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**Midwest
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Consulting Services, Inc.**

Consultants ◀ Engineers ◀ Scientists

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

Prepared for:

CITY OF AURORA

44 E. Downer Place
Aurora, IL 60507

Project Location:



FORMER COMMERCIAL PROPERTY

*64 N. LaSalle Street
Aurora, IL 60505*

SURVEY DATE: July 08, 2015

REPORT DATE: July 31, 2015

MEC PROJECT #: 15-07-406-EA

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1.0 EXECUTIVE SUMMARY

At the request of Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois; Brandon M. Gorte of Midwest Environmental Consulting Services, Inc. (MEC) performed a Phase I Environmental Assessment (ESA) of the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505, (herein referred to as the Subject Property) on July 8, 2015. The Subject Property includes approximately 0.09 acres improved with two story 1,623 square foot masonry building on one parcel.

The main objective of the ESA was to identify the presence or likely presence, use, or release on the property of hazardous substances or petroleum products as defined in ASTM Practice E 1527-13 as a *recognized environmental condition* (REC).

The Phase I ESA was performed in general accordance with the scope and limitations of ASTM practice E 1527-13 for the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505. This assessment has revealed evidence of *recognized environmental conditions* (RECs) in connection with the Subject Property.

Records Review

The earliest available information on the site is from 1888, when the Subject Property was occupied by a boarding house. By 1907, the boarding house became a shop. The shop was removed by 1939 and two commercial buildings were built on the Subject Property, one of which is the current commercial building. By 1994, one of the two commercial buildings on the Subject Property had been demolished, leaving the current commercial building.

Record reviews have not revealed evidence of *recognized environmental conditions* (RECs) in connection with the Subject Property with the exception of the following:

- Two current and three former underground storage tanks at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *controlled recognized environmental conditions* (CRECs) in connection with the Subject Property.

Record reviews have not revealed evidence of *historical recognized environmental conditions* (HRECs) in connection with the Subject Property with the exception of the following:

- A closed Leaking Underground Storage Tank incident at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *vapor recognized environmental conditions* (VRECs) in connection with the Subject Property.

Site Reconnaissance

Site reconnaissance did not reveal evidence of *recognized environmental conditions* (RECs) with the Subject Property with the exception of the following:

- Two current underground storage tanks at the Central Fire Station north of the Subject Property.

2.0 RECOMMENDATIONS

Based on the scope of work MEC offers the following recommendations:

- The three former underground storage tanks at the Central Fire Station to the north of the Subject Property were the subject of the closed Leaking Underground Storage Tank incident. The LUST incident was closed with no restrictions on groundwater or land use. No engineered barriers or construction worker caution statements were used to close the incident either. *MEC has no recommendation.*
- The two current underground storage tanks have not been the subject of the LUST incident. *MEC has no recommendation.*

3.0 INTRODUCTION

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) for the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505.

3.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* (RECs) in keeping with the scope of ASTM Practice E 1527-13 for the Subject Property at the time of site reconnaissance.

3.2 Scope-of-Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Standard Practice E 1527-13. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E 1527-13 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

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

3.3 Assumptions, Limitations, and Exceptions

MEC has prepared this Phase I Environmental Site Assessment (ESA) using reasonable efforts in each phase of its work to identify *recognized environmental conditions* (RECs) associated with hazardous substances or petroleum products at the Subject Property. The scope-of-work for this Phase I ESA was generally consistent with the ASTM Practice E 1527-13. Findings within this report are based on information collected from observations made on the day of the site investigation and from reasonably ascertainable information obtained from governing public agencies and referenced sources.

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

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

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Subject Property and neighboring properties that could impact the Subject Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Practice E 1527-13. The information provided in the regulatory database report is assumed to be correct and complete unless obviously contradicted by field observation or other reviewed sources.

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

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

3.4 Special Terms and Conditions (User Reliance)

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

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

3.5 Data Gaps

Data gaps are defined as ASTM E1527-13 as "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to obtain such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit) and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)."

The following data gaps were identified during preparation of this report:

- A Freedom of Information Act (FOIA) request from the Illinois Office of the State Fire Marshal regarding the north and west adjoining Central Fire Station has not yet been received.

4.0 SITE DESCRIPTION

4.1 Location and Description

The Subject Property is described as approximately 0.09 acres improved with a two story 1,623 square foot masonry building on one parcel.

The Subject Property is located generally at 64 N. LaSalle Street, Aurora, Illinois, 60505. The parcel PIN is 15-22-328-029 and the property is described as:

ORIGINAL PLAT OF AURORA, PART LOT 4, BLOCK 3.

The topography is relatively flat overall, sloping slightly to the northwest. On the day of the survey the surveyor was able to perform his work without any hindrance.

On a visual basis the Subject Property did not appear to have been used for illegal dumping.

4.2 Surrounding Area General Characteristics

The topography is relatively flat overall, sloping slightly to the northwest. There are primarily commercial properties surrounding the Subject Property. A parking lot is located to the south of the Subject Property. Central Fire Station and the Aurora Fire Museum are located to the west of the Subject Property. LaSalle Street and the BNSF Railway are located to the east of the Subject Property. Central Fire Station is located to the north of the Subject Property.

4.3 Current Use of the Property

The Subject Property is currently unoccupied, formerly used as a commercial building, and owned by Kensington Place & Yellin Realty, Inc.

4.4 Description of Property & Improvements

The Subject Property is described as approximately 0.09 acres improved with a two story 1,623 square foot masonry building on one parcel.

Approximately 50% of the Subject Property is covered with the building. The Subject Property does have not on-site parking.

The Subject Property is located generally at the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505. There were no visible signs of soil disturbance on the Subject Property.

4.5 Current Use of Adjoining Properties

Current uses of the adjoining properties to the Subject Property were observed to be as follows:

North – Central Fire Station.

East – LaSalle Street and the BNSF Railway tracks.

West – Central Fire Station and the Aurora Fire Museum.

South – A parking lot.

5.0 USER PROVIDED INFORMATION

The following section summarizes information (if any) provided by representatives of the client and/or seller with regard to this ESA. Any referenced documentation may be found in **Appendix F**.

5.1 Title Records

Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois, did not provide MEC with copies of the title policies for the Subject Property.

5.2 Environmental Liens or Activity and Use Limitations

Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois, had no information regarding environmental liens or activity and use limitations relevant to the Subject Property, other than those referenced above.

5.3 Specialized Knowledge

Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois, provided no specialized knowledge regarding *recognized environmental conditions* associated with the Subject Property.

5.4 Valuation Reduction for Environmental Issues

Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois, had no information regarding valuation reduction for environmental issues associated with the Subject Property. To his knowledge he knows of no environmental concerns or incidents involving the Subject Property.

5.5 Owner, Property Manager and Occupant Information

MEC has been informed that the Subject Property was formerly used as a commercial building and is owned by Kensington Place & Yellin Realty, Inc.

5.6 Reason for Performing Phase I ESA

According to Jim Pilmer, Department of Neighborhood Standards, City of Aurora, Aurora, Illinois, the reason for conducting this environmental site assessment is because the City of Aurora will be purchasing the Subject Property.

6.0 RECORDS REVIEW

6.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR) for the Subject Property was reviewed for information regarding reported releases of hazardous substances and petroleum products on or near the Subject Property. MEC also reviewed the “un-mappable” (also referred to as “orphan”) listings within the database report, cross-referencing for available address information and facility names.

Unmappable sites are listings that could not be plotted with confidence, but are identified as being located within the general area of the property based on the physical address. Any site from the un-mappable listings that was identified by MEC as a result of the area reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section.

6.1.1 Federal Agency Database Findings

SUMMARY OF FEDERAL AGENCY DATABASE FINDINGS			
Regulatory Database	Minimum Search Distance	Property Listed?	Sites Listed
Federal National Priority List (NPL)	1 mile	No	0
Federal CERCLIS List	½ mile	No	1
Federal CERCLIS NFRAP	½ mile	No	0
Federal RCRA CORRACTS	1 mile	No	0
Federal RCRA Non-CORRACTS TSD	½ mile	No	0
Federal RCRIS Generators	¼ mile	No	3
Federal ERNS List	Property	No	0
Federal RCRA - NonGen	¼ mile	No	2
US BROWNFIELDS	½ mile	No	0
FINDS	Property	No	0
US AIRS	Property	No	0

There are six listings of potential environmental importance identified in the federal agency databases researched. The sites are detailed below. Some sites are listed multiple times in the database.

Site Name, Address	Distance, Direction, Gradient	Database, Comments
Central Fire Station 75 N. Broadway Aurora, IL 60507	0.029 mi NNW Lower Gradient	RCRA NonGen: EPA ID #ILR000021675. Non-Generators do not presently generate hazardous waste. No violations found.
ComEd Manhole SW Corner Broadway & Galena Aurora, IL 60505	0.122 mi SW Lower Gradient	RCRA NonGen: EPA ID #ILR000157206. Non-Generators do not presently generate hazardous waste. No violations found.

Site Name, Address	Distance, Direction, Gradient	Database, Comments
City of Aurora 1 S. Broadway Aurora, IL 60507	0.128 mi SW Lower Gradient	RCRA-CESQG: EPA ID #ILR000102012. Generates 100 kg or less of hazardous waste per calendar month, and accumulates 1,000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste. No violations found.
Waubonsee Community College 32 W. Galena Boulevard Aurora, IL 60506	0.204 mi West Lower Gradient	RCRA-SQG: EPA ID #ILR000128785. Generates more than 100 and less than 1,000 kg of hazardous waste during any calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1,000 kg of hazardous waste at any time. No violations found.
City of Aurora Ginsberg Building 20 E. Downer Place Aurora, IL 60507	0.248 mi WSW Lower Gradient	RCRA-CESQG: EPA ID #ILR000002709. Generates 100 kg or less of hazardous waste per calendar month, and accumulates 1,000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste. No violations found.
Aurora Post Office Site (New) N. Broadway (Rt 25) & Indiana Circle Aurora, IL 60505	0.403 mi NNE Lower Gradient	CERCLIS: EPA ID #ILD981795453. Site ID #0501085. Not on the NPL. NFRAP – Site does not qualify for the NPL based on existing information.

It does not appear that the sites listed above are negatively impacting the Subject Property at this time. The database report is included in **Appendix D**.

6.1.2 Illinois State Agency Database Findings

SUMMARY OF ILLINOIS STATE AGENCY DATABASE FINDINGS			
Regulatory Database	Minimum Search Distance	Property Listed?	Sites Listed
Illinois-Equivalent NPL	1 mile	No	0
Illinois Hazardous Waste (IL HWR)	Property	No	0
Illinois-Equivalent CERCLIS (SSU)	1 mile	No	0
Illinois Landfill or Solid Waste Disposal Sites	½ mile	No	2
Illinois Leaking Underground Storage Tanks (LUST)	½ mile	No	18
Illinois Registered Underground Storage Tanks (UST)	¼ mile	No	7
Illinois Brownfields	½ mile	No	0
Illinois Site Remediation Program (SRP)	½ mile	No	10
Office of Emergency Response (SPILLS)	Property	No	0
IL AIRS	Property	No	0
IL TIER 2	Property	No	0
Illinois Drycleaners (DRYCLEANERS)	¼ mile	No	0

There are thirty-seven listings of potential environmental importance identified in the Illinois State Agency databases researched. The sites are detailed below. Some sites are listed multiple times in the database.

Site Name, Address	Distance, Direction, Gradient	Database, Comments
City of Aurora 75 N. Broadway Aurora, IL 60507	0.029 mi NNW Lower Gradient	LUST: Incident #961239 reported to IEMA on 07/12/1996 for Gasoline, Unleaded Gasoline, Diesel Fuel. NFR letter dated 11/26/1996 with no restrictions on land use.
Central Fire Station 75 N. Broadway Aurora, IL 60507	0.029 mi NNW Lower Gradient	UST: Facility #2018776. One 2,000 gallon Gasoline UST last used in 1996, removed in 1996; one 12,000 gallon Diesel Fuel UST last used in 1996, removed in 1996; one 12,000 gallon Gasoline UST last used in 1996, removed in 1996; one 4,000 gallon Diesel Fuel UST currently in use; one 3,000 gallon Gasoline UST currently in use.
Wayside Cross Rescue Mission 215 E. New York Street Aurora, IL 60118	0.060 mi SSE Higher Gradient	UST: Facility #2028035. Two 1,000 gallon USTs with an unreported substance last used in 1989, removed; one 500 gallon UST with an unreported substance last used in 1989, removed.
Wiseman-Hughes Enterprises 30W260 E. New York Street Aurora, IL 60504	0.062 mi WNW Lower Gradient	SRP: LPC #0434075103, enrolled on 06/22/2005. Focused NFR dated 02/28/2006 with no restrictions on land use.
Star Concrete 142 N. Lincoln Avenue Aurora, IL 60505	0.148 mi ENE Higher Gradient	UST: Facility #2027279. One 2,000 gallon UST with an unreported substance, exempt from registration, last used in 1986.
Glacier Park Co. 142 N. Lincoln Avenue Aurora, IL 60505	0.150 mi ENE Higher Gradient	LUST: Incident #911761 reported to IEMA on 06/26/1991 for Other Petroleum. NFR letter dated 02/10/1995.

