

**Attachment 2:**

**Phase I Environmental Site Assessment: Bubbly Creek – Chicago River  
South Fork of the South Branch Chicago, Cook County, Illinois  
84 Total Parcels**

# Phase I Environmental Site Assessment

BUBBLY CREEK – CHICAGO RIVER  
SOUTH FORK OF THE SOUTH BRANCH  
CHICAGO, COOK COUNTY, ILLINOIS  
84 TOTAL PARCELS

Terracon Project No.: A2117821  
Report Date: November 3, 2011



**Prepared for:**

City of Chicago, Department of Environment  
33 North LaSalle Street, Suite LL 120  
Chicago, Illinois 60602

**Prepared by:**

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# Terracon

Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

November 3, 2011



Mr. Renante Marante  
City of Chicago, Department of Environment  
33 North LaSalle Street, Suite LL 120  
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Phone: [312] 742-0123

Re: Phase I Environmental Site Assessment  
Bubbly Creek – Chicago River  
South Fork of the South Branch  
Chicago, Cook County, Illinois  
84 Total Parcels  
Terracon Project No.: A2117821

Dear Mr. Marante:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Consultants, Inc. (Terracon's) Task Order Request (TOR) No.: 11-DOE-0004 dated June 8, 2011.

Terracon appreciates the opportunity to perform these services for you. Please contact us if you have questions regarding this information or if we can provide any other services.

Sincerely,

**Terracon Consultants, Inc.**

A blue ink signature of Sara M. Locke.

Sara M. Locke  
Field Environmental Scientist

A blue ink signature of Erin C. Grady.

Erin C. Grady  
Environmental Project Manager

A blue ink signature of Matthew K. Otto.

Matthew K. Otto, CHMM  
Office Manager

Attachments

I, Matthew K. Otto, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practice set forth in 40 CFR Part 312.

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Geotechnical



Environmental



Construction Materials



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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
<b>1.0 INTRODUCTION .....</b>	<b>1</b>
1.1 Project Overview .....	1
1.2 Site Description .....	1
1.3 Scope of Work .....	3
1.4 Limitations and Exceptions .....	3
1.5 Standard of Care .....	4
1.6 Reliance .....	5
1.7 Client Provided Information .....	5
<b>2.0 PROPERTY OVERVIEW .....</b>	<b>5</b>
2.1 Property Location and Land Use .....	5
2.2 Physical Setting .....	7
<b>3.0 PROPERTY BACKGROUND/OPERATING HISTORY .....</b>	<b>9</b>
3.1 Review of Aerial Photographs .....	9
3.2 Review of Topographic Maps .....	12
3.3 Review of Sanborn Maps .....	15
3.4 Review of City Directories .....	15
3.5 Title Search / Environmental Lien Search .....	23
3.6 Other Historical Documents .....	24
3.7 Previous Reports .....	24
3.7 Historical Information Summary .....	25
<b>4.0 REGULATORY REVIEW .....</b>	<b>26</b>
4.1 Regulatory Database Search and Significant Findings .....	26
4.2 Freedom of Information Act (FOIA) Requests and Significant Findings .....	55
4.3 Interviews .....	55
<b>5.0 PROPERTY INSPECTION .....</b>	<b>55</b>
5.1 Property Reconnaissance .....	55
5.2 Adjacent Properties Reconnaissance .....	58
<b>6.0 CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>61</b>
6.1 Summary of History of the Site and Adjacent Properties .....	61
6.2 Summary of Regulatory Database Search .....	61
6.2 Findings and Conclusions .....	64
<b>7.0 REFERENCES .....</b>	<b>66</b>

## **TABLE OF CONTENTS (cont.)**

### **TABLES**

TABLE 1	Summary of Phase I ESA Findings
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### **EXHIBITS**

EXHIBIT 1	Topographic Vicinity Map (Site and Parent Parcel)
EXHIBIT 2	Site Diagram (Site and Parent Parcel)
EXHIBIT 3	Nearby Property Diagram
EXHIBIT 4	EDR Facility Listings Diagram
EXHIBIT 5	Industrial/Manufacturing Property Diagram
EXHIBIT 6	Non-Industrial/Manufacturing Property Diagram
EXHIBIT 7	Nearby Property Identification Diagram
EXHIBIT 8	Site Reconnaissance Diagram
EXHIBIT 9	Identified Recognized Environmental Conditions Diagram

### **APPENDICES**

APPENDIX A	Aerial Photographs
APPENDIX B	Topographic Maps
APPENDIX C	Sanborn Maps/Historical Documents
APPENDIX D	Environmental Regulatory Databases
APPENDIX E	FOIA Requests/Responses
APPENDIX F	Photographs
APPENDIX G	Historical Title Information
APPENDIX H	Consultant Qualifications

## COMMON ACRONYMS

ACM.....	Asbestos-containing material
AST.....	Aboveground storage tank
ASTM.....	ASTM International
AUL.....	Activity and use limitation
BGS .....	Below ground surface
BOL.....	Bureau of Land
BTEX .....	Benzene, toluene, ethylbenzene, and xylenes
CERCLA .....	Comprehensive Environmental Response, Compensation, and Liability Act
CFR .....	Code of Federal Regulations
COC.....	Constituents of Concern
COPC .....	Constituents of Potential Concern
COSR .....	Calumet Open Space Reserve
DOT .....	United States Department of Transportation
EPA.....	United States Environmental Protection Agency
LUST.....	Leaking underground storage tank
MCL .....	Maximum contaminant level
MSDS .....	Material safety data sheet
MWRDGC .....	Metropolitan Water Reclamation District of Greater Chicago
NGVD .....	National Geodetic Vertical Datum
NIPC .....	Northeastern Illinois Planning Commission
NPL.....	National Priority List
OSHA.....	Occupational Safety and Health Administration
PCB .....	Polychlorinated biphenyl
PNA .....	Polynuclear aromatic hydrocarbon
RCRA.....	Resource Conservation and Recovery Act
REC .....	Recognized environmental condition
TPH.....	Total petroleum hydrocarbons
TRI.....	Toxic release inventory
TSCA .....	Toxic Substances Control Act
USGS.....	United States Geological Survey
UST.....	Underground storage tank
VOC .....	Volatile organic compound

### Units of measure

ft.....	feet
sq ft or ft <sup>2</sup> .....	square feet
mg/kg .....	milligrams per kilogram
mg/l .....	milligrams per liter
ug/l .....	micrograms per liter
ppb.....	parts per billion
ppm.....	parts per million

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
BUBBLY CREEK – CHICAGO RIVER  
SOUTH FORK OF THE SOUTH BRANCH  
CHICAGO, COOK COUNTY, ILLINOIS  
84 TOTAL PARCELS**

**TERRACON PROJECT NO.: A2117821**

## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Consultants, Inc. (Terracon's) Task Order Request (TOR) No. 11-DOE-0004 dated June 8, 2011 and executed on August 29, 2011, and was conducted consistent with the procedures included in ASTM International (ASTM) E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Mr. Matthew K. Otto, Environmental Professional, of Terracon. Mrs. Erin C. Grady and Ms. Sara M. Locke, of Terracon performed the site reconnaissance on October 5, 2011. Resumes of individuals involved in this ESA are in Appendix H – Consultant Qualifications.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The site is an approximate 60 foot buffer on each bank of the South Fork of the South Branch (a/k/a “Bubbly Creek”) of the Chicago River extending approximately 1.25 miles between the South Branch of the Chicago River to the north; West Pershing Road to the south; portions of South Ashland Avenue and South Iron Street to the west; and, West 31<sup>st</sup> Street, West 32<sup>nd</sup> Street, and South Racine Avenue to the east. For purposes of this report Terracon has used the following terms:
  - **Site:** A 60 foot (ft.) buffer from each bank along 1.25 miles of the South Fork of the South Branch of the Chicago River a/k/a “Bubbly Creek”. The site consists of portions of 84 Property Index Numbers (PINs) [refer to the Exhibits & Tables Section] that are apart of 84 larger tracts of land identified as adjoining properties (Parent Parcels).
  - **Adjoining/Parent Parcel:** One of the 84 PINs of which the site is a part.
  - **Near By:** The adjoining properties (or further from) the parent parcels.

Various industrial/manufacturing, commercial, and residential facilities occupy the adjoining/parent parcels and nearby properties. The remainder consists of vacant-graded land, roads, landscaping, and a city park.

- Readily available historical information indicated that the site and adjoining/parent parcels were historically developed for various industrial/manufacturing purposes,

with associated railroads, since at least the early 1900s. In the mid-to-late 1800s meatpacking plants located along the site's portion of the river used the river to discard their animal waste directly into the river. The site's portion of the river was named "Bubbly Creek" due to bubbles rising to the surface from the decomposition of slaughterhouse wastes that settled on the bottom of the river. In the 1800s, Bubbly Creek flowed into the South Branch, which merged with the North Branch and emptied directly into Lake Michigan, the source of drinking water for the Chicago land area. Between 1889 and 1910, the Metropolitan Sanitary District of Greater Chicago directed the flow of the Chicago River into the Des Plaines River to divert wastes away from Lake Michigan, and created a 28-mile Sanitary and Ship Canal to improve the water quality of the Chicago River and Lake Michigan.

Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted on the eastern, southern, and western portions of the adjoining (parent parcels).

The nearby properties reviewed in the historic documents depict current/historic activities in the vicinity of the site including heavy industrial/manufacturing (tire, rubber, metal, and iron manufacturing); underground storage tank (UST) and aboveground storage tank (AST) usage; manufacturing gas plants (MGPs); service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping. Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a recognized environmental condition (REC) to the site.

Terracon reviewed the following client provided report prepared for the South Fork South Branch of the Chicago River: "Federal Programs Corporation (CDM) Collection and Analysis of Sediment Samples from the South Fork South Branch, Chicago River," dated 2005, was prepared by CDM for the Army Corp of Engineers – Chicago District. The report documented historical uses of the site similar to the findings of this ESA. The CDM report included sediment sampling and analysis. Samples were analyzed for:

- Semi-volatile organic compounds (SVOCs), volatile organic compounds, polychlorinated biphenyls (PCBs), oil and grease, and metals and were compared to EPA's Toxicity Characteristic Leaching Procedure (TCLP) regulatory levels and other hazardous waste criteria;
- Reactive cyanide, reactive sulfide, and sulfide and were compared to EPA SW-846 levels; and,



- Total PCB levels were compared to the Toxic Substances Control Act (TSCA) regulatory level.

The samples did not exhibit concentrations of contamination that exceeded the compared regulatory levels except 11 (of 13) samples had reactive sulfide results above the 500 milligrams per kilogram (mg/kg) EPA guidance level. According to EPA regulations, a material is characteristically hazardous for “reactivity” if it is a cyanide or sulfide bearing waste, which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapors, fumes in a quantity sufficient to present danger to human health or the environment; however, USEPA has found significant problems with the method for sulfide analysis (SW-846 method 7.3.4) and has since withdrawn it from use. No alternative guidance has been given so these results for reactive sulfide have been deemed inconclusive

- On-site features observed during the site reconnaissance include several building foundations, various trash items, structures with suspected asbestos-containing materials (ACM), a non-PCB pad-mounted transformer, monopole cell phone towers, and a United States Geological Survey (USGS) stream flow monitoring station. RECs were not identified in connection with the site based on visual findings during the site reconnaissance.
- The following properties listed below were located on the site/adjoining (parent parcels) were identified in the Environmental Data Resources, Inc (EDR) database report and constitute RECs to the site. These facilities are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings. A tabular summary of the site and parent parcels and our findings is included in Exhibit 4 – EDR Facility Listings Diagram.
  - 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
  - 2808 South Eleanor Street (Table/Map ID #2);
  - 2841 South Ashland Avenue (Table/Map ID#6, #42, and #61);
  - 1400 West 32<sup>nd</sup> Street (Table/Map ID#10, #45, and #61);
  - 3615 South Iron Street (Table/Map ID#11);
  - 1200 West 37<sup>th</sup> Street (Table/Map ID#12, #32, #46, and #58);
  - 2733 South Ashland Avenue (Table/Map ID#5, #14, #66, and #77);
  - 3333 South Iron Street (Table/Map ID#17, #29, #55, #71, and #83);
  - 1300 West 35<sup>th</sup> Street (Table/Map ID#18);
  - 2828 South Lock Street (Table/Map ID #25);
  - 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
  - 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);

- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
  - 3105-3145 South Ashland Avenue (Table/Map ID #43);
  - 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
  - 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
  - 3000-3052 South Pitney Court (Table/Map ID #68); and,
  - 2800 south Lock Street (Table/Map ID #74).
- Terracon referenced U.S. Fish and Wildlife Service (FWS) National Wetland Inventory (NWI) maps and looked for visual indicators to determine the likely presence or absence of regulatory wetlands on the site. The FWS NWI maps indicate that a wetland riverine is located on-site.
  - Terracon referenced flood plain information was provided by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 17031C0508J, dated August 19, 2008 and 17031C0506J, dated August 19, 2008. The FEMA map indicated the site is located in Flood Zone A, an area determined to be inside the 0.1% annual chance floodplain; however, no base flood elevations were determined.

### **Findings and Conclusions**

Terracon has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-05. This assessment has revealed evidence of the following RECs in connection with the property:

- Soil located on-site and the parent parcels was identified as urban fill in the City of Chicago typically contains detectable concentrations of PNAs and metals; therefore, the likely presence of urban fill constitutes a REC to the site.

Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

- Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted on the eastern, southern, and western portions of the adjoining/parent parcels (including on-site). Based on the limited available information for these identified properties; the historical uses constitute RECs to the site.
- The nearby properties reviewed in the historic document depict current/historic activities in the vicinity of the site including heavy industrial/manufacturing (tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing gas

plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping. Based on the limited available information for these identified properties, the historical uses constitute RECs to the site.

- The following properties listed below located on adjoining/parent parcels (including on-site) were identified in the EDR database report and constitute RECs to the site. A tabular summary of the site and parent parcels and our findings is included in Exhibit 4 – EDR Facility Listings Diagram.
  - 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
  - 2808 South Eleanor Street (Table/Map ID #2);
  - 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
  - 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
  - 3615 South Iron Street (Table/Map ID #11);
  - 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
  - 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
  - 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
  - 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
  - 2828 South Lock Street (Table/Map ID #25);
  - 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
  - 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
  - 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
  - 3105-3145 South Ashland Avenue (Table/Map ID #43);
  - 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
  - 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
  - 3000-3052 South Pitney Court (Table/Map ID #68); and,
  - 2800 South Lock Street (Table/Map ID #74).
- Furthermore, given the limitations of this assessment the potential for unidentified environmental issues remains high.

**Recommendations**

Based on the findings of this assessment as well as conversations with the client regarding potential improvements planned for the site, Terracon recommends that soil sampling should be conducted on the areas of the site that are to be improved. The scope of these soil sampling activities may be refined by conducting regulatory file reviews. In general, these files have been requested from local, state, and/or federal sources; however, as of the date of this report a response has not been received.

A file review could be conducted for the following properties to determine the need for a subsurface investigation:

- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
- 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48); and,
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69).

A subsurface investigation of the following areas of the site to evaluate the potential for contamination:

- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
- 3615 South Iron Street (Table/Map ID #11);
- 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
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- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 South Lock Street (Table/Map ID #74).

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
BUBBLY CREEK – CHICAGO RIVER  
SOUTH FORK OF THE SOUTH BRANCH  
CHICAGO, COOK COUNTY, ILLINOIS  
84 TOTAL PARCELS**

**TERRACON PROJECT NO.: A2117821  
REPORT ISSUED: NOVEMBER 3, 2011**

## **1.0 INTRODUCTION**

### **1.1 Project Overview**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Consultants, Inc. (Terracon's) Task Order Request (TOR) No.: 11-DOE-0004 dated June 8, 2011, and was conducted consistent with the procedures included in ASTM International (ASTM) E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the City of Chicago, Department of Environment [DOE] (client) in developing information to identify recognized environmental conditions (RECs) in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (when available), including local government inquiries, as applicable, user-provided information, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant gaps (if identified) are evident from reviewing the applicable scope of services and the report text.

### **1.2 Site Description**

The site is an approximate 60 foot buffer on each bank of the South Fork of the South Branch (a/k/a "Bubbly Creek") of the Chicago River extending approximately 1.25 miles between the South Branch of the Chicago River to the north; West Pershing Road to the south; portions of South Ashland Avenue and South Iron Street to the west; and, West 31<sup>st</sup> Street, West 32<sup>nd</sup> Street, and South Racine Avenue to the east. For purposes of this report Terracon has used the following terms:

**Site:** A 60 foot (ft.) buffer from each bank along 1.25 miles of the South Fork of the South Branch of the Chicago River a/k/a "Bubbly Creek". The site consists of portions of 84 PINs [refer to the Exhibits & Tables Section] that are apart of 84 larger tracts of land identified as adjoining properties.

**Adjoining/Parent Parcel:** One of the 84 Property Index Numbers (PINs) of which the site is a part.

**Near By:** The adjoining properties (or further from) the parent parcels.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



### Site Description<sup>1</sup>

<b>Site Location/Address</b>	Bubbly Creek –South Fork of the South Branch of the Chicago River from approximately 2800 South Ashland Avenue (north) to West Pershing Road (south), Chicago, Cook County, Illinois
<b>Site Area</b>	Approximately 60 foot buffer from the river's edge along an approximate 1.25 mile section of the river.
<b>Site Improvements</b>	In general, portions of the 60 foot buffer are improved with paved surfaces, landscaped areas and structures (residential, commercial, and industrial/manufacturing uses).
<b>Site Use</b>	Various commercial, industrial/manufacturing, and residential uses.
<b>Property Index Numbers (PINs)</b>	A total of 84 PINs make up the site and adjoining properties. Refer to Table 1 – Summary of ESA Findings for a list of PINs, property details, and ownership entities.
<b>Adjoining<sup>2</sup> North</b>	Industrial/manufacturing (including People Gas Light and Coke Company addressed as 2820 South Eleanor Street and 1301 West 35 <sup>th</sup> Street).
<b>Adjoining South</b>	Industrial/manufacturing and commercial use.
<b>Adjoining East</b>	Residential, commercial, and industrial/manufacturing (including a vacant structure addressed as 3122 South Benson Street and 1400 West 31 <sup>st</sup> Place, vacant building (former Prairie Material Sales, Inc./Aztec Materials addressed as 1400 West 32 <sup>nd</sup> Street), DDR Leasing addressed as 1200 West 35 <sup>th</sup> Street, Midland Metal Products Company addressed as 1200 West 37 <sup>th</sup> Street, Kentex Corporation addressed as 3742 South Racine Avenue and 1201 West 37 <sup>th</sup> Street).
<b>Adjoining West</b>	Commercial (including Riverside Square addressed as 3145-3161 South Ashland Avenue), vacant graveled/paved land (a vacant lot formerly addressed as 2841 South Ashland Avenue), and industrial/manufacturing (including ACME Refining Company/ACME Motor Freight Service addressed as 3313 South Iron Street and 3333 South Iron Street, Growing Power Chicago addressed as 1300 West 35 <sup>th</sup> Street, and Midwest Cargo/Illinois Warehouse, Inc. addressed as 3615 South Iron Street).

The site and adjoining/parent parcels are depicted on Exhibit 1, which was reproduced from United States Geologic Survey (USGS) 7.5-minute series topographic map (Englewood, Illinois Quadrangles). Diagrams of the site and adjoining properties are included in the Exhibits.

<sup>1</sup> Due to the areal extent of the site and adjoining properties, a general description is provided in this tabular summary.

<sup>2</sup> For purposes of this report Terracon considered the river and a 60 foot buffer on each side as the site. In general, the areas adjoining the site were the remaining portions of the 84 Parent Parcels of which the site is a part. Therefore, these remaining portions of the 84 Parent Parcels are considered the adjoining properties to the site.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



### 1.3 Scope of Work

This Phase I ESA was performed in accordance with TOR No. 11-DOE-0004 dated June 8, 2011, and was conducted consistent with the procedures included in ASTM E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and is generally consistent with the All Appropriate Inquiry (AAI) for Limited Liability Protection. According to the TOR, the purpose of the project is to identify the presence of hazardous, toxic, and radioactive wastes (HTRW)<sup>3</sup> on the land adjacent to the Bubbly Creek channel. Terracon understands that the ESA information will be incorporated into an ecosystem restoration feasibility study (Feasibility Study) being conducted by the United States Army Corps of Engineers (USACE) and the DOE. The ASTM scope was deviated from or limited by the following items:

- Tasks undertaken: field reconnaissance, freedom of information act (FOIA) requests (City of Chicago Departments), regulatory database search, historical data review (topographic maps, aerial photographs, city directories, Sanborn Maps, chain-of-title and environmental lien search).
- Tasks NOT undertaken: interviews with site owners or other knowledgeable parties were not conducted. Access to the site was limited by the lack of an access agreement with individual site parcel owners.

### 1.4 Limitations and Exceptions

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, business environmental risk evaluations, or other services not particularly identified and discussed herein. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Consideration of such information is beyond the scope of this assessment. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. Obvious obstructions to observing indicators of contamination during the site reconnaissance are noted in the text of this report.

This assessment was further limited by the following:

- *Knowledgeable persons for the individual site parcels were not available for interview. Terracon considers this a significant data gap.*
- *The provided ASTM Questionnaire has not been provided to Terracon by the client at this time. Based on the available information, this does not constitute a significant data gap.*

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<sup>3</sup> Terracon notes that radiological testing/analysis was not part of the client-dictated scope of work for this ESA.



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



- *The site reconnaissance was limited to public right-of-ways because of access issues; therefore, this constitutes a significant data gap (See Figure 7 for a depiction of the areas accessed during this ESA).*
- *Due to dense vegetation, portions of the site could not be accessed and surface conditions could not be observed.*
- *Terracon requested information from several agencies regarding potential on-site RECs; however, at the issuance of this report a response had not been received from the following contacted agencies:*
  - *The Office of the State Fire Marshal (OSFM)*
  - *Illinois Environmental Protection Agency (IEPA)*
  - *United States Environmental Protection Agency (USEPA)*

An evaluation of the significance of these limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report; however, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

### 1.5 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### 1.6 Reliance

This ESA report is prepared for the exclusive use and reliance of the City of Chicago. Use or reliance by any other party is prohibited without the written authorization of City of Chicago and Terracon.

Continued viability of this report is subject to ASTM E1527-05 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-05.

### 1.7 Client Provided Information

Terracon requested ASTM "User Information" from the client. However, at the issuance of this assessment a response has not been received from the client.

## 2.0 PROPERTY OVERVIEW

### 2.1 Property Location and Land Use

#### 2.1.1 Property Location

The site is located within Township 39 North, Range 14 East, and portions of Sections 32 and 29 and is further defined below.

**Site:** A 60 foot (ft.) buffer from each bank along 1.25 miles of the South Fork of the South Branch of the Chicago River a/k/a "Bubbly Creek". The site consists of portions of 84 PINs

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



[refer to the Exhibits & Tables Section] that are apart of 84 larger tracts of land identified as adjoining properties (Parent Parcels).

**Adjoining/Parent Parcel:** One of the 84 PINs of which the site is a part.

**Near By:** The adjoining properties (or further from) the parent parcels.

### 2.1.2 Adjacent<sup>4</sup> Property Locations and Land Uses

<b>Adjoining North</b>	Industrial/manufacturing (including People Gas Light and Coke Company addressed as 2820 South Eleanor Street and 1301 West 35 <sup>th</sup> Street).
<b>Adjoining South</b>	Industrial/manufacturing and commercial use.
<b>Adjoining East</b>	Residential, commercial, and industrial/manufacturing (including a vacant structure addressed as 3122 South Benson Street and 1400 West 31 <sup>st</sup> Place, vacant building (formerly Prairie Material Sales, Inc./Aztec Materials addressed as 1400 West 32 <sup>nd</sup> Street), DDR Leasing addressed as 1200 West 35 <sup>th</sup> Street, Midland Metal Products Company addressed as 1200 West 37 <sup>th</sup> Street, Kentex Corporation addressed as 3742 South Racine Avenue and 1201 West 37 <sup>th</sup> Street).
<b>Adjoining West</b>	Commercial (including Riverside Square addressed as 3145-3161 South Ashland Avenue), vacant graveled/paved land (a vacant lot formerly addressed as 2841 South Ashland Avenue), and industrial/manufacturing (including ACME Refining Company/ACME Motor Freight Service addressed as 3313 South Iron Street and 3333 South Iron Street, Growing Power Chicago addressed as 1300 West 35 <sup>th</sup> Street, and Midwest Cargo/Illinois Warehouse, Inc. addressed as 3615 South Iron Street).

### 2.1.3 Utilities

Commonwealth Edison (ComEd) and People's Energy typically supply electricity and natural gas, respectively, in this area. Metropolitan Water Reclamation District of Greater Chicago (MWRD) and the city of Chicago provides sanitary sewer and potable water services to the site vicinity, respectively.

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<sup>4</sup> Due to the areal extent of the site and adjoining properties, a general description is provided in this tabular summary.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



## 2.2 Physical Setting

### 2.2.1 Topography

Topography <sup>5</sup>		
<i>Site Elevation</i>	Approximately 590 feet above sea level (National Geodetic Vertical Datum [NGVD]).	Englewood, Illinois, USGS Topographic Maps, Dated 1997.
<i>Surface Runoff/ Topographic Gradient</i>	In general, surface runoff and topographic gradient slope to the north.	

### 2.2.2 Geology/Hydrogeology

Geology/Hydrogeology		
<i>Formation:</i>	Paleozoic – Silurian and Middle Silurian (Niagoaran) Bedrock: Limestone, dolomite, and silty dolomite. Glacial till to approximately 50 ft.	Bedrock Geology of Illinois prepared by the Illinois State Geological Survey (ISGS) dated 2005. <a href="http://www.isgs.illinois.edu/maps">http://www.isgs.illinois.edu/maps</a>  And  United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey at <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>
<i>Hydrogeologic Gradient:</i> <sup>6</sup>	Not known - may be inferred to be parallel to topographic gradient (primarily to the south.)	
<i>Soils:</i>	<u>Urban Land/Fill:</u> Urban land is often characterized by non-native, disturbed soils that are remnant from development and redevelopment of properties in dense urban areas. Other common urban fill elements are bricks, concrete, asphalt, building materials, slag, and fire debris from the Chicago Fire of 1871. The potential also exists that some of the site is fill material originating as dredged sediments from the river.	
<i>Primary Aquifer</i>	Surface water (Lake Michigan) is the principal source of potable water in Cook County, Illinois. Groundwater is obtained from wells penetrating sand and gravel aquifers, the shallow Silurian dolomite bedrock aquifer system, or Cambrian and Ordovician sandstones occurring at greater depths.	
<i>Estimated depth to groundwater</i>	Less than 10 feet below grade surface (bgs).	

Urban fill in the City of Chicago typically contains detectable concentrations of polynuclear aromatic hydrocarbons (PNAs) and metals; therefore, the likely presence of urban fill constitutes a REC to the site.

<sup>5</sup> Please refer to Exhibit 1 for an excerpt of the topographic map.

