

# UNOFFICIAL COPY



Doc# 1717013001 Fee \$54.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/19/2017 09:35 AM PG: 1 OF 9

PREPARED BY:

Name: Montrose and Clarendon, LLC  
Mr. Jim Snyder

Address: 750 West Montrose Avenue  
Chicago, IL 6

RETURN TO:

Name: Montrose and Clarendon, LLC  
Mr. Jim Snyder

Address: 4104 North Harlem Avenue  
Norridge, IL 60706

(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.: 0316006120

Leaking UST Incident No.: 20170109

Montrose and Clarendon, LLC, Mr. Jim Snyder, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 4104 North Harlem Avenue, Norridge, IL 60706, 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 attachment
2. Common Address: 750 West Montrose Avenue, Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 14-16-103-006-0000
4. Site Owner: Montrose and Clarendon, LLC
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

dm

CCRD REVIEW

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Legal Description

THE WEST 103 FEET OF THE SOUTH 147 FEET (EXCEPT THE NORTH 14 FEET OF THE EAST 51.6 FEET THEREOF) OF LOT 4 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 750 West Montrose Avenue, Chicago, Illinois 60640

PIN(S): 14-16-103-006-0000

Property of Cook County Clerk's Office

**RECEIVED**

MAY 25 2017

**IEPA/BOL**

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WEST AGATITE AVENUE

PARKING LOT

APPROXIMATE LOCATION OF  
15,000-GALLON HEATING OIL UST

UST MANWAY

UST DIRECT  
FILL PIPE

PARCEL 2

**FORMER  
SUBJECT  
BUILDING-B**

#810 W  
MONTROSE AVE

LOADING DOCK

RAMP

CANOPY

GRASSY AREA

WEST MONTROSE AVENUE

Property of Cook County  
Office of the State's Attorney

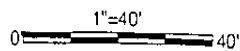
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North



**FIGURE 1**  
**Site Diagram**  
**750 - 810 West Montrose**  
**Avenue**  
**Chicago, IL**

Scale:



Drawn by:

M. Sanabria

Job No:

16-0062-102

Date:

April 2017

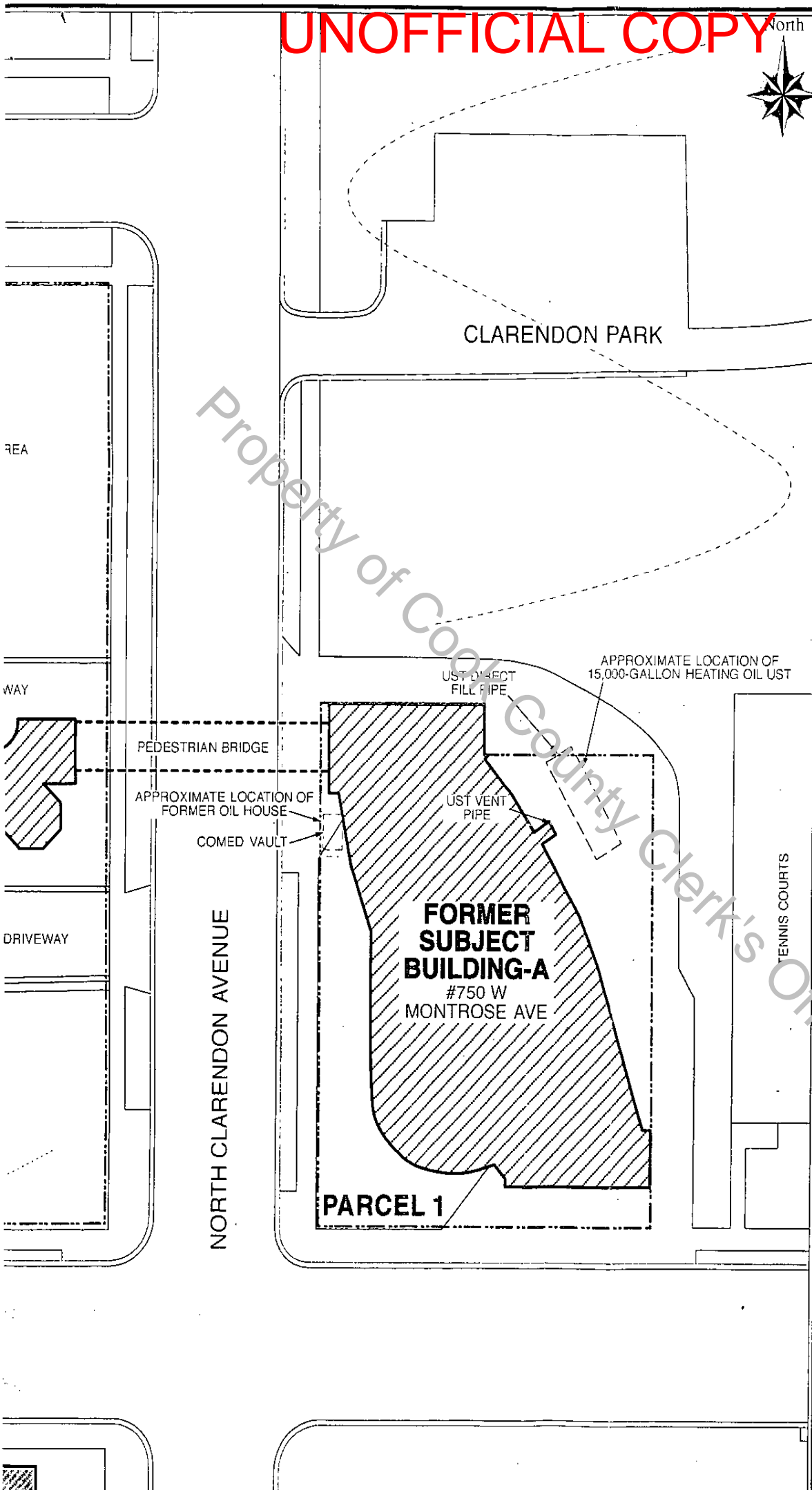
Checked by:

Jake Hartsock

Legend: Approximate Property Line

- Soil Boring Location
- Monitoring Well Location
- Refusal At 3 Feet BSG
- GPR Anomaly

Property of Cook County Clerk's Office



CLARENDON PARK

APPROXIMATE LOCATION OF 15,000-GALLON HEATING OIL UST

UST DIRECT FILL PIPE

UST VENT PIPE

PEDESTRIAN BRIDGE

APPROXIMATE LOCATION OF FORMER OIL HOUSE

COMED VAULT

**FORMER SUBJECT BUILDING-A**  
#750 W MONTROSE AVE

**PARCEL 1**

NORTH CLARENDON AVENUE

TENNIS COURTS

REA

WAY

DRIVEWAY



Engineering & Environmental Services, LLC



# 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 3287 1996

JUN 09 2017

Montrose and Clarendon, LLC  
Mr. Jim Snyder  
4104 N. Harlem Avenue  
Norridge, IL 60706

Re: LPC #0316006120 -- Cook County  
Chicago/ Montrose & Clarendon, LLC  
750 West Montrose Avenue  
Leaking UST Incident No. 20170109 -- NFR Letter  
Leaking UST Technical File

Dear Mr. Snyder:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Early Action Tier I Remediation Objectives Compliance Report submitted for the above-referenced incident. This information was dated April 26, 2017 and was received by the Illinois EPA on April 28, 2017. Supplemental information was received May 25, 2017. 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 I 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 Jacob Hartsock, a Licensed Professional Geologist, 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 Geologist, signifies that: 1a(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

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Page 2

1. Montrose & Clarendon, LLC, Mr. Jim Snyder, 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.
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

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Page 3

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
  - 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:

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Page 4

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 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

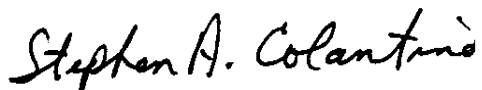


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Page 5

If you have any questions or need further assistance, please contact the Illinois EPA project manager, Dave Myers, at 217/785-7491.

Sincerely,



Stephen A. Colantino  
Acting Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

SAC: dm: \nfr.dot

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

c: Jacob Hartsock, Pioneer Engineering & Environmental Services, LLC (electronic copy),  
[jhartsock@pioneerees.com](mailto:jhartsock@pioneerees.com)  
BOL File

Property of Cook County Clerk's Office