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Site Name, Address	Distance, Direction, Gradient	Database, Comments
Expressway Stop II 305 E. Galena Boulevard Aurora, IL 60505	0.155 mi South Higher Gradient	UST: Facility #2002161. Two 6,000 gallon Gasoline USTs last used in 1996, removed; one 4,000 gallon Gasoline UST last used in 1996, removed; one 275 gallon Diesel Fuel UST last used in 1996, removed; one 550 gallon Used Oil UST last used in 1996, removed; one 15,000 gallon Gasoline UST currently in use; one 7,000 gallon Diesel Fuel UST currently in use; one 8,000 gallon Gasoline UST currently in use.
ISTHA Toll Plaza 61 I-88 Milepost 135 Aurora, IL 62703	0.182 mi South Higher Gradient	UST: Facility #2028318. One 300 gallon Gasoline UST removed; one 1,500 gallon Heating Oil UST removed.
Fox River Pavilion 400 E. New York Street Aurora, IL 60505	0.190 mi ESE Higher Gradient	UST: Facility #2038137. One 500 gallon Diesel Fuel UST removed.
Waubensee Community College 32 W. Galena Boulevard Aurora, IL 60506	0.204 mi West Lower Gradient	SRP: LPC #0894076086, enrolled on 03/25/2008. Comprehensive NFR dated 03/04/2010 with groundwater use restriction.
City of Aurora 28 W. New York Street Aurora, IL 60507	0.219 mi WNW Lower Gradient	UST: Facility #2033561. Five 500 gallon USTs with unreported substances, exempt from registration, last used in 1973.
Montgomery Ward Company Aurora, IL	0.270 mi NNW Lower Gradient	IL NIPC
Montgomery Ward Company Aurora, IL	0.270 mi NNW Lower Gradient	IL NIPC
Aurora Church Building 5 N. Root Street Aurora, IL 60505	0.286 mi SSE Higher Gradient	LUST: Incident #20080913 reported to IEMA on 06/24/2008 for Other Petroleum. NFR letter dated 05/14/2009.
Builders Supply 40 E. Benton Street Aurora, IL 60505	0.306 mi SW Lower Gradient	LUST: Incident #952584 reported to IEMA on 12/27/1995 for Other Petroleum. NFR letter dated 07/30/1996.
Illinois Bell Telephone 82 Stolp Avenue Aurora, IL 60506	0.312 mi WSW Lower Gradient	LUST: Incident #913234 reported to IEMA on 11/08/1991 for Diesel Fuel. NFR letter dated 10/25/2005.
ES Miller 120 New York Street Aurora, IL 60506	0.315 mi WNW Higher Gradient	LUST: Incident #881507 reported to IEMA on 11/14/1988 for Gasoline. NFR letter not reported.
Builders Supply Co. 113 S. Water Street Aurora, IL 60505	0.318 mi SW Lower Gradient	LUST: Incident #923690 reported to IEMA on 12/31/1992 for Gasoline. NFR letter not reported. 45 Day Report received by IEPA on 10/05/1993.

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Site Name, Address	Distance, Direction, Gradient	Database, Comments
City of Aurora 350 N. River Street Aurora, IL 60507	0.319 mi NNW Higher Gradient	LUST: Incident #961134 reported to IEMA on 06/25/1996 for Gasoline. NFR letter dated 08/23/1996.
Building G Parcel 123 S. Water Street Aurora, IL 60505	0.325 mi SW Lower Gradient	SRP: LPC #0894076159, enrolled on 09/30/2008. No NFR letter reported; site is not active.
River's Edge Park 300-306 N. Broadway Aurora, IL 60505	0.330 mi NNE Lower Gradient	SRP: LPC #0894076177, enrolled on 01/22/2010. Comprehensive NFR dated 07/22/2013 with groundwater use restriction, engineered barrier, and construction worker caution.
Aamco Transmissions 219 N. Lake Street Aurora, IL 60506	0.344 mi NW Higher Gradient	SRP: LPC #0894076059, enrolled on 11/26/2012. NFR letter not reported; site is active.
Excelsior Gas Company 330 N. Broadway Aurora, IL 60505	0.365 mi NNE Lower Gradient	SRP: LPC #0894075980, enrolled on 10/28/2008. Comprehensive NFR dated 08/08/2013 with groundwater use restriction.
Currency Exchange 30 N. Lake Street Aurora, IL 60504	0.378 mi WNW Higher Gradient	SRP: LPC #0894076090, enrolled on 07/02/2002. Focused NFR dated 12/09/2004 with groundwater use restriction, construction worker caution, and industrial / commercial land use.
Fair Co. Realtors 320 N. Lake Street Aurora, IL 60506	0.385 mi NW Higher Gradient	LUST: Incident #892387 reported to IEMA on 11/20/1989 for Fuel Oil. NFR letter dated 03/02/2012.
City of Aurora 350 N. Broadway Aurora, IL 60505	0.393 mi NNE Lower Gradient	LUST: Incident #20110666 reported to IEMA on 06/23/2011 for Used Oil. NFR letter dated 07/23/2013.
Mendoza Auto Service 177 S. LaSalle Street Aurora, IL 60505	0.422 mi SSW Higher Gradient	SRP: LPC #0894076190, enrolled on 11/21/2011. Focused NFR dated 12/20/2011 with groundwater use restriction, engineered barrier, construction worker caution, and industrial / commercial land use.
Juan Rosa 200 W. Downer Place Aurora, IL 60504	0.423 mi West Higher Gradient	LUST: Incident #921406 reported to IEMA on 05/26/1992 for Fuel Oil. Heating Oil letter dated 05/23/1994.
City of Batavia 630 College Road Batavia, IL 60510	0.433 mi East Higher Gradient	LUST: Incident #20000150 reported to IEMA on 01/27/2000 for Diesel Fuel. NFR letter dated 09/11/2000.
K D Waldo Middle School 56 Jackson Street Aurora, IL 60505	0.451 mi SSE Higher Gradient	LUST: Incident #911371 reported to IEMA on 05/21/1991 for Fuel Oil. NFR letter not reported.
Burlington Northern (BNSF) 175 S. Broadway Aurora, IL 60505	0.452 mi SW Higher Gradient	SRP: LPC #0894076043, enrolled on 12/26/1990. Comprehensive NFR dated 12/28/2010 with groundwater use restriction and construction worker caution.

Site Name, Address	Distance, Direction, Gradient	Database, Comments
Aurora Iron & Metal 400 N. Broadway Aurora, IL 60507	0.456 mi NNE Lower Gradient	LUST: Incident #960831 reported to IEMA on 05/15/1996 for Diesel Fuel. NFR letter dated 05/08/1997. SRP: LPC #0890050069, enrolled on 07/10/1992. NFR letter not reported. Site is not active.
Rockford Catholic Diocese 312 N. High Street Aurora, IL 60505	0.463 mi ENE Higher Gradient	LUST: Incident #912599 reported to IEMA on 09/13/1991 for Fuel Oil. Non-LUST Determination letter dated 02/07/1992.
Gilbert Gonzalez 207 W. Benton Aurora, IL 60506	0.483 mi West Higher Gradient	LUST: Incident #941079 reported to IEMA on 05/13/1994 for Used Oil. NFR letter dated 03/27/2006.
City of Aurora Intersection of Lake & Benton Aurora, IL 60506	0.484 mi West Higher Gradient	LUST: Incident #20081411 reported to IEMA on 09/16/2008 for Other Petroleum. NFR letter not reported.
United Federal Bank 301 W. Galena Boulevard Aurora, IL 60506	0.499 mi WNW Higher Gradient	LUST: Incident #931336 reported to IEMA on 05/20/1993 for Fuel Oil. NFR letter dated 03/04/1994.

It does not appear that the sites listed above are negatively impacting the Subject Property at this time. The database report is included in **Appendix D**.

6.1.3 Regulatory Agency Findings

Water & Sewer Departments

Water and sewer are currently provided to the Subject Property by the City of Aurora. The City of Aurora obtains its water from the Fox River and wells around the City. The wastewater is treated by the Fox Metro Reclamation District and discharged into the Fox River. The City of Aurora 2014 Water Quality Report is included in **Appendix G**.

6.2 Physical Setting Sources

6.2.1 Topography

The Subject Property is at an elevation of approximately 648 feet above mean sea level.

Surface topography can be indicative of the direction of surficial groundwater. A general topographical gradient at Subject Property is towards the west-northwest.

Copies of the historical topographic maps are included in **Appendix C**.

6.2.2 Geology

The stratigraphic data on the rock formations in the area indicated that it is from the Paleozoic era, Silurian system, Middle Silurian (Niagoaran) series and categorized as stratified sequence.

6.2.3 Soils

MEC did not observe the soil on site. Based on soil conservation service (STATSGO) data, the soil on the Subject Property is classified as:

- Dresden, a silt loam. This soil type has moderate infiltration rates, is well drained, and has moderately coarse textures. The depth to the bedrock is greater than 0 inches. The depth to the water table is greater than 0 inches.

The Illinois State Geological Survey (ISGS) *Potential for Contamination of Shallow Aquifers in Illinois* by Berg et al. (C532) (1984) classifies the area in the vicinity of the Subject Property as "A1". A1 materials are described as "jointed limestone or dolomite, or porous sandstone, of Ordovician, Silurian, and Mississippian age, within 5 feet of the surface. Bedrock residuum or a thin loess often overlies the bedrock." The potential for contamination in A1 materials is high.

A review of the ISGS *Stack-Unit Mapping of Geologic Materials in Illinois to a Depth of 15 Meters* by Berg et al. (C542) (1988) indicates that the Subject Property is predominantly underlain by less than 20 feet of the Henry Formation, and by Silurian and some Devonian rocks, mainly dolomite, within 20 feet of the surface.

6.2.4 Hydrology

Groundwater on the Subject Property is expected to flow to the west-northwest, toward the Fox River.

The flood plain map for the Subject Property is 17089C0343H - FEMA DFIRM Flood map. The nearest 100-year and 500-year flood zones are more than one-sixteenth mile west-northwest of the Subject Property near the Fox River. The Subject Property is more than one-sixteenth mile east-southeast of the Fox River. The FEMA FIRMette map is included in **Appendix G**.

The nearest wetlands on the National Wetlands Inventory are located more than one-sixteenth mile to the west-northwest along the Fox River.

6.3 Historical Use Information

The following table summarizes the findings of the research presented below pertaining to historical Subject Property and surrounding area uses.

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property	Surrounding Area	
1888-1891	The Subject Property contains a boarding house.	N – Residences, a scrap iron yard, & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons	Sanborn Maps
1891-1897	The Subject Property contains a boarding house.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons	Sanborn Maps
1897-1907	The Subject Property contains a boarding house.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons	Sanborn Maps
1907-1939	The Subject Property contains a shop.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A cigar factory & shops W – Shops, a fire station, & a few saloons	Sanborn Maps, EDR aerial photographs

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property	Surrounding Area	
1939-1958	The Subject Property contains a furniture shop & furniture storage.	N – Grocery wholesaler, liquor wholesaler, & a filling station E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall, a cigar factory, & shops W – Shops, a fire station, & a furniture store	Sanborn Maps, EDR aerial photographs
1958-1968	The Subject Property contains a furniture shop & furniture storage.	N – Twine & paper bag wholesaler, & a filling station E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall & shops W – Shops, a fire station, & a furniture store	Sanborn Maps, EDR aerial photographs, City Directory
1968-1984	The Subject Property contains a shop & furniture storage.	N – Paper goods wholesaler & a tin shop E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall & shops W – Shops, a fire station, & a furniture store	Sanborn Maps, EDR aerial photographs, City Directory
1984-1996	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Central Fire Station E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & Central Fire Station	EDR aerial photographs, City Directory
1996-2015	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station	EDR aerial photographs, City Directory, interview, site visit

The earliest available information on the land use of the Subject Property is from 1888.

6.3.1 Aerial Photographs

MEC requested aerial photographs from EDR. The aerial photograph review was limited by the scale and resolution of the available photographs. Aerial photographs are included in **Appendix C**. The following information was obtained:

DATE SCALE	OBSERVATIONS	
	Subject Property	Surrounding Area
1939 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1946 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1952 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1955 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1963 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1972 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1974 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Commercial buildings E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & commercial buildings
1984 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Central Fire Station E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & Central Fire Station
1988 1"=500"	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Central Fire Station E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & Central Fire Station
1994 1"=500'	The Subject Property appears to contain the current commercial building & another building to the east of it.	N – Central Fire Station E – LaSalle Street & railroad tracks S – Commercial buildings W – Broadway & Central Fire Station
1996 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station
2005 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station

DATE SCALE	OBSERVATIONS	
	Subject Property	Surrounding Area
2009 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station
2010 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station
2011 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station
2012 1"=500'	The Subject Property appears to contain the current commercial building.	N – Central Fire Station E – LaSalle Street & railroad tracks S – A parking lot W – Broadway & Central Fire Station

6.3.2 Fire Insurance Maps

MEC requested Sanborn Fire Insurance Maps from EDR. The Sanborn Fire Insurance Map review was limited by the coverage of the available maps. The Sanborn Fire Insurance Maps are included in **Appendix C**. The following information was obtained:

DATE	OBSERVATIONS	
	Subject Property	Surrounding Area
1888	The Subject Property contains a boarding house.	N – Residences, a scrap iron yard, & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons
1891	The Subject Property contains a boarding house.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons
1897	The Subject Property contains a boarding house.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A wood shop, a variety store, a hotel & saloon, & a cigar factory W – A grocer, fire station, & a few saloons
1907	The Subject Property contains a shop.	N – Residences & a railroad supply building E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks & passenger depot S – A cigar factory & shops W – Shops, a fire station, & a few saloons

DATE	OBSERVATIONS	
	Subject Property	Surrounding Area
1950	The Subject Property contains a furniture shop & furniture storage.	N – Grocery wholesaler, liquor wholesaler, & a filling station E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall, a cigar factory, & shops W – Shops, a fire station, & a furniture store
1958	The Subject Property contains a furniture shop & furniture storage.	N – Twine & paper bag wholesaler, & a filling station E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall & shops W – Shops, a fire station, & a furniture store
1968	The Subject Property contains a shop & furniture storage.	N – Paper goods wholesaler & a tin shop E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall & shops W – Shops, a fire station, & a furniture store
1972	The Subject Property contains a shop & furniture storage.	N – Paper goods wholesaler & a tin shop E – LaSalle Street & the Chicago Burlington & Quincy Railroad tracks S – Turner Hall & shops W – Shops, a fire station, & a furniture store

6.3.3 Property Tax Files

Property tax files were requested from the Kane County Supervisor of Assessments Office. According to the Kane County Supervisor of Assessments Office, the Subject Property consists of approximately 0.09 acres improved with a two story 1,623 square foot masonry building on one parcel.

