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Phase I Environmental

Assessment Report

August 29, 2019

Vacant Residential Dwelling

2131 W Army Trail Road

Addison, IL 60101



Prepared For:

Army Trail Partners

2141 W Army Trail Road

Addison, IL 60101

TABLE OF CONTENTS

[EXECUTIVE SUMMARY vii](#_Toc17973382)

[1.0 INTRODUCTION 1](#_Toc17973383)

[1.1 Purpose 1](#_Toc17973384)

[1.2 Scope-of-Services 1](#_Toc17973385)

[1.3 Standard of Care 2](#_Toc17973386)

[1.4 Assumptions 2](#_Toc17973387)

[1.5 Limitations and Exceptions 4](#_Toc17973388)

[1.6 Special Terms and Conditions 4](#_Toc17973389)

[1.7 User Reliance 4](#_Toc17973390)

[2.0 SUBJECT SITE DESCRIPTION 6](#_Toc17973391)

[2.1 Location and Legal Description 6](#_Toc17973392)

[2.2 Subject Site and Vicinity General Characteristics 6](#_Toc17973393)

[2.3 Description of Structures, Roads, and Other Site Improvements 6](#_Toc17973394)

[2.4 Current and Past Use of the Subject Site 7](#_Toc17973395)

[2.5 Current Uses of the Adjoining Properties 7](#_Toc17973396)

[3.0 USER-PROVIDED INFORMATION 9](#_Toc17973397)

[3.1 Environmental Liens or Activity and Use Limitations 9](#_Toc17973398)

[3.2 Specialized Knowledge 9](#_Toc17973399)

[3.3 Valuation Reduction for Environmental Issues 9](#_Toc17973400)

[3.4 Commonly Known or Reasonably Ascertainable Information 9](#_Toc17973401)

[3.5 Obvious Indicators of the Presence or Likely Presence of Contamination of the Site 9](#_Toc17973402)

[4.0 RECORDS REVIEW 10](#_Toc17973403)

[4.1 Database Searches 10](#_Toc17973404)

[4.1.1 Algonquin Gasoline Inc 11](#_Toc17973405)

[4.1.2 Conoco Phillips 12](#_Toc17973406)

[4.1.3 Quality Cleaners 12](#_Toc17973407)

[4.1.4 SITGO Gas Station 12](#_Toc17973408)

[4.1.5 Swift Amoco 13](#_Toc17973409)

[4.2 Additional Environmental Record Sources 13](#_Toc17973410)

[4.2.1 Village of Addison Freedom of Information Act Request 13](#_Toc17973411)

[4.2.2 Illinois Emergency Management Agency 13](#_Toc17973412)

[4.2.3 Office of the Illinois State Fire Marshal 14](#_Toc17973413)

[4.2.4 Illinois Environmental Protection Agency (IEPA) 14](#_Toc17973414)

[4.2.5 United States Environmental Protection Agency (USEPA) 14](#_Toc17973415)

[4.3 Physical Setting Sources 14](#_Toc17973416)

[4.3.1 Topography 14](#_Toc17973417)

[4.3.2 Regional Subsurface Geology 14](#_Toc17973418)

[4.3.3 Wetlands 15](#_Toc17973419)

[4.3.4 Flood Zones 15](#_Toc17973420)

[4.3.5 Radon 15](#_Toc17973421)

[4.4 Historical Use Information 15](#_Toc17973422)

[4.4.1 Historical Aerial Photographs 15](#_Toc17973423)

[4.4.2 Fire Insurance Maps 17](#_Toc17973424)

[4.4.3 Historical USGS Topographic Maps 17](#_Toc17973425)

[4.4.4 Local City Directory 18](#_Toc17973426)

[4.4.5 Environmental Lien Search 19](#_Toc17973427)

[4.4.6 Activity Use Limitations 19](#_Toc17973428)

[4.4.7 Historical Use Information on Adjoining Properties 19](#_Toc17973429)

[4.5 Historical Environmental Reports 19](#_Toc17973430)

[5.0 SITE RECONNAISSANCE 20](#_Toc17973431)

[5.1 Methodology and Limiting Conditions 20](#_Toc17973432)

[5.2 General Site Setting and Observations 20](#_Toc17973433)

[5.3 Interior and Exterior Observations 21](#_Toc17973434)

[5.3.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses 21](#_Toc17973435)

[5.3.2 Storage Tanks 22](#_Toc17973436)

[5.3.3 Odors 22](#_Toc17973437)

[5.3.4 Pools of Liquid 22](#_Toc17973438)

[5.3.5 Pits, Ponds, and Lagoons 22](#_Toc17973439)

[5.3.6 Drums 22](#_Toc17973440)

[5.3.7 Hazardous Substance or Petroleum Product Containers 22](#_Toc17973441)

[5.3.8 Unidentified Substances Containers 22](#_Toc17973442)

[5.3.9 Polychlorinated Biphenyls (PCBs) 22](#_Toc17973443)

[5.3.10 Stains or Corrosion 23](#_Toc17973444)

[5.3.11 Drains, Sumps, Wells, and Subsurface Piping 23](#_Toc17973445)

[5.3.12 Stained Soil or Pavement 23](#_Toc17973446)

[5.3.13 Stressed Vegetation 23](#_Toc17973447)

[5.3.14 Solid Waste 23](#_Toc17973448)

[5.3.15 Waste Water, Wells, Septic Systems 24](#_Toc17973449)

[5.3.16 Vapor Intrusion 24](#_Toc17973450)

[5.3.17 Other Findings 24](#_Toc17973451)

[5.3.18 Asbestos Containing Materials 24](#_Toc17973452)

[5.3.19 Lead and Lead-Based Paint 24](#_Toc17973453)

[5.3.20 Moisture and Mold 24](#_Toc17973454)

[5.4 Key Site Personnel Interview 24](#_Toc17973455)

[6.0 DISCUSSION 25](#_Toc17973456)

[6.1 Findings and Opinions 25](#_Toc17973457)

[6.1.1 Recognized Environmental Conditions 25](#_Toc17973458)

[6.1.2 Controlled Recognized Environmental Conditions 25](#_Toc17973459)

[6.1.3 Historical Recognized Environmental Conditions 26](#_Toc17973460)

[6.1.4 De Minimis Conditions 26](#_Toc17973461)

[6.1.5 Business Environmental Risks 26](#_Toc17973462)

[6.2 Data Gaps 27](#_Toc17973463)

[7.0 CONCLUSIONS AND OPINIONS 28](#_Toc17973464)

[8.0 DEVIATIONS 29](#_Toc17973465)

[9.0 REFERENCES 30](#_Toc17973466)

[10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL 32](#_Toc17973467)

LIST OF FIGURES

Figure 1 – Site Location Map

LIST OF APPENDICES

Appendix A – Glossary of Terms

Appendix B – Photographic Documentation

Appendix C – User and Owner Provided Information

Appendix D – EDR Reports

Appendix E – Regulatory Agency Documentation

Appendix F – Personnel Qualifications

ACRONYMS AND ABBREVIATIONS

AST Aboveground Storage Tank

ASTM American Society for Testing and Materials

BOL Bureau of Land

CERCLA Comprehensive Environmental Response, Compensation, and Liability Act

CERCLIS Comprehensive Environmental Response Compensation and Liability Information System

CESQG Conditionally Exempt Small Quantity Generator

CFR Code of Federal Regulations

CREC Controlled Recognized Environmental Condition

ECHO Enforcement and Compliance History Online

ERNS Emergency Response and Notification System

ESA Environmental Site Assessment

FINDS Facility Index System

FOIA Freedom of Information Act

HREC Historical Recognized Environmental Condition

LQG Large Quantity Generator

IEPA Illinois Environmental Protection Agency

ISWS Illinois State Water Survey

LUST Leaking Underground Storage Tank

msl Mean Sea Level

NFR No Further Remediation

NFRAP No Further Remedial Action Planned

NPL National Priority List

NR Not Reported

PCB Polychlorinated Biphenyl

RCRA Resource Conservation and Recovery Act

REC Recognized Environmental Condition

SQG Small Quantity Generator

SRP Site Remediation Program

TSCA Toxic Substance Control Act

TSD Treatment, Storage, and Disposal

USEPA United States Environmental Protection Agency

USGS United States Geological Society

USC United States Code

UST Underground Storage Tank

EXECUTIVE SUMMARY

This Executive Summary provides a brief overview of the findings of this *Phase I Environmental Site Assessment (ESA)*. Although the Executive Summary is an integral part of a *report*, it does not substitute for reading the entire *report* or the appended or referenced documents in order to fully understand the findings and potential environmental concerns associated with the Subject Site.

