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**August 30, 2011  
Phase I Environmental Site  
Assessment:  
25 W. Lake Street  
Former Aldi Store  
Oak Park, IL**

Park District of Oak Park  
218 Madison Street  
Oak Park, Illinois

## Table of Contents

<b>Executive Summary</b>	5
<b>Section 1.0: Introduction</b>	
1.1    Scope of Work	9
1.2    Methodology	11
1.2.1    Records Review	11
1.2.2    Site Reconnaissance	12
1.2.3    Interviews	13
1.2.4    Report	13
1.3    Significant Assumptions	13
1.4    Limitations & Exceptions	14
1.5    Certification	15
<b>Section 2.0: General Records Review</b>	
2.1    Site Description	18
2.2    Environmental Records Search	19
2.2.1    NPL Summary	20
2.2.2    CERCLIS Summary	20
2.2.3    RECRIS Summary	20
2.2.4    ERNS Summary	21
2.2.5    State Hazardous Waste Summary	21
2.2.6    State UST and LUST Summary	21
2.2.7    Federal Corrective Action Reports (CORRACTS)	22
2.2.8    State Solid Waste	22
2.2.9    Coal Gasification Plants	22
2.2.10    Illinois Site Remediation Program (SRP)	23

2.3	Fire Marshal Records	23
2.4	Oak Park FOIA Results	24
2.5	Site Geological Profile	24
2.6	Radon	25
2.7	Sanborn Maps	26
2.8	Previous Phase I or Phase II Assessment Reports	27
2.9	Aerial Photographs	29
2.10	City Directories	29
2.11	Historical Topographic Maps	29
2.12	User Information	30
<b>Section 3.0 : Site Reconnaissance</b>		
3.1	Previous Operations Review	38
3.2	Site Reconnaissance Observations	38
3.2.1	Building Interior	38
3.2.2	Pool Area	39
3.3	Underground Storage Tanks	40
3.4	Polychlorinated biphenyls (PCBs)	40
3.5	Asbestos	40
3.6	Stained Pavement	41
3.7	Underground Utilities	41
3.8	Water Wells	41
3.9	Site Photographs	41
<b>Section 4.0: Project Summary/Recommendations</b>		
4.1	Summary of Records Reviewed	44
4.1.1	Nearby Concerns	44
4.1.2	Potential Onsite Concerns	45
4.2	Data Gaps	45

4.3	User Supplied Information	45
4.4	Recommendations	46
<b>References</b>		<b>48</b>
<b>Appendices</b>		
A.	Title Search	
B.	edr Output	
C.	Phase I Questionnaire	
D.	Photos	
E.	Weaver Boos	
<b>List of Figures</b>		
Figure 1-1	Property Location	16
Figure 1-2	Property Survey	17
Figure 2-1	Area Detail Map	33
Figure 2-2	Area Topography	34
Figure 2-3	Area Well Map	35
Figure 2-4	1947 Sanborn	36
Figure 2-5	Weaver Boos Sampling Locations	37
Figure 3-1	General Site Layout	43
<b>List of Tables</b>		
Table ES-1	Project Summary	8
Table 2-1	Title Search Summary	31
Table 2-2	Records Summary	32
Table 3-1	Summary of Site Reconnaissance	42
Table 4-1	User Supplied Information Review	47

## Executive Summary

E. Cooney Associates Inc. (ECA) was retained by the Park District of Oak Park (the Park District) to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the former Aldi supermarket store located at 25 W. Lake Street, Oak Park, Cook County, Illinois (the "Subject Property").

This Phase I ESA was requested in association with a planned redevelopment assessment of the Subject Property by the Park District.

ECA conducted the Phase I ESA in general accordance with the ASTM "Standard Practice for Environmental Site Assessments E 1527-05" and the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) rule (40 CFR Part 312). ECA evaluated the subject property for evidence of the presence or likely presence of hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of release into structures, soils, groundwater, surface water, or sediments on the subject property. These conditions are referred to in this report as Recognized Environmental Conditions (RECs). In addition, this Report includes an evaluation of certain non-required ESA issues such as asbestos containing material. For simplicity, the presence of non-ESA concerns has been labeled with an REC number herein.

Following review of the environmental records available for the Site and site walk-through, certain recognized environmental concerns

RECs) for the property were identified. These are:

- Historic use of the property as a service station. Records reviewed indicated that five (5) underground storage tanks were present at one time and removed in 1988. No records concerning soil conditions at the time of removal were available. The potential for soil contamination (gasoline and other petroleum products) exists.
- Although no samples were collected, the presence of water damaged ceiling tiles and water stains around freezer areas suggests that mold is present throughout the building.
- Old fluorescent bulbs, potential sources of mercury containing ballast, are present both on the drop ceiling and above the drop ceiling.
- The use of refrigerants was reported at the store. Piping from the ceiling and beneath the floor was noted and discussed.
- A limited Phase II Environmental Site Assessment Report, prepared by Weaver Boos Consultants, was obtained from Aldi. Weaver Boos drilled 13 sample locations on site to depths ranging from 8 - 12 ft. Elevated PID readings (indicative of VOC impacts) were found a number of boring locations. Benzene was detected in GP-1 at a concentration that exceeded Tier I TACO screening levels. Weaver Boos recommended that Aldi either remediate soils or install a vapor barrier or other vapor intrusion prevention method, if a new building was to be constructed on

the site. It was also suggested that the site be enrolled into the Illinois voluntary site remediation program (SRP) to obtain a No Further Remediation Letter (NFR Letter).

- The Phase II Report also noted the possible presence of an in-ground UST near the trash compacter. Buried debris and a 6 ft x 6 ft metal obstruction located beneath the west side of the parking lot was also reported present.

A follow-up limited Phase II soil investigation is recommended to better determine the extent of impact attributed to the former filling station site use.

Table ES-1. Project Summary

<b>Assessment Component</b>	<b>Known Issue?</b>	<b>Reason(s)</b>	<b>Recommendation</b>	<b>Section</b>
Historic Review	Yes	5 USTs were present. Removed in 1988. 3 x 3,000 gal gasoline & 2 x 500 gal unknown contents	Phase II Soil Sampling	2
Operational Activities	No	Aldi's former use of refrigerants was identified.	None – if the building slab is removed, the soils should be evaluated for releases.	3
Hazardous Materials Storage	No	No chemicals were observed onsite	None	3
Waste Generation	No	No waste disposal issues noted.	None	3
PCBs	No	Electrical equipment observed but no visible leaks or issues noted.	None	3
Asbestos	No	No sources noted but no samples were collected	None	3
Mold/Water	Yes	Water damage throughout. Possible mold present.	Abatement	3
USTs	Yes	Possible USTs presently onsite.	Inspection and removal if needed.	3
Above Ground Tanks	No	No ASTs onsite	None	3
Surface Areas	No	Paved areas clean	None	3
Adjacent Properties	Yes	Bunp City Auto, adjacent property was identified as possible risk due to migration from this former filling station	Phase II Soil Sampling	2



## SECTION 1 INTRODUCTION

### 1.1 Scope of Work

E. Cooney Associates, Inc. (ECA) was retained by the Park District of Oak Park to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 25 W. Lake Street, in Oak Park, Cook County, Illinois (the "Subject Property"). This Phase I ESA was requested in association with the proposed purchase of the property by the Park District of Oak Park. The Subject Property consists of a one story building that was recently used by Aldi as a supermarket. The Site also contains an asphalt paved parking area. The general location of the Subject Property is shown in Figure 1-1. A property survey is presented in Figure 1-2.

