

BEFORE THE POLLUTION CONTROL BOARD  
OF THE STATE OF ILLINOIS

GBL PROPERTIES, INC.	)	
(SOUTH 17 <sup>TH</sup> STREET),	)	
Petitioner,	)	
v.	)	PCB _____
	)	(LUST Permit Appeal)
ILLINOIS ENVIRONMENTAL	)	
PROTECTION AGENCY,	)	
Respondent.	)	

**NOTICE OF FILING AND PROOF OF SERVICE**

To:	John T. Therriault, Acting Clerk	Division of Legal Counsel
	Illinois Pollution Control Board	Illinois Environmental Protection Agency
	100 West Randolph Street	1021 North Grand Avenue East
	State of Illinois Building, Suite 11-500	P.O. Box 19276
	Chicago, IL 60601	Springfield, IL 62794-9276

PLEASE TAKE NOTICE that I have today electronically filed with the Office of the Clerk of the Illinois Pollution Control Board, pursuant to Board Procedural Rule 101.302 (d), a PETITION FOR REVIEW OF THE AGENCY LUST DECISION, a copy of which is herewith served upon the attorneys of record in this cause.

The undersigned hereby certifies that a true and correct copy of this Notice of Filing, together with a copy of the document described above, were today served upon counsel of record of all parties to this cause by enclosing same in envelopes addressed to such attorneys with postage fully prepaid, and by depositing said envelopes in a U.S. Post Office Mailbox in Springfield, Illinois on the 1st day of August, 2014.

Respectfully submitted,  
GBL PROPERTIES, INC., Petitioner

BY: MOHAN, ALEWELT, PRILLAMAN & ADAMI

BY: /s/ Patrick D. Shaw

Patrick D. Shaw  
MOHAN, ALEWELT, PRILLAMAN & ADAMI  
1 North Old Capitol Plaza, Suite 325  
Springfield, IL 62701-1323  
Telephone: 217/528-2517  
Facsimile: 217/528-2553

BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

GBL PROPERTIES, INC.	)	
(SOUTH 17 <sup>TH</sup> STREET),	)	
Petitioner,	)	
	)	
v.	)	PCB _____
	)	(LUST Permit Appeal)
ILLINOIS ENVIRONMENTAL	)	
PROTECTION AGENCY,	)	
Respondent.	)	

**PETITION FOR REVIEW OF AGENCY LUST DECISION**

NOW COMES Petitioner, GBL PROPERTIES, INC., pursuant to Section 57.8(i) of the Illinois Environmental Protection Act, 415 ILCS 5/57.8(i), and hereby appeals the Agency's final decision, refusing to approve the application for payment, and in support thereof states as follows:

1. This appeal arises from underground storage tanks formally at a service station at 17<sup>th</sup> Street and Bond Avenue in East St. Louis, Illinois, now owned by GBL Properties, Inc., and assigned LPC #1630455447.
2. Petitioner filed an application for payment for work performed pursuant to plans and budgets approved by the Illinois EPA.
3. On July 11, 2014, the Illinois EPA rejected the application for payment on the grounds that the application was incomplete. Attached hereto is a true and correct copy of said decision.
4. The Illinois EPA's decision should be reversed for the following reasons:
  - a. The application was complete, containing all of the information required of a

complete application pursuant to Section 57.8 of the Illinois Environmental Protection Act (415 ILCS 5/57.8(a)(6));

- b. The application was complete, containing all of the information required of a complete application pursuant to 35 Ill. Adm. Code § 734.605;
- c. The application was complete pursuant to forms that existed at the time application for payment was submitted to the Illinois EPA;
- d. The Petitioner is relieved from the obligation to submit or file forms that are not in compliance with the Forms Notice Act (20 ILCS 435/1 *et seq.*);
- e. The information sought is irrelevant under the LUST Program; and
- f. The Agency improperly seeks to review documents that exceed its scope of review, including mandating the creation of new documents that were not created when the underlying transactions occurred, and were not relied upon in the completion of the application for payment.

5. The Agency's determination was made on July 11, 2014, which is less than 35 days from the date this appeal is being filed, and therefore timely.

WHEREFORE, Petitioner, GBL PROPERTIES, INC., prays that: (a) the Agency produce the Record; (b) a hearing be held; (c) the Board find the Agency erred in its decision, (d) the Board direct the Agency to approve the application for payment in full, (e) the Board award payment of attorney's fees; and (f) the Board grant Petitioner such other and further relief as it deems meet and just.