6.3.4 Land Title Records

The acquisition of land title records was not required by the scope of work for the ESA.

6.3.5 Historical USGS Topographic Quadrangles

MEC reviewed available historical USGS Topographic Quadrangles for information regarding past uses of the Subject Property. The review of historic USGS Topographic Quadrangles did not identify past uses indicating *recognized environmental conditions* at the Subject Property and/or surrounding area. Copies of the historical topographic maps are included in **Appendix C**.

6.3.6 City Directories

MEC requested City Directory information from EDR. A copy of the City Directory Abstract is included in **Appendix C**. The following information was obtained:

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property 64 N. LaSalle Street	Surrounding Area	
1958	<p>Broadway Furniture Co. (warehouse)</p> <p>John P. Brown Billiards (2nd Floor)</p>	<p>60 N. LaSalle Street Turner Hall</p> <p>66 N. LaSalle Street Robert V. Dean Barber</p> <p>74 N. LaSalle Street Shorr Paper Products</p> <p>51-55 N. Broadway Fire Department Headquarters</p> <p>61-63 N. Broadway Biever Furniture Co.</p> <p>65 N. Broadway McDonald Liquors</p> <p>67 N. Broadway Daly's Tavern</p> <p>71 N. Broadway Blue's Café</p> <p>73 N. Broadway Helen's Café</p>	Polk's City Directory
1964	<p>Broadway Furniture Co. (warehouse)</p> <p>John P. Brown Billiards (2nd Floor)</p>	<p>60 N. LaSalle Street Turner Hall</p> <p>66 N. LaSalle Street Robert V. Dean Barber</p> <p>74 N. LaSalle Street Shorr Paper Products</p> <p>51-55 N. Broadway Fire Department Headquarters</p> <p>61-63 N. Broadway Biever Furniture Co.</p> <p>67 N. Broadway Ritter's Club</p> <p>71 N. Broadway Dorothy's Café</p> <p>73 N. Broadway Helen's Café</p>	Polk's City Directory

Phase I Environmental Site Assessment
Former Commercial Property, 64 N. LaSalle Street, Aurora, IL 60505

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property 64 N. LaSalle Street	Surrounding Area	
1968	Broadway Furniture Co. (warehouse)	<p>66 N. LaSalle Street Robert V. Dean Barber</p> <p>74 N. LaSalle Street Shorr Paper Products</p> <p>51 N. Broadway Fire Department Central Station</p> <p>61 N. Broadway Biever Furniture Co.</p> <p>65 N. Broadway CM Brookshire, Locksmith</p> <p>67 N. Broadway Ritter's Club Tavern</p> <p>71 N. Broadway Margie's Café</p> <p>73 N. Broadway Helen's Café</p>	Polk's City Directory
1973	Vacant	<p>60 N. LaSalle Street Turner Hall</p> <p>51 N. Broadway Fire Department Central Station</p> <p>61 N. Broadway St. Joseph Hospital Outpatient Clinic</p> <p>67 N. Broadway Ritter's Club</p> <p>71 N. Broadway Joe's Shoe Shine</p> <p>73 N. Broadway Helen's Café</p>	Polk's City Directory
1978	Z 'j Auto Brokers	<p>60 N. LaSalle Street Aurora Turner Club</p> <p>66 N. LaSalle Street Robert Dean Barber Shop</p> <p>51 N. Broadway Fire Department Central Station</p> <p>63 N. Broadway Aurora Free Medical Dispensary</p>	Polk's City Directory

Phase I Environmental Site Assessment
Former Commercial Property, 64 N. LaSalle Street, Aurora, IL 60505

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property 64 N. LaSalle Street	Surrounding Area	
1983	Aurora Elks Lodge	60 N. LaSalle Street Aurora Turner Club 66 N. LaSalle Street Robert Dean Barber Shop 74 N. LaSalle Street The Sixty-Six Club 75 N. Broadway Fire Department Central Station	Polk's City Directory
1987	Vacant	60 N. LaSalle Street Aurora Turner Club 75 N. Broadway Fire Department Central Station	Polk's City Directory
1992	Vacant	60 N. LaSalle Street Aurora Turner Club 62½ N. LaSalle Street America's Acculation 74 N. LaSalle Street J And H Auto Service P And L Direct 51 N. Broadway Aurora Regional Fire Museum 75 N. Broadway Fire Department Central Station	Polk's City Directory
1995	Not Listed in Directory	60 N. LaSalle Street Aurora Turner Club 66 N. LaSalle Street Club 66 53 N. Broadway Aurora Regional Fire Museum 75 N. Broadway Fire Department Central Station	Cole Information Services
1999	Not Listed in Directory	60 N. LaSalle Street Aurora Turner Club 75 N. Broadway Fire Department Central Station	Cole Information Services
2003	Not Listed in Directory	60 N. LaSalle Street Aurora Turner Club Aurora Auto Storage Center	Cole Information Services

PERIOD	HISTORICAL USES		SOURCE (S)
	Subject Property 64 N. LaSalle Street	Surrounding Area	
2008	Not Listed in Directory	53 N. Broadway Aurora Regional Fire Museum 75 N. Broadway Fire Department Central Station	Cole Information Services
2013	Not Listed in Directory	53 N. Broadway Aurora Regional Fire Museum	Cole Information Services

6.3.7 Building Department Records

The Subject Property is currently improved with a two story 1,623 square foot masonry building.

6.3.8 Zoning/Land Use Records

The Subject Property is currently zoned as "DF, Downtown Fringe District" by the City of Aurora. The City of Aurora zoning map is included in **Appendix G**.

6.3.9 Prior Reports & Interviews

MEC was not provided with prior reports or interviews.

7.0 SITE RECONNAISSANCE

Brandon M. Gorte of MEC conducted the site reconnaissance on July 8, 2015, for the Subject Property located at 64 N. LaSalle Street, Aurora, Illinois, 60505. Mr. Gorte then made observations around the Subject Property. The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit.

Subject Property photographs are included in **Appendix A**.

7.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Subject Property and if there were any improvements; adjoining sites as viewed from the Subject Property; and, the surrounding area based on visual observations made during the trip to and from the Subject Property.

The survey was performed on a sunny day and the surveyor had no limitations from the weather.

7.2 Hazardous Substance Use/Storage

MEC did not observe the use or storage of hazardous substances on the Subject Property.

7.3 Storage Tanks

MEC did not observe evidence of storage tanks (aboveground or underground) on the Subject Property. The north adjoining Aurora Fire Station had one Gasoline underground storage tank and one Diesel Fuel underground storage tank.

7.4 Other Petroleum Products

MEC did not observe the use, storage or disposal of other petroleum products on the Subject Property.

7.5 Polychlorinated Biphenyls (PCBs)

MEC did not observe the use, storage, or disposal of Polychlorinated Biphenyls (PCBs) on the Subject Property.

7.6 Waste Generation, Storage, and Disposal

MEC did not observe evidence of the generation, storage and disposal of hazardous waste on the Subject Property.

7.7 Septic Systems

Septic systems were not observed on the Subject Property. The Subject Property is serviced by the City of Aurora sanitary sewer system.

7.8 Storm Water Management/Surface Areas

MEC observed storm water drains around the Subject Property. Catch basins were observed in the right-of-way of LaSalle Street, the parking lot to the south, and the Aurora Fire Station to the west and north.

There were no noticeable stains and/or stressed vegetation on or near the Subject Property.

7.9 Wells

MEC did not observe evidence of wells on the Subject Property. The Subject Property is serviced by the City of Aurora water system.

8.0 INTERVIEWS

8.1 Interview Summary

The following persons were interviewed to obtain information regarding *recognized environmental conditions* in connection with the Subject Property:

NAME	TITLE/COMPANY/ROLE	YEARS ASSOC. WITH PROPERTY
Anne Wilford	Project Engineer, Wills Burke Kelsey Associates	N/A

The Subject Property is owned by Kensington Place & Yellin Realty, Inc.

Subject Property interviews have not revealed evidence of *recognized environmental conditions* (RECs) in connection with the Subject Property.

9.0 FINDINGS AND OPINIONS

This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Subject Property with the exception of the following:

- Two current and three former underground storage tanks at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *historical recognized environmental conditions* (HRECs) in connection with the Subject Property with the exception of the following:

- A closed Leaking Underground Storage Tank incident at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *controlled recognized environmental conditions* (CRECs) in connection with the Subject Property.

Record reviews have not revealed evidence of *vapor recognized environmental conditions* (VRECs) in connection with the Subject Property.

Based on the scope of work MEC offers the following recommendations:

- The three former underground storage tanks at the Central Fire Station to the north of the Subject Property were the subject of the closed Leaking Underground Storage Tank incident. The LUST incident was closed with no restrictions on groundwater or land use. No engineered barriers or construction worker caution statements were used to close the incident either. *MEC has no recommendation.*
- The two current underground storage tanks have not been the subject of the LUST incident. *MEC has no recommendation.*

10.0 CONCLUSIONS

MEC has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-13 for the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505. Any exceptions to, or deletions from, this practice are described in Section 3.2 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the Subject Property with the exception of the following:

- Two current and three former underground storage tanks at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *historical recognized environmental conditions* (HRECs) in connection with the Subject Property with the exception of the following:

- A closed Leaking Underground Storage Tank incident at the Central Fire Station to the north of the Subject Property.

Record reviews have not revealed evidence of *controlled recognized environmental conditions* (CRECs) in connection with the Subject Property.

Record reviews have not revealed evidence of *vapor recognized environmental conditions* (VRECs) in connection with the Subject Property.

11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Midwest Environmental Consulting Services, Inc. (MEC) has performed a Phase I Environmental Site Assessment (ESA) for the Former Commercial Property, 64 N. LaSalle Street, Aurora, Illinois, 60505 (Subject Property). The scope of the ESA was consistent with ASTM Practice E 1527-13. Resume of the following environmental professional is included in **Appendix E**.

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 40 CFR 312 and 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.

Midwest Environmental Consulting Services, Inc.



Brandon M. Gorte, P.E.

12.0 REFERENCES

ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13.

Agency Database Reports (Federal and State).

EDR Historical Topographic Map Report, July 6, 2015.

EDR-City Directory Abstract, July 9, 2015.

EDR Aerial Photo Decade Package, July 6, 2015.

EDR Certified Sanborn Map Report, July 5, 2015.

EDR Radius Map Report with GeoCheck, July 2, 2015.

Physical setting sources data from EDR.

Stack Unit Mapping of Geologic Materials in Illinois to a Depth of 15 Meters, Berg, Richard C., and Kempton, John P., Circular 542, ISGS, 1988.

Potential for Contamination of Shallow Aquifers in Illinois, Berg, Richard C., Kempton, John P., and Cartwright, Keros, Circular 532, ISGS, 1984.

13.0 APPENDICES

APPENDIX - A	SITE PHOTOGRAPHS
APPENDIX - B	SITE PLAN
APPENDIX - C	HISTORICAL RESEARCH DOCUMENTATION
APPENDIX - D	REGULATORY DATABASE REPORT
APPENDIX - E	RESUMES/CERTIFICATIONS
APPENDIX - F	USER PROVIDED DOCUMENTATION
APPENDIX - G	RECORDS OF COMMUNICATION
APPENDIX - H	TERMINOLOGY