This Phase I ESA was conducted in general accordance with the ASTM International Standard Practice for Environmental Site Assessments E-1527-05 and the United States Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) Final Rule (40 CFR Part 312), collectively the "Standards". Good commercial and customary practice for conducting Phase I ESAs has the goal of providing an independent, professional opinion regarding Recognized Environmental Conditions (RECs), as defined by ASTM, associated with the subject property. RECs are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. REC includes any identified hazardous

substances or petroleum products but is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment.

This Phase I ESA also evaluated historical RECs. ASTM defines an historical REC as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. For example, a past release of any hazardous substances that has been remediated in accordance with State requirements would represent a historical REC.

This report however does not include an assessment of lead based paint, mold, or any other non-required environmental conditions identified in the ASTM Standards. The likely presence of mold was observed however and hence reported herein. Although no obvious sources of asbestos containing materials (ACM) were observed, no samples were collected to confirm this finding.

The conclusions of this Phase I ESA are intended to assist the client in evaluating the potential environmental risk associated with the Subject Property.

## **1.2 Methodology**

This Phase I ESA was completed in general accordance with the Standards and the terms and conditions of ECA's proposal to the Park District dated May 13, 2011. This Phase I ESA consists of four components: records review, site reconnaissance, interviews, and this report. An Environmental Professional meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b) and ASTM E 1527-05 completed the assessment and/or reviewed this document.

### **1.2.1 Records Review**

Environmental Data Resources, Inc. (Southport, Connecticut) was contacted to obtain several environmental records from federal and state agencies. Several sources of governmental environmental files were reviewed to assess the potential for contamination at the site. Facilities with incomplete address information were not included in the following summary.

To evaluate the physical setting of the subject property, ECA reviewed the following sources, if readily available:

- United States Geological Survey (USGS) topographic maps;
- Aerial photographs; and
- Local soil, geologic, surface water, and groundwater information.

To evaluate the current and historic use of the subject property, ECA reviewed the following sources, if readily available:

- Current and historic topographic maps;

- Current and historic aerial photos;
- Sanborn Fire Insurance Maps;
- Street directories;
- Local records including information available from the local Assessor, Building, and Health Departments; and
- Previous environmental reports that were provided.

### **1.2.2 Site Reconnaissance**

ECA visited the subject property on August 16, 2011 to determine the presence or absence of RECs. The reconnaissance included identification of the following, if present:

- Hazardous substances and petroleum products;
- Underground storage tanks (USTs) and aboveground storage tanks (ASTs);
- On-site wastewater disposal systems;
- Pits, ponds, and lagoons;
- Hydraulic or electrical equipment potentially containing polychlorinated biphenyls (PCBs);
- Stressed vegetation, stained soils, or odors;
- Waste management, including solid waste, wastewater, and hazardous waste;
- Groundwater wells;
- Topography, drainage, impervious surfaces, and buildings; and/or
- Adjacent property characteristics visible from publicly accessible locations.

### **1.2.3 Interviews**

ECA completed reasonable attempts to interview persons with actual or constructive knowledge of current and/or past uses of the subject property and adjacent properties. A site operations questionnaire was completed by Mr. Chris Stair, Director of Real Estate for Aldi, Inc.

### **1.2.4 Report**

This Phase I ESA report prepared by ECA includes documentation to support the findings, opinions, and conclusions obtained by the Environmental Professional.

### **1.3 Significant Assumptions**

The information obtained from the Client, the Client's representative, individuals interviewed, and prior environmental reports, if any, was considered to be accurate.

The information provided by the environmental records database vendor and other public record sources is complete and accurate. Conditions observed at the subject property were assumed to be representative of areas that were not accessible unless otherwise noted.

#### **1.4 Limitations and Exceptions**

No environmental site assessment can wholly eliminate uncertainty regarding the presence or potential for contamination of a property. The purpose of this report was to gather readily available information in a timely and cost-effective manner which would not delay decisions regarding the proposed transaction. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce this possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained.

The goal of E. Cooney Associates, Inc. is to perform work within the limits prescribed by our clients and with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended by this report.

No physical sampling of soil, groundwater, or other materials was conducted during this Phase I ESA. Specific information on the normal practices of property owners and/or occupants with regard to solid waste disposal, on-site use, generation, storage and/or disposal of chemicals or oil and hazardous materials was strictly obtained through review of previous environmental reports and interviews. Additionally, ECA has relied on information provided by various officials and other parties as referenced herein. Although believed to be accurate, ECA has not attempted to independently verify the accuracy or completeness of information provided by officials and other parties, including site owners or tenants, which was received or reviewed during the course of completing these services.

**1.5 Certification**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have developed and performed the all appropriate inquiry to assess a property of the nature, history, and setting of the Subject Property in accordance with the requirements listed in 40 CFR 312.

\_\_\_\_\_ (Signed)

Edward J. Cooney, Ph.D., P.E.

\_\_\_\_\_ (Sealed)

\_\_\_\_\_ (Dated)

Figure 1-1. Subject Property (Google Earth, 2011)





Figure 1-2. Subject Property Survey

(Insert Survey)

## SECTION 2 GENERAL RECORDS REVIEWS

The purpose of the records review was to obtain and review records which will help characterize the environmental condition of the Subject Property. Federal, State and local records concerning the Subject Property and the adjacent property(ies) were evaluated. Minimum search distances of at least 0.25 to 1.0 mile were used to determine the likelihood of problems from migrating sources.

### 2.1 Site Description

The Subject Property comprises a 10,800 sq. ft building + about 13,000 sq. ft. asphalt paved parking area. The building was previously used by Aldi, Inc. as a supermarket. The building is presently vacant. The current building was reportedly constructed in the 1980s.

The Subject Property is located at Latitude (North): 41.8880' and Longitude (West): -87.7759 at approximate base elevation 620 ft above sea level. The Site is roughly bounded by W. Lake Street (north), Austin Avenue (east), Humphrey Avenue (west), and railroad tracks (south). The entire area is located in a mixed use residential/commercial area.

The legal description of the Subject Property is presented on Figure 1-2 (site survey) and on the attached title certificate (**Appendix A**).

A PART OF BLOCK 37 IN THE VILLAGE OF RIDGELAND IN THE EAST ½ OF THE EAST ½ OF SECTION 7 AND THE NORTHWEST ¼ AND THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORHT, RANGE 13, EAST OF THE THIRD PRINCIPAL

MERIDIAN, COOK COUNTY, ILLINOIS.

The Site has Permanent Index Number (PIN) of 16 08 127 014▣

A title search was conducted (1947 to present) to determine if previous owners may have used the Site in a manner which could cause or increase the risk of contamination. A review of past ownership records was comprised of records available to the public (such a search would not reveal beneficiaries of a trust, for example). No Environmental Liens or Deed Restrictions were found for the Site property.

Recent owners of the property are listed in Table 2-1. Appendix A provides a copy of the title search conducted by Advanced Searches, Inc. No issues were noted.

## **2.2 Environmental Records Search**

Environmental Data Resources, Inc. (Southport, Connecticut) was contacted to obtain several environmental records from federal and state agencies. This review was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527- 05). A copy of these records, which are available to the public, is provided in **Appendix B**. Several sources of governmental environmental files were reviewed to assess the potential for contamination at the Subject Property. **Table 2-2** summarizes the findings of these records reviews, for the Subject Property and for a search distance of 1/8 to ½ mile. Note sites located between ½ and 1.0 mile were also reviewed for this assessment and, if findings suggested a potential REC for the Subject Property, then

those findings are reported in the following text. Facilities with incomplete address information were not included in the following summary.

