APPENDIX A

Part A3

PZC PACKET

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- Lighting pg. 227
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- Neighbor Concerns pg. 280

Environmental Impact Plan (EIP)

NVA Transportation – Company Expansion
Sands Road, Crystal Lake, Illinois 60014



Prepared for:
Olympus Design & Development
1425 Madeline Lane
Elgin, Illinois 60124

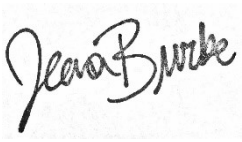
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JHA Ref. No. G985A
October 23, 2023

JACOB & HEFNER ASSOCIATES

This work product, comprising of the Environmental Impact Plan (EIP) for the NVA Transportation Company Expansion in Crystal Lake has been prepared by Jacob & Hefner Associates, Inc. (JHA) on behalf of Olympus Design and Development (Olympus) and the property owner, Ivan Nartsev of NVA Transportation.

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EXECUTIVE SUMMARY

JHA has prepared this EIP for the planned Site development located at on Sands Rd, Crystal Lake, IL 60014 (the Site). The study report has been prepared for Olympus Design and Development (Olympus) and the property owner, Ivan Nartsev of NVA Transportation, Inc. (NVA), to address the City of Crystal Lake-requested EIP, which includes a limited groundwater evaluation, noise impact assessment, and air emissions study are included.

Site Description and History

From as early as the mid-1900s, the existing NVA facility has consisted of industrial and commercial occupants. In particular, trucking operations have been conducted at the facility for approximately 50 years. In 2015, Smith Cartage was annexed by NVA and zoned PUD (Planned Unit Development) with approvals for a Freight Terminal and outside storage of commercial vehicles. The existing NVA facility includes a maximum of 100 semi-trailer trucks within NVA's fleet, a maintenance shop, a small warehouse for parts, and an office. Future expansion of the company would include a new building for operating a maintenance shop and provide for additional semi-trailer truck parking.

Limited Groundwater Evaluation Summary

During the Limited Groundwater Evaluation, JHA installed four two-inch diameter groundwater monitoring to evaluate the groundwater flow conditions and to determine if groundwater is migrating from the Site towards the residential area to the north. Depth to groundwater across the Site ranged from about 14 to 42.5 feet below ground surface (ft bgs) with an average groundwater elevation of 857 ft above mean sea level (AMSL) to 853 ft AMSL at eastern end of Site. Based on the groundwater elevation data, it is evident that groundwater flows to the east in the directions of both Lake West, located approximately 2,500 ft E-SE of the Site, and Lake Killarney, located approximately 6,500 ft NE of the Site. Therefore, the residential properties to the north do not receive groundwater migrating from the Site.

Noise Impact Assessment Summary

The primary goal of the Noise Impact Assessment (NIA) is to determine the existing noise levels in the proposed development area, assess how the proposed future development could affect local noise levels, and whether it is acceptable for the surrounding properties. Noise level readings (in decibel [dBA]) were monitored and recorded at three locations for twenty-four (24) hours a day where the residential community may be exposed to noise.

It was determined that NVA will be able to comply with applicable noise level requirements including the City, county, state, and federal standards.

Air Emissions Study Summary

Within the Air Emissions Study, an evaluation of the air emissions likely to be generated from diesel trucks and maintenance operations at the current and proposed NVA facility was completed. It was determined that NVA will be able to comply with applicable air emissions requirements including the City, county, state, and federal emission standards.

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ACRONYMS AND ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Aboveground Storage Tank
bgs	below ground surface
CFR	Code of Federal Regulations
dBA	decibel
DPF	Diesel Particulate Filter
DPT	Direct Push Technology
EIP	Environmental Impact Plan
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
ft	feet
IAC	Illinois Administrative Code
JHA	Jacob and Hefner Associates, Inc.
JULIE	Joint Utility Locating Information for Excavators
Leq	Equivalent Continuous Sound Level
MW	Monitoring Well
NIA	Noise Impact Assessment
NLM	Noise Level Monitor
NVA	NVA Transportation, Inc.
OSFM	Office of the State Fire Marshall
P.E.	Professional Engineer
P.G.	Professional Geologist
PID	Photoionization Detector
PIN	Parcel Index Number
PUD	Planned Unit Development
PVC	Polyvinyl Chloride
QEP	Qualified Environmental Professional
SPCC	Spill Prevention, Control, and Countermeasure
SWAP	Illinois EPA Source Water Assessment Program
UP-NW	Union Pacific Northwest
USCS	United Soil Classification System
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank

1 SITE BACKGROUND AND STUDY PURPOSE

1.1 Site Location and Description

The proposed Site for the NVA Transportation (NVA) Company expansion includes two parcels generally west and northwest of the existing company parcel. The current and proposed Site would be located west of Sands Road, north of the Union Pacific Northwest (UP-NW) Metra train line, and east of Illinois Route 31. The Parcel Index Numbers (PINs) associated with the Site include the following:

- 19-03-453-003 (Proposed)
- 19-03-401-021 (Proposed)

A map of the surrounding area and the Site is shown in **Figure 1.0**. The proposed Site development plan is provided in **Figure 2.0**.

1.2 Surrounding Land Use

The properties immediately surrounding the Site consists of residential, commercial/industrial, and agricultural properties. Details regarding the properties surrounding the Site are described as follows:

- **North:** Residential and Commercial/Industrial
- **East:** Sands Road, Commercial/Industrial, and Agricultural
- **South:** UP-NW Metra line and Commercial/Industrial
- **West:** Illinois Route 31

1.3 Physiographic Setting

The physiographic setting includes geology and hydrology data from the Site and surrounding properties. Soil type, groundwater and groundwater direction, surface gradient, and wetland features are included in this section.

1.3.1 Surface Topography and Drainage

The Site is in the northeast quarter of Section 3, Township 43 North and Range 8 East of the Third Principal Meridian (USGS topographic maps). The ground surface around the Site slopes down from the northwest towards the south and southeast.

A Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) shows the Site and surrounding areas in an area of minimal flood hazard (Zone X) which is defined as having a 0.2% chance or less of flooding.

1.3.2 Regional Geology and Hydrogeology

According to information provided by the Owner and historical documents, the Site is located regionally within the Wisconsin Arch which consists of Cambrian and Ordovician shale topped with Silurian dolomite deposits. The Quaternary Geology of Illinois Map (Lineback 1979) indicates that soil above regional bedrock consists of Pleistocene Series, Wisconsinan Stage-Batavia Member of Henry Formation. These soils are described as sand and gravel; well sorted deposits of glacial meltwater in outwash plains and fans on uplands.

Groundwater flow direction was determined by JHA to be towards the east. It should be noted that the local gradient might be influenced by man-made structures and variable subsurface stratigraphy.

1.3.3 Water Well Survey

JHA obtained water well survey data from the Illinois EPA Source Water Assessment Program (SWAP) Web Mapping Tool. Based on the SWAP Web Mapping Tool data reviewed, several water wells or community supply wells have been located within a ½-mile radius of the Site. The closest water wells are within the residential neighborhood adjacent north of the Site.

Numerous data points are also illustrated on the SWAP Web Mapping Tool that are defined as engineering tests. Those points are not considered since they do not represent potable water wells but rather geotechnical or environmental test borings.

1.4 Site History Summary

Based upon information provided by the Owner and historical documents, the existing and proposed Site expansion was agricultural farmland until the late 1960s to early 1970s. At that time, the existing Company facility was designed with a parking lot and structures similar to today's configuration. The proposed Company expansion Site during this time remained vacant property while the surrounding areas become industrial/commercial with some residential properties to the north, similar to today's configuration.

According to the Office of State Fire Marshal (OSFM) database information provided by the Owner, the existing NVA Site was previously owned by W. Smith Cartage Company, Inc. (Cartage), which was also an Illinois trucking company. Documentation showed Cartage occupying the existing trucking facility from at least 1981. According to the Owner, trucking operations have taken place at the existing Company parcel for approximately 50 years.

1.5 Purpose of Study

As part of the Company's proposed expansion, the City of Crystal Lake has requested information on environmental impacts of the Site development on groundwater (see Section 2.0); potential noise impacts (see Section 4.0); and air emissions from trucking operations (see Section 5.0). In response, JHA has conducted an Environmental Impact Plan (EIP) to determine groundwater flow conditions; a limited baseline noise monitoring to assess the likelihood of noise pollution in

residential areas north of the Site; and air emissions study of trucks maintained and parked at the Site. In addition, a proposed spill prevention and countermeasures (SPCC) plan associated with oil storage at the proposed facility is included in this report (see Section 3.0). The SPCC plan will be updated based on the as-built specifications for the above ground oil storage containers and drainage at the Site and finalized prior to start of operations at the new facility.

2 SUMMARY OF LIMITED GROUNDWATER EVALUATION

2.1 Scope of Groundwater Evaluation

The scope of the JHA groundwater evaluation was limited to a determination of the groundwater flow conditions beneath the Site. This was completed at the request of the City to verify the direction of groundwater flow across the Site and determine if groundwater is migrating from the Site towards the residential area to the north, which use groundwater for potable purposes using private wells. For the groundwater evaluation activities, JHA procured the necessary subcontractors, including drillers, groundwater analysis equipment, and private utility location services prior to the start of any Site investigation activities.

2.1.1 Site Preparation and Utility Clearance

Prior to the start of the groundwater well installation, JHA visited the Site and marked the proposed soil boring and monitoring well locations. JHA's drilling subcontractor contacted Joint Utility Locating Information for Excavators (JULIE) and a private utility locator to locate and mark any public and private utilities located in the proposed work areas. All utilities were marked prior to any drilling activity.

2.2 Groundwater Investigation

From October 16 to 18, 2023, JHA installed four two-inch diameter groundwater monitoring wells (MW-1 through MW-4) to characterize groundwater elevations. JHA measured groundwater elevations from all four monitoring wells. The groundwater monitoring well locations are shown in **Figure 3.0**.

2.2.1 Monitoring Well Installation

Installation of the groundwater monitoring wells was conducted by Cabeno Environmental using a track-mounted GeoProbe® 7822 DT drill rig. Prior to well installation, soil cores were collected using direct push technology (DPT) to identify the geologic setting of the Site and determine the location of the groundwater surface. Soil core lithology was logged and classified according to the United Soil Classification System (USCS), using ASTM methods D 2488-09 and D 5434-09. The soils were also screened using a photoionization detector (PID) to identify for the presence of any volatile organic compounds in the subsurface. All field observations and measurements were recorded on boring logs, in field worksheets, or using an electronic tablet. Soil boring logs are provided in **Appendix A.**

The subsurface geology of the Site consisted of a thin layer of topsoil, approximately 0.5 ft thick, followed by a moist, dark brown silty clay to 7.5 ft in depth. This unit typically graded into a brown silt to 12 to 15 ft in depth. This was underlain by a massive, sand and gravel unit, the Henry Formation, until boring completion. Saturated soils were encountered at approximately 857 ft AMSL to 853 ft AMSL at eastern end of Site, or between 14 and 42.5 ft in depth. The large variance in the depth to the saturated soils is due to the significant change in topography across the Site. Due to the presence of intermittent cobbles and boulders within the sand and gravel unit, soil

collection using DPT drilling could not be completed past 30 ft bgs in depth at MW-1 and 40 ft bgs in depth at MW-2. However, the monitoring wells could still be completed beyond these depths using hollow stem augers, and the soils were classified using the drill cuttings. No elevated PID readings (all below 1 part per million) were detected during the soil screening.

Following soil logging, four monitoring wells (MW-1 through MW-4) were installed using hollow stem augers technology. Each monitoring well was constructed of new 2-inch schedule 40 Polyvinyl Chloride (PVC) riser pipe, screen and bottom cap. Sections were joined using threaded flush-joints. No solvents or lubricants were used during well construction. The screened section of each well was 10 ft in length and is constructed of factory-slotted, schedule 40 PVC with 0.010-inch slots. The location of each screened interval was determined based on the observations during drilling and was designed to intersect the water table, with approximately 9 ft of the screen to be submerged below the water table. This ensures that water will accumulate in the wells, even if water levels drop significantly during times of drought.

Washed silica sand was placed around each well screen extending two ft above the top of the well screen. Bentonite chips were placed directly above the washed silica sand to approximately one ft bgs and hydrated to ensure a proper seal and present surface water migration into the well. Locking J-plugs were fitted to the top of each riser pipe during installation activities to prevent deleterious materials from entering the well. Well construction logs are provided on the soil lithologic logs included in **Appendix A.**

2.2.2 Well Development

After a minimum of 24-hours after the monitoring wells were installed, JHA used a bailer to remove a minimum of 10 well volumes of water from each well. A surging action was created through the use of the bailer, which agitated the sediment within the well water column to allow for removal.

2.2.3 Groundwater Observations

Depth to groundwater measurements were collected on October 19, 2023, a minimum of 24 hours after well development, and are summarized in **Table 1**. Depth to groundwater across the Site ranged from about 16 to 43 ft bgs with groundwater elevations of 857 ft AMSL to 853 ft AMSL at eastern end of Site. Using the measured groundwater elevations and surveyed ground surface elevations of the monitoring wells, a potentiometric surface map was created and is included as **Figure 3.0**. Based on the potentiometric map, it is evident that groundwater flows to the east in the directions of both Lake West, located approximately 2,500 ft E-SE of the Site, and Lake Killarney, located approximately 6,500 ft NE of the Site. Therefore, the residential properties to the north do not receive groundwater migrating from the Site.

3 SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN

3.1 Spill Prevention, Control, and Countermeasures Plan

The planned development of the proposed facility includes outdoor parking of heavy-duty trucks used for freight transportation and for on-going maintenance of trucks. The facility's building will house several truck maintenance bays where trucks can be repaired and undergo routine maintenance, In particular, oil and other fluids will be stored on site in aboveground storage tanks (ASTs) for this purpose. The US Environmental Protection Agency (USEPA) has developed a regulatory program under 40 CFR Part 112, which establishes procedures and requirements to prevent the discharge of oil from non-transportation-related facilities into or upon the waters of the United States. Since the proposed development calls for installation of greater than 1,320 gallons of oil storage capacity, the proposed facility will be subject to the requirements of 40 CFR 112, which requires the preparation and implementation of a facility-specific Spill Prevention, Control, and Countermeasures (SPCC) plan. The purpose of the SPCC plan is to prevent oil spills at the facility and have procedures in place to manage potential spills.

The regulations under 40 CFR 112 allow the use of a self-certified Tier 1 qualified facility SPCC Plan for the proposed facility since it meets the following conditions:

- Total aboveground oil storage capacity at the facility is 10,000 U.S. gallons or less;
- No aboveground oil storage containers with a capacity greater than 5,000 U.S. gallons; and
- No single oil discharge greater than 1,000 gallons, or
- No two discharges greater than 42 gallons within any 12-month period to navigable waters or adjoining shorelines in the three years before the SPCC plan is certified.

A draft Tier 1 qualified facility SPCC Plan for the proposed NVA facility has been provided in **Appendix B** for review by the Owner and the City. The SPCC plan for the facility developed for this Report in **Appendix B** should be considered a draft plan because the facility-specific details related to oil storage are still being finalized. The SPCC plan will need to be updated based on the actual design specifications of the oil storage containers installed, their actual location at the facility, as well as the drainage conditions and structures shown on as-built drawings reflecting actual conditions.

The SPCC plan will be finalized prior to the start of operations. In addition, the names and contact information of SPCC personnel trained and responsible for its implementation will be added, including any specific procedures established for spill prevention during oil transfer operations, specific treatment systems (such as the triple basin oil-water separator) that may be constructed to prevent oil discharge to the sewer system, and the specific list of oil spill cleanup equipment and products stored at the facility.

4 NOISE IMPACT ASSESSMENT

4.1 Scope of Noise Impact Assessment

The scope for the JHA Noise Impact Assessment (NIA) was to conduct a short-term noise monitoring program to determine the existing noise levels in the proposed development area, assess how the proposed future development could affect local noise levels, and the nature of the impact on the surrounding properties as requested by the City.

4.2 Noise Level Monitoring

For the NIA activities, JHA procured equipment and personnel to conduct monitoring of sound levels at three locations over three days to gather data to assist in completing the assessment of the potential impact from the proposed Company Site development. Since the new facility has not yet been constructed, the existing facility, which is similar in operation to the proposed one, was used as a proxy for any noise likely to be encountered from facility operation.

4.2.1 Sound Level Meter Installation

In accordance with the City's request, noise levels were collected at three separate locations. A Sound Level Meter was located: (i) in the northwest corner of the property near Route 31 (NLM-1); (ii) near the northern section, adjacent to and less than 10 feet from the residential property boundary (NLM-2); and (iii) the western boundary of the existing NVA trucking facility (NLM-3) as shown on **Figure 3.0**.

Noise levels were collected utilizing the 3M SoundPro or TSI Quest Sound Level Meters. The A-weighting curve was applied to instrument-measured sound levels to account for the relative loudness perceived by the human ear, as the ear is less sensitive to low audio frequencies. Noise level readings that were A-weighted (in decibel [dBA]) were monitored and recorded at the three locations (NLM-1 through NLM-3) over a three (3) day period between October 20 through October 23, 2023. The NLM-2 location represents an area where the residential community may be exposed to noise. The noise level readings were recorded during a typical work week day, a typical work weekend day, and a non-working day from October 20 to 23, 2023.

4.2.2 Noise Level Readings Assessment

The table below is a summary of the noise level readings over the three days. The figures graph the collected noise level readings.

Sound Avg	Date	Leq-1 (dBA)		
		NLM-1	NLM-2	NLM-3
24-Hr	**10/20/2023 to 10/21/2023**	60.98	56.01	54.37
	10/21/2023 to 10/22/2023	60.24	54.64	52.75
	10/22/2023 to 10/23/2023	60.76	53.73	53.84
Daytime (7am to 10pm)	**10/20/2023**	62.68	57.74	55.90
	10/21/2023	61.88	56.37	54.39
	10/22/2023	59.19	52.70	52.97
	10/23/2023	65.18	61.18	59.96
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	55.59	50.64	50.33
	10/21/2023 to 10/22/2023	53.96	47.33	46.46
	10/22/2023 to 10/23/2023	61.94	52.84	53.31

Figure 1. NLM-1 Decibel readings

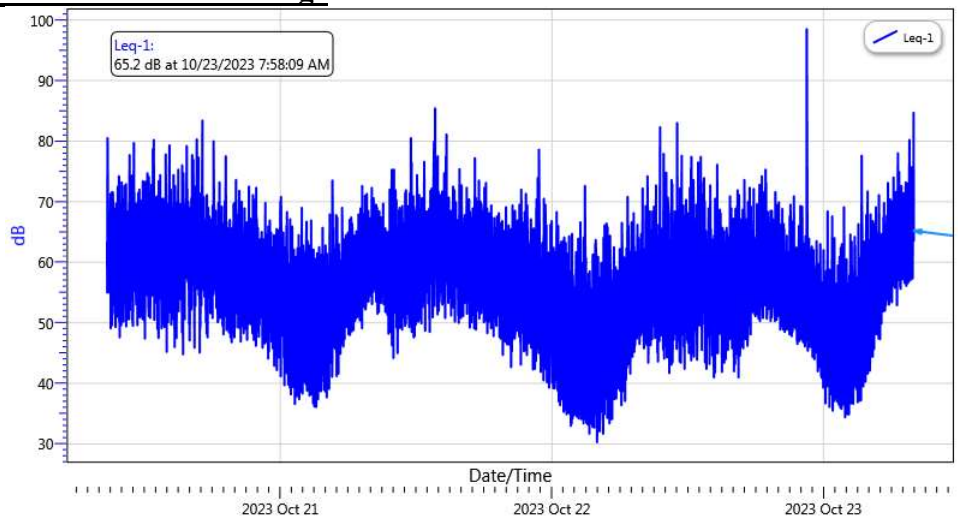


Figure 2. NLM-2 Decibel readings

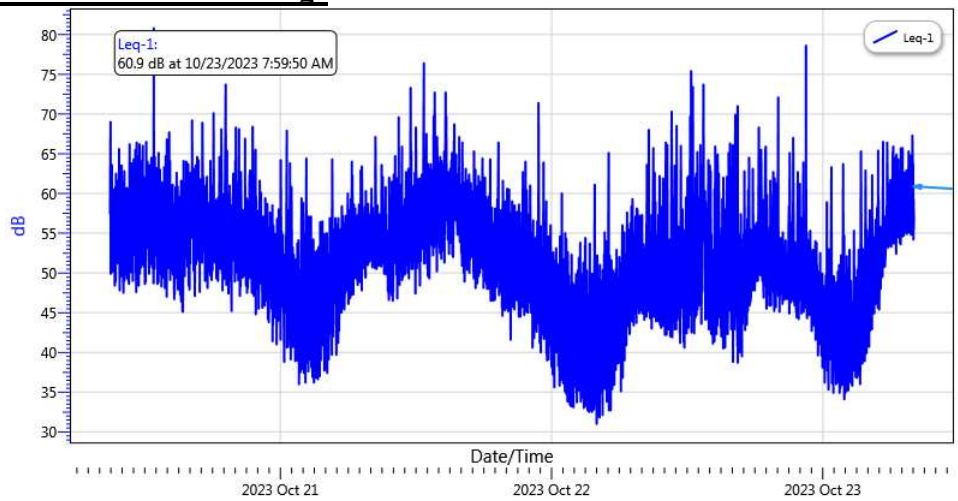
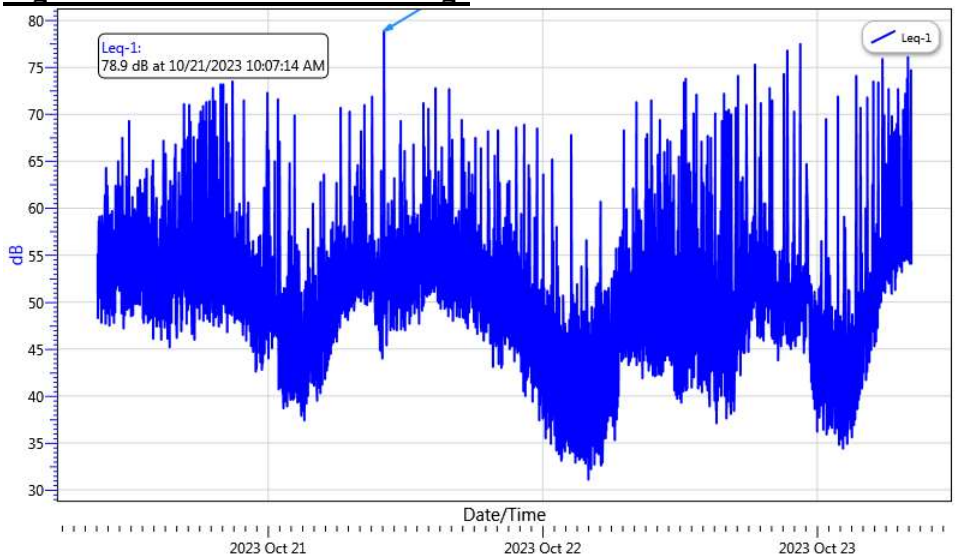


Figure 3. NLM-3 Decibel readings



As shown in the summary table, there is little variation (less than 10dBA) of the noise readings throughout each 24-hour period, daytime, and nighttime period. Since the noise level readings were recorded during a typical work week day, a typical work weekend day, and a non-working day, it is indicative that much of the noise is not originating from NVA.

Additionally, the 24-hour noise reading averages are below the USEPA guideline 75 dBA over 24 hours, which is protective of the general public. Readings that exceed 75 dBA often are peaks associated with Metra train noises or by traffic as observed during field work.

4.3 Current and Proposed Operations

For purposes of the NIA, the current facility operations was used as a proxy for future operations at the new facility. This is a reasonable assumption given that the operations at the proposed facility will be very similar to the existing operations. Currently, the facility maintenance shop and office operate Monday through Friday from 8am to 6pm daily and on Saturday from 8am to 3pm. As a result, there are approximately 60 to 70 semi-trailer trucks on the Site daily during the weekdays and as many as 100 semi-trailer trucks over the weekends. The proposed facility would allow a maximum capacity of 300 semi-trailer trucks. According to the Owner, the semi-trailer trucks are not equipped with back-up warning noises.

NVA is compliant with the City's applicable regulations that state the following is prohibited:

> "The sounding of any horn, signaling device, or other similar device on any automobile, motorcycle, or other vehicle on any right-of-way or in any public space of the City for more than 10 consecutive seconds."
>
> "Commercial establishments adjacent to residential property: Unreasonably loud and raucous noise from the premises of any commercial establishment, including any outdoor

> area which is part of or under the control of the establishment, between the hours of 10:00 p.m. and 7:00 a.m. which is plainly audible at a distance of five feet from any residential property."

As of today, no noise complaints have been filed against the facility. However, the proximity of the current and future facilities as well as the residential area to the north close to Route 31 and Northwest Highway, and the railway UP-NW Metra line subject them to current noises from vehicle traffic on Route 31 and Northwest Highway and the Metra train line. According to the Metra schedule, the UP-NW line runs from approximately 4am to 2am the following day, every 30 minutes during weekdays. During weekends, the UP-NW line runs from approximately 6am to 2am the following day, varying from every 30 minutes to one hour.

The existing facility (and future facility) do not have any significant noise sources. Truck traffic in and out of the facility takes place via an entrance along Sands Road. Since the trucks used by the facility are fairly new and maintained regularly, no significant or loud sounds are present from the slow-moving trucks as they park or enter the service area for maintenance or repairs. The service bays are inside the building and the only sounds of any significance from the facility might be the short whine from a power tool used to remove/replace a wheel or tire. During the site visit, no sounds coming from the facility could be heard immediately west of the existing facility boundary (near NLM-3) as observed during field activities. In fact, the only loud sounds that were consistently heard during the site visit were from traffic as they travelled along Route 31 or Northwest Highway, and the sound from the Metra train each time it passed the area, which is a regular occurrence in accordance with the Metra schedule.

4.4 NIA Conclusion

JHA recognizes that the community response to noise is dependent on several factors. These include the frequency spectrum and shape, which are included in the A-weighted sound level. In addition, other important factors may play a role in the community response to noise, including time of year, previous exposure, presence of pure tones, impulsive noises, socio-economic status, and community acceptance.

Based on the results of the sound level monitoring and the nature of the operations at the proposed facility, it is clear that noises from the regular movement of traffic on the two highways (Route 31 and Northwest Highway) dominate the sounds heard in the area. There are no discernible sounds coming from the facility, including other neighboring industrial facilities. Therefore, this monitoring and assessment strongly suggests that the proposed new facility will not have a significant impact on the sound levels perceived by the neighbors or the residential community to the north. It is our conclusion that the noise impact to the community from the proposed facility will be negligible and cause no change to the current background noise level in this neighborhood.

5 SUMMARY OF AIR EMISSIONS STUDY

5.1 Air Emission Study

The scope of the JHA evaluation was to evaluate air emissions likely to be generated from diesel trucks and maintenance operations at the proposed NVA facility as requested by the City.

5.2 Current and Proposed Operations

Currently, there are 100 diesel-fueled semi-trailer trucks within NVA's fleet. A majority of the semi-trailer trucks are model year 2018 or newer. Approximately 60 semi-trailer trucks are Volvo VNL 760, and approximately 40 semi-trailer trucks are Cascadia Freightliner 126.

Prior to purchasing a semi-trailer truck, NVA ensures that the vehicles are:

- Clean Idle Certified;
- Compliant with California Air Resources Board;
- Compliant with Environmental Protection Agency guidelines;
- Inspected and have passed greenhouse gas emission quality checks before leaving the factory; and
- Compliant with Title 40 of the Code of Federal Regulations, Part 1037.

As a result of being newer model semi-trailer trucks, each vehicle has a diesel particulate filter (DPF) installed. Once purchased, NVA completes all appropriate maintenance to ensure compliance with air emission standards. Each truck that is a 2-year or older model year shall be inspected annually for compliance with the annual diesel emission inspection program in accordance with the requirement of 91 IAC Part 460. Vehicles passing diesel inspection program will display a validation sticker attached to the Diesel Emission Inspection Compliance Card.

The nature of the operations at the existing and proposed facility involves using the facility to park trucks overnight or over the weekend and to service the trucks on a maintenance schedule prescribed by the manufacturer. It is understood from the owner that all NVA-owned trucks are on the manufacturer's recommended maintenance schedule, uses the recommended oil to keep it running efficiently and reduce emissions. The trucks also use technology to monitor tire pressure. The drivers are instructed to turn off the engines and avoid idling to reduce emissions.

5.3 Air Emission Study Conclusion

An evaluation of the air emissions likely to be generated from diesel trucks and maintenance operations at the current and proposed NVA facility was completed. Based on NVA's current and proposed operations, it was determined that NVA's practices and maintenance schedule will be able to comply with applicable air emissions requirements including the City, county, state, and federal emission standards with their current and increase semi-trailer truck fleet.

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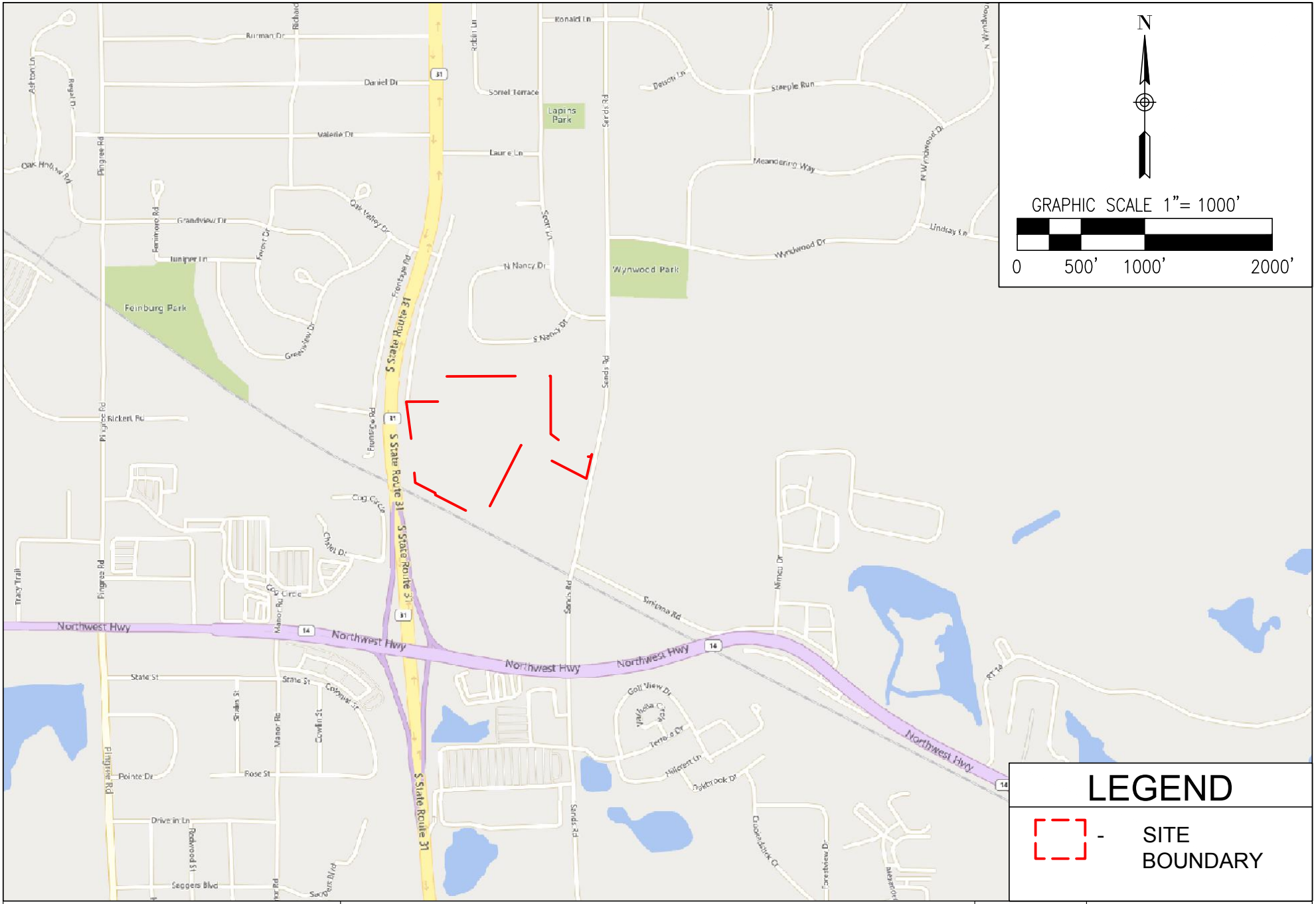
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FIGURES

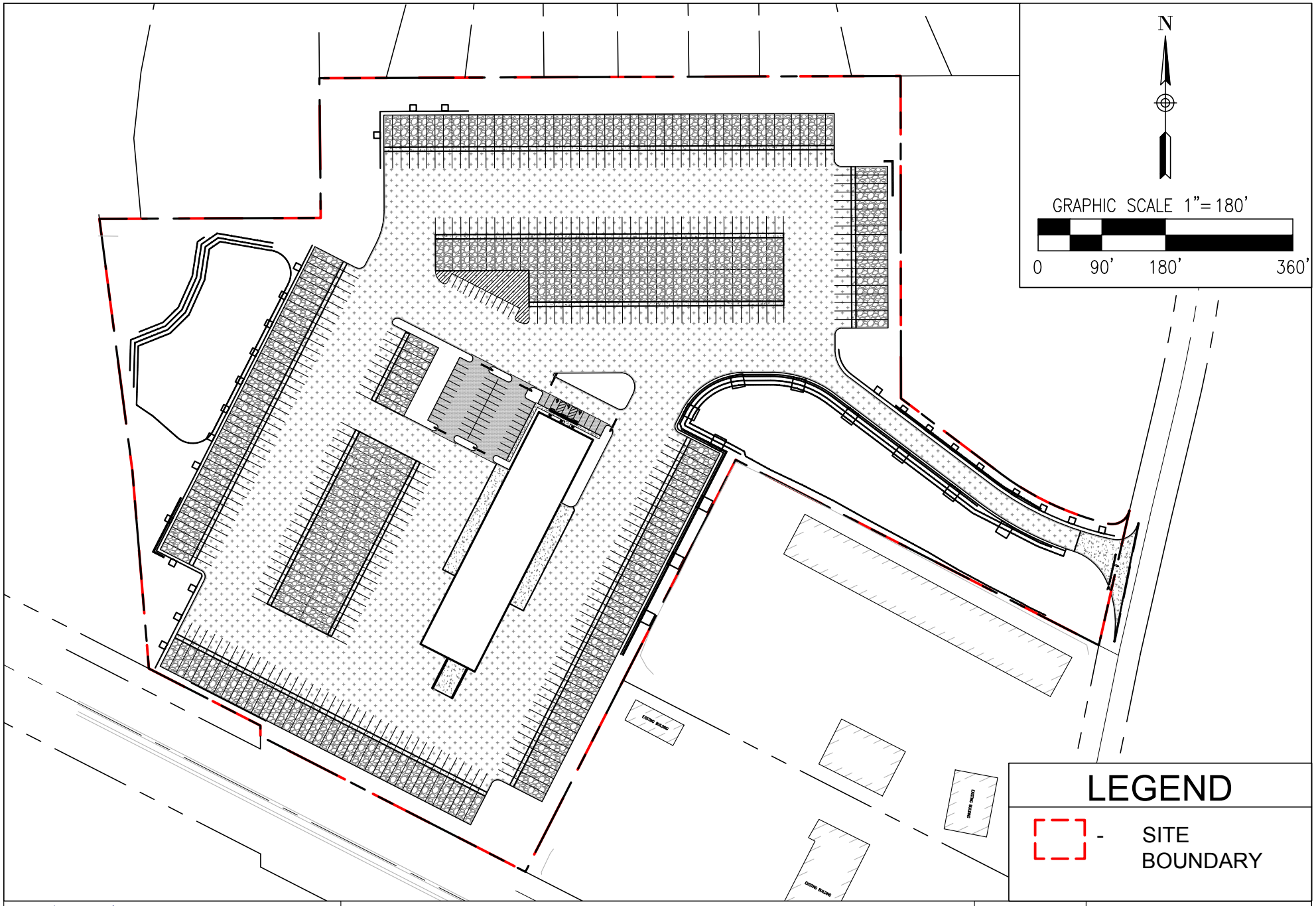


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1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SITE LOCATION

PROJECT NAME:	NVA TRUCKING EXPANSION		
CLIENT NAME:	OLYMPUS DESIGN & DEVELOPMENT		
LOCATION:	CRYSTAL LAKE, IL		
DATE PREPARED:	10/17/23		
SHEET:	FIG 1.0	JOB NO.	G985A

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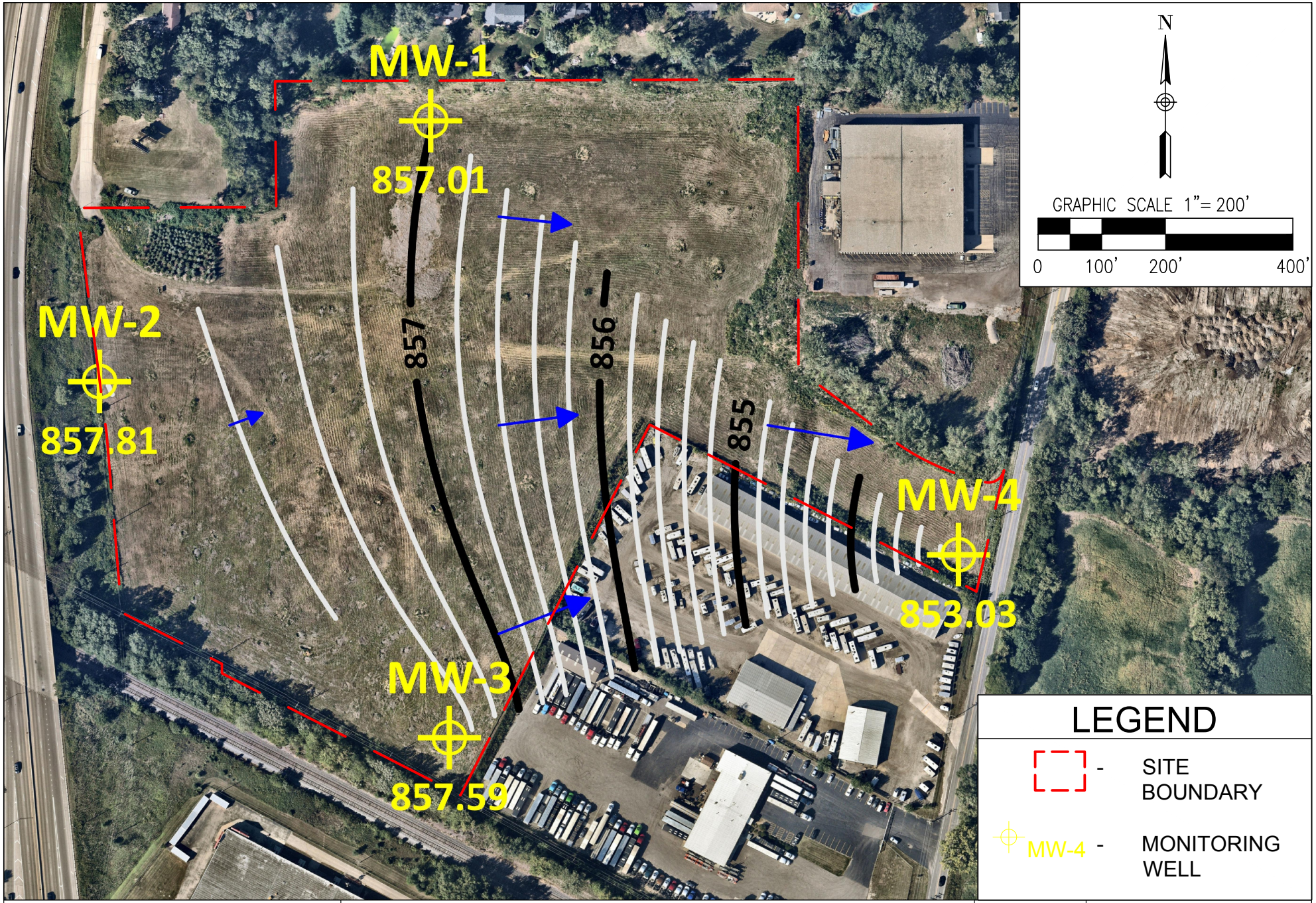


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PROPOSED SITE DEVELOPMENT

PROJECT NAME:	NVA TRUCKING EXPANSION		
CLIENT NAME:	OLYMPUS DESIGN & DEVELOPMENT		
LOCATION:	CRYSTAL LAKE, IL		
DATE PREPARED:	10/17/23		
SHEET:	FIG 2.0	JOB NO.	G985A

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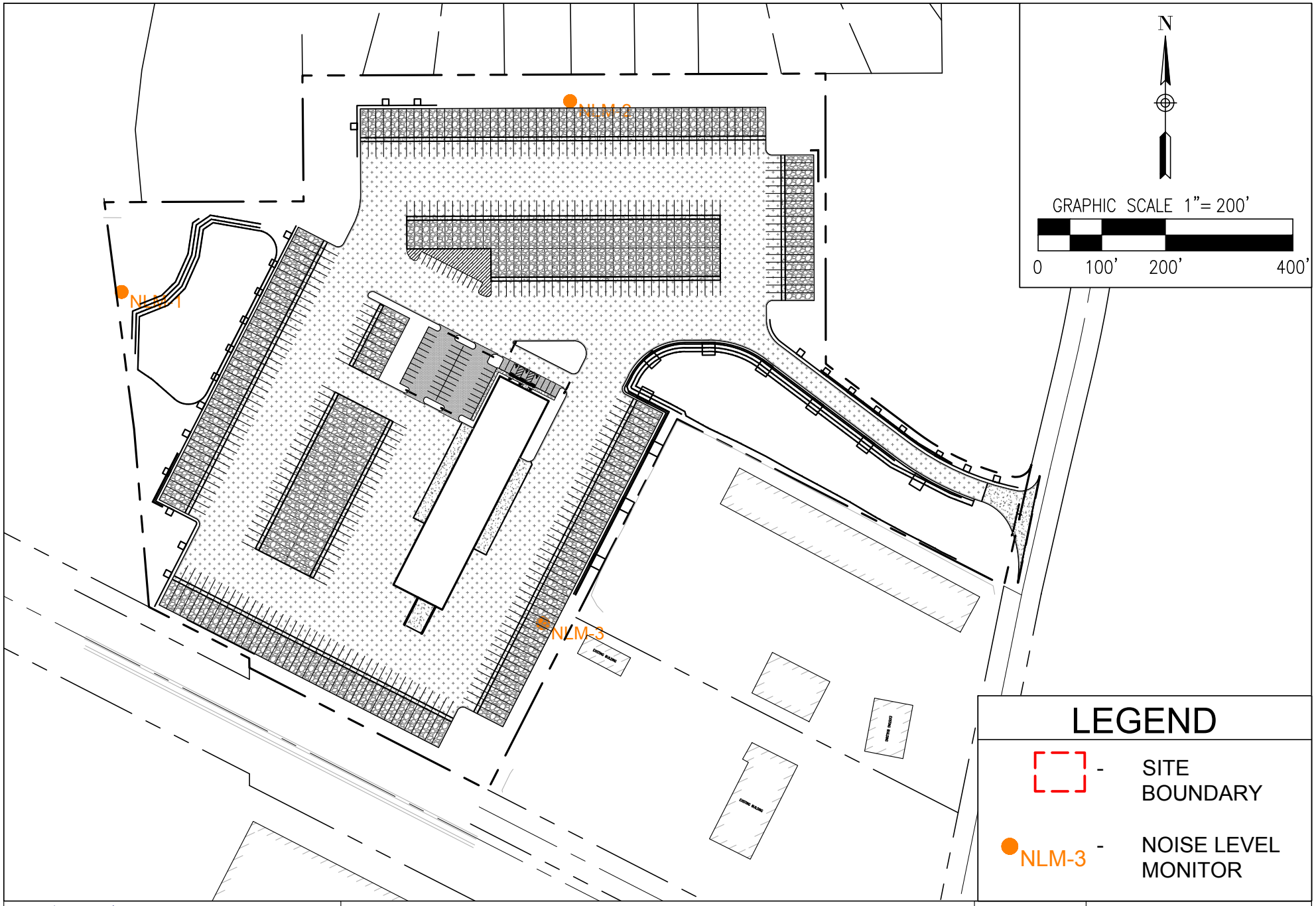


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POTENTIOMETRIC SURFACE MAP

PROJECT NAME:	NVA TRUCKING EXPANSION		
CLIENT NAME:	OLYMPUS DESIGN & DEVELOPMENT		
LOCATION:	CRYSTAL LAKE, IL		
DATE PREPARED:	10/17/23		
SHEET:	FIG 3.0	JOB NO.	G985A

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NOISE LEVEL MONITOR LOCATIONS

PROJECT NAME:	NVA TRUCKING EXPANSION		
CLIENT NAME:	OLYMPUS DESIGN & DEVELOPMENT		
LOCATION:	CRYSTAL LAKE, IL		
DATE PREPARED:	10/17/23		
SHEET:	FIG 4.0	JOB NO.	G985A

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TABLES

Table 1
Monitoring Well Groundwater Elevation Measurements
NVA Transportation Facility Expansion
Sands Road, Crystal Lake, Illinois 60014

Monitoring Well	Installed Date	Measured Date	Top of Casing Elevation (ft AMSL)	Ground Surface Elevation (ft AMSL)	Top of Sand Pack (ft bgs)	Top of Screen (ft bgs)	Bottom of Screen (ft bgs)	Total Well Depth (ft bgs)	Depth to Water (ft below TOC)	Groundwater Elevation (ft AMSL)
MW-1	10/18/2023	10/19/2023	900.35	897.95	41	43	53	55.27	43.34	857.01
MW-2	10/17/2023	10/19/2023	896.76	894.20	39	41	51	54.80	38.95	857.81
MW-3	10/17/2023	10/19/2023	899.22	896.50	39	41	51	54.91	41.63	857.59
MW-4	10/16/2023	10/19/2023	869.10	867.70	11	13	23	25.68	16.07	853.03

Notes
AMSL: Above Mean Sea Level
bgs: below ground surface
ft: feet
TOC: Top of Casing
MW: Monitoring Well
NA: Not Applicable
NM: Not Measured

Table 2
Summary of Noise Impact Assessment Data
NVA Transportation - Company Expansion
Sands Road, Crystal Lake, Illinois 60014

NLM-1 (S005-1) Leq-1 Summary

Sound Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	60.98
	10/21/2023 to 10/22/2023	60.24
	10/22/2023 to 10/23/2023	60.76
Daytime (7am to 10pm)	**10/20/2023**	62.68
	10/21/2023	61.88
	10/22/2023	59.19
	10/23/2023	65.18
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	55.59
	10/21/2023 to 10/22/2023	53.96
	10/22/2023 to 10/23/2023	61.94

Antilog Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	1252880
	10/21/2023 to 10/22/2023	1056283
	10/22/2023 to 10/23/2023	1189945
Daytime (7am to 10pm)	**10/20/2023**	1854623
	10/21/2023	1540678
	10/22/2023	830461
	10/23/2023	3296429
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	362152
	10/21/2023 to 10/22/2023	248957
	10/22/2023 to 10/23/2023	1561792

Table 2
Summary of Noise Impact Assessment Data
NVA Transportation - Company Expansion
Sands Road, Crystal Lake, Illinois 60014

NLM-2 (S002-2) Leq-1 Summary

Sound Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	56.01
	10/21/2023 to 10/22/2023	54.64
	10/22/2023 to 10/23/2023	53.73
Daytime (7am to 10pm)	**10/20/2023**	57.74
	10/21/2023	56.37
	10/22/2023	52.70
	10/23/2023	61.18
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	50.64
	10/21/2023 to 10/22/2023	47.33
	10/22/2023 to 10/23/2023	52.84

Antilog Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	399345
	10/21/2023 to 10/22/2023	1056283
	10/22/2023 to 10/23/2023	1189945
Daytime (7am to 10pm)	**10/20/2023**	1854623
	10/21/2023	1540678
	10/22/2023	830461
	10/23/2023	3296429
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	362152
	10/21/2023 to 10/22/2023	248957
	10/22/2023 to 10/23/2023	1561792

Table 2
Summary of Noise Impact Assessment Data
NVA Transportation - Company Expansion
Sands Road, Crystal Lake, Illinois 60014

NLM-3 (S005-3) Leq-1 Summary

Sound Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	54.37
	10/21/2023 to 10/22/2023	52.75
	10/22/2023 to 10/23/2023	53.84
Daytime (7am to 10pm)	**10/20/2023**	55.90
	10/21/2023	54.39
	10/22/2023	52.97
	10/23/2023	59.96
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	50.33
	10/21/2023 to 10/22/2023	46.46
	10/22/2023 to 10/23/2023	53.31

Antilog Avg	Date	Leq-1 (dB)
24-Hr	**10/20/2023 to 10/21/2023**	273478
	10/21/2023 to 10/22/2023	1056283
	10/22/2023 to 10/23/2023	1189945
Daytime (7am to 10pm)	**10/20/2023**	1854623
	10/21/2023	1540678
	10/22/2023	830461
	10/23/2023	3296429
Nighttime (10pm to 7am)	**10/20/2023 to 10/21/2023**	362152
	10/21/2023 to 10/22/2023	248957
	10/22/2023 to 10/23/2023	1561792

APPENDIX A

Boring and Well Installation Logs

JACOB & HEFNER ASSOCIATES

BORING AND WELL LOG LEGEND

SURFACE
- ASPHALT
- CONCRETE
- FILL
- TOPSOIL
- AIR
- ICE

USCS
- Well-graded GRAVEL (GW)
- Poorly graded GRAVEL (GP)
- Silty GRAVEL (GM)
- Clayey GRAVEL (GC)
- Silty, Clayey GRAVEL (GC-GM)
- Well-graded GRAVEL with silt (GW-GM)
- Poorly graded GRAVEL with silt (GP-GM)
- Well-graded GRAVEL with clay (GW-GC)
- Poorly graded GRAVEL with clay (GP-GC)
- Well-graded SAND (SW)
- Poorly graded SAND (SP)
- Silty SAND (SM)
- Clayey SAND (SC)
- Silty, Clayey SAND (SC-SM)
- Well-graded SAND with silt (SW-SM)
- Poorly graded SAND with silt (SP-SM)
- Well-graded SAND with clay (SW-SC)
- Poorly graded SAND with clay (SP-SC)
- SILT (ML)
- Lean CLAY (CL)
- Silty CLAY (CL-ML)
- Organic SOIL (OL)
- Elastic SILT (MH)
- Fat CLAY (CH)
- Organic SOIL (OH)
- Organic SOIL (OL/OH)
- PEAT (PT)
- BEDROCK
- IGNEOUS Rock
- METAMORPHIC Rock
- SEDIMENTARY Rock
- WATER

Non-USCS
- Gravel
- Sand
- Silt
- Clayey Silt
- Silt & Clay
- Clay & Silt
- Silty Clay
- Clay
- Boulders
- Cobbles
- Peastone
- Glacial Till
- Iron Ore
- Wood
- Peat
- Saprolite
- Ash
- Waste

Volume Descriptors
- Trace = <5%
- Few = 5-10%
- Little = 15-25%
- Some = 30-45%
- Mostly = >=50%

Water Levels
- Water Level During Drilling
- Water Level at End of Drilling/in Completed Well

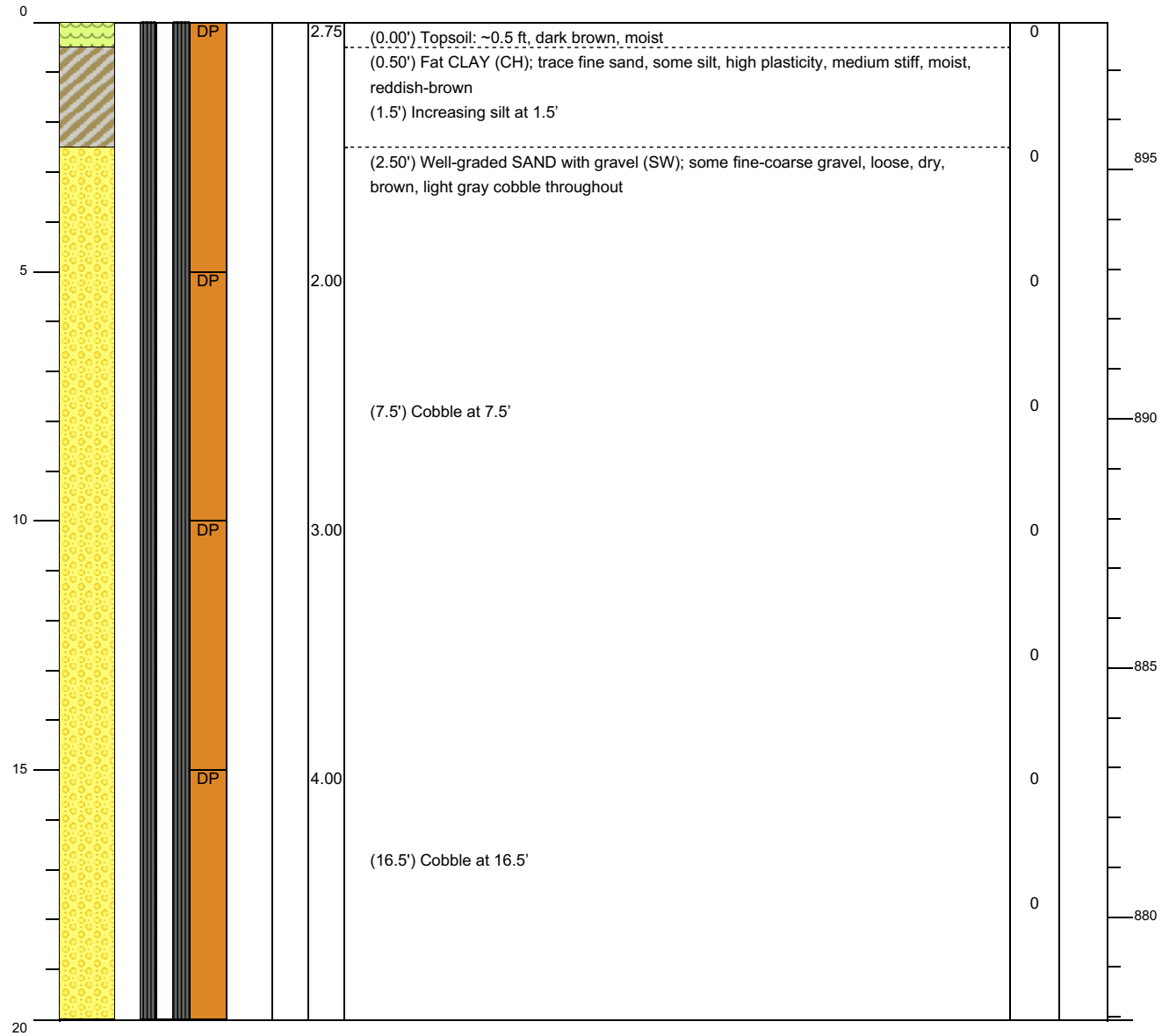
Well/Boring Completion
- Cap
- Riser
- Screen
- End Plug
- Annular Seal
- Sanitary Seal (Bentonite Slurry/Chips/Pellets/Powder, Other)
- Filter Pack (Sand, Gravel, Other)
- Backfill

Sample Type
- GR — Grab
- EN — Encore
- SS — Split Spoon
- SH — Shelby Tube
- CO — Core Barrel
- DP — Direct Push
- ID — Lab Sample and ID

JACOB & HEFNER ASSOCIATES

Client:	**Olympus Design & Development**	**WELL LOG**	
Project:	**G985A**	**Well No.**	**MW-1**
Address:	**7013 Sands Road, Crystal Lake, IL**	**Page:**	**1 of 3**

Drilling Start Date:	**10/18/2023 8:00**	Boring Depth (ft):	**53.87**	Well Depth (ft):	**53.87**
Drilling End Date:	**10/18/2023 9:40**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**NM**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**43.34**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**897.95**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**



NOTES: Direct push refusal at 30' due to gravel and boulders. Blind drilled from 30-51'. Stick up: 2.40'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-1
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 2 of 3

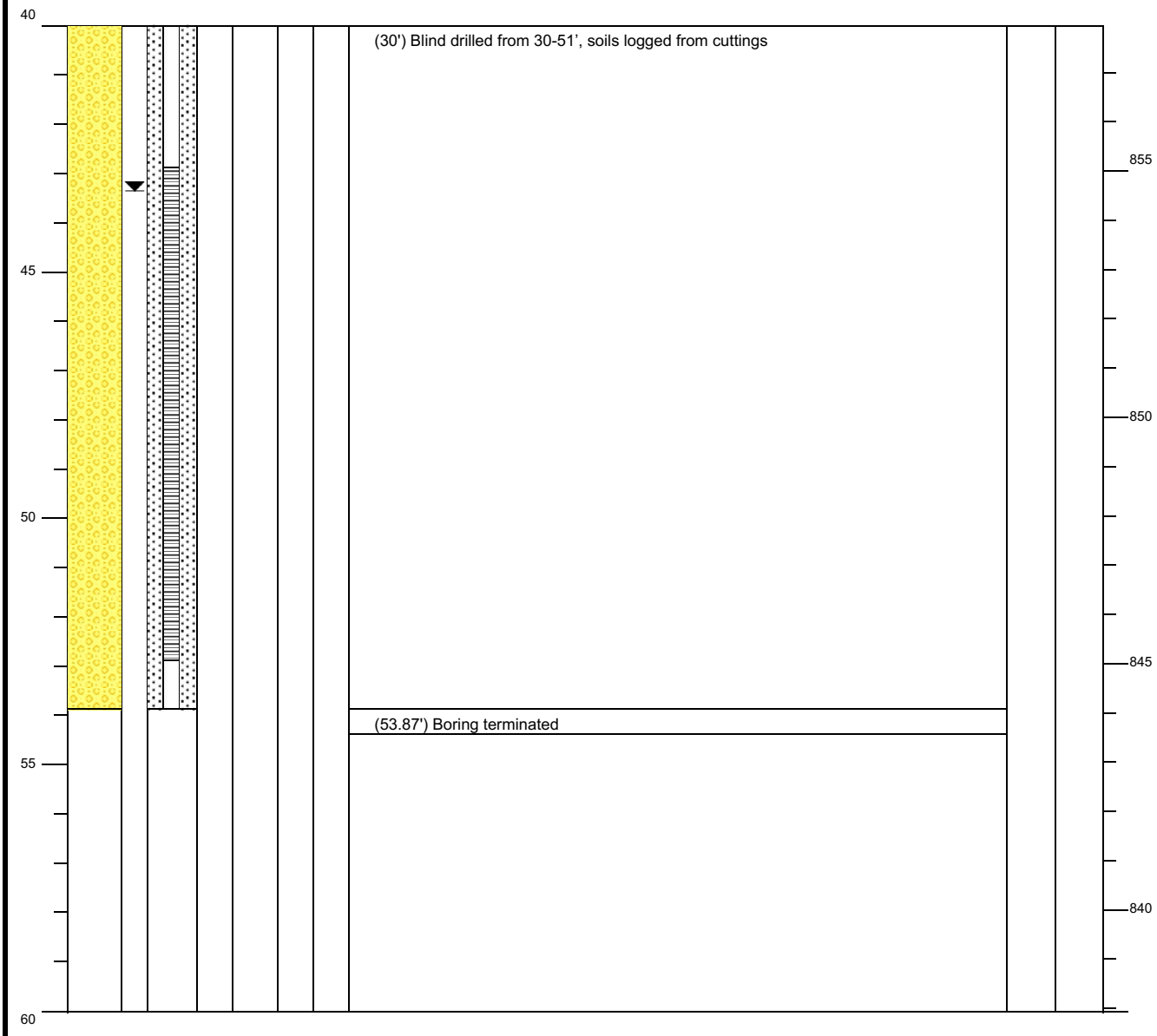
Drilling Start Date:	**10/18/2023 8:00**	Boring Depth (ft):	**53.87**	Well Depth (ft):	**53.87**
Drilling End Date:	**10/18/2023 9:40**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**NM**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**43.34**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**897.95**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	WELL COMPLETION	COLLECT: Sample Type	COLLECT: Time	COLLECT: Blow Counts	COLLECT: Recovery (ft)	SOIL/ROCK VISUAL DESCRIPTION	MEASURE: PID (ppm)	MEASURE: Lab Sample	ELEVATION (ft)
20				DP			2.00	(16.5') Cobble at 16.5'	0		
									0		875
25				DP			5.00	(25') Cobble at 25' (25.5') Slightly moist from ~25.5-30'	0		
									0		870
30								(30') Blind drilled from 30-51', soils logged from cuttings			
											865
35											
											860
40											

NOTES: Direct push refusal at 30' due to gravel and boulders. Blind drilled from 30-51'. Stick up: 2.40'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-1
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 3 of 3

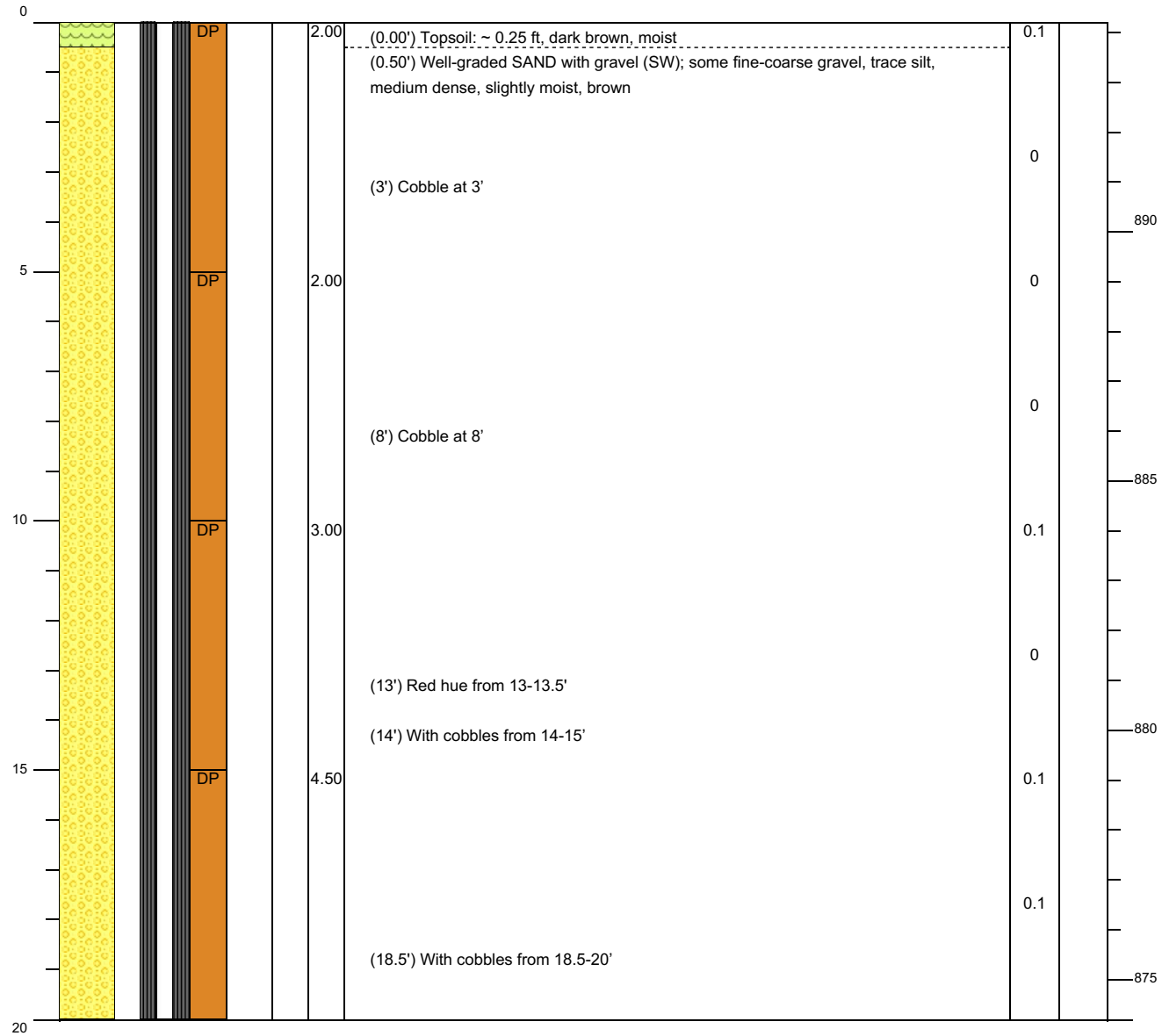
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Drilling End Date:	**10/18/2023 9:40**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**NM**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**43.34**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**897.95**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**



NOTES: Direct push refusal at 30' due to gravel and boulders. Blind drilled from 30-51'. Stick up: 2.40'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-2
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 1 of 3

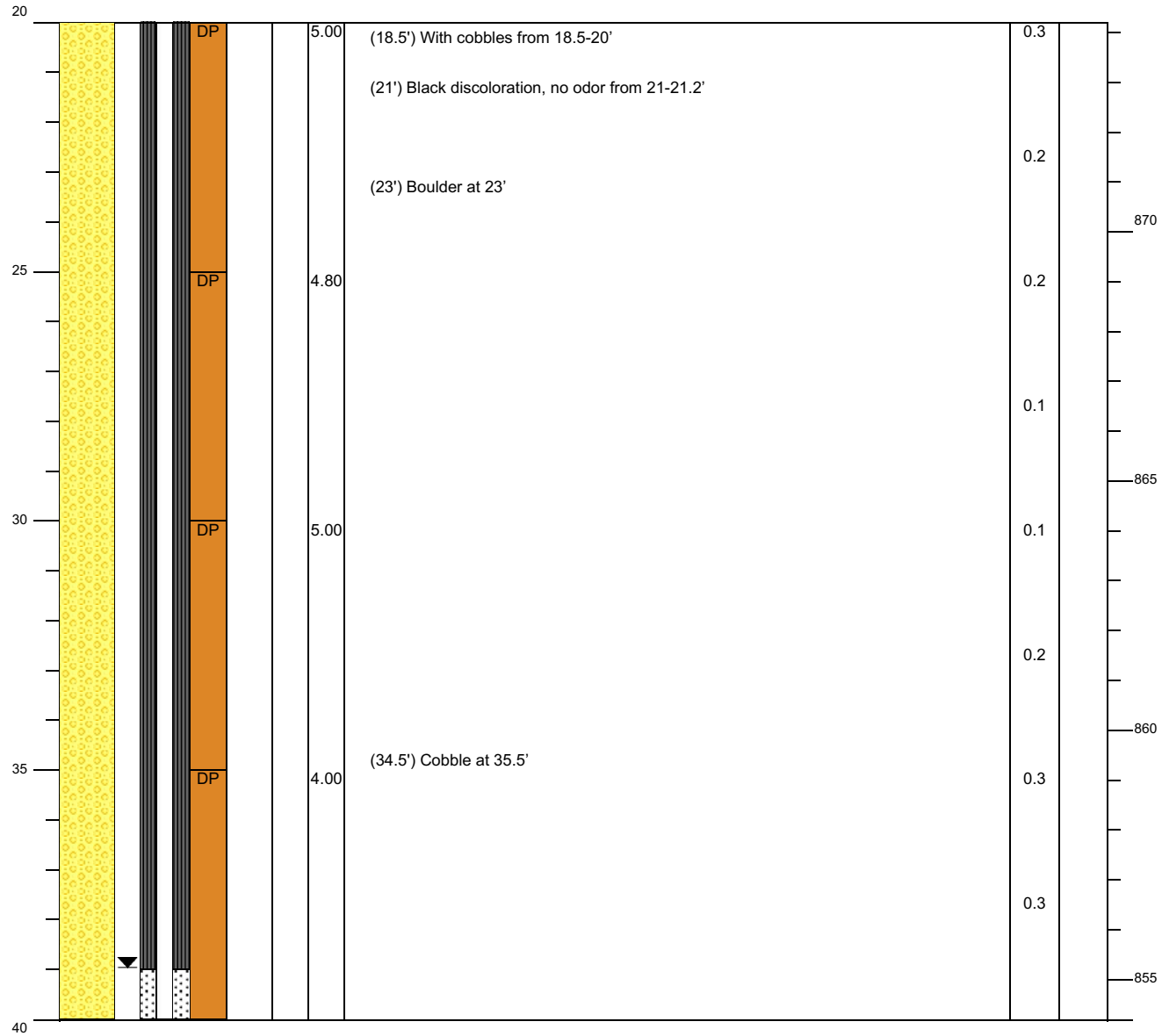
Drilling Start Date:	10/17/2023 9:00	Boring Depth (ft):	52.24	Well Depth (ft):	52.24
Drilling End Date:	10/17/2023 11:18	Boring Diameter (in):	2.0	Well Diameter (in):	2.0
Drilling Company:	Cabeno	Sampling Method(s):	Direct Push	Screen Slot (in):	0.010
Drilling Method:	Direct Push	DTW During Drilling (ft):	NM	Riser Material:	Sch 40 PVC
Drilling Equipment:	Geoprobe 7822DT	DTW After Drilling (ft):	38.95	Screen Material:	Sch 40 PVC Slotted
Driller:	Cody Wright, Nick Vissman	Ground Surface Elev. (ft):	894.2	Seal Material(s):	Bent. Chips/Bent. Chips
Logged By:	Sofia Loffredo	Location (Lat, Long):	NM	Filter Pack:	Sand Pack



NOTES: Direct push refusal at 40' due to cobbles and boulders. Blind drilled from 40-50'. Stick up: 2.56'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-2
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 2 of 3

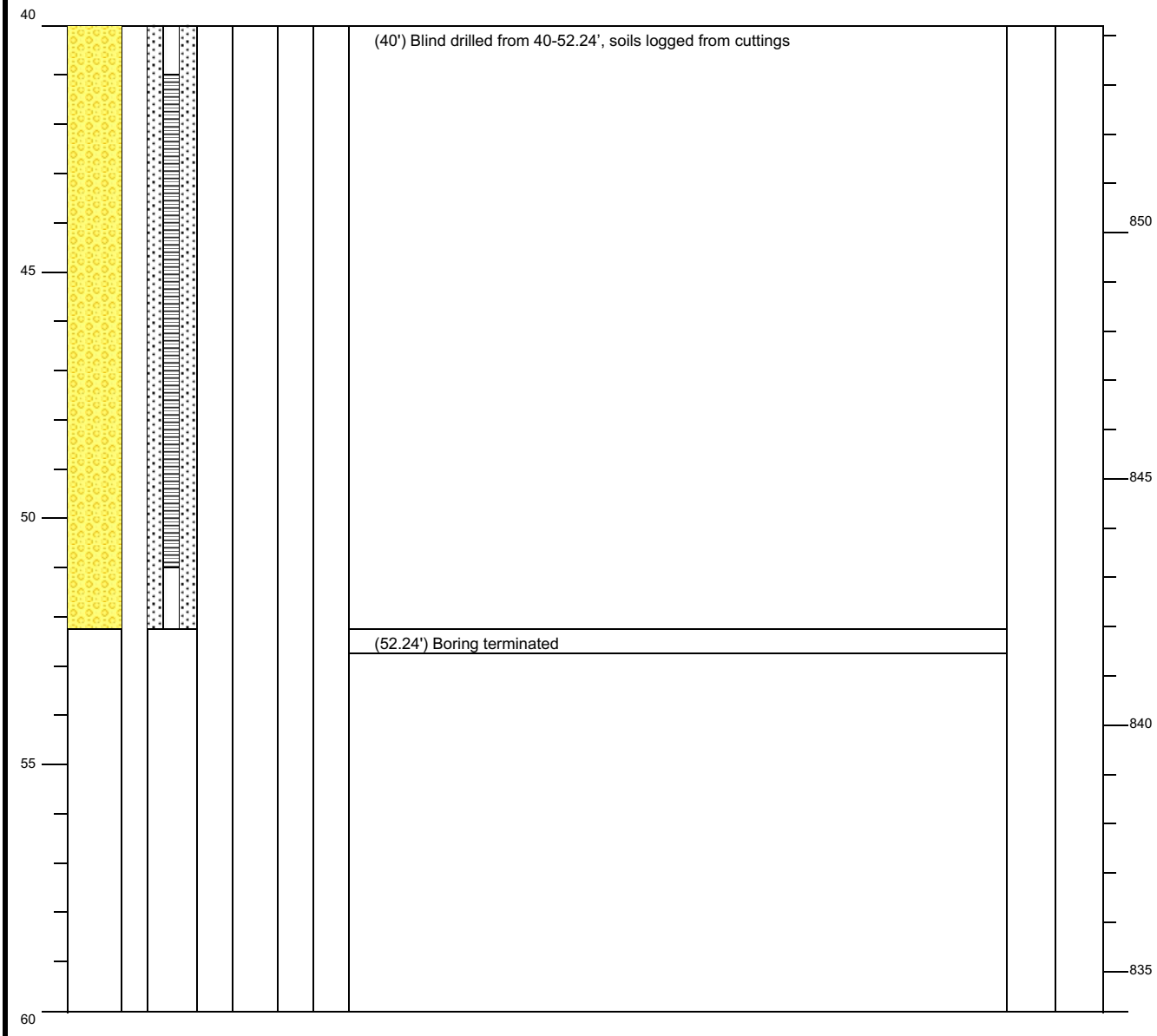
Drilling Start Date:	10/17/2023 9:00	Boring Depth (ft):	52.24	Well Depth (ft):	52.24
Drilling End Date:	10/17/2023 11:18	Boring Diameter (in):	2.0	Well Diameter (in):	2.0
Drilling Company:	Cabeno	Sampling Method(s):	Direct Push	Screen Slot (in):	0.010
Drilling Method:	Direct Push	DTW During Drilling (ft):	NM	Riser Material:	Sch 40 PVC
Drilling Equipment:	Geoprobe 7822DT	DTW After Drilling (ft):	38.95	Screen Material:	Sch 40 PVC Slotted
Driller:	Cody Wright, Nick Vissman	Ground Surface Elev. (ft):	894.2	Seal Material(s):	Bent. Chips/Bent. Chips
Logged By:	Sofia Loffredo	Location (Lat, Long):	NM	Filter Pack:	Sand Pack



NOTES: Direct push refusal at 40' due to cobbles and boulders. Blind drilled from 40-50'. Stick up: 2.56'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-2
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 3 of 3

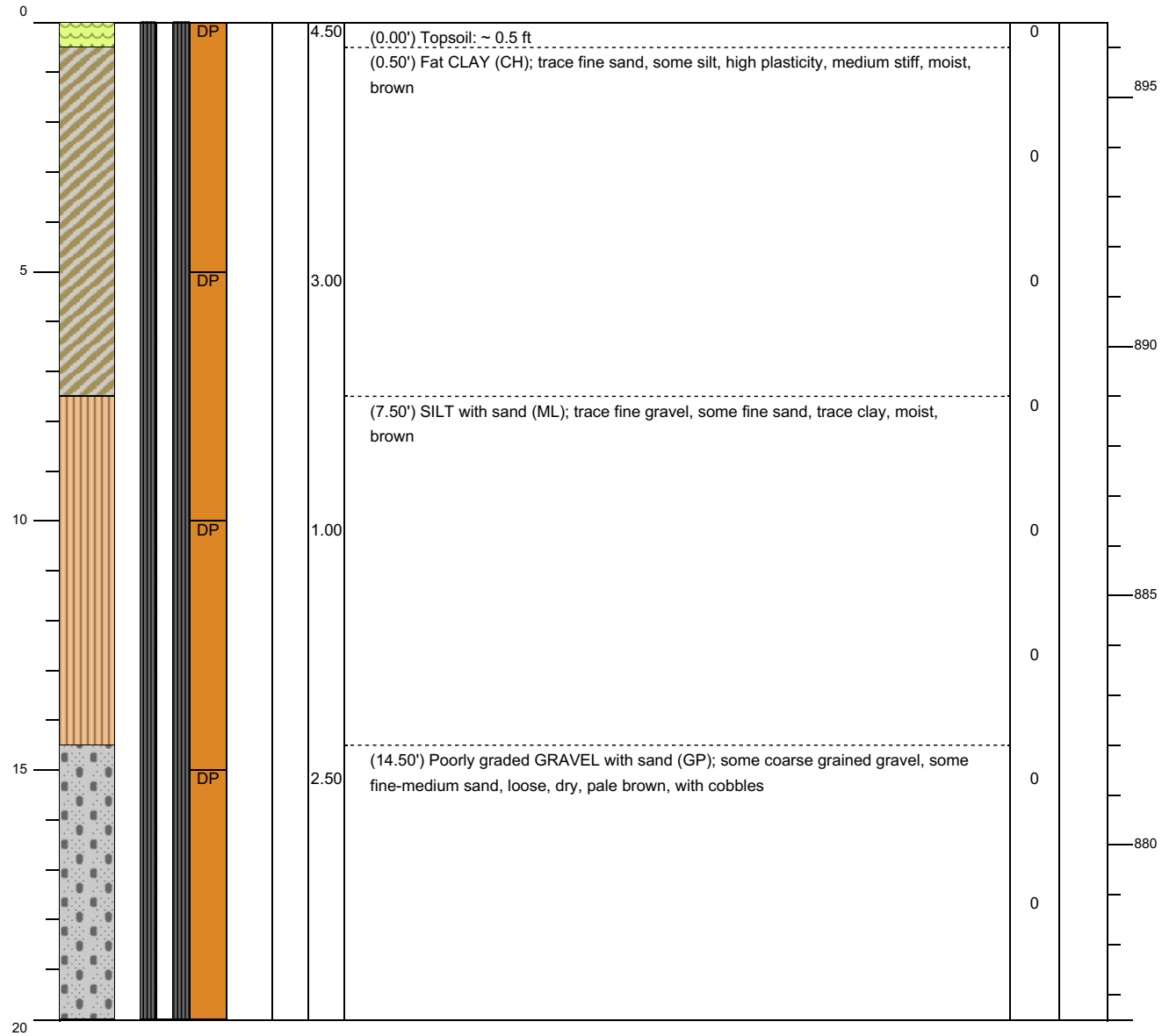
Drilling Start Date:	**10/17/2023 9:00**	Boring Depth (ft):	**52.24**	Well Depth (ft):	**52.24**
Drilling End Date:	**10/17/2023 11:18**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**NM**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**38.95**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**894.2**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**



NOTES: Direct push refusal at 40' due to cobbles and boulders. Blind drilled from 40-50'. Stick up: 2.56'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-3
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 1 of 3

