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PREPARED BY:

Name: John Frary
Chevron EMC

Address: 4800 Fournace Place/ Room e 540 b
Bellaire, TX 77401



Doc#: 1316345000 Fee: \$58.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/12/2013 08:11 AM Pg: 1 of 11

RETURN TO:

Name: John Frary
Chevron EMC

Address: 4800 Fournace Place/ Room e 540 b
Bellaire, TX 77401

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: 0312105011

Chevron Environmental Management Company, the Remediation Applicant, whose address is 4800 Fournace Place/ Room e 540 b, Bellaire, TX 77401, 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:

1825 Old Willow Road, Northfield, IL (Walgreens Company) **Acreage:** 1.65 acres

Legal Description: Lot 1 in "Centrum Subdivision", being a subdivision in part of the Southeast Quarter of the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded in the Cook County Recorder's Office May 6, 1998, as Document No. 98-373126, all in Cook County, Illinois.

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1855, 1865, and 1875 Old Willow Road, Northfield, IL (Middlefork Woods Condominium Association) **Acreage:** 3.39 acres

Legal Description: Lot 1 in Old Willow Subdivision, being a subdivision in the Northeast Quarter of Section 24, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

2. Common Address: 1825 Willow Rd., Northfield, IL
3. Real Estate Tax Index/Parcel Index Number: 04-24-216-006-0000; 04-24-216-009-1001 through 04-24-216-009-1039.
4. Remediation Site Owner: Walgreens Company, and Middlefork Woods Condominium Association
5. Land Use: Residential and/or 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

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

(217) 524-3300

May 1, 2013

CERTIFIED MAIL

7012 0470 0001 2999 2919

John Frary
Chevron EMC
4800 Fournace Place/ Room e 540 b
Bellaire, TX 77401

Re: LPC# 0312105011/Cook County
Northfield/Northfield Heating (aka Chevron 306481)
SRP/Technical Reports
No Further Remediation Letter

Dear Mr. Frary:

The *Revised Tier 2 Groundwater Evaluation Report* (received October 23, 2012/Log No.12-51783), as prepared by AECOM for the Northfield Heating property for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). This Report demonstrates that the remedial action was completed in accordance with the *Groundwater Monitoring Plan* (May 25, 2001/ Log No. 01-1958) and 35 Illinois Administrative Code Parts 740 and 742.

The Remediation Site, consisting of 5.04 acres, is located at 1825 Willow Rd., Northfield, 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 (July 23, 1995), is Chevron Environmental Management Company.

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.

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern detailed in the attached Table A.
- 2) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.
- 3) 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

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

Institutional Controls:

- 5) 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

- 6) 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.
- 7) 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
Division of Records Management #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

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- 8) 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;
 - 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.
- 9) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Chevron Environmental Management 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;


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- 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;
- 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.
- 10) 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 Northfield Heating property.
- 11) 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
- 12) 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.

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If you have any questions regarding the Northfield Heating property, you may contact the Illinois EPA project manager, Barbara Landers at 217-557-6934 or Barb.Landers@illinois.gov.

Sincerely,


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

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: Andrew J. Tarara
AECOM
First National Bank Building, 332 Minnesota Street
Suite E1000, St. Paul, MN 55101

Walgreen Company
Contact/Addressee: Richard Schmidt
Mailing Address: Attention: Law Department, 104 Wilmet Road, MS #1425, Deerfield,
IL 60015

