

UNOFFICIAL COPY

88631001

1998-07-21 12:28:05
Cook County Recorder 35.00

PREPARED BY:

Name: Mr. David Smith
SOUTHDIVNAVFACENCOM
Department of the Navy

Address: Commanding Officer
(David Smith/Code 1841)
SOUTHDIVNAVFACENCOM
PO Box 190010
North Charleston, SC 29419-9010

RETURN TO:

Name: Jeffrey M. Randall
Robbins, Salomon & Patt, Ltd.

Address: 800 Waukegan Road
Suite 200
Glenview, IL 60025

7749804 DZ ms

THE ABOVE SPACE FOR RECORDER'S OFFICE

(S)

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: 0311025007
LUST Incident No.: 950194

Southern Division Naval Facilities Engineering Command, the owner and operator, whose address is PO Box 190010, North Charleston, South Carolina, has performed investigative and/or remedial activities for the site that can be identified by the following (and depicted on the attached Site Base Map):

1. Legal description or Reference to a Plat Showing the Boundaries and/or site map.
2. Common Address: Navy Caretaker Site Office/Southern Division Naval Facilities Engineering Command/2900 D Avenue/Glenview, IL 60025
3. Real Estate Tax Index/Parcel Index Number: Not applicable. (UIC#: N00275)
4. Site Owner: Southern Division Naval Facilities Engineering Command/Dept. of the Navy
5. Land Use Limitation: Not applicable.
6. See NFR letter for other terms.

Leaking Underground Storage Tank Environmental Notice

BOX 333-CTI

PARCEL F124 falls within the area of the following legal description:

Parcel 8: That part of Sections 21, 22, 27 and 28, Township 42 North, Range 12, East of the Third Principal Meridian, described as: commencing at the Northeast corner of the West Half of the Northeast Quarter of said Section 28, having Illinois State Plane Coordinates of 1977518.464 North and 1119645.401 East; Thence South 89° 52' 35" East 142.50 feet; Thence North 00° 07' 37" East 330.00 feet; Thence South 89° 52' 35" East 1188.00 feet; Thence North 00° 07' 37" East 989.15 feet to the center line of the South Half of Section 22 aforesaid; Thence South 89° 53' 21" East along aforesaid center line 951.18 feet to the point of beginning; Thence continuing South 89° 53' 21" East along aforesaid center line 373.93 feet; Thence South 16° 24' 36" East 549.30 feet; Thence South 65° 59' 18" West 515.96 feet; Thence North 26° 00' 23" West 377.35 feet; Thence North 64° 00' 44" East 209.52 feet; Thence North 66° 17' 28" East 67.22 feet; Thence North 26° 57' 35" West 313.71 feet to the point of beginning, all in Cook County, Illinois.

PIN: 04-22-302-004

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 Mary A. Gade, Director

CERTIFIED MAIL

344 303 036

May 26, 1998

Commanding Officer
(Mr. David Smith/Code 1841)
Southern Division Naval Facilities Engineering Command
PO Box 190019
North Charleston, SC 29419-9010

Re: LPC #0311025007--Cook County
Glenview/Naval Air Station Glenview
2900 D Avenue
Glenview, IL 60025
LUST Incident No. 950194
Superfund/Tech & LUST

Dear Mr. Smith:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the *Corrective Action Completion Report Area F124 -Tank 124-1* which has been submitted for the above-referenced LUST incident. This information was dated May 12, 1998 (revision 2), was received by the Agency May 19, 1998, and was prepared by Morrison Knudsen Corporation.

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to 35 Illinois Administrative Code Section 731 indicate that the remediation has been successfully completed.

Based upon (a) the certification by Gordon Gear, a Registered Professional Engineer of Illinois, (b) the certification by CDR Scott Hayward/Navy Caretaker Site Office/SOUTHDIR, the owner and operator of the underground storage tank(s), and based upon other information in the Agency's possession, 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. Mr. David Smith;
2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);
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 the 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 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 proposed Tiered Approach to Corrective Action Objectives (TACO, 35 Illinois Administrative Code Part 742) rules.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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: There are no land use limitations.
3. The land use limitation specified in the 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

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
1001 North Grand Avenue East
Springfield, IL 62702

8. 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:

UNOFFICIAL COPY

Property of Cook County Clerk's Office

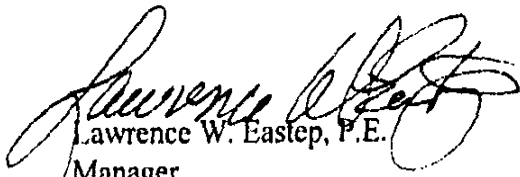
- a) Any violation of institutional controls or industrial/commercial land use restrictions;
- b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
- c) The disturbance or removal of contamination that has been left in-place 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 the certified copy of this letter, as recorded, to:

Illinois Environmental Protection Agency
Bureau of Land
Division of Remediation Management
Leaking Underground Storage Tank Section
1001 North Grand Avenue East
Springfield, Illinois 62702

If you have any questions regarding this correspondence, you may contact the Illinois EPA project manager, Charlene Falco, at 217-785-2891.