APPENDIX A

SITE PHOTOGRAPHS

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



1. Looking west at the Subject Property.



2. BNSF tracks east of the Subject Property.

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



3. Looking north at the Subject Property.



4. Parking lot south of the Subject Property.

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



5. Looking east at the Subject Property.



6. Central Fire Station west of the Subject Property.

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



7. Looking south at the Subject Property.



8. Central Fire Station north of the Subject Property.

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



9. Underground storage tank basin at the Central Fire Station.



10. Gasoline and Diesel Fuel dispenser at the Central Fire Station.

FORMER COMMERCIAL PROPERTY

64 N. LaSalle Street
Aurora, IL 60505



11. Subject Property first floor interior.

APPENDIX B

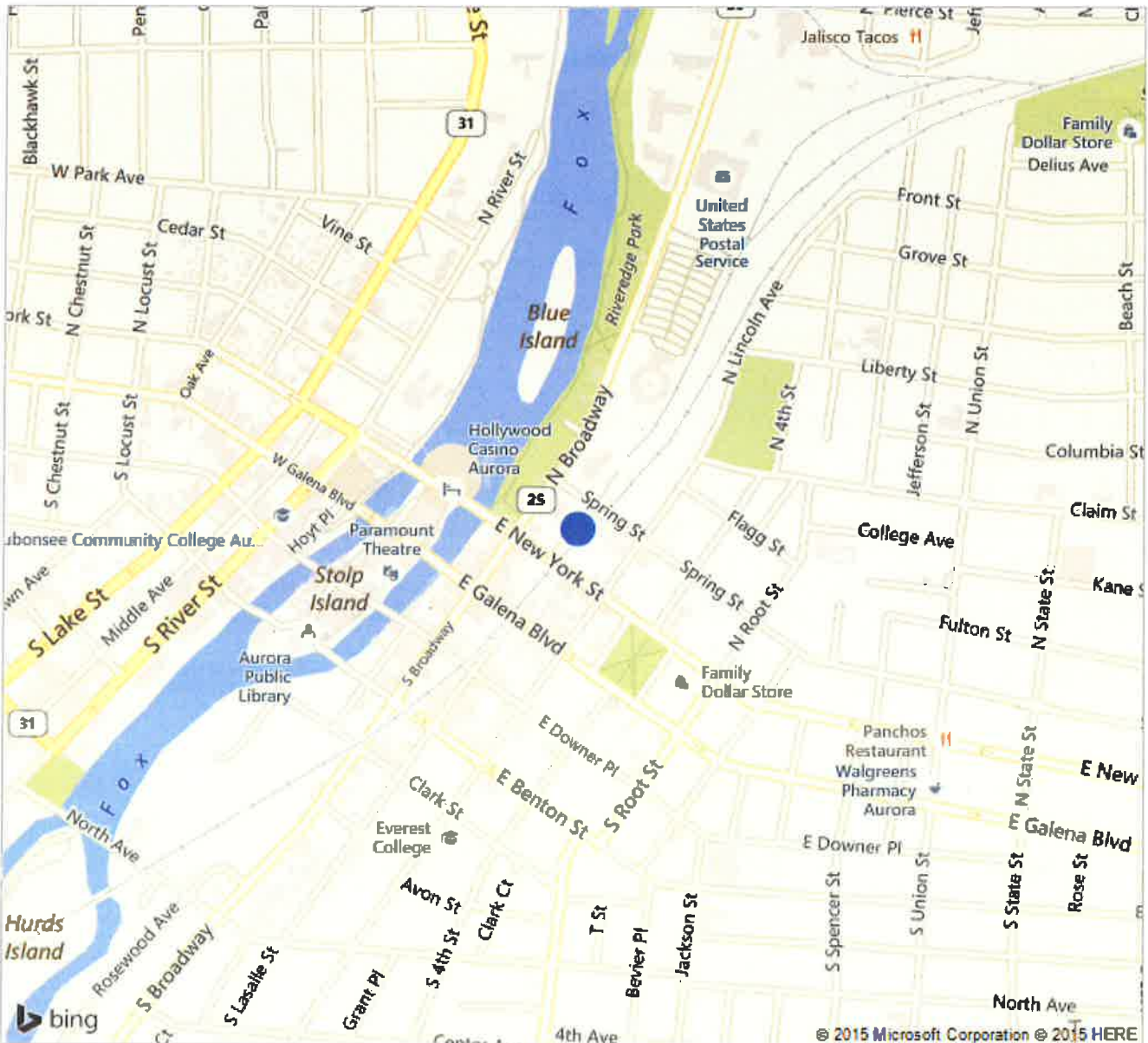
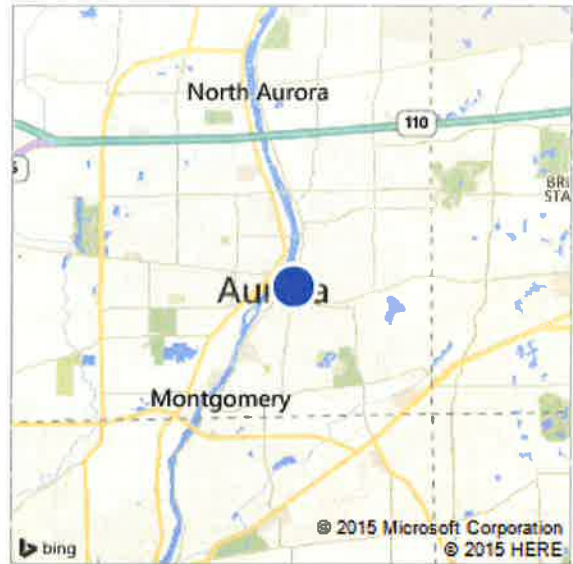
SITE PLAN



64 N Lasalle St, Aurora, IL 60505

Former Commercial Building
Phase I Environmental Site Assessment
MEC Project #15-07-406-EA

On the go? Use m.bing.com to find maps, directions, businesses, and more





Consultant:
Midwest Environmental Consulting Services, Inc.
 4 Bonnie Lane
 Yorkville, IL 60560
 Ph. 630.553.3989
 Fax 630.553.3990
 www.mec-us.com

Project:
 Former Commercial Property
 64 N. LaSalle Street
 Aurora, IL 60507

Client:
 City of Aurora
 44 E. Downer Place
 Aurora, IL 60507

REVISIONS

Number	Date	Rev. By

Drawn By: BG
 Scale: 1"=50'

Date: 07-31-15

Project No: 15-07-406

Dwg. No:

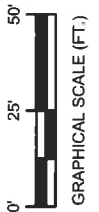
FIG. #2

PHASE I
 ENVIRONMENTAL SITE
 ASSESSMENT

- LEGEND**
- APPROXIMATE SITE BOUNDARY
 - UNDERGROUND STORAGE TANKS
 - GASOLINE & DIESEL DISPENSERS



SITE PLAN



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Note:

APPENDIX C

HISTORICAL RESEARCH DOCUMENTATION

APPENDIX E

RESUMES/CERTIFICATIONS

Brandon M. Gorte, P.E.

Environmental Engineer

Qualifications

Mr. Gorte has experience in environmental consulting, geologic investigations, and project management. His background includes Phase I & II Environmental Site Assessments, Risk Assessments, groundwater and soil investigations, asbestos project designs, site inspections, and site remediation.

Education

Bachelor of Science, Geological Engineering, Michigan Technological University, Houghton, MI

Professional Registrations/Certifications

- State of Illinois Licensed Professional Engineer; License #062.060833
- State of Minnesota Licensed Professional Engineer; License #48148
- OSHA 40-hour Hazardous Waste Site Worker Certification
- State of Illinois Asbestos Project Designer; License #100-18957

Professional Affiliations

- Illinois Society of Professional Engineers, Salt Creek Chapter Member

Professional Experience

- Total years of related experience: 11

Key Experience

- Peru Elementary School District #124
 - Removal of an underground storage tank and the subsequent Site Investigation of a Leaking Underground Storage Tank Incident at an elementary school in Peru, IL. Obtained a *No Further Remediation Letter* for the Site.
- Brummel Realty
 - Site Investigation of a Leaking Underground Storage Tank Incident at a property in Montgomery, IL. Obtained a *No Further Remediation Letter* for the Site.
- North Central College
 - *Phase II Environmental Site Assessment* of a property in Naperville, IL. The property is being prepared for use as greenspace.
- Asbestos Project Designs
 - Prepared various asbestos project designs for municipal buildings, schools, and commercial buildings in Illinois.
- Phase I Environmental Site Assessments
 - Prepared multiple *Phase I Environmental Site Assessments* for various commercial, school, and government properties in Illinois.
- City of Plano
 - Documented the removal of underground storage tanks at a site the City will be turning into a municipal parking lot.
- Illinois Environmental Protection Agency, State Sites Unit
 - *Site Investigation Plan, Site Investigation Completion Report, and Corrective Action Plan* for the Alwood CUSD #225 Site in Woodhull, IL. A school Site where the school district did not have funds to complete the investigation and remediation.

- Performed TACO R26 Tier 2 calculations to obtain a *No Further Remediation Letter* for the Effingham Clay Services Site in Salem, IL. This Site was missing the calculation and documentation from the *Corrective Action Completion Report* by others.
- *Site Investigation Plan* for the DuroPave Site in Wheeling, IL. The Site has had no work performed since the early 2000s.
- *Site Investigation Plan* for the Miken Cartage Site in Summit, IL. The Site has had no work performed since the early 2000s.
- *Site Investigation Plan* and *Site Investigation Completion Report* for the Rochester CUSD #3A Site in Rochester, IL. No work had been performed at the Site since the mid-1990s. An addition to the school building was built over the Site complicating the further investigation.
- *Site Investigation Plan* and *Supplemental Site Investigation Plan* for the Strunk Motor Company Site in Medora, IL. No work had been performed at the Site since the late 1990s.
- Project manager for Alwood CUSD #225 Site, Rochester CUSD #3A Site, and Strunk Motor Company Site.
- Prepared the *Remedial Action Completion Report* to bring the Former D&S Oil Site in Newman, IL into regulatory compliance. A *No Further Remediation Letter* was issued for the Site.
- Joseph Behr and Sons, Inc.
 - Prepared the *Remedial Objectives Report/Remedial Action Plan/Remedial Action Completion Report* to bring the Rochelle, IL site into regulatory compliance. A Draft *No Further Remediation Letter* was issued for the Site.
 - *Limited Subsurface Environmental Investigation Report* for the Former Barker Lumber Company Site in Byron, IL.
 - Project manager for the Former Barker Lumber Company Site.
- Village of Palatine

Managing the underground storage tank removal and demolition of the former gasoline filling station at 5 W. Palatine Rd. Prepared the *45 Day Report* for the removal of the three gasoline USTs at the Site.
- J.B. Industries

Oversight of third-party sampling work performed to address a release that occurred off-site.
- BBA Aviation

Project management of a pipeline release near Hangar 12 and pipeline soil sampling near Hangar 8.
- City of Aurora

Project manager for the clean closure removal of an emergency diesel fuel UST at the former City of Aurora Police Station. Prepared the *Clean Closure Report* documenting the removal.
- BNSF Railway Company

Managed dozens of spill sites for the Class I railroad in Illinois and Iowa. The spills included diesel fuel, acids, gas releases, and plastic pellets.
- Canadian Pacific Railway

Created an emergency map for the Class I railroad's Chicago to Minneapolis line and Madison, WI spur for train crews to relay their position to emergency responders. Oversaw track pan cleaning activities in the railroad's Milwaukee Yard.
- Chevron Texaco

Oversaw the remedial activities including the building of a corrective action management unit at the former Texaco refinery in Lockport, IL. Tasks included mapping out the former underground lines at the former refinery in preparation for the remediation using Site drawings dating back to 1911.

- Seven Eleven, Inc.
Performed site work at several Seven Eleven gasoline filling stations in Illinois and Indiana. Prepared quarterly reports and plans for the previously mentioned sites.
- Hartford Working Group
Reviewed indoor air data collected in residences in Hartford, IL. Installed multiple nested soil vapor monitoring points around the north side of Hartford, IL.
- Coach USA
Performed Phase II ESAs on two bus garages in North Las Vegas, NV, and Phoenix, AZ. Prepared the Phase II ESA reports for both.

APPENDIX F

USER PROVIDED DOCUMENTATION

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject please respond with an "N/A". This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call MEC. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in MEC's report.

1. PROPERTY INFORMATION:

Property Name:		
Property Address: 64 N. LaSalle St		
City Aurora	State IL	Zip
Assessor's Parcel Number(s): 15-22-328-029		

2. COMPLETED BY

Signature	Date
Printed Name	Title

3. ASTM-REQUIRED INQUIRIES

Property Owner:	
Name:	Phone: Fax:
Key Site Manager (Site contact):	
Name:	Phone: Fax:
If not residential Property, please provide list of tenants, including contact names and phone numbers.	
Can you provide a Current Title Abstract for the Property, including a chain of Title? If so, please send documents along with completed questionnaire to MEC	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have any specialized knowledge that would be material in identifying recognized environmental conditions in connection with the Property?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you aware of a reduction in the property value due to environmental issues?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please attach explanation of all affirmative answers.	
8) Please state reason for procuring this Phase 1 ESA:	
<input type="checkbox"/> Qualify for Innocent Landowner defense to CERCLA Liability.	
<input type="checkbox"/> Other: (state below)	

Please return completed form and any attachments to:
Midwest Environmental Consulting Services, Inc., 4 Bonnie Lane, Yorkville, IL 60560
bmellecker@mec-us.com

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available (please send to MEC if "yes")	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total Property Size	
Total number of buildings 1	
Total square footage of buildings 1,623 sq ft	
Date of construction 1900	
Dates of significant renovation	
Waste water discharge	
<input type="checkbox"/> Municipal Sanitary Sewer	<input type="checkbox"/> On-site septic system <input type="checkbox"/> Other
Potable water source	
<input type="checkbox"/> Community Water Supplier	<input type="checkbox"/> On-site well <input type="checkbox"/> Other
Please describe prior use of property, if known:	

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/> Phase 1 ESA	
<input type="checkbox"/> Phase 2 ESA	
<input type="checkbox"/> Tank Tightness Testing	
<input type="checkbox"/> Asbestos Survey/ O&M	
<input type="checkbox"/> Radon	
<input type="checkbox"/> Lead-based Paint	
<input type="checkbox"/> Lead in Water	
<input type="checkbox"/> Operations & Maintenance Plan(s)	
<input type="checkbox"/> Other	

6. ON SITE OPERATIONS

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7. Clarifies/ Separators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9. Floor Drains/Sumps	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input type="checkbox"/> No	
f) AST/UST	<input type="checkbox"/> Yes <input type="checkbox"/> No	
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
h) Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Midwest Environmental Consulting Services, Inc.

Phase I Environmental Assessment User Questionnaire

Property Address: 64 N LaSalle, Aurora IL 60505 (PIN 15-22-328-029)

In order to qualify for one of the *Landowner Liability Protections (LLPs)*³⁵ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*")³⁶ the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Yes (Please explain below) No

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes (Please explain below) No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this *ESA*, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes (Please explain below) No

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes (Please explain below) No

Midwest Environmental Consulting Services, Inc.

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

- (a) Do you know the past uses of the *property*?
- (b) Do you know of specific chemicals that are present or once were present at the *property*?
- (c) Do you know of spills or other chemical releases that have taken place at the *property*?
- (d) Do you know of any environmental cleanups that have taken place at the *property*?

Yes (Please explain below) No

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the containment by appropriate investigation (40 CFR 312.31).

As the *user* of this *ESA*, based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Yes (Please explain below) No

Printed Name

Signature

Date

Relationship/Association with Property

³⁵ *Landowner Liability Protections, or LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003.

³⁶ P.L. 107-118.