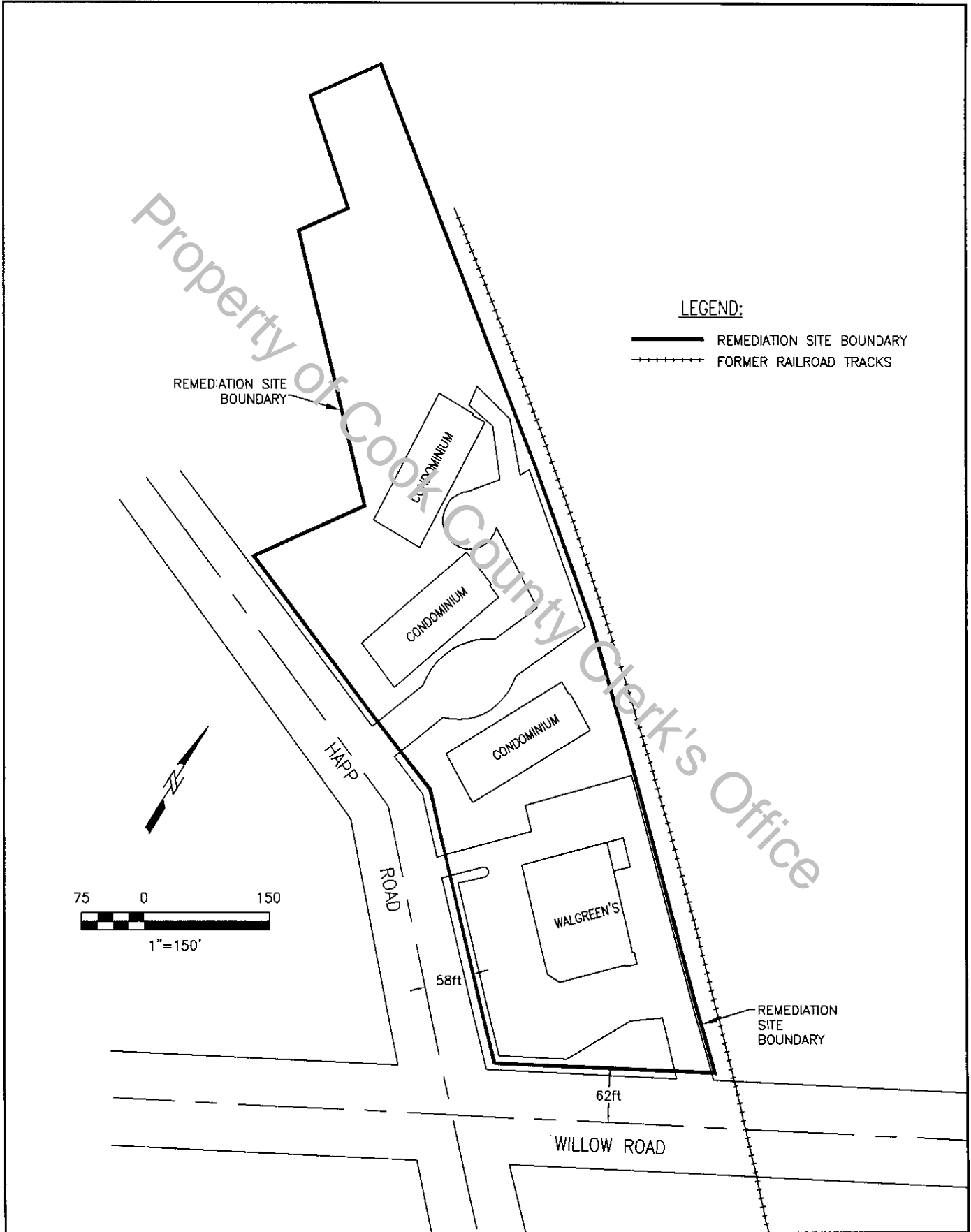
Middlefork Woods Condominium Association
Contact/Addressee: Stephanie Brodsky
Mailing Address: P.O. Box 577, Highland Park, IL 60035

Bureau of Land File
Robert O'Hara

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File: J:\Chevron\Northfield IL 60241253\Fig 1 site base map.dwg Layout: Layout1 User: campbell Plotted: Apr 16, 2013 - 3:28pm

