

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

30 Vacant Residential Lots (“Sterling Woods of South Elgin”)  
South Elgin, Illinois  
ETS Project No. 15-0885A



Prepared for:

Mr. Michael Moone  
West Suburban Bank  
711 South Westmore/Meyers Road  
Lombard, Illinois 60148

November 13, 2015

Prepared by:

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## **1.0 General Information**

### ***Client Information:***

Mr. Michael Moone  
West Suburban Bank  
711 South Westmore/Meyers Road  
Lombard, Illinois 60148

### ***Site Information:***

30 Vacant Residential Lots  
("Sterling Woods of South Elgin")  
South Elgin, Illinois 60177

***Key Site Manager:*** Mr. Michael Moone

### ***Consultant Information:***

ETS Environmental & Associates, LLC  
204 Dearborn Court, Suite 124  
Geneva, IL 60134

### ***Project No:***

15-0885A

### ***Report Date:***

November 13, 2015

## 2.0 Executive Summary

### 2.1 Subject Property Description

ETS Environmental & Associates, LLC (ETS) has performed a Phase I Environmental Site Assessment (ESA) in accordance with ASTM E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries) for a residential subdivision located on the east side of Stevens Road in South Elgin, Kane County, Illinois (the “Property”).

The Phase I ESA is designed to provide the Client with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property.

The Property consists of thirty (30) non-contiguous, vacant residential lots located along Sterling Woods Lane, Hannah Court, and Lydia Court in South Elgin, Illinois. The combined size of the Property lots is approximately 14.39-acres. At the time of the site reconnaissance, the vacant residential lots were associated with Sterling Woods of South Elgin, a partially developed residential subdivision consisting of thirty-seven (37) lots, undeveloped/wetland areas, a creek, and a walking path. For the purposes of this report, only the thirty (30) vacant lots will be considered. Access to the Property lots is provided from Sterling Woods Lane, Hannah Court, and Lydia Court.

The Property is situated within a residential area in South Elgin, Illinois. Residential properties adjoin the Property subdivision immediately to the north, south, and east. Stevens Road adjoins the Property subdivision immediately to the west, with residential properties located beyond. Based upon topographic map interpretation and site observations, groundwater flow beneath the site is inferred to be towards the southwest.

### 2.2 Data Gaps

Data gaps of significance were not identified during the completion of this report.

### 2.3 Environmental Report Summary

<b>Report Section</b>		<b>No Further Action</b>	<b>HREC</b>	<b>CREC</b>	<b>REC</b>	<b>Comments</b>
4.3	<b>Current Use of Property</b>	X				
4.5	<b>Adjoining Property Information</b>	X				
6.1	<b>Standard Environmental Records Sources</b>	X				
6.4	<b>Historical Summary</b>	X				
7.0	<b>Site Reconnaissance</b>	X				

## **2.4 Historical Recognized Environmental Condition (HREC)**

Historical recognized environmental conditions (HREC) were identified and evaluated for the subject and adjoining properties. ASTM defines HRECs as:

“A past release of any hazardous substances or petroleum products that has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Property to any required controls.”

ETS has not identified any HREC's in connection with the Property.

## **2.5 Controlled Recognized Environmental Condition (CREC)**

Controlled recognized environmental conditions (CREC) were identified and evaluated for the subject and adjoining properties. ASTM defines CRECs as:

“A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

ETS has not identified any CREC's in connection with the Property.

## **2.6 Recognized Environmental Condition (REC)**

Potential environmental concerns were evaluated to determine if any rise to the level of a recognized environmental condition (REC) which is defined by ASTM as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of thirty (30) vacant residential lots located in Sterling Woods of South Elgin (Sterling Woods Lane, Hannah Court, and Lydia Court), South Elgin, Illinois. Any exceptions to, or deletions from, this practice are described in Section 3.4. ETS has not identified any REC's in connection with the Property.

## **2.7 Opinion & Recommendations**

ETS has no recommendations for additional assessment at this time.

### **3.0 Introduction**

#### **3.1 Purpose**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13 and 40 CFR 312) in connection with the Property. ETS understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property.

#### **3.2 Scope of Work**

The scope of work for this ESA is in accordance with the requirements of ASTM Standard E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries). ETS warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions.

No other warranties are implied or expressed.

#### **3.3 Significant Assumptions**

The conclusions and recommendations stated in this report are based upon observations made by employees of ETS and also upon information provided by others. ETS has no reason to suspect or believe that the information provided is inaccurate. However, ETS cannot be held responsible for the accuracy of the information provided by others. The scope of this assessment does not purport to encompass every report, record, or other form of documentation relevant to the property being evaluated.

#### **3.4 Limitations and Exceptions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13 and 40 CFR Part 312 (Standards and Practices for All Appropriate Inquiries).

#### **3.5 Deviations**

There were no deviations from the Scope of Work.

#### **3.6 Special Terms and Conditions**

This Assessment has been performed in accordance with generally accepted environmental practices and procedures, as of the date of the report. Reputable Environmental Professionals practicing in this or similar localities have performed all services employing that degree of care and skill ordinarily exercised under similar circumstances. No other warranty or guarantee, expressed or implied, is made or offered.

The observations contained within this assessment are based upon site conditions readily visible and present at the time of the site inspection. These site observations are unable to specifically address conditions of potential mold, asbestos containing building materials, subsurface soil, groundwater, or underground storage tanks, unless specifically mentioned. This Phase I Environmental Site Assessment does not attempt to address the past or forecast the future property conditions.

### **3.7 Reliance**

The enclosed Phase I Environmental Site Assessment has been performed for the exclusive use of West Suburban Bank and may not be reproduced, distributed, or relied upon by others without the prior written authorization of West Suburban Bank and ETS Environmental & Associates, LLC (ETS).

### **4.0 Site Description**

#### **4.1 Location and Legal Description**

The Property consists of thirty (30) non-contiguous, vacant residential lots located along Sterling Woods Lane, Hannah Court, and Lydia Court in South Elgin, Illinois. The Property location is depicted on Figures 1 and 2. The parcel identification numbers (PINs) and addresses for the vacant lots were provided by the client, and are attached in Appendix A.

#### **4.2 Site and Vicinity Description**

The Property consists of thirty (30) non-contiguous, vacant residential lots located along Sterling Woods Lane, Hannah Court, and Lydia Court in South Elgin, Illinois.

The Property is situated within a residential area in South Elgin, Illinois. Residential properties adjoin the Property subdivision immediately to the north, south, and east. Stevens Road adjoins the Property subdivision immediately to the west, with residential properties located beyond.

#### **4.3 Current Use of Property**

At the time of the site reconnaissance, the vacant residential lots were associated with Sterling Woods of South Elgin, a partially developed residential subdivision consisting of thirty-seven (37) lots, undeveloped/wetland areas, a creek, and a walking path. For the purposes of this report, only the thirty (30) vacant lots will be considered.

#### **4.4 Description of Structures and Other Improvements**

No structures or improvements were observed on the Property lots at the time of the site reconnaissance. Other subdivision improvements such as asphalt-paved streets and concrete curbs & gutters were observed.

The Village of South Elgin supplies drinking water to the subdivision from the municipal distribution system. Sanitary discharges on the subject site are discharged into the municipal sanitary sewer system. The subject site area is serviced by the Village of South Elgin.

Electricity and natural gas are provided to the subdivision by Commonwealth Edison (ComEd) and Nicor Gas, respectively.

## Property Improvements

<b>Size of Property (approximate)</b>	~14.39 acres
<b>General Topography of Property</b>	Approximately 787 feet above mean sea level (MSL). Generally sloping to the southwest.
<b>Adjoining and/or Access/Egress Roads</b>	Access/Egress to the Property lots is provided from Sterling Woods Lane, Hannah Court, and Lydia Court.
<b>Paved or Concrete Areas (including parking)</b>	There are no paved or concrete areas on the Property lots. However, asphalt-paved streets (Sterling Woods Lane, Hannah Court, and Lydia Court), as well as concrete curb and gutters were observed throughout the subdivision.
<b>Unimproved Areas</b>	The Property lots consist entirely of vacant/undeveloped land.
<b>Landscaped Areas</b>	There are no landscaped areas on the Property lots.
<b>Surface Water</b>	Surface water was not observed directly on the Property lots. However, Stony Creek cuts through the subdivision in an east-west trend line. Furthermore, one (1) large pond and two (2) smaller ponds are located on the west, northwest, and southeast portions of the subdivision.
<b>Potable Water Source (Subdivision)</b>	Village of South Elgin
<b>Sanitary Sewer Utility (Subdivision)</b>	Village of South Elgin
<b>Storm Sewer Utility (Subdivision)</b>	Village of South Elgin
<b>Electrical Utility (Subdivision)</b>	ComEd
<b>Natural Gas Utility (Subdivision)</b>	Nicor Gas

### 4.5 Adjoining Property Information

During the vicinity reconnaissance, ETS observed the following land use on properties in the immediate vicinity of the Property.

<b>Direction</b>	<b>Occupant</b>	<b>Use</b>	<b>Comments</b>
North	<i>Residential Properties</i> (38W085-38W173 Kristen Drive)	Residential	Residential properties adjoin the Property subdivision immediately to the north.
South	<i>Residential Properties</i> (37W996-38W198 Heatherfield Drive)	Residential	Residential properties adjoin the Property subdivision immediately to the south.
West	<i>Residential Properties</i> (8N238-8N356 Stevens Road)	Residential	Stevens Road adjoins the Property subdivision immediately to the west, with residential properties located beyond.
East	<i>Residential Properties</i> (8N364-8N490 Shady Lane)	Residential	Residential properties adjoin the Property subdivision immediately to the east.

## **5.0 User Provided Information**

### **5.1 Title Records**

A 50-year chain-of-title was not requested for this study. Historical use of the Property was researched using other standard historical sources. Please refer to Section 6.4 for additional historical documentation.

### **5.2 Specialized Knowledge**

ETS has no specialized knowledge of the Property outside of the research which was conducted and reported as part of this report.

The Property ownership and tenants as well as individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this property outside of what is contained in this report.

### **5.3 Activity/Use Limitations**

Based on the information obtained during the preparation of this report, activity and/or use limitations for the Property were not identified.

### **5.4 Valuation Reduction for Environmental Issues**

ETS has not been provided with an appraisal for the Property. Based on the information obtained during the preparation of this report, a valuation reduction of the Property for environmental issues was not identified.

### **5.5 Owner, Property Manager, and Occupant Information**

The Property is currently owned by West Suburban Bank. Mr. Michael Moone, Vice President of West Suburban Bank, was identified as the Key Site Manager for the Property. At the time of the site reconnaissance, the vacant residential lots were associated with Sterling Woods of South Elgin, a partially developed residential subdivision consisting of thirty-seven (37) lots, undeveloped/wetland areas, a creek, and a walking path. For the purposes of this report, only the thirty (30) vacant lots will be considered.

### **5.6 Reason for Performing Phase I**

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) in connection with the Property. ETS understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the Property.

## 6.0 Records Review

### 6.1 Standard Environmental Records Sources

ETS obtained environmental database information from Environmental Risk Information Service (ERIS). ERIS has searched available state and federal environmental records for the Property and surrounding area to evaluate environmental liabilities and to identify areas of potential concern for the Property. Please refer to Appendix B for a copy of the ERIS report.

Regulatory information from the following database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Property, was reviewed.

