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PREPARED BY:

Name: Michael Chunko
Honeywell International, Inc.

Address: 1612 West Acoma Drive
Phoenix, Arizona 85023

Doc#: 1026050022 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2010 04:04 PM Pg: 1 of 12

RETURN TO:

Name: Michael Chunko
Honeywell International, Inc.

Address: 1612 West Acoma Drive
Phoenix, Arizona 85023

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0314030001

Honeywell International, Inc., the Remediation Applicant, whose address is 1612 West Acoma Drive, Phoenix, Arizona 85023, 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 descriptions of Property, Remediation Site, and Engineered Barriers:

Legal description of the entire property:

A resubdivision of: Lot 1 in Honeywell's First Subdivision of the South 1/2 of Government Lots 1 and 2 (taken as a tract) of the Southwest Quarter of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, (except that part of Lot 1, described as follows: Beginning at the Northeast Corner of said Lot 1; thence South 89 degrees 50 minutes 39 seconds West along the north line of said Lot 1, a distance of 597.32 feet to a point; thence South 00 degrees 03 minutes 06 seconds West, a distance of 454.46 feet to a point; thence South 89 degrees 46 minutes 00 seconds East, a distance of 595.87 feet to a point on the easterly line of said Lot 1; thence North 00 degrees 14 minutes 00 seconds East along the easterly line of said Lot 1, being the westerly right of way of Kennicott Avenue, 80.00 feet in width, a distance of 458.52 feet to a point of beginning) according to the plat thereof recorded July 13, 2006 as Document No. 06194440259, all in Cook County, Illinois.

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Description for Remediation Site Boundary:

Beginning at the intersection of the centerlines of Kennicott Avenue and Dundee Road, which is a distance of 290 feet west of the Southeast Corner of the Southwest Quarter of Section 6, Township 42 North, Range 11 East; thence west a distance 32 feet, 5.6 inches and north a distance of 161 feet, 1.4 inches to the southeast corner of the Remediation Site Boundary; thence north a distance of 621 feet, 1 inch to the northeast corner of the Remediation Site Boundary; thence west a distance of 471 feet, 4.9 inches to the northwest corner of the Remediation Site Boundary; thence south a distance of 621 feet, 1 inch to the southwest corner of the Remediation Site Boundary; thence east a distance of 471 feet, 4.9 inches, back to the southeast corner of the Remediation Site Boundary;

Description for Remediation Site Engineered Barriers:

Engineered Barrier 1:

Beginning at the intersection of the centerlines of Kennicott Avenue and Dundee Road, which is a distance of 290 feet west of the Southeast Corner of the Southwest Quarter of Section 6, Township 42 North, Range 11 East; thence west a distance 357 feet, 1.5 inches and north a distance of 346 feet, 9.3 inches to the to a Point of Beginning 1 (southeast corner) of the outdoor asphalt/concrete paving engineered barrier (location of required barrier, not location of edge of existing paving); thence west a distance of 63 feet, 8.9 inches to the southwest corner of the outdoor barrier (the external building wall); thence north a distance of 192 feet, 3 inches to the northwest corner of the outdoor barrier (the external building wall); thence east a distance of 23 feet, 11.2 inches to the northeast corner of the outdoor barrier; thence south 2', 30", 0" east a distance of 129 feet, 1.6 inches to the center-west corner of the outdoor barrier; thence east a distance of 33 feet, 0.2 inches to the center-east corner of the outdoor barrier; thence south a distance of 63 feet, 3.6 inches back to the Point of Beginning 1 (southeast corner) of the outdoor barrier; all being located within the land defined as Lot 1 in Bob Rohrman's Resubdivision. See Site Base Map for details with measurements of engineered barrier 1 location and type.