Hanis Consulting has performed this *Phase I ESA* in compliance with the scope and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-13. Hanis Consulting separated the findings of this assessment into the following five categories: *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), *historical recognized environmental conditions* (HRECs), *de minimis conditions, business environmental risks* (BERs).Exceptions to or deletions from this practice are described in **Section 1.5** and **Section 8.0** of this *report*.

The Subject Site is located at 2131 West Army Trail Road, Addison, IL. The Subject Site covers approximately 0.88 acres of land in the village of Addison and is comprised of one parcel (02-25-103-047-0000).

Hanis Consulting representative Mr. Anthony Fisher conducted the *site visit* of the Subject Site and surrounding areas on August 1, 2019. Hanis Consulting also performed *a records review* in an effort to identify *potential recognized environmental* *conditions* in connection with the Subject Site. This *records review* addressed the Subject Site and surrounding properties. Hanis Consulting reviewed commercially available records associated with these nearby properties to assess potential concerns associated with the migration of *hazardous substances*. The *records review* also included *reasonably* ascertainable historical data, which can be helpful in identifying the past uses of the Subject Site and surrounding areas, as it may relate to the environmental condition of the Subject Site.

Hanis Consulting also performed file reviews with various government agencies and other parties with possible knowledge of the Subject Site and surrounding properties in an effort to identify current and past uses of the Subject Site and surrounding areas, as they may relate to the environmental condition of the Subject Site.

Based upon the investigations described in this *report*, this *Phase I ESA* revealed no evidence of any *recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, de minimis conditions, or business environmental risks* at the Subject Site.

The term *recognized environmental condition* and *controlled recognized environmental condition* are not intended to include *de minimis* *conditions* that generally do not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Based upon the findings of this Phase I ESA, Hanis Consulting recommends that no additional investigation is warranted at this time.

# INTRODUCTION

Hanis Consulting, Inc. (Hanis Consulting) completed this *Phase I Environmental Site Assessment (ESA)* of the one-story residential building (currently zoned for commercial space) located at 2131 West Army Trail Road, Addison, DuPage County, Illinois. For the purposes of this report the *property* will be referred to as the Subject Site. **Figure 1** depicts the location of the Subject Site. Hanis Consulting has performed this *Phase I ESA* in compliance with the scope and limitations of American Society for Testing and Materials (ASTM) E1527-13. Hanis Consulting conducted this *Phase I ESA* at the request of Army Trail Partners (User).

The following sections of this *report* present our *Phase I ESA* findings and conclusions. A glossary containing terms and definitions presented in ASTM E1527-13 is included in **Appendix A**. Other appendices presented at the end of the *report* consist of figures, *User/owner* provided information, photographic documentation, regulatory *records review* documentation, historical records, and personnel qualifications.

## Purpose

The purpose of this *Phase I ESA* is to identify and report, to the extent feasible consistent with the scope and limitations of ASTM E1527-13, *recognized environmental conditions (RECs)* with respect to the Subject Site. Performing a *Phase I ESA* in compliance with ASTM E1527-13 enables a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. That is, the practice that constitutes one of the requirements for “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined in 42 United States Code (USC) Section 9601(35) (B).

## Scope-of-Services

The scope of services for this *Phase I ESA* included, but was not limited to, the activities listed below, unless otherwise noted in the *report*.

* A review of *reasonably ascertainable* and *practicably reviewable* topographic maps, historical *aerial photographs*, and city directories, if available, to investigate past Subject Site conditions consistent with the scope and limitations of ASTM E1527-13;
* A review of specific government lists pursuant to ASTM Standard E 1527-13 regarding environmental activities for the Subject Site and local area properties;
* An inspection by an *environmental professional* toinvestigate the current use of the Subject Site and to identify environmental concerns including but not limited to, the presence of *hazardous substances* or *petroleum products*, wastes, Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs), or other environmental concerns;
* An inspection by an *environmental professional* to investigate the current use of the adjoining properties from reasonably available public viewpoints to identify the current use of these properties to identify environmental concerns including but not limited to, the presence of *hazardous substances* or *petroleum products*, wastes, USTs, ASTs, or other environmental concerns;
* *Interviews* with available representatives of the owner of the Subject Site, occupants, key Site manager, and local government officials by an *environmental professional*; and
* Preparation of this *Phase I ESA* *report*.

## Standard of Care

Hanis Consulting conducted this *Phase I ESA* using a defined scope of services considered appropriate and agreed upon by all parties on the date the service was authorized, unless the scope of services or the methods used were later modified, in writing, and accepted by all parties prior to performance. Hanis Consulting conducted this *Phase I ESA* in accordance with generally accepted practices in a manner consistent with that level of care exercised by other members of our profession in the same locality and under similar conditions of time and accessibility of improvements and information. No other representations, expressed or implied, and no warranty or guarantee is included or intended to be part of this *Phase I ESA*.

Please note that the scope of services performed in execution of this assessment may not be appropriate to satisfy the needs of other parties. We, therefore, are not responsible for independent conclusions, opinions, or recommendations of others based on our assessment. Furthermore, this *Phase I ESA* relates to the environmental conditions of the Subject Site and does not address issues raised in transactions such as business risk, purchase of business entities, or interests therein, or of their assets, that may well involve environmental liabilities pertaining to properties previously owned or operated or other off-site liabilities.

Additionally, the findings of this *Phase I ESA* are based on Hanis Consulting’s observations, inquiries, and historical research using reasonably *ascertainable* and *practically reviewable* information obtained within *reasonable time and cost* constraints consistent with the scope and limitations of ASTM E1527-13. Hanis Consulting does not represent that this *Phase I ESA* is an exhaustive investigation that reflects the findings of all of the information available for the Subject Site, nor is it representative of future Subject Site conditions. If additional information is generated from the Subject Site, it should be provided to Hanis Consulting so that we may evaluate its impact on our conclusions. As such, activities or episodes that transpire subsequent to this *Phase I ESA* are not considered in this assessment. It is not intended that a *Phase I ESA* in accordance with ASTM E1527-13 be an exhaustive assessment of a *property* nor can it wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a *property*.

## Assumptions

This *Phase I ESA* *Report*, including the exhibits attached hereto, describes the results of Hanis Consulting’s investigation to identify the presence of *recognized environmental conditions* connected with the Subject Site in accordance with ASTM E1527-13, as allowed by and consistent with the regulatory requirements of the All Appropriate Inquiry Rule, 40 Code of Federal Regulation (CFR) Part 312, Amendment to Standards and Practices for All Appropriate Inquires Under CERCLA, Final Rule, published December 30, 2013 (AAI Rule). Specifically, the preamble to the amended AAI Rule states:

The Environmental Protection Agency (EPA) today is taking final action to amend the standards and practices for conducting *all appropriate inquiries* under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) to reference a standard practice recently made available by ASTM International, a widely recognized standards development organization. Specifically, this final rule amends the ‘‘All Appropriate Inquiries Rule’’ at 40 CFR Part 312 to reference ASTM International’s E1527–13 ‘‘Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process’’ and make clear that persons conducting *all appropriate inquiries* may use the procedures included in this standard to comply with the All Appropriate Inquiries Rule[[1]](#footnote-1).

