PHASE I
ENVIRONMENTAL ASSESSMENT
REPORT

Project Site:

700-728 West Madison Avenue
Oak Park, Illinois

Prepared for:

Village of Oak Park
123 W. Madison Avenue
Oak Park, Illinois 60302

Project #924.004

Prepared by:

Environmental Design International inc.
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February 15, 2000

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February 15, 2000

Ms. Kristi Hughes
Village of Oak Park
123 W. Madison Avenue
Oak Park, Illinois 60302

SUBJECT: PHASE I ENVIRONMENTAL ASSESSMENT
700-728 WEST MADISON AVENUE
OAK PARK, ILLINOIS

Dear Ms. Hughes:

Enclosed please find two copies of the Phase I Environmental Assessment Report for the subject property. After you review the report, please feel free to call Ms. Jennifer Vardon at (312) 356-5400 if any aspects of the report need clarification.

We appreciated the opportunity to work with you on this project.

Respectfully,

Environmental Design International inc.

Patricia Feeley, P.G.
Project Geologist

Elaine Petkovsek
Manager, Environmental Engineering Services

Enclosures

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1.0 SUMMARY

Environmental Design International inc. (EDI) performed a Phase I Environmental Assessment for the properties located at 700-728 W. Madison Avenue, Oak Park, Illinois on January 26 and 27, 2000 and on February 3, 2000. The property comprises four separate businesses: a Car X facility, Quality Auto Body shop, Foley-Rice car storage facility, and 76 Union service station. The inspection and review of available records revealed the following:

VISUAL OBSERVATIONS

- **Materials Handling, Storage and Waste Disposal Practices:**

700 W. Madison
The Car X provides brake and exhaust services, which includes storage and use of brake fluids, and brake cleaners. A parts cleaner, serviced by Safety Kleen every two weeks, was observed along the east wall of the building. Three small containers and one 5-gallon bucket of oil were observed along the east wall with some minor staining in these areas. These containers were open and unsecured. Car batteries are also sold and replaced at this facility. Used car batteries are picked up every two weeks. Another service provided is air conditioning. There are two 30-pound freon containers stored at the facility. Cylinders of compressed gas are stored in the work area and used for welding. Solid waste disposal is placed in a container located at the north end of the property, which is handled by Browning Ferris Industries.

710 W. Madison
Paint products and paint waste products are stored and handled for the operations of auto body repair work at the 710 site. Paint products and quantities include about 3-4 gallons of paint, about 10 gallons of thinner, about 4 gallons of reducer, about 2 gallons of primer, and about 3 gallons of sealer. The painting is conducted in a paint booth area in the back of the building. The waste product is collected and stored in a 55-gallon steel drum. The waste drum is manifested off site by Modern Distributing, transported by SET Environmental, and disposed at Hukill Chemical Corp in Bedford, Ohio. Quality Auto Body generates approximately one 55-gallon drum every three to fours months. Solid waste generated at the site includes mostly paper packaging materials, office paper, and miscellaneous waste, which are handled by Browning Ferris Industries.

good

722 W. Madison
No materials handling, storage, or waste disposal was observed at this portion of the site. The facility is used for the storage of automobiles. No vehicle services are conducted at this site.

728 W. Madison
The service station provides oil changes and other services for automobile maintenance and repair. Used oil is stored in an underground storage tank (UST), located outside the

building. A parts cleaner, that uses solvents, is serviced by Safety Kleen. The parts cleaner is located along the eastern wall. Two waste stream service receipts were reviewed for the removal of the used oil. Approximately 300-350 gallons of used oil is removed by Excel Environmental, Inc. every six months. A service receipt from Safety Kleen was available for the parts cleaner dated December 29, 1999. No manifest documentation was available for review. Solid waste disposal is placed in a container located at the north end of the property, which is serviced by Browning Ferris Industries.

- **Underground and Above Ground Storage Tanks:**

700 W. Madison
No evidence of underground storage tanks (USTs) or above ground storage tanks (ASTs) was observed at this site. This site was not identified on the LUST or UST databases.

710 W. Madison
No evidence of USTs or ASTs was observed at this site. This site was not identified on the LUST or UST databases.

722 W. Madison
Several suspect pipes were observed inside and outside the building. Two suspect fill pipes were observed outside the building adjacent to the public sidewalk. Six cut-off suspect pipes were observed on the interior of the building. Unexplained pipes are potential indicators of USTs. No ASTs were observed. This site was not identified on the LUST or UST databases.

728 W. Madison
This site operated as a gasoline filling station until about a year ago. Historical records indicate five USTs at the site. According to Mr. Saif, property manager, there are two 8,000-gallon and one 6,000-gallon gasoline USTs and one 500-gallon used oil UST at the site. The used oil UST is still operating at the site. The gasoline USTs are still in the ground, but have been emptied and taken temporarily out of service. Mr. Saif indicated that the tanks had been tightness tested and were approximately 15 years old. No UST registration, tightness test results, or other documentation has been provided by Mr. Saif. This site is not identified on the LUST database, but is identified on the UST database.

- **Suspect Asbestos-Containing Materials:**

700 W. Madison
Suspect asbestos-containing materials (ACMs) observed at the 700 site included drywall compound in good condition, 12" x 12" vinyl floor tile (VFT) and mastic, carpet mastic, and 2' x 2' ceiling panels. No samples were collected.

710 W. Madison
Suspect ACMs observed at the 710 site included drywall compound in good condition, 12" x

12" VFT and mastic in good condition, baseboards in good condition, and piping wrap in poor condition. The piping wrap was observed on pipes in the subsurface boiler room. Four samples of the piping wrap were collected and submitted for laboratory analysis by PLM. The sample results indicate all four samples contain asbestos.

722 W. Madison
Suspect ACMs observed at the 722 site included drywall compound in good condition, 9" x 9" VFT in poor condition and mastic, and 2' x 4' ceiling panels in fair condition. A sample of the VFT was collected and submitted for laboratory analysis. No samples were collected from the ceiling panels as they were inaccessible and the drywall was not considered damaged. The sample analysis results indicate both the VFT and mastic contain asbestos.

728 W. Madison
Suspect ACMs observed at the 728 site included drywall compound in fair condition, 12" x 12" VFT in good condition and mastic, and piping wrap in fair condition. Piping wrap was identified in the eastern most restroom. No piping wrap sample was collected due to the height of the pipe. No samples of the other materials were collected in order not to damage existing materials.

Based on the age of the buildings, it is possible that some of the building materials contain asbestos fibers.

- **Suspect Lead-Based Materials**: No samples were collected as the damaged areas were generally inaccessible. Based on the age of the buildings, it is possible that lead-based materials are present.

- **Polychlorinated Biphenyls:** Lighting is provided by fluorescent fixtures in each of the buildings inspected. Ballasts for fluorescent fixtures manufactured prior to July 1978 have a better than 50% chance of containing polychlorinated biphenyls (PCBs) at 50 ppm or greater in their potting material. Based on the age of the buildings, it is possible the fluorescent light fixture ballasts contain PCBs. Three pole-mounted transformers were observed in the alley adjacent to the subject site. No evidence of leakage was observed, however, the ground was snow covered. No other suspect PCB-containing equipment was observed on the subject property.

- **Floor Drains, Sumps and Storm Sewers:**

700 W. Madison
Several floor drains were observed in the shop area of the building. A drain was observed in each of the two reception washrooms. No stains or odors were observed in association with these drains.

710 W. Madison
Mr. Karlman indicated on the questionnaire that the floor drains were connected to the

sanitary sewer. Floor drains were not observed in the office or workshop areas of the building, however, cars covered approximately 60-70 percent of the work shop floor. A floor drain was observed in the boiler room. No stains or odors were observed in association with the observed drain.

722 W. Madison
Several floor drains were observed throughout the building. No stains or odors were observed in association with these drains, and several of the drains appeared dry with accumulated sediment.

728 W. Madison
No floor drains were observed in the service area or cashier area of the building. Mr. Saif indicated on the questionnaire that there were no floor drains in the building.

RECORDS REVIEW

- **Site History**: The subject property is currently occupied by four separate businesses: Car X, a muffler and brake facility, at 700 W. Madison; Quality Auto Body, a collision repair facility, at 710 W. Madison; Foley-Rice Cadillac-Oldsmobile, a car storage facility, at 722 W. Madison; and a 76 Gasoline Service Station at 728 W. Madison.

  The buildings were constructed between 1908 and 1947, except for the building at the 728 site. The 728 site operates as a service station and the building was constructed in the 1960's or 1970's. Each building has a history of commercial businesses. Historical operations at the site include filling station, auto repair, auto garage and showroom, mirror and glass works facility, electrical parts storage facility and carpet storage facility.

  A previous environmental investigation was conducted at the 722 site by EnecoTech. This investigation identified low level total petroleum hydrocarbons in subsurface soils. Other concerns included suspect pipes, a former oil/water separator, asbestos containing materials, and nearby sites with environmental impacts.

- A review of the Resource Conservation and Recovery Act (RCRA) Generators list indicated the subject property and two additional sites within a 1/8-mile radius of the subject site.

- A review of the Illinois Permitted Solid Waste Facilities (SWF) list indicated one site within a ½ -mile radius and two additional sites within a one-mile radius of the subject site.

- A review of the Illinois Leaking Underground Storage Tank (LUST) list indicated three sites within a 1/8-mile radius and twelve additional sites within a ½-mile radius of the subject site.

- A review of the Illinois Registered Underground Storage Tank (UST) list indicated the

subject site and six additional sites within a 1/8-mile radius of the subject site. Several of these sites were listed more than once.

2.0 INTRODUCTION

At the request of Ms. Kristi Hughes with the Village of Oak Park, EDI performed a Phase I Environmental Assessment (EA) for the property located at 700-728 W. Madison Avenue, Oak Park, Illinois on January 26 & 27, 2000, and February 3, 2000.

2.1 PURPOSE

The purpose of this assessment was to identify potential environmental hazards based on a visual inspection of the property and a review of available public records relative to items specified in the contract. This assessment is not intended to include the identification of conditions that do not present a direct threat to the public health or the environment and that generally would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies.

2.2 SCOPE OF WORK

The Phase I Environmental Assessment consisted of (1) a database search/document review, (2) a site investigation and property reconnaissance, and (3) personal interviews. Observations of the exterior surfaces were limited due to the snow.

2.3 LIMITATIONS

The Phase I Assessment was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the environmental profession under similar conditions. No other warranty or guarantee, express or implied, is included or intended in this Report or otherwise.

The conclusions and recommendations stated in this Report are based upon observations made by individuals working on behalf of Environmental Design International inc., and also upon information provided by others. We have accepted as true and accurate the information provided by other sources; therefore we cannot be held responsible for the accuracy of this information.

The Scope of this Assessment does not purport to encompass every report, record, or other form of documentation relevant to the Property being evaluated. The observations contained herein are made during the site reconnaissance, review of ownership records, discussions with local officials, and review of readily accessible environmental databases. We can only base our observations upon site conditions readily visible and present at the time of our site inspection. This Phase I Assessment is based on our professional judgment concerning the significance of the data collected and in no way attempts to forecast the future site conditions.

3.0 BACKGROUND

3.1 PROPERTY LOCATION AND LEGAL DESCRIPTION

The subject property is located on the north side of Madison Avenue, between Oak Park Avenue and Euclid Avenue in Oak Park, Illinois. The surrounding land use is primarily commercial along Madison Avenue to the east, west, and south. North of the site is mostly residential.

A legal description for the subject property is as follows as identified on the Chain of Title Search in Appendix A:

LOTS 13-27 IN BLOCK 4 IN OGDEN AND JONES SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The 700 site includes lots 24 through 27; the 710 site includes lot 23; the 722 site includes lots 17-22; and the 728 site includes lots 13-16.

3.2 PROPERTY HISTORY

The subject property is currently occupied by four separate commercial businesses. Current operations include a Car X, a muffler and brake facility at 700 W. Madison, Quality Auto Body, a collision repair facility at 710 W. Madison, Foley-Rice Cadillac-Oldsmobile car storage facility at 722 W. Madison and a 76 Gasoline Service Station at 728 W. Madison.

The buildings were constructed between 1908 and 1947, except for the building at the 728 site. The 728 site operates as a service station and the building was constructed in the 1960's or 1970's. Each building has a history of commercial businesses. Historical operations at the site include filling station, auto repair, auto garage and showroom, mirror and glass works facility, electrical parts storage facility and carpet storage facility.

Environmental assessment questionnaires and disclosure statements were provided to each property owner or owner representative on the day of the site investigation. The Environmental assessment questionnaire and disclosure statement is designed to determine if there are any known past or present environmental concerns associated with the site. Copies of the completed questionnaires are provided in Appendix B.

For the 700 site, the questionnaire was provided to Mr. Roger Wilson Jr. and has not been returned to date. Mr. Wilson was not available during the site inspection, however, Mr. Brian Regnier, Manager, answered some of the questions.

For the 710 site, Mr. Donald Karlman completed the questionnaire and was available to answer questions during the site inspection. Mr. Karlman indicated that paint waste is collected and stored in a 55-gallon steel drum, and that the waste is manifested off-site for proper disposal.

Painting related products are stored in metal cabinets in small quantities. Mr. Karlman is not aware of any additional environmental issues.

For the 722 site, Mr. Terry Rice completed the questionnaire and was available to answer questions during the site inspection. Mr. Rice was not aware of any environmental concerns, however, a previous investigation had been conducted at this site and numerous suspect pipes were located throughout the interior and exterior of the facility. A copy of the previous environmental investigation was provided for EDI's review.

For the 728 site, Mr. Ramy Saif, the property manager, was provided a questionnaire and was not available during the site inspection. The questionnaire was completed and some UST information was provided.

3.2.1 Previous Environmental Investigations

A previous environmental investigation was conducted on the 722 site by EnecoTech Environmental Consultants (EnecoTech) as part of a larger study. The report is entitled *Phase I-Phase II Hybrid Foley-Rice Cadillac-Oldsmobile, Inc. 639,540-660, 711, and 722 Madison Street, Oak Park, Cook County, Illinois,* prepared for General Motors Acceptance Corporation by EnecoTech, dated August 17, 1998. A copy of this report is provided in Appendix C. In this investigation, the two potential on-site concerns identified were a potential oil/water separator, and potential fill and vent pipes located at the north and south ends of the building. A subsurface soil sample was collected near the potential oil/water separator and was identified to have a low level of total petroleum hydrocarbons (TPH). No investigation was conducted for the potential fill and vent pipes.

Two off-site concerns were identified; LithoTech across Madison Avenue was identified as a leaking underground storage tank (LUST) site, and Cablevision, across Oak Park Avenue was also identified as a LUST site. A subsurface soil sample was collected on the western property boundary, and again a low level of TPH was identified.

EnecoTech concluded that neither concentration of TPH represented a concern or significant impact. The recommendations included further investigation of the potential fill and vent pipes and a complete asbestos survey, as asbestos containing materials were observed.

3.2.2 Building Department and Fire Department Records

A Freedom of Information Act (FOIA) request was submitted to the Village of Oak Park, for building records, Fire Department records, or Public Works Department records for the subject property. No information had been received at the time this report was published.