A complete listing of sites found with respect to each database reviewed is given in Appendix B. **Figure 2-1** shows an area detail map. It should be noted that compliance monitoring and enforcement data are not accessible to the public.

### **2.2.1 NPL Summary**

The National Priorities List contains hazardous waste sites deemed by the U.S. EPA to require remediation under the superfund program of the Comprehensive Emergency Response, Compensation, and Liability Act (CERCLA). No NPL sites were listed within a 1.0 mile radius of the boundaries of the Subject Property.

### **2.2.2 CERCLIS Summary**

The CERCLA Information System (CERCLIS) is used by the U.S. EPA for the management and oversight of the superfund program. The goals of CERCLIS are to maintain an inventory of abandoned, inactive, or uncontrolled hazardous waste sites and record the status of remedial actions underway at these sites. No CERCLIS Sites are located within 0.5 mile of the Subject Property.

### **2.2.3 RCRIS Summary**

RCRIS contains data compiled for supporting the Resource Conservation and Recovery Act (RCRA) and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RECRIS contains information about facilities which generate, store, treat, transport, and dispose of

hazardous waste. Facilities which treat, store, or dispose of hazardous waste are termed TSD facilities (TSDFs). No TSDFs were reported within 0.5 miles of the Subject Property.

The RCRIS database shows no large quantity waste generators (LQG) located within 0.25 mile of the Site. Five small quantity waste generators (SQG) and one conditionally exempt small quantity generator (CESQG) were located within 0.125 miles exist of the property. No issues were noted relevant to the Subject Property.

The Subject Property itself was not identified as a waste generator of any size.

#### **2.2.4 ERNS Summary**

No spills were listed for the Subject Property in the Emergency Response Notification System (ERNS) database.

#### **2.2.5 State Hazardous Waste Summary**

Hazardous waste data was obtained from the Illinois EPA (SHWS). This file contains data for treatment facilities, barrel storage areas, tank storage areas, illegal dumps, and waste piles. No facility was listed within 1.0 mile of the Subject Property.

#### **2.2.6 State UST and LUST Summary**

The subject property was not listed in the underground storage tank (UST) or in the leaking underground storage tank (LUST) database. Four (4) LUST sites were identified within 0.25 mile of the Subject Property. A summary of nearby/adjacent LUST incidents is provided below.

## Nearby LUST Incidents (&lt;0.25 miles)

Nearest LUST Sites	Address	Direction/Distance	Status
<b>Equal/Higher Elevation</b>			
Village of Oak Park – Public Works	131 South Blvd.	WSW, 0.153 mi	Gasoline, Diesel, Fuel Oil, other Petroleum releases – No NFR listed
Meyer, Richard	178 N. Lombard	WNW, 0.233 mi	Fuel Oil – No NFR listed
<b>Lower Elevation</b>			
None			

NFR is No Further Remediation letter.

Numerous UST sites were located within 0.25 mile of the Subject Property. No release incidents were reported. The closest location is at 12-21 South Boulevard, owner Oak Park Housing Authority. This location is on the other side of the railroad such that if the UST had a release it would be unlikely to affect the Subject Property.

### 2.2.7 Federal Corrective Action Reports (CORRACTS)

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. This review showed no CORRACTS site within one (1) mile of the Subject Property.

### 2.2.8 Illinois Solid Waste

This solid waste landfill inventory database compiled by the Illinois EPA, specific to solid waste disposal sites within Illinois. There were no SWF/LF sites within 0.5 mile of the Subject Property.

### 2.2.9 Coal Gasification Plants

Manufactured gas plants were typically constructed in the late 1800's to early 1900's. Operations consisted of turning coal into gas to be

used as a fuel. Gas manufacturing by-products, often found at MGP sites include coal tar residues containing polyaromatic hydrocarbons, such as benzo(a)pyrene, and volatile organic compounds, such as benzene. No MGP sites were listed within 1 mile of the Subject Property.

#### **2.2.10 Illinois Site Remediation Program (SRP)**

This database lists the status of voluntary clean-up projects within Illinois that are being conducted with Illinois EPA oversight. A review of the SRP shows 1 SRP site located within 0.125 mile and 2 site located < 0.25 mile of the Subject Property. The nearest site is Austin Cleaners located at 430 N. Austin Boulevard, approximately 0.065 mile from the Subject Property. These sites do not appear to affect the Subject Property based on their locations.

#### **2.3 Fire Marshal Records**

Illinois State Fire Marshal (Division of Chemical & Petroleum Safety) records were reviewed to determine if USTs (active and inactive) were located on the subject property. No USTs were listed.

## **2.4 Village of Oak Park FOIA Results**

A Freedom of Information Act (FOIA) Request was submitted to the Village of Oak Park, including the building department, engineering and planning, environmental/health enforcement, and the fire prevention bureau, for both current and historical documentation reflecting recognized environmental conditions. No environmental or release incident records for the Subject Property were on file. There were records, however, concerning the removal of 5 underground storage tanks from the parking lot area. The Village issued General Permit 12656 on May 16, 1988 to R. W. Collins (contractor to Aldi) to remove 3 x 3,000 gallon gasoline and 2 x 500 gallon USTs. "Product", found during the work was removed by Duke Disposal (no indication of the product type was reported on a Fire Department report). The tanks were reportedly removed. No other records were provided.

## **2.5 Site Geological Profile**

The Subject Property is located along W. Lake Street in Oak Park, Illinois. The general topographic gradient is generally east-south across the Subject Property. The Subject Property is not located within a 100-year Flood Plain. The Subject Property does not contain wetland area.

Native soils in the area have been classified as fine silty clay loams to a depth of at least 60 inches. This type of soil is moderately well draining and has low conductivity. According to USGS information, the rock stratigraphic era is Paleozoic.

The site contains no active groundwater wells. No Federal wells were identified within 1 mile of the Subject Property. The nearest State well



is located about 0.25 mile away, having a depth of 325 ft. The Subject Property receives its potable water from the Village (Lake Michigan). A groundwater use restriction ordinance is in effect for Oak Park. Area water wells are presented in **Figure 2-3**.

## **2.6 Radon**

Radon is a naturally occurring gas that is produced from the radioactive decay of radium. Radium is produced from the radioactive decay of uranium. Radon exists in varying levels in most soils and may also be present in groundwater. The concentration and mobility of radon in the soil is a function of the soil's radium content and distribution, porosity, permeability to gas movement, and moisture content.

The primary concern with radon gas is that it can collect in the interior of buildings, especially in basements or other subsurface structures. Radon can enter a building through cracks in the foundation, floor drains, sump pump holes, and electrical conduits. The presence of radon contamination in a building cannot be detected by visual inspection. Rather, to detect radon, the air within a building must be sampled and analyzed for radon. Because radon is a known carcinogen, the Surgeon General has issued a health advisory regarding exposure to radon gas.

Radon levels are reported in picocuries per liter of air (pCi/L). Although there is no regulated limit for radon, the U.S. EPA has established an action level of 4 pCi/L. Cook County is classified as Zone 2, indicative that radon levels are between 2 - 4 pCi/L. The average radon

concentration (261 sites tested) detected in samples from Cook County was 2.8 pCi/L.

