

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

PEOPLE OF THE STATE OF ILLINOIS,)	
by KWAME RAOUL, Attorney)	
General of the State of Illinois,)	
)	
Complainant,)	
)	
v.)	PCB No. 22 -
)	(Enforcement - Air)
BURBANK S & K REALTY, INC. a dissolved)	
Illinois corporation and STAR RELAX)	
STATION, INC. d/b/a BURBANK GAS, a)	
dissolved Illinois corporation,)	
)	
Respondents.)	

NOTICE OF FILING

TO: See attached service list (VIA ELECTRONIC FILING)

PLEASE TAKE NOTICE that I have today filed with the Office of the Clerk of the Illinois Pollution Control Board by electronic filing the following Complaint, a copy of which is attached and hereby served upon you. You may be required to answer the charges of the Complaint at a hearing before the Board, at a date set by the Board.

Failure to file an answer to this complaint within 60 days may have severe consequences. Failure to answer will mean that all allegations in the complaint will be taken as if admitted for purposes of this proceeding. If you have any questions about this procedure, you should contact the hearing officer assigned to this proceeding, the clerk's office, or an attorney.

NOTIFICATION - YOU ARE HEREBY NOTIFIED that financing may be available through the Illinois Environmental Facilities Financing Act [20 ILCS 3515/1, et seq.] to correct the alleged violations.

Respectfully submitted,

PEOPLE OF THE STATE OF ILLINOIS,
KWAME RAOUL, Attorney General of the State of Illinois

By: Nancy J. Tikalsky

NANCY J. TIKALSKY
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Date: November 5, 2021

SERVICE LIST

For the Respondent

Bilal Albuokie

Star Relax Station, Inc., d/b/a Burbank Gas

6745 West 79th Street

Burbank, Cook County, Illinois 60459

CERTIFICATE OF SERVICE

I, Nancy J Tikalsky, an Assistant Attorney General, certify that on the 5th day of November 2021, I caused to be served by Regular U.S. Mail the foregoing Notice of Filing and Complaint to the parties named on the attached Service List, by depositing same in postage prepaid envelopes with the United States Postal Service located at 100 West Randolph Street, Chicago, Illinois 60601.

Nancy J. Tikalsky
NANCY J. TIKALSKY
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3. At all times relevant to this Complaint, Burbank has been an Illinois corporation that was involuntarily dissolved by the Illinois Secretary of State on December 11, 2020.

4. At all times relevant to this Complaint, Burbank Gas has been an Illinois corporation that was involuntarily dissolved by the Illinois Secretary of State on August 10, 2018.

5. At all times relevant to this Complaint, Burbank owned and continues to own, and Burbank Gas operated and continues to operate a gasoline dispensing facility located at 6745 West 79th Street, Burbank, Cook County, Illinois (“Facility”).

6. Burbank owns and Burbank Gas operates gasoline dispensing pumps at the Facility that emit volatile organic compounds (“VOC”) into the environment.

7. From January 1, 2017 through the date of the filing of this Complaint, Respondents have failed to submit a notice of intent to the Illinois EPA to decommission their vapor collection and control system.

8. From January 1, 2017 through the date of the filing of this Complaint, Respondents have failed to submit a completed decommissioning checklist, certification, and test results to the Illinois EPA.

9. Section 9(a) of the Act, 415 ILCS 5/9(a) (2020), provides as follows:

No person shall:

(a) Cause or threaten or allow the discharge or emission of any contaminant into the environment in any State so as to cause or tend to cause air pollution in Illinois, either alone or in combination with contaminants from other sources, or so as to violate regulations or standards adopted by the Board under this Act.

10. Section 218.586(i)(1)(B) of the Illinois Pollution Control Board (“Board”) Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), provides as follows:

No later than December 31, 2016, an owner or operator of a gasoline dispensing operation shall complete the decommissioning of all vapor collection and control systems in accordance with all of the provisions specified in subsection (i)(2).

11. Section 218.586(i)(2)(A) of the Board Air Pollution Regulations, 35 Ill. Adm.

Code 201.586(i)(2)(A), provides as follows:

The owner or operator of a gasoline dispensing operation shall complete and submit a notice of intent form, provided by the Agency, notifying the Agency of its intent to decommission. The completed notice of intent form shall be submitted to the Agency at least 10 days prior to commencing decommissioning in accordance with subsection (i)(2)(B).

