



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

(217) 524-3300

CERTIFIED MAIL

7020 2450 0000 1707 8588

JUL 21 2021

Seggio Capital, LLC  
Attn: Gino Battaglia  
534 North Clark Street  
Chicago, Illinois 60654

Re: LPC#0316055033 -- Cook County  
Chicago / Seggio Capital, LLC  
2235-2239 West Roscoe Street  
Leaking UST Incident 20210399  
Leaking UST Technical File

Dear Mr. Battaglia:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the 45-Day Report (report), which included a Stage 1 Site Investigation Plan and Budget certification, for the above-referenced incident. The report, dated June 15, 2021, was received by the Illinois EPA on June 21, 2021. Citations in this letter are from the Environmental Protection Act (415 ILCS 5) (Act) and Title 35 of the Illinois Administrative Code (35 Ill. Adm. Code).

The report is approved pursuant to 35 Ill. Adm. Code 734.505(b) and 734.510(a). Therefore, the 45-day reporting requirements of Section 57.6 of the Act and 35 Ill. Adm. Code 734.210(d) have been satisfied.

Pursuant to your certification, the Stage 1 Site Investigation Plan is approved and must be conducted in accordance with 35 Ill. Adm. Code 734.315. The budget, if applicable, is approved, and costs must not exceed the amounts set forth in 35 Ill. Adm. Code 734. Subpart H, Appendix D, and Appendix E. Please be advised that, if you do not meet the eligibility requirements as determined by the Office of the State Fire Marshal, you may not be entitled to payment from the Underground Storage Tank Fund for costs incurred. You must proceed with the Stage 1 site investigation in accordance with 35 Ill. Adm. Code 734.315.

Further, pursuant to 35 Ill. Adm. Code 734.145, it is required that the Illinois EPA be notified of field activities prior to the date the field activities take place. This notice must include a description of the field activities to be conducted; the name of the person conducting the activities; and the date, time, and place the activities will be conducted and shall be made to [EPA.FieldNotifications@illinois.gov](mailto:EPA.FieldNotifications@illinois.gov). This notification of field activities must be provided at least two weeks prior to the scheduled field activities.

IEPA-DIVISION OF RECORDS MANAGEMENT  
RELEASABLE

AUG 24 2021

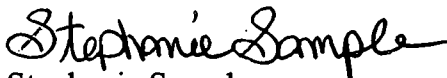
REVIEWER: SAB

The Illinois EPA requires that the owner or operator submit a site investigation plan and budget for the subsequent stage of investigation (including the results of the Stage 1 site investigation) or a site investigation completion report (if the extent of contamination is defined) within 90 days of the date of this letter pursuant to Sections 57.7(a) and 57.12(c) and (d) of the Act and 35 Ill. Adm. Code 734.305. Please note that the Illinois EPA does not require the submission of a budget if the owner or operator does not intend to seek payment from the Underground Storage Tank Fund.

This action does not constitute any decision or determination regarding the timeliness of the submittal of the report. This decision does not waive or otherwise preclude any enforcement action the Illinois EPA may initiate in response to any apparent violation of timely submittal requirements.

If you have any questions or need further assistance, please contact the undersigned at (217) 524-0407 or at [Stephanie.Sample@illinois.gov](mailto:Stephanie.Sample@illinois.gov).

Sincerely,



Stephanie Sample  
Project Manager  
Leaking Underground Storage Tank Section  
Bureau of Land



Nicholas J. Cuzzone, EPS Environmental Services, Inc. (electronic copy)  
BOL File