
THE VILLAGE OF TINLEY PARK
Cook County, Illinois
Will County, Illinois

RESOLUTION
NO. 2018-R-005

A RESOLUTION AUTHORIZING A HIGHWAY AUTHORITY AGREEMENT (HAA)
WITH 7-ELEVEN, INC.

JACOB C. VANDENBERG, PRESIDENT
KRISTIN A. THIRION, VILLAGE CLERK

MICHAEL J. PANNITTO
BRIAN H. YOUNKER
CYNTHIA A. BERG
WILLIAM P. BRADY
MICHAEL W. GLOTZ
MICHAEL J. MANGIN
Board of Trustees

RESOLUTION NO. 2018-R-005

**A RESOLUTION AUTHORIZING A HIGHWAY AUTHORITY AGREEMENT (HAA)
WITH 7-ELEVEN, INC.**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Highway Authority Agreement with the 7-Eleven, Inc., a true and correct copy of such Highway Authority Agreement being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid "Agreement" be entered into and executed by said Village of Tinley Park, with said Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1**.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 20th day of February, 2018, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Younker, Pannitto, Berg, Brady, Glotz, Mangin

NAYS: None


ABSENT: None

APPROVED this 20th day of February, 2018, by the President of the Village of Tinley Park.



Village President

ATTEST:



Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, KRISTIN A. THIRION, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2018-R-005, "HIGHWAY AUTHORITY AGREEMENT (HAA) WITH 7-ELEVEN, INC," which was adopted by the President and Board of Trustees of the Village of Tinley Park on February 20, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this _____ day of _____ 2018.



KRISTIN A. THIRION, VILLAGE CLERK

EXHIBIT 1

**HIGHWAY AUTHORITY AGREEMENT (HAA)
WITH 7-ELEVEN, INC.**

HIGHWAY AUTHORITY AGREEMENT

This Agreement is entered into this 20 day of February, 2018 pursuant to 35 Ill. Adm. Code 742.1020 by and between the (1) 7-Eleven, Inc. (7-Eleven) ("Owner/Operator") and (2) the Village of Tinley Park, Illinois, an Illinois body politic and corporate, acting by and through its Chair and Village Board ("Highway Authority"), collectively known as the "Parties."

WHEREAS, 7-Eleven, Inc. is the owner or operator of one or more leaking underground storage tanks formerly located at 16658 South Oak Park Avenue, Tinley Park, Illinois, 60477 ("the Site");

WHEREAS, as a result of one or more releases of contaminants from the above referenced underground storage tanks ("the Release(s)"), soil and groundwater contamination at the Site exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742;

WHEREAS, the soil and groundwater contamination exceeding Tier 1 residential remediation objectives extends or may extend into the Highway Authority's right-of-way;

WHEREAS, the Owner/Operator is conducting corrective action in response to the Release(s);

WHEREAS, the Parties desire to prevent groundwater beneath the Highway Authority's right-of-way that exceeds Tier 1 remediation objectives from use as a supply of potable or domestic water and to limit access to soil within the right-of-way that exceeds Tier 1 residential remediation objectives so that human health and the environment are protected during and after any access;

NOW, THEREFORE, the Parties agree as follows:

1. The recitals set forth above are incorporated by reference as if fully set forth herein.
2. The Illinois Emergency Management Agency has assigned incident numbers 20091227 and 20140526 to the Releases.
3. Attached as Exhibit A is a scaled map(s) prepared by the *Owner/Operator* that shows the Site and surrounding area and delineates the current and estimated future extent of soil and groundwater contamination above the applicable Tier 1 residential remediation objectives as a result of the Releases.
4. Attached as Exhibit B are tables prepared by the *Owner/Operator* that lists each contaminant of concern that exceeds its Tier 1 residential remediation objective, its Tier 1 residential remediation objective and its concentrations within the zone where Tier 1 residential remediation objectives are exceeded. The locations of the concentrations listed in Exhibit B are identified on the map(s) in Exhibit A.

5. Attached as Exhibit C is a scaled map prepared by the *Owner/Operator* showing the area of the Highway Authority's right-of-way that is governed by this agreement ("Right-of-Way"). Because Exhibit C is not a surveyed plat, the Right-of-Way boundary may be an approximation of the actual Right-of-Way lines.
6. The Parties stipulate that, based on modeling, soil and groundwater contamination exceeding Tier 1 residential remediation objectives does not and will not extend beyond the boundaries of the Right-of-Way.
7. The Highway Authority stipulates it has jurisdiction over the Right-of-Way that gives it sole control over the use of the groundwater and access to the soil located within or beneath the Right-of-Way.
8. The Highway Authority agrees to prohibit within the Right-of-Way all potable and domestic uses of groundwater exceeding Tier 1 residential remediation objectives.
9. The Highway Authority further agrees to limit access by itself and others to soil within the Right-of-Way exceeding Tier 1 residential remediation objectives. Access shall be allowed only if human health (including worker safety) and the environment are protected during and after any access. The Highway Authority may construct, reconstruct, improve, repair, maintain and operate a highway upon the Right-of-Way, or allow others to do the same by permit. In addition, the Highway Authority and others using or working in the Right-of-Way under permit have the right to remove soil or groundwater from the Right-of-Way and dispose of the same in accordance with applicable environmental laws and regulations. The Highway Authority agrees to issue all permits for work in the Right-of-Way, and make all existing permits for work in the Right-of-Way, subject to the following or a substantially similar condition:

As a condition of this permit the permittee shall request the office issuing this permit to identify sites in the Right-of-Way where a Highway Authority Agreement governs access to soil that exceeds the Tier 1 residential remediation objectives of 35 Ill. Adm. Code 742. The permittee shall take all measures necessary to protect human health (including worker safety) and the environment during and after any access to such soil.

