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1533849109

PREPARED BY:

Name: Mr. Kun K. (Charlie) Kim
North Shore Cleaners, Inc.

Address: 336 Park Avenue
Glencoe, IL 60022

Doc#: 1533849109 Fee: \$66.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2015 10:39 AM Pg: 1 of 15

RETURN TO:

Name: Mr. Kun K. (Charlie) Kim
North Shore Cleaners, Inc.

Address: 336 Park Avenue
Glencoe, IL 60022

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: 0310990002

North Shore Cleaners, Inc., the Remediation Applicant, whose address is 336 Park Avenue, Glencoe, IL 60022, 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:

LOT 11 (EXCEPT THE SOUTHWESTERLY 35 FEET THEREOF) AND LOT 12 (EXCEPT THE NORTHEASTERLY 28 FEET THEREOF) IN THE RESUBDIVISION OF BLOCK 33 IN GLENCOE, IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
2. Common Address: 336 Park Avenue, Glencoe, IL
3. Real Estate Tax Index/Parcel Index Number: 05-07-206-005-0000
4. Remediation Site Owner: North Shore Cleaners, Inc.
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)

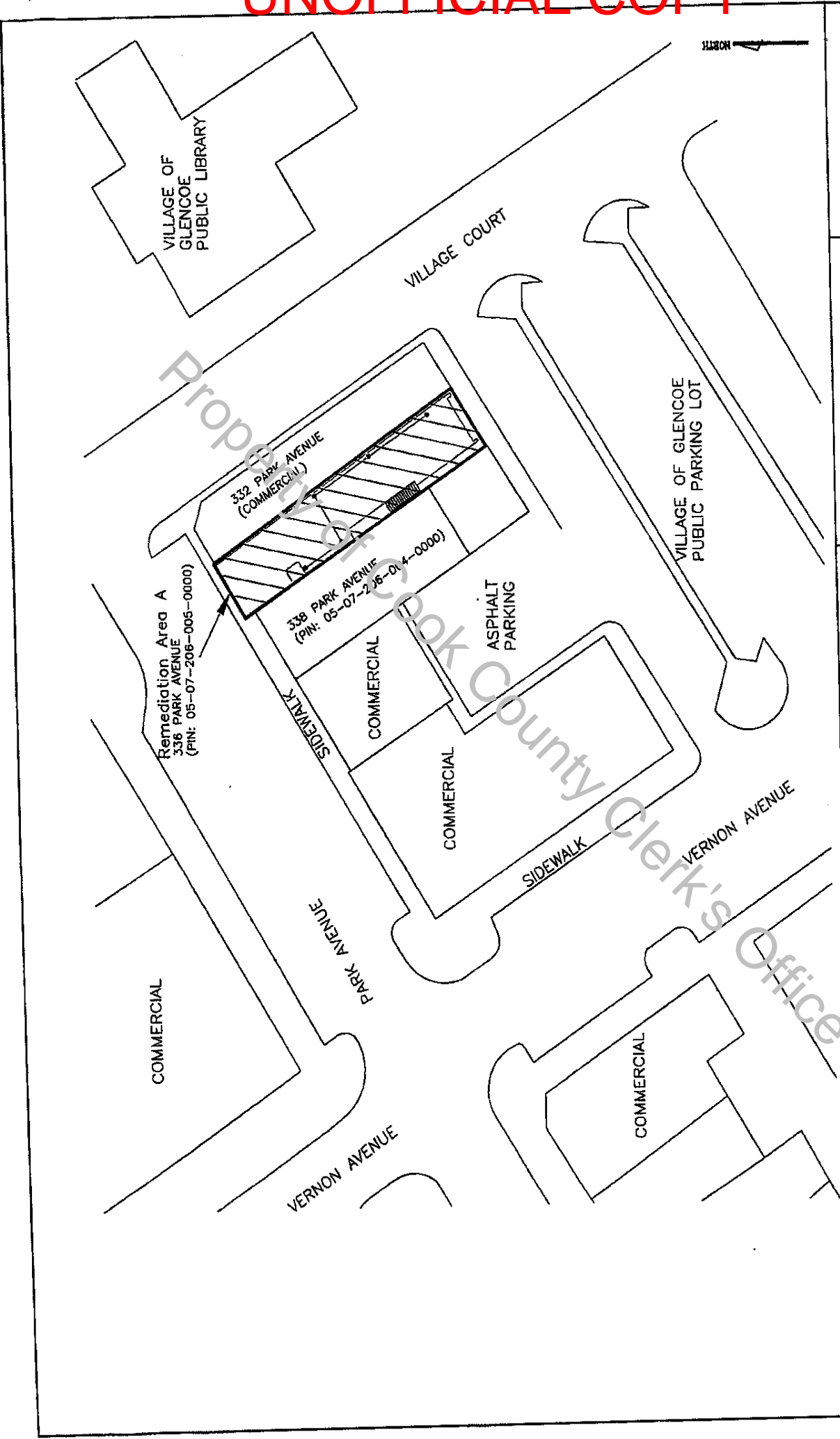
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TABLE A: Regulated Substances of Concern

