

# UNOFFICIAL COPY

PREPARED BY:

Peter Pouloupoulos  
REALPOUL Realty  
2731 West Touhy Avenue  
Chicago, Illinois 60645



Doc# 2331857029 Fee \$79.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/14/2023 01:38 PM PG: 1 OF 15

RETURN TO:

Peter Pouloupoulos  
REALPOUL Realty  
2731 West Touhy Avenue  
Chicago, Illinois 60645

## PROPER TITLE, LLC

PT23-94627 ACC

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: 0310965527

Steve Tsoronis, the Remediation Applicant, whose address is 1823 Tano Lane, Mount Prospect, IL 60056 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:

### PARCEL 1

LOT 11 (EXCEPT THE WEST 15.78 FEET AS MEASURED ALONG FRONT AND REAR LINES THEROF) IN TONARTON ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST ½ OF THE EAST ½ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2

THAT PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF GRAND AVENUE WHICH IS 357.82 FEET, AS MEASURED ALONG THE SOUTH LINE OF GRAND AVENUE, SOUTHEASTERLY OF A POINT AT THE INTERSECTION OF SAID SOUTH LINE OF GRAND AVENUE AND THE WEST LINE OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 28, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, 208.78 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 125 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼, 200 FEET TO THE SOUTH LINE OF GRAND AVENUE, 125.31 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF SAID PREMISES DEDICATED FOR PUBLIC ALLEY BY DOCUMENT NUMBER 13550251, EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES AS PER DOCUMENT NUMBER 3515739, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3

LOT 10 IN TONARTON ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST ½ OF THE EAST ½ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. Common Address: 9707-9729 West Grand Avenue, Franklin Park, IL

3. Real Estate Tax Index/Parcel Index Number:

12-28-401-029-0000, 12-28-401-026-0000, 12-28-401-016-0000

4. Remediation Site Owner: Steve Tsoronis

5. Land Use: Industrial/Commercial

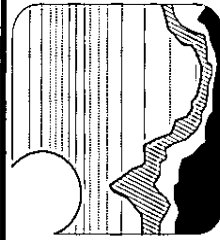
6. Site Investigation: Focused

See NFR letter for other terms.