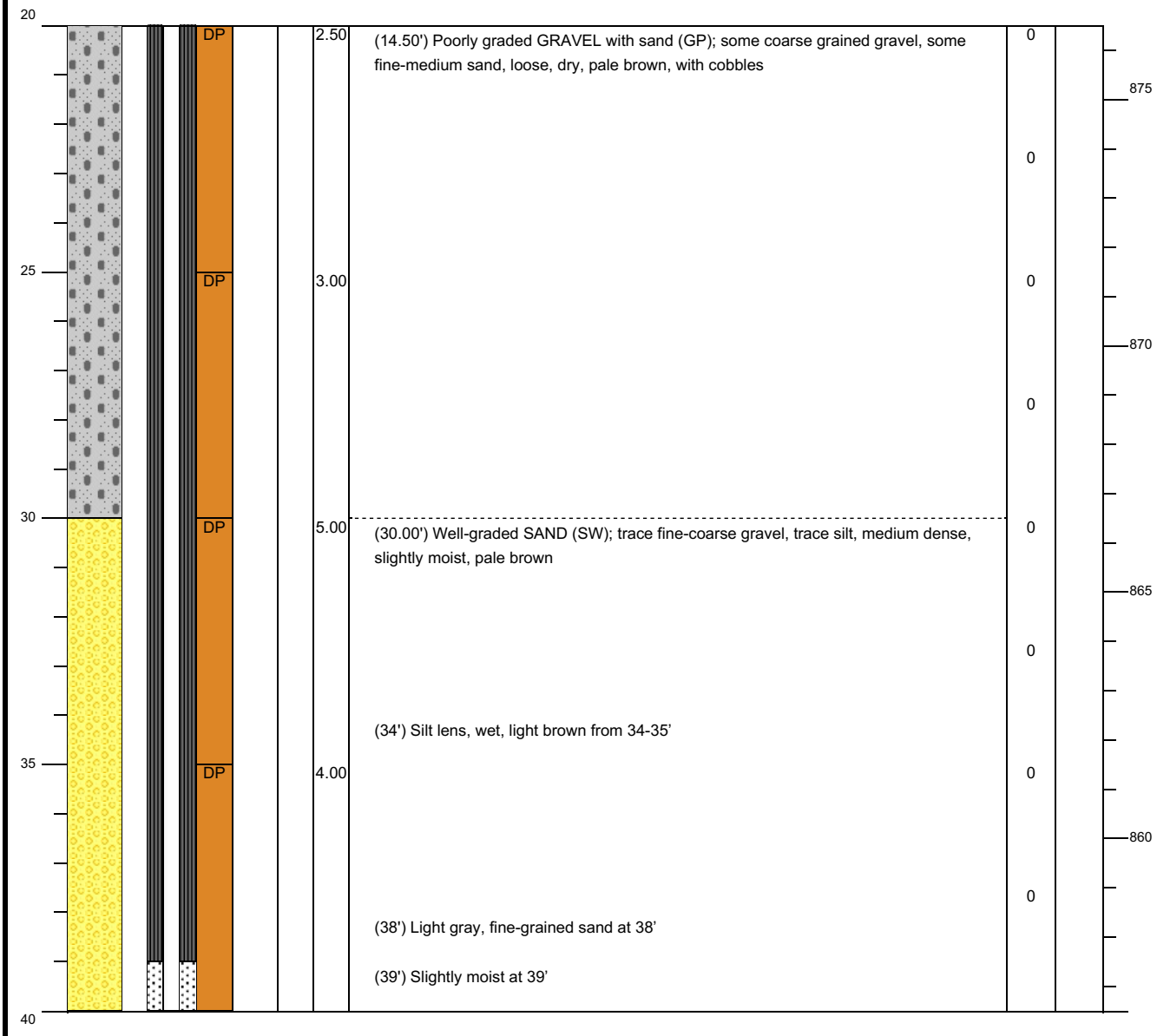
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Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**42.5**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**41.63**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**896.5**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**



NOTES: Direct push refusal at 45’ due to cobbles and boulders. Blind drilled from 45-52'. Stick up: 2.70'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-3
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 2 of 3

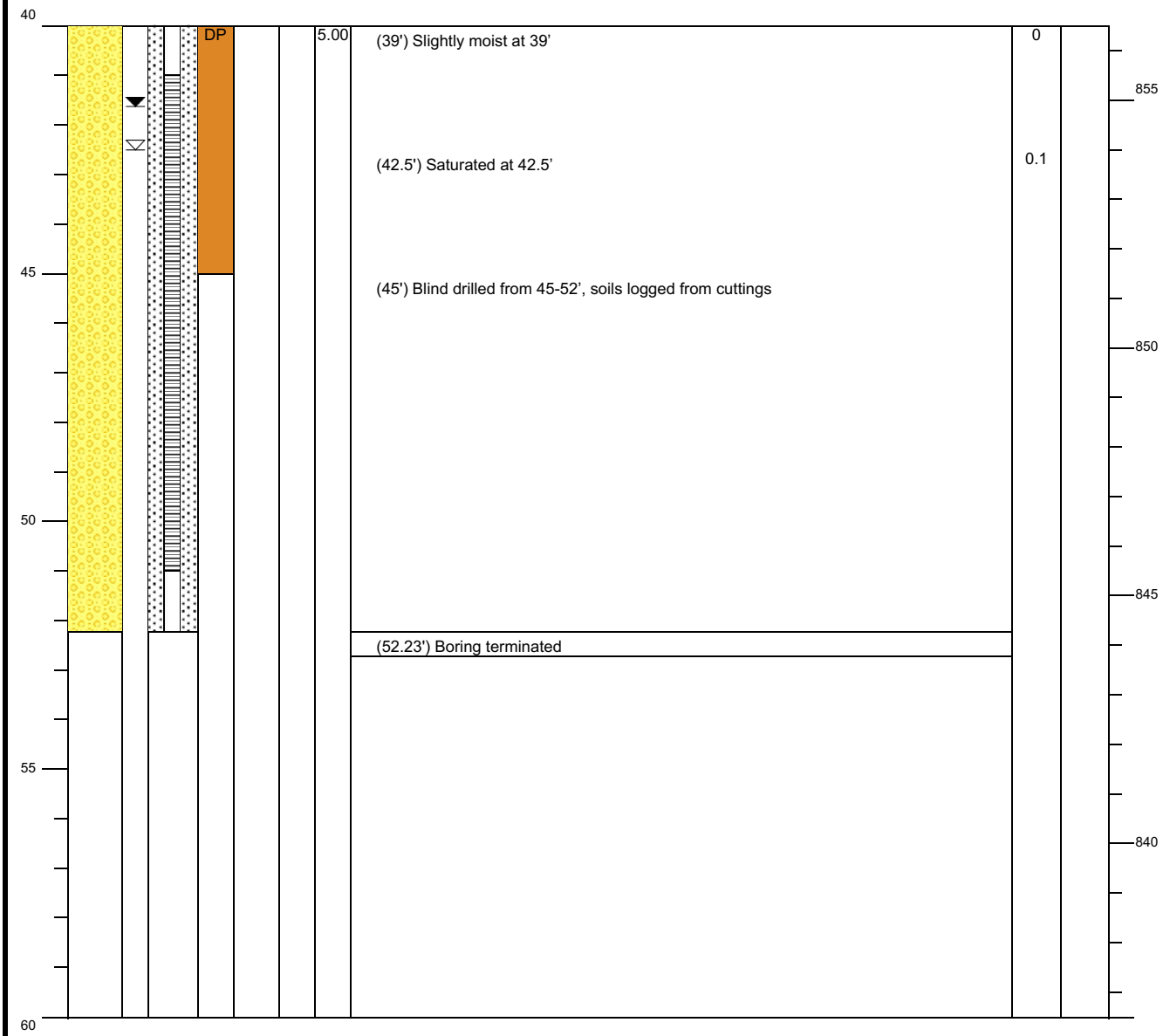
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Drilling End Date:	10/16/2023 12:47	Boring Diameter (in):	2.0	Well Diameter (in):	2.0
Drilling Company:	Cabeno	Sampling Method(s):	Direct Push	Screen Slot (in):	0.010
Drilling Method:	Direct Push	DTW During Drilling (ft):	42.5	Riser Material:	Sch 40 PVC
Drilling Equipment:	Geoprobe 7822DT	DTW After Drilling (ft):	41.63	Screen Material:	Sch 40 PVC Slotted
Driller:	Cody Wright, Nick Vissman	Ground Surface Elev. (ft):	896.5	Seal Material(s):	Bent. Chips/Bent. Chips
Logged By:	Sofia Loffredo	Location (Lat, Long):	NM	Filter Pack:	Sand Pack



NOTES: Direct push refusal at 45' due to cobbles and boulders. Blind drilled from 45-52'. Stick up: 2.70'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-3
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 3 of 3

Drilling Start Date:	**10/16/2023 11:30**	Boring Depth (ft):	**52.23**	Well Depth (ft):	**52.23**
Drilling End Date:	**10/16/2023 12:47**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**42.5**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**41.63**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**896.5**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**

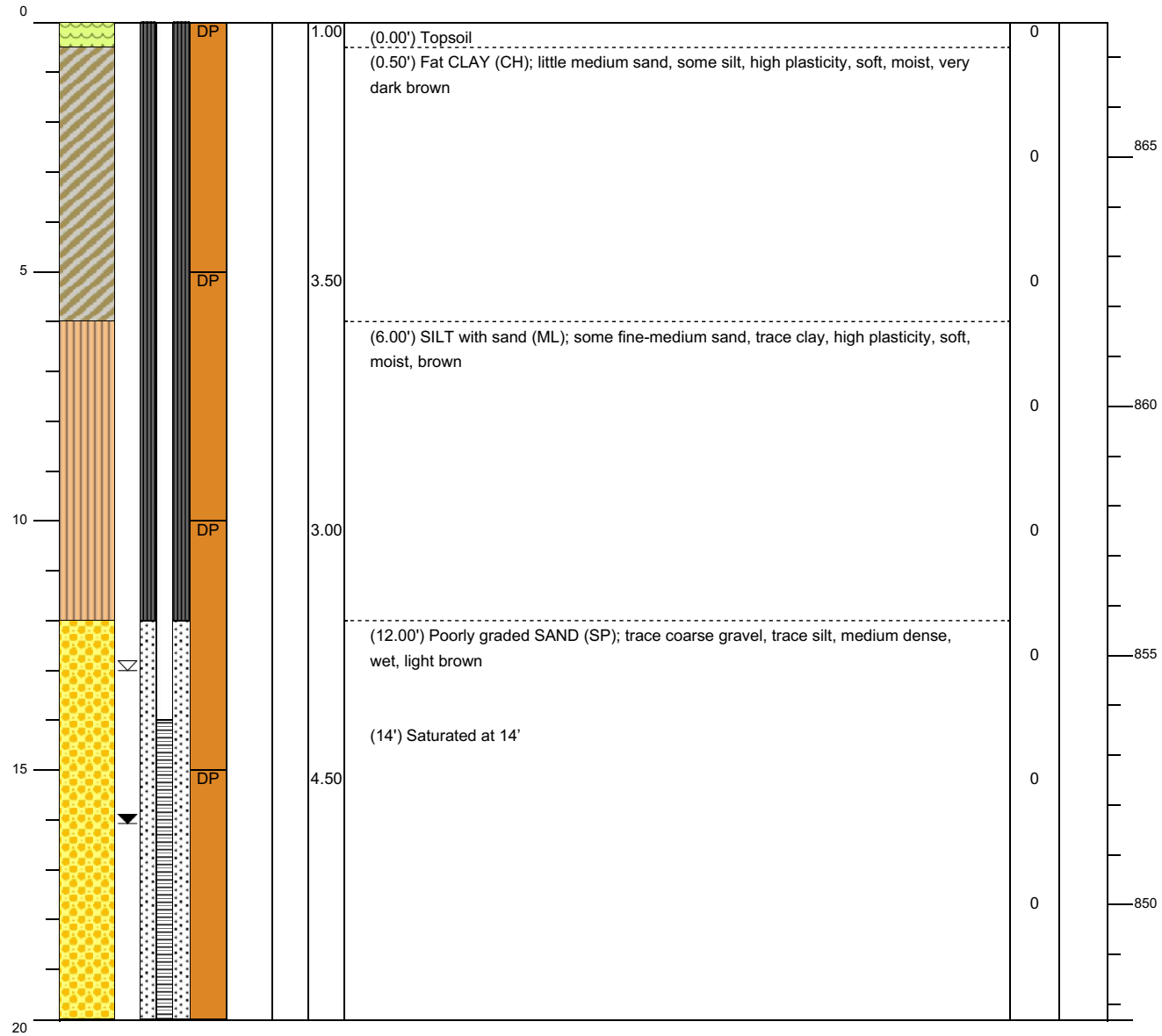


NOTES: Direct push refusal at 45' due to cobbles and boulders. Blind drilled from 45-52'. Stick up: 2.70'

JACOB & HEFNER ASSOCIATES

Client:	**Olympus Design & Development**	**WELL LOG**	
Project:	**G985A**	**Well No.**	**MW-4**
Address:	**7013 Sands Road, Crystal Lake, IL**	**Page:**	**1 of 2**

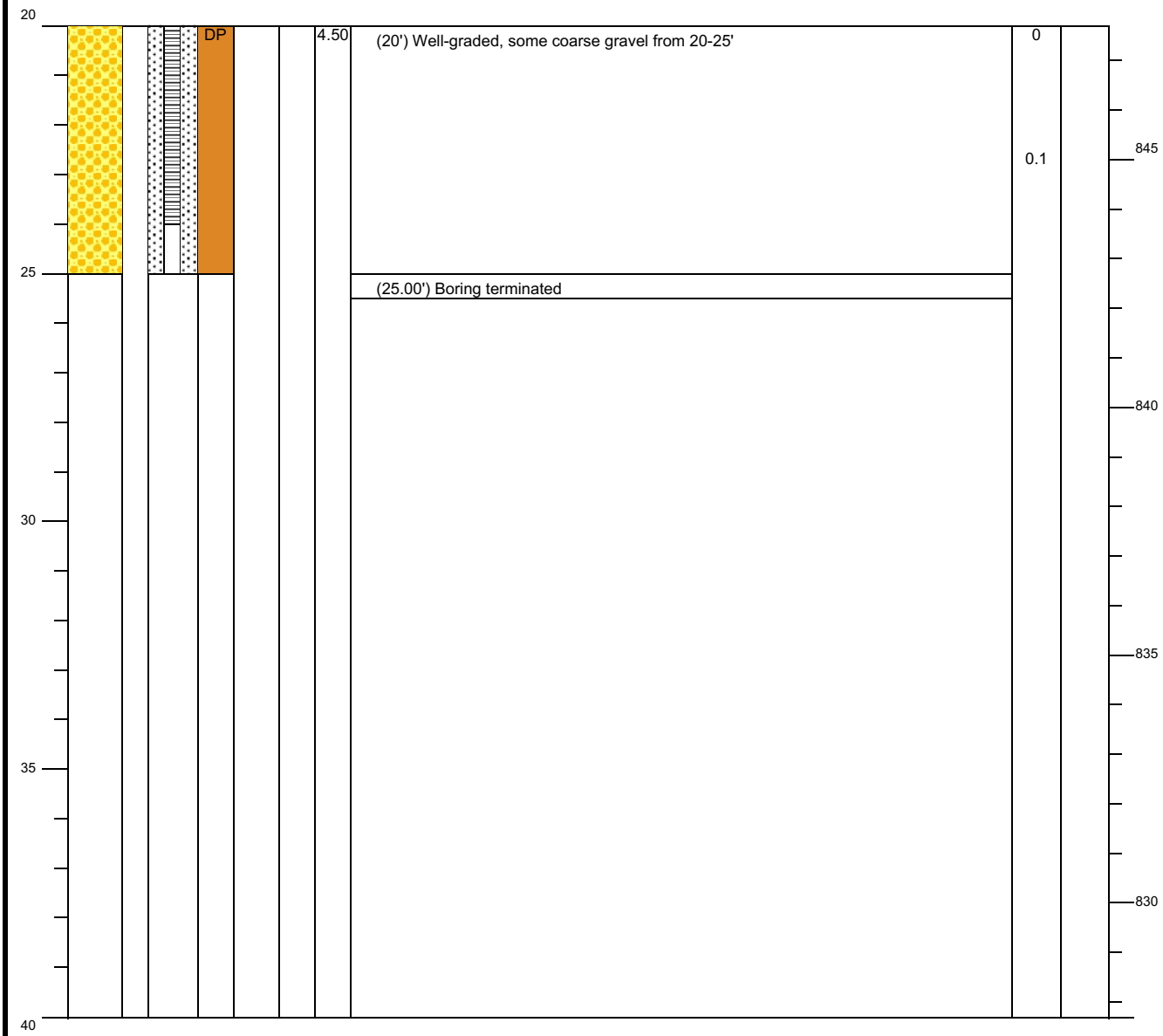
Drilling Start Date:	**10/16/2023 9:41**	Boring Depth (ft):	**25**	Well Depth (ft):	**24.34**
Drilling End Date:	**10/16/2023 10:02**	Boring Diameter (in):	**2.0**	Well Diameter (in):	**2.0**
Drilling Company:	**Cabeno**	Sampling Method(s):	**Direct Push**	Screen Slot (in):	**0.010**
Drilling Method:	**Direct Push**	DTW During Drilling (ft):	**13.0**	Riser Material:	**Sch 40 PVC**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**16.07**	Screen Material:	**Sch 40 PVC Slotted**
Driller:	**Cody Wright, Nick Vissman**	Ground Surface Elev. (ft):	**867.7**	Seal Material(s):	**Bent. Chips/Bent. Chips**
Logged By:	**Sofia Loffredo**	Location (Lat, Long):	**NM**	Filter Pack:	**Sand Pack**



NOTES: Stick up: 1.40'

JACOB & HEFNER ASSOCIATES	Client:	Olympus Design & Development	WELL LOG
	Project:	G985A	Well No. MW-4
	Address:	7013 Sands Road, Crystal Lake, IL	Page: 2 of 2

Drilling Start Date:	10/16/2023 9:41	Boring Depth (ft):	25	Well Depth (ft):	24.34
Drilling End Date:	10/16/2023 10:02	Boring Diameter (in):	2.0	Well Diameter (in):	2.0
Drilling Company:	Cabeno	Sampling Method(s):	Direct Push	Screen Slot (in):	0.010
Drilling Method:	Direct Push	DTW During Drilling (ft):	13.0	Riser Material:	Sch 40 PVC
Drilling Equipment:	Geoprobe 7822DT	DTW After Drilling (ft):	16.07	Screen Material:	Sch 40 PVC Slotted
Driller:	Cody Wright, Nick Vissman	Ground Surface Elev. (ft):	867.7	Seal Material(s):	Bent. Chips/Bent. Chips
Logged By:	Sofia Loffredo	Location (Lat, Long):	NM	Filter Pack:	Sand Pack



NOTES: Stick up: 1.40'

APPENDIX B

Draft Tier 1 Qualified Facility SPCC Plan for NVA Transportation

U.S. ENVIRONMENTAL PROTECTION AGENCY
TIER I QUALIFIED FACILITY SPCC PLAN TEMPLATE

Instructions to Complete this Template

This template is intended to help the owner or operator of a Tier I qualified facility develop a self-certified Spill Prevention, Control, and Countermeasure (SPCC) Plan. To use this template, your facility must meet all of the applicability criteria of a Tier I qualified facility listed under §112.3(g)(1) of the SPCC rule. This template provides every SPCC rule requirement necessary for a Tier I qualified facility, which you must address and implement.

You may use this template to comply with the SPCC regulation or use it as a model and modify it as necessary to meet your facility-specific needs. If you modify the template, your Plan must include a section cross-referencing the location of each applicable requirement of the SPCC rule and you must ensure that your Plan is an equivalent Plan that meets all applicable rule requirements of 40 CFR 112.6(a)(3).

You may complete this template either electronically or by hand on a printed copy. This document is a reformatted version of the template found in Appendix G of 40 CFR part 112.[a] No substantive changes have been made. Please note that a "Not Applicable" ("N/A") column has been added to both Table G-10 (General Rule Requirements for Onshore Facilities) and Table G-11 (General Rule Requirements for Onshore Oil Production Facilities). The "N/A" column should help you complete your self-certification when a required rule element does not apply to your facility. Use of the "N/A" column is optional and is not required by rule.

All Tier I qualified facility self-certifiers must complete Sections I, II, and III. Additionally, the owner or operator of an:

- Onshore facility (excluding production) must complete Section A.
- Onshore oil production facility (excluding drilling and workover facilities) must complete Section B.
- Onshore oil drilling and workover facility must complete Section C.

Complete and include with your Plan the appropriate attachments. You should consider printing copies of the attachments for use in implementing the SPCC Plan (e.g. Attachment 3.1 - Inspection Log & Schedule; Attachment 4 - Discharge Notification Form).

To complete the template, check the box next to the requirement to indicate that it has been adequately addressed. Either write “N/A” in the column or check the box under the “N/A” column to indicate those requirements that are not applicable to the facility. Where a section requires a description or listing, write in the spaces provided (or attach additional descriptions if more space is needed).

Below is a key for the colors used in the section headers:

Sections I, II, and III: Required for all Tier I qualified facilities
Section A: Onshore facilities (excluding production)
Section B: Onshore oil production facilities (excluding drilling and workover facilities)
Section C: Onshore oil drilling and workover facilities
Attachments: 1 - Five Year Review and Technical Amendment Logs 2 - Oil Spill Contingency Plan and Checklist 3 - Inspections, Dike Drainage and Personnel Training Logs 4 - Discharge Notification Form

After you have completed all appropriate sections, certify and date your Plan, and then implement it by the compliance date. If your facility was in operation before August 16, 2002, and you do not already have a Plan, then implement this template immediately. Conduct inspections and tests in accordance with the written procedures that you have developed for your facility. You must keep with the SPCC Plan a record of these inspections and tests, signed by the appropriate supervisor or inspector, for a period of three years.

Do not forget to periodically review your Plan (at least once every five years) or to update it when you make changes to your facility. You must prepare amendments within six months of the facility change, and implement them as soon as possible, but not later than six months following preparation of any amendment.

In the event that your facility releases oil to navigable waters or adjoining shorelines, immediately call the National Response Center (NRC) at 1-800-424-8802. The NRC is the federal government's centralized reporting center, which is staffed 24 hours per day by U.S. Coast Guard personnel.

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[a] Please note that the use of this template is not mandatory for a Tier I qualified facility. You may also meet the SPCC Plan requirement by preparing a satisfactory Tier II qualified facility Plan, preparing a satisfactory Plan that is certified by a Professional Engineer, or by developing an equivalent Plan for a Tier I qualified facility. Further information on the requirements of these methods can be found in 40 CFR part 112.6(a)(1). If you use any of these alternative methods you must include a cross reference in your Plan that shows how the equivalent Plan meets all applicable 40 CFR part 112 requirements.

Tier I Qualified Facility SPCC Plan

This template constitutes the SPCC Plan for the facility, when completed and signed by the owner or operator of a facility that meets the applicability criteria in §112.3(g)(1). This template addresses the requirements of 40 CFR part 112. Maintain a complete copy of the Plan at the facility if the facility is normally attended at least four hours per day, or for a facility attended fewer than four hours per day, at the nearest field office. When making operational changes at a facility that are necessary to comply with the rule requirements, the owner/operator should follow state and local requirements (such as for permitting, design and construction) and obtain professional assistance, as appropriate.

Facility Description

Facility Name: NVA Transportation

Facility Address: XXX Sands Road

City: Crystal Lake State: Ilinois ZIP: 60014

County: McHenry Tel. Number: ( ) -

Owner or Operator Name: Ivan Nartsey

Owner or Operator Address: XXX Sands Road

City: Crystal Lake State: Illinois ZIP: 60014

County: McHenry Tel. Number: ( ) -

I. Self-Certification Statement (§112.6(a)(1))

The owner or operator of a facility certifies that each of the following is true in order to utilize this template to comply with the SPCC requirements:

I Ivan Nartsey certify that the following is accurate:

1. I am familiar with the applicable requirements of 40 CFR part 112;
2. I have visited and examined the facility;
3. This Plan was prepared in accordance with accepted and sound industry practices and standards;
4. Procedures for required inspections and testing have been established in accordance with industry inspection and testing standards or recommended practices;
5. I will fully implement the Plan;
6. This facility meets the following qualification criteria (under §112.3(g)(1)):
    a. The aggregate aboveground oil storage capacity of the facility is 10,000 U.S. gallons or less; and
    b. The facility has had no single discharge as described in §112.1(b) exceeding 1,000 U.S. gallons and no two discharges as described in §112.1(b) each exceeding 42 U.S. gallons within any twelve month period in the three years prior to the SPCC Plan self-certification date, or since becoming subject to 40 CFR part 112 if the facility has been in operation for less than three years (not including oil discharges as described in §112.1(b) that are the result of natural disasters, acts of war, or terrorism); and
    c. There is no individual oil storage container at the facility with an aboveground capacity greater than 5,000 U.S. gallons.
7. This Plan does not deviate from any requirement of 40 CFR part 112 as allowed by §112.7(a)(2) (environmental equivalence) and §112.7(d) (impracticability of secondary containment) or include any measures pursuant to §112.9(c)(6) for produced water containers and any associated piping;
8. This Plan and individual(s) responsible for implementing this Plan have the full approval of management and I have committed the necessary resources to fully implement this Plan.

I also understand my other obligations relating to the storage of oil at this facility, including, among others:

1. To report any oil discharge to navigable waters or adjoining shorelines to the appropriate authorities. Notification information is included in this Plan.
2. To review and amend this Plan whenever there is a material change at the facility that affects the potential for an oil discharge, and at least once every five years. Reviews and amendments are recorded in an attached log [See Five Year Review Log and Technical Amendment Log in Attachments 1.1 and 1.2.]
3. Optional use of a contingency plan. A contingency plan:
    a. May be used in lieu of secondary containment for qualified oil-filled operational equipment, in accordance with the requirements under §112.7(k), and;
    b. Must be prepared for flowlines and/or intra-facility gathering lines which do not have secondary containment at an oil production facility, and;
    c. Must include an established and documented inspection or monitoring program; must follow the provisions of 40 CFR part 109; and must include a written commitment of manpower, equipment and materials to expeditiously remove any quantity of oil discharged that may be harmful. If applicable, a copy of the contingency plan and any additional documentation will be attached to this Plan as Attachment 2.

I certify that I have satisfied the requirement to prepare and implement a Plan under §112.3 and all of the requirements under §112.6(a). I certify that the information contained in this Plan is true.

Signature _____ Title: Owner

Name Ivan Nartsey Date: / / 20

II. Record of Plan Review and Amendments

Five Year Review (§112.5(b)):

Complete a review and evaluation of this SPCC Plan at least once every five years. As a result of the review, amend this Plan within six months to include more effective prevention and control measures for the facility**,** if applicable. Implement any SPCC Plan amendment as soon as possible**,** but no later than six months following Plan amendment. Document completion of the review and evaluation, and complete the Five Year Review Log in Attachment 1.1. If the facility no longer meets Tier I qualified facility eligibility, the owner or operator must revise the Plan to meet Tier II qualified facility requirements, or complete a full PE certified Plan.

Table G-1 Technical Amendments (§§112.5(a), (c) and 112.6(a)(2))	
This SPCC Plan will be amended when there is a change in the facility design, construction, operation, or maintenance that materially affects the potential for a discharge to navigable waters or adjoining shorelines. Examples include adding or removing containers, reconstruction, replacement, or installation of piping systems, changes to secondary containment systems, changes in product stored at this facility, or revisions to standard operating procedures.	☒
Any technical amendments to this Plan will be re-certified in accordance with Section I of this Plan template. *[§112.6(a)(2)]* **[See Technical Amendment Log in Attachment 1.2]**	☒

III. Plan Requirements

1. Oil Storage Containers (§112.7(a)(3)(i)):

Table G-2 Oil Storage Containers and Capacities	
This table includes a complete list of all oil storage containers (aboveground containers[a] and completely buried tanks[b]) with capacity of 55 U.S. gallons or more, unless otherwise exempt from the rule. For mobile/portable containers, an estimated number of containers, types of oil, and anticipated capacities are provided.	☐

Oil Storage Container *(indicate whether aboveground (A) or completely buried (B))*	**Type of Oil**	**Shell Capacity (gallons)**
New Oil AST (A)	Engine oil	2,000
New Oil AST (A)	Engine oil	2,000
Transmission oil AST (A)	Transmission oil	750
55-Gallon Drums (up to 3)	Oil	165
Heating Oil Tank (A) for boiler	Heating Oil	250

Total Aboveground Storage Capacity [c] 5,165 gallons
Total Completely Buried Storage Capacity gallons
Facility Total Oil Storage Capacity 5,165 gallons

[a] Aboveground storage containers that must be included when calculating total facility oil storage capacity include: tanks and mobile or portable containers; oil-filled operational equipment (e.g. transformers); other oil-filled equipment**,** such as flow-through process equipment. Exempt containers that are not included in the capacity calculation include: any container with a storage capacity of less than 55 gallons of oil; containers used exclusively for wastewater treatment; permanently closed containers; motive power containers; hot-mix asphalt containers; heating oil containers used solely at a single-family residence; and pesticide application equipment or related mix containers.

[b] Although the criteria to determine eligibility for qualified facilities focuses on the aboveground oil storage containers at the facility, the completely buried tanks at a qualified facility are still subject to the rule requirements and must be addressed in the template; however, they are not counted toward the qualified facility applicability threshold.

[c] Counts toward qualified facility applicability threshold.

2. Secondary Containment and Oil Spill Control (§§112.6(a)(3)(i) and (ii), 112.7(c) and 112.9(c)(2)):

Table G-3 Secondary Containment and Oil Spill Control	
Appropriate secondary containment and/or diversionary structures or equipment[a] is provided for all oil handling containers, equipment, and transfer areas to prevent a discharge to navigable waters or adjoining shorelines. The entire secondary containment system, including walls and floor, is capable of containing oil and is constructed so that any discharge from a primary containment system, such as a tank or pipe, will not escape the containment system before cleanup occurs.	☒

[a] Use one of the following methods of secondary containment or its equivalent: (1) Dikes, berms, or retaining walls sufficiently impervious to contain oil; (2) Curbing; (3) Culverting, gutters, or other drainage systems; (4) Weirs, booms, or other barriers; (5) Spill diversion ponds; (6) Retention ponds; or (7) Sorbent materials.

Table G-4 below identifies the tanks and containers at the facility with the potential for an oil discharge; the mode of failure; the flow direction and potential quantity of the discharge; and the secondary containment method and containment capacity that is provided.

Table G-4 Containers with Potential for an Oil Discharge

Area	Type of failure (discharge scenario)	Potential discharge volume (gallons)	Direction of flow for uncontained discharge	Secondary containment method[a]	Secondary containment capacity (gallons)
Bulk Storage Containers and Mobile/Portable Containers[b]					
Table G-4 will be completed once the details of the oil storage locations are finalized					
Oil-filled Operational Equipment (e.g., hydraulic equipment, transformers)[c]					
Piping, Valves, etc.					
Product Transfer Areas (location where oil is loaded to or from a container, pipe or other piece of equipment.)					
Other Oil-Handling Areas or Oil-Filled Equipment (e.g. flow-through process vessels at an oil production facility)					

[a] Use one of the following methods of secondary containment or its equivalent: (1) Dikes, berms, or retaining walls sufficiently impervious to contain oil; (2) Curbing; (3) Culverting, gutters, or other drainage systems; (4) Weirs, booms, or other barriers; (5) Spill diversion ponds; (6) Retention ponds; or (7) Sorbent materials.

[b] For storage tanks and bulk storage containers, the secondary containment capacity must be at least the capacity of the largest container plus additional capacity to contain rainfall or other precipitation.

[c] For oil-filled operational equipment: Document in the table above if alternative measures to secondary containment (as described in §112.7(k)) are implemented at the facility.

3. Inspections, Testing, Recordkeeping and Personnel Training (§§112.7(e) and (f), 112.8(c)(6) and (d)(4), 112.9(c)(3), 112.12(c)(6) and (d)(4)):

Table G-5 Inspections, Testing, Recordkeeping and Personnel Training	
An inspection and/or testing program is implemented for all aboveground bulk storage containers and piping at this facility. *[§§112.8(c)(6) and (d)(4), 112.9(c)(3), 112.12(c)(6) and (d)(4)]*	☐
The following is a description of the inspection and/or testing program (e.g. reference to industry standard utilized, scope, frequency, method of inspection or test, and person conducting the inspection) for all aboveground bulk storage containers and piping at this facility: Each bulk oil storage tank at the facility that is an above ground shop fabricated container will be inspected in accordance with the Steel Tank Institute (STI) SP001 standard for the inspection of ASTs. The procedures in the standard include monthly and annual inspections, which are adequate to meet the SPCC rule's integrity testing requirements. STI SP001 meets the intent of 40 CFR 112.8(c)(6), which states: "Test or inspect each aboveground container for integrity on a regular schedule and whenever you make material repairs. You must determine, in accordance with industry standards, the appropriate qualifications for personnel performing tests and inspections, the frequency and type of testing and inspections, which take into account container size, configuration, and design (such as containers that are: shop-built, field-erected, skid-mounted, elevated, equipped with a liner, double-walled, or partially buried). Examples of these integrity tests include, but are not limited to: visual inspection, hydrostatic testing, radiographic testing, ultrasonic testing, acoustic emissions testing, or other systems of non-destructive testing. You must keep comparison records and you must also inspect the container's supports and foundations. In addition, you must frequently inspect the outside of the container for signs of deterioration, discharges, or accumulation of oil inside diked areas. Records of inspections and tests kept under usual and customary business practices satisfy the recordkeeping requirements of this paragraph." In addition, the facility will use the STI SP001 AST Record and detailed inspection checklist, a copy of which is included with this SPCC plan. The AST record and inspection checklist will be completed for each inspection and maintaned at the facility with the SPCC plan for a minimum period of at least three (3) years..	
Inspections, tests, and records are conducted in accordance with written procedures developed for the facility. Records of inspections and tests kept under usual and customary business practices will suffice for purposes of this paragraph. *[§112.7(e)]*	☒
A record of the inspections and tests are kept at the facility or with the SPCC Plan for a period of three years. *[§112.7(e)]* **[See Inspection Log and Schedule in Attachment 3.1]**	☒
Inspections and tests are signed by the appropriate supervisor or inspector. *[§112.7(e)]*	☒
Personnel, training, and discharge prevention procedures [§112.7(f)]	
Oil-handling personnel are trained in the operation and maintenance of equipment to prevent discharges; discharge procedure protocols; applicable pollution control laws, rules, and regulations; general facility operations; and, the contents of the facility SPCC Plan. *[§112.7(f)]*	☒
A person who reports to facility management is designated and accountable for discharge prevention. *[§112.7(f)]* Name/Title: To be designated	☒
Discharge prevention briefings are conducted for oil-handling personnel annually to assure adequate understanding of the SPCC Plan for that facility. Such briefings highlight and describe past reportable discharges or failures, malfunctioning components, and any recently developed precautionary measures. *[§112.7(f)]* **[See Oil-handling Personnel Training and Briefing Log in Attachment 3.4]**	☒

4. Security (excluding oil production facilities) §112.7(g):

Table G-6 Implementation and Description of Security Measures	
Security measures are implemented at this facility to prevent unauthorized access to oil handling, processing, and storage area.	☒

The following is a description of how you secure and control access to the oil handling, processing and storage areas; secure master flow and drain valves; prevent unauthorized access to starter controls on oil pumps; secure out-of-service and loading/unloading connections of oil pipelines; address the appropriateness of security lighting to both prevent acts of vandalism and assist in the discovery of oil discharges:

The facility will have security measures to prevent unauthorized access to oil handling, processing and storage areas. This will include a gated facility and 24-hour security monitoring system.

5. Emergency Procedures and Notifications (§112.7(a)(3)(iv) and 112.7(a)(5)):

Table G-7 Description of Emergency Procedures and Notifications

The following is a description of the immediate actions to be taken by facility personnel in the event of a discharge to navigable waters or adjoining shorelines *[§112.7(a)(3)(iv) and 112.7(a)(5)]*:

In the event of a discharge of oil, the facility's oil-handling personnel trained in the operation and maintenance of equipment and the SPCC Plan Coordinator will be called to address the emergency. The first step will be to assess the emergency situation in order to take the necessary steps to prevent further discharge of oil to any storm water inlets or sewer system. Immediate steps will be taken to contain any leaks from ASTs or breach of any seocndary containment system.

If facility personnel are unable to effectively cleanup the discharged oil, personnel will ensure containment of the oil and contact a cleanup contractor.

6. Contact List (§112.7(a)(3)(vi)):

Table G-8 Contact List	
Contact Organization / Person	**Telephone Number**
National Response Center (NRC)	1-800-424-8802
Cleanup Contractor(s) Heritage Crystal Clean, Inc.	
Key Facility Personnel	
Designated Person Accountable for Discharge Prevention: To be designated	Office:
	Emergency:
	Office:
	Emergency:
	Office:
	Emergency:
	Office:
	Emergency:
State Oil Pollution Control Agencies IEMA LEPC, McHenry County	1-800-782-7860 815-338-6400
Other State, Federal, and Local Agencies National Response Center (NRC) USEPA Region 5	-800-424-8802 (800) 621-8431
Local Fire Department Crystal Lake Fire Department	815 356-3640
Local Police Department Crystal Lake Police Department	815-459-2020
Hospital Mercy Crystal Lake Hospital, 875 S Route 31, Crystal Lake,	779.220.5500

Other Contact References (e.g., downstream water intakes or neighboring facilities) Crystal Lake Public Works	815-356-3614

7. NRC Notification Procedure (§112.7(a)(4) and (a)(5)):

Table G-9 NRC Notification Procedure	
In the event of a discharge of oil to navigable waters or adjoining shorelines, the following information identified in Attachment 4 will be provided to the National Response Center immediately following identification of a discharge to navigable waters or adjoining shorelines **[See Discharge Notification Form in Attachment 4]**: *[§112.7(a)(4)]*	☐

- The exact address or location and phone number of the facility;
- Date and time of the discharge;
- Type of material discharged;
- Estimate of the total quantity discharged;
- Estimate of the quantity discharged to navigable waters;
- Source of the discharge;
- Description of all affected media;
- Cause of the discharge;
- Any damages or injuries caused by the discharge;
- Actions being used to stop, remove, and mitigate the effects of the discharge;
- Whether an evacuation may be needed; and
- Names of individuals and/or organizations who have also been contacted.

8. SPCC Spill Reporting Requirements (Report within 60 days) (§112.4):

Submit information to the EPA Regional Administrator (RA) and the appropriate agency or agencies in charge of oil pollution control activities in the State in which the facility is located within 60 days from one of the following discharge events:

A single discharge of more than 1,000 U.S. gallons of oil to navigable waters or adjoining shorelines or
Two discharges to navigable waters or adjoining shorelines each more than 42 U.S. gallons of oil occurring within any twelve month period

You must submit the following information to the RA:

(1) Name of the facility;
(2) Your name;
(3) Location of the facility;
(4) Maximum storage or handling capacity of the facility and normal daily throughput;
(5) Corrective action and countermeasures you have taken, including a description of equipment repairs and replacements;
(6) An adequate description of the facility, including maps, flow diagrams, and topographical maps, as necessary;
(7) The cause of the reportable discharge, including a failure analysis of the system or subsystem in which the failure occurred; and
(8) Additional preventive measures you have taken or contemplated to minimize the possibility of recurrence
(9) Such other information as the Regional Administrator may reasonably require pertinent to the Plan or discharge

* * * * *

NOTE: Complete one of the following sections (A, B or C) as appropriate for the facility type.

A. Onshore Facilities (excluding production) (§§112.8(b) through (d), 112.12(b) through (d)):

The owner or operator must meet the general rule requirements as well as requirements under this section. Note that not all provisions may be applicable to all owners/operators. For example, a facility may not maintain completely buried metallic storage tanks installed after January 10, 1974, and thus would not have to abide by requirements in §§112.8(c)(4) and 112.12(c)(4), listed below. **In cases where a provision is not applicable, write "N/A".**

Table G-10 General Rule Requirements for Onshore Facilities		N/A
Drainage from diked storage areas is restrained by valves to prevent a discharge into the drainage system or facility effluent treatment system, except where facility systems are designed to control such discharge. Diked areas may be emptied by pumps or ejectors that must be manually activated after inspecting the condition of the accumulation to ensure no oil will be discharged. *[§§112.8(b)(1) and 112.12(b)(1)]*	☐	☒
Valves of manual, open-and-closed design are used for the drainage of diked areas. *[§§112.8(b)(2) and 112.12(b)(2)]*	☐	☒
The containers at the facility are compatible with materials stored and conditions of storage such as pressure and temperature. *[§§112.8(c)(1) and 112.12(c)(1)]*	☒	☐
Secondary containment for the bulk storage containers (including mobile/portable oil storage containers) holds the capacity of the largest container plus additional capacity to contain precipitation. Mobile or portable oil storage containers are positioned to prevent a discharge as described in §112.1(b). *[§112.6(a)(3)(ii)]*	☒	☐
If uncontaminated rainwater from diked areas drains into a storm drain or open watercourse the following procedures will be implemented at the facility: *[§§112.8(c)(3) and 112.12(c)(3)]*		
• Bypass valve is normally sealed closed	☐	☒
• Retained rainwater is inspected to ensure that its presence will not cause a discharge to navigable waters or adjoining shorelines	☐	☒
• Bypass valve is opened and resealed under responsible supervision	☐	☒
• Adequate records of drainage are kept **[See Dike Drainage Log in Attachment 3.3]**	☐	☒
For completely buried metallic tanks installed on or after January 10, 1974 at this facility *[§§112.8(c)(4) and 112.12(c)(4)]*:		
• Tanks have corrosion protection with coatings or cathodic protection compatible with local soil conditions.	☒	☐
• Regular leak testing is conducted.	☒	☐
For partially buried or bunkered metallic tanks *[§112.8(c)(5) and §112.12(c)(5)]*:		
• Tanks have corrosion protection with coatings or cathodic protection compatible with local soil conditions.	☐	☒
Each aboveground bulk container is tested or inspected for integrity on a regular schedule and whenever material repairs are made. Scope and frequency of the inspections and inspector qualifications are in accordance with industry standards. Container supports and foundations are regularly inspected. **[See Inspection Log and Schedule and Bulk Storage Container Inspection Schedule in Attachments 3.1 and 3.2]** *[§112.8(c)(6) and §112.12(c)(6)(i)]*	☒	☐
Outsides of bulk storage containers are frequently inspected for signs of deterioration, discharges, or accumulation of oil inside diked areas. **[See Inspection Log and Schedule in Attachment 3.1]** *[§§112.8(c)(6) and 112.12(c)(6)]*	☒	☐
For bulk storage containers that are subject to 21 CFR part 110 which are shop-fabricated, constructed of austenitic stainless steel, elevated and have no external insulation, formal visual inspection is conducted on a regular schedule. Appropriate qualifications for personnel performing tests and inspections are documented. **[See Inspection Log and Schedule and Bulk Storage Container Inspection Schedule in Attachments 3.1 and 3.2]** *[§112.12(c)(6)(ii)]*	☒	☐

Table G-10 General Rule Requirements for Onshore Facilities		N/A
Each container is provided with a system or documented procedure to prevent overfills for the container. Describe: The facility will use a standard operating procedure for oil transfer operation (adding new oil to bulk ASTs). Specifically, facility personnel and contractor personnel will be present during and throughout the transfer operations to and from bulk storage tanks. The tank level guage will be monitored to make sure tanks are not overfilled. Upon completion of the operation, all valves and covers will be closed and checked to make sure there are no leaks. Double-walled tank systems will be checked to make sure there are no leaks in the interstitial space and that ll gauges and monitoring equipment are in working order.	☒	☐
Liquid level sensing devices are regularly tested to ensure proper operation **[See Inspection Log and Schedule in Attachment 3.1]**. *[§112.6(a)(3)(iii)]*	☒	☐
Visible discharges which result in a loss of oil from the container, including but not limited to seams, gaskets, piping, pumps, valves, rivets, and bolts are promptly corrected and oil in diked areas is promptly removed. *[§§112.8(c)(10) and 112.12(c)(10)]*	☒	☐
Aboveground valves, piping, and appurtenances such as flange joints, expansion joints, valve glands and bodies, catch pans, pipeline supports, locking of valves, and metal surfaces are inspected regularly. **[See Inspection Log and Schedule in Attachment 3.1]** *[§§112.8(d)(4) and 112.12(d)(4)]*	☐	☒
Integrity and leak testing are conducted on buried piping at the time of installation, modification, construction, relocation, or replacement. **[See Inspection Log and Schedule in Attachment 3.1]** *[§§112.8(d)(4) and 112.12(d)(4)]*	☐	☒

B. Onshore Oil Production Facilities (excluding drilling and workover facilities) (§112.9(b), (c), and (d)):

The owner or operator must meet the general rule requirements as well as the requirements under this section. Note that not all provisions may be applicable to all owners/operators. **In cases where a provision is not applicable, write "N/A".**

Table G-11 General Rule Requirements for Onshore Oil Production Facilities		N/A
At tank batteries, separation and treating areas, drainage is closed and sealed except when draining uncontaminated rainwater. Accumulated oil on the rainwater is returned to storage or disposed of in accordance with legally approved methods. *[§112.9(b)(1)]*	☐	☐
Prior to drainage, diked areas are inspected and *[§112.9(b)(1)]*:		
• Retained rainwater is inspected to ensure that its presence will not cause a discharge to navigable waters	☐	☐
• Bypass valve is opened and resealed under responsible supervision	☐	☐
• Adequate records of drainage are kept **[See Dike Drainage Log in Attachment 3.3]**	☐	☐
Field drainage systems and oil traps, sumps, or skimmers are inspected at regularly scheduled intervals for oil, and accumulations of oil are promptly removed **[See Inspection Log and Schedule in Attachment 3.1]** *[§112.9(b)(2)]*	☐	☐
The containers used at this facility are compatible with materials stored and conditions of storage. *[§112.9(c)(1)]*	☐	☐
All tank battery, separation, and treating facility installations (except for flow-through process vessels) are constructed with a capacity to hold the largest single container plus additional capacity to contain rainfall. Drainage from undiked areas is safely confined in a catchment basin or holding pond. *[§112.9(c)(2)]*	☐	☐
Except for flow-through process vessels, containers that are on or above the surface of the ground, including foundations and supports, are visually inspected for deterioration and maintenance needs on a regular schedule. **[See Inspection Log and Schedule in Attachment 3.1]** *[§112.9(c)(3)]*	☐	☐
New and old tank batteries at this facility are engineered/updated in accordance with good engineering practices to prevent discharges including at least one of the following: i. adequate container capacity to prevent overfill if regular pumping/gauging is delayed; ii. overflow equalizing lines between containers so that a full container can overflow to an adjacent container; iii. vacuum protection to prevent container collapse; or iv. high level sensors to generate and transmit an alarm to the computer where the facility is subject to a computer production control system. *[§112.9(c)(4)]*	☐	☐
Flow-through process vessels and associated components are:		
• Are constructed with a capacity to hold the largest single container plus additional capacity to contain rainfall. Drainage from undiked areas is safely confined in a catchment basin or holding pond; *[§112.9(c)(2)]* and	☐	☐
• That are on or above the surface of the ground, including foundations and supports, are visually inspected for deterioration and maintenance needs on a regular schedule. **[See Inspection Log and Schedule in Attachment 3.1]** *[§112.9(c)(3)]*	☐	☐
Or		
• Visually inspected and/or tested periodically and on a regular schedule for leaks, corrosion, or other conditions that could lead to a discharge to navigable waters; and	☐	☐
• Corrective action or repairs are applied to flow-through process vessels and any associated components as indicated by regularly scheduled visual inspections, tests, or evidence of an oil discharge; and	☐	☐
• Any accumulations of oil discharges associated with flow-through process vessels are promptly removed; and	☐	☐
• Flow-through process vessels are provided with a secondary means of containment for the entire capacity of the largest single container and sufficient freeboard to contain precipitation within six months of a discharge from flow-through process vessels of more than 1,000 U.S. gallons of oil in a single discharge as described in §112.1(b), or a discharge more than 42 U.S. gallons of oil in each of two discharges as described in §112.1(b) within any twelve month period. *[§112.9(c)(5)] (Leave blank until such time that this provision is applicable.)*	☐	☐

Table G-11 General Rule Requirements for Onshore Oil Production Facilities		N/A
All aboveground valves and piping associated with transfer operations are inspected periodically and upon a regular schedule. The general condition of flange joints, valve glands and bodies, drip pans, pipe supports, pumping well polish rod stuffing boxes, bleeder and gauge valves, and other such items are included in the inspection. **[See Inspection Log and Schedule in Attachment 3.1]** *[§112.9(d)(1)]*	☐	☐
An oil spill contingency plan and written commitment of resources are provided for flowlines and intra-facility gathering lines **[See Oil Spill Contingency Plan and Checklist in Attachment 2 and Inspection Log and Schedule in Attachment 3.1]** *[§112.9(d)(3)]* or Appropriate secondary containment and/or diversionary structures or equipment is provided for flowlines and intra-facility gathering lines to prevent a discharge to navigable waters or adjoining shorelines. The entire secondary containment system, including walls and floor, is capable of containing oil and is constructed so that any discharge from the pipe, will not escape the containment system before cleanup occurs.	☐ ☐	☐ ☐
A flowline/intra-facility gathering line maintenance program to prevent discharges from each flowline has been established at this facility. The maintenance program addresses each of the following: • Flowlines and intra-facility gathering lines and associated valves and equipment are compatible with the type of production fluids, their potential corrosivity, volume, and pressure, and other conditions expected in the operational environment; • Flowlines, intra-facility gathering lines and associated appurtenances are visually inspected and/or tested on a periodic and regular schedule for leaks, oil discharges, corrosion, or other conditions that could lead to a discharge as described in §112.1(b). The frequency and type of testing allows for the implementation of a contingency plan as described under part 109 of this chapter. • Corrective action and repairs to any flowlines and intra-facility gathering lines and associated appurtenances as indicated by regularly scheduled visual inspections, tests, or evidence of a discharge. • Accumulations of oil discharges associated with flowlines, intra-facility gathering lines, and associated appurtenances are promptly removed. *[§112.9(d)(4)]*	☐ ☐ ☐ ☐	☐ ☐ ☐ ☐
The following is a description of the flowline/intra-facility gathering line maintenance program implemented at this facility:		

C. Onshore Oil Drilling and Workover Facilities (§112.10(b), (c) and (d)):

The owner or operator must meet the general rule requirements as well as the requirements under this section.

Table G-12 General Rule Requirements for Onshore Oil Drilling and Workover Facilities	
Mobile drilling or worker equipment is positioned or located to prevent discharge as described in §112.1(b). *[§112.10(b)]*	☐
Catchment basins or diversion structures are provided to intercept and contain discharges of fuel, crude oil, or oily drilling fluids. *[§112.10(c)]*	☐
A blowout prevention (BOP) assembly and well control system was installed before drilling below any casing string or during workover operations. *[§112.10(d)]*	☐
The BOP assembly and well control system is capable of controlling any well-head pressure that may be encountered while the BOP assembly and well control system are on the well. *[§112.10(d)]*	☐

ATTACHMENT 1 – Five Year Review and Technical Amendment Logs

ATTACHMENT 1.1 – Five Year Review Log

I have completed a review and evaluation of the SPCC Plan for this facility, and will/will not amend this Plan as a result.

Table G-13 Review and Evaluation of SPCC Plan for Facility

Review Date	Plan Amendment		Name and signature of person authorized to review this Plan
	Will Amend	Will Not Amend	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	
	☐	☐	

ATTACHMENT 1.2 – Technical Amendment Log

Any technical amendments to this Plan will be re-certified in accordance with Section I of this Plan template.

Table G-15 Description and Certification of Technical Amendments		
Review Date	Description of Technical Amendment	Name and signature of person certifying this technical amendment

ATTACHMENT 2 – Oil Spill Contingency Plan and Checklist

An oil spill contingency plan and written commitment of resources is required for:

- Flowlines and intra-facility gathering lines at oil production facilities and
- Qualified oil-filled operational equipment which has no secondary containment.

An oil spill contingency plan meeting the provisions of 40 CFR part 109, as described below, and a written commitment of manpower, equipment and materials required to expeditiously control and remove any quantity of oil discharged that may be harmful is attached to this Plan.	☐

Complete the checklist below to verify that the necessary operations outlined in 40 CFR part 109 - Criteria for State, Local and Regional Oil Removal Contingency Plans - have been included.

Table G-15 Checklist of Development and Implementation Criteria for State, Local and Regional Oil Removal Contingency Plans (§109.5)[a]	
(a) Definition of the authorities, responsibilities and duties of all persons, organizations or agencies which are to be involved in planning or directing oil removal operations.	☐
(b) Establishment of notification procedures for the purpose of early detection and timely notification of an oil discharge including:	
(1) The identification of critical water use areas to facilitate the reporting of and response to oil discharges.	☐
(2) A current list of names, telephone numbers and addresses of the responsible persons (with alternates) and organizations to be notified when an oil discharge is discovered.	☐
(3) Provisions for access to a reliable communications system for timely notification of an oil discharge, and the capability of interconnection with the communications systems established under related oil removal contingency plans, particularly State and National plans (e.g., NCP).	☐
(4) An established, prearranged procedure for requesting assistance during a major disaster or when the situation exceeds the response capability of the State, local or regional authority.	☐
(c) Provisions to assure that full resource capability is known and can be committed during an oil discharge situation including:	
(1) The identification and inventory of applicable equipment, materials and supplies which are available locally and regionally.	☐
(2) An estimate of the equipment, materials and supplies which would be required to remove the maximum oil discharge to be anticipated.	☐
(3) Development of agreements and arrangements in advance of an oil discharge for the acquisition of equipment, materials and supplies to be used in responding to such a discharge.	☐
(d) Provisions for well defined and specific actions to be taken after discovery and notification of an oil discharge including:	
(1) Specification of an oil discharge response operating team consisting of trained, prepared and available operating personnel.	☐
(2) Predesignation of a properly qualified oil discharge response coordinator who is charged with the responsibility and delegated commensurate authority for directing and coordinating response operations and who knows how to request assistance from Federal authorities operating under existing national and regional contingency plans.	☐
(3) A preplanned location for an oil discharge response operations center and a reliable communications system for directing the coordinated overall response operations.	☐
(4) Provisions for varying degrees of response effort depending on the severity of the oil discharge.	☐
(5) Specification of the order of priority in which the various water uses are to be protected where more than one water use may be adversely affected as a result of an oil discharge and where response operations may not be adequate to protect all uses.	☐
(6) Specific and well defined procedures to facilitate recovery of damages and enforcement measures as provided for by State and local statutes and ordinances.	☐

[a] The contingency plan must be consistent with all applicable state and local plans, Area Contingency Plans, and the National Contingency Plan (NCP)

ATTACHMENT 3 – Inspections, Dike Drainage and Personnel Training Logs

ATTACHMENT 3.1 – Inspection Log and Schedule

Table G-16 Inspection Log and Schedule

This log is intended to document compliance with §§112.6(a)(3)(iii), 112.8(c)(6), 112.8(d)(4), 112.9(b)(2), 112.9(c)(3), 112.9(d)(1), 112.9(d)(4), 112.12.(c)(6), and 112.12(d)(4), as applicable.

Date of Inspection	Container / Piping / Equipment	Describe Scope (or cite Industry Standard)	Observations	Name/ Signature of Inspector	Records maintained separately [a]
					☐
					☐
					☐
					☐
					☐

[a] Indicate in the table above if records of facility inspections are maintained separately at this facility.

ATTACHMENT 3.2 – Bulk Storage Container Inspection Schedule – onshore facilities (excluding production):

To comply with integrity inspection requirement for bulk storage containers, inspect/test each shop-built aboveground bulk storage container on a regular schedule in accordance with a recognized container inspection standard based on the minimum requirements in the following table.

Table G-17 Bulk Storage Container Inspection Schedule

Container Size and Design Specification	Inspection requirement
Portable containers (including drums, totes, and intermodal bulk containers (IBC))	Visually inspect monthly for signs of deterioration, discharges or accumulation of oil inside diked areas
55 to 1,100 gallons with sized secondary containment	Visually inspect monthly for signs of deterioration, discharges or accumulation of oil inside diked areas plus any annual inspection elements per industry inspection standards
1,101 to 5,000 gallons with sized secondary containment and a means of leak detection[a]	
1,101 to 5,000 gallons with sized secondary containment and no method of leak detection[a]	Visually inspect monthly for signs of deterioration, discharges or accumulation of oil inside diked areas, plus any annual inspection elements and other specific integrity tests that may be required per industry inspection standards

[a] Examples of leak detection include, but are not limited to, double-walled tanks and elevated containers where a leak can be visually identified.

ATTACHMENT 3.3 – Dike Drainage Log

Table G-18 Dike Drainage Log

Date	Bypass valve sealed closed	Rainwater inspected to be sure no oil (or sheen) is visible	Open bypass valve and reseal it following drainage	Drainage activity supervised	Observations	Signature of Inspector
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		
	☐	☐	☐	☐		

ATTACHMENT 3.4 – Oil-handling Personnel Training and Briefing Log

Table G-19 Oil-Handling Personnel Training and Briefing Log		
Date	**Description / Scope**	**Attendees**

ATTACHMENT 4 – Discharge Notification Form

In the event of a discharge of oil to navigable waters or adjoining shorelines, the following information will be provided to the National Response Center **[also see the notification information provided in Section 7 of the Plan]**:

Table G-20 Information provided to the National Response Center in the Event of a Discharge			
Discharge/Discovery Date		Time	
Facility Name			
Facility Location (Address/Lat-Long/Section Township Range)			
Name of reporting individual		Telephone #	
Type of material discharged		Estimated total quantity discharged	Gallons/Barrels
Source of the discharge		Media affected	☐ Soil ☐ Water (specify) ☐ Other (specify)
Actions taken			
Damage or injuries	☐ No ☐ Yes (specify)	Evacuation needed?	☐ No ☐ Yes (specify)
Organizations and individuals contacted	☐ National Response Center 800-424-8802 Time ☐ Cleanup contractor (Specify) Time ☐ Facility personnel (Specify) Time ☐ State Agency (Specify) Time ☐ Other (Specify) Time		

APPENDIX C

Owner Provided Documentation

From the Desk of Howie Heaton
Director of Volvo Truck Sales
333 E Wisconsin Ave.
Milwaukee, WI
53202

August 11, 2023

To Whom It May Concern,

Please accept this letter as confirmation from Kriete Truck Centers that our customer, NVA Transportation Inc., conducts their operations environmentally.

Kriete Truck Centers and Volvo Trucks believe in maximizing sustainable transport solutions to reduce climate and environmental impact. NVA Transportation Inc. shares in that mission. All units supplied by Kriete Truck Centers are:

- Clean Idle Certified.
- Compliant with California Air Resources Board.
- Compliant with Environmental Protection Agency guidelines.
- Inspected and passed greenhouse gas emission quality checks before they left the factory.

NVA Transportation Inc.'s highway tractors are compliant with Title 40 of the Code of Federal Regulations, Part 1037.

Sincerely,

Howie Heaton
Director of Volvo Truck Sales
Howie.heaton@kgtruck.com
815.262.9062

For more information on Volvo Truck's dedication to environmental care, please visit https://www.volvotrucks.com/en-en/about-us/who-we-are/our-values/environmental-care.html or reference the Standard Emissions Warranty Certificate (attached to this letter).

Job Quote

OIL MARKETING EQUIPMENT, INC.
850 BRENKMAN DRIVE • PEKIN, IL 61554
PHONE (309) 347-1819 • FAX (309) 347-1881
E-MAIL: sales@iome.com • HOME PAGE: www.iome.com

Number: 14664

Quote Date: 6/13/2023

Bill to: Olympus Construction
1425 Madeline Lane Suite 202
Elgin, IL 60124

Service at: NVA Transportation
7013 Sands Road
Crystal Lake, IL 60014

Customer ID: 5079

Description: Install new Air reels, oil reels, oil tanks and all related equipment
Confirm To: Ivan Nartsev 888-499-2568

Items	Quantity	Total
*TANK 2000 DW RECTANGLE - 2000gl DW Rectangle per drawing	1.00	$12,123.45
*TANK 2000 DW RECT SPLIT - 2000gl DW Rect split 1000/1000 per drawing	1.00	$13,456.48
*TANK 750GL DW RECT SPLIT - 750 gl DW rectangle split 500/250	1.00	$8,032.83
GRACO HSLC8F - 1/2" X 75' XD 30 Air Water Reel	6.00	$9,330.00
GRACO SDL65F - 1/2" X 50' SD Air Water Reel Yellow	10.00	$8,250.00
GRACO SDM65F - Graco 1/2"x50' Oil reel	6.00	$5,196.00
GRACO 203876 - 5:1 Fire-Ball Oil Pump Universal	3.00	$4,200.00
GRACO 647666 - 1" Aluminum Diaphragm Pump 1050	2.00	$2,860.00
GRACO 24A220 - 2-Reel Mounting Channel XD	3.00	$447.00
GRACO 24A934 - 1-Reel Mounting Channel SD	8.00	$1,412.00
GRACO 24A937 - 4-Reel Mounting Channel SD	2.00	$910.00
GRACO 24C637 - Wall Bracket 1050 Series	2.00	$571.00
PN 20X120-GLV - 2" X 12" Galvanized Nipple	5.00	$144.65
OEM 14025 - 2" Mushroom Vent Cap	5.00	$158.00
SCULLY 03197 - 108" Golden Gallon Gauge	5.00	$880.00
MOR 179M-0100 AC - 2" Alum. Fill Cap Male	5.00	$119.30
MOR 245-0600 AV - 6" 8oz Emergency Vent Female Alum.	6.00	$1,039.38
MOR 245-0400 AV - 4" 8oz Emergency Vent Female Alum.	2.00	$228.28
*BJE 11875 - 007 High/Low Tanbk Alarm with 2" NPT tank fitting	1.00	$1,647.50
GRACO 102527 - 900psi Pressure Relief Valve	3.00	$427.50
GRACO 26C384 - SDP8 Electronic Rigid Oil Hand Preset	6.00	$7,380.00
GRACO 180685 - Water Antifreeze Bibb	2.00	$85.00
MOR 246A-0200 AV - 2" Swing Check Valve	4.00	$1,228.96
BV 20BV-BR - 2" Ball Valve Full Port Brass	4.00	$440.12
PT 20A AL - 2" Aluminum Adapter X Female Thread	5.00	$149.85
PT 20V AL - 2" Aluminum Dust Cap	5.00	$266.75
		==========
	Equipment Total:	**80,984.05**
	Sales Tax:	**6,883.64**
	Installation:	**91,289.93**
		==========
	Total:	**$179,157.62**

Job Quote

OIL MARKETING EQUIPMENT, INC.
850 BRENKMAN DRIVE • PEKIN, IL 61554
PHONE (309) 347-1819 • FAX (309) 347-1881
E-MAIL: sales@iome.com • HOME PAGE: www.iome.com

Number: 14664

Quote Date: 6/13/2023

Bill to: Olympus Construction
1425 Madeline Lane Suite 202
Elgin, IL 60124

Service at: NVA Transportation
7013 Sands Road
Crystal Lake, IL 60014

Customer ID: 5079

Terms: **COD**
50% to order equipment
25% to start
25% at start up

Installation Includes:

- Set 1-2000gl DW tank for Used Oil
- Set 1-2000gl split tank
- Set 1-750gl split tank
- Install all equipment on all 3 tanks
- Run main trunk line for air
- Make air drops in agreed locations
- Hang air, oil, coolant reels
- Pipe to all oil coolant reels
- Install used oil evacuation set up
- Test, Purge and guarantee proper installation

Equipment provided according to owner approved submittals, and delivered to the job site, or in our warehouse specifically for this project, will be invoiced to the customer and shall not be subject to a 10% reserve retainer.

Any unseen underground conditions, i.e., high water table, underground utilities, underground foundations, contaminated soils, etc., will be invoiced as an extra at our usual time and material rate and any additional fees related to disposal of materials. We will notify the owner immediately upon encountering any of these conditions.

If existing conduits cannot be reused for any reason, there will be additional charges.

Any alteration or change from original proposed specifications involving extra costs will be executed only upon written orders, and will become an extra charge on items over and above the proposal.

All products and components carry the manufacturer's warranty which is passed on to purchaser according to manufacturer's policy. No other warranties are either expressed or implied.

Unless otherwise stated, this quote is good as of the date printed. Due to market fluctuations, we cannot guarantee the prices in this quote until after it is signed and the prices confirmed with our suppliers. We are sorry for this inconvenience, and ask your understanding.

Job Quote

OIL MARKETING EQUIPMENT, INC.
850 BRENKMAN DRIVE • PEKIN, IL 61554
PHONE (309) 347-1819 • FAX (309) 347-1881
E-MAIL: sales@iome.com • HOME PAGE: www.iome.com

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1425 Madeline Lane Suite 202
Elgin, IL 60124

Service at: NVA Transportation
7013 Sands Road
Crystal Lake, IL 60014

Customer ID: 5079

Thank you for the opportunity to be of service. We look forward to the receipt of your order.

Respectfully Submitted,

Larry Woodworth
Sales Representative
Accepted by: _____ _____
Signature Print Name

Title: _____ Date: _____

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Railroad Tracks & Route 31
Crystal Lake, Illinois
ETS Project No. 21-0910A



Prepared for:

Mr. Ivan Nartsev
NVA Transportation
21740 Ravine Road
Lake Zurich, Illinois 60047

September 15, 2021

Prepared by:

ETS ENVIRONMENTAL & ASSOCIATES, LLC
204 Dearborn Court, Suite 124
Geneva, Illinois 60134
(630) 513-4710

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1.0 General Information

Client Information:
Mr. Ivan Nartsev
NVA Transportation
21740 Ravine Road
Lake Zurich, Illinois 60047

Consultant Information:
ETS Environmental & Associates, LLC
204 Dearborn Court, Suite 124
Geneva, Illinois 60134

Site Information:
Vacant Property
Railroad Tracks & Route 31
Crystal Lake, Illinois

Project No:
21-0910A

2.0 Executive Summary

2.1 Subject Property Description

ETS Environmental & Associates, LLC (ETS) has performed a Phase I Environmental Site Assessment (ESA) in accordance with ASTM E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries) for a vacant Property located at Railroad Tracks & Route 31, Crystal Lake, McHenry County, Illinois (the "Property").

The Phase I ESA is designed to provide the Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property.

The Property consists of two (2) vacant parcels of land totaling approximately 22 acres in size located on the west side of Sands Road and the east side of Route 31 in Crystal Lake, Illinois. The Property is bordered by Sands Road to the east, Route 31 to the west, a storage yard to the south and a multi-tenant building to the north. The Property is currently vacant land.

2.2 Data Gaps

Data gaps of significance were not encountered during the completion of this assessment.

2.3 Environmental Report Summary

Description	***No Further Action***	***HREC***	***CREC***	***REC***	***De Minimis***	***Comments***
Current Use of Property	X					
Adjoining Property Information	X					
Standard Environmental Records Sources	X					
Historical Summary	X					
Site Reconnaissance	X					

2.4 Historical Recognized Environmental Condition (HREC)

Historical recognized environmental conditions (HREC) were identified and evaluated for the subject and adjoining properties. ASTM defines HRECs as:

> "A past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established be a regulatory authority, without subjecting the Property to any required controls."

ETS has not identified any HRECs in connection with the Property.

2.5 Controlled Recognized Environmental Condition (CREC)

Controlled recognized environmental conditions (CREC) were identified and evaluated for the subject and adjoining properties. ASTM defines CRECs as:

> "A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

ETS has not identified any CRECs in connection with the Property.

2.6 Recognized Environmental Condition (REC)

Potential environmental concerns were evaluated to determine if any rise to the level of a recognized environmental condition (REC) which is defined by ASTM as:

> "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of Railroad Tracks & Route 31, Crystal Lake, Illinois. Any exceptions to, or deletions from, this practice are described in Section 3.4. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

2.7 Opinion & Recommendations

ETS has no recommendations for further assessment at this time.

3.0 Introduction

3.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13 and 40 CFR 312) in connection with the Property.

3.2 Scope of Work

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries). ETS warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

3.3 Significant Assumptions

The conclusions and recommendations stated in this report are based upon observations made by employees of ETS and also upon information provided by others. ETS has no reason to suspect or believe that the information provided is inaccurate. However, ETS cannot be held responsible for the accuracy of the information provided by others. The scope of this assessment does not purport to encompass every report, record, or other form of documentation relevant to the property being evaluated.

3.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries).

3.5 Deviations

There were no deviations from the Scope of Work.

3.6 Special Terms and Conditions

This Assessment has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the report. Reputable Environmental Professionals practicing in this or similar localities have performed all services employing that degree of care and skill ordinarily exercised under similar circumstances. No other warranty or guarantee, expressed or implied, is made or offered.

The observations contained within this assessment are based upon site conditions readily visible and present at the time of the site inspection. These site observations are unable to specifically address conditions of potential mold, asbestos containing building materials, subsurface soil, groundwater, or underground storage tanks, unless specifically mentioned. This Phase I Environmental Site Assessment does not attempt to address the past or forecast the future property conditions.

3.7 Reliance

The enclosed Phase I Environmental Site Assessment has been performed for the exclusive use of NVA Transportationand may not be reproduced, distributed, or relied upon by others without the prior written authorization of NVA Transportationand ETS Environmental & Associates, LLC (ETS).

4.0 Site Description

4.1 Location and Legal Description

The Property consists of two (2) vacant parcels of land that is approximately 22 acres in size and is located on the west side of Sands Road and the east side of Route 31 in Crystal Lake, Illinois. The parcel identification numbers (PINs) for the Property are (19-03-453-003 & 19-03-401-021). The legal descriptions of the Property are as follows:

DOC 2007R0079652 & 2007R0032247
PC N OF RR ROW PT SW1/4 SE1/4 MEMO: FUHLER, JOHN H FAM TR 1/2 INT PER DOC 2007R0079652/ FUHLER, EUNICE L LOV TR 1/2 INT PER DOC 2007R0032247

DOC 2007R0079652 & 2007R0032247
S1/2 NW1/4 SE1/4 /EX DR364P480 & EX DOCS 708485, 672295 & 517354/ & 3A PC NE OF RR SE1/4 SW1/4 & N OF RR E OF HWY S1/2 NE1/4 SW1/4 /EX CIR CT 70-1348/ MEMO: FUHLER, JOHN H FAM TR 1/2 INT PER DOC 2007R0079652/ FUHLER, EUNICE L LOV TR 1/2 INT PER DOC 2007R0032247.

4.2 Site and Vicinity Description

The Property, the adjoining sites in all directions are zoned ‘M’ – manufacturing.

The Property is bordered by Sands Road to the east, Route 31 to the west, a storage yard and railroad tracks to the south and a multi-tenant building to the north.

4.3 Current Use of Property

The Property is currently vacant land.

4.4 Description of Structures and Other Improvements

Size of Property (approximate)	22 acres
Building(s) Size	N/A
Building(s) Construction	N/A
Building(s) Energy Source(s)	N/A
Adjoining and/or Access/Egress Roads	Access/Egress is via Sands drive to the east.
Paved or Concrete Areas (including parking)	None
Unimproved Areas	No unimproved areas are located on the Property.
Landscaped Areas	No landscaped areas are located on the Property.
Surface Water	No surface water is located on the Property.
Potable Water Source	City of Crystal Lake
Sanitary System Source	City of Crystal Lake

4.5 Adjoining Property Information

During the vicinity reconnaissance, ETS observed the following land use on properties in the immediate vicinity of the Property.

Direction From Property	*Occupant*	*Use*	*Comments*
North	Multi-tenant building	Commercial	Adjoins to the northeast.
South	Storage yard & railroad tracks	Commercial	Adjoins to the southeast.
East	Vacant land	Vacant	Adjoins to the east beyond Sands Road.
West	Residential Dwellings	Residential	Adjoins to the west beyond Route 31.

5.0 User Provided Information

5.1 Title Records

A 50-year chain-of-title was not requested for this study. Historical use of the Property was researched using other standard historical sources. Please refer to Section 6.4 for additional historical documentation.

5.2 Specialized Knowledge

ETS has no specialized knowledge of the Property outside of the research which was conducted and reported as part of this report.

5.3 Activity/Use Limitations

Ivan Nartsev, the report "User", was not aware of recorded activity and/or use limitations for the Property (Appendix A).

5.4 Valuation Reduction for Environmental Issues

Ivan Nartsev, the report "User", did not indicate a potential valuation reduction for environmental issues within the user questionnaire (Appendix A).

5.5 Owner, Property Manager, and Occupant Information

The Property is owned by John H. Fuhler and Eunice L. Fuhler. The Property is currently unoccupied.

5.6 Reason for Performing Phase I

ETS understands that the findings of this study will be used to evaluate a pending purchase in connection with the Property.

6.0 Records Review

6.1 Standard Environmental Records Sources

ETS obtained environmental database information from Environmental Risk Information Service (ERIS). ERIS has searched available state and federal environmental records for the Property and surrounding area to evaluate environmental liabilities and to identify areas of potential concern for the Property. Please refer to Appendix B for a copy of the ERIS report.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed.

Database List	*Property Listed (Y/N)*	*Total Number of Listings*	*Environmental Concern Posed to the Property*
Federal NPL Sites (<1 mile)	N	0	None
Federal CERCLIS Sites (<0.5 mile)	N	2	See Below
Federal CERCLIS NFRAP Sites (<0.5 mile)	N	2	See Below
Federal RCRA CORRACTS Sites (<1 mile)	N	0	None
Federal RCRA TSD Facilities (<0.5 mile)	N	0	None
Federal RCRA Generators (Target & Adjacent)	N	1	See Below
Federal Engineering Controls (Target Only)	N	0	None
Federal Institutional Controls (Target Only)	N	0	None
Federal ERNS Sites (Target Only)	N	0	None
State & Tribal HW Sites (<1 mile)	N	0	None
State & Tribal Landfill/SW Disposal Sites (<0.5 mile)	N	0	None
State & Tribal LUST Sites (<0.5 mile)	N	4	None
State & Tribal UST/AST Sites (Target & Adjacent)	N	1	None
State & Tribal Voluntary Cleanup Sites (<0.5 mile)	N	4	See Below
State & Tribal Brownfield Sites (<0.5 mile)	N	0	None
State & Tribal Engineering Controls (Target Only)	N	0	None
State & Tribal Institutional Controls (Target Only)	N	0	None

6.1.1 Subject Property Regulatory Review

The Property is not listed on any of the above State and Federal databases.

6.1.2 Surrounding Sites Regulatory Review

The site identified as Staple Center MFG Corp, Rund Enterprises Inc. and Stoner Service Corp Inc. located directly adjacent to the northeast of the Property at 6711 Sands Road has been identified as a U.S. Environmental Protection Agency (USEPA) Resource Conservation and Recovery Act (RCRA) very small quantity generator (VSQG) of ignitable waste and methyl ethyl ketone since 1996 and a VSQG of ignitable waste since 1996. There are no RCRA compliance monitoring or enforcement (violation) records associated with these sites. Based upon the regulatory status of this site, the potential risk for environmental impact to the Property from this site appears to be low.

The site identified as Blomsness-Thebault Company located directly adjacent to the southeast of the Property at 6813 Sands Road, was enrolled into the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) on April 7, 2008. On April 2, 2013 the IEPA issued a No Further Remediation (NFR) letter for the site with no land use controls. Based upon the regulatory status of this site, the potential risk for environmental impact to the Property from this site appears to be low.

The site identified as W. Smith Cartage Company, Inc., which is located directly adjoining to the southeast of the Property at 7013 Sands Road is listed by the Office of the State Fire Marshal (OSFM) with one (1) 10,000-gallon diesel fuel underground storage tank (UST) that was removed on September 25, 1992, one (1) 10,000-gallon B-11 UST that is currently in use that was installed in 1992, one (1) 6,000-gallon gasoline UST that was removed on September 25, 1992 and one (1) 3,000-gallon used oil tank that is currently abandoned in place since 1992. The tanks are located over 200 feet to the east of the Property boundary and are not associated with any reported releases or spills. Based upon the lack of reported releases, as well as the fact that the tanks are not located in proximity to the shared boundary of this site and the Property, the potential risk for environmental impact to the Property from this site appears to be low. The site was also listed as a Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) on August 11, 1987. The site was then reassessed on July 17, 1989 with no further activity planned for the site. Based upon the regulatory status of this site, the potential risk for environmental impact to the Property form this site appears to be low.

The site identified as U-Haul, which is located 270 feet to the south beyond the railroad tracks of the Property at 4504 West Northwest Highway, was enrolled into the IEPA SRP on December 15, 2010. The NFR letter has not been issued as of the date of this report. Based on the distance from the Property, the potential risk for environmental impact to the Property from this site appears to be low.

All sites identified in the ERIS regulatory database report are located at distances that should not represent significant environmental risks to the Property.

6.2 Additional Environmental Record Sources

A summary of records can be found below. Information requests can be found in Appendix C.

City of Crystal Lake – City Clerk
Contact: Freedom of Information Officer
Website:
https://crystallakeil.mycusthelp.com/webapp/_rs/(S(4nhuwcg4q0z3gzu5c5j0mzul))/RequestOpen.aspx?sSessionID=&rqst=86
Findings: ETS submitted an online request for copies of all permits associated with the Property. As of the date of this report, the City Clerk has not responded to the request for information. Since the historical use of the Property appears to be adequately documented through alternate sources, the absence of this information does not appear to represent a data gap of significance.

McHenry County Department of Public Health
Online: https://willcountyhealth.org/foia/
Findings: ETS submitted an online request for any information on the Property associated with water wells, septic systems, environmental health records, violations, spills, or releases. The county responded via email stating they do not have any records for the Property.

6.3 Physical Setting Sources

6.3.1 Topography

The United States Geological Survey (USGS), Crystal Lake, IL Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1999. According to the contour lines on the topographic map, the Property is located at approximately 882 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is gently sloping towards the center.

6.3.2 Surface Water Bodies (including Flood Zones and Wetlands)

The nearest surface water in the vicinity of the Property is a pond, which is located approximately 0.33 miles to the southeast of the Property. No surface water is located on the Property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the Property during this investigation.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to the ERIS Report the Property is located in Zone X which is identified as an area located outside a 500-year floodplain. In addition, according to the ERIS Report and the National Wetland Inventory Map, there are no wetland areas located within 1/8 miles of the Property.