<sup>6</sup> The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

### 2.2.3 Surface Water Bodies

The site is an approximate 60 foot buffer on each bank of the South Fork of the South Branch (a/k/a “Bubbly Creek”) of the Chicago River extending approximately 1.25 miles. The Chicago River is a part of a water system that includes Lake Michigan, the North Branch, the South Branch, and the Main Stem, as well as, 52 miles of constructed waterways that consists of the North Shore Channel, the Sanitary and Ship Canal, and the Calumet Sag Channel. According to the online Encyclopedia of Chicago<sup>7</sup>, in the mid-to-late 1800s meatpacking plants located along the site’s portion of the river used the river to discard their animal waste directly into the river. The site’s portion of the river was named “Bubbly Creek” due to bubbles rising to the surface from the decomposition of slaughterhouse wastes that settled on the bottom of the river. In the 1800s, Bubbly Creek flowed into the South Branch, which merged with the North Branch and emptied directly into Lake Michigan, the source of drinking water for the Chicago land area. Between 1889 and 1910, the Metropolitan Sanitary District of Greater Chicago directed the flow of the Chicago River into the Des Plaines River to divert wastes away from Lake Michigan, and created a 28-mile Sanitary and Ship Canal to improve the water quality of the Chicago River and Lake Michigan. The historic dumping of waste into the site’s portion of the river constitutes a REC to the site.

In addition, the site vicinity has been heavily industrialized since the late 1800s. Current/historic activities on the adjoining (parent parcels) and nearby properties include heavy industrial manufacturing, underground storage tanks (USTs) and aboveground storage tanks (ASTs) usage, meatpacking plants, and illegal dumping. The site and adjoining (parent parcels) properties are further discussed in Sections 4.1 – Regulatory Database Search and Significant Findings.

### 2.2.4 Wetlands

The overview map presented in the Environmental Data Resources, Inc. (EDR) Radius report shows that wetland areas are located along portions of the site’s banks of the river. Terracon also referenced the U.S. Fish and Wildlife Service (FWS) National Wetland Inventory (NWI) maps for visual indicators of the presence or absence of regulatory wetlands on-site. The wetland map indicates that an area designated as a “wetland riverine”

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<sup>7</sup> <http://encyclopedia.chicagohistory.org/> is maintained by the Chicago History Museum, The Newberry Library, and Northwestern University.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



was identified on “Bubbly Creek” waterway (a portion of the site). The wetland map is included in Appendix C – Sanborn Maps and Historical Documents.

According to Classification of Wetlands and Deepwater Habitats of the United States (performed for U.S. Department of the Interior Fish and Wildlife Service), by definition a wetland riverine system “includes wetlands and deepwater habitats contained within a channel with two exceptions, wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and habitats with water containing ocean-derived salts in excess of 0.5%.” The riverine system is often on a floodplain and is divided into four subsystems, the tidal, the lower perennial, the upper perennial, and the intermittent.

### 2.2.5 Flood Maps

The river and river banks of the site are located in Flood Zone A, an area determined to be inside the 0.1% annual chance floodplain; however, no base flood elevations were determined. The flood plain information was provided by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 17031C0508J, dated August 19, 2008 and 17031C0506J, dated August 19, 2008 that depicts the site. FEMA FIRM maps are included in Appendix C – Sanborn Maps and Historical Documents.

## 3.0 PROPERTY BACKGROUND/OPERATING HISTORY

Terracon reviewed the following historical sources to obtain information regarding property background, operating history, and for indications of RECs. A summary of the historical review is included in Section 3.7 – Historical Information Summary. Copies of selected historical documents are appended to this report.

### 3.1 Review of Aerial Photographs

Historical aerial photographs obtained from EDR and [www.HistoricalAerials.com](http://www.HistoricalAerials.com) (HA) were reviewed at approximately 10 to 15 year intervals, if readily available, to obtain information concerning the history of development on and near the site. Evaluation of these aerials may be limited by a photo's quality and scale. Due to the areal extent of the site and adjoining properties, a general description with a focus on potential environmental concerns is provided in this tabular summary. Underlined/italicized text indicates items of potential environmental concern which are discussed in other portions of the report. Selected photographs are summarized below.

Year	Source	Scale
1938	HA	Unknown
1952	EDR	1"=500'
1952	EDR	1"=750'

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



1963	EDR	1"=750'
1972	EDR	1"=750'
1984	EDR	1"=1,000'
1988	EDR	1"=750'
1994	EDR	1"=750'
1999	EDR	1"=604'
2005	EDR	1"= 497'
2005	EDR	1"=604'
2006	EDR	1"=604'
2007	EDR	1"=604'

### Historical Aerial Photographs

(Site)

Direction	Description
Site	<p><b>1938, 1952:</b> Undeveloped land, <i>industrial/manufacturing land (including structures, railroad spurs and yards, storage yards, ASTs, docks, and roads)</i>. Approximately 60 feet of the West Arm of the Chicago River was identified on the southern portion of the site.</p> <p><b>1963, 1972, 1984:</b> <i>Additional industrial structures with associated unidentified storage</i> areas and buildings have been developed along the buffer portion of the site followed by the West Arm of the Chicago River was no longer depicted.</p> <p><b>1988:</b> A portion of the east buffer has been graded.</p> <p><b>1994, 1999:</b> A <i>scrap metal yard</i> was depicted on the southeast portion.</p> <p><b>2005, 2006, 2007:</b> Graded land has been developed with multi-family residences followed by additional graded land was depicted along the buffer portion of the site.</p>

Industrial/manufacturing structures with associated ASTs, railroad spurs, railroad yards, and storage yards located on the eastern, southern, and western portions of the site and adjoining properties were depicted in the historical aerial photographs from 1938 through 2007 (See adjoining/parent parcels, for addresses and Map/Table ID No.). A scrap metal yard was depicted on the southeast portion of the site in the historical aerial photographs from 1994 through 2007. These properties are listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

### Historical Aerial Photographs

(Adjoining: Parent Parcels)

Direction	Description
North	<p><b>1938, 1952:</b> <i>Industrial buildings with associated storage yards</i>, docks, and roads followed by two river canals.</p> <p><b>1963, 1972, 1984, 1988, 1994, 2005, 2006:</b> <i>Additional industrial/manufacturing buildings</i> have been developed.</p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
East	<p><b>1938, 1952:</b> <u>Industrial/manufacturing land (including structures, ASTs, railroad spurs and yards, storage yards, docks, and roads)</u> and undeveloped land.</p> <p><b>1963:</b> <u>Additional industrial/manufacturing buildings</u> have been developed followed by graded land depicted.</p> <p><b>1972, 1984:</b> Graded land has been developed with structures followed by additional roads have been developed.</p> <p><b>1988:</b> Additional graded land was depicted.</p> <p><b>1994, 1999:</b> A <u>scrap metal yard</u> was depicted on the southeast portion.</p> <p><b>2005, 2006, 2007:</b> Graded land has been developed with multi-family residences followed by additional graded land was depicted.</p>
South	<p><b>1938, 1952, 1963, 1972, 1984:</b> <u>Industrial/manufacturing structure with associated railroad and storage yards.</u></p> <p><b>1988:</b> An additional structure has been developed.</p> <p><b>1994, 1999, 2005, 2007:</b> Railroad yard no longer depicted.</p>
West	<p><b>1938, 1952:</b> <u>Industrial/manufacturing structure with associated railroad and storage yards</u> followed by roads, and West Arm of the Chicago River and undeveloped land.</p> <p><b>1963, 1972, 1984:</b> The West Arm of the Chicago River was no longer depicted.</p> <p><b>1988, 1994, 1999, 2005, 2006, 2007:</b> A commercial retail complex has been developed followed by remaining properties used for commercial/industrial/manufacturing purposes.</p>

Industrial/manufacturing structures with associated ASTs, railroad spurs, railroad yards, and storage yards located on the adjoining (parent parcel) properties were depicted in the reviewed historical aerial photographs from 1938 through 2007. These properties (identified below) are also listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings as well as Exhibit 4 – EDR Facility Listings Diagram.

- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
- 3615 South Iron Street (Table/Map ID #11);
- 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
- 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
- 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
- 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
- 2828 South Lock Street (Table/Map ID #25);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



- 3105-3145 South Ashland Avenue (Table/Map ID #43);
- 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 South Lock Street (Table/Map ID #74).

### Historical Aerial Photographs (Nearby: Adjoining to Parent Parcels)

Direction	Description
North	<b>1938, 1952:</b> <u>Industrial buildings with associated storage yards</u> , docks, and roads followed by two river canals. <b>1963, 1972, 1984, 1988, 1994, 2005, 2006:</b> Additional industrial/manufacturing buildings have been developed.
East	<b>1938, 1952:</b> <u>Industrial/manufacturing land (including structures, railroad spurs and yards, storage yards</u> , docks, and roads) followed by single-family and multi-family residences. <b>1963, 1972, 1984, 1988, 1994, 2005, 2006, 2007:</b> Additional <u>industrial/manufacturing buildings</u> , roads, and single-family residences have been developed.
South	<b>1938, 1952, 1963, 1972, 1984:</b> <u>Industrial/manufacturing land with associated railroad and storage yard</u> followed by a major road and <u>additional industrial structures</u> . <b>1988:</b> <u>Rail yard</u> depicted as a <u>storage yard</u> followed by graded land depicted south of the major road. <b>1994, 1999, 2005, 2007:</b> Graded land depicted as being utilized for a <u>storage yard</u> .
West	<b>1938, 1952:</b> <u>Industrial/manufacturing structure with associated railroad and storage yards</u> followed by roads, and West Arm of the Chicago River. <b>1963, 1972:</b> The West Arm of the Chicago River was no longer depicted followed by additional structures have been developed. <b>1984, 1988, 1994, 1999:</b> Railroad yard no longer depicted, additional commercial and <u>industrial structures</u> have been developed. <b>2005, 2006, 2007:</b> New commercial and <u>industrial structures</u> followed by a <u>gasoline station</u> have been developed. Remaining properties used for commercial/industrial/manufacturing purposes.

As discussed within the text of this report, the nearby properties identified in the reviewed historical aerial photographs have been heavily industrialized since the mid-to-late 1800s. Current/historic activities in the vicinity of the site include heavy industrial/manufacturing (including tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing gas plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping.

### 3.2 Review of Topographic Maps

Readily available historical USGS topographic maps obtained from Terracon files were reviewed to identify RECs in connection with the site. Due to the areal extent of the site and



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



adjoining properties, a general description with a focus on potential environmental concerns is provided in this tabular summary. Underlined/italicized text indicates items of potential environmental concern which are discussed in other portions of the report. Reviewed historical topographic maps are summarized below.

- *Englewood, Illinois Quadrangle (1930-1932); and,*
- *Englewood, Illinois Quadrangle (1997).*

### Historical Topographic Maps (Site)

Direction	Description
Site	<b>1930-1932:</b> <u>Industrial land</u> (including multiple structures, railroad spurs and yards, and roads). Approximately 60 feet of the West Arm of the Chicago River was identified on the southern portion of the site. <b>1997:</b> Industrial land (including multiple structures and roads). Approximately 60 feet of the West Arm of the Chicago River was no longer depicted.

Structures identified on the eastern, southern, and western portions of the site were depicted in the reviewed historical topographic maps. As discussed throughout this report, the identified structures consist of industrial/manufacturing structures with associated ASTs, railroad spurs, railroad yards, and storage yards. These properties are listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

### Historical Topographic Maps (Adjoining: Parent Parcels)

Direction	Description
North	<b>1930-1932:</b> <u>Structures</u> , roads, and river canals. <b>1997:</b> <u>Additional structures</u> have been developed followed by roads and river canals.
East	<b>1930-1932, 1997:</b> Roads, <u>structures</u> , undeveloped land, and railroad spurs. <b>1997:</b> <u>Additional structures</u> have been developed followed by a shaded pink area was also depicted, which indicates densely built-up areas.
South	<b>1930-1932:</b> Roads and <u>railroad spurs</u> . <b>1997:</b> <u>Structures</u> have been developed followed by roads and railroad spurs.
West	<b>1930-1932:</b> Roads, <u>railroad spurs and yards, structures</u> , undeveloped land, and West Arm of the Chicago River. <b>1997:</b> Roads, <u>railroad spurs and yards, and additional structures</u> have been developed.

Structures identified on the eastern, southern, and western adjoining (parent parcels) were depicted in the reviewed historical topographic maps. As discussed throughout this report, the identified structures consist of industrial/manufacturing structures with associated ASTs, railroad spurs, railroad yards, and storage yards. These properties (identified below) are also listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
- 3615 South Iron Street (Table/Map ID #11);
- 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
- 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
- 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
- 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
- 2828 South Lock Street (Table/Map ID #25);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
- 3105-3145 South Ashland Avenue (Table/Map ID #43);
- 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 South Lock Street (Table/Map ID #74).

### Historical Topographic Maps (Nearby: Adjoining to Parent Parcels)

Direction	Description
North	<b>1930-1932:</b> Structures, roads, and river canals. <b>1997:</b> Additional structures have been developed followed by roads and river canals.
East	<b>1930-1932:</b> Structures, roads, and railroad spurs. <b>1997:</b> A shaded pink area was depicted, which indicates densely built-up areas followed by additional structures were developed.
South	<b>1930-1932:</b> Structures, roads, and railroad yards. <b>1997:</b> Structures and roads; railroad yards no longer depicted.
West	<b>1930-1932:</b> Railroad yards and spurs, roads, structures, undeveloped land, and the West Arm of the Chicago River. <b>1997:</b> Roads, railroad spurs and yards, and additional structures have been developed followed by a shaded pink area, which indicates densely built-up areas was depicted.

As discussed within the text of this report, the nearby properties identified in the reviewed historical aerial photographs have been heavily industrialized since the mid-to-late 1800s. Current/historic activities in the vicinity of the site include heavy industrial/manufacturing (including tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



gas plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping.

### 3.3 Review of Sanborn Maps

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. EDR provided Sanborn Fire Insurance Maps for 1901, 1911, 1912, 1914, 1950, 1975, 1988, 1990, 1991, 1994, 2002, and 2004. Copies of the provided Sanborn Fire Insurance Maps are in Appendix C – Sanborn Maps/Historical Documents. The results of the review of the source sheets are summarized below. The provided Sanborn Maps have the following limitations:

- 1911 – Only the northern portion of the site was available until West 31<sup>st</sup> Street and Benson.
- 1912 – Only the northern portion past Ashland Avenue and Archer Avenue and 31<sup>st</sup> Street to the river was provided.
- 1914 – Only the turning basin northward was provided.
- 1950 – Only available up to Pershing Road.
- 1988 – Missing portions of northeast section of river.
- 1990 – Southern portions not provided past the Stevenson Expressway, with western portions only provided up to Ashland Avenue.
- 1991 – Missing 31<sup>st</sup> Street north to Loomis and Eleanor Avenue on east side, missing Archer Avenue until north of the river.
- 1992 – Southern portions not provided past the Stevenson Expressway, with western portions only provided up to Ashland Avenue.
- 1994 – Maps past 31<sup>st</sup> Street to the north, and no maps north of Stevenson Expressway to the west.

As appropriate, Terracon requested documentation from EDR for these limitations. As of the date of this report additional documentation has not been received.

### Historical Sanborn Maps

(Site)

Direction	Description
Site	<p><b>1901:</b> Wabash Elevator and Armour Glue Works to the east, and Danville Elevator Cleaning House to the north.</p> <p><b>1911:</b> <i>Industrial/manufacturing land (including large capacity petroleum ASTs and oil tanks)</i> with sporadic residential homes and undeveloped land. <i>Peoples Gas Light and Coke Company</i> and a <i>manufactured gas plant</i> were depicted on the eastern side of the river.</p> <p><b>1912:</b> <i>Industrial/manufacturing land (Peoples Gas and Light Coke Company- Pitney Court Station Gas Plant [with notations including petroleum ASTs], Armour Glue Works [with notations including "lime vats", "pattern shop", a "drum dryer", "ammonia plant"] various sheds, various warehouses, C.A. Paltzer Lumber Company, Rittenhouse and Ember Company lumber</i></p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p><u>yard</u>, Hatley Cold Storage Company [with notations including “cold storage” area], various steel mills, <u>Consumer Refining Company</u> [with notations including “iron gasoline” ASTs], <u>Illinois Steel Company</u> [with notations including “ore dock”], Voynton Wool Scoring Company, the <u>Sefton Manufacturing Company</u> [with notations including “paper box factory”, and “oil warehouse”], and <u>Delaware, Lackawanna and Western Coal Company</u> [with notations including “coal shed”, and “oil warehouse”] railroad yards and sporadic undeveloped land. Western Arm of the Southern Branch of the Chicago River depicted.</p> <p><b>1914:</b> Undeveloped land and lumber yards.</p> <p><b>1950:</b> Industrial/manufacturing plants (including <u>Peoples Gas and Light Coke Company- Pitany Court Station Gas Plant</u> [with notations including petroleum ASTs, a “gasoline generator house”, “iron oil” ASTs, an “oil condenser room”, an “oil purifying room”, a “revivifying house”], <u>auto repair shops</u>, <u>Texas Company – Chicago Archer Oil Station</u> [with notations including “petroleum” ASTs, a “filling station”, “lubricating oil” ASTs, “lubricating oil warehouse”], <u>Armour Glue Works</u> [with notations including “lime vats”, “pattern shop”, a “drum dryer”, “ammonia plant”], <u>Wabash Elevator Company</u> [with notations including “iron storage” ASTs, “fat refining plant”, various petroleum ASTs, “copper shop”, a “rail yard”], <u>Rittenhouse and Ember Company lumber yard</u>, food products factories, Sanitary District of Chicago - Racine Avenue Pumping Station, cold storage facilities, food processing plants, <u>Sefton Manufacturing Company</u> [with notations including “paper box factory”, and “oil warehouse”], <u>American Terminal Company</u> [with notations including petroleum ASTs and “truck repair shops”], <u>Enterprise Paint and Federal Varnish Company</u> [with notations including “paint factory”, “staining room”, and “tank room”]) and undeveloped land.</p> <p><b>1975:</b> Industrial/manufacturing plants (various warehouses, Armour Glue Works, concrete plants, glass manufacturing, food products factory, <u>Metal Coating Corporation, Galvanizing, and Plating Plant</u>, Sanitary District of Chicago – Racine Avenue Pumping Station, Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Goldblatts Department Stores Warehouse</u> [with notations including a “rail yard” and “petroleum” ASTs], <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs and “truck repair shops”]), undeveloped land, paved parking areas and railroad yards depicted.</p> <p><b>1988:</b> Industrial/manufacturing facilities (including Armour Glue Works, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation, Galvanizing, and Plating Plant</u>, Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs and “truck repair shops”], and a filling station), undeveloped land, and paved parking areas depicted.</p> <p><b>1990:</b> Industrial/manufacturing facilities (including manufacturing warehouses, Tri-pack Corporation, Armour Glue Works, public transportation station, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”], gasoline filling stations), paved parking, various commercial structures, railroad spurs, and undeveloped land depicted.</p> <p><b>1991:</b> Industrial/manufacturing facilities (including parking and staging areas, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation, Galvanizing, and Plating Plant</u>, commercial structures, Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside</u></p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p><u>Square Shopping Center</u>) and paved parking areas depicted.</p> <p><b>1992:</b> Industrial/manufacturing facilities (including manufacturing warehouses, Tri-pack Corporation, parking and staging areas, public transportation station, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”], gasoline filling stations), paved parking, various commercial structures and railroad spurs depicted.</p> <p><b>1994:</b> Industrial/manufacturing facilities (including parking and staging areas, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, Metal <u>Coating Corporation, Galvanizing, and Plating Plant</u>, commercial structures, Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>), railroad spurs, and paved parking areas depicted.</p> <p><b>2002-2004:</b> Industrial/manufacturing facilities (including manufacturing and commercial buildings, Tri-pack Corporation, parking and staging areas, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation, Galvanizing, and Plating Plant</u>, office building, Sanitary District of Chicago – Racine Avenue Pumping Station, Continental Envelope Company [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>, public transportation station, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”]), railroad spurs, and paved parking areas depicted.</p>

Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted in the Historical Sanborn Maps identified on the eastern, southern, and western portions of the site. The properties with environmental significance are listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

### Historical Sanborn Maps

(Adjoining: Parent Parcels)

Direction	Description
North	<p><b>1901:</b> Danville Elevator Cleaning House with notations including “built in 1873”, capacity 450,000 bushels”, “10 elevators”, “1 cleaner”, all dust carried through metal pipes to boiler and burned”, “oil room”, “coal bin (no roof)”, and “two marine elevators” followed by a wooden bridge over the south branch of the Chicago River followed by a “boiler and engine house”.</p> <p><b>1911:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1912:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1914:</b> Undeveloped land and lumber yards depicted. Various canals depicted.</p> <p><b>1950:</b> Undeveloped land, lumber yards, and a sand and gravel yard depicted. Various canals depicted.</p> <p><b>1975:</b> Various industrial/manufacturing facilities (including boat sales and repair, wholesale warehouses, and lumber yards) depicted. Various canals depicted.</p> <p><b>1988:</b> Various industrial/manufacturing facilities (including wholesale warehouses) as well as</p>



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p>undeveloped land depicted. Various canals depicted.</p> <p><b>1990:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1991:</b> Various industrial/manufacturing facilities (including wholesale warehouses) as well as various canals depicted.</p> <p><b>1992:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1994:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>2002-2004:</b> Various industrial/manufacturing facilities (including wholesale warehouses) and various canals depicted.</p>
East	<p><b>1901:</b> Wabash Elevator with notations including “20 elevators” and “built 1882” followed by Armour Glue Works with notations including “tankage dryer”, “coal shed” and “ammonia plant”.</p> <p><b>1911:</b> Industrial/manufacturing land (including large capacity petroleum ASTs and oil tanks) with sporadic residential homes, railroad spurs and undeveloped land. <u>Peoples Gas Light and Coke Company</u>, Armour Glue Works, and a <u>manufactured gas plant</u> were depicted on the eastern side of the river.</p> <p><b>1912:</b> Industrial/manufacturing land (including <u>Peoples Gas and Light Coke Company</u>- Pitany Court Station Gas Plant [with notations including petroleum ASTs], Armour Glue Works [with notations including “lime vats”, “pattern shop”, a “drum dryer”, “ammonia plant”] various sheds, various warehouses, C.A. Paltzer Lumber Company, Rittenhouse and Ember Company Lumber yard depicted. Railroads and rail yards also depicted.</p> <p><b>1914:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1950:</b> Land consisting of industrial/manufacturing plants (including <u>Peoples Gas and Light Coke Company</u>- <u>Pitany Court Station Gas Plant</u> [with notations including petroleum ASTs, a “gasoline generator house”, “iron oil” ASTs, an “oil condenser room”, an “oil purifying room”, a “revivifying house”], auto repair shops, <u>Texas Company</u> – Chicago Archer Oil Station [with notations including “petroleum” ASTs, a “filling station”, “lubricating oil” ASTs, “lubricating oil warehouse”], Armour Glue Works [with notations including “lime vats”, “pattern shop”, a “drum dryer”, “ammonia plant”], Wabash Elevator Company [with notations including “iron storage” ASTs, “fat refining plant”, various petroleum ASTs, “copper shop”, a “rail yard”], Rittenhouse and Ember Company lumber yard, food products factories) depicted.</p> <p><b>1975:</b> Industrial/manufacturing facilities including various warehouses, Armour Glue Works, concrete plants, glass manufacturing, food products factory, <u>Metal Coating Corporation</u>, <u>Galvanizing, and Plating Plant</u>, <u>Peoples Gas and Light Coke Company</u>, auto repair shops, distributing warehouses, sand and gravel yards, Chicago Junction Rail Yard depicted.</p> <p><b>1988:</b> Various industrial/manufacturing facilities (including Armour Glue Works, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation</u>, <u>Galvanizing, and Plating Plant</u>, Ready Mix Concrete Plant and Gravel Yard), undeveloped land and paved parking depicted.</p> <p><b>1990:</b> Manufacturing warehouses, Tri-pack Corporation, Armour Glue Works, paved parking, various commercial structures, railroad spurs, and undeveloped land depicted.</p> <p><b>1991:</b> Various industrial/manufacturing facilities (including parking and staging areas, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation</u>, <u>Galvanizing, and Plating Plant</u>, commercial structures, Ready Mix Concrete Plant and Gravel Yard) and paved parking depicted.</p> <p><b>1992:</b> Manufacturing warehouses, Tri-pack Corporation, staging areas, paved parking, various commercial structures, railroad spurs, and undeveloped land depicted.</p> <p><b>1994:</b> Various industrial/manufacturing facilities (including parking and staging areas, Chicago Junction Rail Yard, a glass manufacturing warehouse, food product factories, <u>Metal Coating Corporation</u>, <u>Galvanizing, and Plating Plant</u>, office building, Ready Mix Concrete Plant and Gravel Yard) and paved parking depicted.</p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p><b>2002-2004:</b> Various industrial/manufacturing facilities (including manufacturing and commercial buildings, Tri-pack Corporation, parking and staging areas, <u>Harry Alter Company (glass manufacturing warehouse)</u>, food product factories, <u>Metal Coating Corporation, Galvanizing, and Plating Plant</u>, office building, Ready Mix Concrete Plant and Gravel Yard) and paved parking depicted.</p>
South	<p><b>1911:</b> Areas not depicted on provided Sanborn Maps.  <b>1912:</b> Areas not depicted on provided Sanborn Maps.  <b>1914:</b> Areas not depicted on provided Sanborn Maps.  <b>1950:</b> Industrial/manufacturing facilities, rail yards, and undeveloped land depicted.  <b>1975:</b> Areas not depicted on provided Sanborn Maps.  <b>1988:</b> Undeveloped land and railroad spurs depicted.  <b>1990:</b> Areas not depicted on provided Sanborn Maps.  <b>1991:</b> Railroad spurs and paved parking areas depicted.  <b>1992:</b> Areas not depicted on provided Sanborn Maps.  <b>1994-2004:</b> Railroad spurs and paved parking areas depicted.</p>
West	<p><b>1911:</b> Industrial/manufacturing land (including Stein, Hirsh and Company [with notations including "starch works"] and Chicago Raw Products Company) with sporadic residential homes, railroad spurs and undeveloped land.  <b>1912:</b> Western Arm of the Southern Branch of the Chicago River depicted. Industrial/manufacturing land including Hatley Cold Storage Company (with notations including "cold storage" area), various steel mills, <u>Consumer Refining Company</u> (with notations including ten 20,000-gallon "iron gasoline" ASTs and an "oil warehouse"), Illinois Steel Company (with notations including "ore dock", "castine blast fuel house", and "stoves" ASTs), Voynton Wool Scoring Company, the <u>Sefton Manufacturing Company</u> (with notations including "paper box factory", and "oil warehouse"), and Delaware, Lackawanna and Western Coal Company (with notations including "coal shed", and "oil warehouse") depicted.  <b>1914:</b> Areas not depicted on provided Sanborn Maps.  <b>1950:</b> Land consisting of industrial/manufacturing plants (including Sanitary District of Chicago - Racine Avenue Pumping Station, cold storage facilities, food processing plants, <u>Sefton Manufacturing Company</u> [with notations including "paper box factory", and "oil warehouse"], American Terminal Company [with notations including petroleum ASTs and "truck repair shops"], <u>Enterprise Paint and Federal Varnish Company</u> [with notations including "paint factory", "staining room", and "tank room"], rail yards, auto repair shops and services stations, retail warehouses) depicted.  <b>1975:</b> Various manufacturing/industrial facilities (including Sanitary District of Chicago - Racine Avenue Pumping Station, <u>Sefton Manufacturing Company</u> [with notations including "paper box factory", and "oil warehouse"], <u>Chicago Foam Products</u>, Groak Engineering Corporation Machinery Warehouse, <u>Continental Envelope Company</u> [with notation including a "metal finishing warehouse"], Denver Chicago Trucking Company Motor Freight Station [with notations including petroleum ASTs, a "gasoline filling station", a "greasing" area, and "repair service" garages], cold storage facilities, <u>Goldblatts Department Stores Warehouse</u> [with notations including a "rail yard" and "petroleum" ASTs], <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs and "truck repair shops"], undeveloped land, and railroad yards depicted.  <b>1988:</b> Various industrial/manufacturing facilities (including Sanitary District of Chicago - Racine Avenue Pumping Station, <u>Sefton Manufacturing Company</u> [with notations including "paper box factory", and "oil warehouse"], <u>Continental Envelope Company</u> [with notation including a "metal finishing warehouse"], Denver Chicago Trucking Company [with notations including petroleum ASTs, a "gasoline filling station", a "greasing" area, and "repair service" garages], Riverside</p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p>Square Shopping Center, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs and “truck repair shops”], and a filling station), rail yards, and railroad spurs depicted.</p> <p><b>1990:</b> Public transportation station, <u>Enterprise Paint Manufacturing Company</u> (with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”), gasoline filling stations, and paved parking areas depicted.</p> <p><b>1991:</b> Various manufacturing/industrial facilities (including Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Sefton Manufacturing Company</u> [with notations including “paper box factory”, and “oil warehouse”], <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>), paved parking, and railroad spurs depicted.</p> <p><b>1992:</b> Public transportation station, <u>Enterprise Paint Manufacturing Company</u> (with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”), gasoline filling stations, commercial structures, and paved parking areas depicted.</p> <p><b>1994:</b> Various manufacturing/industrial facilities (including Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Sefton Manufacturing Company</u> [with notations including “paper box factory”, and “oil warehouse”], <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], Denver Chicago Trucking Company [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>), paved parking, and railroad spurs depicted.</p> <p><b>2002-2004:</b> Various manufacturing/industrial facilities (including Sanitary District of Chicago – Racine Avenue Pumping Station, <u>Sefton Manufacturing Company</u> [with notations including “paper box factory”, and “oil warehouse”], <u>Continental Envelope Company</u> [with notation including a “metal finishing warehouse”], <u>Denver Chicago Trucking Company</u> [with notations including petroleum ASTs, a “gasoline filling station”, a “greasing” area, and “repair service” garages], <u>Riverside Square Shopping Center</u>, public transportation station, <u>Enterprise Paint Manufacturing Company</u> [with notations including petroleum ASTs, “steel and drum storage”, and “truck repair shops”]), railroad spurs, and paved parking areas depicted.</p>

Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted in the Historical Sanborn Maps identified on the eastern, southern, and western portions of the adjoining (parent parcels). These properties (identified below) are also listed in the EDR database report and are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
- 3615 South Iron Street (Table/Map ID #11);
- 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
- 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



- 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
- 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
- 2828 South Lock Street (Table/Map ID #25);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
- 3105-3145 South Ashland Avenue (Table/Map ID #43);
- 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 south Lock Street (Table/Map ID #74).