APPENDIX G

RECORDS OF COMMUNICATION

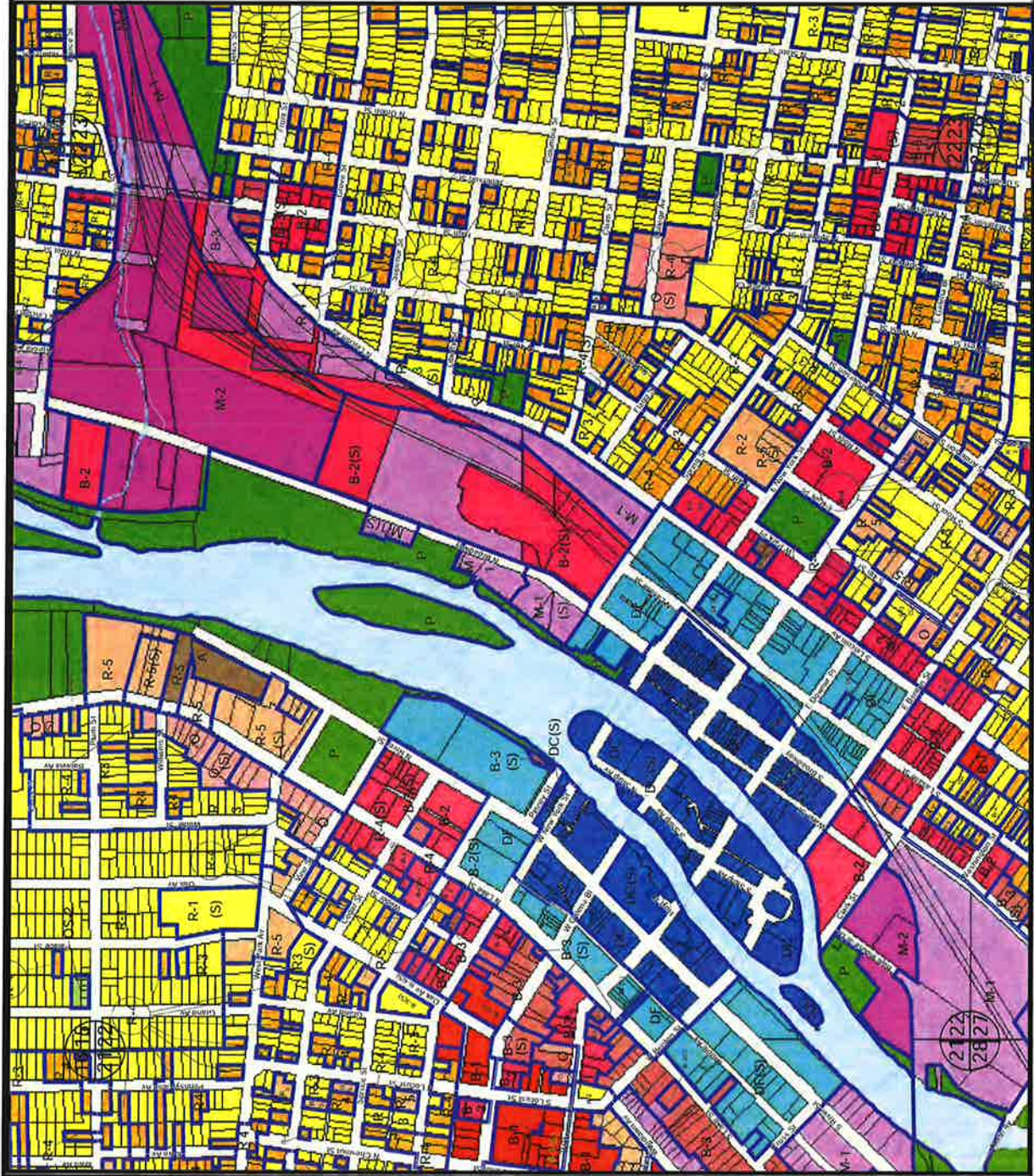
AU-22

Symbol	Zoning District
E	Estate Dwelling District
R-1, R-2, R-3	One Family Dwelling District
R-4, R-4.4	Two Family Dwelling District
R-5	Multiple Family Dwelling District
GR	General Residence District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
NC	Business Boulevard District
DC	Neighborhood Commercial
DF	Downtown Fringe
DCS	Downtown Core
Office	Office
Office/Research/Light Industrial	Office/Research/Light Industrial
Research & Development District	Research & Development District
Manufacturing District - Limited	Manufacturing District - Limited
Manufacturing District - General	Manufacturing District - General
PPD	Planned Development District
Park / Open Space	Park / Open Space
Conservation, Open Space and Drainage District	Conservation, Open Space and Drainage District
Open Space and Recreation District	Open Space and Recreation District
Special Use District	Special Use District
(S)	Zoning Boundaries
—	Railroads
—	Paths
⊕	Section Corners

[CLICK HERE TO RETURN TO INDEX PAGE](#)



Scale: 1" = 600'
 Prepared By:
 MIS Division
 City of Aurora
 1/27/2014





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0343H

FIRM
FLOOD INSURANCE RATE MAP
KANE COUNTY,
ILLINOIS
AND INCORPORATED AREAS

PANEL 343 OF 410
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
AURORA, CITY OF 170320 0343 H H
KANE COUNTY 170686 0343 H H

Notice to User: The Map Number shown below should be used for all insurance applications for the subject community.



MAP NUMBER
17089C0343H
MAP REVISED
AUGUST 3, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



1855000 FT

Aurora Township

Davis R. Offutt- Assessor

Property Record Card (Web Edition)

PIN # 15-22-328-029

Owner Information

Property Address:

64 N LaSalle St
Aurora ,IL 60505

Billing Information:

Kensington Place & Yellin Realty Inc
303 Lawndale Ave
Aurora , IL 60506-3132

Site Information

Legal Description:

Orig Plat of Aurora Part Lot 4 Blk 3 Lot Dimensions: 0.09
Acre GIS Approx Lot Sq Ft: 3920.40

Neighborhood Code: FRNG

Property Class: 0060 Commercial

Tax Code: 908AE

Assessments

Year	Type	Land	Building	Total	County Multiplier
2015	Normal	1,372	738	2,110	1.0881
2014	Normal	1,261	3,548	4,809	1.0465

All property assessments DO NOT include exemptions

Sales History

Sale Date	Sale Amount	Doc #
08/07/2014		2014k038787
09/21/2001		2001K063328
01/14/1994		

Building Information

Style: 1.0 Sty Msy

Total Building Sq Ft: 1,623

Year Built: 1900

Basement Sq Ft: None

Total Rooms: 0

Total Bedrooms: 0

Garage Sq Ft: N/A

Central Air: No

Fireplace: No

Baths:

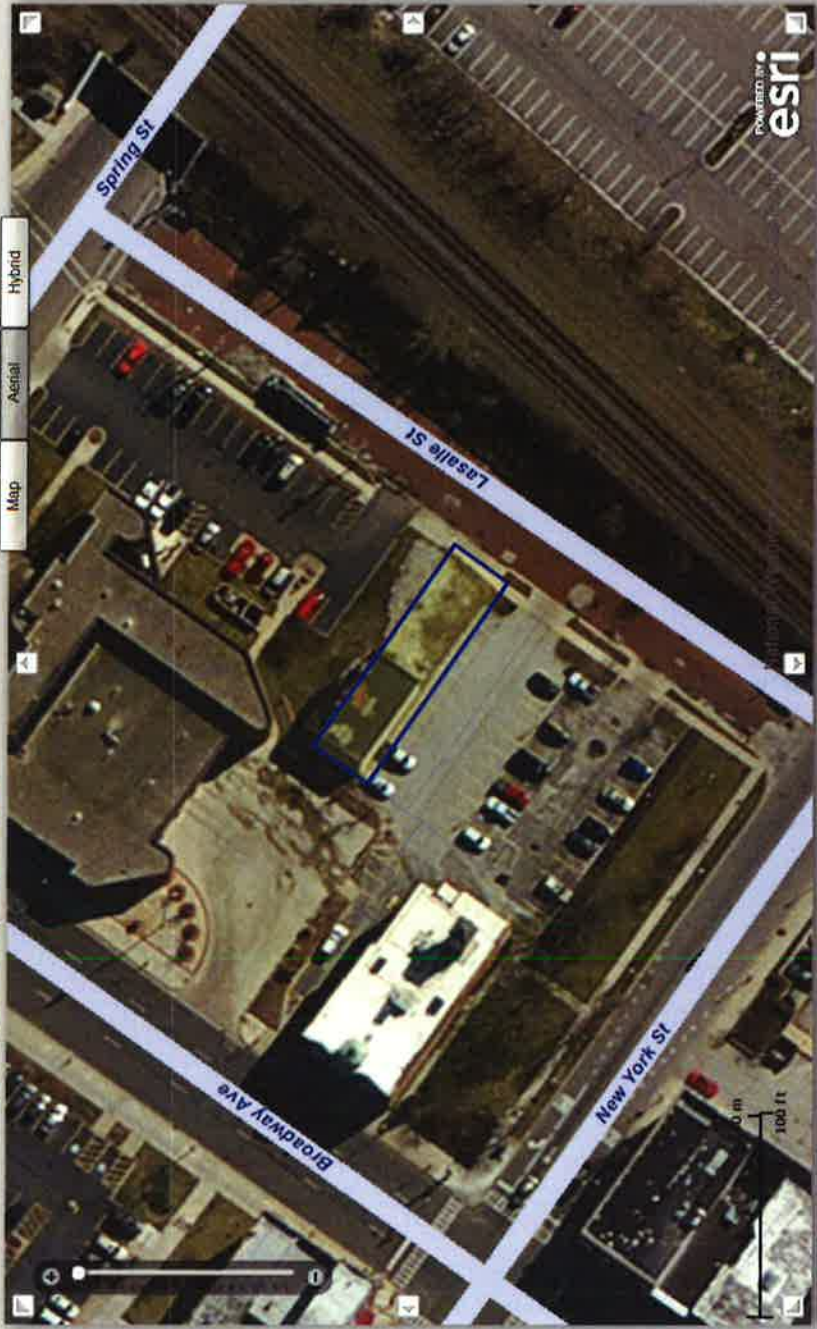
Porch: None

Our property information database is continually being updated. We cannot guarantee the accuracy or completeness of the information presented above.

[New Search](#)

[Search Again](#)

Data Powered by
Visual PAMSPRO
Property Assessment Management System
Customized Edition



SearchByList

Parcel Search

1522328029

Query

Property Information

Aurora

Parcel 15-22-328-029

Street 64 N LASALLE ST

City AURORA, IL 60505

TaxCode AU908

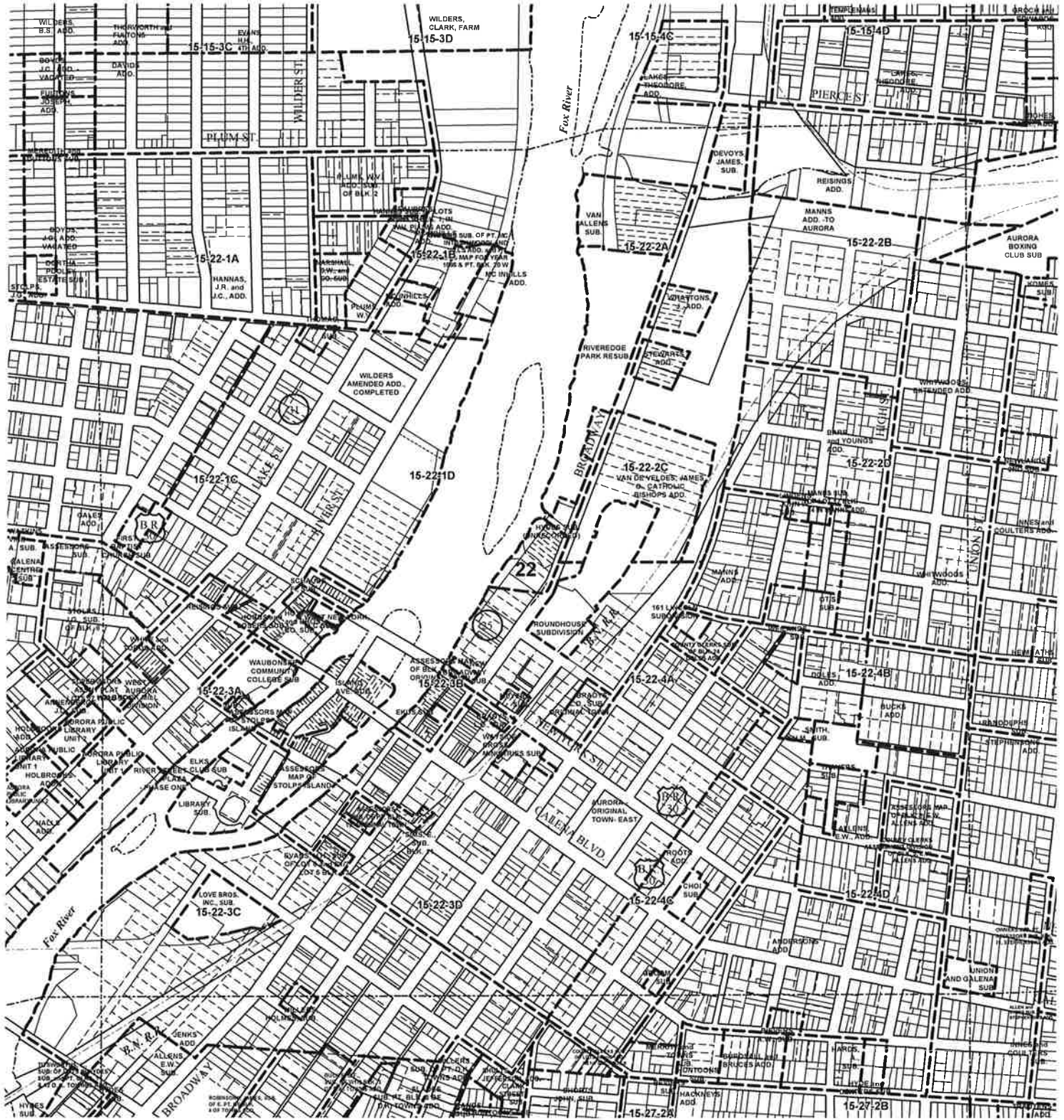
UseCode 0060

PropInfo

TaxBill

BirdsEye

TaxMap



Kane County
GIS-Technologies
719 Batavia Ave
Geneva, IL 60134
glistech@co.kane.il.us



PLAT DATE
12/27/2014

AURORA TWP.

