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PREPARED BY:



Name: Mr. Mark LoCascio  
StreetScape Development, LLC

Address: 158 East Cook Avenue  
Libertyville, IL 60048

Doc#: 1414356002 Fee: \$58.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/23/2014 09:16 AM Pg: 1 of 11

RETURN TO:

Name: Mr. Mark LoCascio  
StreetScape Development, LLC

Address: 158 East Cook Avenue  
Libertyville, IL 60048

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: 0312885130

StreetScape Development, LLC, the Remediation Applicant, whose address is 158 East Cook Avenue, Libertyville, IL 60048 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:  
The South 44 feet of Lot 30, in Blameuser's Subdivision according to the plat thereof recorded October 24, 1872 as Document 64272 AND Lot 4 and the South 5.68 feet of Lot 1 in the Subdivision of Lot 30 according to the plat thereof recorded September 18, 1924 as document 8595951 AND Lots 1 and 4, in Subdivision of Lot 31 according to the plat thereof recorded June 9, 1922 as document 7533721 AND Lot 4 in Henry Remke's Subdivision of Lot 32 according to the plat thereof recorded September 12, 1893 as Document 1928141, ALL in the West Half of the Southeast Quarter of Section 21, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois
2. Common Address: 8110 North Lincoln Avenue, Skokie, IL
3. Real Estate Tax Index/Parcel Index Number: 10-21-409-021-0000, 10-21-409-010-0000, 10-21-409-011-0000, 10-21-409-012-0000, 10-21-409-013-0000 and 10-21-409-019-0000.
4. Remediation Site Owner: Village of Skokie

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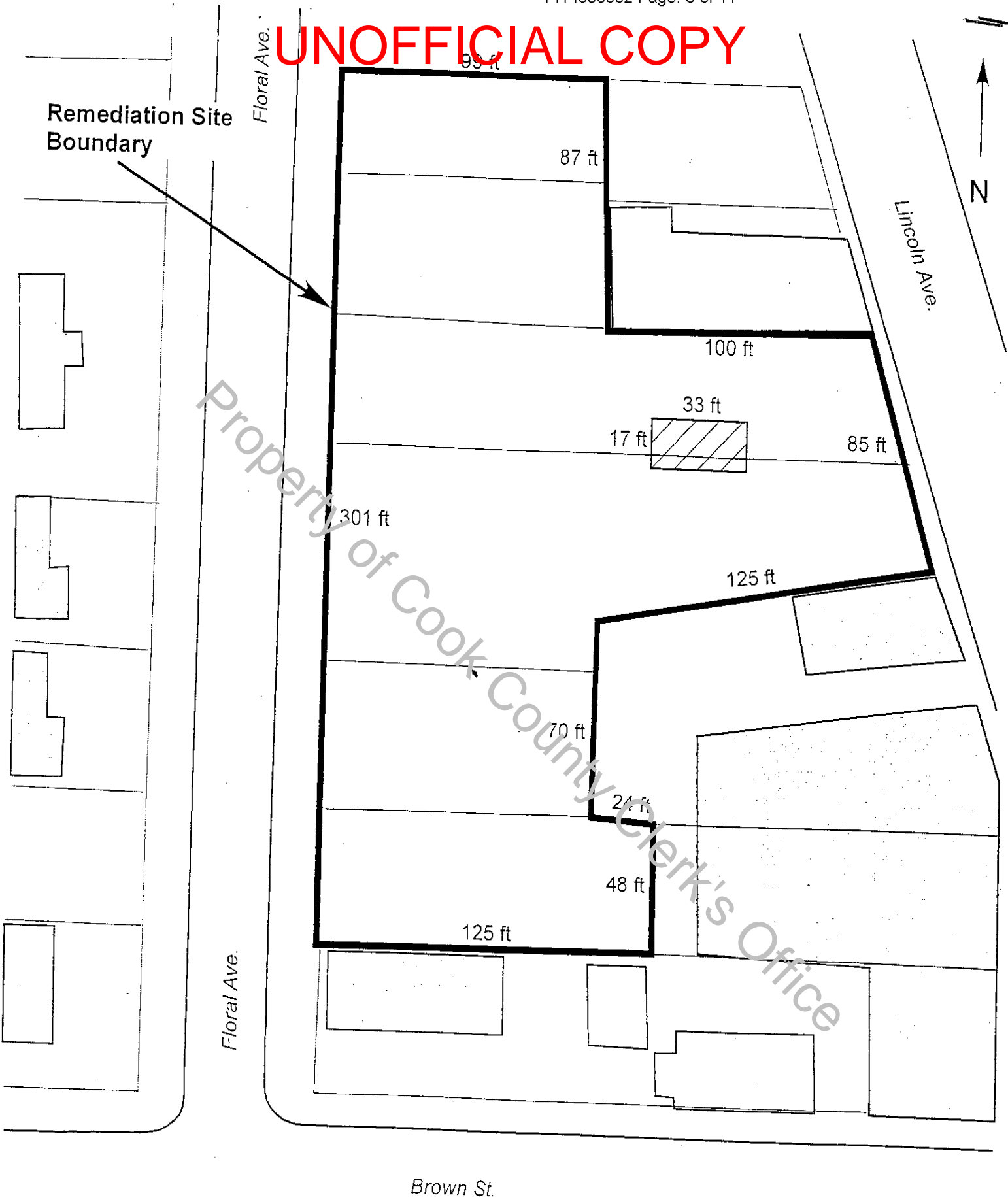
5. Land Use: Residential and/or Industrial/Commercial
6. Site Investigation: Comprehensive