### Historical Sanborn Maps (Nearby: Adjoining to Parent Parcels)

Direction	Description
North	<p><b>1901:</b> Levee lock followed by domestic domiciles.</p> <p><b>1911:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1912:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1914:</b> Various industrial/manufacturing facilities including Scully Steel and Iron Company (with notations including “steel warehouse”), lumber yards, A.F. Shu R. Man and Company (with notations including “dipping and paving blocks” and “iron warehouse”), and Hills Linseed Oil Company (with notations including 80,000-gallon ASTs, an “oil boiling” area, and a “gasoline tank house”).</p> <p><b>1950:</b> Various industrial/manufacturing facilities including American Car and Foundry Company (with notations including “petroleum” ASTs, “paint storage house”), boat sales and service warehouse, and various canals depicted.</p> <p><b>1975:</b> Industrial/manufacturing facilities (including various boats sales and services facilities, warehouses, lumber yard, coal storage yard) and various canals depicted.</p> <p><b>1988:</b> Industrial/manufacturing facilities (including Chicago Department of Streets and Sanitary buildings and warehouses, a motor freight station, <u>Commonwealth Company</u> storage areas) and various canals depicted.</p> <p><b>1990:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1991:</b> Industrial/manufacturing facilities (including various boats sales and services facilities, warehouses, Department of Streets and Sanitation buildings, a motor freight station, Commonwealth Company storage areas) and various canals depicted.</p> <p><b>1992:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1994:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>2002-2004:</b> Industrial/manufacturing facilities (including various boats sales and services facilities, warehouses, Department of Streets and Sanitation buildings, a motor freight station, <u>Commonwealth Company</u> storage areas) and various canals depicted.</p>
East	<p><b>1911:</b> Residential dwellings, undeveloped land and railroad spurs depicted.</p> <p><b>1912:</b> Industrial/manufacturing areas, residential dwellings, lumber yards, City Fuel Company – Yard No. 27 (with notations including “fuel yard”), various mills, various steel/iron companies,</p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p>and a brewing company depicted.</p> <p><b>1914:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1950:</b> Industrial/manufacturing facilities (<i>Peoples Gas Light and Coke Company</i> [with notations including 42 million cubic ft “iron gasoline holding tank”], auto repair facilities, gasoline filling stations, various “iron storage” ASTs, various petroleum ASTs) and residential dwellings depicted.</p> <p><b>1975:</b> Various industrial/manufacturing facilities (including <i>Peoples Gas Light and Coke Plant</i>, various manufacturing warehouses, and various bakeries) and residential dwellings depicted.</p> <p><b>1988:</b> Various industrial/manufacturing facilities (including trailer parking, various bakeries, a junkyard, millwork warehouses, metal cutting warehouses), residential dwellings, railroad spurs, undeveloped land, and paved parking areas depicted.</p> <p><b>1990:</b> Various manufacturing structures, commercial warehouses, a baking company, residential dwellings, and paved parking areas depicted.</p> <p><b>1991:</b> Various industrial/manufacturing facilities (including trailer parking, various bakeries, a junkyard, millwork warehouses, metal cutting warehouses), residential dwellings, railroad spurs, undeveloped land, and paved parking areas depicted.</p> <p><b>1992:</b> Various manufacturing structures, commercial warehouses, a baking company, residential dwellings, storage yards, and paved parking areas depicted.</p> <p><b>1994:</b> Various industrial/manufacturing facilities (including various bakeries, millwork warehouses, metal cutting warehouses), residential dwellings, railroad spurs, undeveloped land, and paved parking areas depicted.</p> <p><b>2002-2004:</b> Various industrial/manufacturing facilities (including various bakeries and metal cutting warehouses), residential dwellings, railroad spurs, and paved parking areas depicted.</p>
South	<p><b>1901-2004:</b> Areas not depicted on provided Sanborn Maps.</p>
West	<p><b>1911:</b> Undeveloped land, railroad spurs, industrial/manufacturing areas (including Paragon Metal Company [with notations including “brass and metal foundry”], Economy Light and Power Company [with notations including “transportation house”], and Superior Copper Company and Lasker Iron Works) depicted.</p> <p><b>1912:</b> Industrial/manufacturing plants (including Chicago Reduction Company [with notations including “garbage utilization plant” and numerous petroleum ASTs], Illinois Improvement and Ballast Company [with notations including “slag bins”], and hair cloth companies) followed by the Western Arm of the Southern Fork of the Chicago River followed by a timber yard, undeveloped land, and various residential dwellings.</p> <p><b>1914:</b> Areas not depicted on provided Sanborn Maps.</p> <p><b>1950:</b> Industrial/manufacturing facilities (including <i>Chicago Junction Rail Yard</i>, <i>auto repair shops</i>, <i>tire and rubber manufacturing</i>, food storage/manufacturing, a <i>motor freight station</i>), West Fork of the Chicago River, various residential dwellings, and undeveloped land depicted.</p> <p><b>1975:</b> Industrial/manufacturing facilities (including Chicago Junction Railway, various garage and service stations, gasoline filling stations, various building material [rubber goods] warehouses, various food processing/manufacturing warehouses, motor freight station, retail warehouses, Chicago Bureau of Streets and Sanitation Incinerator [with notations including “service garage” and “filling station”]) depicted. West Fork of Chicago River no longer depicted.</p> <p><b>1988:</b> Industrial/manufacturing facilities (including Chicago Junction Railway, various garage and service stations, gasoline filling stations, various building material [rubber goods] warehouses, various food processing/manufacturing warehouses, motor freight station, retail warehouses, Chicago Bureau of Streets and Sanitation Incinerator [with notations including “service garage” and “filling station”], freight association warehouses, iron warehouses) and residential dwellings depicted.</p>

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Direction	Description
	<p><b>1990:</b> Truck parking, transportation buildings, railroad spurs, and Freight Association Warehouses depicted.</p> <p><b>1991:</b> Industrial/manufacturing facilities (including Chicago Junction Railway, various garage and auto, truck and trailer, service stations, gasoline filling stations, various building material [rubber goods] warehouses, various food processing/manufacturing warehouses, motor freight station, retail warehouses, Chicago Bureau of Streets and Sanitation Incinerator [with notations including “service garage” and “filling station”]) and residential dwellings depicted.</p> <p><b>1992:</b> Truck parking, transportation buildings, railroad spurs, and Freight Association Warehouses depicted.</p> <p><b>1994:</b> Industrial/manufacturing facilities (including Chicago Junction Railway, various garage and auto, truck and trailer, service stations, gasoline filling stations, various building material [rubber goods] warehouses, various food processing/manufacturing warehouses, motor freight station, retail warehouses, Chicago Bureau of Streets and Sanitation Incinerator [with notations including “service garage” and “filling station”]) and residential dwellings depicted.</p> <p><b>2002:</b> Industrial /manufacturing facilities (including Chicago Junction Railway, various garage and auto, truck and trailer service stations, gasoline filling stations, various building material warehouses, various manufacturing warehouses, motor freight station, retail warehouses, Chicago Bureau of Streets and Sanitation Incinerator [with notations including “service garage” and “filling station”], commercial structures), paved parking, and residential dwellings depicted.</p>

As discussed within the text of this report, the nearby properties identified in the reviewed historical Sanborn maps have been heavily industrialized since the mid-to-late 1800s. Current/historic activities in the vicinity of the site include heavy industrial/manufacturing (including tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing gas plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping.

### 3.4 City Directories

Based on the available data, historic city directories were not reviewed during the course of this ESA.

### 3.5 Title Search / Environmental Lien Search

At the direction of the client, a title search was included as part of the scope of services. County Deed Records were reviewed by Advanced Searches of Cary, Illinois to obtain a chain-of-title for the site.

The following properties (listed by Map/Table ID number also see Table 1 – Summary of ESA Findings) identified additional information for the parent parcel. This information is further discussed in Section 4.1 – Regulatory Database Search and Significant Findings.

- Map/Table ID #2 has an Environmental Memorandum
- Map/Table ID #3 has an Environmental Memorandum

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



- Map/Table ID #6 has a No Further Remediation (NFR) Letter
- Map/Table ID #10 has a UST notice
- Map/Table ID #18 has a voidance of an NFR Letter
- Map/Table ID #37 has an Environmental Memorandum
- Map/Table ID #42 has an NFR Letter
- Map/Table ID #45 has a UST notice
- Map/Table ID #57 has an NFR Letter
- Map/Table ID #61 has an NFR Letter
- Map/Table ID #64 has a possible Environmental Lien
- Map/Table ID #70 has a UST notice

The lien search report is included in Appendix G – Historical Title Information. The remaining PINs do not have any recorded environmental lien information (also refer to Table 1 – Summary of ESA Findings).

### 3.6 Other Historical Documents

Historical documents other than those referenced in this report were not provided by the client to Terracon for review.

### 3.7 Previous Reports

The following report was provided by the client for review. A copy of this report is included in Appendix C – Sanborn Maps/Historical Documentation.

#### 3.7.1 2005 CDM Federal Programs Corporation (CDM) Collection and Analysis of Sediment Samples from the South Fork South Branch, Chicago River

The “Collection and Analysis of Sediment Samples from the South Fork South Branch, Chicago River,” dated March 2005, was prepared by CDM for the Army Corp of Engineers – Chicago District. The purpose of the sample collection and analysis effort was to assess whether the sediment in the Chicago River (SFSB) is deemed to be hazardous per exceedance of toxicity characteristic leaching procedure (TCLP) and other hazardous waste criteria. The SFSB is listed as an impaired stream, partially due to contaminated sediments. Environmental conditions that were recognized to have an impact on sediment quality for the SFSB include the discharge of animal remains from nearby stockyards that operated in the early 1900s, and pollutant sedimentation from recent discharges of stormwater runoff.

Thirteen sediment cores were advanced along the length of the project and five grab samples (surficial sediments) were collected from April 20 through 22, 2004. Continuous core samples were collected from the top of the sediment to a depth equal to the thickness of the sediment layer in each sample location. The sediments encountered at the site consisted primarily of sand and clay.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Sample results for polynuclear aromatic hydrocarbons (PAHs) were typically in parts per million (PPM) range. Other semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), oil/grease, and metals were detected in the samples.

Analytical results were compared to the EPA's TCLP regulatory levels, but none of the compounds detected exceeded criteria. Reactive cyanide and sulfide were compared to EPA SW-846 levels and there were no detections of reactive cyanide, while 11 (of 13) samples had reactive sulfide results above the 500 milligrams per kilogram (mg/kg) EPA guidance levels. According to EPA regulations, a material is characteristically hazardous for "reactivity" if it is a cyanide or sulfide bearing waste, which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapors, fumes in a quantity sufficient to present danger to human health or the environment; however, USEPA has found significant problems with the method for sulfide analysis (SW-846 method 7.3.4) and has since withdrawn it from use. No alternative guidance has been given so these results for reactive sulfide have been deemed inconclusive.

Total PCB levels were compared to the Toxic Substances Control Act (TSCA) regulatory level and there were no exceedances.

### 3.7 Historical Information Summary

Readily available historical information indicates that the site and parent parcels were historically developed for various industrial/manufacturing purposes, with associated railroads, since at least the early 1900s. In the mid-to-late 1800s, meatpacking plants located along the site's portion of the river used the river to discard their animal waste directly into the river. The site's portion of the river was named "Bubbly Creek" due to bubbles rising to the surface from the decomposition of slaughterhouse wastes on the bottom of the river. At this time, Bubbly Creek flowed into the South Branch, which merged with the North Branch and emptied directly into Lake Michigan, the source of drinking water for the Chicago land area. Between 1889 and 1910, the Metropolitan Sanitary District of Greater Chicago directed the flow of the Chicago River into the Des Plaines River to divert wastes away from Lake Michigan, and created a 28-mile Sanitary and Ship Canal to improve the water quality of the Chicago River and Lake Michigan. Other types of fill material and debris possibly on-site (e.g., urban fill material) was also identified.

Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted on the eastern, southern, and western portions of the adjoining (parent parcels).

As discussed within the text of this report, the nearby properties reviewed in the historic document depict current/historic activities in the vicinity of the site including heavy industrial/manufacturing (tire, rubber, metal, and iron manufacturing); UST and AST usage;

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



manufacturing gas plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping. Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

## 4.0 REGULATORY REVIEW

Regulatory database information was provided by EDR, a contract information services company. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 4.1 Regulatory Database Search and Significant Findings

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D – Environmental Database Information.

#### Federal and State/Tribal Databases

Database	Description	Radius (Miles)	Listings
	<u>Federal</u>		
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1.0	0
NPL (Delisted)	The NPL (Delisted) refers to facilities that have been removed from the NPL.	0.5	0



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Database	Description	Radius (Miles)	Listings
<b>CERCLIS</b>	The CERCLIS database is a compilation of facilities which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the CERCLA of 1980.	0.5	4
<b>CERCLIS / NFRAP</b>	CERCLIS/NFRAP refers to facilities that have been removed and archived from EPA's inventory of CERCLA sites.	0.5	9
<b>RCRA CORRACTS/ TSD</b>	The EPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1.0	6
<b>RCRA Non-CORRACTS/ TSD</b>	The RCRA Non-CORRACTS/TSD Database is a compilation by the EPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
<b>RCRA Generators</b>	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.	Site and adjoining properties	15
<b>IC / EC</b>	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.	Site	3
<b>ERNS</b>	The Emergency Response Notification System (ERNS) is a listing compiled by the EPA on reported releases of petroleum and hazardous substances to the air soil and/or water.	Site	1
	<u>State/Tribal</u>		
<b>SHWS</b>	The Illinois Environmental Protection Agency (IEPA) maintains a database of state equivalent CERCLIS facilities in the state of Illinois.	0.5	0
<b>SWF/LF</b>	State and/or Tribal database of solid waste facilities located within Illinois. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.	0.5	4
<b>LUST</b>	State and/or Tribal database of leaking underground storage tanks (LUSTs) in the state of Illinois.	0.5	83
<b>UST</b>	State and/or Tribal database of registered storage tanks in the state of Illinois which may include the owner and location of the tanks.	Site and adjoining properties	13 <sup>8</sup>
<b>IC/EC</b>	State and/or Tribal equivalent to the Federal IC / EC database list.	Site	3
<b>Drycleaners</b>	IEPA database of registered drycleaner facilities in the state of	0.25	1

<sup>8</sup> Terracon notes that due to the lack of UST information (with regard to location); it is unknown if the identified USTs are located on-site or on the parent parcel.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Database	Description	Radius (Miles)	Listings
	Illinois.		
<b>SRP</b>	The IEPA maintains a list of sites involved in the voluntary site Remediation Program (SRP).	0.5	34
<b>FINDS</b>	The Facility Index (FINDS) is a listing in EDR that contains both facility information and "pointers" to other sources that contain more detail.	Site and adjoining properties	21
<b>Brownfields</b>	State and/or Tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.	0.5	0
<b>CAT</b>	Category List. Sites on this list are: Notice of Response Action, NPL, re/proposed NPL, Completed Remedial Action, Site Remediation Program, Federal Facilities, and Cleanup Started and/or Completed Sites.	1.0	0
<b>NIPC</b>	Northeastern Illinois Planning Commission (NIPC) is an inventory of active and inactive solid waste disposal sites, based on state, local government and historical archive data. Included are numerous sites which previously had never been identified largely because there was no obligation to register such sites prior to 1971.	0.5	3

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D – Environmental Database Information.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities may follow the summary table.

### Listed Facilities

Table/ Map ID No. <sup>9</sup>	Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings
#0	Thunderbird Catering Company 1204 West 36 <sup>th</sup> Place	Parent Parcel <sup>10</sup>	FINDS
#1	Kentex Corporation 1201 West 37 <sup>th</sup> Street	Parent Parcel	RCRA-SQG, FINDS, UST
#21	Jackson W L MFG Company 1215 West 37 <sup>th</sup> Street		RCRA-NonGen, FINDS
#2	Speedway Wrecking Company City of Chicago, Department of Environment 2808 South Eleanor Street	Parent Parcel	UST, LUST, SPILL

<sup>9</sup> Refer to Table 1 – Summary of Phase I ESA Findings

<sup>10</sup> Due To the lack of operational information about each listed facility, it is unknown if any of the listings occur on the site or its parent parcels.



# Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Table/ Map ID No. <sup>9</sup>	Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings
#6, #42, #61	A Division Of Valspar Valspar Plant Federal International Chemicals 2841 South Ashland Avenue	Parent Parcel	UST, FINDS, ERNS, SRP, SSTS, EC/IC, CERC-NFRAP, RCRA-NonGen
	Compass Rose Boat Club South Branch Chicago River, LLC 2841 South Ashland Avenue		IL AIRS
	Engineered Polymer Solutions, Inc. D/B/A Valspar Coatings 2841 South Ashland Avenue		TSCA
#10 #45 #70	Prairie Material Sales, Inc. Prairie Materials Yard 2 1400 West 32 <sup>nd</sup> Street	Parent Parcel	UST, LUST
	Aztec Materials 1400 West 32 <sup>nd</sup> Street		RCRA-CESQG, FINDS
#11	Midwest Cargo 3615 South Iron Street	Parent Parcel	SRP
	Illinois Warehouse, Inc. 3615 South Iron Street		CERC-NFRAP
#12 #32 #46 #58	Midland Metal Products Company 1200 West 37 <sup>th</sup> Street	Parent Parcel	RCRA-CESQG, FINDS, UST
#5 #14 #66 #77	Chicago Origin Site – I&M Canal 2733 South Ashland Avenue	Parent Parcel	UST
#17 #29 #55 #71 #83	Acme Motor Freight Service, Inc. ACME Refining 3333 South Iron Street	Parent Parcel	RCRA-SQG, FINDS, UST, LUST
#18	Levco Associates Properties #11 1300 West 35 <sup>th</sup> Street	Parent Parcel	RCRA-NonGen, FINDS, UST, LUST
#23	Metropolitan Water Reclamation District 3838 South Racine Avenue	Parent Parcel	RCRA-SQG, FINDS, AIRS, TIER 2
#25	Jefferson Smurfit Corporation 2828 South Lock Street	Parent Parcel	RCRA-SQG, FINDS, UST, LUST, SRP
#30	DDR Leasing 1200 West 35 <sup>th</sup> Street	Parent Parcel	UST
	Chicago Trade Show Leasing, Inc. 1200 West 35 <sup>th</sup> Street		RCRA-SQG, FINDS
#35 #48	ACME Refining Company, Inc. 3800-3802 South Racine Avenue	Parent Parcel	RCRA-SQG, FINDS
#41 #73	Peoples Gas South Station Former MGP NW Corner of Eleanor and Loomis Street	Parent Parcel	CERCLIS, EDR Manufacturing Gas Plant
	DCI Environmental 2600 South Loomis Street		FINDS, AIRS
	Peoples Gas Light & Coke Company 2600-2640 South Loomis Street		RCRA-SQG, FINDS, Manufacturing Gas Plant
#43	Southwest Transit Group 3105 South Ashland Avenue	Parent Parcel	RCRA-NonGen, FINDS
	FW IL-Riverside/Rivers Edge, LLC 3125 South Ashland Avenue		RCRA-LQG, FINDS

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Table/ Map ID No. <sup>9</sup>	Facility Name and Location	Estimated Distance/Direction/Gradient	Database Listings
	Heartland Food Corporation 3141 South Ashland Avenue		SRP, IC/EC
	Family Pride Cleaners Dominick's Finer Foods, Inc. Rivers Edge, LLC Riverside Square 3145 South Ashland Avenue		RCRA-SQG, FINDS, SRP, IC/EC, AIRS
#57	R-4 Services Continental Building Corporation 1301 West 35 <sup>th</sup> Street	Parent Parcel	RCRA-NonGen, FINDS, UST, LUST
#64 #69	Chicago Plating, Inc. 1400 West 31 <sup>st</sup> Place	Parent Parcel	RCRA-SQG, FINDS
#68	Peoples Gas and Light 3000-3050 South Pitney Court	Parent Parcel	Manufactured Gas Plants, SRP
	Peoples Gas and Light NE Corner Lituania & 32 <sup>nd</sup> Street		SRP, EC/IC
	Paschen Contractors, Inc. 3052 South Pitney Court		RCRA-NonGen, FINDS, UST, LUST
	Peoples Gas Pitney Court Former MGP 3052 South Pitney Court		FINDS, ICIS, CERCLIS
#74	Earthgrains Company Metz Baking Company 2800 South Lock Street	Parent Parcel	UST, LUST

Thirty other unmapped (orphan) facilities were listed in the EDR Radius report. These facilities are listed in the EDR report in Appendix D – Environmental Regulatory Databases; however, based on Terracon's site reconnaissance, these facilities do not appear to be located on the site or parent parcels.

**1204 West 36<sup>th</sup> Street (Table/Map ID #0)**

- Thunderbird Catering Company

This facility, located on a parent parcel, was identified in the EDR database report as being listed in the FINDS database as an ACES facility. The ACES database supports the compliance and enforcement activities that exist primarily within the IEPA Bureaus of Air, Water, and Land, the Division of Legal Counsel, and the Office of Chemical Safety. The intent of the system is to track compliance and enforcement processes and to share the information throughout the agency, the public and with other entities.

Based on the information provided, this listing does not constitute a REC to the site.

**1201 and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21)**

- Kentex Corporation

This facility, located on a parent parcel was identified in the EDR database report as a registered RCRA-SQG, FINDS, and UST facility. According to the report, the facility generates 100 kg or less of hazardous waste (spent halogenated solvents, ethane, and tetrachloroethylene [perchloroethylene a/k/a "perc" or PCE) during any calendar

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for the facility.

The following USTs were listed for the facility.

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	3,000	Diesel Fuel	1201 West 37 <sup>th</sup> Street	Removed	N/A	2013509	N/A
2	3,000	Gasoline	1201 West 37 <sup>th</sup> Street	Removed			

According to the EDR report, the USTs were installed in 1902 and were last used in 1980. This facility was not listed as a LUST facility in the database. Obvious indications of the former locations of the USTs were not observed. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

### ■ Jackson W L MFG Company

This facility was identified in the EDR database report as a registered RCRA-NonGen and FINDS facility. According to the EDR database report, the site historically handled hazardous waste (F003 & F005, spent non-halogenated solvents); however, the report lists that hazardous waste is not presently generated at the site. Violations were not listed in the EDR report for this facility. The quantity of waste produced and timeframe of this facility's generation of waste was not provided.

Based on the available information and proximity to the site, the documented USTs and the hazardous waste generating activities on this parent parcel, this facility (Kentex Corporation and Jackson W L MFG Company) constitutes a REC to the site.

## **2808 South Eleanor Street (Table/Map ID #2)**

### ■ Speedway Wrecking Company / City of Chicago – Department of Environment

This facility, located on a parent parcel, was identified in the EDR database report as being listed as a UST, LUST, and SPILL facility. The following USTs were listed for the facility.

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	8,000	Diesel Fuel	2808 South Eleanor St.	Removed	20050097	2012762	N/A
2	2,000	Diesel Fuel	2808 South Eleanor St.	Removed			
3	1,000	Gasoline	2808 South Eleanor St.	Removed			

The one of the USTs was reportedly last used in 1978 and the facility was listed as closed in the EDR database. This facility was also listed in the LUST database. According to the database report, a release of gasoline was reported on January 19, 2005. The location of the USTs as well as the location and quantity of the product released at the facility was not identified. The listed incident has not received a NFR

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



letter and the most recent reported document submitted to the IEPA was in 2005. The EDR report also identified a SPILL located at this facility; however, additional information was not provided. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

Based on the available information, former USTs, and identified SPILL, this facility (Speedway Wrecking Company and City of Chicago – Department of Environment) constitutes a REC to the site.