3.2.3 Sanborn Maps

Sanborn Fire Insurance Maps were requested from Vista Information Solutions, Inc., San Diego, California. Sanborn maps are detailed drawings that show the locations and use of structures on a given property during a specific year. The maps were originally used by insurance companies to assess fire risk. Sanborn Maps were found for the years 1908, 1947, 1950, and 1975. The Sanborn Maps viewed show the subject property and north and east of the property. The Sanborn Maps did not show the adjacent properties to the west across Oak Park Avenue or to the south across Madison Avenue. Copies of the maps are provided in Appendix D.

The 1908 map depicts the subject property as undeveloped. North of the site is one residential property and one undeveloped property. East of the site, across Euclid Avenue, is undeveloped.

The 1947 map depicts the subject property developed with an auto repair facility at the east end, an auto garage and showroom facility in the middle and a gasoline filling station at the west end. The filling station is depicted with five gasoline tanks. The adjacent properties to the north are depicted as residential, and east of the site is an awning factory.

The 1950 map depicts the subject property similar to 1947 map, except the eastern properties are a mirror and glass works facility and an electrical parts storage facility. The filling station is still depicted with five gasoline tanks. The adjacent properties north and east are depicted the same as in the 1947 map.

The 1975 map depicts the subject site similar to the 1950 map, except the filling station is occupied by a different building and no gasoline tanks are shown. The building at the 722 site appears the same, however, it is operated as a carpet storage facility. The eastern property is still listed as a mirror and glass works facility, however the southeastern corner is labeled auto repair. The northwest adjacent property is depicted vacant and the northeast adjacent property is depicted as multi-family residential. The east adjacent property is depicted as an auto repair facility.

3.2.3 Aerial Photographs

Aerial photographs were available from the Sidwell Company for the years April 1976, Spring 1987, and Spring 1994. Partial copies of the aerial photographs are provided in Appendix E. The scale for the 1976 photograph is 1 inch equals 660 feet. The scale for the 1987 and 1994 aerial photographs is 1 inch equals 400 feet.

The 1976 photograph depicts the subject property covered by attached buildings, except for the west end. The west end (filling station) is depicted with three smaller buildings or coverings for the dispenser islands. The filling station dispenser island coverings and building appear similar to as viewed during the site inspection. The adjacent property to the north appears to be a parking lot, similar to as viewed during the site inspection. Also north of the property at the east end is a residential lot. East of the subject site across Euclid Avenue, is a building and parking

lot. The east adjacent building was not present during the site inspection. The south adjacent properties, across Madison Avenue, appear developed with buildings. West of the subject site, across Oak Park Avenue, appears developed with a building.

The 1987 photograph depicts the subject property and the north, east, and south adjacent properties the same as the 1976 photograph. The west adjacent building appears different than in the 1976 photograph. The west adjacent building appears similar to the building seen during the site inspection.

The 1994 photograph depicts the subject property the same as on the 1987 photograph, except the second building west from Euclid Avenue has been removed and is depicted as a paved parking lot. All adjacent properties appear the same as depicted on the 1987 photograph.

No recognized environmental concerns were identified from the aerial photographs, except for those previously noted.

3.2.4 Chain of Title Search

A Chain of Title Search was conducted by Advanced Searches for the subject property history from 1940 to Present. The results of the Chain of Title Search are included in Appendix A. The subject property includes lots 13 through 27. Review of the Chain of Title Search records identified several different property owners including individual people, banks & trusts. These records did not indicate any environmental concerns, other than from the historical uses of the property as a gasoline filling station, and other automobile related operations.

3.3 TOPOGRAPHIC MAP

The topographic map coverage of the subject property's vicinity was provided by the United States Geological Survey's (USGS's) River Forest, Illinois 7.5-minute quadrangle map dated 1993. A site map, which is a partial copy of the USGS map, is provided as Figure I. The topographic map shows the elevation of the subject property as approximately 620 feet above mean sea level. Groundwater flow is assumed to be south-southeast, based on area topography. However, localized groundwater flow can only be determined by installing monitoring wells.

4.0 DATABASE SEARCH

An Environmental Site Assessment Priority Risk Report was requested for the subject property from EcoSearch Environmental Resources, Inc. (EcoSearch). The EcoSearch Environmental Site Assessment Priority Risk Report maps sites with potential or existing environmental liabilities. The search met the specific requirements of American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E-1527-97, including those associated with governmental databases, search distances and data currency. A copy of the EcoSearch Environmental Site Assessment Priority Risk Report is provided in Appendix F.

No mapped sites were found in the EcoSearch Environmental Assessment Priority Risk Report of available government records within the ASTM E-1527-97 search radius around the subject property for the following databases:

- National Priorities List (NPL)
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) – Active and No Further Remedial Action Planned Archive (NFRAP)
- Resource Conservation and Recovery Act (RCRA) list of Treatment, Storage, and Disposal (TSD) facilities or Corrective Action Sites (CORRACTS)
- Emergency Response Notification System (ERNS)
- PCB Activity Database System (PADS)
- Toxic Release Inventory (TRI)
- Section Seven Tracking System (SSTS)
- Civil Enforcement Docket (DOCKET)
- Toxic Substances Control Act Inventory (TSCA)
- Illinois State Category List (SCL)
- Illinois Northeast Illinois Planning Commission (NEIPC) Historical Solid Waste Disposal Inventory

The subject site includes four separate properties, one of which was identified on the RCRA Generator database, and another was identified on the UST database.

Due to the large areas and irregular shapes of some of the listed sites, the actual locations may not correspond to the post office address, and the actual distances to the site may not correspond to the database distance.

4.1 RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) - GENERATORS

RCRA, which was enacted in 1980, regulates facilities that generate, treat, store, or dispose of hazardous waste. The Resource Conservation and Recovery Information System (RCRIS) list of RCRA - Generators contains information on hazardous waste generators that create more than 100 kg of hazardous waste per month. A review of this list revealed the subject property and two additional sites within a 1/8-mile radius from the subject site. The listing for the subject property

is Quality Auto Body at 710 W. Madison, which is identified as a small quantity generator with no violations or corrective action listed. The sites within a 1/8-mile radius are:

- Foley-Rice Cadillac, 711 W. Madison Street, 0.01-mile southeast, Small Quantity Generator. This site is also identified on the LUST and UST databases.
- Lithotech Inc., 741 Madison Street, 0.08-mile west, Large Quantity Generator. This site is also listed on the LUST and UST databases.

No RCRA violations or enforcement actions were identified for these sites.

There is the potential that the subject property has been impacted by past RCRA waste activities or could be impacted by current RCRA waste activities, in the event of a release. A FOIA request has been submitted to the Illinois Environmental Protection Agency (IEPA) for the subject property. No information had been received at the time this report was published. The Lithotech and Foley Rice Cadillac sites are located within 200 feet of the subject property; but both are across Madison Avenue. These sites are not likely to impact the subject property, due to their distance and street barriers, in the event of a release.

4.2 ILLINOIS PERMITTED SOLID WASTE FACILITIES (SWF)

The SWF database lists sites that are regulated for solid waste disposal by the State of Illinois. A review of this list revealed one site within a 1/2-mile radius and two additional sites within a one-mile radius of the subject site. The closest site is Shell Oil Co. located at 401 W. Madison Avenue, 0.45-mile east of the subject property. This site is identified as a reclamation site. This site is also identified on the LUST database for three separate incident numbers.

This site is located greater than 200 feet from the subject property; therefore, there is a low potential that this site has had, or will have, an adverse environmental impact on the subject property.

4.3 ILLINOIS LEAKING UNDERGROUND STORAGE TANKS (LUST)

The LUST list provides the location of known or suspected releases from USTs. A review of this list indicated three sites within a 1/8-mile radius and twelve additional sites within a ½-mile radius of the subject site. The sites within a 1/8-mile radius include:

- Foley-Rice Cadillac, 711 Madison Ave., 0.01-mile southeast. A release was reported in 1992. This site is also identified on the RCRA Generator and UST databases.
- Lithotech, 741 W. Madison Ave., 0.08-mile south. A release was reported in 1993. This site is also identified on the RCRA Generator and UST databases.
- Bruce Neumann, 622 Madison, 0.13-mile east. A release was reported in 1989. This site is listed twice on the UST database.

Information obtained from the IEPA's online database indicates that Lithotech and Bruce

Neumann sites are open. The Foley-Rice site was issued a No Further Action Letter dated November 17, 1993. Information obtained from the online database is provided in Appendix G.

The Bruce Neumann site is located greater than 200 feet from the subject site, and the Foley-Rice and Lithotech sites are located across Madison Avenue, therefore, it is not likely that these sites have had, or would have, an adverse environmental impact on the subject property. Based on the distance of the remaining twelve sites from the subject property, it is not likely these sites have or would impact the subject property.

4.4 ILLINOIS REGISTERED UNDERGROUND STORAGE TANK LIST (UST)

The UST list is provided by the Office of the State Fire Marshal and presents the location of registered USTs. It should be noted that Illinois does not require the registration of residential fuel oil tanks. A review of the UST list indicated the subject site and an additional six sites within a 1/8-mile radius of the subject property (some sites are listed more than once).

The listing for the subject site is the Oak Park-Madison Union 76 at 724 W. Madison, which has five USTs listed. Three gasoline USTs (2-8,000-gallon USTs and 1-6,000-gallon UST) are listed as temporarily out of use. A 1,000-gallon kerosene UST and a 550-gallon Used Oil UST are listed as currently in use. The reported age of the tanks is 21 years.

The sites within an 1/8-mile radius of the site are:

- Foley-Rice Cadillac Oldsmobile (Marolf Cadillac), 711 Madison, 0.01-mile south. Four tanks are listed as removed. The USTs included a 2,000-gallon gasoline UST, a 1,000-gallon diesel UST, a 5,000-gallon heating oil UST, and a 550-gallon used oil UST. This site is also listed at Marolf Cadillac, with a 5,000-gallon diesel UST, which has been temporarily taken out of service. The tanks reported age is 32 years. This site (Foley-Rice) is also identified on the LUST and RCRA Generator databases.
- Lithotech Inc., 741 Madison, 0.08-mile south. A 1,000-gallon heating oil UST has been abandoned in place. This site is also identified on the RCRA Generator and LUST databases.
- Eagle Super Station, 622 Madison, is located 0.13-mile east of the subject site. Four tanks are listed as currently in use for this site: two tanks have a 4,000-gallon capacity and two tanks have an 8,000-gallon capacity. The tank ages are listed as 97 years. This site is listed for a second time as Oak Park Oil. The tank ages range from 13 to 42 years for the same size tanks. This site is listed for a third time as Eagle Car Cash with no tank information reported. This site is also identified on the LUST database.

The use of USTs on the subject site is a recognized environmental condition. A Phase II investigation is recommended to address the soil conditions adjacent to the USTs.

The Foley-Rice and LithoTech sites are located across Madison Avenue and their tanks have been removed or abandoned, therefore these sites are unlikely to impact the subject site, in the event of a release.

The remaining site is located greater than 200 feet from the subject property; therefore, it is not likely this site would impact the subject property, in the event of a release.

5.0 PROPERTY RECONNAISSANCE

Ms. Patricia Feeley, Project Geologist from EDI, conducted the property reconnaissance on January 26-27, 2000 and February 3, 2000. Ms. Feeley was accompanied during the site reconnaissance by the following property owners or representatives: Mr. Donald Karlman of Quality Auto Body, Mr. Terry Rice, Vice President of Foley-Rice Cadillac, Mr. Brian Regnier, Manager of Car X. No representative was available for the 76 Station. The weather at the time of the site walk was sunny and the temperature was approximately 25-30° Fahrenheit. Snow covered the ground surface, limiting surface observations, including observations of exterior staining, drains or other manways. Photographs taken during the site reconnaissance are attached in Appendix H.

5.1 VISUAL DESCRIPTION

The property is located on the north side of Madison Avenue, between Oak Park Avenue and Euclid Avenue in Oak Park, Cook County, Illinois. The parcel has a rectangular shape. There are four commercial buildings that occupy approximately 75 percent of the subject property.

5.2 SURFACE CHARACTERISTICS

The surface area of the subject property, not occupied by the buildings, included a paved parking lot between 700 and 710, and parking/filling areas at 728 for the gasoline service station. A paved public alley borders the site to the north. West, south and east of the subject site are bordered by a public sidewalk and a paved and landscaped easement. The paved portions of the easement are driveways to allow access to the buildings. The easement west of the 728 site is concrete, and the easement east of the 700 site is paved for parking.

At the time of the on-site assessment, no evidence of hazardous materials, railroad tracks, noticeable odors, abandoned wells, sink holes, spilled chemicals, pits, lagoons, or wastewater discharge was observed on the surfaces of the subject property.

5.3 BUSINESS OPERATIONS

The subject property is currently occupied by Car X, a muffler and brake facility at 700, Quality Auto Body, a collision repair facility at 710, Foley-Rice Cadillac, a car storage facility at 722, and a service station at 728.

5.4 ON-SITE STRUCTURES

700 W. Madison
There is a one-story masonry building at 700 W. Madison. The building is heated by gas fired forced area and overhead space heaters in the shop area. Lighting is provided by fluorescent light fixtures. Potable water and sewer services are provided by the Village of Oak Park.

The interior reception/office area, located in the front of the building, is finished with 6" by 6" ceramic floor tiles, wood paneling on the walls, and 2' x 2' acoustical ceiling panels. Two reception washrooms were finished with 6" x 6" ceramic floor tile, drywall walls, and 2' x 2' ceiling panels. The work shop area is partially finished with broken ceramic tile flooring over concrete and 12" x 12" VFT over concrete. The remainder of the floor surface is bare concrete. The walls are painted brick. There are seven overhead doors and seven electric operated lifts. South of the shop area, there is an employee washroom and an employee break room. The break room is finished with carpeting, wall papered walls, and 2' x 2' ceiling panels.

710 W. Madison

There is a one-story masonry building, consisting of 3,125 square feet at 710 W. Madison. The building has a flat roof and no basement, except for a subsurface boiler room accessible from the alley. The building is heated by gas fired steam heat. Lighting is provided by fluorescent light fixtures. Potable water and sewer services are provided by the Village of Oak Park.

The interior office area is finished with 6" x 6" ceramic floor tile, wood paneling on one wall, and drywall on the other walls and ceiling. The work shop area is partially finished with broken ceramic tile flooring over concrete, painted brick walls, and fiberglass insulation on the ceiling. A loft area was constructed above the office area for storage and a washroom. The washroom was finished with 12" x 12" VFT, drywall walls and ceiling. The subsurface boiler room had a concrete floor and brick walls.

722 W. Madison

There is a one-story masonry building with no basement and a barrel roof at 722 W. Madison. The building has 18,450 square feet. A subsurface boiler room is accessed from the alley. The boiler room consisted of concrete floor, painted brick walls, an abandoned boiler and a water heater. The interior main building is unfinished and heated by overhead space heating units. Lighting is provided by fluorescent light fixtures. Potable water and sewer services are provided by the Village of Oak Park.

The interior is unfinished with concrete floors, painted brick walls, and a metallic lined ceiling. One washroom was finished with 9" x 9" vinyl floor tile (VFT), drywall walls, and 2' x 4' ceiling panels.