<i>Database List</i>	<i>Property Listed (Y/N)</i>	<i>Total Number of Listings</i>	<i>Environmental Concern Posed to the Property</i>
NPL Sites (<1 mile)	N	0	None
CERCLIS Sites (<0.5 mile)	N	0	None
CERCLIS NFRAP Sites (<0.5 mile)	N	0	None
CERCLIS Liens Sites (Target Property Only)	N	0	None
RCRA CORRACTS Sites (<1 mile)	N	0	None
RCRA TSD Facilities (<0.5 mile)	N	0	None
RCRA SQG (Target & Adjacent)	N	0	None
RCRA LQG (Target & Adjacent)	N	0	None
RCRA CESQG (Target & Adjacent)	N	0	None
Federal Engineering Controls (Target Property Only)	N	0	None
Federal Institutional Controls (Target Property Only)	N	0	None
ERNS Sites (Target Property Only)	N	0	None
Federal Brownfield (<0.5 mile)	N	0	None
State HW Sites (<1 mile)	N	0	None
Landfill/SW Disposal Sites (<0.5 mile)	N	0	None
LUST Sites (<0.5 mile)	N	0	None
UST/AST Sites (Target & Adjacent)	N	0	None
State Voluntary Cleanup Sites (<0.5 mile)	N	0	None
State Brownfield Sites (<0.5 mile)	N	0	None
State Engineering Controls (Target Property Only)	N	0	None
State Institutional Controls (Target Property Only)	N	0	None

The Property was not listed on any of the regulatory databases listed above.

Facilities were not identified within the appropriate search distances from the Property. As a result, the potential risk for environmental impact to the Property appear to be low.

## 6.2 Additional Environmental Record Sources

A summary of records can be found below. Freedom of Information Act (FOIA) documents can be found in Appendix C.

### **Kane County Health Department**

**Contact:** Ms. Sharon Verzal, Environmental Health Supervisor

**Email:** SchlueterTom@co.kane.il.us

**Findings:** The Kane County Health Department responded to the request for information on November 9, 2015. According to the Health Department, no records of water wells, septic systems, spills, violations, or releases could be found in reference to the Property.

### **South Elgin Countryside Fire Protection District**

**Contact:** Mr. William Sohn, Fire Chief

**Facsimile:** 847-741-2184

**Findings:** The South Elgin Countryside Fire Protection District responded to the request for information on November 5, 2015. According to the Fire Protection District, no records of underground storage tanks (USTs), aboveground storage tanks (ASTs), or emergency spill responses could be found in reference to the Property.

### **Village of South Elgin – Building Department**

**Contact:** FOIA Officer

**Email:** comdev@southelgin.com

**Findings:** ETS submitted a request for information to the South Elgin Building Department on November 2, 2015 in order to obtain pertinent environmental records for the Property. As of the date of this report, the Building Department has not responded to the request for information. Since the historical use and development of the Property appears to be adequately documented through alternate sources, the absence of this information does not appear to represent a significant data gap.

## 6.3 Physical Setting Sources

The United States Geological Survey (USGS), Geneva, IL Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1993. In addition, the 2014 U.S. Department of Agriculture Soil Survey of Kane County, Illinois was reviewed for this report.

### 6.3.1 Topography

The United States Geological Survey (USGS), Geneva, IL Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1993. According to the contour lines on the topographic map, the Property is located at approximately 787-feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is generally sloping to the southwest.

### **6.3.2 Surface Water Bodies (including Flood Zones and Wetlands)**

The nearest surface water in the vicinity of the Property lots is Stony Creek, which cuts through the subdivision in an east-west trend line. Furthermore, one (1) large pond and two (2) smaller ponds are located on the west, northwest, and southeast portions of the subdivision. No surface water is located on the Property lots.

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to the ERIS Report, the Property lots are located within Zone X, which is identified as “an area located outside a 500 year floodplain.” However, the undeveloped/wetland areas of the subdivision are located within Zone AE, which is defined as a “special flood hazard area (SFHA) subject to inundation by the 1% annual chance flood.” Furthermore, the area of the subdivision located immediately adjacent to Stony Creek is located within a Zone AE floodway, which is defined as “the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.” Additionally, according to the ERIS Report and the National Wetland Inventory Map, the Property lots are not located within wetland areas. It should be noted that a freshwater forested/shrub wetland is located within the subdivision, along Stony Creek.

### **6.3.3 Geology and Hydrology**

Based on the soil survey maps published by the USDA Soil Conservation Service (2014), the Property is predominantly mapped as the Casco Series, which is loam in texture and is somewhat excessively drained. Slopes range from 4 to 6%.

The Property is situated within Kane County, which is located on the eastern flank of the Wisconsin Arch. The arch, which plunges southward through central Wisconsin and north-northeastern Illinois, is located along the northeastern edge of the Illinois Basin. The arch consists of a basement of Cambrian and Ordovician shale topped with Silurian dolomite deposits. Pleistocene glacial till and postglacial sediment deposits, ranging from 20 to 200 feet thick, overlay the Silurian dolomite.

No springs were observed during the Property reconnaissance. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the Property lots during this investigation. No on-site water wells were observed on the Property lots.

## 6.4 Historical Use

### 6.4.1 Aerial Photographs & Topographic Maps

Five (5) historical aerial photographs and three (3) topographic maps, provided by the Historic Aerials ([www.historicaerials.com](http://www.historicaerials.com)) and Google Earth were reviewed for this report. Copies of the 1939, 1996, 2005, and 2015 aerial photographs are included in Appendix D of this report.

<i>Date(s)</i>	<i>Property Comments</i>	<i>Surrounding Area Comments</i>
1939 (Aerial); 1949 (Topo)	The Property appears to consist of a combination of agricultural land, undeveloped land, and marshy wetlands.	The adjoining properties appear to consist of agricultural land, undeveloped land, and/or marshy wetlands. Stevens Road to the west appears to be developed at this time. The surrounding area appears to be largely developed for agricultural purposes.
1963 (Aerial)	Significant changes to the Property were not observed from the previous topographic map.	The adjoining properties to the west appear to be developed with residential structures. Further development of the major roadways was observed at this time. Slight residential development of the surrounding area was observed at this time.
1973 (Topo)	Two (2) residential structures appear to be developed eastern portion of the Property. Significant changes to the remaining portions of the Property were not observed from the previous photograph.	The adjoining properties to the east appear to be developed with residential structures. Significant changes to the remaining adjoining properties were not observed from the previous photograph. Further development of the major roadways was observed at this time. Further residential development of the surrounding area was observed at this time.
1987 (Topo)	Significant changes to the Property were not observed from the previous topographic map.	The adjoining properties to the north appear to be developed with residential structures. Significant changes to the remaining adjoining properties were not observed from the previous photograph. Further development of the major roadways was observed at this time. Further residential development of the surrounding area was observed at this time.
1996 (Aerial)	Significant changes to the Property were not observed from the previous topographic map.	The adjoining properties to the south appear to be developed with residential structures. Significant changes to the remaining adjoining properties were not observed from the previous photograph. Further development of the major roadways was observed at this time. Further residential development of the surrounding area was observed at this time.
2005 (Aerial)	One (1) residential structure appears to be developed on the northern portion of the Property. Significant changes to the remaining portions of the Property were not observed from the previous photograph.	The adjoining properties, major roadways, and surrounding area appear to be developed in configuration similar to the present.
2015 (Aerial)	The previously observed residential structures appear to have been razed. The Property subdivision appears to be developed in configuration similar to the present.	Significant changes to the adjoining properties, major roadways, and surrounding area were not observed from the previous photograph.

## **6.4.2 Historical Summary**

The oldest historical reference for the Property is an aerial photograph from 1939, which depicts the Property as a combination of agricultural land, undeveloped land, and marshy wetlands. Based on a review of aerial photographs and topographic maps from 1939 to 1963, significant changes to the Property were not observed during this time period. Topographic maps and aerial photographs from 1973 to 2005 depict a total of three (3) residential structures on the Property. The Property subdivision, in its current configuration, first appears on the aerial photograph from 2015.

## **6.4.3 Other Environmental Reports**

No other reports were reviewed during the preparation of this report.

## **6.4.4 Vapor Migration**

ETS evaluated the Property and surrounding properties in an effort to determine the potential of Vapor Migration at the Property.

No obvious indications of possible indoor air quality impacts from potential vapor migration pathways were observed or identified during interviews, or regulatory and historical records review.

## **7.0 Site Reconnaissance**

### **7.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted by an ETS representative on November 9, 2015. ETS was unescorted during the reconnaissance. The weather at the time of the site visit was sunny with temperatures in the 50's. Photographs from the site reconnaissance are presented in Appendix E.

### **7.2 Site Visit Findings**

At the time of the site reconnaissance, the vacant residential lots were associated with Sterling Woods of South Elgin, a partially developed residential subdivision consisting of thirty-seven (37) lots, undeveloped/wetland areas, a creek, and a walking path. For the purposes of this report, only the thirty (30) vacant lots will be considered.

#### **7.2.1 Hazardous Substances**

Hazardous substances were not observed on the Property.

#### **7.2.2 Petroleum Products**

Petroleum products were not observed on the Property.

### **7.2.3 USTs**

Underground storage tanks (USTs) were not observed on the Property.

### **7.2.4 ASTs**

Aboveground storage tanks (ASTs) were not observed on the Property.

### **7.2.5 Interior Staining/Corrosion**

Interior staining and/or corrosion was not observed on the Property.

### **7.2.6 Discharge Features**

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews.

### **7.2.7 Pits, Ponds, And Lagoons**

No evidence of on-site pits, ponds or lagoons was observed or reported during the site reconnaissance.

### **7.2.8 Solid Waste Dumping/Landfills**

There was no indication of potentially hazardous material disposal during ETS's reconnaissance. No evidence of on-site land filling was observed or reported during the site reconnaissance.

### **7.2.9 Stained Soil/Stressed Vegetation**

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, were observed during the site reconnaissance or reported during interviews.

### **7.2.10 Wells**

No obvious indications of potable and/or irrigation water wells, were observed during the site reconnaissance or reported during interviews.

## 8.0 Interviews

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the appropriate sections in this report.

<i>Name</i>	<i>Company</i>	<i>Method</i>	<i>Comments</i>
Mr. Michael Moone	West Suburban Bank	Field Screen Questionnaire	Mr. Moone completed the Field Screen Questionnaire (Appendix F). Mr. Moone did not answer "yes" to any questions within the field screen questionnaire.

## 9.0 Non-Scope Considerations

Hazardous building materials or conditions in a structure may consist of asbestos containing building materials (ACBMs), lead-based paint, mold, and radon. Although an inspection (and sampling) for the presence of such materials was beyond the scope of this assessment, ETS conducted a precursory inspection for the presence of hazardous building materials.

### 9.1 Asbestos Containing Building Materials

ACBMs were commonly used in building construction prior to 1978. Sprayed-on applications of ACBMs were banned in 1978 and US Environmental Protection Agency promulgated the Asbestos and Phase-Out Rule in 1989. Since then, controls on the manufacture and distribution of such products have limited their usage. No buildings are located on the Property.

### 9.2 Lead-Based Paint

The usage of lead-based paint also dramatically declined after 1978. Lead-based paint may be an environmental concern in structure where old, poorly maintained (i.e. peeling) paint is observed. No buildings are located on the Property.

### 9.3 Mold

No buildings are located on the Property.

### 9.4 Radon

Kane County is located in Federal EPA Radon Zone 2, as defined by indoor averages that are between 2 to 4 pCi/L. A radon survey would be necessary to determine the actual radon concentration in the structure. No buildings are located on the Property.

## **10.0 Findings**

### **10.1 Historical Recognized Environmental Condition (HREC)**

Historical recognized environmental conditions (HREC) were identified and evaluated for the subject and adjoining properties. ASTM defines HRECs as:

“An environmental condition, which in the past, would have been considered a recognized environmental condition; but may or may not be considered a recognized environmental condition (REC) currently.”

ETS has not identified any HREC's in connection with the Property.

