED SOUTH LINE OF LOT 5 A DISTANCE OF 31.71 FEET TO A POINT WHICH IS 170.01 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHWESTERLY ALONG SAID MENTIOINED SOUTH LINE OF LOT 5 AS MEASURED ALONG SAID MENTIOINED SOUTH LINE OF LOT 5 FOR A DISTANCE OF 71.97 FEET TO A POINT WHICH IS 105.49 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5 AS MEASURED ALONG SAID MENTIOINED SOUTH LINE OF LOT 5; THENCE NORTHWESTERLY ALONG SAID MENTIOINED SOUTH LINE OF LOT 5 FOR A DISTANCE OF 69.57 FEET TO A POINT WHICH IS 175.06 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 5 AS MEASURED ALONG SAID MENTIOINED SOUTH LINE OF LOT 5; THENCE NORTHWESTERLY ALONG SAID MENTIOINED SOUTH LINE OF LOT 5 FOR A DISTANCE OF 223.87 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, IN THE STATE OF ILLINOIS, IN COOK COUNTY, ILLINOIS.

PARCEL 1E: THAT PART OF LOT 1 AND THAT PART OF THE SOUTH 13.59 FEET OF LOT 2 LYING WEST OF RAILROAD ALL IN SUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PARCEL OF LAND COMPRISED OF THAT PART OF LOTS 5 & 6 LYING WEST OF THE WESTERLY LINE OF THE PROPERTY CONVEYED TO DEXTER OSTERGREEN BY QUIET CLAIM DEED DATED OCTOBER 5, 1972 AND REGISTERED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 5, 1972 AS DOCUMENT 27075718, TOGETHER WITH THAT PART OF LOTS 7 TO 11 LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AND ALL OF LOTS 12 TO 14, EXCEPT THAT PART OF SAID LOTS 13 AND 14 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTLY CORNER OF SAID LOT 14 AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 100.00 FEET; THENCE SOUTHWARDLY ALONG A LINE PERPENDICULAR TO SAID NORTHERLY LINE OF LOT 14 A DISTANCE OF 100.00 FEET; THENCE EASTWARDLY ALONG A LINE PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 14 A DISTANCE OF 170.57 FEET TO AN INTERSECTION WITH THE NORTHEASTLY LINE OF SAID LOT 13; THENCE NORTHWARDLY ALONG THE NORTHEASTLY LINE OF SAID LOT 13 AND 14 A DISTANCE OF 107.05 FEET TO THE POINT OF BEGINNING ALL IN BLOCK 1 IN THE SUBDIVISION OF LOTS 1 & 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