728 W. Madison

There is a one-story masonry building with no basement and a flat roof at 728 W. Madison. The building is heated by gas fired forced air. Lighting is provided by fluorescent light fixtures. Potable water and sewer services are provided by the Village of Oak Park.

The interior front (south) area is finished as a store/cashier area. The finishes include 12" x 12" VFT, drywall walls and ceiling. Two washrooms are located behind the front area with access from the outside. The washrooms are finished with ceramic floor tile and ceramic tile on the walls. The upper walls and ceiling are finished with drywall. The garage area is unfinished with

a concrete floor, brick and concrete walls, and exposed ceiling. The garage area has three hydraulic lifts.

5.5 MATERIALS HANDLING, STORAGE AND WASTE DISPOSAL PRACTICES

700 W. Madison
The Car X provides brake and exhaust services, which includes storage and use of brake fluids, and brake cleaners. A parts cleaner, serviced by Safety Kleen, was observed along the east wall of the building. Three small containers and one 5-gallon bucket of oil were observed along the east wall with some minor staining in these areas. These containers were open and unsecured. Mr. Brian Regnier, Manager, indicated that the parts cleaner was serviced every two weeks. Car batteries are also sold and replaced at this facility. Used car batteries are picked up every two weeks. Another service provided is air conditioning, and there are two 30-pound freon containers stored at the facility. Cylinders of compressed gas are stored in the work area and used for welding.

Solid waste disposal is placed in a container located at the north end of the property, which is handled by Browning Ferris Industries.

710 W. Madison
Quality Auto Body conducts collision repair services that include painting and auto bodywork. Paint products and paint waste products are stored and handled for the operations of auto body repair work. Paint products and quantities include about 3-4 gallons of paint, about 10 gallons of thinner, about 4 gallons of reducer, about 2 gallons of primer, and about 3 gallons of sealer. The painting is conducted in a paint booth area in the back of the building. The waste product is collected and stored in a 55-gallon steel drum. The waste drum is manifested off site by Modern Distributing, transported by SET Environmental, and disposed at Hukill Chemical Corp in Bedford, Ohio. Copies of the two most recent manifests are included in Appendix I. Quality Auto Body generates approximately one 55-gallon drum every three to fours months.

Solid waste generated at the site includes mostly paper packaging materials, office paper, and miscellaneous waste, which is handled by Browning Ferris Industries.

722 W. Madison
No materials handling, storage, or waste disposal was observed at this portion of the site. The facility was occupied by automobiles, and no vehicle services were conducted at this site. No waste disposal containers were observed at the site.

728 W. Madison
The service station provides oil changes and other services for automobile maintenance and repair. Used oil is stored in an underground storage tank (UST), located outside the building. A parts cleaner, that uses solvents, is serviced by Safety Kleen. Two waste stream service receipts were reviewed for the removal of the used oil. Approximately 300-350 gallons of used oil is removed by Excel Environmental, Inc. every six months. A service receipt from Safety Kleen

was available for the parts cleaner dated December 29, 1999. Copies of the waste stream receipts are provided in Appendix I. No manifest documentation was available for review.

Solid waste disposal is placed in a container located at the north end of the property, which is handled by Browning Ferris Industries.

5.6 POTENTIAL ON-SITE RECOGNIZED ENVIRONMENTAL CONDITIONS

The walk-through included a visual inspection of the potential presence of the following recognized environmental conditions:

5.6.1 Underground and Above Ground Storage Tanks

700 W. Madison
Mr. Regnier was not aware of any USTs or ASTs located at the site and no evidence, such as vent or fill pipes, of USTs were observed on the property. This site was not identified on the LUST or UST databases.

710 W. Madison
Mr. Karlman was not aware of any USTs or ASTs located at the site and no evidence, such as vent or fill pipes, of USTs were observed on the property. This site was not identified on the LUST or UST databases.

722 W. Madison
Several suspect pipes were observed inside and outside the building. Two suspect fill pipes were observed outside the building adjacent to the public sidewalk. Six cut-off suspect pipes were observed on the interior of the building. Unexplained pipes are potential indicators of USTs. No ASTs were observed. This site was not identified on the LUST or UST databases, and Mr. Rice was not aware of any USTs at this site.

728 W. Madison
The 728 site operated as a gasoline filling station until about a year ago. Historical records indicate five USTs at the site. According to Mr. Saif, there are two 8,000-gallon and one 6,000-gallon gasoline USTs and one 500-gallon used oil UST at the site. The used oil UST is still operating at the site. The gasoline USTs are still in the ground, but have been emptied and taken temporarily out of service. Mr. Saif indicated that the tanks had been tightness tested and were approximately 15 years old. No UST registration, tightness test results, or other documentation has been provided by Mr. Saif. Four vent pipes and one fill pipe were observed along the north side of the building and one vent pipe was observed along the south side of the building. No tank manways were observed as the ground was snow covered. This site is not identified on the LUST database, but is identified on the UST database. No ASTs were observed.

5.6.2 Suspect Asbestos-Containing Materials

A visual inspection was conducted to determine the potential presence of friable (easily crumbled by hand pressure) and non-friable ACM. Construction materials such as, but not limited to, floor tiles, mastic beneath the tiles, drywall compound and acoustical ceiling tiles, are located in many buildings. Historically, asbestos has been identified in these materials in buildings built prior to 1986. Samples collected were submitted under chain of custody to Airesearch, Inc. for analysis by Polarized Light Microscope Analysis of Bulk Samples for Asbestos.

700 W. Madison
Suspect ACMs observed at the 700 site included drywall compound in good condition, 12" x 12" VFT and mastic, carpet mastic, and 2' x 2' ceiling panels. No samples were collected. Based on the age of the building, it is possible that some of the building materials contain asbestos fibers.

710 W. Madison
Suspect ACMs observed at the 710 site included drywall compound in good condition, 12" x 12" VFT and mastic in good condition, baseboards in good condition, and piping wrap in poor condition. The piping wrap was observed on pipes in the subsurface boiler room. Four samples of the piping wrap were collected and submitted for laboratory analysis by PLM. Based on the age of the building, it is possible that some of the building materials contain asbestos fibers. The results of the analysis indicate asbestos was present in all four samples.

722 W. Madison
Suspect ACMs observed at the 722 site included drywall compound in good condition, 9" x 9" VFT in poor condition and mastic, and 2' x 4' ceiling panels in fair condition. A sample of the VFT was collected and submitted for laboratory analysis. No samples were collected from the ceiling panels as they were inaccessible and the drywall was not considered damaged. Based on the age of the building, it is possible that some of the building materials contain asbestos fibers.

728 W. Madison
Suspect ACMs observed at the 728 site included drywall compound in fair condition, 12" x 12" VFT in good condition and mastic, and piping wrap in fair condition. Piping wrap was identified in the eastern most restroom. No piping wrap sample was collected due to the height of the pipe. No samples of the other materials were collected in order not to damage existing materials. Based on the age of the building, it is possible that some of the building materials contain asbestos fibers. The results of the analysis indicate both the VFT and mastic contain asbestos.

A copy of the asbestos sample results and chain-of-custody are provided in Appendix J.

5.6.3 Suspect Lead-Based Materials

Old buildings may have lead pipes and lead-containing soldering. Small amounts of lead may dissolve into the drinking water and pose adverse health effects over a period of time. Based on the age of the buildings, it is possible that lead solder is present at this site.

A visual inspection was conducted to determine the potential presence of lead-containing paint in poor condition. Lead-containing chemicals were used in the majority of paint products until 1977. Paint chips and paint dust are a major source of lead that can create acute lead poisoning in children in a short period of time. Peeling paints was observed at the 722 site and the 728 site, however, the peeling paint was inaccessible.

No samples were collected as the damaged areas were generally inaccessible. Based on the age of the buildings, it is possible that lead-based materials were used in their finishes.

5.6.4 Polychlorinated Biphenyls

PCBs are controlled by the Toxic Substance Control Act (TSCA) of 1980. TSCA regulates the manufacture of materials that are considered toxic and potentially harmful to human health and the environment. PCBs were used in older transformer and switchgear fluids as an electrical insulator. PCBs may also be found in recycled oil and older electrical equipment.

Lighting is provided by fluorescent fixtures in each of the buildings inspected. Ballasts for fluorescent fixtures manufactured prior to July 1978 have a better than 50% chance of containing PCBs at 50 ppm or greater in their potting material. Based on the age of the buildings, it is possible the fluorescent light fixture ballasts contain PCBs. Three pole-mounted transformers were observed in the alley adjacent to the subject site. No evidence of leakage was observed, however, the ground was snow covered. No other suspect PCB-containing equipment was observed on the subject property.

5.6.5 Floor Drains, Sumps and Storm Sewers

700 W. Madison
Several floor drains were observed in the shop area of the building. Floor openings, similar to a catch basin or grease trap, were observed in the shop area. A drain was observed in each of the two reception washrooms. No stains or odors were observed in association with these drains.

710 W. Madison
Mr. Karlman indicated on the questionnaire that the floor drains were connected to the sanitary sewer. Floor drains were not observed in the office or workshop areas of the building, however, cars covered approximately 60-70 percent of the work shop floor. A floor drain was observed in the boiler room. No stains or odors were observed in association with the observed drain.

722 W. Madison
Several floor drains were observed throughout the building. No stains or odors were observed in association with these drains, and several of the drains appeared dry with accumulated sediment.

728 W. Madison
No floor drains were observed in the service area or cashier area of the building. Mr. Saif indicated on the questionnaire that there were no floor drains in the building.

5.7 ADJACENT LAND USE

The adjacent land use is described for the entire site north of Madison Avenue between Oak Park Avenue and Euclid Avenue.

North: Alley, parking lot and residential.

South: Madison Avenue, then commercial properties (MBK Realty, LithoTech (RCRA Generator, LUST and UST databases), West Suburban Kidney Center, Spike's, Foley-Rice Cadillac (RCRA Generator, LUST and UST databases)).

East: Euclid Avenue, then commercial parking lot (operated by Foley-Rice).

West: Oak Park Avenue, then commercial building (Bank One).

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the available information and the visual site assessment, the subject property presents the following recognized environmental conditions:

- Quality Auto Body, part of the subject site, is identified as a Small Quantity RCRA Generator. A FOIA request has been submitted to the IEPA for additional information. No information had been received at the time this report was published. The subject property may have been impacted by past waste generation activities, or could be impacted by current waste generation activities, in the event of a release.

- The 76 Station, part of the subject site, is identified on the UST database as having five registered USTs. In addition, this property has been a historic gasoline service station since at least 1947. Any historic or present release could impact the soil and/or groundwater beneath the property. Soil sampling is recommended to assess the subsurface conditions at this site.

- The suspect pipes at the 722 site indicate the potential existence of USTs. These pipes should be investigated with a magnetometer survey. The magnetometer survey will trace the piping and possibly identify the source. Further subsurface investigation may be required, based on the results of the survey.

- The previous investigation at the 722 site identified low level impacts of petroleum compounds, further subsurface investigation is recommended to determine the extent or change in this low level impact. Also, suspect concrete patching should be investigated for subsurface impact from historic oil/water separator or hydraulic lift or other suspect concerns. A soil sampling investigation is recommended to assess the subsurface conditions at this site.

- Hydraulic lifts located at the 728 site, service station, have underground reservoirs of oil that could become cracked or deteriorate and cause adverse environmental impact at the site. Soil sampling is recommended to assess the subsurface conditions at this site.

- Stained areas, as seen at the 700 site, should be power washed and any impacted subsurface soils should be properly disposed.

- Two unlabeled drums are located at the 728 site, which should be properly labeled and properly disposed.

- All flammable materials should be properly stored in flammable materials storage cabinets. Oil stored in buckets or containers should be transferred to a more secure container and prepared for proper disposal.

- At the time of the inspection, suspect ACMs observed on the subject property included drywall compound, baseboards, 2' x 4' ceiling panels, 12" x 12" and 9" x 9" VFT and mastic,

and piping wrap. A limited number of samples were collected to prevent damage to existing finishes in good condition or due to inaccessibility. The sample results identified asbestos containing piping wrap at the 710 site and asbestos containing floor tile and mastic at the 722 site. Based on the age of the building, it is possible that additional building materials contain asbestos fibers. If demolition or renovation is planned, an asbestos survey should be conducted to ensure regulatory compliance.

Visual observation and limited sampling of suspect ACMs were performed. The visual observation and limited sampling were conducted to assist the inspector in preparing the assessment and recommendations. This visual observation and limited sampling are not meant to constitute a complete asbestos building survey.

- Based on the age of the building, it is possible that lead-based materials were used on the building. If renovation is planned a lead survey should be conducted to ensure regulatory compliance.

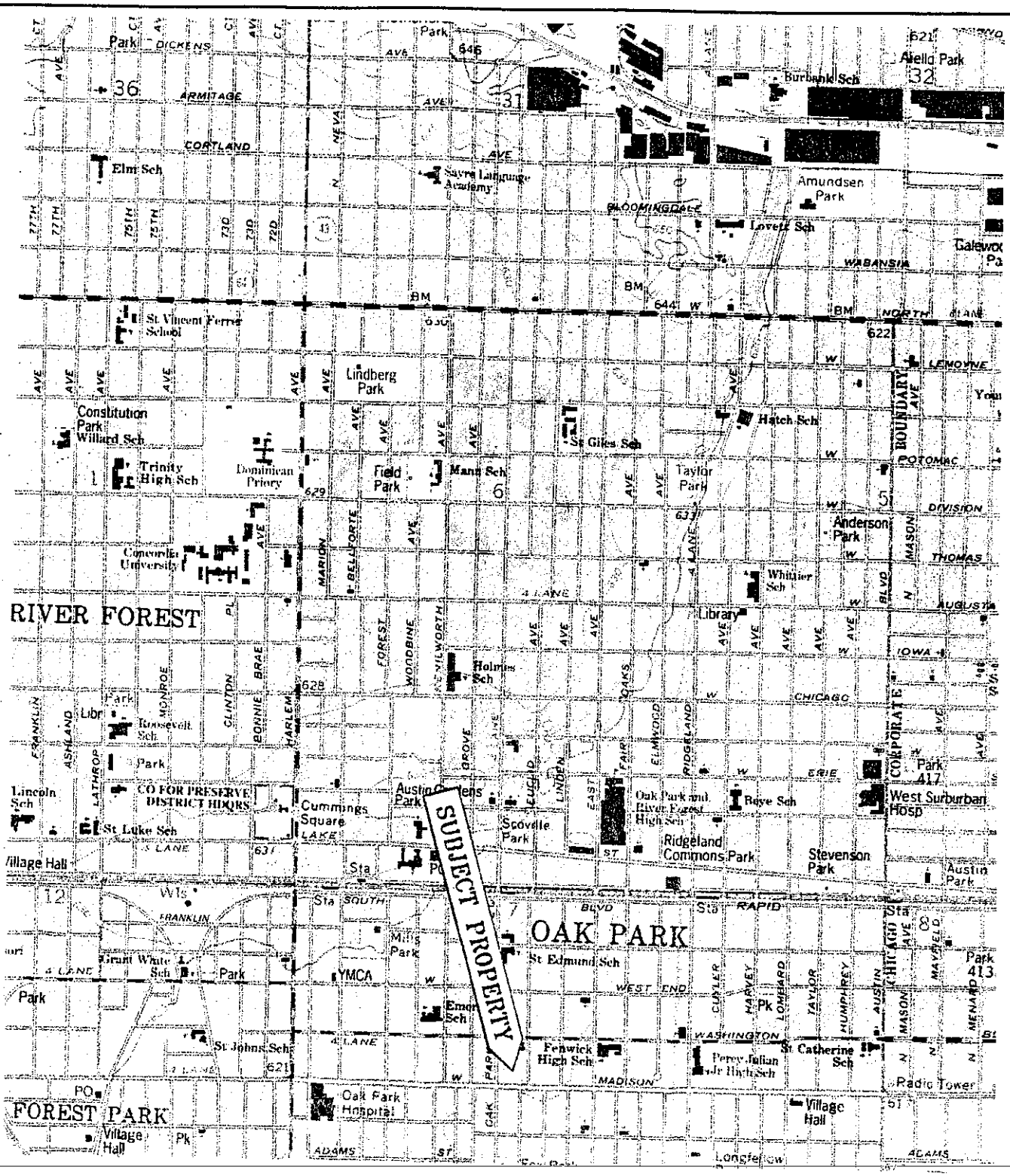
  Visual observations of suspect lead-containing materials were performed. The visual observations were conducted to assist the inspector in preparing the assessment and recommendations. This visual observation was not meant to constitute a complete lead building survey.

