

# UNOFFICIAL COPY

PREPARED BY:

Name: Donald Owen  
Village of Glenview  
Address: 1020 Waukegan Road  
Glenview, Illinois 60025



Doc#: 1414019056 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/20/2014 12:05 PM Pg: 1 of 10

RETURN TO:

Name: Donald Owen  
Village of Glenview  
Address: 1225 Waukegan Road  
Glenview, Illinois 60025

(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.

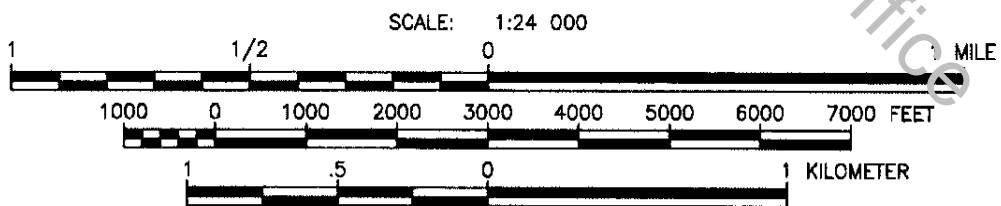
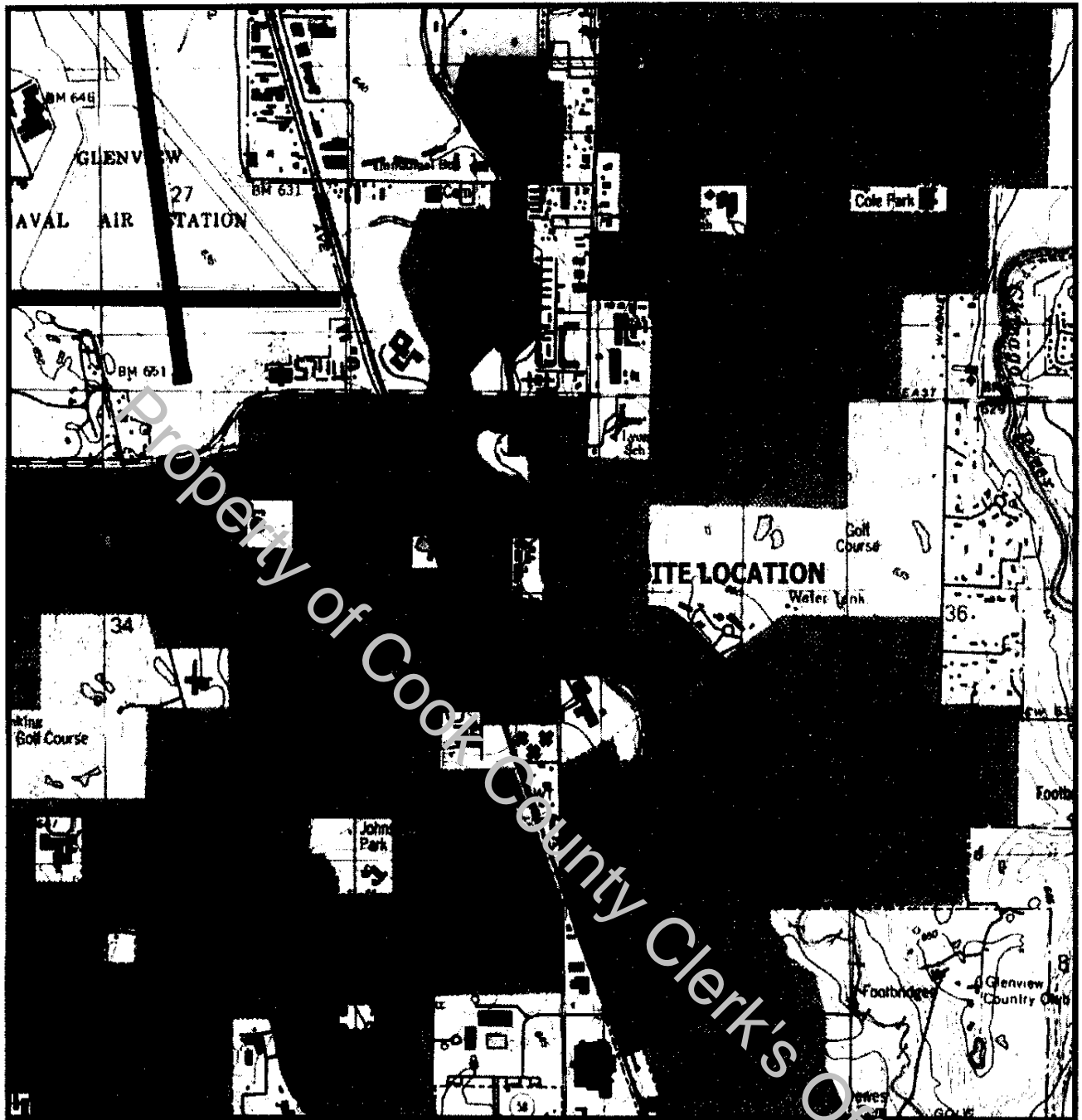
Illinois EPA No.: 0311025247