## 2.7 Sanborn Maps

Sanborn fire insurance maps are often a valuable resource for identifying the materials used to construct a building. Specifically, if flame or fire retardant materials are used, there is a good likelihood that asbestos is present. Also, these maps present a history of the types of structures present at the Subject Property and nearby as a function of time. Maps from 1895, 1908, 1947, 1950, and 1975 were reviewed:

1895: The Subject Property is vacant; a small house is located on the northeast corner of North Boulevard at Austin. The railroad is located on the south side of North Boulevard.

1908: The Subject Property is vacant; some development has occurred on the next lot east of the Subject Property and on the north side of Lake Street.

1947: A filling station and 5 USTs are shown present (see **Figure 2-4**). In addition, the Subject Property contains a greasing and washing building and a tire shop. A filling station with 3 USTs and an auto repair building are located immediately opposite the Property (north side of Lake, east of Humphrey). The property immediately east of 25 Lake is identified as 13 – 19 Lake Street and is shown as a garage having a capacity of 40 cars. The garage building is equipped with a boiler (possible fuel oil UST). It appears that the current property,

listed as 25 Lake included the addresses listed as 13 – 19 Lake. East of the site (on the Lake – Austin corner) is an undertaker.

1950: Same as 1947.

1975: The property is shown Vacant. The 7 – 11 Lake property is shown as an Auto Wash.

## **2.8 Previous Phase I or II Assessment Reports**

Aldi provided copy of a Phase II Environmental Site Assessment Report prepared by Weaver Boos Consultants in December 2010 (see Attachment E). During geotechnical boring work, Weaver Boos (WB) reported finding potential petroleum impacted soils. Summary:

WB drilled 13 sample locations on site - all outside the Aldi building. Boring depths ranged from 8 - 12 ft. Shallow water table was reported at about 6 ft. PID readings (indicative of VOC impacts) were high at a number of boring locations (see **Figure 2-5**). Benzene was detected in sample GP-1 above a Tier I Tiered Approach to Corrective Action Cleanup Objectives (TACO, as provided in 35 IAC 742). Certain results are difficult to interpret because either the sampling interval is great (1 ft) or a number of samples had VOC detection limits that exceeded the residential TACO screening level.

WB recommended that Aldi either remediate or install a vapor barrier or other vapor intrusion prevention method, if a new building was to be constructed on the site. It was suggested that the site be enrolled into the Illinois voluntary site remediation program (SRP) to obtain a No Further Remediation Letter (NFR Letter).

WB also noted the possible presence of another UST near the trash compacter - still in place. This UST may be the suspected fuel oil UST discussed in Section 2-7. If a UST exists it is likely exempt (pre-1974 or heating oil) - nonetheless there will be a removal and possibly some cleanup cost.

WB reported an unidentified 6 ft x 6 ft buried metal structure on the west side of the parking lot, located 2 ft below grade. The obstruction could be a UST or it could be something else. The only way to determine if this potential area is impacted is to excavate.

WB reported the presence of buried debris - possible demolition materials.

The presence of benzene was in location GP-1. This location is on the northwest corner of the lot, directly across from another former filling station, located on the opposite side of Lake Street – currently occupied by Bump City Auto.

PAH compounds were detected in one sample of groundwater. The Oak Park Groundwater Use Restriction Ordinance eliminates the groundwater exposure pathway.

The presence of impacted soils in the parking lot and possible presence of UST(s) onsite are recognized environmental concerns. Additional sampling in this area is warranted to confirm findings.

## **2.9 Aerial Photographs**

Aerial photos from 1951 – 2006 were reviewed.

The 1951 and 1963 photos show the Subject Property area to be open space. The photos do not clearly show the property in subsequent years – no issues were noted.

## **2.10 City Directories**

City directories have been published for cities and towns across the United States since the 1700s. City directories can assist in obtaining historical information such as the owners of buildings in the vicinity of the Subject Property. The 1976 directory lists the store as National Food Store. The 1983 directory lists the store as Food Bargain, Inc. No other listings (odd addresses) were given. North side of Lake Street (even addresses) showed a variety of commercial entities. Of note, was 18 Lake Street, a printing company from 1986 to at least 2001, Bump City Auto, located at 36 Lake Street from 1986 to present, and Suburban Cleaners, located at 38 Lake Street from 1995 to present. Although these types of businesses may cause environmental impact, such as by solvents and petroleum products, their location on the north Side of Lake Street would not indicate that contamination, if present, could migrate to the Subject Property.

## **2.11 Historical Topographic Maps**

No excessive fill areas appear present on the maps, from 1901 – 1993, although construction has occurred in the area.

## **2.12 User Provided Information**

Reason for Assessment: Property Evaluation for pending sale. Fair market value (FMV) is beyond the scope of this Phase I because no equivalent properties were identified within the immediate vicinity of the Subject Property, adjacent properties located in Chicago, Berwyn, and Melrose Park were not considered equivalent due areal differences in community. This data gap is not considered significant for this Report.

Table 2-1. Title Search Summary\*

DOCUMENT	GRANTOR	GRANTEE	INSTRUMENT	DATE RECORDED
88011044	American National Bank of Chicago Tr 65147	Susan Fink	TsD	1-8-88
85177101	Harris Trust & Savings Bank Tr 14767	American National Bank of Chicago Tr 65147	DinT	9-5-85
16922029	Joseph Kuhny	Chicago National Bank Tr 14676	DinT	6-4-57
14350015	Chicago Title & Trust Company 29416	Joseph Kuhny	TsD	7-1-48

\* No Environmental Liens were found on this property. No Deed Restrictions were found on this property.

