
**PHASE I ENVIRONMENTAL ANALYSIS OF
THE COMMERCIAL SITE, 64 E. DOWNER
PLACE, AURORA, TOWNSHIP 38 NORTH,
RANGE 8 EAST, SECTION 22, AURORA
TOWNSHIP, KANE COUNTY, ILLINOIS.**

April 6, 1995

Prepared for:
Ms. Margarita Marchan-Mankus
Aurora, Illinois



The Green Environmental Group
Phase 1 Environmental Assessments



The Green Environmental Group

Phase I Environmental Assessments

April 6, 1995

Ms. Margarita Marchan-Mankus
80 S. Lincoln Ave., Suite 4
Aurora, Illinois 60505

Dear Ms. Marchan-Mankus:

Attached is a copy of the Phase I Environmental Assessment for the property known as 64 E. Downer Place, City of Aurora in Aurora Township, Kane County, Illinois. I have personally inspected the property, reviewed records and interviewed knowledgeable people concerning this site. A Phase II study is not recommended for this site.

The building has no inherent environmental liabilities nor are there any significant nearby sites. No friable asbestos surfaces were noted nor is there any sign of an underground tank on the site. The site is not within a mapped floodway.

No tanks requiring registration have been present, nor are large quantities of reportable hazardous materials in use at the site, therefore the Illinois Responsible Property Transfer Act does not appear applicable.

True copies of this report are signed and sealed on this page and on page 12 of the report.

Sincerely,

William W. Frerichs, REPA

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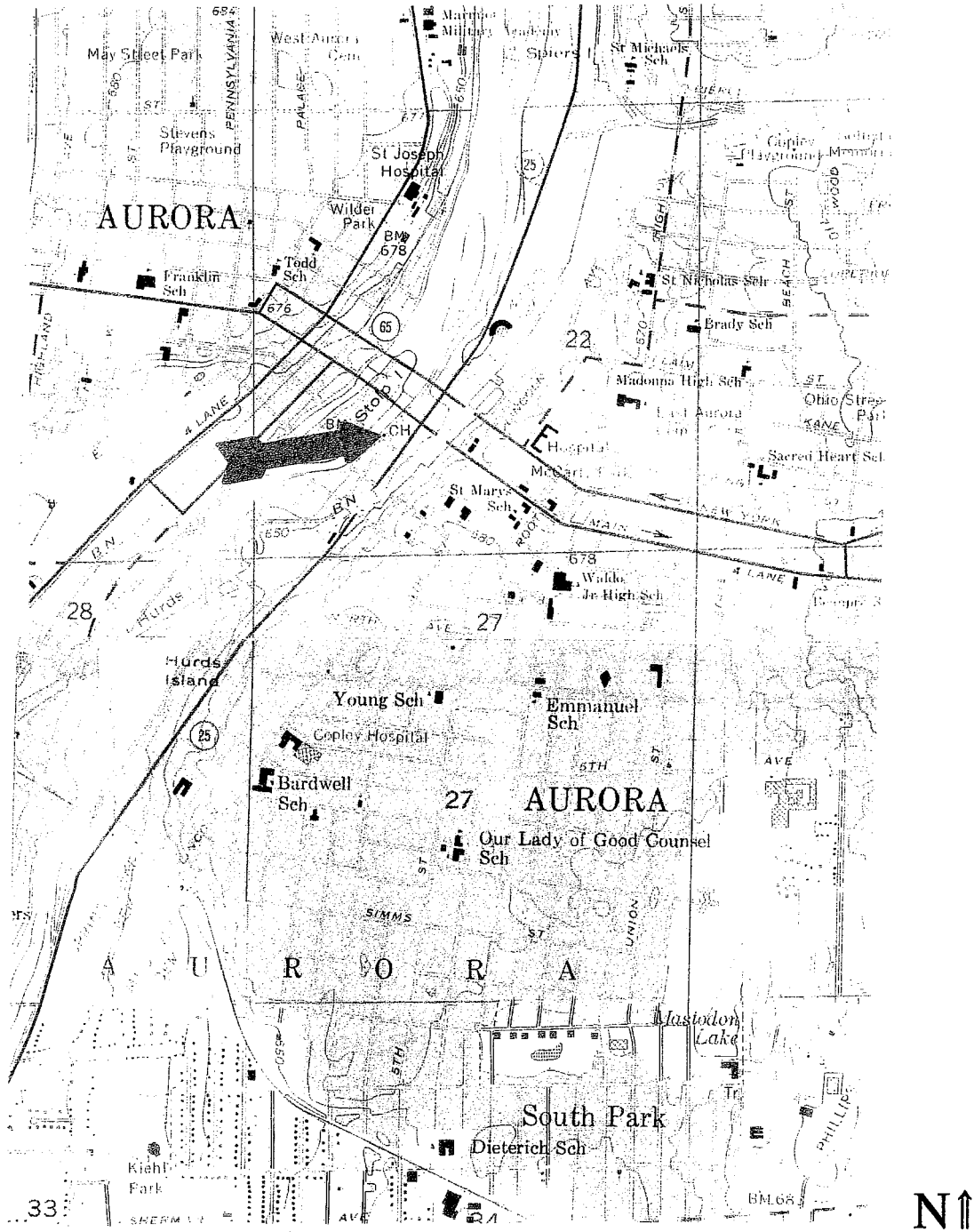
PHASE I ENVIRONMENTAL ANALYSIS OF THE COMMERCIAL SITE, THE COMMERCIAL SITE, 64 E. DOWNER PLACE, AURORA, TOWNSHIP 38 NORTH, RANGE 8 EAST, SECTION 22, AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