See NFR letter for other terms.

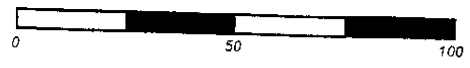
**(Illinois EPA Site Remediation Program Environmental Notice)**



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**Site Base Map**  
 LPC # 0312885130 / Cook County  
 Skokie, IL - Former Glenwood Auto Site  
 Site Remediation / Technical Reports



-  Area Requiring Construction Worker Caution/Health and Safety Plan (HASP)
-  Remediation Site Boundary

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## 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: <u>John T. Lockery</u>	
Title: <u>Village Manager</u>	
Company: <u>VILLAGE OF SKOKIE</u>	
Street Address: <u>5127 CARTON STREET</u>	
City: <u>SKOKIE</u>	State: <u>IL</u> Zip Code: <u>60077</u> Phone: <u>847-673-0500</u>
Site Information	
Site Name: <u>SKOKIE / GLENWOOD AUTO SERVICE</u>	
Site Address: <u>8110 N. LINCOLN AVENUE</u>	
City: <u>SKOKIE</u>	State: <u>IL</u> Zip Code: <u>60077</u> County: <u>COOK</u>
Illinois inventory identification number: <u>0312835130</u>	
Real Estate Tax Index/Parcel Index No. <u>10-21-409-010 ; 10-21-409-011</u>	
<p>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.</p>	
Owner's Signature: <u>John T. Lockery</u>	Date: <u>5/1/14</u>
<p>SUBSCRIBED AND SWORN TO BEFORE ME this <u>1</u> day of <u>MAY</u>, 2014</p>	
<p><u>Leslie E. Gooris</u> Notary Public</p>	<div style="border: 2px dashed black; padding: 5px; width: fit-content; margin: auto;"> <p style="text-align: center; margin: 0;">OFFICIAL SEAL <b>LESLIE E. GOORIS</b> NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 08-10-2017</p> </div>

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.



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## 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 25, 2014

CERTIFIED MAIL

7012 0470 0001 3000 2126

Mr. Mark LoCascio  
 StreetScape Development, LLC  
 158 East Cook Avenue  
 Libertyville, IL 60048

Re: 0312885130/Cook County  
 Skokie/Glenwood Auto Service  
 Site Remediation Program Technical Reports  
 No Further Remediation Letter

Dear Mr. LoCascio:

The *Comprehensive Site Investigation Report, Remedial Objectives Report and Remedial Action Plan* (received September 10, 2013/Log No.13-54821) as prepared by Deigan & Associates for the above referenced Remediation Site, has been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). This Report demonstrates the remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742, including the indoor inhalation pathway, are above the existing concentrations of regulated substances and that the remedial action was completed in accordance with the *Remedial Action Plan* (received September 10, 2013/Log No.13-54821) and 35 Illinois Administrative Code Part 740.