### **10.2 Controlled Recognized Environmental Condition (CREC)**

Controlled recognized environmental conditions (CREC) were identified and evaluated for the subject and adjoining properties. ASTM defines CRECs as:

“A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

ETS has not identified any CREC's in connection with the Property.

### **10.3 Recognized Environmental Condition (REC)**

Potential environmental concerns were evaluated to determine if any rise to the level of a recognized environmental condition (REC) which is defined by ASTM as:

“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a Property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of thirty (30) vacant residential lots located in Sterling Woods of South Elgin (Sterling Woods Lane, Hannah Court, and Lydia Court), South Elgin, Illinois. Any exceptions to, or deletions from, this practice are described in Section 3.4. ETS has not identified any REC's in connection with the Property.

## **11.0 Opinion & Recommendations**

ETS has no recommendations for additional assessment at this time.

## 12.0 Signature of Environmental Professional

To the best of any information and belief, the facts stated in this report are true and are made under penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961 (720 ILCS 5/32-2). It is perjury for any person to sign an audit report that contains a false material statement that the person does not believe to be true.


As stated above, I have performed this assessment in accordance with generally accepted environmental practices and procedures, as of the date of this report. I have employed the degree of care and skill ordinarily exercised under similar circumstances by reputable environmental technologists practicing in this area. The conclusions contained within this assessment are based upon site conditions I readily observed or were reasonably ascertainable and present at the time of the site reconnaissance.

The conclusions and recommendations stated in this report are based upon personal observations made by myself and other employees of ETS Environmental & Associates, LLC and also upon information provided by others. I have no reason to suspect or believe that the information provided is inaccurate.

“I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312].”

“I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

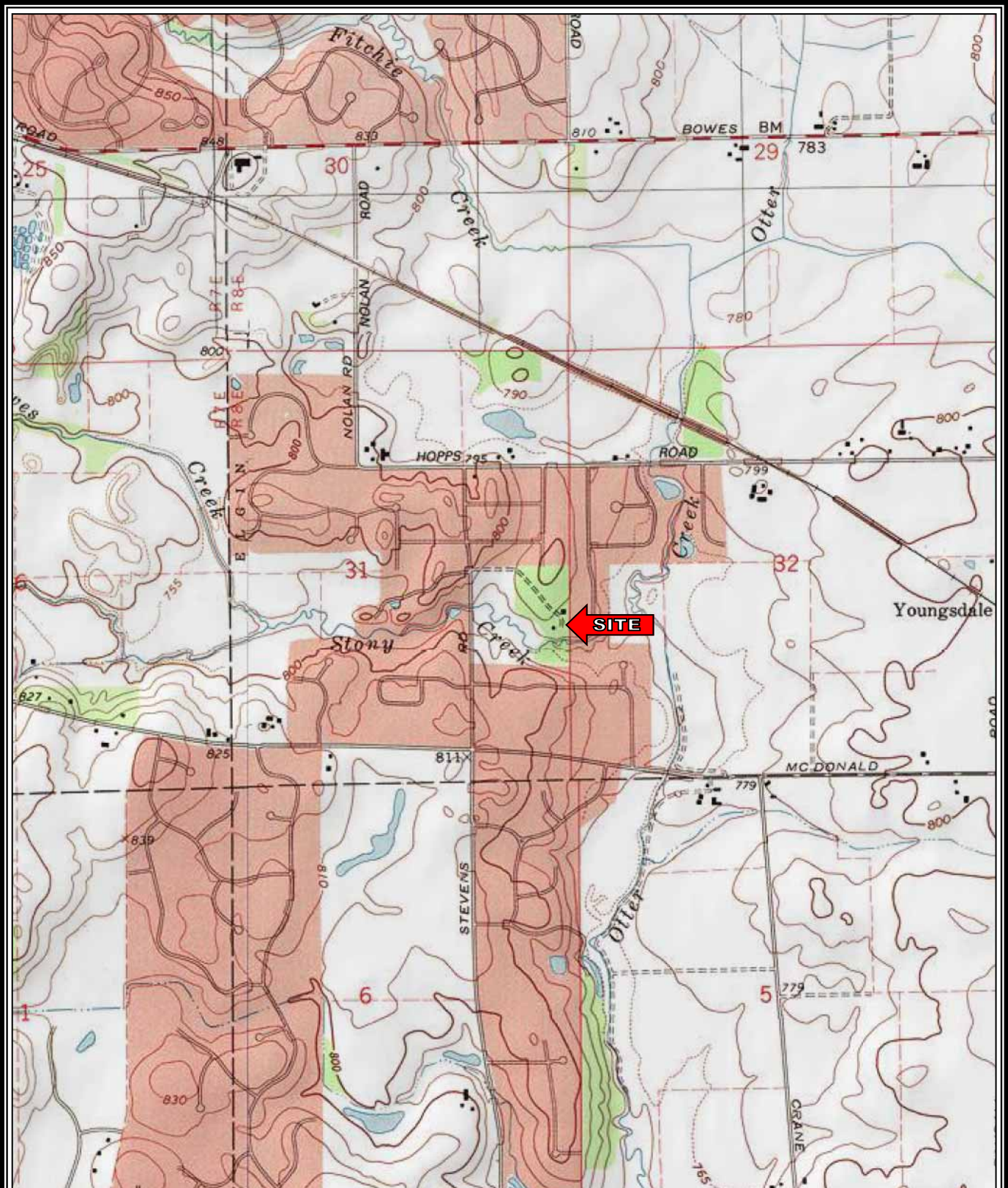
Signature of ETS Environmental & Associates, LLC Professional – David J. Wagner:

  
Signature

### **13.0 Qualifications of Environmental Professional**

Mr. Wagner has over thirty (28) years of experience in conducting environmental assessments. He has worked with a variety of regulatory programs including RCRA, Leaking Underground Storage Tanks (LUST), Voluntary Remediations, and CERCLA. Mr. Wagner has developed and implemented a variety of strategies to achieve no further remediation status on numerous retail gasoline service station facilities. Mr. Wagner managed complex sites requiring risk based corrective action evaluations and active remediation. Mr. Wagner has been involved in the completion of Phase I/Phase II Environmental Site Assessments and designing appropriate remediation strategies in many states. He has also been involved with many negotiations with regulators to develop appropriate remediation alternatives, specifically dealing with the use of alternate remediation objectives.

## FIGURES

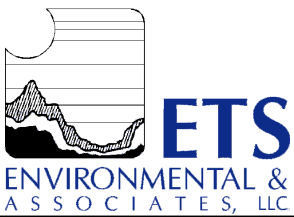


**FIGURE 1**  
 USGS TOPOGRAPHIC MAP  
 GENEVA, IL QUADRANGLE

APPROXIMATE SCALE  
 UNKNOWN

MAP DATE  
 1993





**FIGURE - 2**  
**SITE VICINITY AERIAL PHOTO**  
**SOUTH ELGIN, IL**

APPROXIMATE SCALE  
UNKNOWN

MAP DATE  
2015

**APPENDIX A**

**Parcel Information**

## STERLING WOODS LOTS

<u>Status</u>	<u>Lot #</u>	<u>Site Address</u>	<u>Comments</u>	<u>PIN</u>	<u>Size (S.F.)</u>
Available	1	1 LYDIA COURT		06-31-431-009	20,000
Available	4	7 LYDIA COURT		06-31-431-012	18,315
Available	5	9 LYDIA COURT		06-31-431-013	24,584
<b>DEPOSIT</b>	6	23 HANNAH COURT		06-31-431-006	22,503
Available	7	25 HANNAH COURT		06-31-431-005	21,364
Available	8	27 HANNAH COURT		06-31-431-004	23,029
Available	10	31 HANNAH COURT	same as 2511 Sterling Woods Lane	06-31-431-002	20,491
	10	2511 STERLING WOODS LANE	same as 31 Hannah Court		
Available	11	2550 STERLING WOODS LANE		<del>06-31-430-001</del>	19,985
Available	14	2520 STERLING WOODS LANE		06-31-430-004	18,841
Available	16	2500 STERLING WOODS LANE		06-31-430-006	19,022
Available	17	2490 STERLING WOODS LANE		06-31-430-007	19,026
Available	18	2480 STERLING WOODS LANE		<del>06-31-430-008</del>	<del>19,030</del>
Available	19	2470 STERLING WOODS LANE		06-31-432-001	19,390
Available	20	2460 STERLING WOODS LANE		06-31-432-002	18,025
Available	21	2450 STERLING WOODS LANE		06-31-432-003	21,952
Available	22	2440 STERLING WOODS LANE		06-31-432-004	21,493
Available	23	2441 STERLING WOODS LANE		06-31-432-010	23,439
Available	24	2451 STERLING WOODS LANE		06-31-432-009	22,192
Available	25	2461 STERLING WOODS LANE		06-31-432-008	17,388
Available	26	2471 STERLING WOODS LANE		06-31-432-007	15,000
Available	27	2481 STERLING WOODS LANE		06-31-432-006	15,000
Available	29	3 HANNAH COURT		06-31-432-011	18,090
Available	30	5 HANNAH COURT		06-31-432-012	18,595
Available	31	7 HANNAH COURT		06-31-432-013	17,729
Available	32	9 HANNAH COURT		06-31-432-014	23,057
Available	33	11 HANNAH COURT		<del>06-31-432-015</del>	<del>23,045</del>
Available	34	15 HANNAH COURT		06-31-431-008	24,848
<b>DEPOSIT</b>	101	17 HANNAH COURT		06-31-431-017	23,624
Available	102	19 HANNAH COURT	2 PINs	06-31-431-015	23,524
	102	19 HANNAH COURT	2 PINs	06-31-431-016	
Available	103	21 HANNAH COURT		06-31-431-014	34,137
	Parcel A	2525 STERLING WOODS LANE	Open Space	06-31-431-001	
	Parcel B	11 LYDIA COURT	strip of land along Lydia	06-31-433-001	

## **APPENDIX B**

### **ERIS Report**



# DATABASE REPORT



**Project Property:** *Sterling woods Subdivision  
Sterling Woods  
South Elgin IL  
15-0885A*

**P.O. Number:** *15-0885A*

**Report Type:** *Database Report*

**Order #:** *20151026165*

**Requested by:** *ETS Environmental & Associates, LLC*

**Date:** *October 27, 2015*

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com  
**www.erisinfo.com**

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# Executive Summary

## Property Information:

**Project Property:** *Sterling woods Subdivision  
Sterling Woods South Elgin IL*

**P.O. Number:** *15-0885A*

## **Coordinates:**

**Latitude:** *41.990486*  
**Longitude:** *-88.362475*  
**UTM Northing:** *4,649,617.66*  
**UTM Easting:** *387,145.11*  
**UTM Zone:** *UTM Zone 16T*

**Elevation:** *787 FT*

## Order Information:

**Order No.:** *20151026165*  
**Date Requested:** *28/10/2015*  
**Requested by:** *ETS Environmental & Associates, LLC*  
**Report Type:** *Database Report*

## Ancillary Products:

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
NPL	Y	1.00	0	0	0	0	0	0
PROPOSED NPL	Y	1.00	0	0	0	0	0	0
DELETED NPL	Y	0.50	0	0	0	0	-	0
CERCLIS	Y	0.50	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.50	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1.00	0	0	0	0	0	0
RCRA TSD	Y	0.50	0	0	0	0	-	0
RCRA GEN	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.50	0	0	0	0	-	0
FED INST	Y	0.50	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.50	0	0	0	0	-	0
<b>State</b>								
SSU	Y	1.00	0	0	0	0	0	0
SWF/LF	Y	0.50	0	0	0	0	-	0
SWF/LF SPECIAL	Y	0.50	0	0	0	0	-	0
NIPC	Y	0.50	0	0	0	0	-	0
CCDD	Y	0.50	0	0	0	0	-	0
LUST	Y	0.50	0	0	0	0	-	0
LUST TRUST	Y	0.50	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
ENG CONTROLS	Y	0.50	0	0	0	0	-	0
INST CONTROL	Y	0.50	0	0	0	0	-	0
SRP	Y	0.50	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BROWNFIELDS	Y	0.50	0	0	0	0	-	0
BROWN MBRGP	Y	0.50	0	0	0	0	-	0