One of the requirements that a person acquiring real *property* must meet in order to qualify for either the *innocent landowner*, *contiguous owner*, or *bona fide prospective purchaser* (collectively hereinafter “Prospective Purchaser”) defense to liability under the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, and the Small Business Liability Relief and Brownfields’ Revitalization Act of 2002, 42 U.S.C. 9601-9675 (collectively referred to hereafter as “CERCLA”) is that person must conduct *all appropriate inquiries* into the previous ownership and uses of the *property* in conformance with the AAI Rule (or the ASTM E1527-13) prior to acquisition of the *property*. The *User* has acknowledged that, under the AAI Rule, Hanis Consulting’s performance of this *Phase I ESA* in accordance with ASTM E1527-13 will not alone result in the *User* satisfying all requirements of the AAI Rule and will not in itself provide a defense to CERCLA liability. *User* has acknowledged that the AAI Rule also requires that the Prospective Purchaser undertake certain additional inquiries and post-acquisition activities to satisfy the CERCLA AAI requirements. Accordingly, Hanis Consulting makes no guarantees or warranties, expressed or implied, regarding this *Phase I ESA*, including without limitation, that this *Phase I ESA* will qualify *User* for a defense to CERCLA liability.

Hanis Consulting has performed this *Phase I ESA* in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. Professional judgments expressed herein are based on the facts currently available to Hanis Consulting.

The AAI Rule requires, and the conclusions and recommendations stated herein represent, the application of a variety of engineering and technical disciplines to material facts and conditions associated with the Subject Site. As such, these conclusions and recommendations are based on subjective interpretations and the exercise of discretion based on the facts available to Hanis Consulting and conditions at the time of the performance of this *Phase I ESA*. Many of these facts and conditions are subject to change over time. Accordingly, the conclusions and recommendations must be considered within this context.

*User* has agreed that Hanis Consulting shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time this *Phase I ESA* was performed. To the extent practicable, Hanis Consulting has identified *data gaps*, and has evaluated the potential significance of such *data gaps*. Recommendations to address those *data gaps* are presented herein and are based on the data available at the time of the performance of this *Phase I ESA*. Implementation of the recommendations may not fully address the data gaps, and the information obtained from execution of those recommendations may alter and/or modify the interpretation of the Subject Site conditions and conclusions, herein. This *Phase I ESA* does not include consideration of matters specifically excluded by ASTM E1527-13, including but not limited to, asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, and mold unless specifically identified herein.

Hanis Consulting has not collected any soil and/or groundwater samples on the Subject Site, and may be relying on information presented by others, often in preliminary, draft, or verbal form. By referencing this information, Hanis Consulting does not accept responsibility for the accuracy of the underlying data, sampling methods, laboratory analysis, or documentation.

This *Phase I ESA* *Report* should not be considered a legal interpretation of existing environmental laws and regulations. This *Phase I ESA* was conducted with a reasonable degree of inquiry to identify *recognized environmental conditions*, but uncertainty is not eliminated. No *Phase I ESA* can wholly eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a *property*. The *Phase I ESA* process is intended to reduce, but not eliminate, the uncertainty involved with identifying *recognized environmental conditions*.

This *Phase I ESA* *Report* is not an appraisal or value judgment of the Site. *User* has agreed that Hanis Consulting shall not be liable for any use of this *Phase I ESA* *Report* as an appraisal or value judgment of the Subject Site.

This *Phase I ESA* *Report* has been prepared for the exclusive use of *User* for specific application to the Subject Site covered by this *Phase I ESA* *Report*. *User* has agreed that any third-party use of this *Phase I ESA* *Report*, upon disclosure by *User*, is the sole responsibility and at the sole liability of *User*.

## Limitations and Exceptions

There were no limitations and exceptions associated with performing this assessment.

## Special Terms and Conditions

There were no special terms and conditions associated with performing this assessment.

## User Reliance

This *report* is confidential and has been prepared for the exclusive use of the *User*. No additional parties may use the information contained in this *report* without obtaining the written permission of Hanis Consulting or the *User*. Hanis Consulting’s duties and obligations extend to the *User* and to no other party. Hanis Consulting’s duties and obligations to the *User* are not transferable to persons, corporations, or organizations without the express written consent of the *User* and Hanis Consulting.

This *Phase I ESA* *Report* must be read and interpreted as a whole and can only be considered representative of the conditions of the Subject Site as of the date of our *site reconnaissance* described herein. Hanis Consulting makes no representation whatsoever concerning the condition of the Subject Site beyond the date of our *site reconnaissance* described herein. Individual sections and appendices of this *report* are dependent on the balance of this *report*, and on the terms, conditions, and stipulations contained within.

# SUBJECT SITE DESCRIPTION

## Location and Legal Description

The Subject Site is located at 2131 West Army Trail Road, Addison, IL. The Subject Site covers approximately 0.88 acres of land in the village of Addison and is comprised of one parcel (PIN: 02-25-103-047).

According to records maintained by the DuPage County Recorder of Deeds, the parcel is described as follows:

THE WEST ½ OF LOT 1, LYING SOUTH OR THE SOUTH LINE OF ARMY TRAIL ROAD AS WIDENED PER DOCUMENT R2000-157484S7 IN CHARLES 0, SQUIERS' ARMY TRAIL ESTATES, IN SECTIONS 24, 25 AND 26 TOWNSHIP 40 NORTH, RANGE IO EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1945 AS DOCUMENT NUMBER 477611, IN AND ABUTTING RIGHT-OF-WAYS, IN DU PAGE COUNTY, ILLINOIS.

## Subject Site and Vicinity General Characteristics

As depicted on the Lombard, IL (2012) 7.5-minute quadrangle topographic map published by the United States Geological Survey (USGS) and included as **Figure 1**, the elevation of the Subject Site is approximately 721 feet above mean sea level (msl) and is relatively flat, sloping slightly to the west. Property use in the vicinity of the Subject Site is mostly commercial and residential.

## Description of Structures, Roads, and Other Site Improvements

During the time of the *site visit* performed on August 1, 2019, the Subject Site was a vacant single-family residential dwelling (zoned for commercial space). The main onsite structure was improved with a single-story building containing an attic (previously utilized as a bedroom) and a basement. Additionally, the Subject Site is improved with a detached garage located south-southeast of the main residential structure. The southern portion of the *property* is densely vegetated vacant land containing a narrow gravel driveway leading to the middle southern portion of the *property* where it terminates. The Subject Site is accessible via West Army Trail Road to the south. The main entrance is located on the north end of the *property*, abutting West Army Trail Road.

Hanis Consulting photographed selected improvements located on the Subject Site to support this written *report*. Those photographs are included in **Appendix B**.

The following utility services are provided to the Subject Site:

* Electric Service – provided by Commonwealth Edison (ComEd);
* Natural Gas Service – provided by Nicor Gas;
* Potable Water – provided by one private water well;
* Stormwater Sewer Service – provided by the village of Addison;
* Sanitary Sewer Service – provided by an onsite septic tank.

## Current and Past Use of the Subject Site

At the time of the Hanis Consulting *site visit*, the Subject Site was vacant. Formerly, the Subject Site has remained a residential dwelling since the construction of the building in the 1940s. Information provided by the owner (Mr. Laing) during the key site personnel interview and the city directory search provided by EDR reported that a few occupants ran small businesses out of the location, including a landscaping company, plumbing company, and a company by the name of Bath Resource Inc in 2014. Aerial photos depict the original structure has remained unchanged from at least 1952 to present (except for the addition of the detached garage between 1954 and 1962). No information in the City Directory was provided regarding tenants at the Subject Site prior to 2014.

