

May 11, 2017
Project No. 3896-300-01-03b

PHASE II ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN
COALITION

9545 BELMONT AVENUE,
FRANKLIN PARK, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

Weaver Consultants Group North Central, LLC (Weaver Consultants) has conducted a Limited Phase II Environmental Site Assessment (ESA) of the property located at 9545 Belmont Avenue in Franklin Park, Illinois (the Property) (see **Figure 1** for the approximate Property location). The Property generally lies north of the Metra Railroad, west of Edgington Street, south of Belmont Avenue and east of North 25th Avenue (see **Figure 2 – Property Layout Map**). Weaver Consultants conducted a Phase I Environmental Site Assessment (Phase I ESA) for the Property, report dated February 17, 2017. The Weaver Consultants Phase I ESA identified the following recognized environmental conditions (RECs) in connection with the Property:

- REC-1: The potential presence of surface and subsurface impacts associated with the historical use of the garage on the Property for auto repairs with an associated oil-water separator.
- REC-2: The potential presence of subsurface impacts associated with two suspect pipes observed on the eastern exterior wall of the building on the Property.

The Scope of Work for the Limited Phase II ESA generally included the advancement of soil probes and the installation of temporary groundwater monitoring wells for soil and groundwater sample collection to assess subsurface environmental conditions associated with the RECs identified above.

A total of six soil probes were advanced and two temporary groundwater monitoring wells were installed on March 31, 2017 (see **Figure 3** for approximate locations of the soil probes and temporary groundwater monitoring wells). Soil samples collected from each probe were field screened using a photoionization detector (PID). In addition, soil samples were screened for the presence of visual and olfactory indications of impacts. Soil samples were submitted for laboratory analysis of contaminants of concern (COCs) related to the above RECs. These COCs included a combination of volatile organic compounds (VOCs)/benzene, toluene, ethyl benzene and xylenes (BTEX), semi-volatile organic compounds (SVOCs)/ polynuclear aromatic hydrocarbons (PNAs), total petroleum hydrocarbons (TPH), Resource Conservation and Recovery Act (RCRA) metals, and polychlorinated biphenyls (PCBs). In addition, select soil samples were submitted for laboratory analysis of Fraction of Organic Carbon (f_{oc}) and pH. Two

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groundwater sample were collected and submitted for laboratory analysis of a combination of VOCs, SVOCs and RCRA metals (total and dissolved).

Soil and groundwater analytical results were compared to the remediation objectives listed in 35 Illinois Administrative Code (IAC) Part 742, Tiered Approach to Corrective Action Objectives (TACO). The analytical results are summarized on **Table 1 and Table 2** with comparisons to the following remediation objectives:

- Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties and the Construction Worker Scenario listed in 35 IAC 742, Appendix B, Table B;
- Soil Background Concentrations of Inorganic Chemicals in Metropolitan Statistical Areas (MSAs) listed in 35 IAC 742, Appendix A, Table G (Backgrounds);
- Soil Background Concentrations of PNA Chemicals in MSAs listed in 35 IAC 742, Appendix A, Table H (Backgrounds);
- pH-Specific SROs for Inorganics and Ionizing Organics for the Soil Component of the Groundwater Ingestion Exposure Route (pH-Specific SROs) listed in 35 IAC 742, Appendix B, Tables C-D;
- Tier 1 Groundwater Remediation Objectives (GROs) for the Groundwater Ingestion Exposure Route for Class I/Class II Groundwater listed in 35 IAC 742, Appendix B, Table E; and
- Tier 1 GROs for the Indoor Inhalation Exposure Route for Residential and Industrial/Commercial Properties listed in 35 IAC 742, Appendix B, Table H.

Soil analytical results for Non-TACO chemicals were compared to the United States Environmental Protection Agency's (USEPA) Regional Screening Levels RSLs, when applicable. In addition, contaminants of concern not listed in the TACO remediation objectives or the USEPA RSL tables were compared to the Non-TACO remediation objectives published by the IEPA Toxicity Assessment Unit revised October 30, 2012.

As shown on **Table 1**, soil analytical results were below laboratory reporting limits and/or SROs with the following exception:

- 2-Methylnaphthalene detected in sample BE-SB-GP-01 / 9-12' (1.0 mg/kg) in excess of the Noncarcinogenic Adult RSL for Soil to Groundwater.

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Following the review of these results, the sample collected from deeper interval at the above location was analyzed for 2-methylnaphthalene. 2-Methylnaphthalene was not detected in the deeper sample collected at this probe location.

As shown on **Table 2**, groundwater analytical results were below laboratory reporting limits and/or Tier 1 GROs with the following exception:

- Total lead detected in sample BE-GW-TW-01 (0.014 mg/L) in excess of the Groundwater Ingestion Exposure Route for Class I Groundwater.

However, dissolved lead results for each sample were below laboratory reporting limits.

Based on the results of this Limited 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 Limited Phase II ESA.
2. The concentration of 2-methylnaphthalene in excess of the USEPA RSL was observed in the silty clay material, below fill materials. This impact is generally believed to be associated with the natural variability of SVOC concentrations in the overlying fill material and not the result of the RECs. This type of shallow fill material is typically found in urban metropolitan areas.
3. Although no remediation effort is believed warranted at this time based upon the analytical results, it should be recognized that the Property had been utilized for industrial/commercial purposes in the past. 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, we would advise that a contingency be developed for unexpected conditions 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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The following includes a summary of the Limited Phase II ESA activities and our findings and conclusions.

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