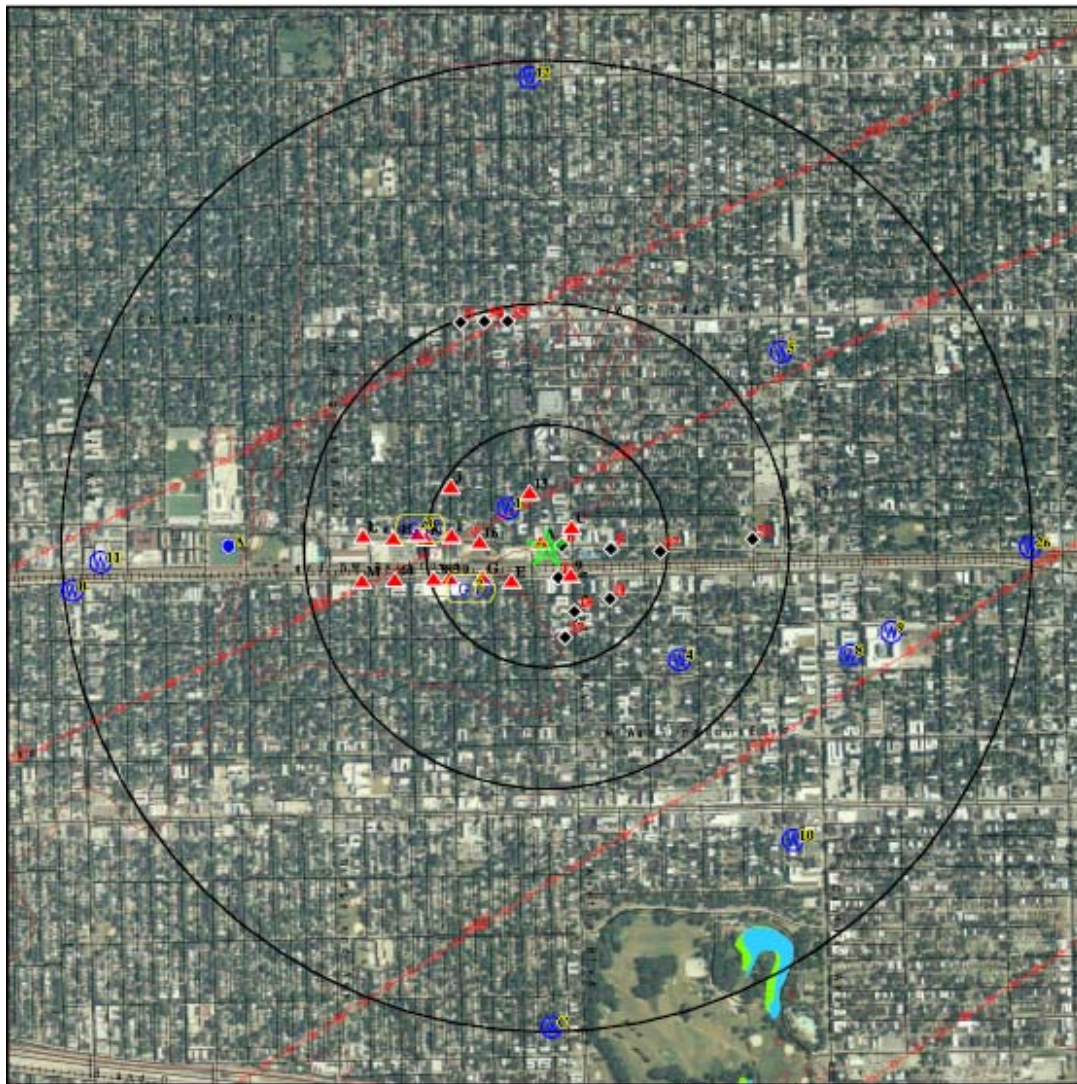
Table 2-2. edr Records Summary (Select Records)

Record	Target Property	< 1/8	1/8 – 1/4	1/4 – 1/2
NPL Sites	0	0	0	0
Proposed NPL Sites	0	0	0	0
Delisted NPL Sites	0	0	0	0
CERCLIS Sites	0	0	0	0
CERCLIS-NFR Sites	0	0	0	0
RCRA - CORRACTS	0	0	0	0
RCRA – TSD	0	0	0	0
RCRA - LOG	0	0	0	0
RCRA - SQG	0	5	3	NR
RCRA - CESQG	0	1	0	NR
ERNS	0	NR	NR	NR
State Hazardous Waste Sites	0	0	0	0
SWF/LF	0	0	0	0
IL Special Waste LF	0	0	0	0
IL NIPC	0	0	0	0
LUST Sites	0	0	4	10
UST Sites	0	1	9	NR
SRP	0	1	2	4
Brownfields	0	0	0	0

