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9225/0005 09 006 Page 1 of 8
1998-10-02 14:56:57
Cook County Recorder 35.50

PREPARED BY:

Name: Raymond Fligg
Holy Family Medical Center

Address: 100 North River Road
Des Plaines, IL 60016-1278



RETURN TO:

Name: Raymond Fligg
Holy Family Medical Center

Address: 100 North River Road
Des Plaines, IL 60016-1278

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE

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: 0310635172

LUST Incident No.: 970385

Holy Family Medical Center, the owner and operator, whose address is 100 North River Road, Des Plaines, Illinois, 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: See attached.
2. Common Address: 100 North River Road, Des Plaines, Illinois
3. Real Estate Tax Index/Parcel Index Number: 09-08-400-016-0000
4. Site Owner: Holy Family Medical Center
5. Land Use Limitation: There are no land use limitations.
6. See the attached No Further Remediation Letter for other terms.

Leaking Underground Storage Tank Environmental Notice

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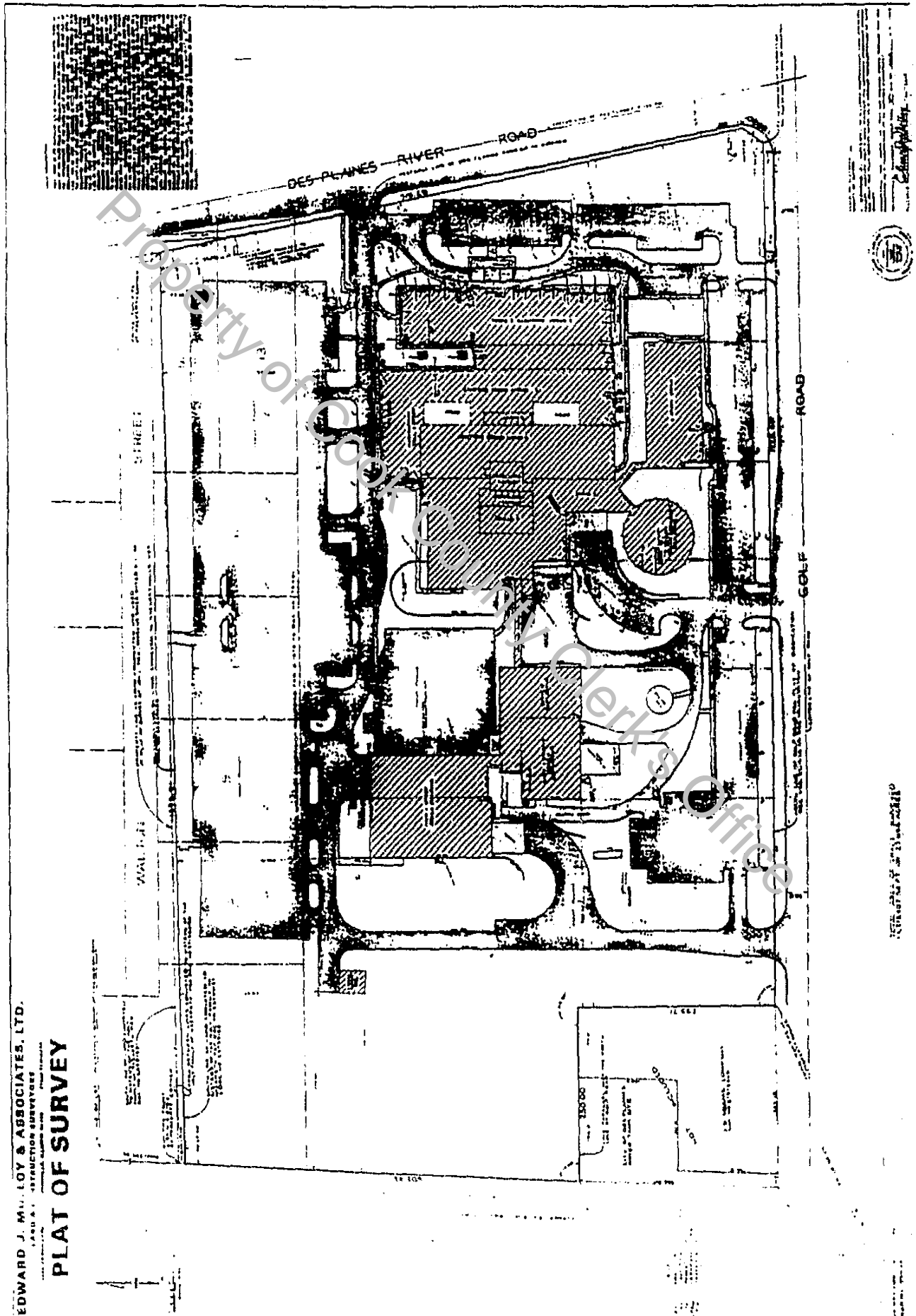
LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOLF ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT NO. 10294766 WITH A LINE 100.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 300.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, 602.45 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LAND CONVEYED TO NAZARETHVILLE BY WARRANTY DEED RECORDED AS DOCUMENT NO. 22245835; THENCE EASTERLY ALONG SAID SOUTH LINE OF LAND CONVEYED TO NAZARETHVILLE BY WARRANTY DEED RECORDED AS DOCUMENT NO. 22245835 AND ALONG SAID LINE EXTENDED EASTERLY AND WESTERLY, 1298.91 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED, BEING A LINE 55.00 FEET, AS MEASURED AT RIGHT ANGLES, SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID ROAD, 915.28 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF DES PLAINES RIVER ROAD AS WIDENED, 38.50 FEET TO A POINT OF CURVATURE IN THE NORTH LINE OF GOLF ROAD AS SHOWN ON SAID PLAT OF DEDICATION RECORDED FEBRUARY 27, 1929 AS DOCUMENT NO. 10294766; THENCE WESTERLY ALONG THE NORTH LINE OF SAID GOLF ROAD, BEING A STRAIGHT LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE CENTER LINE OF SAID GOLF ROAD, 1226.49 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO J. S. ADAMS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT NO. 21313949; THENCE NORTH NORTHERLY ALONG THE EAST LINE OF SAID LAND CONVEYED TO J. S. ADAMS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT NO. 21313949, 299.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE AND SAID NORTH LINE EXTENDED WESTERLY OF SAID LAND CONVEYED TO J. S. ADAMS COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT NO. 21313949, BEING A LINE PARALLEL WITH THE NORTH LINE OF GOLF ROAD, AFORESAID, 250.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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SITE BASE MAP FROM CORRECTIVE ACTION COMPLETION REPORT
HOLY FAMILY MEDICAL CENTER (0310635172)



