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PREPARED BY:

Name: Gale Landers
Park Ridge Fitness, LLC

Address: 826 West Touhy Avenue
Park Ridge, IL 60068



Doc#: 1528034043 Fee: \$48.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2015 09:58 AM Pg: 1 of 6

RETURN TO:

Name: Gale Landers
Park Ridge Fitness, LLC

Address: 619 West Jackson Street
Chicago, IL 60661

(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.: 0312465028

Leaking UST Incident No.: 20141293, 20150166

Park Ridge Fitness, LLC, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 619 West Jackson Street, Chicago, IL 60661, 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: 826 West Touhy Avenue, Park Ridge, IL 60068
3. Real Estate Tax Index/Parcel Index Number: 09-26-421-005-0000, 09-26-421-006-0000, 09-26-421-008-0000, 09-26-421-009-0000, 09-26-421-010-0000, 09-26-011-0000, 09-26-421-014-0000, 09-26-421-015-0000, 09-26-421-016-0000
4. Site Owner: Park Ridge Fitness, LLC
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

srb

Attachment: Legal Description


CORRECTION

Leaking Underground Storage Tank Environmental Notice

UNOFFICIAL COPY**LEGAL DESCRIPTION****826 West Touhy Avenue, Park Ridge, Illinois****PARCEL 1:**

THE WEST 210 FEET OF BLOCK 10 LYING NORTH OF THE SOUTH 207 FEET, ALSO THAT PART OF BLOCK 10 IN BRICKON, SAID BRICKON BEING A SUBDIVISION BY PENNY AND MEACHAM IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK, 261.75 FEET; THENCE NORTHERLY ON A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID BLOCK TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID BLOCK, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING (EXCEPT FROM SAID PREMISES THE WEST 14 FEET OF THE PART LYING EAST OF THE NORTH AND SOUTH LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID BLOCK FROM A POINT 261.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, SAID 14 FOOT STRIP BEING EXCEPTED AND RESERVED FOR PUBLIC ALLEY IN THE DEED FROM FERDINAND SHUMAN (OR SCHEUNEMAN) AND AUGUSTINE SHUMAN, HIS WIFE, DATED MAY 1, 1905 AND RECORDED SEPTEMBER 21, 1905 AS DOCUMENT 3755976, IN BOOK 8981, PAGE 612), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF BLOCK 10 IN PENNY AND MEACHAM'S SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, EXCEPT THAT PART TAKEN FOR CUMBERLAND AVENUE AND EXCEPT THAT PART TAKEN FOR THE 14 FOOT PUBLIC ALLEY ESTABLISHED IN DOCUMENT 4003800 AND EXCEPT THE 14 FEET RESERVED FOR ALLEY IN DEED DATED MAY 1, 1905 AND RECORDED SEPTEMBER 21, 1905 AS DOCUMENT 3755976, IN COOK COUNTY, ILLINOIS, EXCEPT THE FOLLOWING: THE WEST 210 FEET OF BLOCK 10 LYING NORTH OF THE SOUTH 207 FEET, ALSO THAT PART OF BLOCK 10 IN BRICKON, SAID BRICKON BEING A SUBDIVISION BY PENNY AND MEACHAM IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 10; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK, 261.75 FEET; THENCE NORTHERLY ON A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID BLOCK TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID BLOCK, SAID NORTHEASTERLY LINE BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK TO THE POINT OF BEGINNING (EXCEPT FROM SAID PREMISES THE WEST 14 FEET OF THE PART LYING EAST OF THE NORTH AND SOUTH LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID BLOCK FROM A POINT 261.75 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, SAID 14 FOOT STRIP BEING EXCEPTED AND RESERVED FOR PUBLIC ALLEY IN THE DEED FROM FERDINAND SHUMAN (OR SCHEUNEMAN) AND AUGUSTINE SHUMAN, HIS WIFE, DATED MAY 1, 1905 AND RECORDED SEPTEMBER 21, 1905 AS DOCUMENT 3755976, IN BOOK 8981, PAGE 612), ALL IN COOK COUNTY, ILLINOIS.

PINs: 09-26-421-005-0000, 09-26-421-006-0000, 09-26-421-008-0000, 09-26-421-009-0000, 09-26-421-010-0000, 09-26-421-011-0000, 09-26-421-014-0000, 09-26-421-015-0000, and 09-26-421-016-0000



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL

7013 2630 0001 4694 6196

SEP 11 2015

Park Ridge Fitness, LLC
Gale Landers
619 West Jackson Street
Chicago, IL 60661

Re: LPC #0311465028 -- Cook County
Park Ridge/Park Ridge Fitness, LLC
826 West Touhy Avenue
Leaking UST Incident No. 20141293 & 20150166 -- NFR Letter
Leaking UST Technical File

Dear Ms. Landers:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45-Day/Corrective Action Completion Report submitted for the above-referenced incident. This information was dated May 14, 2015 and was received by the Illinois EPA on May 22, 2015. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The Early Action Tier 1 Remediation Objectives Compliance Report and the Licensed Professional Engineer Certification submitted pursuant to Section 57.6 of the Act and 35 Ill. Adm. Code 734.135(d) indicate the remediation objectives have been met.

Based upon the certification by Nicholas J. Cuzzone, 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 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. Park Ridge Fitness, LLC, 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.

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
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3022
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200
100 W. Randolph, Suite 10-300, Chicago, IL 60601

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Page 2

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 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

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Page 3

- 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
 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;

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Page 4

- 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, Suzanne Boring, at (217)558-4071.

Sincerely,



Michael T. Lowder
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

MTL:srb\

Attachments: Leaking Underground Storage Tank Environmental Notice

c: Nicholas J. Cuzzone, EPS Environmental Services, Inc.
BOL File