10. This agreement shall be referenced in the Agency's no further remediation determination issued for the Releases.
11. The Agency shall be notified of any transfer of jurisdiction over the Right-of-Way at least 30 days prior to the date the transfer takes effect. This agreement shall be null and void upon the transfer unless the transferee agrees to be bound by this agreement as if the transferee were an original party to this agreement. The

transferee's agreement to be bound by the terms of this agreement shall be memorialized at the time of transfer in a writing ("Rider") that references this Highway Authority Agreement and is signed by the Highway Authority, or subsequent transferor, and the transferee.

12. This agreement shall become effective on the date the Agency issues a no further remediation determination for the Releases. It shall remain effective until the Right-of-Way is demonstrated to be suitable for unrestricted use and the Agency issues a new no further remediation determination to reflect there is no longer a need for this agreement, or until the agreement is otherwise terminated or voided.
13. In addition to any other remedies that may be available, the Agency may bring suit to enforce the terms of this agreement or may, in its sole discretion, declare this agreement null and void if any of the Parties or any transferee violates any term of this agreement. The Parties or transferee shall be notified in writing of any such declaration.
14. This agreement shall be null and void if a court of competent jurisdiction strikes down any part or provision of the agreement.
15. This agreement supersedes any prior written or oral agreements or understandings between the Parties on the subject matter addressed herein. It may be altered, modified or amended only upon the written consent and agreement of the Parties.
16. Any notices or other correspondence regarding this agreement shall be sent to the Parties at the following addresses:

**Manager, Division of Remediation
Management Bureau of Land**
Illinois Environmental Protection Agency
P.O. Box 19276
Springfield, IL 62974-9276

Owner/Operator
7-Eleven, Inc.
Attn: Mr. Jose Rios
P.O. Box 711 (Loc. 0148)
Dallas, Texas 75221-0711

Highway Authority
Village of Tinley Park Public Works
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

ATTEST:

Title:

7-Eleven, Inc.

By: 

Printed Name: Jose Rios

Title: Manager, Environmental Services

Date: 10/2/2011

RECOMMENDED FOR EXECUTION

By: 

Mr. Kevin Workowski
Public Works Director
Village of Tinley Park Public Works

VILLAGE OF TINLEY PARK

ATTEST:



Kristin A. Thirion
Village Clerk
Village of Tinley Park

By: 

Jacob C. Vandenberg
Village President
Village of Tinley Park

(Source: Added at 31 Ill. Reg. 4063, effective February 23, 2007)

IN WITNESS WHEREOF, the Parties have caused this agreement to be signed by their duly authorized representatives.

7-Eleven, Inc.

ATTEST:

Ajit Braswell

Title: Environmental Compliance Analyst

By: 

Printed Name: Jose Rios

Title: Manager, Environmental Services

Date: 10/2/2017

RECOMMENDED FOR EXECUTION

By: _____

Mr. Kevin Workowski
Public Works Director
Village of Tinley Park Public Works

VILLAGE OF TINLEY PARK

ATTEST:

Village Clerk
Village of Tinley Park

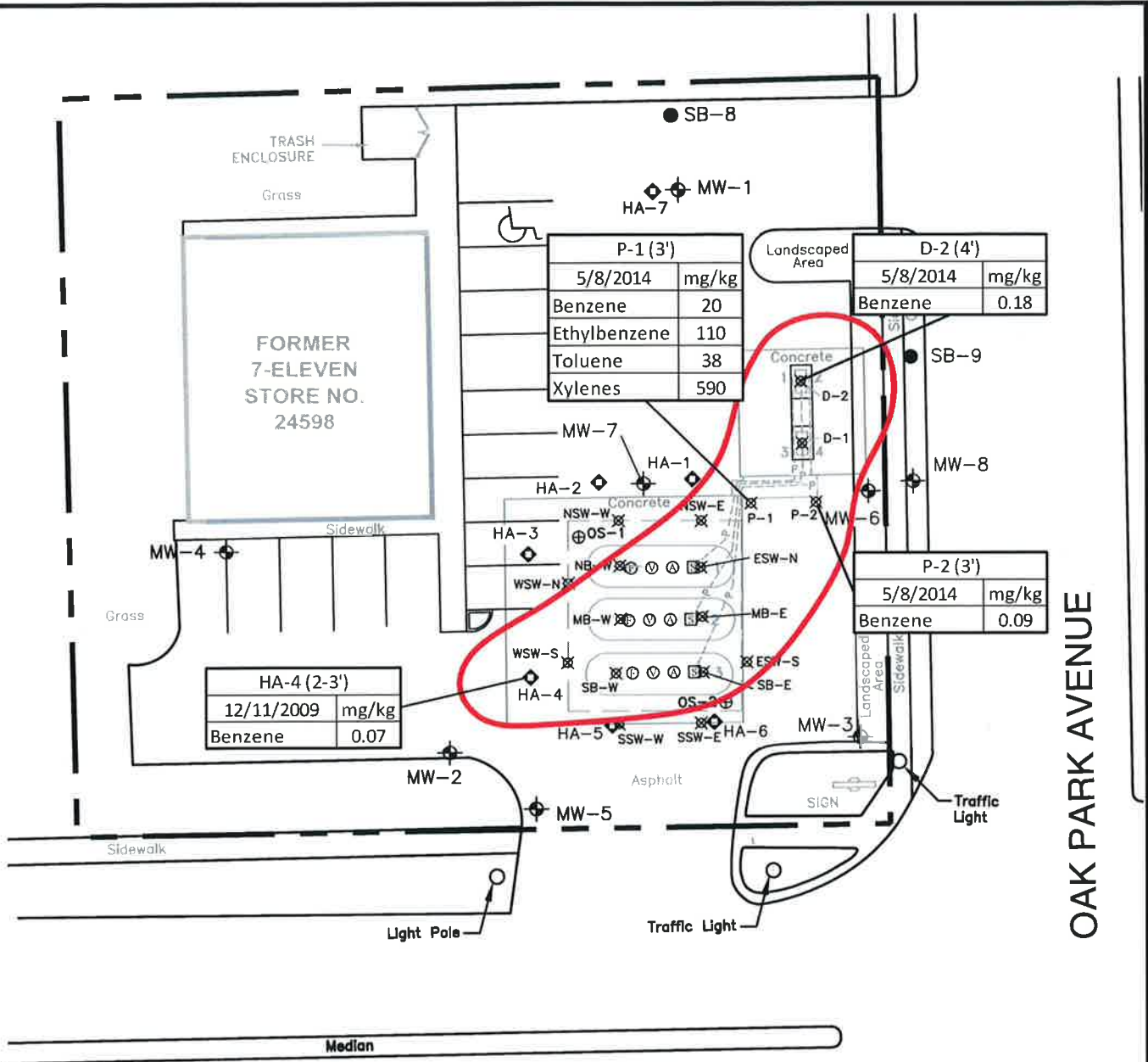
By: _____

Mr. David J. Niemeyer
Village Manager
Village of Tinley Park

(Source: Added at 31 Ill. Reg. 4063, effective February 23, 2007)

EXHIBIT A

File: N:\Marketing\PROPOSALS\7-Eleven Sites\Former 7-11\Tinley Park - 24598\Site Plan April 2017.dwg Layout: E-A1 BTEX MTBE IN SOIL User: bookast Plotted: Jun 27, 2017 - 9:05am



**FORMER
7-ELEVEN
STORE NO.
24598**

P-1 (3')	
5/8/2014	mg/kg
Benzene	20
Ethylbenzene	110
Toluene	38
Xylenes	590

D-2 (4')	
5/8/2014	mg/kg
Benzene	0.18

HA-4 (2-3')	
12/11/2009	mg/kg
Benzene	0.07

P-2 (3')	
5/8/2014	mg/kg
Benzene	0.09

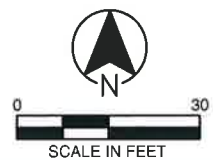
OAK PARK AVENUE

167th STREET

LEGEND:

- PROPERTY BOUNDARY
- FORMER OBSERVATION SUMP
- FORMER PUMP DISPENSER
- FORMER FILL PORT
- FORMER VAPOR RECOVERY
- FORMER AUTOMATIC TANK GAUGE
- FORMER SUBMERSIBLE PUMP
- SAMPLE LOCATION
- HAND AUGER SAMPLE
- FORMER UNDERGROUND STORAGE TANK
- MONITORING WELL
- SOIL BORING LOCATION
- EXTENT OF SOIL IMPACT