Engineered Barrier 2:

Beginning at the intersection of the centerlines of Kennicott Avenue and Dundee Road, which is a distance of 290 feet west of the Southeast Corner of the Southwest Quarter of Section 6, Township 42 North, Range 11 East; thence west a distance 444 feet, 4.6 inches and north a distance of 346 feet, 9.3 inches to the to a Point of Beginning 2 (southwest corner) of the indoor concrete building slab floor engineered barrier (location of required barrier, not location of edge of existing building slab); thence north a distance of 192 feet, 3 inches to the northwest corner of the indoor barrier; thence east a distance of 23 feet, 6.3 inches to the northeast corner of the indoor barrier; thence south a distance of 192 feet, 3 inches to the southeast corner of the indoor barrier; thence west a distance of 23 feet, 6.2 inches back to the Point of Beginning 2 (southwest corner) of the indoor barrier; all being located within the land defined as Lot 1 in Bob Rohrman's Resubdivision. See Site Base Map for details with measurements of engineered barrier 2 location and type.

2. **Common Address:** 1410 West Dundee Road, Arlington Heights, Illinois

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[Lot 1: 1400 West Dundee Road, Arlington Heights, Illinois]
[Lot 2: 1100 West Dundee Road, Arlington Heights, Illinois].

3. **Real Estate Tax Index/Parcel Index Number:** Lot 1: 03-06-302-019-0000,
Lot 2: 03-06-302-020-0000
4. **Remediation Site Owner:** Robert V. Rohrman
5. **Land Use:** Industrial/Commercial
6. **Site Investigation:** focused

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

(217) 782-6761

September 10, 2010

CERTIFIED MAIL

7008 1830 0001 4715 1512

Michael Chunko
Honeywell International, Inc.
1612 West Acoma Drive
Phoenix, Arizona 85023

Re: # 0314030001 – Cook County
Arlington Heights/Honeywell
Site Remediation/Technical Reports
No Further Remediation Letter

Dear Mr. Chunko:

The *Revised FSI/ROR/RAP/RACR Report* (January 4, 2010 / Log No.10-43535), as prepared by DAI Environmental for the above referenced Remediation Site, has been reviewed by the Illinois Environmental Protection Agency (“Illinois EPA”). This Report demonstrates that the remedial action was completed in accordance with the *Remedial Action Plan* and 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 6.73 acres, is located at 1410 West Dundee Road, Arlington Heights, Illinois 60004. 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 (August 31, 2010/Log No.10-45749), is Honeywell International, Inc.

This focused 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 for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

Rockford • 4302 N. Main St., Rockford, IL 61103 • (815) 987-7760

Elgin • 595 S. State, Elgin, IL 60123 • (847) 608-3131

Bureau of Land – Peoria • 7620 N. University St., Peoria, IL 61614 • (309) 693-5462

Collinsville • 2009 Mall Street, Collinsville, IL 62234 • (618) 346-5120

Des Plaines • 9511 W. Harrison St., Des Plaines, IL 60016 • (847) 294-4000

Peoria • 5415 N. University St., Peoria, IL 61614 • (309) 693-5463

Champaign • 2125 S. First St., Champaign, IL 61820 • (217) 278-5800

Marion • 2309 W. Main St., Suite 116, Marion, IL 62959 • (618) 993-7200

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions, as characterized by the focused site investigation, consist of the following:
 - a) Regulated substances of concern that have been successfully addressed are detailed in the attached Table A.
- 2) The contaminants of concern that remain at the areas described in the attached Site Remediation Program Environmental Notice and as shown on the attached Site Base Map of this Letter are:

<u>Location</u>	<u>CAS Number</u>	<u>Chemical Name</u>
Engineered Barriers	127-18-4	Tetrachloroethene
1 & 2	75-01-4	Vinyl Chloride

- 3) The Remediation Site is restricted to Industrial/Commercial land use.
- 4) 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; 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

- 5) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 6) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. See Site Base Map for Engineered Barriers 1 and 2. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below surface grade must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

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Engineering Controls:

- 7) The asphalt barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This asphalt barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.
- 8) The concrete cap barrier, as shown in the attached Site Base Map, must remain over the contaminated soils. This concrete cap barrier must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.
- 9) The building, as shown in the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit inhalation of the contaminated media.