6.3.3 Geology and Hydrology

Based on the soil survey maps published by the USDA Soil Conservation Service (2020), the Property is mapped as 60% Casco-Rodman complex that is characterized as loamy alluvium over calcareous, stratified sandy and gravelly outwash that is somewhat excessively drained with a very low available water capacity and slopes of 12 to 20 percent, 24% Casco loam that is characterized as loamy alluvium over calcareous, stratified sandy and gravelly outwash that is somewhat excessively drained with a very low available water capacity and slopes of 6 to 12 percent, 6% Pella silt loam that is characterized as loess or other silty material and in the underlying outwash that is poorly drained with a very high available water capacity and slopes of 0 to 2 percent, 5% Casco loam that is characterized as loamy drifts over sandy and gravelly deposits that is somewhat excessively drained with a low available water capacity and slopes of 4 to 6 percent and 5% Fox silt loam that is characterized as loess and/ or loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits that is well drained with a low available water capacity and slopes of 4 to 6 percent.

The Property is situated within McHenry County, which is located on the eastern flank of the Wisconsin Arch. The arch, which plunges southward through central Wisconsin and north-northeastern Illinois, is located along the northeastern edge of the Illinois Basin. The arch consists of a basement of Cambrian and Ordovician shale topped with Silurian dolomite deposits. Pleistocene glacial till and postglacial sediment deposits, ranging from 20 to 200 feet thick, overlay the Silurian dolomite.

Even though surface topography may be indicative of the direction of surficial water flow or near surface groundwater flow, the more significant deeper groundwater flow direction is more often impacted by subsurface topography, hydrology, hydrogeology, the characteristics of the soil, and the presence of nearby wells. Additionally, groundwater flow velocity is impacted by the nature of the geologic strata.

6.4 Historical Use

6.4.1 Aerial Photographs

Nineteen (19) aerial photographs provided by ERIS were reviewed for this ESA. Copies of the aerial photographs are included in Appendix E of this report.

Date(s)	***Property Comments***	***Surrounding Area Comments***
1939, 1946, 1953	The Property is being utilized as agricultural land.	Railroad tracks adjoin to the south, Sands Road adjoins to the east and Route 31 adjoins to the west of the Property. The surrounding areas in all directions are being utilized as agricultural land.
1962	No significant changes have taken place on the Property.	The site adjoining to the south beyond the railroad tracks has been improved with a building similar in configuration to the present.
1972	The Property no longer appears to be utilized as agricultural land.	Route 31 adjoining to the west has been further improved with a wider road. The adjoining site to the west beyond Route 31 has been improved with residential dwellings similar in configuration to the present.
1980	No significant changes have taken place on the Property.	The adjoining sites to the southeast have been improved with buildings similar in configuration to the present. The adjoining site to the north ahs been improved with a residential community similar in configuration to the present.
1988	No significant changes have taken place on the Property.	The adjoining site to the northeast of the Property has been improved with a building similar in configuration to the present.
1999, 2002, 2005, 2007, 2009, 2010, 2011, 2012, 2014, 2015, 2017	No significant changes have taken place on the Property.	No significant changes have taken place in the surrounding area.
2019	The Property is similar in configuration to the present.	The surrounding area is similar in configuration to the present.

6.4.2 City Directories

A City Directory Report was provided by ERIS in order to provide further information regarding the historical use of the Property. A copy of the City Directory Report is included in Appendix E. The following provides a summary of the City Directory Report reviewed by ETS:

Year	*Listing*
1971	*Street not listed*
1977-2009	*Address not listed*
2012-2020	*No listing found*

6.4.3 Historical Summary

The oldest historical reference for the Property is an aerial photograph from 1939, which depicts the Property as agricultural land. By 1972, the Property is no longer being utilized as agricultural land and is similar in configuration to the present. The Property address does not appear in any city directories. Based upon this information, it appears that the Property had been utilized for agricultural land for at least thirty-three (33) years, followed by vacant land for forty-seven (47) years.

6.4.4 Other Environmental Reports

ETS did not review any other reports as part of this Phase I ESA investigation.

6.4.5 Vapor Migration

ETS evaluated the Property and surrounding properties in an effort to determine the potential of vapor migration at the Property.

No obvious indications of possible indoor air quality impacts from potential vapor migration were observed or identified during interviews, or regulatory and historical records review.

7.0 Site Reconnaissance

7.1 Methodology and Limiting Conditions

The site reconnaissance was conducted by Matthew McCluskey on August 30, 2021. ETS was escorted by nobody during the reconnaissance. The weather at the time of the site visit was sunny in the 80s. Photographs from the site reconnaissance are presented in Appendix F.

7.2 Site Visit Findings

7.2.1 Hazardous Substances

Type	*Quantity*	*Location*	*Comments*
None			

7.2.2 Petroleum Products

Type	*Quantity*	*Location*	*Comments*
None			

7.2.3 USTs

Size (gallons)	*Contents*	*Location*	*Comments*
None			

7.2.4 ASTs

Size (gallons)	*Contents*	*Location*	*Comments*
None			

7.2.5 Interior Staining/Corrosion

There are no buildings on the Property.

7.2.6 Discharge Features

ETS did not observe any discharge features at the Property.

7.2.7 Pits, Ponds, And Lagoons

ETS did not observe any pits, ponds, or lagoons at the Property.

7.2.8 Solid Waste Dumping/Landfills

ETS did not observe any solid waste dumping or landfilling at the Property.

7.2.9 Stained Soil/Stressed Vegetation

ETS did not observe any stained soil or stressed vegetation at the Property.

7.2.10 Wells

ETS did not observe any potable or irrigation water wells at the Property.

8.0 Interviews

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

Name	*Company*	*Method*	*Comments*
Ivan Nartsev	"User"	User Questionnaire (Appendix A)	Mr Nartsev is unaware of any known activity and/or use limitations associated with the Property and of any valuation reductions of the Property.
John Fuhler	Successor Trustee	Field Screen Questionnaire (Appendix G)	Mr. Fuhler answered "yes" to the question related to the adjoining property having industrial use in the past and present.

9.0 Non-Scope Considerations

Hazardous building materials or conditions in a structure may consist of asbestos containing building materials (ACBMs), lead-based paint, mold, and radon. Although an inspection (and sampling) for the presence of such materials was beyond the scope of this assessment, ETS conducted a precursory inspection for the presence of hazardous building materials.

9.1 Asbestos Containing Building Materials

ACBMs were commonly used in building construction prior to 1978. Sprayed-on applications of ACBMs were banned in 1978 and US Environmental Protection Agency promulgated the Asbestos and Phase-Out Rule in 1989. Since then, controls on the manufacture and distribution of such products have limited their usage. The Property is vacant; therefore, ACBMs are not an environmental concern associated with the Property.

9.2 Lead-Based Paint

The usage of lead-based paint also dramatically declined after 1978. Lead-based paint may be an environmental concern in structure where old, poorly maintained (i.e. peeling) paint is observed. The Property is vacant; therefore, lead-based paint is not an environmental concern associated with the Property.

9.3 Mold

The Property is vacant; therefore, mold is not an environmental concern associated with the Property.

9.4 Radon

McHenry County is located in Federal EPA Radon Zone 2 (medium risk), as defined by indoor average screening levels that are between 2 and 4 pCi/L. A radon test would be necessary to determine the actual radon concentration in any building constructed on the Property.

9.5 Clean Construction or Demolition Debris (CCDD)

On July 30, 2010, Illinois Public Act 96-1416 became law and was updated August 30, 2012. This CCDD law requires the Illinois Environmental Protection Agency to propose rules to establish additional technical requirements for CCDD facilities; set operating standards for uncontaminated soil fill operations; and develop standards for the maximum allowable concentrations of chemical constituents in uncontaminated soil generated during construction or demolition activities and used as fill material at either type of fill site. If any subsurface soils are removed from the Property due to construction, demolition, renovations, trenching, etc., then all current CCDD rules and regulations may need to be followed.

10.0 Signature of Environmental Professional

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]."

"I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Signature of ETS Environmental & Associates, LLC Professional – Brian Kramer:



Signature

11.0 Qualifications of Environmental Professional

Mr. Brian Kramer has over twenty-five (25) years of experience within the environmental consulting and engineering design fields. He holds a Master of Civil Engineering degree and has been responsible for all aspects of work related to investigations and remedial action for environmental projects under the regulation of the IEPA Leaking Underground Storage Tank (LUST) program, the IEPA Site Remediation Program (SRP), and the IDEM Leaking Storage Tank (LST) program. Mr. Kramer has experience working with a variety of regulatory programs, including the USEPA RCRA, CERCLA, and CORRACTS programs. Mr. Kramer has been involved in the completion of Phase I, Phase II, and corrective action work at residential, commercial, and industrial sites that resulted in the receipt of no further action status, in many cases using alternative site-specific remedial objectives. Mr. Kramer has experience with the installation of building control technologies to prevent vapor migration, and the use of various remedial methods, including in-situ chemical oxidation, bioremediation, and land farming techniques at gasoline station and drycleaner sites to address soil and groundwater contamination. Mr. Kramer is also experienced with the installation of underground and aboveground storage tank systems, wastewater treatment system design, and wastewater discharge compliance.

APPENDIX A

User Questionnaire

USER QUESTIONNAIRE

For Landowner Liability Protections (LLP's) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. As per the Brownfields Amendments, failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Respondent Name:	IVAN NARTSEV
Signature	
Response Date:	09.15.2021
Address:	Railroad Tracks & Route 31, Crystal Lake, IL

1. Environmental Cleanup Liens
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

☐Yes ☑No

2. Activity and Land Use Limitations
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐Yes ☑No

3. Specialized Knowledge or Experience
Do you have any specialized knowledge or experiences related to the property, nearby properties, or are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☑Yes ☐No

4. Purchase Price vs. Fair Market Value
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

☑Yes ☐No

5. Commonly Known or Reasonably Ascertainable Information
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐Yes ☑No

5a. Do you know the past uses of the property?

☑Yes ☐No

5b. Do you know of specific chemicals that are present or were once present at the property?

☐Yes ☑No

5c. Do you know of spills or other chemical releases that have taken place at the property?

☐Yes ☑No

5d. Do you know of any environmental cleanups that have taken place at the property?

☐Yes ☑No

6. Obviousness of the Presence or Likely Presence of Contamination
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

☐Yes ☑No

7. Reason for Performing the Phase I. ☐Sale ☑Purchase ☐Exchange ☐Refinance ☐Other

APPENDIX B

ERIS Report

DATABASE REPORT

Project Property:	*Railroad Tracks & Route 31* *Railroad Tracks & Route 31* *Crystal Lake IL 60014*
Project No:	*21-0910A*
Report Type:	*Database Report*
Order No:	*21083100536*
Requested by:	*ETS Environmental & Associates, LLC*
Date Completed:	*September 2, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Railroad Tracks & Route 31*
Railroad Tracks & Route 31 Crystal Lake IL 60014

Project No: *21-0910A*

Coordinates:

Latitude:	*42.23026003*
Longitude:	*-88.28528512*
UTM Northing:	*4,676,141.86*
UTM Easting:	*393,939.47*
UTM Zone:	*16T*

Elevation: *882 FT*

Order Information:

Order No: *21083100536*
Date Requested: *August 31, 2021*
Requested by: *ETS Environmental & Associates, LLC*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	**2**	0	0	-	**2**
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	**1**	0	**1**	-	**2**
CERCLIS NFRAP	Y	0.5	0	**2**	0	0	-	**2**
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	**3**	**1**	-	-	**4**
RCRA NON GEN	Y	0.25	0	0	**2**	-	-	**2**
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SSU	Y	1	0	**1**	0	**1**	0	**2**
DELISTED SSU	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	**3**	0	0	-	**3**
SWF/LF SPECIAL	Y	0.5	0	0	0	0	-	0
NIPC	Y	0.5	0	**3**	**1**	**1**	-	**5**
CCDD	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	**2**	**2**	-	**4**
LUST DOCUMENT	Y	0.5	0	0	**1**	**1**	-	**2**
DELISTED LUST	Y	0.5	0	0	0	0	-	0
LUST TRUST	Y	0.5	0	0	**2**	0	-	**2**
UST	Y	0.25	0	**2**	**2**	-	-	**4**
AST	Y	0.25	0	0	0	-	-	0
DELISTED TANK	Y	0.25	0	0	0	-	-	0
ENG	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	**1**	-	**1**
AUL	Y	0.5	0	0	0	0	-	0
SRP	Y	0.5	0	**2**	0	**2**	-	**4**
REM ASSESS	Y	0.5	0	**3**	0	**3**	-	**6**
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWN MBRGP	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0

County ***No County databases were selected to be included in the search.***

Additional Environmental Records

Federal

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
SPILLS	Y	0.125	0	0	-	-	-	0
SPILLS2	Y	0.125	0	0	-	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
IEPA DOCS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CDL	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	**1**	-	-	-	**1**
AIR PERMITS	Y	0.25	0	**1**	**3**	-	-	**4**
UIC	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
COMPOST	Y	0.5	0	0	0	0	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	**24**	**14**	**12**	0	**50**

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	NIPC	TRUMBULL EXCAVATING	ALGONQUIN TWP* IL	E	0.02 / 114.09	-2	26
1	NIPC	VEUGLER, JOHN	ALGONQUIN TWP* IL	E	0.02 / 114.09	-2	26
1	NIPC	MELAHN CONSTRUCTION COMPANY	ALGONQUIN TWP* IL	E	0.02 / 114.09	-2	26
2	RCRA VSQG	STAPLE CENTER MFG CORP	6711 SANDS RD B CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILR000031286	ENE	0.03 / 162.66	12	27
2	RCRA VSQG	RUND ENTERPRISES INC	6711 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILR000014993	ENE	0.03 / 162.66	12	28
2	RCRA VSQG	STONER SERVICE CORP INC	6711 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILR000167338	ENE	0.03 / 162.66	12	29
3	SRP	Blomsness-Thebault Company	6813 Sands Road Crystal Lake IL 60014	ESE	0.04 / 192.23	-3	30
3	REM ASSESS	Blomsness-Thebault Co	6813 Sands Rd Crystal Lake IL 60014	ESE	0.04 / 192.23	-3	31
4	TIER 2	Verizon Wireless - Rt. 31 & 14 (ID:6837729)	6905 Cog Circle Crystal Lake IL 60014	WSW	0.07 / 376.83	35	31
5	CERCLIS	SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***Site EPA ID:*** ILD005983051	SE	0.07 / 386.18	2	32
5	CERCLIS NFRAP	SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***Site EPA ID:*** ILD005983051	SE	0.07 / 386.18	2	33
5	UST	W. Smith Cartage Company, Inc.	7013 Sands Road Crystal Lake, IL 60014 IL	SE	0.07 / 386.18	2	34

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Facility No	Facility Status:*** 2016201 | Active ***Tank No	Status	Removed Date:*** 3 | Abandoned in place | , 4 | Currently in use | , 2 | Removed | 9/25/1992, 1 | Removed | 9/25/1992			
5	SEMS ARCHIVE	SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***EPA ID:*** ILD005983051	SE	0.07 / 386.18	2	37
5	AIR PERMITS	W Smith Cartage Co	7013 Sands Rd Crystal Lake IL 60014	SE	0.07 / 386.18	2	37
6	SRP	U-Haul	4504 West Northwest Highway Crystal Lake IL 60014	S	0.08 / 421.60	19	38
6	REM ASSESS	U-Haul Moving & Storage	4504 W Northwest Hwy Crystal Lake IL 60014	S	0.08 / 421.60	19	38
7	CERCLIS NFRAP	MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***Site EPA ID:*** ILD980605927	ENE	0.08 / 446.38	10	38
7	SSU	McHenry Co. Sanitary Landfill	6714 Sands Road Crystal Lake IL 60014 ***Site ID	SSU Status:*** 1118010002 | Transferred	ENE	0.08 / 446.38	10	40
7	UST	McHenry County Landfill & Recycle	6714 Sands Road Crystal Lake, IL 60014 IL ***Facility No	Facility Status:*** 2018042 | Closed ***Tank No	Status	Removed Date:*** 1 | Removed | 3/11/1991	ENE	0.08 / 446.38	10	40
7	SWF/LF	Mchenry Co Sanitary Landfill	6714 Sands Rd Algonquin Township IL 60014	ENE	0.08 / 446.38	10	41
7	SWF/LF	Veugeler #2	6714 Sands Rd Crystal Lake IL 60014	ENE	0.08 / 446.38	10	41
7	SEMS ARCHIVE	MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***EPA ID:*** ILD980605927	ENE	0.08 / 446.38	10	42
7	REM ASSESS	McHenry Co Sanitary Landfill	6714 Sands Rd Crystal Lake IL 60014	ENE	0.08 / 446.38	10	42
7	SWF/LF	McHenry Co. Sanitary Landfill	6714 Sands Road Crystal Lake IL 60014	ENE	0.08 / 446.38	10	43

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
8	RCRA NON GEN	NORMAN DRYER CO INC	7103 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILD005438478	SSE	0.16 / 855.26	-2	43
9	AIR PERMITS	Follett Library Book Co	4506 Northwest Highway Crystal Lake IL 60014	S	0.17 / 882.81	10	45
10	RCRA VSQG	A CAR TUNE	4410 NORTHWEST HWY CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILR000062703	SSE	0.21 / 1,126.12	-1	45
10	UST	Luberight Inc	4410 W Nw Hwy Crystal Lake, IL 60014 IL ***Facility No | Facility Status:*** 2008849 | Closed ***Tank No | Status | Removed Date:*** 1 | Removed | 11/9/1998, 2 | Removed | 11/9/1998	SSE	0.21 / 1,126.12	-1	46
10	UST	Crystal Lake Marathon	4410 Northwest Hwy, Unit K Crystal Lake, IL 60014 IL ***Facility No | Facility Status:*** 2024330 | Closed ***Tank No | Status | Removed Date:*** 1 | Removed | 10/15/2019, 3 | Removed | 10/15/2019, 2 | Removed | 10/15/2019	SSE	0.21 / 1,126.12	-1	47
10	LUST	Gas Depot/Forward Capital Crystal Lake, LLC	4410 Northwest Highway Crystal Lake IL 60014 ***Incident No | Incidents ID | NFR Date:*** 20141402 | 27513 |	SSE	0.21 / 1,126.12	-1	51
10	LUST TRUST	Crystal Lake Marathon	IL 60014	SSE	0.21 / 1,126.12	-1	51
10	LUST TRUST	Crystal Lake Marathon	IL 60014	SSE	0.21 / 1,126.12	-1	52
10	LUST DOCUMENT	Care Care Ctr of Cyrstal Lake Mgmt Group - 170001424046	4410 W Northwest Hwy Crystal Lake IL 60014	SSE	0.21 / 1,126.12	-1	52
10	AIR PERMITS	Care Care Ctr of Cyrstal Lake Mgmt Group	4410 W Northwest Hwy Crystal Lake IL 60014	SSE	0.21 / 1,126.12	-1	52
10	LUST	Forward Capital Crystal Lake, LLC	4410 Northwest Hwy Crystal Lake IL 60014 ***Incident No | Incidents ID | NFR Date:*** 20190986 | 29090 |	SSE	0.21 / 1,126.12	-1	52
10	RCRA NON GEN	HERTZ	4410 NORTHWEST HWY CRYSTAL LAKE IL 60014 ***EPA Handler ID:*** ILR000038562	SSE	0.21 / 1,126.12	-1	53
11	NIPC	MEYER AGGREGATE COMPANY	ALGONQUIN TWP* IL	W	0.22 / 1,150.07	24	55

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
12	AIR PERMITS	Vulcan Materials Co-Crystal Lake #498	Routes 14 & 31 Crystal Lake IL 60014	SSW	0.22 / 1,181.50	8	55
13	SSU	Crystal Lake Groundwater Investigation	Sands Road and Route 14 Crystal Lake IL 60014 ***Site ID*	*SSU Status:*** 1110155264 | Archived	SSE	0.26 / 1,366.98	-4	55
13	REM ASSESS	Crystal Lake Groundwater Inv	Sands Rd & Rte 14 Crystal Lake IL 60014	SSE	0.26 / 1,366.98	-4	56
14	LUST	Shell Oil Company	4811 Northwest Highway Crystal Lake IL 60014 ***Incident No*	*Incidents ID*	*NFR Date:*** 20080223 | 25623 | 09/08/2009	WSW	0.32 / 1,664.46	43	56
14	LUST	Mac's Convenience Stores, LLC	4811 Northwest Highway Crystal Lake IL 60014 ***Incident No*	*Incidents ID*	*NFR Date:*** 20141440 | 27538 |	WSW	0.32 / 1,664.46	43	56
14	LUST DOCUMENT	Circle K 6804 - 170000658928	4811 Northwest Hwy Crystal Lake IL 60014	WSW	0.32 / 1,664.46	43	57
15	CERCLIS	MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***Site EPA ID:*** ILD980605927	NE	0.34 / 1,803.76	-9	57
16	REM ASSESS	Spancrete of Illinois	4012 Rte 14 Crystal Lake IL 60014	ESE	0.40 / 2,100.82	-35	59
17	SRP	Spancrete	4012 US Highway 14 Crystal Lake IL 60014	ESE	0.40 / 2,110.94	-37	60
18	NIPC	MID-WEST BANK AND TRUST	ALGONQUIN TWP IL	SSE	0.44 / 2,333.64	-9	60
19	SRP	Brown Printing	6704 Pingree Road Crystal Lake IL 60014	W	0.45 / 2,363.56	17	60
19	INST	Brown Printing	6704 Pingree Road Crystal Lake IL 60014	W	0.45 / 2,363.56	17	61
19	REM ASSESS	Brown Printing Co	6704 S Pingree Rd Crystal Lake IL 60014	W	0.45 / 2,363.56	17	62

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

Executive Summary: Summary by Data Source

Standard

Federal

SEMS ARCHIVE - SEMS List 8R Archive Sites

A search of the SEMS ARCHIVE database, dated May 25, 2021 has found that there are 2 SEMS ARCHIVE site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***EPA ID**: ILD005983051*	SE	0.07 / 386.18	5
MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***EPA ID**: ILD980605927*	ENE	0.08 / 446.38	7

CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 2 CERCLIS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***Site EPA ID**: ILD005983051*	SE	0.07 / 386.18	5

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***Site EPA ID**: ILD980605927*	NE	0.34 / 1,803.76	15

CERCLIS NFRAP - CERCLIS - No Further Remedial Action Planned

A search of the CERCLIS NFRAP database, dated Oct 25, 2013 has found that there are 2 CERCLIS NFRAP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SMITH W CARTAGE CO	7013 SANDS ROAD CRYSTAL LAKE IL 60014 ***Site EPA ID**: ILD005983051*	SE	0.07 / 386.18	5
MCHENRY COUNTY LDFL AKA VEUGELER SITE	SANDS RD CRYSTAL LAKE IL 60014 ***Site EPA ID**: ILD980605927*	ENE	0.08 / 446.38	7

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Jun 14, 2021 has found that there are 4 RCRA VSQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RUND ENTERPRISES INC	6711 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILR000014993*	ENE	0.03 / 162.66	2
STAPLE CENTER MFG CORP	6711 SANDS RD B CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILR000031286*	ENE	0.03 / 162.66	2
STONER SERVICE CORP INC	6711 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILR000167338*	ENE	0.03 / 162.66	2

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
A CAR TUNE	4410 NORTHWEST HWY CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILR000062703*	SSE	0.21 / 1,126.12	10

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jun 14, 2021 has found that there are 2 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
NORMAN DRYER CO INC	7103 SANDS RD CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILD005438478*	SSE	0.16 / 855.26	8
HERTZ	4410 NORTHWEST HWY CRYSTAL LAKE IL 60014 ***EPA Handler ID**: ILR000038562*	SSE	0.21 / 1,126.12	10

State

SSU - State Response Action Program Database

A search of the SSU database, dated May 19, 2021 has found that there are 2 SSU site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
McHenry Co. Sanitary Landfill	6714 Sands Road Crystal Lake IL 60014 ***Site ID**	**SSU Status**: 1118010002 | Transferred*	ENE	0.08 / 446.38	7

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Crystal Lake Groundwater Investigation	Sands Road and Route 14 Crystal Lake IL 60014	SSE	0.26 / 1,366.98	13
	Site ID* | *SSU Status: *1110155264* | *Archived*			

SWF/LF - Solid Waste Landfills Subject to State Surcharge Database

A search of the SWF/LF database, dated Jun 30, 2020 has found that there are 3 SWF/LF site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Mchenry Co Sanitary Landfill	6714 Sands Rd Algonquin Township IL 60014	ENE	0.08 / 446.38	7
Veugeler #2	6714 Sands Rd Crystal Lake IL 60014	ENE	0.08 / 446.38	7
McHenry Co. Sanitary Landfill	6714 Sands Road Crystal Lake IL 60014	ENE	0.08 / 446.38	7

NIPC - Northeastern Illinois Planning Commission Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois

A search of the NIPC database, dated Dec 1987 has found that there are 5 NIPC site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MEYER AGGREGATE COMPANY	ALGONQUIN TWP* IL	W	0.22 / 1,150.07	11

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MELAHN CONSTRUCTION COMPANY	ALGONQUIN TWP* IL	E	0.02 / 114.09	1
TRUMBULL EXCAVATING	ALGONQUIN TWP* IL	E	0.02 / 114.09	1
VEUGLER, JOHN	ALGONQUIN TWP* IL	E	0.02 / 114.09	1
MID-WEST BANK AND TRUST	ALGONQUIN TWP IL	SSE	0.44 / 2,333.64	18

LUST - Leaking Underground Storage Tanks (LUST)

A search of the LUST database, dated Aug 12, 2021 has found that there are 4 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Shell Oil Company	4811 Northwest Highway Crystal Lake IL 60014	WSW	0.32 / 1,664.46	14
	***Incident No** | **Incidents ID** | **NFR Date**: 20080223 | 25623 | 09/08/2009*			
Mac's Convenience Stores, LLC	4811 Northwest Highway Crystal Lake IL 60014	WSW	0.32 / 1,664.46	14
	***Incident No** | **Incidents ID** | **NFR Date**: 20141440 | 27538 |*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Forward Capital Crystal Lake, LLC	4410 Northwest Hwy Crystal Lake IL 60014	SSE	0.21 / 1,126.12	10
	***Incident No** | **Incidents ID** | **NFR Date**: 20190986 | 29090 |*			
Gas Depot/Forward Capital Crystal Lake, LLC	4410 Northwest Highway Crystal Lake IL 60014	SSE	0.21 / 1,126.12	10
	***Incident No** | **Incidents ID** | **NFR Date**: 20141402 | 27513 |*			

LUST DOCUMENT - Leaking UST Document

A search of the LUST DOCUMENT database, dated Jun 29, 2021 has found that there are 2 LUST DOCUMENT site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Circle K 6804 - 170000658928	4811 Northwest Hwy Crystal Lake IL 60014	WSW	0.32 / 1,664.46	14

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Care Care Ctr of Cyrstal Lake Mgmt Group - 170001424046	4410 W Northwest Hwy Crystal Lake IL 60014	SSE	0.21 / 1,126.12	10

LUST TRUST - Underground Storage Tank Fund Payment Priority List

A search of the LUST TRUST database, dated Nov 01, 2016 has found that there are 2 LUST TRUST site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Crystal Lake Marathon	IL 60014	SSE	0.21 / 1,126.12	10
Crystal Lake Marathon	IL 60014	SSE	0.21 / 1,126.12	10

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key

UST - Underground Storage Tank Database (UST)

A search of the UST database, dated Aug 12, 2021 has found that there are 4 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
W. Smith Cartage Company, Inc.	7013 Sands Road Crystal Lake, IL 60014 IL ***Facility No | Facility Status***: *2016201 | Active* ***Tank No | Status | Removed Date***: *3 | Abandoned in place | , 4 | Currently in use | , 2 | Removed | 9/25/1992, 1 | Removed | 9/25/1992*	SE	0.07 / 386.18	5
McHenry County Landfill & Recycle	6714 Sands Road Crystal Lake, IL 60014 IL ***Facility No | Facility Status***: *2018042 | Closed* ***Tank No | Status | Removed Date***: *1 | Removed | 3/11/1991*	ENE	0.08 / 446.38	7

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Luberight Inc	4410 W Nw Hwy Crystal Lake, IL 60014 IL ***Facility No | Facility Status***: *2008849 | Closed* ***Tank No | Status | Removed Date***: *1 | Removed | 11/9/1998, 2 | Removed | 11/9/1998*	SSE	0.21 / 1,126.12	10
Crystal Lake Marathon	4410 Northwest Hwy, Unit K Crystal Lake, IL 60014 IL ***Facility No | Facility Status***: *2024330 | Closed* ***Tank No | Status | Removed Date***: *1 | Removed | 10/15/2019, 3 | Removed | 10/15/2019, 2 | Removed | 10/15/2019*	SSE	0.21 / 1,126.12	10

INST - Institutional Controls

A search of the INST database, dated Aug 5, 2021 has found that there are 1 INST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Brown Printing	6704 Pingree Road Crystal Lake IL 60014	W	0.45 / 2,363.56	19

SRP - Illinois Site Remediation Program Database

A search of the SRP database, dated Aug 5, 2021 has found that there are 4 SRP site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
U-Haul	4504 West Northwest Highway Crystal Lake IL 60014	S	0.08 / 421.60	6

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Brown Printing	6704 Pingree Road Crystal Lake IL 60014	W	0.45 / 2,363.56	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Blomsness-Thebault Company	6813 Sands Road Crystal Lake IL 60014	ESE	0.04 / 192.23	3
Spancrete	4012 US Highway 14 Crystal Lake IL 60014	ESE	0.40 / 2,110.94	17

REM ASSESS - Document Explorer Remediation and Assessment Sites

A search of the REM ASSESS database, dated Jun 29, 2021 has found that there are 6 REM ASSESS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
U-Haul Moving & Storage	4504 W Northwest Hwy Crystal Lake IL 60014	S	0.08 / 421.60	6
McHenry Co Sanitary Landfill	6714 Sands Rd Crystal Lake IL 60014	ENE	0.08 / 446.38	7
Brown Printing Co	6704 S Pingree Rd Crystal Lake IL 60014	W	0.45 / 2,363.56	19

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Blomsness-Thebault Co	6813 Sands Rd Crystal Lake IL 60014	ESE	0.04 / 192.23	3
Crystal Lake Groundwater Inv	Sands Rd & Rte 14 Crystal Lake IL 60014	SSE	0.26 / 1,366.98	13
Spancrete of Illinois	4012 Rte 14 Crystal Lake IL 60014	ESE	0.40 / 2,100.82	16

Non Standard

State

TIER 2 - Tier 2 Report

A search of the TIER 2 database, dated Jul 29, 2020 has found that there are 1 TIER 2 site(s) within approximately 0.12 miles of the project property.

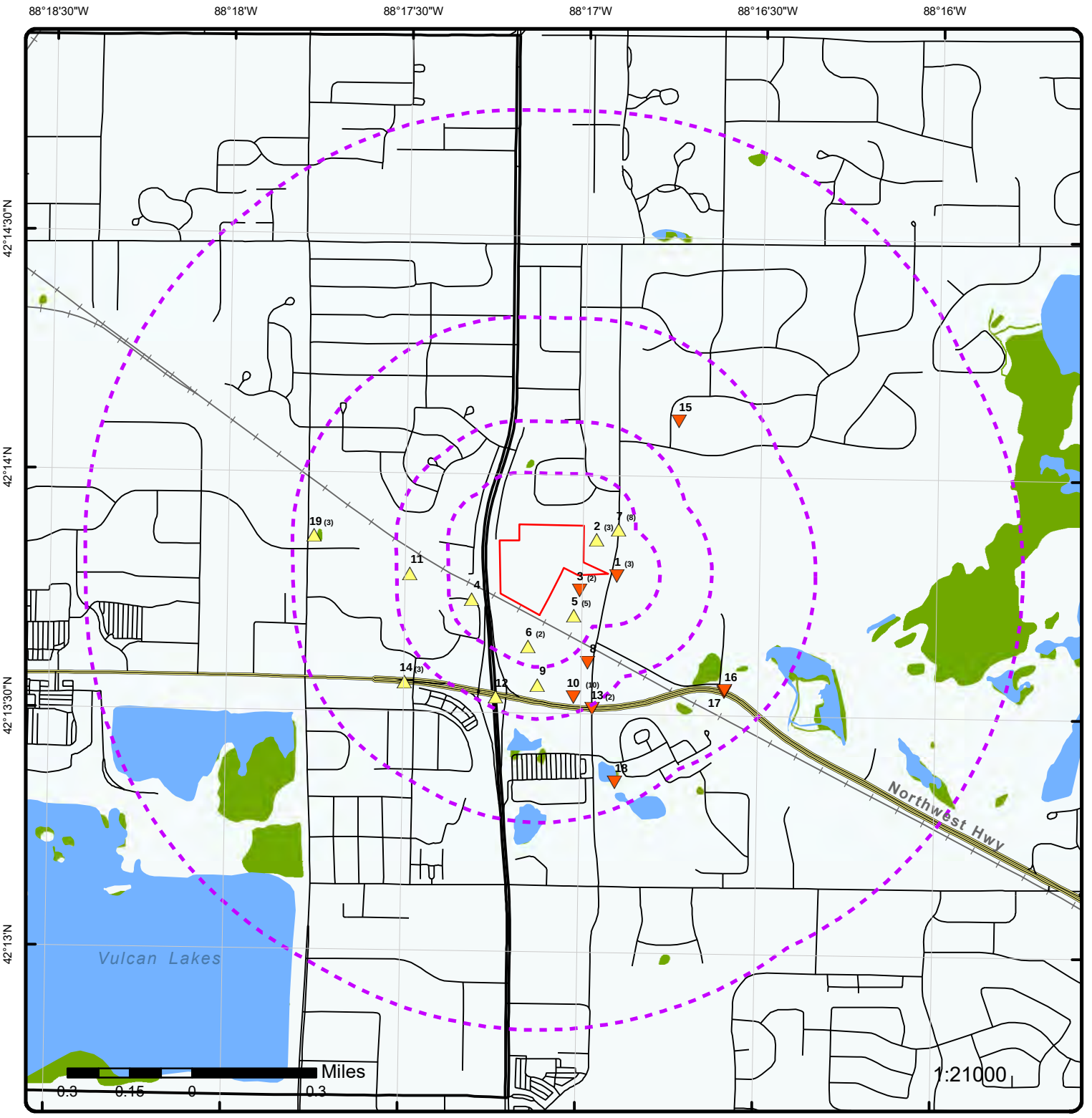
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Verizon Wireless - Rt. 31 & 14 (ID: 6837729)	6905 Cog Circle Crystal Lake IL 60014	WSW	0.07 / 376.83	4

AIR PERMITS - Air Permits

A search of the AIR PERMITS database, dated Jun 29, 2021 has found that there are 4 AIR PERMITS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
W Smith Cartage Co	7013 Sands Rd Crystal Lake IL 60014	SE	0.07 / 386.18	5
Follett Library Book Co	4506 Northwest Highway Crystal Lake IL 60014	S	0.17 / 882.81	9
Vulcan Materials Co-Crystal Lake #498	Routes 14 & 31 Crystal Lake IL 60014	SSW	0.22 / 1,181.50	12

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Care Care Ctr of Cyrstal Lake Mgmt Group	4410 W Northwest Hwy Crystal Lake IL 60014	SSE	0.21 / 1,126.12	10



Map: 1.0 Mile Radius

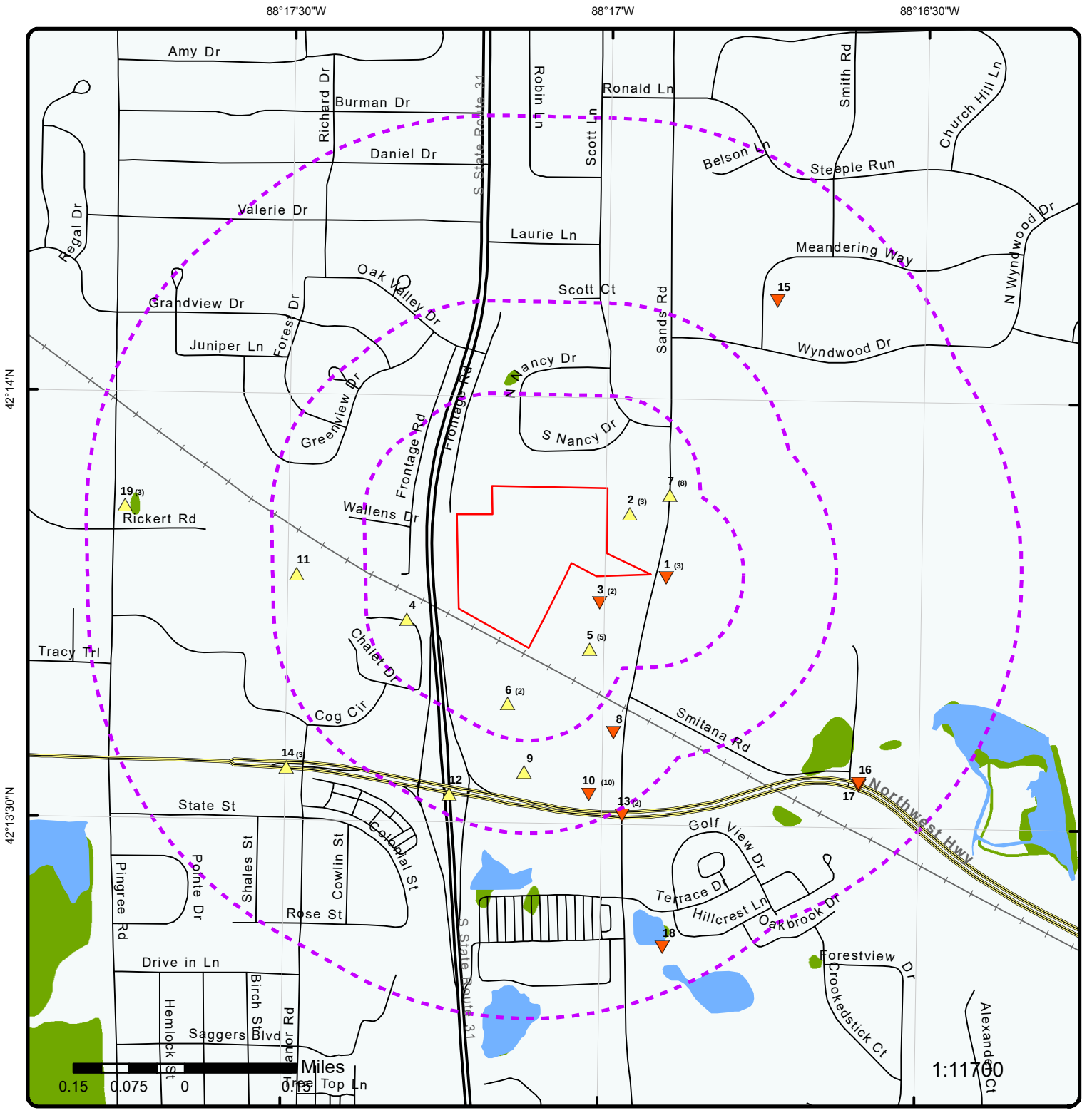
Order Number: 21083100536

Address: Railroad Tracks & Route 31, Crystal Lake, IL

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

© ERIS Information Inc.



Map: 0.5 Mile Radius

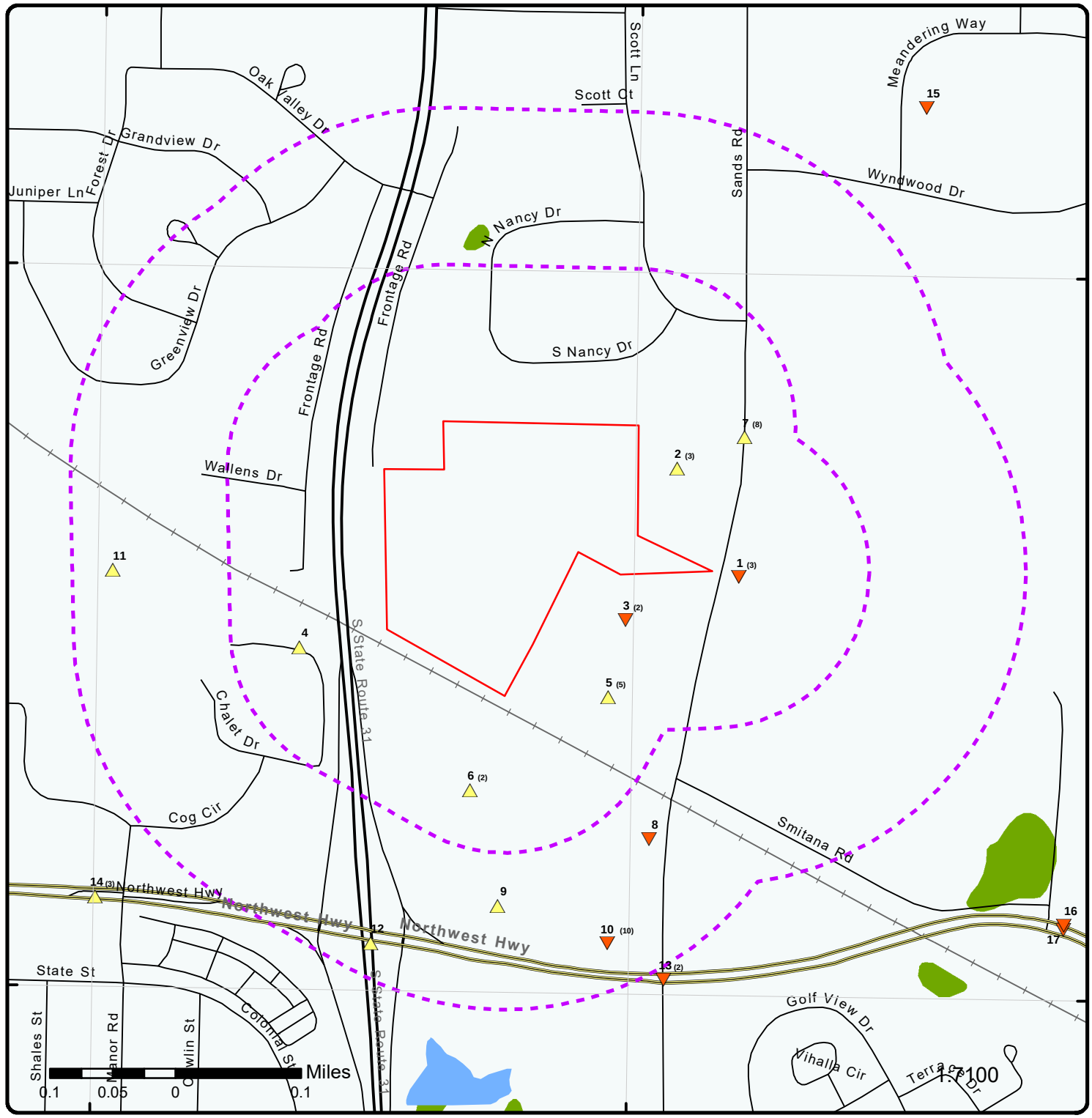
Order Number: 21083100536

Address: Railroad Tracks & Route 31, Crystal Lake, IL

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

© ERIS Information Inc.



Map: 0.25 Mile Radius

Order Number: 21083100536

Address: Railroad Tracks & Route 31, Crystal Lake, IL

- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)
- Plume

Source: © 2016 ESRI

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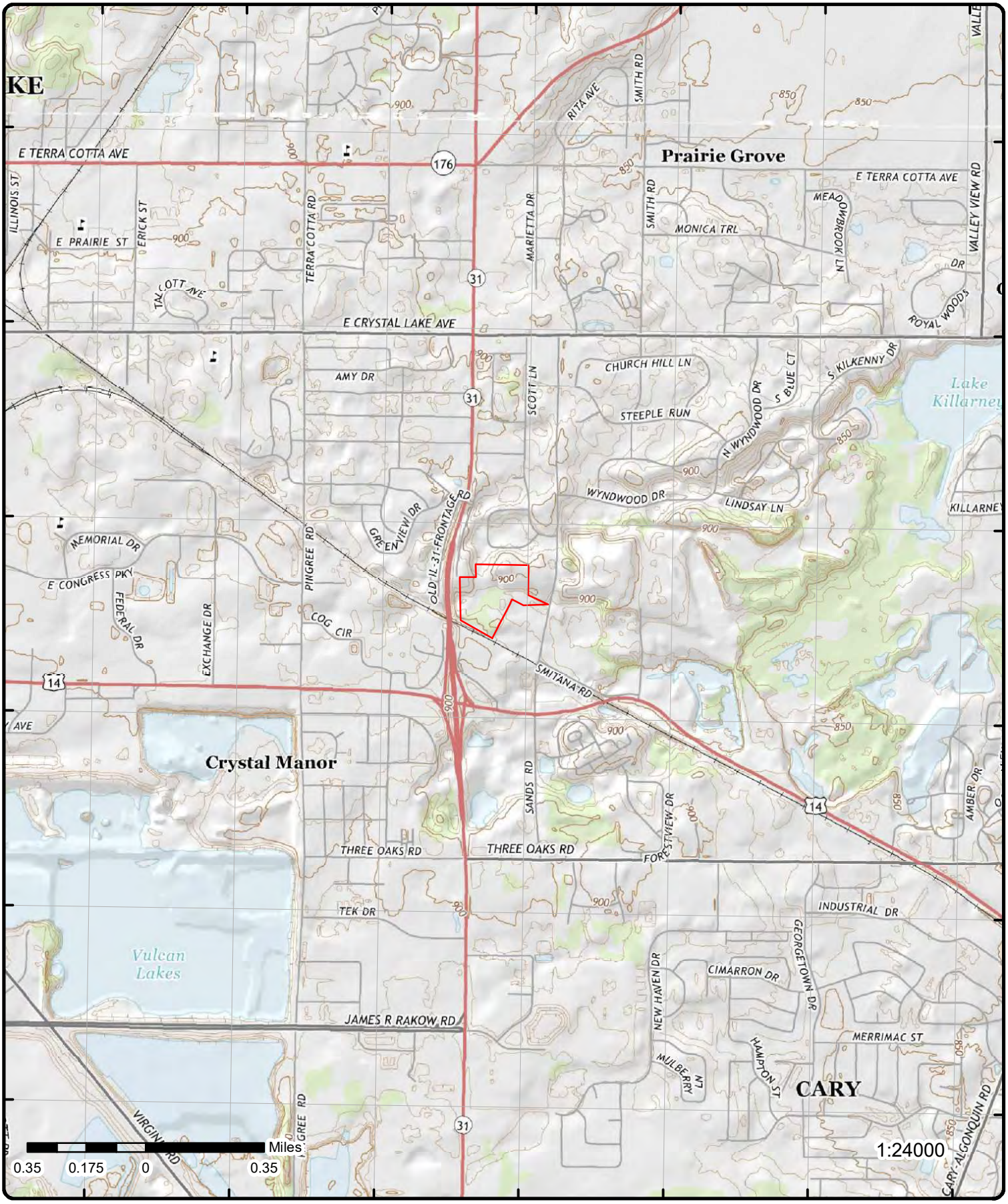
Aerial **Year: 2020**

Order Number: 21083100536

Address: Railroad Tracks & Route 31, Crystal Lake, IL

Source: ESRI World Imagery

© ERIS Information Inc.



Topographic Map **Year: 2015**

Order Number: 21083100536

Address: Railroad Tracks & Route 31, IL

Quadrangle(s): McHenry, IL; Crystal Lake, IL; Barrington, IL

Source: USGS Topographic Map

© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 3	E	0.02 / 114.09	880.25 / -2	TRUMBULL EXCAVATING ALGONQUIN TWP* IL	NIPC

IEPA No:	1118010008
Active Sites:	
Source:	
QS 1st:	SE*
QS 2nd:	~
Map NO:	400
Prov NO:	~
Township:	43N
Range:	08E
Section:	03
County:	MCHENRY COUNTY
Sites Previ Record & Map:	X
Sites Previ Rec&Not Map:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 3	E	0.02 / 114.09	880.25 / -2	VEUGLER, JOHN ALGONQUIN TWP* IL	NIPC

IEPA No:	1118010002
Active Sites:	X
Source:	
QS 1st:	SE*
QS 2nd:	~
Map NO:	402
Prov NO:	~
Township:	43N
Range:	08E
Section:	03
County:	MCHENRY COUNTY
Sites Previ Record & Map:	
Sites Previ Rec&Not Map:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of 3	E	0.02 / 114.09	880.25 / -2	MELAHN CONSTRUCTION COMPANY ALGONQUIN TWP* IL	NIPC

IEPA No:	1118010003
Active Sites:	
Source:	
QS 1st:	SE*
QS 2nd:	~
Map NO:	399
Prov NO:	~
Township:	43N
Range:	08E
Section:	03
County:	MCHENRY COUNTY
Sites Previ Record & Map:	X
Sites Previ Rec&Not Map:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 3	ENE	0.03 / 162.66	894.19 / 12	STAPLE CENTER MFG CORP 6711 SANDS RD B CRYSTAL LAKE IL 60014	RCRA VSQG

EPA Handler ID: ILR000031286
Gen Status Universe: VSG
Contact Name: LARRY KENNEDY
Contact Address: PO BOX 2037 , , CRYSTAL LAKE , IL, 60039 , US
Contact Phone No and Ext: 815-459-7734
Contact Email:
Contact Country: US
County Name: MCHENRY
EPA Region: 05
Land Type: Private
Receive Date: 19961202
Location Latitude: 42.230974
Location Longitude: -88.281744

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19961202
Handler Name: STAPLE CENTER MFG CORP
Federal Waste Generator Code: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Street No:
Street 1: 40 GRANT ST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name:	HOLZ DON C/O HOME STATE BANK	**Street 2:**	
Date Became Current:		**City:**	CRYSTAL LAKE
Date Ended Current:		**State:**	IL
Phone:	815-459-2000	**Country:**	
Source Type:	Notification	**Zip Code:**	60014

2	2 of 3	ENE	0.03 / 162.66	894.19 / 12	RUND ENTERPRISES INC 6711 SANDS RD CRYSTAL LAKE IL 60014	RCRA VSQG

EPA Handler ID:	ILR000014993
Gen Status Universe:	VSG
Contact Name:	DAVE RUND
Contact Address:	6711 SANDS RD , , CRYSTAL LAKE , IL, 60014 , US
Contact Phone No and Ext:	815-459-7525
Contact Email:	
Contact Country:	US
County Name:	MCHENRY
EPA Region:	05
Land Type:	Private
Receive Date:	19960111
Location Latitude:	42.230886
Location Longitude:	-88.281759

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19960111
Handler Name:	RUND ENTERPRISES INC
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	6711 SANDS DR
Name:	RUND ENTERPRISES INC	**Street 2:**	
Date Became Current:		**City:**	CRYSTAL LAKE
Date Ended Current:		**State:**	IL
Phone:	815-459-7525	**Country:**	
Source Type:	Notification	**Zip Code:**	60014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	3 of 3	ENE	0.03 / 162.66	894.19 / 12	STONER SERVICE CORP INC 6711 SANDS RD CRYSTAL LAKE IL 60014	RCRA VSQG

EPA Handler ID:	ILR000167338
Gen Status Universe:	VSG
Contact Name:	DOUGLAS STONER
Contact Address:	6711 SANDS RD , , CRYSTAL LAKE , IL, 60014 , US
Contact Phone No and Ext:	815-459-0300
Contact Email:	DOUG@STONERCOMPANY.COM
Contact Country:	US
County Name:	MCHENRY
EPA Region:	05
Land Type:	Private
Receive Date:	20110927
Location Latitude:	42.230886
Location Longitude:	-88.281759

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Jun, 2021.

Evaluation Details

Evaluation Start Date:	20120105
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Return to Compliance Date:	
Evaluation Agency:	State

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20110927
Handler Name:	STONER SERVICE CORP INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Federal Waste Generator Code: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind: Current Operator
Type: Private
Name: STONER SERVICE CORP INC
Date Became Current: 20110101
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1:
Street 2:
City:
State:
Country: US
Zip Code:

Owner/Operator Ind: Current Owner
Type: Private
Name: DONALD HOLZ
Date Became Current: 20110927
Date Ended Current:
Phone: 815-459-2000
Source Type: Notification
Street No:
Street 1: 40 GRANT ST
Street 2: PO BOX 1738
City: CRYSTAL LAKE
State: IL
Country: US
Zip Code: 60014

3	1 of 2	ESE	0.04 / 192.23	879.39 / -3	**Blomsness-Thebault Company** **6813 Sands Road** **Crystal Lake IL 60014**	SRP

I EPA ID: 1110155289
US EPA ID:
County: McHenry
Longitude: -88.283391
Latitude: 42.229211

Site Applicant / Consultant Information

RA Title: Mr.
RA First Name: Jeffrey
RA Last Name: Blomsness
RA Address1: 33 West Higgins Road
RA Address2: Suite 630
RA City: South Barrington, IL
RA Zip: 60010
Consultant Contact: Nick Kovanda
RA Company: Blomsness-Thebault Company
Consultant Company: Environmental Contractors, Inc.
Received SA Date: 4/7/2008 12:00:00 AM
PM ID: Jim Mergen
Foury Letter Date: 8/9/2012 12:00:00 AM
Active Site: No
Consultant Address1: 1840 Windsor Road
Consultant Address2: P.O. Box 2071
Consultant City: Loves Park, IL
Consultant Zip: 61130

Letter Information

NFR Site Name: Blomsness-Thebault Company
NFR Letter Date: 4/2/2013 12:00:00 AM
Effective: True
NFR Recorded Date: 4/17/2013 12:00:00 AM
Comp Focus: Focused
RA First Name: Jeffrey
RA Last Name: Blomsness
RA Company: Blomsness-Thebault Company
RA Address1: 2200 West Higgins Road
RA Address2: Suite 135
RA City: Hoffman Estates, IL
RA Zip: 60169
Acres: 5.0200
Indust Commercial: No
Worker Caution: No
Slab on Grade: No
BCT: No
Inst Control Other: No
Building Slab: No
Asphalt Used: No
Concrete Used: No
Clean Soil Three ft: No
Clean Soil Ten ft: No
Alternate Barrier: No
Other Barrier: No
ELUC Other: Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Ordinance: No
ELUC Groundwater Use Restrict: No
Groundwater Use Restriction: No
Highway Authority Agreement: No
Land Use: Residential or Industrial/Commercial

---

3 | **2 of 2** | **ESE** | **0.04 / 192.23** | **879.39 / -3** | **Blomsness-Thebault Co**
6813 Sands Rd
Crystal Lake IL 60014 | **REM ASSESS**

Address (SWAP): 6813 Sands Rd
City (SWAP): Crystal Lake
State (SWAP): IL
Postal Code (SWAP): 60014
Address (Doc Expl): 6813 Sands Rd
City (Doc Expl): Crystal Lake
State (Doc Expl): IL
Zip (Doc Expl): 60014
Name (SWAP): Blomsness-Thebault Co
Name(Doc Expl): Blomsness-Thebault Co - 170001744600
Note: Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source(s): IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search

IEPA Document Explorer

Site ID: 170001744600
Program ID: 1110155289
Originating Bureau: Bureau of Land
Category: Site Remediation - Technical
Category URL: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMTc0NDYwMCIgQU5EIFtDQVRFR09SWV09IjMxQSI1
Document Count: 24
Total Pages: 292

IEPA Docuware (SWAP)

Site ID: 170001744600
System ID: 1110155289
Interest Type: BOL
Media Code: LAND
Revision Date/Time: 12/11/2007
Latitude: 42.229211
Longitude: -88.283391
Collection Date: 01/31/2012
Document Indicator: 1

---

4 | **1 of 1** | **WSW** | **0.07 / 376.83** | **917.18 / 35** | **Verizon Wireless - Rt. 31 & 14 (ID: 6837729)**
6905 Cog Circle
Crystal Lake IL 60014 | **TIER 2**

LEPC: McHenry
Report Year: 2019
Facility State: Illinois
Facility County: McHenry
Facility Fax: 8003869639
Facility Latitude: 42.2297
Facility Longitude: -88.2897
Owner: Verizon Wireless
Owner Phone: 9085594600
Fire Dept: Crystal Lake Fire Department
Owner Street: One Verizon Way, MC: 33E040F
Owner City: Basking Ridge
Owner State: NJ
Owner Zip Code: 07920-1097
Mailing Name: Verizon Wireless
Mailing Street: One Verizon Way, MC: 33E040F, Attn: EPCRA Program
Mailing City: Basking Ridge
Mailing State: NJ
Mailing Zip Code: 07920-1097

Tier II Details

Chemical CAS No: 7664939
Chemical EHS: Yes
Chemical Contents: Pure, Liquid,
Chem Health Haz:
Corporate Name: Verizon Wireless
Max Daily Amt (lbs): 500-999
Avg Daily Amt (lbs): 500-999
Chemical Name: Sulfuric Acid
Facility Phone: 9085594600

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 5	SE	0.07 / 386.18	883.98 / 2	SMITH W CARTAGE CO 7013 SANDS ROAD CRYSTAL LAKE IL 60014	CERCLIS

Site ID: 0505308
Site EPA ID: ILD005983051
Site Street Address 2:
Site County Name: MCHENRY
Site FIPS Code: 17111
Region Code: 05
Site SMSA No.: 1600
Site Prim. Latitude: +42.240000
Site Prim. Longitude: -088.321667
Lat Long Source:
RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

RNPL Status Code: N
NPL Status: Not on the NPL
RFED Facility Code: N
RFED Facility Desc: Not a Federal Facility
USGS Hydro Unit No.: 07120006
Site Cong. Dist. Code: 13
ROT Desc: Unknown
FR NPL Update No.:
RFRA Code:

CERCLIS Assess History

OU ID: 00
Act Code ID:
RAT Code:
RAT Short Name:
RAT Name:
RAT Hist. Only Flag:
RAT NSI Indicator:
RAT Level:
RAT DEF OU:
RFBS Code:
SPA Code:
RAT Def:
Site Desc: No description available
.
Site Alias: No alias data available

RALT Short Name:
Act Start Date:
Act Complete Date:
AGT Order No.: 0
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

CERCLIS Assess History

OU ID: 00
Act Code ID: 001
RAT Code: VS
RAT Short Name: ARCH SITE
RAT Name: ARCHIVE SITE
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code:
SPA Code: 13
RAT Def: The decision is made that no further activity is planned at the site.
Site Desc:
Site Alias:

RALT Short Name: EPA In-House
Act Start Date:
Act Complete Date: 7/17/1989 00:00:00
AGT Order No.: 1500
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

CERCLIS Assess History

OU ID: 00
Act Code ID: 001
RAT Code: DS
RAT Short Name: DISCVRY
RAT Name: DISCOVERY
RAT Hist. Only Flag:
RAT NSI Indicator: B
RAT Level: 1
RAT DEF OU: 00
RFBS Code:
SPA Code: 13
RAT Def: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can

RALT Short Name: EPA Fund
Act Start Date:
Act Complete Date: 8/11/1987 00:00:00
AGT Order No.: 10
SH OU:
SH Code:
SH Seq:
SH Start Date:
SH Complete Date:
SH Lead:

occur through the use of several mechanisms such as a phone call or referral by another government agency.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	State (Fund)
Act Code ID:	001	**Act Start Date:**	
RAT Code:	PA	**Act Complete Date:**	7/17/1989 00:00:00
RAT Short Name:	PA	**AGT Order No.:**	130
RAT Name:	PRELIMINARY ASSESSMENT	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:	P	**SH Lead:**	
SPA Code:	13		

RAT Def: Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.

Site Desc:
Site Alias:

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5 **2 of 5** **SE** **0.07 / 386.18** **883.98 / 2** **SMITH W CARTAGE CO**
7013 SANDS ROAD
CRYSTAL LAKE IL 60014
CERCLIS NFRAP

Site ID:	505308	**Site FIPS Code:**	17111
Site EPA ID:	ILD005983051	**Region Code:**	5
Site Parent ID:		**Site Cong. Dist. Code:**	13
Site County Name:	MCHENRY	**Federal Facility:**	
Parent Site Name:			

CERCLIS-NFRAP Assess History

OU ID:	0	**Act Start Date:**	
Act Code ID:	1	**Act Complete Date:**	8/11/1987
RAT Code:	DS	**AGT Order No.:**	10
RAT Short Name:	DISCVRY	**SH OU:**	
RAT Name:	DISCOVERY	**SH Code:**	
RAT Hist. Only Flag:		**SH Seq:**	
RAT NSI Indicator:	B	**SH Start Date:**	
RAT Level:	1	**SH Complete Date:**	
RAT DEF OU:	00	**SH Lead:**	
RFBS Code:		**SH Qual:**	
SPA Code:	13	**RAQ Act. Qual Short:**	
RALT Short Name:	EPA Fund	**RNPL Status Code:**	N

RAT Def: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID:	0	**Act Start Date:**	
Act Code ID:	1	**Act Complete Date:**	7/17/1989
RAT Code:	PA	**AGT Order No.:**	130
RAT Short Name:	PA	**SH OU:**	
RAT Name:	PRELIMINARY ASSESSMENT	**SH Code:**	
RAT Hist. Only Flag:		**SH Seq:**	
RAT NSI Indicator:	B	**SH Start Date:**	
RAT Level:	1	**SH Complete Date:**	
RAT DEF OU:	00	**SH Lead:**	
RFBS Code:	P	**SH Qual:**	
SPA Code:	13	**RAQ Act. Qual Short:**	NFRAP
RALT Short Name:	State (Fund)	**RNPL Status Code:**	N

RAT Def: Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

complete the preliminary assessment within one year of site discovery.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	7/17/1989
RAT Code:	VS	***AGT Order No.:***	1500
RAT Short Name:	ARCH SITE	***SH OU:***	
RAT Name:	ARCHIVE SITE	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:		***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	
RALT Short Name:	EPA In-House	***RNPL Status Code:***	N

RAT Def: The decision is made that no further activity is planned at the site.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

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5 | ***3 of 5*** | ***SE*** | ***0.07 / 386.18*** | ***883.98 / 2*** | ***W. Smith Cartage Company, Inc. 7013 Sands Road Crystal Lake, IL 60014 IL*** | ***UST***

Facility No:	2016201	***Facility Type:***	Trucking Company
Facility Status:	Active	***Owner Type:***	Private
Fac Details Status:	Active	***Owner Status:***	Current Owner
Fac Type Fac Details:	Trucking Company	***County:***	McHenry

Owner Name: W. Smith Cartage Company, Inc.

Facility URL: http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2016201

Tank Information

Tank No:	3	***Capacity:***	3000
Ul No:		***Petroleum Use:***	
Status:	Abandoned in place	***Product:***	Used Oil
Removed Date:		***CERCLA Substance:***	
Install Date:		***Current Age:***	22
Abandoned Date:	4/29/1992	***Abandoned Material:***	Inert Materials
Last Used Date:		***Product Date:***	
Red Tag Issue Date:		***Fee Due:***	$0.00
CAS Code:		***Regulated Status:***	Federal
OSFM First Noti Dt:	3/31/1986		

Tank Information

Tank No:	4	***Capacity:***	10000
Ul No:		***Petroleum Use:***	
Status:	Currently in use	***Product:***	B-11
Removed Date:		***CERCLA Substance:***	
Install Date:	9/25/1992	***Current Age:***	28
Abandoned Date:		***Abandoned Material:***	
Last Used Date:		***Product Date:***	10/2/1992
Red Tag Issue Date:		***Fee Due:***	$0.00
CAS Code:		***Regulated Status:***	Federal
OSFM First Noti Dt:	10/14/1992		

Tank Equipment

Equipment Type:	Corrosion Prot - Piping	***Last Passing Date:***	N/A
Equipment:	Fiberglass Non-Corrosive	***Test Expire Date:***	N/A
Install Date:		***Failed Test Date:***	

Equipment Type:	Piping	**Last Passing Date:**	N/A
Equipment:	Not Installed STP/Tanktop Sump	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Spill Contain Device	**Last Passing Date:**	4/23/2019
Equipment:	Single Wall Spill Bucket	**Test Expire Date:**	4/23/2022
Install Date:	4/23/2019	**Failed Test Date:**	
Equipment Type:	Leak Detect - Tank	**Last Passing Date:**	5/20/2021
Equipment:	Automatic Tank Gauging Franklin Fueling Systems EVO 200	**Test Expire Date:**	5/20/2022
Install Date:		**Failed Test Date:**	
Equipment Type:	Piping	**Last Passing Date:**	
Equipment:	Single Wall Transition Sump	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Piping	**Last Passing Date:**	5/20/2021
Equipment:	American with Annual Prec Line Testing Suction	**Test Expire Date:**	5/20/2022
Install Date:		**Failed Test Date:**	
Equipment Type:	Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall Piping	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Overfill Prev Device	**Last Passing Date:**	4/23/2019
Equipment:	Overfill Drop Tube Valve	**Test Expire Date:**	4/23/2022
Install Date:		**Failed Test Date:**	
Equipment Type:	Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Double Wall	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	

Tank Information

Tank No:	2	**Capacity:**	6000
UI No:		**Petroleum Use:**	
Status:	Removed	**Product:**	Gasoline
Removed Date:	9/25/1992	**CERCLA Substance:**	
Install Date:	6/1/1979	**Current Age:**	13
Abandoned Date:		**Abandoned Material:**	
Last Used Date:	9/23/1992	**Product Date:**	6/1/1979
Red Tag Issue Date:		**Fee Due:**	$0.00
CAS Code:		**Regulated Status:**	Federal
OSFM First Noti Dt:	3/31/1986		

Tank Information

Tank No:	1	**Capacity:**	10000
UI No:		**Petroleum Use:**	
Status:	Removed	**Product:**	Diesel Fuel
Removed Date:	9/25/1992	**CERCLA Substance:**	
Install Date:	6/1/1979	**Current Age:**	13
Abandoned Date:		**Abandoned Material:**	
Last Used Date:	9/23/1992	**Product Date:**	6/1/1979
Red Tag Issue Date:		**Fee Due:**	$0.00
CAS Code:		**Regulated Status:**	Federal
OSFM First Noti Dt:	3/31/1986		

Owner Summary

Owner No: U0015862 **Owner Status:** Current Owner
Owner Name: W. Smith Cartage Company, Inc. **Purchase Date:**
Ownership History: https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2016201

Owner Details

Owner Name: W. Smith Cartage Company, Inc. **Type Financial Resp:** Certificate of Deposit
Owner Status: Current Owner **Fin Resp Rpt Due:** 8/19/2021
Purchase Date:
Owner Address: 7013 Sands Road Crystal Lake, IL 60014

Deficiencies (Current)

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: Facility **Expiration Date:** 8/27/2021
Deficiency: Missing copy of emergency instructions or emergency procedures plan - Emergency Procedures plan shall be maintained on site for viewing and reference as necessary (See Operator Training Rules 176.645). The emergency plan template is available on the OSFM website.
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: Facility **Expiration Date:** 8/27/2021
Deficiency: Submit Notification Form For Ownership Change - Submit OSFM Notification Form showing change in facility ownership. A single page Notification Form exclusively for Change of Ownership is available at www.sfm.illinois.gov
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: 4 **Expiration Date:** 8/27/2021
Deficiency: Water in submersible containment without required interstitial sensors - install cathodic protection on all exposed steel. - Piping sump contains liquid which is corroding the exposed steel. Install approved cathodic protection to prevent further corrosion of metallic piping components, or reair piping sump so that it is water tight.
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: Facility **Expiration Date:** 8/27/2021
Deficiency: Emergency contact information for A/B & C Operators not posted at unmanned facility - A / B Operator name and contact information shall be conspicuously posted on site for immediate reference (at Unmanned Facility only).
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: Facility **Expiration Date:** 8/27/2021
Deficiency: Financial responsibility must be reported yearly - Financial Responsibility shall be declared annually; declaration form can be found at www.sfm.illinois.gov (in Search window, type UST Forms, Click Enter; click UST Applications and Forms; click on Financial Responsibility Report). Complete form online and submit electronically.
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Nov No: E0020211539 (Pending) **Issue Date:** 6/28/2021
Tanks: Facility **Expiration Date:** 8/27/2021
Deficiency: Facility Operation and Maintenance Plan not updated to new requirements. - UPDATE FORM WITH THE NEW OWNER INFO.
Nov Form URL: https://webapps.sfm.illinois.gov/USTPortal/Forms/Forms/PrintPDF/?pdf=cmr1inxs-85qL1QOPKhqCdmsyeTmEXgExX9MoGzweSk1

Dispenser Information

Name ID: 1/2
Status: Active
Sensor Shuts Down Product Pum: Unknown

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Details

MFD Forms Status:		***Green Tag Decal:***	U005340
MFD Permit Issue Dt:	6/28/2021	***Green Tag Issue Date:***	8/9/2019
MFD Permit Exp Dt:	12/31/2023	***Green Tag Exp Date:***	12/31/2021
Property Parcel:	19-03-453-001	***Motor Fuel Type:***	Fleet
Pending Nov:	Yes		
Permit History Link:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	4 of 5	SE	0.07 / 386.18	883.98 / 2	SMITH W CARTAGE CO 7013 SANDS ROAD CRYSTAL LAKE IL 60014	SEMS ARCHIVE

Site ID:	0505308	***FIPS Code:***	17111
EPA ID:	ILD005983051	***Cong District:***	13
Superfund Alt Agmt:	No	***Region:***	05
Federal Facility:	No	***County:***	MCHENRY
FF Docket:	No		
NPL:	Not on the NPL		
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information		

Action Information

Operable Units:	00	***Start Actual:***	08/11/1987
Action Code:	DS	***Finish Actual:***	08/11/1987
Action Name:	DISCVRY	***Qual:***	
SEQ:	1	***Curr Action Lead:***	EPA Perf
Operable Units:	00	***Start Actual:***	
Action Code:	VS	***Finish Actual:***	07/17/1989
Action Name:	ARCH SITE	***Qual:***	
SEQ:	1	***Curr Action Lead:***	EPA Perf In-Hse
Operable Units:	00	***Start Actual:***	
Action Code:	PA	***Finish Actual:***	07/17/1989
Action Name:	PA	***Qual:***	N
SEQ:	1	***Curr Action Lead:***	St Perf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	5 of 5	SE	0.07 / 386.18	883.98 / 2	W Smith Cartage Co 7013 Sands Rd Crystal Lake IL 60014	AIR PERMITS

Addr (Geo Search):	7013 Sands Rd	***Addr (Doc Search):***	
City (Geo Search):	Crystal Lake	***City (Doc Search):***	
State (Geo Search):	IL	***State (Doc Search):***	
Postal (Geo Search):	60014	***Zip Code (Doc Search):***	
Name (Geo Search):	W Smith Cartage Co		
Name (Doc Search):			
Data Source:	IEPA Document Explorer - Geographic Search		
Note:	Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer		

IEPA Mapping Service

Site ID:	170000658107	***Latitude:***	42.228412
System ID:	111015AIW	***Longitude:***	-88.283683
Interest Type:	PERMIT EXEMPT	***Collection Date:***	06/11/2021
Media Code:	AIR	***Document Indicator:***	0
Revision Date/Time:	06/30/2003		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	1 of 2	S	0.08 / 421.60	901.34 / 19	U-Haul 4504 West Northwest Highway Crystal Lake IL 60014	SRP

I EPA ID: 1110155239
US EPA ID:
County: McHenry
Longitude: -88.285311
Latitude: 42.227426

Site Applicant / Consultant Information

RA Title: Ms.
RA First Name: Heather
RA Last Name: Skelton
RA Address1: 4504 West Northwest Highway
RA Address2:
RA City: Crystal Lake, IL
RA Zip: 60014
Consultant Contact: Kenneth Banaszek
RA Company: U-Haul Company Northwest Chicago Suburbs
Consultant Company: TRC
Received SA Date: 12/15/2010 12:00:00 AM
PM ID: Todd Gross
Foury Letter Date:
Active Site: No
Consultant Address1: 230 West Monroe Street
Consultant Address2: Suite 510
Consultant City: Chicago, IL
Consultant Zip: 60606

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 2	S	0.08 / 421.60	901.34 / 19	U-Haul Moving & Storage 4504 W Northwest Hwy Crystal Lake IL 60014	REM ASSESS

Address (SWAP): 4504 W Northwest Hwy
City (SWAP): Crystal Lake
State (SWAP): IL
Postal Code (SWAP): 60014
Address (Doc Expl): 4504 W Northwest Hwy
City (Doc Expl): Crystal Lake
State (Doc Expl): IL
Zip (Doc Expl): 60014
Name (SWAP): U-Haul Moving & Storage
Name(Doc Expl): U-Haul Moving & Storage - 170000660201
Note: Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source(s): IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search

IEPA Document Explorer

Site ID: 170000660201
Program ID: 1110155239
Originating Bureau: Bureau of Land
Category: Site Remediation - Technical
Category URL: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMDY2MDIwMSIgQU5EIFtDQVRFR09SWV09IjMxQSI1
Document Count: 8
Total Pages: 208

IEPA Docuware (SWAP)

Site ID: 170000660201
System ID: 1110155239
Interest Type: BOL
Media Code: LAND
Revision Date/Time: 12/16/2010
Latitude: 42.227426
Longitude: -88.285311
Collection Date: 01/31/2012
Document Indicator: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 8	ENE	0.08 / 446.38	891.88 / 10	MCHENRY COUNTY LDFL AKA VEUGELER SITE SANDS RD CRYSTAL LAKE IL 60014	CERCLIS NFRAP

Site ID: 500583
Site EPA ID: ILD980605927
Site Parent ID:
Site County Name: MCHENRY
Parent Site Name:
Site FIPS Code: 17111
Region Code: 5
Site Cong. Dist. Code: 12
Federal Facility:

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	6/1/1981
RAT Code:	DS	***AGT Order No.:***	10
RAT Short Name:	DISCVRY	***SH OU:***	
RAT Name:	DISCOVERY	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:		***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	
RALT Short Name:	EPA Fund	***RNPL Status Code:***	N

RAT Def: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	4/14/1998 4:40:52 PM
RAT Code:	VS	***AGT Order No.:***	1500
RAT Short Name:	ARCH SITE	***SH OU:***	
RAT Name:	ARCHIVE SITE	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:		***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	
RALT Short Name:	EPA In-House	***RNPL Status Code:***	N

RAT Def: The decision is made that no further activity is planned at the site.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	1/1/1985
RAT Code:	PA	***AGT Order No.:***	130
RAT Short Name:	PA	***SH OU:***	
RAT Name:	PRELIMINARY ASSESSMENT	***SH Code:***	
RAT Hist. Only Flag:		***SH Seq:***	
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	
RAT DEF OU:	00	***SH Lead:***	
RFBS Code:	P	***SH Qual:***	
SPA Code:	13	***RAQ Act. Qual Short:***	Low priority
RALT Short Name:	State (Fund)	***RNPL Status Code:***	N

RAT Def: Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.