FORMER TANK INFO:
TANK 1: 10,000-GALLON MUL SWT/FRP
TANK 2: 10,000-GALLON RUL SWT/FRP
TANK 3: 10,000-GALLON PUL SWT/FRP

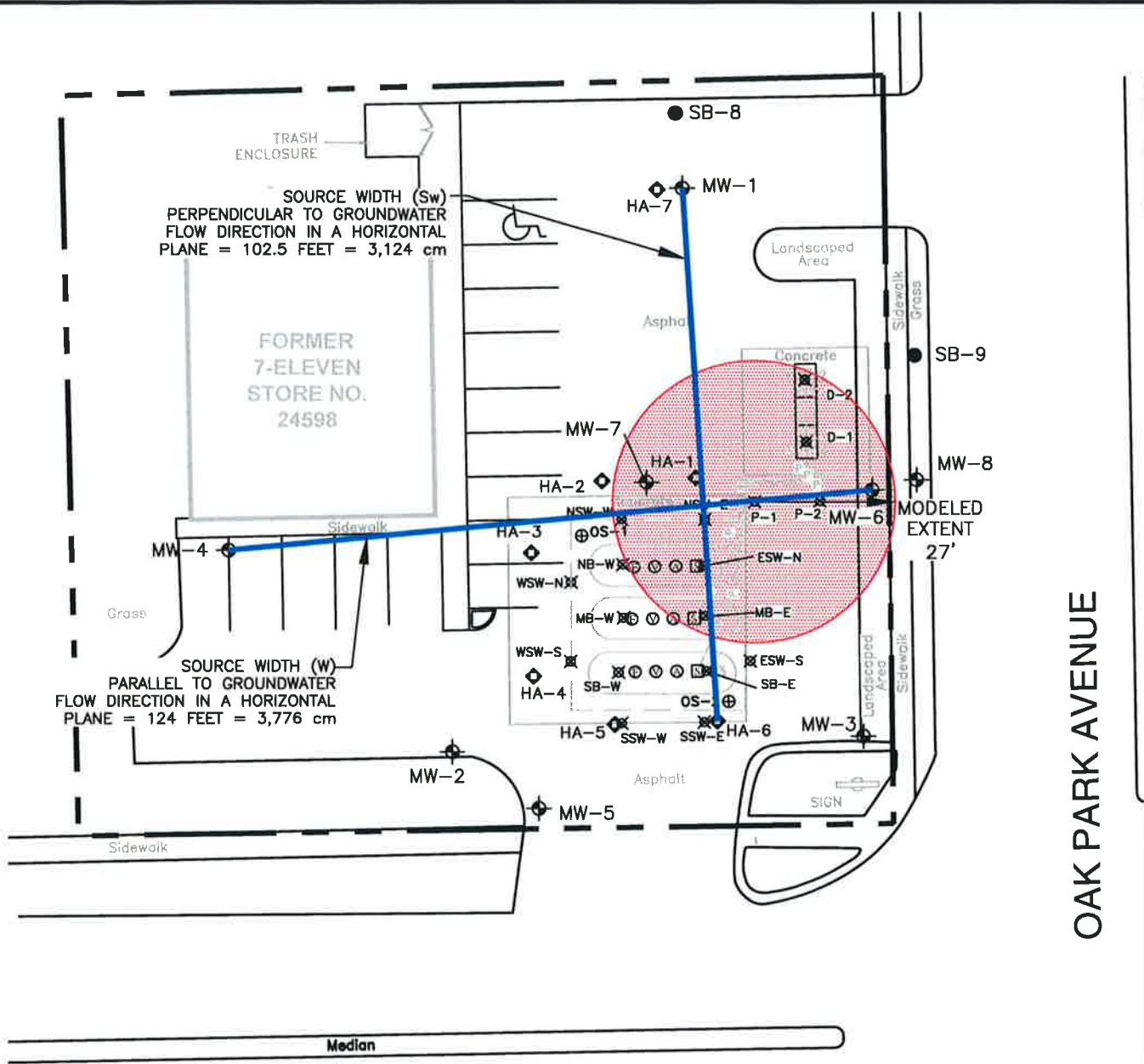


Former 7-Eleven Store No. 24598
16658 South Oak Park Avenue, Tinley Park, IL
PROJECT NO. 60143892
DATE: 6/27/17 DRWN: RNB

**BTEX/MTBE CONCENTRATIONS
IN SOIL ABOVE TIER I SOIL
REMEDIATION OBJECTIVES**

EXHIBIT A-1

File: N:\Marketing\PROPOSALS\7-Eleven Sites\Former 7-11\Tinley Park - 167th\Site Plan April 2017.dwg Layout: E_A2_Extent of Benzene in Soil User: Bcoakar Plotted: Aug 04, 2017 - 10:11am



OAK PARK AVENUE

167th STREET

LEGEND:

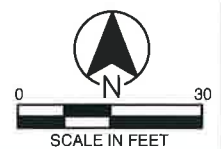
- | | | | |
|--|-----------------------------|----|--|
| | PROPERTY BOUNDARY | | FORMER UNDERGROUND STORAGE TANK |
| | FORMER OBSERVATION SUMP | | MONITORING WELL |
| | FORMER PUMP DISPENSER | | SOIL BORING LOCATION |
| | FORMER FILL PORT | | MODELED EXTENT OF BENZENE IN SOIL |
| | FORMER VAPOR RECOVERY | Sw | SOURCE WIDTH PERPENDICULAR TO GROUNDWATER FLOW |
| | FORMER AUTOMATIC TANK GAUGE | W | SOURCE WIDTH PARALLEL TO GROUNDWATER FLOW |
| | FORMER SUBMERSIBLE PUMP | | |
| | SAMPLE LOCATION | | |
| | HAND AUGER SAMPLE | | |
| | SANITARY SEWER MANHOLE | | |
| | STORM SEWER MANHOLE | | |

FORMER TANK INFO:

TANK 1: 10,000 GALLON MUL SWT/FRP
 TANK 2: 10,000 GALLON RUL SWT/FRP
 TANK 3: 10,000 GALLON PUL SWT/FRP

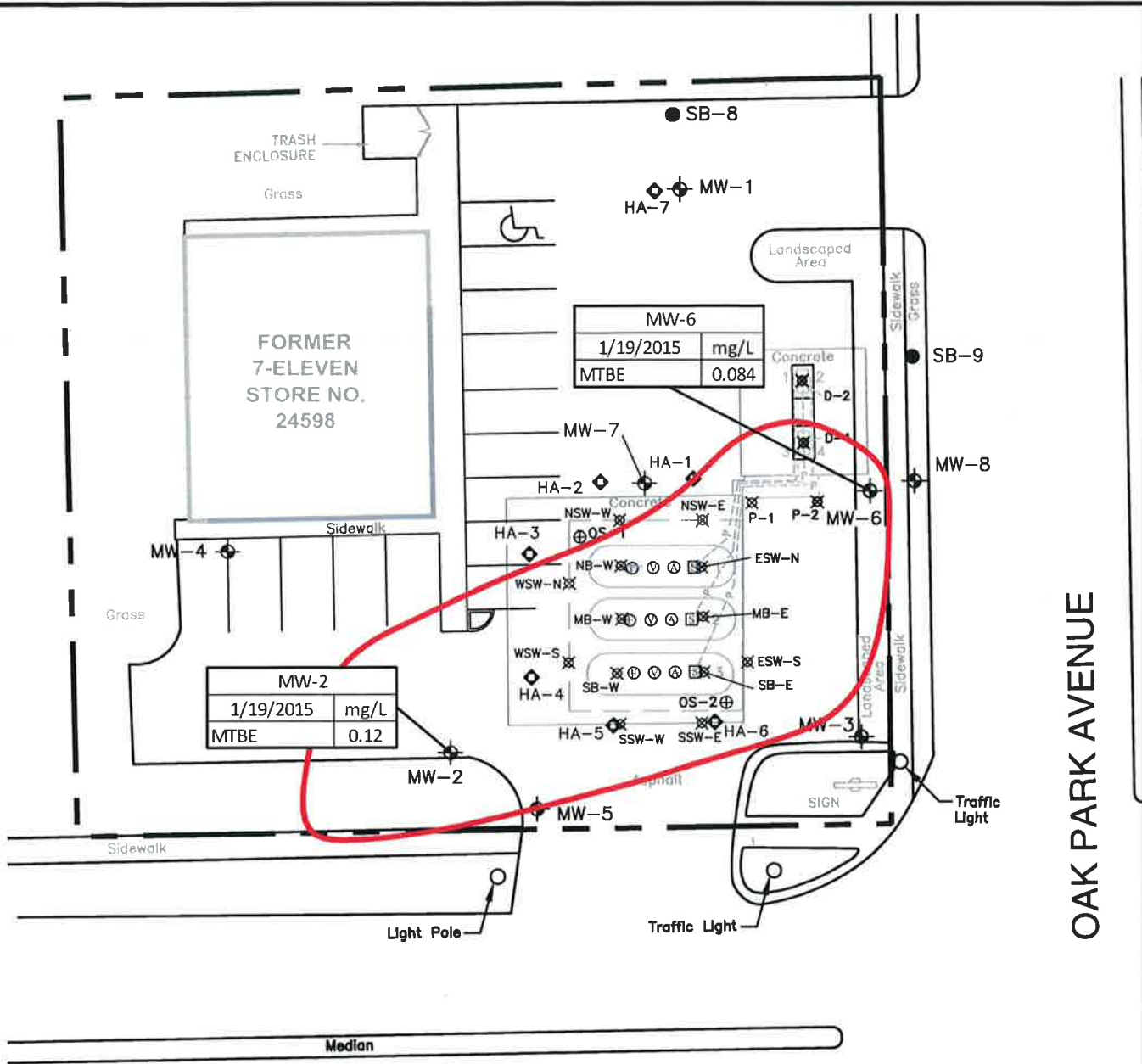
NOTE:

MONITORING WELLS MW-3 AND MW-6 WERE BURIED UNDER NEW LANDSCAPING DURING PROPERTY REDEVELOPMENT.



Former 7-Eleven Store No. 24598 16658 South Oak Park Avenue, Tinley Park, IL PROJECT NO. 60143892		MODELED EXTENT OF BENZENE IN SOIL
DATE: 8/4/17	DRWN: RNB	EXHIBIT A-2

File: N:\Marketing\PROPOSALS\7-Eleven Sites\Former 7-11\Tinley Park -- #24598\Site Plan April 2017.dwg Layout: E_A3-BTEX MTBE IN CW User: bookast Plotted: Jun 27, 2017 - 9:04am



OAK PARK AVENUE

167th STREET

LEGEND:

- PROPERTY BOUNDARY
- ⊕ OS-1 FORMER OBSERVATION SUMP
- ⊕ FORMER PUMP DISPENSER
- ⊕ FORMER FILL PORT
- ⊕ FORMER VAPOR RECOVERY
- ⊕ FORMER AUTOMATIC TANK GAUGE
- ⊕ FORMER SUBMERSIBLE PUMP
- ⊕ SAMPLE LOCATION
- ◇ HAND AUGER SAMPLE
- FORMER UNDERGROUND STORAGE TANK
- ⊕ MONITORING WELL
- SOIL BORING LOCATION
- EXTENT OF GROUNDWATER IMPACT

FORMER TANK INFO:
 TANK 1: 10,000-GALLON MUL SWT/FRP
 TANK 2: 10,000-GALLON RUL SWT/FRP
 TANK 3: 10,000-GALLON PUL SWT/FRP