Sincerely,



Lawrence W. Eastep, P.E.
Manager
Remedial Project Management Section
Bureau of Land

Attachments: Leaking Underground Storage Tank Environmental Notice

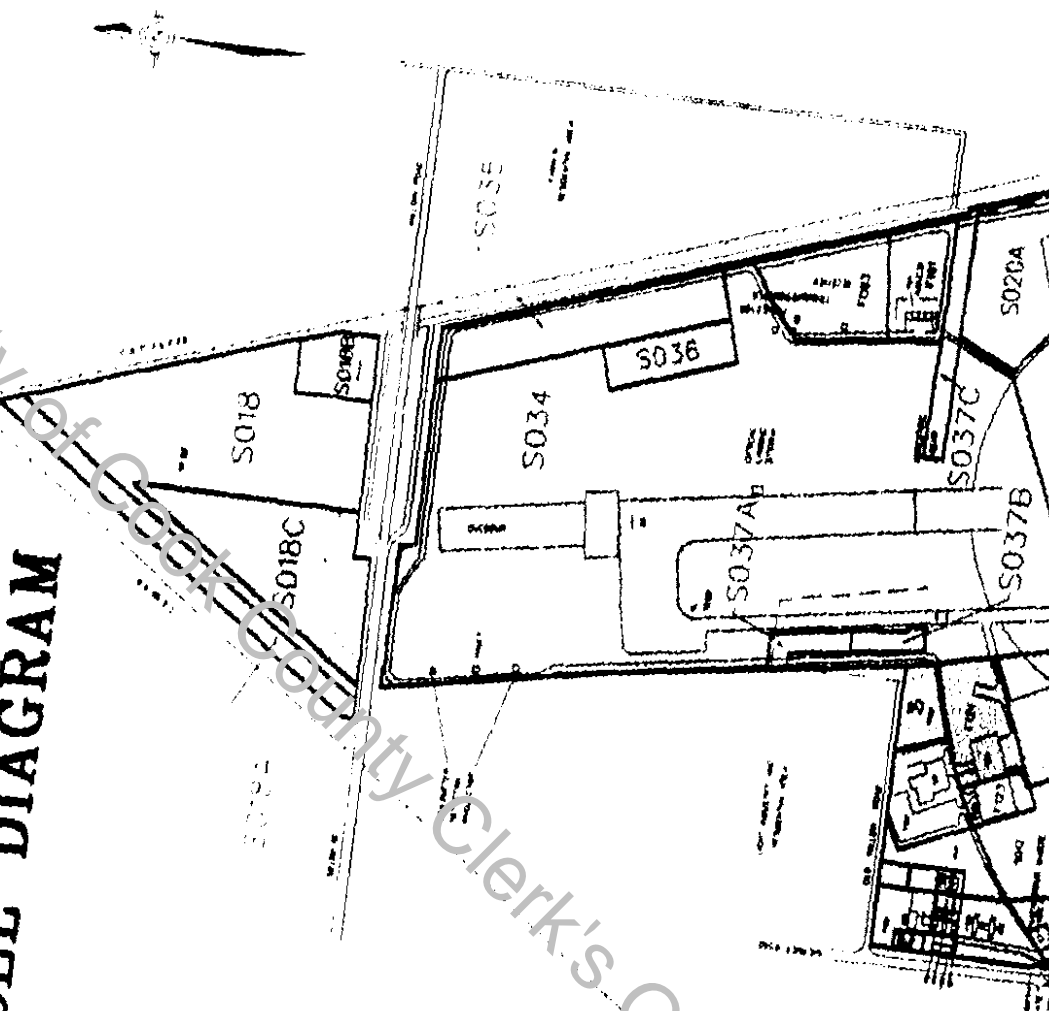
UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