RNON NPL Status Desc: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assess History

OU ID:	0	***Act Start Date:***	
Act Code ID:	1	***Act Complete Date:***	11/3/1987
RAT Code:	SI	***AGT Order No.:***	160
RAT Short Name:	SI	***SH OU:***	0
RAT Name:	SITE INSPECTION	***SH Code:***	SH
RAT Hist. Only Flag:		***SH Seq:***	1
RAT NSI Indicator:	B	***SH Start Date:***	
RAT Level:	1	***SH Complete Date:***	9/29/1995 0:00
RAT DEF OU:	00	***SH Lead:***	EPA Fund

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

RFBS Code:	P	**SH Qual:**	Higher priority
SPA Code:	13	**RAQ Act. Qual Short:**	Higher priority
RALT Short Name:	EPA Fund	**RNPL Status Code:**	N
RAT Def:	The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS-NFRAP Assess History

OU ID:	0	**Act Start Date:**	11/27/1995
Act Code ID:	1	**Act Complete Date:**	6/4/1997
RAT Code:	ES	**AGT Order No.:**	170
RAT Short Name:	ESI	**SH OU:**	
RAT Name:	EXPANDED SITE INSPECTION	**SH Code:**	
RAT Hist. Only Flag:		**SH Seq:**	
RAT NSI Indicator:	B	**SH Start Date:**	
RAT Level:	1	**SH Complete Date:**	
RAT DEF OU:	00	**SH Lead:**	
RFBS Code:	P	**SH Qual:**	
SPA Code:	13	**RAQ Act. Qual Short:**	NFRAP
RALT Short Name:	State (Fund)	**RNPL Status Code:**	N
RAT Def:	Functions performed to collect additional data, beyond that required for Hazard Ranking System scoring, in order to expedite the Remedial Investigation/Feasibility Study (RI/FS) project planning phase for National Priority List (NPL) sites. The present site inspection focus on pathways and receptors has been expanded to include site and source characterization. The information facilitates the development of RI/FS workplan and sampling and analysis plan.		
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	2 of 8	ENE	0.08 / 446.38	891.88 / 10	**McHenry Co. Sanitary Landfill** **6714 Sands Road** **Crystal Lake IL 60014**	SSU

Site ID:	1118010002	**Financed:**	State
SSU Status:	Transferred	**Month Completed:**	
Site Size:	40	**Curr Proj Manager:**	160
DTM Year Entered:	1999	**Commu Relation:**	150
Year Comp:		**Region Name:**	Des Plaines
Use Paid:	ILD9806059	**County:**	McHenry
FOS:	93	**Latitude:**	42.231533
LP52:	H57	**Longitude:**	-88.279182
Site Type:	Landfill		
Current Prog:	FOS/Permits-CO		
Current Program Description:	Field Operation Section/Permits - Consent Order		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	3 of 8	ENE	0.08 / 446.38	891.88 / 10	**McHenry County Landfill & Recycle** **6714 Sands Road Crystal Lake, IL 60014** **IL**	UST

Facility No:	2018042	**Facility Type:**	None
Facility Status:	Closed	**Owner Type:**	
Fac Details Status:	Closed	**Owner Status:**	Current Owner
Fac Type Fac Details:	None	**County:**	McHenry
Owner Name:	Mchenry County Landfill & Recycle		
Facility URL:	http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2018042		

Tank Information

Tank No:	1	**Capacity:**	5000
Ul No:		**Petroleum Use:**	
Status:	Removed	**Product:**	Diesel Fuel
Removed Date:	3/11/1991	**CERCLA Substance:**	
Install Date:		**Current Age:**	22
Abandoned Date:		**Abandoned Material:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Last Used Date: ***Product Date:***
Red Tag Issue Date: ***Fee Due:***
CAS Code: ***Regulated Status:*** Federal
OSFM First Noti Dt: 4/1/1986

Owner Summary

Owner No: U0009987 ***Owner Status:*** Current Owner
Owner Name: Mchenry County Landfill & Recycle ***Purchase Date:***
Ownership History: https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2018042

Owner Details

Owner Name: Mchenry County Landfill & Recycle ***Type Financial Resp:***
Owner Status: Current Owner ***Fin Resp Rpt Due:***
Purchase Date:
Owner Address: 9310 Route 176 Crystal Lake, IL 60014

Facility Details

MFD Forms Status: ***Green Tag Decal:***
MFD Permit Issue Dt: ***Green Tag Issue Date:***
MFD Permit Exp Dt: ***Green Tag Exp Date:***
Property Parcel: ***Motor Fuel Type:***
Pending Nov: No
Permit History Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	4 of 8	ENE	0.08 / 446.38	891.88 / 10	Mchenry Co Sanitary Landfill 6714 Sands Rd Algonquin Township IL 60014	SWF/LF

Site ID/ BOL ID: 1118010002 ***Site Name(BOLL):*** McHenry Co Sanitary Landfill
Site Name(Map): Mchenry Co Sanitary Landfill ***Street Addr(BOLL):***
Street Addr(Map): 6714 Sands Rd ***City(BOLL):***
City(Map): Algonquin Township ***Zip Code(BOLL):***
Zip Code(Map): 60014 ***County(BOLL):*** McHenry
PO Box (Map): ***Latitude(BOLL):*** 42.231439
County (Map): McHenry ***Longitude(BOLL):*** -88.279169
Latitude (Map): 42.23301
Longitude (Map): -88.27991
Site Name (BOLT):
Street (BOLT):
City (BOLT):
Zip (BOLT):
Latitude (BOLT):
Longitude (BOLT):
Type (BOLT):
Data Source(s): Illinois EPA Landfills Map - Landfill Unknown Status; Bureau of Land Landfills (BOLL)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	5 of 8	ENE	0.08 / 446.38	891.88 / 10	Veugeler #2 6714 Sands Rd Crystal Lake IL 60014	SWF/LF

Site ID/ BOL ID: 1118010004 ***Site Name(BOLL):*** LFGW Only McHenry Co San Ldf
Site Name(Map): Veugeler #2 ***Street Addr(BOLL):***
Street Addr(Map): 6714 Sands Rd ***City(BOLL):***
City(Map): Crystal Lake ***Zip Code(BOLL):***
Zip Code(Map): 60014 ***County(BOLL):*** McHenry
PO Box (Map): ***Latitude(BOLL):*** 42.23301
County (Map): ***Longitude(BOLL):*** -88.27991
Latitude (Map): 42.23301
Longitude (Map): -88.27991
Site Name (BOLT):
Street (BOLT):

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

City (BOLT):
Zip (BOLT):
Latitude (BOLT):
Longitude (BOLT):
Type (BOLT):
Data Source(s): Illinois EPA Landfills Map - Landfill Unknown Status; Bureau of Land Landfills (BOLL)

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7 **6 of 8** **ENE** **0.08 / 446.38** **891.88 / 10** **MCHENRY COUNTY LDFL AKA VEUGELER SITE**
SANDS RD
CRYSTAL LAKE IL 60014
SEMS ARCHIVE

Site ID: 0500583
EPA ID: ILD980605927
Superfund Alt Agmt: No
Federal Facility: No
FF Docket: No
FIPS Code: 17111
Cong District: 12
Region: 05
County: MCHENRY
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Action Information

Operable Units: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Actual:
Finish Actual: 04/14/1998
Qual:
Curr Action Lead: EPA Perf In-Hse

Operable Units: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Actual:
Finish Actual: 01/01/1985
Qual: L
Curr Action Lead: St Perf

Operable Units: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Actual: 06/01/1981
Finish Actual: 06/01/1981
Qual:
Curr Action Lead: EPA Perf

Operable Units: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Actual:
Finish Actual: 11/03/1987
Qual: H
Curr Action Lead: EPA Perf

Operable Units: 00
Action Code: ES
Action Name: ESI
SEQ: 1
Start Actual: 11/27/1995
Finish Actual: 06/04/1997
Qual: N
Curr Action Lead: St Perf

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7 **7 of 8** **ENE** **0.08 / 446.38** **891.88 / 10** **McHenry Co Sanitary Landfill**
6714 Sands Rd
Crystal Lake IL 60014
REM ASSESS

Address (SWAP): 6714 Sands Rd
City (SWAP): Crystal Lake
State (SWAP): IL
Postal Code (SWAP): 60014
Address (Doc Expl): 6714 Sands Rd
City (Doc Expl): Crystal Lake
State (Doc Expl): IL
Zip (Doc Expl): 60014
Name (SWAP): McHenry Co Sanitary Landfill
Name(Doc Expl): McHenry Co Sanitary Landfill - 170000668007
Note: Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source(s): IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search

IEPA Document Explorer

Site ID: 170000668007
Program ID: 1118010002
Document Count: 27
Total Pages: 533

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Originating Bureau: Bureau of Land
Category: Superfund Technical
Category URL: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMDY2ODAwNyIgQU5EIFtDQVRFR09SWV09IjE5QyI1

IEPA Docuware (SWAP)

Site ID: 170000668007
System ID: 1118010002
Interest Type: BOL
Media Code: LAND
Revision Date/Time: 10/10/2006
Latitude: 42.231439
Longitude: -88.279169
Collection Date: 04/24/2019
Document Indicator: 1

IEPA Docuware (SWAP)

Site ID: 170000668007
System ID: 1118010004
Interest Type: BOL
Media Code: LAND
Revision Date/Time: 10/10/2006
Latitude: 42.23301
Longitude: -88.27991
Collection Date: 12/05/2003
Document Indicator: 1

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7 | **8 of 8** | **ENE** | **0.08 / 446.38** | **891.88 / 10** | **McHenry Co. Sanitary Landfill**
6714 Sands Road
Crystal Lake IL 60014 | **SWF/LF**

Site ID/ BOL ID: 1118010002
Site Name(Map): McHenry Co. Sanitary Landfill
Street Addr(Map): 6714 Sands Road
City(Map): Crystal Lake
Zip Code(Map): 60014
PO Box (Map):
County (Map): McHenry
Latitude (Map): 42.231533
Longitude (Map): -88.279182
Site Name (BOLT):
Street (BOLT):
City (BOLT):
Zip (BOLT):
Latitude (BOLT):
Longitude (BOLT):
Type (BOLT):
Site Name(BOLL): McHenry Co Sanitary Landfill
Street Addr(BOLL):
City(BOLL):
Zip Code(BOLL):
County(BOLL): McHenry
Latitude(BOLL): 42.231439
Longitude(BOLL): -88.279169
Data Source(s): Illinois EPA Landfills Map - Landfill In State Sites Program; Bureau of Land Landfills (BOLL)

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8 | **1 of 1** | **SSE** | **0.16 / 855.26** | **880.25 / -2** | **NORMAN DRYER CO INC**
7103 SANDS RD
CRYSTAL LAKE IL 60014 | **RCRA NON GEN**

EPA Handler ID: ILD005438478
Gen Status Universe: No Report
Contact Name:
Contact Address:
Contact Phone No and Ext:
Contact Email:
Contact Country:
County Name: MCHENRY
EPA Region: 05
Land Type:
Receive Date: 20191213
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19871217
Handler Name:	NORMAN DRYER CO INC
Source Type:	Notification
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator

Waste Code Details

Hazardous Waste Code:	F003
Waste Code Description:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191213
Handler Name:	NORMAN DRYER CO INC
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Operator	***Street No:***	
Type:	Private	***Street 1:***	ADDRESS NOT REPORTED
Name:	NAME NOT REPORTED	***Street 2:***	
Date Became Current:		***City:***	CITY NOT REPORTED
Date Ended Current:		***State:***	AK
Phone:	312-555-1212	***Country:***	
Source Type:	Notification	***Zip Code:***	99998
Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	ADDRESS NOT REPORTED

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Name: NORMAN DRYER CO INC
Date Became Current:
Date Ended Current:
Phone: 312-555-1212
Source Type: Notification
Street 2:
City: CITY NOT REPORTED
State: AK
Country:
Zip Code: 99998

Historical Handler Details

Receive Dt: 19871217
Generator Code Description: Small Quantity Generator
Handler Name: NORMAN DRYER CO INC

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9 | ***1 of 1*** | ***S*** | ***0.17 / 882.81*** | ***892.08 / 10*** | ***Follett Library Book Co 4506 Northwest Highway Crystal Lake IL 60014*** | ***AIR PERMITS***

Addr (Geo Search): 4506 Northwest Highway
City (Geo Search): Crystal Lake
State (Geo Search): IL
Postal (Geo Search): 60014
Addr (Doc Search):
City (Doc Search):
State (Doc Search):
Zip Code (Doc Search):

Name (Geo Search): Follett Library Book Co
Name (Doc Search):
Data Source: IEPA Document Explorer - Geographic Search
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer

IEPA Mapping Service

Site ID: 170000115578
System ID: 111801AAZ
Interest Type: PERMIT
Media Code: AIR
Revision Date/Time: 06/28/2003
Latitude: 42.240223
Longitude: -88.340186
Collection Date:
Document Indicator: 0

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10 | ***1 of 10*** | ***SSE*** | ***0.21 / 1,126.12*** | ***881.46 / -1*** | ***A CAR TUNE 4410 NORTHWEST HWY CRYSTAL LAKE IL 60014*** | ***RCRA VSQG***

EPA Handler ID: ILR000062703
Gen Status Universe: VSG
Contact Name: NANCY
Contact Address: 4410 NORTHWEST HWY , , CRYSTAL LAKE , IL, 60014 , US
Contact Phone No and Ext: 815-477-2388
Contact Email:
Contact Country: US
County Name: MCHENRY
EPA Region: 05
Land Type: Private
Receive Date: 20060328
Location Latitude: 42.225259
Location Longitude: -88.28305

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No

Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19990330
Handler Name:	CAR CARE CENTER OF CRYSTAL LAKE
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE

Hazardous Waste Handler Details

Sequence No:	2
Receive Date:	20060328
Handler Name:	A CAR TUNE
Federal Waste Generator Code:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	**Street No:**	
Type:	Private	**Street 1:**	4410 NORTHWEST HWY
Name:	CAR CARE CENTER OF CRYSTAL LAKE	**Street 2:**	
Date Became Current:		**City:**	CRYSTAL LAKE
Date Ended Current:		**State:**	IL
Phone:	815-459-8434	**Country:**	
Source Type:	Notification	**Zip Code:**	60014

Historical Handler Details

Receive Dt:	19990330
Generator Code Description:	Very Small Quantity Generator
Handler Name:	CAR CARE CENTER OF CRYSTAL LAKE

10	*2 of 10*	*SSE*	*0.21 / 1,126.12*	*881.46 / -1*	***Luberight Inc*** ***4410 W Nw Hwy Crystal Lake, IL 60014*** ***IL***	***UST***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility No: 2008849 **Facility Type:** None
Facility Status: Closed **Owner Type:**
Fac Details Status: Closed **Owner Status:** Current Owner
Fac Type Fac Details: None **County:** McHenry
Owner Name: Luberight Inc
Facility URL: http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2008849

Tank Information

Tank No: 1 **Capacity:** 3000
Ul No: **Petroleum Use:**
Status: Removed **Product:** New Oil
Removed Date: 11/9/1998 **CERCLA Substance:**
Install Date: **Current Age:** 11
Abandoned Date: **Abandoned Material:**
Last Used Date: 11/8/1998 **Product Date:**
Red Tag Issue Date: **Fee Due:**
CAS Code: **Regulated Status:** Federal
OSFM First Noti Dt: 6/17/1987

Tank Information

Tank No: 2 **Capacity:** 3000
Ul No: **Petroleum Use:**
Status: Removed **Product:** Used Oil
Removed Date: 11/9/1998 **CERCLA Substance:**
Install Date: **Current Age:** 11
Abandoned Date: **Abandoned Material:**
Last Used Date: 11/8/1998 **Product Date:**
Red Tag Issue Date: **Fee Due:**
CAS Code: **Regulated Status:** Federal
OSFM First Noti Dt: 6/17/1987

Owner Summary

Owner No: U0009408 **Owner Status:** Current Owner
Owner Name: Luberight Inc **Purchase Date:**
Ownership History: https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2008849

Owner Details

Owner Name: Luberight Inc **Type Financial Resp:**
Owner Status: Current Owner **Fin Resp Rpt Due:**
Purchase Date:
Owner Address: 4410 W Nw Hwy Crystal Lake, IL 60014

Facility Details

MFD Forms Status: **Green Tag Decal:**
MFD Permit Issue Dt: **Green Tag Issue Date:**
MFD Permit Exp Dt: **Green Tag Exp Date:**
Property Parcel: **Motor Fuel Type:**
Pending Nov: No
Permit History Link:

10	3 of 10	SSE	0.21 / 1,126.12	881.46 / -1	Crystal Lake Marathon 4410 Northwest Hwy, Unit K Crystal Lake, IL 60014 IL	UST

Facility No: 2024330 **Facility Type:** Attended Self-Service Station

Facility Status:	Closed	**Owner Type:**	Private
Fac Details Status:	Closed	**Owner Status:**	Current Owner
Fac Type Fac Details:	Attended Self-Service Station	**County:**	McHenry
Owner Name:	Forward Capital Crystal Lake, LLC		
Facility URL:	http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2024330		

Tank Information

Tank No:	1	**Capacity:**	10000
UI No:		**Petroleum Use:**	
Status:	Removed	**Product:**	Gasoline
Removed Date:	10/15/2019	**CERCLA Substance:**	
Install Date:	4/15/1987	**Current Age:**	32
Abandoned Date:		**Abandoned Material:**	
Last Used Date:	9/16/2015	**Product Date:**	4/15/1987
Red Tag Issue Date:		**Fee Due:**	$0.00
CAS Code:		**Regulated Status:**	Federal
OSFM First Noti Dt:	7/19/1988		

Tank Equipment

Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Isolation Boots Flex Connector	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:	2/21/2002	**Failed Test Date:**	
Equipment Type:	Overfill Prev Device	**Last Passing Date:**	
Equipment:	Overfill Drop Tube Valve	**Test Expire Date:**	
Install Date:	2/21/2002	**Failed Test Date:**	
Equipment Type:	Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Piping	**Last Passing Date:**	10/15/2014
Equipment:	Mechanical Pressurized Line Leak Detection	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Tank	**Last Passing Date:**	
Equipment:	Automatic Tank Gauging Omntec OEL 8000 II	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall Piping	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Spill Contain Device	**Last Passing Date:**	
Equipment:	Single Wall Spill Bucket	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	

Tank Information

Tank No:	3	**Capacity:**	10000
UI No:		**Petroleum Use:**	
Status:	Removed	**Product:**	Gasoline
Removed Date:	10/15/2019	**CERCLA Substance:**	
Install Date:	4/15/1987	**Current Age:**	32
Abandoned Date:	2/11/2015	**Abandoned Material:**	Inert Materials

Last Used Date:	11/5/2014	**Product Date:**	4/15/1987
Red Tag Issue Date:		**Fee Due:**	$0.00
CAS Code:		**Regulated Status:**	Federal
OSFM First Noti Dt:	7/19/1988		

Tank Equipment

Equipment Type:	Leak Detect - Tank	**Last Passing Date:**	
Equipment:	Automatic Tank Gauging Omntec OEL 8000 II	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Spill Contain Device	**Last Passing Date:**	
Equipment:	Single Wall Spill Bucket	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	
Equipment Type:	Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall Piping	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:	2/21/2002	**Failed Test Date:**	
Equipment Type:	Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Isolation Boots Flex Connector	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Piping	**Last Passing Date:**	10/15/2014
Equipment:	Mechanical Pressurized Line Leak Detection	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Overfill Prev Device	**Last Passing Date:**	
Equipment:	Overfill Drop Tube Valve	**Test Expire Date:**	
Install Date:	2/21/2002	**Failed Test Date:**	

Tank Information

Tank No:	2	**Capacity:**	10000
UI No:		**Petroleum Use:**	None
Status:	Removed	**Product:**	Diesel Fuel
Removed Date:	10/15/2019	**CERCLA Substance:**	
Install Date:	4/15/1987	**Current Age:**	32
Abandoned Date:		**Abandoned Material:**	
Last Used Date:	9/16/2015	**Product Date:**	4/15/1987
Red Tag Issue Date:		**Fee Due:**	$0.00
CAS Code:		**Regulated Status:**	Federal
OSFM First Noti Dt:	7/19/1988		

Tank Equipment

Equipment Type:	Corrosion Prot - Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall Piping	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	

Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Fiberglass Non-Corrosive	**Test Expire Date:**	N/A
Install Date:	2/21/2002	**Failed Test Date:**	
Equipment Type:	Corrosion Prot - Piping	**Last Passing Date:**	N/A
Equipment:	Isolation Boots Flex Connector	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Spill Contain Device	**Last Passing Date:**	
Equipment:	Single Wall Spill Bucket	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	
Equipment Type:	Overfill Prev Device	**Last Passing Date:**	
Equipment:	Overfill Drop Tube Valve	**Test Expire Date:**	
Install Date:	2/21/2002	**Failed Test Date:**	
Equipment Type:	Tank	**Last Passing Date:**	N/A
Equipment:	Fiberglass Single Wall	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Piping	**Last Passing Date:**	10/15/2014
Equipment:	Mechanical Pressurized Line Leak Detection	**Test Expire Date:**	N/A
Install Date:		**Failed Test Date:**	
Equipment Type:	Leak Detect - Tank	**Last Passing Date:**	
Equipment:	Automatic Tank Gauging Omntec OEL 8000 II	**Test Expire Date:**	
Install Date:		**Failed Test Date:**	

Owner Summary

Owner No:	U0034813	**Owner Status:**	Former Owner
Owner Name:	Crystal Lake Management	**Purchase Date:**	3/29/2007
Ownership History:	https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2024330		

Owner Summary

Owner No:	U0037558	**Owner Status:**	Current Owner
Owner Name:	Forward Capital Crystal Lake, LLC	**Purchase Date:**	8/17/2012
Ownership History:	https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2024330		

Owner Details

Owner Name:	Forward Capital Crystal Lake, LLC	**Type Financial Resp:**	Self-Insurance
Owner Status:	Current Owner	**Fin Resp Rpt Due:**	6/29/2018
Purchase Date:	8/17/2012		
Owner Address:	1035 N. Clark Street Chicago, IL 60610		

Owner Summary

Owner No:	U0002403	**Owner Status:**	Former Owner
Owner Name:	Care Center of Crystal Lake	**Purchase Date:**	4/15/1987
Ownership History:	https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2024330		

Owner Summary

Owner No:	U0036670	**Owner Status:**	Former Owner
Owner Name:	Mini Sudhir Kumar	**Purchase Date:**	
Ownership History:	https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2024330		

IEMA No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Permit No: 01818-2019REM
Inspection Date: 10/15/2019
IEMA No: 19-0986
Inspection Type: Removal Log
IEMA Link: http://epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=20190986

LUST Fund Eligibility

IEMA No: 20190986
OSFM Received Dt: 11/8/2019
Status: Eligible
OSFM Response Dt: 11/13/2019
Deductible: $5,000
Letter: https://webapps.sfm.illinois.gov/USTPortal/Utility/DownloadFile/c241nBO46efCejEL4U0y9qFO-o9PBQOYKxTWIhQboBY1
IEMA Link: http://epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=2020190986

IEMA No: 14-1402
OSFM Received Dt: 2/13/2015
Status: Eligible
OSFM Response Dt: 3/27/2015
Deductible: $5,000
Letter:
IEMA Link: http://epadata.epa.state.il.us/land/ust/LIT-Display.asp?INCIDENT=20141402

Facility Details

MFD Forms Status:
Green Tag Decal: P001477
MFD Permit Issue Dt: 11/5/2014
Green Tag Issue Date: 11/13/2014
MFD Permit Exp Dt: 12/31/2016
Green Tag Exp Date: 12/31/2016
Property Parcel:
Motor Fuel Type: Self Service
Pending Nov: No
Permit History Link:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	4 of 10	SSE	0.21 / 1,126.12	881.46 / -1	Gas Depot/Forward Capital Crystal Lake, LLC 4410 Northwest Highway Crystal Lake IL 60014	LUST

Incident No: 20141402
LPC No: 1110155251
Incidents ID: 27513
IEMA Date: 12/17/2014
NFR Date:
Regulation: 734
Gasoline: False
C 20 Day Report Date: 01/20/2015
Unleaded: False
C 45 Day Report Date: 02/13/2015
Diesel: False
NFR Recorded Date:
Fuel Oil: False
Pre 74 Date:
Jet Fuel: False
Proj Manager Phone: (217) 785-5736
Used Oil: False
Proj Mngr First Nm: Melinda
Non Petroleum Prod: False
Proj Mngr Last Nm: Friedel
Other Petroleum: True
Proj Manager Email: Melinda.Friedel@illinois.gov
Non LUST Date:
Site County: McHenry
Non LUST Letter Dt:
Heating Oil Letter Date:
Free Product Discovery Date:
Primary Resp Party Name: Forward Capital Crystal Lake, LLC
Primary Resp Party Address: 1035 North Clark Street
Primary Resp Party City: Chicago
Primary Resp Party State: IL
Primary Resp Party ZIP: 60610
Primary Resp Party Phone: 3123167653
Primary Resp Party Contact: John Argianas

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	5 of 10	SSE	0.21 / 1,126.12	881.46 / -1	Crystal Lake Marathon IL 60014	LUST TRUST

Status: No Longer on List
Running Total: 6091574.53
Incident Claim NO: 20141402-66148
Queue Date: 6/30/2015
App Pay Amount: 1394
Approved Date: 9/18/2015
Payment Assignee:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

10 **6 of 10** **SSE** **0.21 / 1,126.12** **881.46 / -1** **Crystal Lake Marathon** **LUST TRUST**
IL 60014

Status: No Longer on List
Incident Claim NO: 20141402-67019
App Pay Amount: 31410.46
Payment Assignee:
Running Total: 21795504.68
Queue Date: 1/21/2016
Approved Date: 4/26/2016

10 **7 of 10** **SSE** **0.21 / 1,126.12** **881.46 / -1** **Care Care Ctr of Cyrstal Lake Mgmt Group - 170001424046 4410 W Northwest Hwy Crystal Lake IL 60014** **LUST DOCUMENT**

Site ID:
System ID:
Program ID: 1110155251
Interest Type:
Media Code:
Category: Leaking UST Technical
Originating Bureau: Bureau of Land
Document Count: 36
Total Pages: 1496
Collection Date:
Latitude Measure:
Longitude Measure:
Addr (Geo Search):
City (Geo Search):
State (Geo Search):
Postal (Geo Search):
Addr (Doc Search): 4410 W Northwest Hwy
City (Doc Search): Crystal Lake
State (Doc Search): IL
Zip (Doc Search): 60014
Name (Doc Search): Care Care Ctr of Cyrstal Lake Mgmt Group - 170001424046
Name (Geo Search):
Category Url: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMTQyNDA0NiIgQU5EIFtDQVRFR09SWV09IjIxQSI1
Data Source: IEPA Document Explorer - Facility/Site Search
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer

10 **8 of 10** **SSE** **0.21 / 1,126.12** **881.46 / -1** **Care Care Ctr of Cyrstal Lake Mgmt Group 4410 W Northwest Hwy Crystal Lake IL 60014** **AIR PERMITS**

Addr (Geo Search): 4410 W Northwest Hwy
City (Geo Search): Crystal Lake
State (Geo Search): IL
Postal (Geo Search): 60014
Addr (Doc Search):
City (Doc Search):
State (Doc Search):
Zip Code (Doc Search):
Name (Geo Search): Care Care Ctr of Cyrstal Lake Mgmt Group
Name (Doc Search):
Data Source: IEPA Document Explorer - Geographic Search
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer

IEPA Mapping Service

Site ID: 170001424046
System ID: 111015AHH
Interest Type: PERMIT EXEMPT
Media Code: AIR
Revision Date/Time: 08/21/2017
Latitude: 42.225645
Longitude: -88.283655
Collection Date: 04/06/2018
Document Indicator: 1

10 **9 of 10** **SSE** **0.21 / 1,126.12** **881.46 / -1** **Forward Capital Crystal Lake, LLC 4410 Northwest Hwy Crystal Lake IL 60014** **LUST**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Incident No:	20190986	**LPC No:**	1110155251
Incidents ID:	29090	**IEMA Date:**	09/23/2019
NFR Date:		**Regulation:**	734
Gasoline:	True	**C 20 Day Report Date:**	10/15/2019
Unleaded:	False	**C 45 Day Report Date:**	11/06/2019
Diesel:	False	**NFR Recorded Date:**	
Fuel Oil:	False	**Pre 74 Date:**	
Jet Fuel:	False	**Proj Manager Phone:**	(217) 785-5736
Used Oil:	False	**Proj Mngr First Nm:**	Melinda
Non Petroleum Prod:	False	**Proj Mngr Last Nm:**	Friedel
Other Petroleum:	False	**Proj Manager Email:**	Melinda.Friedel@illinois.gov
Non LUST Date:		**Site County:**	McHenry
Non LUST Letter Dt:			
Heating Oil Letter Date:			
Free Product Discovery Date:			
Primary Resp Party Name:	Forward Capital Crystal Lake, LLC		
Primary Resp Party Address:	1035 North Clark Street		
Primary Resp Party City:	Chicago		
Primary Resp Party State:	IL		
Primary Resp Party ZIP:	60610		
Primary Resp Party Phone:	(312) 316-7653		
Primary Resp Party Contact:	John Arginanas		

10	***10 of 10***	***SSE***	***0.21 / 1,126.12***	***881.46 / -1***	***HERTZ 4410 NORTHWEST HWY CRYSTAL LAKE IL 60014***	***RCRA NON GEN***

EPA Handler ID:	ILR000038562
Gen Status Universe:	No Report
Contact Name:	
Contact Address:	
Contact Phone No and Ext:	
Contact Email:	
Contact Country:	
County Name:	MCHENRY
EPA Region:	05
Land Type:	Private
Receive Date:	20200923
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19970522
Handler Name: ALL PRO TRANSMISSION
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20050512
Handler Name: HERTZ
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20200923
Handler Name: HERTZ
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Private
Name: HERTZ
Date Became Current: 20050512
Date Ended Current:
Phone:
Source Type: Notification
Street No:
Street 1: 4410 NORTHWEST HWY
Street 2:
City: CRYSTAL LAKE
State: IL
Country: US
Zip Code: 60014

Owner/Operator Ind: Current Owner
Type: Private
Name: ALL PRO TRANSMISSION SPECIALISING
Date Became Current:
Date Ended Current:
Phone: 815-479-9955
Source Type: Notification
Street No:
Street 1: 4410 NORTHWEST HWY
Street 2:
City: CRYSTAL LAKE
State: IL
Country:
Zip Code: 60014

Historical Handler Details

Receive Dt: 20050512
Generator Code Description: Small Quantity Generator
Handler Name: HERTZ

Receive Dt: 19970522

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Generator Code Description: Small Quantity Generator
Handler Name: ALL PRO TRANSMISSION

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11 | **1 of 1** | **W** | **0.22 / 1,150.07** | **906.28 / 24** | **MEYER AGGREGATE COMPANY**
ALGONQUIN TWP* IL | **NIPC**

IEPA No: 1118010001
Active Sites:
Source:
QS 1st: SW*
QS 2nd: ~
Map NO: 398
Prov NO: ~
Township: 43N
Range: 08E
Section: 03
County: MCHENRY COUNTY
Sites Previ Record & Map: X
Sites Previ Rec&Not Map:

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12 | **1 of 1** | **SSW** | **0.22 / 1,181.50** | **890.63 / 8** | **Vulcan Materials Co-Crystal Lake #498**
Routes 14 & 31
Crystal Lake IL 60014 | **AIR PERMITS**

Addr (Geo Search): Routes 14 & 31
City (Geo Search): Crystal Lake
State (Geo Search): IL
Postal (Geo Search): 60014
Addr (Doc Search):
City (Doc Search):
State (Doc Search):
Zip Code (Doc Search):
Name (Geo Search): Vulcan Materials Co-Crystal Lake #498
Name (Doc Search):
Data Source: IEPA Document Explorer - Geographic Search
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer

IEPA Mapping Service

Site ID: 170000115480
System ID: 111801AAE
Interest Type: PERMIT
Media Code: AIR
Revision Date/Time: 06/28/2003
Latitude: 42.221724
Longitude: -88.302584
Collection Date:
Document Indicator: 0

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13 | **1 of 2** | **SSE** | **0.26 / 1,366.98** | **878.64 / -4** | **Crystal Lake Groundwater Investigation**
Sands Road and Route 14
Crystal Lake IL 60014 | **SSU**

Site ID: 1110155264
SSU Status: Archived
Site Size:
DTM Year Entered: 2004
Year Comp:
Use Paid:
FOS: 160
LP52: 40E
Site Type: Groundwater Investigation
Current Prog: SSU
Current Program Description: State Sites Unit
Financed: State
Month Completed:
Curr Proj Manager: 160
Commu Relation: 109
Region Name: Des Plaines
County: McHenry
Latitude: 42.225208
Longitude: -88.282789

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	2 of 2	SSE	0.26 / 1,366.98	878.64 / -4	Crystal Lake Groundwater Inv Sands Rd & Rte 14 Crystal Lake IL 60014	REM ASSESS

Address (SWAP): Sands Rd & Rte 14
City (SWAP): Crystal Lake
State (SWAP): IL
Postal Code (SWAP): 60014
Address (Doc Expl): Sands Rd & Rte 14
City (Doc Expl): Crystal Lake
State (Doc Expl): IL
Zip (Doc Expl): 60014
Name (SWAP): Crystal Lake Groundwater Inv
Name(Doc Expl): Crystal Lake Groundwater Inv - 170001587637
Note: Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source(s): IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search

IEPA Document Explorer

Site ID: 170001587637
Program ID: 1110155264
Originating Bureau: Bureau of Land
Document Count: 2
Total Pages: 2
Category: Superfund Technical
Category URL: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMTU4NzYzNyIgQU5EIFtDQVRFR09SWV09IjE5QyI1

IEPA Docuware (SWAP)

Site ID: 170001587637
System ID: 1110155264
Interest Type: BOL
Media Code: LAND
Revision Date/Time: 01/06/2005
Latitude: 42.225208
Longitude: -88.282789
Collection Date: 08/26/2010
Document Indicator: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	1 of 3	WSW	0.32 / 1,664.46	925.46 / 43	Shell Oil Company 4811 Northwest Highway Crystal Lake IL 60014	LUST

Incident No: 20080223
Incidents ID: 25623
NFR Date: 09/08/2009
Gasoline: True
Unleaded: False
Diesel: False
Fuel Oil: False
Jet Fuel: False
Used Oil: False
Non Petroleum Prod: False
Other Petroleum: False
Non LUST Date:
Non LUST Letter Dt:
Heating Oil Letter Date:
Free Product Discovery Date:
LPC No: 1110155095
IEMA Date: 02/15/2008
Regulation: 734
C 20 Day Report Date: 03/07/2008
C 45 Day Report Date: 03/28/2008
NFR Recorded Date: 10/15/2009
Pre 74 Date:
Proj Manager Phone: (217) 785-5715
Proj Mngr First Nm: Eric
Proj Mngr Last Nm: Kuhlman
Proj Manager Email: Eric.Kuhlman@illinois.gov
Site County: McHenry
Primary Resp Party Name: Shell Oil Company
Primary Resp Party Address: 603 Diehl Road, Suite 103
Primary Resp Party City: Naperville
Primary Resp Party State: IL
Primary Resp Party ZIP: 60563
Primary Resp Party Phone: 6303649274
Primary Resp Party Contact: Theresa Geijer

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
14	2 of 3	WSW	0.32 / 1,664.46	925.46 / 43	Mac's Convenience Stores, LLC 4811 Northwest Highway Crystal Lake IL 60014	LUST

Incident No: 20141440
LPC No: 1110155095

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Incidents ID:	27538	**IEMA Date:**	12/26/2014
NFR Date:		**Regulation:**	734
Gasoline:	True	**C 20 Day Report Date:**	01/21/2015
Unleaded:	False	**C 45 Day Report Date:**	02/13/2015
Diesel:	False	**NFR Recorded Date:**	
Fuel Oil:	False	**Pre 74 Date:**	
Jet Fuel:	False	**Proj Manager Phone:**	(217) 785-5715
Used Oil:	False	**Proj Mngr First Nm:**	Eric
Non Petroleum Prod:	False	**Proj Mngr Last Nm:**	Kuhlman
Other Petroleum:	False	**Proj Manager Email:**	Eric.Kuhlman@illinois.gov
Non LUST Date:	05/27/2015	**Site County:**	McHenry
Non LUST Letter Dt:	05/27/2015		
Heating Oil Letter Date:			
Free Product Discovery Date:			
Primary Resp Party Name:	Mac's Convenience Stores, LLC		
Primary Resp Party Address:	P.O. Box 347		
Primary Resp Party City:	Columbus		
Primary Resp Party State:	IN		
Primary Resp Party ZIP:	47202		
Primary Resp Party Phone:	8123799227		
Primary Resp Party Contact:	Mathew Jordan (ext. 1212)		

14	3 of 3	WSW	0.32 / 1,664.46	925.46 / 43	Circle K 6804 - 170000658928 4811 Northwest Hwy Crystal Lake IL 60014	LUST DOCUMENT

Site ID:		**Latitude Measure:**	
System ID:		**Longitude Measure:**	
Program ID:	1110155095	**Addr (Geo Search):**	
Interest Type:		**City (Geo Search):**	
Media Code:		**State (Geo Search):**	
Category:	Leaking UST Technical	**Postal (Geo Search):**	
Originating Bureau:	Bureau of Land	**Addr (Doc Search):**	4811 Northwest Hwy
Document Count:	23	**City (Doc Search):**	Crystal Lake
Total Pages:	593	**State (Doc Search):**	IL
Collection Date:		**Zip (Doc Search):**	60014
Name (Doc Search):	Circle K 6804 - 170000658928		
Name (Geo Search):			
Category Url:	https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMDY1ODkyOCIgQU5EIFtDQVRFR09SWV09IjIxQSI1		
Data Source:	IEPA Document Explorer - Facility/Site Search		
Note:	Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer		

15	1 of 1	NE	0.34 / 1,803.76	872.74 / -9	MCHENRY COUNTY LDFL AKA VEUGELER SITE SANDS RD CRYSTAL LAKE IL 60014	CERCLIS

Site ID:	0500583	**RNPL Status Code:**	N
Site EPA ID:	ILD980605927	**NPL Status:**	Not on the NPL
Site Street Address 2:		**RFED Facility Code:**	N
Site County Name:	MCHENRY	**RFED Facility Desc:**	Not a Federal Facility
Site FIPS Code:	17111	**USGS Hydro Unit No.:**	07120006
Region Code:	05	**Site Cong. Dist. Code:**	12
Site SMSA No.:	1600	**ROT Desc:**	Other
Site Prim. Latitude:	+42.235278	**FR NPL Update No.:**	
Site Prim. Longitude:	-088.278889	**RFRA Code:**	
Lat Long Source:			
RNON NPL Status Desc:	NFRAP-Site does not qualify for the NPL based on existing information		

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	State (Fund)
Act Code ID:	001	**Act Start Date:**	11/27/1995 00:00:00
RAT Code:	ES	**Act Complete Date:**	6/4/1997 00:00:00
RAT Short Name:	ESI	**AGT Order No.:**	170
RAT Name:	EXPANDED SITE INSPECTION	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:	P	**SH Lead:**	
SPA Code:	13		

RAT Def: Functions performed to collect additional data, beyond that required for Hazard Ranking System scoring, in order to expedite the Remedial Investigation/Feasibility Study (RI/FS) project planning phase for National Priority List (NPL) sites. The present site inspection focus on pathways and receptors has been expanded to include site and source characterization. The information facilitates the development of RI/FS workplan and sampling and analysis plan.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	State (Fund)
Act Code ID:	001	**Act Start Date:**	
RAT Code:	PA	**Act Complete Date:**	1/1/1985 00:00:00
RAT Short Name:	PA	**AGT Order No.:**	130
RAT Name:	PRELIMINARY ASSESSMENT	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:	P	**SH Lead:**	
SPA Code:	13		

RAT Def: Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	EPA In-House
Act Code ID:	001	**Act Start Date:**	
RAT Code:	VS	**Act Complete Date:**	4/14/1998 16:40:52
RAT Short Name:	ARCH SITE	**AGT Order No.:**	1500
RAT Name:	ARCHIVE SITE	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:	13		

RAT Def: The decision is made that no further activity is planned at the site.

Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	**RALT Short Name:**	EPA Fund
Act Code ID:	001	**Act Start Date:**	
RAT Code:	DS	**Act Complete Date:**	6/1/1981 00:00:00
RAT Short Name:	DISCVRY	**AGT Order No.:**	10
RAT Name:	DISCOVERY	**SH OU:**	
RAT Hist. Only Flag:		**SH Code:**	
RAT NSI Indicator:	B	**SH Seq:**	
RAT Level:	1	**SH Start Date:**	
RAT DEF OU:	00	**SH Complete Date:**	
RFBS Code:		**SH Lead:**	
SPA Code:	13		

RAT Def: The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.
Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	EPA Fund
Act Code ID:	001	***Act Start Date:***	
RAT Code:	SI	***Act Complete Date:***	11/3/1987 00:00:00
RAT Short Name:	SI	***AGT Order No.:***	160
RAT Name:	SITE INSPECTION	***SH OU:***	00
RAT Hist. Only Flag:		***SH Code:***	SH
RAT NSI Indicator:	B	***SH Seq:***	001
RAT Level:	1	***SH Start Date:***	
RAT DEF OU:	00	***SH Complete Date:***	9/29/1995 00:00:00
RFBS Code:	P	***SH Lead:***	EPA Fund
SPA Code:	13		

RAT Def: The process of collecting site data and samples to characterize the severity of the hazard for the hazard ranking score and/or enforcement support.
Site Desc:
Site Alias:

CERCLIS Assess History

OU ID:	00	***RALT Short Name:***	
Act Code ID:		***Act Start Date:***	
RAT Code:		***Act Complete Date:***	
RAT Short Name:		***AGT Order No.:***	0
RAT Name:		***SH OU:***	
RAT Hist. Only Flag:		***SH Code:***	
RAT NSI Indicator:		***SH Seq:***	
RAT Level:		***SH Start Date:***	
RAT DEF OU:		***SH Complete Date:***	
RFBS Code:		***SH Lead:***	
SPA Code:			

RAT Def:
Site Desc: No description available
.
Site Alias: No alias data available

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16 ***1 of 1*** ***ESE*** ***0.40 / 2,100.82*** ***847.04 / -35*** ***Spancrete of Illinois***
4012 Rte 14
Crystal Lake IL 60014 ***REM ASSESS***

Address (SWAP):	4012 Rte 14	***Address (Doc Expl):***	4012 Rte 14
City (SWAP):	Crystal Lake	***City (Doc Expl):***	Crystal Lake
State (SWAP):	IL	***State (Doc Expl):***	IL
Postal Code (SWAP):	60014	***Zip (Doc Expl):***	60014

Name (SWAP): Spancrete of Illinois
Name(Doc Expl): Spancrete of Illinois - 170000115569
Note: Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source(s): IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search

IEPA Document Explorer

Site ID:	170000115569	***Document Count:***	2
Program ID:	1118010005	***Total Pages:***	284
Originating Bureau:	Bureau of Land		

Category: Site Remediation - Technical
Category URL: https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMDExNTU2OSIgQU5EIFtDQVRFR09SWV09IjMxQSI1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

IEPA Docuware (SWAP)

Site ID:	170000115569	***Latitude:***	42.22661
System ID:	1118010005	***Longitude:***	-88.30105
Interest Type:	BOL	***Collection Date:***	10/01/1998
Media Code:	LAND	***Document Indicator:***	1
Revision Date/Time:	04/09/2021		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
17	*1 of 1*	*ESE*	*0.40 / 2,110.94*	*845.48 / -37*	***Spancrete 4012 US Highway 14 Crystal Lake IL 60014***	***SRP***

I EPA ID:	1118010005	***Longitude:***	-88.301050
US EPA ID:		***Latitude:***	42.226610
County:	McHenry		

Site Applicant / Consultant Information

RA Title:	Mr.	***Received SA Date:***	2/8/2021 12:00:00 AM
RA First Name:	Scott	***PM ID:***	Patricia Silva
RA Last Name:	Bertschinger	***Foury Letter Date:***	
RA Address1:	PO Box 828	***Active Site:***	Yes
RA Address2:		***Consultant Address1:***	
RA City:	Waukesha, WI	***Consultant Address2:***	
RA Zip:	53187	***Consultant City:***	
Consultant Contact:		***Consultant Zip:***	
RA Company:	Spancrete, Inc.		
Consultant Company:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
18	*1 of 1*	*SSE*	*0.44 / 2,333.64*	*872.83 / -9*	***MID-WEST BANK AND TRUST ALGONQUIN TWP IL***	***NIPC***

IEPA No:	new site**
Active Sites:	
Source:	
QS 1st:	NE
QS 2nd:	NE
Map NO:	736
Prov NO:	MCHENRY CO HLTH DEPT
Township:	43N
Range:	08E
Section:	10
County:	MCHENRY COUNTY
Sites Previ Record & Map:	
Sites Previ Rec&Not Map:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	*1 of 3*	*W*	*0.45 / 2,363.56*	*898.90 / 17*	***Brown Printing 6704 Pingree Road Crystal Lake IL 60014***	***SRP***

I EPA ID:	1110155025	***Longitude:***	-88.295396
US EPA ID:	ILD982426066	***Latitude:***	42.231526
County:	McHenry		

Site Applicant / Consultant Information

RA Title:	Mr.	***Received SA Date:***	9/12/2000 12:00:00 AM
RA First Name:	John	***PM ID:***	James Baldwin
RA Last Name:	Kruse	***Foury Letter Date:***	
RA Address1:	11595 McConnell Road	***Active Site:***	No
RA Address2:		***Consultant Address1:***	515 North Dearborn Street

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

RA City:	Woodstock, IL	**Consultant Address2:**	Suite 2200
RA Zip:	60098	**Consultant City:**	Chicago, IL
Consultant Contact:		**Consultant Zip:**	60610-4302
RA Company:	Brown Printing Company		
Consultant Company:	Braun Intertec Corporation		

Letter Information

NFR Site Name:	Brown Printing	**Indust Commercial:**	Yes
NFR Letter Date:	2/10/2004 12:00:00 AM	**Worker Caution:**	Yes
Effective:	True	**Slab on Grade:**	No
NFR Recorded Date:	2/19/2004 12:00:00 AM	**BCT:**	No
Comp Focus:	Comprehensive	**Inst Control Other:**	No
RA First Name:	John	**Building Slab:**	No
RA Last Name:	Kruse	**Asphalt Used:**	No
RA Company:	Brown Printing Company	**Concrete Used:**	No
RA Address1:	11595 McConnell Road	**Clean Soil Three ft:**	No
RA Address2:		**Clean Soil Ten ft:**	No
RA City:	Woodstock, IL	**Alternate Barrier:**	No
RA Zip:	60098	**Other Barrier:**	No
Acres:	5.6600	**ELUC Other:**	No
Ordinance:	No		
ELUC Groundwater Use Restrict:	No		
Groundwater Use Restriction:	No		
Highway Authority Agreement:	No		
Land Use:	Industrial/Commercial		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
19	2 of 3	W	0.45 / 2,363.56	898.90 / 17	**Brown Printing** **6704 Pingree Road** **Crystal Lake IL 60014**	INST

I EPA ID:	1110155025	**Longitude:**	-88.295396
US EPA ID:	ILD982426066	**Latitude:**	42.231526
County:	McHenry		

Site Applicant / Consultant Information

RA Title:	Mr.	**Received SA Date:**	9/12/2000 12:00:00 AM
RA First Name:	John	**PM ID:**	James Baldwin
RA Last Name:	Kruse	**Foury Letter Date:**	
RA Company:	Brown Printing Company	**Active Site:**	No
RA Address1:	11595 McConnell Road	**Consultant Address1:**	515 North Dearborn Street
RA Address2:		**Consultant Address2:**	Suite 2200
RA City:	Woodstock, IL	**Consultant City:**	Chicago, IL
RA Zip:	60098	**Consultant Zip:**	60610-4302
Consultant Contact:			
Consultant Company:	Braun Intertec Corporation		

Letters Information

NFR Site Name:	Brown Printing	**Indust Commercial:**	Yes
NFR Letter Date:	2/10/2004 12:00:00 AM	**Worker Caution:**	Yes
Effective:	True	**Slab on Grade:**	No
NFR Recorded Date:	2/19/2004 12:00:00 AM	**BCT:**	No
Comp Focus:	Comprehensive	**Inst Control Other:**	No
RA First Name:	John	**Building Slab:**	No
RA Last Name:	Kruse	**Asphalt Used:**	No
RA Company:	Brown Printing Company	**Concrete Used:**	No
RA Address1:	11595 McConnell Road	**Clean Soil Three ft:**	No
RA Address2:		**Clean Soil Ten ft:**	No
RA City:	Woodstock, IL	**Alternate Barrier:**	No
RA Zip:	60098	**Other Barrier:**	No
Acres:	5.6600	**ELUC Other:**	No
Ordinance:	No		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

ELUC Groundwater Use Restrict:	No
Groundwater Use Restriction:	No
Highway Authority Agreement:	No
Land Use:	Industrial/Commercial

19	3 of 3	W	0.45 / 2,363.56	898.90 / 17	**Brown Printing Co** **6704 S Pingree Rd** **Crystal Lake IL 60014**	REM ASSESS

Address (SWAP):	6704 S Pingree Rd	**Address (Doc Expl):**	6704 S Pingree Rd
City (SWAP):	Crystal Lake	**City (Doc Expl):**	Crystal Lake
State (SWAP):	IL	**State (Doc Expl):**	IL
Postal Code (SWAP):	60014	**Zip (Doc Expl):**	60014
Name (SWAP):	Brown Printing Co		
Name(Doc Expl):	Brown Printing Co - 170000115462		
Note:	Documents related to facilities in Illinois can be search on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer		
Data Source(s):	IEPA Document Explorer - Facility/Site Search; IEPA Document Explorer - Geographic Search		

IEPA Document Explorer

Site ID:	170000115462	**Document Count:**	36
Program ID:	1110155025	**Total Pages:**	1209
Originating Bureau:	Bureau of Land		
Category:	Site Remediation - Technical		
Category URL:	https://docuware67.illinois.gov/DocuWare/PlatformRO/WebClient/3/Integration?lc=VXNlcj1kd3B1YmxpY1xuUHdkPU4xbWRhJHRyYXRvclBANTU1&p=RLV&rl=ce728c9a-11c1-4ddf-9003-314169ab1943&tw=Results&q=W0lFUEFJRF09IjE3MDAwMDExNTQ2MiIgQU5EIFtDQVRFR09SWV09IjMxQSI1		

IEPA Docuware (SWAP)

Site ID:	170000115462	**Latitude:**	42.231526
System ID:	1110155025	**Longitude:**	-88.295396
Interest Type:	BOL	**Collection Date:**	01/31/2012
Media Code:	LAND	**Document Indicator:**	1
Revision Date/Time:	06/28/2003		

IEPA Docuware (SWAP)

Site ID:	170000115462	**Latitude:**	42.23153
System ID:	1110155025	**Longitude:**	-88.2954
Interest Type:	VSRU	**Collection Date:**	11/17/2008
Media Code:	LAND	**Document Indicator:**	1
Revision Date/Time:	06/28/2003		

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	RUBLOFF MCHENRY EAST LLC	E SIDE IL RTE 31 ***Registry ID:*** 110018132509	MCHENRY IL	60050	817407995
FINDS/FRS	RUBLOFF MCHENRY LLC	W SIDE OF IL RTE 31 ***Registry ID:*** 110018132572	MCHENRY IL	60050	817407997
LUST	Vulcan Materials	Rt. 14 ***Incident No | Incidents ID | NFR Date:*** 903735 | 9847 | 01/30/2009	Crystal Lake IL	60014	812668602
RCRA NON GEN	CRYSTAL LAKE READY MIX	RT 14 ***EPA Handler ID:*** ILD010227148	CRYSTAL LAKE IL	60014	882006334
SPILLS	UNKNOWN	Route 31 ***Incident No:*** 891865	MCHENRY IL		822005932
SPILLS	LAKEHEAD PIPELINE	PUMP STATION RT 31 ***Incident No:*** 972172	CRYSTAL LAKE IL		813035679
UST	Crystal Lake Ambutal	Rt 31 Crystal Lake, IL 60014 ***Facility No | Facility Status:*** 2007262 | Closed ***Tank No | Status | Removed Date:*** 1 | Removed |	IL		813469216

Unplottable Report

Site: ***RUBLOFF MCHENRY EAST LLC***
E SIDE IL RTE 31 MCHENRY IL 60050

FINDS/FRS

Registry ID:	110018132509
FIPS Code:	17111
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	19-OCT-04
Update Date:	17-MAR-06
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	05
County Name:	MCHENRY
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110018132509
Program Acronyms:	

ACES:170001540465

Site: ***RUBLOFF MCHENRY LLC***
W SIDE OF IL RTE 31 MCHENRY IL 60050

FINDS/FRS

Registry ID:	110018132572
FIPS Code:	17111
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	19-OCT-04
Update Date:	17-MAR-06
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	

Congressional Dist No:
Census Block Code:
EPA Region Code: 05
County Name: MCHENRY
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110018132572
Program Acronyms:

ACES:170001540535

Site: ***Vulcan Materials***
Rt. 14 Crystal Lake IL 60014

LUST

Incident No:	903735	***LPC No:***	1110155086
Incidents ID:	9847	***IEMA Date:***	12/18/1990
NFR Date:	01/30/2009	***Regulation:***	731
Gasoline:	False	***C 20 Day Report Date:***	
Unleaded:	False	***C 45 Day Report Date:***	11/09/1993
Diesel:	True	***NFR Recorded Date:***	
Fuel Oil:	False	***Pre 74 Date:***	
Jet Fuel:	False	***Proj Manager Phone:***	
Used Oil:	False	***Proj Mngr First Nm:***	Harry
Non Petroleum Prod:	False	***Proj Mngr Last Nm:***	Chappel
Other Petroleum:	False	***Proj Manager Email:***	
Non LUST Date:		***Site County:***	McHenry
Non LUST Letter Dt:			
Heating Oil Letter Date:			
Free Product Discovery Date:			

Primary Resp Party Name: Vulcan Materials
Primary Resp Party Address: 500 West Plainfield Rd.
Primary Resp Party City: Countryside
Primary Resp Party State: IL
Primary Resp Party ZIP: 60525
Primary Resp Party Phone:
Primary Resp Party Contact: Scott Skerston

Site: ***CRYSTAL LAKE READY MIX***
RT 14 CRYSTAL LAKE IL 60014

RCRA NON GEN

EPA Handler ID: ILD010227148
Gen Status Universe: No Report
Contact Name:
Contact Address:
Contact Phone No and Ext:
Contact Email:
Contact Country:
County Name: MCHENRY
EPA Region: 05
Land Type:
Receive Date: 20191213
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jun 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	19901127
Handler Name:	CRYSTAL LAKE READY MIX
Source Type:	Notification
Federal Waste Generator Code:	2
Generator Code Description:	Small Quantity Generator

Waste Code Details

Hazardous Waste Code:	D001
Waste Code Description:	IGNITABLE WASTE
Hazardous Waste Code:	D018
Waste Code Description:	BENZENE
Hazardous Waste Code:	D039
Waste Code Description:	TETRACHLOROETHYLENE

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20191213
Handler Name:	CRYSTAL LAKE READY MIX
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	***Street No:***	
Type:	Private	***Street 1:***	
Name:	CRYSTAL LAKE READY MIX	***Street 2:***	
Date Became Current:		***City:***	
Date Ended Current:		***State:***	
Phone:		***Country:***	
Source Type:	Notification	***Zip Code:***	

Historical Handler Details

Receive Dt:	19901127
Generator Code Description:	Small Quantity Generator
Handler Name:	CRYSTAL LAKE READY MIX

Site: ***UNKNOWN***
Route 31 MCHENRY IL

SPILLS

Incident No: 891865
Date/Time Occurred: 09/22/89 1045
Area Involved:
Media Release:
Milepost:
County: MCHENRY
Facility Manager:
Fac Manager Phone:
Responsible Party Street:
Section:
Township:
Range:
Latitude:
Longutude:

Hazardous Materials Incident Report

Hazmat Incident Type: LEAK
LUST?:
Data Input Status: CLOSED
Incident Report Date: 9/22/1989 11:04:00 AM
Street Address: Route 31
City: MCHENRY
County: MCHENRY
URL: https://public.iema.state.il.us/FOIAHazmatSearch/HazmatDetails.aspx?RptNum=891865
Narrative:
Date Entered:
Entered by:
Caller: TAMMY BRUNTZ
Caller Represents: MCHENRY COUNTY ESDA

Follow Up Information:

Materials Involved

Name: GEAR OIL -75W
Type: UNKNOWN
CHRIS CODE:
CAS No:
UN/NA No:
Container Type: TRUCK
Container Size: TRUCK
Amount Released: EST 32 GALLONS
Rate of Release Min:
Duration of Release:
A 302(a) Extremely Haz Sub?:
A RCRA Hazardous Waste?:
A RCRA Regulated Facility?:
Public Health Risks:
State Agency Assistance:
Containment/Cleanup Plans: USING SAND TO SOAK UP
Cause of Release: UNKNOWN
Est Spill Extent:
Spill Extent Units:
Date/Time Inc Occur: 09/22/89 1045
Unknown Occurr:
Date/Time Discov:
Unknown Discovered:
Where Taken: NONE
On Scene Contact:
No of People Evacuat: NONE

Agency or Persons Notified

Agency: FD,SHERIFF,ESDA,ISP
Date/Time:
Name of Person:
Notification Action: Contacted

Site: ***LAKEHEAD PIPELINE***
PUMP STATION RT 31 CRYSTAL LAKE IL

SPILLS

Incident No: 972172
Date/Time Occurred: 11/11/97 1930
Area Involved: FIXED FACILITY
Media Release:
Milepost:
County: MCHENRY
Facility Manager:
Fac Manager Phone:
Responsible Party Street: 803 HIGHLAND AVENUE, FORT ATKINSON, WI 53538
Section:
Township:
Range:
Latitude:
Longutude:

Hazardous Materials Incident Report

Hazmat Incident Type: LEAK
LUST?:
Data Input Status: CLOSED
Date Entered:
Entered by:
Caller: TED HALVERSON

Incident Report Date: 11/12/1997 10:18:00 AM
Caller Represents: LAKEHEAD PIPELINE
Street Address: PUMP STATION RT 31
City: CRYSTAL LAKE
County: MCHENRY
URL: https://public.iema.state.il.us/FOIAHazmatSearch/HazmatDetails.aspx?RptNum=972172
Narrative:

Follow Up Information:

Materials Involved

Name: CRUDE OIL
Type: UNKNOWN
CHRIS CODE:
CAS No:
UN/NA No:
Container Type: OTHER:COOLING LINE
Container Size: OTHER:COOLING LINE
Amount Released: 80-100 GALS
Rate of Release Min:
Duration of Release:
A 302(a) Extremely Haz Sub?:
A RCRA Hazardous Waste?:
A RCRA Regulated Facility?:
Public Health Risks: -0-
State Agency Assistance:
Containment/Cleanup Plans:

Cause of Release: FITTING FAILURE
Est Spill Extent:
Spill Extent Units:
Date/Time Inc Occur: 11/11/97 1930
Unknown Occurr:
Date/Time Discov: 11/11/97 2000
Unknown Discovered:
Where Taken: -0-
On Scene Contact:
No of People Evacuat: -0-

Site: ***Crystal Lake Ambutal***
Rt 31 Crystal Lake, IL 60014 IL

UST

Facility No: 2007262
Facility Status: Closed
Fac Details Status: Closed
Fac Type Fac Details: None
Owner Name: Sherman Hospital
Facility URL: http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2007262

Facility Type: None
Owner Type:
Owner Status: Current Owner
County: McHenry

Tank Information

Tank No: 1
UI No:
Status: Removed
Removed Date:
Install Date:
Abandoned Date:
Last Used Date:
Red Tag Issue Date:
CAS Code:
OSFM First Noti Dt: 1/5/1987

Capacity: 250
Petroleum Use:
Product: Diesel Fuel
CERCLA Substance:
Current Age: 19
Abandoned Material:
Product Date:
Fee Due:
Regulated Status: Federal

Owner Summary

Owner No: U0013870
Owner Name: Sherman Hospital
Ownership History: https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2007262

Owner Status: Current Owner
Purchase Date:

Owner Details

Owner Name: Sherman Hospital
Owner Status: Current Owner
Purchase Date:
Owner Address: 934 Center Street Elgin, IL 60120

Type Financial Resp:
Fin Resp Rpt Due:

Facility Details

MFD Forms Status:
MFD Permit Issue Dt:
MFD Permit Exp Dt:
Property Parcel:
Pending Nov: No
Permit History Link:

Green Tag Decal:
Green Tag Issue Date:
Green Tag Exp Date:
Motor Fuel Type:

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 25, 2021

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 25, 2021

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 25, 2021

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Mar 23, 2021

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: May 25, 2021

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 14, 2021

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 14, 2021

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 14, 2021

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 14, 2021

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jun 14, 2021

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 14, 2021

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Feb 23, 2021

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Feb 23, 2021

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Jul 26, 2021

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 20, 2021

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 2, 2020

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property: SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: May 25, 2021

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Jun 28, 2021

State

State Response Action Program Database: SSU

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. The State Response Action Program database made available by Illinois Environmental Protection Agency. This database is state equivalent CERCLIS.

Government Publication Date: May 19, 2021

Delisted State Response Action Program: DELISTED SSU

List of sites removed from the State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Government Publication Date: May 19, 2021

Solid Waste Landfills Subject to State Surcharge Database: SWF/LF

The Bureau of Land maintains a list of solid waste facilities and landfills throughout the state. This list made available by Illinois Environmental Protection Agency's Bureau of land.

Government Publication Date: Jun 30, 2020

Special Waste Site List: SWF/LF SPECIAL

The following landfills are those that as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois Environmental Protection Agency Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste. Non-Regional Pollutant Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollutant Control Facility by RPCF, or Non-regional Pollutant Control Facility by Non-RPCF.

Government Publication Date: Jan 1, 1990

Northeastern Illinois Planning Commission Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois: NIPC

Historical inventory of solid waste disposal sites in northeastern Illinois prepared by the Northeastern Illinois Planning Commission (NIPC).

Government Publication Date: Dec 1987

Clean Construction or Demolition Debris: CCDD

This is a list of CCDD Fill Operations with Approved Permits. Beginning July 1, 2008, no person can use CCDD as fill material in a current or former quarry, mine, or other excavation unless they have obtained a permit from the Illinois EPA.

Government Publication Date: Apr 30, 2018

Leaking Underground Storage Tanks (LUST): LUST

The Leaking Underground Storage Tank Incident Tracking (LIT) database identifies the status of all Illinois LUST incidents reported to the Illinois Emergency Management Agency (IEMA) and to the Illinois Environmental Protection Agency.

Government Publication Date: Aug 12, 2021

Leaking UST Document: LUST DOCUMENT

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Leaking Underground Storage Tank (LUST) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jun 29, 2021

Delisted Leaking Underground Storage Tank Sites: DELISTED LUST

List of sites removed from the Leaking Underground Storage Tank Incident Tracking (LIT) database made available by the Illinois Environmental Protection Agency.

Government Publication Date: Aug 12, 2021

Underground Storage Tank Fund Payment Priority List: LUST TRUST

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner. The Underground Storage Tank Fund Priority list made available by Illinois Environmental Protection Agency.

Government Publication Date: Nov 01, 2016

Underground Storage Tank Database (UST): UST

This database maintained by Division of Petroleum & Chemical Safety, contains information derived from tank registration information supplied to the Office of the Illinois State Fire Marshal (OSFM) from outside sources.

Government Publication Date: Aug 12, 2021

Aboveground Storage Tanks (AST): AST

A list of aboveground storage tanks inspected by the Office of State Fire Marshal (OSFM).

Government Publication Date: Jun 30, 2021

Delisted Storage Tanks: DELISTED TANK

This database contains a list of closed storage tank sites that were removed from the illinois Department of Enivornmental Quality.

Government Publication Date: Aug 12, 2021

Sites with Engineering Controls: ENG

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with engineering controls in place.

Government Publication Date: Aug 5, 2021

Institutional Controls: INST

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with institutional controls in place.

Government Publication Date: Aug 5, 2021

Environmental Covenants Registry: AUL

According to the Illinois Environmental Protection Agency (Illinois EPA), the Illinois Uniform Environmental Covenants Act (UECA) (765 Illinois Compiled Statues (ILCS) 122 et seq.) creates an environmental covenant that is a specific recordable interest in real estate. It arises from an environmental response project that imposes activity and use limitations on a property. No environmental covenant is effective without the approval of the Illinois EPA, through the Director's signature. The UECA instrument recites the property use controls and remediation requirements imposed upon the property. Section 12(a) of the Illinois UECA requires the Illinois EPA to establish and maintain a registry that contains all environmental covenants and any amendment or termination of those covenants.

Government Publication Date: Aug 7, 2020

Illinois Site Remediation Program Database: SRP

The Site Remediation Program (SRP) database identifies the status of all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present). This Site Remediation program database made available by Illinois Environmental Protection Agency.

Government Publication Date: Aug 5, 2021

Document Explorer Remediation and Assessment Sites: REM ASSESS

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more documents available are associated with the Federal Facilities Unit, National Priorities List Unit, Site Assessment Unit, or Voluntary Site Remediation Unit. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jun 29, 2021

Brownfields Redevelopment Assessment Database: BROWNFIELDS

The Office of Site Evaluations Redevelopment Assessment database identifies the status of properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a Municipal Brownfields Redevelopment Grant (MBRG) project.

Government Publication Date: Jun 21, 2021

Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA: BROWN MBRGP

The Office of Brownfields Assistance (OBA) database identifies the status of all Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA. Office of Brownfields Assistance Database search made available by Illinois Environmental Protection Agency's Bureau of Land Data-Center.

Government Publication Date: Mar 31, 2013

Tribal

Leaking Underground Storage Tanks on Indian Lands: INDIAN LUST

List of Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 5, which includes Michigan, Minnesota and Wisconsin. There no LUST records in Illinois at this time.

Government Publication Date: Oct 16, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 5. There are no UST records in Illinois at this time.

Government Publication Date: Oct 16, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

PFOA/PFOS Contaminated Sites: PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2021

Facility Registry Service/Facility Index: FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Jun 25, 2021

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Jun 14, 2021

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 5, 2021

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 5, 2021

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: May 26, 2021

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 3, 2020

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Dec 18, 2020

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2006

Uranium Mill Tailings Radiation Control Act Sites: URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

Government Publication Date: Mar 4, 2017

Alternative Fueling Stations: ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jul 12, 2021

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Apr 13, 2021

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Spills and Incidents: SPILLS

A list of reports taken by Illinois Emergency Management Agency (IEMA) of Hazardous Material spills in Illinois.

Government Publication Date: May 20, 2021

Emergency Response Releases & Spills Database: SPILLS2

The Office of Emergency Response (OER) maintains the Emergency Response Releases & Spills Database.
The Emergency Operations Unit, within OER, coordinates Illinois EPA's response to environmental emergencies involving oil or hazardous materials and ensures that any environmental contamination is cleaned up. EOU works with other response agencies including the Illinois Emergency Management Agency (IEMA), which is the initial contact for responses to an emergency or disaster in Illinois.

Government Publication Date: May 20, 2021

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

A list of reports taken by the Illinois Emergency Management Agency (IEMA) of incidents involving hazardous materials, where the hazardous material involved in the incident is in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Dec 3, 2020

Dry Cleaning Facilities: DRYCLEANERS

A list of licensed drycleaners facilities provided by Drycleaner Environmental Response Trust Fund of Illinois.

Government Publication Date: Jun 30, 2020

Delisted Drycleaners: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Drycleaner Environmental Response Trust Fund of Illinois.

Government Publication Date: Jun 30, 2020

IEPA Document Explorer: IEPA DOCS

A list of permits and documents found in the Illinois Environmental Protection Agency (IEPA) Document Explorer. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are available in a digital format. This list includes records not otherwise categorized as LUST, Remediation, Air Permits, NPDES, or Compliance Commitment Agreements.

Government Publication Date: Jun 29, 2021

Clandestine Drug Labs: CDL

List of clandestine drug lab locations made available by the Illinois Department of Public Health. The Department maintains a list of properties from reports it receives from the Illinois State Police through the Illinois Emergency Management Agency.

Government Publication Date: Aug 21, 2019

Tier 2 Report: TIER 2

List of facilities who submit Tier II forms to the Illinois Emergency Management Agency (IEMA).

Government Publication Date: Jul 29, 2020

Air Permits: AIR PERMITS

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Air Permits (construction and operating) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jun 29, 2021

Underground Injection Control Wells: UIC

The Underground Injection Control (UIC) Program is a federal program established under the provision of the Safe Drinking Water Act of 1974. Since groundwater is a major source of drinking water in the United States, the UIC Program requirements were designed to prevent contamination of groundwater resulting from the operation of injection wells. The Underground Injection Well Inventory is provided by the Illinois Environmental Protection Agency. This inventory includes Class V Injections Wells which are utilized to inject non-hazardous waste into or above the Underground Source of Drinking Water.

Government Publication Date: Aug 1, 2019

Potentially Infectious Medical Waste Facilities: MEDICAL WASTE

Title 35 of the Illinois Administrative Code defines Potentially Infectious Medical Waste (PIMW) as waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals. The Illinois Environmental Protection Agency's Bureau of Land is responsible for administering the PIMW program. The facilities included on this listing treat, store, transfer or dispose of PIMW.

Government Publication Date: Jul 24, 2018

Compost Facilities: COMPOST

The Illinois Environmental Protection Agency's Bureau of Land, Division of Land Pollution Control maintains this list of composting facilities. Composting facilities provide an alternative option to managing and disposing of non-hazardous solid waste and/or landscape waste instead of the waste being landfilled.

Government Publication Date: Sep 2, 2016

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX C

Freedom of Information Act (FOIA) Requests

Commercial Freedom of Information (FOIA) Request :: W033292-090121

Wednesday, September 15, 2021 8:03 AM

Subject	**Commercial Freedom of Information (FOIA) Request :: W033292-090121**
Link to Outlook Item	Click here
From	Crystal Lake Citizen Support Center
To	Matthew McCluskey
Sent	**9/14/2021, 4:54:06 PM**

--- Please respond above this line ---

CITY OF CRYSTAL LAKE
RESPONSE TO REQUEST FOR PUBLIC RECORDS

Matthew McCluskey
204 Dearborn Court #124
Geneva, IL 60134

Dear Matthew McCluskey,

On 9/1/2021, the City of Crystal Lake received your written request for the inspection or copying of certain City public records, City Manager's Office.

The City has searched its records and hereby grants your Request without exception. Based on its review of City records, however, there are no responsive records that fit the criteria of your Request. The City found no record of underground or above ground storage tanks for PINs 19-03-453-003 and 19-03-401-021 at this time. Please contact the Office of the Illinois State Fire Marshal at www.sfm.illinois.gov for information regarding underground or above ground storage tanks for the properties.

Dated: 09/14/2021

City of Crystal Lake
Eric T. Helm
Freedom of Information Officer

McHenry County Department of Health, Division of Environmental Health www.mcdh.info
OFFICE: McHenry County Admin. Bldg. 667 Ware Road, Suite 110, Woodstock, Illinois
MAIL: 2200 N. Seminary Avenue Woodstock, Illinois 60098
EMAIL: Health@McHenryCountyIL.gov
P: 815-334-4585, **F:** 815-334-4637

Board of Health

Cindy Gaffney
President
Marengo,, Illinois

William Stinson, M.D
Vice President
Crystal Lake, Illinois

Kyle Marcussen
Treasurer
Crystal Lake, Illinois

Juliana Morawski, B.S.N., R.N.
Secretary
Crystal Lake, Illinois

Ted Lorenc, M.D.
Crystal Lake, Illinois

Joseph Clarke
Marengo, Illinois

Barbara Amsler, M.D.
Huntley, Illinois

James Mowery, M.D.
McHenry, Illinois

Tami Zuck, D.D.S.
Crystal Lake, Illinois

Kristen Maguire, M.D.
Crystal Lake, Illinois

Cecilia Carman, B.S.N., R.N.
Lake in the Hills, Illinois

Lori Parrish
County Liaison
Crystal Lake, Illinois

Melissa H. Adamson
Public Health Administrator

September 2, 2021

Matthew McCluskey
Email address: mattm@ets-environmental.com

RE: Freedom of Information Request for: Environmental records regarding well/septic, violations, spills, or releases for property at PINs 19-03-453-003 and 19-03-401-021

Dear Mr. McCluskey:

A review of our records did not disclose any of the requested information for the above referenced property.

Please note the Department's files are not all inclusive for the county or state. In some instances, the Department may not be informed of another governmental entity's response to a concern. The Department of Planning & Development may have historical permit records related to this property. Most of those permits are available online on the webpage for the Department of Planning & Development.

Please contact the Division of Environmental Health at 815-334-4585 if we can be of further service to you.

Sincerely,

Patricia Nomm
Director of Environmental Health
Freedom of Information Officer

PN: hd
foia noinfo

DW 9/8/2021

Kristy Hecke

From: Health-MB
Sent: Wednesday, September 1, 2021 8:05 AM
To: Jeff Levato; Kristy Hecke; Patricia Nomm
Subject: FW: [EXTERNAL] FOIA
Attachments: County foia-health McHenry.doc

From: Matthew McCluskey [mailto:mattm@ets-environmental.com]
Sent: Tuesday, August 31, 2021 2:16 PM
To: Health-MB <Health@mchenrycountyil.gov>
Subject: [EXTERNAL] FOIA

See attached

ETS ENVIRONMENTAL & ASSOCIATES, LLC
Matthew McCluskey
Project Scientist
204 Dearborn Ct, Suite 124
Geneva, IL 60134
630-513-4710

CAUTION: This email originated from outside of the County network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

While mismatches between the actual SENDER field and the FROM field are common. It is also a common spoofing tactic. For additional reference, this email was actually sent from mattm@ets-environmental.com

If you have any questions about the legitimacy of this email, please call the helpdesk at extension 4828.

ETS
ENVIRONMENTAL &
ASSOCIATES, LLC
204 Dearborn Ct, Suite 124
Geneva, Illinois 60134
(630) 513-4710

August 31, 2021

Attention: FOIA Officer
McHenry County Location
Email: health@co.mchenry.il.us

RE: Railroad Tracks & Route 31,
Crystal Lake, IL
ETS Project No. 09-0095B
PINs: 19-03-453-003 & 19-03-401-021

Dear Sir or Madam:

ETS Environmental & Associates, LLC (ETS) is conducting a Phase I Environmental Site Assessment for the above referenced property. The purpose of this letter is to serve as an official request for public records relating to water wells, septic systems, environmental violations, spills, or releases. Please note, this request is intended for commercial purposes only.

Copies of records may be mailed to the above address or by electronic mail to: mattm@ets-environmental.com. If you have any questions, please do not hesitate to call me at (630) 513-4710. Thank you for your assistance.