**2841 South Ashland Avenue (Table/Map ID #6, #42, #61)**

- A Division of Valspar / Valspar Plant / Federal International Chemicals

This facility, located on the parent parcel, was identified in the EDR database report as a UST, Section 7 Tracking Systems (SSTS) of the Federal Insecticide, Fungicide, and Rodenticide Act, EC/IC, SRP, TSCA, RCRA-NonGen, FINDS, and Comprehensive Environmental Response, Compensation, and Liability Information System No Further Remedial Action Planned (CERC-NFRAP). The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	Status	Date	LUST Incident	Facility No.	NFR
1	5,000	Hazardous Substance	Removed	August 1, 1988	N/A	2013297	N/A
2	5,000	Hazardous Substance	Removed	August 1, 1988			
3	10,000	Hazardous Substance	Removed	August 1, 1988			
4	2,000	Naptha	Removed	August 1, 1988			
5	2,000	Naptha	Removed	August 1, 1988			
6	11,000	Mineral Spirits	Removed	August 1, 1988			
7	11,000	Mineral Spirits	Removed	August 1, 1988			
8	1,000	Empty	Removed	August 1, 1988			
9	2,000	Empty	Removed	August 1, 1988			
10	2,000	Solvent	Removed	August 1, 1988			
11	5,000	Naptha	Removed	August 1, 1988			
12	1,000	Hazardous Substance	Removed	August 1, 1988			
13	2,000	Hazardous Substance	Removed	August 1, 1988			
14	2,000	Empty	Removed	August 1, 1988			
15	2,000	Empty	Removed	August 1, 1988			
16	2,000	Empty	Removed	August 1, 1988			
17	5,000	Solvent	Removed	August 1, 1988			
18	2,000	Solvent	Removed	August 1, 1988			
19	500	Empty	Removed	August 1, 1988			
20	2,000	Solvent	Removed	August 1, 1988			
21	500	Empty	Removed	August 1, 1988			
22	500	Empty	Removed	August 1, 1988			
23	500	Hazardous	Removed	August 1, 1988			

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
 November 3, 2011 ■ Terracon Project No.: A2117821



Tank No.	Capacity (Gallons)	Contents	Status	Date	LUST Incident	Facility No.	NFR
		Substance					
24	500	Empty	Removed	August 1, 1988			
25	500	Empty	Removed	August 1, 1988			
26	500	Not Reported	Removed	August 1, 1988			
27	500	Empty	Removed	August 1, 1988			
28	500	Empty	Removed	August 1, 1988			
29	500	Empty	Removed	August 1, 1988			
30	500	Empty	Removed	August 1, 1988			
31	2,000	Alcohol	Removed	August 1, 1988			
32	2,000	Solvent	Removed	August 1, 1988			
33	2,000	Solvent	Removed	August 1, 1988			
34	2,000	Solvent	Removed	August 1, 1988			
35	2,000	Hazardous Substance	Removed	August 1, 1988			
36	2,000	Empty	Removed	August 1, 1988			
37	2,000	Solvent	Removed	August 1, 1988			
38	2,000	Hazardous Substance	Removed	August 1, 1988			
39	2,000	Hazardous Substance	Removed	August 1, 1988			
40	2,000	Hazardous Substance	Removed	August 1, 1988			
41	2,000	Hazardous Substance	Removed	August 1, 1988			
42	2,000	Hazardous Substance	Removed	August 1, 1988			

The former locations of these USTs were not provided. This facility was listed as closed and was not identified as a LUST facility. According to documentation obtained from the DOE, all 42 USTs were removed by OHM Corporation in 1988. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

This facility was also identified in the EDR database report as a SRP, IC/EC and CERC-NFRAP facility. According to the database, this facility did not qualify to be listed on the National Propriety List (NPL) based on the existing information. Terracon reviewed a NFR letter, dated February 7, 2003, obtained from Advanced Searches (as part of the Lien search); which identified that a Remedial Action Completion Report (RACR) had been completed by Clayton Group Services, Inc. dated July 17, 2002 for this facility. According to the NFR letter, the RACR covered a 2.7-acre area (includes the site and parent parcels) within the facility that included preventive, engineering, and institutional controls consisting of asphalt and concrete engineered barriers over contaminated soils and engineered barriers (which consist of several on-site buildings) must be properly maintained to inhibit inhalation and ingestion of the contaminated media. In addition, groundwater use restrictions were established and the facility is limited to industrial/commercial land use. During the site reconnaissance, Terracon

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



observed that several buildings, located on the southern portion of the property had been demolished. In addition, facility buildings located on the northern portion of the property were currently being demolished. Due to access limitations, Terracon was unable to identify which buildings were being removed from the property. Terracon also reviewed Site Base Maps (attachment to the NFR latter) that identified a former fuel oil pad and carbon dioxide ASTs at the facility. The Maps did not identify the location of the former USTs. A copy of the NFR is included in Appendix G – Historical Title Information.

This facility is also listed in the Emergency Response Notification System (ERNS), which records and stores information on reported releases of oil and hazardous substances. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. SSTS of FIFRA, which requires all registered pesticide-producing establishments to submit a report to the EPA stating the types and amounts of pesticides, active ingredients, and devices being produced, and those having been produced and sold/distributed. According to the database, the products being produced at this facility are identified in the disinfectant, germicide, and sanitizer product class.

This facility was also listed as a RCRA-NonGen and FINDS facility. According to the EDR database report, the facility historically handled large quantities of hazardous waste from 1980 through 2007; however, the report lists that hazardous waste is not presently generated at the site. Violations were not listed in the EDR report for this facility.

- Compass Rose Boat Club South Branch Chicago River, LLC

This facility (2841 South Ashland Avenue) located on the parent parcel was identified in the EDR database report as being listed in the AIRs database. This database contains a listing of air permits and emissions information. According to the database, the permits were for 2006 through 2007.

- Engineered Polymer Solutions, Inc. D/B/A Valspar Coatings

This facility (2841 South Ashland Avenue) located on the parent parcel was identified in the EDR database report as being listed in the TSCA database. According to the report, the TSCA database identifies manufacturers and importer of chemical substances included on the TSCA Chemical Substance Inventory list. Additional information was not provided. Terracon FOIA the US EPA by letter for additional environmental records for this facility; however, at the issuance of this report, a response has not been received.

Based on the available information, the historic use of this facility, and identified contamination, this facility (A Division of Valspar, Valspar Plant, Federal International



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Chemicals, and Engineered Polymer Solutions, Inc. D/B/A Valspar Coatings) constitutes a REC to the site.

### **1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #70)**

- **Prairie Materials Sales, Inc. / Prairie Materials Yard 2**

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST, and LUST facility. The following UST was listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	10,000	Diesel Fuel	1400 West 32 <sup>nd</sup> St.	Removed	992693	2021392	December 21, 2004

The UST was reportedly last used in 1998 and the facility was listed as closed in the EDR database. This facility was also listed in the LUST database. According to the database report, a release of diesel fuel was reported on December 7, 1999. The location and quantity of the product released on the facility was not identified. On December 21, 2004, the facility received a NFR letter from IEPA.

Terracon was provided with the NFR letter, obtained from Advanced Searches (as part of the Lien search); which identified that a Corrective Action Completion Report (CACR) dated June 24, 2004 had been completed for this facility. According to the NFR letter, this facility was closed with an IC for industrial/commercial Land Use Restriction. Additional preventive, engineering, and institutional controls were not identified for this facility. Terracon also reviewed a Site Diagram (attachment to the NFR letter) that identified the location of the UST excavation. The former UST was located on the southwest portion of the parent parcel and could potentially be located within the site's 60-foot buffer. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received. A copy of the NFR is included in Appendix G – Historical Title Information.

- **Aztec Materials**

This facility (1400 West 32<sup>nd</sup> Street) located on a parent parcel was identified in the EDR database report as a registered RCRA-CESQG, and FINDS facility. According to the report, the facility generates 100 kg or less of hazardous waste (ignitable hazardous wastes) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following complaint/inspection/enforcement environmental records (of environmental significance) were reviewed for this facility:

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Prairie Materials	Dumping (Solids)	<b>Complaint:</b> Dumping on property without a permit	November 17, 1994
Residential Area	UST	<b>Complaint:</b> Illegal UST removal and dumping complaint referred to Solid Waste Division	January 22, 1996
Aztec Material	Site Assessment	<b>Comments:</b> There is puddles of mud from this location and it is flowing into sewers	July 12, 2002
Aztec Materials	Administrative Hearing	<b>Description of Tickets Received:</b> Atmospheric pollution, nuisance in relation to work, handle possible windborne material, refuse burning, and accumulated junk attracting rats.	August 30, 2002 & October 14, 2002
Aztec Material	Site Assessment	<b>Comments:</b> During site inspection an indication that accumulated waste water was being discharged into Chicago Sanitary Ship Canal, accumulation of articles of junk, and poor hours keeping was observed.	August 13, 2003
Aztec Material	Site Assessment	<b>Comments:</b> During site inspection diesel fuel spilled from a 500-gallon diesel AST was observed and accumulation of materials or junk. The facility was served with a Notice of Violation.	February 28, 2006
Prairie Materials	Air/Odor	<b>Comments:</b> No personal or equipment was located at the facility, concluded the facility may have closed down.	December 1, 2008
VCNA Prairie IL Bldg. Materials, LLC	Illegal Dumping	<b>Comments:</b> Property identified as vacant and contained 400 cubic yards of construction and demolition waste. The facility was served with a Notice of Violation.	May 6, 2009
Aztec Materials	Administrative Hearing	<b>Description of Tickets Received:</b> Atmospheric pollution, nuisance in relation to work, handle possible windborne material, refuse burning, and accumulated junk attracting rats.	August 30, 2002 & October 14, 2002

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the available information, former location of the UST, and documented petroleum release, this facility (Prairie Materials Sales, Inc. / Prairie Materials Yard 2 and Aztec Materials) constitutes a REC to the site.

**3615 South Iron Street (Table/Map ID #11)**

- Midwest Cargo

This facility, located on a parent parcel, was identified in the EDR database report as a SRP facility. Additional information for this facility was not provided and an NFR letter was not been issued. Terracon requested a copy of the SRP file from IEPA; however, as of the date of this report a copy has not been received. Terracon searched the

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



IEPA database online, which identified that the facility was enrolled in the SRP on November 30, 2006. Further details of the facility's listing were not readily apparent.

Terracon searched the USEPA database online, which identified that the facility is currently enrolled in the hazardous waste program. According to the identified listing, the property is currently listed as a RCRA-SQG that generates 100 kg or less of hazardous waste during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. This listing was not identified in the EDR database report.

### ■ Illinois Warehouse, Inc.

This facility, located on a parent parcel, was identified in the EDR database report (listed in the orphan summary section) as a CERC-NFRAP facility. According to the database, this facility was listed as a known or suspect abandoned, inactive, or uncontrolled hazardous waste site. In 1990, the facility was issued a No Further Remedial Action Planned (NFRAP) status and does not qualify for NPL based on existing information. Additional information for this facility was not provided.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following building permits issued for UST work prior to 1/1/1993 were identified:

Address of Permit	Description of Work	Date of Permit
3615 South Iron Street	Installation of one 5,000-gallon UST	November 1, 1955
3615 South Iron Street	Removal of one 5,000-gallon UST, finalized 9/20/1982	September 10, 1980

Based on the available information, this facility (Midwest Cargo and Illinois Warehouse, Inc.) constitutes a REC to the site.

### **1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58)**

#### ■ Midland Metal Products Company

This facility, located on a parent parcel, identified in the EDR database report as a registered RCRA-CESQG, FINDS, and UST facility. According to the report, the facility generates 100 kg or less of hazardous waste (ignitable hazardous wastes) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report. The following UST was listed for the facility.

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	15,000	Heating Oil	1200 West 37 <sup>th</sup> St.	Abandoned-In-Place	N/A	2013509	N/A

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



According to the EDR report, the UST was installed in 1902 and was last used in 1986. This facility was not listed as a LUST facility in the database. An obvious indication of the former location of the UST was not observed. Terracon contacted the DOE regarding environmental records or information indicating environmental concerns; environmentally significant information was not identified for this facility. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

Based on the available information and documented UST, this facility (Midland Metal Products Company) constitutes a REC to the site.

### **2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77)**

- Chicago Origin Site – I&M Canal

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST facility. The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	10,000	Diesel Fuel	2733 South Ashland Ave.	Removed	N/A	2031287	N/A
2	10,000	Diesel Fuel	2733 South Ashland Ave.	Removed			
3	5,000	Gasoline	2733 South Ashland Ave.	Removed			
4	8,000	Not Reported	2733 South Ashland Ave.	Exempt from Registration			
5	8,000	Not Reported	2733 South Ashland Ave.	Exempt from Registration			

According to the EDR report, the USTs were installed on January 1, 1948 and were last used in 1975 and 1986. This facility was not listed as a LUST facility in the database. An obvious indication of the former location of the UST was not observed. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

Based on the available information and documented USTs, this facility (Chicago Origin Site – I&M Canal) constitutes a REC to the site.

### **3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83)**

- ACME Motor Freight Service, Inc / ACME Refining

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST, LUST, RCRA-SQG, and FINDS facility. The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	7,500	Diesel Fuel	3333 South Iron St.	Removed	951037	2012153	May 7, 1996
2	15,000	Diesel Fuel	3333 South Iron St.	Removed			
3	15,000	Not	3333 South Iron St.	Removed			

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



		Reported				
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This facility was also listed in the LUST database. According to the database report, a release of diesel fuel was reported on May 16, 1995. The location and quantity of the product released on the facility was not identified. On May 7, 1996, the facility received a NFR letter from IEPA. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received. Terracon notes that according to the Illinois EPA LUST Database Engineering Controls (ECs), Highway Authority Agreements (HAAs), ICs, and/or Environmental Land Use Controls (ELUCs) were not listed for this facility during closure of the LUST incident.

This facility was also listed in the RCRA-SQG and FINDS databases. According to the report, the facility generates 100 kg or less of hazardous waste (ignitable hazardous waste) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for the facility.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following building permits issued for UST work and complaint/inspection/enforcement environmental records (of environmental significance) were identified:

Address of Permit	Tank No.	Description of Work	Date of Permit
3333 South Iron St.	1	Removal of one 7,500-gallon diesel UST	Removed 1995
3333 South Iron St.	2	Removal of one 15,000-gallon gasoline UST	Removed 1988
3333 South Iron St.	3	Removal of one 15,000-gallon (content not listed) UST	Removed 1988
3333 South Iron St.	1	<b>Comment During Removal:</b> During tank removal the backfill was identified as contaminated; however, there was no contamination observed in the native clay.	July 26, 1995

Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Vacant Lot	Dumping (Solids)	<b>Complaint:</b> Illegal dumping into the lot was observed and consisted of cement blocks mixed with dirt, C&D material, and bricks/litter. According to manager, concrete and cement will be used at the facility.	September 12, 2003
Mac Container	Hazardous Materials	<b>Complaint:</b> A drum recycler was observed discharging into drains, sewer, and docks No. 99 & 100. Observed 150 to 55-gallon empty drums located at facility. According to property manager, drums are only stored, no washing/rinsing of the drums is taking place at facility. Inspection did not identify evidence of drum washing/rinsing or illegal dumping of drum contents at facility.	May 8, 2007
Bridgeport Homes	Illegal Dumping	<b>Inspection:</b> Dumping material observed, also standing water and a pile of cement bricks mixed with concrete.	September 16, 2003

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Mark IV LLC	Illegal Dumping (State-Open Dump)	<b>Comments:</b> Observed an open dumpsite with an approximate 200 yard limestone and construction debris pile. Pile was located behind a building next to a channel of the Chicago River. Citation was issued.	March 26, 2008
A & R Recycling	Illegal Dumping	<b>Comments:</b> Observed a drum full of used motor oil next to the river bank and a potential spill near the dock door located at this pallet recycler. Citation was issued.	June 12, 2008
Mark IV LLC	Site Assessment	<b>Comments:</b> During site inspection a drum of used motor oil was observed on the edge of the property (next to the river) and the drum appeared to be leaking used motor oil into the ground. A danger of the oil spilling into the river was a concern. In addition, a dumped limestone debris pile was observed with rebar in it from an off-site source.	June 26, 2008 & July 30, 2008
Mark IV LLC	Site Assessment	<b>Comments:</b> During site inspection two drums of used motor oil were observed on the edge of the property (next to the river) and poor housekeeping was observed.	August 21, 2008
Mark IV LLC	Site Assessment	<b>Comments:</b> During site inspection the observed drums containing motor oil had been removed from the property; however, the construction debris pile still exists on the property.	September 25, 2008
Mark IV LLC	Site Assessment	<b>Comments:</b> During site inspection the observed soil staining from the used motor oil drums had been excavated from the property and a portion of the debris pile had been removed.	October 6, 2008
Mark IV LLC, New World Development	Site Assessment	<b>Comments:</b> During site inspection observed additional dumped material consisting of construction debris	January 8, 2009, February 20, 2009, April 15, 2009, May 27, 2009
A R Recycling	Site Assessment	<b>Comments:</b> During site inspection observed all dumped materials had been removed from site.	July 15, 2009
ACME Refining	AST Removal	<b>Comments:</b> Contractor Feece Oil Company removed two 1,000-gallon diesel ASTs from property. Approximately one foot of product was emptied from tank before removal. A release of product to the soil was not observed.	April 7, 2011
ACME Refining	AST Installation	<b>Comments:</b> Contractor installed one 1,000-gallon diesel dispensing, double-walled AST.	April 7, 2011

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the information available, identified USTs, documented petroleum release, and history of illegal dumping and releases this facility (Acme Motor Freight Services, Inc. and ACME Refining) constitutes a REC to the site.



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



### **1300 West 35<sup>th</sup> Street (Table/Map ID #18)**

#### ■ Levco Associates Properties #11

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST, LUST, RCRA-NonGen, and FINDS facility. The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	2,000	Heating Oil	1300 West 35 <sup>th</sup> St.	Exempt From Registration	962259	2036618	N/A
2	10,000	Gasoline	1300 West 35 <sup>th</sup> St.	Exempt From Registration			
3	10,000	Diesel Fuel	1300 West 35 <sup>th</sup> St.	Exempt From Registration			
4	4,000	Heating Oil	1300 West 35 <sup>th</sup> St.	Abandoned-In-Place			

According to the EDR report, the USTs were last used in 1973. This facility was also listed in the LUST database. According to the database report, a release of gasoline/diesel fuel was reported on December 6, 1996. The location and quantity of the product released at the facility was not identified. The listed incident did not receive a NFR letter and the most recent reported document submitted to the IEPA was in 1998. Terracon reviewed a Voidance of NFR Letter issued by IEPA dated March 29, 2005 provided by Advanced Searches (as part of the Lien search). According to the letter, the facility failed to provide documentation that verifies the conditions of the NFR letter was met. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

This facility was also listed in the RCRA-NonGen and FINDS databases. According to the EDR database report, the site historically handled hazardous waste (D001, ignitable hazardous waste); however, the report lists that hazardous waste is not presently generated at the site. Violations were not listed in the EDR report for this facility.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following building permits issued for UST work and complaint/inspection/enforcement environmental records (of environmental significance) were identified:

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Address of Permit	Tank No.	Description of Work	Date of Permit
1300 West 35 <sup>th</sup> St.	4	Abandoned a 4,000-gallon heating oil UST.	Abandoned 1998
1300 West 35 <sup>th</sup> St.	4	<b>Comment For Abandoned UST:</b> Tank was cleaned and filled with slurry mix.	September 14, 1998
1300 West 35 <sup>th</sup> St.	N/A	Removal of UST.	Removed 1996
1300 West 35 <sup>th</sup> St.	N/A	<b>Comment During Removal:</b> Evidence of contamination was not identified and the UST was previously filled with pea gravel.	December 12, 1996

Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Not listed	Hazardous Materials	<b>Complaint:</b> Waste oil mixed with leaking water running into the sewer system and unidentified blue and yellow liquids leaking.	April 26, 1993
Crystal Windows & Doors	Air/Odor (Asbestos)	<b>Complaint:</b> Asbestos-containing materials (ACM) were observed inside building on pipes, boiler parts, and floor; and observed outside the building on pipes and debris piles.	August 9, 1999
Leuco Transportation	Site Assessment	<b>Comments:</b> Observed poor housekeeping practices including numerous junk trucks and motors and oil dry material was spilled along site.	August 18, 1999
New Era	Permit/License Facility	<b>Comments:</b> Facility closed.	August 11, 2000
Crystal Windows & Doors	Permit/License Facility	<b>Comments:</b> Observed debris piles blowing into the river and its banks, dumpsters overflowing	November 16, 2007

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the information provided, identified USTs, and history of illegal dumping and releases, this facility (Levco Associates Properties #11) constitutes a REC to the site.

**3838 South Racine Avenue (Table/Map ID #23)**

- Metropolitan Water Reclamation District

This facility, located on a parent parcel, was identified in the EDR database report as being listed as a RCRA-SQG, FINDS, AIRS, and TIER 2 facility. According to the report, the facility generates 100 kg or less of hazardous waste (lead and polychlorinated biphenyl [PCBs]) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for the facility. The database report also identified that the facility was historically listed as a RCRA-LQG in 1996.

This facility was also listed in the AIRS and TIER 2 databases. The AIRS database contains a listing of air permits and emissions information. According to the database,

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



the permits were for 2006 through 2007. The TIER 2 database is a listing of facilities that store or manufacture hazardous materials and submit a chemical inventor report. According to the database report, the facility stores or manufactures sulfuric acid.

Based on the available information, the small generation of hazardous waste and store or manufacture of sulfuric acid does not constitute a REC to the site.

### **2828 South Lock Street (Table/Map ID #25)**

#### ■ Jefferson Smurfit Corporation

This facility, located on a parent parcel, was identified in the EDR database report as a registered RCRA-SQG, FINDS, UST, LUST, and SRP facility. According to the report, the facility generates 100 kg or less of hazardous waste (D001, ignitable hazardous wastes) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for the facility. The following UST was listed for the facility.

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	6,000	Heating Oil	2828 South Lock Street	Removed	922829	2029171	N/A

According to the EDR report, the facility is listed as closed and obvious indications of the former UST location was not observed. This facility was also listed in the LUST database. According to the database report, a release of fuel oil to the property was reported on October 8, 1992. The location and quantity of the product released at the facility was not identified. The listed incident did not receive a NFR letter and the most recent reported document submitted to the IEPA was in 1998. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

This facility was also identified as a SRP facility. Additional information for this facility was not provided and an NFR letter was not been issued. Terracon requested a copy of the SRP file from IEPA; however, as of the date of this report a copy has not been received. Terracon searched the IEPA database online, which identified that the facility was enrolled in SRP on July 13, 2005. Further details of the facility's listing were not readily apparent.

Based on the available information, the documented releases at this facility (Jefferson Smurfit Corporation) constitutes a REC to the site.

### **1200 West 35<sup>th</sup> Street (Table/Map ID #30)**

#### ■ Chicago Trade Show Leasing, Inc.

This facility, located on a parent parcel, was identified in the EDR database report as a registered RCRA-SQG and FINDS facility. According to the report, the facility

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



generates 100 kg or less of hazardous waste (D001, ignitable hazardous wastes) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any one time. Violations were not listed in the EDR report for the facility.

### ■ DDR Leasing

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST facility. The following USTs were listed for the facility.

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	15,000	Heating Oil	1200 West 35 <sup>th</sup> Street	Exempt From Registration	N/A	2029171	N/A
2	10,000	Heating Oil	1200 West 35 <sup>th</sup> Street	Exempt From Registration			

According to the EDR report, the USTs were last used in 1968. This facility was not listed as a LUST facility in the database. Obvious indications of the former UST's locations were not observed. Terracon queried the IEPA and OSFM; however, at the issuance of this report, a response has not been received.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following building permits issued for UST work prior to January 1, 1993 were identified:

Address of Permit	Tank No.	Description of Work	Date of Permit
1200 West 35 <sup>th</sup> St.	1	Abandoned-In-Place, one 10,000-gallon Fuel Oil UST.	January 8, 1991
1200 West 35 <sup>th</sup> St.	2	Abandoned-In-Place, one 15,000-gallon Fuel Oil UST.	January 8, 1991

Complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the available information, this facility (DDR Leasing and Chicago Trade Show Leasing) constitutes a REC to the site.

### **3800-3802 South Racine Avenue (Table/Map ID #35 and #48)**

#### ■ ACME Refining Company, Inc.

This facility, located on a parent parcel, identified in the EDR database report as a registered RCRA-SQG and FINDS facility. According to the report, the facility generates 100 kg or less of hazardous waste (D001, ignitable hazardous wastes) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for the facility.

**Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
 November 3, 2011 ■ Terracon Project No.: A2117821



Terracon contacted the DOE regarding environmental records or information indicating environmental concerns for the parent parcels. The following complaint/inspection/enforcement environmental records (of environmental significance) were reviewed for this facility:

Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Odermath USA ACME Refining	TIC – Ticket Muni-Prosecution	<b>Enforcement:</b> Facility received a violation for their treat/dispose solid/liquid waste methods.	November 26, 1997, December 2, 1997, & May 8, 2004
ACME Refining	Junkyard	<b>Complaint:</b> Junkyard	May 29, 1998
ACME Refining	Hazardous Materials	<b>Complaint:</b> Chemical fire was observed during processing operations.	November 29, 1997
ACME Refining	Dumping (Solids)	<b>Complaint:</b> Filth and debris observed on unpaved storage yard, public streets, and common areas.	October 15, 1998 & September 27, 2000
ACME Refining	Contaminated Soil	<b>Complaint:</b> Junkyard with trucks arriving and departing from facility daily. Facility grinds metals, excessive dirt observed.	September 18, 2000
ACME Refining	Site Assessment	<b>Complaint:</b> Observed tires and pressurized tanks mixed in with scrap metal, standing water, and computer waste piles.	March 22, 2001
ACME Refining	Open Burning	<b>Complaint:</b> Burning a chemical at facility, no signs of metals or particulates observed.	July 19, 2001
Not Listed	Permit/License Facility	<b>Comments:</b> Observed a mound of dirt mixed with metals, tires, and 55-gallon drums along the south end of the facility. Facility was instructed to remove the tires and 55-gallon drums from facility if they were not empty.	August 28, 2002
ACME Refining	Permit/License Facility (Recycler)	<b>Comments:</b> Observed storage of scrap metal, a large amount of standing water, and drainage of oil from stored metal flow into a berm and settle into a large pit. The oil is pumped out by Beaver Oil Company.	April 2, 2009
ACME Refining	Permit/License Facility (Recycler)	<b>Comments:</b> Observed a new system for liquid containment and dispensing.	October 7, 2009
ACME Refining	Permit/License Facility (Recycler)	<b>Comments:</b> Observed a new housing unit for liquids (hydraulic fluid) stored at the facility.	November 2, 2009
ACME Refining	Tier II Inspection	<b>Comments:</b> Facility utilized as a class four recycler. The following hazardous materials were observed: two 5,000-gallon off road diesel ASTs, on 750 pound liquid oxygen AST, and one 500-pound propane AST. The facility did not have a proper license for AST to be utilized at facility.	March 28, 2011 & April 18, 2011
ACME Refining	AST removal	<b>Comments:</b> Contractor removed two 1,000-gallon off road diesel ASTs.	September 9, 2011

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the available information and the facilities current/historic hazardous waste generation and inspection violations, the junkyard activities at this facility (ACME Refining Company, Inc.) constitutes a REC to the site.

### **2600-2640 South Loomis Street (Table/Map ID #41 and #73)**

#### ■ Peoples Gas South Station Former MGP

This facility, located on a parent parcel, was identified in the EDR database report as a CERCLIS and EDR Manufacturing Gas Plant facility. According to the EDR database report, this facility was built in 1874, occupied 8.3-acres of land, and is adjoining the South Branch of the Chicago River. In 1999, soil samples collected at this facility identified the following contamination detected: metals, cyanide, VOCs, SVOCs [primarily PAHs] were detected. From 1998 through 2004, the following contaminants have been detected in shallow groundwater beneath this facility: cyanide, metals, VOCs (including TCE, benzene, and naphthalene), and SVOCs (including PAHs) were detected. This facility is listed with a Non NPL status, with the remedial action under EPA enforcement. The EDR also listed various actions taken place from 2007 through 2008 at this facility. Terracon searched the USEPA online Superfund (CERCLA) database for additional information on this facility's listing; however, additional information was not identified. Terracon queried the IEPA, USEPA, and OSFM; however, at the issuance of this report, a response has not been received.

