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PREPARED BY:

Name: Combined Sales
Ken Pecho

Doc#: 1528146000 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2015 08:38 AM Pg: 1 of 8

Address: 4419 South Tripp Ave
Chicago, IL 60632

RETURN TO:

Name: Combined Sales
Ken Pecho

Address: 4419 South Tripp Ave
Chicago, IL 60632

(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.: 316635049

Leaking UST Incident No.: 20150895

Combined Sales, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 4419 South Tripp Ave Chicago, IL 60632, 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 Legal Description
2. Common Address: is 4419 South Tripp Ave Chicago, IL 60632
3. Real Estate Tax Index/Parcel Index Number: 19034001300000
4. Site Owner: Combined Sales
5. Land Use Limitation: The land use shall be industrial/commercial.
6. See the attached No Further Remediation Letter for other terms.

WSZ

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If you have any questions or need further assistance, please contact the Illinois EPA project manager, Wayne Zuehlke, at 217/557-6937.

Sincerely,



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

MTL:WSZ:\

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description
Site Map

cc: CTR
BOL File

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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: 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 avoidance 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:

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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;
 - 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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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

CERTIFIED MAIL

7013 2630 0001 4704 3368

SEP 25 2015

Combined Sales
Ken Pecho
4419 South Tripp Ave.
Chicago, IL 60632

Re: LPC # 0316635049 County: Cook
Chicago / Tercho, Ken
4419 South Tripp Ave.
Incident # 20150895 – NFR Letter
LUST Tech

Dear Mr. Pecho:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45 Day/CACR submitted for the above-referenced incident. This information was dated August 31, 2015 and was received by the Illinois EPA on September 3, 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 Robert Swale, 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:

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 (312) 814-6026

A parcel of land consisting of a part of Lot "B" in the Circuit Court Partition of the South 1/2 and that part of the North West 1/4 lying South of the Illinois and Michigan Canal Reserve, of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of said Circuit Court Partition in the Office of the Recorder of Cook County, Illinois in Book 67 of Plats, page 44, on April 28, 1897, as Document 2530529 and consisting also of a part of each of Lots 41 and 42 in Frederick H. Bartlett's 47th St. Subdivision of Lot "C" in Circuit Court Partition of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, together with that part of the vacated alley lying between said Lot "B" and said parts of Lots 41 and 42, said parcel of land being bounded and described as follows:

Beginning on the East line of South Tripp Avenue, a private street, said East street line being a line 1008.93 feet East from and parallel with the North and South center line, hereinafter defined of said Section 3, said point of beginning being 823.08 feet South from the East and West center line hereinafter defined, of said Section 3 and running thence East along a line perpendicular to said East street line, a distance of 288.93 feet to a point which is 121.57 feet South from the North East corner and on the East line of said Lot 41, thence South along the East line of said Lots 41 and 42 a distance of 160.14 feet to a point which is 100.60 feet South from the North East corner of said lot 42; thence West along a straight