The Remediation Site, consisting of 0.9 acres, is located at 8110 North Lincoln Avenue, Skokie, 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 (received July 10, 2013/Log No.13-54821), is StreetScape Development, LLC.

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.

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  
 5407 N. University St., Arbor 113, Peoria, IL 61614 (309) 693-5462  
 2309 W. Main St., Suite 116, Marion, IL 62959 (618) 993-7200  
 100 W. Randolph, Suite 10-300, Chicago, IL 60601 (312) 814-6026

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## 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.

### Institutional Controls

The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

#### Preventive Controls:

- 3) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Excavated soil must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

#### Institutional Controls:

- 4) Ordinance No. 08-2-C-3597 adopted by the Village of Skokie on February 24, 2008 effectively prohibits the installation and use of potable water supply wells in the Village of Skokie. This ordinance provides an acceptable institutional control under the following conditions:
  - a) The current owner or successor in interest of this Remediation Site who relies on this ordinance as an institutional control shall:
    - i) Monitor activities of the unit of local government relative to variance requests or changes in the ordinance relative to the use of potable groundwater at this Remediation Site; and
    - ii) Notify the Illinois EPA of any approved variance requests or ordinance changes within thirty (30) days after the date such action has been approved.

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- b) The Remediation Applicant shall provide written notification to the Village of Skokie and to owner(s) of all properties under which groundwater contamination attributable to the Remediation Site exceeds the objectives approved by the Illinois EPA. The notification shall include:
- i) The name and address of the local unit of government;
  - ii) The citation of Ordinance No. 08-2-C-3597 ;
  - iii) A description of the property for which the owner is being sent notice by adequate legal description or by reference to a plat showing the boundaries;
  - iv) A statement that the ordinance restricting the groundwater use has been used by the Illinois EPA in reviewing a request for groundwater remediation objectives;
  - v) A statement as to the nature of the release and response action with the name, address, and Illinois EPA inventory identification number; and
  - vi) A statement as to where more information may be obtained regarding the ordinance.
- c) Written proof of this notification shall be submitted to the Illinois EPA within forty-five (45) days from the date this Letter is recorded to:
- Mr. Robert E. C'Hara  
 Illinois Environmental Protection Agency  
 Bureau of Land/RPMS #24  
 1021 North Grand Avenue East  
 Post Office Box 19276  
 Springfield, IL 62794-9276
- d) The following activities shall be grounds for voidance of the ordinance as an institutional control and this Letter:
- i) Modification of the referenced ordinance to allow potable uses of groundwater;
  - ii) Approval of a site-specific request, such as a variance, to allow use of groundwater at the Remediation Site or at the affected properties;
  - iii) Failure to provide written proof to the Illinois EPA within forty-five (45) days from the date this Letter is recorded of written notification to the Village of Skokie and affected property owner(s) of the intent to use Ordinance No. 08-2-C-3597 as an institutional control at the Remediation Site; and
  - iv) Violation of the terms and conditions of this No Further Remediation letter.

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## Other Terms

- 5) Where a groundwater ordinance is used to assure long-term protection of human health (as identified under item 4 of this Letter), the Remediation Applicant must record a copy of the groundwater ordinance adopted and administered by a unit of local government along with this Letter.
- 6) The Remediation Applicant has remediated the release associated with Leaking UST Incident Number 20080842.
- 7) 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.
- 8) 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
- 9) 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;



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- 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.
- 11) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) StreetScape Development, LLC;
  - 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 a judgment 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.

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12) 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 Former Glenwood Auto Service property.

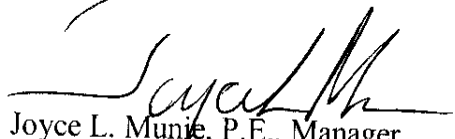
13) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of Cook County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

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

14) 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 Glenwood Auto Service property, you may contact the Illinois EPA project manager, Mr. Max Twum at (217) 553-0932

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: Mr. Albert Rigoni  
 Village of Skokie  
 5127 Oakton Street  
 Skokie, IL 60077

Mr. Gary J. Deigan

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Deigan & Associates, LLC  
Environmental Consultants  
162 East Cook Avenue  
Libertyville, Illinois, 60048

Bureau of Land File  
Mr. Robert O'Hara

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