- Fluorescent fixtures were used to light the buildings. Based on the age of the buildings, it is possible that these light ballasts may contain PCBs. This visual observation is not meant to constitute a survey of PCB-containing fluorescent light ballasts. If demolition or renovation is planned for the building, all fluorescent light ballast should be disposed in accordance with applicable regulations.

- Snow cover and automobiles obstructed the ground surface of some of the subject property. The site should be reinspected when the snow clears and the cars can be moved.

7.0 REFERENCES

- 40 Code of Federal Regulations (CFR) Parts 750 and 761 Disposal of Polychlorinated Biphenyls (PCBs); Final Rule.
- Advanced Searches, Chain of Title, Search Date January 27, 2000, File Number 11147758.
- Aerial photographs dated April 1976, Spring 1987, and Spring 1994, The Sidwell Company.
- EcoSearch Environmental Resources, Inc., Environmental Site Assessment Report dated January 21, 2000, Report ID: 1996-6402
- IEPA, Online LUST Database, www.epa.state.il.us.
- Mr. Donald Karlman, Quality Auto Body owner (710 site).
- Mr. Brian Regnier, Manager, Car X (700 site).
- Mr. Terry Rice, Vice President, Foley-Rice Cadillac-Oldsmobile, (722 site).
- Mr. Ramy Saif, property manager at 76 Station, (728 site).
- U.S. Geological Survey, River Forest, Illinois, 7.5-minute quadrangle map dated 1993.
- Vista Information Solutions, Inc., San Diego, California, Report ID: 301415/437166.



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PROJECT NO: 924.004	**U.S. GEOLOGICAL SURVEY RIVER FOREST, ILLINOIS SITE LOCATION AND TOPOGRAPHIC MAP 1993**	**Project: 700, 710, 722 & 728 W. Madison St. Oak Park, Illinois**
DATE: 2/15/00		

ENVIRONMENTAL DESIGN INTERNATIONAL inc.
200 S. MICHIGAN AVENUE, SUITE 700
CHICAGO, IL 60604 PHONE (312) 356-5400

Client: The Village of Oak Park
123 Madison St.
Oak Park, Illinois 60302

PHASE II
ENVIRONMENTAL ASSESSMENT

Project Site:

728 WEST MADISON AVENUE
OAK PARK, ILLINOIS

Project # 924.005

Prepared for:

Village of Oak Park
123 W. Madison Avenue
Oak Park, Illinois 60304

Prepared By:

Environmental Design International inc.
200 S. Michigan Avenue, Suite 700
Chicago, Illinois 60604

February 29, 2000

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February 29, 2000

Ms. Kristi Hughes
Village of Oak Park
123 W. Madison Avenue
Oak Park, IL 60304

SUBJECT: PHASE II ENVIRONMENTAL ASSESSMENT
728 WEST MADISON AVENUE
OAK PARK, ILLINOIS

Dear Ms. Hughes

Enclosed please find two copies of the Phase II Environmental Assessment for the subject property. After you review the report, please feel free to call us at (708) 449-0800 if any aspects of the report need clarification.

We have appreciated the opportunity to work with you on this project.

Respectfully,

Environmental Design International inc.

Patricia Feeley, P.G.
Project Geologist

Marc L. Bonem, N.S.P.E.
Senior Environmental Engineer

Enclosures

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1.0 EXECUTIVE SUMMARY

A Phase II Environmental Assessment (EA) was conducted by Environmental Design International inc. (EDI) on February 10, 2000, in accordance with EDI's proposal dated, January 11, 2000 and recommended modifications subsequent to the Phase I Environmental Assessment (EA). The subject property is located at the northeast corner of Madison Avenue and Oak Park Avenue in Oak Park, Illinois.

The 728 W. Madison site is asphalt paved and operates as an automobile service station. The site had operated as a gasoline filling station, until about one year ago. The underground storage tanks (USTs) that held gasoline, were reportedly empty and temporarily out of use. A waste oil UST was still being used. Based on EDI's Phase I Environmental Assessment (EA) of the subject property, historical documentation identified the site as a filling station since at least 1947. Based on the long time historical use of the site as a filling station, a phase II investigation of the subsurface soils was recommended.

Also during the Phase I EA, numerous pipes were observed throughout the 722 W. Madison site. The source of these pipes was unknown. A magnetometer survey was recommended to investigate the pipes.

The magnetometer survey at the 728 site identified five USTs plus one suspect UST: the waste oil UST by the building, the three gasoline USTs, a fifth UST (possible heating oil) at the southeast end of the site, and a suspect sixth UST along the northern edge of the property. The magnetometer survey at the 722 site did not reveal any USTs associated with the pipes.

On February 10, 2000, eight borings (B-1 through B-8) were installed at the 728 site to assess the subsurface conditions. The borings were advanced to a depth of 16 feet, however, refusal was encountered at two boring locations. Groundwater was generally encountered between 8 and 10 feet below ground surface (bgs).

The soil samples were submitted to an independent laboratory for benzene, ethylbenzene, toluene and xylenes (BETX), and polynuclear aromatic compounds (PNAs), which are the Illinois Environmental Protection Agency (IEPA) target compounds for gasoline and heating oil contamination. Additionally, one soil sample was submitted for laboratory analysis of BETX and lead, as historically gasoline contained lead. One sample from near the waste oil UST was submitted for the LUST priority pollutant list, which is the list of target compounds for waste oil tanks.

Analytical results indicate BETX compounds detected in the subsurface soils across the site. The analytical concentrations were compared to the IEPA Tiered Approach to Corrective Action Objectives (TACO-35 IAC Part 742) Tier 1 soil remediation objectives (SROs) for industrial-commercial properties.

Each of the six samples yielded detections of BETX compounds and four of the samples had detections above the SROs. PNAs were detected in three samples, however, all PNA detections were below the SROs.

Sample B-8 had no detections of SVOCs, pesticides or PCBs. The metals detected were chromium and lead at levels within background ranges. Sample B-3 was analyzed for lead and had no detections of total or TCLP lead.

Based on the results of this Phase II EA, the following conclusions are provided:

- Metallic readings identified the waste oil UST near the building, the three gasoline USTs no longer in use, a fifth UST (possible heating oil) at the southeast corner of the building, and a suspect sixth UST along the northern edge of the property.
- No USTs were identified associated with the pipes at the 722 site.
- BETX concentrations were identified in the subsurface soils across the 728 property, indicating evidence of a petroleum release. Four soil samples yielded BETX compounds exceeding the TACO Tier 1 SROs for industrial-commercial properties for at least one exposure pathway.
- Contaminants of PNAs, SVOCs, pesticides, PCBs, and metals were not identified as a concern.
- There is a potential for off-site migration of the contamination, most likely to the west, south, and east.
- There is a potential for impaction of the groundwater, as groundwater was encountered in the samples at approximately 8 feet bgs.
- This subsurface investigation was not sufficient to define the plume of contamination.

Based on these conclusions, the following recommendations are provided:

- The USTs should be removed as they are no longer in use. If the current tanks are removed and evidence of a release is present, the owner will be required to notify the Illinois Emergency Management Agency (IEMA). Notification to IEMA of a release enters the site into the Illinois Leaking Underground Storage Tank (LUST) program. All LUST regulations must then be followed. Some remedial activities may be necessary, although using deed restrictions and engineered barriers, it is acceptable to leave some contaminated soils in place.
- If the release is from historical USTs, the site could be entered into the Site Remediation Program for voluntary cleanup under State regulations. Further investigation is recommended to define the extent of impact in the soil and/or groundwater.
- If development is planned for the site, restrictions will be applicable for any soil or water removal in the impacted areas. In addition, human health concerns for construction workers and the general public must be addressed. Further investigation is required to determine the full extent of soil and/or groundwater impact and possible alternatives to remedial action.

2.0 INTRODUCTION

2.1 Background Information

EDI completed a Phase I Environmental Assessment (EA) for the property 700-728 W. Madison Avenue in Oak Park, Illinois. In the Phase I EA, environmental concerns were identified for potential subsurface impacts at the 728 site, due to the site's long historical operation as a filling station. On the 1947 and 1950 historical Sanborn maps, three gas tanks were listed on the northwest portion of the property and two gas tanks were listed on the south portion of the property. Currently, several underground storage tanks (USTs) are still located on the property. The gasoline USTs were reportedly empty and temporarily out of use. A waste oil UST was still being used for vehicle service at the site. A Phase II investigation was recommended for the 728 site.

In the Phase I EA, an environmental concern was identified associated with pipes observed at the 722 site. Pipes, similar in nature to fill or vent pipes for storage tanks, were observed on the exterior and interior of the 722 site. A magnetometer survey was recommended for the 722 site. Additional concerns for subsurface impacts were identified in the previous investigation conducted by Enecotech Inc. entitled *Phase I-Phase II Hybrid Environmental Site Assessment Foley-Rice Cadillac-Oldsmobile, Inc. 639, 640-660, 711, and 722 Madison Street, Oak Park, Illinois,* dated August 17, 1998. In this previous investigation, low level petroleum impacts were identified in subsurface soils. Further investigation was recommended in EDI's Phase I EA to address these low level impacts. This further investigation was not included in this scope of work.

2.2 Scope of Work

This report presents the results of the Phase II EA for the property at 728 W. Madison Avenue, Oak Park, Illinois and the magnetic survey at 722 W. Madison, Oak Park, Illinois. The subject site is located at the northeast corner of Oak Park Avenue and Madison Avenue. A site location map is presented as Figure 1. The drilling investigation was conducted by Environmental Design International Inc. (EDI) on February 10, 2000 in accordance with EDI's proposal dated January 11, 2000 and recommendations presented upon completion of the inspection for the Phase I EA.

The modified Scope of Work performed on-site consisted of the following tasks:

1. EDI performed a magnetometer survey of the 728 property to identify the number and location of USTs at the property. The magnetometer survey was extended to the 722 site, to investigate metal pipes observed during the Phase I EA. This survey was not part of the original scope of work and was recommended after the Phase I EA site inspection.

2. EDI advanced a total of eight soil probes at the 728 property, each to a depth of 16 feet below grade surface grade (bgs) or until groundwater or refusal was encountered.

3. Soil samples were collected at four-foot intervals from each probe and analyzed onsite using a portable photoionization detector (PID). Each boring interval was described for lithology, colors, odors, and recovery.

4. One sample from each probe was packaged and submitted to an independent laboratory for BETX and PNA analyses, as described in the original scope of work. Additionally, one soil sample was submitted for laboratory analysis of BETX and lead, as historically gasoline contained lead. One sample from near the waste oil UST was submitted for the LUST priority pollutant list, which is the list of target compounds for waste oil tanks. These modifications were recommended after the Phase I EA site inspection.

5. EDI prepared a written report of the findings, including headspace analysis data, boring logs, laboratory data, and recommendations.

Patricia Feeley, Project Geologist with EDI, was on site during the subsurface investigation to perform the work outlined in the Scope of Services.

3.0 SITE INVESTIGATION

3.1 Magnetometer Survey

A magnetometer survey was performed by Scott Warner of Warner Distribution, Mundelein, IL on February 8, 2000. Mr. Warner was accompanied by Mr. Brian English, Mr. Phillip English, and Ms. Patricia Feeley, all with EDI. The survey was performed to identify the number and location of USTs at the 728 site. The temperature at the time of the survey was approximately 30 degrees Fahrenheit on a partly sunny day.

The magnetic survey was extended to the 722 site to include the pipes observed during the Phase I EA. Three pipes were observed on the exterior front (south) portion of the building. Approximately five pipes were observed on the interior of the building. The nature of these pipes was unknown.

At the 722 site, the interior and exterior pipes were not found to be associated with any large buried metallic objects, such as tanks. No further investigation of these pipes is recommended at this site.

At the 728 site, the survey identified the waste oil UST near the building, the three gasoline USTs north of the dispenser islands, an additional UST at the southeast corner, and a possible UST along the northern property boundary. These readings were outlined on the pavement for approximate UST position, and these areas were further investigated for potential subsurface impacts during the sampling investigation. The locations of these USTs are shown on Figure 2.

3.2 Subsurface Soil Investigation Methodology

The samples were collected from each of the boring locations using a truck-mounted hydraulic Geoprobe® sampling technique. Soil samples were collected using the four-foot Macro-Core® Sampler with plastic liners. The probe rods were advanced, filling the sampler with an undisturbed soil core. The soil samples were contained in a four-foot disposable clear sample liner. Continuous samples were collected and screened using a PID. The Geoprobe® equipment was decontaminated using an Alconox™ and water wash, a water rinse, and distilled water rinse between sampling points.

Each soil sample was visually inspected and classified in the field by the EDI geologist. Physical properties such as color, texture, consistency, degree of uniformity, degree of saturation, unusual odors, and other important characteristics were noted in accordance with the Unified Soil Classification System. Please see the soil boring logs in Appendix A.

A portion of the soil samples from each interval was placed in a plastic zip-lock container for field screening. Selected remaining portions were placed in laboratory clean sample jars, which were labeled and placed in a cooler with ice. Field screening consisted of conducting headspace analysis with the photoionization detector (PID) with a 10.6 eV lamp manufactured by MiniRae Systems. This was accomplished by placing the soil sample in a sealable plastic container, allowing any volatile components to volatilize in a warm atmosphere for at least 5 minutes, then

inserting the probe from the PID into the plastic bag to measure the volatiles in the air space. Maximum readings from the PID were recorded in the field log and are presented in Table 1. The PID is an instrument that measures total organic vapors, but does not identify which organic vapors are present. The PID is used as a field-screening tool only. The levels of organic vapors are an indication of the presence and level of organic volatiles. PID measurements do not meet regulatory requirements for analysis.

The samples associated with the highest PID reading were placed in sample jars in a cooler for shipment to the analytical laboratory. If all of the headspace readings were low, the sample was analyzed based on visual inspection and the depth associated with the potential concern.

After completion of the soil collection operation, cuttings were replaced in the boreholes and the boreholes were sealed with a bentonite grout and/or asphalt patch to grade.