Leaking UST Incident No.: #20130271

Village of Glenview, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 1225 Waukegan Road, Glenview, Illinois 60025, 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: see Legal Description
2. Common Address: 1020 Waukegan Road, Glenview, Illinois 60025
3. Real Estate Tax Index/Parcel Index Number: 04-35-206-028-0000, 04-35-206-032-0000, 04-35-206-036-0000, 04-35-206-045-0000, and 04-35-206-049-0000
4. Site Owner: Village of Glenview
5. Land Use Limitation: The land use shall be industrial/commercial.
6. See the attached No Further Remediation Letter for other terms.

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NORTH



QUADRANGLE LOCATION

**MAP REFERENCE:**

PORTION OF U.S.G.S. QUADRANGLE MAP  
7 1/2 MINUTE SERIES (TOPOGRAPHIC)  
PARK RIDGE, IL 1995

**FORMER DOMINICK'S GROCERY**  
1020 WAUKEGAN ROAD  
GLENVIEW, ILLINOIS

**FIGURE 1**  
**SITE LOCATION MAP**

DATE:	May 01, 2013
JOB NO.:	25368903
DRAWN BY:	BKR
CHECKED BY:	KDPR
SCALE:	AS SHOWN



100 SOUTH WACKER DRIVE, SUITE 500  
CHICAGO, ILLINOIS 60606  
PHONE: (312) 939-1000  
FAX: (312) 939-4198

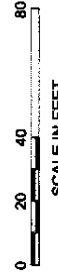
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LEGEND:

-  B-1 2007 SOIL BORING LOCATION (PHASE II ENVIRONMENTAL SITE ASSESSMENT)
-  B-7 2012 GEOTECHNICAL SOIL BORING LOCATION

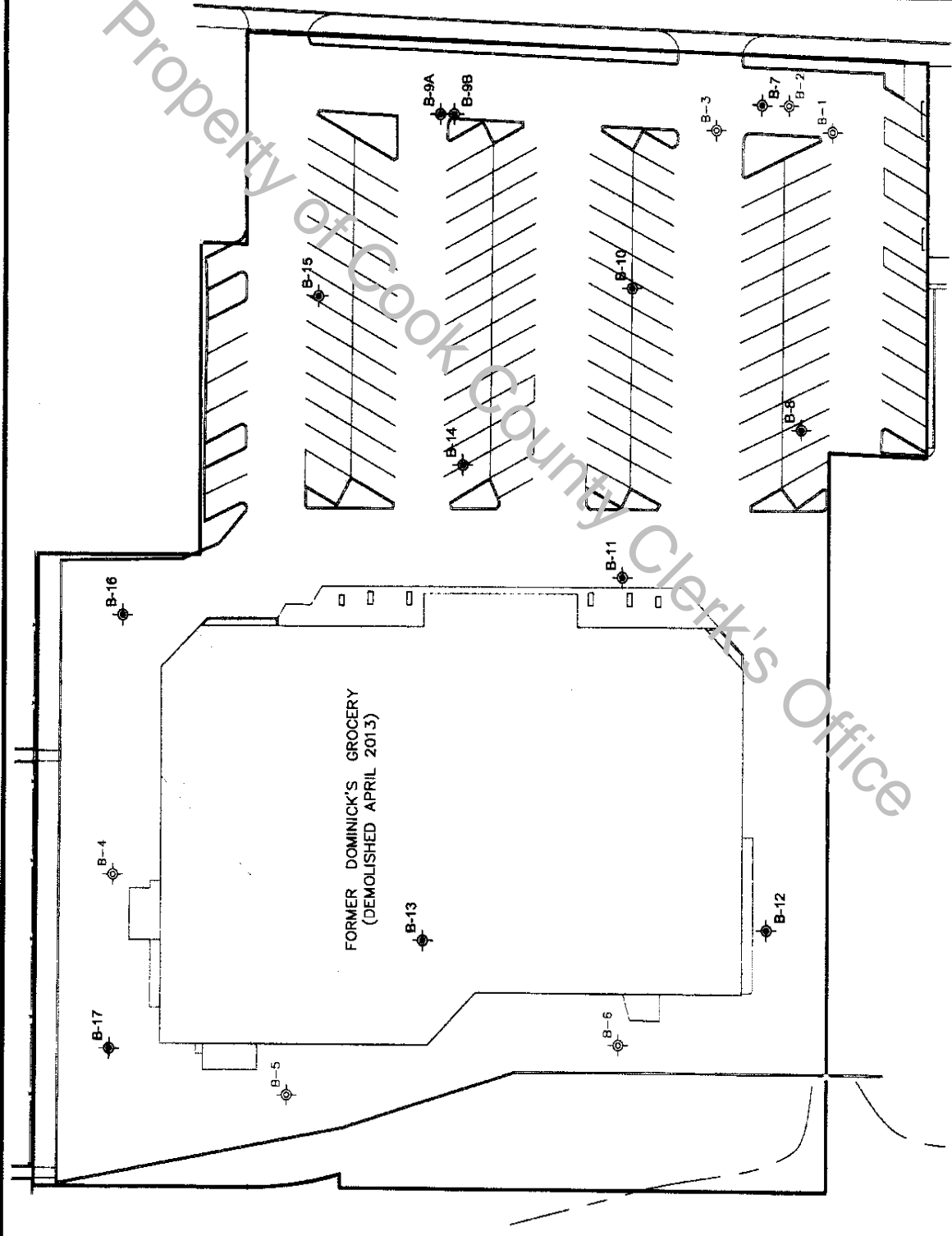


NORTH



SCALE IN FEET

WAUKEGAN ROAD



**URS**

100 South Wacker Drive  
Suite 500  
Chicago, Illinois 60606

**SITE MAP**  
**FORMER DOMINICK'S GROCERY**  
**1020 WAUKEGAN ROAD**  
**GLENVIEW, IL**

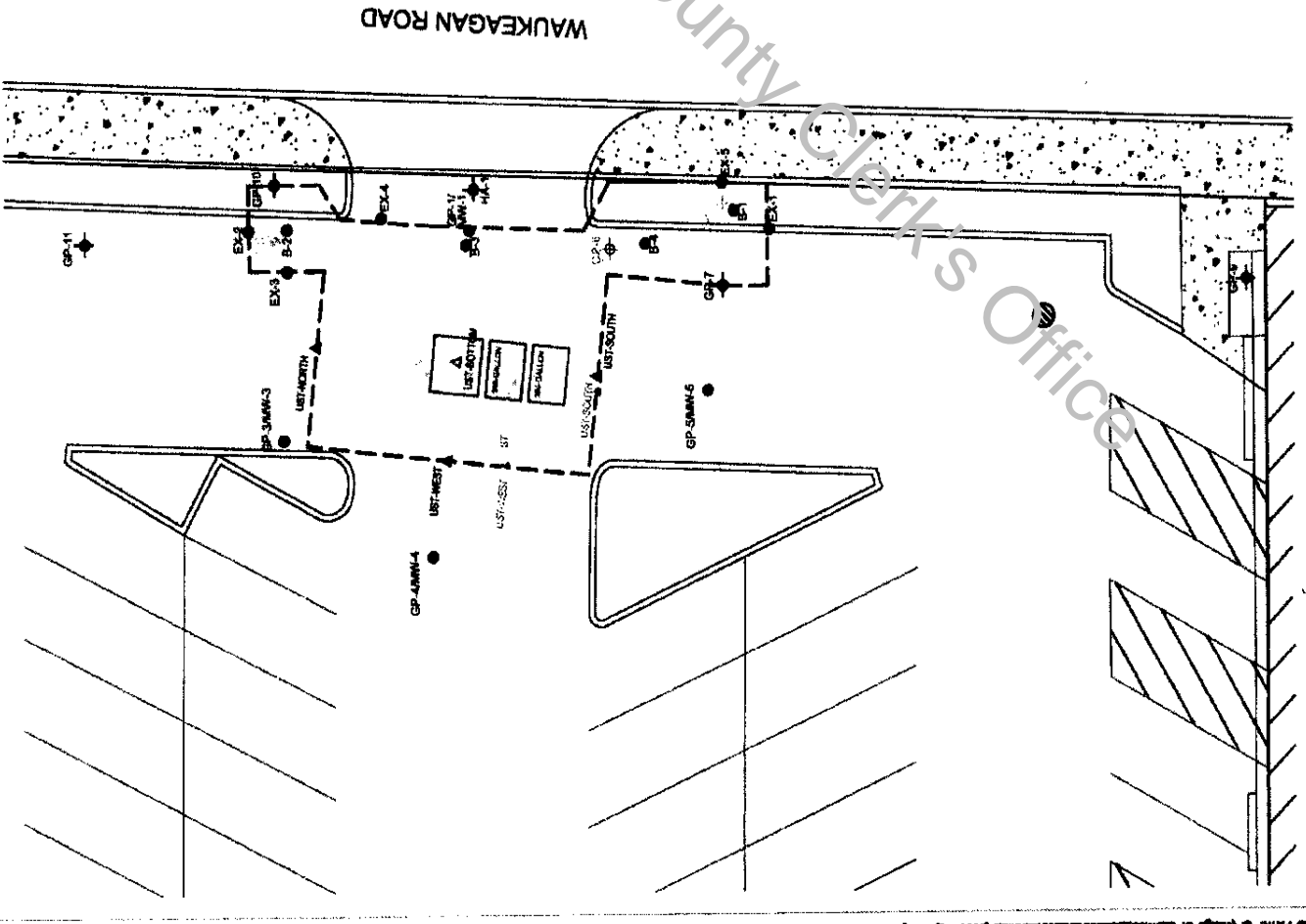
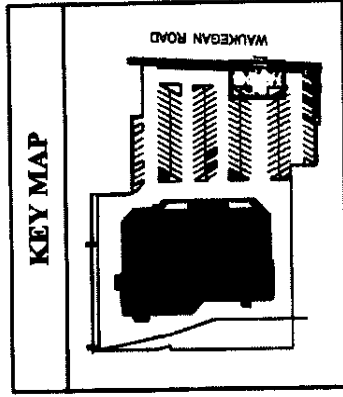
DESIGN: KIDDER	CHECK: FB	PROJECT NO.:	FIG. NO.:
DRAWN: CCC	DATE: 5/1/13	<b>25368903</b>	<b>2</b>