NR = Not Requested



Figure 2-1 Area Detail

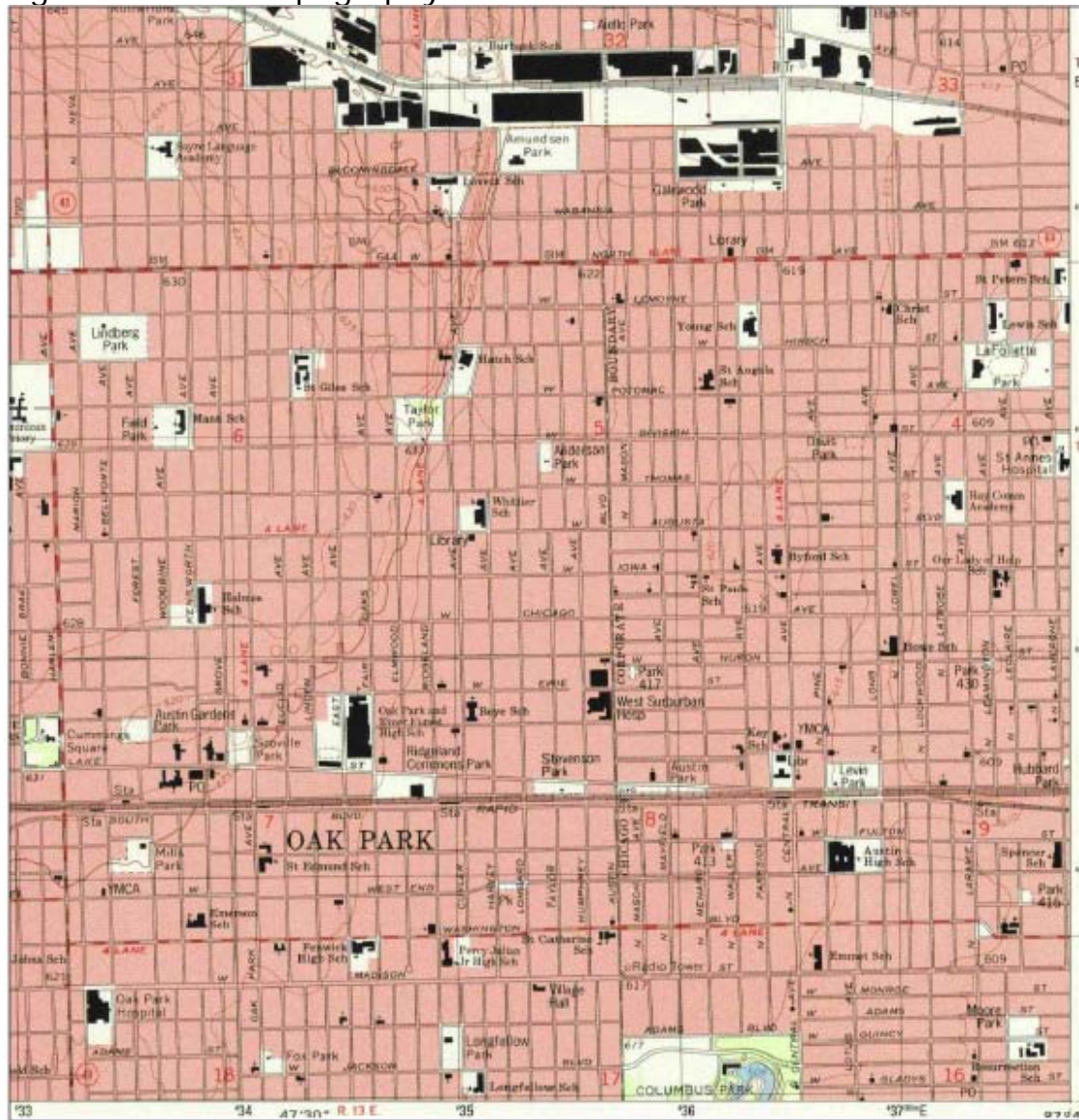


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

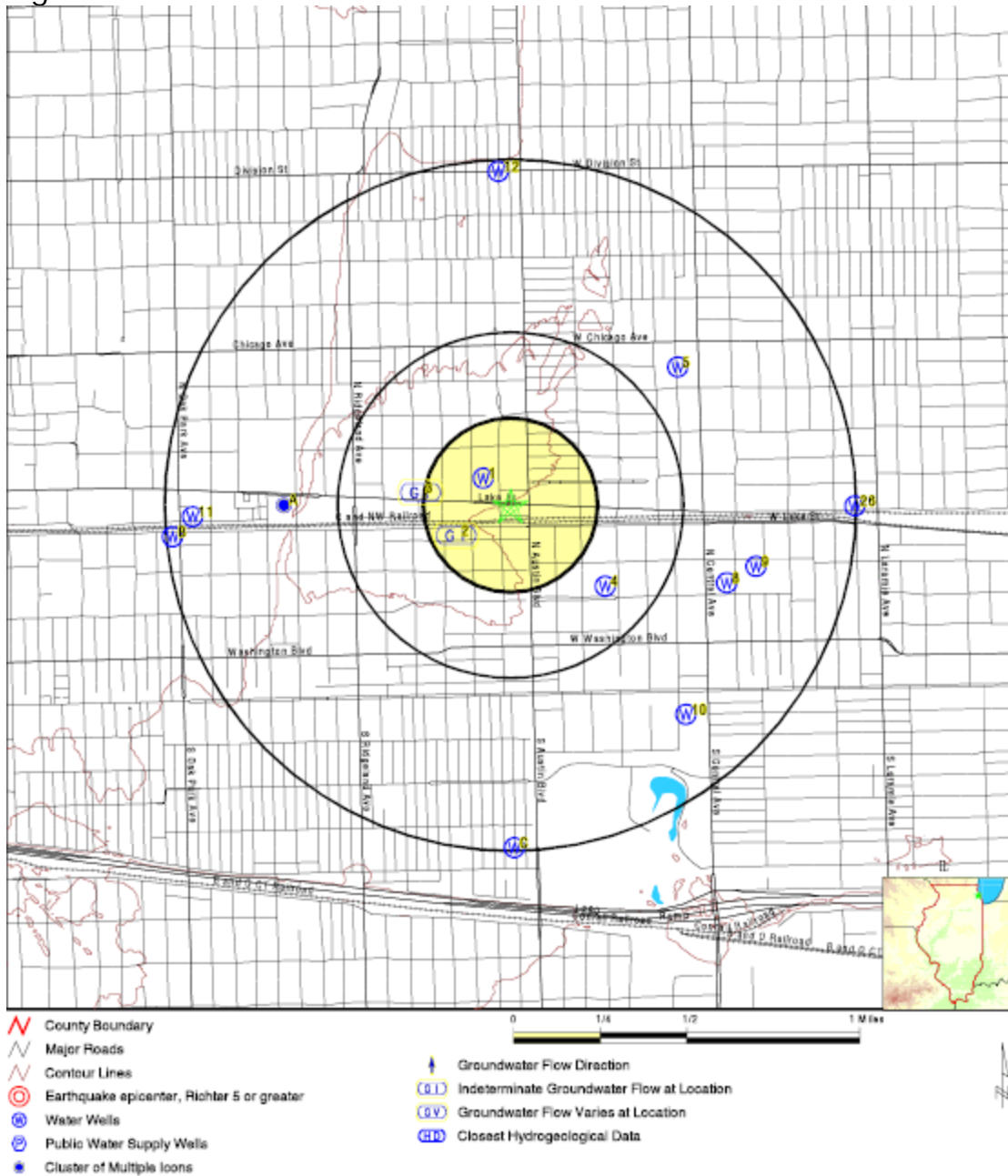
<p>SITE NAME: Former Aidi          ADDRESS: 25 Lake Street          Oak Park IL 60302          LAT/LONG: 41.8880 / 87.7759</p>	<p>CLIENT: E. Cooney Associates, Inc          CONTACT: Ed Cooney          INQUIRY #: 3141054.2s          DATE: August 04, 2011 2:43 pm</p>
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Figure 2-2 Area Topography



<p>N ↑</p>	<p><b>TARGET QUAD</b>                  NAME: RIVER FOREST                  MAP YEAR: 1997</p>	<p><b>SITE NAME:</b> Former Aldi  <b>ADDRESS:</b> 25 Lake Street                  Oak Park, IL 60302  <b>LAT/LONG:</b> 41.888 / -87.7759</p>	<p><b>CLIENT:</b> E. Cooney Associates, Inc  <b>CONTACT:</b> Ed Cooney  <b>INQUIRY#:</b> 3141054.4  <b>RESEARCH DATE:</b> 08/04/2011</p>
	<p>SERIES: 7.5                  SCALE: 1:24000</p>		

Figure 2-3 Area Water Wells



<p>SITE NAME: Former Aldi          ADDRESS: 25 Lake Street          Oak Park IL 60302          LAT/LONG: 41.8880 / 87.7759</p>	<p>CLIENT: E. Cooney Associates, Inc          CONTACT: Ed Cooney          INQUIRY #: 3141054.2s          DATE: August 04, 2011 2:44 pm</p>
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Figure 2-4. 1947 Sanborn

