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PREPARED BY:

Name: Ms. Pamela Stewart
Hillside Wolf LLC

Address: 2901 Butterfield Road
Oak Brook, IL 60523



Doc#: 1514619131 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/26/2015 02:21 PM Pg: 1 of 12

RETURN TO:

Name: Ms. Pamela Stewart
Hillside Wolf LLC

Address: 2901 Butterfield Road
Oak Brook, IL 60523

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: 0311235059

Hillside Wolf LLC, the Remediation Applicant, whose address is 2901 Butterfield Road, Oak Brook, IL 60523, 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:

That part of the West ½ of the Northwest ¼ of Section 29, Township 39 North, Range 12 East of the Third Principal Meridian, lying North of a line that is 850 feet North of (as measured along the west line thereof) the Southwest corner of the West ½ of the Northwest ¼ of said Section 29 and perpendicular to said West line and lying West of a line that is 95.45 feet East of and parallel with the West line extended northerly of cemetery property as recorded October 27, 1934 as Document 11488910, excepting therefrom that part falling within cemetery property as recorded October 27, 1934 as Document 11488910 and except that part dedicated for Cermak Road, and except the West 50.00 feet thereof taken for Wolf Road in Condemnation Suit Case Number 85L50087, in Cook County, Illinois.

PARKING LOT TO EAST OF SHOPPING CENTER LEGAL DESCRIPTION:

Commonly known as: Vacant lot, Hillside, Illinois 60162

Permanent Index Number: Part of PIN: 15-29-400-014

That part of the West ½ of the Northwest ¼ of the Northwest ¼ of Section 29, Township 39 North, Range 12 East of the Third Principal Meridian, described as follows:

CCRD REVIEWER 

A00123036 D2 DG 10F1

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Commencing at the intersection of the east line of the property described in Warranty Deed recorded January 21, 2005 as document No. 0502104317 and the South line of Cermak Road as condemned in condemnation suit case no. 578-11371;

Thence South 02 degrees 40 minutes 22 seconds east, along the East line of the property described in said Warranty Deed, a distance of 116.32 feet to the point of beginning;

Thence North 87 degrees 19 minutes 22 seconds east, a distance of 105.44 feet;

Thence South 02 degrees 40 minutes 22 seconds east, parallel with said east property line, a distance of 208.72 feet;

Thence South 87 degrees 19 minutes 38 seconds west, perpendicular with the last described course, a distance of 200.89 feet to the aforesaid East line.

Thence along said East line for the following 3 courses:

- 1) Thence North 02 degrees 40 minutes 22 seconds West, perpendicular with the last described course, a distance of 16.78 feet;
 - 2) Thence North 87 degrees 49 minutes 28 seconds East, a distance of 95.45 feet;
 - 3) Thence North 02 degrees 40 minutes 22 seconds West, a distance of 192.77 feet to the point of beginning;
- All in Cook County, Illinois.

2. Common Address: 2209 South Wolf Road, Hillside, IL
3. Real Estate Tax Index/Parcel Index Number: 15-29-100-012-0000 and 15-29-100-014-0000
4. Remediation Site Owner: Hillside Wolf LLC
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

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

217/524-3300

May 14, 2015

Ms. Pamela Stewart
Hillside Wolf LLC
2901 Butterfield Road
Oak Brook, IL 60521

Re: LPC# 0311235059—Cook County
Hillside/Royal Cleaners
Site Remediation Program/Technical Reports

Dear Ms. Stewart:

The Illinois Environmental Protection Agency ("Illinois EPA") issued an NFR letter for the above referenced site on March 12, 2015. Around May 12, 2015 the Legal Description was amended to correct an omission. Please be advised that the NFR letter dated March 12, 2015 is still valid.

The requirement for the NFR letter be recorded within forty five (45) days of receipt with the Recorder of Cook County is waived under the circumstance. Please record as soon as possible. If you have any questions, please feel free to contact me at (217) 558-0932, the above address or by e-mail at Max.Twum@illinois.gov.