98631001

NAVAL AIR STATION, GLENVIEW EXHIBIT B - PARCEL DIAGRAM

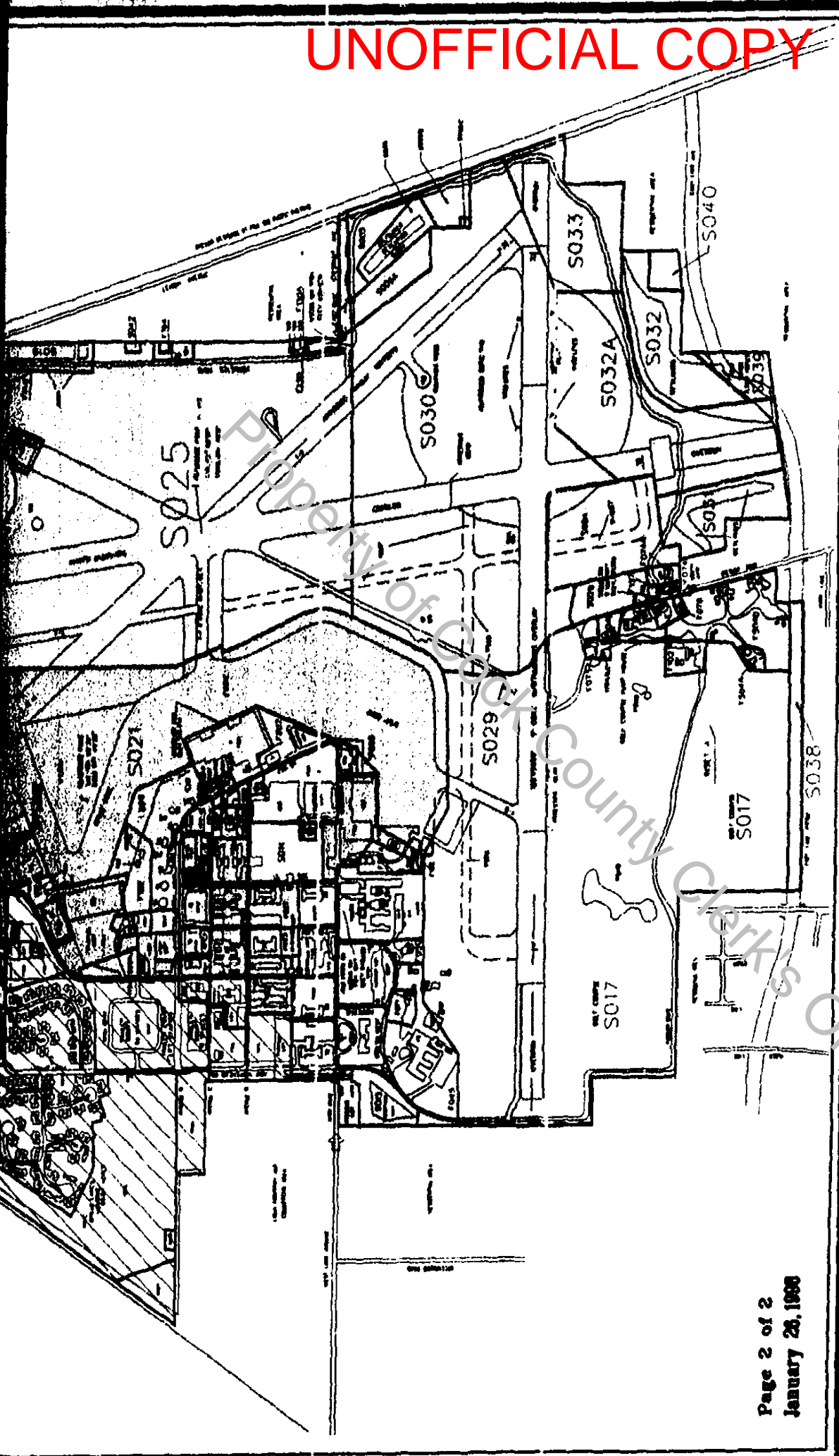


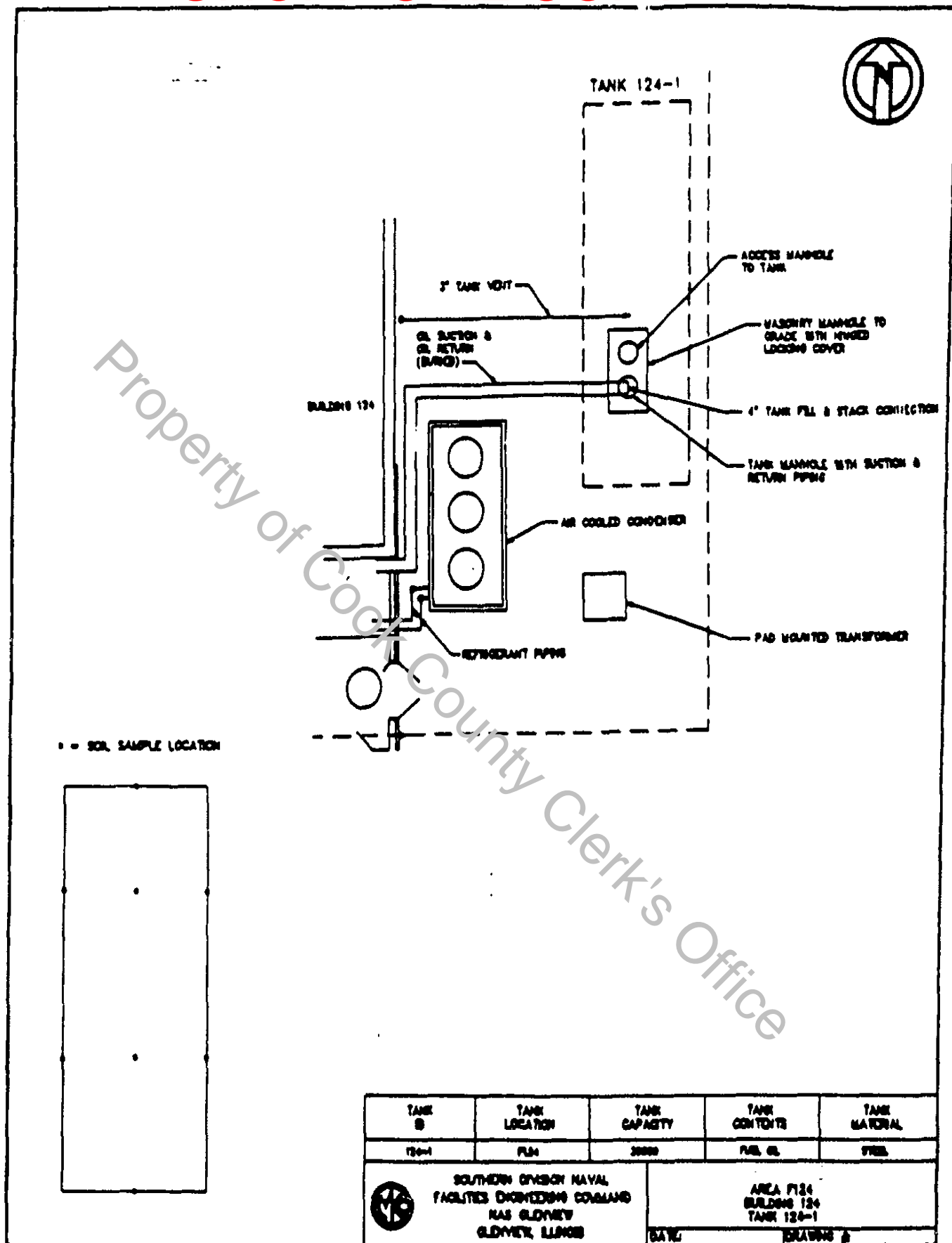
LEGEND

PARCEL	POST	TRANSFER
PARCEL I AIRFIELD POST	5/30/97	9/30/97
PARCEL II ROW POST A	10/30/97	12/30/97
PARCEL III ROW POST B	3/30/98	4/30/98
PARCEL IV CORE AREA	5/30/98	6/30/98
PARCEL V A		4/98 Est
PARCEL V B		6/98 Est
PARCEL V C		10/98 Est
GOLF COURSE		Transfer Pending