SEC. 22 T.38N. R.8E.
KANE COUNTY, ILLINOIS

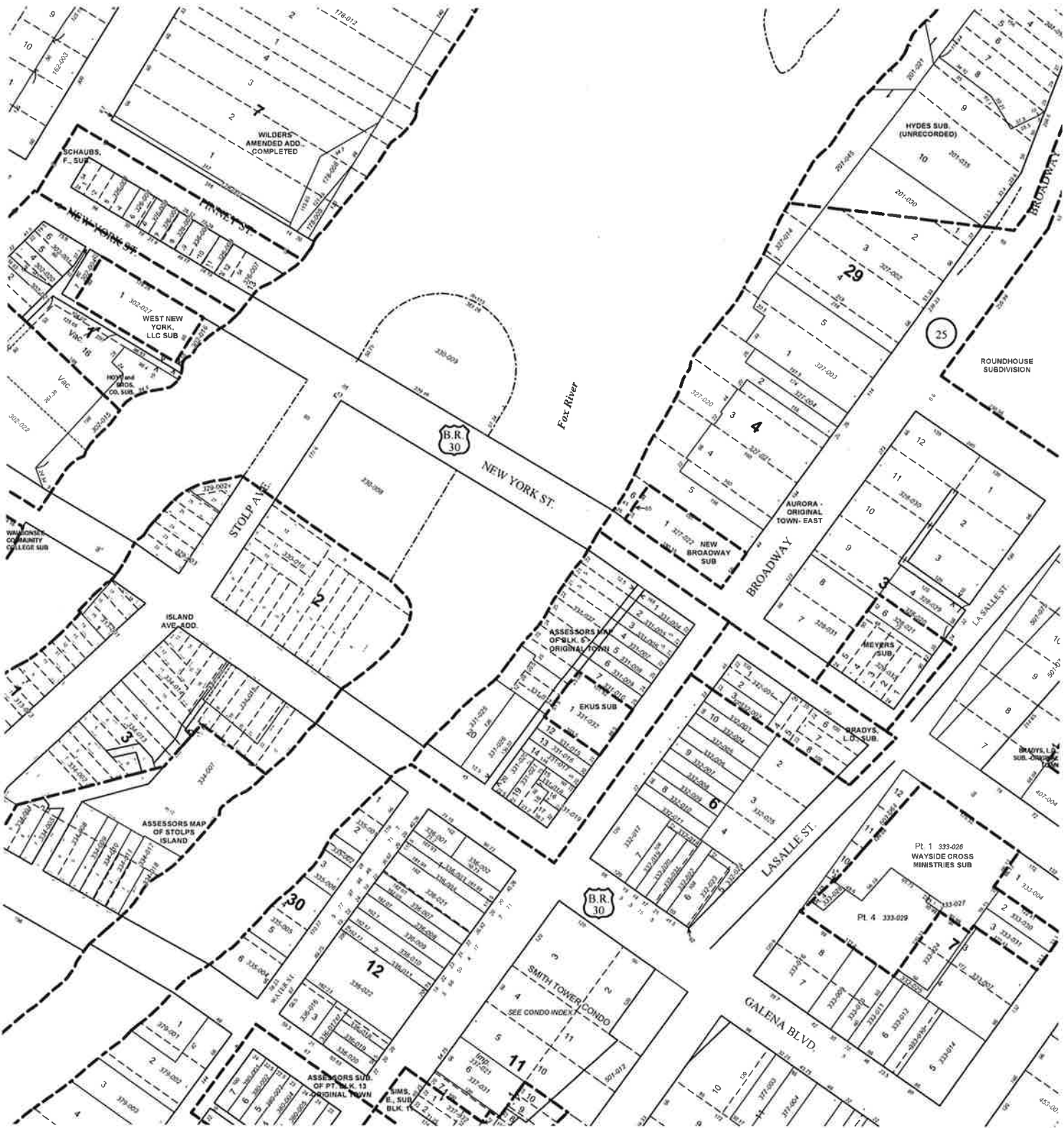
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MAP PAGE LOCATOR

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21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40

15-22

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY KANE COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR LOCAL GOVERNMENT PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.




Kane County
 GIS-Technologies
 719 Batavia Ave
 Geneva, IL 60134
 giatech@co.kane.il.us

PLOT DATE
 2/11/2015

AURORA TWP.
 NE1/4 SW1/4 SEC. 22 T.38N R.8E
 KANE COUNTY, ILLINOIS

Scale: 1" = 100'

15-22-3B

MAP PAGE LOCATOR


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 Kane County
 GIS-Technologies
 719 Batavia Ave
 Geneva, IL 60134
 gistech@co.kane.il.us

PLOT DATE
 2/3/2015


AURORA TWP.
 NE1/4 SW1/4 SEC. 22 T.38N R.8E
 KANE COUNTY, ILLINOIS

Scale 1"=100'

15-22-3B

MAP SHEET LAYOUT

1	2	3	4	5	6	7	8	9	10	11	12
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289	290	291	292	293	294	295	296	297	298	299	300

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Water Quality Report 2014

January 1, 2014 - December 31, 2014

17th Issue



Phone Number: (630) 256-3250

Fax Number: (630) 256-3259

Website: www.aurora-il.org

Contacts: David Schumacher, P.E., Superintendent of Water Production
Robert Leible, Assistant Superintendent

City of Aurora Water Production Division

This report is intended to provide you with important information about your drinking water and the efforts made by the City of Aurora Water Production Division to provide safe drinking water.

Sources of water for the Aurora Water Treatment Plant include surface water from the Fox River and a blend of water from several shallow wells and deep wells, which draw from the Cambrian-Ordovician Aquifer system.

Plant Capacity – The Aurora Water Treatment Plant is capable of fully treating 36.5 million gallons of water per day.

Treatment and Distribution System – Well water is pumped to the plant through a collector line where it is combined with Fox River water. The water is then lime-softened, fluoridated, filtered, disinfected and discharged into reservoirs with a total storage capacity of 6 million gallons. From there, the water is pumped into the distribution system by pumps located at the plant. Next, the water travels through a series of pipes ranging in size from 4 inches to 36 inches in diameter on its way to your tap. Nine storage tanks located throughout the city provide 17.5 million gallons of storage and maintain adequate pressure.



¡Este Informe contiene información muy importante. Tradúzcalo o hable con un amigo quien lo entienda bien.

Una versión en español este informe está disponible en <http://www.aurora-il.org/waterproduction>

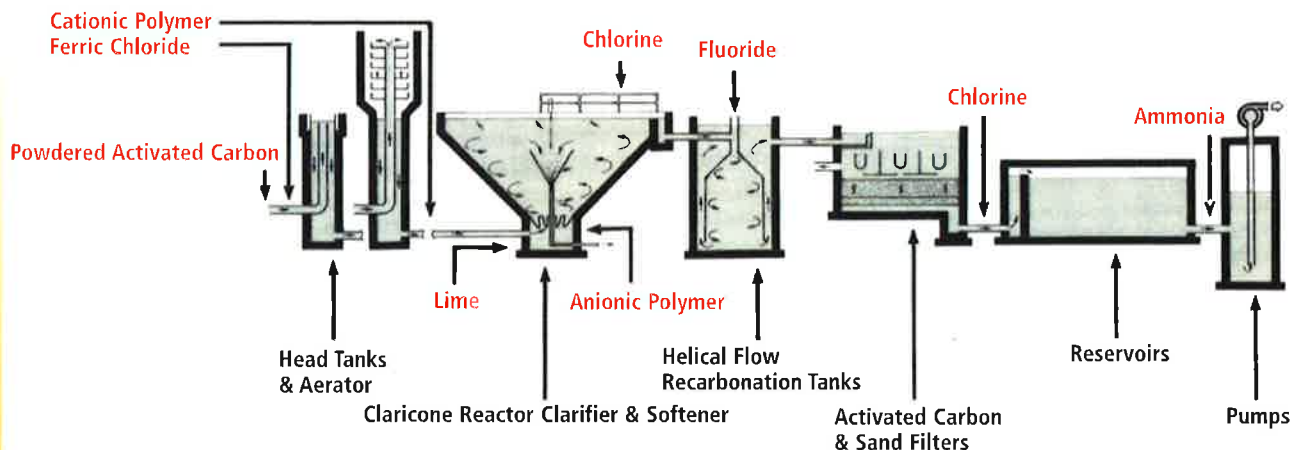
City of Aurora's Source Water Assessment Summary

The source water assessment for the City of Aurora was completed by the Illinois Environmental Protection Agency (IEPA) in 2003. This assessment, and other informational requests, can be addressed by calling the Water Production Division at (630) 256-3250 between 8 a.m. and 4 p.m. on weekdays. The Fox River water source is considered vulnerable to contamination. IEPA considers all surface water sources of community water supply to be susceptible to potential contamination. Therefore certain treatment processes are mandatory for all surface water supplies in Illinois. These include coagulation, sedimentation, filtration, and disinfection, all of which are provided by Aurora.

IEPA has determined Aurora's shallow well water source is susceptible to volatile organic chemical (VOC) and synthetic organic chemical (SOC) contamination based on the unconfined nature of the sand and gravel aquifer and proximity of potential sources of contamination. As such, the IEPA has provided a 5-year capture zone delineation for this source. The deep well water source is not susceptible to inorganic chemicals (IOC), VOC, or SOC contamination.

Tap Water Information

- City water has a pH of 8.9-9.2, and a chloramine disinfectant residual of 2-3 ppm.
- City water has an average hardness of 120-140 mg/liter which is equivalent to 7-8 grains per gallon.
- Fluoride content is 1.0 ppm (1.0 mg/liter) as required by the Illinois Department of Public Health.



Process flow diagram for the Aurora Water Treatment Facility.



Water Quality Report

The Water Production Division staff works around the clock to maintain the high quality and safety of Aurora's award-winning tap water. The U.S. Environmental Protection Agency (EPA) prescribes regulations which limit the amount of certain contaminants in water provided by public water supply systems. Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health. To confirm that your tap water meets EPA regulations, we regularly submit water samples for laboratory analysis. This report summarizes contaminants found in testing during 2014. No drinking water quality violations were recorded during 2014 for the City of Aurora. All monitoring and reporting requirements were also met.

PARTNERSHIP FOR SAFE WATER — PRESIDENTS AWARD

The City of Aurora is proud to recognize the achievement of the Aurora Water Production Division in providing some of the nation's safest, cleanest drinking water to the city's residents.

The Aurora Water Production Division has been honored with the Presidents Award from the Partnership for Safe Water, a national initiative to improve the quality of drinking water. The Aurora Water Treatment Facility is one of only 27 surface water treatment plants nationwide to achieve and document the exceptional water quality required to earn the Presidents Award. This places the Aurora Water Treatment Facility in the top quarter of the top 1 percent of surface water treatment plants in the United States.

The optimization of individual filter performance is a key water quality performance goal of the Partnership for Safe Water's Treatment Plant Optimization program. The Presidents Award recognizes the highest possible and most stringent level of individual filter performance and is an outstanding achievement.



USEPA WATERSENSE PROGRAM:

The City of Aurora is a partner in the USEPA's WaterSense program, which is a voluntary nationally recognized program that promotes water conservation and efficiency. The program also provides reliable information on water efficient products and practices. Look for the WaterSense label on products which will be 20% more efficient and perform as well or better than conventional products. To find more information go to the WaterSense website at <http://www.epa.gov/watersense> (see below).



CONTAMINANTS THAT MAY BE PRESENT IN SOURCE WATER:

Sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material. Water can also pick up substances resulting from the presence of animals or from human activity.

Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.

Microbial contaminants, such as viruses, protozoa, and bacteria, which may come from wastewater treatment plants, septic systems, agricultural livestock operations, and wildlife.

Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and may also come from gas stations, urban storm water runoff, and septic systems.

Inorganic contaminants, such as salts and metals, which may occur naturally or result from urban storm runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.

Radioactive contaminants, which may occur naturally or result from oil and gas production and mining activities.

In order to ensure tap water is safe to drink, the USEPA prescribes regulations that limit the amount of certain contaminants in water produced by public water systems. Food and drug (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

We want our valued customers to be informed about their water quality. If you would like to learn more, please contact the Water Production Division at 630-256-3250, visit the Water Production Division's webpage: <http://www.aurora-il.org/waterproduction>, or attend a regularly scheduled city committee meeting.

WATER QUALITY TEST RESULTS

The following tables contain scientific terms and measures, some of which may require explanation.

Definitions:

Maximum Contaminant Level Goal (MCLG): The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Contaminant Level (MCL): The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Residual Disinfectant Level Goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for

control of microbial contaminants.

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

ppm or mg/L: one ounce in 7,350 gallons of water – or parts per million or milligrams per liter.

ppb or ug/L: one ounce in 7,350,000 gallons of water – or parts per billion or micrograms per liter.

pCi/L: picoCuries per Liter – measurement of radioactivity.

NTU: Nephelometric Turbidity Unit – measurement of solids in water.

N/A: not applicable.

Oocysts/L: The number of Cryptosporidium organisms per liter of water tested.

Treatment Technique: A required process intended to reduce the level of a contaminant in drinking water.

2014 REGULATED CONTAMINANTS DETECTED

Coliform Bacteria

Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest No. of Positive Total Coliform Samples	Fecal Coliform or E. Coli Maximum Contaminant Level	Total No. of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination
0	5% of monthly samples are positive	0.8% of a single months samples	0	0	N	Naturally present in the environment.

Lead and Copper

Lead and Copper	Date Sampled	MCLG	Action Level	90th Percentile	# Sites Over AL	Units	Violation	Likely Source of Contamination
Copper	6/7/12	1.3	1.3	0.069	0	ppm	N	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.
Lead	6/7/12	0	15	8	1	ppb	N	Corrosion of household plumbing systems; Erosion of natural deposits.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Aurora cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800 426-4791) or at <http://water.epa.gov/drink/info/lead/index.cfm>.

Regulated Contaminants

Disinfectants and Disinfection By-Products	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation	Likely Source of Contamination
Chloramines	12/31/2014	2.9	2-3	MRDLG = 4	MRDL = 4	ppm	N	Water additive used to control microbes.
Haloacetic Acids (HAAS)*	2014	22	6.5-22.6	No goal for the total	60	ppb	N	By-product of drinking water chlorination.
Total Trihalomethanes (TTHM)*	2014	51	25.4-57.6	No goal for the total	80	ppb	N	By-product of drinking water chlorination.
Inorganic Contaminants	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation	Likely Source of Contamination
Barium	2014	0.0091	0.0091-0.014	2	2	ppm	N	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.
Chromium	2014	2	0-4.8	100	100	ppb	N	Discharge from steel and pulp mills; Erosion of natural deposits.
Fluoride	2014	0.9	0.9-1.4	4	4	ppm	N	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories.
Nitrate [measured as Nitrogen]	2014	1	0-1.1	10	10	ppm	N	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Sodium**	2014	68	61-90	N/A	N/A	ppm	N	Erosion from naturally occurring deposits; Used in water softener regeneration.

