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

April 14, 2014

CERTIFIED MAIL
7012 0470 0001 3000 1907

Hildy Kingma
Village of Park Forest
350 Victory Drive
Park Forest, IL 60466

Re: LPC# 0314745046 – Cook County
Park Forest/Lube Renew
Site Remediation/Technical Reports
No Further Remediation Letter

Dear Ms. Kingma:

The *Comprehensive Site Investigation Report* (received December 31, 2012/Log No. 13-52702), as prepared by Weston Solutions, Inc. for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742 are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 0.70 acres, is located at 381 Blackhawk Drive, Park Forest, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (December 31, 2012/Log No. 13-52702), is the Village of Park Forest.

This comprehensive No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment and does not require further remediation under the Act if utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

1) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.

2) The land use specified in this Letter may be revised if:

   a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and

   b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Other Terms

3) Areas outside the Remediation Site boundaries or specific engineered barrier locations, as shown in the Site Base Map, are not subject to any other institutional or engineered barrier controls.

4) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.

5) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

   Illinois Environmental Protection Agency
   Attn: Freedom of Information Act Officer
   Division of Records Management #16
   1021 North Grand Avenue East
   Post Office Box 19276
   Springfield, IL 62794-9276

6) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:

   a) Any violation of institutional controls or the designated land use restrictions;

   b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;

c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;

d) The failure to comply with the recording requirements for this Letter;

e) Obtaining the Letter by fraud or misrepresentation;

f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;

g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;

h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.

7) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:

a) Village of Park Forest;

b) The owner and operator of the Remediation Site;

c) Any parent corporation or subsidiary of the owner of the Remediation Site;

d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;

e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;

f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;

g) Any successor-in-interest of the owner of the Remediation Site;

h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;

i) Any heir or devisee of the owner of the Remediation Site;

j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or

k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

8) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of Cook County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of Cook County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Lube Renew property.

9) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

10) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Lube Renew property, you may contact the Illinois EPA project manager, Andrew Catlin at 217-524-3290.

Sincerely,

Joyce L. Munie, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Property Owner Certification of No Further Remediation Letter under the Site Remediation Program Form
Instructions for Filing the NFR Letter

cc: Ms. Regina Miller
First Midwest Bank
770 W. Dundee Road
Arlington Heights, IL 60004

Tonya Balla
Weston Solutions
IL750 E. Bunker Ct. Ste. 500
Vernon Hills, IL 60061Bureau of Land File

Mr. Robert O'Hara

PREPARED BY:

Name: Hildy Kingma
Village of Park Forest

Address: 350 Victory Drive
Park Forest, IL 60466

RETURN TO:

Name: Hildy Kingma
Village of Park Forest

Address: 350 Victory Drive
Park Forest, IL 60466

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of Cook County.

Illinois State EPA Number: 0314745046

The Village of Park Forest, the Remediation Applicant, whose address is 350 Victory Drive, Park Forest, IL 60466 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

Parcel 1:

LOT 1 IN J-MAR RESUBDIVISION OF LOT 5 IN BLOCK 99 IN VILLAGE OF PARK FOREST AREA NUMBER 4, A SUBDIVISION OF THE EAST ½ OF SECTION 35 AND THE WEST ½ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THAT PART OF LOT 3 IN SHERYL'S RESUBDIVISION OF OUTLOT S IN BLOCK 99 IN VILLAGE OF PARK FOREST AREA NUMBER 4, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 35, AND IN THE WEST ½ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY 157.80 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTH LINE OF LOT 2 IN SAID SHERYL'S RESUBDIVISION; THENCE EASTERLY 211.82 FEET ALONG LAST SAID SOUTH LINE AND SOUTH LINE EXTENDED EAST TO THE EAST LINE OF SAID LOT 3; THENCE SOUTHERLY AND 71.56 FEET ALONG LAST SAID EAST LINE TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE WESTERLY 110 FEET; THENCE

SOUTHWESTERLY 91.03 FEET; THENCE WESTERLY 65.18 FEET ALL ALONG LAST SAID SOUTHERLY LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