This facility was also listed as an EDR Manufacturing Gas Plant. The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

#### ■ DCI Environmental

This facility, located on a parent parcel, was identified in the EDR database report as a FINDS and AIRS database as an ACES facility. The ACES database supports the compliance and enforcement activities that exist primarily within the IEPA Bureaus of Air, Water, and Land, the Division of Legal Counsel, and the Office of Chemical Safety.



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



The intent of the system is to track compliance and enforcement processes and to share the information throughout the agency, the public and with other entities. The AIRs database contains a listing of air permits and emissions information. According to the database, the permit was dated 2006.

- Peoples Gas Light & Coke Company

This facility, located on a parent parcel, was identified in the EDR database report as a RCRA-SQG, FINDS and EDR Manufacturing Gas Plant facility. According to the report, this facility generates 100 kg or less of hazardous waste (D018, benzene) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for this facility.

Based on the available information, historic usage of the facility, and identified soil and groundwater contamination, this facility (Peoples Gas South Station Former MGP, DCI Environmental, and Peoples Gas Light & Coke Company) constitutes a REC to the site. Terracon queried the IEPA, USEPA, and OSFM; however, at the issuance of this report, a response has not been received.

### **3105-3145 South Ashland Avenue (Table/Map ID #43)**

- Southwest Transit Group

This facility, located on a parent parcel, was identified in the EDR database report as a RCRA-NonGen and FINDS facility. According to the EDR database report, the site historically handled large quantities of hazardous waste (D008, lead); however, the report lists that this hazardous waste is not presently generated at the site. Violations were not listed in the EDR report for this facility.

- FW IL-Riverside/Rivers Edge, LLC

This facility, located on a parent parcel, was identified in the EDR database report as a RCRA-LQG and FINDS facility. According to the report, this facility generates 1,000 kg or more of hazardous waste (batteries, lamps, pesticides, thermostats, D039, tetrachloroethylene) during any calendar month and accumulates more than 100 kg of hazardous waste at any time. Violations were not listed in the EDR report for this facility.

- Heartland Food Corporation

This facility, located on a parent parcel, was identified in the EDR database report as a SRP and IC/EC facility. According to the database report, this facility received an NFR letter dated August 28, 2008. An asphalt barrier engineering control was instituted during the closure process for this facility. Terracon searched the IEPA online SRP database for additional information on this facility's listing; however, additional information was not identified.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



### ■ Family Pride Cleaners, Dominick's Finer Foods, Inc., Rivers Edge, LLC, & Riverside Square

This facility, located on a parent parcel, was identified in the EDR database report as a RCRA-SQG, FINDS, SRP and IC/EC facility. According to the report, this facility generates 100 kg or less of hazardous waste ([D001] ignitable hazardous wastes, [D040] trichloroethylene, [D003] reactive hazardous waste, and [F002] spent halogenated solvents) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. Violations were not listed in the EDR report for this facility. This facility was listed in the AIRs database, which contains a listing of air permits and emissions information.

This facility was also listed as a SRP and IC/EC facility. According to the EDR database report, two separate SRP ID numbers (IEPA ID#0316595046 and IEPA ID# 0316505028) were identified for this facility. IEPA ID#0316595046 did not receive an NFR letter and is listed as "active". IEPA ID# 0316505028 received an NFR letter dated May 10, 2010. An asphalt barrier and building foundation EC was instituted during the closure process for this SRP listing. Terracon searched the IEPA online SRP database for additional information on this facility's listings; however, additional information was not identified. Terracon queried the IEPA and OSFM by FOIA regarding additional environmental records for the facility; however, at the issuance of this report, a response has not been received.

Terracon contacted the DOE regarding environmental records or information indicating environmental concerns for the parent parcels. The following complaint/inspection/enforcement environmental records (of environmental significance) were reviewed for this facility:

Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Cleaners	Hazardous Materials	<b>Complaint:</b> Three drums were observed inside the rear door of the cleaners and one of the drums was not identified. The facility uses an Eco-Green 60 machine for cleaning process.	July 9, 2007
Family Pride Cleaners	Air/Odor (Dry Cleaning Facility)	<b>Comments:</b> Inspected the facility due to a complaint made, violations were not identified.	July 10, 2007
3145 South Ashland Ave.	Installation Permits	<b>Application:</b> An application for a dry cleaning machine (dry to dry, Eco-Green 60) was identified. The cleaning solvent used was listed as unknown.	August 30, 2007
Family Pride Cleaners	Air/Odor (Dry Cleaning Facility)	<b>Comments:</b> Facility is a full service location with functioning dry to dry equipment. Facility is listed in the DOE P2 database.	June 10, 2009

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Public Way	Dumping (Solids)	<b>Complaint:</b> Ace Environmental reportedly was observed off loading/dumping unknown liquid substances into the City of Chicago catch basin at the curbside. The MWRD did not detect chemicals or foreign matter in the sewer system at this time.	December 9, 2010

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the information available, identified former dry-cleaning facility, current/historic generation of hazardous waste, and SRP listings, this facility (Southwest Transit Group, FW IL-Riverside/Rivers Edge, LLC, Heartland Food Corporation, Family Pride Cleaners, Dominick's Finer Foods, Inc., Rivers Edge, LLC, and Riverside Square) constitutes a REC to the site.

### **1301 West 35<sup>th</sup> Street (Table/Map ID #57)**

#### ■ R-4 Services and Continental Building Corporation

This facility, located on a parent parcel, was identified in the EDR database report as a registered UST, LUST, RCRA-NonGen, and FINDS facility. The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	10,000	Heating Oil	1301 West 35 <sup>th</sup> St.	Removed	923250 & 982960	2030814	1993 & 1999
2	10,000	Heating Oil	1301 West 35 <sup>th</sup> St.	Removed			
3	250	Gasoline	1301 West 35 <sup>th</sup> St.	Exempt From Registration			
4	280	Gasoline	1301 West 35 <sup>th</sup> St.	Exempt From Registration			
5	300	Heating Oil	1301 West 35 <sup>th</sup> St.	Exempt From Registration			
6	275	Heating Oil	1301 West 35 <sup>th</sup> St.	Exempt From Registration			

According to the EDR report, the USTs were last used in 1963, 1973, and 1981. This facility was also listed in the LUST database for two separate releases that occurred at this facility. According to the database report, the first release was of gasoline/fuel oil and was reported on November 16, 1992. The location and quantity of the product released on the facility was not identified. On October 14, 1993, the facility received a NFR letter from IEPA.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



According to the database report, the second release was of gasoline/fuel oil and was reported on December 1, 1998. The location and quantity of the product released on the facility was not identified. On June 10, 1999, the facility received a NFR letter from IEPA. Terracon was provided with a copy of the NFR letter, obtained from Advanced Searches (dated March 29, 2005); which identified that a 45 Day Report and CACR dated March 2, 1999 had been completed for this facility. According to the NFR letter, land use restrictions (LURs) or preventive, engineering, and institutional controls were not established for this facility during the closure process. Terracon submitted a FOIA request to IEPA and OSFM; however, at the issuance of this report, a response has not been received.

This facility was also listed in the RCRA-NonGen and FINDS databases. According to the EDR database report, the site historically handled hazardous waste (D001, ignitable hazardous waste; F003, spent halogenated solvents; and, F005, spent non-halogenated solvents); however, the report lists that hazardous waste is not presently generated at the facility. Violations were not listed in the EDR report for this facility.

Terracon contacted the DOE by letter under FOIA regarding environmental records or information indicating environmental concerns for the parent parcels. The following building permits issued for UST work prior to January 1, 1993 were identified:

Address of Permit	Description of Work	Date of Permit
1301 West 35 <sup>th</sup> St.	Installed two 10,000-gallon fuel oil USTs.	August 15, 1984
1301 West 35 <sup>th</sup> St.	Removed two 250-gallon gasoline USTs and two 10,000-gallon heating oil USTs.	August 14, 1992
1301 West 35 <sup>th</sup> St.	<b>Comment:</b> Contaminated soil discovered at this facility. Excavation of contaminated soil in progress.	November 13, 1998
1301 West 35 <sup>th</sup> St.	Removed one 275-gallon heating oil UST and one 275-gallon unknown UST. Tanks were observed with corrosion and holes.	November 30, 1998
1301 West 35 <sup>th</sup> St.	Removed one 300-gallon heating oil tank.	Unknown

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Based on the information available, identified contamination, former USTs, and historic generation of hazardous waste, this facility (R-4 Services and Continental Building Corporation) constitutes a REC to the site.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



### **1400 West 31<sup>st</sup> Street (Table/Map ID #64 and #69)**

#### ■ Chicago Plating, Inc.

This facility, located on a parent parcel, was identified in the EDR database report as a registered RCRA-SQG and FINDS facility. According to the report, the facility generates 100 kg or less of hazardous waste (D002, corrosive hazardous wastes and D007, chromium) during any calendar month and accumulates 1,000 kg or less of hazardous waste at any time. The database identified multiple violations for this facility in 2007 through 2009. Terracon contacted the DOE regarding environmental records or information indicating environmental concerns for the parent parcel. Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified.

Terracon contacted the DOE regarding environmental records or information indicating environmental concerns for the parent parcels. The following complaint/inspection/enforcement environmental records (of environmental significance) were reviewed for this facility:

Site Name	Type of Report	Description of Complaint/Inspection/Enforcement	Date of Report
Chicago Plating	Illegal Dumping	<b>Complaint:</b> Approximately 20 automobile bumpers fell into Chicago River.	November 24, 1999
Chicago Plating	Illegal Dumping	<b>Complaint:</b> Accumulation of auto body parts, bumpers, tires, rubbish, and garbage causing rat harborage.	April 28, 2000 & June 12, 2000
Chicago Plating	Site Assessment	<b>Complaint:</b> No records were kept for the identified chromic acid tank and nickel and chrome leaking on floor in plating area. Improper handling and disposing of hazardous chemical waste identified.	August 29, 2007
Chicago Plating	Site Assessment	<b>Site Walk Through Comments:</b> This facility is equipped with mechanical polishing and grinding equipment, chemical process tanks, kettles for metal plating treatments, and an atmospheric evaporator. Approximately 30 55-gallon waste water drums, lacking labels, were observed throughout. Tanks holding chrome, nickel, and acids chemicals identified.	August 29, 2007
Chicago Plating	14 – UST	<b>Complaint:</b> Inspector identified visible signs of existing USTs. Scraps and ½ an AST was evident at this facility.	April 20, 2000
Chicago Plating	Air/Odor (Facility)	<b>Comments:</b> Facility out of business.	February 25, 2009

Additional complaint/inspection/enforcement environmental records were provided for this facility; however, items of obvious potential environmental significance were not identified. A mechanic's lien obtained by Advanced Searches (as part of the lien search) was identified for this facility.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Based on the available information and the facility's historic usage as a plating company (including the use and handling of chlorinated solvents and metals), this facility (Chicago Plating, Inc.) constitutes a REC to the site.

### **3000-3052 South Pitney Court (Table/Map ID #68)**

- **Peoples Gas and Light**

This facility (3000-3052 South Pitney Court) located on a parent parcel was identified in the EDR database report as a SRP and Manufacturing Gas Plant facility. According to the EDR database report, this facility has not received a NFR letter for the SRP listing. In addition, the facility is not listed as active. Terracon searched the IEPA online SRP database for additional information on this facility's listings; however, additional information was not identified.

This facility was also listed as an EDR Manufacturing Gas Plant. The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

- **Peoples Gas and Light**

This facility (NE Corner Lituanica and 32<sup>nd</sup> Street) located on a parent parcel was identified in the EDR database report as a SRP and IC/EC facility. According to the EDR database report, this facility received an NFR letter dated October 7, 2009. A clean soil barrier, building foundation barrier, and groundwater use restriction as IC/EC instituted during the closure process for this SRP listing. Terracon searched the IEPA online SRP database for additional information on this facility's listings; however, additional information was not identified.

- **Paschen Contractors, Inc. / Peoples Gas Pitney Court Former MGP**

This facility (3052 South Pitney Court) located on a parent parcel was identified in the EDR database report as a RCRA-NonGen, FINDS, UST, LUST, CERCLIS, and ICIS facility. The following USTs were listed for the facility:



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	1,000	Gasoline	3052 South Pitney Ct.	Removed	902343	2018012	N/A
2	6,000	Diesel Fuel	3052 South Pitney Ct.	Removed			
3	6,000	Diesel Fuel	3052 South Pitney Ct.	Removed			

According to the EDR report, the UST facility is listed as closed. This facility was listed in the LUST database. According to the database report, a release of diesel fuel was reported on August 15, 1990. The location and quantity of the product released at this facility was not identified. The listed incident did not receive a NFR letter. Additional information was not provided.

This facility was also listed in the RCRA-NonGen and FINDS databases. According to the EDR database report, the site historically handled large quantities of hazardous waste (D001, ignitable hazardous waste); however, the report lists that hazardous waste is not presently generated at the site. Violations were not listed in the EDR report for this facility.

This facility was identified in the EDR database report as a CERCLIS facility. According to the EDR database report, this facility was opened in 1897, occupied 4.8-acres of land, and the south fork of the South Branch of the Chicago River is located to the west of the facility. Peoples Gas and Light purchased this facility in 1914. The production of gasoline reportedly stopped in 1921 and the facility was dismantled in 1938. From 1995 through 2002, soil samples collected at this facility identified the following contamination detected: metals (arsenic and lead), benzene, ethylbenzene, toluene, and SVOCs (including PAHs) were detected. The following contaminants have been detected in shallow groundwater beneath this facility: cyanide, metals, VOCs, and SVOCs (including PAHs) were detected. This facility is listed with a Non NPL status, with the remedial action under EPA enforcement. The EDR also listed various actions taken place from 2007 through 2009 at this facility. Terracon searched the USEPA online Superfund database for additional information on this facility's listing; however, additional information was not identified. The facility was listed in the Integrated Compliance Information System (ICIS) database, which supports the information needs of the ICIS program as well as unique needs of the National Pollution Discharge Elimination System (NPDES) program. Terracon queried the IEPA, USEPA, and OSFM; however, at the issuance of this report, a response has not been received.

Based on the available information, historic usage of the facility, and identified soil and groundwater contamination, this facility (Peoples Gas and Light, Paschen Contractors, Inc., and Peoples Gas Pitney court Former MGP) constitutes a REC to the site.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



### **2800 South Lock Street (Table/Map ID #74)**

■ **Earthgrains Company and Metz Baking Company**

This facility, located on a parent parcel, (2800 South Lock Street) located on a parent parcel was identified in the EDR database report as a UST and LUST facility. The following USTs were listed for the facility:

Tank No.	Capacity (Gallons)	Contents	EDR Listing (Address)	Status (Date)	LUST Incident	Facility No.	NFR
1	18,000	Gasoline	2800 South Lock St.	Abandoned-In-Place	20001559	2011145	N/A
2	10,000	Gasoline	2800 South Lock St.	Abandoned-In-Place			
3	500	Used Oil	2800 South Lock St.	Removed			
4	4,000	Diesel Fuel	2800 South Lock St.	Abandoned-In-Place			
5	500	New Oil	2800 South Lock St.	Abandoned-In-Place			
6	500	Used Oil	2800 South Lock St.	Removed			

According to the EDR report, the USTs were installed in 1968 and last used in 1988. This facility was listed in the LUST database. According to the database report, a release of gasoline was reported on August 16, 2000. The location and quantity of the product released at this facility was not identified. This listed incident did not receive a NFR letter. Additional information was not provided. Terracon queried the IEPA, and OSFM; however, at the issuance of this report, a response has not been received.

Based on the available information, this facility (Earthgrains Company and Metz Baking Company) constitutes a REC to the site.

### **Additional Listings**

The remaining facility listings do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and relative distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed 30 facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or parent parcels. These facilities are listed in the database report in Appendix D – Environmental Regulatory Databases.

## **4.2 Freedom of Information Act (FOIA) Requests and Significant Findings**

### **4.2.1 City of Chicago and Cook County**

Terracon requested information from the DOE, Department of Buildings, and Office of Compliance regarding information on the site and adjoining properties that may indicate the presence or absence of RECs to the site. DOE provided Terracon with building permits issued for UST work and complaint/inspection/enforcement environmental records. This information is further discussed in Section 4.1 – Regulatory Database Search and Significant Findings. A copy of the information provided is included in Appendix C – Historical Documents.

### **4.2.2 Illinois Environmental Protection Agency (IEPA)**

The IEPA was contacted regarding environmental records for the site and adjoining properties; however, at the issuance of this report, a response has not been received from the IEPA.

### **4.2.3 United States Environmental Protection Agency (USEPA)**

The USEPA was contacted regarding environmental records for the site and adjoining properties; however, at the issuance of this report, a response has not been received from the USEPA.

### **4.2.4 OSFM**

OSFM was contacted regarding environmental records for the site and adjoining properties; however, at the issuance of this report, a response has not been received from the OSFM.

## **4.3 Interviews**

A knowledgeable site contact was not available to Terracon for this assessment. The lack of interview information constitutes a significant data gap.

## **5.0 PROPERTY INSPECTION**

### **5.1 Property Reconnaissance**

Information contained in this section is based on a visual reconnaissance conducted while walking through the site. A summary of information obtained from interviews and other references presented in the following subsections is also provided. Exhibit 2 is a Property Map which includes adjacent properties. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix F – Photographs.

The site is an approximate 60 foot buffer on each bank of the South Fork of the South Branch (a/k/a “Bubbly Creek”) of the Chicago River extending approximately 1.25 miles

## **Phase I Environmental Site Assessment**

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



between the South Branch of the Chicago River to the north; West Pershing Road to the south; portions of South Ashland Avenue and South Iron Street to the west; and, West 31<sup>st</sup> Street, West 32<sup>nd</sup> Street, and South Racine Avenue to the east.

Terracon notes that visual observations of the site and parent parcels were limited due to access constraints. Site observations were limited to public right-of-ways surrounding the site. The lack of physical access to the site parcels constitutes a significant data gap for this ESA.

### **5.1.1 Hazardous/Petroleum Products**

Obvious indications of hazardous materials and/or petroleum products were not observed on-site.

### **5.1.2 Tanks/Vents/Fill Pipes**

Obvious indications of tanks, vent, or fill pipes were not observed on-site.

### **5.1.3 Building Foundations**

Building foundations were visible at the time of Terracon's site reconnaissance on the following parcels, within the 60-foot buffer: Table/Map ID Nos. 10, 70, 30, 18, 57, 30, 0, 58, and 12.

### **5.1.4 Drums/Other Containers**

Drums and/or other containers were not observed on-site.

### **5.1.5 Debris**

Terracon observed several trash items such as food/beverage containers and plastic bags, within the river and within the 60-foot buffer.

Leakage, spills or other releases from these materials were not observed during the visual reconnaissance. The debris materials did not appear to be hazardous in nature; therefore, based on the available information, the areas of debris consisting of various trash items do not constitute a REC to the site.

Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

### 5.1.6 Asbestos-Containing Materials (ACM)

Suspect ACM was not observed on the site; however, the following parcels contained buildings that were within the 60-foot buffer: Table/Map ID Nos. 18, 57, 30, 0, 58, and 12.

No samples of suspect ACM were collected or analyzed as part of the observations. The visual observations for suspect ACM were restricted to readily visible building materials. Based on the age of the buildings, it is likely that the identified materials are ACM. Limited visual observations for asbestos is not intended to serve as a comprehensive building asbestos survey, comprehensive inspection or comprehensive assessment for the presence of ACM in all or most of the building systems, nor will it serve to adequately assess the presence of ACM in a building or portions thereof for pre-demolition or pre-renovation purposes. Terracon recommends conducting a thorough asbestos survey prior to disturbance of suspect ACM during planned renovations or building demolition.

### 5.1.7 Transformers

Pad or pole-mounted electrical transformers were observed on the following parcels, within the 60 foot buffer on Table/Map ID No. 44 (pad).

During Terracon's site visit, one pad-mounted transformer was observed. No information with regard to PCB content of the transformer fluid was observed. The pad-mounted transformer is owned and serviced by ComEd and contains mineral oil which may contain minor amounts of PCB and could be considered "PCB contaminated" (PCB content of 50-499 ppm).

ComEd maintains responsibility for the transformer, and if the transformer was "PCB contaminated," the utility company is not required to replace the transformer fluid until a release is identified. However, no evidence of current or prior release was observed in the vicinity of the electrical equipment during the site reconnaissance. Based on the available information, the observed pad-mounted transformer does not represent a REC in connection with the site.

### 5.1.8 Stressed Vegetation

Areas of stressed vegetation were not observed on-site during reconnaissance.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



### 5.1.9 Other Notable Features

The following notable features were observed during the site reconnaissance:

Terracon observed a green/yellow film on the river's surface at several parcels throughout the site, especially on the eastern portion of Bubbly Creek in the vicinity of the single-family residential development. This film was likely the result of windblown dust, etc from nearby operations and does not constitute a REC to the site.

Terracon also observed a monopole cell-phone tower within the 60-foot buffer on Table/Map ID Nos. 0 and 76.

A USGS Streamflow Monitoring Station was observed on Table/Map ID No. 57.

## 5.2 Adjoining Properties Reconnaissance

### 5.2.1 Hazardous/Petroleum Products

Obvious indications of hazardous materials and/or petroleum products were not observed on adjacent properties during field reconnaissance.

### 5.2.2 Tanks/Vents/Fill Pipes

Obvious indications of tanks, vent, or fill pipes were observed on the following parent parcels during field reconnaissance:

Table/Map ID Nos.	Description
10	Possible vent/fill pipe
23	Approximate 5,000-gallon AST
55	Approximate 5,000-gallon AST
82	Approximate 1,000-gallon AST
42	Approximately five 10,000- gallon ASTs
5, 77, 14	One approximately 10,000-gallon AST
24	One approximately 5,000-gallon AST
41, 73	One approximately 5,000-gallon AST

Surficial staining was not observed on the sides of the ASTs, and minor staining was not observed. Releases were not observed during the site reconnaissance.



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



### 5.2.3 Building Foundations

Several parent parcels to the site were observed to be developed with structures and other appurtenances.

### 5.2.4 Odors/Staining, etc.

Obvious visual evidence of staining was observed on the surface of the following parent parcels during the reconnaissance: Table/Map ID Nos. 45, 19, 58, 57, 76, 63, 61, and 62

No unusual odors were noted during the site reconnaissance. The staining was on various graveled surfaces and looked to be of *de minimus* condition. No hazardous chemicals were observed to be in the vicinity of the staining.

### 5.2.5 Drums/Other Containers

Drums and/or other containers were observed on the following parent parcels during field reconnaissance: Table/Map ID Nos. 45 (50-gallon drum), 5, 77, and 14 (approximately five 55-gallon drums)

Surficial staining was not observed on the sides of the drums, and minor staining was not observed. Releases were not observed during the site reconnaissance.

### 5.2.6 Debris

Construction debris was observed on the following parent parcels during field reconnaissance:

Table/Map ID Nos.	Description
64	Brick pile with wooden planks
70	Large dirt pile
31	Wood pile
22	Salt pile, sand pile
17	Dirt pile
42	Brick piles, various demolition debris
74	Dirt piles, boulders, construction materials
60	Dirt pile

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



Based on visual observation (only of surface materials) leakage, spills or other releases from these materials were not observed during the visual reconnaissance. The debris materials did not appear to be hazardous in nature; therefore, based on the available information, the areas of debris do not constitute a REC to the site.

### 5.2.7 Transformers

Pad or Pole-mounted electrical transformers were noted on the following parent parcels:

Table/Map ID Nos.	Pad-mounted	Pole-mounted
10		X
45		X
78		X
38	X	
21		X
48		X
43		X
76	X	
42		X

No information with regard to PCB content of the transformer fluid was observed. The transformers are owned and serviced by ComEd and contains mineral oil which may contain minor amounts of PCB and could be considered "PCB contaminated" (PCB content of 50-499 ppm).

ComEd maintains responsibility for the transformers, and if the transformers were "PCB contaminated," the utility company is not required to replace the transformer fluid until a release is identified. However, no evidence of current or prior release was observed in the vicinity of the electrical equipment during the site reconnaissance. Based on the available information, the observed transformers do not represent a REC in connection with the site.

### 5.2.8 Stressed Vegetation

Stressed vegetation was not observed on adjacent properties during field reconnaissance.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



### 5.2.9 Other Notable Features

Various trash items were observed on parent parcels during the reconnaissance. The trash items seemed to consist mainly of empty food/beverage containers. A scrap metal yard was also observed on Table/Map ID No. 35.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

This Phase I ESA was performed in accordance with Terracon's TOR No. 11-DOE-0004 dated June 8, 2011 and executed on August 29, 2011, and was conducted consistent with the procedures included in ASTM E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Mr. Matthew K. Otto, Environmental Professional, of Terracon. Mrs. Erin C. Grady and Ms. Sara M. Locke, of Terracon performed the site reconnaissance on October 5, 2011. Their resumes are in Appendix H – Consultant Qualifications.

A cursory summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

### 6.1 Summary of History of the Site and Adjacent Properties

- The site is an approximate 60 foot buffer on each bank of the South Fork of the South Branch (a/k/a "Bubbly Creek") of the Chicago River extending approximately 1.25 miles between the South Branch of the Chicago River to the north; West Pershing Road to the south; portions of South Ashland Avenue and South Iron Street to the west; and, West 31<sup>st</sup> Street, West 32<sup>nd</sup> Street, and South Racine Avenue to the east. For purposes of this report Terracon has used the following terms:
  - **Site:** A 60 foot (ft.) buffer from each bank along 1.25 miles of the South Fork of the South Branch of the Chicago River a/k/a "Bubbly Creek". The site consists of portions of 84 PINs [refer to the Exhibits & Tables Section] that are apart of 84 larger tracts of land identified as adjoining properties (Parent Parcels).
  - **Adjoining/Parent Parcel:** One of the 84 PINs of which the site is a part.
  - **Near By:** The adjoining properties (or further from) the parent parcels.

Various industrial/manufacturing, commercial, and residential facilities occupy the adjoining/parent parcels and nearby properties. The remainder consists of vacant-graded land, roads, landscaping, and a city park.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois

November 3, 2011 ■ Terracon Project No.: A2117821



- Readily available historical information indicated that the site and adjoining/parent parcels were historically developed for various industrial/manufacturing purposes, with associated railroads, since at least the early 1900s. In the mid-to-late 1800s meatpacking plants located along the site's portion of the river used the river to discard their animal waste directly into the river. The site's portion of the river was named "Bubbly Creek" due to bubbles rising to the surface from the decomposition of slaughterhouse wastes that settled on the bottom of the river. In the 1800s, Bubbly Creek flowed into the South Branch, which merged with the North Branch and emptied directly into Lake Michigan, the source of drinking water for the Chicago land area. Between 1889 and 1910, the Metropolitan Sanitary District of Greater Chicago directed the flow of the Chicago River into the Des Plaines River to divert wastes away from Lake Michigan, and created a 28-mile Sanitary and Ship Canal to improve the water quality of the Chicago River and Lake Michigan.

Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted on the eastern, southern, and western portions of the adjoining (parent parcels).

