



K-PLUS ENGINEERING SERVICES, LLC

E-Mail: dan@kplus.com

June 28, 2019

Hobson Oaks Homeowners
P.O. Box 5700
Naperville, IL 60567

Sent by UPS Next Day Air

RE: Notification of Request for a Groundwater Ordinance
LPC #0434675530/DuPage County
Market Meadows Shopping Center and adjacent properties

Dear Hobson Oaks Homeowners:

The Owner of the Market Meadows shopping center¹ is in the process of working with the Illinois Environmental Agency (“IEPA”) to obtain a No Further Remediation (“NFR”) letter with respect to property affected by the operation of a dry cleaners at 1259 Naper Boulevard from 1981 – 1986. Operation of the dry cleaners resulted in concentrations of dry cleaning chemicals in the groundwater at levels above the acceptable levels for potable water sources.

To protect human health, Illinois regulations require that the property owner demonstrate that the groundwater² in the area of the contamination not be used as potable water³. While there is no evidence of contamination on your property at this time, the IEPA seeks to protect the health and welfare of the public by prohibiting use of groundwater that could conceivably be impacted by contamination. In order to achieve that, the IEPA has indicated the need for the City of Naperville to pass a Groundwater Ordinance by which those properties covered by the Ordinance, including the property identified above as owned by you, will not be permitted to install or use a private potable water well. A copy of the proposed Groundwater Ordinance is enclosed for your review. Upon issuance of an NFR by the IEPA, the Ordinance will be recorded with the DuPage County Recorder on all affected properties.

¹ Mid-America Asset Management, Inc.

² “Groundwater” is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water.

³ “Potable water” is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

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The City of Naperville will consider the proposed Groundwater Ordinance at its regular meeting held on July 16, 2019 at the City's Municipal Center located at 400 South Eagle Street, Naperville, IL 60540. The meeting begins at 7 p.m.

You may obtain a copy of the complete IEPA file for this site by submitting a written request to the Freedom of Information Act (FOIA) Officer, Illinois EPA, Bureau of Land, 1021 North Grand Avenue, P.O. Box 19276, Springfield, Illinois 627-92i76, or by submitting a FOIA request online through the IEPA website. When requesting a copy of the file, please reference LPC #0434675530/DuPage County.

If you have any questions, you may attend the City Council meeting on July 16th and/or you may email or call me at dan@kplus.com/312-207-5700. Also feel free to call or email William Novack, City of Naperville Director of Transportation, Engineering, and Development at novackw@naperville.il.us/630-420-6704, or Pat Lord, Senior Assistant City Attorney, at lordp@naperville.il.us/630-420-4172. You may also contact the Illinois Environmental Protection Agency, Bureau of Land project manager, Hannah Fyfe at Hannah.Fyfe@illinois.gov/217-524-7207.

Yours truly,



Daniel M. Caplice, P.E
On behalf of Mid-America Asset Management, Inc.

Enc./Proposed City of Naperville Groundwater Ordinance