* Not all sample results may have been used for calculating the Highest Level Detected because some results may be part of an evaluation to determine where compliance sampling should occur in the future.

** There is not a state or federal MCL for sodium. Monitoring is required to provide information to consumers and health officials that are concerned about sodium intake due to dietary precautions. If you are on a sodium restricted diet, you should consult a physician about this level of sodium in the water.

Turbidity

	Limit (Treatment Technique)	Level Detected	Violation	Likely Source of Contamination
Highest single measurement	1 NTU	0.089 NTU	N	Soil runoff.
Lowest monthly % meeting limit	0.3 NTU	100%	N	Soil runoff.

Turbidity is a measurement of the cloudiness of the water caused by suspended particles. Aurora monitors turbidity because it is a good indicator of water quality and the effectiveness of our filtration system and disinfection process.

Total Organic Carbon: The percentage of Total Organic Carbon (TOC) removal was measured each month and the system met all TOC removal requirements set, unless a TOC violation is noted specifically.

Raw Water Quality Monitoring

Contaminant	Sample Date	Average Level Detected	Units	Raw Source Water Informational Statement
Cryptosporidium	2014	0.069	Oocysts/L	Cryptosporidium is a microbial parasite found in surface water throughout the U.S. Although filtration removes cryptosporidium, the most commonly used filtration methods cannot guarantee 100 percent removal. Aurora's monitoring of the Fox River indicates the presence of these organisms. Current test methods do not permit determination of the organisms viability; the ability to cause disease. Symptoms of infection include nausea, diarrhea, and abdominal cramps. Most healthy individuals can overcome the disease within a few weeks. However, immunocompromised people are at greater risk of developing life-threatening illness. Immunocompromised individuals are encouraged to consult their doctors regarding appropriate precautions to avoid infections. Cryptosporidium must be ingested to cause disease and it may be spread through means other than drinking water.

Unregulated Contaminants — Finished Water [Unregulated Contaminant Monitoring Rule #3 (UCMR-3)]

Unregulated Contaminant	Collection Date	Highest Level Detected	Range of Levels Detected	MCLG	MCL	Units	Violation
Chromium	2014	2.4	2.3-2.4	N/A	N/A	ppb	N
Molybdenum	2014	2.1	1.8-2.1	N/A	N/A	ppb	N
Strontium	2014	320	280-320	N/A	N/A	ppb	N
Vanadium	2014	1.2	0.4-1.2	N/A	N/A	ppb	N
Hexavalent Chromium	2014	2.4	2.4	N/A	N/A	ppb	N
Chlorate	2014	330	94-330	N/A	N/A	ppb	N
1, 4 Dioxane	2014	0.09	0.09	N/A	N/A	ppb	N

A maximum contaminant level (MCL) for these contaminants has not been established by either state or federal regulations, nor has mandatory health effects language been set. The purpose of unregulated contaminant monitoring is to assist USEPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.

2014 ADDITIONAL VOLUNTARY UNREGULATED CONTAMINANT MONITORING

The City of Aurora also samples for many other compounds on a voluntary basis that are not regulated. Some of the general categories of data collected include inorganic compounds, volatile organic compounds, synthetic organic compounds, bacteria levels, pharmaceuticals and personal care products, and several others. This data is not included in this report, but is available upon request by contacting the Water Production Division at (630) 256-3250.

2014 EMERGENCY BACK-UP WELL MONITORING

The City of Aurora maintains emergency back-up wells. These wells are sampled and tested monthly. This data is not included in this report, but is available upon request by contacting the Water Production Division at (630) 256-3250.



Aurora Water Treatment Facility

HEALTH INFORMATION

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of contaminants. The mere presence of contaminants in drinking water does not necessarily represent a health risk.

Some people may be more vulnerable to certain contaminants than the general population. Immuno-compromised people, such as cancer patients undergoing chemotherapy, organ transplant recipients, people with HIV/AIDS or other immune system disorders, and some senior citizens and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers.

USEPA/Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the **SAFE DRINKING WATER HOTLINE 800-426-4791**.

More information about contaminants and potential health effects can be obtained by calling the U.S. Environmental Protection Agency's **SAFE DRINKING WATER HOTLINE 800-426-4791**.

Out of sight shouldn't mean out of mind.

Groundwater is not an endless supply. Help use our resource efficiently.

Did you know... it can take centuries for rain to replenish a groundwater aquifer so that we may use it again? That's why we must conserve our current groundwater supply.

You can help by... using a WaterSense-labeled showerhead or toilet.

Thank you for doing your part to help ensure that our community and neighboring communities have a clean and reliable water source now and for future generations!

For more information, visit www.epa.gov/WaterSense

Lawn Watering Permitted
 6 - 9 A.M. and 6 - 9 P.M.
 Odd Addresses on Odd Days
 Even Addresses on Even Days



CITY OF LIGHTS
www.aurora-il.org



L.U.S.T. Incident Details

[Return to Search Page \(/land/ust/Search.asp\)](/land/ust/Search.asp)[Return to Search Results](#)**IEMA #** 961239**LPC #** 0894075944**IEMA Date:** 7/12/1996**Site:** Aurora, City
of**Address:** 75 North
Broadway
Aurora, IL. 60507**County:** Kane**Regulated by:** 732**Products:** Gasoline, Unleaded Gas,
Diesel**20 Day Rpt:** 8/26/1996**45 Day Rpt:** 8/26/1996**NFR Date:** 11/26/1996**Project Manager:** Steve Putrich**Phone:** (217) 524-4827**Email:** Steve.Putrich@illinois.gov ✉[Tank Operator \(/land/ust/TankO.asp?INCIDENT=961239&TacoLink=1\)](/land/ust/TankO.asp?INCIDENT=961239&TacoLink=1)[General \(/land/ust/GenEvents.asp?INC](/land/ust/GenEvents.asp?INC)

L.I.T. Tank Owner/Operator

[Return to Search Page \(/land/ust/search.asp\)](/land/ust/search.asp)

[Return to Site Detail \(/land/ust/LIT-Display.asp?INCIDENT=961239\)](/land/ust/LIT-Display.asp?INCIDENT=961239)

IEMA # 961239

LPC # 0894075944

Site: Aurora. City of

IEMA Date: 7/12/1996

Address: 65 South Water St.
Aurora, IL. 60507

Tank Owner/Operator: City of Aurora

Contact: Marty Kunkel

Phone:

[General \(/land/ust/GenEvents.asp?INCIDENT=961239&TacoLink=1\)](/land/ust/GenEvents.asp?INCIDENT=961239&TacoLink=1)

[TitleXVI \(/land/ust/T16Events.asp?INCID](/land/ust/T16Events.asp?INCID)

L.U.S.T. Title XVI

[Return to Search Page \(/land/ust/search.asp\)](/land/ust/search.asp)

[Return to Site Details \(/land/ust/LIT-Display.asp?INCIDENT=961239\)](/land/ust/LIT-Display.asp?INCIDENT=961239)

IEMA # 961239

LPC # 0894075944

Site: Aurora. City of

Event Description	Date	Resp. Due	Decision	Mailed
Corrective Action Completion Report	8/26/1996	12/24/1996	DEN	9/27/1996
Corrective Action Completion Report	10/25/1996	2/22/1997	APR	11/26/1996
Corrective Action Completion Report	11/15/1996	3/15/1997	APR	11/26/1996

[Tank Operator \(/land/ust/TankO.asp?incident=961239&TacoLink=1\)](/land/ust/TankO.asp?incident=961239&TacoLink=1)

[General \(/land/ust/GenEvents.asp?INCIDENT=961239\)](/land/ust/GenEvents.asp?INCIDENT=961239)

L.I.T. TACO

[Return to Search Page \(/land/ust/search.asp\)](/land/ust/search.asp)

[Return to Site Details \(/land/ust/LIT-Display.asp?INCIDENT=961239\)](/land/ust/LIT-Display.asp?INCIDENT=961239)

IEMA # 961239

LPC # 0894075944

Site: Aurora. City of

IEMA Date: 7/12/1996

Barriers

- Buildings/Structure
- Pavement
- Soil
- Other

Institutional Controls

- Groundwater Use Restriction
- Ordinance
- Ind./Com.Land Use Restriction
- Worker Caution
- Other

ELUC

- Groundwater Use Restriction
- Ind./Com.Land Use Restriction
- Engineered Barrier
- Worker Caution
- Soil Handling
- Other

Highway Authority Agreements

- Highway Authority
- Highway Authority Memo

[Tank Operator \(/land/ust/TankO.asp?incident=961239&TacoLink=1\)](/land/ust/TankO.asp?incident=961239&TacoLink=1)

[General \(/land/ust/GenEvents.asp?INCIDENT=961239\)](/land/ust/GenEvents.asp?INCIDENT=961239)

L.I.T. Claims

[Return to Search Page \(/land/ust/search.asp\)](/land/ust/search.asp)

[Return to Site Details \(/land/ust/LIT-Display.asp?INCIDENT=961239\)](/land/ust/LIT-Display.asp?INCIDENT=961239)

IEMA # 961239

LPC # 0894075944

Site: Aurora. City of

Bills Received	Status Code	Amount Requested	Amount Paid	Voucher Date	Deductible
1/13/1997	VOP	26058.04	16058.04	7/25/1997	10000

[Tank Operator \(/land/ust/TankO.asp?incident=961239&TacoLink=1\)](/land/ust/TankO.asp?incident=961239&TacoLink=1)

[General \(/land/ust/GenEvents.asp?INCIDENT=961239\)](/land/ust/GenEvents.asp?INCIDENT=961239)

Division of Petroleum & Chemical Safety

Facility Details

Facility Number:	2018776
Facility Name:	Central Fire Station
Address:	75 N Broadway Aurora, IL 60507
County:	Kane
Status:	Active
Facility Type:	Fire Department
Motor Fuel Type:	Fleet
Owner Type:	Other Local
Green Tag Decal:	P006456
Green Tag Issue Date:	11/26/2014
Green Tag Expiration Date:	12/31/2016
Motor Fuel Dispensing Permit Inspection Date:	11/26/2014
Motor Fuel Dispensing Permit Expiration Date:	12/31/2016

Owner Details

Owner Name:	City of Aurora
Owner Address:	1 S. Broadway Aurora, IL 60507
Owner Status:	Current Owner
Purchase Date:	4/1/1980
Type of Financial Responsibility:	Self-Insurance
Financial Responsibility Received Date:	10/26/2007

Owner Summary

[Click for Facility/Tank Ownership history](#)

Owner Number	Owner Name	Owner Status	Purchase Date
U0000960	City of Aurora	Current Owner	4/1/1980

Permits (Unexpired)

[Click for permit history](#)

No Active Permits Found

Deficiencies (Current)

No Deficiencies Found

IEMA Numbers Associated with the Facility

No IEMA Numbers Found

LUST Fund Eligibility and Deductibility Determinations

IEMA Number	Status	OSFM Received Date	OSFM Response Date	Deductible
96-1239	Eligible	8/13/1996	9/25/1996	\$10,000

Tank Information

Tank Number 1

Capacity:	2000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	4/6/1986	Removed Date:	7/11/1996
Current Age:	16	Abandoned Material:	

Install Date:	4/1/1980	Abandoned Date:	
Last Used Date:	7/10/1996	Red Tag Issue Date:	
Product Date:	4/1/1980	Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

Tank Number 2

Capacity:	12000	Petroleum Use:	
Product:	Diesel Fuel	CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	4/6/1986	Removed Date:	7/11/1996
Current Age:	16	Abandoned Material:	
Install Date:	4/1/1980	Abandoned Date:	
Last Used Date:	7/10/1996	Red Tag Issue Date:	
Product Date:	4/1/1980	Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

Tank Number 3

Capacity:	12000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	4/6/1986	Removed Date:	7/11/1996
Current Age:	16	Abandoned Material:	
Install Date:	4/1/1980	Abandoned Date:	
Last Used Date:	7/10/1996	Red Tag Issue Date:	
Product Date:	4/1/1980	Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

Tank Number 4

Capacity:	4000	Petroleum Use:	
Product:	Diesel Fuel	CERCLA Substance:	
Status:	Currently in use	CAS Code:	
OSFM First Notify Date:	8/13/1996	Removed Date:	
Current Age:	18	Abandoned Material:	
Install Date:	7/25/1996	Abandoned Date:	
Last Used Date:		Red Tag Issue Date:	
Product Date:	8/2/1996	Fee Due:	\$0.00

Equipment Type	Equipment	Last Passing Date	Test Expire Date
Corrosion Prot - Piping	Fiberglass Non-Corrosive	N/A	N/A

Equipment Type	Equipment	Last Passing Date	Test Expire Date
Corrosion Prot - Tank	Fiberglass Non-Corrosive	N/A	N/A
Leak Detect - Piping	Piping Sump Sensors Interstitial Monitoring OPW EECO 1500	10/7/2014	10/7/2015
Leak Detect - Piping	Mechanical Pressurized Line Leak Detection Red Jacket FX1DV	10/7/2014	10/7/2015
Leak Detect - Tank	Interstitial Monitoring OPW EECO 1000	10/7/2014	10/7/2015
Leak Detect - Tank	Automatic Tank Gauging OPW EECO 1500	N/A	N/A
Overfill Prev Device	Overfill Drop Tube Valve OPW 61SO	N/A	N/A
Piping	Fiberglass Double Wall Ameron	N/A	N/A
Spill Contain Device	Manhole Pre-manufactured EBW 715	N/A	N/A
Tank	Fiberglass Double Wall XERXES	N/A	N/A

