

May 9, 2017
Project No. 3896-300-01-03b

PHASE II ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN
COALITION

9621 PACIFIC 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 9621 Pacific Avenue in Franklin Park, Illinois (the Property) (see **Figure 1** for the approximate Property location). The Property generally lies north of Franklin Avenue, east of Calwagner Street, south of Pacific Avenue, and west of 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 condition (REC) and historical recognized environmental condition (HREC) in connection with the Property:

- REC-1: The potential presence of surface and subsurface impacts associated with a suspect fill pipe which may be associated with a historical or current underground storage tank (UST) observed on the southern exterior wall of the building on the Property.
- HREC-1: A known Leaking Underground Storage Tank (LUST) incident associated with the historical presence of a UST on the west side of the building on the Property with a recorded No Further Remediation (NFR) Letter which meets residential standards.

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 REC identified above.

During the private utility locate to clear proposed probe locations, an anomalous location was identified via Ground Penetrating Radar (GPR) near the suspect pipes that measured approximately six feet by seven feet in size and was located approximately 1.8 feet below ground surface (bgs). The size and proximity to the suspect pipes may be consistent with an UST. Probe locations were adjusted and one probe was added to the scope in support of collecting samples on each of the four sides of the anomalous area.

A total of four soil probes were advanced and one temporary groundwater monitoring well was installed on March 31, 2017 (see **Figure 3** for approximate locations of the soil probes and temporary groundwater monitoring well). Soil samples collected from each probe were field

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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 REC. These COCs included volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), and Resource Conservation and Recovery Act (RCRA) metals. In addition, select soil samples were submitted for laboratory analysis of pH and fraction of organic carbon (f_{oc}). One groundwater sample was collected and submitted for laboratory analysis of various 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 USEPA 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.

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Groundwater analytical results for Non-TACO chemicals were compared to values found in the IEPA-prepared summary table for Non-TACO Class I and Class II Groundwater Objectives, revised March 31, 2016.

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

- 2-Methylnaphthalene detected in samples PA-SB-GP-01 / 1-4' (13 mg/kg), PA-SB-GP-02 / 3-5' (3.8 mg/kg), PA-SB-GP-03 / 1-4' (9.8 mg/kg) and PA-SB-GP-04 / 3-5' (1.4 mg/kg) in excess of the Noncarcinogenic Adult RSL for Soil to Groundwater.

Following the review of these results, the samples collected from deeper intervals at the above locations were analyzed for 2-methylnaphthalene. 2-methylnaphthalene results from the deeper samples were below laboratory reporting limits.

As shown on **Table 2**, Groundwater analytical results were below laboratory reporting limits, Tier 1 GROs and/or IEPA's Non-TACO Groundwater Objectives with the following exceptions:

- 2-Methylnaphthalene was detected in sample PA-GW-TW-01 (0.32 mg/L) in excess of the IEPA's Non-TACO Groundwater Objective for Class I and Class II Groundwater.
- Total arsenic was detected in sample PA-GW-TW-01 (0.027 mg/L) in excess of the Tier 1 GROs for the Groundwater Ingestion Exposure Route for Class I and Class II Groundwater;
- Total barium was detected in sample PA-GW-TW-01 (3 mg/L) in excess of the Tier 1 GROs for the Groundwater Ingestion Exposure Route for Class I and Class II Groundwater;
- Total chromium was detected in sample PA-GW-TW-01 (0.43 mg/L) in excess of the Tier 1 GRO for the Groundwater Ingestion Exposure Route for Class I Groundwater; and
- Total lead was detected in sample PA-GW-TW-01 (0.48 mg/L) in excess of the Tier 1 GROs for the Groundwater Ingestion Exposure Route for Class I Groundwater and Class II Groundwater.

However, according to the 2017 Phase I Report, the NFR recorded for the Property reported that the Village of Franklin Park's groundwater ordinance serves as an institutional control for the Property. Therefore, it is believed that potential receptors would not likely ingest the shallow groundwater.

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Additionally, dissolved metals results for each sample were below laboratory reporting limits and/or Tier 1 GROs.

Additionally, 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. An anomalous location was observed during the private utility locating. The size and shape of the anomaly may consistent with a UST. TPH analytical results and elevated PID readings in the vicinity of the anomalous location are indicative of petroleum related impacts. Test pits may be necessary to assess for the presence of USTs related to this anomalous location.
3. The concentrations of 2-methylnaphthalene in soil and groundwater samples in excess of applicable USEPA RSLs and Non-TACO Groundwater Objectives, respectively, may be related to the potential presence of a UST.
4. 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.
5. 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.

The following includes a summary of the Limited Phase II ESA activities and our findings and conclusions.

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