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PREPARED BY:

KOT Properties, LLC
Attn: Kathy Keesen
310 Busse Highway #332
Park Ridge, Illinois 60068



Doc# 2006313008 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 09:39 AM PG: 1 OF 8

RETURN TO:

KOT Properties, LLC
Attn: Kathy Keesen
310 Busse Highway #332
Park Ridge, Illinois 60068

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: 0311865769

KOT Properties, LLC, the Remediation Applicant, whose address is 310 Busse Highway #332, Park Ridge, Illinois 60068 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:

PARCELS 1, 2 & 3:

LOTS 2, 3, 4, 6, 7, & 8 AND THE VACATED ALLEYS ADJOINING SAID LOTS IN GUERINE'S SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1948, AS DOCUMENT NO. 19359946, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 10 CHAINS NORTH OF THE ROAD OF THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE EAST 2.5 ACRES WEST OF AND ADJOINING THE EAST 16.00 FEET AND EXCEPT THE EAST 16.00 FEET) ALSO EXCEPTING GUERINE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 16, 1948, AS DOCUMENT 14359946, ALSO EXCEPTING THAT PORTION TAKEN FOR PUBLIC ROADWAY PURPOSES, ACCORDING TO THE DEDICATION PLAT RECORDED DECEMBER 28, 1962, AS DOCUMENT 18683780, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. Common Address: 4613 West Lake Street (aka 4613, 4699, & 4719 West Lake Street), Melrose Park, Illinois
3. Real Estate Tax Index/Parcel Index Number: 15-05-400-013-0000; 15-05-400-012-0000; 15-05-400-022-0000; 15-05-400-006-0000; 15-05-400-007-0000; 15-05-400-008-0000

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4. Remediation Site Owner: KOT Properties, LLC
5. Land Use: Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

Property of Cook County Clerk's Office



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, DIRECTOR

(217) 524-3300

February 24, 2020

CERTIFIED MAIL

7019 1640 0001 9860 0187

KOT Properties, LLC
 Attn: Kathy Keesen
 310 Busse Highway #332
 Park Ridge, Illinois 60068

Re: 0311865769/Cook County
 Melrose Park/West Melrose Auto Wrecker
 Site Remediation Program/Technical Reports
 No Further Remediation Letter

Dear Ms. Keesen:

The October 16, 2019 *Remedial Action Completion Report* (received October 23, 2019/Log No. 19-70287) and the January 10, 2020 *Addendum to Remedial Action Completion Report* (received January 17, 2020/Log No. 20-70741), as prepared by Weaver Consultants Group North Central, LLC for the above-referenced Remediation Site, have been reviewed and approved by the Illinois Environmental Protection Agency (Illinois EPA). These reports demonstrate the remediation objectives approved for the site, in accordance with 35 Illinois Administrative Code Part 742, are above the existing concentrations of regulated substances and the remedial action was completed in accordance with the August 15, 2018 *Comprehensive Site Investigation/Remediation Objectives/Remedial Action Plan* (received August 23, 2018/Log No. 18-67712) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 4.94 acres, is located at 4613 West Lake Street (aka 4613, 4699, & 4719 West Lake Street), Melrose Park, 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 Site Remediation Program DRM-1 Form (received October 4, 2017/Log No. 17-65658), is KOT Properties, LLC.

This comprehensive 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 and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

4302 N. Main Street, Rockford, IL 61103 (815) 987-7760
 595 S. State Street, Elgin, IL 60123 (847) 608-3131
 2125 S. First Street, Champaign, IL 61820 (217) 278-5800
 2009 Mall Street Collinsville, IL 62234 (618) 346-5120

9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
 412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
 2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
 100 W. Randolph Street, Suite 4-500, Chicago, IL 60601

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Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The Remediation Site is restricted to industrial/commercial land use.
- 2) 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:

- 3) 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. Soil excavated below the ground surface 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:

- 4) The concrete building foundation (concrete cap), as shown on the attached Site Base Map, must remain over the contaminated soils and must be properly maintained as an engineered barrier to inhibit ingestion of the contaminated media.

Institutional Controls:

- 5) 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 open to the subsurface.
- 6) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).

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Other Terms

- 7) 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.
- 8) 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, Illinois 62794-9276

- 9) 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;

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- 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.
- 10) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) KOT Properties, LLC;
 - 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;
 - 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.
- 11) 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 West Melrose Auto Wrecker property.

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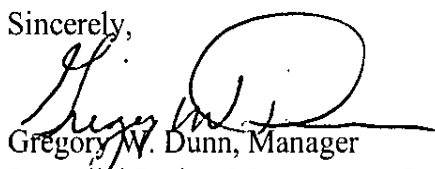
- 12) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Jim Scott
 Illinois Environmental Protection Agency
 Bureau of Land/RPMS #24
 1021 North Grand Avenue East
 Post Office Box 19276
 Springfield, Illinois 62794-9276

- 13) 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.

If you have any questions regarding the West Melrose Auto Wrecker property, please contact the Illinois EPA project manager, Jeffrey I. Guy at (217) 785-8724.

