BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

<u>NOTIC</u>	E OF FILING
Respondent.)
)
d/b/a MOBIL MART,)
an Illinois limited liability company,)
COMBINED REAL ESTATE LLC,)
) (Enforcement - Air)
V.) PCB No. 22-
)) DCD NI - 22
Complainant,)
C1)
General of the State of Illinois,)
by KWAME RAOUL, Attorney)
)
PEOPLE OF THE STATE OF ILLINOIS,)

TO: Persons on 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 Complaint, a true and correct copy of which is attached hereto 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: /s/ Kevin Garstka
KEVIN GARSTKA
Assistant Attorney General
Environmental Bureau
Illinois Attorney General's Office
69 W. Washington St., 18th Floor
Chicago, Illinois 60602
(312) 814-1511
Kevin.Garstka@ilag.gov

Electronic Filing: Received, Clerk's Office 11/01/2021 **PCB 2022-017**

Service List

Menjinder Bhambra Registered Agent Combined Real Estate LLC d/b/a Mobil Mart 249 E. Prospect Avenue, Suite 200 Mount Prospect, IL 60056

CERTIFICATE OF SERVICE

I, Kevin Garstka, an Assistant Attorney General, certify that on the 1st day of November, 2021, I caused to be served the foregoing Notice of Filing and Complaint on 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.

/s/ Kevin Garstka
KEVIN GARSTKA
Assistant Attorney General
Environmental Bureau
Illinois Attorney General's Office
69 W. Washington Street, Suite 1800
Chicago, Illinois 60602
(312) 814-1511
Kevin.Garskta@ilag.gov

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

PEOPLE OF THE STATE OF ILLINOIS,)	
by KWAME RAOUL, Attorney)	
General of the State of Illinois,)	
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Complainant,)	
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v.)	PCB No. 22-
)	(Enforcement - Air)
COMBINED REAL ESTATE LLC,)	
an Illinois limited liability company,)	
d/b/a MOBIL MART,)	
)	
Respondent.)	

COMPLAINT

Complainant, PEOPLE OF THE STATE OF ILLINOIS, by KWAME RAOUL, Attorney General of the State of Illinois ("Complainant"), complains of the Respondent, COMBINED REAL ESTATE LLC, an Illinois limited liability company, d/b/a MOBIL MART, as follows:

COUNT I

FAILURE TO TIMELY DECOMMISSION VAPOR COLLECTION AND CONTROL SYSTEM AND SUBMIT REPORTS

- 1. This Complaint is brought on behalf of the People of the State of Illinois by Kwame Raoul, Attorney General of the State of Illinois, on his own motion and at the request of the Illinois Environmental Protection Agency ("Illinois EPA"), against COMBINED REAL ESTATE LLC, an Illinois limited liability company, d/b/a MOBIL MART ("Respondent" or "Mobil Mart"), pursuant to Section 31 of the Illinois Environmental Protection Act ("Act"), 415 ILCS 5/31 (2020).
- 2. The Illinois EPA is an administrative agency of the State of Illinois created pursuant to Section 4 of the Act, 415 ILCS 5/4 (2020), and is charged, *inter alia*, with the duty of enforcing the Act.

- 3. At all times relevant to this Complaint, Mobil Mart has been and is an Illinois limited liability company, in good standing with the Illinois Secretary of State.
- 4. At all times relevant to this Complaint, Mobil Mart owned and operated, and continues to own and operate a gasoline dispensing facility located at 815 West Rand Road, Arlington Heights, Cook County, Illinois ("Facility").
- 5. Mobil Mart owns and operates gasoline dispensing pumps at the Facility that emit volatile organic compounds ("VOCs") into the environment.
 - 6. 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.
- 7. 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.

- 8. Mobil Mart, a limited liability company, is a "person" as that term is defined in Section 3.315 the Act, 415 ILCS 5/3.315 (2020).
- 9. 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.

- 10. VOCs are "contaminants" as that term is defined by Section 3.165 of the Act, 415 ILCS 5/3.165 (2020).
- 11. 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).

12. 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.

- 13. Mobil Mart 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).
- 14. 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.

- 15. Mobil Mart is an "owner" or "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).
- 16. 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.

- 17. By December 31, 2016, Mobil Mart was required to decommission its vapor collection and control system in accordance with Section 218.586(i)(1)(B) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B), and therefore was required to submit a decommissioning checklist, certification, and test results within 30 days after completion of decommissioning procedures, pursuant to Section 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(2)(C).
- 18. As of the date of the filing of this Complaint, Mobil Mart has not submitted a decommissioning checklist, certification, or test results to Illinois EPA.
- 19. By failing to submit a decommissioning checklist, certification, and test results to Illinois EPA, Mobil Mart violated Section 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(2)(C).
- 20. On information and belief, Mobil Mart 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).
- 21. By violating Sections 218.586(i)(1)(B) and 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B) and 218.586(i)(2)(C), Mobil Mart 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 Respondent, COMBINED REAL ESTATE LLC, an Illinois limited liability company, d/b/a MOBIL MART, with respect to Count I:

- 1. Authorizing a hearing in this matter at which time the Respondent will be required to answer the allegations herein;
- 2. Finding that the Respondent has violated Section 9(a) of the Act, 415 ILCS 5/9(a) (2020), and Sections 218.586(i)(1)(B) and 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B) and 218.586(i)(2)(C);
- 3. Ordering the Respondent 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) and 218.586(i)(2)(C) of the Board Air Pollution Regulations, 35 Ill. Adm. Code 218.586(i)(1)(B) and 218.586(i)(2)(C);
- 4. Requiring the Respondent 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 a decommissioning checklist, certification, and test results to Illinois EPA, 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 Respondent 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 Respondent; and

7. Granting other such 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: <u>/s/ Stephen J. Sylvester</u> STEPHEN J. SYLVESTER, Chief Assistant Attorney General Environmental Bureau

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