Sincerely,
Matthew McCluskey,
ETS Environmental & Associates, LLC

cno info found - 9/2/2021 ~ Ld

APPENDIX D

Aerial Photographs

ERIS

HISTORICAL AERIALS

Project Property: Railroad Tracks & Route 31
Railroad Tracks & Route 31
Crystal Lake IL 60014

Project No: 21-0910A

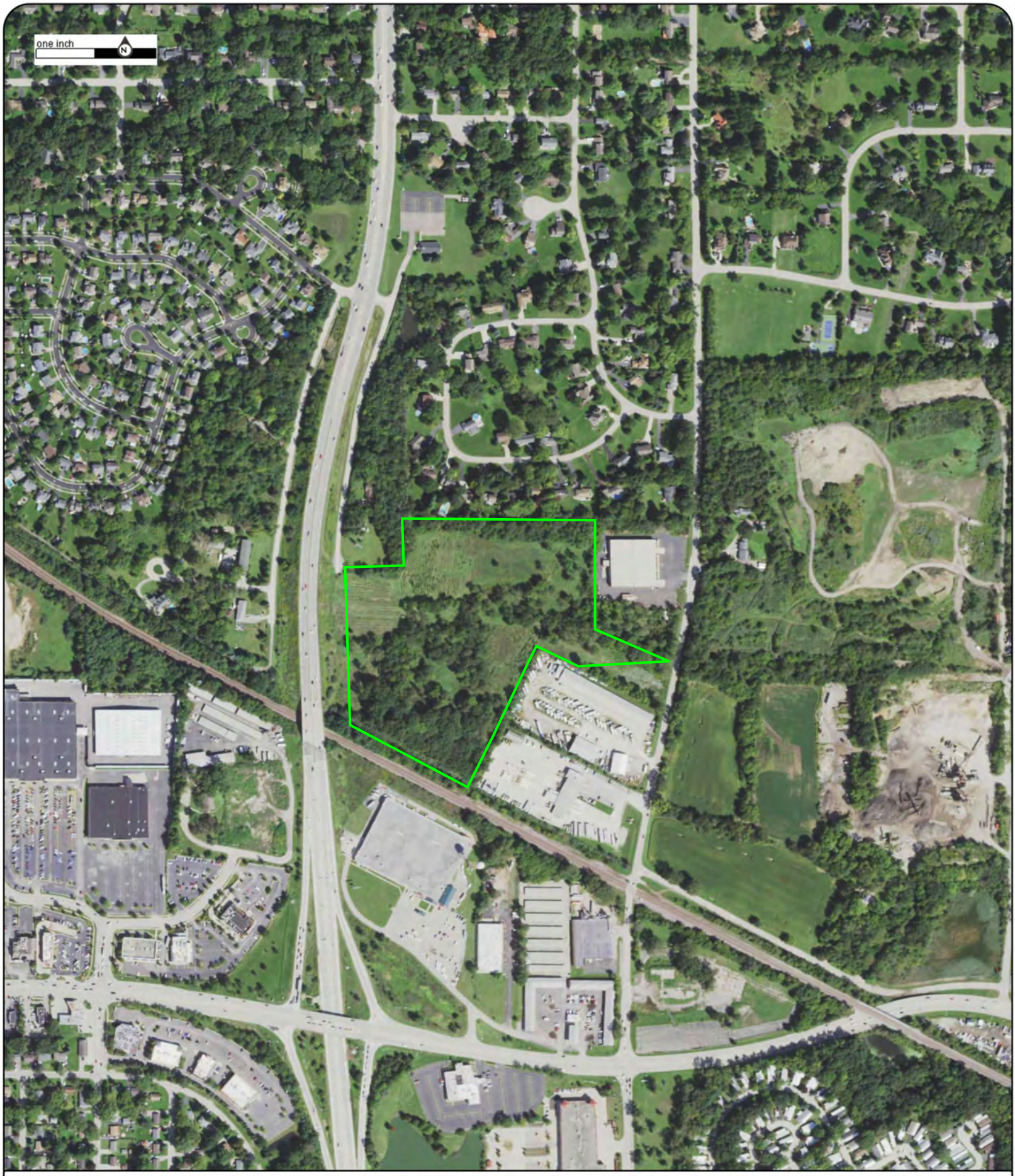
Requested By: ETS Environmental & Associates, LLC

Order No: 21083100536

Date Completed: September 01,2021

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2019	National Agriculture Information Program	1" = 500'	
2017	National Agriculture Information Program	1" = 500'	
2015	National Agriculture Information Program	1" = 500'	
2014	National Agriculture Information Program	1" = 500'	
2012	National Agriculture Information Program	1" = 500'	
2011	National Agriculture Information Program	1" = 500'	
2010	National Agriculture Information Program	1" = 500'	
2009	National Agriculture Information Program	1" = 500'	
2007	National Agriculture Information Program	1" = 500'	
2005	National Agriculture Information Program	1" = 500'	
2002	Urban Area Photography	1" = 500'	
1999	US Geological Survey	1" = 500'	
1988	National Agriculture Information Program	1" = 500'	
1980	National High Altitude Photography	1" = 500'	Best Copy Available
1972	US Geological Survey	1" = 500'	
1962	US Geological Survey	1" = 500'	
1953	US Geological Survey	1" = 500'	
1946	US Geological Survey	1" = 500'	
1939	Agriculture and Soil Conservation Service	1" = 500'	

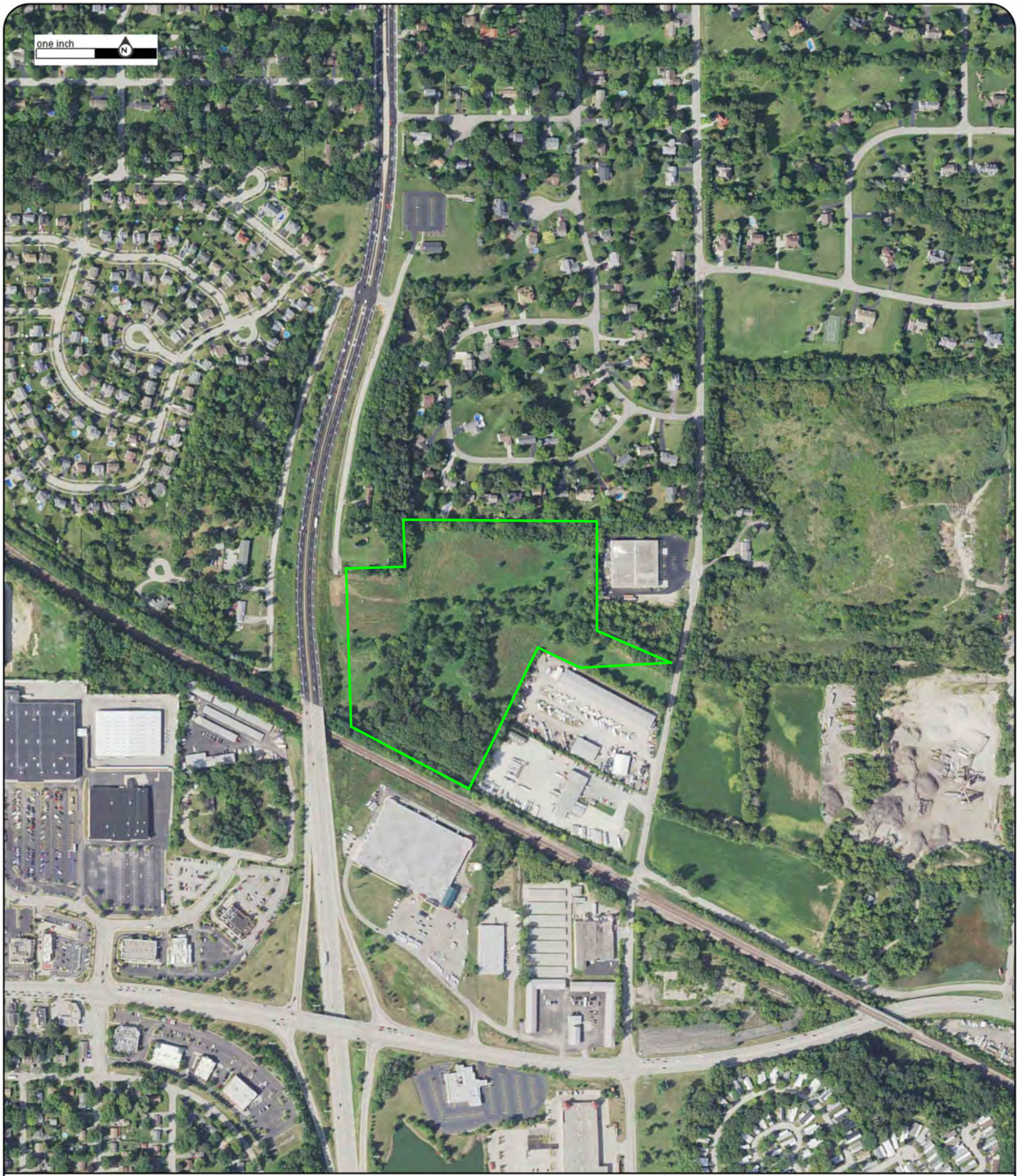


Year: 2019
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 2017
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

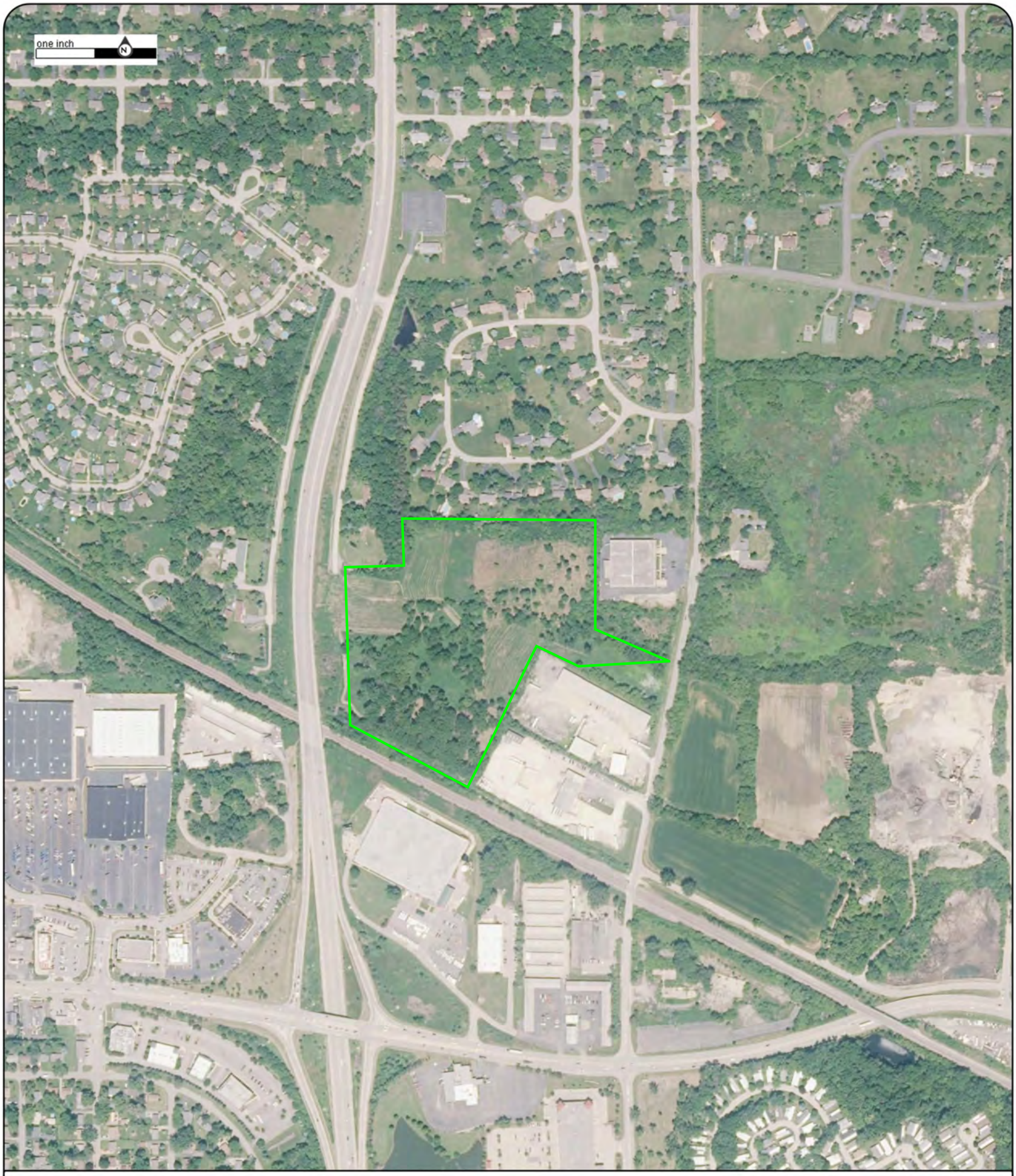


Year: 2015
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

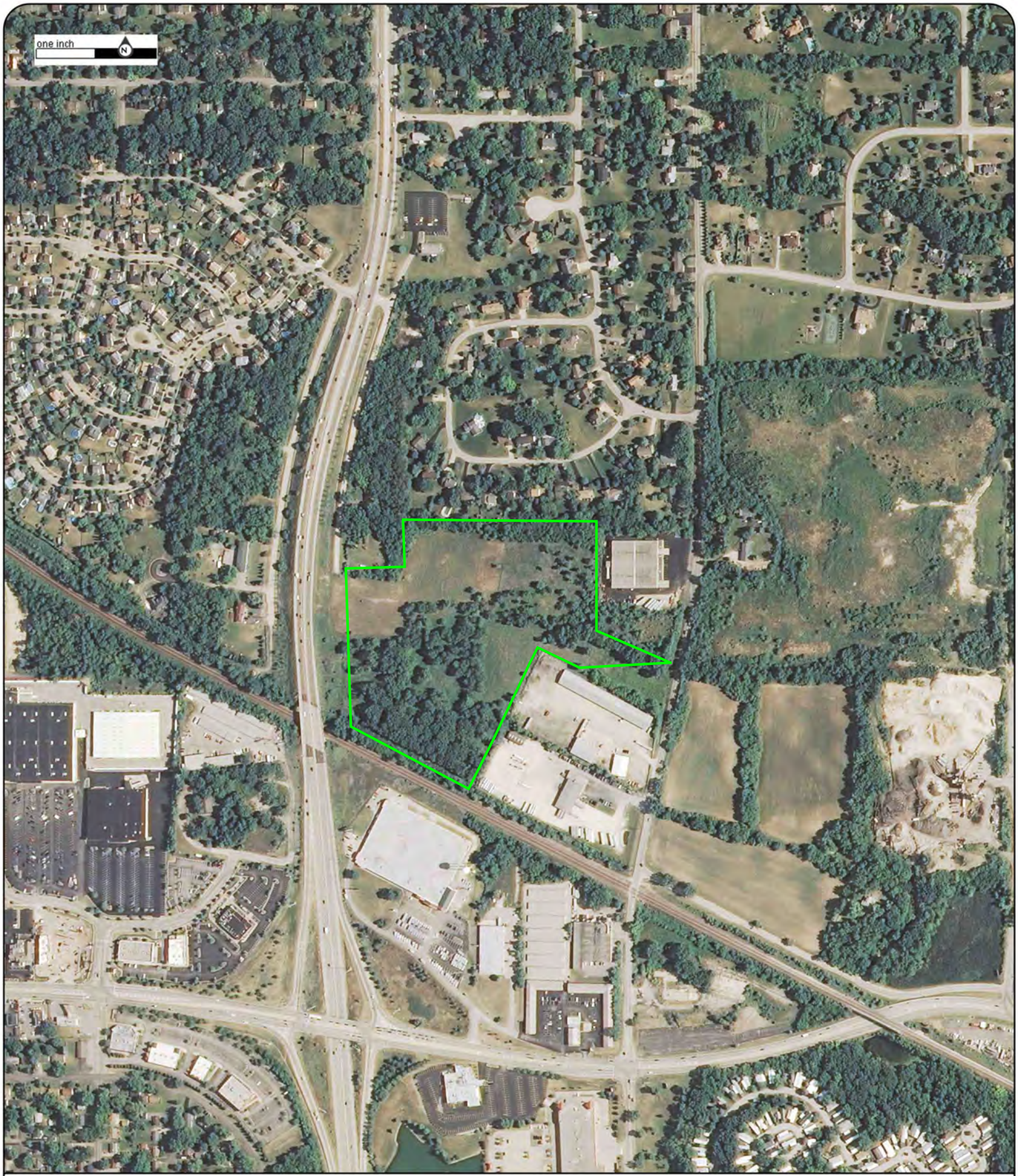


Year: 2014
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

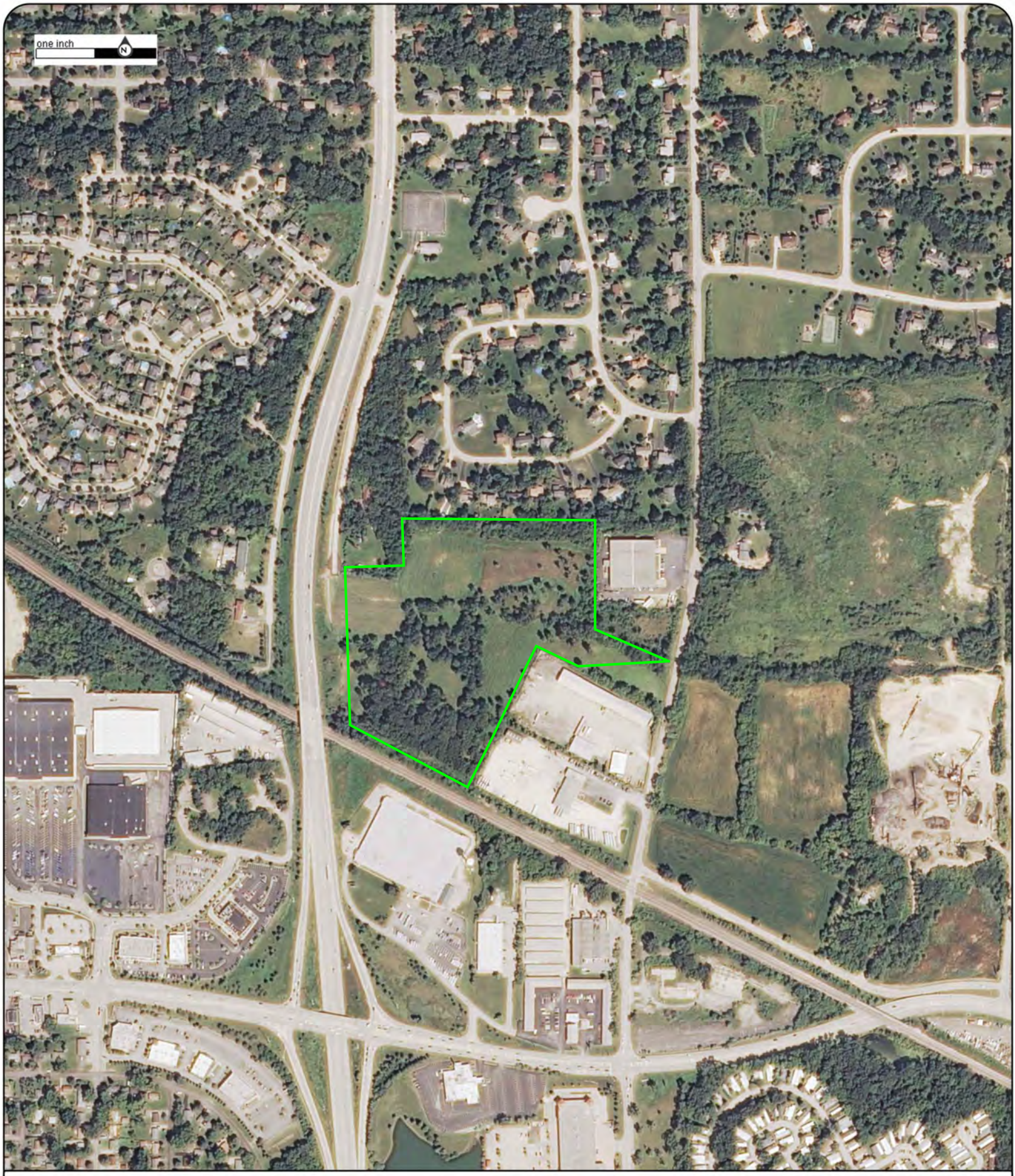


Year: 2012
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

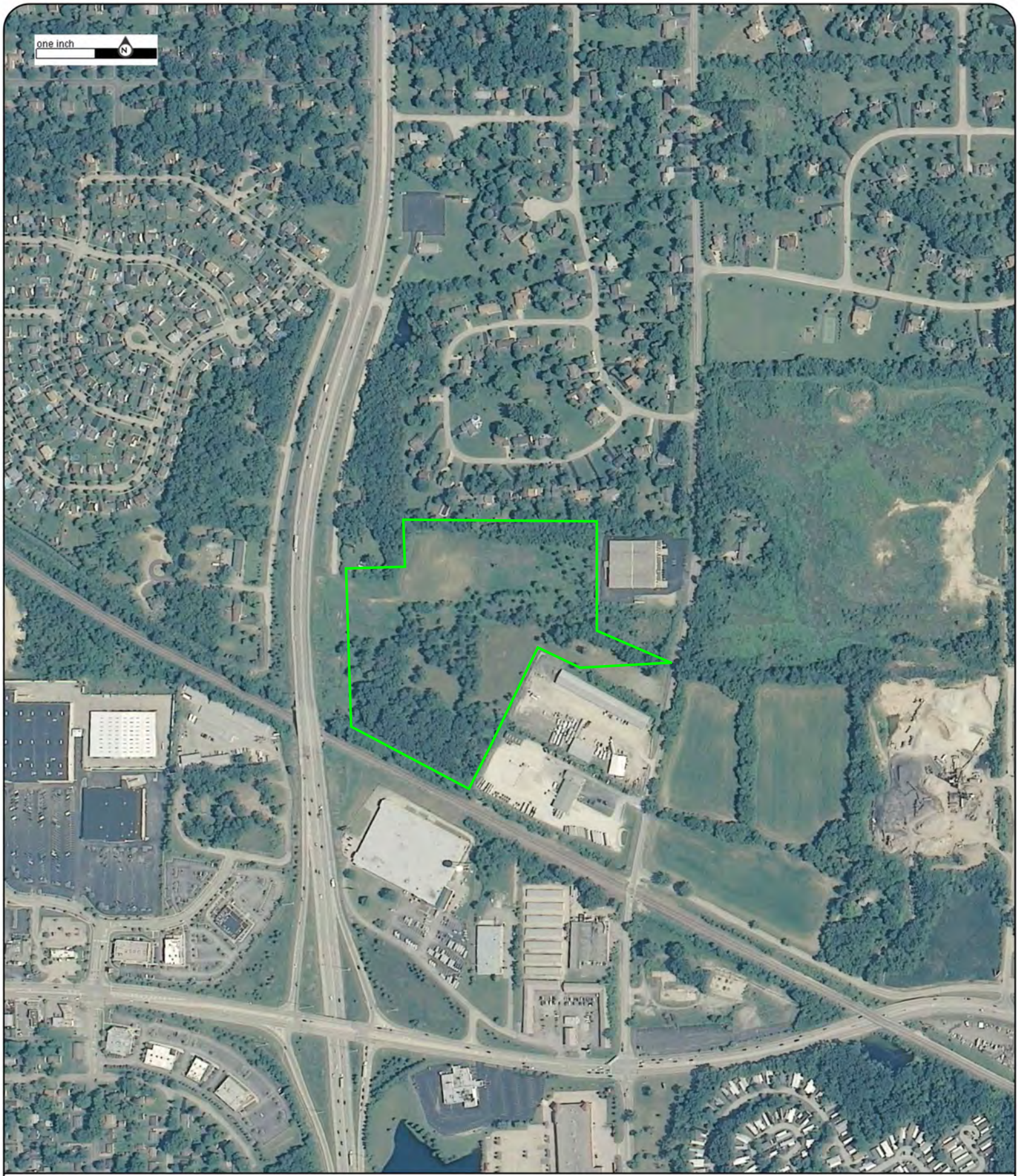


Year: 2011
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

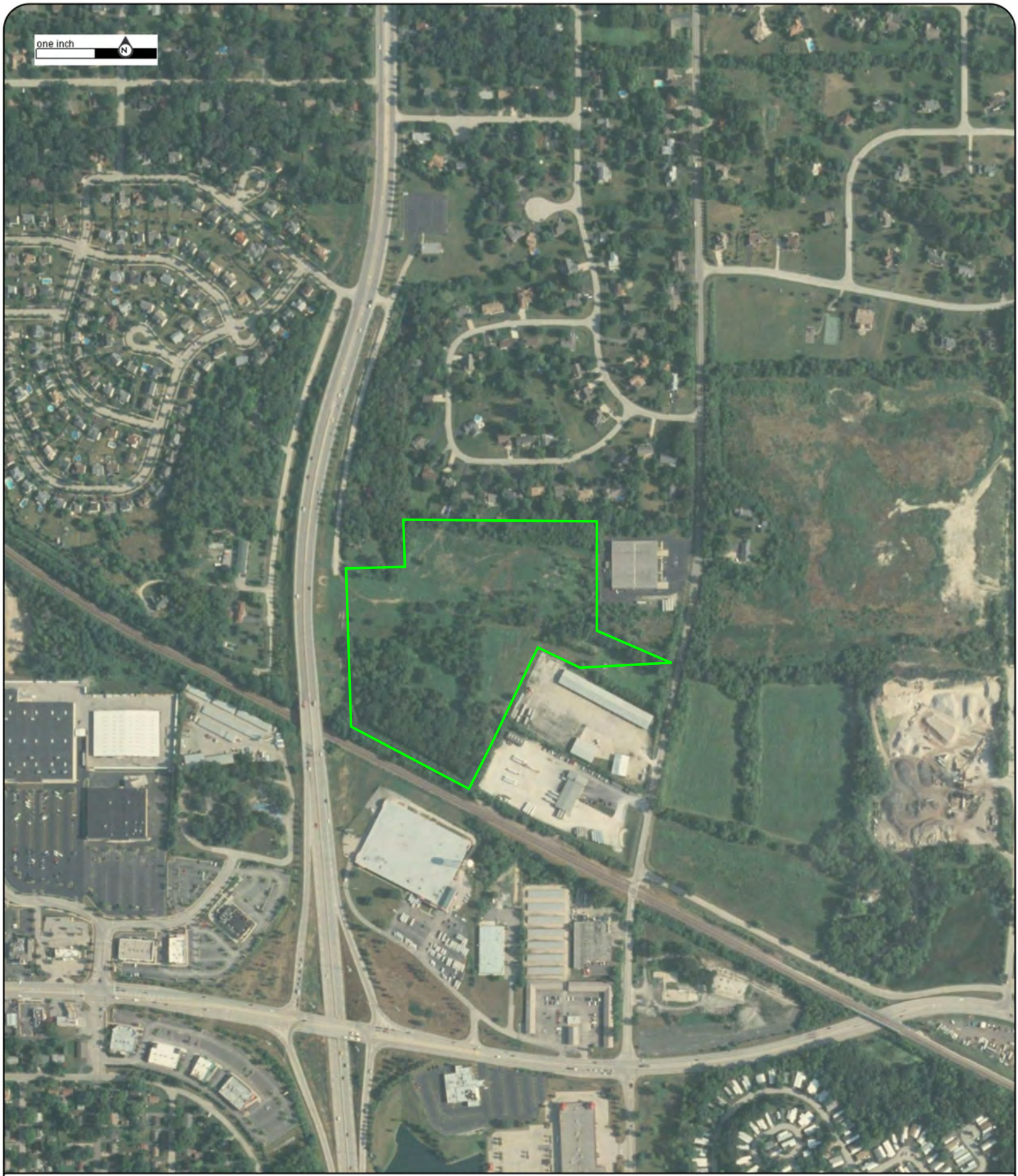


Year: 2010
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

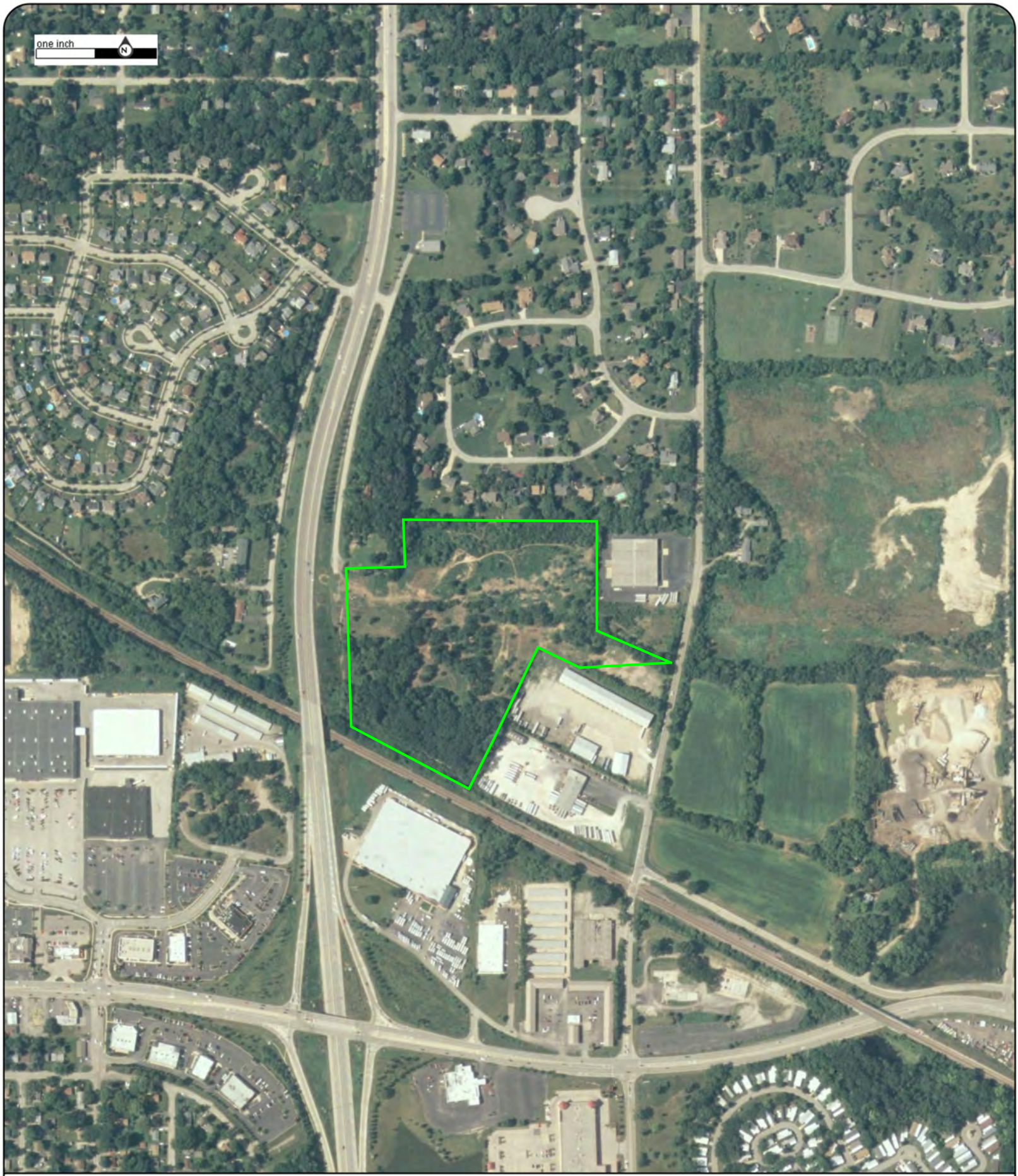


Year: 2009
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 2007
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 2005
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 2002
Source: UAP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1988
Source: NAIP
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

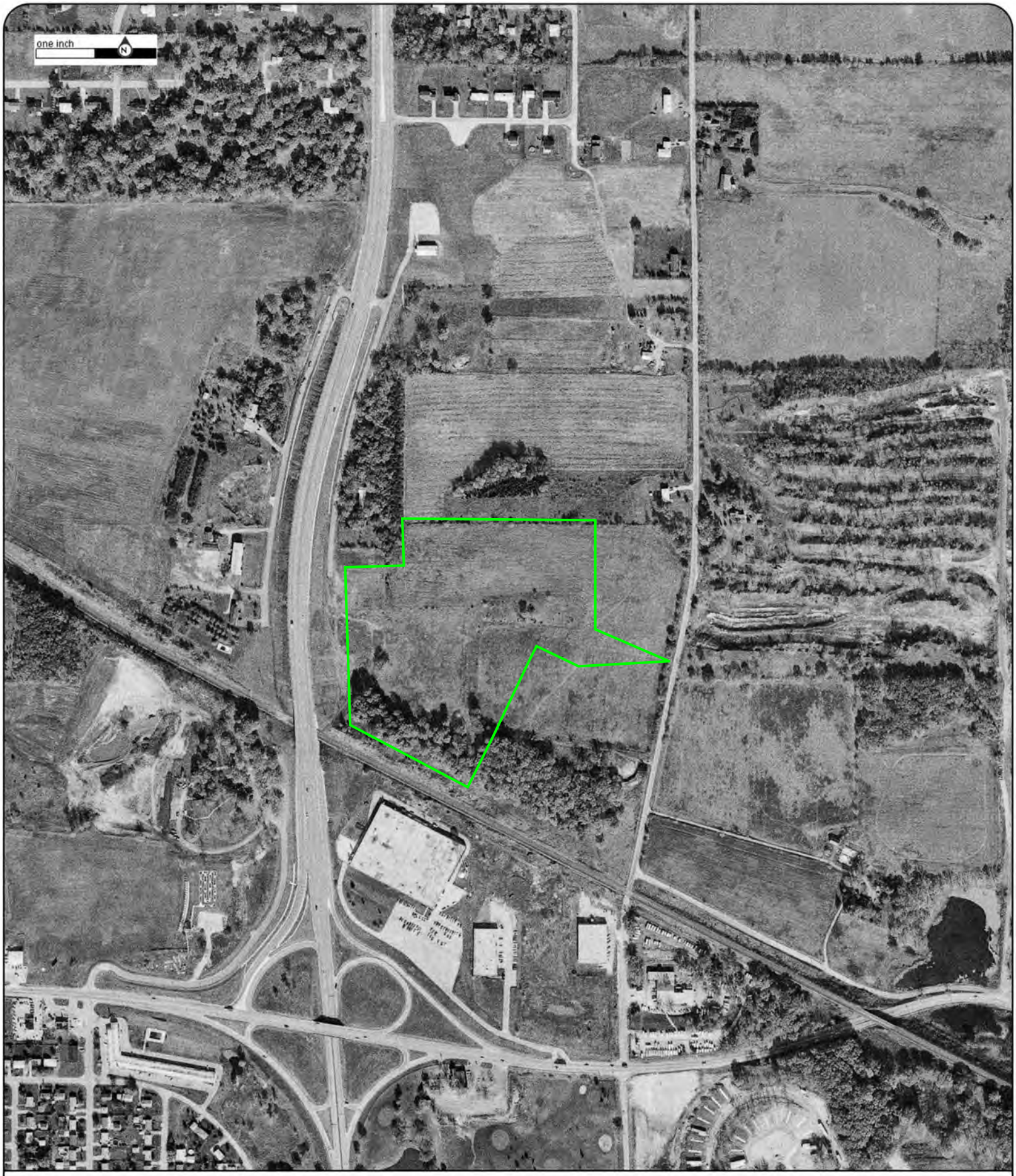


Year: 1980
Source: NHAP
Scale: 1" = 500'
Comment: Best Copy Available

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1972
Source: USGS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1962
Source: USGS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1953
Source: USGS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1946
Source: USGS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS



Year: 1939
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Railroad Tracks & Route 31, Crystal Lake, IL
Approx Center: -88.28528512,42.23026003

Order No: 21083100536

ERIS

APPENDIX E

City Directory Report

CITY DIRECTORY

Project Property:	*Railroad Tracks & Route 31* *Railroad Tracks & Route 31* *Crystal Lake, IL 60014*
Project No:	*21-0910A*
Requested By:	*ETS Environmental & Associates, LLC*
Order No:	*21083100536*
Date Completed:	*September 2, 2021*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

September 2, 2021
RE: CITY DIRECTORY RESEARCH
Railroad Tracks & Route 31
Railroad Tracks & Route 31 Crystal Lake, IL

Thank you for contac ng ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse lis ng City Directory search to determine prior occupants of the subject site and adjacent proper es. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Lis ng Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either u lized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as mul ple digi zed directories. These do not claim to be a complete collec on of all reverse lis ng city directories produced.

ERIS has made every effort to provide accurate and complete informa on but shall not be held liable for missing, incomplete or inaccurate informa on. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are addi onal addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:
6700-7100 of Sands Road

Search Results Summary

Date	Source	Comment
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001-2002	HAINES	
1996-1997	HAINES	
1991	HAINES	
1986	HAINES	
1981	HAINES	
1977	HAINES	
1971	HAINES	

2020
SOURCE: DIGITAL BUSINESS DIRECTORY

SANDS ROAD

NO LISTING FOUND FOR THIS YEAR...

2016
SOURCE: DIGITAL BUSINESS DIRECTORY

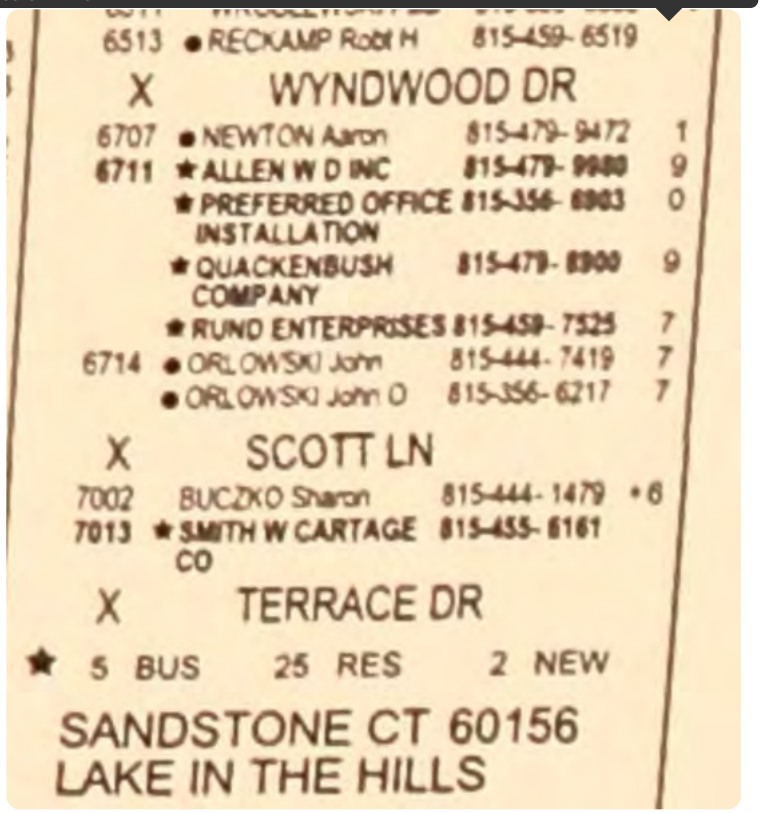
SANDS ROAD

NO LISTING FOUND FOR THIS YEAR...

NO LISTING FOUND FOR THIS YEAR...

6707 **CHAMPION WHEEL & TIRE**...*Ret Auto/home Supplies*
6711 **PREFERRED OFFICE INSTALLATION**...*Trade Contractor Help Supply Services*
6711 **PREFERRED OFFICE INSTALLATIONS**...*Whl Furniture*
6711 **QUACKENBUSH CO**...*Indus Mchy & Eqp*
6711 **QUACKENBUSH CO**...*Valves-wholesale*
6711 **QUACKENBUSH COMPANY**...*Whol Industrial Machinery And Equipment And Nonmetallic*
6711 **RUND ENTERPRISES**...*Furniture-repairing & Refinishing*
6711 **RUND ENTERPRISES**...*Furniture Rep/maint*
6711 **W D ALLEN INC**...*Wholesale Industrial Tools And Equipment*
6711 **W D ALLEN INC**...*Industrial Mchy Nec*
6711 **WAREHOUSE**...*Warehouse*
6711 **WINDFALL ENTERPRISE INC**...*Nonclassified Establishments*
6714 **HI PRO AUTOMOTIVE INC**...*General Auto Repair*
6813 **BLOMSNESS THEBAULT**...*General Warehouse/storage*
7013 **SMITH CARTAGE**...*Trucking*
7013 **SMITH CARTAGE**...*Trucking*

2006 — *SOURCE: HAINES* — **SANDS ROAD**



6513 ● RECKAMP Robt H 815-459-6519

X WYNDWOOD DR

6707 ● NEWTON Aaron 815-479-9472 1
6711 ★ ALLEN W D INC 815-479-9980 9
★ PREFERRED OFFICE INSTALLATION 815-356-8903 0
★ QUACKENBUSH COMPANY 815-479-8900 9
★ RUND ENTERPRISES 815-459-7525 7
6714 ● ORLOWSKI John 815-444-7419 7
● ORLOWSKI John O 815-356-6217 7

X SCOTT LN

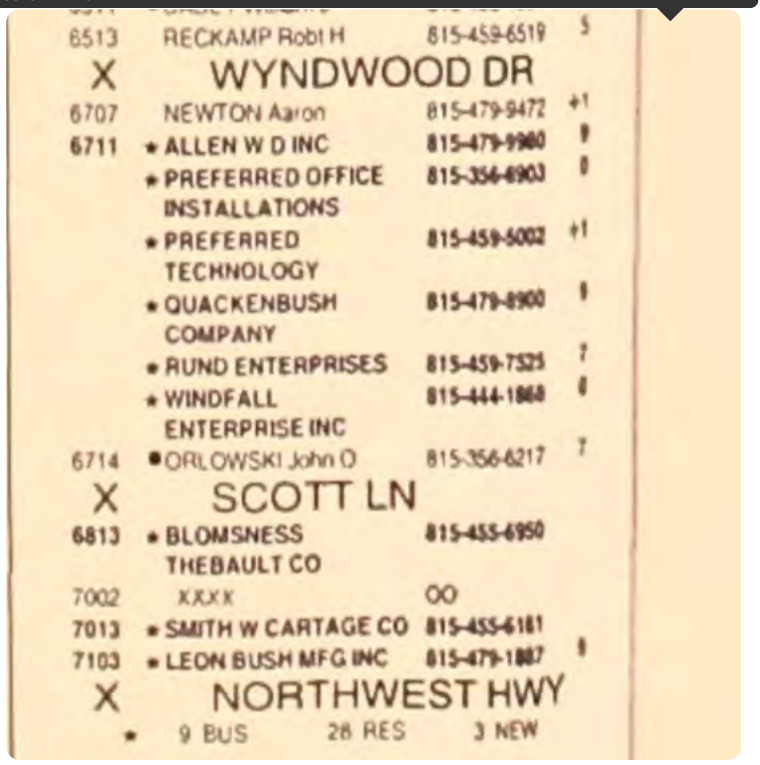
7002 BUCZKO Sharon 815-444-1479 +6
7013 ★ SMITH W CARTAGE CO 815-455-6161

X TERRACE DR

★ 5 BUS 25 RES 2 NEW

SANDSTONE CT 60156
LAKE IN THE HILLS

2001-2002 — *SOURCE: HAINES* — **SANDS ROAD**



6513 RECKAMP Robt H 815-459-6519 5

X WYNDWOOD DR

6707 NEWTON Aaron 815-479-9472 +1
6711 ★ ALLEN W D INC 815-479-9980 9
★ PREFERRED OFFICE INSTALLATIONS 815-356-8903 0
★ PREFERRED TECHNOLOGY 815-459-5002 +1
★ QUACKENBUSH COMPANY 815-479-8900 9
★ RUND ENTERPRISES 815-459-7525 7
★ WINDFALL ENTERPRISE INC 815-444-1868 6
6714 ● ORLOWSKI John O 815-356-6217 7

X SCOTT LN

6813 ★ BLOMSNESS THEBAULT CO 815-455-6950
7002 XXXX OO
7013 ★ SMITH W CARTAGE CO 815-455-6161
7103 ★ LEON BUSH MFG INC 815-479-1887 8

X NORTHWEST HWY

★ 9 BUS 28 RES 3 NEW

1996-1997

SOURCE: HAINES

SANDS ROAD

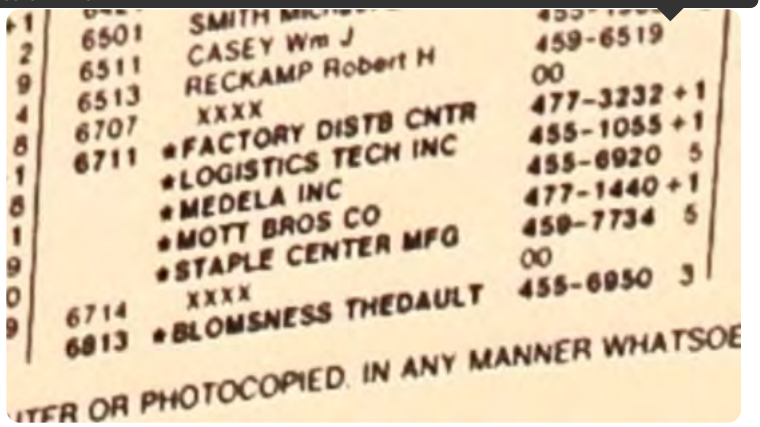


6513	RECKAMP Robt H	459-6519	5
6707	BUCHHOLZ Ann	459-9174	5
	BUCHOLZ James	459-9176	5
	BUCHOLZ Margot	459-9176	5
6711	★FACTORY DISTBN CNTR	477-3232	
	★FACTORY GRAPHIC FLM	477-3232	
	★LOGISTICS TECH INC	455-1055	1
	★STAPLE CTR MFG CORP	459-7734	5
	★SUNTRONIC TECH GRP	459-1959	5
6714	VEUGELER John R	459-3270	+6
6813	★BLOMSNESS THEBAULT	455-6950	
7002	XXXX	00	
7013	★SMITH W CARTAGE CO	455-6161	
7103	★EAGLE PLASTICS INC	356-1090	5
	★ 9 BUS 29 RES	2 NEW	

1991

SOURCE: HAINES

SANDS ROAD - A

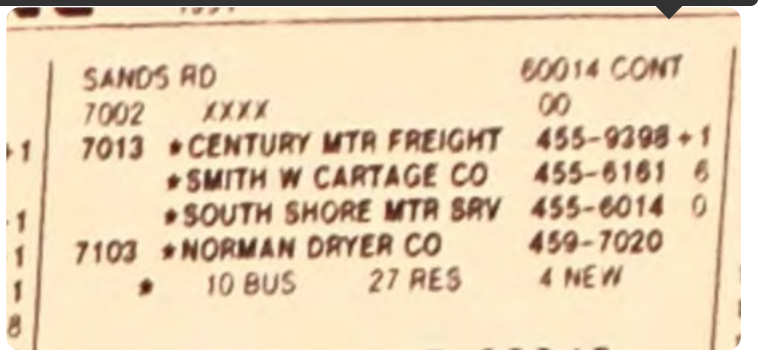


6501	SMITH	459-6519	
6511	CASEY Wm J	00	
6513	RECKAMP Robert H	477-3232	+1
6707	XXXX	455-1055	+1
6711	★FACTORY DISTB CNTR	455-6920	5
	★LOGISTICS TECH INC	477-1440	+1
	★MEDELA INC	459-7734	5
	★MOTT BROS CO	00	
	★STAPLE CENTER MFG	455-6950	3
6714	XXXX		
6813	★BLOMSNESS THEDAULT		

ITER OR PHOTOCOPIED. IN ANY MANNER WHATSOE

1991
SOURCE: HAINES

SANDS ROAD - B



SANDS RD 60014 CONT
7002 XXXX 00
7013 *CENTURY MTR FREIGHT 455-9398 +1
*SMITH W CARTAGE CO 455-6161 6
*SOUTH SHORE MTR SRV 455-6014 0
7103 *NORMAN DRYER CO 459-7020
* 10 BUS 27 RES 4 NEW

1986
SOURCE: HAINES

SANDS ROAD



6513 RECKAMP ROBERT H 459-6519
6707 BUCHHOLZ ARLIN D 459-9176 8
6711 AERO MAYFLOWER AGCY 459-3975 5
MAYFLOWER AGENCY 459-3975
MCMAHON MOVERS 459-3975 5
MCMAHON MOVERS 455-0074 5
MEDELA INC 455-6920 5
STAPLE CENTER MFG 459-7734 5
6714 XXXX 00
6813 BLOMSNESS THEDAULT 455-6950 3
7002 VAUGHN MICHAEL 459-6914 +6
7013 JACOBUS PTRLM PRODS 455-6933 3
SMITH W CARTAGE CO 639-1255 2
SMITH W CARTAGE CO 455-6161 +6
7103 NORMAN DRYER CO 459-7020
7513 IRELAND JOHN H 459-5792
* 14 BUS 19 RES 4 NEW

1981 SANDS ROAD

SOURCE: HAINES

6513	RECKAMP ROBERT H	459-6519	
6707	BUCHHOLZ ARLIN D	459-9176	8
6714	XXXX	00	
6813	PHEASANT TRAIL CYCL	455-0263+1	
	YEARTON TRUCKING	455-0234+1	
7002	XXXX	00	
7013	SMITH W CARTAGE CO	455-6161+1	
7103	NORMAN DRYER CO INC	459-7020	
7200	NIBLICK THE	459-2644	0
7513	IRELAND JOHN H	459-5792	
NO #	WILKERSON JERRY	459-0365	9

* 5 BUS 21 RES 3 NEW

1977 SANDS ROAD

SOURCE: HAINES

6513	RECKAMP ROBT H	459-6519	
6707	SCHEIBE CHAS A	455-1295	5
6714	VEUGELER JOHN R	459-3270	4
7002	XXXX	00	
7103	NORMAN DRYER CO INC	459-7020	
7513	IRELAND JOHN H	459-5792	

Report ID: 21083100536 - 9/2/2021
www.erisinfo.com

1971
SOURCE: HAINES

SANDS ROAD

--- END REPORT ---

STREET NOT LISTED

APPENDIX F

Site Photographs

SITE PHOTOGRAPHS



Photo 1 - View of the west side of the Property.



Photo 2 - View of the south side of the Property looking eastward.

SITE PHOTOGRAPHS



Photo 3 – View of the north side of the Property looking westward.



Photo 4 - View of the east side of the Property looking northward.

SITE PHOTOGRAPHS



Photo 5 - View of the Property.



Photo 6 - View of the Property.

SITE PHOTOGRAPHS



Photo 7 - View of the adjoining site to the east of the Property.



Photo 8 - View of the adjoining site to the north of the Property.

SITE PHOTOGRAPHS



Photo 9 - View of the adjoining site to the west of the Property.



Photo 10 - View of the adjoining site to the southeast of the Property.

SITE PHOTOGRAPHS



Photo 11 - View of the adjoining site to the southeast of the Property.

APPENDIX G

Field Screen Questionnaire

Phase I
Environmental Site Assessment
Field Screen Questionnaire

Site Address

Yes___No___Unkwn___ (1a) Is the Property used for an industrial use?

Yes___No___Unkwn___ (1b) Is any adjoining property used for an industrial use?

Yes___No___Unkwn___ (2a) Do you have any prior knowledge that the Property has been used for an industrial use in the past?

Yes___No___Unkwn___ (2b) Do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Yes___No___Unkwn___ (3a) Is the Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes___No___Unkwn___ (3b) Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes___No___Unkwn___ (4a) Do you have any prior knowledge that Property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes___No___Unkwn___ (4b) Do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes___No___Unkwn___ (5a) Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the Property or at the facility?

Yes___No___Unkwn___ (5b) Do you have any knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the Property or at the facility?

Yes___No___Unkwn___ (6a) Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

Yes___No___Unkwn___ (6b) Do you have any knowledge that there have been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

Yes___No___Unkwn___ (7a) Do you have any prior knowledge that Fill Dirt has been brought onto the Property which originated from a contaminated site?

Yes___No___Unkwn___ (7b) Do you have any prior knowledge that Fill Dirt has been brought onto the Property that is of an unknown origin?

Yes___No___Unkwn___ (8a) Are there currently any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?

Yes___No___Unkwn___ (8b) Do you have any prior knowledge that there have been previously any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?

Yes___No___Unkwn___ (9a) Is there currently any stained soil on the Property?

Yes___No___Unkwn___ (9b) Do you have any prior knowledge that there has been previously any stained soil on the Property?

Yes___No___Unkwn___ (10a) Are there currently any registered or unregistered storage tanks (above or underground) located on the Property?

Yes___No___Unkwn___ (10b) Do you have any prior knowledge that there have been previously any registered or unregistered storage tanks (above or underground) located on the Property?

Yes___No___Unkwn___ (11a) Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

Yes___No___Unkwn___ (11b) Do you have any prior knowledge that there have been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

Yes___No___Unkwn___ (12a) Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property?

Yes___No___Unkwn___ (12b) Do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property?

Yes___No___Unkwn___ (13a) If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?

Yes___No___Unkwn___ (13b) If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes___No___Unkwn___ (14) Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?

Yes___No___Unkwn___ (15a) Has the owner or occupant of the Property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the Property?

Yes___No___Unkwn___ (15b) Has the owner or occupant of the Property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the Property?

Yes___No___Unkwn___ (15c) Has the owner or occupant of the Property been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property?

Yes___No___Unkwn___ (15d) Has the owner or occupant of the Property been informed of the current existence of environmental violations with respect to the Property or any facility located on the Property?

Yes___No___Unkwn___ (16) Does the owner or occupant of the Property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property or recommended further assessment of the property?

Yes___No___Unkwn___ (17) Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?

Yes___No___Unkwn___ (18a) Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the Property and/or into a storm water system?

Yes___No___Unkwn___ (18b) Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the Property and/or into a sanitary sewer system?

Yes___No___Unkwn___ (19) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?

Yes___No___Unkwn___ (20) Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes___No___Unkwn___ (21) To the best of your knowledge, in the past or the present have asbestos-containing building materials been present in the building(s)?

Yes___No___Unkwn___ (22) To the best of your knowledge, in the past or the present, has lead-based paint been present in the building(s)?

Yes___No___Unkwn___ (23) To the best of your knowledge, in the past or the present, has mold or significant water damage been identified within the building(s)?

This questionnaire was answered:

Date:_____

Via: ___In Person

___Telephone Conversation

___Sent Registered mail

This questionnaire was answered by:

Name:_____

Signature: (SIGN/TYPE)_____

Title:_____

Firm:_____

Date:_____

This questionnaire was administered and completed by:

Name:_____

Signature: (SIGN/TYPE)_____

Date:_____

Project Number_____

Note: this Field Screen Questionnaire is generally based upon the American Society of Testing and Materials Transaction Screen E 1528-13.

OWNER/OPERATOR/OCCUPANT HISTORY

List current owner/operator/occupants of subject Property.

List previous owner/operator/occupants of subject Property.

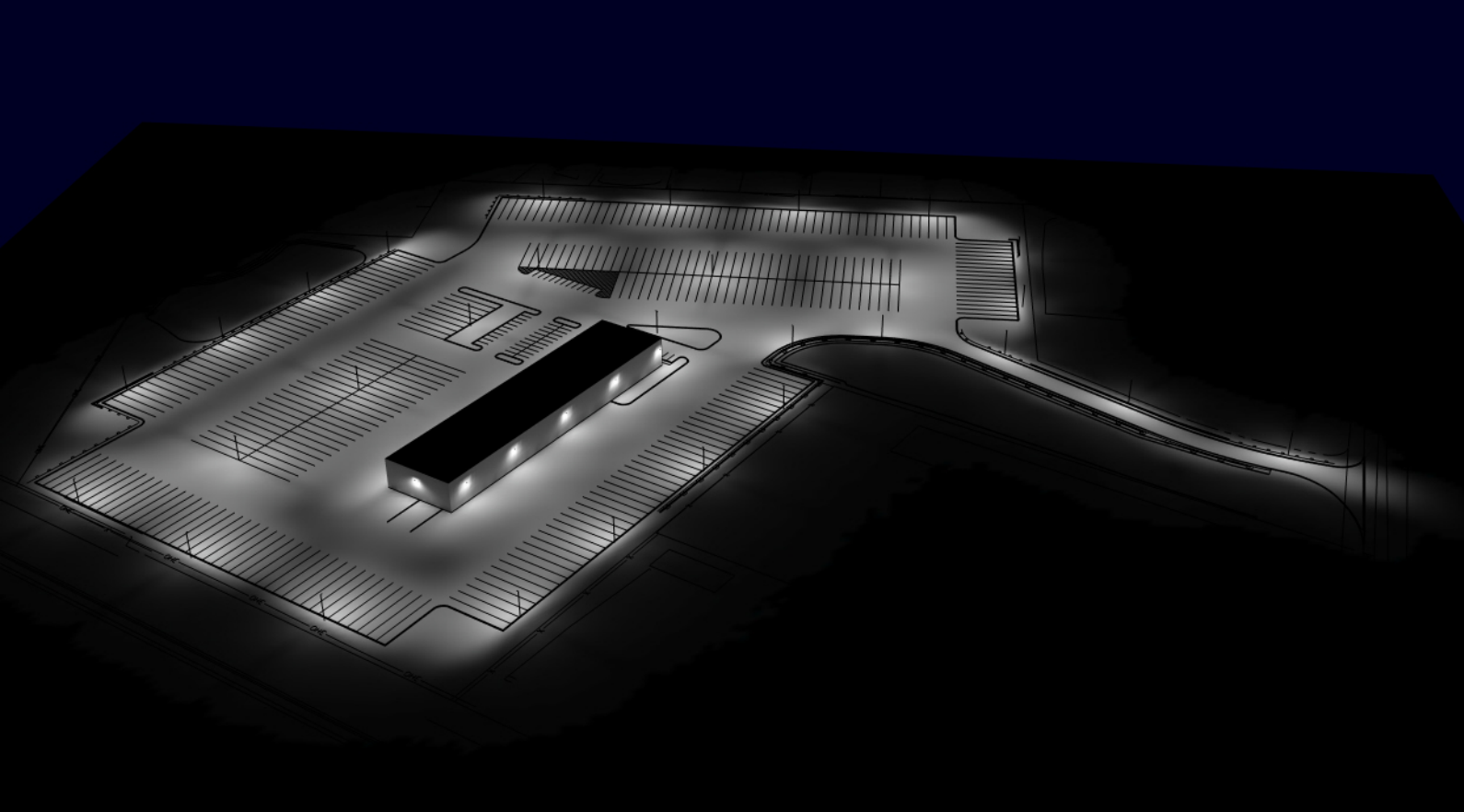
NVA TRUCKING FACILITY
CRYSTAL LAKE, IL
SITE LIGHTING - OPTION 1

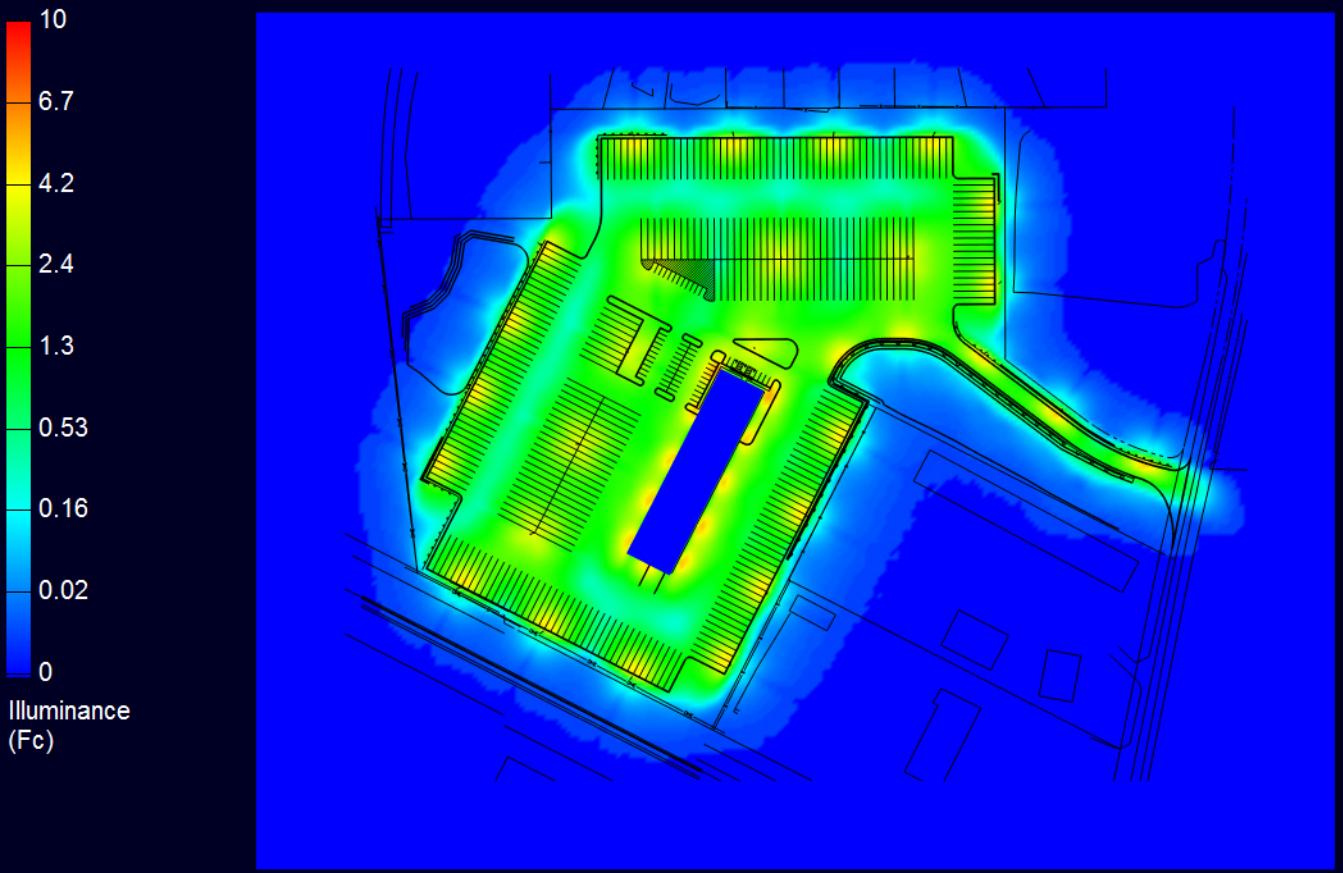
Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
	19	SA	GARDCOR ECF-C-80L-1A-NW-GQ-44HB / MTD AT 30' AFG	264.9	0.900	27730
	3	SB	GARDCOR ECF-S-64L-1A-NW-GQ-24HB / MTD AT 30' AFG	205.9	0.900	20575
	7	SC	GARDCOR (2) ECF-C-80L-1A-NW-GQ-05W / MTD AT 30' AFG	264.9	0.900	34246
	11	WM	GARDCOR ECF-S-48L-1A-NW-GQ-4 / WALL MTD AT 24' AFG	158.7	0.900	20860

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NORTH GRASS AREAS	Illuminance	Fc	0.32	3.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.02	0.2	0.0	N.A.	N.A.
SITE AREA	Illuminance	Fc	1.63	4.0	0.3	5.43	13.00
NORTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Filename: NVACL-2023-09-04.AGI

CHICAGO LIGHTWORKS




10
6.7
4.2
2.4
1.3
0.53
0.16
0.02
0
Illuminance
(Fc)

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT

NATURAL RESOURCES INFORMATION REPORT

23-094-4554

January 8, 2024

This report has been prepared for:
NVA Properties of Illinois LLC

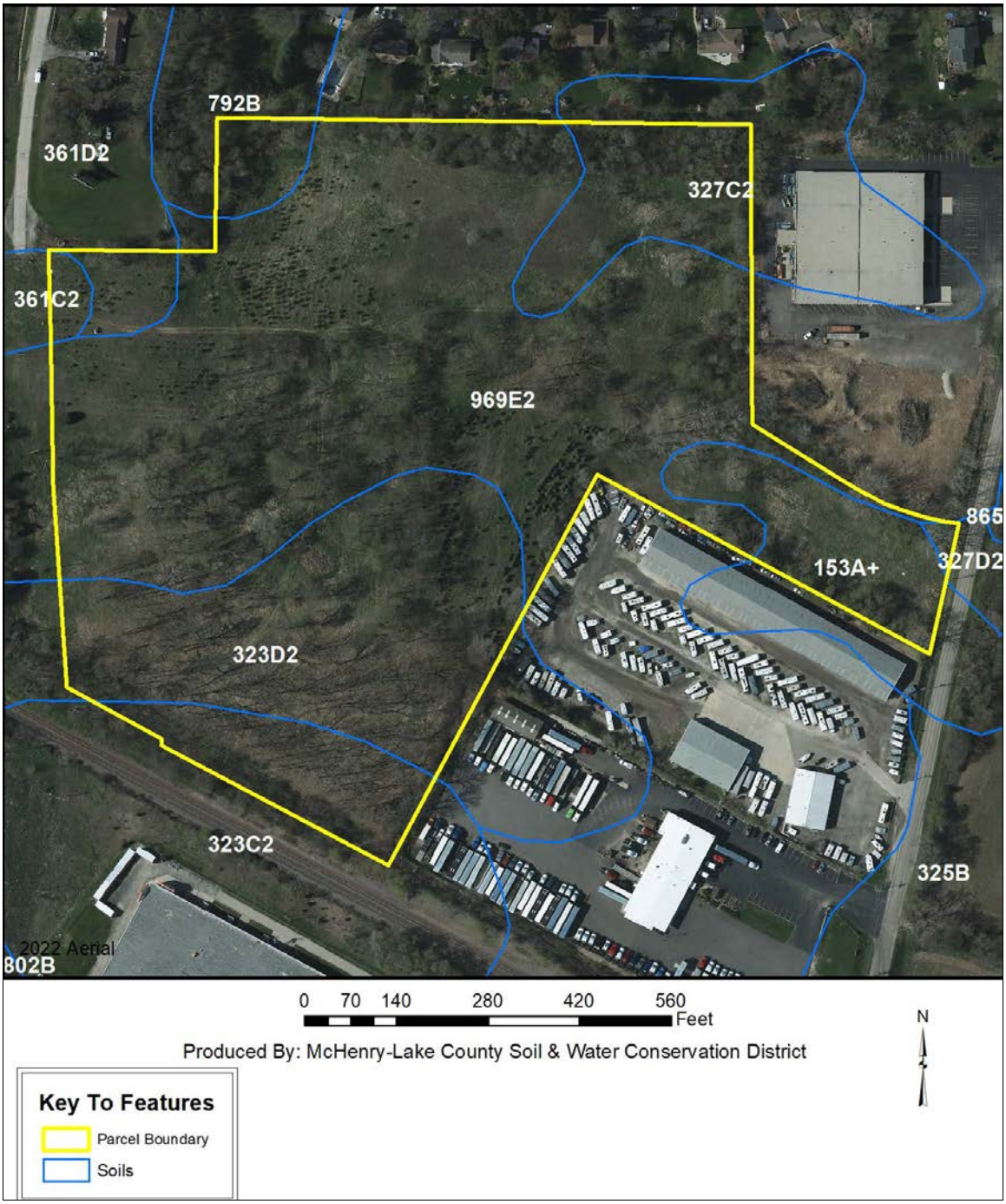
Contact Person:
Mark Daniel
Daniel Law Office P.C.

PREPARED BY:
McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT
1648 S. EASTWOOD DR.
WOODSTOCK, IL 60098
PHONE: (815) 338-0444
www.mchenryswcd.org

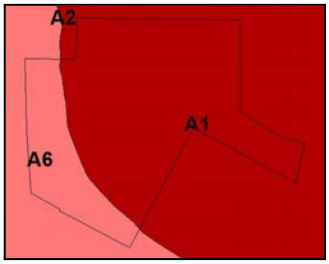
The McHenry-Lake County Soil & Water Conservation District is an equal opportunity provider and employer.

EXECUTIVE SUMMARY OF NRI REPORT #23-094-4554

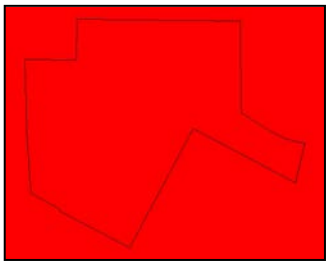
It is the opinion of the McHenry-Lake County Soil and Water Conservation District Board of Directors that this report as summarized on these pages are pertinent to the requested zoning change.



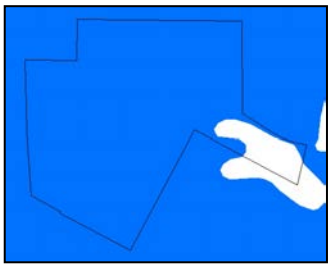
Groundwater Contamination Potential and Recharge Areas:



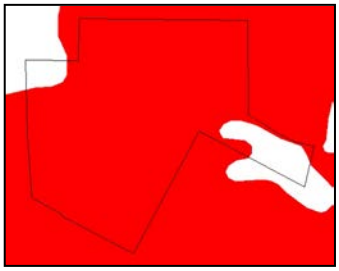
Aquifer Sensitivity Map (*This is the area beneath the soil profile down to bedrock)
The Geologic features map indicates the parcel is comprised of 16.40 acres of A1 and 4.92 acres of A6 geologic limitations. A1 and A6 have a high aquifer contamination potential.



Sensitive Aquifer Recharge Areas (Includes the soil profile and underlying geology).
The Sensitive Aquifer Recharge Map indicates the entire parcel is within an area designated as Sensitive Aquifer Recharge (red areas on map).



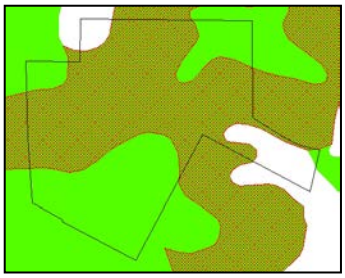
Soil Leachability Map (This is only the soil profile within the parcel from the surface down to approx. 5 feet).
The Soil Leachability Index indicates 19.92 acres or 93.48% of the parcel has a moderate leaching potentials for fertilizers (includes household use) (identified in blue). There were no high leaching potentials identified.



Soil Permeability Map (This is only the soil profile within the parcel from the surface down to approx. 5 feet. Soil permeability is a reflection of the speed in which water (with or without pollutants) can move through the soil profile.)
The USDA-NRCS Soil Survey Map of the area indicates 19.36 acres or 90.83% of the parcel is comprised of highly permeable soils that allow water to rapidly move through the soil profile (identified in red).

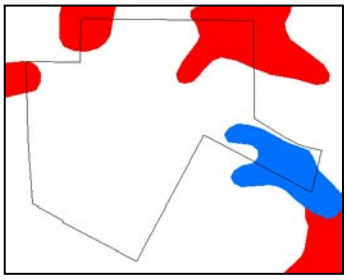
Soil Limitations (This evaluates the parcel from the surface down to approximately 5 feet.):

Building Limitations
The NRCS Soils Survey indicates 17.97 acres or 84.33% of this parcel is composed of soils with a severe limitation for Small Commercial Buildings.

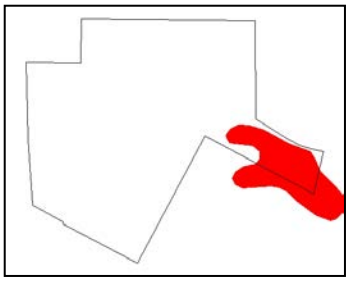


Erosion Ratings
The NRCS Soils Survey indicates 19.49 acres or 91.45% of the parcel contains Highly Erodible Soils (identified in green). Additional, measures should be taken within these areas to ensure sediment does not leave the site.
*The site plan provided by the petition indicates massive grading will occur to level the site for development. As we were not provided an Erosion & Sediment Control Plan, we are unsure of the proposed erosion control practices that will be utilized. Erosion and

Sediment Control must be a priority in all phases of the development to ensure material does not move from the site. General Principles to consider in the plan include reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas; staging construction in order to keep disturbed areas to a minimum; establishing or maintaining temporary or permanent groundcover; retaining sediment on site; and properly installing, inspecting and maintaining control measures. Additionally, a NPDES permit from the Illinois Environmental Protection Agency will be required.



Prime Farmland Soils
The Natural Resources Conservation Service (NRCS) Soil Survey indicates 2.10 acres or 9.85% of the parcel is comprised of prime farmland soils (identified in red) and 1.39 acres or 6.52% of the parcel is comprised of prime when drained soils (identified in blue).



Hydric Soils
The NRCS Soil Survey identifies 1.39 acres or 6.52% of the parcel as containing hydric soils (identified in red).

Floodplain Information:

The Flood Insurance Rate Map
Indicates there is no 100-year floodplain present on this parcel.

Flood of Record Map (Hydrologic Atlas)
The Flood of Record Map for this area indicates there has been no previous flooding on the parcel.

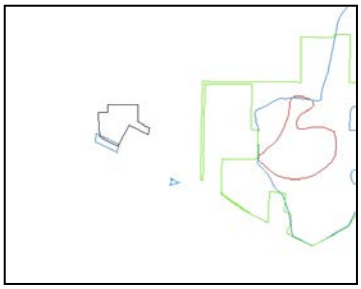
Wetland Information:

USDA-NRCS Wetland Inventory
The NRCS Wetlands Inventory indicates there are no wetlands on the parcel.

ADID Wetland Inventory
The ADID Wetland Study indicates there are no wetlands on the parcel.

*Although the maps indicate there are no wetlands on the parcel, the Wetland Delineation Report conducted by Hey and Associates, Inc., dated May 24, 2023, identified a 0.07-acre isolated wetland along the western boundary of the parcel. Site Plans provided by the applicant indicate this wetland will be impacted by the development.

Cultural Resources: None identified

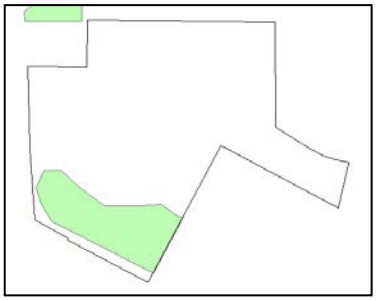


Preserved or Recognized Ecological Sites: Office maps indicate there are 3 McHenry County Natural Areas Inventory Sites (identified in blue), 1 Illinois Natural Areas Inventory Site (identified in red), and a McHenry County Conservation District Site (identified in green), in the immediate vicinity of the parcel.

McHenry County Natural Areas Inventory Site – Crystal Lake Barrens (ALG07) is located on the southern boundary of the parcel. This unprotected Silt Loam Barrens is threatened by brush encroachment, Eurasion grasses and forbs, Garlic Mustard, dumping, and Illegal Trail Usage.

McHenry County Natural Areas Inventory Site – Hollows and Lake Killarney (ALG14) is east of the parcel. This partially protected (by McHenry County Conservation District) Glacial Lake, Sedge Meadow, and Dry Mesic Silt Loam Woodland is threatened by brush encroachment, cattail expansion, Common Reed Grass, Purple Loosestrife, chemical drift, and runoff. Portions of this site are identified as an Illinois Natural Areas Inventory Site.

McHenry County Natural Areas Inventory Site – Trailer Park Woodland (ALG22) is located southeast of the parcel. This unprotected site is threatened by brush encroachment and dumping.



Woodlands: The McHenry County Conservation District's Remnant Oak Woodland Study identifies a 2.93-acre oak woodland (identified in green) within the southern portion of the parcel.

*The site investigation completed on the parcel indicates this oak woodland and the other woody vegetation on the site has been removed.

Agricultural Areas: Office Maps indicate there are no State designated agricultural areas on the parcel in question.

NATURAL RESOURCE INFORMATION REPORT (NRI)

NRI Report Number	23-094-4554
Date District Board Reviews Application	January 8, 2024
Applicant's Name	NVA Properties of Illinois LLC
Size of Parcel	21.478 acres
Zoning Change	M Manufacturing/M-L Lim Manufacturing with PUD
Parcel Index Number(s)	19-03-401-021, 19-03-453-003
Common Location	Undefined
Contact Person	Mark Daniel, Daniel Law Office P.C.

Copies of this report or notification of the proposed land-use change were provided to:	***yes***	***no***
The Applicant		x
The Applicant's Legal Representation	x	
The Local/Township Planning Commission		x
The Village/City/County Planning and Zoning Department or Appropriate Agency	x	

Report Prepared By: *Spring M. Duffey* Position: *Executive Director*

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PURPOSE AND INTENT

The purpose of this report is to inform officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

McHenry-Lake County Soil & Water Conservation District
1648 S. Eastwood Dr.
Woodstock, IL 60098
Phone: (815) 338-0444 ext. 3
www.mchenryswcd.org
E-mail: Spring.Duffey@il.nacdnet.net

PARCEL LOCATION

Location Map for Natural Resources Information Report # 23-094-4554

In the Southeast Quarter of Section 3, Township 43 North, Range 8 East, on 21.478 acres. This parcel is located on the west side of Sands Road, north of the intersection of Sands Road and Smitana Road, Crystal Lake, IL.



ARCHAEOLOGIC/CULTURAL RESOURCES

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.
Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property, but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

Office maps do not indicate historical features on the parcel in question. (PIQ)

ECOLOGICALLY SENSITIVE AREAS

What is Biological Diversity and Why Should it be Conserved?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems. (Wilson 1992, Hoose 1981)

The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestem United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982)

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to

control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

Biological Resources Concerning the Subject Parcel

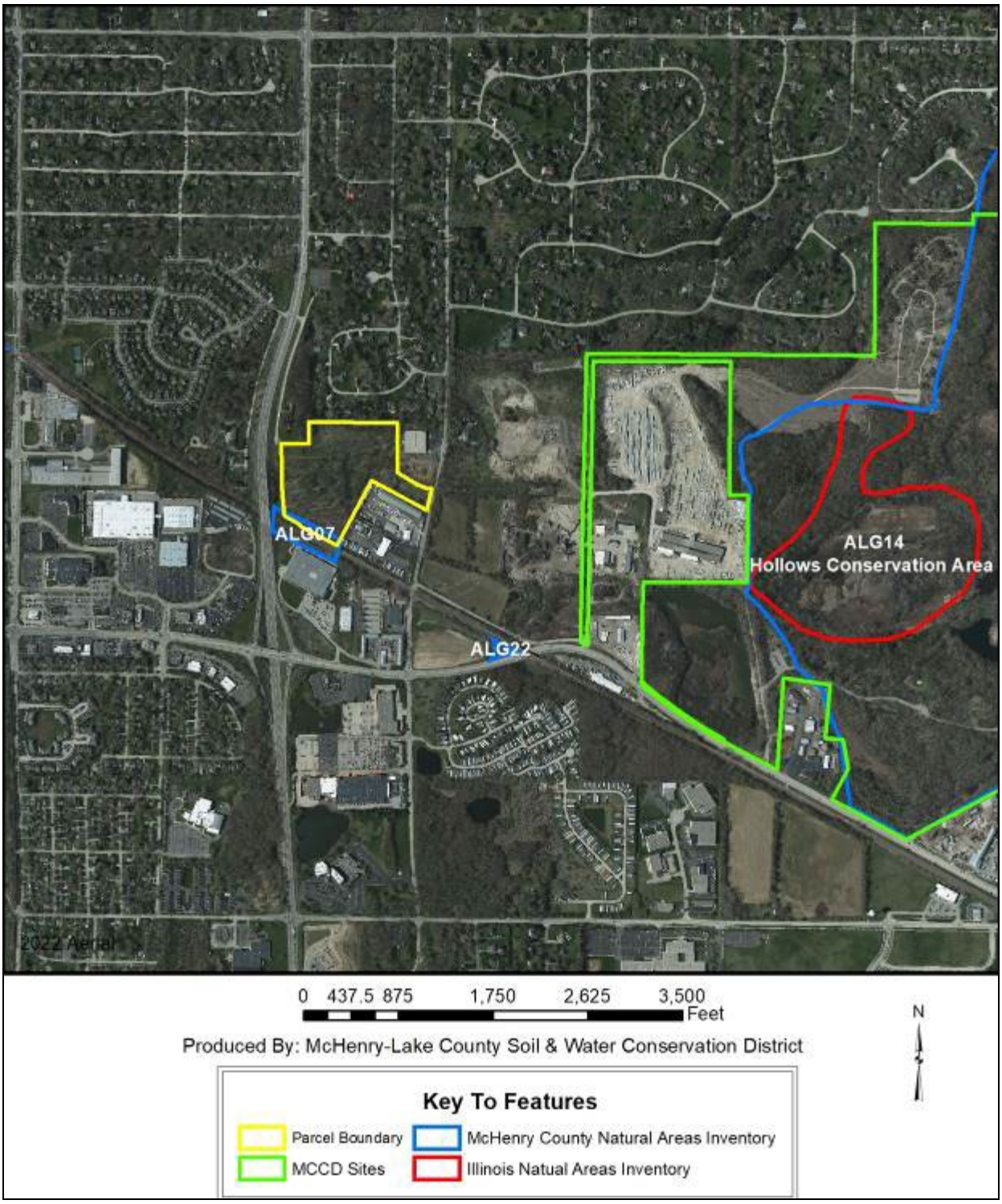
As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are within 500 feet of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate there are 3 McHenry County Natural Areas Inventory Sites, 1 Illinois Natural Areas Inventory Site, and a McHenry County Conservation District Site, in the immediate vicinity of the parcel.

McHenry County Natural Areas Inventory Site – Crystal Lake Barrens (ALG07) is located on the southern boundary of the parcel. This unprotected Silt Loam Barrens is threatened by brush encroachment, Eurasion grasses and forbs, Garlic Mustard, dumping, and Illegal Trail Usage.

McHenry County Natural Areas Inventory Site – Hollows and Lake Killarney (ALG14) is east of the parcel. This partially protected (by McHenry County Conservation District) Glacial Lake, Sedge Meadow, and Dry Mesic Silt Loam Woodland is threatened by brush encroachment, cattail expansion, Common Reed Grass, Purple Loosestrife, chemical drift, and runoff. Portions of this site are identified as an Illinois Natural Areas Inventory Site.

McHenry County Natural Areas Inventory Site – Trailer Park Woodland (ALG22) is located southeast of the parcel. This unprotected site is threatened by brush encroachment and dumping.


