



Agenda Item Executive Summary

Item Name PHASE II ENVIRONMENTAL ASSESSMENT REVIEW
FOR 114 S. BENTON STREET (BUD'S AUTO
PROPERTY) Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village received the Phase II Environmental Assessment for 114 S. Benton Street, commonly referred to as the Bud's Auto property. Fehr Graham's review identified elevated levels of certain metals in portions of the soil, including arsenic, lead, mercury, and chromium. The report identifies lead primarily as a potential groundwater concern related to any nearby private well, not the Village's public water system; arsenic as a localized soil ingestion concern near the sump pump discharge area; and mercury as a potential inhalation concern if soil is disturbed during future demolition, excavation, or construction. Additional chromium testing confirmed that concentrations did not exceed applicable groundwater ingestion standards, and the Benzo(a)pyrene detection was determined to be below natural background levels.

Melissa Kupczyk, Environmental Project Manager for Fehr Graham, will attend the meeting to present the findings and answer Board questions.

ATTACHMENTS (PLEASE LIST)

Phase II Report

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION: N/A

Staff: Joseph Dienberg, Village Administrator Date: 7/1/2026