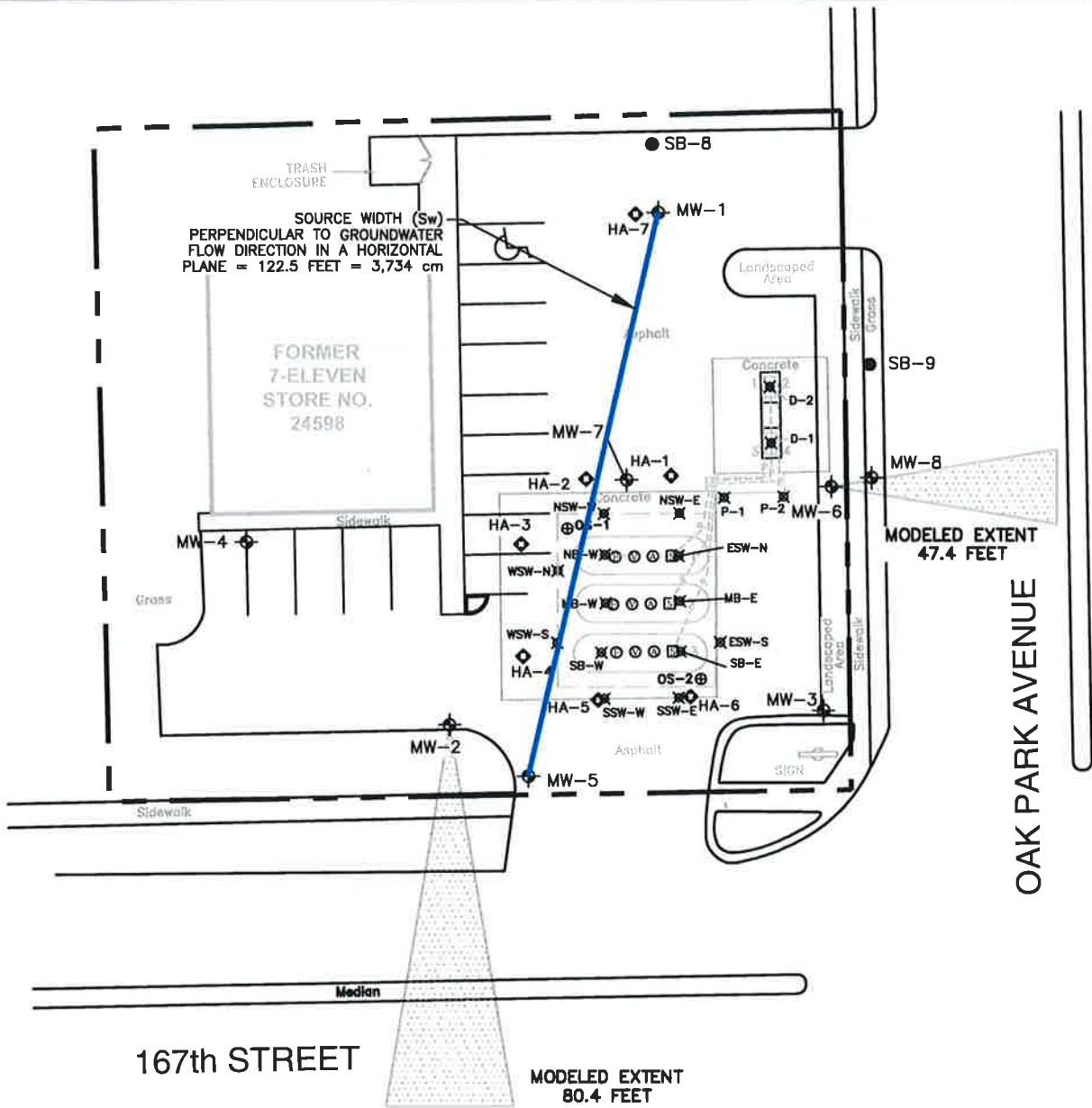
NOTE:
 CLASS 1 GROUNDWATER REMEDIATION OBJECTIVE FOR MTBE = 0.07MG/L



Former 7-Eleven Store No. 24598
 16658 South Oak Park Avenue, Tinley Park, IL
 PROJECT NO. 60143892
 DATE: 6/27/17 DRWN: RNB

**BTEX/MTBE CONCENTRATIONS
 IN GROUNDWATER ABOVE
 CLASS I GROUNDWATER
 REMEDIATION OBJECTIVES**
 EXHIBIT A-3

File: K:\Marketing\PROPOSALS\7-Eleven Sites\Former 7-11\Tinley Park - 124598\Site Plan April 2017.dwg Layout: E_A4 Extent of MTBE in GW User: bookosr Plotted: Jun 27, 2017 - 9:09am



LEGEND:

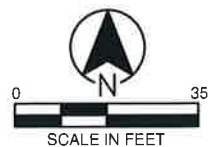
- | | | | |
|--|--|---|---|
| <ul style="list-style-type: none"> ⊕ OS-1 ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ | <p>PROPERTY BOUNDARY</p> <p>FORMER OBSERVATION SUMP</p> <p>FORMER PUMP DISPENSER</p> <p>FORMER FILL PORT</p> <p>FORMER VAPOR RECOVERY</p> <p>FORMER AUTOMATIC TANK GAUGE</p> <p>FORMER SUBMERSIBLE PUMP</p> <p>SAMPLE LOCATION</p> <p>HAND AUGER SAMPLE</p> <p>SANITARY SEWER MANHOLE</p> <p>STORM SEWER MANHOLE</p> | <ul style="list-style-type: none"> ○ ● △ Sw | <p>FORMER UNDERGROUND STORAGE TANK</p> <p>MONITORING WELL</p> <p>SOIL BORING LOCATION</p> <p>MODELED EXTENT</p> <p>SOURCE WIDTH PERPENDICULAR TO GROUNDWATER FLOW</p> |
|--|--|---|---|

FORMER TANK INFO:

- TANK 1: 10,000 GALLON MUL SWT/FRP
- TANK 2: 10,000 GALLON RUL SWT/FRP
- TANK 3: 10,000 GALLON PUL SWT/FRP

NOTE:

MONITORING WELLS MW-3 AND MW-6 WERE BURIED UNDER NEW LANDSCAPING DURING PROPERTY REDEVELOPMENT.



Former 7-Eleven Store No. 24598
16658 South Oak Park Avenue, Tinley Park, IL
PROJECT NO. 60143892

**MODELED EXTENT OF MTBE
IN GROUNDWATER**

DATE: 6/27/17

DRWN: RNB

EXHIBIT A-4

EXHIBIT B

EXHIBIT B
TABLE 1
Summary of Soil BTEX/MTBE Results
Former 7-Eleven Store No. 24598
16658 South Oak Park Avenue
Tinley Park, Illinois

