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PREPARED BY:

Name:

Jim Wells

8700 MG, LLC

Address: 8700 Waukegan Road

Morton Grove, Illinois 60053

RETURN TO:

Name:

Jim Wells

8700 MG, LLC

Address: 1535 North Elston Avenue

- Chicago, Illino's 60642



Doc# 1707216095 Fee \$48.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 04:16 PM PG: 1 OF 6

(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 DELOW, 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.: 0311953003

Leaking UST Incident No.: 20160884

8700 MG, LLC, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 1535 North Elsten Avenue, Chicago, Illinois 60642, has performed investigative and/or remedial activities ic. the site identified as follows:

- Legal Description or Reference to a Plat Showing the Boundaries: see attached legal 1. description.
- Common Address: 8700 Waukegan Rd, Morton Grove, Illinois 2.
- Real Estate Tax Index/Parcel Index Number: 10-19-106-048-0000 3.
- 4. Site Owner: 8700 MG, LLC
- Land Use Limitation: There are no land use limitations. 5.
- See the attached No Further Remediation Letter for other terms. 6.



1707216095 Page: 2 of 6

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LOTS 195 TO 206 BOTH INCLUSIVE, LOTS 401 TO 408 BOTH INCLUSIVE, ALL OF LOTS 430 TO 436 BOTH INCLUSIVE LOTS 460 (EXCEPT THE NORTH 69.50 FEET THEREOF AS MEASURED ALONG THE EAST LINE THEREOF) LOT 461 (EXCEPT THE WEST 40.79 FEET OF THE NORTH 69.50 FEET) ALL OF LOTS 462 AND 463, ALL OF THE NORTH AND SOUTH 16 POOT VACATED PUBLIC ALLEY, LYING WEST OF AND ADIOINING SAID LOTS 204, 205 AND 206 LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 204 AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 206, ALL OF THAT PART OF VACATED PUBLIC STREET KNOWN AS CAROL AVENUE LYING WEST OF THE WEST LINE OF WAUKEGAN ROAD, THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING SAID LOTS 195 TO 203, BOWN INCLUSIVE AND ALSO ALL OF THE EAST AND WEST 16 FOOT VACATED PUBLIC ALLEY, LYING NORTH OF AND ADJOINING SAID LOTS 401 TO 408 BOTH INCLUSIVE, ALL TAKEN AS ONE TRACT, ALL BEING IN THE FIRST ADDITION TO DEMISSER WAUKEGAN ROAD SUBDIVISION IN THE NORTH WEST 1/2 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBE TRACT THAT PART LYING SOUTH OF A LINE DRAWN PERPENDICULARLY TO THE WEST LINE OF WAUKEGAN ROAD AT A POIN 255.29 FEET (AS MEASURED ALONG SAID WEST The ORNIL.

Out County Clerk's Office LINE) SOUTH OF THE NORTH EAST CORNER OF SAID LOT 206) ALL IN COOK COUNTY, ILLINOIS.

PIN: 10-19-106-048-0000 16-19-102-021-0000

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3

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8

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9 3

10-19-102-022-0000 10-19-102-029-0000 10-19-102-030-0000 10-19-102-033-0000 10-19-102-034-0300___

1707216095 Page: 3 of 6

UNOFFICIAL COPY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY



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

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

217/524-3300

CERTIFIED MAIL

7014 2120 0002 3292 3374

MAR 0 6 2017

8700 MG, LLC Attention: Jim Wells 1535 North Elston Avenue Chicago, IL 60542

Re:

LPC #0311952003 -- Cook County Morton Grove / 8/00 Mg, LLC

8700 Waukegan Road

Leaking UST Incident No. 20160884 -- NFR Letter

Leaking UST Technical File

Dear Mr. Wells:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45-Day/Early Action Tier 1 Remediation Objectives Compliance Report submitted for the above-referenced incident. This information was dated October 17, 2016 and was received by the Illinois EPA on November 14, 2016. 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 E. Swale, a Licensed Professional Engine a 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 require neats 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. 8700 MG, 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.

1707216095 Page: 4 of 6

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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 decisee 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 wurin 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 laws of the open applicable county in accordance with Illinois laws 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 APPROVAZ

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 III. 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
 - b. A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

1707216095 Page: 5 of 6

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Page 3

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 estactish, 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 ground va'er 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 Subtit'e 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:

5/0/45

Illinois Environmental Protection Agency
Attention: Freedom of Information Act Officer
Division of Records Mgmt - #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 8. Pursuant to 35 III. 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;

1707216095 Page: 6 of 6

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Page 4

- The failure to comply with the recording requirements for the Letter; d.
- Obtaining the Letter by fraud or misrepresentation; or e.
- Subsequent discovery of contaminants, not identified as part of the investigative or f. 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 - 1/21 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 as uscance, please contact the Illinois EPA project manager, County Clark's Office Carol Hawbaker, at 217/782-5713.

Sincerely,

Stephen A. Colantino Acting Unit Manager

Leaking Underground Storage Tank Section

Division of Remediation Management

Stephen H. Colantino

Bureau of Land

SAC:CLH

Attachments: Leaking Underground Storage Tank Environmental Notice

Chicago Tank Removal (electronic copy), David Streich c: **BOL File**