## Current Uses of the Adjoining Properties

The following is a listing of the current adjoining properties including the applicable property name, operation, and direction from the Subject Site.

|  |  |  |  |
| --- | --- | --- | --- |
| Name/Occupant | Address | Operation/Use | Direction from the Subject Site |
| Single-Family Residential | N/A | Residential | North |
| White Castle | 2110 Army Trail Rd, Addison, IL | Restaurant | North-northeast |
| LibertyX | 190 N Swift Rd, Suite Z, Addison, IL | Smoke Shop | Northeast |
| Commercial Space (Max Technical Sales Inc, Accugen Laboratories Inc, Sheridan Options Mentoring, and Peter Francis Garaci Law LLC) | 2121 Army Trail Rd, Addison, IL | Electronics Manufacturer, Microbiology Lab, Financial Consulting, and bankruptcy Attorney, respectively | East to Southeast |
| Vacant Land | N/A | Landscaping | South |
| The Pampered Chef | 141 Meadow Rd, Addison, IL | Corporate Office | Southwest |
| Creative Mirror & Shower | 2141 W Army Trail Rd, Addison, IL | Glass & Mirror Shop | West |
| Single-Family Residential | N/A | Residential | Northwest |

Hanis Consulting did not identify *recognized environmental conditions* on the adjacent properties based on observations from public rights-of-way.

# USER-PROVIDED INFORMATION

ASTM E1527-13 provides that the *User* perform certain tasks. The purpose of this section is to present select *User*-provided information that can assist in identifying possible *recognized environmental conditions* in connection with the Subject Site. According to ASTM E1527-13, these tasks do not require the technical expertise of an environmental professional and the environmental professional generally does not perform these tasks. Hanis Consulting administered a questionnaire to the *User* at the beginning of this *Phase I ESA* to assist them with these tasks. The following sections outline the parts of the questionnaire that the *User* completed. A copy of the questionnaire is included in **Appendix C**.

## Environmental Liens or Activity and Use Limitations

The *User* did not have information regarding the existence of environmental liens or activity and use limitations with respect to the Subject Site.

## Specialized Knowledge

The *User* did not have any specialized knowledge or experience related to the Subject Site or nearby properties that is material to identifying *recognized environmental conditions* with respect to the Subject Site.

## Valuation Reduction for Environmental Issues

The *User* affirmed that the purchase price for the Subject Site reasonably reflect the fair market value of the property.

## Commonly Known or Reasonably Ascertainable Information

The *User* did not provide information regarding commonly known or *reasonable ascertainable* information, consistent with the scope and limitations of ASTM E1527-13, about the Subject Site that is material to identifying *recognized environmental conditions* with respect to the Subject Site.

## Obvious Indicators of the Presence or Likely Presence of Contamination of the Site

The *User* did not provide information regarding *obvious* indicators of the presence or likely presence of contamination of the Subject Site.

# RECORDS REVIEW

Hanis Consulting retained EDR of Shelton, Connecticut to provide an ASTM Radius Map Report (EDR Report) for this Subject Site. This report is a computerized search of select state and federal environmental databases that identify various properties with a record of environmental activity. Hanis Consulting reviewed the report and summarized the relevant findings in the following sections. A copy of the compiled EDR Reports have been included in **Appendix D**.

## Database Searches

Information pertaining to the number and location of properties located within the ASTM E 1527-13 prescribed radii was gathered from the following federal, state, and tribe government databases:

* + 1. National Priority List (NPL);
    2. Delisted NPL;
    3. Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS);
    4. CERCLIS No Further Remedial Action Planned (CERCLIS NFRAP);
    5. Resource Conservation and Recovery Act (RCRA) Corrective Action Report (RCRA CORRACTS);
    6. RCRA Non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities;
    7. RCRA Large Quantity Generator (LQG);
    8. RCRA Small Quantity Generator (SQG);
    9. RCRA Conditionally Exempt SQG (CESQG);
    10. Federal Institutional Controls/Engineering Control Registries;
    11. Federal Emergency Response and Notification System (ERNS);
    12. State- and tribal-equivalent of NPL;
    13. State- and tribal-equivalent of CERCLIS;
    14. Historical Auto Stations;
    15. Historical Cleaners;
    16. State and tribal landfill and/or waste disposal site;
    17. State and tribal leaking storage tank lists;
    18. State and tribal registered storage tank lists;
    19. State and tribal institutional control/engineering control registries;
    20. State and tribal voluntary cleanup sites; and
    21. State and tribal Brownfield sites.

The EDR Report identified 29 different entries in the databases within the recommended search radii. Only entries that may pose a risk to the Subject Site are discussed in the narrative below. Low risk sites based on activities and relationship to the site are not discussed; however, additional information may be found in **Appendix D**. The following sections describe the types, quantity and distance of the various state and/or federally listed sites that were found in the vicinity of the Site. The types of facilities that were not found within the approximate ASTM E1527-13 prescribed radius of the Subject Site, are not included as part of this assessment. A site is presumed to be either upgradient or downgradient from the Subject Site based on its elevation relative to the Subject Site. Since groundwater flow data is typically not available for *Phase I ESAs*, it is assumed that groundwater flow follows the surface topography.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Facility Name(s) | Address | Distance/Direction from Site | Databases | Status |
| Algonquin Gasoline Inc | 2121 W Army Trail Road, Addison, IL | Adjacent E, Upgradient | EDR Hist Auto | NR |
| Conoco Phillips | 2100 Army Trail Road, Addison, IL | 184 feet NE, Upgradient | LUST, RCRA-SQG, ECHO, and FINDS | NFR |
| Quality Cleaners | 190 North Swift Rd, Addison, IL | 232 feet ESE, Downgradient | Institutional Control, SRP, Drycleaners, EDR Historical Cleaner, RCRA-SQG, FINDS, and ECHO | NFR |
| SITGO Gas Station | 2151 West Army Trail Rd, Addison, IL | 247 feet W, Downgradient | Historical Auto and UST | NR |
| Swift Amoco | 2101 West Army Trail Rd, Addison, IL | 294 feet ENE, Upgradient | CRCRA-CESQG, FINDS, ECHO, EDR Historical Auto, LUST, and UST | NFR |

ECHO = Enforcement and Compliance History Online

FINDS = Facility Index System

LUST = Leaking Underground Storage Tank

NR = Not Reported

SRP = Site Remediation Program

UST = Underground Storage Tank

### Algonquin Gasoline Inc

The property located at 2121 West Army Trail Road is listed as an Historical Auto site in the EDR databases. Further review of the city directory provided by EDR identified Algonquin Gasoline Inc operating out of the 2121 West Army Trail Road address in 2010 as well as Oswego Oil Co Inc, and Woodridge Gasoline Inc. Fifteen (15) other commercial business operated out of the same address in 2010. The property is a large, single story rectangular commercial office building and has remained unchanged since at least 1993, as depicted in aerial photographs provided by EDR. Through multiple lines of evidence, it is the opinion of Hanis Consulting that the business operating out of the 2121 West Army Trail Road is an affiliate company (investor) of the three aforementioned gasoline companies and has mail forward to that address. Therefore, the property located at 2121 West Army Trail Road does not represent a *recognized environmental condition* in connection to the Subject Site.

### Conoco Phillips

The property located at 2100 Army Trail Road (currently Mobil) is listed as a LUST, RCRA-SQG, ECHO, and FINDS site in the EDR database. The property has no reported violations associated with the small quantity generation of hazardous waste onsite.