**(Illinois EPA Site Remediation Program Environmental Notice)**

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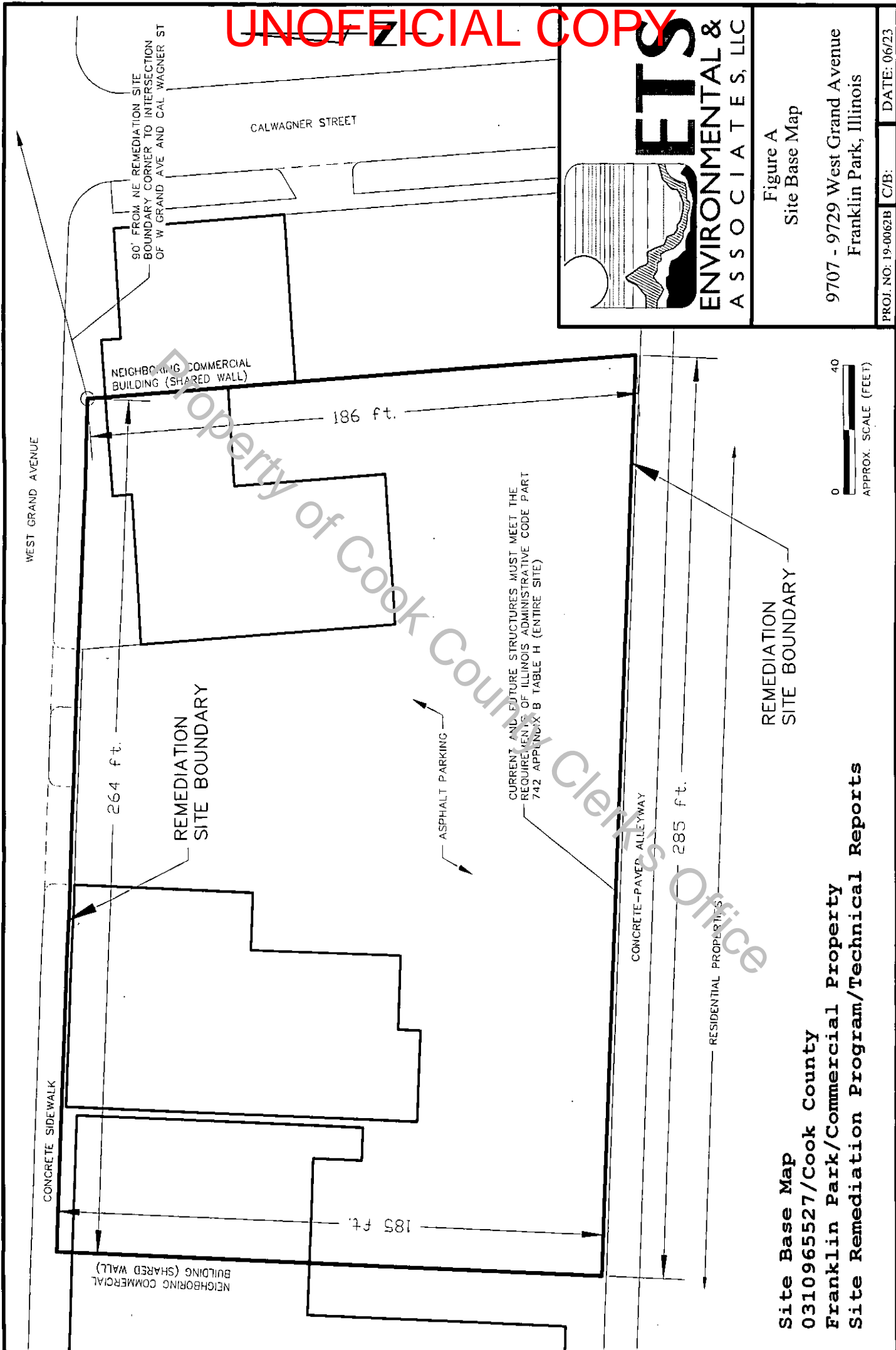
**ETS**  
ENVIRONMENTAL &  
ASSOCIATES, LLC

Figure A  
Site Base Map

9707 - 9729 West Grand Avenue  
Franklin Park, Illinois

PROJ. NO: 19-0062B C/B:

DATE: 06/23



Site Base Map  
0310965527/Cook County  
Franklin Park/Commercial Property  
Site Remediation Program/Technical Reports

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**TABLE A: Regulated Substances of Concern**

**LPC# 0310965527/Cook County  
Franklin Park/Commercial Property  
Site Remediation/Technical**

Volatile Organic Compounds (VOCs)	
CAS No.	Compound Name
67-64-1	Acetone
71-43-2	Benzene
75-27-4	Bromodichloromethane
75-25-2	Bromoform
74-83-9	Bromomethane
78-93-3	2-Butanone
75-15-0	Carbon Disulfide
56-23-5	Carbon Tetrachloride
108-90-7	Chlorobenzene
75-00-3	Chloroethane
67-66-3	Chloroform
74-87-3	Chloromethane
124-48-1	Dibromochloromethane
75-34-3	1,1-Dichloroethane
107-06-2	1,2-Dichloroethane
75-35-4	1,1-Dichloroethene
540-59-0	1,2-Dichloroethene (total)
156-59-2	cis-1,2-Dichloroethene
156-60-5	trans-1,2-Dichloroethene
78-87-5	1,2-Dichloropropane
10061-02-6	trans-1,3-Dichloropropene
10061-01-5	cis-1,3-Dichloropropene
100-41-4	Ethylbenzene
591-78-6	2-Hexanone
75-09-2	Methylene Chloride
108-10-1	4-Methyl-2-Pentanone
1634-04-4	Methyl tert-butyl ether
100-42-5	Styrene
79-34-5	1,1,2,2-Tetrachloroethane
127-18-4	Tetrachloroethene
71-55-6	1,1,1-Trichloroethane
79-00-5	1,1,2-Trichloroethane
79-01-6	Trichloroethene
108-88-3	Toluene
75-01-4	Vinyl Chloride
1330-20-7	Xylenes (total)