LPC # 0310990002 --Cook County
Glencoe/North Shore Cleaners (Remediation Area A)
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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1815 SOUTH MEYERS ROAD
SUITE 670
OAKBROOK TERRACE, IL 60181
PH: 630-916-7272



FIGURE NO. 1A

Site Base Map - Remediation Area A
LPC No. 031099002 - Cook County
North Shore Cleaners
336 Park Ave, Glencoe, IL
Site Remediation/Technical Reports

- LEGEND
-  ENGINEERED BARRIER (EXISTING BUILDING FOUNDATION, 3,125 SQUARE FEET)
 -  SUB-SLAB DEPRESSURIZATION SYSTEM (3" OR 4" PVC LINES AND SUCTION PITS)

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(217) 524-3300

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

November 25, 2015

CERTIFIED MAIL

7013 2630 0001 4703 5561

Mr. Kun K. (Charlie) Kim
 North Shore Cleaners, Inc.
 336 Park Avenue
 Glencoe, IL 60022

Re: 0310990002/Cook County
 Glencoe/North Shore Cleaners (Remediation Area A)
 Site Remediation Program/Technical Reports
 No Further Remediation Letter

Dear Mr. Kim:

The *Remedial Action Completion Report-Remediation Area A* (received August 10, 2015/Log No.15-60105), as prepared by Cardno ATC for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). This Report demonstrates 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 that the remedial action was completed in accordance with the *Remedial Action Plan* (received March 27, 2014/Log No.14-56261) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 0.072 acres, is located at 336 Park Avenue, Glencoe, 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 28, 2013/Log No. 13-53176), is North Shore Cleaners, Inc.

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 Mail 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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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 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

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 building, as shown on the attached Site Base Map, must remain over the contaminated soils. This building must be properly maintained as an engineered barrier to inhibit inhalation and ingestion of the contaminated media.

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.

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- 7) The Building Control Technology ("BCT") consisting of a sub-slab depressurization system (SSD), as shown on the attached Site Base Map, must be in place and operational prior to human occupancy. This BCT must be properly maintained to address the indoor inhalation pathway. If the BCT becomes inoperable, the site owner/operator shall notify building occupants and workers to implement protective measures. Failure to maintain the BCT shall be grounds for voidance of this No Further Remediation letter.
- 8) Ordinance No. 2000-31-3013 adopted by the Village of Glencoe on November 13, 2000 effectively prohibits the installation and use of potable water supply wells in the Village of Glencoe. This ordinance provides an acceptable institutional control under the following conditions:
- a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:
 - i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and
 - ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.
 - b) The Remediation Applicant shall provide written notification to the Village of Glencoe and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
 - i) The name and address of the local unit of government;
 - ii) The citation of Ordinance No. 2000-31-3013 ;
 - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
 - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
 - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
 - vi) A statement as to where more information may be obtained regarding the ordinance.
 - c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:

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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

- d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
- i) Modification of the referenced ordinance to allow potable uses of groundwater;
 - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;
 - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the Village of Glencoe and affected property owner(s) of the intent to use Ordinance No. 2000-31-3013 as an institutional control at the Remediation Site; and
 - iv) Violation of the terms and conditions of this No Further Remediation letter.

Other Terms

- 9) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under item 8 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 10) 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.
- 11) 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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- 12) 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.
- 13) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) North Shore Cleaners, Inc.;
 - 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;

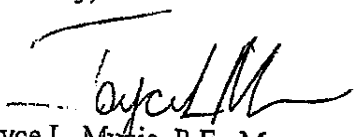
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- g) Any successor-in-interest of the owner of the Remediation Site;
- h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of 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.
- 14) 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 North Shore Cleaners (Remediation Area A) property.
- 15) 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
- 16) 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 North Shore Cleaners (Remediation Area A) Property, you may contact the Illinois EPA project manager, Mr. Max Twum at (217) 558 0932.

