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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 02:27 PM PG: 1 OF 9

PREPARED BY:

Name: Michael Keeley
TAFCO – Schiller Park, LLC

Address: 3955 25th Avenue
Schiller Park, IL 60176

RETURN TO:

Name: Michael Keeley
TAFCO – Schiller Park, LLC

Address: 1953 North 17th Avenue
Melrose Park, IL 60160

(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.: 0312855199

Leaking UST Incident No.: 20181008

TAFCO – Schiller Park, LLC, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 1953 North 17th Avenue, Melrose Park, IL 60160 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 Attached
2. Common Address: 3955 25th Avenue, Schiller Park, IL
3. Real Estate Tax Index/Parcel Index Number: 12-21-201-011-0000
4. Site Owner: TAFCO – Schiller Park, LLC
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

wc



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

JB PRITZKER, GOVERNOR

JOHN J. KIM, ACTING DIRECTOR

217/524-3300

CERTIFIED MAIL

7017 2680 0001 0207 7248

FEB 08 2019

TAFCO-Schiller Park, LLC
 Attention: Michael Keeley
 1953 North 77th Avenue
 Melrose Park, IL 60160

Re: LPC #031285199 -- Cook County
 Schiller Park/TAFCO Corporation
 3955 N. 25th Avenue
 Leaking UST Incident No. 20181008 -- NFR Letter
 Leaking UST Technical File

Dear Mr. Keeley:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45-Day Report and Corrective Action Completion Report submitted for the above-referenced incident. This information was dated January 2, 2019 and was received by the Illinois EPA on January 4, 2019. 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 Geologist 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 Hartssock, 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: (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:

1. TAFCO – Schiller Park, LLC, the owner or operator of the underground storage tank system(s).

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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 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

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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:

Illinois Environmental Protection Agency
Attention: 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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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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If you have any questions or need further assistance, please contact the Illinois EPA project manager, Will Craig, at (217) 785 - 0061.

Sincerely,



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

MTL: wc

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

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

BOL File

Property of Cook County Clerk's Office

LIGHT INDUSTRIAL
(3999 N. 25TH AVENUE)

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North



LIGHT INDUSTRIAL
(3977 N. 25TH AVENUE)

LOADING
AREA

FORMER ASTS

Property of Cook County Clerk's Office

SUBJECT PROPERTY

FORMER 1,000-GALLON
HEATING OIL UST

SUBJECT BUILDING

NORTH

25TH

AVENUE

PARKING LOT

PARKING LOT/
LOADING AREA



Legend: Approximate Property Line

Gas Line
— GAS — GAS — GAS — GAS —

Scale: 1" = 60'
0' ————— 60'
Drawn by: M. Sanabria
Checked by: Jake Hartsock
Job No.: 16-0522-104

FIGURE 1
Site Diagram
3955 North 25th Avenue
Schiller Park, IL

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PARCEL 1:

THE WEST 200.68 FEET OF THE EAST 372.68 FEET (EXCEPT THE NORTH 330 FEET THEREOF) OF LOT 2 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO 16702797, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 AND THE WEST 75 FEET (INCLUDING THE WEST 25 FEET) OF THE NORTH 200 FEET OF LOT 2 AND THE WEST 139.28 FEET OF THE NORTH 330 FEET (EXCEPT THE NORTH 200 FEET) OF SAID LOT 2 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO 16702797, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 2 LYING WEST OF LINE DRAWN PARALLEL WITH AND 398.68 FOOT WEST OF EAST LINE OF SAID LOT 2 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO. 16702797, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 26 FEET OF THE EAST 393.68 FEET OF LOT 2 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND NORTHWEST 1/4 OF FRACTIONAL SECTION 22 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO. 16702797, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 110 FEET OF THE NORTH 330 FEET OF LOT 2 (EXCEPT THE WEST 179.28 FEET OF SAID LOT 2) AND THE SOUTH 110 FEET OF THE NORTH 330 FEET OF THE WEST 42 FEET OF LOT 3 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 0 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF

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25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO. 16702797, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 200 FEET OF THE EAST 40 FEET OF THE WEST 115 FEET OF LOT 2 AND THE SOUTH 130 FEET OF THE NORTH 330 FEET OF THE EAST 40 FEET OF THE WEST 179.28 FEET OF SAID LOT 2 IN CONTROLS COMPANY OF AMERICA'S SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF SECTION 21 AND NORTHWEST 1/4 OF FRACTIONAL SECTION 22, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE MINNEAPOLIS, ST. PAUL AND SAULT SAINT MARIE RAILROAD AND NORTHEASTERLY OF THE CENTER LINE OF 25TH AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1956 AS DOCUMENT NO. 16702797, IN COOK COUNTY, ILLINOIS.

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