Sample ID	Date	Depth, feet bgs	PID (ppm tl VOCs)	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE
HA-1	12/11/2009	4-5'	7.4	<0.0049	<0.0049	<0.0049	<0.015	<0.0049
HA-2	12/11/2009	4-5'	8	<0.0047	<0.0047	<0.0047	<0.014	<0.0047
HA-3	12/11/2009	4-5'	13.1	<0.0048	<0.0048	<0.0048	<0.014	<0.0048
HA-4	12/11/2009	2-3'	60.4	0.067	<0.0061	<0.0061	0.032	<0.0061
HA-5	12/11/2009	4-5'	953	<0.12	<0.12	1.2	<0.37	<0.12
HA-5 Dup	12/11/2009	4-5'	953	<0.12	<0.12	1.1	<0.37	<0.12
HA-6	12/11/2009	4-5'	234	<0.0051	<0.0051	0.041	<0.015	<0.0051
MW-1	5/2/2012	2-4'	0	<0.0064	<0.0064	<0.0064	<0.013	<0.0064
MW-2	5/2/2012	2-4'	0	0.00096	0.001	<0.0047	<0.0094	<0.0047
MW-3	5/2/2012	2-4'	0	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050
NSW-E (8)*	5/7/2014	8	257	<0.015	0.15	<0.015	<0.029	<0.12
NSW-W (8)*	5/7/2014	8	429	2.0	9.2	42	53	<0.15
NB-W (13)*	5/7/2014	13	8.7	<0.0043	<0.0043	<0.0043	<0.0087	0.003 J
WSW-N (8)*	5/7/2014	8	347	<0.014	0.021	<0.014	<0.028	<0.11
MB-W (13)*	5/7/2014	13	5.1	<0.015	<0.015	<0.015	0.032	<0.12
MB-E (13)*	5/7/2014	13	7.6	<0.013	<0.013	<0.013	<0.027	0.76*
NB-E (14)*	5/7/2014	14	9.6	<0.020	0.017 J	<0.020	0.079	<0.16
ESW-N (8)*	5/7/2014	8	370	<0.017	<0.017	<0.017	<0.034	<0.13
WSW-S (8)*	5/8/2014	8	1,077	<0.015	<0.015	<0.015	<0.030	<0.12
SSW-W (8)*	5/8/2014	8	9.2	<0.017	<0.017	<0.017	<0.034	<0.14
SSW-E (8)*	5/8/2014	8	6.5	<0.013	0.210	<0.013	0.057	<0.10
ESW-S (8)*	5/8/2014	8	1,219	<0.033	<0.033	<0.033	<0.066	<0.27
SB-W (13)*	5/8/2014	13	215	<0.016	<0.016	<0.016	<0.033	<0.13
SB-E (13)*	5/8/2014	13	8.2	<0.013	0.091	<0.013	0.14	<0.11
P-1 (3)	5/8/2014	3	8.3	20	110	38	590	<0.43
P-2 (3)	5/8/2014	3	242	0.090	0.26	<0.019	0.065	<0.15
D-1 (4)	5/8/2014	4	7.1	<0.0062	<0.0062	<0.0062	<0.012	0.059
D-2 (4)	5/8/2014	4	7.9	0.18	0.017	<0.017	0.038	<0.13
MW-5 (4-5')	12/22/2014	4-5'	0.0	<0.0049	<0.0049	<0.0049	<0.0089	<0.0049

EXHIBIT B
TABLE 1
Summary of Soil BTEX/MTBE Results
 Former 7-Eleven Store No. 24598
 16658 South Oak Park Avenue
 Tinley Park, Illinois



Sample ID	Date	Depth, feet bgs	PID (ppm tl VOCs)	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE
SB-8 (1'-2')	12/22/2014	1'-2'	1.7	<0.0046	0.011	<0.0046	0.064	<0.0046
MW-7 (4'-5')	12/22/2014	4'-5'	29.3	<0.0041	<0.0041	<0.0041	<0.0082	<0.0041
MW-4 (1'-2')	12/22/2014	1'-2'	8.7	<0.0044	<0.0044	<0.0044	0.011	<0.0044
MW-6 (3'-4')	12/22/2014	3'-4'	16.1	<0.0056	<0.0056	<0.0056	<0.011	<0.0056
SB-9 (4')	5/19/2016	4	10.1	<0.0024	0.0012 J	0.0022 J	0.0045 J	<0.0024
MW-8 (3')	5/19/2016	3	5.2	<0.0021	<0.0021	<0.0021	<0.0063	<0.0021
Tier 1 Soil Remediation Objective for the Soil Component of Groundwater Ingestion Exposure Route for Class I Groundwater								
Tier 1 Residential Soil Remediation Objective for the Soil Inhalation Exposure Route				0.03	13	12	150	0.32
Tier 1 Residential Soil Remediation Objective for the Soil Ingestion Exposure Route				0.8	400¹	650¹	320¹	8800¹
Tier 1 Construction Worker Soil Remediation Objective For the Soil Inhalation Exposure Route				12	7,800	16,000	16,000	780
Tier 1 Construction Worker Soil Remediation Objective For the Soil Ingestion Exposure Route				2.2	58	42	5.6	140
Tier 1 Construction Worker Soil Remediation Objective For the Soil Ingestion Exposure Route				2,300	20,000	410,000	41,000	2,000

Notes:

All soil concentrations are reported in milligrams per kilogram (mg/kg)

1- The Soil Saturation Limit (C_{sat}) is lower than the Tier 1 Soil Inhalation Exposure Route Remediation Objective. The C_{sat} Limits for ethylbenzene, toluene, total xylenes, and MTBE are 350 mg/kg, 580 mg/kg, 280 mg/kg, and 8,400 mg/kg, respectively. (742 Appendix A Table A)

* = Sample collected below the observed groundwater table

Bold values indicate that sample result exceeds the applicable Tier 1 Remediation Objective

Tier 1 Residential Soil Remediation Objectives are from 35 IAC 742 Appendix B; Table A

Tier 1 Construction Worker Soil Remediation Objectives are from 35 IAC 742 Appendix B; Table B

bgs = below ground surface

MTBE = methyl tertiary butyl ether

PID = photoionization detector

ppm tl VOCs = parts per million total volatile organic compounds



**EXHIBIT B
TABLE 2**

Summary of Groundwater Analytical Results
Former 7-Eleven Store No. 24598
16658 South Oak Park Avenue
Tinley Park, Illinois

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	MTBE
MW-1	5/4/2012	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010
	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010
MW-2	5/4/2012	<0.00050	<0.00050	<0.00050	<0.0010	0.38
	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	0.12
MW-3	5/4/2012	<0.00050	<0.00050	<0.00050	<0.0010	0.012
	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	0.0078
MW-4	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010
MW-5	1/19/2015	0.0011	<0.00050	<0.00050	<0.0010	0.074
MW-6	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	0.084
MW-7	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010
Trip Blank	1/19/2015	<0.00050	<0.00050	<0.00050	<0.0010	<0.0010
MW-8	5/19/2016	<0.001	<0.001	<0.001	<0.003	0.079
	8/18/2016	<0.001	<0.001	<0.001	<0.003	0.018
Class I Groundwater Remediation Objectives		0.005	0.7	1	10	0.070

Notes:

All groundwater concentrations are reported in milligrams per liter (mg/L)