GBL PROPERTIES, INC.,  
Petitioner

By its attorneys,  
MOHAN, ALEWELT, PRILLAMAN & ADAMI

By: /s/ Patrick D. Shaw

Patrick D. Shaw  
MOHAN, ALEWELT, PRILLAMAN & ADAMI  
1 N. Old Capitol Plaza, Ste. 325  
Springfield, IL 62701  
Telephone: 217/528-2517  
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THIS FILING IS SUBMITTED ON RECYCLED PAPER



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829  
PAT QUINN, GOVERNOR LISA BONNETT, DIRECTOR

217/524-3300

CERTIFIED MAIL #  
7012 0470 0001 2975 4340

JUL 11 2014

GBL Properties Inc.  
Attn: Julie Keebler  
522 Worthington Chase  
Sherman, IL. 62711

Re: LPC #1630455447 – St. Clair County  
East St. Louis / GBL Properties (Former Service Station)  
17<sup>th</sup> & Bond Avenue  
Incident-Claim No.: 20140040 -- 64409  
Queue Date: April 4, 2014  
Leaking UST Fiscal File

Dear Ms. Keebler:

The Illinois Environmental Protection Agency (Illinois EPA) has completed the review of your application for payment from the Underground Storage Tank (UST) Fund for the above-referenced Leaking UST incident pursuant to Section 57.8(a) of the Illinois Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and 35 Illinois Administrative Code (35 Ill. Adm. Code) 734.Subpart F.

This information is dated April 3, 2014 and was received by the Illinois EPA on April 4, 2014. The application for payment covers the period from January 13, 2014 to March 13, 2014. The amount requested is \$95,978.16.

On April 4, 2014, the Illinois EPA received your application for payment for this claim. As a result of the Illinois EPA's review of this application for payment, a voucher cannot be prepared for submission to the Comptroller's office for payment. Subsequent applications for payment that have been/are submitted will be processed based upon the date subsequent application for payment requests are received by the Illinois EPA. This constitutes the Illinois EPA's final action with regard to the above application(s) for payment.

The deductible amount of \$5,000.00 was withheld from your payment. Pursuant to Section 57.8(a)(4) of the Act, any deductible, as determined pursuant to the Office of the State Fire Marshal's eligibility and deductibility final determination in accordance with Section 57.9 of the Act, shall be subtracted from any payment invoice paid to an eligible owner or operator.

4302 N. Main St., Rockford, IL 61103 (815) 987-7760  
595 S. State, Elgin, IL 60123 (847) 608-3131  
2125 S. First St., Champaign, IL 61820 (217) 278-5800  
2009 Mail St., Collinsville, IL 62234 (618) 346-5120

9511 Harrison St., Des Plaines, IL 60016 (847) 294-4000  
412 SW Washington St., Suite D, Peoria, IL 61602 (309) 671-3022  
2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200  
100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312) 814-6026

Attachment A  
Accounting Deductions

Re: LPC #1630455447 – St. Clair County  
East St. Louis / GBL Properties (Former Service Station)  
17<sup>th</sup> & Bond Avenue  
Incident-Claim No.: 20140040 -- 64419  
Queue Date: April 4, 2014  
Leaking UST FISCAL FILE

Citations in this attachment are from the Environmental Protection Act (415 ILCS 5) (Act) and 35 Illinois Administrative Code (35 Ill. Adm. Code).

Description of Deductions

The application for payment in its entirety is denied because it contains costs which lack supporting documentation. Such costs are ineligible for payment from the Fund pursuant to Section 57.6(a) of the Act and 35 Ill. Adm. Code 734.630(cc). Without additional supporting documentation of costs, the Illinois EPA cannot determine that costs will not be used for activities in excess of those necessary to meet the minimum requirements of Title XVI of the Act. Therefore, such costs are not approved pursuant to Section 57.7(c)(3) of the Act because they may be used for site investigation or corrective action activities in excess of those required to meet the minimum requirements of Title XVI of the Act. The documentation listed below in items 1 through 6 is necessary to support this claim submitted to the Illinois EPA.

