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2331234005

PREPARED BY:

Doc# 2331234005 Fee \$88.00

Name: Mike Costanza
Penske Truck Leasing Company, L.P.

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

Address: 10067 South Harlem Avenue
Chicago Ridge, IL 60415

DATE: 11/08/2023 10:06 AM PG: 1 OF 8

RETURN TO:

Name: Mike Costanza
Penske Truck Leasing Company, L.P.

Address: 2675 Morgantown Road
Reading, PA 19607

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE

THE OWNER OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEMS 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. 0310485054
Leaking UST Incident 20180968

Penske Truck Leasing Company, L.P., the owner or operator of the leaking underground storage tank systems associated with the above-referenced incident, whose address is 2675 Morgantown Road, Reading, Pennsylvania, has performed investigative 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: 10067 South Harlem Avenue, Chicago Ridge, Illinois
3. Real Estate Tax Index/Parcel Index Number: 24-07-305-024-0000
4. Site Owner: Penske Truck Leasing Company, L.P.
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

JS



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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, DIRECTOR

(217) 524-3300

CERTIFIED MAIL

7022 2410 0001 5388 4708

APR 26 2023

Mike Costanza
Penske Truck Leasing Company, L.P.
2675 Morgantown Road
Reading, PA 19607

Re: 0310485054 – Cook County
Chicago Ridge/Penske Truck Leasing Company, L.P.
10067 South Harlem Avenue
Leaking UST Incident 20180968 – NFR Letter
Leaking UST Technical File

Dear Mr. Costanza:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above referenced incident in conjunction with the information dated December 22, 2022 and received by the Illinois EPA on December 29, 2022. This report was dated May 3, 2022 and was received by the Illinois EPA on August 2, 2022. Additionally, a legal description was provided via email on April 13, 2023. 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 Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to Section 57.7(b)(1) of the Act indicate the remediation objectives have been met.

Based upon the certification by Eric Hoglund, a Licensed Professional Engineer, 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 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. Penske Truck Leasing Company, L.P., the owner or operator of the underground storage tank systems.
2. Any parent corporation or subsidiary of such owner or operator.

2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

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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).
2. As a result of the release from the underground storage tank systems 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

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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.
 - 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 avoidance 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

Freedom of Information Act Officer
Illinois Environmental Protection Agency
Division of Records Management - #16
1021 North Grand Avenue East
P.O. 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 systems 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.
 - 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

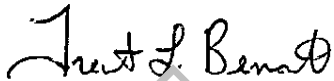
Illinois Environmental Protection Agency
Bureau of Land - #24
Leaking Underground Storage Tank Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, IL 62794-9276

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If you have any questions or need further assistance, please contact the Illinois EPA Project Manager, Jacob Sherell, at (217) 524-1654 or at jacob.sherell@illinois.gov.

Sincerely,



Trent L. Benanti, P.E.
Unit Manager
Leaking Underground Storage Tank Section
Bureau of Land

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description

c: Brian Richardson, GHD Services Inc. (electronic copy)
BOL File

Property of Cook County Clerk's Office

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Legal Description

That part west ½ southwest ¼ beginning section 7 described as follows: Begin at intersection of south/line of Frank Delugach's Loretta highlands subdivision and southwesterly tollway line thence southeasterly along said southwesterly line 630.73 feet thence south 62°43'24" west 489.79 feet thence north 27°16'09" west to a point west/line southwest ¼ 1537.51 feet north of southwest ¼ section 7 thence north along said west/line 275 feet to south/line of subdivision thence east along south/line of subdivision to point of beginning (EX Harlem Ave)

Parcel #24-07-305-024-0000

The above described property is also known as 10067 S. Harlem Avenue, Chicago Ridge, Cook County. The above description was sourced from the Cook County Clerk, Maps Department, Legal Description Records.

Property of Cook County Clerk's Office

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Michael Costanza, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Leaking UST Incident 20180968 - NFR Letter, dated April 26, 2023

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Trent Benanti, Unit Manager Illinois EPA

(print name(s) of executor/grantor)

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Property Owner, Penske Truck Leasing Co. L.P., Environmental Program Manager

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Handwritten Signature]
Affiant's Signature Above

11/13/2023
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

November 3, 2023
Date Document Subscribed & Sworn Before Me

Kathleen P. Janssen
Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal
Kathleen P. Janssen, Notary Public
Berks County
My commission expires September 13, 2026
Commission number 1078321
Member, Pennsylvania Association of Notaries

SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.