Review of historical documentation identified one reported petroleum release associated with historic line failure and overfilling of the USTs (one 10,000-gallon and two 12,000-gallon gasoline USTs) on November 4, 2003. Following subsequent investigations onsite, the site received an NFR letter from the IEPA on May 8, 2006. Although the property is located approximately 184 ft, hydraulically upgradient of the Subject Site, the property has been well investigated, appropriately characterized, and received an NFR letter for the release. Therefore, the property located at 2100 Army Trail Road does not represent a *recognized environmental condition* in connection to the Subject Site.

### Quality Cleaners

The property located at 190 North Swift Road (currently Quality First Dry Cleaners) is listed as an IL Institutional Control, SRP, IL Drycleaners, EDR Historical Cleaner, RCRA-SQG, FINDS, and ECHO site in the EDR database. The property has no reported violations associated with the small quantity generation of hazardous waste onsite.

Review of historical documentation identified impacts to the subsurface from chlorinated solvents at the site resulting from onsite dry-cleaning operations. Following subsequent investigation and subsurface characterization, the site received a focused NFR letter on March 28, 2007 with restrictive covenants, limiting land use to commercial/industrial and implementation of an onsite groundwater ordinance restricting groundwater use onsite. Although the site is located approximately 221 feet, hydraulically upgradient of the Subject Site, the property has undergone appropriate investigations and has received a focused NFR letter from the IEPA. Therefore, the property located at 190 N Swift Road is not considered a *recognized environmental condition* in connection to the Subject Site.

### SITGO Gas Station

The Subject Site located at 2151 West Army Trail Road (currently Marathon) is listed as an Historical Auto and UST site in the EDR databases. The Site currently is an active fueling station utilizing one 10,000-gallon gasoline and two 6,000-gallon gasoline USTs. The property has no reported documentation of a release and had motor fuel permit inspections in 2018. The property is located approximately 247 feet, hydraulically downgradient of the Subject Site. Because the property has no reported releases, is current with inspections, and is hydraulically downgradient of the Subject Site, the property located at 2151 West Trail Road does not represent a *recognized environmental condition* in connection to the Subject Site.

### Swift Amoco

The property located at 2101 West Army Trail Road (currently BP) is listed as a RCRA-CESQG, FINDS, ECHO, EDR Historical Auto, LUST, and UST site in the EDR database. The property has no reported violations associated with the conditionally exempt small quantity generation of hazardous waste classification.

Review of historical documentation identified three 10,000-gallon gasoline USTs and one 10,000-gallon diesel UST formerly located on the property. All five USTs were removed from the property on March 25 and March 26, 2008. During removal activities on March 26, 2008 a release was identified and reported to IEMA. Following subsequent investigations and remediation, the site received an NFR letter from the IEPA on November 27, 2012. Because the property is currently an active filling station, the site has one 6,000-gallon diesel fuel UST and one 12,000-gallon and one 6,000-gallon gasoline UST. Although the property is located approximately 294 feet, hydraulically upgradient of the Subject Site, the property has been well investigated and has received an NFR letter for the onsite release. Therefore, the property located at 2101 West Army Trail Road is not considered a *recognized environmental condition* in connection to the Subject Site.

## Additional Environmental Record Sources

Hanis Consulting contacted governmental agencies for *reasonably ascertainable* information, consistent with the scope and limitations of ASTM E1527-13, concerning environmental conditions at the Subject Site. Hanis Consulting contacted the following agencies:

* Village of Addison Freedom of Information Act Request
* Illinois Emergency Management Agency;
* Office of the Illinois State Fire Marshal (OSFM);
* Illinois Environmental Protection Agency; and
* United States Environmental Protection Agency.

The following sections summarize the review of those records by Hanis Consulting. Copies of the records are provided in **Appendix E**.

### Village of Addison Freedom of Information Act Request

Hanis Consulting receive a response on August 19, 2019 to a Freedom of Information Act (FOIA) request submitted to the village of Addison prior to the release of this report. The village made a reasonable search for records responsive to the FOIA request and did not locate any such records.

### Illinois Emergency Management Agency

Hanis Consulting reviewed the Illinois EPA’s online records and did not reveal any information regarding the Subject Site. Additional research was done for each site listed in **Section 4.1** within the IEPA’s Spills, LUST, and Document Explorer databases. For more information regarding information acquired through the IEPA databases, please refer to **Section 4.1**

### Office of the Illinois State Fire Marshal

Hanis Consulting searched the OSFM database for information regarding the *release* of *petroleum products* or *hazardous materials* that may be available for the Subject Site. The OSFM database did not contain information regarding any *releases* or spills at the Subject Site.

### Illinois Environmental Protection Agency (IEPA)

Hanis Consulting reviewed the Illinois EPA’s online records and did not reveal any information regarding the Subject Site. Additional research was done for each site listed in **Section 4.1** within the IEPA’s Spills, LUST, and Document Explorer databases. For more information regarding information acquired through the IEPA databases, please refer to **Section 4.1**.

### United States Environmental Protection Agency (USEPA)

Hanis Consulting reviewed the United States EPA’s online records and did not reveal any information regarding the Subject Site.

## Physical Setting Sources

Hanis Consulting obtained and reviewed published, *reasonably ascertainable* information, consistent with the scope and limitations of ASTM E1527-13, concerning the physical setting of the Subject Site. The following is a summary of our review of those *physical setting sources*.

### Topography

Hanis Consulting reviewed the Lombard, IL (2012) 7.5-minute quadrangle topographic map showing the area in which the Subject Site is located (see **Figure 1**). The elevation of the Subject Site is approximately 721 feet above msl. The topography of the Subject Site is generally flat, sloping slightly to the west.

### Regional Subsurface Geology

According to the EDR report, the dominant soil type on the Subject Site is termed “Beecher” which is indicative of a silt loam. The soil characteristics show slow infiltration rates at the Subject Site. The soils are typically somewhat poorly drained and do not show characteristics of a hydric soil. The regional groundwater flow is presumed to be to the west-southwest towards the East Branch DuPage River.

According to information gathered from the Illinois State Water Survey’s (ISGS) website, DuPage County is situated unconformably on the basement rocks of Precambrian age. The Paleozoic bedrock consists of about 3,500 feet of consolidated, stratified, sedimentary rocks of Cambrian, Ordovician and Silurian age.

The surficial geology in DuPage County consists of unconsolidated glacial deposits deposited primarily by ice of the Lake Michigan glacial lobe of Wisconsin age. The glacial drift in DuPage County consists almost entirely of three types of materials: till, glaciofluvial deposits, and glaciolacustrine deposits. Thickness of unconsolidated material can range from less than 50 feet bgs to more than 200 feet bgs.

### Wetlands

Hanis Consulting reviewed National Wetlands Inventory to determine if wetlands are present on or adjacent to the Subject Site. The review determined that no wetlands exist in proximity to the Subject Site. A copy of the National Wetland Inventory data and map is included in **Appendix E**.

### Flood Zones

Hanis Consulting reviewed the Federal Emergency Management Administration’s Flood Insurance Risk Maps (FIRM) to determine if the Subject Site was within any flood zones. The results of the review identified that the Subject Site is within Zone X (area of minimal flood hazard). A copy of the FIRM map is provided in **Appendix E**.

### Radon

The Subject Site is within Federal EPA Radon Zone 2.

## Historical Use Information

Pursuant to ASTM, Hanis Consulting requested the following *standard historical sources* from EDR:

* Historical *aerial photographs;*
* Historical *fire insurance maps*;
* Historical United States Geological Survey (USGS) 7.5-minute quadrangle maps; and
* *Local Street Directories*.

Presented in the following sections is Hanis Consulting’s review of *standard historical sources* obtained during this *Phase I ESA*. Copies of the historical records that Hanis Consulting obtained are included in **Appendix D**.

