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PREPARED BY:

Name:

Mr. Marvin Prace

Address:

1300 Howard Street
Elk Grove Village, IL 60007



Doc#: 1604713032 Fee: \$50.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 02/16/2016 11:22 AM Pg: 1 of 7

RETURN TO:

Name:

Mr. Marvin Prace

Address:

1300 Howard Street
Elk Grove Village, IL 60007

THE ABOVE SPACE FOR RECORDER'S OFFICE

Environmental Land Use Control Agreement

THIS ENVIRONMENTAL LAND USE CONTROL ("ELUC"), is made this 19th day of October, 2015, by Marvin Prace, ("Property Owner ") of the real property located at the common address 10433-10441 South Cicero Avenue, Oak Lawn, Illinois ("Property").

WHEREAS, 415 ILCS 5/58.17 and 35 Ill. Adm. Code 742 provide for the use of an ELUC as an institutional control in order to impose land use limitations or requirements related to environmental contamination so that persons conducting remediation can obtain a No Further Remediation determination from the Illinois Environmental Protection Agency ("IEPA"). The reason for an ELUC is to ensure protection of human health and the environment. The limitations and requirements contained herein are necessary in order to protect against exposure to contaminated soil, groundwater, and/or soil vapor that may be present on the Property as a result of drycleaning operation activities. Under 35 Ill. Adm. Code 742, the use of risk-based, site-specific remediation objectives may require the use of an ELUC on real property, and the ELUC applies to the soil vapor under the Property, which is controlled by a building control technology (i.e. sub-slab depressurization system) installed inside the Christies Cleaners store.

WHEREAS, Mr. Myong Yol Kim, business owner of the Christies Cleaners, intends to request risk-based, site specific soil and groundwater remediation objectives from IEPA under 35 Ill. Adm. Code 742 to obtain risk-based closure of the site, identified by Bureau of Land (LPC#:0312225038) utilizing an ELUC that will apply to the Property.

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Section One. Property Owner does hereby establish an ELUC on the real estate, situated in the County of Cook, State of Illinois and further described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

Attached as Exhibit B are site maps that show the legal boundary of the Property, any physical features to which the ELUC applies, the horizontal and vertical extent of the contaminants of concern above the applicable remediation objectives for soil, groundwater, and/or soil vapor/gas, and the nature, location of the source, and direction of movement of the contaminants of concern, as required under 35 Ill. Adm. Code 742.

Section Two. Property Owner represents and warrants he is the current Owner of the Property and has the authority to record this ELUC on the chain of title for the Property with the Office of the Recorder or Registrar of Titles in Cook County, Illinois.

Section Three. The Property Owner hereby agrees, for himself and his heirs, grantees, successors, assigns, transferees and any other owner, occupant, lessee, possessor or user of the Property or the holder of any portion thereof or interest therein, that the concrete floor within the designated ELUC area will be maintained as engineered barrier, and any contaminated groundwater or soil that is removed, excavated, or disturbed from the Property described in Exhibit A herein must be handled in accordance with all applicable laws and regulations. The engineered barrier designated in the Site Base Map should be properly repaired if disturbed or deteriorated.

Section Four. This ELUC is binding on the Property Owner, his/her heirs, grantees, successors, assigns, transferees and any other owner, occupant, lessee, possessor or user of the Property or the holder of any portion thereof or interest therein. This ELUC shall apply in perpetuity against the Property and shall not be released until the IEPA determines there is no longer a need for this ELUC as an institutional control; until the IEPA, upon written request, issues to the site that received the no further remediation determination a new no further remediation determination approving modification or removal of the limitation(s) or requirement(s); the new no further remediation determination is filed on the chain of title of the site subject to the no further remediation determination; and until a release or modification of the land use limitation or requirement is filed on the chain of title for the Property.

Section Five. Information regarding the remediation performed on the Property may be obtained from the IEPA through a request under the Freedom of Information Act (5 ILCS 140) and rules promulgated thereunder by providing the IEPA with the LPC#:0312225038 listed above.

Section Six. The effective date of this ELUC shall be the date that it is officially recorded in the chain of title for the Property to which the ELUC applies.

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Agent for WITNESS the following signatures:
Property Owner(s)

By: Marvin Prace

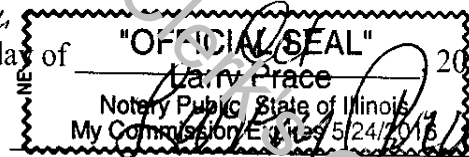
Its: _____

Date: October 19, 2015

STATE OF ILLINOIS)
) SS:)
COUNTY OF COOK)

I, Larry Prace the undersigned, a Notary Public for said County and State,
DO HEREBY CERTIFY that _____, personally
Known to me to be the *Agent for* Property Owner(s) of Christy Creemers, and personally
known to me to be the same persons whose names are subscribed to the foregoing instrument,
appeared before me this day in person and severally acknowledged that in said capacities they
signed and delivered the said instrument as their free and voluntary act for the uses and purposes
therein set forth.