The nearby properties reviewed in the historic documents depict current/historic activities in the vicinity of the site including heavy industrial/manufacturing (tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing gas plants (MGPs); service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food processing/manufacturing warehouses; meatpacking plants; and, illegal dumping. Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

Terracon reviewed the following client provided report prepared for the South Fork South Branch of the Chicago River: "Federal Programs Corporation (CDM) Collection and Analysis of Sediment Samples from the South Fork South Branch, Chicago River," dated 2005, was prepared by CDM for the Army Corp of Engineers – Chicago District. The report documented historical uses of the site similar to the findings of this ESA. The CDM report included sediment sampling and analysis. Samples were analyzed for:

- SVOCs, VOCs, PCBs, oil and grease, and metals and were compared to EPA's TCLP regulatory levels and other hazardous waste criteria;
- Reactive cyanide, reactive sulfide, and sulfide and were compared to EPA SW-846 levels; and,
- Total PCB levels were compared to the TSCA regulatory level.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



The samples did not exhibit concentrations of contamination that exceeded the compared regulatory levels except 11 (of 13) samples had reactive sulfide results above the 500 mg/kg EPA guidance level. According to EPA regulations, a material is characteristically hazardous for “reactivity” if it is a cyanide or sulfide bearing waste, which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapors, fumes in a quantity sufficient to present danger to human health or the environment; however, USEPA has found significant problems with the method for sulfide analysis (SW-846 method 7.3.4) and has since withdrawn it from use. No alternative guidance has been given so these results for reactive sulfide have been deemed inconclusive.

- On-site features observed during the site reconnaissance include several building foundations, various trash items, structures with suspected ACM, a non-PCB pad-mounted transformer, monopole cell phone towers, and a USGS stream flow monitoring station. RECs were not identified in connection with the site based on visual findings during the site reconnaissance.
- Terracon referenced U.S. FWS NWI maps and looked for visual indicators to determine the likely presence or absence of regulatory wetlands on the site. The FWS NWI maps indicate that a wetland riverine is located on-site.
- Terracon referenced flood plain information was provided by the FEMA FIRM 17031C0508J, dated August 19, 2008 and 17031C0506J, dated August 19, 2008. The FEMA map indicated the site is located in Flood Zone A, an area determined to be inside the 0.1% annual chance floodplain; however, no base flood elevations were determined.

## 6.2 Summary of Regulatory Database Search

The following properties listed below were located on the site/adjoining (parent parcels) were identified in the EDR database report and constitute RECs to the site. These facilities are further discussed in Section 4.1 – Regulatory Database Search and Significant Findings. A tabular summary of the site and parent parcels and our findings is included in Exhibit 4 – EDR Facility Listings Diagram.

- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID#6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID#10, #45, and #61);
- 3615 South Iron Street (Table/Map ID#11);
- 1200 West 37<sup>th</sup> Street (Table/Map ID#12, #32, #46, and #58);

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



- 2733 South Ashland Avenue (Table/Map ID#5, #14, #66, and #77);
- 3333 South Iron Street (Table/Map ID#17, #29, #55, #71, and #83);
- 1300 West 35<sup>th</sup> Street (Table/Map ID#18);
- 2828 South Lock Street (Table/Map ID #25);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
- 3105-3145 South Ashland Avenue (Table/Map ID #43);
- 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 South Lock Street (Table/Map ID #74).

### 6.2 Findings and Conclusions

Terracon has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-05. This assessment has revealed evidence of the following RECs in connection with the property:

- Soil located on-site and the parent parcels was identified as urban fill in the City of Chicago typically contains detectable concentrations of PNAs and metals; therefore, the likely presence of urban fill constitutes a REC to the site.

Direct evidence of dredging of river sediments and placement of sediments on the land surface of the site was not found in the documents reviewed. Terracon notes that the majority of the site is made land consisting of urban fill material and the potential use of dredged materials in this fill material constitutes a REC to the site.

- Various industrial/manufacturing (including gasoline, metal, iron, paint, and coal manufacturing plants and lumber, railroad, shipping, freight, and storage yards) were depicted on the eastern, southern, and western portions of the adjoining/parent parcels (including on-site). Based on the limited available information for these identified properties; the historical uses constitute RECs to the site.
- The nearby properties reviewed in the historic document depict current/historic activities in the vicinity of the site including heavy industrial/manufacturing (tire, rubber, metal, and iron manufacturing); UST and AST usage; manufacturing gas plants; service stations; retail manufacturing/warehouse; auto-repair facilities; freight/railroad warehouses and shipping yards; various food



## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



processing/manufacturing warehouses; meatpacking plants; and, illegal dumping. Based on the limited available information for these identified properties, the historical uses constitute RECs to the site.

- The following properties listed below located on adjoining/parent parcels (including on-site) were identified in the EDR database report and constitute RECs to the site. A tabular summary of the site and parent parcels and our findings is included in Exhibit 4 – EDR Facility Listings Diagram.
  - 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
  - 2808 South Eleanor Street (Table/Map ID #2);
  - 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
  - 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
  - 3615 South Iron Street (Table/Map ID #11);
  - 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
  - 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
  - 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
  - 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
  - 2828 South Lock Street (Table/Map ID #25);
  - 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
  - 3800-3802 South Racine Avenue (Table/Map ID #35 and #48);
  - 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
  - 3105-3145 South Ashland Avenue (Table/Map ID #43);
  - 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
  - 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69);
  - 3000-3052 South Pitney Court (Table/Map ID #68); and,
  - 2800 South Lock Street (Table/Map ID #74).

Furthermore, given the limitations of this assessment the potential for unidentified environmental issues remains high.

### 6.3 Recommendations

Based on the findings of this assessment as well as conversations with the client regarding potential improvements planned for the site, Terracon recommends that soil sampling should be conducted on the areas of the site that are to be improved. The scope of these soil sampling activities may be refined by conducting regulatory file reviews. In general,

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



these files have been requested from local, state, and/or federal sources; however, as of the date of this report a response has not been received.

A file review could be conducted for the following properties to determine the need for a subsurface investigation:

- 1201 West 37<sup>th</sup> Street and 1215 West 37<sup>th</sup> Street (Table/Map ID #1 and #21);
- 1200 West 37<sup>th</sup> Street (Table/Map ID #12, #32, #46, and #58);
- 2733 South Ashland Avenue (Table/Map ID #5, #14, #66, and #77);
- 1200 West 35<sup>th</sup> Street (Table/Map ID #30);
- 3800-3802 South Racine Avenue (Table/Map ID #35 and #48); and,
- 1400 West 31<sup>st</sup> Street (Table/Map ID #64, and #69).

A subsurface investigation of the following areas of the site to evaluate the potential for contamination:

- 2808 South Eleanor Street (Table/Map ID #2);
- 2841 South Ashland Avenue (Table/Map ID #6, #42, and #61);
- 1400 West 32<sup>nd</sup> Street (Table/Map ID #10, #45, and #61);
- 3615 South Iron Street (Table/Map ID #11);
- 3333 South Iron Street (Table/Map ID #17, #29, #55, #71, and #83);
- 1300 West 35<sup>th</sup> Street (Table/Map ID #18);
- 2828 South Lock Street (Table/Map ID #25);
- 2600-2640 South Loomis Street (Table/Map ID #41, and #73);
- 3105-3145 South Ashland Avenue (Table/Map ID #43);
- 1301 West 35<sup>th</sup> Street (Table/Map ID #57);
- 3000-3052 South Pitney Court (Table/Map ID #68); and,
- 2800 south Lock Street (Table/Map ID #74).

## 7.0 REFERENCES

ASTM. E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

Chicago Historical Society. Electronic Encyclopedia of Chicago, "Chicago River," <http://encyclopedia.chicagohistory.org/pages/263.html>, accessed October 10, 2011.

## Phase I Environmental Site Assessment

South Fork of the South Branch of the Chicago River ■ Chicago, Illinois  
November 3, 2011 ■ Terracon Project No.: A2117821



Chicago Historical Society. Electronic Encyclopedia of Chicago, "*New City*," <http://encyclopedia.chicagohistory.org/pages/882.html>, accessed October 10, 2011.

Chicago Historical Society. Electronic Encyclopedia of Chicago, "*Using the Chicago River*," <http://encyclopedia.chicagohistory.org/pages/3000014.html>, accessed October 10, 2011.

Chicago Historical Society. Electronic Encyclopedia of Chicago, "*Waste Disposal*," <http://encyclopedia.chicagohistory.org/pages/1322.html>, accessed October 10, 2011.

*Classification of Wetlands and Deepwater Habitats of the United States*, prepared by Lewis M. Cowardin (Northern Prairie Wildlife Research Center); Virginia Carter (U.S. Geological Survey); Francis C. Golet (University of Rhode Island); and, Edward T. LaRoe (U.S. National Oceanographic and Atmospheric Administration, Office of Coastal Zone Management), dated December 1979, Reprinted 1992.

*Collection and Analysis of Sediment Samples From the South Fork South Branch, Chicago River*, prepared for United States Army Corps of Engineers – Chicago District, prepared by CDM Federal Programs Corporation, dated March 2005.

## **TABLES**

### **TABLE 1 – Summary of Phase I ESA Findings**

Table 1 - Summary of ESA Findings  
Bubbly Creek  
DOE TOR: 11-DOE-0004  
Terracon Project No.: A2117021

MAP ID*	PIN No.	Provided Address	Address at Site Visit (if different)	Approx. Parcel Size (Acres)	Name	Type	RECs Noted	File Review	Subsurface Investigation	EDR Listing Name	RCRA	UST	LUST	SRP	SPILL	IC/EC	CERC-NFRAP	EDR Manuf. Gas Plant	CERCLIS	Other	USTs ASTs	Drums	Stained soil	Stained pavement	Trash	Urban Fill Material /Dredge Spoils	Const. Debris/Fill Material	Contaminants of Concern**	Lien Search Parcel Number	Grantor	Identified Owner (Grantee)	Title /Lien Search Instrument	Date Recorded	Notes
0	1732300135	3600 S RACINE AVE	1204 W 36TH PL	2.28	Thunderbird Catering	Commercial				Thunderbird Catering Company, 1204 West 36th Place	FINDS														X		PNAs, VOCs, Metals	Parcel 1	Deed could not be found	Deed could not be found				
1	1732300168	3742 S RACINE AVE	1201 W 37TH ST	3.06	Lipke - Kentex Corporation / Unichem Corporation / Febriare Choice Corporation	Commercial	X	X		Kentex Corporation, 1201 West 37th Street	SQG	X													X		PNAs, VOCs, Metals	Parcel 2	Deed could not be found	Deed could not be found				
1	1732300168	3742 S RACINE AVE	1201 W 37TH ST		Lipke - Kentex Corporation / Unichem Corporation / Febriare Choice Corporation		X	X		Jackson W L MFG Company, 1215 West 37th Street	NonGen														X		PNAs, VOCs, Metals	Parcel 2	Deed could not be found	Deed could not be found				
2	1729301009	2754 S ELEANOR ST		2.29	Chicago Training Center, grass-covered land	Undeveloped	X		X	Speedway Wrecking Company, City of Chicago - Department of Environment, 2808 South Eleanor Street		X	X		X									X	X		PNAs, VOCs, Metals	Parcel 3	City of Chicago	The People Gas Light & Coke Company	Environmental Memorandum	12/31/2003		
3	1729301008	2814 S ELEANOR ST		0.97	Chicago Training Center, grass-covered land	Undeveloped																			X	X	PNAs, VOCs, Metals	Parcel 4	Cole Taylor Bank Tr 987922, City of Chicago		Environmental Memorandum, Trustee's Deed	12/31/2003		
4	1729301004	2850 S ELEANOR ST		0.24	Chicago Training Center, grass-covered land	Undeveloped																		X	X	X	PNAs, VOCs, Metals	Parcel 5	Deed could not be found	Deed could not be found				
5	1729300009	2930 S ELEANOR ST		0.25	Canal Origins Park	Municipal	X	X		Chicago Origin Site - I&M Canal, 2733 South Ashland Avenue		X													X		PNAs, VOCs, Metals	Parcel 6	Deed could not be found	Deed could not be found				
6	1729308001	2841 S ASHLAND AVE		0.46	Demolition property	Industrial	X		X	Federal International Chemicals, Valspar Plant	NonGen	X		X		X	X								X		PNAs, VOCs, Metals	Parcel 7	Compass Rose Boat Club South Branch Chicago River LLC, IEPA	Vanek Incorporated, Valspar Corporation	No Further Remediation Letter, Warranty Deed	12/22/10, 2/4/03		
7	1729500002	Unknown		0.09	CTA , Orange-Line, Ashland Stop	Municipal																	X		X	X	PNAs, VOCs, Metals	Parcel 8	Catellus Development Corporation	City of Chicago	Quit Claim	5/4/1993		
8	1729999001	Unknown		0.55	Easement	Easement																			X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
9	1729999001	Unknown		0.10	Easement	Easement																			X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
10	1732102003	1400 W 32ND ST		3.83	Vacant Graded land	Undeveloped	X		X	Prairie Material Sales, Inc./Yard, Aztec Materials	CESQG	X	X												X	X	PNAs, VOCs, Metals	Parcel 9	Southfield Corporation, IEPA	VCNA Prairie Illinois Building Materials, LLC, Prairie Materials Sales Incorporated	UST Notice, Warranty Deed	2/13/08, 1/5/00		
11	1732300097	3615 S IRON ST		2.09	Parking Lot	Industrial	X		X		SQG			X			X								X		PNAs, VOCs, Metals	Parcel 10	Marquette Bank tr 15154	Princee Properties	Trustee's Deed	4/5/2002		
12	1732300125	1200 W 37TH ST		2.04	Midland Metal Products	Industrial	X			Midland Metal Products Company	CESQG	X													X		PNAs, VOCs, Metals	Parcel 11	Larriette Thompson	Harris Trust & Savings Bank tr 43878	Deed in Trust	12/30/1986		
13	1729301002	2840 S ELEANOR ST		0.25	Chicago Training Center, grass-covered land	Undeveloped	X																	X	X	X	PNAs, VOCs, Metals	Parcel 12	Deed could not be found	Deed could not be found				
14	1729300008	2920 S ELEANOR ST		1.48	Canal Origins Park	Municipal		X		Chicago Origins Site - I&M Canal, 2733 South Ashland Avenue		X													X		PNAs, VOCs, Metals	Parcel 13	Northwestern Flavors LLC	Wm. Wrigley Jr. Company	Quit Claim	10/8/2008		
15	1729999001	Unknown		0.55	Easement along Chicago River	Easement															X				X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
16	1732119006	3324 S THROOP ST		0.10	Single-family residential riverwalk area/easement	Single-family residential																			X		PNAs, VOCs, Metals	Parcel 14	Edon Construction Company Incorporated	Eiver Village Homes LLC	Quit Claim	7/9/2010		
17	1732115006	3313 S IRON ST	3333 S IRON ST	6.42	Growing Power Chicago / Iron St. Farm, ACME Refining	Industrial	X		X	Acme Motor Freight Service, Inc., ACME Refining	SQG	X	X												X	X	PNAs, VOCs, Metals	Parcel 15	Chicago Title Land Trust Company Tr 134146	JS II LLC	Trustee's Deed	5/5/2006		
18	1732115004	1300 W 35TH ST		5.00	CECO, Inc. / Crystal Windows & Doors MFG. IC.	Industrial	X		X	Levco Associates Properties #11	NonGen	X	X												X		PNAs, VOCs, Metals	Parcel 16	IEPA, Levco Associates Properties	Levco Associated Properties, Crystal Illinois 98 LLC	Voidance of No Further Remediation Letter			
19	1732116007	3418 S RACINE AVE		1.24	Parking Lot	Commercial																		X		X	PNAs, VOCs, Metals	Parcel 17	LaSalle National Bank Tr 112873	American National Bank of Chicago Tr 12508305	Deed	6/9/1999		
20	1732300096	3601 S IRON ST	3611 S IRON ST	1.01	Rendered Services Towing, Inc.	Commercial																			X		PNAs, VOCs, Metals	Parcel 18	Marie Damon	Grand Mere LLC	Warranty Deed	10/13/2006		
21	1732300126	1201 W 36TH PL	1201 W 37TH ST	0.48	Lipke - Kentex Corporation / Unichem Corporation / Febriare Choice Corporation	Commercial	X	X		Kentex Corporation, 1201 West 37th Street	SQG	X													X		PNAs, VOCs, Metals	Parcel 19	Central Manufacturing District	Harris Trust & Savings Bank Tr. 43878	Deed in Trust	5/14/1997		
21	1732300126	1201 W 36TH PL	1201 W 37TH ST		Lipke - Kentex Corporation / Unichem Corporation / Febriare Choice Corporation		X			Jackson W L MFG Company, 1215 West 37th Street	NonGen														X		PNAs, VOCs, Metals	Parcel 19	Central Manufacturing District	Harris Trust & Savings Bank Tr. 43878	Deed in Trust	5/14/1997		
22	1732300114	3501 S RACINE AVE	3811 S IRON ST	4.52	Detroit Salt Company	Industrial															X	X			X	X	PNAs, VOCs, Metals	Parcel 20	Deed could not be found					
23	1732300115	3503 S RACINE AVE	3838 S RACINE AVE	3.99	The Metropolitan Water Reclamation District of Greater Chicago Racine Avenue Pumping Station	Industrial				Metropolitan Water Reclamation District, 3838 South Racine Avenue	SQG														X		PNAs, VOCs, Metals	Parcel 20	Deed could not be found					
24	1729300003	2900 S ELEANOR ST		0.95	South Branch Chicago River	River																			X		PNAs, VOCs, Metals	Parcel 21	Deed could not be found					
25	1729309036	2834 S LOCK ST		3.41	Multi-Family Residential	Residential	X		X	Jefferson Smurfit Corporation, 2828 South Lock Street	SQG	X	X	X											X	X	PNAs, VOCs, Metals	Parcel 22	Chicago Community Bank	Jose & Rosario Negrete	Warranty Deed	12/6/2010		
26	1729500003	Unknown		0.82	Easement	Easement																			X	X	PNAs, VOCs, Metals	Parcel 23	Deed could not be found					
27	1732119023	1322 W 33RD ST		0.08	Single-family residential riverwalk area/easement	Single-family residential																			X	X	PNAs, VOCs, Metals	Parcel 24	Edon Construction Company Incorporated	River Village Homes LLC	Quit Claim	7/9/2010		
28	1732119011	1308 W 33RD PL		0.10	Single-family residential riverwalk area/easement	Single-family residential																			X		PNAs, VOCs, Metals	Parcel 25	JS II LLC	Farhad & Bitay Fayz	Warranty Deed	12/9/2005		
29	1732115005	3303 S IRON ST		0.69	Acme Refining	Industrial	X		X	Acme Motor Freight Service, Inc., ACME Refining	SQG	X	X												X		PNAs, VOCs, Metals	Parcel 15	Chicago Title Land Trust Company Tr 134146	JS II LLC	Trustee's Deed	5/5/2006		
30	1732116008	1200 W 35TH ST		2.60	Multi-Tenant, East Bank Storage, U-Haul, Peer Foods Group, Inc. Continental Air Transport Company, Inc., Well Care, Anzy	Industrial	X	X		DDR Leasing, Chicago Trade Show Leasing, Inc., 1200 West 35th Street	SQG	X												X	X	PNAs, VOCs, Metals	Parcel 17	LaSalle National Bank Tr 112873	American National Bank of Chicago Tr 12508305	Deed	6/9/1999			
31	1732300107	3500 S RACINE AVE		4.75	Santa Fe Grape Distributor	Commercial																		X	X	X	X	PNAs, VOCs, Metals	Parcel 26	Deed could not be found				
32	1732300136	1200 W 37TH ST		0.51	Midland Metal Products	Industrial	X	X		Midland Metal Products Company	CESQG	X													X		PNAs, VOCs, Metals	Parcel 19	Central Manufacturing District	Harris Trust & Savings Bank Tr. 43878	Deed in Trust	5/14/1997		
33	1732300190	3700 S LOOMIS PL		0.27	Concrete-covered land	Industrial																			X		PNAs, VOCs, Metals	Parcel 27	Deed could not be found					
34	1732300106	3701 S IRON ST	3701 S IRON ST	2.50	Tony's Truck Service, Inc. / Mountain Tarp	Commercial																		X	X	X	PNAs, VOCs, Metals	Parcel 28	Charter Bank & Trust Company	NBD Bank Tr 5633WH	Deed in Trust	6/7/1995		
35	1732300174	3802 S RACINE AVE	3850 S RACINE AVE	3.70	Heat & Frost Insulators & Metal Scrap Yard	Industrial	X	X		ACME Refining Company, Inc., 3800-3802 South Racine Avenue	SQG														X	X	PNAs, VOCs, Metals	Parcel 29	Cole Taylor Bank of Drovers Tr 86133	LaSalle National Bank Tr 113036	Deed in Trust	3/17/1988		

Table 1 - Summary of ESA Findings  
Bubbly Creek  
DOE TOR: 11-DOE-0004  
Terracon Project No.: A2117021

MAP ID*	PIN No.	Provided Address	Address at Site Visit (if different)	Approx. Parcel Size (Acres)	Name	Type	RECs Noted	File Review	Subsurface Investigation	EDR Listing Name	RCRA	UST	LUST	SRP	SPILL	IC/EC	CERC-NFRAP	EDR Manuf. Gas Plant	CERCLIS	Other	USTs ASTs	Drums	Stained soil	Stained pavement	Trash	Urban Fill Material /Dredge Spoils	Const. Debris/Fill Material	Contaminants of Concern**	Lien Search Parcel Number	Grantor	Identified Owner (Grantee)	Title /Lien Search Instrument	Date Recorded	Notes	
36	1729104001	Unknown		11.33	South Branch Chicago River	River																				X		PNAs, VOCs, Metals	Parcel 30	Deed could not be found					
37	1729301003	2820 S ELEANOR ST		0.60	Chicago Training Center, grass-covered land	Undeveloped																				X		PNAs, VOCs, Metals	Parcel 4	Cole Taylor Bank Tr 987922, City of Chicago	The People Gas Light & Coke Company, City of Chicago 2832-2872 Eleanor Street	Environmental Memorandum, Trustee's Deed	12/31/2003		
38	1732119022	1313 W 33RD ST		0.09	Single-family residential riverwalk area/easement	Single-family residential														X					X	X		PNAs, VOCs, Metals	Parcel 31	JS II LLC	Erine Pinkston	Warranty Deed	12/6/2006		
39	1732119007	3322 S THROOP ST		0.11	Single-family residential riverwalk area/easement	Single-family residential																				X		PNAs, VOCs, Metals	Parcel 24	Edon Construction Company Incorporated	River Village Homes LLC	Quit Claim	7/9/2010		
40	1732300149	3665 S IRON ST		0.81	Concrete-covered land	Industrial																				X		PNAs, VOCs, Metals	Parcel 32	LaSalle National Bank Tr 57639	Princess Properties	Deed in Trust	7/30/2002		
41	1729301014	2600 S LOOMIS ST		2.45	People's Gas Light Coke Company	Commercial	X		X	Peoples Gas and Light Pitney Court Former MGP, 2600-2640 South Loomis Street	SQG			X				X	X							X		PNAs, VOCs, Metals	Parcel 33	Deed could not be found					
42	1729308003	2955 S ASHLAND AVE		2.21	Demolition property	Industrial	X		X	Federal International Chemicals, Valspar Plant	NonGen	X		X		X	X				X				X	X	X	PNAs, VOCs, Metals	Parcel 7	Compass Rose Boat Club South Branch Chicago River LLC, IEPA	Vanek Incorporated, Valspar Corporation	No Further Remediation Letter, Warranty Deed	12/22/10, 2/4/03		
43	1732100012	3161 S ASHLAND AVE	3145 S ASHLAND AVE	11.24	Multi-Tenant; Riverside Square; Dominick's, Rainbow, Rent-A-Center, Bed Bath & Beyond, Sally Beauty Supply, Concentra Immediate Care, Dollar Tree, GNC, Charter Fitness, Payless Shoes, DOTs, Blockbuster, T-Mobile, H & R Block, Miami Optical, Check-N-Go, Subway, TCS	Commercial	X		X	Heartland Food Corporation, 3141 South Ashland Avenue				X		X										X		PNAs, VOCs, Metals	Parcel 34	USPR I LLC	FW Illinois Riverside Rivers Edge LLC	Warranty Deed	7/12/2005		
43	1732100012	3161 S ASHLAND AVE	3145 S ASHLAND AVE		Multi-Tenant; Riverside Square; Dominick's, Rainbow, Rent-A-Center, Bed Bath & Beyond, Sally Beauty Supply, Concentra Immediate Care, Dollar Tree, GNC, Charter Fitness, Payless Shoes, DOTs, Blockbuster, T-Mobile, H & R Block, Miami Optical, Check-N-Go, Subway, TCS		X		X	FW IL-Riverside/Rivers Edge LLC, 3125 South Ashland Avenue	LQG															X		X	PNAs, VOCs, Metals	Parcel 34	USPR I LLC	FW Illinois Riverside Rivers Edge LLC	Warranty Deed	7/12/2005	
43	1732100012	3161 S ASHLAND AVE	3145 S ASHLAND AVE		Multi-Tenant; Riverside Square; Dominick's, Rainbow, Rent-A-Center, Bed Bath & Beyond, Sally Beauty Supply, Concentra Immediate Care, Dollar Tree, GNC, Charter Fitness, Payless Shoes, DOTs, Blockbuster, T-Mobile, H & R Block, Miami Optical, Check-N-Go, Subway, TCS		X		X	Family Pride Cleaners, Dominick's Finer Foods, Inc., Rivers Edge, LLC, Riverside Square, 3145 South Ashland Avenue	SQG			X		X									X		X	PNAs, VOCs, Metals	Parcel 34	USPR I LLC	FW Illinois Riverside Rivers Edge LLC	Warranty Deed	7/12/2005		
43	1732100012	3161 S ASHLAND AVE	3145 S ASHLAND AVE		Multi-Tenant; Riverside Square; Dominick's, Rainbow, Rent-A-Center, Bed Bath & Beyond, Sally Beauty Supply, Concentra Immediate Care, Dollar Tree, GNC, Charter Fitness, Payless Shoes, DOTs, Blockbuster, T-Mobile, H & R Block, Miami Optical, Check-N-Go, Subway, TCS		X		X	Southwest Transit Group, 3105 South Ashland Avenue	NonGen															X		X	PNAs, VOCs, Metals	Parcel 34	USPR I LLC	FW Illinois Riverside Rivers Edge LLC	Warranty Deed	7/12/2005	
44	1732119046	3349 S THROOP ST		0.79	Roads	Municipal																				X	X	PNAs, VOCs, Metals	Parcel 35	JS II LLC	JS II LLC				
45	1732102005	1400 W 32ND ST		1.03	Vacant Graded land	Undeveloped	X		X	Prairie Material Sales, Inc./Yard, Aztec Materials	CESQG	X	X							X	X	X					X		PNAs, VOCs, Metals	Parcel 9	Southfield Corporation, IEPA	VCNA Prairie Illinois Building Materials, LLC, Prairie Materials Sales Incorporated	UST Notice, Warranty Deed	2/13/08, 1/5/00	Potential remnant UST within buffer.
46	1732300137	1201 W 36TH PL		0.37	Midland Metal Products	Industrial	X	X		Midland Metal Products Company	CESQG	X														X		PNAs, VOCs, Metals	Parcel 11	Larriette Thompson	Harris Trust & Savings Bank tr 43878	Deed in Trust	12/30/1986		
47	1732300150	3667 S IRON ST		0.03	Concrete-covered land	Industrial																				X		PNAs, VOCs, Metals	Parcel 36	Deed could not be found					
48	1732300175	3800 S RACINE AVE	3850 S RACINE AVE	1.37	Heat & Frost Insulators & Metal Scrap Yard	Industrial	X	X		ACME Refining Company, Inc., 3800-3802 South Racine Avenue	SQG															X		PNAs, VOCs, Metals	Parcel 37	International Association of Heat & Frost Insulators and Asbestos Workers Local 17	Acme Refining Company	Warranty Deed	4/28/2011		
49	1729301005	2860 S ELEANOR ST		0.29	Chicago Training Center, grass-covered land	Undeveloped																			X	X	X	PNAs, VOCs, Metals	Parcel 4	Cole Taylor Bank Tr 987922, City of Chicago	The People Gas Light & Coke Company, City of Chicago 2832-2872 Eleanor Street	Environmental Memorandum, Trustee's Deed	12/31/2003		
50	1729318001	3081 S ARCHER AVE		2.16	Easement	Easement																			X	X		PNAs, VOCs, Metals	Parcel 34	USPR I LLC	FW Illinois Riverside Rivers Edge LLC	Warranty Deed	7/12/2005		
51	1732119043	3215 S BENSON ST		1.58	Single-family residential riverwalk area/easement	Single-family residential																			X	X	X	PNAs, VOCs, Metals	Parcel 38	JS II LLC	Bridgeport Village Homeowners Association	Quit Claim	7/26/2010		
52	1732119035	1329 W 32ND PL		0.09	Single-family residential riverwalk area/easement	Single-family residential														X						X		PNAs, VOCs, Metals	Parcel 39	Edon Construction Company Incorporated	River Village Homes LLC	Quit Claim	7/9/2010		
53	1732119024	1320 W 33RD ST		0.07	Single-family residential riverwalk area/easement	Single-family residential															X					X		PNAs, VOCs, Metals	Parcel 40	Scott Oh	Irene & Scott Oh	Warranty Deed	3/21/2008		
54	1732119009	3318 S THROOP ST		0.12	Single-family residential riverwalk area/easement	Single-family residential																				X		PNAs, VOCs, Metals							
55	1732100007	1440 W 33RD ST		2.43	AMC Refining	Industrial	X		X	Acme Motor Freight Service, Inc., ACME Refining	SQG	X	X								X				X	X		PNAs, VOCs, Metals	Parcel 41	JS II LLC	Convention Center Drive LLC	Warranty Deed	1/2/2008		
56	1732115003	3429 S IRON ST		0.23	Easement	Easement																X				X		PNAs, VOCs, Metals	Parcel 15	Chicago Title Land Trust Company Tr 134146	JS II LLC	Trustee's Deed	5/5/2006		
57	1732300095	3501 S IRON ST	1301 W 35TH ST	5.18	R-4 Services, Inc.	Industrial	X		X	R-4 Services	NonGen	X	X												X	X		PNAs, VOCs, Metals	Parcel 42	IEPA	Continental Building Corporation, 1301 West 35th Street	No Further Remediation Letter	11/18/1999		
58	1732300124	1200 W 37TH ST		0.96	Midland Metal Products	Industrial	X	X		Midland Metal Products Company	CESQG	X														X		PNAs, VOCs, Metals	Parcel 11	Larriette Thompson	Harris Trust & Savings Bank tr 43878	Deed in Trust	12/30/1986		
59	1729301006	2860 S ELEANOR ST		0.10	Chicago Training Center, grass-covered land	Undeveloped																			X	X	X	PNAs, VOCs, Metals	Parcel 43	Deed could not be found					
60	1729309035	1501 S HILLOCK AVE		1.50	Construction staging area	Industrial																			X	X		PNAs, VOCs, Metals	Parcel 44	JS II LLC	Riverbend Real Estate Investments LLC	Warranty Deed	8/6/2008		
61	1729308002	2951 S ASHLAND AVE		0.14	Demolition property	Industrial	X		X	Federal International Chemicals, Valspar Plant	NonGen	X		X		X	X								X		X	PNAs, VOCs, Metals	Parcel 7	Compass Rose Boat Club South Branch Chicago River LLC, IEPA	Vanek Incorporated, Valspar Corporation	No Further Remediation Letter, Warranty Deed	12/22/10 2/4/03		
62	1729309002	3993 S ARCHER AVE		1.80	Easement	Easement																				X		PNAs, VOCs, Metals	Parcel 45	Cole Taylor Bank Tr 987922	LaSalle National Bank Tr 12134	Deed in Trust	8/13/1998		
63	1729308007	3031 S ASHLAND AVE		0.50	CTA , Orange-Line, Ashland Stop	Municipal																	X		X	X		PNAs, VOCs, Metals	Parcel 46	Javier & Maria Chavez	Mortgage Electronic registration Systems	Deed	12/29/2005		