### Historical Aerial Photographs

Hanis Consulting requested from EDR a search for historical *aerial photographs*. EDR reported that their database contained *aerial photographs* of the Subject Site for the years listed in the following table. The following table summarizes the findings of our review of those photographs with respect to the Subject Site and adjoining properties:

|  |  |
| --- | --- |
| AERIAL PHOTOGRAPHS | |
| Date | Observations |
| 1939 | The Subject Site and surrounding area appear to be mostly undeveloped agricultural land with sparsely distributed residential dwellings across the depiction presented in the aerial photograph. |
| 1946 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1939 aerial photograph; however, one new residential structure is observed to the east of the Subject Site. |
| 1952 | The Subject Site is now developed with a new main onsite structure with a couple potentially smaller storage structures. The adjacent properties appear to be substantially unchanged from the depiction presented in the 1946 aerial photograph. |
| 1964 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1952 aerial photograph. |
| 1962 | The Subject Site now has its original construction with the main structure to the north and the detached garage to the southeast. A new residential development is observed to the north and west. |
| 1972 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1962 aerial photograph. |
| 1978 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1974 aerial photograph, however, the resolution of the photograph is poor, and changes cannot be accurately determined. |
| 1983 | The Subject Site appears to be substantially unchanged from the depiction presented in the 1978 aerial photograph. Grading activities are observed adjacent to the east of the Subject Site. Additionally, a new large structure and water body is now present to the southeast of the aerial photograph. |
| 1988 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1983 aerial photograph; however, a new large structure is present adjacent to the Subject Site to the east. |
| 1993 | A new adjacent building is located to the east of the Subject Site. The adjoining properties appear to be substantially unchanged from the depiction presented in the 1988 aerial photograph. |
| 1998 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 1994 aerial photograph, however, two new large structures have been developed adjacent to the Subject Site to the west. |
| 2007 | The Subject Site appears to be substantially unchanged from the depiction presented in the 1999 aerial photograph. A large new structure is observed adjacent to the south of the Subject site. Another two large buildings are observed to the west and southwest of the Subject Site. |
| 2011 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 2007 aerial photograph. |
| 2014 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 2011 aerial photograph. |
| 2017 | The Subject Site and the adjoining properties appear to be substantially unchanged from the depiction presented in the 2014 aerial photograph; however, a number of cars are observed to be stored on the property. |

Our review of the *aerial photographs* did not reveal evidence of *obviously* apparent conditions that would pose a potential environmental concern to the Subject Site. Evidence of other environmental impacts (e.g., dumping, stained soil, standing pools of liquid) were not observed.

### Fire Insurance Maps

Hanis Consulting requested from EDR a search for historical Sanborn fire insurance maps. EDR reported that their database did not contain Sanborn fire insurance maps of the Subject Site and is therefore considered a data failure. For more information regarding data failures and gaps, please refer to **Section 6.2**.

### Historical USGS Topographic Maps

EDR provided Hanis Consulting with available historical USGS topographic maps depicting the Subject Site and surrounding area. Coverage was available for the years listed in the following table. The following table summarizes the findings of our review with respect to the Subject Site and adjoining properties:

|  |  |  |
| --- | --- | --- |
| TOPOGRAPHIC MAPS | | |
| Map Name and Size | Date | Observations |
| Wheaton, IL 15-minute | 1908 | The Subject Site appears to be unimproved. The surrounding area appears to be sparsely developed. There appears to be two structures adjacent to the Subject Site to the northeast. |
| Wheaton, IL 15-minute | 1948 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1908 topographic map. |
| Wheaton, IL 15-minute | 1953 | The Subject Site now has a single structure located on the property. A new structure is observed adjacent to the Subject Site to the northwest. |
| Wheaton, IL 15-minute | 1954 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1953 topographic map; however, a new structure is observed just west of the Subject Site. |
| Lombard, IL 7.5-minute | 1962 | The Subject Site appears to be unchanged from the depiction presented in the 1954 topographic map. The surrounding area appears to be further developed. A new residential development is observed to the north of the Subject Site. |
| Lombard, IL 7.5-minute | 1972 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1962 topographic map. |
| Lombard, IL 7.5-minute | 1980 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1972 topographic map; however, two new structures are observed to the west and one large building is observed to the southeast. |
| Lombard, IL 7.5-minute | 1994 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1980 topographic map; however, one new structure is observed adjacent to the east. |
| Lombard, IL 7.5-minute | 1998 | The Subject Site and surrounding area appear to be unchanged from the depiction presented in the 1994 topographic map; however, one new structure is observed adjacent to the east and one to the west. |
| Lombard, IL 7.5-minute | 2012 | Little detail is present in the map. |

Our review of the *topographic maps* did not reveal evidence of *obviously* apparent conditions that would pose a potential environmental concern to the Subject Site (e.g., storage tanks, lagoons). Copies of the topographic maps reviewed are included in **Appendix D**.

### Local City Directory

Hanis Consulting requested a search of EDR’s city directory databases for information pertaining to the Subject Site and surrounding area.

The earliest directory listing reviewed in the area was from 1969. EDR first reported the address of the Subject Site in the directory listing was in 2914. Below is a list of companies/residents listed in EDR’s city directory database on the Subject Site with the associated listing date:

* **2014:** Bath Resource Inc

Our review of the city directories did not reveal evidence of *obviously* apparent conditions that would pose a potential environmental concern to the Subject Site. The City Directory Report provided by EDR is included in **Appendix D**.

### Environmental Lien Search

Hanis Consulting conducted an *environmental lien* search as part of this *Phase I ESA*. No environmental liens were discovered for the Subject Site. A copy of the environmental lien search is included in **Appendix D.**

### Activity Use Limitations

Hanis Consulting conducted search for *activity and use imitations* (AULs) as part of this *Phase I ESA*. No AULs were discovered for the Subject Site. A copy of the AUL search is included in **Appendix D.**

### Historical Use Information on Adjoining Properties

Based upon our review of the aforementioned historical records, the *adjoining properties* have historically been developed for commercial and residential uses.

## Historical Environmental Reports

The *User* provides Hanis Consulting with the body of text only, from a Phase I ESA performed for the adjacent property to the west of the Subject Site (2141 West Army Trail Road), dated April 1994. Based on the overall inspection of the property, interviews with knowledgeable persons, and inspection of aerial photography, the investigation revealed no significant environmental concerns at the site. William W. Frerichs drafted the report, and the name of the environmental consulting company was not provided.

# SITE RECONNAISSANCE

Hanis Consulting’s representative Mr. Anthony Fisher conducted the *site visit* of the Subject Site and surrounding areas on August 1, 2019. During the site reconnaissance, the skies were clear, and the temperature was approximately 83 degrees Fahrenheit. The following sections summarize the observations during the inspection.

## Methodology and Limiting Conditions

Hanis Consulting’s *site reconnaissance* methods included a *site visit* to *visually and/or physically observe* reasonably accessible locations of the Subject Site in an effort to obtain information indicating the likelihood of identifying the *recognized environmental conditions* in connection with the Subject Site. Mr. Fisher traversed the Subject Site to observe conditions during the *site reconnaissance*. Photographs taken to document conditions encountered at the time of the *site reconnaissance* are included in **Appendix B**. Hanis Consulting also *visually and/or physically observed* adjoining properties from reasonably accessible locations on the Subject Site and public thoroughfares. Limiting conditions encountered at the Subject Site during the *site reconnaissance* are included in **Section 1.5**.

## General Site Setting and Observations

Please refer to **Section 2.0** of this *report* for a description of the general site setting, adjoining public thoroughfares, utilities, and potable water supply and **Section 4.3** for a description of topographic and geologic/hydrogeologic conditions with respect to the Subject Site.

At the time of the *site* visit, the Subject Site consisted of a vacant single-family residential dwelling (zoned for commercial space). The main onsite structure was improved with a single-story structure with an attic previously utilized as a bedroom and a basement. Additionally, the Subject Site is improved with a detached garage located south-southeast of the main residential structure.