Property of Cook County Clerk's Office

NOTICE: May 2, 2013. The County Clerk's Office is providing this information for informational purposes only. It is not intended to be used for any other purpose. For more information, please contact the County Clerk's Office at (708) 462-3100.

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- LEGEND:**
- UST-NORTH ▲ = CONFIRMATION SAMPLE (MARCH 22, 2013)
  - UST-NORTH △ = CONFIRMATION SAMPLE (MARCH 25, 2013)
  - = CONFIRMATION SAMPLE (SEPTEMBER 18 AND 19, 2013)
  - ⊕ = SOIL BORING LOCATION
  - ⊙ = MONITORING WELL LOCATION
  - - - - - EXCAVATION AREA
  - ▭ = UNDERGROUND STORAGE TANK (UST)
  - ▨ = SAMPLE LOCATIONS OVER-EXCAVATED



100 South Wacker Drive  
Suite 500  
Chicago, Illinois 60606

**SITE MAP**

**FORMER DOMINICK'S GROCERY**  
1020 WAUKEGAN ROAD  
GLENVIEW, ILLINOIS

DESIGN: KDFR	CHECK'D: FB	PROJECT NO. <b>25368903</b>	FIG. NO. <b>1</b>
DRAWN: ARD	DATE: 9/30/13		

FIGURES: October 14, 2013 BY: Matthew Anthony CFB User: P:\CADD\Projects\Glenview - Figure - UST Reporting (2)  
 P:\CADD\Projects\Glenview - Figure - UST Reporting (2)  
 P:\CADD\Projects\Glenview - Figure - UST Reporting (2)  
 P:\CADD\Projects\Glenview - Figure - UST Reporting (2)

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## GREMLEY & BIEDERMANN

LICENSE No. 184-002761

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

### ALTA / ACSM Land Title Survey

**PARCEL 1:**

BLOCK 7 (EXCEPT THE SOUTH 94 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 40 FEET OF THE SOUTH 134 FEET THEREOF LYING WEST OF THE EAST 200 FEET AS MEASURED FROM THE EAST LINE OF SAID BLOCK 7 (CENTER LINE OF WAUKEGAN ROAD) AND EXCEPT THE NORTH 3 1/2 ACRES AND EXCEPT A STRIP OF LAND 80.0 FEET WIDE MEASURED ON THE WEST LINE LYING SOUTH OF AND ADJOINING THE NORTH 3 1/2 ACRES OF SAID BLOCK 7) IN HUTCHING'S ADDITION TO OAK GLEN, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET WEST OF ROAD) ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOT 1 IN BOUCHER'S CONSOLIDATION SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHING'S ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT NUMBER 832164) AND ALSO OF LOTS 1 TO 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1887 AS DOCUMENT NUMBER 17038892) ALL OF SAID PREMISES BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 6, 1961 AS DOCUMENT NUMBER 18127682, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

