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1998-07-23 13:39:47

PREPARED BY:

Name: Hinckley & Schmitt
Attn: Louis Wright

Address: 7750 West 60th Street
Summit, Illinois 60501

RETURN TO:

Name: Hinckley & Schmitt
Attn: Louis Wright

Address: 7750 West 60th Street
Summit, Illinois 60501

COOK COUNTY
RECORDER
JESSE WHITE
POLLING MEADOWS

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 EPA Number: 0310063004

LUST Incident No.: 962142

Louis Wright as representative of Hinckley & Schmitt, the owner and operator, whose address is 7750 West 60th Street, Summit, Illinois, has performed investigative and/or remedial activities for the site that can be identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

Parcel 1: Lot 10 in Jalovec's Subdivision, being a subdivision of Lot 7 and part of Lot 8 in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the southwest 1/4 of Section 13, Township 30 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 9 (except the South 15 feet thereof) in Jalovec's Subdivision, being a subdivision of Lot 7 and part of Lot 8 in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the southwest 1/4 of Section 13, Township 30 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: That part of Lot 8 (except the South 15 feet thereof) in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the South-West 1/4 of Section 13, Township 30 North, Range 12 East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Lot 8, 215 feet East of the South West corner of said Lot 8; thence North-Easterly 91 Degrees 30 Minutes as measured from the West to the North East, 234.0 feet to a point on the Westerly line of Lot 10 and Lot 9 in the Elgin Motor Corporation Subdivision, said point being 20 feet Northerly of the South West corner of Lot 10, thence Southerly along the Westerly line of Lot 10 and Lot 9 in the aforesaid Jalovec's Subdivision, 235.97 feet to the South line of aforesaid Lot 8, thence West of said line of Lot 8, 19.20 feet to the Point of Beginning, in Cook County, Illinois.

Page 2

2. Common Address: 7750 West 60th Street, Summit, Illinois
3. Real Estate Tax Index/Parcel Index Number: 311156888
4. Site Owner: Hinekley & Schmitt
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

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. Gule, Director

217/782-6762

CERTIFIED MAIL

1344308719

MAY 20 1998

Hineckley & Schmitt
Attn: Louis Wright
7750 West 60th Street
Summit, Illinois 60501

Re: LPC #0310063004 -- Cook County
Summit/Hineckley & Schmitt
7750 West 60th Street
LUST Incident No. 962142
LUST Technical File

Dear Mr. Wright:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report and Professional Engineer Certification submitted for the above-referenced incident. This information was dated January 6, 1998; was received by the Agency January 12, 1998; and was prepared by Metcalf & Eddy.

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 the certification by Randall L. Patchett, a Registered Professional Engineer of Illinois, and pursuant to Section 57.10 of the Environment Protection Act ("Act") (415 I.L.C.S. 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, this Letter shall apply in favor of the following persons:

1. Louis Wright for Hineckley & Schmitt;
2. The owner and operator of the UST(s);
3. Any parent corporation or subsidiary of the owner or operator of the UST(s);

Page 2

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 within 45 days of its receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the County where 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 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 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. As a result of the release from the underground storage tank(s) associated with the above-referenced incident, the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall 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; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Page 3

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 establish, operate, and maintain controls in full compliance with the Environmental Protection Act, applicable regulations, and the approved corrective action plan may result in voidance 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 or operator 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 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; or

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- 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.

Within 35 days after the date of mailing of this final decision, the owner or operator may petition for a hearing before the Illinois Pollution Control Board (Board) to contest the decision of the Illinois EPA. (For information regarding the filing of an appeal, please contact the Board at 312/814-3620.) However, the 35-day period for petitioning for a hearing may be extended for a period of time not to exceed 90 days by written notice provided to the Board from the owner or operator and the Illinois EPA within the 35-day initial appeal period. (For information regarding the filing of an extension, please contact the Illinois EPA's Division of Legal Counsel at 217/782-5544.)

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 or need further assistance, please contact Dianne Potter at 217/782-0892.

Sincerely,

Hernando A. Albarracin by Cu

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

HAA:dlp

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: David Lewis
 Metcalf & Eddy
 8420 Bryn Mawr, Suite 750
 Chicago, Illinois 60631-3458

David Fukuyama
 Suntory International, Corporation
 1211 Avenue of Americas
 New York, New York 10036