



Agenda Memo

Crest Hill, IL

Meeting Date:	July 8, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Old City Hall Phase 2 Study Results

Summary: Esc Midwest, LLC has completed the Phase 2-Subsurface Environmental Investigation. Attached is a copy of the report. Below are highlights from this report.

Phase 1 Environmental Site Assessment Report identified 4 recognized environmental conditions (ROC) locations that needed further testing. These locations are as follows:

- A gasoline release incident reported in 2002 following the removal of a 2,000-gallon (Underground Storage Tank (UST) located in the PD parking lot, See Figure 2.
- At the site of an existing under 10,000-gallon UST located by the existing eastside loading docks.
- Since the property was used in the past as a bottling plant between 1947-1976 additional assessment was needed to determine if there was any presence of chlorinated solvents detected on site.
- Since the site was used as an automotive maintenance shop additional assessment was needed to determine if there was any presence of vehicular fluids or hydraulic fluids.

Based on the finding in phase 1, sampling and analysis of on-site soil, groundwater and soil/gas monitoring was performed.

Phase 2 included the following.

1. The collection of thirteen (13) samples of soil from each of the 10 boring locations.
2. The drilling of 10 boring to a depth of 20 feet.
3. Installation of One (1) temporary ground water monitoring well installed behind the building in the old PD driveway.
4. Installation of four (4) soil/gas sample collection points at a depth of 3 feet.

All samples were collected and then sent to a certified lab to be analyzed for Volatile Organic compounds (VOC), Polynuclear Aromatics (PNAs), Semi volatile Organic Compounds (SCOCs), Metals, Lead and PH levels.

The results are as follows:

The results of the soil analysis were compared to the Illinois EPA Tier 1 soil Remediation Objectives (SROs) and/or documented background concentrations, cited in Title 35 Illinois Administrative Code 742 (35 IAC 742). The results of the investigation are as follows:

VOCs (Soil Samples)-were not detected at concentration exceeding applicable Soil Remediation Objectives (SRO's) except at soil boring B-7. This boring recorded Benzene level recorded at 0.043 mg/kg (target 0.03 mg/kg). This boring is located just north of the receiving docks. This level of Benzene can be resolved by the removal and replacement of existing material and is considered a minor remediation.

SVOCs-were not detected at concentrations exceeding applicable SROs established levels.

RCRA Metals-were not detected at concentrations exceeding applicable SROs established levels.

BTEX- were not detected at concentrations exceeding applicable Groundwater Remediation Objectives (GROs) established levels.

PNAs-were not detected at concentrations exceeding applicable GROs, with the exception of the following. Benzo[b] fluoranthene was detected in sample TW-1 at a level of 0.00030 mg/L (0.00018 mg/l target). TW-1 is located behind city hall in the driveway of the PD parking lot. This level of Benzo[b] fluoranthene can be resolved by the removal and replacement of the existing material and is considered a minor remediation.

Lead-was detected at levels exceeding applicable levels. A concentration level of 0.014 mg/L (0.0075 mg/L target) was detected. This level is considered minor and at levels of this type are manageable for a site that has the potential to be commercial in the future.

VOCs (Soil/Gas samples)-were not detected at concentration levels exceeding the soil gas remediation Objectives (SGROs) for indoor inhalation exposure route and construction worker exposure route for industrial/commercial properties.

Recommended Council Action: n/a.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

4545-B Crest Hill SSI Report