**Tribal**

INDIAN LUST	Y	0.50	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0

**County** *No County standard environmental record sources available for this State.*

**Additional Environmental Records**

**Federal**

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	0.12	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	0.50	0	0	0	0	-	0
IODI	Y	0.50	0	0	0	0	-	0
TSCA	Y	0.12	0	0	-	-	-	0
HIST TSCA	Y	0.12	0	0	-	-	-	0

**State**

SPILLS	Y	0.12	0	0	-	-	-	0
SPILLS2	Y	0.12	0	0	-	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

---

**Total:** 0 0 0 0 0 0 0

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

# Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist mi</i>	<i>Elev diff ft</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

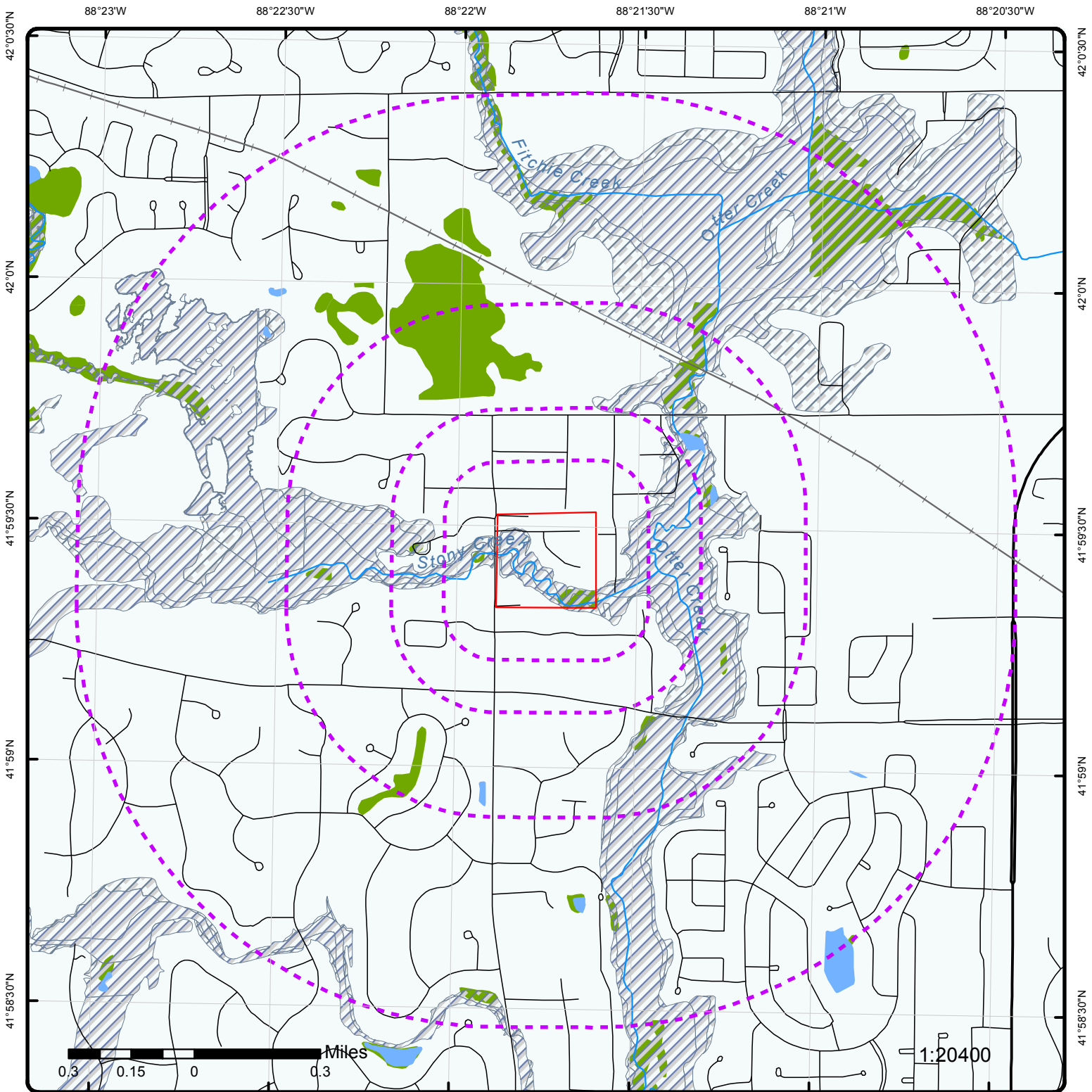
# Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist mi</i>	<i>Elev Diff ft</i>	<i>Page Number</i>
----------------	-----------	--------------------------	----------------	--------------------	---------------------	--------------------

No records found in the selected databases for the surrounding properties.

## Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.



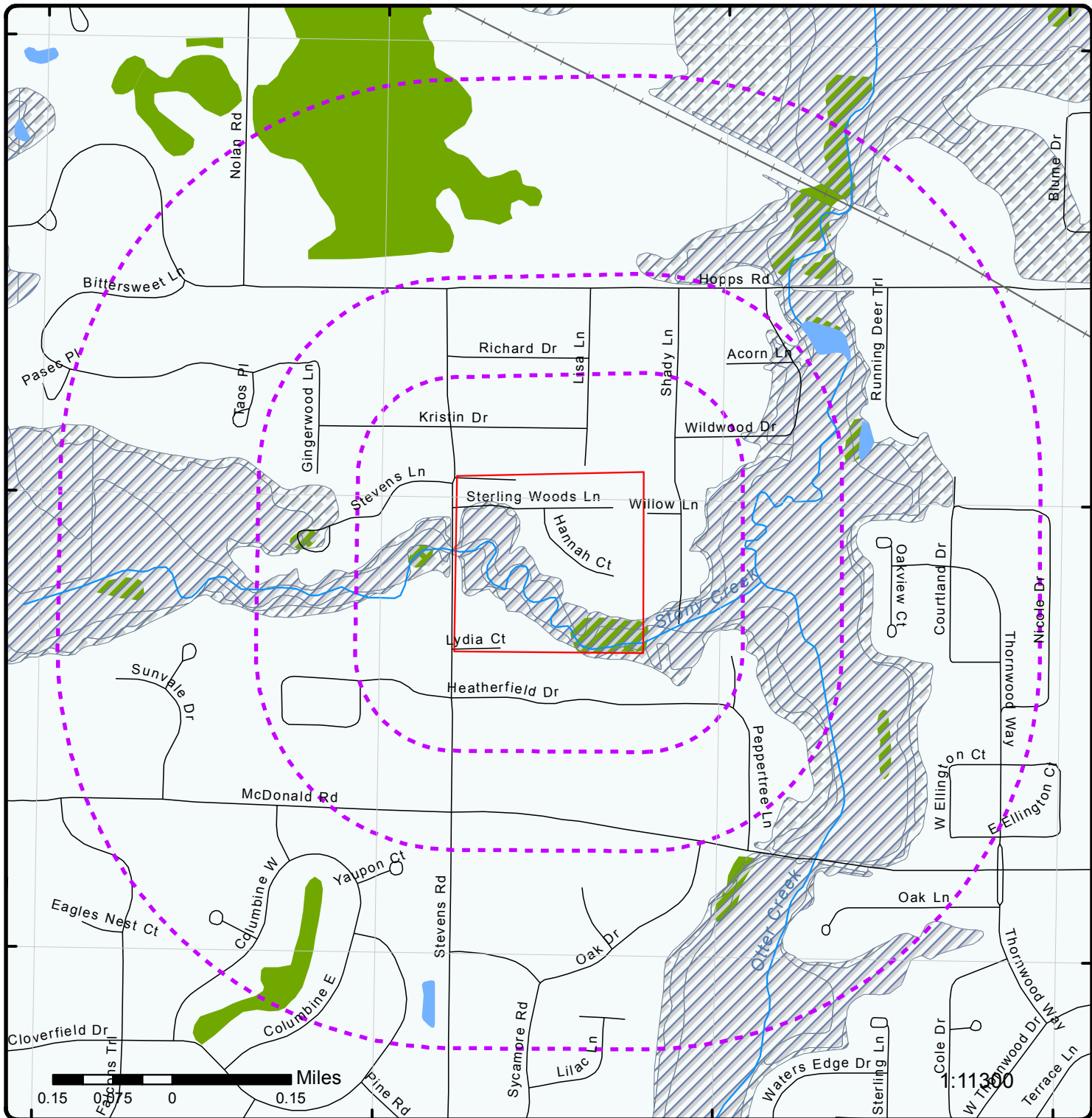
## Map : 1 Mile Radius

Order No: 20151026165

Address: Sterling Woods, South Elgin, IL



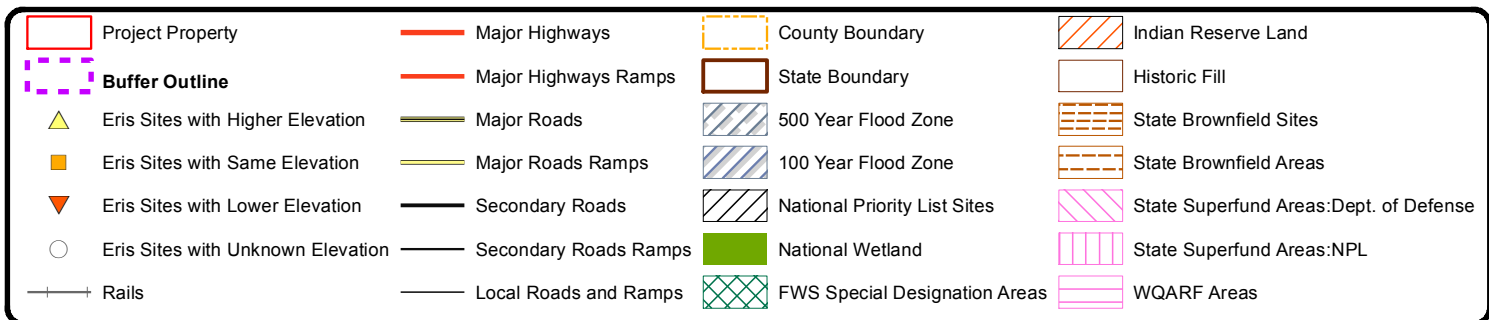
Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