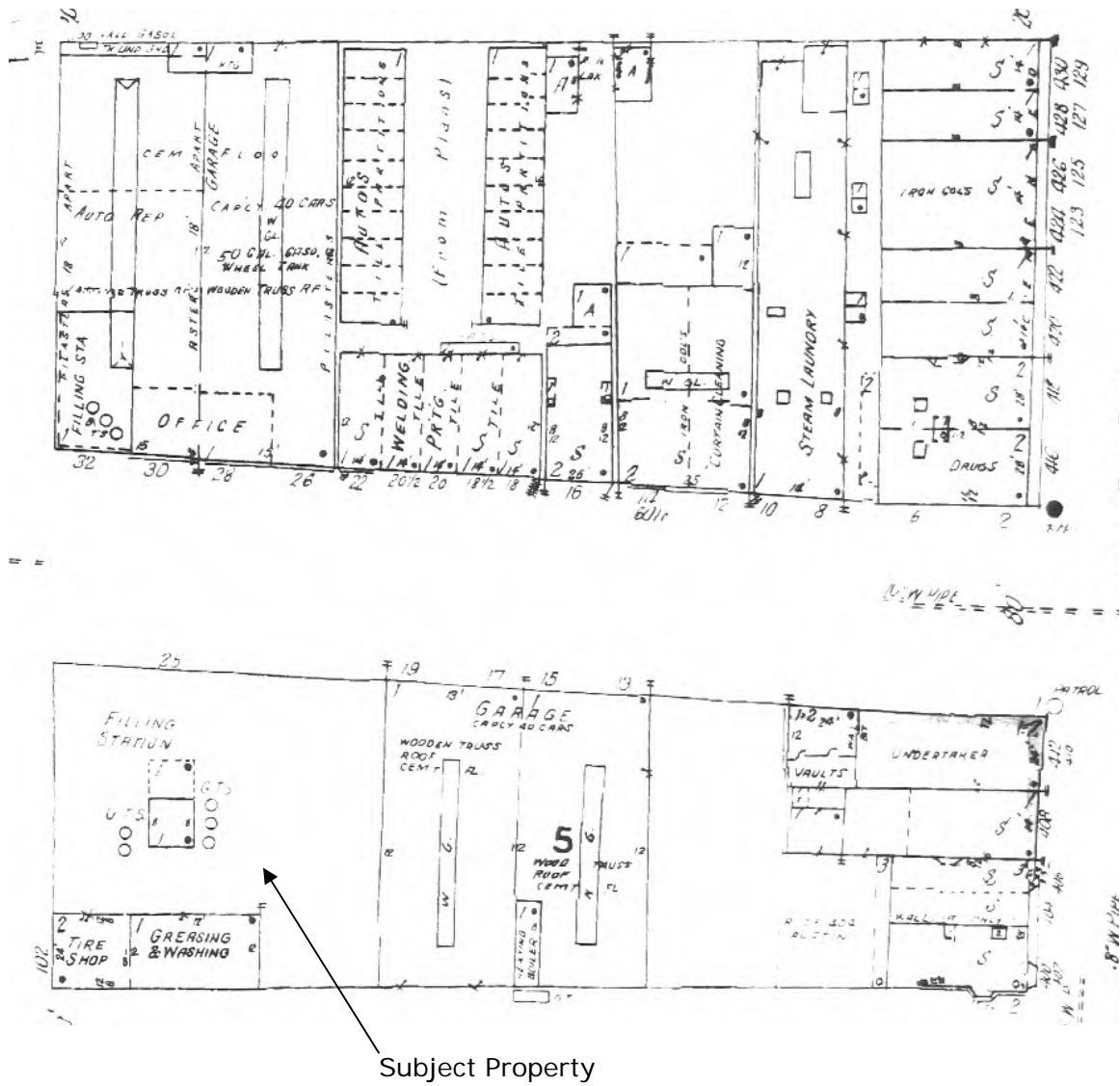
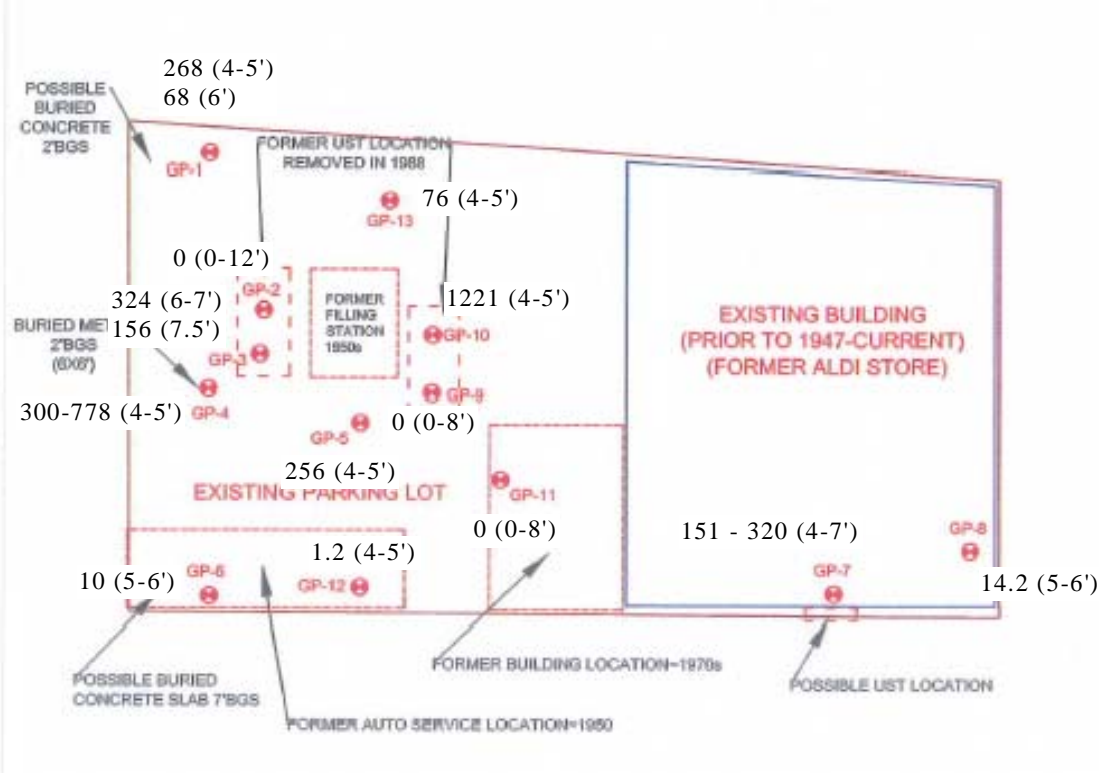


Figure 2-5. Weaver Boos Sampling Locations (PID Readings)



## **SECTION 3 SITE RECONNAISSANCE**

The objective of the site reconnaissance was to obtain first-hand information regarding potential environmental problems. ECA conducted a review of existing site conditions on August 16, 2011. A checklist of environmental concerns observed is presented in Table 3-1.

A review of environmental regulatory compliance including OSHA requirements was beyond the scope of the site reconnaissance work.

A questionnaire was completed by Mr. Chris Stair, Aldi's Director of Real Estate for at least the past 10 years. No operational issues were noted. A copy of the questionnaire is provided in Appendix C.

### **3.1 Previous Operations Review**

The Subject Property was used as an Aldi supermarket. Mr. Craig Lillibridge, the real estate broker rep for CBRE provided a site tour and narrative about environmental conditions. For the purpose of this report, this narrative is assumed accurate. A copy of the Site Questionnaire completed by an Aldi representative is attached as **Appendix C**.

### **3.2 Site Reconnaissance Observations**

#### **3.2.1 Building Interior Areas**

The floor space within the building consists of approximately 10,300 sq. ft. Figure 3-1 presents the layout. The main floor area was the grocery. Refrigeration units are located along the south and east walls

of this area. Tile on the floor appears to be ceramic affixed directly to the concrete slab. There is a drop ceiling consisting of acoustic tiles. Fluorescent bulbs, potential sources of PCBs and mercury, were hung below the drop ceiling and above it, set in the original ceiling. Water damaged ceiling tiles are located throughout suggestive of roof leaks. A moldy-musty odor was observed throughout, and mold was observed on the back of ceiling tiles that had dropped onto the floor.

It was reported by Mr. Lillibridge that Aldi used refrigerants supplied from roof units. Refrigerants may also have been circulated to the cooling units through the floor.

A loading area is located immediately to the south of the former grocery space. The floor there is cement. There is a small wash basin and floor drains – no issues were observed. There are numerous electrical panels and switches in the dock area. There is a refrigeration storage unit in the dock at the southeast corner – no issues were noted.

There are two small offices and bathrooms located on the northwest side of the building – no issues were noted.

### **3.2.2 Exterior Areas**

All areas outside the building were free of debris. No stained pavement was observed. There is a trash compactor and dumpster located in the alley on the south side of the building. No issues were noted.

### **3.3 Underground Storage Tanks**

No USTs, fill pipes, or vents were observed.

### **3.4 Polychlorinated biphenyls (PCBs)**

Electrical equipment was located onsite. Three power poles in the alley have transformers – no leaks observed. In accordance with 40 CFR 761, unlabelled pad-mounted distribution transformers manufactured before July 2, 1979, must be assumed to be mineral-oil filled. Any person may assume that electrical equipment manufactured after July 2, 1979, is non-PCB (i.e., < 50 ppm PCBs). If the date of manufacture of mineral oil-filled electrical equipment is unknown, any person must assume it to be PCB-Contaminated. For this assessment it was assumed that electrical equipment was free of PCBs because the building was reportedly constructed after 1979.

Fluorescent bulbs (potential sources of PCBs, mercury) were also noted throughout the Subject Property – suspended on the drop ceiling and located between the drop ceiling and the next ceiling. It is recommended that old or spent fluorescent bulbs be managed according to applicable universal waste regulations.