ALG07
ALG22
ALG14
Hollows Conservation Area
2022 Aerial
0 437.5 875 1,750 2,625 3,500
Feet
N
Produced By: McHenry-Lake County Soil & Water Conservation District
Key To Features
Parcel Boundary
MCCD Sites
McHenry County Natural Areas Inventory
Illinois Natual Areas Inventory

Crystal Lake Barrens

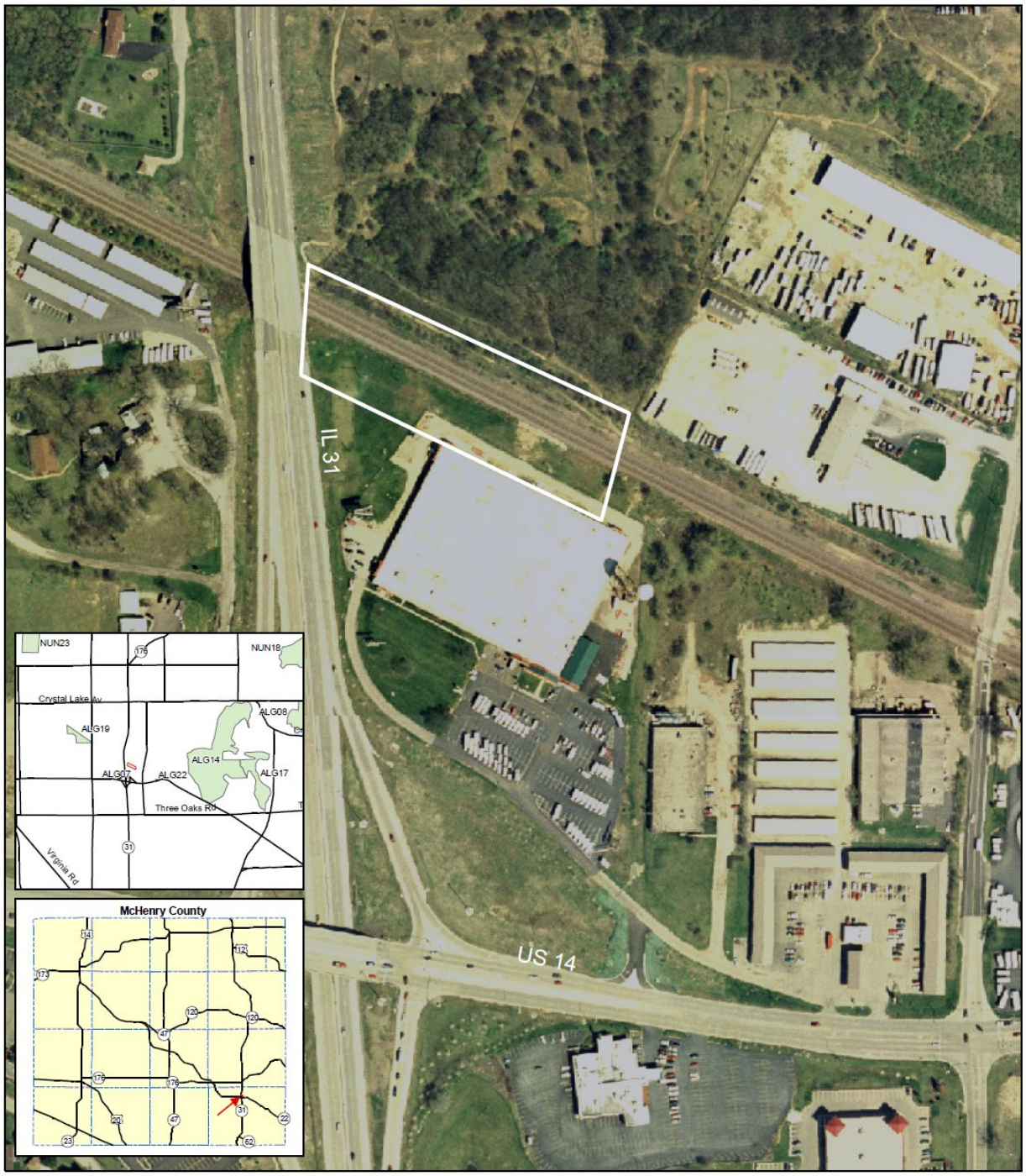
ALG07

M.C.N.A.I. 2005

MCCD-NRM
Base map: 2001 aerial photo
Site last visited: 1998
Map Date: 3/10/05

Feet 0 100 200 300 400
Meters 0 50 100 150

Township: Algonquin-19
Section: 3
Former ID: LK



Hollows and Lake Killarney

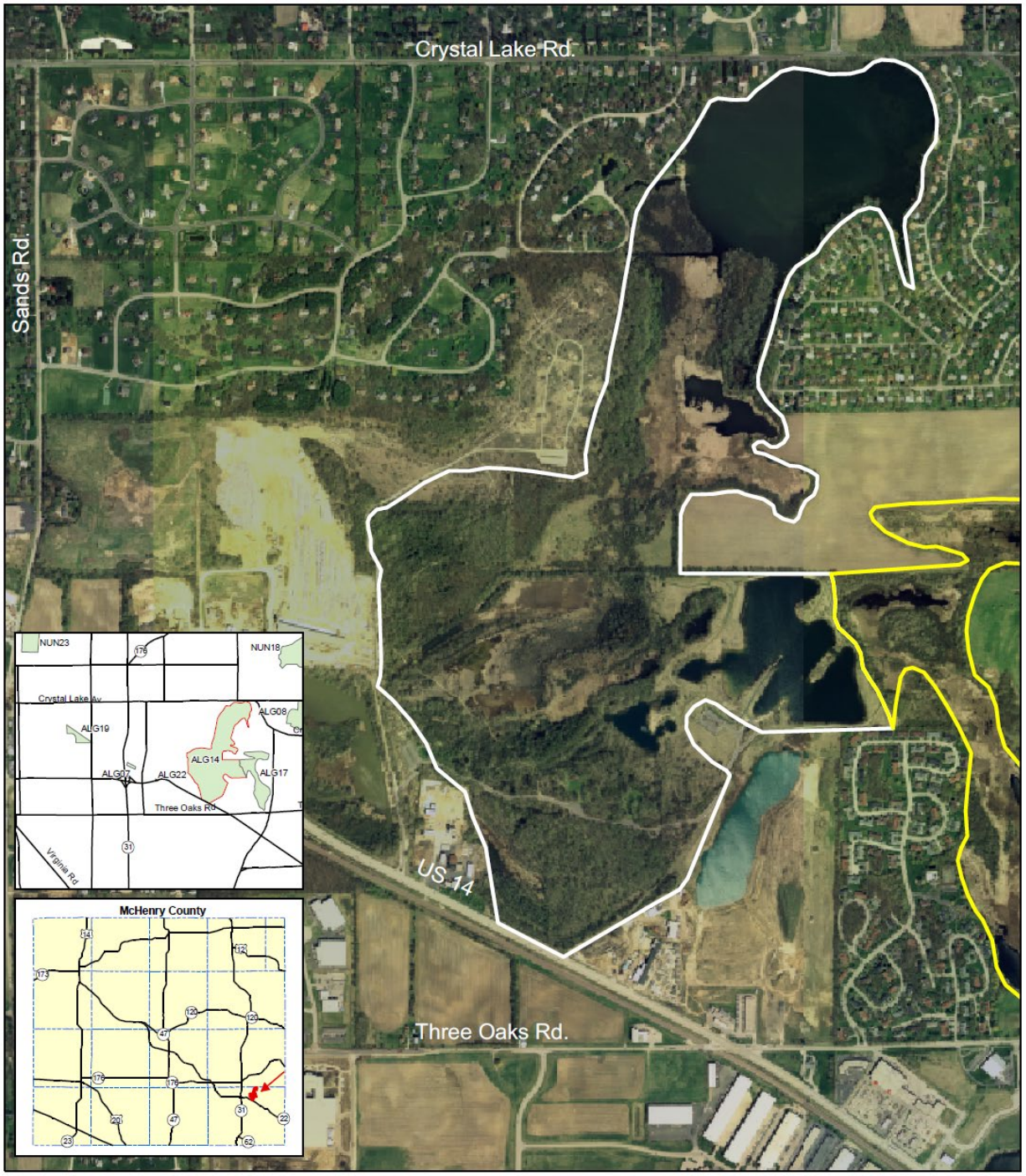
ALG14

M.C.N.A.I. 2005

MCCD-NRM
Base map: 2001 aerial photo
Site last visited: 1998
Map Date: 3/10/05

Feet 0 500 1,000 1,500 2,000
Meters 0 200 400 600

Township: Algonquin-19
Sections: 1-2, 11
Former ID: L84



Trailer Park Woodland

ALG22

M.C.N.A.I. 2005

MCCD-NRM
Base map: 2001 aerial photo
Site last visited: 1998
Map Data: 3/10/05

Feet: 0 100 200 300
Meters: 0 25 50 75 100

Township: Algonquin-19
Section: 10
Former ID: LL



WOODLANDS



The McHenry County Conservation District's Remnant Oak Woodland Study identifies a 2.93-acre oak woodland within the southern portion of the parcel. Existing mature trees should be preserved whenever possible. Woodlands provide a large number of benefits such as wildlife habitat, erosion control, air and water quality improvements, as well as aesthetic values. Construction activities can indirectly destroy trees. Oak trees are particularly susceptible to long term, permanent damage caused by construction activities and require special consideration. It is also recommended that invasive non-native species be removed whenever possible.

Native woodlands are no longer a common occurrence throughout much of McHenry County. Although forests originally covered nearly 40% of Illinois, today only about 12% of the state is forested, with most of this being secondary growth (Ill. Natural History Survey Reports, Nov/Dec 1993, No. 324). The composition of Illinois forests has changed markedly over the past three decades. 97% of the timberland is classified as hardwood forest. The forest acreage continues to increase from 4.2 million acres in 1985 to 4.3 million acres in 1998. (IL Forest Development Council News, IL DNR, Winter 2001/Volume 2, No. 1). Oak-hickory forests, which had made up half of the acreage, have declined by 14%, and make up 2.1 million acres. This decline is largely a result of wildfire suppression that allows maples to take over. Thus, the acres of maple-beech forest have risen more than 40-fold from 1962 to 1985, to one quarter of the total forest area, 696 thousand acres. Dutch elm disease and the conversion of forested bottomlands to agriculture have resulted in huge declines in the elm-ash-cottonwood forests, 906 thousand acres, falling from one third - one sixth of the Illinois forest area. Elm accounts for the greatest number of individual trees – 412 million. Other species groups with more than 100 million trees include hickory, red oak, sugar/black maple, ash, hackberry, and black cherry.

Woodlands provide many benefits such as wildlife habitat, erosion control, air and water quality improvements, and aesthetic values. Forests are responsible for much of the biological diversity in the state. Many species are dependent upon forests for food & shelter, including threatened/endangered species.

One of the most serious problems facing Illinois forests is the invasion of exotic plants and animals. Some of the most damaging plants includes European buckthorn, multiflora rose, honeysuckle, purple loosestrife, and garlic mustard.

Many trees, particularly hardwoods (especially oaks) are extremely sensitive to construction-induced disturbances. The area most susceptible to damage is within the "drip radius," the ground surface directly beneath the leafy canopy of the tree. Many trees have an extensive system of feeder roots, located within one foot of the surface, and supply the tree with the majority of its moisture and nutrient needs.

Construction activities can negatively impact trees in several different ways. Earth-moving activities that stockpile soil near trees can suffocate tree roots that, although buried, require oxygen. Vehicle traffic can compact the soil to a point where the roots no longer function effectively. Grading activities for road cuts and foundations can cause a localized drop in the water table, placing the trees under stress. The

placement of pavement or stormwater management facilities near established trees can also radically change soil moisture. The removal of the accumulated organic materials normally present on a woodland floor, and the subsequent establishment of turf lawns, can drastically affect the soil temperature and nutrient balance. Injury to the bark of a tree can increase the chance of the tree being subjected to a potentially harmful disease.

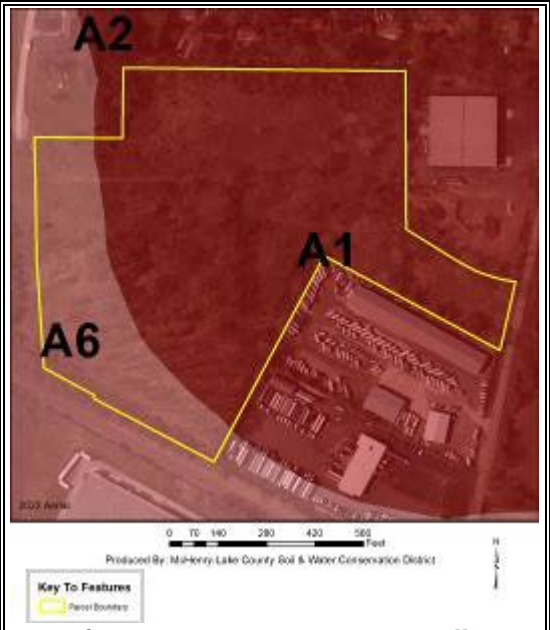
If existing trees are to be maintained in a healthy state, the appropriate planning is necessary. Someone with a working knowledge of forestry should assess existing trees to determine which trees should be protected. Some tree species are not considered desirable due to their aggressive growth, behavior, and limited value to local wildlife. Proper management of woodlands and open space includes the selective elimination of such trees and replacement by more desirable species. **Trees that are to be saved should be marked and protected with snow fencing or similar material, installed around the drip radius, to prevent root damage,** and vehicle traffic should be minimized around the drip line. Contractors should be informed of the intention to preserve trees and be expected to conduct their work accordingly.

Tree damage resulting from construction activities may not be apparent for a number of years. While it is recognized that some tree loss is unavoidable, this should be minimized to the extent possible. It is highly recommended that trees lost to development activity be replaced by younger specimens of the native trees now found on the PIQ.

GEOLOGIC INFORMATION

Geology and the Proposed Land Use

As density of septic systems increases, the concern for pollution potential of local groundwater rises. Local geology plays an important role in determining the pollution potential. Groundwater pollution potential is an important factor when determining a specific area's suitability for a given land use. The local geology, is an important element of the natural resource base. This information, when compared to soils information, gives a clearer picture of conditions on this parcel.



Aquifer Sensitivity, McHenry County, Illinois (e.g., septic systems) (Vaiden et al.)

Geological data comes from the Illinois State Geological Survey Circular 559, *Geologic Mapping for Environmental Planning, McHenry County, Illinois.*

The Geologic features map indicates the parcel is comprised of 16.40 acres of A1 and 4.92 acres of A6 geologic limitations.

A-1 limitation: High potential for aquifer contamination. In these areas, contaminants from any source can move rapidly through these sand and gravel deposits to wells or nearby streams. In addition, this thick surficial aquifer is commonly hydraulically connected to underlying aquifers (Berg 1994). Land-use practices should be very conservative in all areas mapped as unit A. (Curran et al 1997) (Contains greater than 50 feet Henry sand and gravel at surface.)

A-6: Geologic limitations. The potential for contaminating shallow aquifers is high. In these areas, contaminants from any source can move rapidly through these sand and gravel deposits to wells or nearby streams. In addition, this thick surficial aquifer is commonly hydraulically connected to underlying aquifers (Berg 1994). Land-use practices should be very conservative in all areas mapped as unit A. (Curran et al 1997) (Contains less than 20 feet fine-grained materials overlying greater than 50 feet Henry sand and gravel.)

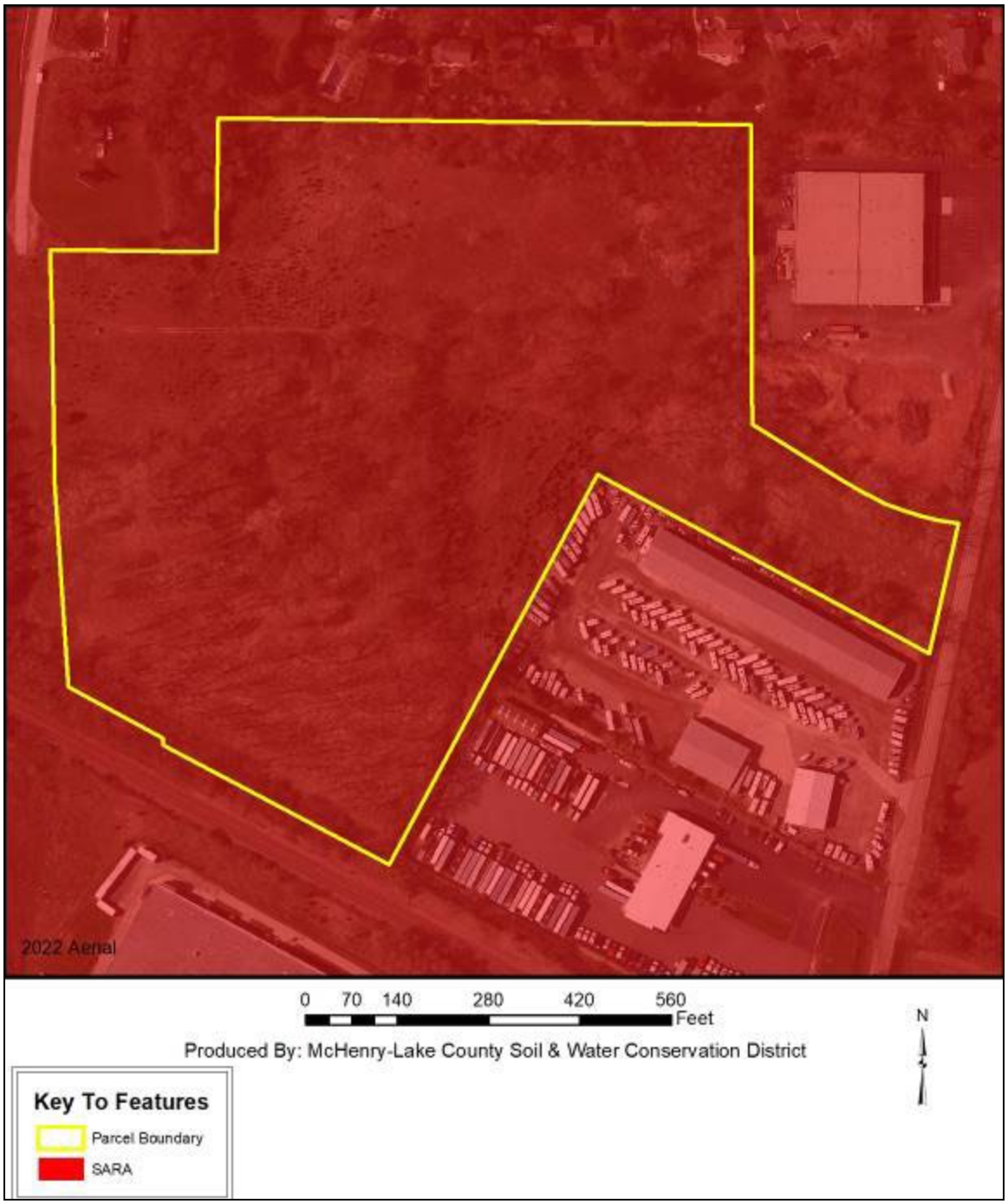
SENSITIVE AQUIFER RECHARGE AREAS

Developed for McHenry County in 2008 and revised in 2018 is the "McHenry County Sensitive Aquifer Recharge Areas" map. Because McHenry County is 100% reliant on groundwater and has been experiencing groundwater quantity/quality issues, the county board in 1995 authorized a groundwater investigation/report titled "County of McHenry Groundwater Resources Management Plan". Many facts in that report startled decision makers. For example, the report found that in 2000, one township was withdrawing groundwater at unsustainable rates and by 2030 if status-quo, three townships would be doing the same and that three other townships would be approaching that un-sustainability. In 2007, the County Board hired a full time Water Resources Manager and authorized the creation of the McHenry County Groundwater Task Force. The Recharge Subcommittee of the Groundwater Task Force was charged with identifying areas within the county that could be considered to have high potential for recharge of shallow groundwater and develop recommendations for protecting those areas in terms of both quantity and quality. The original main basis for the map identifying recharge is areas of high or moderately high potential for aquifer contamination as identified in the Illinois State Geological Survey's Circular 559, "Geologic Mapping for Environmental Planning, McHenry County, IL". In a meeting of the recharge subcommittee, Illinois State Geological Survey and Illinois State Water Survey, it was determined that the areas of high or moderately high potential for aquifer contamination could be qualified by using soil properties. The plan was to remove from the high and moderately high areas those soils with slow permeability, steep slopes and hydric soils that discharge groundwater. Using Table 6 of the Soil Survey of McHenry County a digital layer was developed of soil properties:

- Restricted permeability
- Slopes 4% or greater (except if the soil had excessive permeability, it was not included)

Also digitized were groundwater discharge hydric soils. NRCS Illinois Area 3 Resource Soil Scientists in 2002 developed a hydric soil recharge/flow through/discharge guide to use when designing wetland restoration. Because recharge/flow through/discharge is very complex and changes depending on the year only soils that were thought to be generally only groundwater discharge were used.

Subsequent to the original map development, 3D groundwater modeling has occurred and provided more precise groundwater flow data and thus was the basis for the 2018 map update. *(Information Courtesy of the McHenry County Groundwater Taskforce – Recharge Subcommittee.)*



The map indicates the entire area is within a Sensitive Aquifer Recharge Area.

SOILS INFORMATION

Importance of Soils Information

Soils information comes from Natural Resources Conservation Service Soil Maps and Descriptions for McHenry County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. A severe limitation indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a moderate or slight rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineations.

Natural Resources Conservation Service Soil Survey Map of Area



Soil Map Unit Descriptions

Symbol	Description	Acres	Percent
153A+	PELLA SILT LOAM 0 TO 2 PERCENT SLOPES OVERWASH	1.39	6.52%
323C2	CASCO LOAM 4 TO 6 PERCENT SLOPES ERODED	1.24	5.82%
323D2	CASCO LOAM 6 TO 12 PERCENT SLOPES ERODED	4.46	20.91%
327C2	FOX SILT LOAM 4 TO 6 PERCENT SLOPES ERODED	1.50	7.02%
327D2	FOX LOAM 6 TO 12 PERCENT SLOPES ERODED	0.05	0.25%
361C2	KIDDER LOAM 4 TO 6 PERCENT SLOPES ERODED	0.17	0.80%
361D2	KIDDER LOAM 6 TO 12 PERCENT SLOPES ERODED	0.39	1.85%
792B	BOWES SILT LOAM 2 TO 4 PERCENT SLOPES	0.43	2.03%
969E2	CASCO-RODMAN COMPLEX 12 TO 20 PERCENT SLOPES ERODED	11.68	54.80%

*SOURCE: National Cooperative Soil Survey

Soil Interpretations Explanation

Nonagricultural

General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features. Other features may need treatment to overcome soil limitations for a specific purpose.

Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance.

Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

Limitations Ratings

1. ***Slight*** - This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
2. ***Moderate*** - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. ***Severe or Very Severe***- This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

SOIL LEACHABILITY

Rating Criteria
The leaching index values are derived from the USDA-NRCS Leaching Index Values, McHenry County, Illinois table. The soil types were evaluated on the ability for herbicides/pesticides and nutrients to move through the soil profile and into the groundwater.

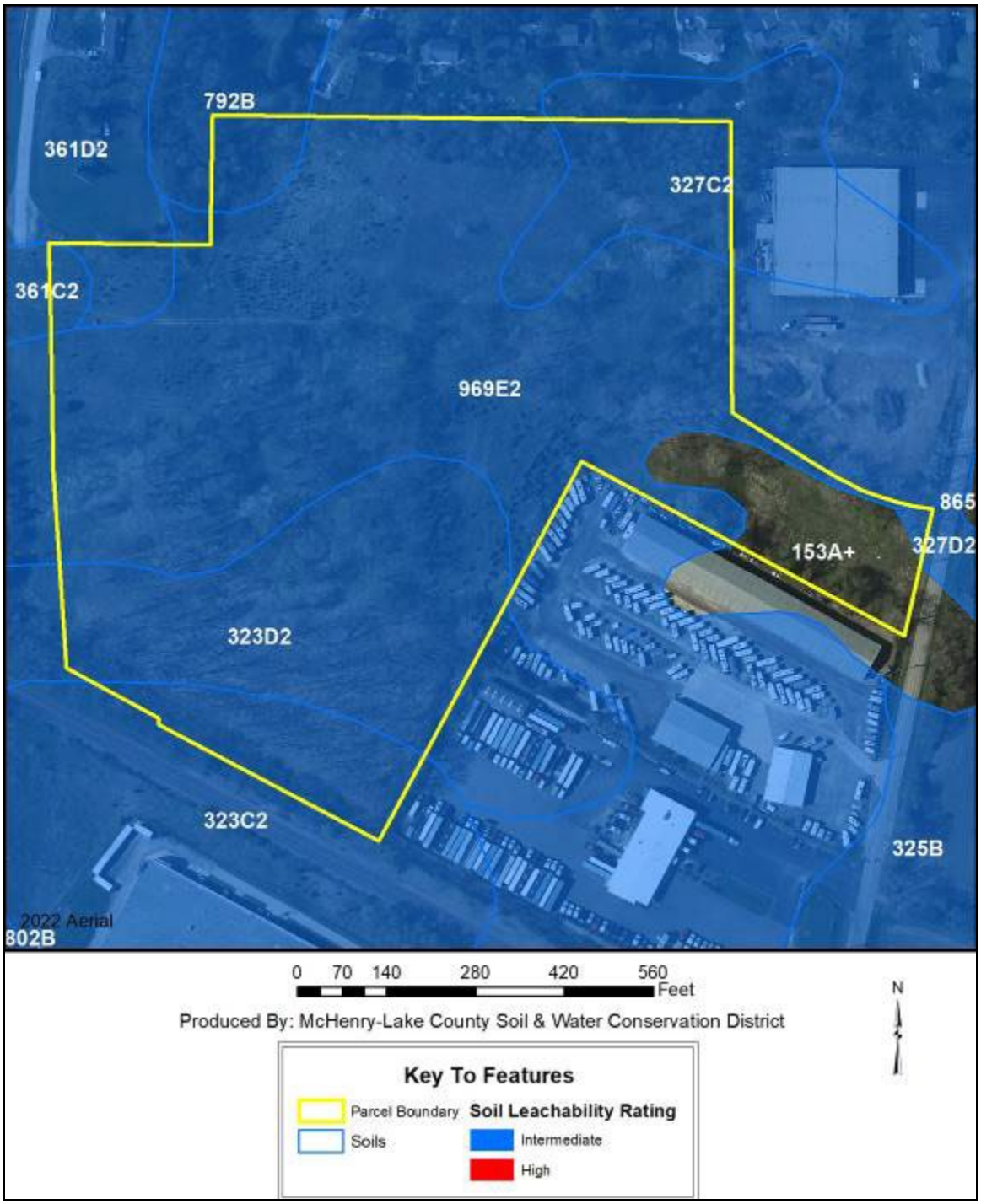
Leaching Index Value 1 – These soils have a low potential of leachable materials (herbicides/pesticides) reaching the bottom of the soil profile.

Leaching Index Value 2 – These soils have a moderate potential of leachable materials (herbicides/pesticides) reaching the bottom of the soil profile.

Leaching Index Value 3 – These soils have a high potential of leachable materials (herbicides/pesticides) reaching the bottom of the soil profile.

Soil Leachability

Symbol	Leach Index	Acres	Percent
153A+	Low	1.39	6.52%
323C2	Moderate	1.24	5.82%
323D2	Moderate	4.46	20.91%
327C2	Moderate	1.50	7.02%
327D2	Moderate	0.05	0.25%
361C2	Moderate	0.17	0.80%
361D2	Moderate	0.39	1.85%
792B	Moderate	0.43	2.03%
969E2	Moderate	11.68	54.80%
Total Moderate		**19.92**	**93.48%**
Total High		**-**	**0.00%**


792B
361D2
327C2
361C2
969E2
865
153A+
327D2
323D2
323C2
325B
802B
2022 Aerial
0 70 140 280 420 560
Feet
N
Produced By: McHenry-Lake County Soil & Water Conservation District
Key To Features
Parcel Boundary
Soils
Soil Leachability Rating
Intermediate
High

SOIL PERMEABILITY

Soil permeability is the quality of the soil that enables water or air to move downward through the profile. The rate at which a saturated soil transmits water is accepted as a measure of this quality.

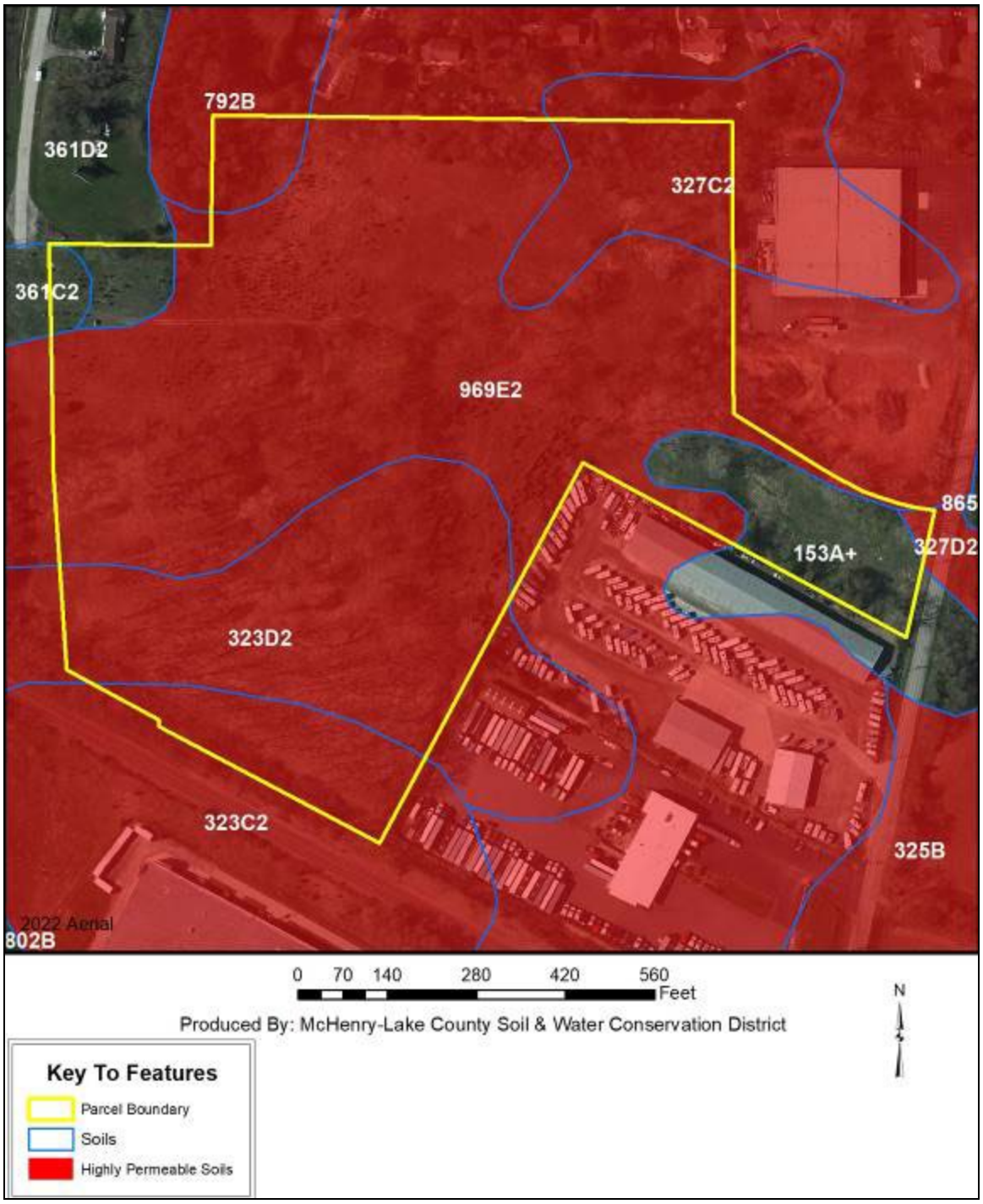
For the purposed of the NRI Report, those soils which have “rapid” to “very rapid” permeability, have been identified as “highly permeable.”

Terms describing permeability, measured in inches per hour, are as follows:

Extremely slow ..... 0.0 to 0.01 inch
Very slow ..... 0.01 to 0.06 inch
Slow ..... 0.06 to 0.2 inch
Moderately slow ..... 0.2 to 0.6 inch
Moderate ..... 0.6 inch to 2.0 inches
Moderately rapid ..... 2.0 to 6.0 inches
Rapid ..... 6.0 to 20 inches
Very rapid ..... more than 20 inches

Highly Permeable Soils

Symbol	Highly Permeable	Acres	Percent
153A+	no	1.39	6.52%
323C2	yes	1.24	5.82%
323D2	yes	4.46	20.91%
327C2	yes	1.50	7.02%
327D2	yes	0.05	0.25%
361C2	no	0.17	0.80%
361D2	no	0.39	1.85%
792B	yes	0.43	2.03%
969E2	yes	11.68	54.80%
Total Highly Permeable Soils		**19.36**	**90.83%**


792B
361D2
327C2
361C2
969E2
865
153A+
327D2
323D2
323C2
325B
802B
2022 Aerial
0 70 140 280 420 560
Feet
Produced By: McHenry-Lake County Soil & Water Conservation District
N
Key To Features
Parcel Boundary
Soils
Highly Permeable Soils

BUILDING LIMITATIONS

Building on Poorly Suited or Unsuitable Soils: Can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of McHenry County SWCD strongly urges scrutiny by the plat reviewers to avoid granting parcels with these soils exclusively.

Dwellings With or Without Basements - This applies to single-family houses of 3 stories or less. The foundations assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper, for houses with basements, or at a depth of 7 feet if a basement is constructed. The ratings are based on properties affecting soil strength and settlement under a load, and those that affect excavation and construction costs.

Small Commercial Buildings - Ratings are for undisturbed soil for a small building of less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Building Limitations

Symbol	Commercial	Acres	Percent
153A+	Severe	1.39	6.52%
323C2	Moderate	1.24	5.82%
323D2	Severe	4.46	20.91%
327C2	Moderate	1.50	7.02%
327D2	Severe	0.05	0.25%
361C2	Moderate	0.17	0.80%
361D2	Severe	0.39	1.85%
792B	Moderate	0.43	2.03%
969E2	Severe	11.68	54.80%
Total Severe		**17.97**	**84.33%**

SOIL EROSION & SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility:

1. Texture 2. Slope 3. Structure
4. Organic matter content

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

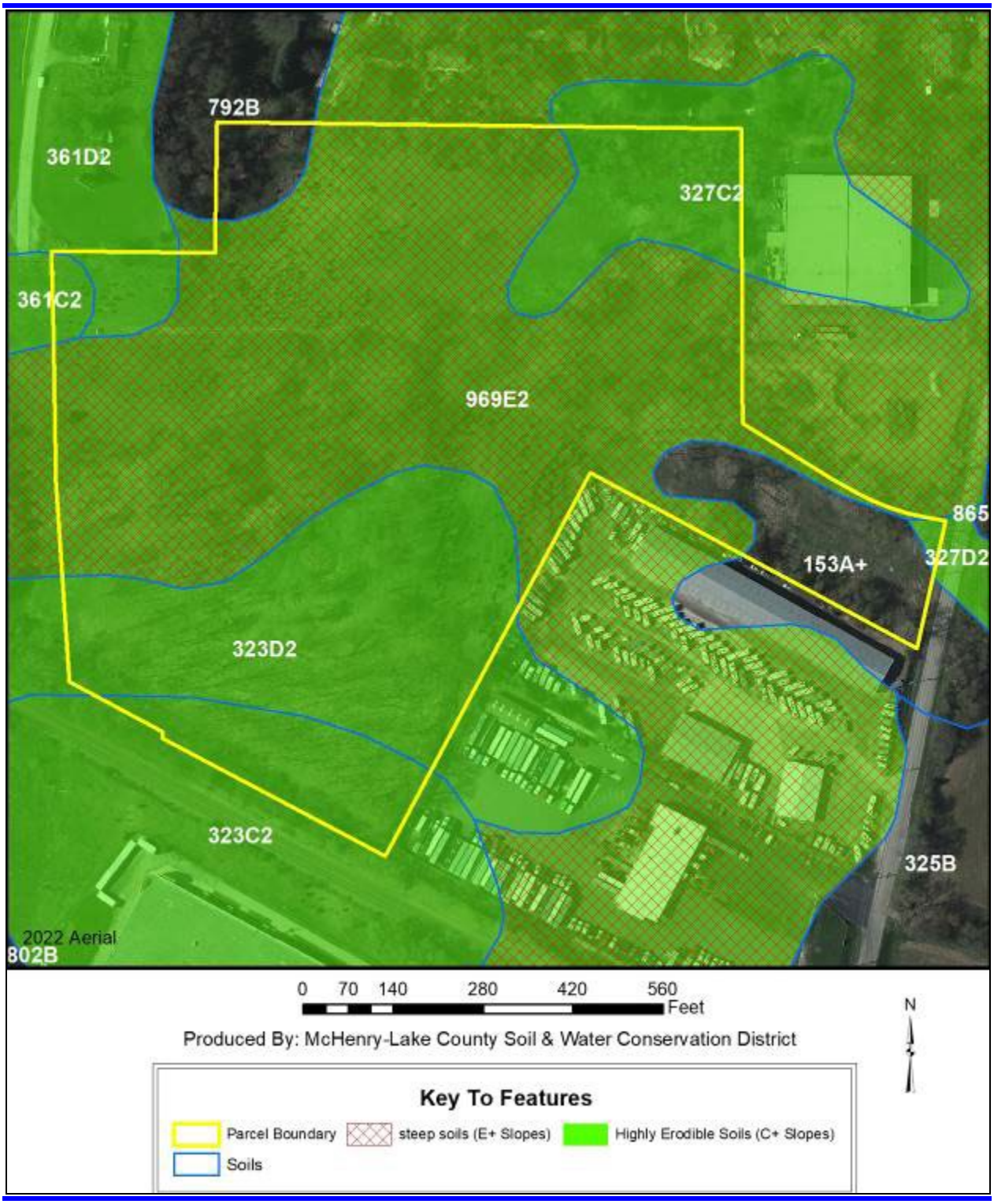
- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas,
- staging construction in order to keep disturbed areas to a minimum,
- establishing or maintaining or temporary or permanent groundcover,
- retaining sediment on site and
- properly installing, inspecting and maintaining control measures.

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.

The SWCD recommends an erosion control plan for all building sites, especially if there is a wetland or stream nearby.

Highly Erodible Soils (HEL)

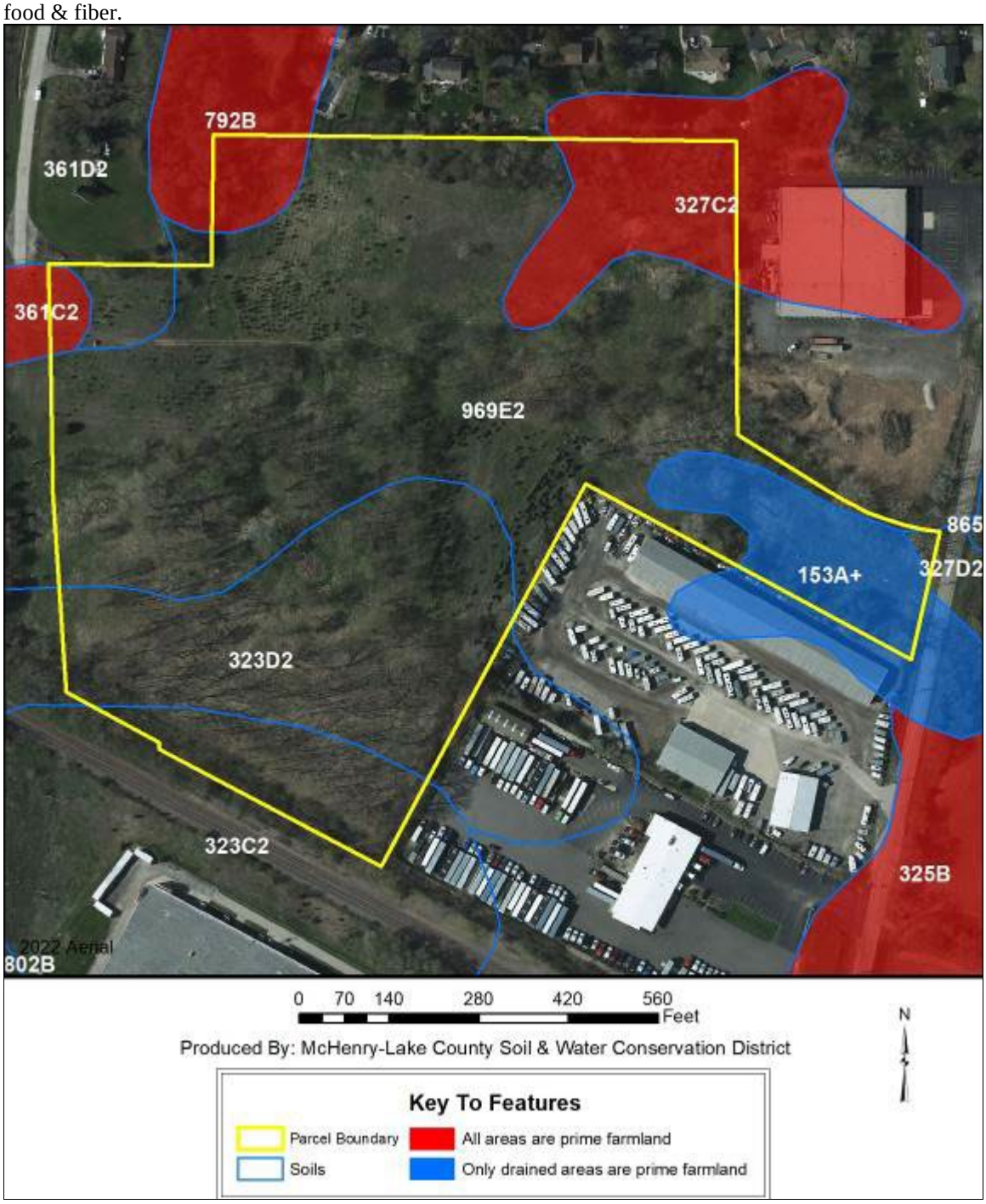
Symbol	Slope	HEL	Acres	Percent
153A+	0-2%	No	1.39	6.52%
323C2	4-6%	Yes	1.24	5.82%
323D2	6-12%	Yes	4.46	20.91%
327C2	4-6%	Yes	1.50	7.02%
327D2	6-12%	Yes	0.05	0.25%
361C2	4-6%	Yes	0.17	0.80%
361D2	6-12%	Yes	0.39	1.85%
792B	2-4%	No	0.43	2.03%
969E2	12-20%	Yes	11.68	54.80%
Total Highly Erodible Soils			**19.49**	**91.45%**


792B
361D2
327C2
361C2
969E2
865
153A+
327D2
323D2
323C2
325B
802B
2022 Aerial
0 70 140 280 420 560
Feet
N
Produced By: McHenry-Lake County Soil & Water Conservation District
Key To Features
Parcel Boundary
steep soils (E+ Slopes)
Highly Erodible Soils (C+ Slopes)
Soils

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to McHenry County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is <u>not</u> prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.



Prime Farmland Soils

Symbol	Prime	Acres	Percent
153A+	Only drained areas are prime farmland	1.39	6.52%
323C2	Not Prime Farmland	1.24	5.82%
323D2	Not Prime Farmland	4.46	20.91%
327C2	All areas are prime farmland	1.50	7.02%
327D2	Not Prime Farmland	0.05	0.25%
361C2	All areas are prime farmland	0.17	0.80%
361D2	Not Prime Farmland	0.39	1.85%
792B	All areas are prime farmland	0.43	2.03%
969E2	Not Prime Farmland	11.68	54.80%
Total Prime Farmland		**2.10**	**9.85%**
Total Prime When Drained		**1.39**	**6.52%**

AGRICULTURAL AREAS

The Agricultural Areas Conservation and Protect Act became effective July 1, 1980. The purpose of the Act is to provide a means by which agricultural land may be protected and enhanced as a viable segment of the State's economy and as an economic and environmental resource of major importance. Established Ag Areas tend to influence adjacent and surrounding land use changes since they are voluntary in nature and petitioned before the County Board for approval. Ag Areas are considered a high commitment to agriculture. Designated Ag Areas limit land utilization to specified agricultural uses within their designated boundaries. Ag Areas allow landowners limited benefits such as immunity form locally enacted ordinances, which would limit farming operations and immunity from special tax assessments from local units of government.

Office Maps indicate there are no State designated agricultural areas on or adjacent to the parcel in question.

DRAINAGE, RUNOFF AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The point that we use on these reports is usually the point where water exits the parcel. The point is marked with a "O." The watershed boundary is drawn in using the following marking: (— • • —). Often times, water will flow off the parcel in two or more directions. In that case, there is a watershed break on the parcel. (— • • —), and there are two or more watersheds on the parcel.

The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimiter.

Using regional storm event information, and site specific soils and land use information, the peak stormwater flow through the point marked "O" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the McHenry County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100 year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated,

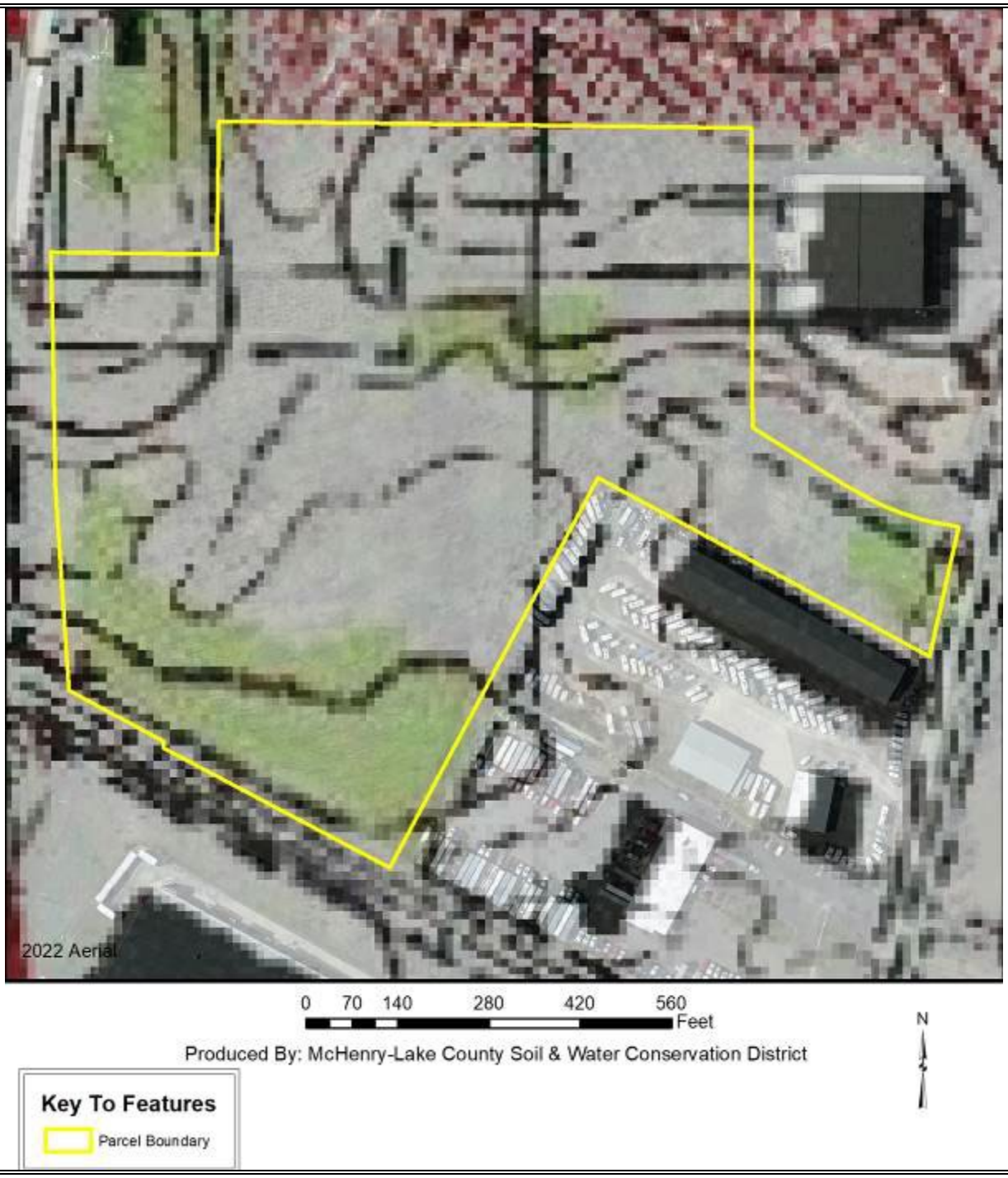
or pocketed flooded areas. McHenry County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps stress that the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.



Flood of Record Map Showing Topographic Information

This parcel is located on steep topography (slopes 0 to 20%) involving high and low areas (elevation ranges from 868' above sea level to 916' above sea level). An erosion control system should include a sedimentation basin to address these exiting concentrated flows during construction. The same area used for a sedimentation basin during construction can be used for a stormwater retention system after construction.

During construction, temporary vegetation can decrease erosion on the slopes if the area is to be mass graded.

Also, the flood of record for this area indicates previous flooding on 0% of the parcel.



0 70 140 280 420 560 Feet

Produced By: McHenry-Lake County Soil & Water Conservation District

N

Key To Features

Parcel Boundary

2 Ft Contours



0 70 140 280 420 560
Feet

N

Produced By: McHenry-Lake County Soil & Water Conservation District

Key To Features

Parcel Boundary

FEMA Floodplain

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- 100 yr
- 100 yr with base flood elevations determined
- 100 yr with 1-3 ft. flood depths
- 100 yr usually sheet flow

Federal Emergency Management Agency: Flood Insurance Rate Map Panel 17111C0335J

The map indicates the parcel is outside of the 100-year floodplain.

WATERSHED PLANS

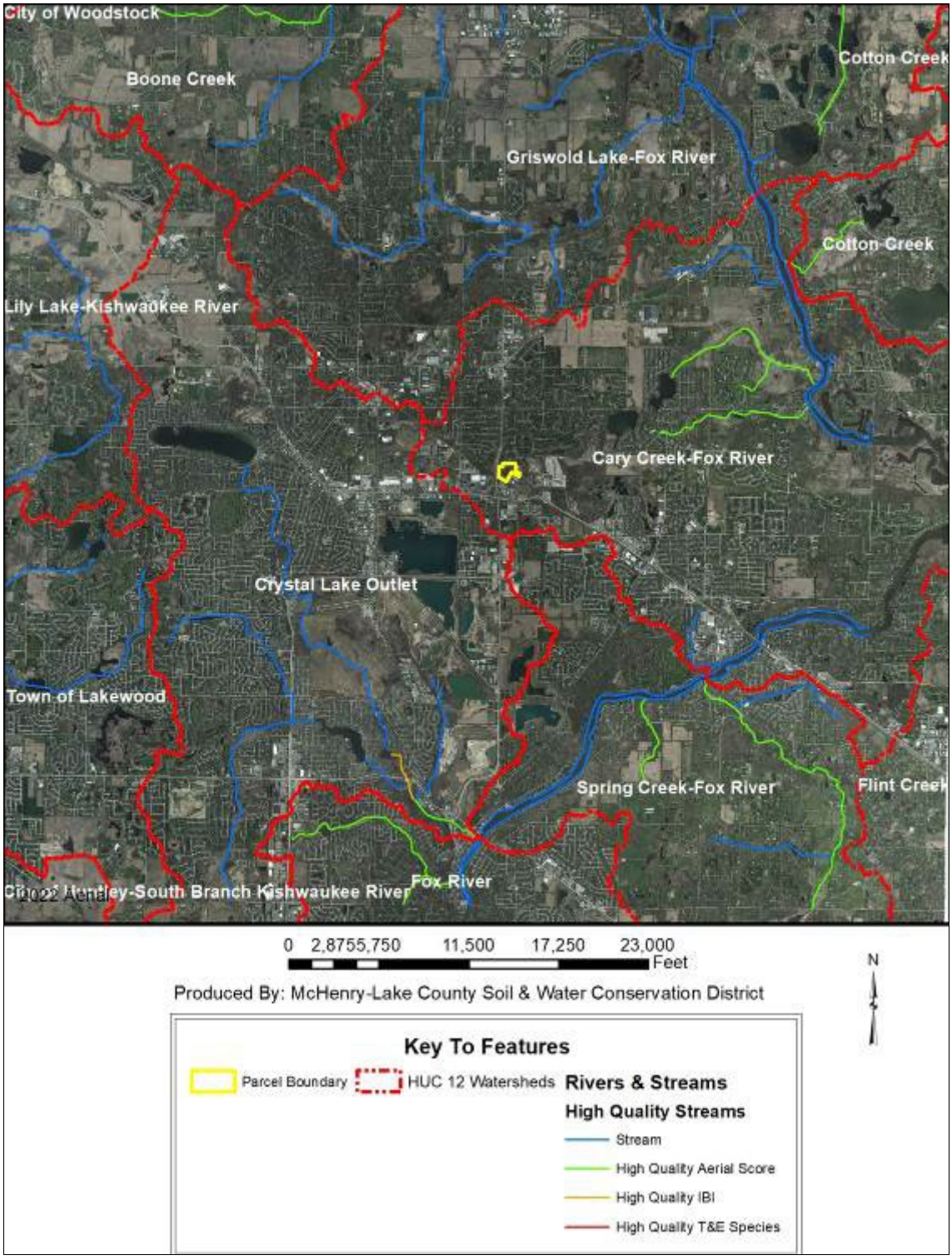
Watershed and Subwatershed Information

A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any pollutants it comes in contact with such as oils, pesticides, and soil. Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities, implementing practices recommended in watershed plans and educating others about their watershed.

The parcel is within the Cary Creek Subwatershed (HUC 12 – 071200061105) of the Lower Fox River Watershed, which encompasses 35,319.28 acres of McHenry County. This watershed is part of the Fox River Ecosystem Partnership. The **Fox River Ecosystem Partnership** (FREP) was formed in 1996 after the Illinois Department of Natural Resources (IDNR) designated a core of high-quality ecological resources in the northern-most watershed as a "Resource Rich Area". Portions of eleven counties, including Lake, McHenry, Kane, Kendall and LaSalle, form the Fox River watershed, which is home to 11% of the state's population. The watershed contains the Fox Chain O'Lakes (one of the nation's busiest inland waterways), many high quality Natural Areas, and suburban areas with some of the highest growth rates in the state.

The Partnership is a diverse group, made up of landowners, businesses, non-profit organizations, agencies and governments within the Fox River Watershed region.

In 1998 FREP began a comprehensive planning process, identifying 16 critical factors and 6 areas of concern. The result was the ***Integrated Management Plan for the Fox River Watershed in Illinois*** that makes 35 recommendations for action.


City of Woodstock
Boone Creek
Cotton Creek
Griswold Lake-Fox River
Cotton Creek
Lily Lake-Kishwaukee River
Cary Creek-Fox River
Crystal Lake Outlet
Town of Lakewood
Spring Creek-Fox River
Flint Creek
Fox River
Henley-South Branch Kishwaukee River
2022 Aerial
0 2,8755,750 11,500 17,250 23,000
Feet
N
Produced By: McHenry-Lake County Soil & Water Conservation District
Key To Features
Parcel Boundary
HUC 12 Watersheds
Rivers & Streams
High Quality Streams
Stream
High Quality Aerial Score
High Quality IBI
High Quality T&E Species

WETLAND INFORMATION

Importance of Wetland Information

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants, and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination."*



Natural Resources Conservation Service: Wetland Inventory Map.

The map indicates there are no wetlands on the parcel.

ADID (ADVANCED IDENTIFICATION OF AQUATIC RESOURCES)

Wetlands are some of the most productive and diverse ecological systems on Earth. The unique characteristics of plants, soils, and water distinguish these systems. Marshes, wet meadows, fens and bogs are some of the common wetland types found within McHenry County. There are also various streams scattered throughout the county, including several that rank among the highest quality in Illinois.

These wetlands, lakes and streams provide needed habitat and food for fish and wildlife. Diverse plants both common and rare are can be found in wetlands, and over 40 percent of Illinois' threatened and endangered plant and animal species rely on wetlands.

Wetlands have many other roles. They are critical to the control of flooding by storing vast quantities of runoff water during floods, and releasing it slowly to rivers and srteams as the floodwater recedes. This in turn helps to prevent erosion in downstream channels, aids in groundwater recharge, and stabilizes the baseflow in streams and rivers. Wetlands are also crucial in protecting water quality. Wetlands that border lakes and streams prevent erosion by holding soil in place and deflecting erosive flows and waves. They also remove sediment, nutrients, and toxic chemicals from runoff water.
Other benefits include groundwater recharge, discharge of clean water, recreation, enhancement of natural aesthetics and serve as buffers between adjacent developments.

This program designed by the EPA (Environmental Protection Agency), is intended to improve awareness of the functions and values of wetlands and other U.S. waters. It is also intended to inform landowners and developers that high quality sites may not be unsuitable for the disposal of dredged or fill material. These ADID projects can also provide guidance on the long-term protection and management of aquatic resources.

The wetland boundaries shown are not jurisdictional delineations. Any proposed drainage work in wet areas requires a certified wetland determination.

The ADID study indicates there are no wetlands on the parcel in question. (Map shown on next page.)



0 70 140 280 420 560
Feet

N

Produced By: McHenry-Lake County Soil & Water Conservation District

Key To Features

- Parcel Boundary
- farmed wetland
- high functional wetland
- high quality lake
- high quality wetland
- lake
- wetland

Hydric Soils

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the McHenry County SWCD recommends the following:

1. A topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel.
2. An intensive soil survey to define most accurately the locations of the hydric soils and inclusions
3. A drainage tile survey on the area to locate the tiles that must be preserved.

Hydric, Organic, and Somewhat Poorly Drained Soils

Symbol	Hydric	Hydric Location	Organic	Somewhat Poorly Drained	Acres	Percent
153A+	Yes	flat, outwash plain	No	No	1.39	6.52%
323C2	No		No	No	1.24	5.82%
323D2	No		No	No	4.46	20.91%
327C2	No		No	No	1.50	7.02%
327D2	No		No	No	0.05	0.25%
361C2	No		No	No	0.17	0.80%
361D2	No		No	No	0.39	1.85%
792B	No		No	No	0.43	2.03%
969E2	No		No	No	11.68	54.80%
Total Hydric Soils					**1.39**	**6.52%**
Total Organic Soils					**-**	**0.00%**
Total Somewhat Poorly Drained Soils					**-**	**0.00%**



Natural Resources Conservation Service Soils Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

WHO MUST APPLY

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain or flood way subject to County, State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

- **Wetlands or U.S. Waters: U.S. Army Corps of Engineers**, Chicago District,
  231 S. LaSalle St., Suite 1500
  Chicago, IL 60604
  Phone: (312) 846-5330
- **Isolated Wetlands and Floodplain: McHenry County Department of Planning & Development Stormwater Division,**
  2200 N. Seminary Ave., Woodstock, IL 60098
  Phone: (815) 334-4560
- **Flood plains: Illinois Department of Natural Resources \ Office of Water Resources**, 201 W. Center Court, Schaumburg, IL 60196-1096, phone (847).705.
- **Water Quality \ Erosion Control: Illinois Environmental Protection Agency**, Division of Water Pollution Control, Permit Section, Watershed Unit, 2200 Churchill Road, Springfield, IL 62706, phone (217).782.0610.

COORDINATION

We recommend Early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to $27,500 per day of violation and imprisonment for up to one year or both.

THREATENED & ENDANGERED SPECIES

The State of Illinois provides habitat for 500 threatened and endangered species, including 356 plants and 144 animals. Twelve counties in Illinois have 50 or more endangered species, 5 of which are in northeastern Illinois. ("Endangered Species of Illinois," by the U.S. Fish & Wildlife Service, IDOC Division of Natural Heritage & Endangered Species Protection Board).

Approximately 40% of the state's listed species depend on wetlands for survival. The two main causes for species decline are the loss of habitat and the degradation of habitat. While habitat loss is the primary reason species become endangered, the effects of habitat change are not always seen overnight. It is seldom simply a case of individual animals or plants being killed. More often, habitat loss and the resulting species declines are indirectly caused and are the result of cumulative impacts over a period of time.

It is because of this slow encroachment of habitat degradation, fragmentation and loss that wildlife habitat must be looked at on a greater scale than just the site. Cumulative impacts occur because a small amount of damage is being done over here and little over there and no one is looking at the whole picture. Thus, the villages and county are strongly encouraged to look at habitat management on a regional scale.

THERE IS A POSSIBILITY FOR ENDANGERED SPECIES ON THE SITE. IF A REQUEST HAS NOT ALREADY BEEN SUBMITTED, THE PETITIONER SHOULD ASK THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES TO CHECK THIS PARCEL FOR THE PRESENCE OF THREATENED OR ENDANGERED SPECIES. SHOULD ANY SUCH SPECIES BE IDENTIFIED AS UTILIZING THIS PARCEL, THE PETITIONER WILL BE NOTIFIED ACCORDINGLY. FOR MORE INFORMATION ON HOW TO REQUEST AN ENDANGERED SPECIES CHECK ON THIS PARCEL, PLEASE VISIT
www.dnrecocat.state.il.us/ecopublic.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land can not receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

Water Table, Perched - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland fresh water wetlands

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but

allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

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Northeastern Illinois Planning Commission

McHenry County Health Code relating to septic system suitability

McHenry County 2030 Land Use Plan
McHenry County Dept. of Planning and Development

McHenry County Natural Areas Inventory
McHenry County Conservation District

McHenry County, Illinois Fire Protection Districts
McHenry County Dept. of Planning and Development

McHenry County, Illinois Historic Landmarks
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Natural Resources Conservation Service, United States Department of Agriculture.

From: [redacted]
Sent: Thursday, July 27, 2023 2:31 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Concern for my town.....

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members,
My name is Debbie Alcock and I have lived in Crystal Lake for sixty years! Yep, born and raised here!
As a child I grew up on Scott Lane on my grandparents farm. After I got married I built a home on the land that my grandma had subdivided. Yes the street names are after grandchildren! The subdivision is Lor-El Estates after my grandma Loretta and my grandpa Earl Anderson. My parents Bill and Onie Rinn still live at 6420 Scott Lane.
Crystal Lake has been and is my home!

My property adjoins the NVA Trucking Company on Sands Road. I knew someday that the property would be sold, yes progress is good, but not in this case. I found out about the property being cleared when I heard loud machines coming from my backyard and I thought it was a neighbor having a tree removed. Little did I know it was the entire property being cleared. Trees that we climbed as kids (I'm sixty so you know they were old) vanished in under a five minute swipe with the saw. Not knowing what was happening I stopped at NVA to ask. At first no one wanted to talk to me but then a man said they were expanding. I didn't make a scene, I was just curious as the property borders my property. Fast forward to now.... expansion of 325 trucks in addition to the fleet they already have. This just seems crazy bordering a subdivision, the air quality, the noise, the impact the trucks will have on Sands Road. At the last council meeting the owner said their hours are 8AM to 5PM Monday to Friday and 8AM to 1PM on Saturdays. That's not the case. Trucks are going in/out of their hub at all hours. When the trucks pull onto Sands they stop traffic on both sides to make the turn. I can't imagine the additional back up on Sands/Rt 14 with the railroad tracks and more trucks.

All I am asking is that you reconsider the expansion of NVA on Sands Road. Our little corner of bliss has me scared of what it might become.
I know "Crystal Lake is a great place to live" as I haven't left!! I invite all of you to my home at 4511 S Nancy Drive to walk my backyard so you can see the impact this will have on me and my neighbors.

Thank you for your time and devotion to our great city!
Sincerely,
Debbie Alcock
[redacted]

From: Jim Runchey [redacted]
Sent: Monday, August 14, 2023 5:04 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Please vote NO on NVA Trucking zoning proposal #2023-36

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Crystal Lake City Council,

I am writing to ask you to vote NO on this petition. I believe that it fails to meet many of the 10 criteria laid out in Section 2-4000 B General Standards for all special uses in the Unified Ordinance for Crystal Lake.
Some brief examples:

1- The proposal would NOT further the public convenience and general welfare. It would only endanger the public thru more traffic, air, light and noise pollution, and possible groundwater contamination.
2- The use WILL be detrimental to property values.
3- The use DOES NOT comply with existing zoning - it would require a zoning change, special use permit, and variations.
4- The use WILL affect traffic. I have observed 15 NVA trucks on RT14 on 8/7 and 8/14, in a 2 and 3 hour time period respectively. This is 27% of the 55 trucks NVA operates. The proposal wants space for 330 trucks. 27% of 330 trucks would be an ADDITIONAL 89 trucks on RT14.
6- 330 additional trucks will dramatically affect the air quality near our homes. If the trucks are idling, especially in winter, this will be an additional air quality hazard.
7- All mature vegetation (trees) was cut down in the zeal to get the project going quickly. These trees provided a valuable sound barrier that is now lost.

Also 2 quick points about NVA's behavior in the past:
1- On the NVA website (or perhaps their Facebook page), they had a video, complete with loud rock music, showcasing their new truck terminal that would be opening soon. This video featured footage of the trees being removed. My point is, they had time to create the video, but they claimed in the 7/19 zoning mtg that they didn't have time to warn the residents about the tree removal.
2- On 11/3/2021, they held a "drift racing" event in their parking lot, showing no concern for the neighboring residents as to the noise of this event. My neighbor remembers how loud it was. The video of this is still on their Facebook page.

I hope you will agree that this project does not belong this close to a residential area, and vote to not approve.
Thank you very much for your consideration, and for your service to the city of Crystal Lake.
Sincerely,
Jim Runchey, 4508 Nancy Drive, Lor-El Estates, Crystal Lake

From: Judy [redacted]
Sent: Sunday, August 13, 2023 3:09 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: VOTE NO to Re-Zoning

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I've been a Crystal Lake resident for 10+ years. Our Zoning Board is currently considering a re-zoning request by NVA Transportation.

There are MULTIPLE reasons that this should not be granted.

According to a recent study done by the Respiratory Health Association, Illinois ranks fifth among all states with the highest number of deaths from PM2.5 diesel engine pollution per capita in 2023. Mchenry County is listed as one of the “Dirty Dozen” counties with the highest concentrations of diesel vehicle pollution. Our county doesn't need more diesel exhaust.

The streets cannot support the volume of dangerous vehicles which would immediately put multiple chilldren's safety at risk. There are no sidewalks. They wait for school buses on the roadside as well as ride bikes.

This expansion will also cause more flooding for this area.

I would appreciate it if the board would reach out to the Environmental Defenders of McHenry County for their input-
815-338-0393.
110 S Johnson St Suite 106
Woodstock, IL

Thank you for your time and dedication to serving our community.

Judy Jackowiak.

unless you recognize the sender and know the content is safe.

Ms Maxwell,

I'm reaching out to you, because as the City Planner, I realize your responsibility in current projects, development and zoning cases. I also am aware that you promote the City in hopes of attracting and retaining business. With this in mind, I'd like to bring to your attention reasons to reject the request NVA Transportation has made to re-zone their property on Sands Rd.

Here are *many* reasons that re-zoning should not be allowed.

1.) **Potential train accident**. Many years ago, a student - who was on the bus in Fox River Grove - described how they screamed for the bus driver to pull off the tracks, the mass of students that ran forward in terror (knowing the train would hit them), and then blacking out and waking up with blood all over her from a deceased schoolmate. Imagine the terror these students and their parents experienced and continue to experience.

The NVA Truck Terminal could create the same situation - Sands Road is a bus route with railroad tracks. It's tricky and scary for traffic to navigate the road, tracks and lights. As we approach the flu season, there's more substitute bus drivers. And, there's a shortage of bus drivers. Drivers have to cover more routes and worry about making the schedule on time. This is a recipe for disaster.

2.) **We have a growing number of children in the area with the diagnosis of asthma**. No doubt the air pollution from the trucks would add to their issues.

3.) **Property values would plummet** if NVA is allowed to build their terminal. Who in their right mind would purchase a home near a truck terminal...unless it was dirt cheap? This would be devastating for the residents and decrease the taxes contributed to the Crystal Lake Schools, etc. Some homes are a key asset in the owner's financial portfolio. Some single parents, who struggle to make ends meet, couldn't possibly fill the gap that a property value loss would create.

4.) **Runoff from the terminal which would pollute the drinking water.** These residents depend on wells. NVA would, in effect, shorten life spans and create health issues for many people in our community.

5.) **Undo stress NVA would cause on our roads and the bridge at Routes 14 and 31** is another concern. That particular older bridge was never intended for hundreds of semis to pass through daily. A collapse could kill people on and below the bridge.

6.) **It's suspected that NVA's "Truck Terminal" will, in effect be doing some sort of brokerage...**kind of like renting out, but with another layer of protection for NVA. Unfortunately, NVA will not be screening what is in the cargo. Truck terminals have been known as a venue for human trafficking.

7.) **There are NO fire hydrants in the residential area which the terminal backs to.** A fire would be devastating and result in property and potential loss of human lives.

8.) **Residents of the surrounding communities, will no doubt avoid the area** around the trucking terminal and Route 14. If they need to shop, they will turn to other communities and avoid the increased traffic and frustration caused by NVA.

9.) **Businesses could potentially be economically affected** by the inability to easily get into the Crystal Lake area from the east.

10.) **MCC students who rely on Route 14 would struggle to get to college easily.** Route 14 is already a traffic mess, why in the world would we want to add an additional 350 semis travelling it daily?

The only entity truly benefitting from the rezoning would be the owner of NVA. Even though he would pay taxes to Crystal Lake, any benefit to Crystal Lake would be offset by the decreased tax base (for entities likes schools) from the home owners who have lower valued properties, loss of income to businesses that have become more frustrating to get to and road issues. Crystal Lake will become a bit of an "armpit" to avoid.

Thank you for your time and service to our community,

Judy Jackowiak
Crystal Lake Resident

From: Lisa Mertens [redacted]
Sent: Saturday, August 19, 2023 11:45 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Rezoning Opposition

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council and Zoning Board:

I am writing in opposition to the rezoning of property on Sands Road that would allow NVA Trucking to expand their business.

As a teacher and past minister of music, many years ago, I witnessed first hand the permanent effects that a student - who was on the bus in Fox River Grove - suffered both mentally and physically. She described to me how they screamed for the bus driver to pull off the tracks, the mass of students running forward in terror (because they knew the train would hit them), and then blacking out and waking up with blood all over her from a deceased schoolmate. I can't even imagine the terror some of these students experienced in their last moments or what horror their parents experienced and have continued to experience over the years.

The proposed NVA Truck Terminal could easily create the same situation - since Sands Road is also a bus route with railroad tracks. It is already tricky and scary for regular traffic and buses to navigate the road, tracks and lights. As we approach the cold/flu/COVID season, we will also see an increase in the use of substitute bus drivers who aren't as familiar with navigating new routes. In addition, there is currently a shortage of bus drivers. This causes drivers to pick up additional routes and worry about making the schedule on time. This is a recipe for disaster.

In addition, we have a growing number of children in the area with the diagnosis of asthma and the wildfire smoke situation forced our summer school programs to keep the children inside for recess numerous times - due to the pollution. No doubt the air pollution from the trucks would add to the areas issues.

Property values would plummet in the area if NVA is allowed to build their terminal. Who in their right mind would want to purchase a home near a truck terminal...unless it was dirt cheap? This would be devastating for the residents and decrease the taxes contributed to the Crystal Lake Schools, etc. Personally, the home we live in is a key asset in my financial portfolio. As a single parent, who struggles to make ends meet, how could I possibly expect to fill the gap that a property value loss would create?

I am also concerned about the pollution of drinking water by the runoff from the terminal; these residences all depend on wells. Once the damage is done, NVA would, in effect, shorten life spans and create health issues for many people in our community.

Another concern is the undo stress NVA would cause on our roads and the bridge at Routes 14 and 31. I believe that particular bridge may be 50-70 years old and was never intended for hundreds of semis to pass through daily. What if it collapsed - killing people on and below the bridge?

Finally, I'd like to address the concept of "Truck Terminal". It is my understanding that NVA will, in effect be doing some sort of brokerage...kind of like renting out, but with another layer of protection for NVA. Unfortunately, NVA will not be screening what is in the cargo. This is scary for our community because truck terminals have been know as a venue for human trafficking. In addition, since the terminal would back into a residential area, any fire would be devastating and result in property and potential loss of human lives because there are no fire hydrants in this residential area.

For residents of the surrounding communities, they will no doubt avoid the area around the trucking terminal and route 14. If they need to shop, they will turn to other communities and avoid the increased traffic and frustration caused by NVA. Businesses could potentially be economically effected by the inability to easily get into the Crystal Lake area from the east. MCC students who rely on Route 14 to get to class would also struggle to get to college easily. Route 14 is already a traffic mess, why in the world would we want to add an additional 350 semis travelling it daily?

In closing, I know that rezoning is meant to benefit the community. However, the only entity truly benefitting from the rezoning would be the owner of NVA. Even though he would pay taxes to Crystal Lake, any benefit to Crystal Lake would be offset by the decreased tax base (for entities likes schools) from the home owners who have lower valued properties, loss of income to businesses that have become harder and frustrating to get to, the road issues, and the potential bad press that Crystal Lake would get for being known as a community that is home to a huge trucking terminal, People will turn to other, more residential friendly communities and Crystal Lake will become a bit of an "armpit" to avoid.

Please, please, please do not allow NVA to rezone and build this trucking terminal. Health, safety, and Crystal Lake's reputation will be badly tarnished.

Respectfully,
Lisa Stone
4414 S Nancy Drive
Crystal Lake, Illinois 60014

From: Raechel Marino [redacted]
Sent: Saturday, August 19, 2023 7:27 AM
To: Melanie Nebel <mnebel@crystallake.org>
Cc: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Transportation Rezoning

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of Crystal Lake, and I strongly oppose the proposal for NVA rezoning near route 31 & 14. Please help us keep the Crystal Lake community the best place to live in northern Illinois.

Thank you,
Nick and Raechel Marino

From: Becky Fitch [redacted]
Sent: Friday, August 18, 2023 9:15 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Email from Website

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,
Becky fitch
Amy Drive Crystal Lake

From: [redacted]
Sent: Friday, August 18, 2023 9:14 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Please stop the rezoning

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,
Becky fitch
Amy Drive Crystal Lake

From: mybodymychoice [redacted]
Sent: Friday, August 18, 2023 8:53 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA 7013 Sands Rd

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Our local family opposes the rezoning of the once forested 26 acre property now owned by NVA Transportation at 7013 Sands Rd. NVA's current operation runs around 50 semi-trucks and their request to expand with an additional 350 semi-trucks will be a detriment to Crystal Lake with added traffic, noise, light and air pollution. The de-forestation has already left the area blighted and the proposed designs for an enormous truck lot will be an ugly sight at the corridor of Rt 31 and Rt 14. Crystal Lake has a noted history of maintaining sensible zoning standards for businesses and residents alike and we hope the City Council will see fit to limit NVA in accordance with said standards.
Thank you,

The Anders Family

From: Jackie Reczek [redacted]
Sent: Friday, August 18, 2023 10:01 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Transportation

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon -

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,

Jaclyn S Reczek

From: Tom Brennan [redacted]
Sent: Friday, August 18, 2023 2:21 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Re-zoning…why is this on the agenda?

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am a 30+ year resident of Lor-el Estates neighborhood and am voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation on Sands Rd. Frankly I'm confused on why this is even on the agenda of the zoning board. Obviously bringing in 350 semi's into a residential neighborhood is detrimental to the community on multiple levels. Other local townships in McHenry County have turned down similar endeavors, why is Crystal Lake even entertaining this project? Especially in a residential neighborhood! The criteria established by the city to rezone speaks of 'do no harm'. NVA poses significant threats to property values, drinking water safety, local wildlife population, water drainage and increased crime. Help me out here, why is this on the agenda?

Sincerely,

Tom Brennan
4502 S. Nancy Dr.
Crystal Lake, IL 60014

From: kking6321 [redacted]
Sent: Thursday, August 17, 2023 2:57 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA rezoning on Sands Rd.

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,

Kyle King

4420 S Nancy Dr, Crystal Lake

From: Bronwyn Sorensen <bronwynhemsted@yahoo.com>
Sent: Thursday, August 17, 2023 2:48 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Opposed to the rezoning of 20acres purchased by NVA transportation

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Has there been any tests or surveys done by a third party organization, testing impact on environment, health, safety and traffic? And how do you plan to keep our families safe?

Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,

Bronwyn Sorensen

From: Kevin McVearry [redacted]
Sent: Thursday, August 17, 2023 2:44 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Concerned neighbor to 7013 Sands Road proposed development

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council and Planning Commission,

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety (our drinking water), and the local wildlife population. Please hold this proposal to the high standards developed to

ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,
Kevin McVearry
6401 Scott Ln, Crystal Lake, IL 60014
[redacted]

From: Craig Butler [redacted]
Sent: Thursday, August 17, 2023 3:06 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Regarding NVA Rezoning

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Sands road is already in consistently bad shape, additional truck traffic is not going to make it any better. I fail to see any positives for the community if this property were to be rezoned.

I am a local resident voicing my opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air/water/light pollution. The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,

Craig Butler 5711 Marietta Dr Crystal Lake

Sent from my iPhone

From: Tony Boston [redacted]
Sent: Thursday, August 17, 2023 1:54 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA zoning petition

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Melanie,

If you could please forward my email to the council members, I would appreciate it. I am reaching out to voice my concern over the current zoning change that NVA Transportation is requesting, along with the special use permits. I live at 6707 Sands Rd, which is right up the street from their property. I have reviewed a lot of the information, for and against the proposed truck terminal site. Based on info I have been able to gather, I feel the below points need to be reiterated as to why this site should not be granted the zoning change, or permits. The cons vastly outweigh any pros.

- There is no current hardship that NVA is going thru. They are at maximum allowable capacity for which the property is zoned.
- The rezoning and subsequent truck terminal would not benefit the community, especially the residents directly adjacent to the proposed site.
- Traffic would most certainly be negatively affected by an increase of 350+ semi trucks in the immediate area of Sands Rd and Rt14/Rt31 intersections.
- Light, noise, air and water pollution will most certainly be increased due to the amount of diesel trucks that would be operating and stored on the location.
- Property values will be negatively affected by a large heavy industry located directly adjacent to a residential community.
- There are already flooding issues in some residential areas from the Rt31 reconstruction, that was not properly accounted for by engineering. Turning 20+ acres into a parking lot will compound those run-off/flooding issues.
- Before and after comparison studies have been made on crime rates where trucking terminals currently reside. Typical surges in crime were the result, with cargo theft, prostitution and human trafficking being the most significant. Prostitution…human trafficking…not topics I would normally associate with Crystal Lake!

I have lived at my current address for 13yrs, and my whole adult life in the Cary/Crystal Lake area. If the zoning and permits are granted for this particular location, I feel that the immediate and long term affects of this trucking terminal would negatively impact the Crystal lake community as a whole, not just the immediately adjacent neighborhoods.

In closing, I sincerely ask that city council members take a very hard look at this, and all of the potential implications resulting from an approval of NVA's requests. This isn't their home, its ours, so please keep Crystal Lake a nice place to live!

Respectfully,

Anthony Boston

From: Steve Wyatt [redacted]
Sent: Monday, August 21, 2023 10:32 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Request for Zoning Variance - Vote No

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Nebel,
I'm sending this email to the Crystal Lake City Council to show my support for the residents of Crystal Lake, urging the council to vote **no** on the subject rezoning request. My views are provided in the attached document.

Thank you in advance for forwarding that information to the council. Please let me know if you did not receive the attachment or have any questions.

Best regards
Steve Wyatt

From: Samantha Houk [redacted]
Sent: Monday, August 21, 2023 9:24 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Opposition for rezoning (NVA)

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a local Crystal Lake resident voicing my strong opposition to the proposed rezoning of the 20+ acres purchased by NVA Transportation (7013 Sands Rd), which is currently seeking a Special Use Permit and three variances to develop a 350+ trailer capacity-trucking terminal. My family and I live on Oak Valley Dr and therefore live very close to the open land right off 31 that was cleared by this company. Among my concerns are increased traffic, road wear, excessive noise, as well as detrimental air, water, and light pollution. This is simply not the spot for this type of project and business! The request to re-zone the land directly adjacent to a residential area fails to meet the criteria established by the city and poses significant threats to property values, well water safety and the local wildlife population. Please hold this

proposal to the high standards developed to ensure Crystal Lake businesses bring both quality and value to the community.

Sincerely,

Samantha Houk

From: daniel annen [redacted]
Sent: Wednesday, August 23, 2023 11:56 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Trucking Depot

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Ms. Nebel,

I was told that I can write a letter to the members of the Planning and Zoning board through you. If you could please forward either/both the text contained in this email or the letter attached, I would greatly appreciate it. Thank you very much.

Sincerely
Dan Annen

Please forward everything below:

Dear Planning and Zoning Commission:

My name is Dan Annen and I live at 4006 Church Hill Ln. Crystal Lake

Regretfully, my work schedule prohibited my attendance at the meeting held July 18th 2023, but I felt it imperative to express my concerns and strong opposition to the NVA Truck Depot proposed on approximately 22 acres between Hwy 31 and Sands Rd. I know that many of my neighbors have expressed similar concerns and many were at the meeting. I did get a chance to watch the meeting on YouTube.

My neighbors have argued against this development by citing noise, air, light, and potentially water pollution, all of which are valid, serious, and legitimate concerns. I see no possible way for Mr. Nartsev to build his depot without increasing those pollutions, regardless of cost. If the depot goes in, those pollutions will simply become a reality.

They have also argued citing increased traffic concerns, all of which are also valid and certain. There is no way to operate those trucks on Sands Road, particularly at the highway 14 intersection, without causing monstrous traffic backups. Any adjustments to the light timing on Sands will invariably lead to increased backups on 14. The increased truck traffic, combined with the increased passenger car traffic due to the new Casey's gas station will lead to increased collisions between cars and trucks. And while these accidents may be at a low speed, the increased weight of these trucks prohibit them from braking quickly and any collisions that occur have a higher potential for significant property damage, and worse, bodily injury. What's more, and in my opinion even more concerning, is that the gas station will be an attractant to local youth. Kids walking or riding their bikes to the gas station for a candy bar or a slushie will be at a higher danger potential from truck blind spots and their inability to stop.

It is my understanding that in order to receive a zoning variance or change, the company needs to show that it would be in the communities benefit to do so. I have not seen that. I have seen a myriad of reasons why this would be a bad idea; only the strongest arguments are above. But lesser arguments, like increased potential for illegal trafficking (gun, drug, and human), increased potential for prostitution activity, and the destruction of hundreds of mature trees (and the potential habitat destruction for two different threatened/endangered species as identified by the IDNR on August 15th 2022), are also very valid and have a cumulative negative effect on NVA's request.