Please refer to **Section 2.4** for a summary of *adjoining properties* occupants and uses identified during our *site visit*. The *adjoining properties* were commercial and residential in nature and were not identified by Hanis Consulting as *recognized environmental conditions* based on observations in connection with the Subject Site.

The following sections summarize Hanis Consulting’s *site reconnaissance* observations.

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## Interior and Exterior Observations

|  |  |  |  |
| --- | --- | --- | --- |
| Item | Observed | Condition | Notes |
| Hazardous Substances or Petroleum Products in Connection with Identified Uses | **Yes** | **None** | **See Section 5.3.1** |
| Underground Storage Tanks | No | -- | -- |
| Aboveground Storage Tanks | No | -- | -- |
| Odors | No | -- | -- |
| Pools of Liquid | No | -- | -- |
| Pits, Ponds or Lagoons | No | -- | -- |
| Drums | No | -- | -- |
| Hazardous Substances or Petroleum Products not in Connection with Identified Uses | No | -- | -- |
| Unidentified Substances | No | -- | -- |
| PCBs | No | -- | -- |
| Stains or Corrosion | **Yes** | **None** | **See Section 5.3.10** |
| Drains, Sumps, Wells and Subsurface Piping | **Yes** | **None** | **See Section 5.3.11** |
| Stained Soils or Pavement | No | -- | -- |
| Stressed Vegetation | No | -- | -- |
| Solid Waste | **Yes** | **None** | **See Section 5.3.14** |
| Waste Water, Wells, Septic System | No | -- | -- |
| Vapor Intrusion | No | -- | -- |
| Other Findings | No | -- | -- |
| Non-Scope Items |  |  |  |
| Asbestos Containing Material | No | -- | Outside of the scope |
| Lead-Based Paint | No | -- | Outside of the scope |
| Mold/Moisture | No | -- | Outside of the scope |

### Hazardous Substances and Petroleum Products in Connection with Identified Uses

Hanis Consulting identified *hazardous substances* and *petroleum products* in connection with identified uses during the *site visit*. The *hazardous substances* and *petroleum products* consisted of the following:

* Various containers of consumer sized cleaning products.

The identified containers containing hazardous substances listed above are in connection with identified former/current uses on the Subject Site and appeared to be in good condition and properly stored.

### Storage Tanks

Underground Storage Tanks

Hanis Consulting did not identify apparent surficial evidence of USTs at Subject Site during the *site visit*.

Aboveground Storage Tanks

Hanis Consulting did not observe evidence of ASTs at the Subject Site or adjacent sites during the *site visit*.

### Odors

Hanis Consulting did not identify *obviously* apparent unusual odors at the Subject Site during the *site visit*.

### Pools of Liquid

Hanis Consulting did not identify any apparent pools of liquid at the Subject Site during the *site visit*.

### Pits, Ponds, and Lagoons

Hanis Consulting did not identify any apparent pits, ponds, or lagoons at the Subject Site during the *site visit*.

### Drums

Hanis Consulting did not identify any *drums* of material at the Subject Site during the *site visit.*

### Hazardous Substance or Petroleum Product Containers

Hanis Consulting did not identify any *hazardous substances* or *petroleum product* containers at the Subject Site during the *site visit* not in connection with identified uses as described in **Section 5.3.1**.

### Unidentified Substances Containers

Hanis Consulting did not observe evidence of unidentified substances during the *site visit*.

### Polychlorinated Biphenyls (PCBs)

Although a detailed review of all suspected PCB-containing equipment is beyond the scope of this *Phase I ESA*, Hanis Consulting conducted a limited inspection of the Subject Site to identify the presence and condition of electrical or hydraulic equipment that is known or likely to contain PCBs in insulating or lubricating materials, which may be an environmental concern. PCB-containing equipment and leaked material that may have impacted the Subject Site could be subject to certain regulatory requirements, such as the Federal Toxic Substance Control Act (TSCA), in addition to being identified as a potential *recognized environmental condition* for the Subject Site.

Hanis Consulting did not observe evidence of PCB-containing equipment during the *site visit*.

### Stains or Corrosion

During the *site reconnaissance*, Hanis Consulting observed staining, presumably minimal moisture staining identified throughout portions of the walls, flooring, and ceiling within the detached garage. Although staining was present, it did not indicate any type of release of *hazardous substances* or *petroleum products* to the environment.

### Drains, Sumps, Wells, and Subsurface Piping

During the *site reconnaissance*, Hanis Consulting did not identify any storm drains at the *property*. Twofloor drains were identified at the Subject Site in the outside cement subsurface region where the potable water well is located, adjacent to the pre-charged well pressure tank, and in the basement. No evidence of *hazardous substance* or *petroleum product* discharges were observed adjacent to the drains. Additionally, the floor drain appeared to be in moderate condition (weathered). One potable water well was identified at the Subject Site during the *site visit* and appeared to be in good condition*.*  One sump was identified at the Subject Site, located in the basement and appeared to be in good condition. Subsurface piping was only identified onsite in direct association with gas and water supply to the *property*.

### Stained Soil or Pavement

During the *site reconnaissance*, Hanis Consulting did not observe any stained soils or pavement at the Subject Site.

### Stressed Vegetation

Hanis Consulting did not identify any *obviously* apparent evidence of stressed vegetation on the Subject Site during the *site visit*.

### Solid Waste

Hanis Consulting identified *solid waste* located at the back portion of the property (southern vegetated region) during the *site* visit as listed, but not limited to, paper, plastic, styrofoam, cardboard, and tarp refuse. Additionally, Hanis Consulting identified five used abandoned tires located in the southern portion of the property.

### Waste Water, Wells, Septic Systems

Hanis Consulting did not identify any apparent evidence of onsite septic systems, waste water systems, or wells.

### Vapor Intrusion

Hanis Consulting evaluated the potential for vapor migration into the building by using a limited screening method based on technical guidance documents from the US EPA and ASTM E2600-15 “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions”. Based on the review of regulatory database records in **Section 4.1**, no vapor migration concerns were identified due to the regulatory status of the nearby sites.

### Other Findings

Hanis Consulting’s reconnaissance did not reveal any other findings.

### Asbestos Containing Materials

Asbestos containing material was out the scope of this Phase I ESA and was not investigated by Hanis Consulting.

### Lead and Lead-Based Paint

Lead-based paint was out the scope of this Phase I ESA and was not investigated by Hanis Consulting.

### Moisture and Mold

Moisture and mold were out the scope of this Phase I ESA and was not investigated by Hanis Consulting.

## Key Site Personnel Interview

Anthony Fisher of Hanis Consulting interviewed the owner of the *property*, Mr. Scott Laing, on August 1, 2019 during the *site visit*. Mr. Laing mentioned that the property had short duration storage of vehicles on the property (approximately 2 months). There were no indications of impacts to the subsurface from prior onsite vehicle storage during the *site visit* and is not considered a concern in connection to the Subject Site. Additionally, Mr. Laing explained that the *property* is connected to an onsite septic system. The additional information provided by Mr. Laing did not identify any conditions that required further investigation that was not already apparent from the *site reconnaissance*.

# DISCUSSION

Hanis Consulting has performed this *Phase I ESA* in compliance with the scope and limitations of ASTM Standard Practice E1527-13. Hanis Consulting separated the findings of this assessment into the following five categories: *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), *historical recognized environmental conditions* (HRECs), *de minimis conditions,* and *business environmental risks* (BERs). Exceptions to or deletions from this practice are described in **Section 1.5** and **Section 8.0** of this *report*.

## Findings and Opinions

Based on the information obtained through the performance of this ESA, no RECs, CRECs, HRECs, *de minimis conditions,* or BERs were identified.

