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(217) 525-5860**



# 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

FEB 13 1998

P344295182

American Drapery Cleaners  
Attn: Richard Zell  
2235-39 Roscoe Street  
Chicago, Illinois 60618

Re: LPC #0316055033 -- Cook County  
Chicago/American Drapery Cleaners  
2235-39 Roscoe Street  
LUST Incident No. 952028  
LUST Technical File

Dear Mr. Zell:

The Illinois Environmental Protection Agency ("Illinois EPA") has reviewed the 20 Day Report/45 Day Report/Corrective Action Completion Report which has been submitted for the above-referenced LUST incident. This information was dated October 9, 1997, was received by the Agency October 14, 1997, and was prepared by SECI.

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 Ronald Schrack, a Registered Professional Engineer of Illinois, (b) the certification by American Drapery Cleaners, the owner and operator of the underground storage tank(s), and pursuant to Section 57.10 of the Illinois Environmental 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:

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1. American Drapery Cleaners;
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. In addition, the Memorandum of Understanding between the Illinois EPA and the City of Chicago and chapter 11-8-390 of the Municipal Code of Chicago ordinance must be filed as an attachment of this letter with the Office of the Recorder of the applicable county. 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:
  - 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 and all required attachments 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.

The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this letter shall not be used as a potable supply of water in accordance with Section 11-8-385 of the Municipal Code of Chicago.

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 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
  - 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.)

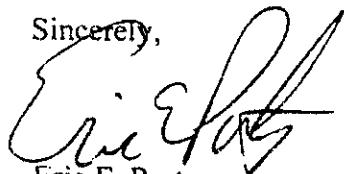
Submit the certified copy of this letter, as recorded, to:

Page 5

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 Mindy Sanders at 217/782-6762.

Sincerely,



Eric E. Portz  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

EEP:MS:ct\9832412.WPD

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: Ronald Schrack, P.E., SECI

bcc: Division  
Eric Portz  
Mindy Sanders

**PREPARED BY:**

Name: American Drapery Cleaners

Address: American Drapery Cleaners  
2235-39 Roscoe Street  
Chicago, Illinois 60618

**RETURN TO:**

Name: American Drapery Cleaners

Address: American Drapery Cleaners  
2235-39 Roscoe Street  
Chicago, Illinois 60618

**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: 0316055033

LUST Incident No.: 952028

American Drapery Cleaners, the owner and operator, whose address is 2235-39 Roscoe Street, Chicago, Illinois, 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:

Lots 2 and 3 in Block 11 in C.T. Yerkes Subdivision of Blocks 33 to 36 inclusive and Blocks 41 to 44 inclusive all in the Subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/2 and the East 1/2 of the Southeast 1/2 thereof) in Cook County, Illinois.

2. Common Address: 2235-39 Roscoe Street, Chicago, Illinois
3. Real Estate Tax Index/Parcel Index Number: 14-19-318-008-0000 and 14-19-318-009-0000
4. Site Owner: American Drapery Cleaners
5. Land Use Limitation: Industrial/commercial and the groundwater under the site shall not be used as a potable water supply.
6. See NFR letter for other terms.

P 344 295 182  
 US Postal Service  
**Receipt for Certified Mail**  
 No Insurance Coverage Provided

American Drapery Cleaners  
 Attn: Richard Zell  
 2235-39 Roscoe Street  
 Chicago, Illinois 60618

Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
<b>TOTAL Postage &amp; Fees</b>	\$
Postmark or Date	

Is your RETURN ADDRESS completed on the reverse side?

**SENDER:**  
 Complete items 1 and/or 2 for additional services.  
 Complete items 3, 4a, and 4b.  
 Print your name and address on the reverse of this form so that we can return this card to you.  
 Attach this form to the front of the mailpiece, or on the back if space does not permit.  
 Write "Return Receipt Requested" on the mailpiece below the article number.  
 The Return Receipt will show to whom the article was delivered and the date delivered.

957028

I also wish to receive the following services (for an extra fee):  
 1. ☐ Addressee's Address  
 2. ☐ Restricted Delivery  
 Consult postmaster for fee.

American Drapery Cleaners  
 Attn: Richard Zell  
 2235-39 Roscoe Street  
 Chicago, Illinois 60618

4a. Article Number	1344295182
4b. Service Type	<input type="checkbox"/> Registered <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Insured <input type="checkbox"/> COD
7. Date of Delivery	
8. Addressee's Address (Only if requested and fee is paid)	

5. Received by (Print name)

6. Signature (Addressee or Agent)  
 X *[Signature]*

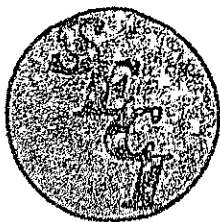
PS Form 3811, December 1994

102585-97-8-0179 Domestic Return Receipt

PS Form 3800, April 1995

Thank you for using Return Receipt Service.





Environmental Site Assessments  
and  
Remediation Management Services

April 17, 1998

Mr. Doug Clay, P.E.  
Illinois Environmental Protection Agency  
Bureau of Land # 24  
LUST Section  
1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794 - 9276

RE: LPC # 0316055033 -- Cook County  
Chicago/American Drapery Cleaners  
2235 - 2239 Roscoe Street  
LUST Incident Number: 952028

Ted

RECEIVED

APR 20 1998

IEPA/BOI

Dear Mr. Clay:

Enclosed is a copy of the No Further Remediation letter filed with the Cook County Recorder's office for the above referenced LUST site.

If you have any questions concerning the enclosed document or require any additional information, please feel free to contact me at 630 - 495 - 0707.

Sincerely,

Ronald W. Schrack, P.E.  
President

PN: 97739.01

CC: Mr. Richard Zell - American Drapery Cleaners



SCHRACK ENVIRONMENTAL CONSULTING INC.  
17W695E Butterfield Road  
Oakbrook Terrace, IL. 60181  
Phone: (630) 495-0707 Fax: (630) 495-0710

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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

FEB 13 1998

CERTIFIED MAIL

P344295182

Reg. # 98193560

American Drapery Cleaners  
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2235-39 Roscoe Street  
Chicago, Illinois 60618

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APR 20 1998

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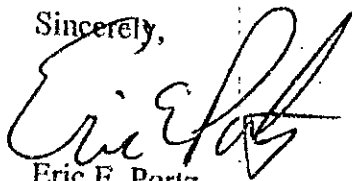
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Post Office Box 19276  
Springfield, Illinois 62794-9276

If you have any questions or need further assistance, please contact Mindy Sanders at 217/782-6762.

Sincerely,



Eric E. Portz

Unit Manager

Leaking Underground Storage Tank Section

Division of Remediation Management

Bureau of Land

EEP:MS:ct\9832412.WPD

Attachments: Leaking Underground Storage Tank Environmental Notice

cc: Ronald Schrack, P.E., SECI