FIGURE NUMBER:	LPC#0312105011/COOK COUNTY NORTHFIELD/NORTHFIELD HEATING SITE REMEDIATION/TECHNICAL REPORTS CHEVRON NO.: 306481 FORMER UNOCAL NO.: 0782474	SITE BASE MAP	AECOM <small>27755 DIEHL RD. SUITE 100 WARRENVILLE, ILLINOIS 60555 PHONE: (630) 836-1700 FAX: (630) 836-1711 WEB: HTTP://WWW.AECOM.COM</small>	DESIGNED BY:	REVISIONS		
1				NO.:	DESCRIPTION:	DATE:	BY:
SHEET NUMBER:	SCALE:	DATE:	PROJECT NUMBER:				
	AS SHOWN	1/9/13	60241253				
				DRAWN BY:			
				TC			
				CHECKED BY:			
				AT			
				APPROVED BY:			



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TABLE A: Regulated Substances of Concern

LPC# 0312105011/Cook County
 Northfield/Northfield Heating
 SRP/Technical Reports

BTEX and MTBE	
CAS No.	Compound Name
71-43-2	Benzene
100-41-4	Ethylbenzene
108-88-3	Toluene
1330-20-7	Xylene (totals)
1634-04-4	Methyl tert-butyl ether

Polynuclear Aromatic Compounds (PNAs)	
CAS No.	Compound Name
208-96-8	Acenaphthalene
83-32-9	Acenaphthene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
191-24-2	Benzo(g,h,i)perylene
50-32-8	Benzo(a)pyrene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-cd)pyrene
91-20-3	Naphthalene
85-01-8	Phenanthrene
129-00-0	Pyrene

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

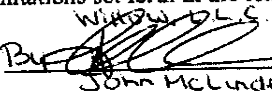

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized 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>Willow, L.L.C.</u>	
Title: <u>John McLinden, A Manager</u>	
Company: _____	
Street Address: <u>225 W. Hubbard, 4th fl</u>	
City: <u>Chicago</u> State: <u>IL</u> Zip Code: <u>60654</u> Phone: <u>312-279-2689</u>	
Site Information	
Site Name: <u>Northfield/Northfield Heating (aka Chevron 30w481)</u>	
Site Address: <u>1825 Old Willow Road</u>	
City: <u>Northfield</u> State: <u>IL</u> Zip Code: <u>60061</u> County: <u>Cook</u>	
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. <u>04-24-216-006-0000</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></u> <u>John McLinden, Manager</u>	Date: <u>MAY 13, 2013</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>13th</u> day of <u>MAY</u> , 20 <u>13</u>	<div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;">OFFICIAL SEAL STEPHANIE T BENGTTSSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 01/05/14</p> </div>
<u></u> Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5-58 - 58.12 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.

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

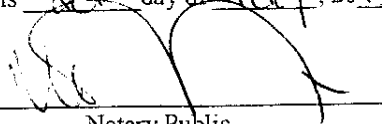
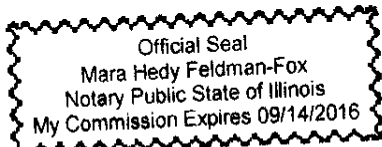
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized 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>Carol Fitzgerald</u>
Title:	<u>President</u>
Company:	<u>Middlefork Woods Condominium Association</u>
Street Address:	<u>1855-1865-1875 Old Willow Road</u>
City:	<u>NORTHFIELD</u> State: <u>IL</u> Zip Code: <u>60093</u> Phone: <u>847-446-7785</u>
Site Information	
Site Name:	<u>Middlefork Woods Condominium Assoc.</u>
Site Address:	<u>1855-1865-1875 Old Willow Rd</u>
City:	<u>NORTHFIELD</u> State: <u>IL</u> Zip Code: <u>60093</u> County: <u>Cook</u>
Illinois inventory identification number:	
Real Estate Tax Index/Parcel Index No.	<u>04-24-216-009-1001 through 04-24-216-009-1039</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>Carol Fitzgerald, president</u> Date: <u>5/20/13</u>
SUBSCRIBED AND SWORN TO BEFORE ME this <u>20th</u> day of <u>May</u> , 2013	
 _____ Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5-58 - 58.12 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.