The only potential benefit would be increased tax revenue. I am not naïve enough to believe that that fact doesn't have significant weight. But please consider the entire tax picture. Whatever tax revenue the city gains from this company will at least be partially offset by the increased tax expenditures. Sands Rd and Highways 14 and 31 are going to need substantially increased road maintenance and repairs. I know that all of those roadways are under the authority of non-Crystal Lake jurisdictions, but it is money spent just the same by taxes that Crystal Lake residents pay. I was surprised to find that one semi-truck causes 2500 times the road wear of a sedan! (https://www.insidescience.org/news/how-much-damage-do-heavy-trucks-do-our-roads). Additionally, increased accidents at the intersection of Sands and 14 will cause increased emergency response to that area, leading to increased maintenance costs on Crystal Lake Fire, EMS, and Police vehicles. The property owners adjacent to this proposed depot will have to sell their homes for less when the time comes for them to sell; Nobody wants to buy a house with a truck depot in their back yard and the owners will consequently have to lower their prices in order to obtain a sale. This will by definition lower their property values and, consequently, property tax revenue. So, while NVA is potentially bringing in more tax revenue to the city, the net amount may not be as attractive as the gross. I strongly request that you deny any rezoning or variance requests. I do not believe that the net benefit outweighs the net damage to this community that this truck depot poses.

I empathize with Mr. Nartsev; I really do. I respect entrepreneurship and believe that it is the backbone of our economy. But the simple fact is that Mr. Nartsev knowingly bought a property not properly zoned for his intended use. He knew that before he

bought it. And despite his actions seemingly to the contrary, he should have known that this was not a “done deal.” That re-zoning was not simply a “technicality.” We are talking about people’s quality of life in a town that we love. This is a great community and the neighbors enjoy living here. This proposal will degrade that.

Thank you for your time, consideration, and service. I know that this is a big and complicated decision, and I truly hope you hear our concerns. Please feel free to contact me with any questions you have or clarifications you would like. Thank you.

Sincerely,

Dan Annen

4006 Church Hill Ln, Crystal Lake, IL 60014

From: Kristina Doyle <[redacted]
Sent: Friday, August 25, 2023 2:57 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: Proposed expansion of truck depot

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello,
I'm writing to let the Mayor and City Councel members my opposition to the expansion of the truck depot on Sands road owned by NVA. After talking to many local Crystal Lake residents I'm convinced this will turn our beautiful city into a place no one wants to live.
Traffic on 14 and 31 are already congested. You add truck, noise and light pollution with possibly 360 trucks...we don't want that for our City.
Please vote NO.
Thank you for your time.
Kristina Doyle
[redacted]

From: [redacted]
Sent: Wednesday, August 30, 2023 5:35 AM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Rezoning Comments and Concerns

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.
Hello Melanie,

Please see below comments on the NVA rezoning petition and pass along to the Mayor, City Council, and Planning and Zoning Board.
To you, the mayor, city council members and the planning and zoning commission, I want to thank you for your service to the community.

My name is Andrew McElroy, residing at 4117 Meandering Way in Crystal Lake. Just up the road from the proposed project for NVA.
We have lived here since 2016 and expected this to be the place to raise our young family and stay for many years.
My wife and I live here with our 3 children, 8, 6, and 3.
We shop in Crystal Lake, we eat at Crystal Lake restaurants, our kids attend Crystal Lake Schools, we support local charities and businesses.
I am pro-business and support small businesses every chance I can. But this is not in the best interest of our community.

I am reaching out to express my concerns in this matter.

- The other night, I was traveling north bound on sands road returning home with my wife and 3 children. We came upon an NVA truck traveling south bound on Sands road at roughly Sands and Wynwood road. The truck was traveling southbound in the northbound lane to avoid hitting tree limbs overhanging the southbound lane. The truck flashed his lights at us, I understood this to mean " I am coming through and you need to move out of my way"…I had to slow down and basically come to a stop so this truck could get past the trees and get back in the proper lane.
    - These trucks are not supposed to be on this portion of the road. I say that based on Randy Funks comments at the planning and zoning commission meeting where the NVA rezoning petition was heard. Also based on my understanding of the weight limit signs posted on this road.
    - If the petitioner is allowed to expand his operation, I would expect more of this will happen as trucks will miss their turn off of 31 and then take this route to get back to NVA.
    - This puts the safety of the families, kids, and anyone on sands road at a higher risk of being involved in an accident with a large semitruck.
- NVA held a car drifting event back in 2021 at their facility.
    - It is my understanding that the permit requirements for Crystal Lake, would require a permit for an event like this even if it is private since the place it was held is not a car race track.
    - A FOIA to the city resulted in no permit application, no permit being issued.
    - This event was loud, I could hear it from my house and it went on for hours that day.
    - This shows a lack for the rules and ordinances for the city of Crystal lake.
- There are serious concerns with traffic congestion in the area, especially with the new Casey's gas station going in.
    - The speed limit on Sands is 30mph and enforcement is poor. There are a large number of speeding cars already on this road, congestion will surely only make this matter worse once the congestion clears and they have an open sands road to make up that time by speeding.

    - Traffic already cuts through the Wynwood neighborhood, speeding through our residential streets, with kids playing, riding bikes, families walking, etc.. it is only a matter of time before there is a bad accident and the above is sure to add to this issue.
- Ivan, the owner of NVA does not live in Crystal lake, NVA is not a member of the Crystal Lake Chamber of Commerce, I see no evidence he supports any local charities, groups, or is involved in the local community other than paying Crystal Lake taxes.
    - Do we want to support a business that has no interest in support this community and being involved in this community? I do not.
- There are serious concerns with the increase in air pollution caused by Deisel trucks.
    - I believe others have already submitted documentation on this topic that indicates this poses serious health risks
    - My 3 children have disabilities and increases in environmental pollutants does not help them nor anyone else.
- There are concerns around ground water contamination.
    - An engineer spoke at the Zoning commission meeting about MTB in wells. Present already and being a larger issue with more Diesel fuel pollutants. Their may be liability tied to this for NVA and potentially the city if the future proves that this was a bad decision to allow this type of facility this close to residential water wells.
- At the planning and zoning hearing, it was portrayed that Mr. Ivan was acting tin the interest in safety when he decided to hook up to city water for his fire sprinkler system to ensure safety at the facility and for the surrounding area.
    - I understand it is his attorneys and engineers job to put their clients in the best light possible, but with the FOIA information obtained it is clear that this decision was a monetary one as these systems would require more water than what the current water well on the property would be able to produce. A new well would not be allowed by the city, so a hold tank and pressure system would be needed. I am sure this is not cheap for a fire suppression system. This was misleading the commission on Mr. Ivan's character.
- Mr. Ivan made it sound like the operations of the facility are 8am-6pm.
    - Trucks are coming and leaving this facility at all times of the day and night, It is my understanding that is allowed by the annex agreement but making it sound like the place is completed closed outside of 8am-6pm is also misleading.
    - The repair facility is also operating outside of those hours as well. We see doors open and trucks being worked on well past 6pm and also at times on Sunday.
- A project such as this so close to residential neighborhoods, will certainly have an impact on property values in a negative manner.
    - For many their house is a large part of their net worth, negatively impacting their property value will cause a decrease in this as well.
    - What is the offsetting benefit to the community here, I have not seen anything I would consider compensatory.
- Does this bring jobs to the area?
    - At the zoning hearing it was said by NVA, there is not many people in the office as most of their employees are driving trucks across the nation, so what are they bringing the community other than property tax dollars?

What benefit does this trucking terminal bring to the local community? So we are asking the residents to bear the burden of making accommodations for NVA with little benefit and a lot of negative impacts to the neighborhood and city? That does sit well with me, especially given NVA is not involved in the community from what I can find, they disregard the rules and ordinances already and do as they please…asking for forgiveness rather than permission. Just because you can do something does not always mean you should.

Do what it right and in the best of the community. Vote no on this petitioners request for rezoning and protect the residents of your community.
Why did NVA pursue other land uses to avoid public hearings? They were not purposing a change in their business, they were trying to find a way around making sure this was not going to have negative impacts and cost them money.

I appreciate your time and consideration.

From the desk of:
Andrew S. McElroy

Please use the email I sent you as my objection letter to the commission.
Thank you
Mike and Mary Ann Hidding
451 Essex Lane, CL IL 60014

Sent from Yahoo Mail for iPhone

On Monday, August 28, 2023, 9:02 AM, Elizabeth Maxwell AICP <emaxwell@crystallake.org> wrote:

Good Morning,

Thank you for contacting us. The Planning and Zoning Commission is a judiciary board and not permitted to have ex parte communication with petitioners, neighbors, the general public, or each other prior to a hearing on an item. If you send an objection letter to me it will be included in their packet of materials.

Thank you

Elizabeth Maxwell AICP | City Planner | Community Development
City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014
Website: www.crystallake.org | Phone: 815-356-3738

From: Crystal Lake <webmaster@crystallake.org>
Sent: Sunday, August 27, 2023 4:05 PM
To: Joshua Allain <jallain@crystallake.org>
Subject: Feedback for Crystal Lake, IL

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

You have received this feedback from Mr & Mrs M Hiddingproble[redacted]
> for the following page:

https://www.crystallake.org/your-government/boards-and-commissions/planning-zoning-commission

How do I reach the Planning and Zoning Commission members about objecting a zoning change? I want to ask them to deny rezoning NVA Rezone at Sands Road and Route 14. We feel it is not a positive use for the land and will cause numerous problems.

unless you recognize the sender and know the content is safe.

To whom it may concern,

In preparation for the December 6th, 2023 planning and zoning meeting regarding the NVA Trucking Facility at 7013 Sands Road, I would like to bring to light a couple of concerns as a lifelong resident of Crystal Lake. Additionally, as someone who works in the land development and ecological industry, I have noticed a few issues with the project thus far.

1. Environmental Impact
a. From my understanding, the removal of trees adjacent to residential properties appears to have been done without notification of the neighboring properties. The heavy equipment used to remove these trees may have subsequently impacted the neighboring trees. Additionally, any further site grading that would likely occur in association with the trucking lot would impact the trees' critical root zone, thus weakening the tree. This would put their homes and lives at risk should a tree fall as a result. Please take this into consideration when thinking about the type of grading and development that may occur at this site.

b. Per the city's code, "a tree removal permit must be obtained from the Building Division" in association with this development and may be punishable should this not be the case. If the proper permit was not acquired the following issues arise.
c. The removal of these trees during the growing season (approximately April-October) poses a threat to the endangered species the Northern Long-Eared Bat (NLEB). Based on my analysis of previous aerials and having seen the site from Sands Road, there is potential for the endangered NLEB to have utilized this site as habitat. For the trees to be removed without impacting the endangered NLEB this tree removal should have been performed in winter if there was not a bat study performed.
d. Other threatened and endangered species that may have been affected by this land work include the Monarch Butterfly. This goes directly against the "Mayor's Monarch Pledge".

2. Previous zoning and annexation
During the zoning and annexation of this property in 1985, the property was located on what was previously the "fringe" of Crystal Lake's residential and commercial district. Since that time, the character of the surrounding properties has changed to include several residential neighborhoods. I hope that in your consideration of the zoning and development of this property, you would take into account the present-day conditions as opposed to what the site was previously surrounded by (agricultural land).

Additionally, with the current site plan, it is proposed for the semi-trucks to be accessing the site through Sands Road causing additional traffic on this steeply sloped road as well as Route 14. I would implore you to require an alternatives analysis of other feasible properties for this trucking facility to be built. Given Crystal Lake's moderate proximity to Interstate 90, I am sure there are other more fiscally advantageous properties for this development to be built on that are not in such proximity to downtown Crystal Lake.

Given that I am sure you have received several other emails highlighting additional issues with this development, I hope I have provided additional insight into the harm that this project would cause to the heart of Crystal Lake. Thank you for your time and I wish you a happy Thanksgiving.

Olivia Hollander

From: **Connie Myjak** [redacted]
Date: Thu, Jan 4, 2024 at 6:19 AM
Subject: Truck terminal concerns
To: Mandy Montford <mandy.montford@bairdwarner.com>

Good Morning Mandy,

It was so nice talking to you yesterday. I've attached the documents that I was talking about. We've heard a lot about home rule and how the city has the power to make decisions for its residents. We are asking you to look at these documents--one of them distributed by the federal

government and the other one a state law. The big question is why would a city say "we have home rule" and use that as an exemption from having to follow guidelines instead of working within these recommendations?

The excerpts directly below are from the attached **Truck Parking Development Handbook.**
Page 33
Freight Intensive Land Use and Truck Parking
Truck drivers make decisions about when and where to park based on many factors and optimizing the journey between customers is a central consideration. As a result, the highest truck parking demand in an area is typically located near industrial land uses and along major truck routes. Just as a commuter stopping for fuel would look for a gas station on their route to work in favor of introducing a detour, a truck driver would prefer to park along their route or near their next stop. Truck drivers have additional reasons not to deviate from their planned route: rural and local roads may have restrictions against large heavy trucks and have narrow roadways, low bridge clearance, or other elements not designed to accommodate large trucks.

Effective siting for truck parking blends an understanding of driver needs with land use considerations. While truck intensive land uses may naturally locate near highway interchanges,agencies should consider access and traffic impact to ensure that traffic generated from the use will not adversely impact traffic operations in that area.

Pg. 33-34
Lessons from Private Truck Stop Development
Most truck stops provide parking at no charge. A truck stop's largest revenue source is diesel fuel, though fuel typically has a low profit margin. Truck stops also sell food, convenience, and travel items, and many offer truck repair services. A key feature distinguishing truck stops from other retail fueling locations is the provision of amenities such as restrooms with driver showers, laundry facilities, free Wi-Fi, game rooms, and financial services. To provide amenities and free parking, truck stops must attract a high volume of customers. The most important consideration in the site selection process for locating a new truck stop travel center is proximity to major roadway corridors such as a highway, interstate, or turnpike. Understanding the truck driver's perspective is paramount to location decisions: most truck drivers will not venture beyond locations they can see from the mainline highway, especially when available parking is uncertain.

Pages 35-39 --These are studies, (-one of them completed by The Illinois Center for Transportation Studies), that talk about all of the issues that we've been concerned about. If you have time to read them, they reiterate what we've been talking about and trying to prove.

A couple of the key points are:
1. that intensive truck parking should be near the highway

2. Greenfield, adjacent residential uses, farmland & wetland/floodplain parcels were considered UNDESIRABLE for truck parking developments.

3. Siting decisions should incorporate how neighboring uses will be impacted by AIR and NOISE pollution. Noise pollution had greater cost than air pollution based on impacts to property values.

For more information, our website is savesandsroad.com. We have meetings on Wednesdays at 7 pm at Algonquin Township. McHenry County Board members, former Crystal Lake City Council members, retired truck drivers, local business owners and many concerned citizens have attended. We invite you to attend. If you have any questions, please let me know

Thank you again for your time and consideration with this matter.
Connie

From: **Connie Myjak** [redacted]
Date: Thu, Jan 4, 2024 at 8:33 AM
Subject: Traffic and Safety on Sands Rd.
To: Mandy Montford <mandy.montford@bairdwarner.com>

Mandy,
Here is detailed information about the Independent traffic study on Sands Road that our group has tried to request from the City of CL after the July P&Z meeting

This is information gathered/restated from an email written by Patricia Dooley:
At our first group meeting in July, it was discussed that Sands Road Safety was at risk because of it going through residential areas and it doesn't have sidewalks or street lights. There are a lot of buses in this area and there is the concern of the railroad tracks. Sands Road is unauthorized for semi trucks to go North out of NVA, due to weight restrictions. Semi trucks are only able to go south out of NVA, with only one way to access IDOT US Highway 14. Residents have filed complaints with the county and township demonstrating that trucks are using Sands and Scott Lane to connect with NVA. Photo documentation of this at savesandsroad.com.

I personally witnessed two incidents in August and agreed to show my pictures to Eric Helm, CL City Manager on September 6th. The CL Website states the City Manager is to be the liaison to the CL City Council for Safety and other concerns. (See my signed letter of our meeting showing photo & video to Eric Helm). I requested:
1) Accredited Independent Traffic Study of Sands Road and Rt 14 to include intersection, light, railroad tracks to be completed by 10/18/23 (our next zoning meeting).
2) IDOT primary concern is safety on their roads - Rt 14, & Rt 31, especially with Semi Trucks and Trailers and wanted IDOT to conduct a traffic study.

When inquiring with Abby Wiltgreen, CL City Engineer, in July and August I was told by NVA an independent traffic study of Sands would be completed. Then when I followed up 3 weeks later, she told me that only CL Engineering would do a traffic study. The NVA owner said only 1 or 2 trucks would be leaving within an hour and an independent traffic study was not necessary.

Resident (in neighborhood) Jim Runchey did an independent traffic observation and published by date in Facebook STOP NVA REZONING, which proved more than 1 or 2 trucks were leaving within an hour onto Sands Road by NVA.

It was stated at the July 19 Planning & Zoning Meeting at 53:16:21-54:04:20 by Jeff Greenman Chairman did say to Attorney Joe Gottemaller that he should reengage with the petitioner (NVA) in terms of traffic and I think further conversations, but in terms of traffic not only between what you've already had conversations, but in terms of the issues that have been presented tonight (July 19,2023) from residents in the open comment.

So I along with Jerome O'Keefe, another three other residents, met at CL City Council on 9/5/23 at open comment stating our concerns for Safety on Sands and again requested an Independent Traffic Study of Sands by CL to be paid for by NVA and an IDOT Rt 14 & 31. On 9/5/23 Haig Haleblian (CL Mayor) stated that night an independent accredited traffic study would be completed at NVA expense. Haig also stated NO IDOT study would be completed of Rt 14 & Rt31 because the city would use the Casey Gas Station IDOT study conducted in 2020 & 2021.

Then Late Evening on Tuesday November 28th, 2023, 8 days before our scheduled hearing December 8, 2023 CL released the traffic study of Sands Road. Through a FOIA request there was a copy of the Motion to Continue submitted by a resident's lawyer. Because of the late Civil Tech Independent Traffic study not being provided until 8 days prior to public hearing there was not enough time to review all the results and amendments.

I am working on submitting these emails to the city to be sent to all the City Council members. I wanted to get them to you first. Thank you for your interest and time.
Connie

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your quick response Elizabeth. I truly appreciate your help. How sad that this code lacks the importance of making sure this information is shown on a much larger sign especially because this request not only affects the property owners within 200 feet but also citizens of the City of Crystal Lake who travel Sands Rd and Route 14. Perhaps the board will revisit and review this code for an adjustment.

Have a blessed day.

Judy

On Wednesday, October 4, 2023 at 12:00:49 PM CDT, Elizabeth Maxwell AICP <emaxwell@crystallake.org> wrote:

Thank you Judy,

They are in compliance with the requirements set forth in the City Code. The petitioner is required to provide a public hearing sign (the sign that is pictured), mailing to the property owners within 200 feet and printing a legal notice in the newspaper. The sign illustrated is the sign required by the City and provided to every applicant notifying of a public hearing. Only 1 notification sign is required per petition. They are required to notify of their original public hearing date. At the public meetings they have requested a date specific continuation, which means that they do not need to redo their public notification.

All petition requests in the City follow these rules and standards for public notification.

In an effort to provide additional communication, the City is updating the following website on this petition. Please feel free to check the website for updates: https://www.crystallake.org/your-government/departments/community-development/current-projects

I hope this helps answer your questions

Elizabeth Maxwell AICP | City Planner | Community Development

City Of Crystal Lake | 100 W. Woodstock St. | Crystal Lake, IL 60014

Website: www.crystallake.org | Phone: 815-356-3738

From: Judy [redacted]
Sent: Tuesday, October 3, 2023 4:27 PM
To: Elizabeth Maxwell AICP <emaxwell@crystallake.org>; Abigail Wilgreen PE CFM <awilgreen@crystallake.org>; Melanie Nebel <mnebel@crystallake.org>
Subject: NVA Transportation Public Hearing Sign

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I am reaching out to you in regarding the Public Hearing sign that NVA Transportation has posted regarding their rezoning request at 7013 Sands Rd. I find it inconceivable that the City of Crystal would allow this poor notification to the community. Below are pictures of the sign. The size of the sign is no larger than a garage sale sign. The sign is facing south so if you're driving south you would not be able to read it. It still has the old July 19th hearing date on it. I believe they should be responsible for updating the date to Oct 18th.

Also, this 22 acre property extends to Route 31, so why is a larger size not posted there as well? We are 15 days from the public hearing and the community is being deprived of a reasonable notification.




PUBLIC HEARING

Thank you for your time and attention to this matter.

Judy Jackowiak

Crystal Lake Resident

This electronic message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies.

Crystal Lake trucking company delays zoning request for 4th time for proposed expansion

Nearby residents oppose the NVA Transportation truck terminal plans

By Michelle MeyerDecember 04, 2023 at 7:01 pm CST

Expand



A "Stop Truck Terminal" sign is seen in Crystal Lake in December 2023. (Diana Wallace)

Residents railing against a Crystal Lake-based trucking company's expansion plans will have to wait until 2024 to voice their opposition to the local planning and zoning committee.

NVA Transportation, located at 7013 Sands Road, first proposed a request to rezone the property in July in order to expand the business by more than 20 acres. The proposal to the city includes parking spaces for more than 300 semi trucks and a new 33,000-square-foot building, according to city documents.

This is the fourth delay requested by NVA Transportation since its first proposal in July. The company was set to appear on Wednesday before issuing a continuance last week.

"The continuance, and the short notice that we get on it, is frustrating as we try to mobilize all the concerned residents," Crystal Lake resident Kevin McVearry said. "But that's what we have to deal with."

The continuance was requested because lawyers representing "a handful of neighbors" asked for one, NVA Transportation attorney Mark Daniel said.

Nearby residents have continued to organize against the proposed expansion by creating the website SaveSandsRoad.com and an online petition that has over 1,500 signatures. Yard signs that say "Stop truck terminal" can be found throughout Crystal Lake and along Route 14.

Major resident concerns include the impact on the environment and safety that the increased truck traffic could bring. Since the previously delayed Nov. 15 meeting delay, an environmental and traffic study has been completed.

The traffic study, performed independently for the city by Civiltech Engineering, ultimately backed the proposal, with a recommendation to install a northbound left-turn lane on Sands Road.

The study estimates about five to 15 trucks per hour moving in and out of the facility during peak times, according to city documents.

"The traffic generated by the proposed NVA development will not substantially impact operations at this intersection," the report said.

The study also took in data from a 2020 traffic study done for the new Casey's General Store and Gas Station set to open sometime in 2024 on the northeast corner of Route 14 and Sands Road, Crystal Lake community development director Kathryn Cowlin said.

An environmental impact plan conducted by Jacob & Hefner Associates reported the proposed site would comply with noise standards set by the city, county, state and federal governments. It also determined that the facility would comply with air emission requirements.

More than 150 trees were removed to clear space for the proposed expansion last October, with no warning to neighbors, McVearry said.

"Any numbers they make at this point is not factual to what it was before they tore down that 50 to 100-foot-deep forest," he said.

Residents living along Sands Road discovered that this isn't the first time the community has gathered in front of the city to protest against a zoning request on the same plot of land. In 1985, hundreds of citizens were against the development of an industrial plot of land at the corner of Route 31 and Sands Road.

NVA Transportation and attorneys representing the company held a community meeting on Nov. 9 and about 30 residents attended, Daniel said. NVA made a "handful" of changes after meeting with neighbors, including adding a fence and gate around the property.

The continuance date has not yet been set, but NVA plans to present to the committee in January, Daniel said. The next two scheduled Crystal Lake

planning and zoning meetings are Jan. 3 and Jan. 17. NVA does not plan on having another community meeting ahead of the planning and zoning proposal, Daniel said.

"We've made ourselves available," he said. "They can always give a shout or request a Zoom call."

Crystal LakeMcHenry County

Michelle Meyer

Michelle is a reporter for the Northwest Herald that covers Crystal Lake, Cary, Lakewood, Prairie Grove, Fox River Grove and McHenry County College

October 16, 2023

NORTHWEST HERALD

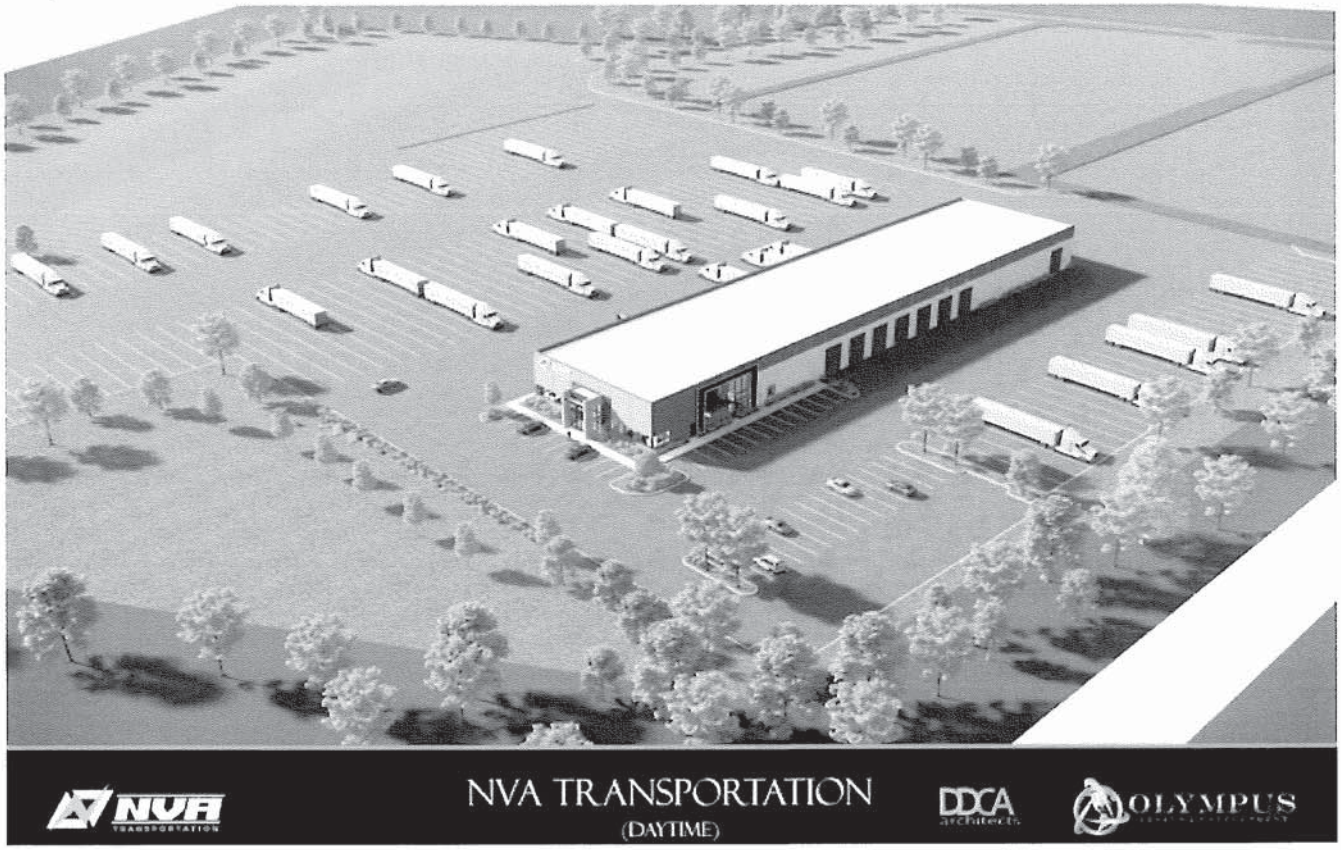
Crystal Lake residents keep up fight against trucking company expansion plan

The next rezoning attempt by NVA Transportation is set for Nov. 15

By Michelle Meyer

October 13, 2023 at 3:00 pm CDT

Expand



Mockup rendering of the proposed NVA Transportation expansion and building in Crystal Lake. (Photo provided by the City of Crystal Lake)

More than a dozen Crystal Lake residents gathered Wednesday evening at the Algonquin Township Building and sat in a circle. They were all there for one of a series of weekly meetings they've been holding in efforts to stop a trucking company from expanding to within feet of their backyards.

Crystal Lake-based logistics and truck repair company NVA Transportation, located at 7013 Sands Road, first proposed a request to rezone in July in order to expand the business by more than 20 acres. The proposal to the city includes parking

spaces for more than 300 semi trucks and a new 33,000-square-foot building, according to city documents.

"It's ridiculous that we're having this conversation when they are three to five feet from a neighbor's house," resident Kevin McVearry said.

The initial proposal called for a 50-feet landscaped buffer between the business and adjacent homes, and a company representative said they're willing to negotiate on that point, but the residents' concerns remain.

McVearry acts as an unofficial leader of the group and strategizes with his neighbors. They bounce around ideas on how to prove that the expansion would create air, water and noise pollution, along with traffic and safety impacts.

NVA Trucking was scheduled to appear before the Crystal Lake planning and zoning commission on Oct. 18 but asked for a delay to create a revised plan, including a traffic study. The next rezoning attempt is set for the Nov. 15 commission meeting, Crystal Lake City Planner Elizabeth Maxwell said.

This is the second delay request NVA Transportation has made. The company was originally scheduled to appear at a September meeting. McVearry said he thinks it's the company's attempt to make residents lose interest.

"That's the tough part," he said. "We're trying to rally everybody together."

Attorney Mark Daniel, representing NVA Transportation, said they needed the extra time to present a revised plan that addresses certain resident concerns.

"We'll have some fencing and landscaping that they'll be able to see that's enhanced compared to the last plans that were submitted," Daniel said.

NVA Transportation will also have testimonials and reports on the expansion's environmental impacts, Daniel said.

"It'll be in compliance with all [Environmental Protection Agency] standards and any county and local standards," he said.

NVA Transportation first presented the rezoning request to the Crystal Lake planning and zoning commission on July 19. More than 100 residents attended, with dozens speaking about their concerns.

"NVA acquiring land that was zoned out of favor for their profitable desires is not a hardship," resident Brian Anders said at the meeting. "We are the ones facing the hardship."

Neighbors started an online petition in July before the company presented the rezoning request to the city. Now, the Change.org petition has more than 1,200 signatures.

Despite months of delays, the neighbors continue to organize. Along with weekly meetings, they communicate on a Facebook group and created a website called SaveSandsRoad.com.

Residents are looking at other ways the expansion could affect Crystal Lake including potential flooding and increased traffic.

Neighbors first felt the effects of the proposed expansion when the woodlands behind their homes were removed last October by the company without warning, they said. More than 150 trees were removed to clear space for the proposed expansion.

"We have a swing set in the back, we have little kids, we have pets," resident Jen Walker said. "We were just, for lack of a better word, traumatized by this."

After the Nov. 15 meeting, NVA Transportation will hold a separate public meeting to connect with neighbors to further the conversation, Daniel said.

"We should have that meeting so the people have a full understanding whether or not they agree with the project," he said.

The story has been updated to correct that a 50-feet landscape barrier would be placed between the business and adjacent homes.

Interested in items for sale?

Post anything and get featured!



Google Pixel 3 Phones Unlocked Set of 2

$90

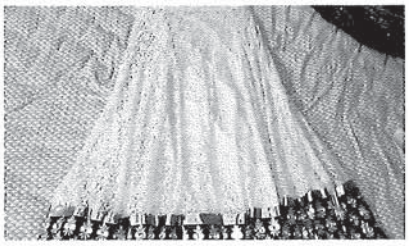
SELLA S. | sellwild.com



Janet Jackson #66 Vintage Music Card , D...

$20

THE TREASURE E. | sellwild.com



Embroidered Lace Dress

$200

WANDA D. | sellwild.com





Yamaha Sonogenic Digital Keytar SHS-500

$330

SELLA S. | sellwild.com



2018 Chevy Impala

$10,000

AMAYAH K. | sellwild.com



ORANGE LOBSTER SB DUNK LOW

$500

CHRISTIAN E. | sellwild.com

RECEIVED
NOV 0 2 2023
By

Petition of adjoining and adjacent properties to 7013 Sands Road in opposition to rezoning or special uses.

Pursuant to the Illinois statute below, we the undersigned owners of the adjoining and adjacent properties to 7013 Sands Road, Crystal Lake, IL 60014, are in opposition to any rezoning or special use permissions for this property and the surrounding area.

(65 ILCS 5/11-13-14) (from Ch. 24, par. 11-13-14)

Sec. 11-13-14. The regulations imposed and the districts created under the authority of this Division 13 may be amended from time to time by ordinance after the ordinance establishing them has gone into effect, but no such amendments shall be made without a hearing before some commission or committee designated by the corporate authorities. Notice shall be given of the time and place of the hearing, not more than 30 nor less than 15 days before the hearing, by publishing a notice thereof at least once in one or more newspapers published in the municipality, or, if no newspaper is published therein, then in one or more newspapers with a general circulation within the municipality. In municipalities with less than 500 population in which no newspaper is published, publication may be made instead by posting a notice in 3 prominent places within the municipality. In case of a written protest against any proposed amendment of the regulations or districts, signed and acknowledged by the owners of 20% of the frontage proposed to be altered, or by the owners of 20% of the frontage immediately adjoining or across an alley therefrom, or by the owners of the 20% of the frontage directly opposite the frontage proposed to be altered, is filed with the clerk of the municipality, the amendment shall not be passed except by a favorable vote of two-thirds of the alderpersons or trustees of the municipality then holding office. In such cases, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendments and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment. Any notice required by this Section need not include a metes and bounds legal description, provided that the notice includes: (i) the common street address or addresses and (ii) the property index number ("PIN") or numbers of all the parcels of real property contained in the affected area.

(Source: P.A. 102-15, eff. 6-17-21; 102-687, eff. 12-17-21.)

4404 Nancy Drive PIN 19-03-402-008
Name: See attached
Signature: _____ Date: _____

4405 Nancy Drive PIN 19-03-401-015
Name: DAVID LEEWOOD
Signature: D Leewood Date: 10/27/23

Petition of adjoining and adjacent properties to 7013 Sands Road in opposition to rezoning or special uses.

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(Source: P.A. 102-15, eff. 6-17-21; 102-687, eff. 12-17-21.)

4404 Nancy Drive PIN 19-03-402-008

Name: Georgann Comeaux

Signature: Georgann Comeaux Date: 10/17/23

4409 Nancy Drive PIN 19-03-401-014
Name: Mike Walker
Signature: _____ Date: 10/25/23

4413 Nancy Drive PIN 19-03-401-013
Name: BRIAN ANDERS
Signature: Brian Anders Date: 10/18/23

4414 Nancy Drive PIN 19-03-402-005
Name: Lisa Stonel
Signature: _____ Date: 10.31.23

4417 Nancy Drive PIN 19-03-401-012
Name: Jim Treuter
Signature: _____ Date: 10-26-23

4418 Nancy Drive PIN 19-03-402-004
Name: KAREN KRAEMER
Signature: Karen Kraemer Date: 10-18-23

4419 Nancy Drive PIN 19-03-401-011
Name: Sarah Jackowiak
Signature: Sarah A. Jackowiak Date: 10-26-2023

4501 Nancy Drive PIN 19-03-401-010
Name: KARLA CHERRY
Signature: K Cherry Date: 10-27-23

4502 Nancy Drive PIN 19-03-402-003
Name: Thomas + Kathryn Bitzigian
Signature: _____ Date: 10/18/23

4509 Nancy Drive PIN 19-03-401-009
Name: Mary McCann
Signature: Mary McCann Date: 10/31/23

4511 Nancy Drive PIN 19-03-401-008
Name: DEBBIE KLOCK
Signature: Debbie Klock Date: 10-18-23

4525 Nancy Drive PIN 19-03-402-002

Name: Pam Newman

Signature: Pam Newman Date: 10/27/23

4532 Nancy Drive PIN 19-03-401-007

Name: Mary Marmie

Signature: Mary Marmie Date: 10/30/23

RECEIVED
NOV 02 2023
BY:

Crystal Lake City Council and Planning and Zoning
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Crystal Lake City Council and Planning and Zoning Committee,

I am a small business operator here in Crystal Lake and my business depends on my customers ability to get to my location. I am concerned about the proposed rezoning and special use for the property located at 7013 Sands Road, Crystal Lake to allow for a truck terminal for 350 tractor trailers.

We believe that this increased traffic flow on Sands Road, Route 14, IL 31, and the surrounding streets will be a detriment to our customers' ability to frequent our business.

As a local business operator, I request that the Planning and Zoning commissioners and the Crystal Lake City Council Members vote against any rezoning, special use, and/or variances for the property located at 7013 Sands Road and the adjoining properties.

Clearly Crystal Lake's support of small businesses is appreciated, and we need your support in this matter.

Thank you!

Sincerely,

Business Name: PLAY IT AGAIN SPORTS

Address: 6128 NORTHWEST HWY.

Phone/email: [redacted]

Signature: [signature]

Date: 11/1/23

Printed Name: BOB RUER

Attn: Melanie Nebel, Executive Assistant to City Council, mnebel@crystallake.org
Elizabeth Maxwell, City Planner, emaxwell@crystallake.org
comments@crystallake.org

www.SaveSandsRoad.com



City Planner Elizabeth Maxwell, (emaxwell@crystallake.org)
City Engineer Abby Wilgreen, (awilgreen@crystallake.org)
Crystal Lake City Council Members, Mayor Haig Haleblian (mnebel@crystallake.org)
and
Crystal Lake Planning & Zoning Members (mnebel@crystallake.org)

Regarding: October 18, 2023 Public Hearing for NVA Transportation Rezoning

Dear City Council Members and City Planning and Zoning:

We are asking you to help preserve our Crystal Lake. We feel it would be detrimental to Rezone & Special Use Permit and the three variances the property owner Ivan Nartsev, NVA Transportation, is requesting of 22 Acres of undeveloped land for NVA Transportation Truck Terminal & Repair Shop in Crystal Lake.

We want to preserve our Quality of Life and Safety in our home, neighborhood Crystal Lake and McHenry County from the effects of poorly managed growth from a 350+ semi truck trailer logistics terminal and repair shop. It will affect our quality of life of school buses picking up or dropping Crystal Lake School children from our streets (Sands Road and all roads) without sidewalks, walking and riding bikes to nearby parks The Hollows and Lappins Park to name just a few. Detrimental Environmental health consequences for a 350+ truck terminal for a Semi Truck warehousing-logistics park and repair shop? It will have a severely negative impact on our home value and family safety and values, groundwater concerns, stormwater runoff impact of paving any of the 22 acres, Air, Light & Noise Pollution, Safety, Accidents, Semi Truck/Trailer Fire and Commuting and Speeding on our roads specifically with Semi-Trucks with Trailers, Safety of congested traffic and the ability to safely be on Sands Road and Rt 14 with a railroad track and stop light for school buses and children. The decision will lack authority to resolve the ill effects of this Rezoning not to mention the existing NVA at 7013 Sands Road.

We have been residents of Crystal Lake our entire life and are Not against Development. We are asking you Crystal Lake City Planner, City Engineer, CL Council Members, Mayor Haleblian and Planning and Zoning Members to build better, seek better developments than this trailer park! Consider outside Certified Engineering IDOT Consultants of a traffic study (to consist of Sands Road, Rt 14, Rt 31, and neighborhood streets, groundwater modeling (with neighbors existing 40+ year old well and septic system), stormwater, air, noise, light pollution and seek options that fit our Crystal Lake community's unique culture, natural wetlands and preservation of plants, trees and parks like The Hollows with Endangered Species, Plants & Trees. We want Crystal Lake to retain its rich Environmental heritage that matches our values for generations versus a 350+ semi truck terminal and repair shop for a warehousing-logistics park and repair shop over tax profits, how can this be?

Existing Groundwater concerns we have is our well. Consider consultants so we can protect all of our community Crystal Lake, The Hollows (south & east of this proposed development), Cary, Fox River Grove, Lakewood, to name just a few towns in McHenry County as groundwater travels beyond city boundaries not just where they are annexed. Groundwater contamination liability for remediation costs will be in the millions!

Why not get the proper consultants as Joseph Gottemoller stated at P&Z 7/19/23, "*This groundwater generally goes south and east from the site. And so number one, we're not using groundwater, but even if we were and* ***we were somehow going to contaminate this ground area, the aquifer goes south and east.***"

Mr. Joseph Gottomoller stated 7/19/23, "if we <NVA> ***were somehow going to contaminate this ground area, the aquifer goes south and east. It doesn't go north towards the homes. We know that's a concern for the neighbors, and I don't blame them for being a concern."*** "
So I think we're going above and beyond what would normally be required just to make sure that we do clean that water before it infiltrates into the ground. And I think the city engineer is here tonight <Abby Wilgreen> and you have her and the city consultants reviewing that and verifying that we are accomplishing that."

We strongly feel the NVA Transportation DOES NOT meet the criteria in ***Crystal Lake Ordinance 6 - As the proposed use will impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.***

Rezoning NVA Transportation on Sands Road and Route 14 and the existing NVA Transportation site at 7013 Sands Road, Crystal Lake creates more potential concern for groundwater contamination:

Currently at NVA Transportation Site 7013 Sands Road plus the newly acquired 22 Acres on Sands Road Expansion if they store or plan to store any gasoline on the premises?
If so, what kind of gasoline?
What storage method underground or above ground storage tanks, pipelines? How does NVA handle spills and truck emissions?
With their repair existing shop what chemicals do they store? Oil, Antifreeze and how do they handle spills of gasoline, oil, other toxic chemicals?

How do they discard used truck tires? Abandoned Trucks/Trailers?
What are you using for the roadway for storage of the 350+ semi trucks and trailers gravel, concrete, asphalt?

We are concerned for the crime that comes with semi trucks and trailers attached with unknown cartage!

In addition, we have a growing number of children with asthma and wildfire smoke. Why would we want to add more Air Pollution in Crystal Lake? Without doubt the trucking air pollution from the trucks would add to the area's health issues? If we know we can be affected by the Canada fires we know the Air pollution from the (PM) emitted by the Semi Trucks will only worsen the community's health!

We want to preserve our Quality of Life in our home, neighborhood and Crystal Lake from the effects of poorly managed growth from a 350+ semi truck trailer logistics terminal and repair shop. It will affect our quality of life of walking and riding bikes to nearby parks The Hollows and Lappin Park to name just a few. Detrimental Environmental health consequences for generations to come. The decision will lack authority to resolve the ill effects of this Rezoning.

We are asking you to help preserve our Crystal Lake and say NO to all NVA Transportation Rezone & Special Use Permit and the three variances the new property owner Ivan Nartsev, of NVA Transportation annexed February, 2023 to Crystal Lake, of a Semi Truck Trailer warehousing-logistics park and repair shop on 22 Acres Of Undeveloped Land!!
Ivan Nartsev states in his NVA Trucking Website 24x7x365!! However, Ivan Nartsev on July 19th at Planning & Zoning on Oath Ivan Nartsev, stated NVA hours Monday-Friday 8-5 or 6 and Saturday 8-2 for repairs?! Living next to the existing NVA Transportation of 7013 Sands Road would have to say on oath they are open 24x7x365, with flood lights by night to protect themselves from the Trailer Pirate Crimes of pulling up and stealing their trailers. How can you approve this Rezoning?

Please VOTE NO!!!!

Jennifer Vanos, PhD. Professor ASU-Environmental Health stated "more die every year from water, air & noise pollution than cumulative deaths of earthquakes, tornados & floods in a year."

Sincerely,
Patricia Dooley
Daniel Dooley

RECEIVED
OCT 03 2023
BY:_____

To Crystal Lake City Manager,

I, as a citizen of Crystal Lake, am asking the Crystal Lake Zoning & Planning Committee and the City Council to **not make any decisions regarding the Rezoning of the NVA property until an Engineering Traffic Study of the state roads involved is requested and performed by IDOT, as well as, an independent, accredited traffic study is executed for Sands Rd.**

I am very concerned about the traffic light at Route 14 and Sands Rd., the volume and weight of the proposed number of additional semi-tractor trailers on Routes 14, 31 and Sands Rd, (especially bridge and ramps over Rte. 31). Sands Rd. is residential North of the proposed Truck Terminal and School Buses will share this route. Train tracks are an additional consideration. A large, new gas station will soon be opening at the intersection of Sands Rd. and Rte. 14 and this too must be considered. I am also concerned about an increase in traffic accidents and the severity of those accidents involving, or as a result of, semi-tractor trailers.

I am also attaching an informal traffic study that I did myself, counting all NVA trucks in a 2->3 hour period on 3 separate Monday mornings, and also counting all 3+ axle trucks, passing thru the Route 14 and Sands Rd intersection.

Thank you,

James Runchey Signature

JAMES RUNCHEY Print Name

4508 NANCY DRIVE, CRYSTAL LAKE, 60014 Address

10/2/2023 Dated

Date

8/7/2023

Time Period

6:05am to 8:21am

NVA Trucks Thru Sands/RT14 Intersection

15

Total Trucks Thru Sands/RT14 Intersection (3 axles or more)

143

NVA Trucks % of Total

10.48%

NVA Trucks % of Total NVA Fleet (55)

27.27%

Date

8/14/2023

Time Period

6:10am to 9:10am

NVA Trucks Thru Sands/RT14 Intersection

15

Total Trucks Thru Sands/RT14 Intersection (3 axles or more)

131

NVA Trucks % of Total

11.45%

NVA Trucks % of Total NVA Fleet (55)

27.27%

Date

8/28/2023

Time Period

6:00am to 9:01am

NVA Trucks Thru Sands/RT14 Intersection

12

Total Trucks Thru Sands/RT14 Intersection (3 axles or more)

202

NVA Trucks % of Total

5.94%

NVA Trucks % of Total NVA Fleet (55)

21.81%

August 20th, 2023

Dear Planning and Zoning Commission:

My name is Dan Annen and I live at 4006 Church Hill Ln. Crystal Lake

Regretfully, my work schedule prohibited my attendance at the meeting held July 18th 2023, but I felt it imperative to express my strong opposition and concerns to the NVA Truck Depot proposed on approximately 22 acres between Hwy 31 and Sands Rd. I know that many of my neighbors have expressed similar concerns and many were at the meeting. I did get a chance to watch the meeting on YouTube.

My neighbors have argued against this development by citing noise, air, light, and potentially water pollution, all of which are valid, serious, and legitimate concerns. I see no possible way for Mr. Nartsev to build his depot without increasing those pollutions, regardless of cost. If the depot goes in, those pollutions will simply become a reality.

They have also argued citing increased traffic concerns, all of which are also valid and certain. There is no way to operate those trucks on Sands Road, particularly at the highway 14 intersection, without causing monstrous traffic backups. Any adjustments to the light timing on Sands will invariably lead to increased backups on 14. The increased truck traffic, combined with the increased passenger car traffic due to the new Casey's gas station will lead to increased collisions between cars and trucks. And while these accidents may be at a low speed, the increased weight of these trucks prohibit them from braking quickly and any collisions that occur have a higher potential for significant property damage, and worse, bodily injury. What's more, and in my opinion even more concerning, is that the gas station will be an attractant to local youth. Kids walking or riding their bikes to the gas station for a candy bar or a slushie will be at a higher danger potential from truck blind spots and their inability to stop.

It is my understanding that in order to receive a zoning variance or change, the company needs to show that it would be in the communities benefit to do so. I have not seen that. I have seen a myriad of reasons why this would be a bad idea; only the strongest arguments are above. But lesser arguments, like increased potential for illegal trafficking (gun, drug, and human), increased potential for prostitution activity, and the destruction of hundreds of mature trees (and the potential habitat destruction for two different threatened/endangered species as identified by the IDNR on August 15th 2022), are also very valid and have a cumulative negative effect on NVA's request.

The only potential benefit would be increased tax revenue. I am not naïve enough to believe that that fact doesn't have significant weight. But please consider the entire tax picture. Whatever tax revenue the city gains from this company will at least be partially offset by the increased tax expenditures. Sands Rd and Highways 14 and 31 are going to need substantially increased road maintenance and repairs. I know that all of those roadways are under the authority of non-Crystal Lake jurisdictions, but it is money spent just the same by taxes that Crystal Lake residents pay. I was surprised to find that one semi-truck causes 2500 times the road wear of a sedan! (https://www.insidescience.org/news/how-much-damage-do-heavy-trucks-do-our-roads). Additionally, increased accidents at the intersection of Sands and 14 will cause increased emergency response to that area, leading to increased maintenance costs on Crystal Lake Fire, EMS, and Police vehicles. The property owners adjacent to this proposed depot will have to

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SEP 05 2023
By: .....

sell their homes for less when the time comes for them to sell; Nobody wants to buy a house with a truck depot in their back yard and the owners will consequently have to lower their prices in order to obtain a sale. This will by definition lower their property values and, consequently, property tax revenue. So, while NVA is potentially bringing in more tax revenue to the city, the net amount may not be as attractive as the gross. I strongly request that you deny any rezoning or variance requests. I do not believe that the net benefit outweighs the net damage to this community that this truck depot poses.

I empathize with Mr. Nartsev; I really do. I respect entrepreneurship and believe that it is the backbone of our economy. But the simple fact is that Mr. Nartsev knowingly bought a property not properly zoned for his intended use. He knew that before he bought it. And despite his actions seemingly to the contrary, he should have known that this was not a "done deal." That re-zoning was not simply a "technicality." We are talking about people's quality of life in a town that we love. This is a great community and the neighbors enjoy living here. This proposal will degrade that.

Thank you for your time, consideration, and service. I know that this is a big and complicated decision, and I truly hope you hear our concerns. Please feel free to contact me with any questions you have or clarifications you would like. Thank you.

Sincerely,



Dan Annen

4006 Church Hill Ln, Crystal Lake, IL 60014

Dear Eric Helm, Crystal Lake City Manager

My name is Patricia Dooley and I live at 6621 Scott Lane in Crystal Lake. I have witnessed traffic safety problems at the NVA Truck Transportation at 7013 Sands Rd. and I did appear in person 9/6/23 to CL City Council to address the safety concerns at 7:40 am on 8/21/23. I was headed south bound on Sands Rd. There were 2 Semi tractors (without trailers) parked in front of the fence of NVA Transportation. It made it difficult for me to see a truck pulling out. As I was passing NVA another semi truck with attached trailer began to pull out of NVA onto Sands forcing me to swerve into the oncoming traffic lane. I did make a complaint and reported it to the Crystal Lake Police. On August 21, 2023, I left a message of safety concern to Sergeant Daniel Porzezinski.

The next incident was on 8/25/23 at approximately 1:34 pm. I was headed south bound on Sands Road with another passenger Georg Comeaux. As a NVA Transportation semi truck with trailer was turning onto Sands Road going South toward the railroad tracks and Rt 14. NVA Truck & Trailer having difficulty navigating his right turn from the Entrance of NVA onto Sands Road heading south bound.This NVA Transportation Semi Truck and Trailer was taking up one entire lane and encroaching on the other lane. Apparently, the NVA Semi Truck became detached from its Trailer. It took some time to rectify and the McHenry County Sheriff did respond.

I am seriously concerned about existing traffic issues as NVA Trucking at 7013 Sands Road is currently a 55+ Semi Truck & Trailer Trucking Transportation Company and they have annexed and proposed the addition of a new building to handle 360+ more.

I have learned that CL Council at 9/6/23 is doing an accredited independent traffic study of Sands Road and Rt 14 to include intersection, light & railroad tracks to be completed 10/18/23.

IDOT primary concern is safety on their roads - Rt 14, Rt 31, especially with Semi Trucks and Trailers.Please, take my concerns seriously and conduct an IDOT Engineering Study to the Zoning & Planning and City Council.

Thank You,

Patricia Dooley

Receipt of this letter and photos.

RECEIVED
SEP 06 2023
BY:

_____ Dated:_____

Eric Helm

8/26/2023

Crystal Lake Zoning Board
c/o Crystal Lake City Hall
100 West Woodstock Street
Crystal Lake, IL 60014

Dear Board Members,

I am writing to protest the possibility of placing Truck Terminal at Route 14 and Sands Road.

As a long time resident of Crystal Lake, it is upsetting to witness the declining Quality of Life in Crystal Lake. Route 14 is always congested making even running a simple errand a major undertaking. A Truck Terminal will just add to the congestion, noise and pollution making Crystal Lake less attractive as a place to live and work.

Please vote NO on this proposal.

Thank you

James Reynolds
503 Linn Avenue
Crystal lake, IL 60014

8/26/2023

Crystal Lake Zoning Board
c/o Crystal Lake City Hall
100 West Woodstock Street
Crystal Lake, IL 60014

Dear Board Members,

After seeing signs around town alerting us to the situation, I am reaching out to you all to voice my objection to allow a trucking terminal anywhere in Crystal Lake, much less on Sands Road.

As residents for almost 30 years, I have seen my quality of life change for the worse over the years. Crystal Lake doesn't need more traffic, much less trucks on our roads. We are almost at grid lock conditions already. We don't need more noise, road damage, increased air pollution or more vehicles of any kind on our streets.

Stop this madness, vote no on allowing a truck terminal in Crystal Lake,

Thank You.

Carol Wirth

Carol Wirth
503 Linn Ave
Crystal Lake, IL 60014

Judy Jackowiak
1313 Boxwood Dr
Crystal Lake, IL 60014

RECEIVED
SEP 01 2023
BY:_____

September 1, 2023

To Crystal Lake City Manager,

I, as a citizen of Crystal Lake, am asking the Crystal Lake Zoning & Planning Committee and the City Council **to not make any decisions regarding the Rezoning of the NVA property until an Engineering Traffic Study of the state roads involved is requested and performed by IDOT, as well as, an independent, accredited traffic study is executed for Sands Rd.**

I am very concerned about the traffic light at Route 14 and Sands Rd., the volume and weight of the proposed number of additional semi-tractor trailers on Routes 14, 31 and Sands Rd, (especially bridge and ramps over Rte. 31). Sands Rd. is residential North of the proposed Truck Terminal and School Buses will share this route. Train tracks are an additional consideration. A large, new gas station will soon be opening at the intersection of Sands Rd. and Rte. 14 and this too must be considered. I am also concerned about an increase in traffic accidents and the severity of those accidents involving, or as a result of, semi-tractor trailers.

So again, I am asking that a traffic study be conducted by IDOT of the Illinois Roads, Rt 14 and Rt 31, as well as, and an independent, accredited traffic study of Sands Rd.

Thank you,

Judy Jackowiak Signature

Judy Jackowiak Print Name

9/1/2023 Dated

Jeffrey Jackowiak
1313 Boxwood Dr
Crystal Lake, IL 60014

RECEIVED
SEP 01 2023
BY:_____

September 1, 2023

To Crystal Lake City Manager,

I, as a citizen of Crystal Lake, am asking the Crystal Lake Zoning & Planning Committee and the City Council **to not make any decisions regarding the Rezoning of the NVA property until an Engineering Traffic Study of the state roads involved is requested and performed by IDOT, as well as, an independent, accredited traffic study is executed for Sands Rd**.

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So again, I am asking that a traffic study be conducted by IDOT of the Illinois Roads, Rt 14 and Rt 31, as well as, and an independent, accredited traffic study of Sands Rd.

Thank you,

Jeffrey A Jackowiak Signature

JEFFREY A. JACKOWIAK Print Name

9-1-23 Dated

RECEIVED
NOV 16 2023
BY:

Crystal Lake City Council and Planning and Zoning
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Crystal Lake City Council and Planning and Zoning Committee,

I am a small business operator here in Crystal Lake and my business depends on my customers ability to get to my location. I am concerned about the proposed rezoning and special use for the property located at 7013 Sands Road, Crystal Lake to allow for a truck terminal for 350 tractor trailers.

We believe that this increased traffic flow on Sands Road, Route 14, IL 31, and the surrounding streets will be a detriment to our customers' ability to frequent our business.

As a local business operator, I request that the Planning and Zoning commissioners and the Crystal Lake City Council Members vote against any rezoning, special use, and/or variances for the property located at 7013 Sands Road and the adjoining properties.

Clearly Crystal Lake's support of small businesses is appreciated, and we need your support in this matter.

Thank you!

Sincerely,

Business Name: Georgios Pizza

Address: 75 E Woodstock St.

Phone/email: [redacted]

Signature: [signature] Date: 11/15/23

Printed Name: James Cole

Attn: Melanie Nebel, Executive Assistant to City Council, mnebel@crystallake.org
Elizabeth Maxwell, City Planner, emaxwell@crystallake.org
comments@crystallake.org

www.SaveSandsRoad.com

CRYSTAL LAKE

Locals petition against trucking company expansion

By MICHELLE MEYER
mmeyer@shawmedia.com

Neighbors have created a petition to stop a logistics company from expanding its business in Crystal Lake.

NVA Transportation will present the permit request to Crystal Lake's Planning and Zoning Commission during a public meeting at 7 p.m. this Wednesday at 100 W. Woodstock St.

The logistics company, located at 7013 Sands Road, is requesting to expand its property by over 20 acres to add an over 30,000-square-foot building and a truck maintenance area that would fit more than 300 trucks.

Owner Ivan Nartsev said that the proposed area would not affect neighbors and would be closer to the train tracks and Route 14.

"I don't know how I would be impacting neighbors, they would not even be able to see me," Nartsev said. "We'll do a nice landscaping, a buffer zone by all ordinances and follow all the regulations."

The proposal lists eight addresses on Nancy Drive that immediately would neighbor the property.

The city requires the business to have at least 50 feet of landscaping between its property and residential homes, said Elizabeth Maxwell, Crystal Lake's city planner.

The Change.org online petition started by residents in the neighborhood that lies on Sands Road and Nancy Drive currently has more than 150 signatures.

"This will negatively impact the traffic and serenity of the neighborhood, adding air, noise and light pollution," the petition said.

Trees and woodlands were removed last October in preparation for the proposed expansion.

A tree removal permit was granted and 159 trees are required to be replanted.

Nancy Drive residents Sarah and Tim Jackowiak said that they were not given notice about the tree removal, which was happening right by their backyards. Mothers were running to grab children's forts and other toys they left in the woods, Sarah said.

"I could have reached out and touched that machine from over the fence," Tim said.

Another neighbor's window was cracked when a piece of wood from a wood chipper hit it.

Multiple neighbors, however, said that NVA reached out to that person to cover repair costs.

Sarah said she thought that the lack of notice could have resulted in injury to pets and children with the machinery being so close to their properties.

Nancy Drive resident Jen Walker created the QR code for the online petition. She said that she wants the company to give more consideration to residents.

"We have a swing set in the back, we have little kids, we have pets," Walker said. "We were just, for lack of a better word, traumatized by this."

A 12-foot fence also would be placed between NVA's property and the Nancy Drive residential backyards.

Residents also expressed concerns about whether chemicals and fuel could seep into the ground and affect well water.

The permit request states, "The facility will act as a parking and storage area for trucks in between jobs or waiting for repairs. No one would be sleeping in the trucks and they will not idle."

NVA Transportation is requesting a zoning change from manufacturing and manufacturing-limited zones to a manufactured planned unit development zone.

NVA Transportation is a family-owned logistics and trucking company. The site previously was owned by trucking company Smith Cartage before NVA Transportation bought it three years ago.

So far, neither an environmental study nor a traffic study has been done, Maxwell said. It is unclear of the impacts this expanded facility would have on the area.

Nartsev said in a phone interview that there shouldn't be any traffic or environmental impacts from the expansion.

"We're not going to bother anyone," he said.





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Stop NVA Transportation REZONING

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Name	City	State	Postal Code	Country	Signed On
Stop NVA	""	""	""	US	2023-07-11
Jennifer Walker	Crystal Lake	IL	60014	US	2023-07-11
Toni Anders	Barrington	IL	60010	US	2023-07-11
Dooley Daniel	Crystal Lake	IL	60014	US	2023-07-11
Dana Borror	Crystal Lake	IL	60014	US	2023-07-11
Mauree Loeding	Aurora	IL	60505	US	2023-07-11
Brian Anders	Crystal Lake	IL	60014	US	2023-07-11
anahi Troncoso	Crystal Lake	IL	60014	US	2023-07-11
Ashley Alcock	Crystal Lake	IL	60014	US	2023-07-11
Dick Green	Crystal Lake	IL	60014	US	2023-07-11
Becky Fitch	Crystal Lake	IL	60014	US	2023-07-11
Kevin McVearry	Crystal Lake	IL	60014	US	2023-07-11
Bonnie Michaels	Crystal Lake	IL	60014	US	2023-07-11
Steve Michaels	Crystal lake	IL	60014	US	2023-07-11
James O'Keeffe	Crystal Lake	IL	60014	US	2023-07-11
B Jobes	Crystal Lake	IL	60014	US	2023-07-11
David Kauffman	Crystal Lake	IL	60014	US	2023-07-11
Beth O'Keeffe	Crystal Lake	IL	60014	US	2023-07-11
Sarah Jackowiak	Crystal Lake	IL	60014	US	2023-07-11
Tracey Sheedlo	Crystal lake	IL	60014	US	2023-07-11
Carol Murin	Chicago	IL	60632	US	2023-07-11
Andrew McElroy	Chicago	IL	60014	US	2023-07-11
Tim Jackowiak	Crystal Lake	IL	60014	US	2023-07-11
Karla Cherry	Crystal Lake	IL	60014	US	2023-07-11
Klaudia Baran	Crystal Lake	IL	60014	US	2023-07-11
Danna Geiger	Newberry	""	32669	US	2023-07-11
Lizzy Boles	El Paso	""	79912	US	2023-07-11
Marisa Roach	Elgin	IL	60124	US	2023-07-11
Justin Formella	Crystal Lake	IL	60014	US	2023-07-11
Tabitha Lindquist	Crystal Lake	IL	60014	US	2023-07-11
Layla Michaels	Crystal Lake	IL	60014	US	2023-07-11
Pamela Nordstrom	Antioch	IL	60002	US	2023-07-11
Alan Katz	McHenry	IL	60051	US	2023-07-11
Ruth Scifo	Crystal Lake	IL	60014	US	2023-07-11
Cassondra Katz	Crystal Lake	IL	60014	US	2023-07-11
Maria Beury	Chicago	""	60605	US	2023-07-11
Gregg Levine	Astoria	""	11102	US	2023-07-11
Evan Klein	Central Islip	""	11722	US	2023-07-11
Jennifer Hahn	Los Angeles	""	91335	US	2023-07-11
Erica Bruso	Crystal Lake	IL	60014	US	2023-07-11
Howard Baylen	Crystal Lake	IL	60014	US	2023-07-11
Kristie Alford	Chicago	IL	60634	US	2023-07-11
Joe Scifo	Crystal Lake	IL	60014	US	2023-07-11
Pete Genzlinger	Crystal Lake	IL	60014	US	2023-07-11
Michael Lindquist	Crystal Lake	IL	60014	US	2023-07-12
Timothy Tichy	Round Lake	IL	60073	US	2023-07-12
Kathryn Roth	Crystal Lake	IL	60014	US	2023-07-12
Susan Zaleski	Crystal Lake	IL	60014	US	2023-07-12
Michelle halpert	Crystal lake	IL	60014	US	2023-07-12

Maria Schlup	Crawfordville	FL	32327	US	2023-07-12
Cheryl Wyatt	Schaumburg	IL	60193	US	2023-07-12
Jennifer Mark	Crystal Lake	IL	60014	US	2023-07-12
Tom Daurio	Crystal Lake	IL	60014	US	2023-07-12
Caitlin Thornton	Buffalo Grove	IL	60089	US	2023-07-12
Beth E Crystal Lake	IL	60014	US	2023-07-12	
Kimberly Mazur	crystal lake	IL	60014	US	2023-07-12
L Brass	Crystal Lake	IL	60014	US	2023-07-12
Michael Mitsui	Chicago	IL	60618	US	2023-07-12
Nick Roth	Crystal Lake	IL	60014	US	2023-07-12
Sarah Grider	Crystal Lake	IL	60014	US	2023-07-12
Mike Walker	Crystal Lake	IL	60014	US	2023-07-12
Shawn Valentine	Crystal Lake	IL	60014	US	2023-07-12
Jason Finefield	Crystal Lake	IL	60014	US	2023-07-12
Theresa Gray-Pedersen	Crystal Lake	IL	60014	US	2023-07-12
Jaclyn Reczek	Crystal lake	IL	60014	US	2023-07-12
Susan Maloney	Chicago	IL	60608	US	2023-07-12
Tom Brennan	Crystal Lake	IL	60014	US	2023-07-12
Maggie Brennan	Chicago	IL	60666	US	2023-07-12
Edith Vences	Chicago	IL	60604	US	2023-07-12
Jason Harnish	Crystal lake	IL	60014	US	2023-07-12
Kelsey LeRose	Algonquin	IL	60102	US	2023-07-12
Linda Polit	Crystal Lake	IL	60014	US	2023-07-12
Cheryl Warner	Crystal Lake	IL	60014	US	2023-07-12
Kate Brennan	Crystal Lake	IL	60014	US	2023-07-12
Dustin Borror	Chicago	IL	60608	US	2023-07-12
Dan Clemen	Elk Grove Village	IL	60007	US	2023-07-12
Graham Lambert	Crystal Lake	IL	60014	US	2023-07-12
Bailey estabrooke	Winnetka	IL	60093	US	2023-07-12
Margaret Johnson	Crystal Lake	IL	60014	US	2023-07-12
Brooke Ziolo	Crystal Lake	IL	60014	US	2023-07-12
Daniel Anndn	Chicago	IL	60622	US	2023-07-12
Breanne Quaritsch	Peoria	IL	61614	US	2023-07-12
Alannah Warner	Crystal Lake	IL	60014	US	2023-07-12
Aja Warner	Chicago	IL	60605	US	2023-07-12
Walter Warner	Crystal Lake	IL	60014	US	2023-07-12
Victoria Kemmeling	Crystal Lake	IL	60014	US	2023-07-12
Mark Bruso	Crystal Lake	IL	60014	US	2023-07-12
Kay Lukaszewski	Chicago	IL	60608	US	2023-07-12
Genevieve Knudson	Crystal Lake	IL	60014	US	2023-07-12
Sviatoslav Shparhala	Round Lake	""	60073	US	2023-07-12
G. Diane Matthews-Marcelin	Carson	""	90746	US	2023-07-12
Dave Butterly	Chicago	IL	60014	US	2023-07-12
Ephraim Jackson	New Yor	""	10118	US	2023-07-12
Lynn McCaffrey	Pittsburgh	""	15227	US	2023-07-12
yuyibu Murphy	New Smyrna Beach	""	32168	US	2023-07-12
Onyx F	Cumberland	""	02864	US	2023-07-12
Freshta Isci	flushing	""	11367	US	2023-07-12
Tori W Brighton	""	80601	US	2023-07-12	
Sharon Moore	Arlington	""	76012	US	2023-07-12

Kendrick Collins	Harrisburg	""	17112	US	2023-07-12
Morgan Michaelson	Red Bank	""	07701	US	2023-07-12
A McNally	Downers Grove	IL	60516	US	2023-07-12
Anton MAGDALENER	Crystal Lake	IL	60014	US	2023-07-12
james Kondrat	crystal lake	IL	60014	US	2023-07-12
Linda Kondrat	crystal lake	IL	60014	US	2023-07-12
Kinga Lydka	Crystal Lake	IL	60014	US	2023-07-12
Noah Knudson	Crystal Lake	IL	60014	US	2023-07-12
Inette Grossman	Crystal Lake	IL	60014	US	2023-07-12
Mike Grossman	Crystal Lake	IL	60014	US	2023-07-12
Cathy Christensen	Woodstock	IL	60098	US	2023-07-12
Joseph Renzy	Crystal Lake	IL	60014	US	2023-07-12
Kelly Keenan	Chicago	IL	60666	US	2023-07-12
Michelle Finefield	Crystal Lake	IL	60014	US	2023-07-12
Brooke Kauffman	Crystal Lake	IL	60014	US	2023-07-12
John Lukaszewski	Crystal Lake	IL	60014	US	2023-07-12
Lisa Arvanites	Chicago	IL	60611	US	2023-07-12
Laura McGowen	Crystal Lake	IL	60012	US	2023-07-12
Monika Christiansen	Crystal Lake	IL	60014	US	2023-07-12
Michayla Lindquist	Crystal Lake	IL	60014	US	2023-07-12
Steven Schoedl	Hampshire	IL	60140	US	2023-07-12
Marion Schoedl	Chicago	IL	60622	US	2023-07-13
Heinrich Schoedl	Hampshire	IL	60140	US	2023-07-13
Ken Korpan	Crystal Lake	IL	60014	US	2023-07-13
Bryan Loeding	Crystal lake	IL	60014	US	2023-07-13
Michelle Rivelli	Cary	IL	60013	US	2023-07-13
Sandra Bartholmey	Crystal Lake	IL	60014	US	2023-07-13
Catherine Walker	Bartlett	IL	60103	US	2023-07-13
Lori Pinzon	South Elgin	IL	60177	US	2023-07-13
Jay Andreasik	Crystal Lake	IL	60014	US	2023-07-13
Carol Halpert	Elgin	IL	60123	US	2023-07-13
Jennifer S	Hampshire	IL	60140	US	2023-07-13
Dennis Malouhos	Cary	IL	60013	US	2023-07-13
Sara Royce	Woodstock	IL	60098	US	2023-07-13
Janet Iacovelli	Barrington	IL	60010	US	2023-07-13
Ruth Costello	Crystal Lake	IL	60014	US	2023-07-13
Willliam Tegtmeier	Crystal Lake	IL	60014	US	2023-07-14
Ewa Bryja	Crystal Lake	IL	60014	US	2023-07-14
Amanda Warner	Crystal Lake	IL	60014	US	2023-07-14
Patricia Dooley	Crystal Lake	IL	60014	US	2023-07-14
Katarzyna Synowiec	Crystal Lake	IL	60014	US	2023-07-14
Sean Dooley	Crystal Lake	IL	60014	US	2023-07-14
William Carroll	Bloomingdale	IL	60108	US	2023-07-14
Cathy McAuley	Crystal Lake	IL	60014	US	2023-07-14
Carol Howard	Carpentersville	IL	60110	US	2023-07-14
Mary Marmitt	Crystal Lake	IL	60014	US	2023-07-14
Katelyn Schoedl	Seattle	WA	98155	US	2023-07-14
Mary Tures	Huntley	IL	60142	US	2023-07-14
Derek Gablenz	Crystal Lake	IL	60014	US	2023-07-14
Sam Gablenz	Schaumburg	IL	60014	US	2023-07-14

Nancy Gaynor	Crystal Lake	IL	60014	US	2023-07-15	
Stephen Hermann	Crystal Lake	IL	60014	US	2023-07-15	
Chris O'Malley	Cary	IL	60013	US	2023-07-15	
Frobel Ulloa	Crystal Lake	IL	60014	US	2023-07-15	
Mary MacMillan	Crystal Lake	IL	60014	US	2023-07-15	
Angela Campion	Crystal Lake	IL	60014	US	2023-07-15	
Steve Wyatt	Crystal Lake	IL	60014	US	2023-07-15	
Emily Greene	Crystal Lake	IL	60014	US	2023-07-16	
Debbie Alcock	Crystal Lake	IL	60014	US	2023-07-16	
Kara Severson	Chicago	IL	60666	US	2023-07-16	
Theresa Hart	Cary	IL	60013	US	2023-07-16	
Georgann Comeaux	Crystal Lake	IL	60014	US	2023-07-16	
Pat Endre	Crystal Lake	IL	60014	US	2023-07-16	
Julie Walker	Libertyville	IL	60048	US	2023-07-16	
Diana Gross	Beverly	MA	01915	US	2023-07-17	
Charles Gassett	Crystal Lake	IL	60014	US	2023-07-17	
Beth McBreen	Carol Stream	IL	60188	US	2023-07-17	
Gregory Stebbins	Hampshire	IL	60140	US	2023-07-17	
Jim Runchey	Crystal Lake	IL	60014	US	2023-07-17	
Clay Comeaux	Crystal Lake	IL	60014	US	2023-07-17	
Lowell Todd	Crystal Lake	IL	60014	US	2023-07-17	
Jacquelyn Campion	Hampshire	IL	60140	US	2023-07-17	
Jim Thorpe	Crystal Lake	IL	60014	US	2023-07-18	
Renee Dwyer	Crystal Lake	IL	60014	US	2023-07-18	
Patricia Secrest	Crystal Lake	IL	60014	US	2023-07-18	
David Secrest	Crystal Lake	IL	60014	US	2023-07-18	
Phil Hellyer	Crystal Lake	IL	60014	US	2023-07-18	
Cece Esposito	Crystal Lake	IL	60014	US	2023-07-18	
Lisa Stone	Milwaukee	WI	53220	US	2023-07-18	
Kurt Conley	Schaumburg	IL	60193	US	2023-07-18	
Bryan Obi	Carrollton	TX	75007	US	2023-07-18	
Anna Laidler	East Stroudsburg	""	18301	US	2023-07-18	
Dan De Yo	Yorba Linda	CA	92886	US	2023-07-18	
Angela Canelli	1700 NW north river drive apt 606	""	33127	US	2023-07-18	
Jessica Arthur	Frederick	""	21701	US	2023-07-18	
Peg Luke	Greeley	CO	80634	US	2023-07-18	
Stephanie Reierson	Palatine	IL	60067	US	2023-07-18	
Susan Ross	Crystal Lake	IL	60014	US	2023-07-18	
Pam Newman	Crystal Lake	IL	60014	US	2023-07-18	
Alex (Xan) Gordon	Cary	IL	60013	US	2023-07-18	
Keiana Smith	Chicago	IL	60616	US	2023-07-18	
Heidi Goodale	Crystal Lake	IL	60014	US	2023-07-18	
Logan Stewart	Huntley	IL	60142	US	2023-07-18	
Kyle King	Crystal Lake	IL	60014	US	2023-07-18	
Mira Purcell	Cary	IL	60013	US	2023-07-18	
Vanessa Butterly	Crystal Lake	IL	60014	US	2023-07-18	
Megan Z	Crystal Lake	IL	60012	US	2023-07-18	
Ashley Annen	Crystal Lake	IL	60014	US	2023-07-18	
Brian Meyers	Crystal Lake	IL	60012	US	2023-07-19	
Mike Susan Flanigan	Crystal Lake	IL	60014	US	2023-07-19	

Vaughn McMillan	Wonder Lake	IL	60097	US	2023-07-19	
Dan Scott	Crystal Lake	IL	60014	US	2023-07-19	
Alex Ingwalson	Woodstock	IL	60098	US	2023-07-19	

Name	City	State	Postal Code	Country	Commented Date	Comment
Dana Borror	Crystal Lake	IL	60014	US	2023-07-11	"""I am a resident of the neighborhood directly impacted by this rezoning. Our neighborhood will experience devestating effects should this pass. Our property values will decrease. We will experience heavy noise and air pollution and traffic. Please do not approve this rezoning."""
Brian Anders	Crystal Lake	IL	60014	US	2023-07-11	"""The inconsideration already shown by NVA by shredding the woods with enormous machines while children played in their backyards just feet away, is how NVA conducts business. They are not neighborly. In their wake is blight."""
Andrew McElroy	Chicago	IL	60606	US	2023-07-11	"""I am a resident of the neighborhood directly impacted by this rezoning. Our neighborhood will experience devestating effects should this pass. Our property values will decrease. We will experience heavy noise and air pollution and traffic. Please do not approve this rezoning.Also employees of NVA driving well over the speed limit on sands road creates a hazard to the residences nearby and has led to calls to NVA to complain."""
Beth E	Crystal Lake	IL	60014	US	2023-07-12	"""I care about my property values and the wear and tear this would cause in Sands Rd"""
Cheryl Warner	Crystal Lake	IL	60014	US	2023-07-12	"""This change will directly impact our property values, as well as the local environment. The increased trucking activity will result in noise, pollution, increased traffic and essentially put this facility right into residential backyards. They already destroyed the treeline separating the residential properties from this land and now those properties are exposed to this activity directly impacting property values and the peaceful, private use of their yards. Also could impact safety for families who's children will be visible to anyone who utilizes this new facility."""
Janet Iacovelli	Barrington	IL	60010	US	2023-07-13	"""We don't need more commercial property near our residential area."""
Stephen Hermann	Crystal Lake	IL	60014	US	2023-07-15	"""I live on Nancy Drive and the thought of 18 wheele trucks with 24/7 access that is only a few feet behind residential homes. Safety, home value, noise and air position, along with the damaging of nearby road all seems to be detrimental to this community."""
Theresa Hart	Cary	IL	60013	US	2023-07-16	"""I'm concerned about the health of The Hollows Conservation Area, as well as that of the neighbors who will be negatively affected by the noise."""
Jim Runchey	Crystal Lake	IL	60014	US	2023-07-17	"""I live on Nancy Drive and do not want any more noise and traffic (rt 31 provides more than enough of that!). This does not belong in or near a residential area."""

Elizabeth Maxwell AICP

To: [redacted]
Cc: Kathryn Cowlin AICP
Subject: RE: 7013 Sands rezoning

-----Original Message-----
From: Mike Walker <estringwalker@gmail.com>
Sent: Saturday, July 15, 2023 3:49 PM
To: Melanie Nebel <mnebel@crystallake.org>
Subject: 7013 Sands rezoning

CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello,
My name is Mike Walker and I live at 4409 S. Nancy Dr. In Crystal Lake.
NVA trucking is proposing an expansion to their business on 7013 Sands road and the planned expansion brings part of their 335 semi stalls to 50' to our backyards on Nancy Dr and according to the rezoning proposal they want to put a 12 foot high fence 25 feet back from our property lines.

Currently the zoning behind the homes on Nancy Dr is Manufacturing limited and it says on Crystal Lakes website that this area is to be "clean low environmental impact the is COMPATIBLE with neighboring residential districts" This is definitely not the case and rezoning will bring a negative impact to our community. We are faced with looking at a 35' tall light poles shining into our bedrooms at night, a wall which is not even been proposed to what kind of barrier it will be yet in our backyards, noise, air and land pollution from these trucks that may be in disrepair considering it's also a truck repair center (we are on well water), this is just life changing for many of us in this community, not just the 8 homes that back up to this.

PLEASE!! Is there someone in the city that is delegated to be on our side?? We plan on being at the public hearing but we can't help to feel like we're up against Goliath.
If anyone can help and stand up for us please reach out.
Thank you for reading.
Mike Walker

Sent from my iPhone

NVA Trucking Expansion in Crystal Lake, IL

July 19, 2023

Sean Dooley

Principal Consultant, DRP GM



Overview

The purpose of this report is to outline the risks and hazardous of living near a congested transportation area and the cumulative effect of that burden on the residents from the surrounding industrial facilities already in existence at Sands Road and Scott Lane and nearby Wynwood and Steeple run neighborhoods, referenced later as "community".