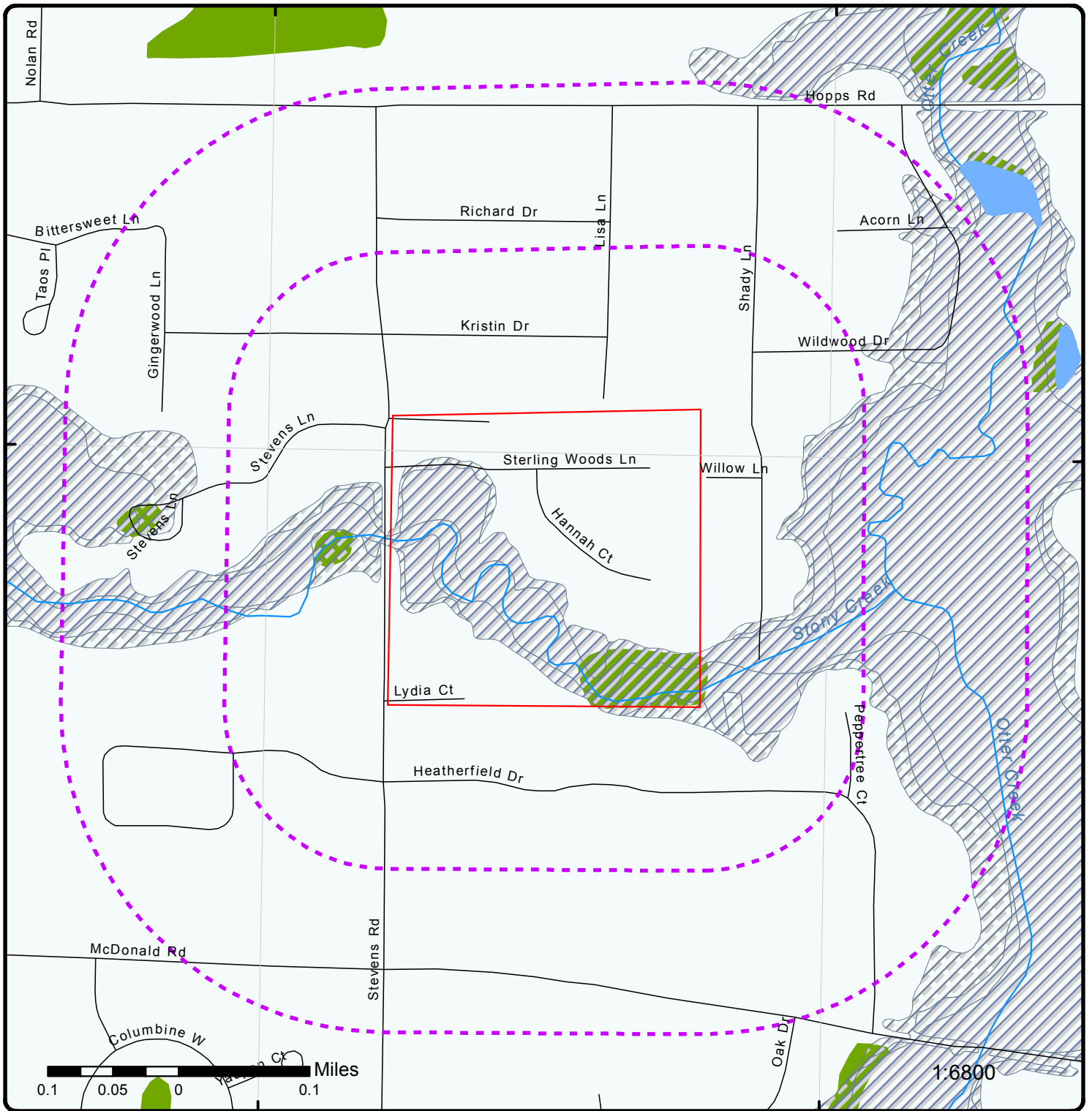


### Map : 0.5 Mile Radius

Order No: 20151026165

Address: Sterling Woods, South Elgin, IL





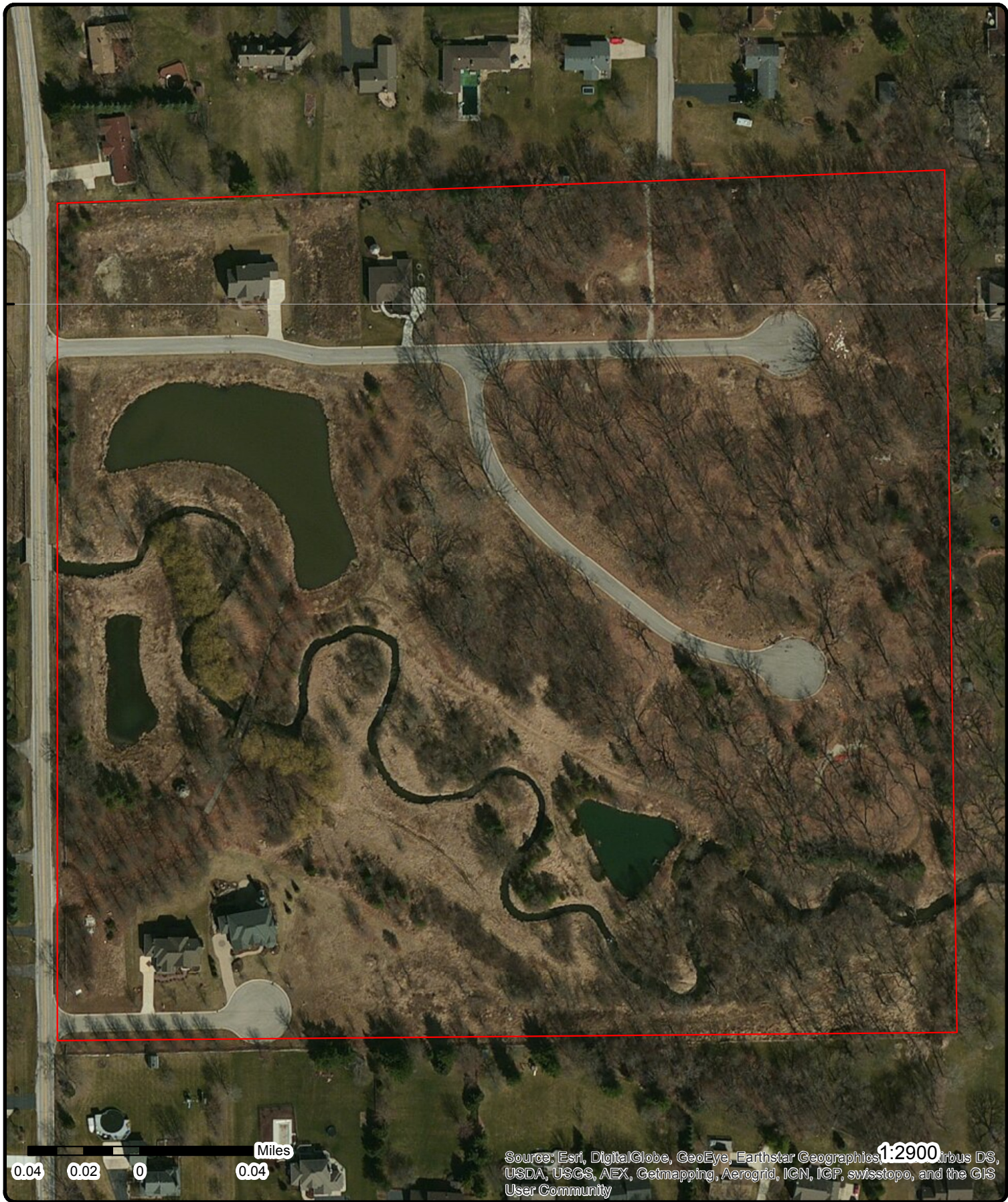
### Map : 0.25 Mile Radius

Order No: 20151026165

Address: Sterling Woods, South Elgin, IL



Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas



41°59'30"N

41°59'30"N

0.04 0.02 0 0.04 Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, 1:2900, Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# Aerial

Order No: 20151026165

Address: Sterling Woods, South Elgin, IL

# Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance mi</i>	<i>Elevation ft</i>	<i>Site</i>	<i>DB</i>
----------------	------------------------------	-----------------------------------	-------------------------	-------------	-----------

---

No records found in the selected databases for the project property or surrounding properties.

# Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip
LUST	Thornton Sod Nursery	37 West 711 McDonald Rd.	Elgin IL	60123
LUST	Elgin, City of	1100 Oak Wood Blvd., Lords Park Pavillion	Elgin IL	60120
UST	Heimberg Richard	Nw Cor McClain Blvd Spring Hopps	South Elgin IL	60177
UST	Thorntons Sod Nursery	37 W 711 Mcdonald Road	Elgin IL	60123

# Unplottable Report

**Site:** Thornton Sod Nursery  
37 West 711 McDonald Rd. Elgin IL 60123

LUST

**Incident NO:** 920660  
**BL ID:** 0894385200  
**US ID:**  
**TF ID:**  
**FIPS Code:** 089  
**RTK DTM:** 12/29/2005  
**RTK Status:** Not Reviewed  
**Contact:** TOM THORNTON

**Region:** 2  
**Region Name:** Maywood  
**County:** Kane  
**PO Box:**  
**Phone:** 8477425030  
**Latitude:** 41.98544  
**Longitude:** -88.44379

## Incident Information

-- --  
**Regulated By:** 731  
**20 Day Rpt:** 6/24/1992  
**45 Day Rpt:** 6/24/1992  
**NFR Date:** 2/24/1994  
**Recorded Date:**

## Events Information

-- --  
**Event Type Code:** NORL  
**Event Type:** Notice of Release Letter sent  
**Event Date:** 3/15/1992  
-- --  
**Event Type Code:** CAP  
**Event Type:** Corrective Action Plan received  
**Event Date:** 6/11/1992  
-- --  
**Event Type Code:** RL  
**Event Type:** Review Letter sent  
**Event Date:** 7/28/1992  
-- --  
**Event Type Code:** PE CERT  
**Event Type:** Professional Engineer Certification received  
**Event Date:** 2/22/1994  
-- --

**Site:** Elgin, City of  
1100 Oak Wood Blvd., Lords Park Pavillion Elgin IL 60120

LUST

**Incident NO:** 920455  
**BL ID:** 0314380005  
**US ID:**  
**TF ID:**  
**FIPS Code:** 031  
**RTK DTM:** 12/29/2005  
**RTK Status:** Not Reviewed  
**Contact:** STEVE BONE

**Region:** 2  
**Region Name:** Maywood  
**County:** Cook  
**PO Box:**  
**Phone:** 8479315940  
**Latitude:** 42.041617  
**Longitude:** -88.26045

## Incident Information

-- --

**Regulated By:** 731  
**20 Day Rpt:** 1/13/1992  
**45 Day Rpt:** 10/14/1993  
**NFR Date:** 10/25/1993  
**Recorded Date:**  
 -- --  
**Events Information**  
 -- --  
**Event Type Code:** NORL  
**Event Type:** Notice of Release Letter sent  
**Event Date:** 2/25/1992  
 -- --  
**Event Type Code:** RL  
**Event Type:** Review Letter sent  
**Event Date:** 3/9/1993  
 -- --  
**Event Type Code:** RL  
**Event Type:** Review Letter sent  
**Event Date:** 9/22/1993  
 -- --  
**Event Type Code:** CACR  
**Event Type:** Corrective Action Completion Report received  
**Event Date:** 10/14/1993  
 -- --  
**Event Type Code:** PE CERT  
**Event Type:** Professional Engineer Certification received  
**Event Date:** 10/14/1993  
 -- --

**Site:** *Heimberg Richard*  
*Nw Cor Mcclain Blvd Spring Hopps South Elgin IL 60177*

UST

**Facility ID:** 2033981  
**Facility Status:** Exempt  
**Facility Type:** None  
**Motor Fuel Type:**  
**Motor Fuel Permit Insp Dt:**  
**Motor Fuel Permit Expir Dt:**  
**Green Tag Decal:**  
**Green Tag Issue Date:**  
**Green Tag Expiration Date:**  
**County:** Kane

**Owner Information**

-- --  
**Owner ID:** U0023906  
**Owner Name:** Heimberg Richard  
**Owner Address:** 2425 Royal Boulevard  
**Owner City:** Elgin  
**Owner State:** IL  
**Owner Zip:** 60123  
 -- --

**Tank Information**

-- --  
**Tank ID:** 1  
**Tank Status:** Exempt from registration  
**Tank Capacity:** 550  
**Product:** Heating Oil  
**Date Installed:**  
**Last Used Date:** 12/1/1973  
**Removed Date:**  
**Abandoned Date:**