Further, pursuant to Section 57.6(a) of the Act and 35 Ill. Adm. Code 734.605(a), an owner or operator seeking payment from the Fund must submit to the Illinois EPA an application for payment on forms prescribed and provided by the Illinois EPA. The claim submitted did not include the forms listed below in items 1 and 6.

In addition, the application for payment requests handling charges for subcontractor costs when the contractor has not submitted proof of payment of the subcontractor costs. Such costs are ineligible for payment from the Fund pursuant to Section 57.6(a) of the Act and 35 Ill. Adm. Code 734.630(ii). In addition, such costs are not approved pursuant to Section 57.7(c)(3) of the Act because they are not reasonable. The application for payment failed to include sufficient documentation that the contractor paid the applicable subcontractor invoices. The Illinois EPA is requesting the affidavits referenced in item 6 below be completed and submitted.

Moreover, in accordance with 35 Ill. Adm. Code 734.665, an owner or operator that submits an application for payment must maintain all books, records, documents, and other evidence directly pertinent to the application for payment, including but not limited to all financial information and data used in the preparation or support of applications for payment. All books, records, documents, and other evidence must be maintained in accordance with accepted business practices and appropriate accounting procedures and practices. (Sections 57.6(a) and 57.15 of the Act)



Pursuant to 35 Ill. Adm. Code 734.605(b)(9) and (10), a complete application for payment must contain:

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An accounting of all costs, including but not limited to, invoices, receipts, and supporting documentation showing the dates and descriptions of the work performed; and

Proof of payment of subcontractor costs for which handling charges are requested. Proof of payment may include cancelled checks, lien waivers, or affidavits from the subcontractor.

The following information is needed to complete the review of the claim:

1. A breakdown of consulting personnel time requested for payment. Specifically requested are the *Consulting Personnel Costs Form* for the above-referenced claim and the companion *Personnel Weekly Work Sheet* that includes the days and times of day worked for each employee. Both forms are accessible on the Illinois EPA's Leaking UST Program Web page at [www.epa.state.il.us/land/lust/forms/budget-forms/forms-1/table-of-contents.html](http://www.epa.state.il.us/land/lust/forms/budget-forms/forms-1/table-of-contents.html) under the Application for Payment Forms.
2. A copy of all employees' time sheets for the period for which consulting personnel time was requested for payment.
3. A copy of all contracts signed by the UST owner or operator for the above-referenced claim.
4. A copy of all contracts and agreements between the consultant and all subcontractors.
5. Documentation that the UST owner or operator paid the applicable deductible. Documentation could include a copy of the canceled check (front and back).
6. Affidavit(s) (attached)—completed, signed, and sealed—for the following subcontractor for the work completed pursuant to the above-referenced claim:

JK Five Construction, Inc.  
Prairie Analytical Systems, Inc.  
Waste Management – Milam RDF  
Gateway Sand & Gravel Ltd.  
Falling Springs Quarry Company

The Illinois EPA has determined that a complete application for payment has not been submitted and the information listed above in items 1 through 6 is needed for a complete application for payment.

Attachment: Affidavit(s)

AFFIDAVIT

State of Illinois

County of Sangamon

I, the undersigned, \_\_\_\_\_, being first duly sworn upon my oath, do hereby depose and state as follows:

I am an authorized agent of JK Five Construction, Inc.

The following activity has been completed at GBL Properties (Former Service Station) 17<sup>th</sup> & Bond Avenue, East St. Louis, Illinois:

Soil remediation services of 584 cubic yards of contaminated soil excavated, transported and disposed of in a solid waste landfill by persons directly employed by JK Five Construction, Inc.

Soil remediation services of 604 cubic yards of clean backfill purchased, transported and placed by persons directly employed by JK Five Construction, Inc.

I have personal knowledge of invoice #2610 for the sum of \$54,035.04 and it has been paid in full. I further attest that no discounts, price reduction, give backs, or rebates of any kind were or will be issued to any party regarding the payment of this invoice.

I am aware there are significant penalties for submitted false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Further affiant sayeth not.

Signature: \_\_\_\_\_

Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Seal:

(Notary Public)



AFFIDAVIT

State of Illinois

County of Sangamon

I, the undersigned, \_\_\_\_\_, being first duly sworn upon my oath, do hereby depose and state as follows:

I am an authorized agent of JK Five Construction, Inc.

