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PREPARED BY:

Name: Reavis High School District #220
Attn: Tim Smith
Address: 6034 W 77th Street
Burbank, IL 60459



Doc#: 1033346034 Fee: \$52.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/29/2010 03:54 PM Pg: 1 of 9

RETURN TO:

Name: Reavis High School District #220
Attn: Tim Smith
Address: 6034 W 77th Street
Burbank, IL 60459

(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: 0310355002

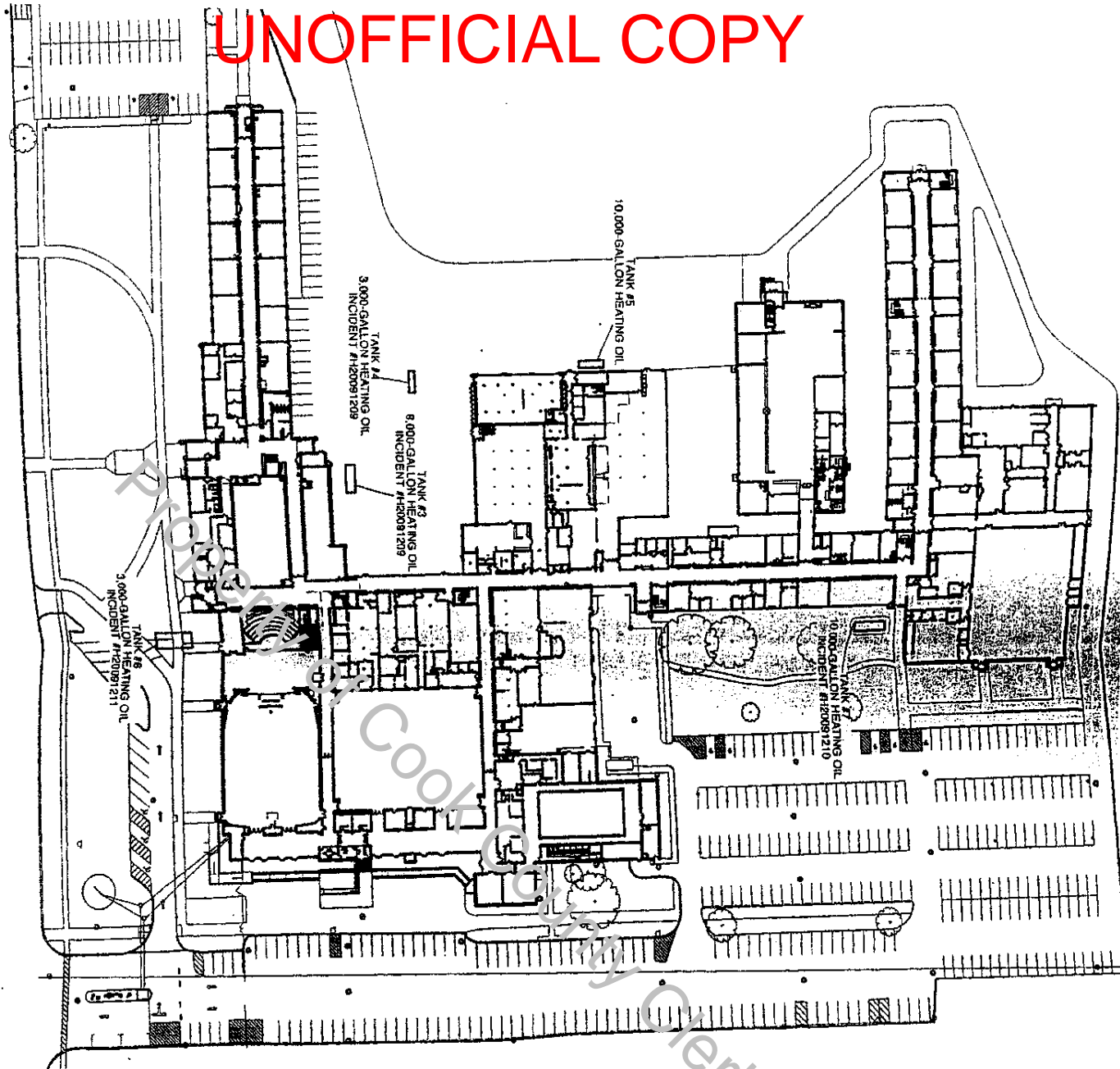
Leaking UST Incident No.: 20091211, 20091210

Revis High School District #220, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 6034 W 77th Street, Burbank, IL 60459, 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: Attached
2. Common Address: 6034 W 77th Street, Burbank, IL 60459
3. Real Estate Tax Index/Parcel Index Number: 19-29-316-001-0000, 19-29-400-002-0000, 19-29-400-029-0000, 19-29-400-073-0000
4. Site Owner: Reavis High School District #220
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

TAH:CC/

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COOLIDGE Clerk's Office



PI ONEER
ENGINEERING & ENVIRONMENTAL SERVICES, INC.