### **3.5 Asbestos**

Asbestos is a general name for a group of naturally-occurring minerals composed of small fibers. Asbestos is commonly found present in many building materials. No suspect asbestos containing material (ACM) was observed. However no samples were collected to confirm. Many asbestos containing materials were banned in the late 1980s to early 1990s, thus based on the age of the building, it is possible ACM was used in the construction of the building, insulation, floor tile, or



roofing. Should remodeling or demolition work be conducted it is recommended that samples of affected building materials be tested for asbestos.

### **3.6 Stained Pavement**

None observed.

### **3.7 Underground Utilities**

Underground utilities such as floor drains, sanitary sewers and storm sewers are located within the Subject Property. All appear to be in good condition with no signs of staining or odor.

### **3.8 Water Wells**

None present on the Subject Property.

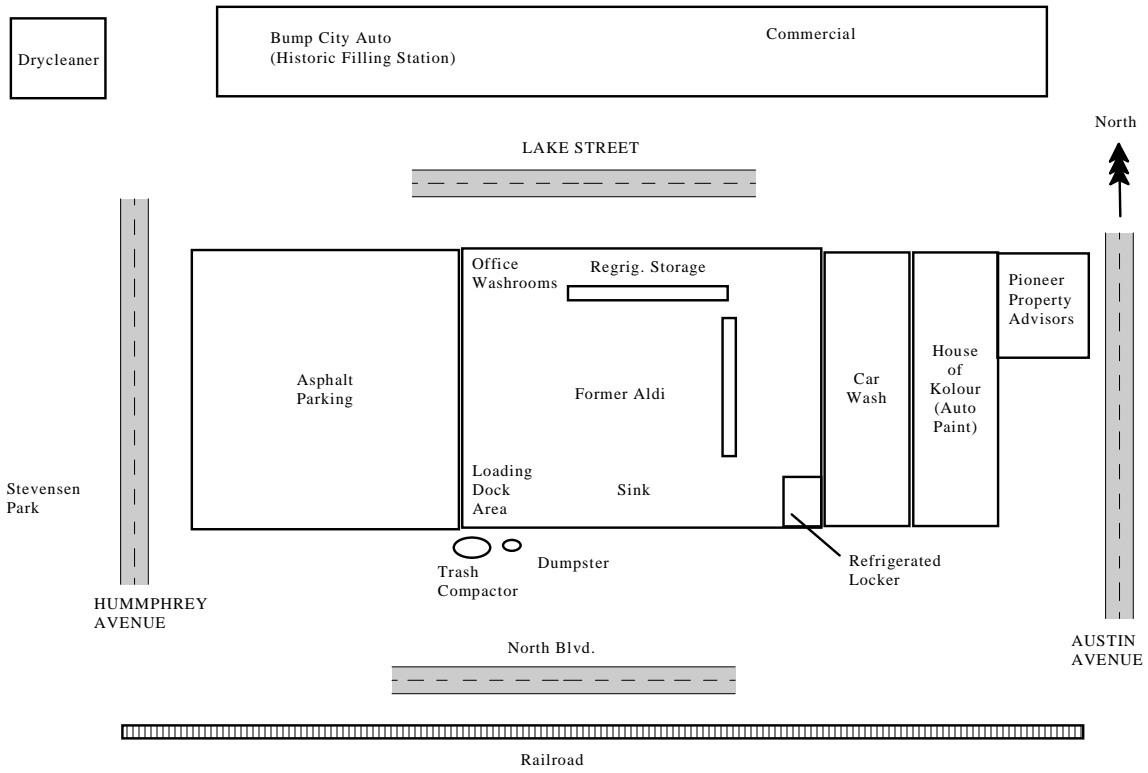
### **3.9 Site Photographs**

**Appendix D** presents example photographs taken during site reconnaissance.

Table 3-1. Summary of Visual Site Reconnaissance of Subject Property

Physical Data	Yes	No	Comments
Pits, Pond, or Lagoons		X	
Stained Soil or Pavement		X	
Stressed Vegetation		X	
Solid Waste (trash)		X	
Wells		X	
Ponded Storm Water		X	
USTs		X	
Transformers (PCBs)		X	
Mounds or Depressions		X	
Drums or Containers		X	
Above Ground Storage Tanks		X	
Fluorescent Bulbs	X		

Figure 3-1. General Site Layout



## SECTION 4

### Project Summary/RECOMMENDATIONS

#### 4.1 Summary of Records Reviewed

In summary, the following information was used to characterize the site:

##### Historical Records

- Federal & State Environmental Databases
- Historical Topographic Maps
- City Directories
- Sanborn Maps
- USGS Aerial Photographs
- Radon Sampling Information
- Illinois Fire Marshal
- Illinois EPA

##### Site Reconnaissance

- Visual Inspection
- Interview

A review of the available records showed that no environmental concerns exist at the Site.

#### 4.1.1 Nearby Concerns

No nearby concerns were noted for the Subject Property. The dry cleaner and auto repair facility located on the north side of Lake Street is the nearest potential release source – but no indications of a past release were reported during the records evaluation.

#### **4.1.2. Potential Onsite Concerns**

The historic presence of USTs containing gasoline and other petroleum products is of concern because no records were found documenting removal of these units in 1988. Additional soil sampling in the parking lot is recommended.

In addition, the 1947 Sanborn showed that a previous building (identified as 19 Lake Street) has a hot water boiler. It is possible that the boiler was fueled by an UST. However, because no records exist showing a UST present and the Sanborn maps are not drawn to scale it would be difficult to obtain further information about this possibility through sampling. If the building is demolished and the slab removed, soils should be inspected.

Mold containing ceiling tiles were observed throughout. In addition certain building materials – switches, thermostats, fluorescent bulbs are potential sources of contaminants – these materials should be managed in accordance with applicable regulations.

#### **4.2 Data Gaps**

Data gaps in information exist.

- Knowledge of employees or owners completing the site questionnaires was limited. Based on available records concerning the Subject Property, this gap is not considered significant.

#### **4.3 User Supplied Information**

Table 4-1 summarizes User Provided Information used to prepare this Report.

#### **4.4 Recommendations**

- A Phase II soil investigation to determine if petroleum impacted soils exist beneath the parking lot should be undertaken.
- To the extent practical, mold should be abated when possible.
- The possible presence of a UST beneath the building was reported by Weaver Boos. Because the location was reportedly beneath the building and the access to the exterior is difficult (overhead electrical reduces available access by drill rig), it is recommended that if this area is demolished, then the soils should be evaluated for evidence of impacts and/or a UST. If the UST contained fuel oil and was last used pre-1974, then it is exempt for certain UST management requirements.

Table 4-1. User Supplied Information

User Engaged Environmental Cleanup, Liens and Activity Use Limitation Review	To the extent that these records were available, findings were summarized in the Report
Specialized Knowledge	ECA provided Aldi with a questionnaire to assist in gathering information from records and observations identifying RECs.
Commonly Known or Reasonably Ascertainable Information	The user indicated that they did not have any specialized knowledge or experience related presence of contamination onsite or offsite.
Relationship of Purchase Price to Fair Market Value	Property transaction assessment value was beyond the scope of this Report.
Degree of Obviousness Regarding Possible Contamination	The user indicated that they were not aware of any obvious indicators that point to the presence or likely presence of contamination.
Reason(s) for Assessment	Pending purchase.

## **REFERENCES**

ASTM International Standard E1527–05 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.”

40 CFR 312. “Innocent Landowners, Standards for Conducting All Appropriate Inquiries”, May 2007.