

ILLINOIS POLLUTION CONTROL BOARD

March 5, 2015

GBL PROPERTIES INC.,)	
(6020 STATE STREET))	
)	
Petitioner,)	
)	
v.)	PCB 15-163
)	(UST Appeal)
ILLINOIS ENVIRONMENTAL)	
PROTECTION AGENCY,)	
)	
Respondent.)	

ORDER OF THE BOARD (by D. Glosser):

On February 26, 2015, GBL Properties Inc., (petitioner) timely filed a petition asking the Board to review a January 22, 2015 determination of the Illinois Environmental Protection Agency (Agency). *See* 415 ILCS 5/40(a)(1) (2012); 35 Ill. Adm. Code 101.300(b), 105.402, 105.404, 105.406. The Agency’s determination concerns petitioner’s leaking underground storage tank (UST) site formerly located at 6020 State Street, East St. Louis, St. Clair County. For the reasons below, the Board accepts petitioner’s petition for hearing.

Under the Environmental Protection Act (Act) (415 ILCS 5 (2012)), the Agency decides whether to approve proposed cleanup plans and budgets for leaking UST sites, as well as requests for cleanup cost reimbursement from the State’s UST Fund, which consists of UST fees and motor fuel taxes. If the Agency disapproves or modifies a submittal, the UST owner or operator may appeal the decision to the Board. *See* 415 ILCS 5/40(a)(1), 57-57.17 (2012); 35 Ill. Adm. Code 105.Subpart D. In this case, the Agency approved petitioner’s plan subject to the modification that a project labor agreement (PLA) will be required. Petitioner appeals on the grounds that the Agency is not authorized to require a PLA for site investigation activities. Petitioner’s petition meets the content requirements of 35 Ill. Adm. Code 105.408.

The Board accepts the petition for hearing. Petitioner has the burden of proof. *See* 35 Ill. Adm. Code 105.112(a). Hearings will be based exclusively on the record before the Agency at the time the Agency issued its determination. *See* 35 Ill. Adm. Code 105.412. Accordingly, though the Board hearing affords petitioner the opportunity to challenge the Agency’s reasons for its decision, information developed after the Agency’s decision typically is not admitted at hearing or considered by the Board. *See* Alton Packaging Corp. v. PCB, 162 Ill. App. 3d 731, 738, 516 N.E.2d 275, 280 (5th Dist. 1987); Community Landfill Co. & City of Morris v. IEPA, PCB 01-170 (Dec. 6, 2001), *aff’d sub nom.* Community Landfill Co. & City of Morris v. PCB & IEPA, 331 Ill. App. 3d 1056, 772 N.E.2d 231 (3rd Dist. 2002).

Hearings will be scheduled and completed in a timely manner, consistent with the decision deadline (*see* 415 ILCS 5/40(a)(2) (2012)), which only petitioner may extend by waiver

(see 35 Ill. Adm. Code 101.308). If the Board fails to take final action by the decision deadline, petitioner may deem its request granted. See 415 ILCS 5/40(a)(2) (2012). Currently, the decision deadline is June 26, 2015, which is the 120th day after the date on which the Board received the petition, February 26, 2015. See 35 Ill. Adm. Code 105.114. The Board meeting immediately before the decision deadline is scheduled for June 18, 2015.

Unless the Board or the hearing officer orders otherwise, the Agency must file the entire record of its determination by March 30, 2015, which is the first business day following the 30th day after the Board received petitioner's petition. See 35 Ill. Adm. Code 105.410(a). If the Agency wishes to seek additional time to file the record, it must file a request for extension before the date on which the record is due to be filed. See 35 Ill. Adm. Code 105.116. The record must comply with the content requirements of 35 Ill. Adm. Code 105.410(b).

IT IS SO ORDERED.

I, John T. Therriault, Clerk of the Illinois Pollution Control Board, certify that the Board adopted the above order on March 5, 2015, by a vote of 4-0.



John T. Therriault, Clerk
Illinois Pollution Control Board