Sincerely,

Max Twum
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

cc: Mr. David S. Kay
Laicon, Inc.
9914 Derby Lane, Suite 101
Westchester, IL 60154



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

Received by IMDC

(217) 524-3300

MAR 16 2015

March 12, 2015

CERTIFIED MAIL

7012 0470 0001 2969 1829

Ms. Pamela Stewart
Hillside Wolf LLC
2901 Butterfield Road
Oak Brook, IL 60521

Re: 0311235059/ Cook County
Hillside/Royal Cleaners
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Ms. Stewart:

The *Focused Site Investigation and Remediation Objectives Report* (received February 10, 2015/Log No. 15-58672), as prepared by Laicon, Inc. for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742, including the indoor inhalation pathway, are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.032 acres, is located at 2209 South Wolf Road, Hillside, 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 (received February 10, 2015/Log No. 15-58672), is Hillside Wolf LLC.

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.

4302 N. Main St., Rockford, IL 61103 (815)987-7760
595 S. State, Elgin, IL 60123 (847)608-3131
2125 S. First St., Champaign, IL 61820 (217)278-5800
2009 Mall St., Collinsville, IL 62234 (618)346-5120

9511 Harrison St., Des Plaines, IL 60016 (847)294-4000
5407 N. University St., Arbor 113, Peoria, IL 61614 (309)693-5462
2309 W. Main St., Suite 116, Marion, IL 62959 (618)993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312)814-6026

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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 identified in the attached Table A.
- 2) The Remediation Site is restricted to 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

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:

- 4) 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. 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. Excavated soil 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.

Engineering Controls:

- 5) The concrete cap barrier, as shown on 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 and ingestion of the contaminated media.

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Institutional Controls:

- 6) Any existing buildings or any future buildings constructed on the site must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sumps.
- 7) 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

- 8) 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.
- 9) 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
- 10) 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;

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- 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.
- 11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) Hillside Wolf LLC;
 - 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;
 - 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

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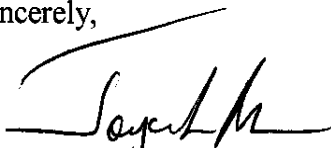
- k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.
- 12) 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 Royal Cleaners property.
- 13) 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:

Ms. P.J. Gebhardt
 Illinois Environmental Protection Agency
 Bureau of Land/RPMS #24
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, IL 62794-9276

- 14) 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 Royal Cleaners property, you may contact the Illinois EPA project manager, Mr. Max Twum at (217) 558-0932.

Sincerely,



Joyce L. Mumie, 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

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cc: Mr. David S. Kay
Laicon, Inc.
9914 Derby Lane, Suite 101
Westchester, IL 60154