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## VILLAGE OF FRANKLIN PARK OFFICE OF THE VILLAGE CLERK

9500 W. BELMONT AVENUE

FRANKLIN PARK, ILLINOIS 60131

Village Clerk: *April J. Arellano*  
www.vofp.com

TEL. 847-671-8242

Fax 847-671-7806

Email clerk@vofp.com

VILLAGE OF FRANKLIN PARK)

COUNTY OF COOK )

STATE OF ILLINOIS )

# RECEIVED

APR 10 2023

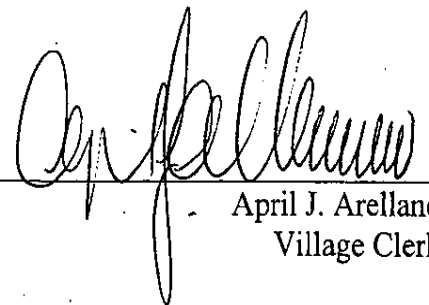
# IEPA/BOL

### CERTIFICATE

I, APRIL J. ARELLANO, being the duly appointed and qualified Village Clerk of the Village of Franklin Park, Cook County, Illinois, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 2223-G-44 entitled "AN ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY, ILLINOIS PROHIBITING THE USE OF GROUND WATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD 9707 - 9729 WEST GRAND AVENUE FRANKLIN PARK, IL" passed and approved by the Board of Trustees of the Village of Franklin Park in regular session on the 19<sup>th</sup> day of December, 2022, and on file in my custody.

WITNESS MY HAND and the corporate seal of said Village of Franklin Park this 22<sup>nd</sup> day of December, 2022.

SEAL

  
April J. Arellano  
Village Clerk

23-76351

0310965527 - Cook  
Franklin Park/Commercial Property  
SR/TECH

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0310965527 - Cook  
Franklin Park/Commercial Property  
SR/TECH

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**THE VILLAGE OF FRANKLIN PARK  
COOK COUNTY, ILLINOIS**

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**ORDINANCE**

NUMBER 2223-G- 44

**RECEIVED**

APR 10 2023

**IEPA/BOL**

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**AN ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,  
ILLINOIS PROHIBITING THE USE OF GROUND WATER AS A POTABLE  
WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE  
WATER SUPPLY WELLS OR BY ANY OTHER METHOD  
9707 - 9729 WEST GRAND AVENUE  
FRANKLIN PARK, IL**

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**BARRETT F. PEDERSEN, Village President  
APRIL ARELLANO, Village Clerk**

**IRENE AVITIA  
JOHN JOHNSON  
GIL HAGERSTROM  
WILLIAM RUHL  
KAREN SPECIAL  
ANDY YBARRA  
Trustees**

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## ORDINANCE NUMBER 2223-G- 44

**AN ORDINANCE OF THE VILLAGE OF FRANKLIN PARK, COOK COUNTY,  
ILLINOIS PROHIBITING THE USE OF GROUND WATER AS A POTABLE  
WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE  
WATER SUPPLY WELLS OR BY ANY OTHER METHOD  
9707 – 9729 WEST GRAND AVENUE  
FRANKLIN PARK, IL**

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**WHEREAS**, the Village of Franklin Park, Cook County, Illinois (the “Village”) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, in enacting Ordinance Number 1314-VC-16 entitled “An Ordinance Amending Chapter Eight of Title Seven of the Village Code of the Village of Franklin Park, Cook County, Illinois to Establish a Site Specific Groundwater Use Restriction Zone Application Process” (the “Site Specific Application Process”) the Village President and Board of Trustees of the Village Franklin Park (the “Corporate Authorities”) have determined that groundwater within the Village is a valuable natural resource that should be protected and preserved; and

