

May 3, 2017  
Project No. 3896-300-01-03b

# PHASE II ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN  
COALITION

4901 AND 4905 ST. CHARLES ROAD  
BELLWOOD, ILLINOIS

PREPARED BY



## EXECUTIVE SUMMARY

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**Weaver Consultants Group North Central, LLC** (Weaver Consultants) has conducted a Phase II Environmental Site Assessment (ESA) of the property located at 4901 and 4905 St. Charles Road in Bellwood, Illinois (see **Figure 1** for the approximate Property location). For purposes of this report, the 4901 and 4905 St. Charles Road property is referred to as the “Property.” The Property generally lies north of St. Charles Road, east of 50<sup>th</sup> Avenue, south of Erie Street, and west of 49<sup>th</sup> Avenue (see **Figure 2 – Property Layout Map**). This Phase II ESA was performed to assess subsurface environmental conditions related to the recognized environmental conditions (RECs) identified within the Draft Phase I Environmental Site Assessment (ESA) prepared by Integrated Environmental Solutions, Inc. (IES) on behalf of Weaver Consultants, dated October 2016.

The October 2016 Phase I ESA revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, with the exception of the following:

- REC-1: The known subsurface conditions at the Property are identified as a REC/VEC based on the presence of petroleum compounds in soil and groundwater, and since previous environmental investigations and the No Further Remediation (NFR) Letter did not address vapor.

This Phase II ESA was conducted for the Cook County West Suburban Coalition and funded with their USEPA Hazardous Substances and Petroleum Brownfields Community-Wide Assessment Grant (USEPA Agreement # BF00E01367-0). Work was conducted in accordance with the Sampling and Analysis Plan (SAP) dated January 5, 2017 which approved by the United States Environmental Protection Agency (USEPA) on January 23, 2017. The Scope of Work for the Phase II ESA generally included the installation of soil gas implants for soil gas sample collection to assess subsurface environmental conditions associated with the REC identified above.

A total of five soil gas implants were installed and on February 13, 2017 (see **Figure 3** for approximate locations of the soil gas implants). Soil gas samples were collected and submitted for laboratory analysis of contaminants of concern (COCs) associated with the above REC. These COCs included volatile organic compounds (VOCs), select semi-volatile organic compounds (SVOCs) and elemental mercury.

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**Weaver Consultants Group North Central, LLC**

Soil gas analytical results were compared to Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 Soil Gas Remediation Objectives (S-GROs) for the Outdoor and Indoor Inhalation Exposure Routes for Industrial/Commercial Properties listed in Title 35 Illinois Admn. Code (IAC) Part 742, Appendix B, Tables G and H. Soil gas analytical results were below laboratory reporting limits and/or S-GROs with the following exceptions:

- Benzene detected in samples BV-SG-GP-04 (8.1 mg/m<sup>3</sup>) and BV-SG-GP-05 (28 mg/m<sup>3</sup>) in excess of the Tier 1 S-GRO for the Indoor Inhalation Exposure Route; and
- Ethylbenzene detected in sample BV-SG-GP-05 (13 mg/m<sup>3</sup>) in excess of the Tier 1 S-GRO for the Indoor Inhalation Exposure Route.

Based on the results of this Phase II ESA, the following findings and conclusions are presented below:

1. Current use or future redevelopment of the Property for industrial/commercial purposes does not appear to be inhibited based on the results of this Phase II ESA.
2. Soil gas impacts in excess of Tier 1 S-GROs for the Indoor Inhalation Exposure Route may be addressed through the removal of impacted soil or the use of building control technologies in accordance with 35 IAC 742.312. Alternatively, a restriction can be placed on the Property prohibiting the placement of buildings or man-made pathways above the impacted area.
3. Based on previous soil and groundwater sampling results, should future redevelopment of the Property be undertaken, consideration should be given to special management requirements that may apply to excavation of select soils for site grading, foundations and/or utility installations. Excavated soils should be evaluated for proper management options that may include offsite disposal as a waste material, rather than as a clean construction and demolition debris.
4. Owing to the historical industrial use of the Property, unexpected conditions may be encountered during Property redevelopment including, but not limited to, areas of soil and/or groundwater contamination, discovery of unknown USTs, dry wells, catch basins, remnant subsurface foundations and other similar structures.

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