FIGURE 1
Site Diagram
6024 West 77th Street
Surrey, B.C.

Sheet:	01
Drawn By:	Jackson, Kimberly
App. No.:	03-2009-1-0001
Date:	December 2009
Checked By:	Jim Kain
Approved:	

Legend

UST



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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

217782-6762

CERTIFIED MAIL

7009 2820 0001 7494 6173

NOV 09 2010

Reavis High School District No. 220
Attention: Mr. Tim Smith
6034 West 77th Street
Burbank, Illinois 60459

Re: LPC # 0310355002 -- Cook County
Burbank/ Reavis High School Dist. No. 220
6034 West 77th Street
Leaking UST Incident No. 20091209 -- NFR Letter
Leaking UST Technical File

Dear Mr. Smith:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated August 2, 2010 and was received by the Illinois EPA on October 21, 2010. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and Public Act 96-0908 on June 8, 2010, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and associated Licensed Professional Engineer Certification submitted pursuant to Section 57.7(b)(5) of the Act and 35 Ill. Adm. Code 734.135(d) indicate corrective action for the above-referenced site was conducted in accordance with the Corrective Action Plan approved by the Illinois EPA. The Corrective Action Completion Report demonstrates that the requirements of Section 57.7(b) of the Act have been satisfied.

Based upon the certification by Jeffrey McClelland, 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

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

Elgin • 595 S. State, Elgin, IL 60123 • (847) 609-3131

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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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. Reavis High School District No. 220, the owner or operator of the underground storage tank system(s).
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.
9. An owner of a parcel of real property to the extent that this Letter applies to the occurrence on that parcel.

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.

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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.
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.

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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, IL 62794-9276

8. Pursuant to 35 Ill. Adm. Code 734.720, 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 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, Donna Wallace, at (217) 524-1283.

Sincerely,



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

TAHEDW:dw\

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description

c: Pioneer engineering & Environmental/ Joseph C. Kelly, P.G.
BOL File

Property of Cook County Clerk's Office

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PREPARED BY:

Name: Reavis High School Dist. No. 220
Attention: Mr. Tim Smith

Address: 6034 West 77th Street
Burbank, Illinois 60459

RETURN TO:

Name: Reavis High School Dist. No. 220
Attention: Mr. Tim Smith

Address: 6034 West 77th Street
Burbank, Illinois 60459

(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: 0310355002

Leaking UST Incident No.: 20091209

Reavis High School District No. 220, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 6034 West 77th Street, Burbank, Illinois 60459, 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)
2. Common Address: 6034 West 77th Street, Burbank, Illinois
3. Real Estate Tax Index/Parcel Index Number: 19-29-316-001-0000; 19-29-400-002-0000; 19-29-400-029-0000; 19-29-400-073-0000
4. Site Owner: Reavis High School District No. 220
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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UNOFFICIAL COPY**SCHOOL DISTRICT ORGANIZATION**

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School Board Legal Status

The Constitution of Illinois assigns to locally elected boards of education control of the public schools in their districts. The legislature has provided by law for the organization of school districts, the composition of district boards, and the election of board members.

Therefore, local school boards are legal instruments of the State and derive their powers from the State Constitution and acts of the legislature. They also have responsibilities to the citizenry they serve.

The district is governed by a Board of Education consisting of seven school board members, each of whom is elected for a four-year term.

The corporate name of the school district is "Reavis Community High School District No. 220, County of Cook, State of Illinois" as prescribed by law. *Illinois Constitution, 1970 Illinois Revised Statutes.*

School District Legal Status**Description of District 220 Boundaries**

An election was held on the 22nd of June, 1941, for the purpose of establishing Reavis Community High School District 220, Cook County, Illinois, for the benefit of the inhabitants of the following described territory:

The South three-fourths (3/4) of Section 19, 20, 21 in Township 38 North, Range 13, East of the third Principal Meridian and all of Sections 28, 29, 30, 31, 32 and 33 in said township 38 North Range 13, East of the third Principal Meridian, all in the County of Cook and State of Illinois.

Also described as follows:

That territory bounded on the North by the center line of Sixty-fifth (65) Street; on the South by the center line of Eighty-seventh (87) Street; on the East by the center line of Cicero Avenue; and on the West by the center line of Harlem Avenue, all in Stickney Township, Cook County, Illinois.

On August 4, 1954, it was ordered by the County Board of School Trustees of Cook County, Illinois that the following described territory be annexed to High School District 220, Cook County, Illinois:

All that part of non-High School District No. 216, Cook County, Illinois, lying within Elementary School District No. 110, Cook County, Illinois, and which is bounded on the East by the center line of Laramie Avenue; on the North by the Illinois and Michigan Canal; and on the South by the center line of Fifty-first (51) Street, and on the West by the center line of Central Avenue, all in Stickney Township, Cook County, Illinois.

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