2. Common Address: 381 Blackhawk Drive, Park Forest, IL 60466

3. Real Estate Tax Index/Parcel Index Number: 31-35-202-014-000 & 31-35-202-017-0000

4. Remediation Site Owner: First Midwest Bank
770 W. Dundee Road
Arlington Heights, IL 60004

5. Land Use: Residential and/or Industrial/Commercial

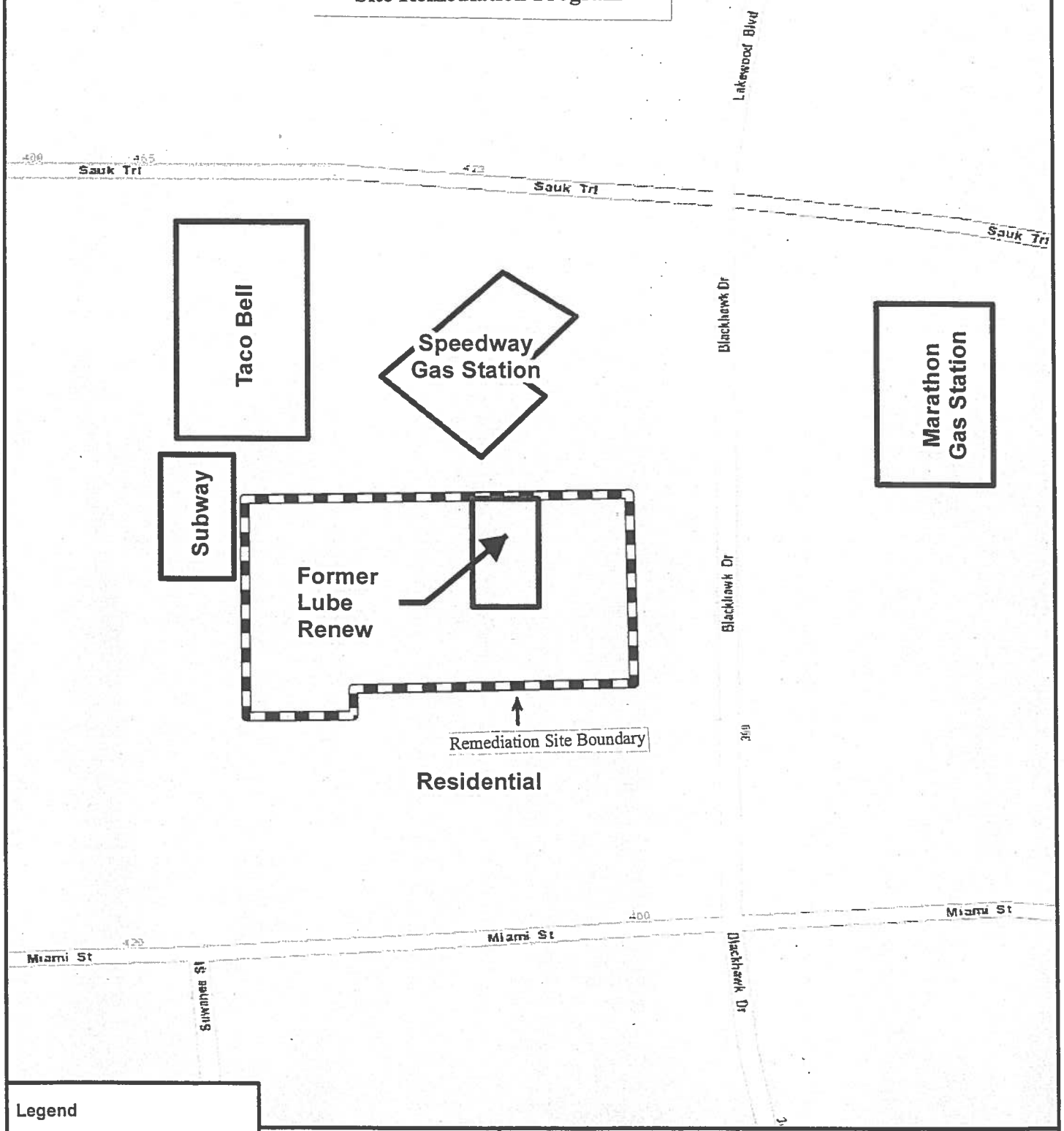
6. Site Investigation: Comprehensive

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

Image Source: ESRI Maps

Site Base Map
LPC# 0314745046 – Cook County
Park Forest/Lube Renew
Site Remediation Program



Legend

Site Features

Property / Remediation Site Boundary

0 100 Feet

N

Prepared for:
U.S. EPA REGION V

Contract No.: EP-S5-06-04
TDD: S05-0008-1203-020
DCN: 1802-2A-BASM

Prepared By:
WESTON SOLUTIONS, INC

2501 Jolly Road
Suite R
Okemos, Michigan 48864

Figure A
Site Features Map
Blackhawk Drive Site
Park Forest, Cook County, Illinois

FILE: D:\Blackhawk_BA\mxd\ESI\FA_Site_Features_NFR.mxd 4/1/2014 8:09:38 AM wojdakon

PROPERTY OWNER CERTIFICATION OF THE NFR LETTER UNDER THE SITE REMEDIATION PROGRAM

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information

Owner's Name:_____
Title:_____
Company:_____
Street Address:_____
City:_____ State:_____ Zip Code: _____ Phone:_____

Site Information

Site Name: _____
Site Address: _____
City: _____ State:_____ Zip Code: _____ County: _____
Illinois inventory identification number:_____
Real Estate Tax Index/Parcel Index No._____

I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter.

Owner's Signature: _____ Date: _____

SUBSCRIBED AND SWORN TO BEFORE ME
this _____day of _____, 20__

_____
Notary Public

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

Notice to Remediation Applicant

Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
B. Attachments to NFR letter
- Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
- Maps of the site
- Table A: Regulated Substances of Concern (if applicable.)
- Property Owner Certification

C. A copy of the ordinance, if applicable, used to address groundwater contamination

1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.

2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).

3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.

4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement.

5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-3300 and speak with the "project manager on-call" in the Site Remediation Program.