**Red Tague Issue Date:**  
**OSFM First Notify Date:** 1/1/1902  
**Fee Due:**  
**Pending Nov:** N  
**IEMA Number(s):**  
--  
--

**Site:** **Thorntons Sod Nursery**  
**37 W 711 Mcdonald Road Elgin IL 60123**

UST

**Facility ID:** 2014684  
**Facility Status:** Closed  
**Facility Type:** Farm  
**Motor Fuel Type:**  
**Motor Fuel Permit Insp Dt:**  
**Motor Fuel Permit Expir Dt:**  
**Green Tag Decal:**  
**Green Tag Issue Date:**  
**Green Tag Expiration Date:**  
**County:** Kane

**Owner Information**

--  
**Owner ID:** U0014998  
**Owner Name:** Thortons Sod Nursery  
**Owner Address:** 37 W 711 Mcdonald Road  
**Owner City:** Elgin  
**Owner State:** IL  
**Owner Zip:** 60123  
--

**Tank Information**

--  
**Tank ID:** 1  
**Tank Status:** Removed  
**Tank Capacity:** 10000  
**Product:** Gasoline  
**Date Installed:**  
**Last Used Date:**  
**Removed Date:** 3/11/1992  
**Abandoned Date:**  
**Red Tague Issue Date:**  
**OSFM First Notify Date:** 4/16/1986  
**Fee Due:**  
**Pending Nov:** N  
**IEMA Number(s):**  
--  
--

**Tank Information**

--  
**Tank ID:** 2  
**Tank Status:** Removed  
**Tank Capacity:** 8300  
**Product:** Diesel Fuel  
**Date Installed:**  
**Last Used Date:**  
**Removed Date:** 3/11/1992  
**Abandoned Date:**  
**Red Tague Issue Date:**  
**OSFM First Notify Date:** 4/16/1986  
**Fee Due:**  
**Pending Nov:** N

**IEMA Number(s):**

--

--

--

--

## Appendix: Database Descriptions

*Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### **Standard Environmental Record Sources**

#### **Federal**

##### **National Priority List:**

**NPL**

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Oct 8, 2015**

##### **National Priority List - Proposed:**

**PROPOSED NPL**

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Oct 8, 2015**

##### **Deleted NPL:**

**DELETED NPL**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date: Oct 8, 2015**

**Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:**

[CERCLIS](#)

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS- Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Mar 10, 2015**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Mar 10, 2015**

**RCRA Generator List:**

[RCRA GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10).

**Government Publication Date: Mar 10, 2015**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Mar 10, 2015**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jul 30, 2014**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Jul 30, 2014**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports controlled by the The National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Oct 7, 2015*

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES)**

FED BROWNFIELDS

**Brownfield Database:**

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Jul 20, 2015*

**State**

**State Response Action Program Database:**

SSU

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. The State Response Action Program database made available by Illinois Environmental Protection Agency. This database is state equivalent CERCLIS.

*Government Publication Date: Jul 21, 2015*

**Solid Waste Landfills Subject to State Surcharge Database:**

SWF/LF

The Bureau of Land maintains a list of solid waste facilities and landfills throughout the state. This list made available by Illinois Environmental Protection Agency's Bureau of land.

*Government Publication Date: Dec 11, 2014*

**Special Waste Site List:**

SWF/LF SPECIAL

The following landfills are those that as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois Environmental Protection Agency Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste. Non-Regional Pollutant Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollutant Control Facility by RPCF, or Non-regional Pollutant Control Facility by Non-RPCF.

*Government Publication Date: Jan 1, 1990*

**Northeastern Illinois Planning Commission Historical Inventory of Solid Waste**

NIPC

**Disposal Sites in Northeastern Illinois:**

Historical inventory of solid waste disposal sites in northeastern Illinois prepared by the Northeastern Illinois Planning Commission (NIPC).

*Government Publication Date: Dec 1987*

**Clean Construction or Demolition Debris:**

CCDD

This is a list of CCDD Fill Operations with Approved Permits. Beginning July 1, 2008, no person can use CCDD as fill material in a current or former quarry, mine, or other excavation unless they have obtained a permit from the Illinois EPA.

*Government Publication Date: May 8, 2015*

**Leaking Underground Storage Tanks (LUST):**

LUST

The Leaking Underground Storage Tank Incident Tracking (LIT) database identifies the status of all Illinois LUST incidents reported to the Illinois Emergency Management Agency (IEMA) and to the Illinois Environmental Protection Agency.

*Government Publication Date: Sep 7, 2015*

**Underground Storage Tank Fund Payment Priority List:**

LUST TRUST

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner. The Underground Storage Tank Fund Priority list made available by Illinois Environmental Protection Agency.

*Government Publication Date: Sep 1, 2015*

**Underground Storage Tank Database (UST):**

UST

This database maintained by Division of Petroleum & Chemical Safety, contains information derived from tank registration information supplied to the Office of the Illinois State Fire Marshal (OSFM) from outside sources.

*Government Publication Date: Sept 14, 2015*

**Sites with Engineering Controls:**

ENG CONTROLS

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remediation Program (SRP) database with engineering controls in place.

*Government Publication Date: Jul 15, 2015*

**Institutional Controls:**

INST CONTROL

Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remediation Program (SRP) database with institutional controls in place.

*Government Publication Date: Jul 15, 2015*

**Illinois Site Remediation Program Database:**

SRP

The Site Remediation Program (SRP) database identifies the status of all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present). This Site Remediation program database made available by Illinois Environmental Protection Agency.

*Government Publication Date: Jul 15, 2015*

**Brownfields Redevelopment Assessment Database:**

BROWNFIELDS

The Office of Site Evaluations Redevelopment Assessment database identifies the status of all properties within the State in which the Illinois EPA's Office of Site Evaluation has conducted a Municipal Brownfields Redevelopment Grant (MBRG) project.

*Government Publication Date: May 12, 2015*

**Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA:**

BROWN MBRGP

The Office of Brownfields Assistance (OBA) database identifies the status of all Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA. Office of Brownfields Assistance Database search made available by Illinois Environmental Protection Agency's Bureau of Land Data-Center.

*Government Publication Date: Mar 31, 2013*

**Tribal**

**Leaking Underground Storage Tanks on Indian Lands:**

INDIAN LUST

List of Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands in EPA Region 5, which includes Michigan, Minnesota and Wisconsin. There no LUST records in Illinois at this time.

*Government Publication Date: Aug 13, 2013*

**Underground Storage Tanks (USTs) on Indian Lands:**

[INDIAN UST](#)

Underground Storage Tanks (USTs) on Tribal/Indian Lands in EPA Region 5. There are no UST records in Illinois at this time.

*Government Publication Date: Aug 13, 2013*

**County**

*No County standard environmental record sources available for this State.*

**Additional Environmental Record Sources**

**Federal**

**Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

*Government Publication Date: Sep 24, 2015*

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

*Government Publication Date: 1987-2013*

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

*Government Publication Date: Feb 24, 2015*

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

*Government Publication Date: Sep 5, 2015*

**Inventory of Open Dumps, June 1985:**

[ODI](#)

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

*Government Publication Date: Jun 1985*

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Jun 30, 2014**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: 2006**

**State**

**Spills and Incidences:**

SPILLS

A list of reports taken by Illinois Emergency Management Agency (IEMA) of Hazardous Material spills in Illinois.

**Government Publication Date: Sep 2, 2015**

**Emergency Response Releases & Spills Database:**

SPILLS2

The Office of Emergency Response (OER) maintains the Emergency Response Releases & Spills Database.

The Emergency Operations Unit, within OER, coordinates Illinois EPA's response to environmental emergencies involving oil or hazardous materials and ensures that any environmental contamination is cleaned up. EOU works with other response agencies including the Illinois Emergency Management Agency (IEMA), which is the initial contact for responses to an emergency or disaster in Illinois.

**Government Publication Date: May 14, 2015**

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental record sources available for this State.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

## **APPENDIX C**

### **Freedom of Information Act (FOIA) Information**



**ETS**

ENVIRONMENTAL &  
ASSOCIATES, LLC  
204 Dearborn Ct, Suite 124  
Geneva, Illinois 60134  
(630) 513-4710

November 2, 2015

Attention: Mr. Tom Schlueter  
Health Department  
Kane County  
1240 North Highland Avenue  
Aurora, Illinois 60506  
Via Email: [SchlueterTom@co.kane.il.us](mailto:SchlueterTom@co.kane.il.us)

**RE: Sterling Woods Subdivision  
South Elgin, Illinois  
ETS Project No. 15-0885A  
PIN # (See attachment)**

Dear Mr. Schlueter:

ETS Environmental & Associates, LLC (ETS) is conducting a Phase I Environmental Site Assessment for the above referenced property. The purpose of this letter is to serve as an official request for public records relating to water wells, septic systems, environmental violations, spills, or releases. Please note, this request is intended for commercial purposes only.

Copies of records may be mailed to the above address or by electronic mail to: [Scottk@ets-environmental.com](mailto:Scottk@ets-environmental.com). If you have any questions, please do not hesitate to call me at (630) 513-4710 ext 306. Thank you for your assistance.

Sincerely,

Scott Kloubec  
ETS Environmental & Associates, LLC



**Kane County  
Health Department**

ENVIRONMENTAL FILE INVESTIGATION REPORT  
15-FOIAKCHD-0148

**Barbara J. Jeffers, MPH**  
*Executive Director*

November 9, 2015

[www.kanehealth.com](http://www.kanehealth.com)

**Public Health Center**  
1240 N. Highland Avenue  
Aurora, Illinois 60506  
630.208.3801

**Public Health Center**  
1750 Grandstand Place  
Elgin, Illinois 60120  
630.208.3801

Scott Kloubec  
ETS Environmental & Assoc., LLC  
204 Dearborn Court, Suite 124  
Geneva, IL 60134  
[scottk@ets-environmental.com](mailto:scottk@ets-environmental.com)

Re: FOIA Request

Dear Mr. Kloubec,

Thank you for writing to the Kane County Health Department with your request for information pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 et seq.

On November 2, 2015 you requested the following documents: records relating to environmental health records, violations, spill or releases for the site addresses listed in the original FOIA request for the Sterling Woods Subdivision, South Elgin, IL.

The Kane County Health Department, the Kane County Building Department and the Kane County Office of Emergency Management do not have any records pursuant to your request.

If you have any questions, please feel free to contact me.

Sincerely,

Sharon Verzal, MPH, LEHP, REHS/RS  
Environmental Health Supervisor

SV/ma



November 2, 2015

Attention: FOIA Officer  
Village of South Elgin  
Building Department  
10 N. Water Street, South Elgin, IL 60177  
Via Email: comdev@southelgin.com

**RE: Sterling Woods Subdivision  
South Elgin, Illinois  
ETS Project No. 15-0885A  
PIN # (See attachment)**

Dear FOIA Officer:

ETS Environmental & Associates, LLC (ETS) is conducting a Phase I Environmental Site Assessment for the above referenced property. The purpose of this letter is to serve as an official request for public records relating to any underground storage tank (UST) permits, above-ground storage tank (AST) permits, or other pertinent Building & Permits information. Please note this request for information is for commercial purposes only.

Copies of records may be mailed to the above address or by electronic mail to: Scottk@ets-environmental.com. If you have any questions, please do not hesitate to call me at (630) 513-4710 Ext. 306. Thank you for your assistance.