Table 1 - Summary of ESA Findings  
Bubbly Creek  
DOE TOR: 11-DOE-0004  
Terracon Project No.: A2117021

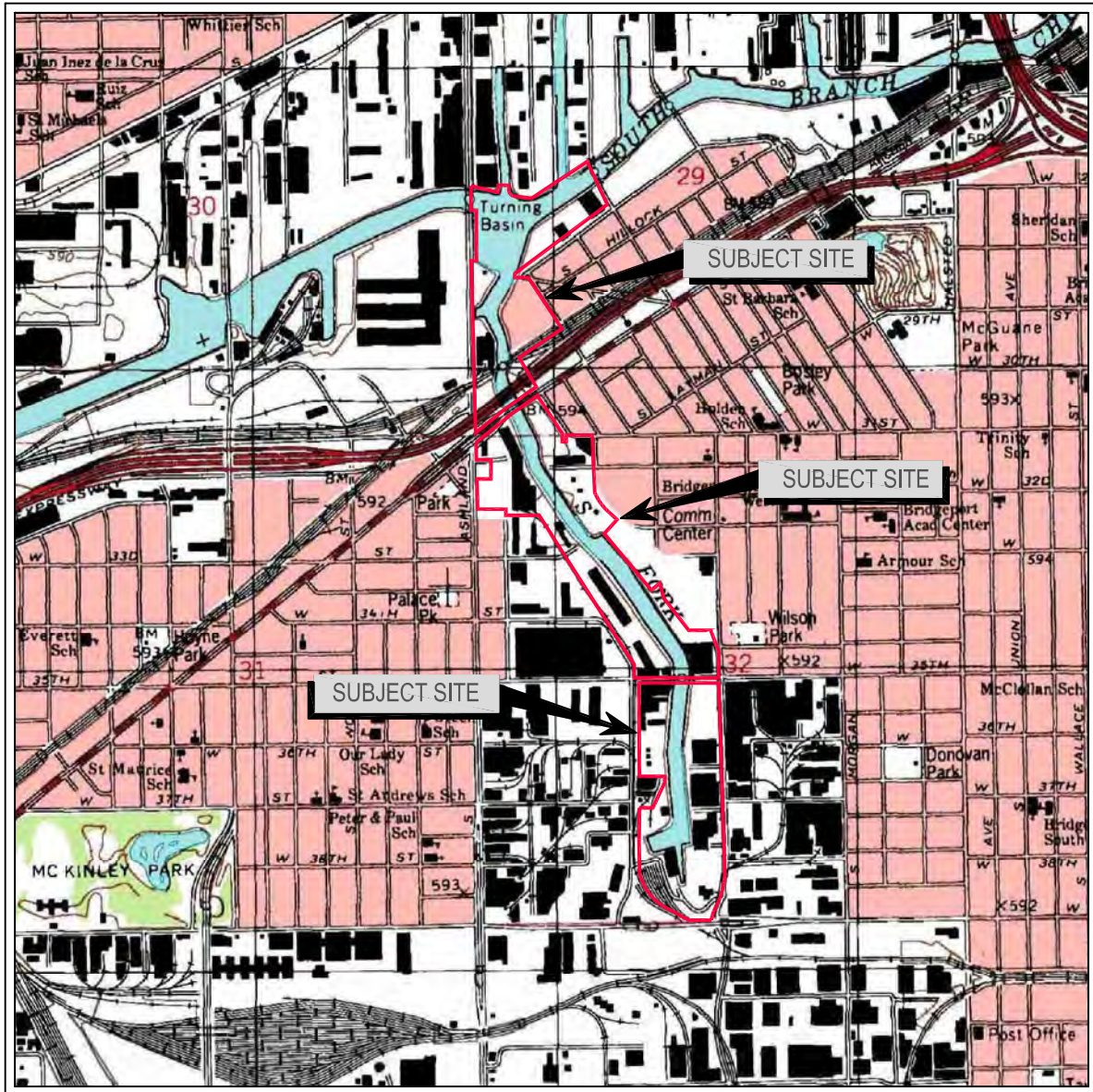
MAP ID*	PIN No.	Provided Address	Address at Site Visit (if different)	Approx. Parcel Size (Acres)	Name	Type	RECs Noted	File Review	Subsurface Investigation	EDR Listing Name	RCRA	UST	LUST	SRP	SPILL	IC/EC	CERC-NFRAP	EDR Manuf. Gas Plant	CERCLIS	Other	USTs ASTs	Drums	Stained soil	Stained pavement	Trash	Urban Fill Material /Dredge Spoils	Const. Debris/Fill Material	Contaminants of Concern**	Lien Search Parcel Number	Grantor	Identified Owner (Grantee)	Title /Lien Search Instrument	Date Recorded	Notes
64	1732102001	3122 S BENSON ST	1400 W 31ST PL	1.00	Armak Adhesives Department	Industrial	X	X		Chicago Plating Company	SQG												X		X	X	VOCs, Metals, PNAS, SVOCs	Parcel 54	Hazchem Environmental Corporation	James Mazzochi	Possible Environmental Lien, Trustee's Deed	5/11/2009		
65	1729999001	Unknown		0.13	Easement	Easement																			X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
66	1729999001	Unknown		0.13	Canal Origins Park	Municipal	X	X		Chicago Origins Site - I&M Canal, 2733 South Ashland Avenue		X												X	X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
67	1732119005	1235 W 34TH ST		0.11	Easement	Easement																			X		PNAs, VOCs, Metals	Parcel 47	Edon Construction Company Incorporated	River Village Homes LLC	Quit Claim	7/9/2010		
68	1729319001	3101 S BENSON ST		5.35	Vacant Graded land	Undeveloped	X		X	Peoples Gas and Light, 3000-3050 South Pitney Court				X		X		X							X	X	VOCs, Metals, PNAS, SVOCs							
68	1729319001	3101 S BENSON ST		5.35	Vacant Graded land	Undeveloped	X		X	Peoples Gas Pitney Court Former MGP, 3052 South Pitney Court	NonGen	X	X	X											X	X	VOCs, Metals, PNAS, SVOCs							
69	1732102006	3140 S BENSON ST	1400 W 31ST PL	0.16	Armak Adhesives Department	Industrial	X	X		Chicago Plating Company	SQG							x							X	X	PNAs, VOCs, Metals							
70	1732108001	1400 W 32ND ST		0.84	Vacant Graded land	Undeveloped				Prairie Material Sales, Inc./Yard, Aztec Materials	CESQG	X	X												X		PNAs, VOCs, Metals	Parcel 9		VCNA Prairie Illinois Building Materials, LLC, Prairie Materials Sales Incorporated	UST Notice, Warranty Deed		Potential remnant UST within buffer.	
71	1732115001	1342 W 34TH ST		0.00	Acme Refining	Industrial	X		X	Acme Motor Freight Service, Inc., ACME Refining	SQG	X	X												X		PNAs, VOCs, Metals	Parcel 15	Chicago Title Land Trust Company Tr 134146	JS II LLC	Trustee's Deed	5/5/2006		
72	1732999001	Unknown		19.60	Bubbly Creek (South Branch Chicago River)	River																			X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
73	1729301013	2730 S ELEANOR ST		1.35	People's Gas Light Coke Company	Commercial	X		X	Peoples Gas and Light Pitney Court Former MGP, 2600-2640 South Loomis Street	SQG			X				X	X						X		PNAs, VOCs, Metals, PCBs	Parcel 48	Deed could not be found					
74	1729303001	2814 S LOCK ST		1.94	John Burns Electric Company	Industrial	X		X	Earthgrains Co / Metz Baking Company, 2800 S. Lock Street		X	X											X	X	X	PNAs, VOCs, Metals, PCBs							
75	1729500001	Unknown		0.74	CTA , Orange-Line, Ashland Stop	Municipal																X		X	X		PNAs, VOCs, Metals	Parcel 50	Deed could not be found					
76	1729308009	3200 S ASHLAND AVE		1.82	CTA , Orange-Line, Ashland Stop	Municipal																		X	X		PNAs, VOCs, Metals	Parcel 46	Javier & Maria Chavez	Mortgage Electronic registration Systems	Deed	12/29/2005		
77	1729999001	Unknown		0.10	Canal Origins Park	Municipal	X	X		Chicago Origins Site - I&M Canal, 2733 South Ashland Avenue		X													X		PNAs, VOCs, Metals	Parcel 55	PIN does not exist					
78	1732119036	1338 W 33RD PL		0.09	Single-family residential riverwalk area/easement	Single-family residential													X						X		PNAs, VOCs, Metals	Parcel 14	Edon Construction Company Incorporated	Eiver Village Homes LLC	Quit Claim	7/9/2010		
79	1732119008	3320 S THROOP ST		0.11	Single-family residential riverwalk area/easement	Single-family residential																			X		PNAs, VOCs, Metals	Parcel 14	Edon Construction Company Incorporated	Eiver Village Homes LLC	Quit Claim	7/9/2010		
80	1732119010	3316 S THROOP ST		0.11	Single-family residential riverwalk area/easement	Single-family residential																			X		PNAs, VOCs, Metals	Parcel 51	Yev Gray	Yey Gray Trust	Deed in Trust	4/8/2011		
81	1732119004	1233 W 34TH ST		0.06	Single-family residential riverwalk area/easement	Single-family residential																			X		PNAs, VOCs, Metals	Parcel 52	JS II LLC	David & Sandra Matual	Warranty Deed	9/12/2005		
82	1732100003	3129 S ASHLAND AVE		1.07	Easement	Easement																			X		PNAs, VOCs, Metals	Parcel 53	USRP I LLC	FW Illinois-Riversides Rivers Edge LLC	Warranty Deed	7/12/2005		
83	1732100008	1440 W 33RD ST		0.86	Acme Refining	Industrial				Acme Motor Freight Service, Inc., ACME Refining	SQG	X	X												X		PNAs, VOCs, Metals	Parcel 41	JS II LLC	Convention Center Drive LLC	Warranty Deed	1/2/2008		
Total				154.12								28	14	11	1	6	4	3	3	5	6	2	4	9	25	90	19							

\* Several site parcels have multiple tenants and/or RECs. As such, these parcels are seperated to clear  
\*\* Contaminants of concern for parcels not noted as having individual RECs include chemicals typical to Chicago Urban Fill and/or dredged river sediments.

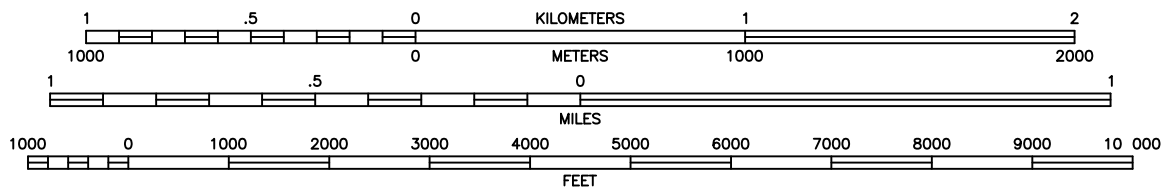
ACM .....Asbestos-containing material  
AST .....Aboveground storage tank  
ASTM .....ASTM International  
AUL .....Activity and use limitation  
BGS.....Below ground surface  
BOL .....Bureau of Land  
BTEX.....Benzene, toluene, ethylbenzene, and xylenes  
CERCLA.....Comprehensive Environmental Response, Compensation, and Liability Act  
CERC/NFRAP ..CERCLIS No Further Remedial Action Planned  
CESQG .....Conditionally Exempt Small Quantity Generator  
CFR.....Code of Federal Regulations  
COC .....Constituents of Concern  
COPC .....Constituents of Potential Concern  
COSR .....Calumet Open Space Reserve  
CTA .....Chicago Transit Authority  
DOT.....United States Department of Transportation  
EC .....Engineering Control  
EDR.....Environmental Data Resources, Inc.  
EPA .....United States Environmental Protection Agency  
IC.....Institutional Control  
IEPA .....Illinois Environmental Protection Agency  
LQG.....Large Quantity Generator  
LUST .....Leaking underground storage tank  
MCL.....Maximum contaminant level  
MGP .....Manufactured Gas Plant  
MSDS .....Material safety data sheet  
MWRDGC .....Metropolitan Water Reclamation District of Greater Chicago  
NGVD .....National Geodetic Vertical Datum  
NIPC.....Northeastern Illinois Planning Commission  
NPL .....National Priority List  
OSHA .....Occupational Safety and Health Administration  
PCB.....Polychlorinated biphenyl  
PIN .....Permanent Index Number  
PNA .....Polynuclear aromatic hydrocarbon  
RCRA .....Resource Conservation and Recovery Act  
REC.....Recognized environmental condition  
SQG .....Small Quantity Generator  
SRP .....Site Remediation Program  
TPH .....Total petroleum hydrocarbons  
TRI.....Toxic release inventory  
TSCA.....Toxic Substances Control Act  
USGS .....United States Geological Survey  
UST .....Underground storage tank  
VOC.....Volatile organic compound

## **EXHIBITS**

<b>EXHIBIT 1</b>	<b>Topographic Vicinity Map (Site and Parent Parcel)</b>
<b>EXHIBIT 2</b>	<b>Site Diagram (Site and Parent Parcel)</b>
<b>EXHIBIT 3</b>	<b>Nearby Property Diagram</b>
<b>EXHIBIT 4</b>	<b>EDR Facility Listings Diagram</b>
<b>EXHIBIT 5</b>	<b>Industrial/Manufacturing Property Diagram</b>
<b>EXHIBIT 6</b>	<b>Non-Industrial/Manufacturing Property Diagram</b>
<b>EXHIBIT 7</b>	<b>Nearby Property Identification Diagram</b>
<b>EXHIBIT 8</b>	<b>Site Reconnaissance Diagram</b>
<b>EXHIBIT 9</b>	<b>Identified Recognized Environmental Conditions Diagram</b>



SCALE 1:24 000



CONTOUR INTERVAL 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE  
ENGLEWOOD, IL  
1997

7.5 MINUTE SERIES (TOPOGRAPHIC)



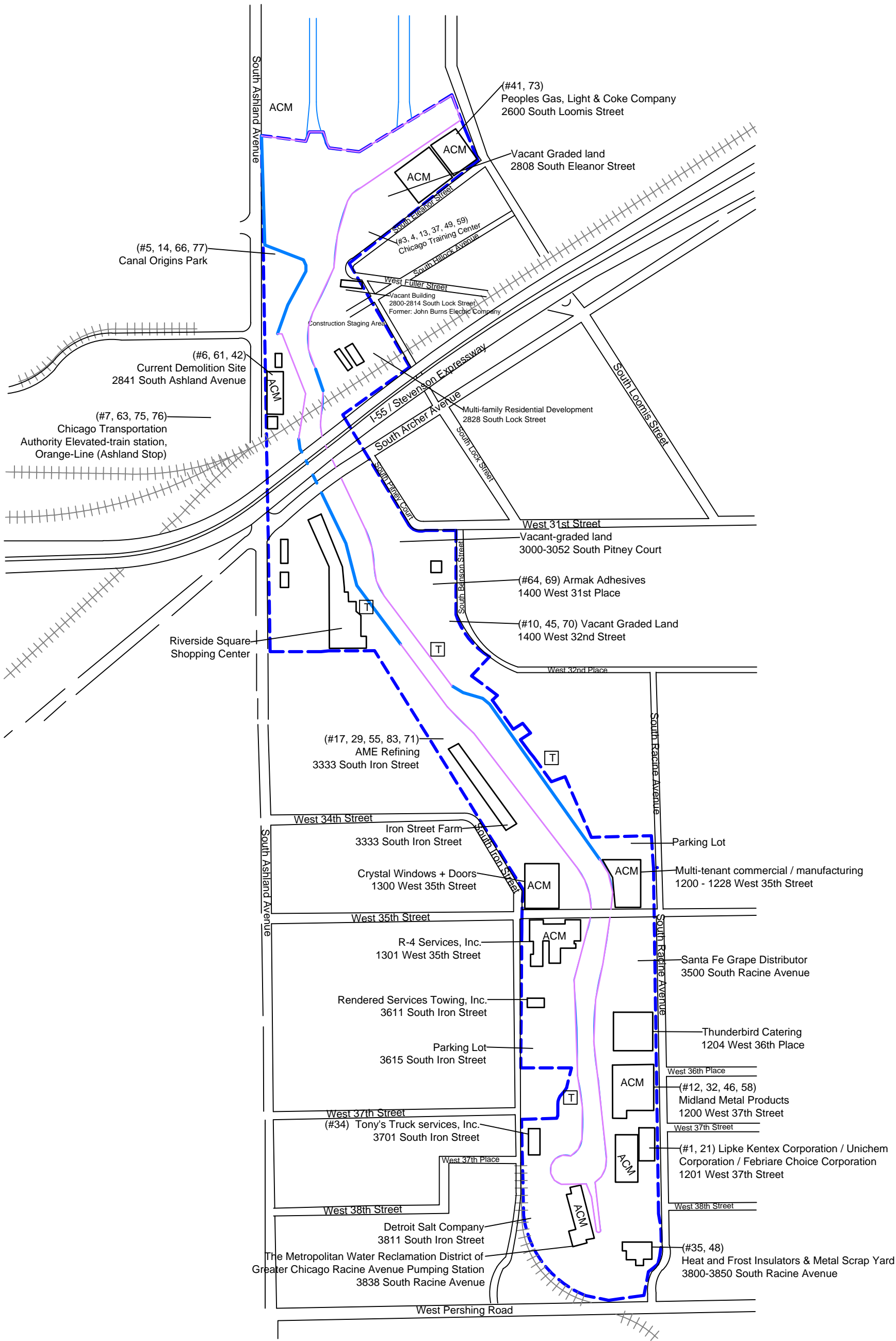
Project Mng:	ECG	Project No.	A2117821
Drawn By:	SEG	Scale:	AS SHOWN
Checked By:	MRF/ECG	File No.	ESAA2117821-1
Approved By:	ECG	Date:	OCTOBER 2011

**Terracon**  
Consulting Engineers and Scientists

650 West Lake Street, Suite 420 Chicago, Illinois 60661  
(312) 575-0014 (312) 575-0111

TOPOGRAPHIC VICINITY MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
BUBBLY CREEK, CHICAGO RIVER
3500 SOUTH RACINE AVE.
CHICAGO, IL

EXHIBIT
1

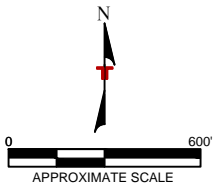


— No Access  
— Access



Approximate Transformer Location

ACM Suspected Asbestos Containing  
Material Locations  
--- Approximate Site Location



Project Mngr:	ECG	Project No.	A2117821
Drawn By:	CCD	Scale:	AS-SHOWN
Checked By:	ECG	Revised By:	-
Approved By:	ECG	Date:	October 19, 2011

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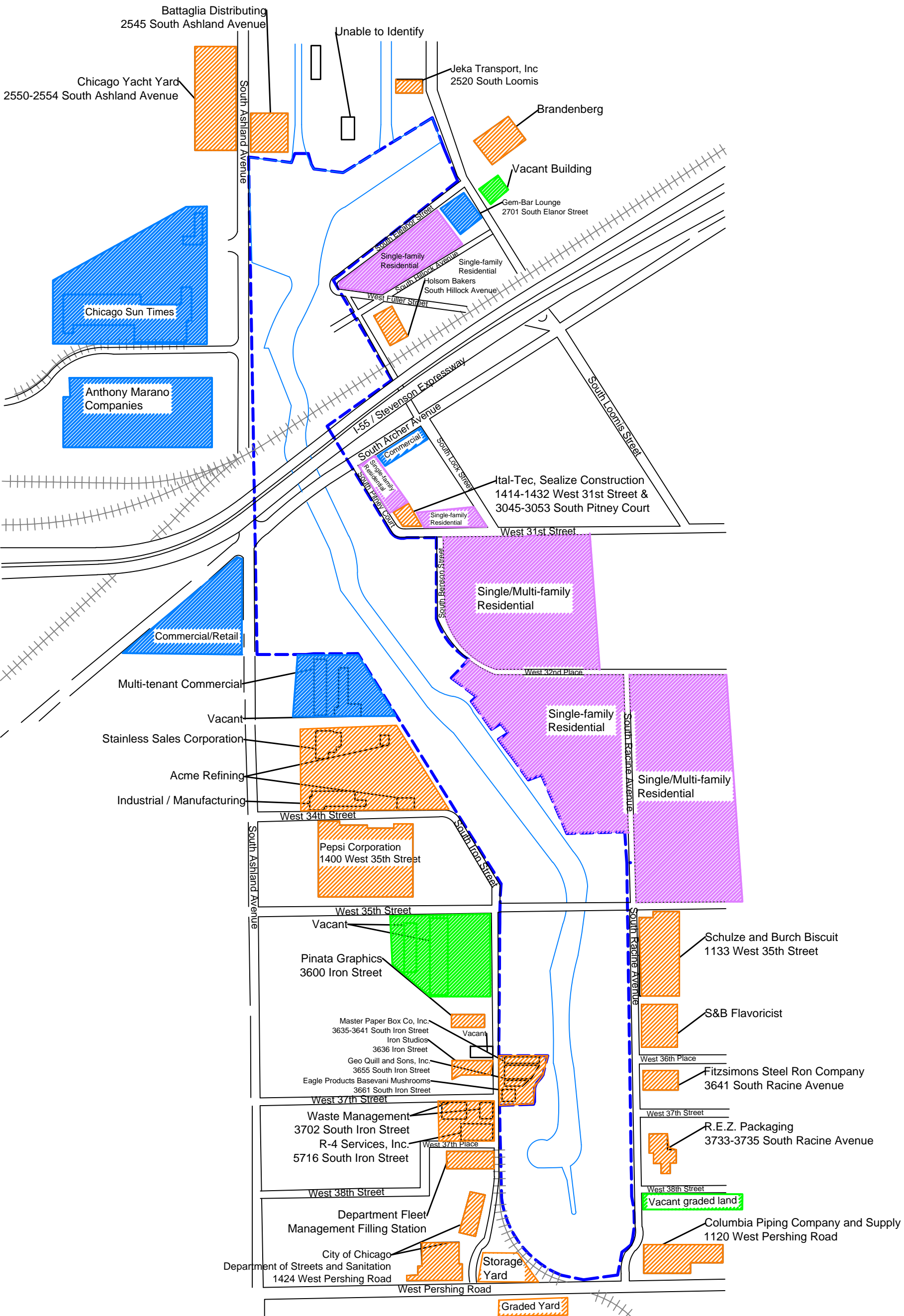
650 WEST LAKE STREET, SUITE 420  
PH. (312) 575 0014

CHICAGO, ILLINOIS 60661  
FAX. (312) 575 0111

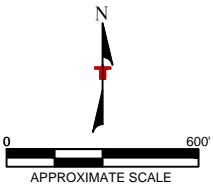
<b>SITE RECONNAISSANCE DIAGRAM</b>
<b>BUBBLY CREEK - CHICAGO RIVER</b> SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS

FIG. NO.
8





- Current Vacant Property
- Current Residential
- Current Commercial
- Current Industrial / Manufacturing
- Approximate Site Location



Project Mngr:	ECG	Project No.	A2117821
Drawn By:	CCD	Scale:	AS-SHOWN
Checked By:	ECG	Revised By:	-
Approved By:	ECG	Date:	October 19, 2011