**WHEREAS**, the Corporate Authorities, in enacting a Site Specific Application Process, have determined it is inappropriate to restrict in perpetuity the use of all groundwater located within the corporate boundaries of the Village (hereinafter referred to as a “border-to-border restriction”); and

**WHEREAS**, the Corporate Authorities have determined, in enacting a Site Specific Application Process, that a border-to-border restriction may lead to further contamination of groundwater by industrial and commercial activity taking place within the Village; and

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WHEREAS, the Corporate Authorities, in enacting a Site Specific Application Process, have determined that the Village should consider, on a case-by-case basis, the enactment of in perpetuity restrictions on the use of contaminated groundwater that qualify as an institutional control under Title XVII of the Illinois Environmental Protection Act, Site Remediation Program, 415 ILCS 5/58 *et seq.* and Subpart J of the TIERED APPROACH TO CORRECTIVE ACTION OBJECTIVES, Institutional Controls, 35 IAC 742.1000 *et seq.* (hereinafter referred to as an “institutional control”); and

WHEREAS, in accordance with the Site Specific Application Process, the Corporate Authorities find that it is in the public interest and will tend to promote the health, safety, morals, comfort, convenience and general welfare of the residents of the Village to establish a Restricted Groundwater Zone that will qualify as an institutional control.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois, as follows:

**Section 1.** That the above recitals and legislative findings as found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

**Section 2.** The use or attempted use of groundwater as a potable water supply from within the area shown on Exhibit A and more particularly described in Exhibit B, copies of such being attached hereto and made a part hereof, by the installation of wells or by any other method, is hereby prohibited.

**Section 3.** The prohibition contained in Section 2 of this Ordinance shall also apply to the Village of Franklin Park, including the operation of its water utility.

**Section 4.** Penalties. Any person violating the provisions of this Ordinance shall be subject to a fine of up to Seven Hundred Fifty Dollars (\$750.00) for each violation.



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**Section 5. Definitions.**

"Person" shall mean any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" shall mean any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

**Section 6.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

**Section 7.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid or its application to any person or under any circumstances is adjudged invalid, the invalidity thereof shall not affect any other provision of this Ordinance.

**Section 8.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

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**ADOPTED** by the President and Board of Trustees of the Village of Franklin Park, Cook County, Illinois this 19th day of December 2022, pursuant to a roll call vote, as follows:

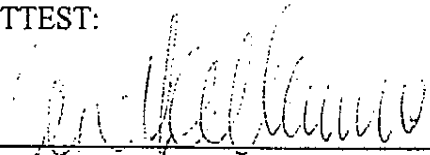
	YES	NO	ABSTAIN	ABSENT	PRESENT
AVITIA	X				
JOHNSON	X				
HAGERSTROM	X				
RUHL	X				
SPECIAL	X				
YBARRA	X				
PRESIDENT PEDERSEN					
<b>TOTAL</b>	<b>6</b>				