3.3 Subsurface Soil Investigation

Soil boring activities were conducted on the subject property on February 10, 2000. The Geoprobe® sampling unit was operated by Terra-Trace of Lake Bluff, Illinois. A total of eight borings were advanced on the property, labeled B-1 through B-8. The boring locations are shown on Figure 2. Boring logs with soil descriptions and PID readings are presented in Appendix A.

Boring B-1 was installed north of the gasoline USTs. The subsurface consisted of two feet black-gray silty sand, three feet greenish-gray sandy-silty clay, six inches gray sand and gravel, three feet gray silty clay, three feet gray sand and gravel, followed by one foot gray silty clay. Petroleum odors were encountered at 4-8 feet below ground surface (bgs). The highest PID reading was 157.9 ppm at 4-8 feet bgs. Groundwater was encountered at approximately 8 feet bgs.

Boring B-2 was installed east of the gasoline USTs and south of the waste oil UST. This boring was drilled to a depth of 8 inches through concrete and refusal was encountered. This boring was abandoned.

Boring B-3 was installed west of the gasoline USTs. The subsurface consisted of alternating layers of sand and silty clay. Petroleum odors were encountered at 4 to 16 feet bgs. The high PID readings were 222 ppm at 4 to 8 feet bgs and 238 ppm at 12 to 16 feet bgs. Groundwater was encountered at approximately 8 feet bgs.

Boring B-4 was installed at the southwest corner of the site to a depth of 16 feet bgs. The subsurface consisted of alternating layers of sand and silty clay. Petroleum odors were encountered at 2 to 12 feet bgs. PID readings above 100 ppm were recorded for 0 to 4 feet (123 ppm), 4 to 8 feet (204 ppm), and 8 to 12 feet (122 ppm) bgs. A PID reading of 30.4 ppm was encountered at 12 to 16 feet bgs. Groundwater was encountered at approximately 8 feet bgs.

Boring B-5 was installed at the southeast corner of the site to a depth of 12 feet bgs. The subsurface consisted of mostly sand from 0 to 9 feet bgs, underlain by a gray sandy clay. No

petroleum odors were encountered at this boring location, and the groundwater was observed at approximately 8 feet bgs.

Boring B-6 was installed near the suspected heating oil UST, south of the building to a depth of 12 feet bgs. The subsurface was described as sand and gravel fill with low recovery at 4 to 8 feet, underlain by sandy clay and silty clay. A slight petroleum odor was noted at 9 feet bgs and the highest PID reading was from this 8 to 12 foot interval at 50.6 ppm.

Boring B-7 was attempted west of the building. Refusal was encountered at two different locations within 8 inches of the grade surface.

Boring B-8 was installed west of the waste oil UST to a depth of 16 feet bgs. The subsurface consisted of alternating layers of sand and silty clay. A slight petroleum odor was encountered from 4 to 8 feet bgs. PID readings ranged from 0.4 to 9.0 ppm, which is considered within a background range. Groundwater was encountered at approximately 8 feet bgs.

Photographs from the soil sampling activities are presented in Appendix B.

3.4 Decontamination/Quality Control Procedures

The drilling equipment was decontaminated prior to each boring with an Alconox™ and water wash, a water rinse, and a deionized water rinse. The interior of the sampling probe was lined with a plastic sheath, which was removed after each sample was collected.

A new pair of latex or vinyl sampling gloves were donned for each sampling interval to minimize the potential for cross-contamination.

Following the drilling activities, all equipment, trash, debris, and other material brought on the site for the Phase II EA were properly disposed.

3.5 Chain-of-Custody

The sampling program included Chain-of-Custody documentation. When transferring the possession of samples, individuals relinquishing and receiving the samples signed, dated and noted the time on the Chain-of-Custody form. Before its final destination at the laboratory, the Chain-of-Custody procedures document the custody of the sample and provide a written tracking mechanism that lists the person responsible for the sample. Copies of the Chain-of-Custody forms used on this project are provided in Appendix C.

3.6 Laboratory Analysis

Six soil samples were submitted for laboratory analysis to Great Lakes Analytical Laboratories in Buffalo Grove, Illinois. Samples were analyzed for BETX using United States EPA (USEPA) SW-846 Method 5035/8021, PNAs using USEPA SW-846 Method 3550/8270, lead using USEPA SW-846 Method 6010B, and the LUST priority pollutant list included volatile organic compounds analyzed via Method 5035/8260, semi-volatile organic compounds analyzed via

Method 8270, pesticides and PCBs analyzed via Method 8081/8082 and total RCRA Metals analyzed via Method 6010B/7471A.

4.0 LABORATORY RESULTS

4.1 General

Table 2 provides a summary of the BETX and PNA analytical results for the soil samples. A copy of the laboratory data is provided in Appendix C. A summary of this data is presented below.

4.2 Soil Sample Results

Each of the samples B-1, B-3, B-4, B-5, B-6, and B-8 yielded detections of BETX compounds. The results were compared to the Tiered Approach to Corrective Action Objectives (TACO – IAC Title 35, Part 742) Tier 1 Soil Remediation Objectives (SROs) for industrial-commercial sites. Sample B-1 yielded no detections of benzene and low levels of ethylbenzene, toluene and xylenes, all below the SROs.

Sample B-3 yielded a benzene concentration of 0.33 mg/kg, which exceeds the SROs for migration to groundwater class I and class II. Sample B-3 concentrations of ethylbenzene, toluene, and xylenes are beneath the SROs.

Sample B-4 yielded a benzene concentration of 4.6 mg/kg and an ethylbenzene concentration of 18 mg/kg, both exceed their respective SROs. The benzene detection exceeds the SROs for migration to groundwater class I and class II, and the SROs for inhalation-industrial-commercial and construction worker. The detections of toluene and xylenes are below the SROs.

Sample B-5 yielded a benzene concentration of 2.1 mg/kg, which exceeds the SROs for migration to groundwater class I and class II and inhalation-industrial-commercial. The ethylbenzene, toluene, and xylenes detections are below the SROs.

Sample B-6 yielded a benzene concentration of 0.094 mg/kg, which exceeds the SRO for migration to groundwater class I. The ethylbenzene, toluene, and xylene detections are below the SROs.

Sample B-8 was tested for VOCs as part of the LUST pollutant list for waste oil tanks. No VOCs were detected in the sample, other than ethylbenzene and xylenes at levels below the SROs.

The PNAs were tested for in samples B-1, B-4, B-5, and B-6. No PNAs were detected in sample B-5. Samples B-1 and B-4, both yielded detections of acenaphthylene at 3.25 mg/kg and 0.425 mg/kg respectively and naphthalene at 2.65 mg/kg and 0.05 mg/kg respectively. No standard is established for acenaphthylene. The naphthalene detections are below the SROs. Sample B-6 yielded several PNAs, however, all detections are below the established SROs.

The additional LUST pollutant analysis conducted on sample B-8 included SVOCs, pesticides, PCBs, and total RCRA metals. The additional analyses covers the target compounds for waste oil USTs. Sample B-8 had no detections of SVOCs, pesticides or PCBs. The metals detected were chromium at 8.19 mg/kg and lead at 6.54mg/kg, which are within range for background soils. Sample B-3 was analyzed for lead and had no detections of total or TCLP lead.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Conclusions

A magnetometer survey was conducted at the 728 and 722 sites. Eight (8) soil borings were advanced at the 728 property. Soil samples were collected and submitted for laboratory analysis for BETX and PNAs. One sample was submitted for laboratory analysis of BETX and lead, as gasoline historically contained lead. Additionally, one sample was submitted for laboratory analysis of the LUST priority pollutant list for the target compounds of a waste oil UST.

Based on the results of this Phase II EA, the following conclusions are provided:

- The magnetometer survey at the 728 site identified the waste oil UST near the building, the three gasoline USTs no longer in use, a fifth UST (possible heating oil) at the southeast corner of the building, and a possible sixth UST along the northern edge of the property.
- No USTs were identified associated with the pipes at the 722 site.
- BETX concentrations were identified in the subsurface soils across the 728 property, indicating evidence of a petroleum release. Four soil samples yielded BETX compounds exceeding the TACO Tier 1 SROs for industrial-commercial properties for at least one exposure pathway.
- Contaminants of PNAs, SVOCs, pesticides, PCBs, and metals were not identified as a concern.
- There is a potential for off-site migration of the contamination, most likely to the west, south, and east.
- There is a potential for impaction of the groundwater, as groundwater was encountered in the samples at approximately 8 feet bgs.
- This subsurface investigation was not sufficient to define the plume of contamination.

Under the property's current condition and use as a service station, the subsurface soils do not appear to pose an immediate threat to human health or the environment. However, the USTs should be removed as they are no longer in use.

5.2 Recommendations

As mentioned above, the USTs should be removed as they are no longer in use. If the current tanks are removed and evidence of a release is present, the owner will be required to notify the Illinois Emergency Management Agency (IEMA). Notification to IEMA of a release enters the site into the Illinois Leaking Underground Storage Tank (LUST) program. All LUST regulations must then be followed. Some remedial activities may be necessary, although using deed restrictions and engineered barriers, it is acceptable to leave the contaminated soils in place.

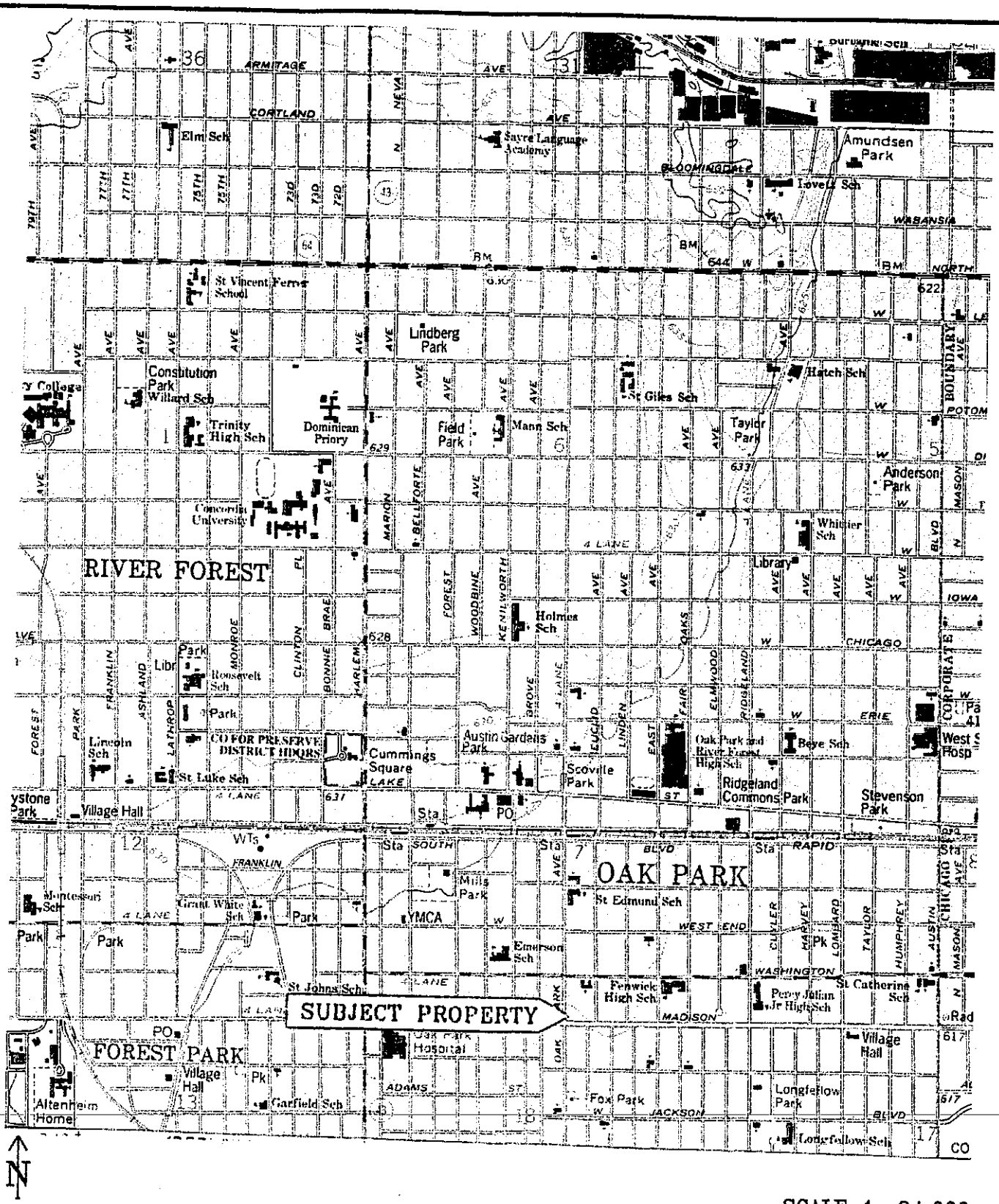
If the release is from historical USTs, the site could be entered into the Site Remediation Program for voluntary cleanup under State regulations. Further investigation is recommended to define the extent of impact in the soil and/or groundwater.

If development is planned for the site, restrictions will be applicable for any soil or water removal in the impacted areas. In addition, human health concerns for construction workers and the general public must be addressed. Further investigation is required to determine the full extent of soil and/or groundwater impact and possible alternatives to remedial action.