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ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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

217/782-6762

CERTIFIED MAIL

P344308828

JUN 02 1998

received
6/9/98

Mr. Raymond Fligg
Holy Family Medical Center
100 North River Road
Des Plaines, IL 60016-1278

Re: LPC #031035172 -- Cook County
Des Plaines/Holy Family Medical Ctr.
100 North River Rd.
LUST Incident No. 970385
LUST Technical File

Dear Mr. Fligg:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated February 27, 1998; was received by the Illinois EPA March 19, 1998; and was prepared by Chicago Environmental Engineering Corporation.

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 John A. Yarish, a Registered Professional Engineer of Illinois, and pursuant to Section 57.10 of the 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, this Letter shall apply in favor of the following persons:

- 1. Holy Family Medical Center;

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Exhibit

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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 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.

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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.

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

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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 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;
 - 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.

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

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If you have any questions or need further assistance, please contact Mike Lowder at 217/785-5734.

Sincerely,

Hernando A. Albarracin

Hernando A. Albarracin

Unit Manager

Leaking Underground Storage Tank Section

Division of Remediation Management

Bureau of Land

^{mtl}
HAA:mtl\972508.WPD

Attachments: Leaking Underground Storage Tank Environmental Notice
Legal Description
Site Base Map

cc: Chicago Environmental Engineering Corporation, John A. Yarish

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