



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

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PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

September 22, 2014

Village of Oak Park
Attn: Mr. Craig Failor
Village Planner
123 Madison Street
Oak Park, IL 60302

Dear Mr. Failor:

The Village of Oak Park has requested a petroleum eligibility determination for a site located at 710-728 Madison Street. This request acknowledges the Village's application for federal Area Wide Planning Grant funds. Based on statements made by the Village of Oak Park, its consultant (*Sam Schwartz Engineering*), and a review of Illinois EPA records, the Illinois EPA has determined the following:

The areas in question are of "relatively low risk" as compared with other petroleum-only sites in Illinois. The sites are not being cleaned up using LUST trust fund monies and are not subject to a response under the Oil Pollution Act.

No judgment in a court of law or an administrative order has been issued by an administrative body that would require the responsible parties to assess, investigate, or clean up the sites; no filed enforcement action has been brought by federal or state authorities; and, there is no citizen suit that would, if successful, require parties to assess, investigate, or clean up these sites. It is unknown whether the parties are financially capable of satisfying obligations under federal or state law to assess, investigate, or clean up the sites.

The Village of Oak Park is a volunteer who is not potentially liable for the petroleum contamination. The Village of Oak Park has likewise not caused or contributed to the petroleum contamination.

According to Illinois EPA records, the sites in question are not subject to any order issued under 9003(h) of the Solid Waste Disposal Act.

Based on these assertions, the following sites/addresses are eligible:

710-728 Madison Street

PIN: 16-07-418-014-0000

PIN: 16-07-418-017-0000

PIN: 16-07-418-020-0000

Should the village be made aware of new information affecting the site's eligibility status, the village must seek an amended petroleum eligibility determination from Illinois EPA.

Page 2

The information reviewed above is consistent with the determinations set forth in Section 101 (39)(d)(II)(bb) of CERCLA. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

A handwritten signature in cursive script that reads "Heather Nifong".

Heather Nifong, Acting Manager
Division of Remediation Management



The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400
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September 15, 2014

Mr. Michael J. Charles
Illinois Environmental Protection Agency
Office of Brownfields Assistance
1021 North Grand Avenue East, P.O. Box 19276
Springfield, Illinois 62794-9276

**Re: Village of Oak Park, Illinois
Brownfield Eligibility Determination – Area Wide Planning Grant**

Dear Mr. Charles:

The Village of Oak Park is seeking an Area Wide Planning Grant from the United States Environmental Protection Agency (USEPA) under the USEPA FY2015 Area Wide Planning Grant program. The purpose of this letter is to request a Brownfield Eligibility Determination from the Illinois Environmental Protection Agency (IEPA) for the catalyst site that is the subject of the Area Wide Planning Grant program request. Please see the site description as well as the environmental and ownership history below to assist in your Brownfield Eligibility Determination.

Site Description

The subject site (“the catalyst site”) is located at 700-728 Madison Avenue between Oak Park Avenue and Euclid Avenue in the Village of Oak Park, and includes the addresses of 700, 710, 722, and 724-728 Madison Street (see attached site location exhibit). The site is currently cleared and functions as a parking lot with no existing operating businesses, except at 700 Madison Street, on which is located a Car X brake and muffler repair and installation business. A legal description of the site is as follows: 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.

Site Ownership

The Village of Oak Park currently owns the majority of the catalyst site except for the property at 700 Madison Street occupied by the Car X, which is owned by Greymorre Leasing. The Village of Oak Park acquired the sites at 710, 722, and 724-728 Madison Street at various times in the early 2000’s in an effort to create a larger parcel to redevelop. The attached Petroleum Eligibility Matrix details the years and methods the Village of Oak Park used to acquire these properties.

Site Environmental History

Prior to building demolitions in the 1990s and 2000s and the creation of the parking lot, the subject site had historical commercial business usages including filling station, auto repair, auto garage and showroom, mirror and glass works facility, electrical parts storage, and carpet storage facility. The previous buildings were constructed between 1908 and the 1940s.

In February of 2000 the Village of Oak Park contracted with Environmental Design International, Inc. (EDI) to prepare a Phase I Environmental Site Assessment Report (ESA) for the site which identified the following businesses on the site at that time: a Car X facility at 700 Madison Street, a Quality Auto Body shop at 710 Madison Street, a Foley-Rice car storage facility at 722 Madison Street, and a 76 Union service station at 724-728 Madison Street. The Phase I ESA identified five registered underground storage tanks (USTs) at 724-728 Madison Street based on a review of the Illinois Registered Underground Storage tank database, and the potential existence of one or more unregistered USTs at 722 Madison

based on the existence of several suspect pipes observed inside and outside of the existing structure at that location. No leaking underground storage tanks (LUSTs) were identified through a review of the Illinois LUST data base. The Phase I ESA did not identify the potential for any in-ground non-petroleum hazardous substance on the site.

Based on the recommendations included in the Phase I ESA, a Phase II Environmental Site Assessment (Phase II ESA) was completed for 724-728 Madison Avenue by EDI on February 29, 2000. The results of the Phase II ESA indicated the existence of five USTs plus one suspect UST at 724-728 Madison Avenue. The Phase II ESA indicated that all of the USTs were used for the storage of petroleum products. Six soil samples were taken at 724-728 Madison Street as part of the Phase II ESA. All six indicated the presence of benzene, ethylbenzene, toluene and xylenes (BETX), and polynuclear aromatic compounds (PNAs) across the site. BETX and PNAs are the IEPA target compounds for gasoline and heating oil contamination. The concentrations of BETX found on the site 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, four of which had detections above the SROs. Although PNAs were detected in three samples, all were below the SROs for PNAs. No Semi-Volatile Organic Compounds (SVOCs), pesticides or Polychlorinated Biphenyls (PCBs) were detected as part of the sampling program.