Given under my hand and official seal, this 19th day of _____ 2015.



Notary Public

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PIN No. 24-15-107-046-0000

Exhibit A

The subject property is located in the Village of Oak Lawn, Cook County, State of Illinois, commonly known as 10433-10441 South Avenue, Oak Lawn, Illinois and more particularly described as:

LEGAL DESCRIPTION

LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 5 IN CICERO GARDENS, BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Remediation Site Description

Commencing on the southeast corner of the property, thence 150' north, thence 80' west, thence 90' south, thence 60' east, thence 60' south, and thence 20' east to the point of commencing.

ELUC Boundary Description

Commencing on the southeast corner of the property, proceeding 20' west and 40' north to a point of beginning, thence 20' north, thence 40' west, thence 20' south, and thence 40' east to the point of beginning.

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PIN No. 24-15-107-046-0000

Exhibit B

IN ACCORDANCE WITH SECTION 742.1010(D)(8)(A)-(D), PROVIDE ALL THE FOLLOWING ELEMENTS. ATTACH SEPARATE SHEETS, LABELED AS EXHIBIT B, WHERE NECESSARY.

(B-1) A scaled map (Site Base Map) showing the

- Legal boundary of the property to which the ELUC applies.
- The horizontal extent of contaminants of concern above the applicable remediation objective for soil vapor/gas to which the ELUC applies.
- The Engineered Barrier boundaries which the ELUC applies.

(B-2) A scaled map (Building Control Technology Diagram) showing the

- Building Control Technology installed inside the Christies Cleaners store that covers the ELUC area where engineered barrier is required.

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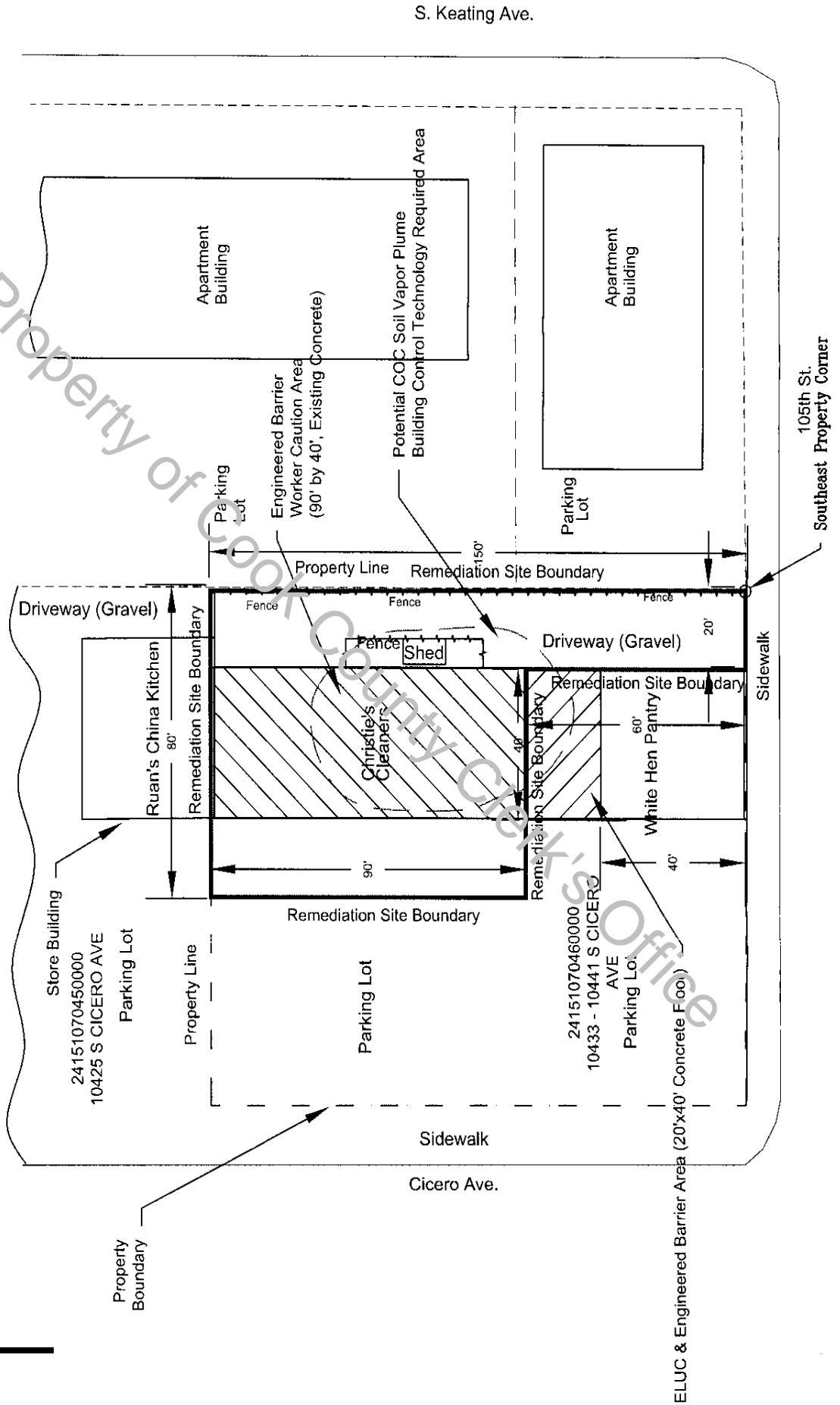
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Exhibit B-1 Site Base Map LPC#0312225038/Cook County Oak Lawn/Christies Cleaners Site Remediation Program