Tank Number 5

Capacity:	3000	Petroleum Use:	
Product:	Gasoline	CERCLA Substance:	
Status:	Currently in use	CAS Code:	
OSFM First Notify Date:	8/13/1996	Removed Date:	
Current Age:	18	Abandoned Material:	
Install Date:	7/25/1996	Abandoned Date:	
Last Used Date:		Red Tag Issue Date:	
Product Date:	8/2/1996	Fee Due:	\$0.00

Equipment Type	Equipment	Last Passing Date	Test Expire Date
Corrosion Prot - Piping	Fiberglass Non-Corrosive	N/A	N/A
Corrosion Prot - Tank	Fiberglass Non-Corrosive	N/A	N/A
Leak Detect - Piping	Piping Sump Sensors Interstitial Monitoring OPW EECO 1500	10/7/2014	10/7/2015
Leak Detect - Piping	Mechanical Pressurized Line Leak Detection Red Jacket FX1V	10/7/2014	10/7/2015
Leak Detect - Tank	Interstitial Monitoring OPW EECO 1000	10/7/2014	10/7/2015
Leak Detect - Tank	Automatic Tank Gauging OPW EECO 1500	N/A	N/A
Overfill Prev Device	Overfill Drop Tube Valve OPW 61SO	N/A	N/A
Piping	Fiberglass Double Wall Ameron	N/A	N/A
Spill Contain Device	Manhole Pre-manufactured EBW 715	N/A	N/A
Tank	Fiberglass Double Wall XERXES	N/A	N/A

Division of Petroleum & Chemical Safety

Facility Details

Facility

Facility Number:	2018776
Facility Name:	Central Fire Station
Address:	75 N Broadway Aurora, IL 60507
County:	Kane
Status:	Active

Owners for this Facility

Owner Number	Owner Name	Owner Status	Purchase Date
U0000960	City of Aurora	Current Owner	4/1/1980

Owners for Tanks at this Facility

Owner Number	Owner Name	Tank Nbr	Capacity	Product	Tank Status	Owner Status	Date
U0000960	City of Aurora	1	2000	Gasoline	Removed	Current Owner	1/1/1998
U0000960	City of Aurora	2	12000	Diesel Fuel	Removed	Current Owner	1/1/1998
U0000960	City of Aurora	3	12000	Gasoline	Removed	Current Owner	1/1/1998
U0000960	City of Aurora	4	4000	Diesel Fuel	Currently in use	Current Owner	1/1/1998
U0000960	City of Aurora	5	3000	Gasoline	Currently in use	Current Owner	1/1/1998

[Home](#) > [Facility Permits](#)

[Forms](#) [Permits](#) [Help Information](#)

Facility Permit(s): Central Fire Station - 2018776

Permit List

Show 25 entries

Permit Number / Info	Permit Type	Issue Date	Expiration Date	Permit Status	View Documents
01788-2007UPG	Upgrade	10/30/2007	4/30/2008	Approved / Issued	Documents
01745-2006UPG	Upgrade	11/17/2006	5/17/2007	Approved / Issued	Documents
0839-96	Install	5/16/1996	11/16/1996	Closed - Conversion	Documents
0555-96	Removal	4/5/1996	10/5/1996	Closed - Conversion	Documents

Showing 1 to 4 of 4 entries

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OFFICE OF THE ILLINOIS STATE FIRE MARSHAL
Division of Technical Services
 1035 Stevenson Drive
 Springfield, Illinois 62703-4259
 (217)524-7605

FOR OFFICE USE ONLY
Facility # 2-018776
Permit # 01745-2006UPG
Request Rec'd 11/09/2006
Amended Date
Approval Date 11/17/2006 JC
Permit Expires 5/17/2007

Permit for UPGRADE or REPAIR of Underground Storage Tank(s) and Piping for Petroleum and Hazardous Substances.

Permission to upgrade or repair underground storage tank(s) or piping is hereby granted. Such upgrade or repair must be in complete accordance with acceptable materials as specified in the Federal Register, Part II Environmental Protection Agency, 40 CFR Parts 280 and 281, and also with all sections of 41 Illinois Administrative Code, Part 170. The contractor the permit was issued to or an employee of that contractor (this does not include a subcontractor) shall submit a required job schedule for underground piping upgrade, leak detection, spill and overfill prevention of underground storage tank(s) to the Office of the State Fire Marshal, Division of Petroleum and Chemical Safety. **THIS PERMIT IS VALID FOR SIX MONTHS FROM THE APPROVAL DATE.**

<p>(1) OWNER OF TANKS - Corporation, partnership, or other business entity: Aurora City Of 44 E Downer Place Aurora, IL 60507 Contact: Weisner Tom (630) 897-5665</p>	<p>(2) FACILITY - name and address where tanks are located: Central Fire Station 75 N Broadway Aurora, Kane Co., IL Contact: Martin Kunkel (630) 892-8088</p>
--	--

(3) UPGRADE OR REPAIR OF TANKS:

- (a) *Number and size of tanks being upgraded or repaired:* (TK # 4) - 4,000 gallons, (TK # 5) - 3,000 gallons
- (b) *Type of tanks:*
- (c) *Type of piping:*
- (d) *Product to be stored in each tank:* (TK # 4) - Diesel Fuel, (TK # 5) - Gasoline
- (e) *Type of leak detection being used:*
 Tank:
 Piping: (TK # 4) - (Installing) Red Jacket FX1D mechanical line leak detector, (TK # 5) - (Installing) Red Jacket FX1V mechanical line leak detector
- (f) *Corrosion Protection being used:*
 Tank:
 Piping:
- (g) *Spill containment devices:*
- (h) *Overfill prevention devices:*
- (i) *Manway accessible at grade:*

(4) The owner must notify this Office when completion of tank upgrade/repair has occurred, on the Notification for Underground Storage Tank Form and the licensed contractor must submit the required job schedule for underground piping upgrade, leak detection, spill and overfill prevention to the OSFM prior to the work being performed. Both forms can be obtained at www.state.il.us/osfm or by calling (217)785-1020.

(5) SPECIAL CONTINGENCIES:

<p>(6) PERSON, FIRM OR COMPANY PERFORMING WORK:</p>	<p>Contact Person: Phone: Contractor Registration # Exp.</p>
--	---

Sincerely,

Jim Coffey

cc: Storage Tank Safety Specialist -
 Fire Department -
 Office Coordinator -
 Division File
 (Rev. - 1/98)



OFFICE OF THE ILLINOIS STATE FIRE MARSHAL
Division of Technical Services
 1035 Stevenson Drive
 Springfield, Illinois 62703-4259
 (217)524-7605

<u>FOR OFFICE USE ONLY</u>
Facility # 2-018776
Permit # 01788-2007UPG
Request Rec'd 10/30/2007
Amended Date
Approval Date 10/30/2007 DS
Permit Expires 4/30/2008

Permit for UPGRADE or REPAIR of Underground Storage Tank(s) and Piping for Petroleum and Hazardous Substances.

Permission to upgrade or repair underground storage tank(s) or piping is hereby granted. Such upgrade or repair must be in complete accordance with acceptable materials as specified in the Federal Register, Part II Environmental Protection Agency, 40 CFR Parts 280 and 281, and also with all sections of 41 Illinois Administrative Code, Part 170. The contractor the permit was issued to or an employee of that contractor (this does not include a subcontractor) shall submit a required job schedule for underground piping upgrade, leak detection, spill and overfill prevention of underground storage tank(s) to the Office of the State Fire Marshal, Division of Petroleum and Chemical Safety. **THIS PERMIT IS VALID FOR SIX MONTHS FROM THE APPROVAL DATE.**

<p>(1) OWNER OF TANKS - Corporation, partnership, or other business entity:</p> <p>Aurora City Of 44 E Downer Place Aurora, IL 60507</p> <p>Contact: Weisner Tom (630) 897-5665</p>	<p>(2) FACILITY - name and address where tanks are located:</p> <p>Central Fire Station 75 N Broadway Aurora, Kane Co., IL</p> <p>Contact: Martin Kunkel (630) 892-8088</p>
--	--

(3) UPGRADE OR REPAIR OF TANKS:

- (a) *Number and size of tanks being upgraded or repaired:* (TK # 4) - 4,000 gallons, (TK # 5) - 3,000 gallons
- (b) *Type of tanks:*
- (c) *Type of piping:* (TK # 4) - (Installing) Steel flex connector to replace leaking flex in submersible sump
- (d) *Product to be stored in each tank:* (TK # 4) - Diesel Fuel, (TK # 5) - Gasoline
- (e) *Type of leak detection being used:*
 - Tank:* (TK # 4, 5) - (Installing) OPW EECO 1500 automatic tank gauge, (TK # 4, 5) - (Installing) OPW EECO 1500 interstitial tank sensor
 - Piping:* (TK # 4, 5) - (Installing) OPW EECO 1500 interstitial piping sump sensors, (TK # 4) - (Installing) Red Jacket FX1D mechanical line leak detector, (TK # 5) - (Installing) Red Jacket FX1 mechanical line leak detector
- (f) *Corrosion Protection being used:*
 - Tank:*
 - Piping:*
- (g) *Spill containment devices:*
- (h) *Overfill prevention devices:*
- (i) *Manway accessible at grade:*

(4) The owner must notify this Office when completion of tank upgrade/repair has occurred, on the Notification for Underground Storage Tank Form and the licensed contractor must submit the required job schedule for underground piping upgrade, leak detection, spill and overfill prevention to the OSFM prior to the work being performed. Both forms can be obtained at www.state.il.us/osfm or by calling (217)785-1020.

(5) SPECIAL CONTINGENCIES:

<p>(6) PERSON, FIRM OR COMPANY PERFORMING WORK:</p>	<p>Contact Person: Phone: (847) 465-4000 Contractor Registration # Exp.</p>
--	---

Sincerely,

Daniel G. Starks

Daniel Starks

cc: Storage Tank Safety Specialist -
 Fire Department -
 Office Coordinator -
 Division File
 (Rev. - 1/98)

Division of Petroleum & Chemical Safety

Facility Details

Facility Number:	2028035
Facility Name:	Wayside Cross Rescue Mission
Address:	215 E New York St Aurora, IL 60118
County:	Kane
Status:	Closed
Facility Type:	None
Motor Fuel Type:	
Owner Type:	
Green Tag Decal:	
Green Tag Issue Date:	
Green Tag Expiration Date:	
Motor Fuel Dispensing Permit Inspection Date:	
Motor Fuel Dispensing Permit Expiration Date:	

Owner Details

Owner Name:	Wayside Cross Rescue Mission
Owner Address:	215 E New York St Aurora, IL 60118
Owner Status:	Current Owner
Purchase Date:	
Type of Financial Responsibility:	
Financial Responsibility Received Date:	

Owner Summary

[Click for Facility/Tank Ownership history](#)

Owner Number	Owner Name	Owner Status	Purchase Date
U0016108	Wayside Cross Rescue Mission	Current Owner	

Permits (Unexpired)

[Click for permit history](#)

No Active Permits Found

Deficiencies (Current)

No Deficiencies Found

IEMA Numbers Associated with the Facility

No IEMA Numbers Found

LUST Fund Eligibility and Deductibility Determinations

No Applications Found

Tank Information

Tank Number 1

Capacity:	1000	Petroleum Use:	
Product:		CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	9/20/1991	Removed Date:	9/1/1983
Current Age:	32	Abandoned Material:	
Install Date:		Abandoned Date:	

Last Used Date:	5/1/1989	Red Tag Issue Date:	
Product Date:		Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

Tank Number 2

Capacity:	1000	Petroleum Use:	
Product:		CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	9/20/1991	Removed Date:	9/1/1983
Current Age:	32	Abandoned Material:	
Install Date:		Abandoned Date:	
Last Used Date:	5/1/1989	Red Tag Issue Date:	
Product Date:		Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

Tank Number 3

Capacity:	500	Petroleum Use:	
Product:		CERCLA Substance:	
Status:	Removed	CAS Code:	
OSFM First Notify Date:	9/20/1991	Removed Date:	9/1/1983
Current Age:	32	Abandoned Material:	
Install Date:		Abandoned Date:	
Last Used Date:	5/1/1989	Red Tag Issue Date:	
Product Date:		Fee Due:	\$0.00
Equipment Type	Equipment	Last Passing Date	Test Expire Date

APPENDIX H

TERMINOLOGY

TERMINOLOGY

The following provides definitions and descriptions of certain terms that may be used in this report. Italics indicate terms that are defined by ASTM Standard Practice E 1527. The Standard Practice should be referenced for further detail (such as the precise wording), related definitions or additional explanation regarding the meaning of terms.

Recognized environmental condition(s) (REC) - the presence or likely presence of any *hazardous substances* or *petroleum products* on a *property* under conditions that indicate an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions.

Controlled recognized environmental condition(s) (CREC) – a REC 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.

Vapor recognized environmental condition(s) (VREC) – a REC resulting from the migration of vapor within the subsurface from *hazardous materials* or *petroleum products*.

de minimis conditions – are conditions that generally do not present a material risk of harm to public 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. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

Historical recognized environmental condition(s) (HREC) - environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the *environmental professional* and will be influenced by the current impact of the *historical recognized environmental condition* on the *property*. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property*, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered a *historical recognized environmental condition*.

Material threat – a physically observable or obvious threat, which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank that contains a hazardous substance and which shows evidence of damage such that it may cause or contribute to tank integrity failure with a release of contents to the environment.

Material impact to public health or environment – a substantial risk of harm to public health or the environment resulting from the presence or likely presence of an existing release, a past release, or a *material threat* of a release of any *hazardous substances* or *petroleum products* into structures on the *property* or into the ground, ground water, or surface water of the *property*.

An example might include a release of a hazardous substance in concentrations exceeding applicable governmental agency standards under conditions that could reasonably and foresee ably result in substantial exposure to humans or substantial damage to natural resources. The risk of that exposure or damage would represent a material impact to public health or environment.

General risk of enforcement action – the likelihood that an environmental condition would be subject to enforcement action if brought to the attention of appropriate governmental agencies. If the circumstances suggest an enforcement action would be more likely than not, then the condition is considered a general risk of enforcement action.