The community has identified an increased risk posed by the expansion of the NVA facility and is making a formal request to zoning and city of Crystal Lake officials to conduct an environmental impact study on the expansion based on existing conditions and model future impacts.

Existing Hazards

1. Abandoned gasoline station at 4410 Northwest Hwy Crystal Lake, IL 60014 - 0.4 miles from community
2. Sands Dump/McHenry County Landfill – less than 0.1 miles from community
3. New Casey's Gasoline Station at 4220 Northwest Hwy Crystal Lake, IL 60014 - 0.4 miles from community
4. All American Wood Registers – less than 0.3 miles from community



Gas stations, landfills, and wood processors have the potential to contaminate drinking water sources, posing serious health risks to nearby communities. Gas stations often have underground storage tanks that can leak gasoline and other hazardous substances into the surrounding soil and groundwater. These leaked contaminants, such as benzene and MTBE (methyl tertiary-butyl ether), can seep into underground aquifers, which serve as sources of drinking water, leading to contamination, and making the water unsafe for consumption.

Landfills pose another threat to drinking water as they generate leachate, a toxic liquid formed from the decomposition of waste. Leachate contains harmful chemicals, heavy metals, and organic pollutants that can infiltrate the soil and contaminate groundwater. If the landfill is not properly managed or lined, this contaminated groundwater can flow into nearby wells or water bodies, jeopardizing the quality of drinking water.

Wood processors, such as sawmills and wood treatment facilities, often utilize chemicals like creosote or pentachlorophenol for preserving or treating wood products. Improper handling or disposal of these chemicals

can result in their release into the environment, including nearby water sources. These substances are highly toxic and can contaminate drinking water, posing significant health risks to those who consume it.

It is crucial for regulatory agencies and industries involved in these activities to implement strict environmental controls, such as proper storage, containment, and waste management practices. Regular monitoring and testing of nearby water sources are essential to detect any contamination promptly. Additionally, communities should have access to alternative sources of safe drinking water to minimize the health hazards associated with the potential poisoning of their water supply.

Data Collected from Existing Hazards -MTBE

In a study on MTBE a groundwater sample was taken from one home at 6621 Scott Lane within the community in 2007 and found levels of MTBE present within the well water used for drinking and human consumption:

6621 Scott Ln.
Crystal Lake, IL 60014

Dear Mr. Dooley:

On March 1, 2007, MWH Americas and Mr. Tom Rivera, Illinois Environmental Protection Agency, sampled the water from your well. PDC Laboratories analyzed this sample for inorganic and volatile organic compounds. The analysis found methyl-tert-butyl ether (MTBE) at concentrations less than governmental guidelines for drinking water:

Chemical	Level Detected (in ppb)	IEPA Class I (in ppb)
methyl-tert-butyl ether	15	70

Note that new standards and guidance of MTBE exposure to be 20 ppb.

No other records of testing or modeling were obtained to validate a remediation of the MTBE concentration nor confirm concentration recorded in 2007.

MTBE is used as a fuel additive "MTBE increases octane and oxygen levels in gasoline and reduces pollution emissions. Because of concerns for groundwater contamination and water quality, MTBE is now banned or limited in several states. "

MTBE is banned in Illinois, however surrounding states such as Iowa, Minnesota and Michigan have not banned the substance.

Potential Environmental Impacts from a NVA Expansion

Living near a semi-truck depot can pose significant environmental harm due to several factors. Firstly, air pollution is a major concern. Diesel engines used in trucks emit various pollutants such as nitrogen oxides (NOx) and particulate matter (PM), which contribute to the deterioration of air quality. These pollutants can cause

respiratory problems, cardiovascular diseases, and other health issues, especially for vulnerable populations such as children and the elderly.

Secondly, noise pollution is a common problem associated with truck depots. The constant rumbling of trucks, engine noise, and the clatter of loading and unloading activities can disrupt the tranquility of residential areas nearby. Prolonged exposure to high levels of noise can lead to stress, sleep disturbances, and even hearing loss.

Additionally, the runoff from the depot, including fuel spills and other contaminants, can pollute nearby water bodies and harm aquatic life. These runoffs can elevate the already high concentrations of MTBE within the community. Some trucks may contain concentrations of up to **2% by volume (20,000,000 ppb)** in as many as 40% of trucks on the road according to the California Air Resource Board (CARB).

Large scale liability from MTBE concentration increases:

The cost of cleaning up a contaminated drinking well with MTBE (methyl tertiary-butyl ether) can vary depending on several factors, such as the extent of contamination, site-specific conditions, and the chosen remediation method.

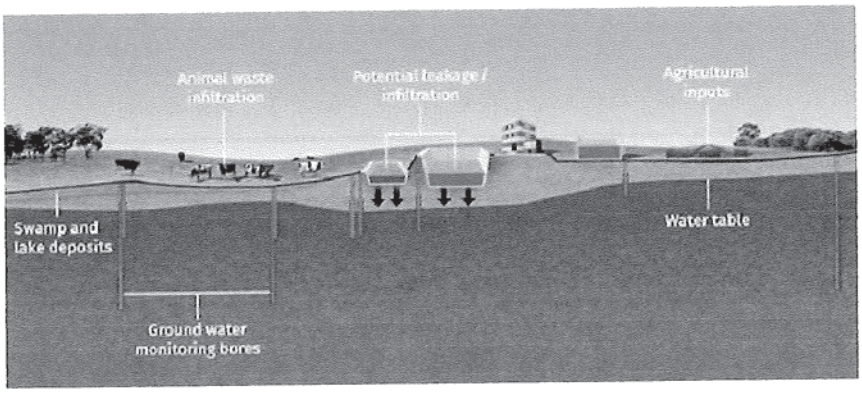
According to the United States Environmental Protection Agency (EPA), the cost of MTBE remediation can range from thousands to millions of dollars, depending on the size and complexity of the contaminated site. Factors that can influence the cost include the volume of contaminated groundwater, the depth of the aquifer, the distance from the contamination source to the well, and the accessibility of the site.

A study conducted by the National Drinking Water Clearinghouse estimated that the **average cost of MTBE removal from a single drinking well ranged from $10,000 to $50,000**, but this is a rough estimate and can vary significantly. It's important to note that the costs associated with MTBE cleanup may include site investigation, water sampling, treatment system installation, operation and maintenance, and long-term monitoring.

There are over 100 homes in the community. **The potential liability for remediation is $1,000,000 to $5,000,000.**

Modeling Existing and Future Conditions

Groundwater modeling is a computational approach that simulates the flow and behavior of groundwater within an aquifer system. It involves the development of a mathematical model based on physical laws and hydrogeological principles to represent the complex interactions between groundwater and the surrounding geological formations. The model incorporates data on aquifer properties, boundary conditions, and recharge rates to predict the movement and distribution of groundwater over time. By solving these mathematical equations, the model can help visualize the groundwater flow patterns, assess the impact of various scenarios like pumping rates or land use changes, and estimate groundwater levels or contaminant transport. Groundwater modeling plays a crucial role in understanding and managing water resources, evaluating potential risks, and guiding decision-making processes related to groundwater management and environmental protection.



The cost of groundwater modeling can vary widely depending on the complexity and scope of the project, the expertise required, and the specific goals of the modeling study. Groundwater modeling is a specialized field that involves the use of sophisticated software, data collection, and analysis. As such, the cost can be influenced by several factors, including:

Data availability and quality: The cost may increase if there is a need for extensive data collection, monitoring, and site investigations to obtain reliable and accurate input data for the model.

Software and technology: The cost can vary based on the type of groundwater modeling software used, with some licenses being more expensive than others.

Expertise of consultants: Hiring experienced groundwater modelers with a track record of successful projects may come at a premium.

Due to these variables, it is challenging to provide a specific cost range for groundwater modeling. However, for relatively simple and straightforward modeling projects, the cost may start at a few thousand dollars. More complex and comprehensive studies, especially those involving regional-scale modeling or detailed contaminant transport analysis, can cost tens of thousands of dollars.

Conclusions

Monitoring of existing contaminate conditions need to be updated and modeled to perceive the effect of an additional source of contaminant on the community.

If you require a groundwater modeling study, it is recommended to seek proposals and quotes from qualified environmental consulting firms or research institutions with expertise in hydrogeology and groundwater modeling. They can assess the specific requirements of your project and provide a more accurate cost estimate based on your needs.

Sean Dooley

General Manager, Dual Resource Partners, LLC

Seandooley@dualresourcepartners.com | 847.514.0571

IMPACT STUDY

NVA Transportation
7013 Sands Road
Crystal Lake, IL

POLACH APPRAISAL GROUP, INC.

345 W. Washington Avenue
Suite 301
Madison · Wisconsin · 53703
Phone: 608.509.4151

180 W. Park Avenue
Suite 155
Elmhurst · Illinois · 60126
Phone: 630.682.4650

515 N. State Street
Flr 13-144
Chicago · Illinois · 60654
Phone: 312.422.1200

January 23, 2023

Mr. Ivan Nartsev
NVA Transportation
7013 Sands Road
Crystal Lake, IL 60014

Mark W. Daniel
Daniel Law Office, P.C.
17W733 Butterfield Road, Unit F
Oakbrook Terrace, Illinois 60181

Re: NVA Transportation Facility
7013 Sands Road
Crystal Lake, IL
File #24-0107

Dear Mr. Nartsev:

Pursuant to your request, we have reviewed the City of Crystal Lake Development Application for a proposed trucking facility expansion on the property adjacent to 7013 Sands Road. The applicant has submitted an application for a planned development with a single exception or planned development variation. This variation is to allow a portion of fence along the north lot line with a height of twelve (12) feet. The applicant's proposal has been reviewed and a market impact analysis has been prepared.

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding properties as a result of the approval of a planned unit development.

The applicant requests that the Planning and Zoning Commission recommend and the City Council approve the following relief for the Subject Property, which is a single zoning lot as the term is defined in Section 10-200(A):

1. An amendment to classify the Subject Property as entirely within the M manufacturing district;

2. A preliminary and final planned unit development for a truck terminal under Section 9-100(C)(6)(a), Section 9-100(C)(6)(b)(ii) and Section 9-100(D)(E) to allow:

a. A truck terminal—an undefined use viewed by staff as encompassing several of the following uses identified within the M and M-L districts (use authorization noted for M/M-L in parentheses):

   i. Warehousing and transportation (permitted/limited);
   ii. Office headquarters and logistics (permitted/permitted);
   iii. Truck leasing (limited/not permitted);
   iv. Automotive repair (minor) (permitted/permitted)
   v. Automotive repair (major) (limited/special);
   vi. Automotive Oil/Lube (permitted/permitted);
   vii. Automotive Parts, Accessories and Tire Stores (not permitted/permitted);
   viii. Private parking with vehicle service plan (special/special); and
   ix. Outdoor storage (limited/limited);

   The use does not include overnight or long-term lounging accommodation or general activities that one would find in what is commonly known as a truck stop. The addition of a fueling area would be the subject of an amendment if one is added. Installation of plug-ins or EV charging stations accessory to parking spaces would not be viewed as “fueling” and it is possible that these would be added now or later as technology allows.

3. Conditions and adjustments as deemed necessary, including:

   a. As may be deemed necessary by the City, designation of a height of twelve (12) feet for the north fence line;

   b. A Council-granted exception from engineering requirements related to the technical design of detention and retention areas that arises solely in relation to the topography of the site and does not affect off-site stormwater flow;

   c. Approval of the screening and landscape plan with the requirement that Applicant maintain and replace screening and landscaping;

   d. Deferral of burial of utility lines and a waiver of sidewalks;

   e. Allowance of the use subject to the following conditions:

      i. Installation of a water main to serve the building on the Subject Property subject to a reasonable recapture agreement and provided that the water main be extended to the north line of the Subject Property at Sands Road;

      ii. Construction of a dedicated left turn lane for northbound Sands Road south of the driveway entrance;

iii. Installation of signs and entryway to restrict vehicular access to those entering from, and exiting to, the south;

iv. No overnight accommodations;

v. Substantial compliance with the plans and drawings on file, including the landscape plan, grading plan, lighting plan and the orientation and placement of the building as shown in these plans;

vi. Installation of shields for the north row of pole lighting sufficient to prevent glare in a northerly direction towards the north lot line;

vii. No outdoor operations other than parking of vehicles and outdoor storage (i.e., no assembly, no vehicle repair) and no outdoor speakers except for emergencies;

viii. Loading to or from vehicles shall occur only within the building or south of the building using the bays in the building;

ix. No storage of inoperable or unlicensed vehicles, except to the extent required for ongoing service, maintenance or repair of the vehicles;

x. Control of records of individuals entering or exiting the Subject Property whether by an employee or electronically;

xi. Maintenance of gated access at least during those periods after the general office headquarters use or the repair bay operation has closed during the day;

xii. Repair operations that include any pneumatic tools (not including air compressors for tire inflation) shall occur in bays with their doors closed;

xiii. Use of any vehicles or equipment with flashing, spotlighting or beeping warning devices shall not occur at all north of the building and shall not occur otherwise after 7:00 PM or before 7:00 AM;

xiv. The use shall comply with all of the measures noted in the Applicant's environmental impact assessment as well as all applicable federal and state laws and regulations.

This report is intended specifically to be utilized by our client and Attorney Mark W. Daniel of the Daniel Law Office, P.C. in connection with a pending zoning hearing within the City of Crystal Lake. Any other use or user of this report is not intended.

We have conducted a study to determine whether the proposed use of the subject property and the granted use of a Planned Unit Development would diminish or impair the value of property within the vicinity of the subject property. We have considered the surrounding land uses with respect to any impact as a result of the proposed use.

Definition of Market Value

The following definition of Market Value has been used in this analysis:

Market Value definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994. This definition is as follows:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Scope of Work

The steps taken in our analysis included:

- Inspection of the subject property
- Inspection of the adjoining properties
- Inspection of the surrounding area
- Review of data regarding the subject community
- Review of the City of Crystal Lake Zoning Ordinance and Zoning Map
- Review of the 2030 Land Use Plan for the City of Crystal Lake
- Review of the proposed facility & site plans
- Review of the requested zoning request
- Research of market data within the subject area and similar areas
- Analysis of the data to arrive at an opinion of the impact on property values

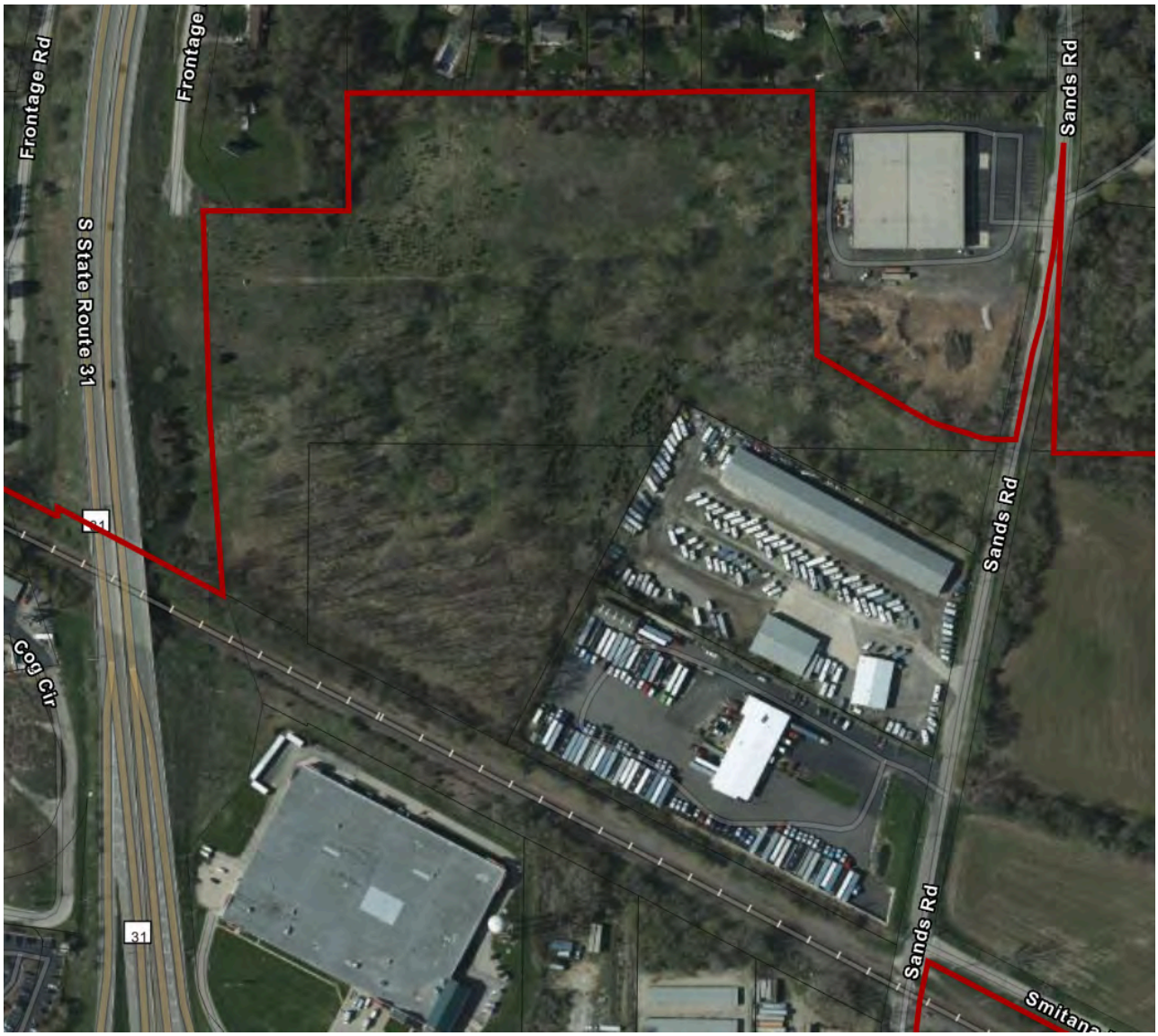
- Preparation of a report

The subject property consists of a site to be developed with a trucking facility to the west of 7013 Sands Road within the City of Crystal Lake in McHenry County. The property is located on the west side of Sands Road, north of Smitana Road and north of US Route 14. The subject property is located within the M, Manufacturing district and the M-L, Manufacturing Limited district within the City of Crystal Lake.

The following have been considered in our analysis:

- Visual observation of the subject property
- Aerial photos
- Tax Maps
- NVA Preliminary Landscape Plans—NVA Trucking Facility Expansion dated 10/20/23
- Mass Grading Plans for NVA Trucking Facility Expansion dated 10/20/23
- Site Plan & Aerials
- Stormwater Management Report prepared by Jacob Hefner Associates Inc. dated 10/20/23
- Water main Extension Exhibit
- Response Letter to Crystal Lake from Jacob and Hefner Associates dated 10/23/23
- Site Plan-SP1 Aerial
- Site Plan Sp-1
- NVA Transportation and Northwest Truck and Trailer Repair Service
- Letter from Illinois Department of Natural Resources (Adam Rawe) regarding Sands Road Property, Site Improvement dated 8/15/22
- Letter from Jacob and Hefner Associates (Ryan Blocker) regarding NVA Trucking Facility Permit Resubmittal 1, dated 12/20/23
- Mass Grading Plans dated 12/20/23
- Sands Road Widening Exhibit SRWE-1 by Jacob and Hefner Associates
- Sands Road Widening Exhibit SRWE-2 by Jacob and Hefner Associates
- Water Main Extension Exhibit Aerial by Jacob and Hefner Associates
- Environmental Impact Plan dated 10/23/23
- Preliminary Landscape Plan for NVA Trucking Facility Expansion dated 10/20/23
- NVA Entrance Counts
- City of Crystal Lake Zoning Map
- City of Crystal Lake Zoning Ordinance
- Topography of the subject property and the surrounding areas
- Traffic patterns within the area.
- Present zoning of the subject property and the surrounding areas.
- Data sources providing information on subject property and adjacent properties.
- Development trends within the area.

Subject Aerial



Area/Neighborhood

The subject is located on the west side of Sands Road, generally north of the intersection with Smitana Road and north of US Route 14. The property is located within the corporate limits of Crystal Lake.

According to the US Census Population Estimate as of July 1, 2022, the City of Crystal Lake has a population of 40,661 persons within 14,774 households. The median household income within the City is estimated to be $103,018.

It is reported by the Census that the median home value of owner occupied housing units within the City was $271,100 in 2022. Housing values within the area will be discussed later within this report.

Demographics within a one-, three-, and five-mile radius of the subject property are summarized within the following tables:

Population

	1 mile	3 mile	5 mile
2010 Population	3,437	45,022	122,250
2023 Population	3,858	44,877	121,226
2028 Population Projection	3,965	45,165	121,889
Annual Growth 2010-2023	0.9%	0%	-0.1%
Annual Growth 2023-2028	0.6%	0.1%	0.1%
Median Age	41.3	40.8	41.4

Households

	1 mile	3 mile	5 mile
2010 Households	1,273	15,809	43,023
2023 Households	1,431	15,761	42,649
2028 Household Projection	1,472	15,870	42,896
Annual Growth 2010-2023	0.8%	0.2%	0.1%
Annual Growth 2023-2028	0.6%	0.1%	0.1%
Owner Occupied Households	1,243	13,043	36,784
Renter Occupied Households	229	2,827	6,112
Avg Household Size	2.7	2.8	2.8
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$46.6M	$585.2M	$1.6B

Housing

	1 mile	3 mile	5 mile
Median Home Value	$209,831	$242,453	$246,573
Median Year Built	1989	1977	1984

Income

	1 mile	3 mile	5 mile
Avg Household Income	$88,528	$112,361	$118,313
Median Household Income	$70,957	$92,489	$96,379

We have considered the surrounding area and surrounding uses to the subject property. Properties within the area of the subject property generally consist of industrial, commercial and residential uses. The topography of the property is varied and discussed later within this report.

Located north of the subject property is the Lor-El subdivision that contains single family residences within Unincorporated McHenry County as well as residences on larger holdings located within Unincorporated McHenry County zoned agricultural. Northeast of the subject property is an industrial zoned property used for industrial purposes. To the northwest is vacant land used as a billboard site which is zoned for commercial use.

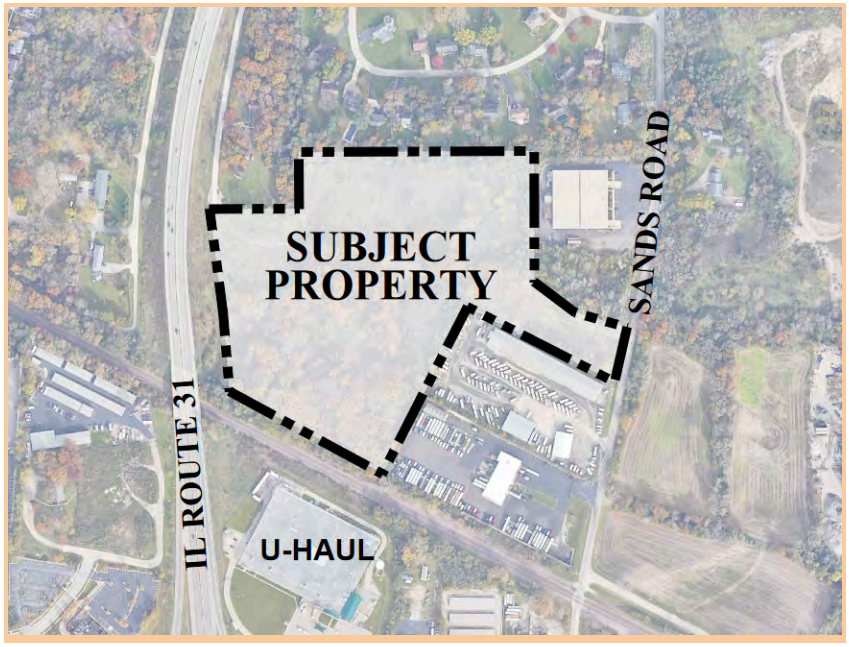
Located immediately south of the subject is the railroad right of way for Chicago and North Western Railroad. This railroad extends in a northwest to southeast direction.

South of the railroad right-of-way are properties located at the northwest corner of Sands Road and Northwest Highway that are industrial and commercial uses. These vary in age and type of structure. These uses include a U-Haul Moving & Storage of Crystal Lake facility and additional industrial type uses that are zoned M PUD, Manufacturing Planned Unit Development. East of these uses is Crystal Lake Storage and two one story commercial buildings located at the corner. These uses are zoned, B-2 PUD General Commercial Planned Unit Development. Located north along Sands Road is a manufacturing facility which is used as a facility for All American Wood Register Co. This facility is used for the manufacturing of wood products including heating air registers and vent covers. This property is zoned M, Manufacturing within Crystal Lake.

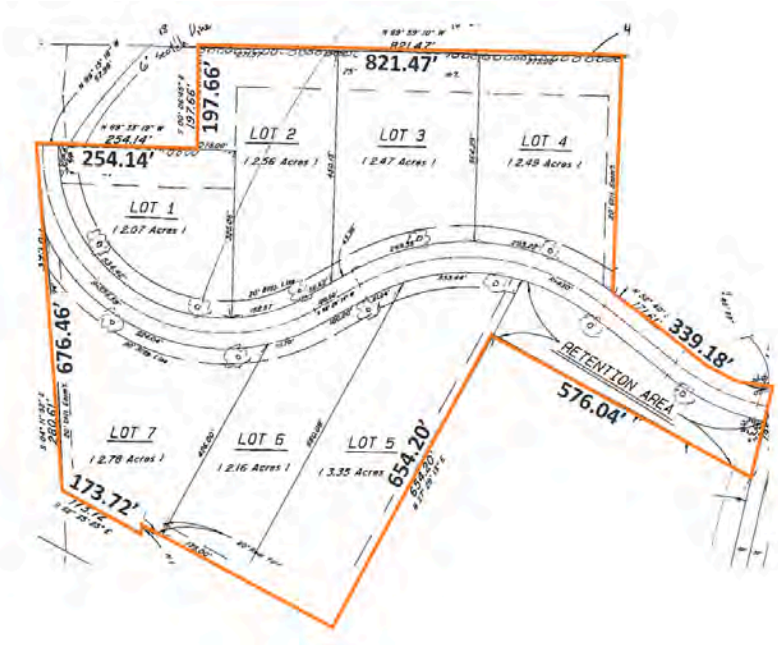
A Casey's automotive service station and convenience store is being developed at the northeast corner of the intersection of Sands Road and U.S. Route 14. This property has a reported address of 4220 Northwest Highway. Located east of this site on the north side of Northwest Highway are industrial uses that include concrete operations, asphalt operations, landscape businesses, contractors, iron works, electrical fabricators, etc. The Sands Dump site is also located in this area that is an abandoned sanitary landfill and Superfund site. The site is currently registered as an Archived superfund site by the EPA.

Subject Property

The subject property is vacant land zoned for industrial use and consists of two tax parcels of land. The tax parcels are 19-03-401-021 and 19-03-453-003.



According to the assessor's records the subject property contains a land area of approximately 21.09 acres or 918,680 square feet. The following drawing was located on the property listing from the prior sale.



The subject property has two tax parcel identification numbers. These are 19-03-401-021 and 19-03-453-003.

Parcel	Area in Square Feet	Area in Acres
19-03-401-021	675,180	15.5
19-03-453-003	243,500	5.59
Total	**918,680**	**21.09**

The taxpayer of record for Tax Year 2022 according to the McHenry County Treasurer is as follows:

NVA Property of IL, LLC
7013 Sands Road
Crystal Lake, IL 60014

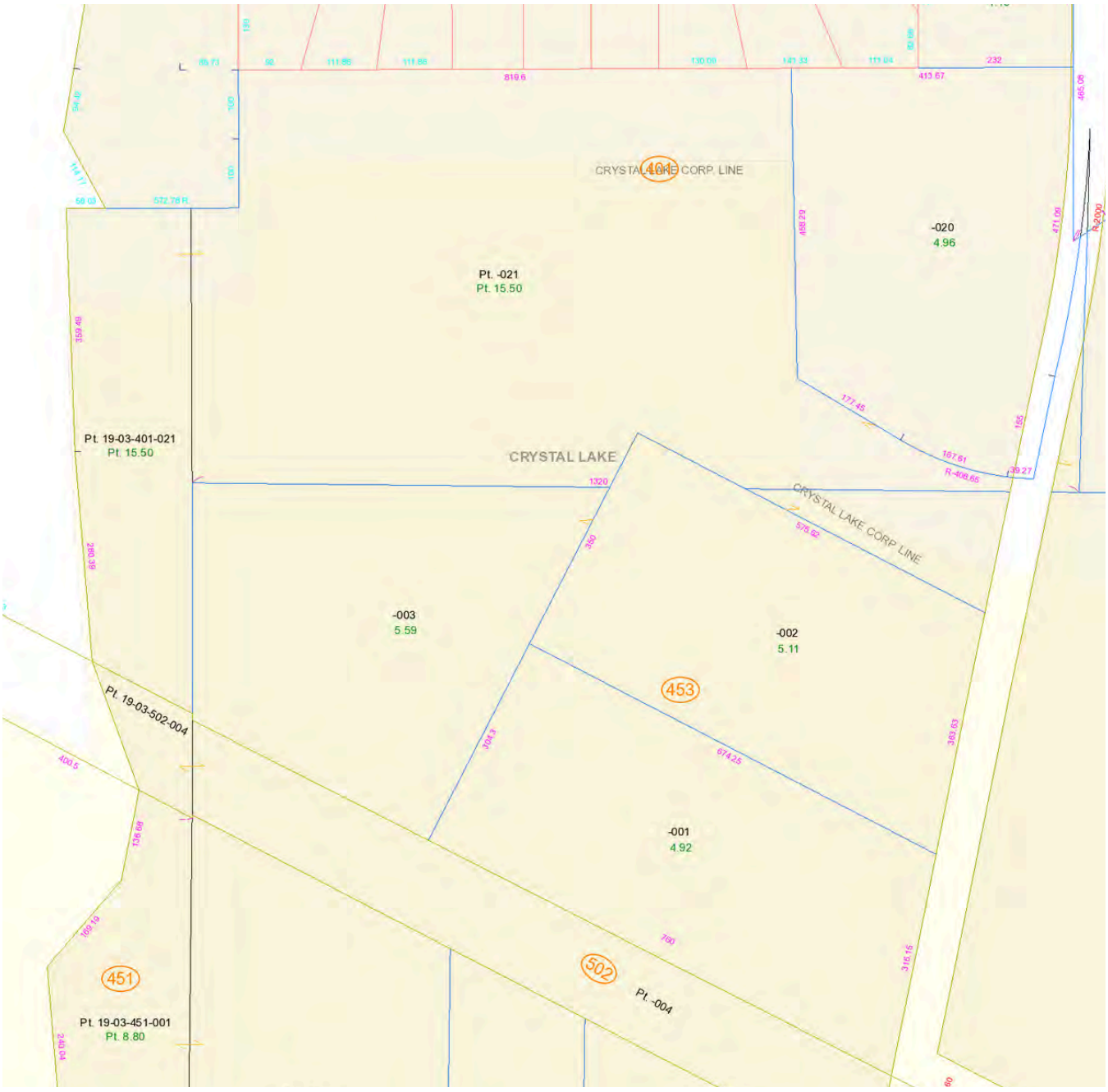
According to the McHenry County Tax Portal, the assessed value and taxes for the subject property are as follows:

Parcel	Assessor Size	Assessed Value (2022)	Taxes 2022
19-03-401-021	15.5 acres	$22,586	$2,139.42
19-03-453-003	5.59 acres	$2,397	$227.06
Total	**21.09**	**$24,983**	**2,366.48**

The subject has transferred within the past three years. The property transferred from John H. Fuhler Family Trust dated January 19, 1993 to NVA Properties of IL LLC transferred in October 20 of 2021 for a reported sale price of $450,000.

The subject property is not currently listed for sale.

TAX MAP


CRYSTAL LAKE CORP. LINE
401
Pt. -021
Pt. 15.50
-020
4.96
Pt. 19-03-401-021
Pt. 15.50
CRYSTAL LAKE
CRYSTAL LAKE CORP. LINE
-003
5.59
-002
5.11
453
Pt. 19-03-502-004
-001
4.92
451
502
Pt. -004
Pt. 19-03-451-001
Pt. 8.80

We have reviewed the Federal Emergency Management Agency floodplain maps and according to map number 17111C0335J, dated November 16, 2006, the subject property does not appear to contain any areas of mapped flood hazard or floodway.



Furthermore, according to the U.S. Fish and Wildlife Service's National Wetlands Inventory Map, there are no mapped wetlands present on the subject site.



We have reviewed the report prepared by Jacob & Hefner Associates, Inc. dated December 20, 2023. According to this report, the subject property does not contain any mapped flood hazard areas; however there is one small wetland area. This report states, “Per the enclosed maps there are no documented special flood hazard areas. There is one wetland located along the western boundary line of the site. This wetland was reported to be 0.07 acres in size. There is a portion of offsite drainage area tributary to the site from the west and south.”



Topography

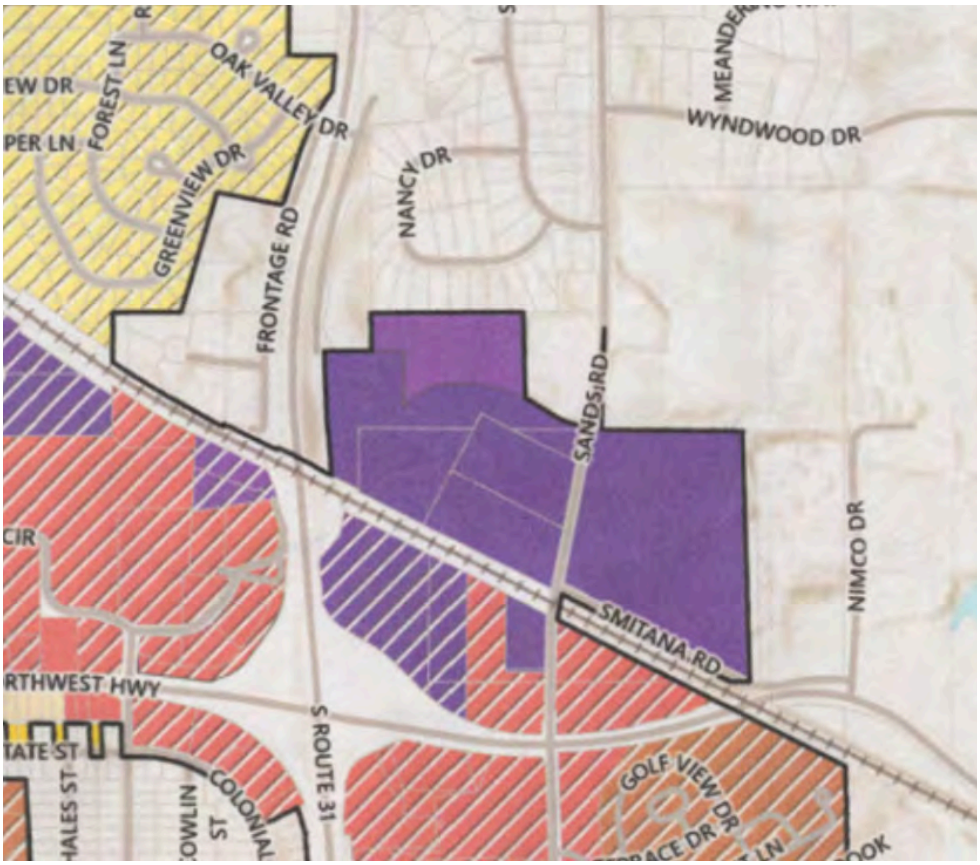


Zoning

According to information provided on the City of Crystal Lake site, “The property was zoned Industry in McHenry County until it was incorporated into City limits in 1985. The property was zoned Manufacturing and Manufacturing Limited after entering the City. At the time of incorporation, a proposal to divide the property into multiple industrial lots was approved, but not completed.”

The subject property has a dual zoning of M, Manufacturing and M-L, Limited Manufacturing zoning classification. The majority of the land which consists of an area of approximately 15 acres is zoned within the M, Manufacturing zoning classification while the northern 6 acres is located within the City’s M-L Limited Manufacturing zoning classification.

ZONING MAP


OAK VALLEY DR
FOREST LN
GREENVIEW DR
FRONTAGE RD
NANCY DR
WYNDWOOD DR
SANDS RD
NIMCO DR
SMITANA RD
S ROUTE 31
GOLF VIEW DR


Frontage Rd
Wallens Dr
S State Route 31
Sands Rd
Coal Ct
Smitana Rd

The Manufacturing District of the subject property is identified as the lower portion of the subject property which is a darker purple color.

According to the Section 1-700 District Purposes section of the City of Crystal Lake, the purpose of the Manufacturing District is stated as follows:

Manufacturing (M) District.

1. General: This district is the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.
2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. Landscape buffers, architectural and design controls are required to mitigate impacts on the City's visual character.
3. Uses: This district is intended to provide for heavy industrial uses with high nuisance potential.

The Manufacturing Limited District of the subject property is identified as the northern portion of the subject property which is a lighter purple color.

According to the Section 1-700 District Purposes section of the City of Crystal Lake, the purpose of the Manufacturing Limited District is stated as follows:

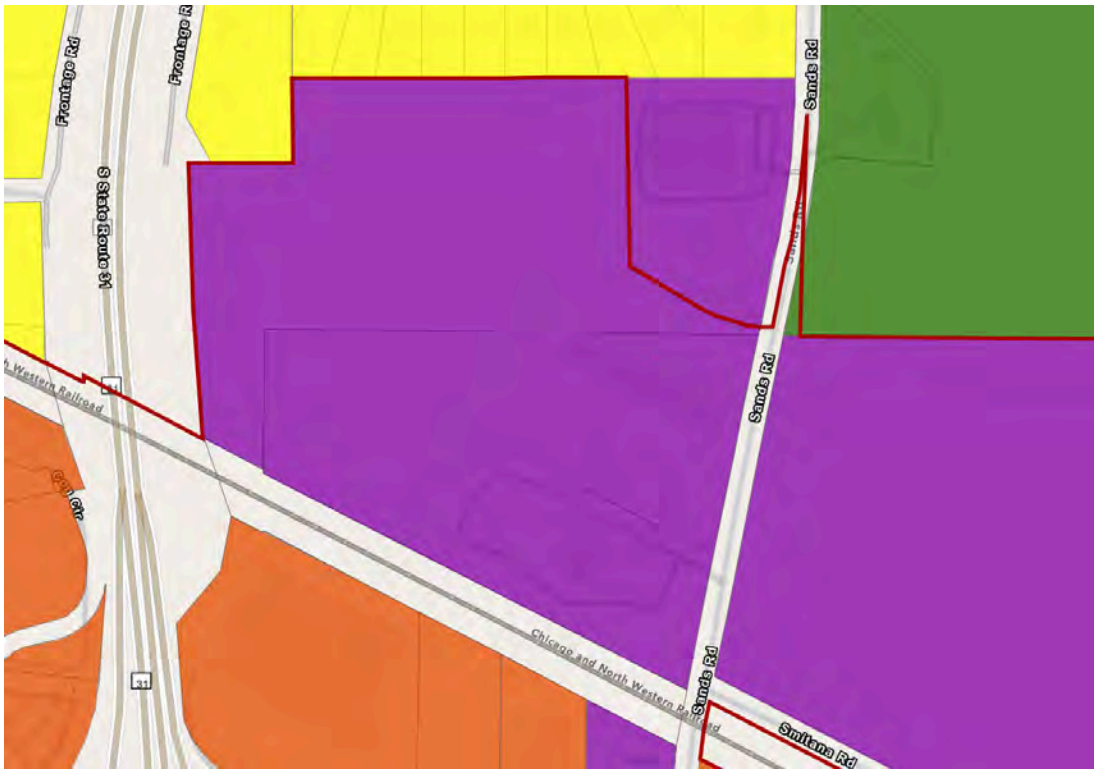
Limited Manufacturing (M-L) District.

1. General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
2. Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
3. Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.

The subject property is indicated to have been zoned for industrial use for many years with the M-L zoned portion being zoned for industrial use for nearly 40 years. It has been reported that an attempt was made to develop industrial lots in 1985 but failed.

Comprehensive Plan

The City's Comprehensive Plan -2030 indicates the subject property as "Industry." The map is indicated as follows:



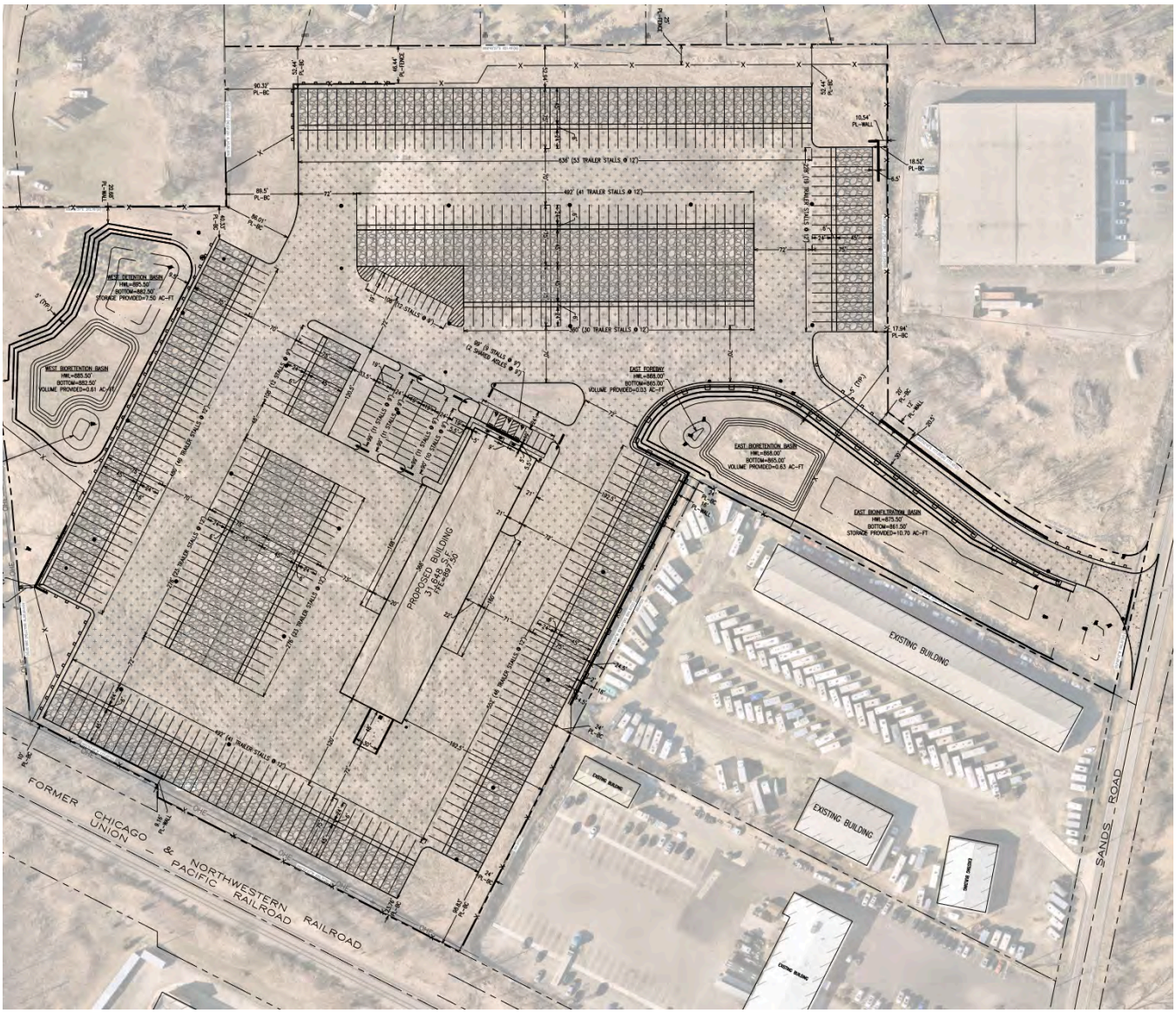
It has been reported within the Project Narrative that "Ordinance Nos. 7087 and 7088 (Smith Cartage, January 6, 2015) provided for the annexation of territory east-southeast of the Subject Property where NVA Transportation currently has operations. Ordinance No. 7089 approved an M Manufacturing zoning classification for this land, with a planned unit development special use permit for outdoor storage and certain variations to which NVA Transportation succeeded. The site includes outdoor storage and gravel parking by ordinance. There are several similarities between the proposed use of the Subject Property and the existing use of the property to the east-southeast, but the two sites will remain distinct and governed by different ordinances. One site will not be accessory to the other."

Proposed Use

The subject property is an approximately 21 acres parcel of land of varying topography with access to Sands Road. The applicant is proposing a 35,538 square foot building with a footprint of 31,648 square feet situated amid parking with outdoor storage with 64 employee and client parking spaces and 328 trailer parking spaces that each have a depth of 69 feet. The site access will be via a restricted access driveway that permits left turns from Sands Road and right turns to Sands Road. It has been reported that the design of this intersection has been completed to physically prohibit a tractor and trailer from making either a right turn in from Sands Road or a left turn out onto Sands Road.

It is stated within the Application that, “Applicant proposes a 28-foot tall building with approximately 36,200 square feet, seven repair and service bays, storage areas and a warehouse area with an interior loading dock. The 86’ x 369’ building has been relocated and reoriented since the July 2023 hearing. The exterior north corner of the office portion of the building will be more than 600 feet from the nearest residence. The repair area will be over 700 feet from the nearest residence. Wall lighting on the building will be directed LED lighting. During permitting, Applicant will modify elevations and parapets to satisfy the City’s design regulations. This may lead to an increase in height or total building coverage.”

Proposed Development Plan



In our analysis we have considered the items within Section 4-500(C) of the City's PUD ordinance including Item C.(2.).

Item C.(2.) of the Development Standards states:

The proposed PUD shall not result in a substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matters affecting public health, safety or general welfare, as they exist at the time of application or as they may exist in the future.

We have also considered the items within Section 9-200(B) Specific standards and other requirements for applications for development approval of the City's PUD ordinance including Item B.(3.) Amendments.

Item B.(3.)(b.) Standards. In recommending approval or conditional approval of an amendment, the Planning and Zoning Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application:

b. The extent to which property values are diminished by a particular zoning classification or restriction;

In our analysis we have considered the items within Section 2-400 Limited and special use criteria of the City's PUD ordinance including Item B.(2.).

Item B.(2.) General standards for all special uses states:

That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Market Data

We have considered the properties located surrounding the property and more specifically the residences to the north located within the Lor-el Estates Subdivision. While we have considered all of the surrounding properties we have concentrated on the residential properties since they would be more likely to be impacted than commercial or industrial properties.

Located to the north of the subject property are eight residential lots that are touching the northern line of the subject property within the Lor-el Estates neighborhood. These are identified as 4409 S. Nancy Drive, 4413 S. Nancy Drive, 4417 S. Nancy Drive, 4419 S. Nancy Drive, 4501 S. Nancy Drive, 4509S. Nancy Drive, 4511 S. Nancy Drive and 4532 S. Nancy Drive. There are only six of these lots that share the entire lot line with the subject.



The residences within this subdivision were developed within the 1970s and 1980's and are on lots that are approximately a half acre in size. These residences are reported to be on private wells and septic systems.

Industrial uses adjoining residential uses are found throughout the area. We have searched within the community for areas where residential uses are adjoining industrial uses similar to that found in the subject area. As is the case with the subject property, there are locations within the City of Crystal Lake where industrial and residential zones are adjoining or located directly across the street from one another.

The following figure shows a portion of Tek Drive east-west between Pingree Road and Route 31. The north side of the Tek Drive is improved with numerous industrial uses while immediately north are single family residences along Claire Street.



Another example of an industrial zone adjacent to a residential zone within Crystal Lake is shown in the following map. Industrial zoned uses are located along the east side of Erick Street and are immediately adjoining residential uses along the southern and eastern portions of the industrial use. The adjoining residential uses have R-1 & R-2 zoning and are located along Blackthorn Drive, Primrose Lane and Talcott Avenue as well as to the south along Erick Street.



Industrial uses are located along the south side of Prairie Street and west side of East Street. There are adjoining residential uses along Poplar Street and on the east Side of East Street. In addition, there is a ML zoned site that is located along E. Crystal Lake Avenue that is entirely surrounded by residential uses.



Another example of an industrial zone adjacent to a residential zone within Crystal Lake is shown in the following map that shows industrial zoned uses located along the west side of Pyott Road that are immediately adjoining residential uses along the western property line of the industrial use. The adjoining residential uses are located along Cardiff Drive.



There are several examples of an industrial zone adjacent to a residential zone shown in the following maps. There are industrial zoned properties located along Park Boulevard and Industrial Road and there are immediately adjoining residential uses along View Street, Park Boulevard and East Terra Cotta Avenue.



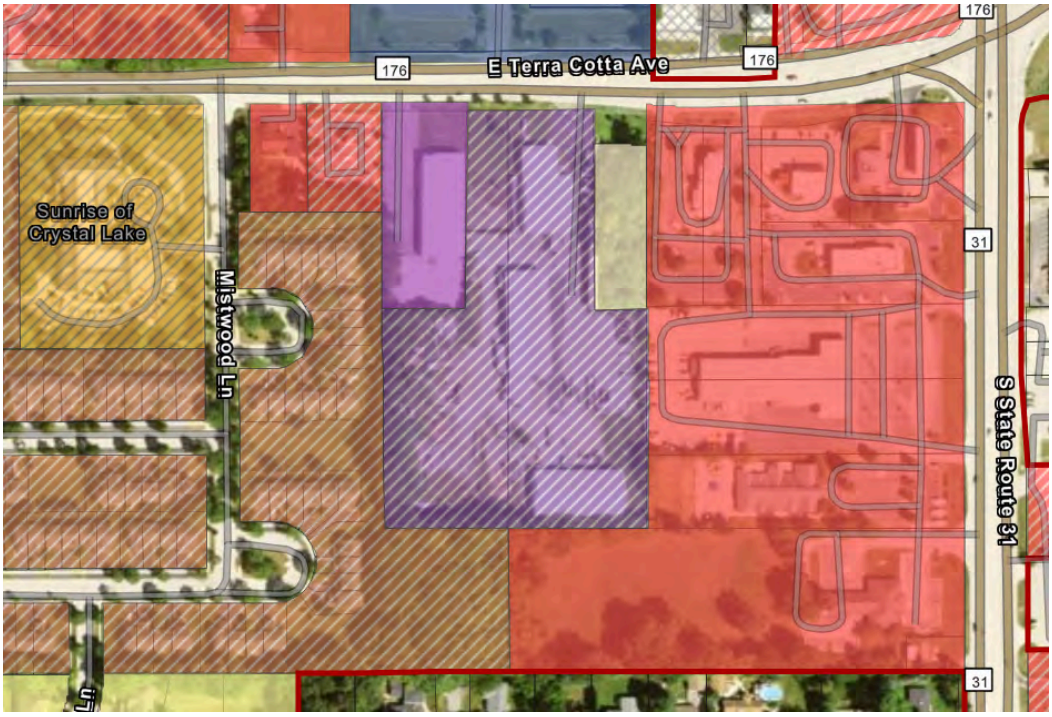
The following example of an industrial zone adjacent to a residential zone shows that there are industrial zoned properties located along Teckler Boulevard and Virginia Road while there are residential uses to the immediate west zoned R-2 PUD, Single-Family Residential Planned Unit Development.



The following figure shows industrial uses located along the North Side of W. Terra Cotta Avenue and the adjoining residential uses to the immediate south across the street.



The following map shows industrial uses located along the south side of E. Terra Cotta Avenue and the adjoining residential uses to the immediate west along Mistwood Lane. These uses are multiple family residential uses.



The uses depicted above indicate that industrial zoning, including uses similar to that of the subject property, co-exist with a variety of uses, such as those that adjoin the subject property including nearby residential uses.

In considering the subject property and surrounding uses, we have researched and analyzed sales of residential property within the subject property area to determine if the proposed use will have an impact on value of the surrounding properties.

We have considered detached single-family residential properties within a half-mile of the subject property.

The following tables summarize transactions on a year-by-year basis according to data from the Northern Illinois Multiple Listing Service.

*It should be noted that the MLS includes unincorporated sales within areas of McHenry County that are indicated as being within Crystal Lake.

Single-Family Detached Sales

	Transactions within Crystal Lake*		Transactions within ½ Mile	
Year	# Transactions	Avg Sale Price	# Transactions	Avg Sale Price
2019	779	$268,181	8	$303,737
2020	883	$293,398	5	$327,260
2021	940	$338,731	13	$326,054
2022	681	$364,487	6	$342,500
2023	575	$402,289	10	$407,750

As shown in the preceding chart the average sale prices of residential properties proximate to the subject property have increased from 2019 to the current date. In comparison to the average sale prices for residential properties within Crystal Lake, the residential properties near the subject property have been either generally similar or higher than the community average. It should be noted that these are averages and have not been adjusted for varying factors including, but not limited to the condition of each property.

There are no properties currently listed for sale within the immediate subdivision to the north of the subject property. The most recent sale of each property on this block is summarized in the table below.

Address	PIN	Building Size	Year Constructed	Lot Size	2023 McHenry County Assessed Market Value
4409 S. Nancy Drive	19-03-401-014	1,736	1981	0.66 ac	$329,805
4413 S. Nancy Drive	19-03-401-013	2,453	1978	0.57 ac	$336,309
4417 S. Nancy Drive	19-03-401-012	2,190	1988	0.54	$326,733
4419 S. Nancy Drive	19-03-401-011	2,458	1978	0.54	$341,406
4501 S. Nancy Drive	19-03-401-010	1,989	1989	0.58	$327,777
4509 S. Nancy Drive	19-03-401-009	1,554	1980	0.54	$291,096
4511 S. Nancy Drive	19-03-401-008	2,830	1996	0.59	$417,588
4532 S. Nancy Drive	19-03-401-007	2,178	1978	0.83	$327,297

The property at 4417 Nancy Drive was purchased on July 12, 2023 and was recorded as a Warranty Deed for a purchase price of $435,000. The listing mentions “The backyard has a large deck with walkway to the firepit with room for lot's of chairs!!” The purchase price of $435,000 is substantially above the McHenry County Assessor’s Market Value of $326,733.

The residences to the immediate north of the subject property have assessed market values of approximately $300,000 to $400,000 which is typical for the price of single family residences within the area.



We have considered the immediate subdivision to the north and the sales that have occurred within this area. Following are sales this neighborhood:

Address	Building Size	Sale Date	Sale Price
6622 Scott Lane	2,623	October 2020	$330,500
4420 S. Nancy Drive	2,341	July 2021	$397,500
6616 Scott Lane	2,112	July 2022	$355,000
4524 S. Nancy Drive	1,732	August 2023	$400,000
4417 S. Nancy Drive	2,190	July 2023	$435,000

Following is a map using the reported County data that shows the recent sales within this area.



It should be noted that the single family residence sale that is located adjacent to the subject property is the highest sale within the neighborhood.

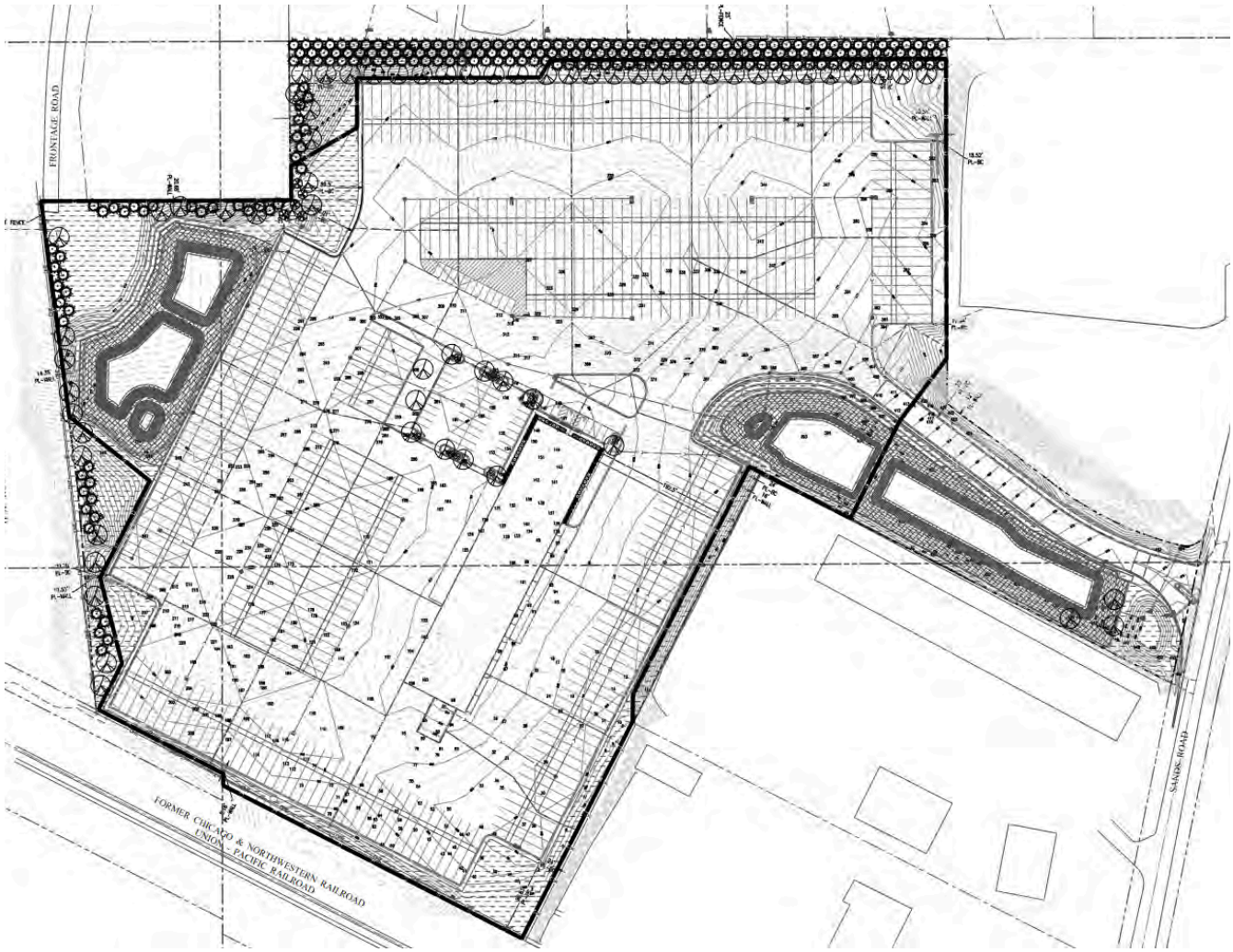
Development Plan

We have considered the proposed use and lighting. According to the provided Project Narrative, “Pole lighting will feature directed LED lights mounted on poles above a base, with a total height of 30 feet. Staff has requested shields on the north lighting and Applicant is currently consulting with its supplier on the issue. At a minimum, Applicant will provide the shield as an extension from the pole support, but the specifications for the fixtures may

change. *Without considering any of the fencing and dense tree planting* on the property, Applicant planned to reduce footcandle measurements to zero at the lot lines. The photometric review does not consider either landscaping or fencing."

We have also considered the proposed landscaping. It has been stated within the Project Narrative that the "Applicant will maintain at least a 30-foot landscape buffer to the west commercial use with additional shrubs." It is further stated, "The substantial plantings offer a meaningful screen that will be planted at the height of the preserved evergreen trees or new trees planted at a height that will be 8-10 feet. Evergreens will reach heights of 40-60 feet. The shade trees on the interior of the fence will be planted at a likely height of 20 feet and canopy diameter of 10-12 feet. These trees will also reach a height of 40-60 feet. Applicant will use care when trimming lower limbs and branches from these trees in order to allow a better lower screen above the fenceline. Applicant will engage in safety and health trimming of all trees as is necessary."

The proposed landscaping plan is as follows:



Fencing has also been considered in our analysis. It is stated within the Project Narrative, “The fencing will be a solid fence that blends into the landscape. Applicant proposes an 8-foot fence at all locations, but it can step the fence up to 10 or 12 feet. The minimum fence height is 8 feet. Staff can insist on a taller fence without a variance. Applicant requested a variance or exception to allow the 12-foot fence on the north lot line as a protective measure. The taller fence will wind along and through the planned rows of trees north of the parking area as shown in the landscape plans.”

The noise levels have been considered with respect to the development. It is stated within the Project Narrative that, “The facility will meet all storage, disposal and other environmental regulations. The environmental consultants from Jacob & Hefner filed a complete Environmental Impact Statement which concluded that sound from operations will not have an impact on neighboring uses. Not only does the site fall well within background noise levels, but it meets applicable Illinois Environmental Protection Agency standards for noise. The facility meets and exceeds applicable regulations in the Unified Development Ordinance.”

Potential noise is discussed within the provided Jacob & Hefner Associates report. The conclusion is stated, “Based on the results of the sound level monitoring and the nature of the operations at the proposed facility, it is clear that noises from the regular movement of traffic on the two highways (Route 31 and Northwest Highway) dominate the sounds heard in the area. There are no discernible sounds coming from the facility, including other neighboring industrial facilities. Therefore, this monitoring and assessment strongly suggests that the proposed new facility will not have a significant impact on the sound levels perceived by the neighbors or the residential community to the north. It is our conclusion that the noise impact to the community from the proposed facility will be negligible and cause no change to the current background noise level in this neighborhood.”

The Jacob & Hefner Associates report references the air emissions and concludes, “An evaluation of the air emissions likely to be generated from diesel trucks and maintenance operations at the current and proposed NVA facility was completed. Based on NVA’s current and proposed operations, it was determined that NVA’s practices and maintenance schedule will be able to comply with applicable air emissions requirements including the City, county, state, and federal emission standards with their current and increase semi-trailer truck fleet.”

We have considered the Groundwater Observations as stated within the Jacob & Hefner Associates report which states, “Based on the potentiometric map, it is evident that groundwater flows to the east in the directions of both Lake West, located approximately 2,500 ft E-SE of the Site, and Lake Killarney, located approximately 6,500 ft NE of the Site. Therefore, the residential properties to the north do not receive groundwater migrating from the Site.”

The proposed traffic of the development has been considered in our analysis. It is stated within the Project Narrative “The City’s traffic consultant reported that the use will not negatively impact traffic circulation in the area. Where the consultant raised issues that have been debated, particularly the designated left turn lane and southbound right turns into the development, Applicant agreed to meet the suggestions of the consultant. Sands Road is a

minor arterial street that has been improved to serve manufacturing and industrial uses and the character of traffic on this road from the residential area south to Northwest Highway is manufacturing and industrial. In addition to the left turn lane, the site offers ample stacking for at least five trucks with trailers once they exit the public right of way."

It is further stated that "These residents have also voiced concerns over vehicles tied to the site slowing traffic along Sands Road (industrial in character in this area) or using Sands Road north of the driveway, and Applicant is now planning to install a dedicated left turn lane and entrance restriction that will avoid vehicles entering from the north or exiting to the north.

According to the Project Narrative Final 20240117, " ***The use will not negatively impact traffic circulation.*** The City's traffic consultant reported that the use will not negatively impact traffic circulation in the area.

Analysis

The purpose of this appraisal assignment is to analyze the potential impact, if any, on the value of the surrounding properties as a result of the approval of a planned unit development.

- The subject property is vacant land with varying topography.
- The subject property is located within the M, Manufacturing district and the M-L, Manufacturing Limited district within the City of Crystal Lake.
- The proposed use of the property is consistent with the historical industrial zoning of the property.
- The surrounding area is improved with a variety of industrial, commercial and residential uses.
- The improvements permitted by the PUD do not change the character of the area which is primarily industrial.
- Access to the property will be restricted with respect to truck traffic with a dedicated left turn lane and entrance restriction that will avoid vehicles entering from the north or exiting to the north.
- Traffic study indicates that there is sufficient capacity for the development. Site access will be via a restricted access driveway that affords left turns from and right turns to Sands Road.
- The proposed use does not prevent the use of the adjoining properties. The adjoining properties can continue to be used as they have been in the past. The use is compatible with other industrial and commercial uses and can coexist with a variety of residential uses.
- There is nothing unique about the proposed use of the subject property which would create impacts not found in other uses of this type. Examples of residential uses adjoining industrial uses are common throughout the area.
- The proposed main improvements will be constructed within the southern portion of the property at a significant distance from the existing residential uses to the north. There is an industrial use located along Sands Road that is located closer to the residential uses.
- The proposed use is similar to the development of the property which could occur under the current zoning of the property. A planned unit development provides greater control in the development and use of the subject property.

- The proposed use will not be detrimental to the development of other property within the area. Any development or redevelopment can occur as it could prior to the proposed use as shown by development which has occurred in the area.

- In comparison to the average sale prices for residential properties within Crystal Lake the residential properties near the subject property are generally similar in sale price to the area average.

- We have considered the proposed use of lighting and any potential impact on the adjoining properties. The foot candle measurement is planned to be zero at the lot lines. This does not consider any reduction due to the fencing and dense tree planting.

- The proposed landscaping will include dense plantings and a substantial landscape buffer as indicated on the landscaping plan. There is also substantial existing landscaping on the adjoining properties which will further buffer those properties from the proposed use.

- Fencing will be erected which will consist of a solid fence that blends into the landscape. An exception to allow a 12-foot fence on the north lot line has been requested.

- A sound study has indicated that the noise impact to the community from the proposed facility will be negligible and will not cause a change to occur to the current background noise level in the neighborhood.

- The proposed stormwater system has been designed to prevent any additional run-off from the subject property as a result of the development.

- The Jacob & Hefner Associates report references the air emissions impact and concludes that the proposed use will comply with applicable air emissions requirements.

- We have considered the effect on groundwater within the area and it has been stated that the residential properties to the north do not receive groundwater migrating from the subject property.

- We have considered the opinions of land planner Joseph Abel of Joseph H. Abel & Associates who has concluded that the proposed use is consistent with existing development and potential development within the area.

Conclusion

We have conducted a study to determine whether the proposed use will diminish or impair the value of property within the vicinity of the subject property.

The proposed use of a Planned Unit Development as described will not diminish or impair the value of property within the vicinity of the subject property.

We have considered the surrounding land uses with respect to any impact as a result of the proposed use. Properties within the area can continue to be used in a similar manner as they have in the past. The character of the area will not be changed and continues to be mixed uses.

Industrial zoning and use of the properties to the south of the residential subdivision have existed for many years. Any potential impact on the value of surrounding properties due to the presence of an industrial use would have already been accounted for in their sales prices as the zoning and potential use of the property to the south was apparent to purchasers. The industrial zoning on the subject property has existed and been known for many years. Commercial and industrial uses are typically more tolerant of other uses and therefore there will not be an impact on these types of uses.

As a result of the market impact analysis, it is our opinion that the approval of the Planned Unit Development does not have a negative impact on the character, use, development, marketing or property values of the uses within the area.

Please let us know if you have any questions.

Respectfully submitted,

POLACH APPRAISAL GROUP, INC.



Kenneth F. Polach, MAI, SRA
Illinois Certified General Appraiser
IL Cert No. 553.000340 Exp. 9/30/2025



Mark K. Polach
Illinois Certified General Appraiser
IL Cert No. 553.001545 Exp. 9/30/2025

CONTINGENT AND LIMITING CONDITIONS

It is assumed that the title to this property is good and marketable. No title search has been made, nor have we attempted to determine ownership of the property. The value opinion is given without regard to any questions of title, boundaries or encroachments. It is assumed that all assessments are paid. We assume the property to be free and clear of liens and encumbrances except as noted. No attempt has been made to render an opinion or determine the status of easements that may exist.

The legal description, if included in any report, should be verified by legal counsel before being relied upon or used in any conveyance or other document.

We are not familiar with any engineering studies made to determine the bearing capacity of the land. We assume improvements in the area appear to be structurally sound. It, therefore, is assumed that soil and subsoil conditions are stable unless specifically outlined.

Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale or detail.

Areas and dimensions of the property may or may not have been physically measured. If data is furnished by the principal or from plot plans or surveys furnished by the principal, or from public records, we assume it to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or our client. No responsibility is assumed for discrepancies which may become evident from a licensed survey of the property.

Our value opinion involves only the real estate and all normal building equipment if any improvements are involved. No consideration was given to personal property, (or special equipment), unless stated.

It is assumed that the property is subject to lawful, competent and informed ownership and management unless noted.

Information in this report concerning market data was obtained from buyers, sellers, brokers, attorneys, trade publications or public records. To the extent possible, this information was examined for accuracy and is believed to be reliable. Dimensions, areas or data obtained from others are believed correct; however, no guarantee is made in that the appraiser did not personally measure same.

Any information, in whatever form, furnished by others is believed to be reliable; however, no responsibility is assumed for its accuracy.

The physical condition of any improvements described herein was based on visual inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply were not specifically tested but were assumed to be in good working order, and adequate, unless otherwise specified. No liability is assumed for the soundness of structural members, since no engineering tests were made of same. The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.

The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde foam insulation and/or asbestos insulation, which may or may not be present on the property, has not been considered. In addition no deposit of toxic wastes, unless specifically mentioned herein, have been considered. The appraiser is not qualified to detect such substances and suggests the client seek an expert opinion, if desired. Further, this report does not consider the potential ramifications due to the presence of Underground Storage Tanks (UST) or the possible environmental impact due to leakage and/or soil contamination, if present.

It is specifically noted that the appraiser(s) have not conducted tests to determine the presence of, or absence of,

Radon. We are not qualified to detect the presence of Radon gas, which requires special tests and, therefore, must suggest that if the buyer is suspect as to the presence of Radon or any other potentially hazardous substances, he or she should take steps to have proper testing done by qualified firms who have the equipment and expertise to determine the presence of this substance in the property.

In addition, if the client has any concern regarding the structural, mechanical or protective components of the improvements described herein, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or experts in these disciplines be retained by said client, before relying upon this appraisal.

The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

All information and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the property appraised herein, represents the opinions of the appraiser formed after an examination and study of the property.

Any valuation analysis of the income stream had been predicated upon financing conditions as specified in the report, which we have reason to believe are currently available for this property. Financing terms and conditions other than those indicated may alter the final value conclusions.

Stabilized expenses shown in the income capitalization approach, if used, are projections, and are based on past operating history if available, and are stabilized as generally typical over a reasonable time period.

The appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been made previously thereto. If the appraiser(s) is subpoenaed pursuant to court order, the client will be required to compensate said appraiser(s) for his time at his regular hourly rates plus expenses.

All opinions, as to values stated, are presented as the appraiser's considered opinion based on the information set forth in the report. We assume no responsibility for changes in market conditions or for the inability of the client or any other party to achieve their desired results based upon the appraised value. Further, some of the assumptions made can be subject to variation depending upon evolving events. We realize some assumptions may never occur and unanticipated events or circumstances may occur. Therefore, actual results achieved during the projection period may vary from those in our report.

Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans or descriptions or attachments made hereto.

Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all public authorities having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environmental impact or energy laws or regulations.

This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party who uses or relies upon any information in the report without the preparer's written consent, does so at his own risk. The Appraiser/consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties.

A signatory of this appraisal report is a member or affiliate of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as

may be selected by the party for whom this was prepared. Selected portions of this appraisal report, however, shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report. This restriction applies particularly to the valuation conclusions, the identity of the appraisers, or any reference to the Appraisal Institute, or to the MAI, SRA, or SRPA designations.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

CERTIFICATE

The undersigned, representing POLACH APPRAISAL GROUP, INC., do hereby certify that, to the best of our knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and represent the personal, impartial, and unbiased professional analyses, opinions, and conclusions of the undersigned.

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

The following persons from among the undersigned have made a personal inspection of the property that is the subject of this appraisal report on the date(s) indicated:

Kenneth F. Polach and Mark K. Polach on January 23, 2024

Travis J. Fisher provided significant real property appraisal assistance to the person(s) signing this certification including research, analysis and report writing.

This appraisal report includes 42 sheets, which are made an integral part of this report.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to on January 23, 2024.





Kenneth F. Polach, MAI, SRA
Illinois Certified General Appraiser
IL Cert No. 553.000340 Exp. 9/30/2025

Mark K. Polach
Illinois Certified General Appraiser
IL Cert No. 553.001545 Exp. 9/30/2025

As of the date of this report, I, Kenneth F. Polach have completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report, I, Mark K. Polach have completed the continuing education program for Candidates of the Appraisal Institute.

We have not provided any previous services regarding the subject property, including an appraisal, within the three years prior to this assignment.

APPRAISER'S QUALIFICATION SUMMARY

* * * KENNETH F. POLACH, MAI, SRA * * *

Kenneth F. Polach, President of the Polach Appraisal Group, Inc., has been engaged in the profession of real estate appraising and consulting since 1969 in the Chicago Metropolitan Area, including Cook, DuPage, Will, Lake, McHenry, Kane and Kendall counties, and has also completed assignments in other sections of the United States. He holds the professional designations MAI and SRA from the Appraisal Institute.

His experience includes market value appraisals on varied property types for acquisition, grant application, condemnation, mortgage, estate, real estate tax, historic preservation, and other purposes. Property types appraised and studies conducted include residential, commercial, industrial and special purpose properties, as well as highest and best use studies and impact studies. He has qualified as an expert witness in the Circuit Courts of Cook, DuPage, Kane, Lake, McHenry and Will counties in Illinois as well as in Federal Court. Mr. Polach has testified at Illinois Commerce Commission as well as municipal and county zoning hearings.

From June 1974 to December 1993, Mr. Polach was associated with and was appointed Executive Vice President of William A. McCann & Associates, Inc. From July 1972 to May 1974, Mr. Polach held the position of staff appraiser for a major suburban bank. He was responsible for the appraisal of residential, commercial, industrial and special purpose properties used as security for mortgage loans, as well as being involved in loan processing and servicing.

From September 1969 through July 1972, Mr. Polach was employed by the State of Illinois, Department of Public Works and Buildings, Division of Highways, Bureau of Right-of-Way. The positions he held with the State were Engineering Technician, and Right-of-Way Agent and Appraiser. His duties as an appraiser included the review and acceptance of appraisal reports on various residential, commercial, industrial and special purpose properties for highway acquisition.

Mr. Polach's educational background includes attendance at Roosevelt University resulting in the attainment of a Bachelor of Science Degree with a major in Engineering Science. Further studies at Roosevelt University resulted in the attainment of a Masters Degree in Business Administration.

Mr. Polach's specialized education includes real estate appraisal courses and various seminars and workshops given by the Appraisal Institute and other professional organizations. These courses covered the principles of appraising residential, commercial, industrial and special purpose properties and related topics. He also attended the National School of Real Estate Finance sponsored by the American Bankers Association at Ohio State University.

Mr. Polach has been qualified and has acted as an Arbitration Judge in alternative dispute resolution.

He was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg.

Mr. Polach's professional affiliations include membership in the Appraisal Institute, with the designations of MAI and SRA. He is a Senior Member of the National Association of Review Appraisers with the designation of CRA, and he is a Member of the National Association of Realtors.

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. Mr. Polach has completed the requirements of the continuing education program of the Appraisal Institute.

Mr. Polach is currently a State Certified General Appraiser in the State of Illinois and the State of Indiana.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 50 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

APPRAISER'S QUALIFICATION SUMMARY

* * * MARK K. POLACH * * *

Mark K. Polach joined the appraisal staff of Polach Appraisal Group, Inc. in 1996. Since joining the firm, his experience has included market value appraisals of various residential, commercial, industrial, special use, and vacant land properties. These appraisals have been used for relocation, mortgage, condemnation, acquisition, easement and tax appeal purposes. Assignments have also included appraisals and studies of real estate located in Cook, DuPage, Grundy, Lake, Kane, Kendall, McHenry and Will counties. Mr. Polach has performed special impact studies in metropolitan Chicago and surrounding communities to determine the effect of large retail stores and shopping centers on the value, marketability, and rate of appreciation of residential properties.

He has qualified as an expert witness and testified in the Circuit Court of DuPage, Cook, Kane, McHenry and Lake Counties. Mr. Polach has also presented expert testimony in cases before DuPage County, Cook County Zoning and the City of Chicago Zoning Board of Appeals.

Mr. Polach has been on the State of Illinois Approved Appraiser List as well as the State of Illinois Approved Review Appraiser List for approximately 20 years and has worked on State of Illinois Projects and Local Public Agency Projects during that time.

Mr. Polach is an alternate member of the Lake County Illinois Board of Review and has heard testimony on written appeals on real estate parcels that are claimed to be over-assessed or under-assessed. He has heard oral testimony and provided decisions involving hundreds of properties.

Mr. Polach was a contributor and panelist for the Seminar titled Vapor Intrusion: Law, Medicine and Science at the Law offices of Barnes & Thornburg. He has testified in court as to the diminution in value as a result of environmental impacts.

Assignments have included restaurants, gas stations, shopping centers, churches, agricultural use land, apartment complexes, large office buildings, schools, hotels, single-family and multi-family residences, quarry properties, zoning impact studies as well as highest and best use studies for proposed residential, office, townhouse, commercial, mixed use, and retirement developments in the Chicagoland area. He has also performed tax assessment studies for various types of commercial and special purpose property types and performed appraisals for permanent and temporary easements. Assignments have also included leasehold and leased fee interest valuations as well as retrospective values. More notable assignments have included the Willis Tower, O'Hare Airport, a UPS processing facility containing more than 2 million square feet of building area, large shopping malls and retail, trucking and distribution facilities, etc. He has written numerous Yellow Book appraisals which are completed to Federal Standards.

Mr. Polach attended the University of Dayton resulting in the attainment of a Bachelor of Arts Degree. Mr. Polach's specialized education includes the successful completion of and passing grades on examinations for all of the Appraisal Institute courses necessary towards the MAI designation. He has attended numerous Appraisal Institute's Seminars including the most recent "Conditions of the Chicago Real Estate Market."

Mr. Polach is attending the University of St. Thomas Graduate School of Business and working toward his Master of Science in Real Estate Appraisal. This includes the successful completion of the courses Legal Issues in Valuation, Effective Communication, Statistical Analysis for Real Estate Appraisal, Market Analysis and Feasibility Studies and Advanced Topics in Real Estate Appraisal which included such topics as highest and best use analysis; regional shopping centers; condemnation; environmental impact; utility easements; subdivision analysis; and business valuation.

As a representative of the Appraisal Institute Mr. Polach has also attended the Leadership Development and Advisory Council in Washington D.C. and lobbied on behalf of the Appraisal Institute. He is a Region Representative alternate as well on the Public Relations Committee for the Chicago Chapter of the Appraisal Institute. Mr. Polach is on the Illinois Department of Transportation approved appraisers and approved review appraisers lists. Mr. Polach is a Candidate for the MAI Designation of the Appraisal Institute and is currently licensed as a State Certified General Real Estate Appraiser in the State of Illinois, the State of Indiana, the State of Michigan and the State of Wisconsin.