### Recognized Environmental Conditions

ASTM E 1527-13 defines a Recognized Environmental Condition (REC) as:

“The presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (*1*) due to *release* to the environment; (*2*) under conditions indicative of a *release* to the *environment*; or (*3*) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not *recognized environmental conditions*.”

Based on the information obtained through the performance of this ESA, Hanis Consulting did not identify any *recognized environmental conditions* at the Subject Site or adjoining properties.

### Controlled Recognized Environmental Conditions

ASTM E 1527-13 defines a Controlled Recognized Environmental Condition (CREC) as:

“A *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).”

Based on the information obtained through the performance of this *Phase I ESA*, Hanis Consulting did not identify any *controlled recognized environmental conditions* at the Subject Site or adjoining properties.

### Historical Recognized Environmental Conditions

ASTM E 1527-13 defines an Historical Recognized Environmental Condition (HREC) as:

“A past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*). Before calling the past *release* a *historical recognized environmental condition*, the *environmental professional* must determine whether the past *release* is a *recognized environmental condition* at the time the *Phase I Environmental Site Assessment* is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past *release* to be a *recognized environmental condition* at the time the *Phase I ESA* is conducted, the condition shall be included in the conclusions section of the *report* as a *recognized environmental condition*.”

Based on the information obtained through the performance of this *Phase I ESA*, Hanis Consulting did not identify any *historical recognized environmental conditions* at the Subject Site or adjoining properties.

### De Minimis Conditions

ASTM E 1527-13 defines *De minimis* conditions as:

Conditions that "generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Based on the information obtained through the performance of this *Phase I ESA*, Hanis Consulting did not identify any *de minimis conditions* in connection to the Subject Site.

### Business Environmental Risks

ASTM E 1527-13 defines a *Business Environmental Risk* as:

*“*a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate,* not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of *business environmental risk* issues may involve addressing one or more non-scope considerations…”

Based on the information obtained through the performance of this *Phase I ESA*, Hanis Consulting did not identify any *business environmental risks* in connection to the Subject Site.

## Data Gaps

A relatively complete historical record was presented for the property from 1939 to present. Additionally, there are several intervals where documentation gaps exceed the 5-year period specified in ASTM E 1527-13; however, land use observed at the Subject Site in the aerial photos provided by EDR, show consistent land use between at least 1952 to current (residential). Aerial photos depict the original structure has remained unchanged from at least 1952 to present (except for the addition of the detached garage between 1954 and 1962). Additional information provided by the owner (Mr. Laing) during the key site personnel interview explained that the property has remained residential (with a few occupants running a landscaping, plumbing and bath business out of the home) since the construction of the home in the 1940s. Due to consistent land use at the *property* for primarily residential purposes, it is the opinion of Hanis Consulting that the *data gap* is not of significance.

# CONCLUSIONS AND OPINIONS

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527 of 2131 West Army Trail Road, Addison, Illinois. Any exceptions to, or deletions from, this practice are described in **Sections 1.5** and **8.0** of this *report*.

Under the All Appropriate Inquiry Rule, future and continuing obligations are required to maintain landowner liability protections under CERCLA. Specifically, (1) complying with land use restrictions and institutional controls; (2) taking reasonable steps with respect to *hazardous substance* *releases*; (3) providing full cooperation, assistance and access to persons that are authorized to conduct response actions or natural resource restoration; (4) complying with information requests and administrative subpoenas; and (5) providing legally required notices.

Based upon the findings of this Phase I ESA, Hanis Consulting recommends that no additional

investigation is warranted at this time.

# DEVIATIONS

Hanis Consulting performed this assessment in accordance with the generally accepted practices for environmental assessments at the time of implementation. Hanis Consulting made a reasonable effort to ensure that the information presented in this *report* is materially complete and accurate.

# REFERENCES

ASTM, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13)

ASTM, *Standard Practice for Environmental Site Assessments: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (ASTM E 2600-15)

CFR, *Environmental Protection Agency, Innocent Landowners, Standards for Conducting All Appropriate Inquiries* (40CFRPart312)

EDR, *EDR Radius Map with GeoCheck® Report*, August 21, 2019

EDR, *EDR Aerial Photo Decade Package*, August 22, 2019

EDR, *The EDR Building Permit Report*, August 21, 2019

EDR, *The EDR Property Tax Map Report*, August 21, 2019

EDR, *EDR Historical Topographic Map Report*, August 21, 2019

EDR, *The EDR-City Directory Abstract Report*, August 26, 2019

EDR, *EDR Certified Sanborn® Map Report*, August 21, 2019

EDR, *EDR Environmental Lien and AUL Search*, August 23, 2019

*FEMA, FEMA Flood Map Service Center website, https://msc.fema.gov/portal/firmette?latitude=41.89813650678066&longitude=-87.63659113627446*

*IEMA, Search for Hazardous Materials Incident Reports website, https://public.iema.state.il.us/FOIAHazMatSearch/*

*IEPA, Document Explorer website, https://external.epa.illinois.gov/DocumentExplorer/*

*IEPA, Leaking Underground Storage Tank website, https://www2.illinois.gov/epa/topics/cleanup-programs/bol-database/Pages/leaking-ust.aspx*

*IEPA, Site Remediation Program Database Search website, https://www2.illinois.gov/epa/topics/cleanup-programs/bol-database/Pages/srp.aspx*

*ISWS, Groundwater Resources of DuPage County, Illinois, 1962, https://www.isws.illinois.edu/docs/default-source/groundwater-documents/iswscoop-2.pdf?sfvrsn=f3c1f806\_0*

*NWI, Wetlands Mapper website, https://www.fws.gov/wetlands/data/Mapper.html*

*OSFM, Underground Storage Tank Search website, https://webapps.sfm.illinois.gov/USTSearch/*

USC, *The Public Health and Welfare: Comprehensive Environmental Response, Compensation, and Liability* (42 USC 9601-9675)

USC, *The Public Health and Welfare: Hazardous Substances Releases, Liability, Compensation* (42 USC Section 9601 35b)

USEPA, *MyPropertyInfo* [website, http://www.epa.gov/enviro/html/fii/myproperty.html](http://www.epa.gov/enviro/html/fii/myproperty.html)

USEPA, *Enforcement and Compliance History Online* website, [http://www.echo.epa.gov](http://www.echo.epa.gov/)

USGS *National Geologic Map Database* <http://ngmdb.usgs.gov/ngmdb/ngmdb_home.html>

# SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Hanis Consulting completed a *Phase I ESA* in compliance with the scope and limitations of ASTM Practice E1527-13 of the *property* located at 2131 West Army Trail Road, Addison, Illinois.

“We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312” and.

“We have the specific qualifications based on education, training, and experience to *assess* a *property* of the nature, history, and setting of the Subject *property*. We have developed and performed *the all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.”

Hanis Consulting performed this *Phase I ESA* by, or under direct supervision of, the undersigned *environmental professional*. Resumes are included in **Appendix F**.

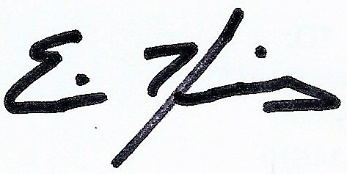
Respectfully Submitted,

HANIS CONSULTING, INC.



Anthony W. Fisher

Assistant Geologist



Eric Hanis, PG

Principal Geologist, Environmental Professional

FIGURES

APPENDICES

APPENDIX A

Glossary of Terms

APPENDIX B

Photographic Documentation

APPENDIX C

User and Owner Supplied Information

User Questionnaire

APPENDIX D

EDR Reports

APPENDIX E

Regulatory Agency Documentation

National Wetlands Inventory Documentation

FIRM Map

Illinois Environmental Protection Agency

United States Environmental Protection Agency

APPENDIX F

Personnel Qualifications

1. Federal Register: December 30, 2013 (Volume 78, Number 250) Page 79319 [↑](#footnote-ref-1)