**APPROVED** by the President of the Village of Franklin Park, Cook County, Illinois on this 19th day of December 2022.



\_\_\_\_\_  
 BARRETT F. PEDERSEN  
 VILLAGE PRESIDENT

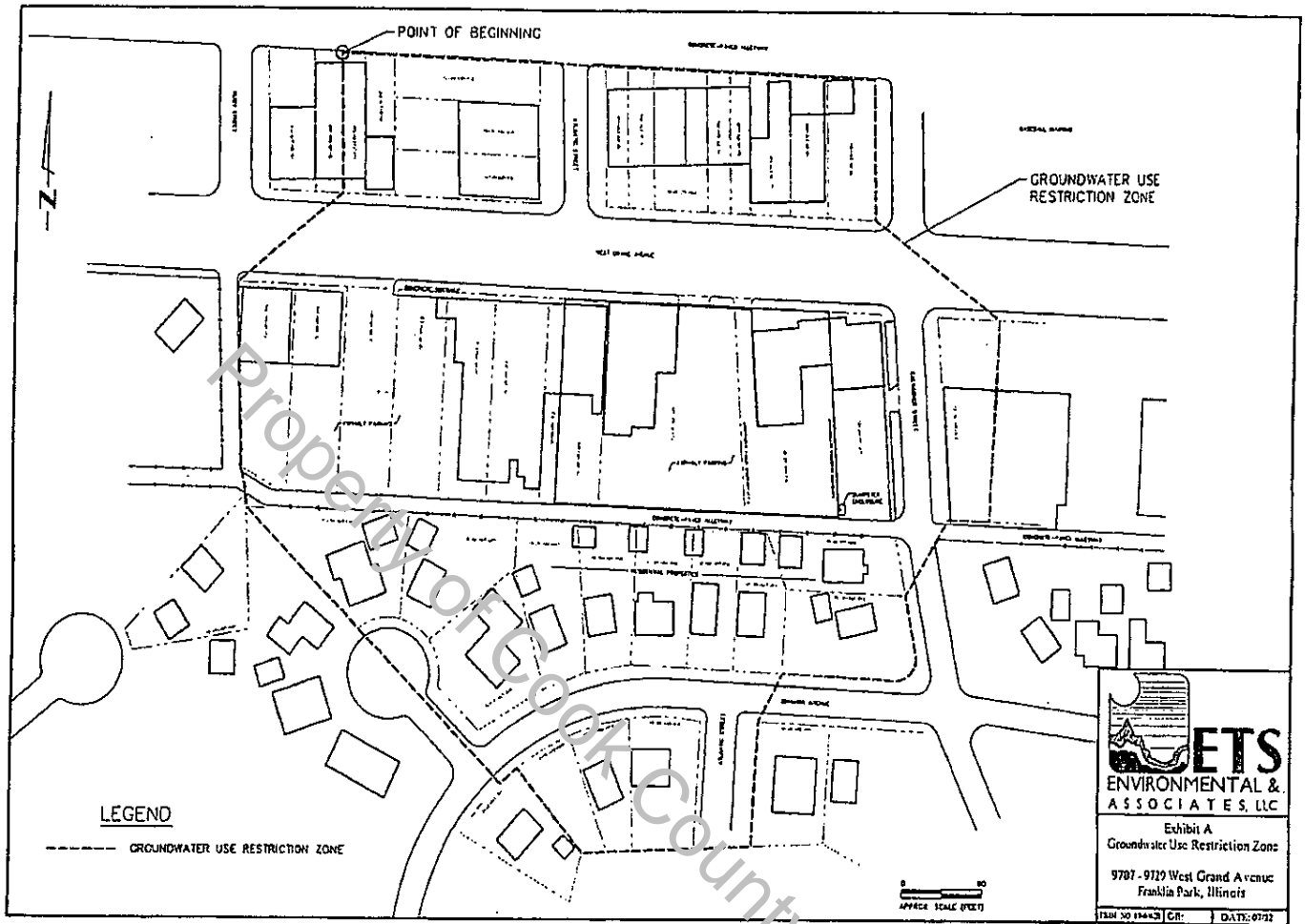
ATTEST:



\_\_\_\_\_  
 APRIL ARELLANO  
 VILLAGE CLERK

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## Exhibit A



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## Exhibit B

As depicted on Exhibit A, beginning at the northwest corner of the property identified as 12-28-230-026, "Point of Beginning";

Thence east along the north property boundaries identified as 12-28-230-026, 12-28-230-027, 12-28-230-028, 12-28-231-025, 12-28-231-026, 12-28-231-043, 12-28-231-029, 12-28-231-030, 12-28-231-031, 12-28-231-034, 12-28-231-044 to the northeast corner of the property identified as 12-28-231-044;

Thence south along the east property boundary identified as 12-28-231-044 to the southeast corner of the property identified as 12-28-231-044;

Thence southeast a distance of approximately 140-feet to the northeast corner of the property identified as 12-28-401-018;

Thence south along the east property boundary identified as 12-28-401-018 to the southeast corner of the property identified as 12-28-401-018;

Thence west along the south property boundary identified as 12-28-401-018 to the southwest corner of the property identified as 12-28-401-018;