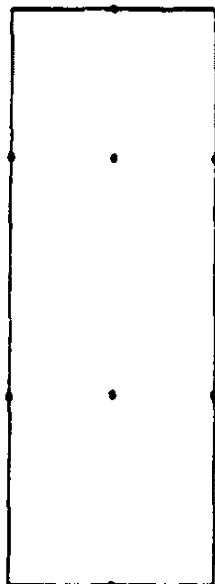
Property of Cook County Clerk's Office

UNOFFICIAL COPY





• = SOIL SAMPLE LOCATION

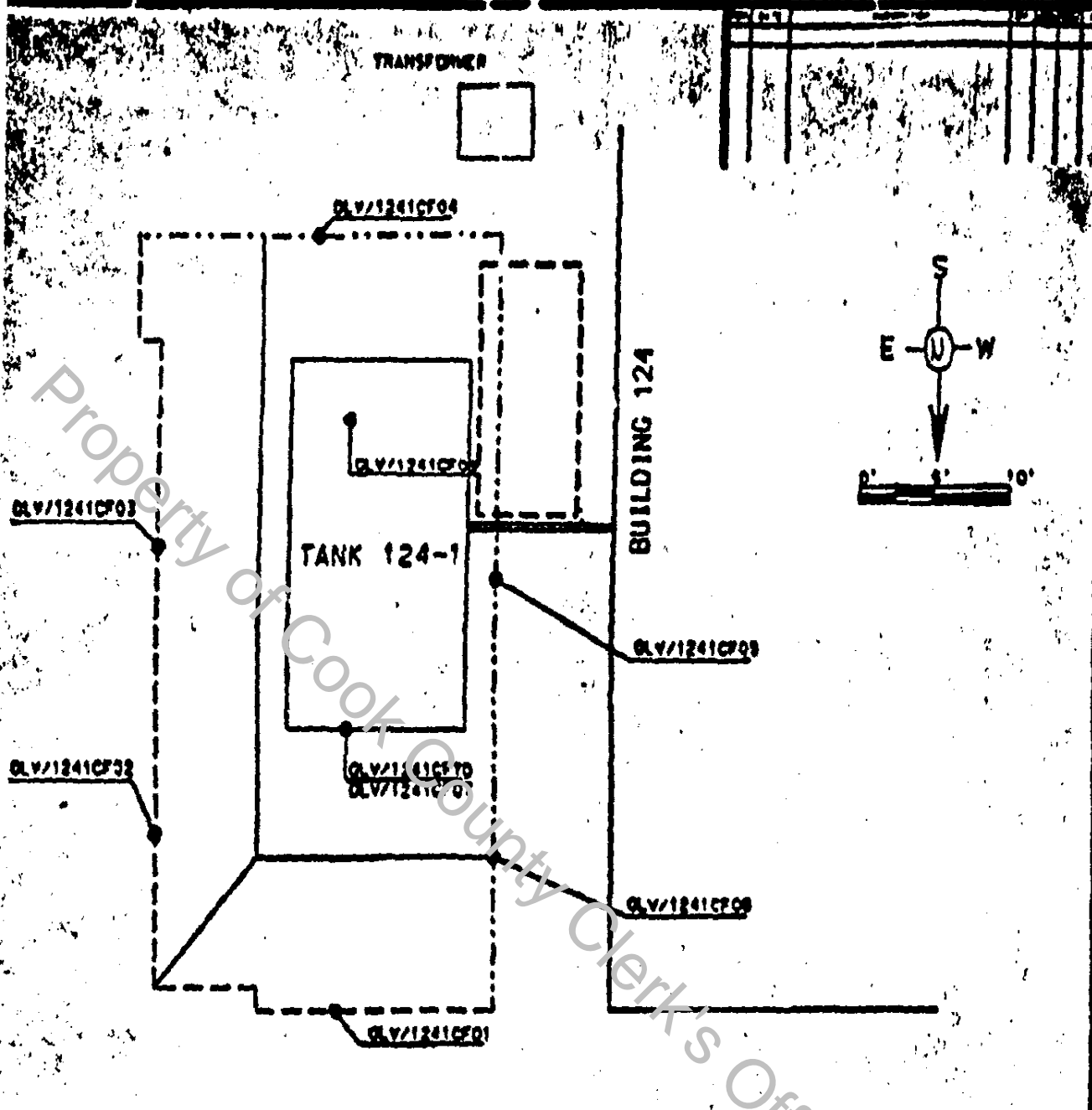


TANK ID	TANK LOCATION	TANK CAPACITY	TANK CONTENTS	TANK MATERIAL
124-1	F124	20000	FUEL OIL	STEEL
SOUTHERN DIVISION NAVAL FACILITIES ENGINEERING COMMAND NAS GLENNIE GLENNIE, ILLINOIS			AREA F124 BUILDING 124 TANK 124-1	
			DATE:	DRAWING #

FIGURE 5
AREA F124, BUILDING 124, TANK 124-1

98631001

96003002509



LEGEND:

- SHEET PILING
- EXCAVATION LIMITS
- SAMPLING LOCATION
- FORMER UNDERGROUND STORAGE TANK LOCATION
- CONDENSER LOCATION
- PIPING

NAS GLENVIEW

SAMPLING LOCATIONS
AREA F124

MORRISON KNUDSEN CORPORATION

140 WEST 2ND STREET, SUITE 200, CHICAGO, ILLINOIS 60601-1000

DATE	PROJECT NO.	JOB NO.
1/1/80	1000	1000
SCALE	DATE	BY
1"=10'	1/1/80	J. J. JONES

UNOFFICIAL COPY

Property of Cook County Clerk's Office