



**Midwest
Environmental
Consulting Services, Inc.**

**PHASE I
ENVIRONMENTAL SITE
ASSESSMENT**

Prepared for:

**CITY OF LAKE FOREST
110 E. Laurel Avenue
Lake Forest, IL 60045**

Project Location:

***CITY OF LAKE FOREST
MUNICIPAL FACILITY
110 E. Laurel Avenue
Lake Forest, IL 60045***

**SURVEY DATE: August 22, 2008
REPORT DATE: August 28, 2008**

MEC PROJECT # 08-08-376-EA

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 RECOMMENDATIONS	2
3.0 INTRODUCTION	4
3.1 Purpose	4
3.2 Scope-of-Services	4
3.3 Assumptions, Limitations, and Exceptions	5
3.4 Special Terms and Conditions (User Reliance).....	6
4.0 SITE DESCRIPTION	6
4.1 Location and Description	7
4.2 Surrounding Area General Characteristics	7
4.3 Current Use of the Property	7
4.4 Description of Property & Improvements.....	8
4.5 Current Use of Adjoining Property.....	8
5.0 USER PROVIDED INFORMATION	9
5.1 Title Records.....	9
5.2 Environmental Liens or Activity and Use Limitations	9
5.3 Specialized Knowledge.....	9
5.4 Valuation Reduction for Environmental Issues	9
5.5 Owner, Property Manager and Occupant Information	9
5.6 Reason for Performing Phase I ESA.....	9
6.0 RECORDS REVIEW.....	10
6.1 Standard Environmental Records	10
6.1.1 Federal Agency Database Findings	10
6.1.2 Illinois Agency Database Findings	11
6.1.3 Local Regulatory Agency Findings.....	11
6.2 Physical Setting Sources	12
6.2.1 Topography	12
6.2.2 Geology	12
6.2.3 Soils.....	12
6.2.4 Hydrology	12
6.3 Historical Use Information.....	13
6.3.1 Aerial Photographs	13
6.3.2 Fire Insurance Maps	13
6.3.3 Property Tax Files.....	13
6.3.4 Land Title Records.....	14
6.3.5 Historical USGS Topographic Quadrangles	14
6.3.6 City Directories	14
6.3.7 Building Department Records	14
6.3.8 Zoning/Land Use Records	14
6.3.9 Prior Reports & Interviews	14

7.0	SITE RECONNAISSANCE	15
7.1	Methodology and Limiting Conditions	15
7.2	Hazardous Substance Use/Storage	15
7.3	Storage Tanks	15
7.4	Other Petroleum Products.....	16
7.5	Polychlorinated Biphenyls (PCBs).....	16
7.6	Waste Generation, Storage, and Disposal	16
7.7	Septic Systems	16
7.8	Storm Water Management/Surface Areas.....	16
7.9	Wells.....	16
8.0	INTERVIEWS	17
8.1	Interview Summary	17
9.0	FINDINGS AND OPINIONS	18
10.0	CONCLUSIONS	19
11.0	SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	20
12.0	REFERENCES	21
13.0	APPENDICES	22
APPENDIX - A	SITE PHOTOGRAPHS	
APPENDIX - B	SITE PLAN	
APPENDIX - C	HISTORICAL RESEARCH DOCUMENTATION	
APPENDIX - D	REGULATORY DATABASE REPORT	
APPENDIX - E	RESUMES/CERTIFICATIONS	
APPENDIX - F	USER PROVIDED DOCUMENTATION	
APPENDIX - G	RECORDS OF COMMUNICATION	
APPENDIX - H	TERMINOLOGY	

1.0 EXECUTIVE SUMMARY

Midwest Environmental Consulting Services, Inc. (MEC) was retained by the *City of Lake Forest* to perform a Phase I Environmental Site Assessment (ESA) of the approximate ten-acre, commercial property (PIN's 12-28-301-014, 12-28-301-015, 12-28-301-016, 12-28-301-017, 12-28-301-018, 12-28-301-019, 12-28-301-020, 12-28-301-021, 12-28-301-022, 12-28-301-023, 12-28-301-024, 12-28-301-026, 12-28-301-027) located at 110 E. Laurel Avenue in Lake Forest, Lake County, Illinois, 60045 (herein referred to as subject property). The subject property is bordered by Laurel Avenue to the south, Western Avenue to the east, Franklin Place to the north and residences to the west. The address of the subject property is 110 E. Laurel Avenue.

The subject property is currently occupied by the City of Lake Forest Municipal Center, which houses local government offices and public works facilities. The City of Lake Forest has occupied the subject property since the mid 1980's. The subject property was previously occupied by *M.H. Hussey & Company Wood and Coal Yard* from prior to 1917 until at least 1929. The subject property was occupied by *Lake Forest Materials Company Coal & Wood Yard* from prior to 1948 until at least 1965.

The subject property is currently occupied by approximately sixteen structures including: the City of Lake Forest government offices, two single-family residences, several maintenance garages, two small offices, multiple storage sheds and a modular office building. The public works department uses the subject property to fuel and maintain their fleet of vehicles. MEC observed materials storage consisting of tree trunks, soil piles, gravel piles and mulch piles on the subject property. There are asphalt paved and gravel parking areas located throughout the property. Access to the parking lots is gained from Western Avenue and Laurel Avenue. The MEC Environmental Professional performed the ESA site visit unescorted on August 22, 2008.

The main objective of the ESA was to identify the presence or likely presence, use, or release on the property of hazardous substances or petroleum products as defined in ASTM Practice E 1527-05 as a *recognized environmental condition* (REC).

The Phase 1 ESA was performed in general accordance with the scope and limitations of ASTM practice E 1527-05 for the subject property located at 110 E. Laurel Avenue in Lake Forest, Lake County, Illinois, 60045.