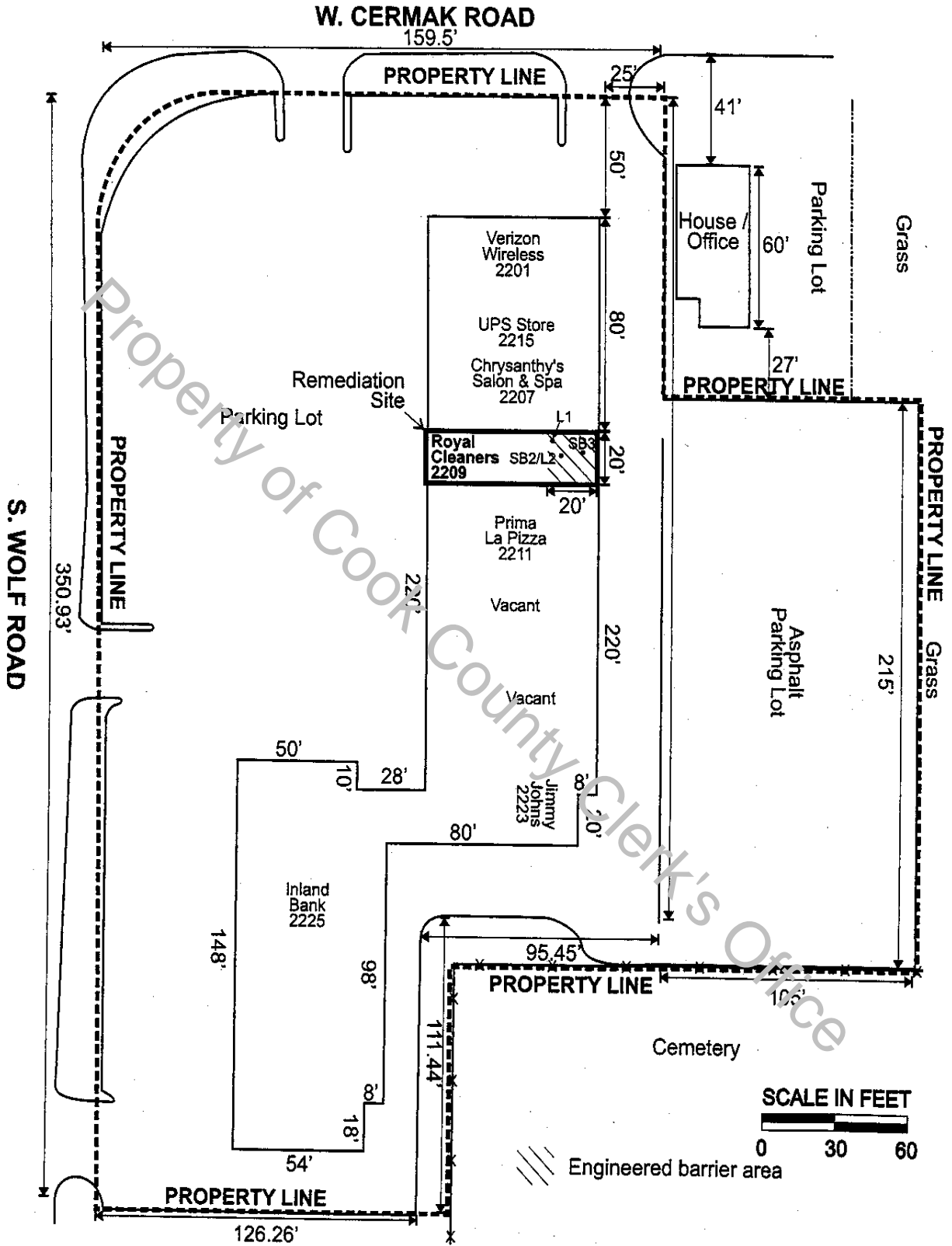
Bureau of Land File
Ms. P.J. Gebhardt

Property of Cook County Clerk's Office

SITE BASE MAP

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Cook County
Royal Cleaners
2209 W. Wolf Road
Site Remediation Program



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TABLE A: Regulated Substances of Concern

**LPC # 0311235059 – Cook County
Hillside/Royal Cleaners
Site Remediation Program**

Volatile Organic Compounds (VOCs)	
CAS No.	Compound Name
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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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 or the duly authorized agent of the owner 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: Hillside Wolf, L.L.C., a Delaware limited liability company
 By: Inland National Development corporation, a Delaware corporation, its sole member
 Title: _____
 Company: _____
 Street Address: 2901 Butterfield Road, Oak Brook, IL 60521 Phone: (630) 218-8000

Site Information

Site Name: Inland Bank Center
 Site Address: 2201-37 South Wolf Road
 City: Hillside State: Illinois Zip Code: _____ County: Cook
 Illinois inventory identification Number: _____
 Real Estate Tax Index/Parcel Index No.: 15-29-100-012-0000 and 15-29-100-014-0000

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: Hillside Wolf, L.L.C., a Delaware limited liability company
 By: Inland National Development corporation, a Delaware corporation, its sole member Date: 5/19/15
 Name: Jamela Stewart
 Title: Vice President

SUBSCRIBED AND SWORN TO BEFORE ME
 this 19th day of May, 2015

Vivian L. Brown
 Notary Public



The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.2 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.