Thence southwest a distance of approximately 82-feet to the southeast corner of the property identified as 12-28-407-052;

Thence southeasterly along the east property boundary identified as 12-28-407-053 to the southeast corner of the property identified as 12-28-407-053;

Thence west along the south property boundary identified as 12-28-407-053 to the southwest corner of the property identified as 12-28-407-053;

Thence southwest a distance of approximately 60-feet to the northwest corner of the property identified as 12-28-423-001;

Thence south along the west property boundary identified as 12-28-423-001 to the southwest corner of the property identified as 12-28-423-001;

Thence west a distance of approximately 50-feet to the southeast corner of the property identified as 12-28-422-004;

Thence west along the south property boundaries identified as 12-28-422-004, 12-28-422-003, 12-28-422-002 to the southwest corner of the property identified as 12-28-422-002;

Thence northwest along the west property boundary identified as 12-28-422-002 to the northwest corner of the property identified as 12-28-422-002;

Thence a distance of approximately 23-feet southwest along the north property boundary of the property identified as 12-28-422-001;

Thence northwest a distance of approximately 197-feet to the southwest corner of the property identified as 12-28-407-044;

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Thence northwest along the west property boundary identified as 12-28-407-044 to the northwest corner of the property identified as 12-28-407-044;

Thence north along the east property boundary identified as 12-28-407-026 to the northeast corner of the property identified as 12-28-407-026;

Thence north-northwest a distance of approximately 17-feet to the southwest corner of the property identified as 12-28-401-009;

Thence north along the west property boundary identified as 12-28-401-009 to the northwest corner of the property identified as 12-28-401-009;

Thence northeast a distance of approximately 127-feet to the southwest corner of the property identified as 12-28-230-026;

Thence north along the west property boundary identified as 12-28-230-026 to the Point of Beginning.

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## PROPERTY OWNER CERTIFICATION OF THE NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

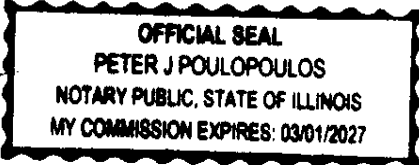
Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

<b>Property Owner Information</b>	
Owner's Name:	<u>Steve Tsovolis</u>
Title:	<u>owner</u>
Company:	<u>N/A</u>
Street Address:	<u>1923 Tenth Ln</u>
City:	<u>Mount Prospect</u> State: <u>IL</u> Zip Code: <u>60056</u> Phone: <u>847-561-1010</u>
<b>Site Information</b>	
Site Name:	<u>Commercial Property</u>
Site Address:	<u>9707-9729 West Grand Avenue</u>
City:	<u>Franklin Park</u> State: <u>IL</u> Zip Code: <u>60131</u> County: <u>Cook</u>
Illinois inventory identification number:	<u>0310965527</u>
Real Estate Tax Index/Parcel Index No.	<u>12-28-401-016-0000, 12-28-401-026-0000, and 12-28-401-029-0000</u>
<p>I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.</p> <p>Owner's Signature: <u>[Signature]</u> Date: <u>7/22/2023</u></p>	
<p>SUBSCRIBED AND SWORN TO BEFORE ME this <u>25th</u> day of <u>July</u>, 20<u>23</u></p> <p><u>[Signature]</u> Notary Public</p>	
	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

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## Notice to Remediation Applicant

**Please follow these instructions when filing the NFR letter with the County Recorder's Office**

### Instructions for Filing the NFR Letter

The following documents must be filed:

- A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
  - B. Attachments to NFR letter
    - Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
    - Maps of the site
    - Table A: Regulated Substances of Concern (if applicable.)
    - Property Owner Certification
  - C. A copy of the ordinance, if applicable, used to address groundwater contamination
1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.
  2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).
  3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.
  4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement, the County or the Illinois Department of Transportation.
  5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Illinois Environmental Protection Agency  
 Bureau of Land/RPMS  
 1021 North Grand Avenue East  
 Post Office Box 19276  
 Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-6940 and speak with the "project manager on-call" in the Site Remediation Program.