ALL OF PRAIRIE STREET (EXCEPT THE NORTH 19 FEET OF THE EAST 61 FEET OF THE NORTH HALF THEREOF) IN THE VILLAGE OF GLENVIEW, ILLINOIS, LYING WEST OF THE EAST LINE OF LOT 2 EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF LOT 3 EXTENDED SOUTH IN HAUT'S SUBDIVISION OF PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE NORTH 50 FEET (MEASURED ON THE WEST LINE) OF THAT PART OF BLOCK 7 LYING SOUTH OF THE NORTH 3 1/2 ACRES OF SAID BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, (HEREINAFTER DESCRIBED (EXCEPTING FROM SAID 50 FOOT STRIP THE EAST 17.0 FEET THEREOF AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE ORIGINAL WAUKEGAN ROAD AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID 50 FOOT STRIP WITH THE EASTERLY LINE OF SAID BLOCK; THENCE WEST ON SAID SOUTH LINE TO A POINT 62 FEET WEST OF THE WESTERLY LINE OF ORIGINAL WAUKEGAN ROAD; THENCE NORTHEASTERLY PARALLEL WITH SAID WESTERLY LINE OF ROAD, 21 FEET; THENCE EAST TO A POINT IN THE EASTERLY LINE OF SAID BLOCK, 21 FEET (MEASURED ON SAID EASTERLY LINE) NORTHERLY OF THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID BLOCK, 21 TO THE POINT OF BEGINNING AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF LYING WEST OF THE EAST LINE OF LOT 4 (AS EXTENDED SOUTH) IN HAUT'S SUBDIVISION OF PART OF THE NORTH 3 1/2 ACRES OF BLOCK 7 IN SAID HUTCHING'S ADDITION TO OAK GLEN, SAID HUTCHING'S ADDITION TO OAK GLEN BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION, LYING WEST OF WAUKEGAN ROAD) IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

THAT PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION LYING WEST OF WAUKEGAN ROAD) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WAUKEGAN ROAD WITH THE SOUTH LINE OF THE NORTH 50 FEET (MEASURED ON THE WEST LINE OF BLOCK 7) OF THAT PART OF BLOCK 7 AFORESAID LYING SOUTH OF THE NORTH 3 1/2 ACRES OF SAID BLOCK 7 RUNNING THENCE WEST ON THE SOUTH LINE OF SAID 50 FOOT STRIP 82 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF WAUKEGAN ROAD, 21 FEET; THENCE EAST 62 FEET TO THE WESTERLY LINE OF SAID WAUKEGAN ROAD; THENCE SOUTHERLY ON THE WESTERLY LINE OF WAUKEGAN ROAD, 21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 17 FEET OF SAID LAND AS CONVEYED TO THE STATE OF ILLINOIS FOR USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED AUGUST 11, 1985 AND RECORDED AUGUST 18, 1985 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19562008, ALL IN COOK COUNTY, ILLINOIS.

TOTAL PROPERTY AREA : 13,4727 SQ. FT. OR 3.09 ACRES



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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.
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.

## CONDITIONS AND TERMS OF APPROVAL

### LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives have been established in accordance with an industrial/commercial land use limitation. 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.

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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: The land use shall be industrial/commercial.
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



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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 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:

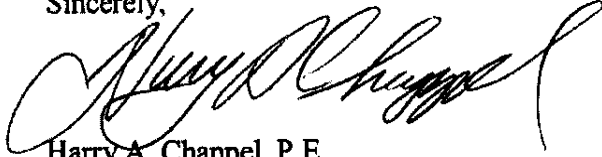
Illinois Environmental Protection Agency  
Bureau of Land - #24  
Leaking Underground Storage Tank Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Eric Kuhlman, at 217-785-5715.

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Sincerely,



Harry A. Chappel, P.E.  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

HAC:EK:PA

Attachments: Leaking Underground Storage Tank Environmental Notice  
Legal Description  
Site Base Map(s)

c: URS Corporation  
BOL File

Property of Cook County Clerk's Office