6.0 DISCLAIMER

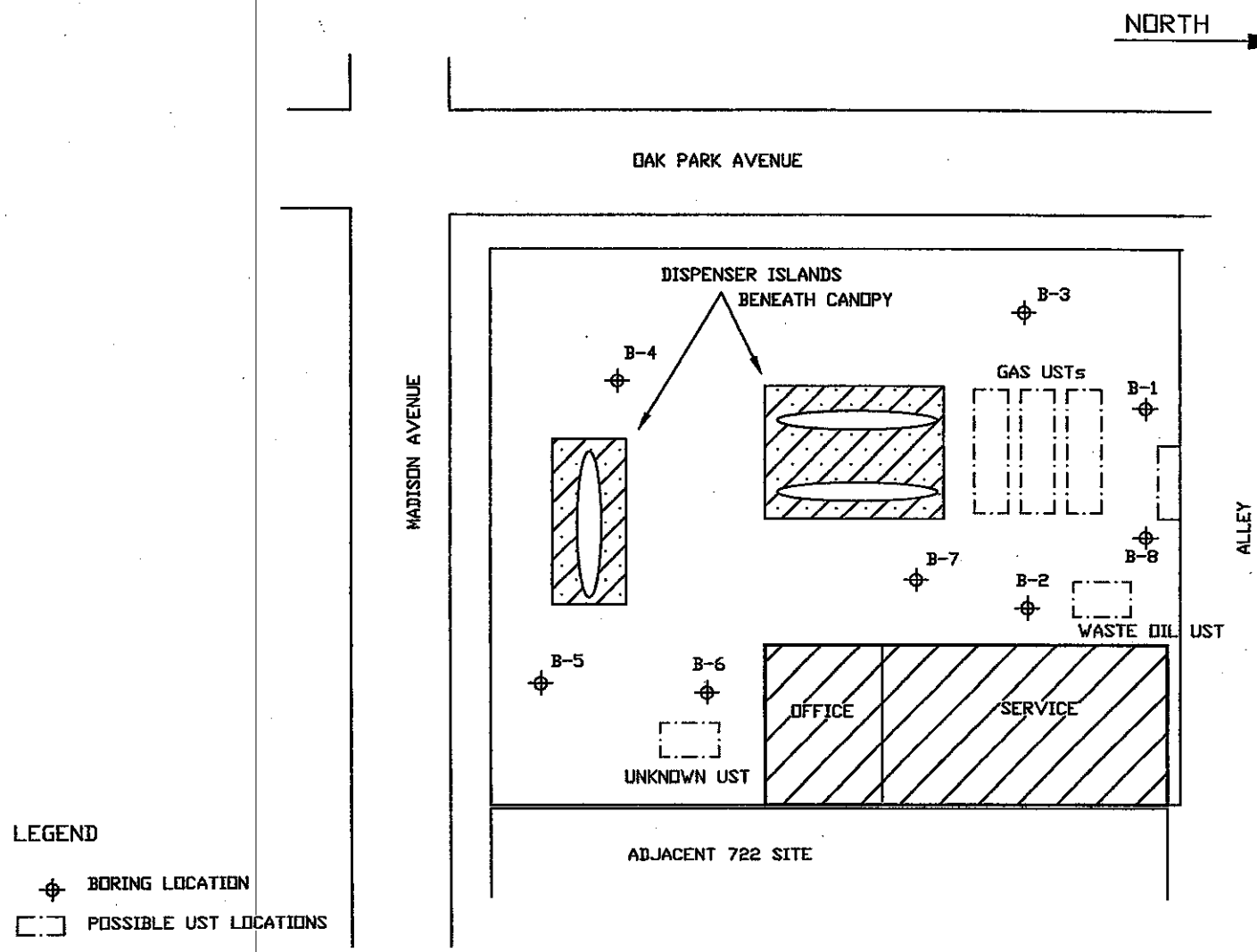
The findings and conclusions of this report are not specific certainties; rather they are probabilities based on professional judgment concerning the significance of the data collected during the Phase II Environmental Assessment. Environmental Design International inc. is not able to represent that the site contains any hazardous waste or latent conditions other than those detected during the Phase II Environmental Assessment.

FIGURES



SCALE 1: 24,000

Project No: 924.005 Date: 02/29/2000 Figure: I	U.S. GEOLOGICAL SURVEY'S RIVER FOREST, ILLINOIS SITE LOCATION AND TOPOGRAPHIC MAP; 1993	Project:	728 W. MADISON ST. OAK PARK, ILLINOIS
EDI *ENVIRONMENTAL DESIGN INTERNATIONAL inc.* *200 S. MICHIGAN AVENUE, SUITE 700* *CHICAGO, IL 60604 PHONE: (312) 356-5400*		Client:	THE VILLAGE OF OAK PARK 123 MADISON STREET OAK PARK, ILLINOIS



ENVIRONMENTAL DESIGN INTERNATIONAL inc.
4415 W. HARRISON STREET, SUITE 530
HILLSIDE, IL 60162 PHONE: (708) 449-0800

Client: VILLAGE OF OAK PARK	**project #:** 924.005
Location: 728 W. MADISON, OAK PARK	**Date:** 2/24/00
SOIL BORING LOCATION MAP	**Figure** 2 — **Revised**

TABLES

Table 1: PID READINGS

Soil Sample Headspace Results - 728 W. Madison Ave., Oak Park, Illinois

Boring Number	0-4 Feet bgs (ppm)	4-8 feet bgs (ppm)	8-12 feet bgs (ppm)	12-16 Feet bgs (ppm)
B-1	26.7	157.9*	0.4	0.9
B-3	42.5	222	17.2	238*
B-4	123	204*	122	30.4
B-5	0.3	0.2	24.9*	NA
B-6	0.3	26.6	50.6*	NA
B-8	9	2.3	1	0.4

Notes:
NA: Not applicable due to refusal or lack of sample.
ppm: parts per million
* indicates samples selected for laboratory analysis.
PID: Photoionization Detector

Table 2. SUMMARY OF BETX & PNA ANALYSIS RESULTS
vs.
IEPA CLEANUP OBJECTIVES

Analytes	Industrial/Commercial		Construction Worker		Mig. To GW		B-1	B-3	B-4	B-5	B-6	B-8**
	Ingestion mg/kg	Inhalation mg/kg	Ingestion mg/kg	Inhalation mg/kg	Class I mg/kg	Class II mg/kg	4-8 feet mg/kg	12-16 feet mg/kg	8-12 feet mg/kg	8-12 feet mg/kg	8-12 feet mg/kg	4-8 feet mg/kg
Benzene	200[e]	1.5[e]	4,300[e]	2.1[e]	0.03	0.17	N.D.	**0.33**	**4.6**	**2.1**	**0.094**	N.D.
Ethyl Benzene	200,000[b]	400[d]	20,000[b]	58[b]	13	19	0.17	1.3	**18**	0.17	0.057	0.199
Toluene	410,000[b]	650[d]	410,000[b]	42[b]	12	29	0.034	0.21	1.2	0.026	0.044	N.D.
Xylene	1,000,000[b]	410[d]	410,000[b]	410[d]	150	150	0.088	1.9	32	0.64	0.24	0.399
Acenaphthene	120000[b]	N.S.	120000[b]	N.S.	570[b]	2,900	N.D.	N.A.	N.D.	N.D.	0.129	N.D.
Acenaphthylene	N.S.	N.S.	N.S.	N.S.	N.S.	N.S.	3.25	N.A.	0.425	N.D.	0.209	N.D.
Anthracene	610,000[b]	N.S.	610,000[b]	N.S.	12000[b]	59,000	N.D.	N.A.	N.D.	N.D.	N.D.	N.D.
Benzo (a) anthracene	8[e]	N.S.	170[e]	N.S.	2	8	N.D.	N.A.	N.D.	N.D.	0.0735	N.D.
Benzo (b) fluoranthene	8[e]	N.S.	170[e]	N.S.	5	25	N.D.	N.A.	N.D.	N.D.	0.0732	N.D.
Benzo (k) flouranthene	78[e]	N.S.	1,700[e]	N.S.	49	250	N.D.	N.A.	N.D.	N.D.	0.0623	N.D.
Benzo (g,h,i) perylene	N.S.	N.S.	N.S.	N.S.	N.S.	N.S.	N.D.	N.A.	N.D.	N.D.	0.0567	N.D.
Benzo (a) pyrene	0.8[e]	N.S.	17[e]	N.S.	8	82	N.D.	N.A.	N.D.	N.D.	0.0307	N.D.
Chrysene	780[e]	N.S.	17,000[e]	N.S.	160	800	N.D.	N.A.	N.D.	N.D.	0.0936	N.D.
Dibenzo(a,h)anthracene	0.8[e]	N.S.	17[e]	N.S.	2	7.6	N.D.	N.A.	N.D.	N.D.	N.D.	N.D.
Fluoranthene	82,000[b]	N.S.	82,000[b]	N.S.	4,300[b]	21,000	N.D.	N.A.	N.D.	N.D.	0.204	N.D.
Fluorene	82,000[b]	N.S.	82,000[b]	N.S.	560	2,800	N.D.	N.A.	N.D.	N.D.	N.D.	N.D.
Indeno(1,2,3-c,d)pyrene	8[e]	N.S.	170[e]	N.S.	14	69	N.D.	N.A.	N.D.	N.D.	0.0366	N.D.
Naphthalene	82,000[b]	N.S.	8,200[b]	N.S.	84[b]	420	2.65	N.A.	0.0517	N.D.	N.D.	N.D.
Phenanthrene	N.S.	N.S.	N.S.	N.S.	N.S.	N.S.	N.D.	N.A.	N.D.	N.D.	0.0213	N.D.
Pyrene	61,000[b]	N.S.	61,000[b]	N.S.	4200[b]	21,000	N.D.	N.A.	N.D.	N.D.	0.0148	N.D.

N.S. = No Standard.

N.A. = Sample Not Analyzed for this group of compounds

N.D. = Non-Detect.

** Sample B-8 was analyzed for LUST Priority pollutant list. Semi-volatile organic compounds, pesticides, and PCBs were non-detect.

Metals analysis for B-3 was non-detect for total and TCLP lead. Metals analysis for B-8 had detections of chromium (8.19 mg/kg) and lead (6.54 mg/kg), both within background ranges.

Bold results indicate results exceed an exposure route of the Tier 1 TACO industrial/commercial soil remediation objectives.

b = Calculated values correspond to a target value of 1.

c = No toxicity criteria available for the route of exposure.

d = Soil saturation concentration (Csat) = The concentration at which the absorptive limits of the soil particles, the solubility limits of the available soil moisture, and saturation of soil pore air have been reached. Above the soil concentration, the assumptions regarding vapor transport to air and/or dissolved phase transport to groundwater have been violated, and alternative modeling approaches are required.

e = Calculated values correspond to a cancer risk level of 1 in 1,000,000.

f = Level is at or below Contract Laboratory Program required quantitation limit for Regular Analytical Services.

APPENDICES

APPENDIX A: SOIL BORING LOGS

Environmental Design International

LOG OF BORING - 01

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0' 6" Gravel 2' Black-Gray, Silty Sand.					
2	SM					30	26.7		Sewer type odor.
4				4.0-8.0' 3' Greenish-Gray, Silty Clay, sandy, wet. Sample submitted for lab analysis of BTEX and PNA.					
6	CL					36	157.9		Slight petroleum odor.
8			▼						Encountered ground water.
8				8.0-12.0' 6" Gray, Sand, Gravel. 3.5' Gray, Silty Clay, wet.					
10	CG/CL					48	0.4		No odor.
12				12.0-16.0' 3' Gray, Sand, Gravel. 1' Gray, Silty Clay.					
14	CG/CL					48	0.9		No odor.
16									End of boring.

02-24-2000 C:\MTECH5\924.005\B01.BOR

Environmental Design International

LOG OF BORING - 02

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0 8" Core stuck in concrete.					Refusal. End of boring.
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									

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Environmental Design International

LOG OF BORING - 03

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0 1' Gravel Sand, fill. 1' Black, Sandy Clay, Hard. 1.5' Green-Brown, sand.					
1									
2	SC/SP					42	42.5		Slight petroleum odor.
3									
4				4.0-8.0 1' Greenish-brown, Sand. 1' Gray, Sand. 1' Gray, Silty Clay, hard.					
5						24	222		Sand. Petroleum odor
6	SP/CL								
7						12	20.2		Clay. Petroleum odor.
8			▼						Encountered ground water.
9				8.0-12.0 6" Gray-brown, Sand, wet. 1.5' Gray,Silty Clay, sand.					
10	SP/CL					24	17.2		No odor.
11									
12				12.0-16.0 1.5' Gray, Silty Clay, Stiff. Sample submitted for lab analysis of BTEX and lead.					
13									
14	CL					18	238		Slight Petroleum odor.
15									
16									End of Boring.

02-24-2000 C:\MTECH\5\924.005\B03.BOR

Environmental Design International

LOG OF BORING - 04

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0' 6"Gravel Sand, fill. 1' Black, Sand, hard. 1' Brown, Sand.					
2	CG/SP					30	123		Slight petroleum odor.
4				4.0-8.0' 6" Brown, Sand. 1' Gray, Sand. 2" Gray, Silty Clay, hard.					
6	SP/CL					20	204		Petroleum odor.
8			▼	8.0-12.0' 6" Gray, Sand, wet. 3.5' Gray,Silty Clay, sand. Samples suubmitted for lab analysis of BTEX and PNA.					Encountered ground water.
10	SP/CL					48	122		Slight odor.
12				12.0-16.0' 1' Gray, Silty Clay, wet.					
14	CL					12	30.4		Slight Petroleum odor.
16									End of Boring.

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Environmental Design International

LOG OF BORING - 05

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0' 6"Gravel Sand, fill. 1' Black, Sand. 1' Brown, Sand.					
1									
2	CG/SP					24	0.3		No odor.
3									
4				4.0-8.0' 1' Brown, Sand. 6" Black, Sand. 1' Brown, Sand.					
5									
6	SP/CL					30	0.2		No odor.
7									
8			▼						Encountered ground water.
				8.0-12.0' 1' Gray, Sand. 1.5' Gray,Sandy Clay, hard, wet. Sample submitted for lab analysis of BTEX and PNA.					
9									
10	SP/CL					30	24.9		No odor.
11									
12									End of Boring.

02-24-2000 C:\MTECH5\924.005\B05.BOR

Environmental Design International

LOG OF BORING - 06

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0 6"Gravel, fill. 1' Black, Sand.					
1									
2	CG/SP					18	0.3		No odor.
3									
4				4.0-8.0 1' Gravel, fill.					
5									
6	CG					12	26.6		No odor.
7									
8			▼						Encountered ground water.
				8.0-12.0 1' Sandy Clay. 3' Gray, Silty Clay. Sample submitted for lab analysis of BTEX and PNA.					
9									
10	SP/CL					48	50.6		No odor.
11									
12									End of Boring.

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Environmental Design International

LOG OF BORING - 07

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0 8" Refusal.					Refusal. End of boring.
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									

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Environmental Design International

LOG OF BORING - 08

Environmental Investigation

728 W. Madison, Ave.
Oak Park, IL.

Date Completed:	: February 10, 2000	Sampled By:	: Patricia Feeley
Drilling Method:	: Geo Probe	Project Number:	: 924.005
Driller:	: Terra Trace	Ground Surface EL.	: 0.0
EDI Personnel:	: Patricia Feeley		
Sampling Method:	: Macro Core		

Depth in feet	USCS	GRAPHIC	Water Levels	DESCRIPTION	Blow Count	Probe Recovery (Inches)	PID Reading (ppm)		REMARKS
0				0.0-4.0 6"Gravel, fill. 1' Black, Sand, organics.					
2	CG/SP					24	9.0		Sewer like odor.
4				4.0-8.0 2" Black, Sandy Clay. 2' Gray, Silty Clay. 1' Gray, Sand, wet. Sample submitted for lab analysis of LUST priority pollutant list.					
6	SP/CL					38	2.3		Slight Petroleum odor.
8			▼						Encountered ground water.
				8.0-12.0 6" Brown-Gray, Sand, wet. 2' Gray, Silty Clay, hard. 2" Gray, Sand, moist. 6" Gray, Silty Clay, hard.					
10	SP/CL					38	1.0		No odor.
12									End of Boring.