Following the Phase II ESA the owner of the property at 724-728 Madison St. removed the 5 USTs with associated contaminated soils and entered the site into the IEPA Underground Storage Tank Fund for the LUST incident #20001992 associated with the removals. In 2001 the IEPA LUST program reimbursed the costs, minus the deductible, for the UST removals and remediation work.

In 2004 the Foley-Rice Cadillac property at 722 Madison Street had 2-500 gal gasoline tanks and impacted soils removed. IEMA#20041538 was assigned for the incident. IEPA issued a No Further Remediation letter in 2005 for the incident which was recorded with the property.

In 2004 the Village of Oak Park contracted with Tetra-Tech to prepare a phase 1 ESA for the site at 700 Madison Street. The ESA identified above-ground storage tanks (AST). The ASTs and the usage of the site for auto repair since at least the 1940s constitutes a recognized environmental concern.

No other remediation or environmental investigations have occurred at the 700-728 Madison Avenue site since that time.

Based on the historic usage and sampling undertaken for the site, which is the subject of the Area Wide Planning Grant program request, we believe that the site may still have contamination. The contamination is believed to be from petroleum or a petroleum product excluded from the definition of "hazardous substance" under CERCLA, and that the activities required to remediate the on-site contamination would be of relatively low risk compared with other petroleum only sites. In addition, the site is not subject to any order issued under Section 9003(h) of the Solid Waste Disposal Act, and there is no feasible, workable or practical remedy for the clean-up of the site by another responsible party(s).

Attached for your review is a completed Petroleum Eligibility Matrix further documenting the site and its eligibility for classification as a Brownfield. Thank you for your help in this matter. We would be pleased to provide any additional information that you may require for your determination.

Sincerely,



Craig Failor, Village Planner

Village of Oak Park, 123 Madison St., Oak Park, IL 60302
708.358.5418
cfailor@oak-park.us

Village of Oak Park

Petroleum Eligibility Matrix

Parcel Count	4	
Approximate Size (Acres)	1.06	
General Site Eligibility		
PARCEL PIN NO.	16-07-418-014-0000, 16-07-418-020-0000, 16-07-418-017-0000, 16-07-418-018-0000	
Site Name	Madison Avenue Catalyst Site	
Address / City / State / Zip Code	700-728 Madison Avenue Oak Park, Illinois 60302	
Current Owner	710-728 Madison - Village of Oak Park; 700 Madison - Greymorre Leasing (Car X Auto Service)	
Type of Contamination (Petroleum/Haz. Substance)	Petroleum/Petroleum Product	
Known Operational History	Auto storage/Body shop/Gas Station	
Apparent Current Use	Car X Auto Service @ 700 Madison St. & Cleared Site currently used as parking lot @ 710-728 Madison St.	
Environmental Concerns	Contamination from prior uses on site.	
Cause, nature, source, and extent of contamination	Petroleum and petroleum product contamination throughout site from multiple past uses	
National Priorities Listed or Proposed?	No	
CERCLA Orders or Consent Decrees?	No	
Under US Government jurisdiction, custody, or control?	No	
Property specific determination required?	Petroleum	
Petroleum Site Eligibility		
Current Owner	710-728 Madison - Village of Oak Park; 700 Madison - Greymorre Leasing (Car X Auto Service)	
Immediate Past Owners (Purchase Date)	724-28 Madison St - Steve & Georgette Shenouda (unknown); 722 Madison St - Foley-Rice Cadillac & Oldsmobile (unkown); 710 Madison St - Donald Karlman (unkown); 700 Madison St - unkown	
Date and method the current owner acquired the property (e.g., purchase, tax foreclosure, donation, eminent domain)	700 Madison St - unkown. 710 Madison - Village of Oak Park purchased in April of 2001 from former owner. 722 Madison - Village of Oak Park acquired property from former owner through business retention agreement in July of 2005. 724-728 Madison Village of Oak Park acquired the property in August of 2002 as a result of a negotiated settlement of an eminent domain action	
Did the current or immediate past owner dispense or dispose of petroleum or petroleum product, or exacerbate the existing petroleum contamination at the property?	Yes	
Has the current or immediate past owner taken reasonable steps with regards to the contamination at the property?	Yes	
Has the applicant dispensed or disposed of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the property?	No	
Has the applicant taken reasonable steps with regards to the contamination at the property?	Yes	
Is the property of "relatively low risk" compared to other petroleum or petroleum product-only contaminated sites?	Yes	
Is the property receiving or using Leaking Underground Storage Tank (LUST) trust fund monies?	Not currently receiving LUST trust fund monies. LUST funds were previously used on site at 724-728 Madison St.	
Is the site subject to RCRA under Section 9003(h) of the Solid Waste Disposal Act?	The Car X Muffler at 700 Madison St is listed as a "Conditionally Exempt Small Generator" in the RCRA database NAICS Cose 811112. The site at 710 Madison St was formerly a Quality Auto Body business listed as a "small generator" in the RCRA database. No NAICS codes area avilabale for this site.	
Do current or immediate past owners identified as responsible for the contamination have the financial capability to satisfy their obligations under federal or state law to assess, investigate, or clean up the property?	No	



Catalyst Site: 700-728 Madison St., Oak Park, IL