Institutional Controls:

- 10) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).

Other Terms

- 11) 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.
- 12) 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
- 13) 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 title holder 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;

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- 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 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.
- 14) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Honeywell International, Inc.;
 - 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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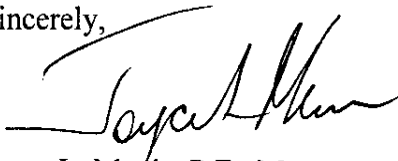
- j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest 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.
- 15) 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 Honeywell property.
- 16) 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

- 17) 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 the Honeywell property, you may contact the Illinois EPA project manager, Barbara Landers at 217-557-6939.

Sincerely,



Joyce L. Munie, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

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Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

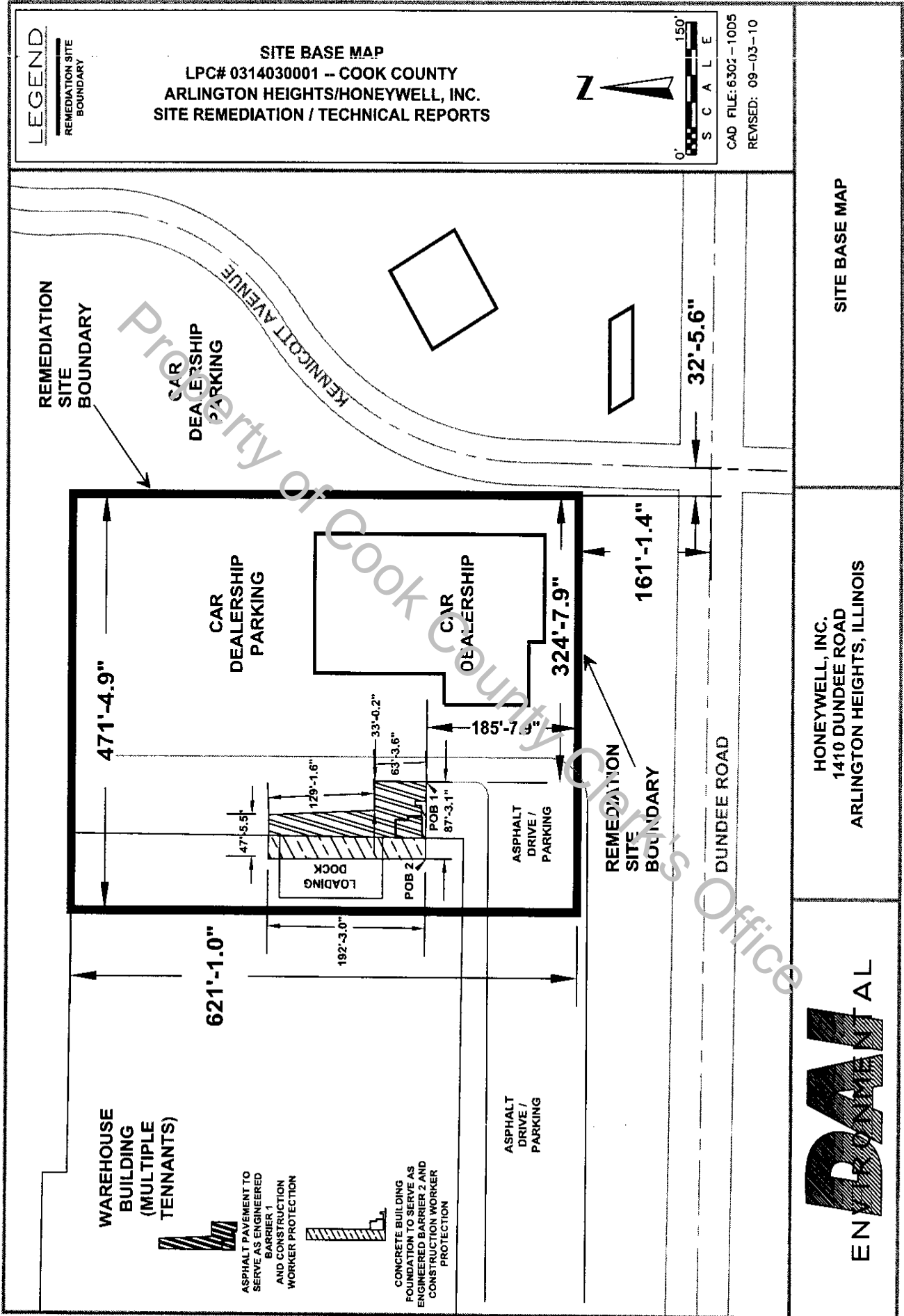
cc: Chris Cailles
DAI Environmental, Inc.
27834 North Irma Lee Circle
Lake Forest, Illinois 60045