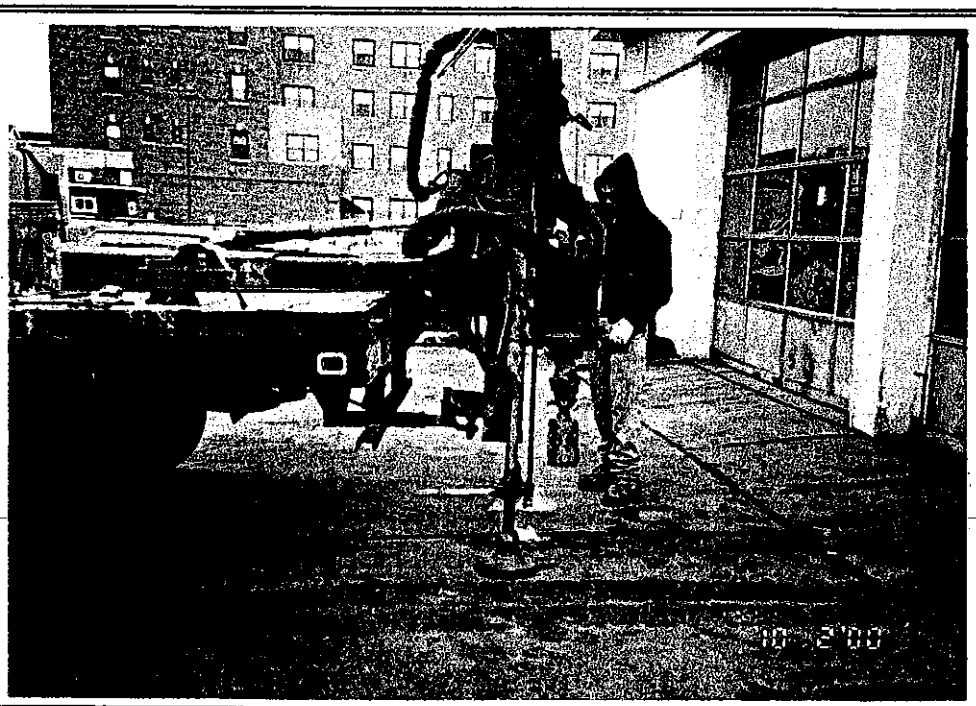
02-24-2000 C:\MTECH\5\924.005\B08.BOR

APPENDIX B: PHOTOGRAPHS

PHOTOGRAPH LOG

Project Name	*728 W. Madison Avenue, Oak Park, Illinois*

Project #: 924.005 ***Date: Feb. 10, 2000*** ***Photographed By:*** ***Patricia Feeley***	
Description: ***Drilling at 728 W. Madison Avenue in Oak Park, Illinois. The gas tanks were located north of the dispensers. Borings were installed north, west and east of these tanks.*** ***PHOTO #1***	

Project #: 924.005 ***Date: Feb. 10, 2000*** ***Photographed By:*** ***Patricia Feeley***	
Description: ***Boring B-2 was installed south of the waste oil UST. This boring was abandoned as the Geoprobe could not penetrate the concrete.*** ***PHOTO #2***	

PHOTOGRAPH LOG

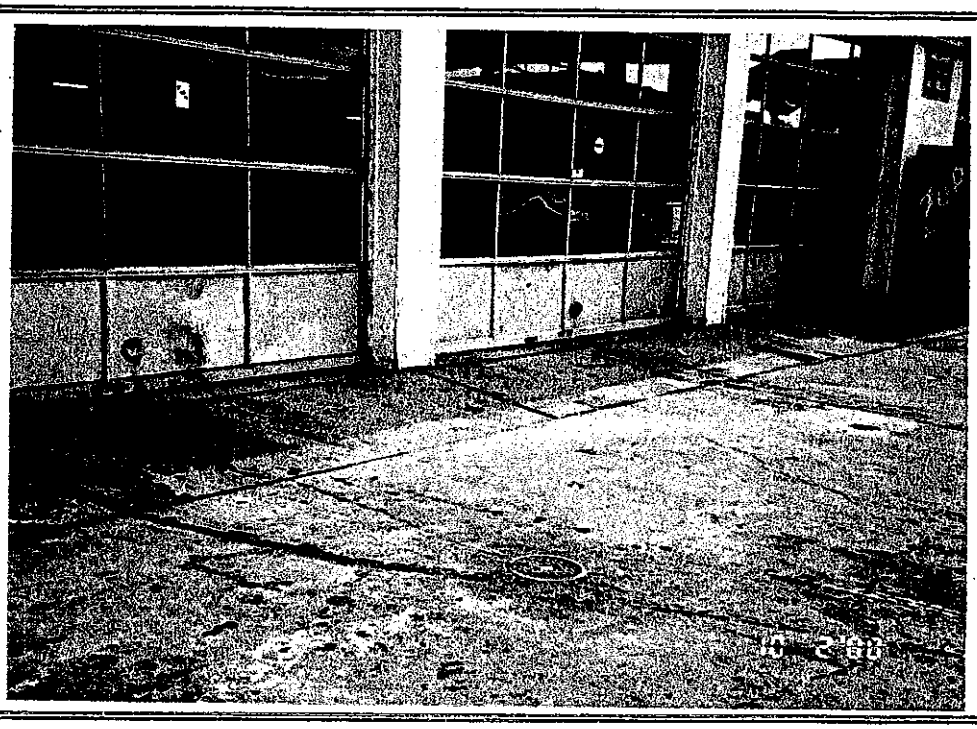
Project Name	*728 W. Madison Avenue, Oak Park, Illinois*

Project #: 924.005 *Date: Feb. 10, 2000* *Photographed By:* *Patricia Feeley* *Description:* *Boring B-3 was installed west of the gasoline USTs along the western property boundary.* *PHOTO #3*	

Project #: 924.005 *Date: Feb. 10, 2000* *Photographed By:* *Patricia Feeley* *Description:* *Boring B-4 consisted of alternating layers of sandy and silty clay materials.* *PHOTO #4*	

PHOTOGRAPH LOG

Project Name	*728 W. Madison Avenue, Oak Park, Illinois*

Project #: 924.005 *Date: Feb. 10, 2000* *Photographed By:* *Patricia Feeley* *Description:* *The waste oil UST was located near the building.* *PHOTO #5*	

Project #: 924.005 *Date: Feb. 10, 2000* *Photographed By:* *Patricia Feeley* *Description.* *Boring B-8 was installed west of the waste oil UST.* *PHOTO # 6*	

APPENDIX C: ANALYTICAL DATA AND CHAIN-OF-CUSTODY FORMS

GREAT LAKES ANALYTICAL

1380 Busch Parkway
Buffalo Grove, Illinois 60089

Email: info@glalabs.com
(847) 808-7766 FAX (847) 808-7772

Environmental Design International, Inc.	Project:	728 W. Madison	Sampled:	2/10/00
200S. Michigan Ave., Suite 700	Project Number:	924.005	Received:	2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported:	2/23/00 14:40

ANALYTICAL REPORT FOR SAMPLES:

Sample Description	Laboratory Sample Number	Sample Matrix	Date Sampled
B-1 4-8'	B002207-01	Soil	2/10/00
B-1 8'-12'	B002207-02	Soil	2/10/00
B-3 4'-8'	B002207-03	Soil	2/10/00
B-3 8'-12'	B002207-04	Soil	2/10/00
B-3 12-16	B002207-05	Soil	2/10/00
B-4 4-8	B002207-06	Soil	2/10/00
B-4 8-12	B002207-07	Soil	2/10/00
B-5 4-8	B002207-08	Soil	2/10/00
B-5 8-12	B002207-09	Soil	2/10/00
B-6 8-12	B002207-10	Soil	2/10/00
B-8 4-8	B002207-11	Soil	2/10/00
B-8 8-12	B002207-12	Soil	2/10/00

Great Lakes Analytical

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Satal Patel, Project Manager

Accreditations/Certifications: Illinois EPA-100261; New Jersey DEP-54001; Wisconsin DNR-999917160

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Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Total Metals by EPA 6000/7000 Series Methods
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Specific Method	Reporting Limit	Result	Units	Notes*
B-3 12-16			**B002207-05**				**Soil**	
Lead	0020507	2/18/00	2/21/00	EPA 6010B	1.00	ND	mg/kg	
B-8 4-8			**B002207-11**				**Soil**	
Arsenic	0020507	2/18/00	2/21/00	EPA 6010B	2.50	ND	mg/kg	
Barium	"	"	"	EPA 6010B	25.0	ND	"	
Cadmium	"	"	"	EPA 6010B	0.500	ND	"	
Chromium	"	"	"	EPA 6010B	0.500	**8.19**	"	
Lead	"	"	"	EPA 6010B	1.00	**6.54**	"	
Selenium	"	"	"	EPA 6010B	2.50	ND	"	
Silver	"	"	"	EPA 6010B	2.50	ND	"	
Mercury	0020414	2/16/00	2/16/00	EPA 7471A	0.0400	ND	"	

Great Lakes Analytical

**Refer to end of report for text of notes and definitions.*

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Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

TCLP Metals by EPA 1311/6000/7000 Series Methods
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Specific Method	Reporting Limit	Result	Units	Notes*
B-3 12-16			**B002207-05**				**Soil**	
Lead	0020513	2/18/00	2/18/00	EPA 7421	0.00500	ND	mg/l	G1

Refer to end of report for text of notes and definitions.

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Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Organochlorine Pesticides by EPA Method 8081A
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-8 4-8			**B002207-11**				**Soil**	
Aldrin	0020408	2/16/00	2/16/00		1.00	ND	ug/kg	
alpha-BHC	"	"	"		0.250	ND	"	
beta-BHC	"	"	"		1.00	ND	"	
delta-BHC	"	"	"		1.00	ND	"	
gamma-BHC (Lindane)	"	"	"		1.00	ND	"	
Chlordane (tech)	"	"	"		20.0	ND	"	
4,4'-DDD	"	"	"		2.00	ND	"	
4,4'-DDE	"	"	"		2.00	ND	"	
4,4'-DDT	"	"	"		2.00	ND	"	
Dieldrin	"	"	"		2.00	ND	"	
Endosulfan I	"	"	"		1.00	ND	"	
Endosulfan II	"	"	"		2.00	ND	"	
Endosulfan sulfate	"	"	"		2.00	ND	"	
Endrin	"	"	"		2.00	ND	"	
Endrin aldehyde	"	"	"		2.00	ND	"	
Heptachlor	"	"	"		1.00	ND	"	
Heptachlor epoxide	"	"	"		1.00	ND	"	
Methoxychlor	"	"	"		20.0	ND	"	
Toxaphene	"	"	"		80.0	ND	"	

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**Refer to end of report for text of notes and definitions.*

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200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Polychlorinated Biphenyls by EPA Method 8082
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-8 4-8			**B002207-11**				**Soil**	
PCB-1016	0020409	2/16/00	2/16/00		25.0	ND	ug/kg	
PCB-1221	"	"	"		25.0	ND	"	
PCB-1232	"	"	"		25.0	ND	"	
PCB-1242	"	"	"		25.0	ND	"	
PCB-1248	"	"	"		25.0	ND	"	
PCB-1254	"	"	"		25.0	ND	"	
PCB-1260	"	"	"		25.0	ND	"	

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Chicago, IL 60604	Project Manager: Patricia Feeley	Reported: 2/23/00 14:40

Semivolatile Organic Compounds by EPA Method 8270C
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-8 4-8			**B002207-11**				**Soil**	
Benzo (g,h,i) perylene	0020410	2/16/00	2/18/00		100	ND	ug/kg	
Acenaphthene	"	"	"		100	ND	"	
Acenaphthylene	"	"	"		100	ND	"	
Aniline	"	"	"		100	ND	"	
Anthracene	"	"	"		100	ND	"	
Benzoic acid	"	"	"		500	ND	"	
Benz (a) anthracene	"	"	"		100	ND	"	
Benzo (a) pyrene	"	"	"		100	ND	"	
Benzo (b) fluoranthene	"	"	"		100	ND	"	
Benzo (k) fluoranthene	"	"	"		100	ND	"	
Benzyl alcohol	"	"	"		100	ND	"	
Bis(2-chloroethoxy)methane	"	"	"		100	ND	"	
Bis(2-chloroethyl)ether	"	"	"		100	ND	"	
Bis(2-chloroisopropyl)ether	"	"	"		100	ND	"	
Bis(2-ethylhexyl)phthalate	"	"	"		330	ND	"	
4-Bromophenyl phenyl ether	"	"	"		100	ND	"	
Butyl benzyl phthalate	"	"	"		100	ND	"	
4-Chloroaniline	"	"	"		100	ND	"	
4-Chloro-3-methylphenol	"	"	"		100	ND	"	
2-Chloronaphthalene	"	"	"		100	ND	"	
2-Chlorophenol	"	"	"		100	ND	"	
4-Chlorophenyl phenyl ether	"	"	"		100	ND	"	
Chrysene	"	"	"		100	ND	"	
Dibenz (a,h) anthracene	"	"	"		100	ND	"	
Dibenzofuran	"	"	"		100	ND	"	
1,2-Dichlorobenzene	"	"	"		100	ND	"	
1,3-Dichlorobenzene	"	"	"		100	ND	"	
1,4-Dichlorobenzene	"	"	"		100	ND	"	
3,3'-Dichlorobenzidine	"	"	"		500	ND	"	
2,4-Dichlorophenol	"	"	"		100	ND	"	
Diethyl phthalate	"	"	"		100	ND	"	
2,4-Dimethylphenol	"	"	"		100	ND	"	
Dimethyl phthalate	"	"	"		100	ND	"	
Di-n-butyl phthalate	"	"	"		330	ND	"	
4,6-Dinitro-2-methylphenol	"	"	"		500	ND	"	
2,4-Dinitrophenol	"	"	"		500	ND	"	
2,4-Dinitrotoluene	"	"	"		100	ND	"	
2,6-Dinitrotoluene	"	"	"		100	ND	"	

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Semivolatile Organic Compounds by EPA Method 8270C
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-8 4-8 (continued)			**B002207-11**				**Soil**	
Di-n-octyl phthalate	0020410	2/16/00	2/18/00		100	ND	ug/kg	
Fluoranthene	"	"	"		100	ND	"	
Fluorene	"	"	"		100	ND	"	
Hexachlorobenzene	"	"	"		100	ND	"	
Hexachlorobutadiene	"	"	"		100	ND	"	
Hexachlorocyclopentadiene	"	"	"		100	ND	"	
Hexachloroethane	"	"	"		100	ND	"	
Indeno (1,2,3-cd) pyrene	"	"	"		100	ND	"	
Isophorone	"	"	"		100	ND	"	
2-Methylnaphthalene	"	"	"		100	ND	"	
o-Cresol	"	"	"		100	ND	"	
m,p-Cresols	"	"	"		100	ND	"	
Naphthalene	"	"	"		100	ND	"	
2-Nitroaniline	"	"	"		500	ND	"	
3-Nitroaniline	"	"	"		500	ND	"	
4-Nitroaniline	"	"	"		500	ND	"	
Nitrobenzene	"	"	"		100	ND	"	
2-Nitrophenol	"	"	"		100	ND	"	
4-Nitrophenol	"	"	"		500	ND	"	
N-Nitrosodi-n-propylamine	"	"	"		100	ND	"	
N-Nitrosodiphenylamine	"	"	"		100	ND	"	
Pentachlorophenol	"	"	"		500	ND	"	
Phenanthrene	"	"	"		100	ND	"	
Phenol	"	"	"		100	ND	"	
Pyrene	"	"	"		100	ND	"	
1,2,4-Trichlorobenzene	"	"	"		100	ND	"	
2,4,5-Trichlorophenol	"	"	"		500	ND	"	
2,4,6-Trichlorophenol	"	"	"		100	ND	"	