Sincerely,

Scott Kloubec  
ETS Environmental & Associates, LLC



November 2, 2015

Attention: FOIA Officer  
Village of South Elgin  
Fire Department  
Via Facsimile: 847-741-2184

**RE: Sterling Woods Subdivision  
South Elgin, Illinois  
ETS Project No. 15-0885A  
PIN # (See attachment)**

Dear FOIA Officer:

ETS Environmental & Associates, LLC (ETS) is conducting a Phase I Environmental Site Assessment for the above referenced property. The purpose of this letter is to serve as an official request for public records relating to any underground storage tank (UST), above-ground storage tank (AST), emergency spill responses, or other pertinent Fire Department information. Please note this request for information is for commercial purposes only.

Copies of records may be mailed to the above address or by electronic mail to: [Scottk@ets-environmental.com](mailto:Scottk@ets-environmental.com). If you have any questions, please do not hesitate to call me at (630) 513-4710 Ext. 306. Thank you for your assistance.

Sincerely,

Scott Kloubec  
ETS Environmental & Associates, LLC

MARY VAN WINKLE  
President

*South Elgin & Countryside  
Fire Protection District*

JOSEPH M. CLUCHEY  
Trustee

RONALD R. BOHLMAN  
Secretary

150 WEST STATE STREET  
SOUTH ELGIN, ILLINOIS 60177

WILLIAM B. SOHN  
Fire Chief

JEFFREY A. SPEYERS  
Treasurer

Business Phone (847) 741-2141 \* Fax (847) 741-2184

ETS Environmental & Associates, LLC  
204 Dearborn Ct, Suite 124  
Geneva, IL 60134

11/5/15

Dear Scott Kloubec,

We have received your FOIA for the properties noted in your request for the Sterling Woods Subdivision, in our district in South Elgin, IL. Upon examination of our files we have found no evidence, information or have any knowledge of any UST, UST removal, hazardous material storage, or spills at this site. We do not have any record of this area being anything other than residential property.

Even though *we* do not have any records of such incidents, please contact the State Fire Marshal for records of any aboveground or underground tanks/storage regarding these addresses. The State Fire Marshall monitors all above and below ground tanks.

If you have any further questions regarding this matter please feel free to contact me at Station #21 @ 847-741-2141.

In the Interest of Life and Property,



William B. Sohn  
Fire Chief  
South Elgin Countryside Fire Protection District



November 2, 2015

Attention: FOIA Officer  
Village of South Elgin  
Fire Department  
Via Facsimile: 847-741-2184

**RE: Sterling Woods Subdivision  
South Elgin, Illinois  
ETS Project No. 15-0885A  
PIN # (See attachment)**

Dear FOIA Officer:

ETS Environmental & Associates, LLC (ETS) is conducting a Phase I Environmental Site Assessment for the above referenced property. The purpose of this letter is to serve as an official request for public records relating to any underground storage tank (UST), above-ground storage tank (AST), emergency spill responses, or other pertinent Fire Department information. Please note this request for information is for commercial purposes only.

Copies of records may be mailed to the above address or by electronic mail to: [Scottk@ets-environmental.com](mailto:Scottk@ets-environmental.com). If you have any questions, please do not hesitate to call me at (630) 513-4710 Ext. 306. Thank you for your assistance.

Sincerely,

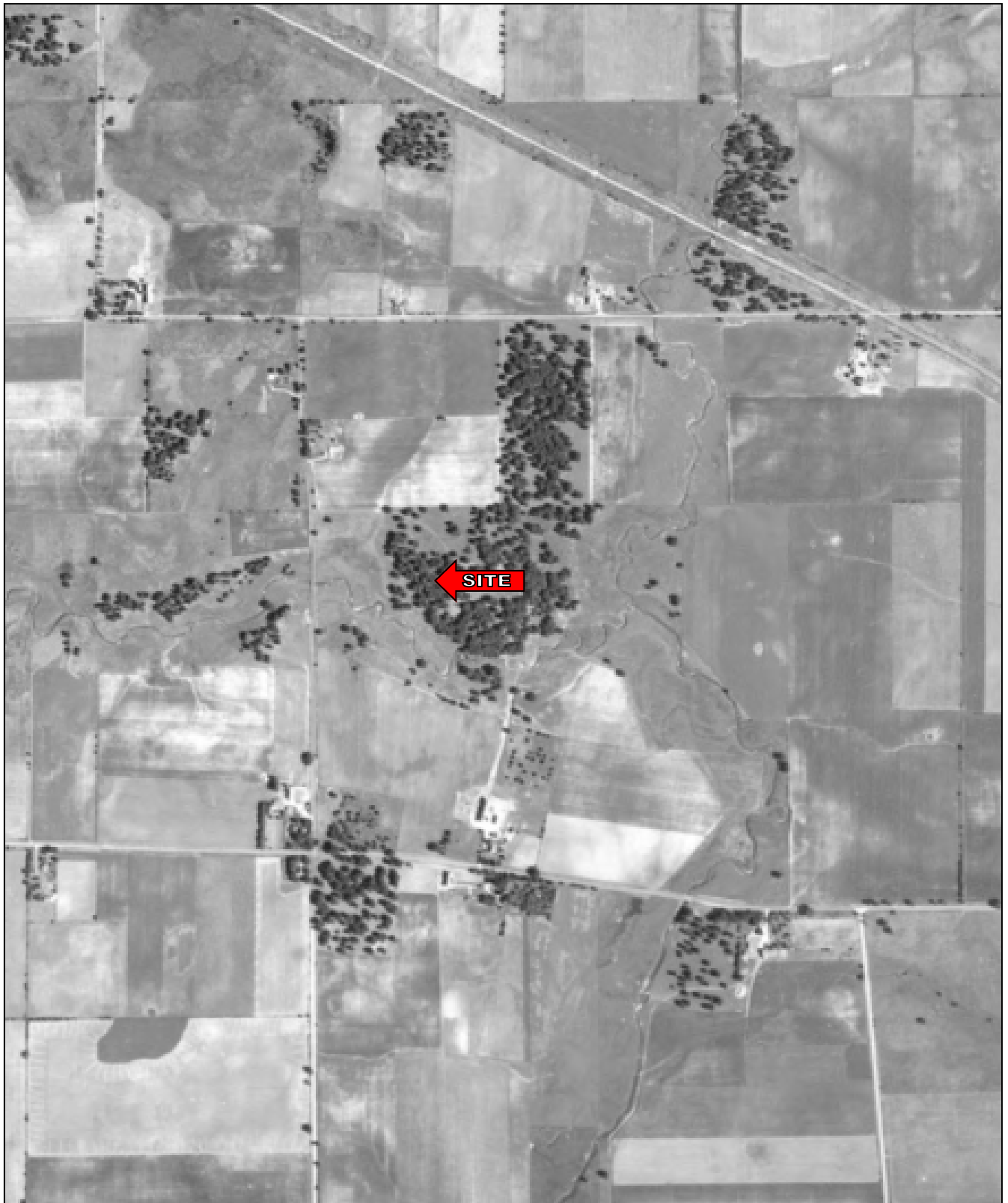
Scott Kloubec  
ETS Environmental & Associates, LLC

## STERLING WOODS LOTS

<u>Status</u>	<u>Lot #</u>	<u>Site Address</u>	<u>Comments</u>	<u>PIN</u>	<u>Size (S.F.)</u>
Available	1	1 LYDIA COURT		06-31-431-009	20,000
Available	4	7 LYDIA COURT		06-31-431-012	18,315
Available	5	9 LYDIA COURT		06-31-431-013	24,584
<b>DEPOSIT</b>	6	23 HANNAH COURT		06-31-431-006	22,503
Available	7	25 HANNAH COURT		06-31-431-005	21,364
Available	8	27 HANNAH COURT		06-31-431-004	23,029
Available	10	31 HANNAH COURT	same as 2511 Sterling Woods Lane	06-31-431-002	20,491
	10	2511 STERLING WOODS LANE	same as 31 Hannah Court		
Available	11	2550 STERLING WOODS LANE		06-31-430-001	19,985
Available	14	2520 STERLING WOODS LANE		06-31-430-004	18,841
Available	16	2500 STERLING WOODS LANE		06-31-430-006	19,022
Available	17	2490 STERLING WOODS LANE		06-31-430-007	19,026
Available	18	2480 STERLING WOODS LANE		06-31-430-008	19,030
Available	19	2470 STERLING WOODS LANE		06-31-432-001	19,390
Available	20	2460 STERLING WOODS LANE		06-31-432-002	18,025
Available	21	2450 STERLING WOODS LANE		06-31-432-003	21,952
Available	22	2440 STERLING WOODS LANE		06-31-432-004	21,493
Available	23	2441 STERLING WOODS LANE		06-31-432-010	23,439
Available	24	2451 STERLING WOODS LANE		06-31-432-009	22,192
Available	25	2461 STERLING WOODS LANE		06-31-432-008	17,388
Available	26	2471 STERLING WOODS LANE		06-31-432-007	15,000
Available	27	2481 STERLING WOODS LANE		06-31-432-006	15,000
Available	29	3 HANNAH COURT		06-31-432-011	18,090
Available	30	5 HANNAH COURT		06-31-432-012	18,595
Available	31	7 HANNAH COURT		06-31-432-013	17,729
Available	32	9 HANNAH COURT		06-31-432-014	23,057
Available	33	11 HANNAH COURT		06-31-432-015	23,045
Available	34	15 HANNAH COURT		06-31-431-008	24,848
<b>DEPOSIT</b>	101	17 HANNAH COURT		06-31-431-017	23,624
Available	102	19 HANNAH COURT	2 PINs	06-31-431-015	23,524
	102	19 HANNAH COURT	2 PINs	06-31-431-016	
Available	103	21 HANNAH COURT		06-31-431-014	34,137
	Parcel A	2525 STERLING WOODS LANE	Open Space	06-31-431-001	
	Parcel B	11 LYDIA COURT	strip of land along Lydia	06-31-433-001	