12. Section 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm.

Code 254.218(i)(2)(C), provides as follows:

The owner or operator of a gasoline dispensing operation and the contractors that performed the decommissioning shall complete and sign a decommissioning checklist and certification, provided by the Agency, documenting the decommissioning procedures performed. Within 30 days after completion of the decommissioning procedures specified by subsection (i)(2)(B), the owner or operator shall provide the completed checklist and certification and the test results to the Agency.

13. Section 3.315 of the Act, 415 ILCS 5/3.315 (2020), provides the following definition:

“PERSON” is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, state agency, or any other legal entity, or their legal representative, agent or assigns.

14. Section 3.165 of the Act, 415 ILCS 5/3.165 (2020), provides the following definition:

“CONTAMINANT” is any solid, liquid, or gaseous matter, any odor, or any form of energy, from whatever source.

15. Section 218.586(a)(11) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(a)(11), provides the following definition:

“OWNER” or “OPERATOR” means any person who owns, leases, operates, manages, supervises or controls (directly or indirectly) a gasoline dispensing operation.

16. Section 218.586(a)(7) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(a)(7), provides the following definition:

“GASOLINE DISPENSING OPERATION” means any operation where motor vehicle fuel is dispensed into motor vehicle fuel tanks or portable containers from a storage tank with a capacity of 2176 liters (575 gallons) or more.

17. Burbank and Burbank Gas are each a “person” as that term is defined in Section 3.315 the Act, 415 ILCS 5/3.315 (2020).

18. VOCs are “contaminants” as that term is defined by Section 3.165 of the Act, 415 ILCS 5/3.165 (2020).

19. Burbank is an “owner” and Burbank Gas is an “operator,” as that term is defined in Section 218.586(a)(11) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(a)(11).

20. The Facility is a “gasoline dispensing operation,” as that term is defined in Section 218.586(a)(7) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(a)(7).

21. By failing to timely submit a notice of intent to decommission and failing to timely submit a decommissioning checklist, certification, and test results to the Illinois EPA, Respondents violated Sections 218.586(i)(2)(A) and (C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(2)(A) and (C).

22. On information and belief, Respondents failed to timely decommission its vapor collection and control system, and thereby violated Section 218.586(i)(1)(B) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B).

23. By violating Sections 218.586(i)(1)(B), (2)(A) and (C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), (2)(A) and (C), Respondents caused or threatened or allowed the discharge or emission of VOCs into the environment, so as to violate regulations adopted by the Board and has thereby violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2020).

WHEREFORE, Complainant, PEOPLE OF THE STATE OF ILLINOIS, respectfully requests that the Board enter an Order against the Respondents, BURBANK S & K REALTY, INC. and STAR RELAX STATION, INC. d/b/a BURBANK GAS, an Illinois limited liability company, as follows:

1. Authorizing a hearing in this matter at which time the Respondents will be required to answer the allegations herein;
2. Finding that the Respondents have violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2020), and Sections 218.586(i)(1)(B), (2)(A) and (C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), (2)(A) and (C);
3. Ordering the Respondents to cease and desist from any future violations of Section 9(a) of the Act, 415 ILCS 5/9(a) (2020), and Sections 218.586(i)(1)(B), (2)(A) and (C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), (2)(A) and (C);
4. Requiring the Respondents to decommission its vapor collection and control system pursuant to Section 218.586(i)(1)(B) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), and submit to the Illinois EPA a complete decommissioning checklist,

certification, and test results, pursuant to Section 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(2)(C);

5. Assessing against the Respondents a civil penalty of Fifty Thousand Dollars (\$50,000.00) for each violation of the Act and pertinent regulations, and an additional civil penalty of Ten Thousand Dollars (\$10,000.00) for each day of violation;

6. Taxing all costs in this action, including, but not limited to, attorney, expert witness and consultant fees against Respondents; and

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7. Granting such other relief as the Board deems appropriate and just.

Respectfully submitted,

PEOPLE OF THE STATE OF ILLINOIS
by KWAME RAOUL, Attorney General
of the State of Illinois

MATTHEW J. DUNN, Chief
Environmental Enforcement/Asbestos
Litigation Division

BY: /s/ Stephen J. Sylvester
STEPHEN J. SYLVESTER, Chief
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