SCALE

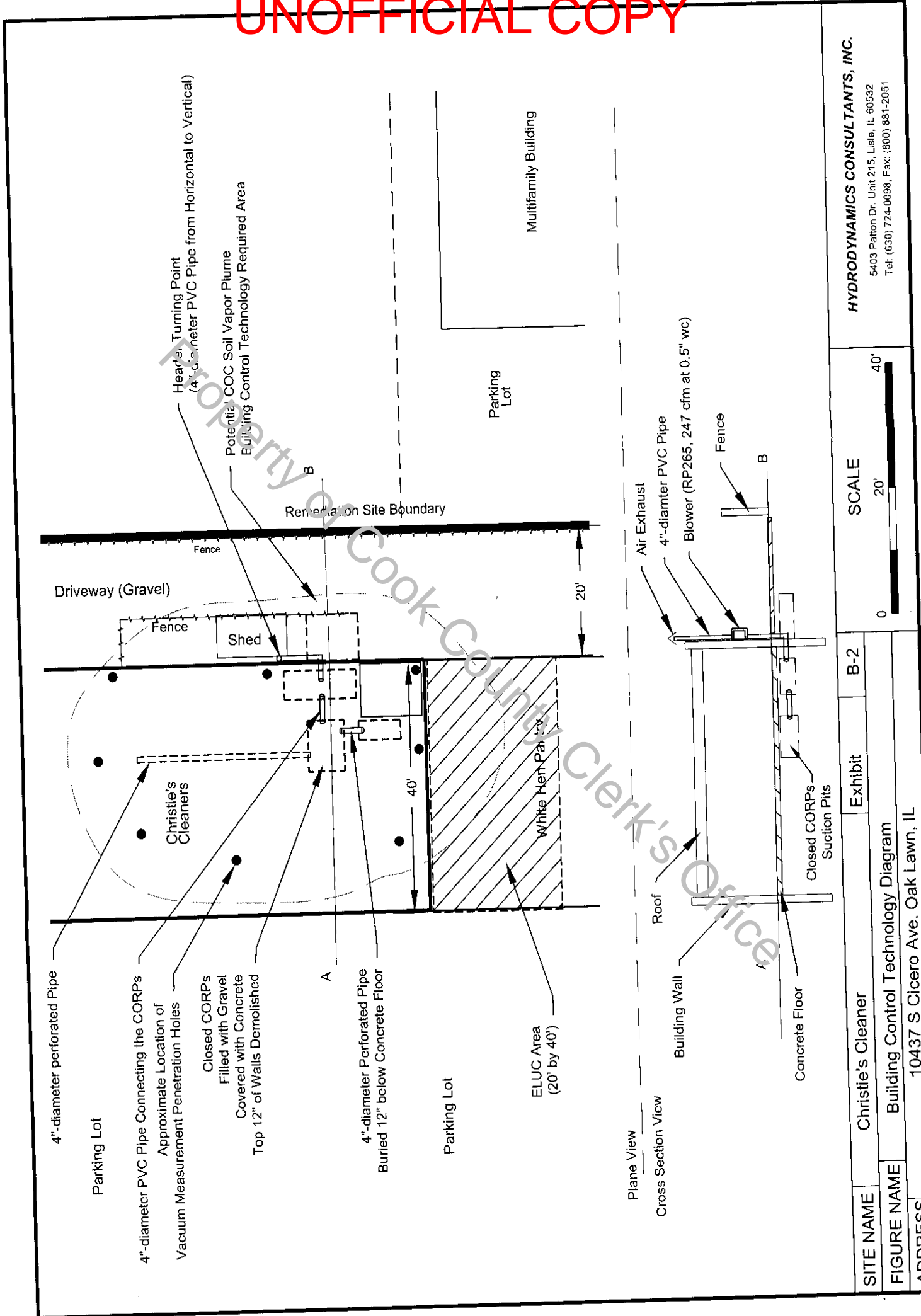


NORTH



Property of Cook County Clerk's Office

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HYDRODYNAMICS CONSULTANTS, INC.
 5403 Patton Dr. Unit 215, Lisle, IL 60532
 Tel: (630) 724-0098, Fax: (800) 881-2051



SITE NAME	Christie's Cleaner	Exhibit	B-2
FIGURE NAME	Building Control Technology Diagram		
ADDRESS	10437 S Cicero Ave. Oak Lawn, IL		