**APPENDIX D**

**Aerial Photographs**



**AERIAL PHOTOGRAPH**

**SOUTH ELGIN, IL**

**APPROXIMATE SCALE**  
UNKNOWN

**MAP DATE**  
1939

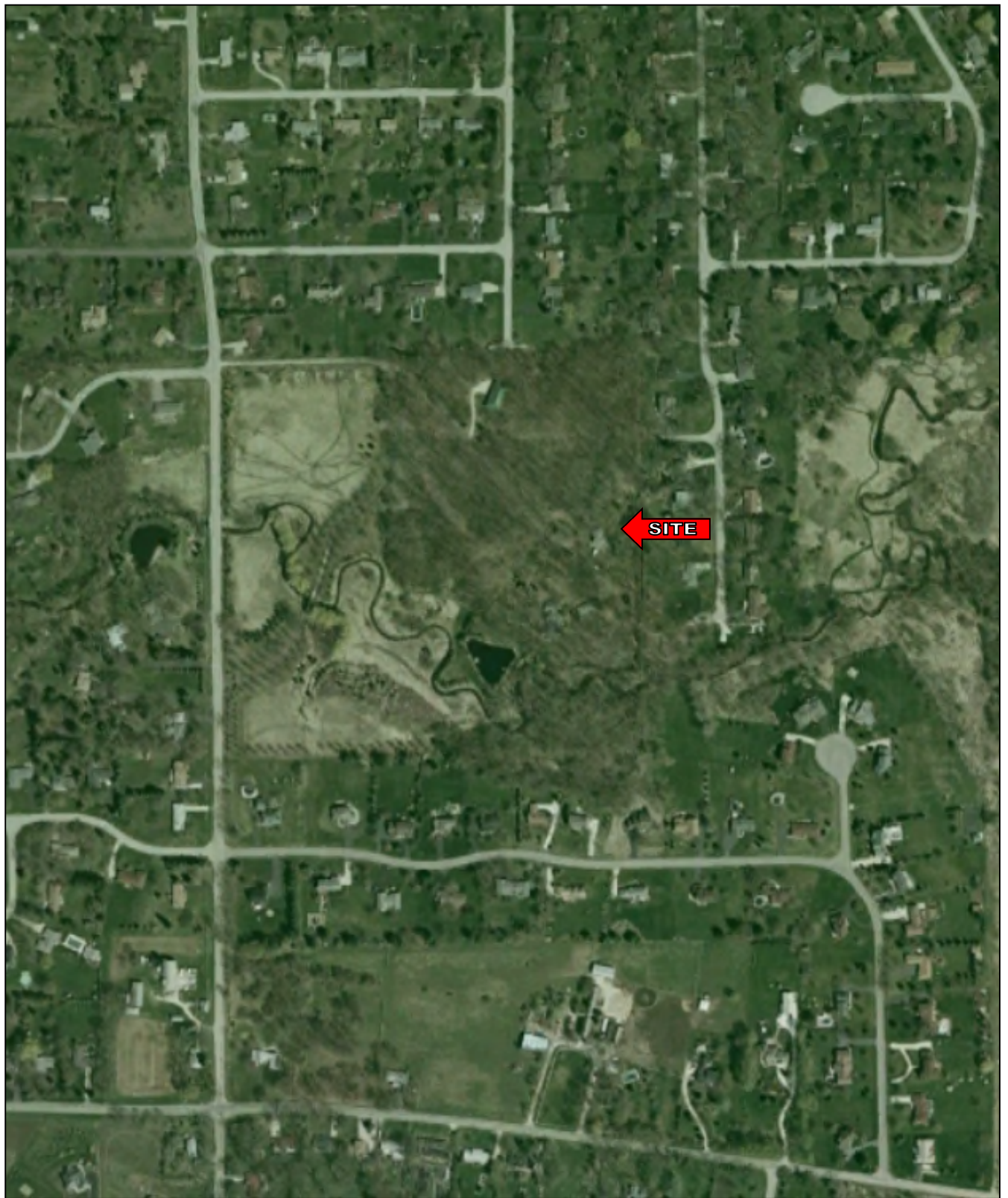


**AERIAL PHOTOGRAPH**

**SOUTH ELGIN, IL**

**APPROXIMATE SCALE**  
UNKNOWN

**MAP DATE**  
1996

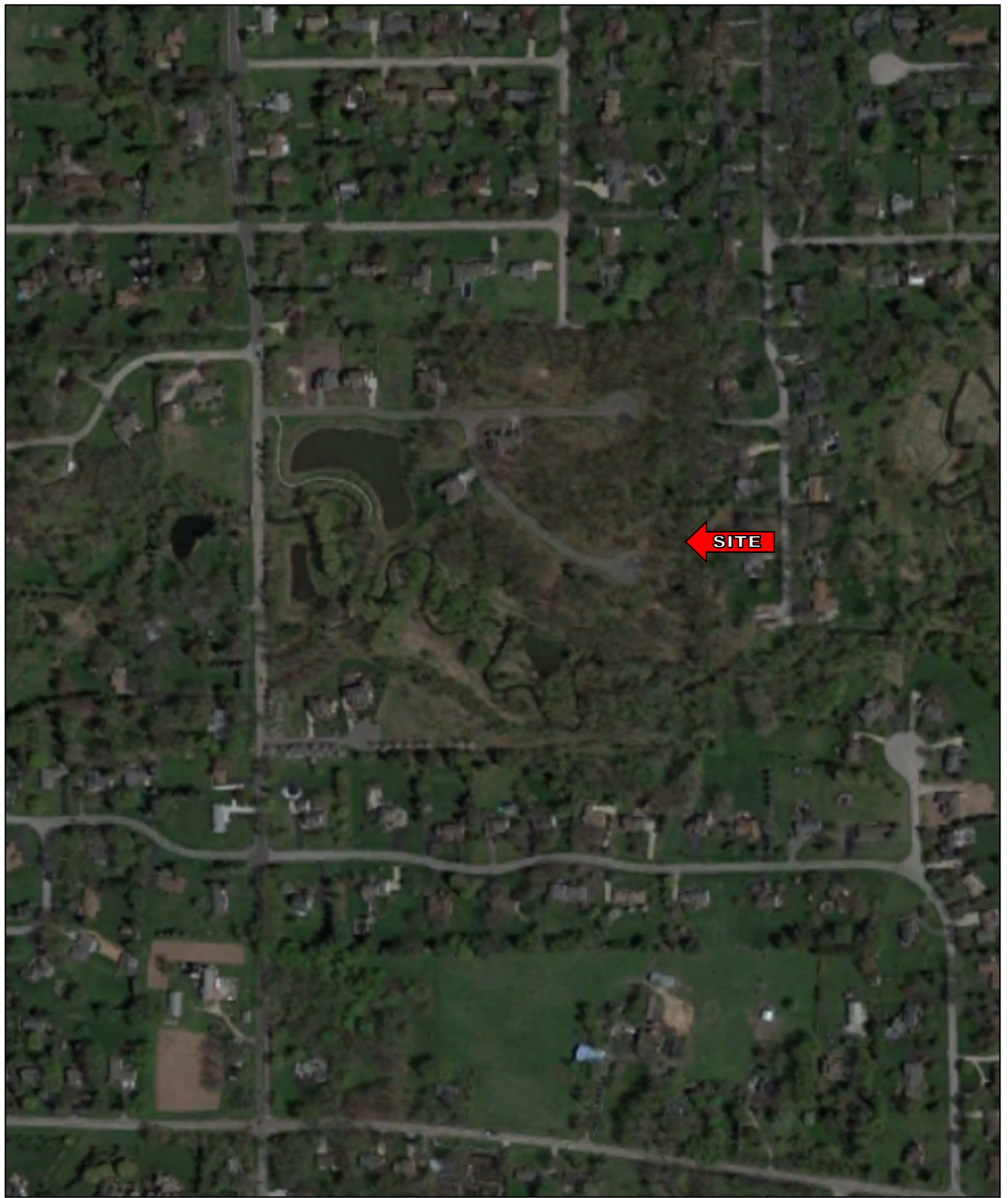


**AERIAL PHOTOGRAPH**

**SOUTH ELGIN, IL**

**APPROXIMATE SCALE**  
UNKNOWN

**MAP DATE**  
2005



**AERIAL PHOTOGRAPH**

**SOUTH ELGIN, IL**

APPROXIMATE SCALE  
UNKNOWN

MAP DATE  
2015

## **APPENDIX E**

### **Site Photographs**

SITE PHOTOGRAPHS



Photo 1 - View of vacant lots located on Hannah Court.



Photo 2 - Additional view of the vacant lots.

SITE PHOTOGRAPHS



Photo 3 - Additional view of vacant lots located on the east end of Hannah Court.



Photo 4 - View of vacant lots located on Lydia Court.

SITE PHOTOGRAPHS



Photo 5 - View of a developed lot located on the north side of Lydia Court.



Photo 6 - View of a pond located on the western portion of the subdivision.

**APPENDIX F**

**Field Screen Questionnaire**

**Phase I**  
Environmental Site Assessment  
Field Screen Questionnaire

Yes \_\_\_ No  Unkwn \_\_\_

(1a) Is the Property used for an industrial use?

Yes \_\_\_ No \_\_\_ Unkwn

(1b) Is any adjoining property used for an industrial use?

Yes \_\_\_ No  Unkwn \_\_\_

(2a) Do you have any prior knowledge that the Property has been used for an industrial use in the past?

Yes \_\_\_ No  Unkwn \_\_\_

(2b) Do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?

Yes \_\_\_ No  Unkwn \_\_\_

(3a) Is the Property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes \_\_\_ No \_\_\_ Unkwn

(3b) Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes \_\_\_ No  Unkwn \_\_\_

(4a) Do you have any prior knowledge that Property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes \_\_\_ No  Unkwn \_\_\_

(4b) Do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes \_\_\_ No \_\_\_ Unkwn

(5a) Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the Property or at the facility?

Yes \_\_\_ No  Unkwn \_\_\_

(5b) Do you have any knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the Property or at the facility?

Yes \_\_\_ No \_\_\_ Unkwn

(6a) Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

Yes \_\_\_ No  Unkwn \_\_\_

(6b) Do you have any knowledge that there have been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Property or at the facility?

Yes \_\_\_ No  Unkwn \_\_\_

(7a) Do you have any prior knowledge that Fill Dirt has been brought onto the Property which originated from a contaminated site?

Yes \_\_\_ No  Unkwn \_\_\_

(7b) Do you have any prior knowledge that Fill Dirt has been brought onto the Property that is of an unknown origin?

Yes \_\_\_ No  Unkwn \_\_\_

(8a) Are there currently any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?

Yes \_\_\_ No  Unkwn \_\_\_

(8b) Do you have any prior knowledge that there have been previously any pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?

Yes \_\_\_ No \_\_\_ Unkwn

(9a) Is there currently any stained soil on the Property?

Yes \_\_\_ No  Unkwn \_\_\_

(9b) Do you have any prior knowledge that there has been previously any stained soil on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(10a) Are there currently any registered or unregistered storage tanks (above or underground) located on the Property?

Yes \_\_\_ No  Unkwn \_\_\_

(10b) Do you have any prior knowledge that there have been previously any registered or unregistered storage tanks (above or underground) located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(11a) Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

Yes \_\_\_ No  Unkwn \_\_\_

(11b) Do you have any prior knowledge that there have been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Property or adjacent to any structure located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(12a) Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property?

Yes \_\_\_ No  Unkwn \_\_\_

(12b) Do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(13a) If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?

Yes \_\_\_ No \_\_\_ Unkwn

(13b) If the Property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes \_\_\_ No  Unkwn \_\_\_

(14) Does the Owner or Occupant of the Property have any knowledge of Environmental Liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the Property or any facility located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(15a) Has the owner or occupant of the Property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(15b) Has the owner or occupant of the Property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(15c) Has the owner or occupant of the Property been informed of the past existence of environmental violations with respect to the Property or any facility located on the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(15d) Has the owner or occupant of the Property been informed of the current existence of environmental violations with respect to the Property or any facility located on the Property?

Yes \_\_\_ No  Unkwn \_\_\_

(16) Does the owner or occupant of the Property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property or recommended further assessment of the property?

Yes \_\_\_ No \_\_\_ Unkwn

(17) Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?

Yes \_\_\_ No \_\_\_ Unkwn

(18a) Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the Property and/or into a storm water system?

Yes \_\_\_ No \_\_\_ Unkwn

(18b) Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the Property and/or into a sanitary sewer system?

Yes \_\_\_ No  Unkwn \_\_\_

(19) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?

Yes \_\_\_ No \_\_\_ Unkwn X

(20) Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes \_\_\_ No \_\_\_ Unkwn X

(21) To the best of your knowledge, in the past or the present have asbestos-containing building materials been present in the building(s)?

Yes \_\_\_ No \_\_\_ Unkwn X

(22) To the best of your knowledge, in the past or the present, has lead-based paint been present in the building(s)?

Yes \_\_\_ No \_\_\_ Unkwn X

(23) To the best of your knowledge, in the past or the present, has mold or significant water damage been identified within the building(s)?

This questionnaire was answered:

Date: November 9, 2015

Via:  In Person  
 Telephone Conversation  
 Sent Registered mail

This questionnaire was answered by:

Name: (PRINT) MICHAEL F. MOONE

Signature (SIGN) Michael F. Moone

Title: Vice President

Firm: West Suburban Bank

Date: 11/9/15

This questionnaire was administered and completed by:

Name: Scott Kloubec

Signature: Scott Kloubec

Date: November 9, 2015

Project Number 15-0885A

Note: this Field Transaction Screen Questionnaire is generally based upon the American Society of Testing and Materials Transaction Screen E 1528-13.