Bob Rohrman Auto Group
Contact: Mark Batista
1285 E. Dundee Road
Palatine, Illinois 60074

Records Unit
Bob O'Hara
Rick Lucas

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TABLE A: REGULATED SUBSTANCES OF CONCERN

0314030001 – Cook County
Arlington Heights/Honeywell
Site Remediation/Technical Reports

Volatile Organic Compounds	
<u>CAS No.</u>	Compound Name
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
127-18-4	Tetrachloroethene
79-01-6	Trichloroethene
75-01-4	Vinyl Chloride

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PROPERTY OWNER CERTIFICATION OF THE NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

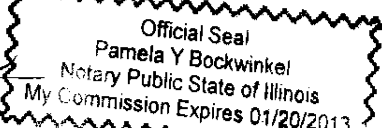
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: <u>ROBERT V. ROEMER</u>	
Title: <u>OWNER</u>	
Company: _____	
Street Address: <u>1285 DUNDEE RD</u>	
City: <u>PALATINE</u> State: <u>IL.</u> Zip Code: <u>60074</u> Phone: <u>847-991-0444</u>	
Site Information	
Site Name: <u>HONEYWELL PROPERTY</u>	
Site Address: <u>1410 DUNDEE RD</u>	
City: <u>ARLINGTON HIGGS</u> State: <u>IL.</u> Zip Code: <u>60004</u> County: <u>COOK</u>	
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. <u>03-06-302-019</u> <u>03-06-302-020</u>	
I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.	
Owner's Signature: <u>[Signature]</u>	Date: <u>AUG. 23, 2010</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>20</u> day of <u>Jan</u> , 20 <u>13</u>	
<u>[Signature]</u> Notary Public	

The Illinois EPA is authorized to require this information under Sections 413, 413.1, 413.2, 413.3, 413.4, 413.5, 413.6, 413.7, 413.8, 413.9, 413.10, 413.11, 413.12, 413.13, 413.14, 413.15, 413.16, 413.17, 413.18, 413.19, 413.20, 413.21, 413.22, 413.23, 413.24, 413.25, 413.26, 413.27, 413.28, 413.29, 413.30, 413.31, 413.32, 413.33, 413.34, 413.35, 413.36, 413.37, 413.38, 413.39, 413.40, 413.41, 413.42, 413.43, 413.44, 413.45, 413.46, 413.47, 413.48, 413.49, 413.50, 413.51, 413.52, 413.53, 413.54, 413.55, 413.56, 413.57, 413.58, 413.59, 413.60, 413.61, 413.62, 413.63, 413.64, 413.65, 413.66, 413.67, 413.68, 413.69, 413.70, 413.71, 413.72, 413.73, 413.74, 413.75, 413.76, 413.77, 413.78, 413.79, 413.80, 413.81, 413.82, 413.83, 413.84, 413.85, 413.86, 413.87, 413.88, 413.89, 413.90, 413.91, 413.92, 413.93, 413.94, 413.95, 413.96, 413.97, 413.98, 413.99, 414.00 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.