Sincerely,

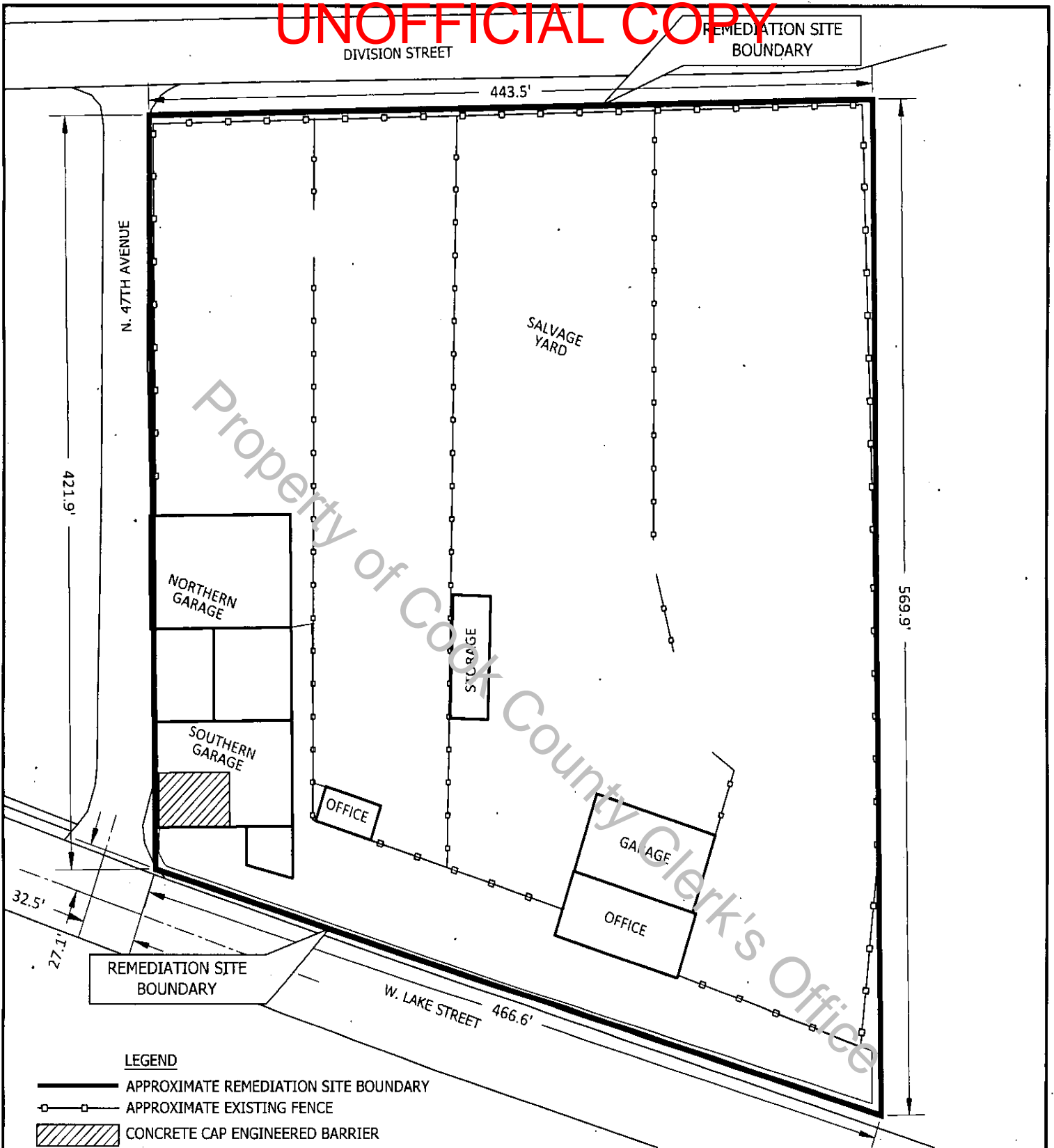
NVL

 Gregory W. Dunn, Manager
 Remedial Project Management Section
 Division of Remediation Management
 Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
 Site Base Map
 Property Owner Certification of No Further Remediation Letter under the Site
 Remediation Program Form
 Instructions for Filing the NFR Letter

cc: Peter Cambouris, Weaver Consultants Group North Central, LLC:
pcambouris@wcgrp.com
 Paul Gruca, Weaver Consultants Group: pgruca@wcgrp.com

Bureau of Land File
 Mr. Jim Scott

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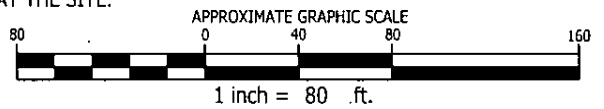


LEGEND

- APPROXIMATE REMEDIATION SITE BOUNDARY
- APPROXIMATE EXISTING FENCE
- CONCRETE CAP ENGINEERED BARRIER

NOTES:

1. THE ENGINEERED BARRIER MUST BE PROPERLY MAINTAINED TO PREVENT INGESTION OF THE CONTAMINATED SOIL.
2. 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.
3. 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 OPEN TO THE SUBSURFACE.
4. THE INSTALLATION AND USE OF POTABLE WATER SUPPLY WELLS IS PROHIBITED AT THE SITE.



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<p>PREPARED FOR:</p> <p style="text-align: center;">KOT PROPERTIES, LLC</p>	<p>SITE BASE MAP</p> <p>0311865769/ COOK COUNTY MELROSE PARK/ WEST MELROSE AUTO WRECKER SITE REMEDIATION PROGRAM/ TECHNICAL REPORTS</p> <p style="font-size: 0.8em;">REUSE OF DOCUMENTS THIS DOCUMENT, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF WEAVER CONSULTANTS GROUP, AND IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF WEAVER CONSULTANTS GROUP.</p>	<p>Weaver Consultants Group</p> <p>CHICAGO, ILLINOIS (312) 922-1030 www.wcgrp.com</p>	<p>DRAWN BY: RMD</p> <p>REVIEWED BY: JK</p> <p>DATE: 2/10/2020</p> <p>FILE: 4587-300-04</p> <p>CAD: SITEFIGS.DWG</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">FIGURE 2</p>
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