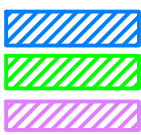
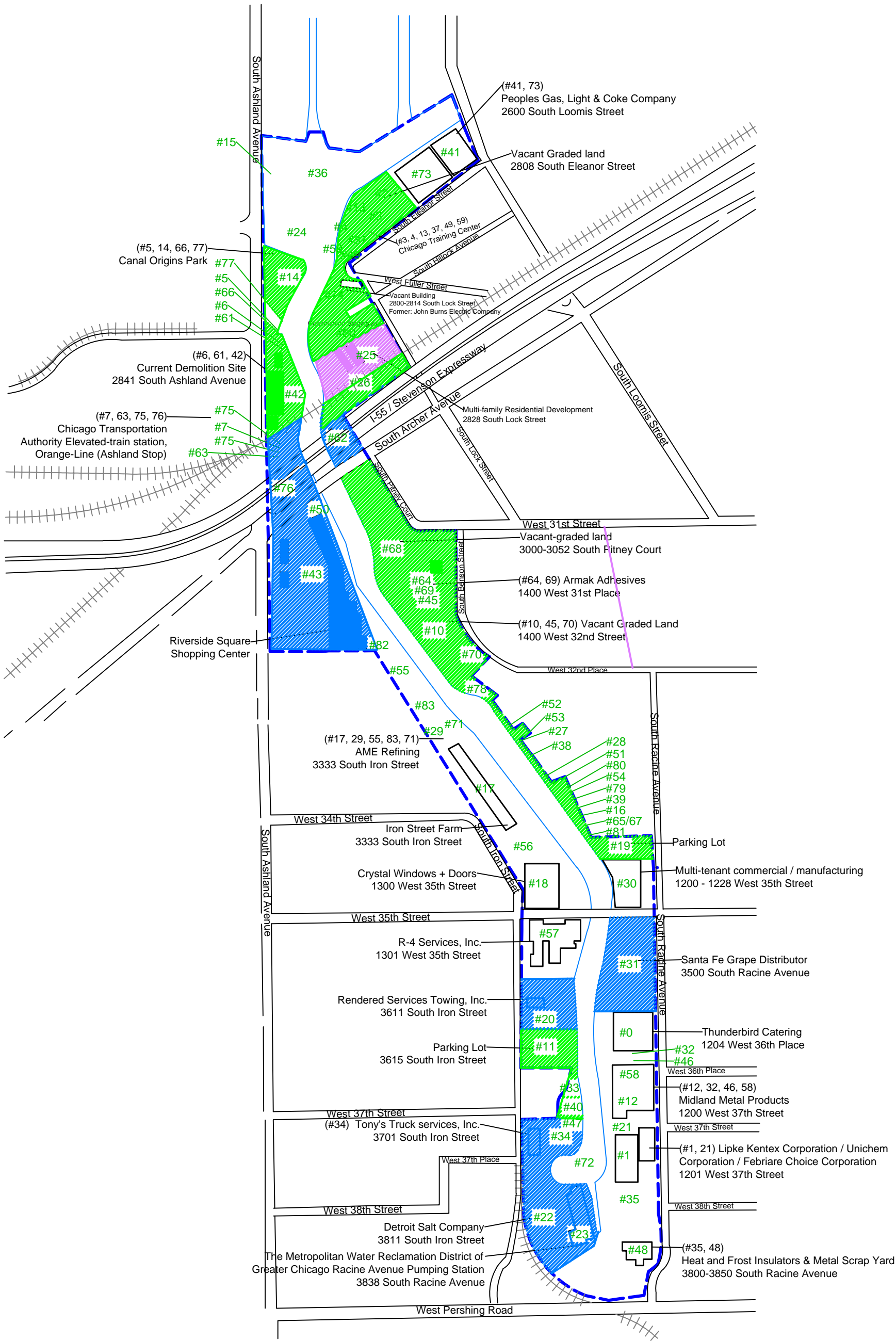
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650 WEST LAKE STREET, SUITE 420  
PH. (312) 575 0014

CHICAGO, ILLINOIS 60661  
FAX. (312) 575 0111

NEARBY PROPERTY IDENTIFICATION DIAGRAM	FIG. NO.
<b>BUBBLY CREEK - CHICAGO RIVER</b> SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS	<b>7</b>





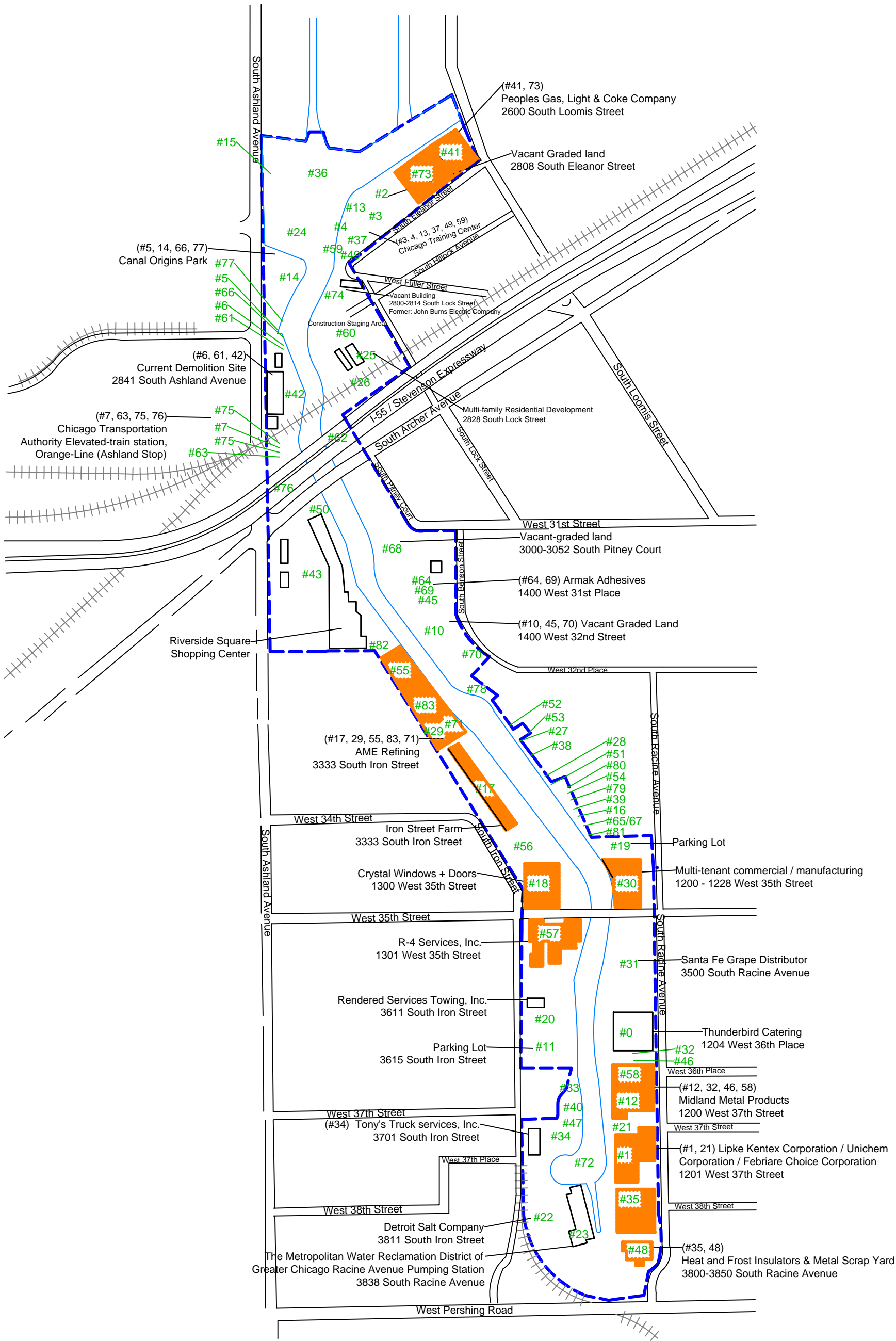
# Database Reference Number  
--- Approximate Site Location

Project Mngr:	ECG	Project No.	A2117821
Drawn By:	CCD	Scale:	AS-SHOWN
Checked By:	ECG	Revised By:	-
Approved By:	ECG	Date:	October 19, 2011

<b>Terracon</b> Consulting Engineers and Scientists	
650 WEST LAKE STREET, SUITE 420 PH. (312) 575 0014	CHICAGO, ILLINOIS 60661 FAX. (312) 575 0111

NON INDUSTRIAL/MANUFACTURING PROPERTY
<b>BUBBLY CREEK - CHICAGO RIVER</b> SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS

FIG. NO.
<b>6</b>



Industrial / Manufacturing Area

#

Database Reference Number



Approximate Site Location



0 600'  
APPROXIMATE SCALE

Project Mngr:	ECG	Project No.	A2117821
Drawn By:	CCD	Scale:	AS-SHOWN
Checked By:	ECG	Revised By:	-
Approved By:	ECG	Date:	October 19, 2011

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Consulting Engineers and Scientists

650 WEST LAKE STREET, SUITE 420  
PH. (312) 575 0014

CHICAGO, ILLINOIS 60661  
FAX. (312) 575 0111

INDUSTRIAL / MANUFACTURING PROPERTY DIAGRAM
<b>BUBBLY CREEK - CHICAGO RIVER</b> SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS

FIG. NO.
5

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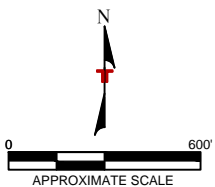
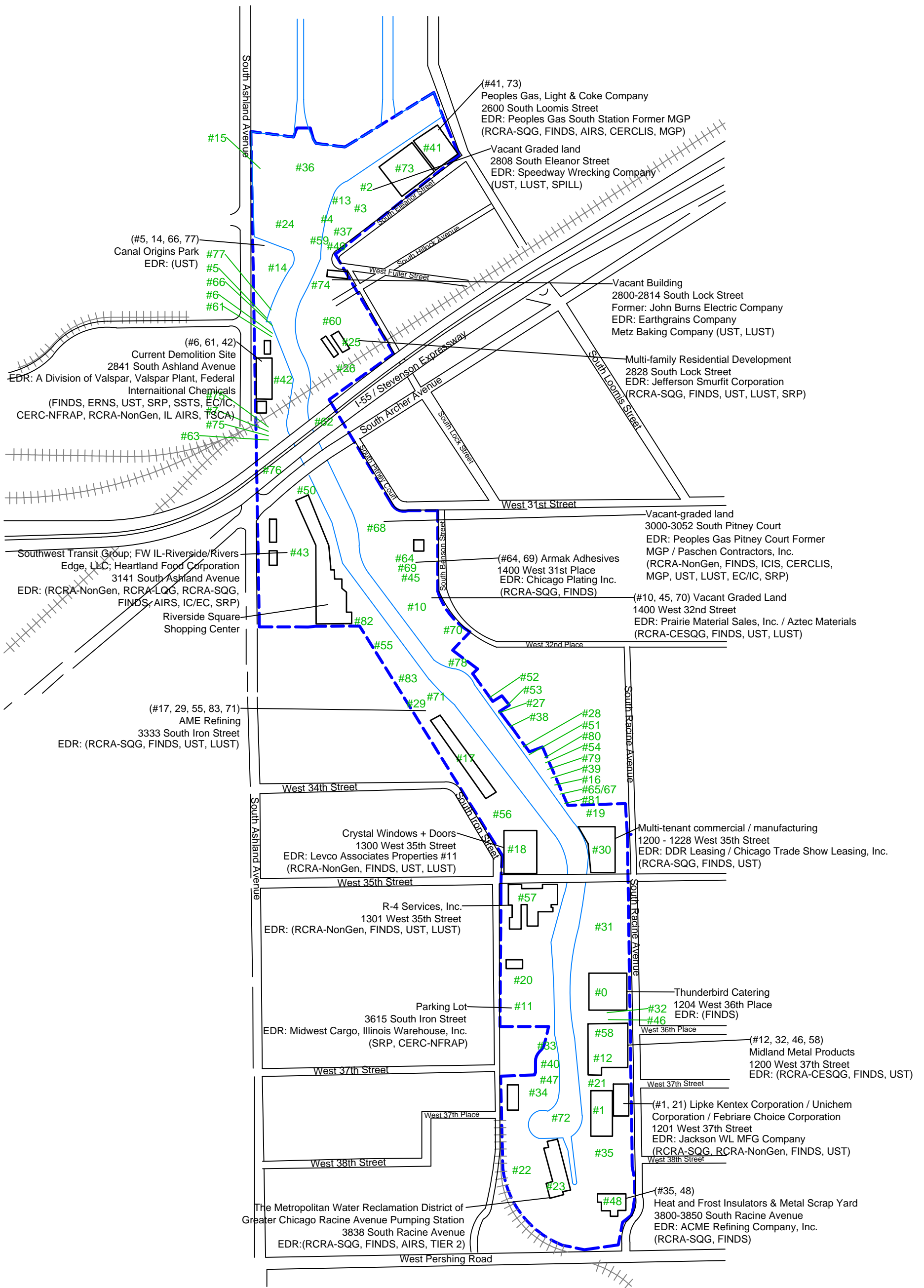


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

1A

Project Mng:	ECG	Project No.	A2117821
Drawn By:	CCD	Scale:	AS-SHOWN
Checked By:	ECG	Revised By:	-
Approved By:	ECG	Date:	October 19, 2011

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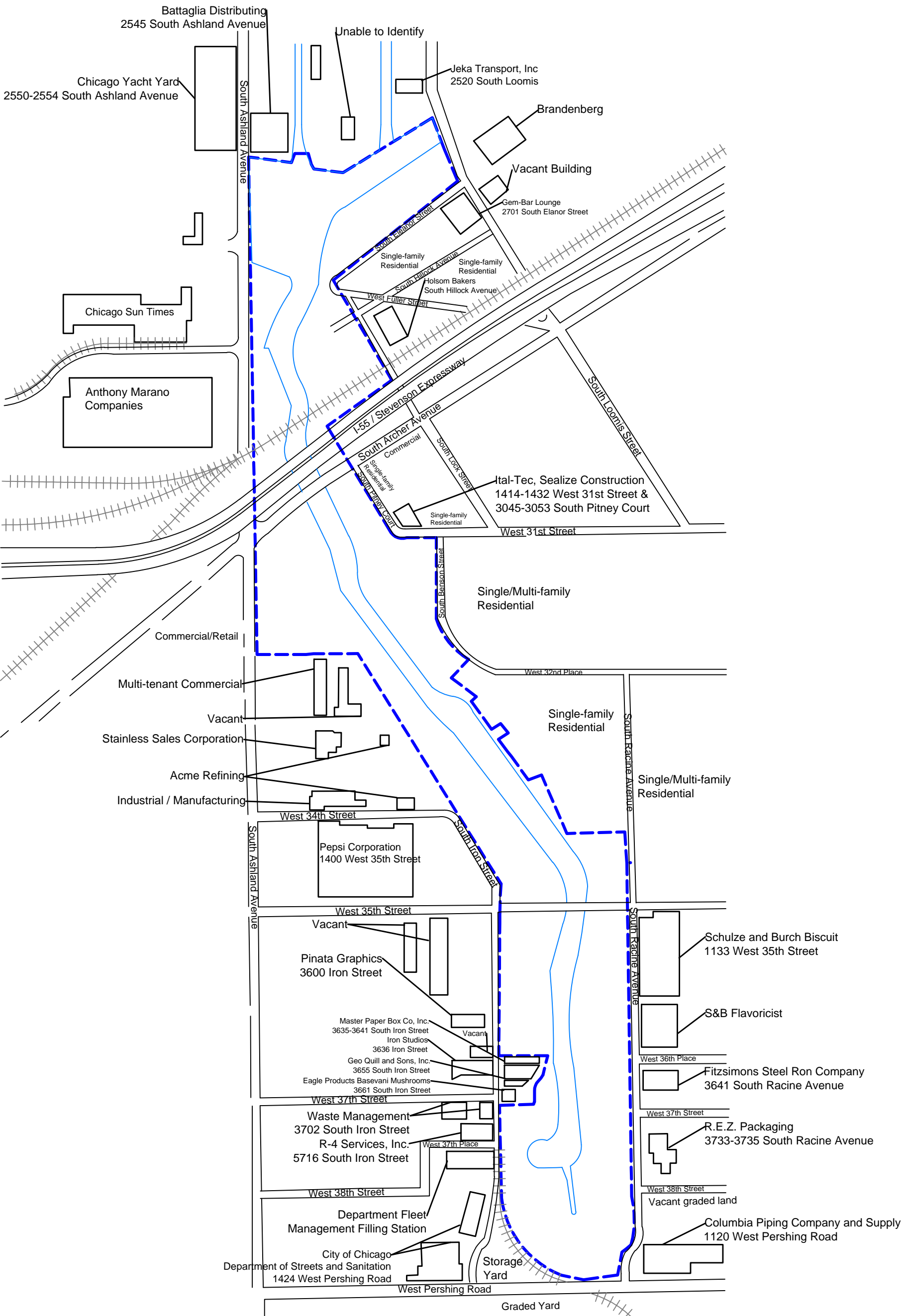
650 WEST LAKE STREET, SUITE 420  
PH. (312) 575 0014

CHICAGO, ILLINOIS 60661  
FAX. (312) 575 0111

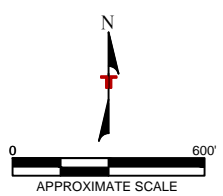
EDR LISTED FACILITIES
<b>BUBBLY CREEK - CHICAGO RIVER</b> SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS

FIG. NO.
<b>4</b>





N:\Projects\2011\A2117821\Working Files\Diagrams-Drawings-Figures\BUBBLY CREEK CAD.dwg



Project Mngr: ECG		Project No. A2117821		<div>Terracon</div> <div>Consulting Engineers and Scientists</div> <div>650 WEST LAKE STREET, SUITE 420 CHICAGO, ILLINOIS 60661</div> <div>PH. (312) 575 0014 FAX. (312) 575 0111</div>	NEARBY PROPERTY DIAGRAM		FIG. NO.  3
Drawn By: CCD		Scale: AS-SHOWN			BUBBLY CREEK - CHICAGO RIVER SOUTH FORK OF THE SOUTH BRANCH CHICAGO, COOK COUNTY, ILLINOIS		
Checked By: ECG		Revised By: -					
Approved By: ECG		Date: October 19, 2011					



## **APPENDIX A**

### **Aerial Photographs**









**INQUIRY #:** 2213366.4

**YEAR:** 1963

| = 750'







INQUIRY #: 2213366.4

YEAR: 1972

| = 750'







INQUIRY #: 2213366.4

YEAR: 1988

| = 750'







**INQUIRY #:** 2213366.4

**YEAR:** 1994

| = 750'







**INQUIRY #:** 2213366.4

**YEAR:** 2005

| = 497'







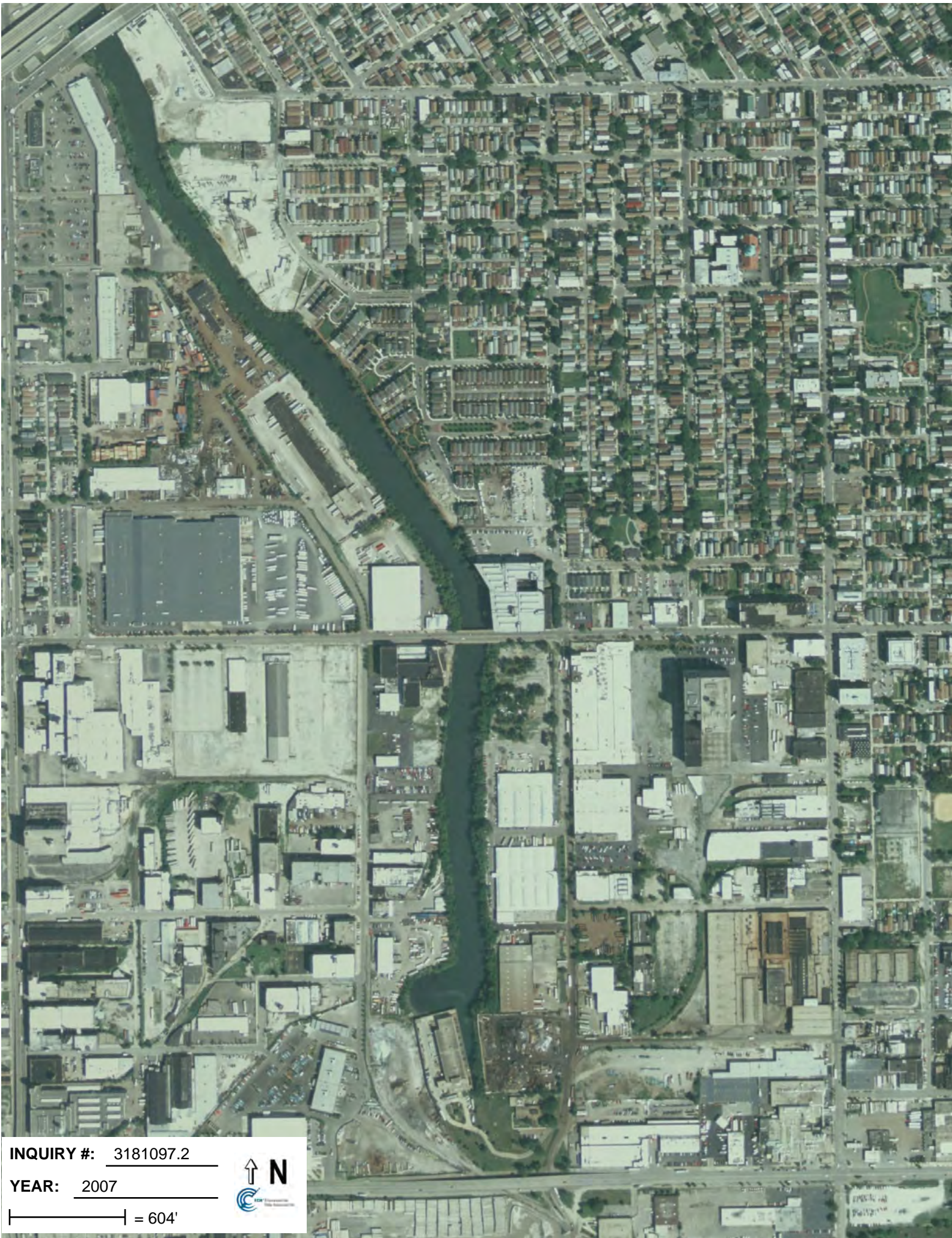
**INQUIRY #:** 3181097.2

**YEAR:** 2005

| = 604'







**INQUIRY #:** 3181097.2

**YEAR:** 2007

| = 604'







INQUIRY #: 3181097.2

YEAR: 1952

| = 500'







INQUIRY #: 3181097.2

YEAR: 1963

| = 750'







INQUIRY #: 3181097.2

YEAR: 1972

| = 750'





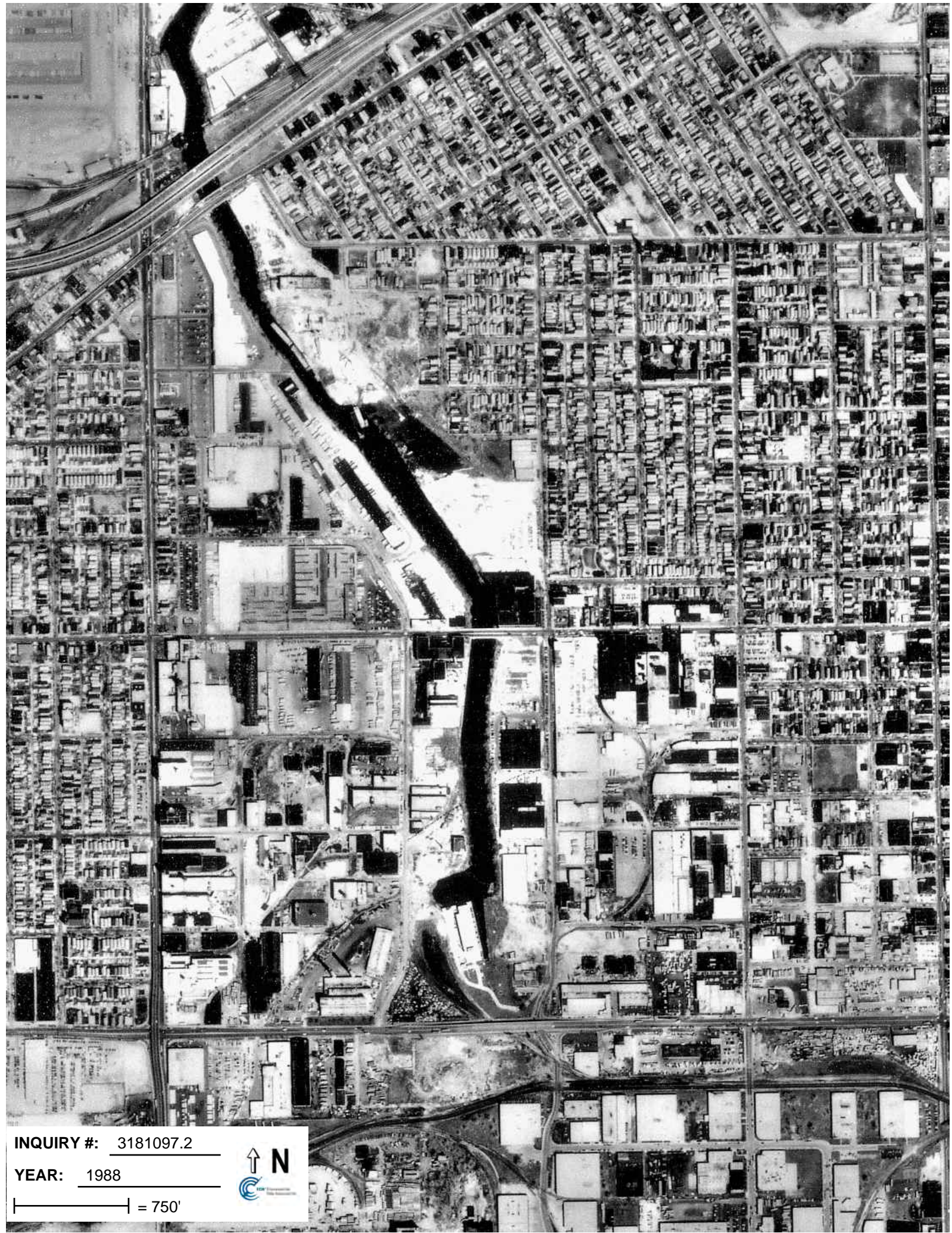
INQUIRY #: 3181097.2

YEAR: 1984

| = 1000'







INQUIRY #: 3181097.2

YEAR: 1988

| = 750'







INQUIRY #: 3181097.2

YEAR: 1994

| = 750'







INQUIRY #: 3181097.2

YEAR: 1999

| = 604'







INQUIRY #: 2585041.4

YEAR: 1952

| = 750'







INQUIRY #: 2585041.4

YEAR: 1963

| = 750'







INQUIRY #: 2585041.4

YEAR: 1972

| = 750'







INQUIRY #: 2585041.4

YEAR: 1984

| = 1000'







INQUIRY #: 2585041.4

YEAR: 1988

| = 750'







INQUIRY #: 2585041.4

YEAR: 1994

| = 750'







INQUIRY #: 2585041.4

YEAR: 2005

| = 604'







**INQUIRY #:** 2585041.4

**YEAR:** 2006,2005

| = 604'





## **APPENDIX B**

### **Topographic Maps**