Sincerely,



Joyce L. Muzie, 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: Tinaglia Family Limited Partnership
Law Offices of Michael Tinaglia
9700 West Higgins Road, Suite 1015
Rosemont, IL 60018-4796

Mr. J. David Patton
Cardno ATC
1815 South Meyers Road, Suite 670
Oakbrook Terrace
Illinois, 60181

Bureau of Land File
Ms. P.J. Gebhardt

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Municipality: Glencoe

County: Cook

LPC Number:

OC: 00120403

Property of Cook County Clerk's Office

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Village of Glencoe
675 Village Court
Glencoe, IL 60022

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF DOCUMENT

I, the undersigned, do hereby certify that I am the duly appointed, qualified Village Clerk of the Village of Glencoe, in the County of Cook and State of Illinois, and as such Clerk I am the keeper of the official journal of proceedings, books, records, minutes and files of the Village of Glencoe and the Board of Trustees thereof.

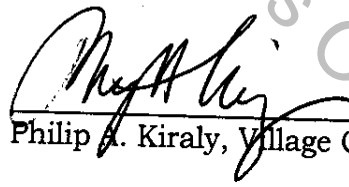
I do further certify that the foregoing Ordinance is a full, true and complete copy of:

ORDINANCE NO. 2000-31-3013

**ORDINANCE AMENDING CHAPTER 36 OF THE GLENCOE VILLAGE CODE
REGARDING PRIVATE WATER SUPPLY PIPES AND CONNECTIONS**

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the Village of Glencoe, this 4th day of December, 2015.




Philip A. Kiraly, Village Clerk

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ORDINANCE NO. 2000-31-3013

ORDINANCE AMENDING CHAPTER 36 OF THE GLENCOE VILLAGE CODE REGARDING PRIVATE WATER SUPPLY PIPES AND CONNECTIONS

WHEREAS, the Village of Glencoe operates and maintains a public water supply system providing a safe and adequate supply of potable water in conformance with applicable health standards and regulations; and

WHEREAS, in developing and maintaining such potable water supply system, the Village has issued bonds that are supported in part by the user fees generated from such water supply system; and

WHEREAS, the President and Board of Trustees of the Village have determined it is desirable and in the best interests of the Village and its residents to ensure that all residents of the Village utilize the Village's water supply system to best ensure the health of the public; and

WHEREAS, the President and Board of Trustees have further determined that, in order to assure the financial viability of the Village's water supply system, the procedures for connecting buildings to supplies of potable water should be modified to require connections to the Village Waterworks System, except in particular limited circumstances; and

WHEREAS, in furtherance of the foregoing concerns, the President and Board of Trustees have determined that it is desirable and in the best interests of the Village and its residents to amend its regulations regarding potable water supplies as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glencoe, County of Cook, and State of Illinois, as follows:

SECTION ONE. Recitals. The foregoing recitals are incorporated into and made a part of this ordinance as findings of the President and Board of Trustees.

SECTION TWO. Amendment of Section 36-13. Section 36-13, entitled "Private supply pipes and connections - Generally; application, etc.," of Article II, entitled "Water Supply," of Chapter 36, entitled "Water," of the Glencoe Village Code is hereby amended in its entirety, so that said Section 36-13 shall hereafter be and read as follows:

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- (a) Except for such uses or methods in existence before the effective date of this ordinance (or any applicable amendments hereto), any building, structure, or premises, or a portion thereof, shall be required to connect to the village waterworks system, or another municipal water system approved by the Village, in accordance with the procedure set forth in this Code. No building, structure, or premises so connected to the village waterworks system shall hereafter be connected to any auxiliary water supply. Except for such uses or methods in existence before the effective date of this ordinance, no person including the Village shall use the groundwater as a potable water supply. The installation of new potable water wells, cisterns, or other groundwater collection devices is prohibited. Any person violating the provisions of this Section shall be subject to penalties as set forth in this Code.
- (b) For the purpose of this Section, potable water is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.
- (c) For the purpose of this Section, person is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents, or assigns, including the Village.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 13th day of November, 2000.

AYES: Alessi, Bisgeier, Paley, Ruzicka, Savitt (5)
 NAYS: Pritikin (1)
 ABSENT: None (0)

APPROVED this 13th day of November, 2000.

/s/James O. Webb
 Village President

ATTEST:

/s/ Ruby Herron
 Village Clerk

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Page 3

POSTED THIS 14th DAY OF November, 2000.

/s/ Ruby Herron
Village Clerk

PUBLISHED THIS 14th DAY OF November, 2000.

/s/ Ruby Herron
Village Clerk

APPROVED AS TO FORM

/s/ Victor Filippini
Village Attorney

Property of Cook County Clerk's Office