This ESA has revealed evidence of the following *recognized environmental conditions* (REC's) in connection with the subject property:

Underground Storage Tanks (UST's) – The Owner provided MEC with two previous Phase I ESA's for the subject property. MEC also received database information concerning UST's on the subject property from Environmental Data Resources (EDR). The previous ESA's and current database information indicated that there are UST's located on the subject property. Some of the UST's have been closed and some of the UST's are still in use. Currently five UST's on the subject property are in use. Two 10,000-gallon gasoline UST's are in service. One 10,000-gallon diesel UST is in service, one 4,000-gallon gasoline UST is active and one 4,000-gallon diesel UST is active on the subject property. The subject property contains fuel pumps used to fuel the City's fleet of vehicles. A 500-gallon waste oil UST was previously removed in 1998. Due to the fact that the subject property contains UST's, and given the historical usage of petroleum products on the subject property, there is a potential for subsurface and groundwater contamination on the subject property. Further investigation is advised.

Aboveground Storage Tanks (AST's) – Historical Sanborn Fire Insurance Maps indicated that the subject property previously contained six aboveground oil tanks in 1965. These tanks were located along the west side of the property where the City of Lake Forest office building sits. In 1965, *Lake Forest Materials Company* occupied the subject property. They sold lumber and other materials including fuel oil. The AST's most likely contained fuel oil. No other information concerning the AST's could be obtained. Due to the fact that the AST's were in place in 1965, there is a potential for subsurface and groundwater contamination on the subject property. Further investigation is advised.

Business Operations - Vehicle Repair Facility – The City of Lake Forest previously had a vehicle repair shop on the subject property. This shop was used to maintain the city's fleet of vehicles. Due to the past business operations of an auto repair shop on the subject property, there is a potential for subsurface contamination from petroleum product spillage and dumping. Further investigation is advised.

Records Review

The earliest available information on the subject property was obtained from historical Sanborn Fire Insurance Maps dating back to 1917 and from historical aerial photographs dating back to 1951. Information obtained from the aerial photographs and Sanborn maps indicates that the subject property has been occupied since prior to 1917. The subject property was previously occupied by *M.H. Hussey & Company Wood and Coal Yard* from prior to 1917 until at least 1929. The subject property was occupied by *Lake Forest Materials Company Coal & Wood Yard* from prior to 1948 until at least 1965.

Site Reconnaissance

The MEC Environmental Professional performed the on-site reconnaissance unescorted on August 22, 2008. The Environmental Professional observed evidence of the aforementioned *recognized environmental conditions* (REC's) in connection with the subject property.

2.0 RECOMMENDATIONS

MEC recommends that the Client have a comprehensive Phase II Subsurface Soil Investigation performed on the subject property. Due to the presence of UST's on the property and given the history of UST's, AST's and past business operations on the subject property, soil sampling should be performed throughout affected areas of the subject property.

MEC recommends that, prior to demolition of the buildings on the subject property, the Client have a comprehensive asbestos survey performed and have all identified asbestos containing materials properly removed and disposed of by a licensed asbestos abatement contractor.

MEC recommends that, prior to demolition of the buildings on the subject property, the Client have suspect PCB containing fluorescent lighting ballasts identified and have them properly removed and disposed of by an environmental contractor.

MEC recommends that, prior to demolition of the buildings on the subject property, the Client have suspect Mercury containing switches identified and have the switches properly removed and disposed of by an environmental contractor.

3.0 INTRODUCTION

This report documents the findings, opinions and conclusions of a Phase I Environmental Site Assessment (ESA) for the subject property located at 110 E. Laurel Avenue in Lake Forest, Lake County, Illinois, 60045.

3.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* REC's in keeping with the scope of ASTM Practice E 1527-05 for the property at the time of site reconnaissance.

3.2 Scope-of-Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Standard Practice E 1527-05. Any significant scope-of-work additions, deletions, or deviations to ASTM Practice E 1527-05 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the property through a review of referenced sources for topographic, geologic, soils, and hydrologic data.
- Site history through a review of referenced sources such as fire insurance maps, street directories, aerial photographs, prior reports, and interviews.
- Current site conditions including observations and interviews regarding the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or medical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area property and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.

3.3 Assumptions, Limitations, and Exceptions

MEC has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify *recognized environmental conditions* associated with hazardous substances or petroleum products at the property. The scope-of-work for this Phase I ESA was generally consistent with the ASTM Practice E 1527-05. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and referenced sources.

Exceptions to the ASTM Practice E 1527-05 were made for this report. The environmental Professional was unable to interview owners of the subject property or adjoining properties for this ESA.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes. MEC makes no representation or warranty that the past or current operations at the property are or have been in compliance with all applicable federal, Illinois and local laws, regulations and codes.

Regardless of the findings stated in this report, MEC is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the property and neighboring properties that could impact the property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Practice E 1527-05. The information provided in the regulatory database report is assumed to be correct and complete unless obviously contradicted by field observation or other reviewed sources.

Reasonable efforts have been made during this assessment of aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to snow cover, paving, construction or debris pile storage, or incorrect information from sources.

MEC is not a professional title insurance firm and makes no guarantee, explicit or implied, that any land title records reviewed represent a comprehensive or precise delineation of past site ownership or occupancy for legal purposes.

3.4 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of the *City of Lake Forest*, and may be relied upon by the *City of Lake Forest*, and third parties authorized in writing by MEC, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns. Any third party using or interpreting this report is doing so at its own risk unless its use is authorized by MEC in writing. Any party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the property that were not discoverable within the authorized scope of the assessment.

MEC makes no other representation to any party except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any party, either expressed or implied. MEC's liability to the *City of Lake Forest*, for whose benefit this report is made, shall be limited to a maximum of \$5,000 (five thousand dollars only).