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Cook County Recorder 33.50

PREPARED BY:

Name: Michael Curry
Chrysler Reality Corp.

Address: 1400 East Northwest Highway
Palatine, Illinois

RETURN TO:

Name: Chrysler Corporation
Address: 800 Chrysler Drive
Auburn Hills, Michigan 48326-2757

THE ABOVE SPACE FOR RECORDER'S OFFICE

THIS ENVIRONMENTAL NO FURTHER REMEDIATION LETTER MUST BE SUBMITTED BY THE OWNER/OPERATOR WITHIN 45 DAYS OF ITS RECEIPT, TO THE RECORDER OF DEEDS OF COOK COUNTY IN WHICH THE SITE (AS DESCRIBED BELOW) IS LOCATED.

Illinois State EPA Number: 0312345031

LUST Incident No.: 961085

Chrysler Corporation, the owner and operator, whose address is 800 Chrysler Drive, Auburn Hills, Michigan, has performed investigative and/or remedial activities for the site that can be identified by the following legal description:

1. Legal description or Reference to a Plat Showing the Boundaries: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 1484.34 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER WITH THE NORTHERLY RIGHT-OF-WAY OF THE NORTHWEST HIGHWAY AS SHOWN ON PLAT RECORDED JULY 8, 1932, AS DOC. #11113034; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 439.57 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 231.40 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 98.56 FEET TO THE POINT OF CURVE OF A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 244.50 FEET; THENCE SOUTHERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 130.86 FEET; THENCE SOUTHWESTERLY ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVED LINE A DISTANCE OF 16.86 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID

Leaking Underground Storage Tank Environmental Notice

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SOUTHEAST QUARTER A DISTANCE OF 39.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 318.77 FEET TO THE POINT OF BEGINNING.

2. Common Address: 1400 East Northwest Highway, Palatine, Illinois
3. Real Estate Tax Index/Parcel Index Number: 02-24-400-010
4. Site Owner: Chrysler Corporation
5. Land Use Limitation: industrial/commercial
6. See NFR letter for other terms.

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State of Illinois

ENVIRONMENTAL PROTECTION AGENCY

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Mary A. Gade, Director

2200 Churchill Road, Springfield, IL 62794-9276

217/782-6762

OCT 10 1997

CERTIFIED MAIL

P344294289

Chrysler Corporation
Attention: Michael Curry
800 Chrysler Drive
Auburn Hills, Michigan 48326-2757

Re: LPC #0312345031 -- Cook County
Palatine/Chrysler Reality Corp. (former Arlington Park Dodge)
1400 East Northwest Highway
LUST Incident No. 961085
LUST Technical File

Dear Mr. Curry:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report which has been submitted for the above-referenced LUST incident. This information was dated May 30, 1997, was received by the Agency June 2, 1997, and was prepared by Dames & Moore.

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 Illinois Administrative Code Section 732.300(b)(1) and Section 732.409(b) indicate that the remediation objectives set forth in 35 Illinois Administrative Code Section 732.408 have been met.

Based upon (a) the certification by James Boddy, a Registered Professional Engineer of Illinois, and pursuant to Section 57.10 of the Illinois Environment Protection Act ("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 Registered 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 occurrence has been completed; and (3) no further remediation concerning the occurrence is necessary for the protection of human health, safety and the environment. Pursuant to Section 57.10(d) of the Act, the No Further Remediation Letter shall apply in favor of the following persons:

1. Chrysler Corporation;
2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);

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4. 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;
5. Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable;
6. Any mortgagee or trustee of a deed of trust of the owner of the site or any assignee, transferee, or any successor-in-interest of the owner of the site;
7. Any successor-in-interest of such owner or operator;
8. 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; or
9. Any heir or devisee of such owner or operator.

This Letter, including all attachments, must be filed as a single instrument with the Office of the Recorder or Registrar of Titles in the County where the above-referenced site is located within 45 days of its receipt. 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 that it forms a permanent part of the chain of title for the above referenced property. Within 30 days of this Letter being recorded by the Office of the Recorder or Registrar of Titles of the applicable County, a certified 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 attached to this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The level of remediation objectives have been established in accordance with an industrial/commercial land use limitation. The remediation objectives for the above-referenced site 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 (TACO, 35 Illinois Administrative Code Part 742) rules.
2. The site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used in a manner that is inconsistent with the following land use limitation: industrial/commercial.
3. The land use limitation specified in this Letter may be revised if:

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- 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

4. Preventive: None.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the site described in the attached Leaking Underground Storage Tank Environmental Notice.

- 5. Failure to manage the controls in full compliance with the terms of this Letter may result in avoidance of this Letter.

OTHER TERMS

- 6. Any contaminated soil or groundwater that is removed, excavated, or disturbed from the above-referenced site must be handled in accordance with all applicable laws and regulations.
- 7. Further information regarding this 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
Bureau of Land #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 8. Pursuant to Section 57.10(e) of the Act (415 ILCS 5/57.10(e)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the owner and/or operator at the last known address. The notice shall specify the cause for the avoidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the avoidance 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;

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- 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.

For purposes of appeal, this constitutes the Agency's final decision regarding the above matters. Please see Appendix 1 for an owner or operator's appeal rights.

Submit the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land - #24
LUST Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Steve Jones, at 217/782-6762.

Sincerely,

Hernando A. Albarracin

Hernando A. Albarracin
Unit Manager
Leaking Underground Storage Tank Section
Division of Remediation Management
Bureau of Land

HAA:57:jk\97907.WPD

Attachments: Leaking Underground Storage Tank Environmental Notice

Appendices: 1

cc: Dames & Moore

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APPENDIX 1

An underground storage tank owner or operator may appeal this final decision to the Illinois Pollution Control Board ("Board") pursuant to Section 57.8(i) and Section 40 of the Illinois Environmental Protection Act. An owner or operator who seeks to appeal the Agency's decision may, within 35 days of the date of mailing of the Agency's final decision, petition for a hearing before the Board; however, the 35-day period may be extended for a period of time not to exceed 90 days by written notice provided to the Board from the applicant and the Agency within the 35-day initial appeal period.

For information regarding the filing of an appeal, please contact:

Dorothy Gunn, Clerk
Illinois Pollution Control Board
State of Illinois Center
100 West Randolph, Suite 11-300
Chicago, Illinois 60601
312/814-3620

For information regarding the filing of an extension, please contact:

Illinois Environmental Protection Agency
Division of Legal Counsel
2200 Churchill Road
Post Office Box 19276
Springfield, Illinois 62794-9276
217/782-5544

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