Great Lakes Analytical

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Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Polynuclear Aromatic Compounds by EPA Method 8310
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-1 4-8'			**B002207-01**				**Soil**	
Acenaphthene	0020339	2/14/00	2/17/00		30.0	ND	ug/kg	
Acenaphthylene	"	"	"		200	**3250**	"	
Anthracene	"	"	"		30.0	ND	"	
Benz (a) anthracene	"	"	"		30.0	ND	"	
Benzo (a) pyrene	"	"	"		30.0	ND	"	
Benzo (b) fluoranthene	"	"	"		30.0	ND	"	
Benzo (ghi) perylene	"	"	"		30.0	ND	"	
Benzo (k) fluoranthene	"	"	"		30.0	ND	"	
Chrysene	"	"	"		30.0	ND	"	
Dibenz (a,h) anthracene	"	"	"		30.0	ND	"	
Fluoranthene	"	"	"		30.0	ND	"	
Fluorene	"	"	"		30.0	ND	"	
Indeno (1,2,3-cd) pyrene	"	"	"		30.0	ND	"	
Naphthalene	"	"	"		30.0	**2650**	"	
Phenanthrene	"	"	"		30.0	ND	"	
Pyrene	"	"	"		30.0	ND	"	
B-4 8-12			**B002207-07**				**Soil**	
Acenaphthene	0020339	2/14/00	2/17/00		30.0	ND	ug/kg	
Acenaphthylene	"	"	"		200	**425**	"	
Anthracene	"	"	"		30.0	ND	"	
Benz (a) anthracene	"	"	"		30.0	ND	"	
Benzo (a) pyrene	"	"	"		30.0	ND	"	
Benzo (b) fluoranthene	"	"	"		30.0	ND	"	
Benzo (ghi) perylene	"	"	"		30.0	ND	"	
Benzo (k) fluoranthene	"	"	"		30.0	ND	"	
Chrysene	"	"	"		30.0	ND	"	
Dibenz (a,h) anthracene	"	"	"		30.0	ND	"	
Fluoranthene	"	"	"		30.0	ND	"	
Fluorene	"	"	"		30.0	ND	"	
Indeno (1,2,3-cd) pyrene	"	"	"		30.0	ND	"	
Naphthalene	"	"	"		30.0	**51.7**	"	
Phenanthrene	"	"	"		30.0	ND	"	
Pyrene	"	"	"		30.0	ND	"	

Great Lakes Analytical

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Polynuclear Aromatic Compounds by EPA Method 8310
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-5 8-12			**B002207-09**				**Soil**	
Acenaphthene	0020339	2/14/00	2/17/00		30.0	ND	ug/kg	
Acenaphthylene	"	"	"		200	ND	"	
Anthracene	"	"	"		30.0	ND	"	
Benz (a) anthracene	"	"	"		30.0	ND	"	
Benzo (a) pyrene	"	"	"		30.0	ND	"	
Benzo (b) fluoranthene	"	"	"		30.0	ND	"	
Benzo (ghi) perylene	"	"	"		30.0	ND	"	
Benzo (k) fluoranthene	"	"	"		30.0	ND	"	
Chrysene	"	"	"		30.0	ND	"	
Dibenz (a,h) anthracene	"	"	"		30.0	ND	"	
Fluoranthene	"	"	"		30.0	ND	"	
Fluorene	"	"	"		30.0	ND	"	
Indeno (1,2,3-cd) pyrene	"	"	"		30.0	ND	"	
Naphthalene	"	"	"		30.0	ND	"	
Phenanthrene	"	"	"		30.0	ND	"	
Pyrene	"	"	"		30.0	ND	"	
B-6 8-12			**B002207-10**				**Soil**	
Acenaphthene	0020339	2/14/00	2/17/00		30.0	**129**	ug/kg	
Acenaphthylene	"	"	"		200	**209**	"	
Anthracene	"	"	"		30.0	ND	"	
Benz (a) anthracene	"	"	"		30.0	**73.5**	"	
Benzo (a) pyrene	"	"	"		30.0	**73.2**	"	
Benzo (b) fluoranthene	"	"	"		30.0	**62.3**	"	
Benzo (ghi) perylene	"	"	"		30.0	**56.7**	"	
Benzo (k) fluoranthene	"	"	"		30.0	**30.7**	"	
Chrysene	"	"	"		30.0	**93.6**	"	
Dibenz (a,h) anthracene	"	"	"		30.0	ND	"	
Fluoranthene	"	"	"		30.0	**204**	"	
Fluorene	"	"	"		30.0	ND	"	
Indeno (1,2,3-cd) pyrene	"	"	"		30.0	**36.6**	"	
Naphthalene	"	"	"		30.0	ND	"	
Phenanthrene	"	"	"		30.0	**213**	"	
Pyrene	"	"	"		30.0	**148**	"	

Great Lakes Analytical

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200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

BTEX by EPA Method 8021B
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-1 4-8'			**B002207-01**				**Soil**	**1**
Benzene	0020523	2/17/00	2/18/00		25.0	ND	ug/kg	
Toluene	"	"	"		25.0	**34.0**	"	
Ethylbenzene	"	"	"		25.0	**170**	"	
Total Xylenes	"	"	"		25.0	**88.0**	"	
B-3 12-16			**B002207-05**				**Soil**	**1**
Benzene	0020523	2/17/00	2/18/00		25.0	**330**	ug/kg	
Toluene	"	"	"		25.0	**210**	"	
Ethylbenzene	"	"	"		25.0	**1300**	"	
Total Xylenes	"	"	"		25.0	**1900**	"	
B-4 8-12			**B002207-07**				**Soil**	**1,2**
Benzene	0020523	2/17/00	2/18/00		1000	**4600**	ug/kg	
Toluene	"	"	"		1000	**1200**	"	
Ethylbenzene	"	"	"		1000	**18000**	"	
Total Xylenes	"	"	"		1000	**32000**	"	
B-5 8-12			**B002207-09**				**Soil**	**1**
Benzene	0020523	2/17/00	2/18/00		25.0	**2100**	ug/kg	
Toluene	"	"	"		25.0	**26.0**	"	
Ethylbenzene	"	"	"		25.0	**170**	"	
Total Xylenes	"	"	"		25.0	**640**	"	
B-6 8-12			**B002207-10**				**Soil**	**1**
Benzene	0020523	2/17/00	2/18/00		25.0	**94.0**	ug/kg	
Toluene	"	"	"		25.0	**44.0**	"	
Ethylbenzene	"	"	"		25.0	**57.0**	"	
Total Xylenes	"	"	"		25.0	**240**	"	

Great Lakes Analytical

**Refer to end of report for text of notes and definitions.*

Satal Patel, Project Manager

Accreditations/Certifications: Illinois EPA-100261; New Jersey DEP-54001;
Wisconsin DNR-999917160

GREAT LAKES ANALYTICAL

1380 Busch Parkway
Buffalo Grove, Illinois 60089

Email: info@glalabs.com
(847) 808-7766 FAX (847) 808-7772

Environmental Design International, Inc.	Project:	728 W. Madison	Sampled: 2/10/00
200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Volatile Organic Compounds by EPA Method 5035/8260B
Great Lakes Analytical

Analyte	Batch Number	Date Prepared	Date Analyzed	Surrogate Limits	Reporting Limit	Result	Units	Notes*
B-8 4-8			**B002207-11**				**Soil**	
Acetone	0020223	2/21/00	2/19/00		1250	ND	ug/kg	G13
Benzene	"	"	"		250	ND	"	
Bromodichloromethane	"	"	"		250	ND	"	
Bromoform	"	"	"		250	ND	"	
Bromomethane	"	"	"		250	ND	"	
2-Butanone	"	"	"		500	ND	"	G13
Carbon disulfide	"	"	"		250	ND	"	G13
Carbon tetrachloride	"	"	"		250	ND	"	
Chlorobenzene	"	"	"		250	ND	"	
Chlorodibromomethane	"	"	"		250	ND	"	
Chloroethane	"	"	"		250	ND	"	
Chloroform	"	"	"		250	ND	"	
Chloromethane	"	"	"		250	ND	"	
1,1-Dichloroethane	"	"	"		250	ND	"	
1,2-Dichloroethane	"	"	"		250	ND	"	
1,1-Dichloroethene	"	"	"		250	ND	"	
cis-1,2-Dichloroethene	"	"	"		250	ND	"	
trans-1,2-Dichloroethene	"	"	"		250	ND	"	
1,2-Dichloropropane	"	"	"		250	ND	"	
cis-1,3-Dichloropropene	"	"	"		250	ND	"	
trans-1,3-Dichloropropene	"	"	"		250	ND	"	
Ethylbenzene	"	"	"		250	ND	"	
2-Hexanone	"	"	"		500	ND	"	G13
Methylene chloride	"	"	"		250	ND	"	
4-Methyl-2-pentanone	"	"	"		500	ND	"	
Styrene	"	"	"		250	ND	"	
1,1,2,2-Tetrachloroethane	"	"	"		250	ND	"	
Tetrachloroethene	"	"	"		250	ND	"	
Toluene	"	"	"		250	ND	"	
1,1,1-Trichloroethane	"	"	"		250	ND	"	
1,1,2-Trichloroethane	"	"	"		250	ND	"	
Trichloroethene	"	"	"		250	ND	"	G13
Trichlorofluoromethane	"	"	"		250	ND	"	
Vinyl acetate	"	"	"		500	ND	"	G13
Vinyl chloride	"	"	"		250	ND	"	
Total Xylenes	"	"	"		250	ND	"	

Great Lakes Analytical

**Refer to end of report for text of notes and definitions.*

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Environmental Design International, Inc.	Project:	728 W. Madison	Sampled: 2/10/00
200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/23/00 14:40

Notes and Definitions

#	Note
1	This analysis was subcontracted to GLA in Oak Creek, WI.
2	This sample was received without the proper preservation required by the method.
G1	The matrix QC recoveries associated with this sample were above the laboratory's established acceptance criteria.
G13	The recovery for this compound in the check standard was below the method specified acceptance criteria.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
Recov.	Recovery
RPD	Relative Percent Difference

Great Lakes Analytical

Satal Patel, Project Manager

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Environmental Design International, Inc.	Project:	728 W. Madison	Sampled: 2/10/00
200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/24/00 16:24

ANALYTICAL REPORT FOR SAMPLES:

Sample Description	Laboratory Sample Number	Sample Matrix	Date Sampled
B-8 4-8	B002207-11	Soil	2/10/00

Great Lakes Analytical

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Satal Patel, Project Manager

Accreditations/Certifications: Illinois EPA-100261; New Jersey DEP-54001; Wisconsin DNR-S99917160

GREAT LAKES ANALYTICAL

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Environmental Design International, Inc.	Project:	728 W. Madison	Sampled: 2/10/00
200S. Michigan Ave., Suite 700	Project Number:	924.005	Received: 2/11/00
Chicago, IL 60604	Project Manager:	Patricia Feeley	Reported: 2/24/00 16:24

Notes and Definitions

#	Note
O5	One or more surrogate recoveries were above the laboratory's established acceptance criteria.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
Recov.	Recovery
RPD	Relative Percent Difference

Great Lakes Analytical

Satal Patel, Project Manager

Environmental Design International inc.

Professional Engineers & Scientists
4415 West Harrison Street, Suite 530
Hillside, Illinois 60162
(708) 449-0800
Fax (708) 449-0866

CHAIN OF CUSTODY / ANALYSIS REQUEST FORM

Custody and Sample Information - Complete ALL information. Put N/A in blanks not applicable. Press firmly.

1. Sender's Name/Project No.: Patricia Feeley 924.005
2. Sampling Site Address/Contact Telephone No.: 728 W. Madison
3. Sampled by (Signature): [signature]
4. # of Samples in Shipment:
5. Date of Sample Shipment: 2/11/00
6. Date Results Needed: 2/18/00

Indicate Analysis Requested: BETX; PNA; LUST Priority Pollutant

Item No.	Sample Number	Sample Location/Description	COMP	GRAB	Matrix: WATER	SOIL	AIR	SLUDGE	OTHER	Method Preserved: HCl	HNO_3	H_2SO_4	ICE	NONE	OTHER	Sampling: Date	Time	VOLUME (L)	TIME (Minutes)	# of Containers	BETX	PNA	LUST Priority Pollutant	Laboratory Number
1	B-8 4-8'			X		X							X			2/10/00	12:15				Archive			B002207.11
2	B-8 8-12'			X		X							X			2/10/00	12:30				Archive			12
3																								
4																								
5																								
6																								
7																								
8																								
9																								
10																								

Time In:	Time Out:	Total Hours:	Signature:	Print Name:

Released by (Signature)	Date/Time Released	Delivery Method	Received by (Signature)	Date/Time Received	Company/Agency Affiliation	Condition Noted
[signature]	2/10/00		[signature]	2/11/00 12:00		
[signature]	2/11/00 2:30pm		[signature]	2/11 / 2:30		
			To Archive/Disposal			

Comments:

White—Client/Customer Copy
Yellow—Billing Copy
[illegible]—In-H[illegible] [illegible]e Copy

Report Number: ____

CHAIN OF CUSTODY / ANALYSIS REQUEST FORM

Environmental Design International inc.

Professional Engineers & Scientists
4415 West Harrison Street, Suite 530
Hillside, Illinois 60162
(708) 449-0800
Fax (708) 449-0866

Custody and Sample Information - Complete ALL information. Put N/A in blanks not applicable. Press firmly.

1. Sender's Name/Project No.: Patricia Feeley 924.005
2. Sampling Site Address/Contact Telephone No.: 728 W Madison / Oak Park
3. Sampled by (Signature): Feeley
4. # of Samples in Shipment: 12
5. Date of Sample Shipment: 2/11/00
6. Date Results Needed: 2/18/00

Item No.	Sample Number	Sample Location/Description	COMP	GRAB	Matrix: WATER	SOIL	AIR	SLUDGE	OTHER	Method Preserved: HCl	HNO_3	H_2SO_4	ICE	NONE	OTHER	Sampling: Date	Time	VOLUME (L)	TIME (Minutes)	# of Containers	Indicate Analysis Requested: BETX 5035	PNA	Total Lead	TCLP Lead	Laboratory Number
1	B-1 4-8'			X	X								X			2/10	8:15	1-BETX 1-PNA		2	X	X			B002207-1
2	B-1 8-12'			X												2/10	8:30	1-PNA		1	Archive				2
3	B-3 4-8'			X												2/10	9:45	1-BETX 1-PNA		2	Archive				3
4	B-3 8-12'			X												2/10	9:50	"		2	Archive				4
5	B-3 12-16'			X												2/10	10:00	"		2	X	X	X	X	5
6	B-4 4-8'			X												2/10	10:25	1-BETX		1	Archive				6
7	B-4 8-12'			X												2/10	10:30	1-BETX 1-PNA		2	X	X			7
8	B-5 4-8'			X												2/10	11:00	1-BETX 1-PNA		2	Archive				8
9	B-5 8-12'			X												2/10	11:10	1-BETX 1-PNA		2	X	X			9
10	B-6 8-12'			X												2/10	11:30	1-BETX 1-PNA		2	X	X			10

Time In: | Time Out: | Total Hours: | Signature: | Print Name:

Released by (Signature)	Date/Time Released	Delivery Method	Received by (Signature)	Date/Time Received	Company/Agency Affiliation	Condition Noted
	2/10/00			2/11/00 12:00		
	2/11/00 2:30			2/11 2:50		
			To Archive/Disposal			

Comments:

White—Client/Customer Copy
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k—In-h le Cop