

## **Planned Development Application**

1450 Sherman Avenue

Evanston, IL 60201

### **ENVIRONMENTAL PHASE II RECAP**

Albion Residential has completed both a comprehensive Phase I and Phase II Environmental Site Assessment as part of the due diligence associated with land acquisition of the planned development site. As indicated in the Phase II, all Recognized Environmental Conditions (RECs) stated in the Phase I have been cleared with exception to the former on-site filling station.

Albion Residential is fully committed to clearing all RECs on the planned development site by conducting the necessary remediation as well as obtaining the proper documentation to certify that the site is contamination free.

For a copy of the comprehensive Phase I or Phase II Environmental Site Assessment contact Andrew Yule at [ayule@albion-residential.com](mailto:ayule@albion-residential.com)



March 1, 2017

Albion Residential  
188 W. Randolph St. Suite 202  
Chicago, Illinois, 60651

Attn: Mr. Andrew Yule  
E: ayule@albion-residential.com  
P: 312-335-2652

Re: **Draft Supplemental Limited Site Investigation Update**  
Proposed Albion Development - Evanston  
1454 Sherman Avenue  
Evanston, Cook County, Illinois  
Terracon Project No. 11177044A

Dear Mr. Yule:

Terracon Consultants, Inc. (Terracon) is pleased to submit this Update Letter to you, as requested. This letter is a brief summary of the findings/limitations presented in our Draft Limited Site Investigation (LSI) report dated February 19, 2017, and the results of the recent sampling at the former Quality Laundry and Moy's Hand Laundry facilities. A Draft Supplemental Limited Site Investigation (SLSI) report will be prepared and submitted within the next five business days.

Terracon's Phase I ESA identified the following Recognized Environmental Conditions (RECs) in connection with the site:

- n Former on-site filling station (1450-1458 Sherman Avenue) operated for approximately 60 years. Geotechnical borings advanced in 1987 and 1989, and an environmental limited subsurface investigation conducted in 1999 noted petroleum odors present.
- n Embalming conducted at the former funeral home (1460-1462 Sherman Avenue).
- n Historical operations of the former Morris Bros. Vulcanizing (1500 Sherman Avenue).
- n Potential for historical operations of Moy's Hand Laundry (1504 Sherman Avenue) to have included the use of drycleaning solvents.
- n Potential for historical Quality Laundry (1508 Sherman Avenue) operations to have included the use of drycleaning solvents.
- n The former north adjacent battery service station (1516 Sherman Avenue).

Based on the results of the LSI and SLSI sampling, we offer the following conclusions based on the scope of services and limitations described in the proposal and below:

- Boring GP-1 was advanced in the vicinity of the historical funeral home. Laboratory results for the one soil sample collected from this area indicates the concentration of formaldehyde was less than the reporting limit (<4.98 mg/kg formaldehyde).
- n Staining and elevated photoionization detector (PID) readings were noted in the samples collected from B-1, B-2, and B-3. Petroleum odors were also noted at B-1.
- n Volatile organic compound (VOC) impacted soil at B-1 (8-10) and soil and groundwater at B-3 (8-10) was identified in the vicinity of the former automotive service/filling station at the south portion of the site.
- n Twelve borings were advanced in the former Quality Laundry portion of the site and eight borings were advanced in the former Moy's Hand Laundry portion of the site.
  - ∅ Elevated PID readings, odors, and staining was not observed while collecting these samples.
  - ∅ Chlorinated drycleaning solvents were not detected in the soil and groundwater samples collected at these portions of the site. Concentrations of VOCs were detected in five soil samples collected from the former Quality Laundry portion of the site at concentrations less than the Illinois Environmental Protection Agency (IEPA) Remediation Objectives (ROs).
  - ∅ Chloroethane was detected in one groundwater sample collected from the former Quality Laundry portion of the site. At this time, there is no IEPA RO for chloroethane. Terracon contacted Mr. Thomas Hornshaw with the Illinois Toxicity Assessment Unit to request that a screening level be provided. Mr. Hornshaw indicated that the USEPA Regional Screening Level (RSL) for tap water and the drinking water Maximum Contaminant Levels (MCL) should be used to compare the results against; however, there is no RSL or MCL for chloroethane. Mr. Hornshaw indicated that they would calculate a screening level if this site was enrolled into the IEPA's Site Remediation Program. He also indicated that if remediation of other contaminants was completed and the exposure pathway eliminated, it was his opinion that chloroethane at a concentration of 0.0135 mg/L would not pose a threat.
- n PNA impacts to the soil were identified at B-1 and B-2. The detected concentrations of PNAs in the soil are either less than the soil remediation objective (SRO) or less than the MSA background level; therefore, the concentrations of PNAs meet the soil objectives. Additionally, the concentrations of PNAs in the groundwater samples did not exceed groundwater remediation objectives (GROs).
- n Selenium was detected in soil sample GP-3 (11-12) above the pH-specific SRO for the Soil Component to Class I Groundwater Exposure Route. Lead was

**Albion – Evanston Draft SLSI Update Letter**

Proposed Residential/Retail Development ■ Evanston, IL

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identified exceeding GRO in groundwater sample B-2 collected from the former filling/service station portion of site. Concentrations of manganese in groundwater samples GP-2 and GP-3 were greater than the Class I GROs.

In summary, based on the data obtained from the samples collected, with the limitations described in the draft LSI report, the proposals, and the pending SLSI report, it is our opinion that the former Quality Laundry, Moy's Hand Laundry, embalming conducted at the former funeral home (1460-1462 Sherman Avenue), and the former north adjacent battery service station (1516 Sherman Avenue) operations would no longer be considered RECs.

Terracon appreciates this opportunity to provide environmental engineering services to Albion Residential. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

**Terracon Consultants, Inc.**

J. David Moon  
Group Manager – Due Diligence

Matt Catlin, P.E.  
Senior Principal

Richard O'Brien, P.E.  
Senior Engineer