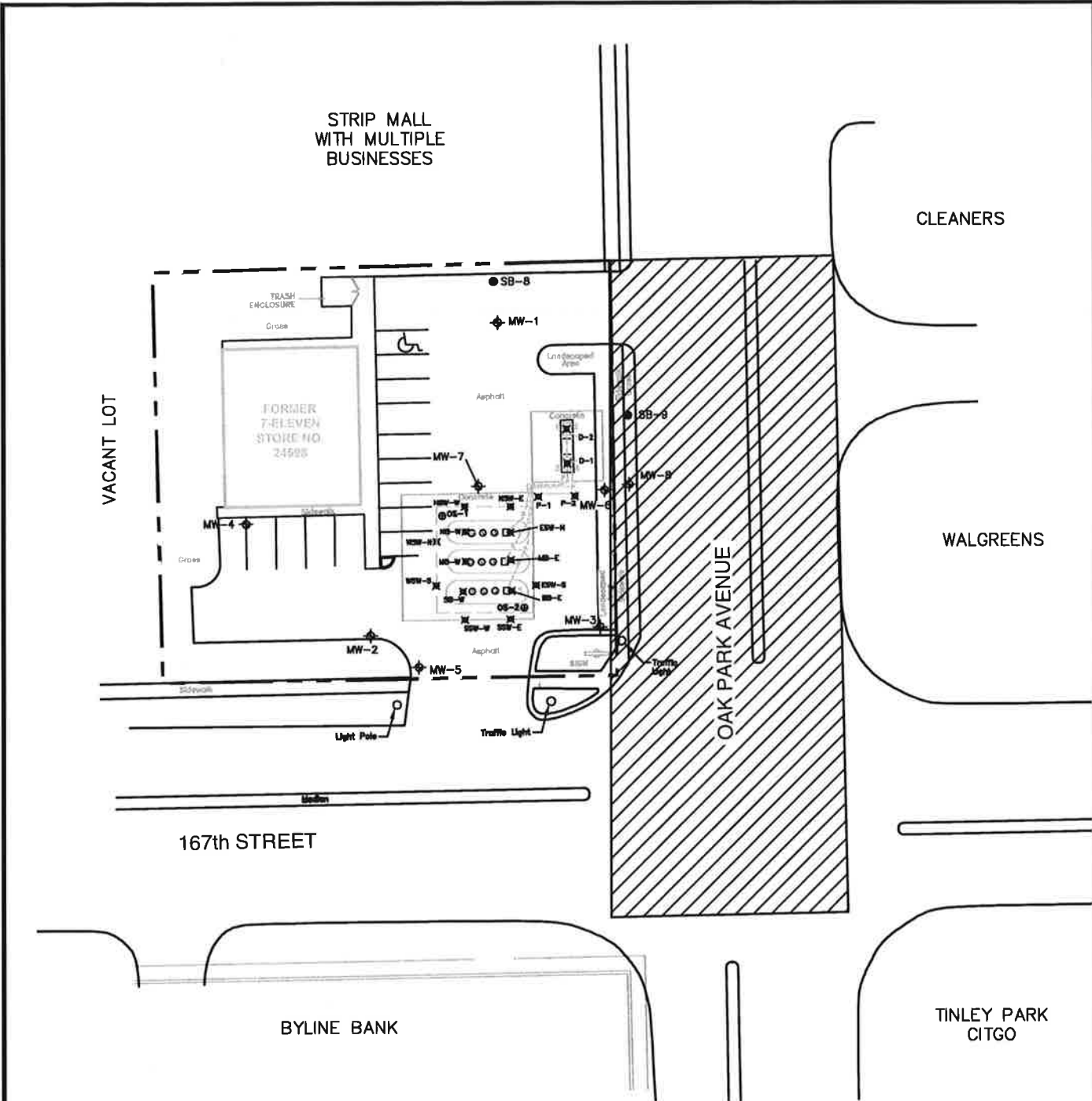
Bold values indicate that sample result exceeds the Class I Groundwater Remediation Objective

< = Indicates not detected above the laboratory method detection limit

MTBE = methyl tertiary butyl ether

EXHIBIT C

File: N:\Marketing\PROPOSALS\7-Eleven Sites\Former 7-11\Tinley Park - #24598\Site Plan April 2017.dwg Layout: E.C- INSTITUTIONAL CONTROLS User: bookast Plotted: Apr 24, 2017 - 1:53:00pm



LEGEND:

- PROPERTY BOUNDARY
- FORMER OBSERVATION SUMP
- FORMER PUMP DISPENSER
- FORMER FILL PORT
- FORMER VAPOR RECOVERY
- FORMER AUTOMATIC TANK GAUGE
- FORMER SUBMERSIBLE PUMP
- SAMPLE LOCATION
- HAND AUGER SAMPLE
- AREA SUBJECT TO THE VILLAGE OF TINLEY PARK HIGHWAY AUTHORITY AGREEMENT
- MONITORING WELL
- SOIL BORING LOCATION

FORMER TANK INFO:
 TANK 1: 10,000 GALLON MUL SWT/FRP
 TANK 2: 10,000 GALLON RUL SWT/FRP
 TANK 3: 10,000 GALLON PUL SWT/FRP

NOTE:
 MONITORING WELLS MW-3 AND MW-6 WERE BURIED UNDER NEW LANDSCAPING DURING PROPERTY REDEVELOPMENT.



Former 7-Eleven Store No. 24598
 16658 South Oak Park Avenue, Tinley Park, IL
 PROJECT NO. 60143892

AREA SUBJECT TO THE VILLAGE OF TINLEY PARK HIGHWAY AUTHORITY AGREEMENT

DATE: 1/25/17 DRWN: RNB EXHIBIT C