The following activity has been completed at GBL Properties (Former Service Station) 17<sup>th</sup> & Bond Avenue, East St. Louis, Illinois:

Environmental drilling services of direct push drilling by persons directly employed by JK Five Construction, Inc.

I have personal knowledge of invoice #2063 for the sum of \$1,429.23 and it has been paid in full. I further attest that no discounts, price reduction, give backs, or rebates of any kind were or will be issued to any party regarding the payment of this invoice.

I am aware there are significant penalties for submitted false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Further affiant sayeth not.

Signature: \_\_\_\_\_

Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Seal:

(Notary Public)

AFFIDAVIT

State of Illinois

County of Sangamon

I, the undersigned, \_\_\_\_\_, being first duly sworn upon my oath, do hereby depose and state as follows:

I am an authorized agent of Prairie Analytical Systems, Inc.

The following activity has been completed at GBL Properties (Former Service Station) 17<sup>th</sup> & Bond Avenue, East St. Louis, Illinois:

Laboratory analysis of two BETX/MTBE samples by persons directly employed by Prairie Analytical Systems, Inc.

I have personal knowledge of invoice #1400680 for the sum of \$202.48 and it has been paid in full. I further attest that no discounts, price reduction, give backs, or rebates of any kind were or will be issued to any party regarding the payment of this invoice.

I am aware there are significant penalties for submitted false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Further affiant sayeth not.

Signature: \_\_\_\_\_

Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Seal:

(Notary Public)

AFFIDAVIT

State of Illinois

County of Sangamon

I, the undersigned, \_\_\_\_\_, being first duly sworn upon my oath, do hereby depose and state as follows:

I am an authorized agent of Prairie Analytical Systems, Inc.

The following activity has been completed at GBL Properties (Former Service Station) 17<sup>th</sup> & Bond Avenue, East St. Louis, Illinois:

Laboratory analysis of one sample each for paint filter, Lead TCLP, TCLP, and flash point modified by persons directly employed by Prairie Analytical Systems, Inc.

I have personal knowledge of invoice #1400276 for the sum of \$166.12 and it has been paid in full. I further attest that no discounts, price reduction, give backs, or rebates of any kind were or will be issued to any party regarding the payment of this invoice.

I am aware there are significant penalties for submitted false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Further affiant sayeth not.

Signature: \_\_\_\_\_

Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Seal:

(Notary Public)

AFFIDAVIT

State of Illinois

County of Sangamon

I, the undersigned, \_\_\_\_\_, being first duly sworn upon my oath, do hereby depose and state as follows:

I am an authorized agent of Gateway Sand & Gravel Ltd.

The following activity has been completed at GBL Properties (Former Service Station) 17<sup>th</sup> & Bond Avenue, East St. Louis, Illinois:

793.2 tons of fill sand provided by persons directly employed by Gateway Sand & Gravel Ltd.

I have personal knowledge of invoice #118343 for the sum of \$3,178.25 and it has been paid in full. I further attest that no discounts, price reduction, give backs, or rebates of any kind were or will be issued to any party regarding the payment of this invoice.

I am aware there are significant penalties for submitted false statements or representations to the Illinois EPA, including but not limited to fines, imprisonment, or both as provided in Sections 44 and 57.17 of the Environmental Protection Act [415 ILCS 5/44 and 57.17].

Further affiant sayeth not.

Signature: \_\_\_\_\_

Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Seal:

(Notary Public)

Appeal Rights

An underground storage tank owner or operator may appeal this final decision to the Illinois Pollution Control Board pursuant to Sections 40 and 57.7(c)(4) of the Act by filing a petition for a hearing within 35 days after the date of issuance of the final decision. However, the 35-day period may be extended for a period of time not to exceed 90 days by written notice from the owner or operator and the Illinois EPA within the initial 35-day appeal period. If the owner or operator wishes to receive a 90-day extension, a written request that includes a statement of the date the final decision was received, along with a copy of this decision, must be sent to the Illinois EPA as soon as possible.

For information regarding the filing of an appeal, please contact:

Dorothy Gunn, Clerk  
Illinois Pollution Control Board  
State of Illinois Center  
100 West Randolph, Suite 11-500  
Chicago, IL 60601  
312/814-3620

For information regarding the filing of an extension, please contact:

Illinois Environmental Protection Agency  
Division of Legal Counsel  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276  
217/782-5544