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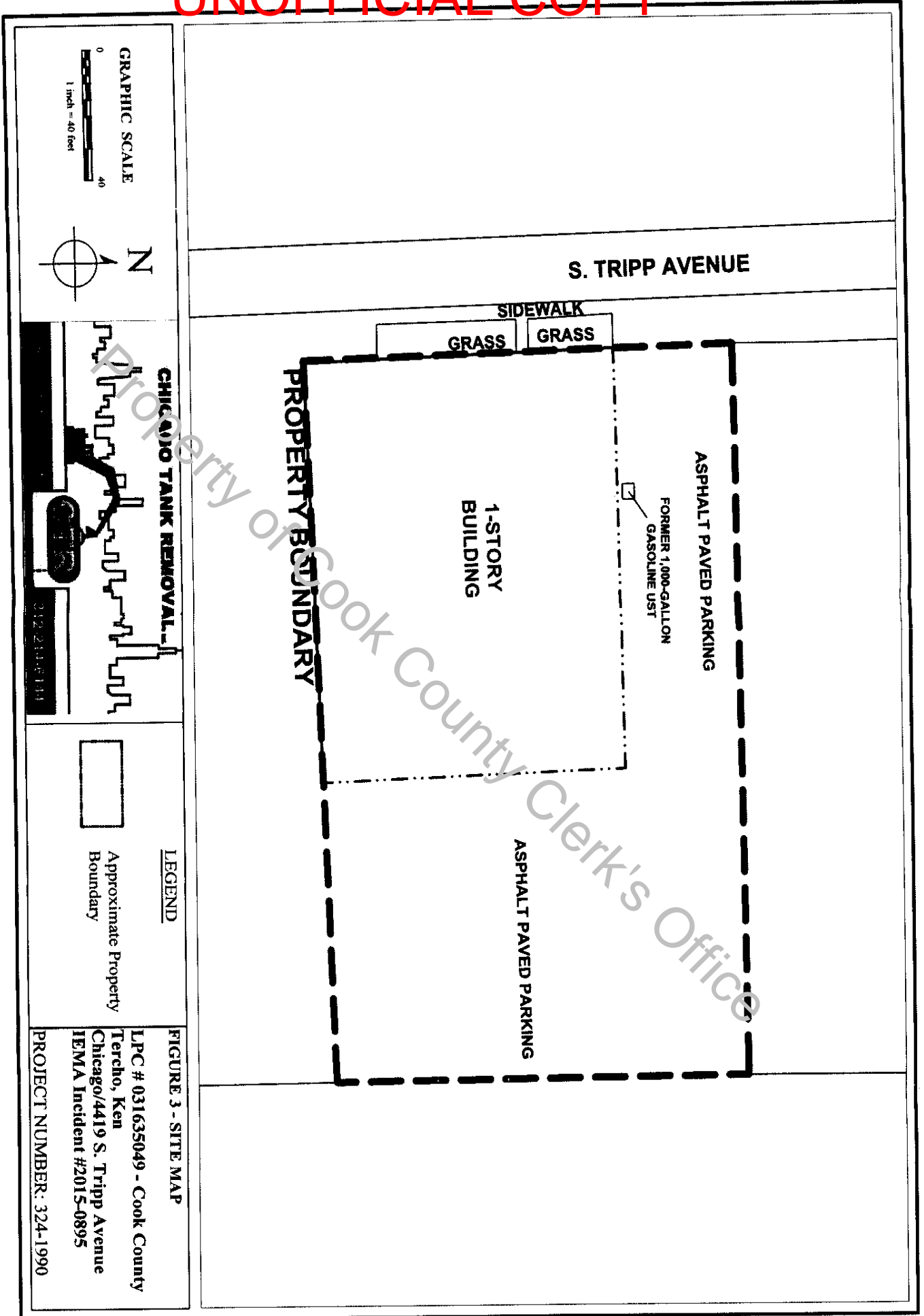
line a distance of 289.26 feet to a point on the East line of said South Tripp Avenue which is 983.27 feet South from said East and West center line of Section 3 and thence North along said East street line, a distance of 160.19 feet to the point of beginning.

The foregoing description is based upon the following definitions: The North and South center line of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the North East corner of Section 3 and measured 2642.84 feet East from the North West corner of Section 3 to a point on the South line of said Section 3, measured 2269.37 feet West from the South East corner of Section 3 and measured 2668.04 feet East from the South West corner of said Section 3.

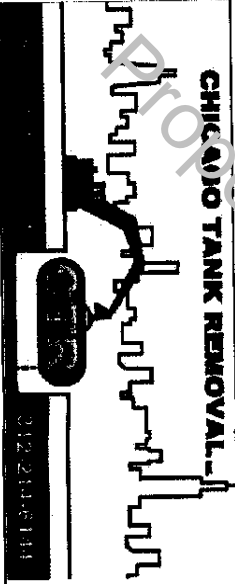
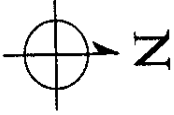
The East and West center line of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South from the North East corner of said Section 3 and measured 2669.84 feet North from the South East corner of said Section 3 to a point on the West line of said Section 3 measured 2598.77 feet South from the North West corner of said Section 3 and measured 2661.19 feet North from the South West corner of said Section 3, all in Cook County, Illinois.

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GRAPHIC SCALE
 0 40
 1 inch = 40 feet



LEGEND
 Approximate Property Boundary

FIGURE 3 - SITE MAP

LPC # 031635049 - Cook County
 Tercho, Ken
 Chicago/4419 S. Tripp Avenue
 IEMA Incident #2015-0895
 PROJECT NUMBER: 324-1990