Conclusion:

A Phase II study is not recommended for this site

The building has no inherent environmental liabilities nor are there any significant nearby sites. No friable asbestos surfaces were noted nor is there any sign of an underground tank on the site. The site is not within a mapped floodway.

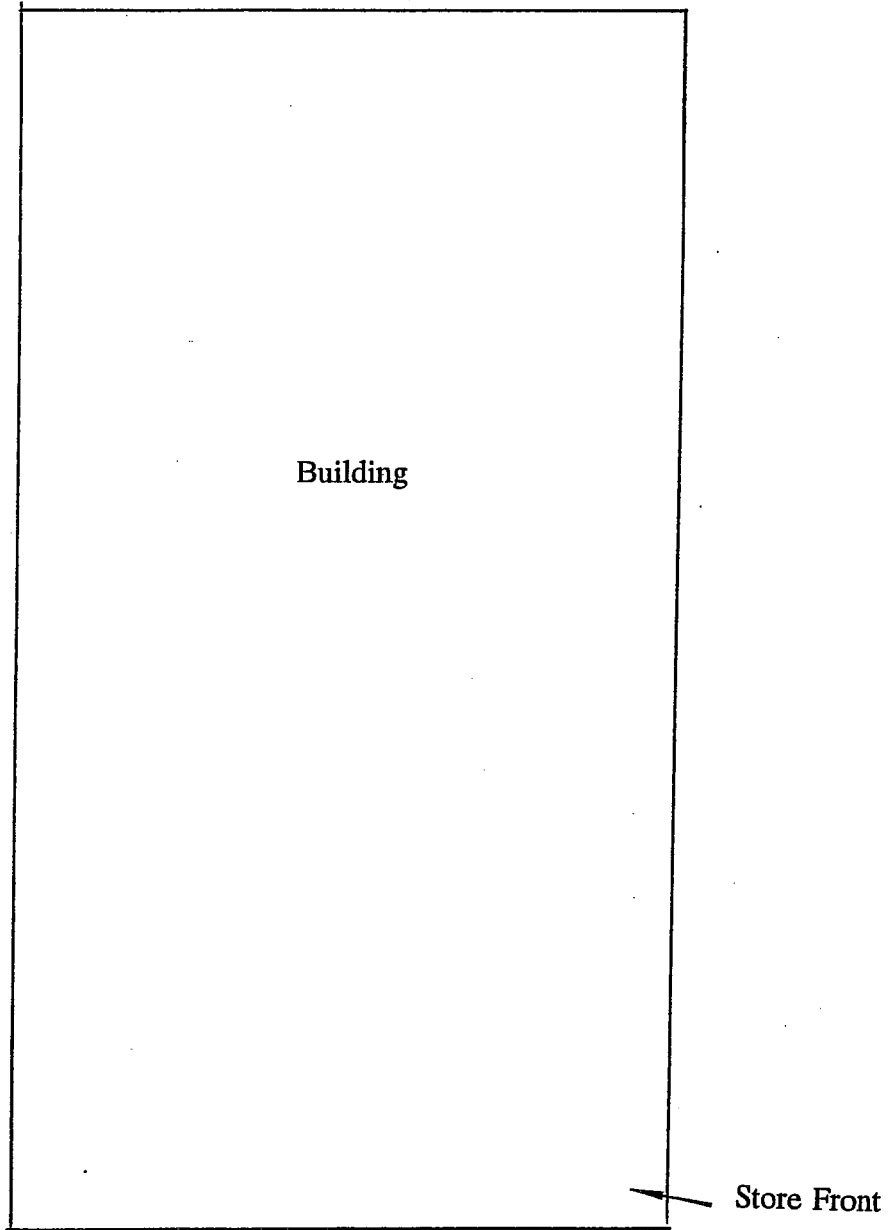
No tanks requiring registration have been present, nor are large quantities of reportable hazardous materials in use at the site, therefore the Illinois Responsible Property Transfer Act does not appear applicable.



SITE LOCATION

(U.S.G.S. South Aurora, ILL. Quad; 1962
Photorevised 1972 and 1980; Scale 1:24,000)

Park



DOWNER PLACE



SITE MAP
(Drawn not to Scale)

I. BACKGROUND INFORMATION

1. STUDY OBJECTIVE:

The primary objective of this study is to provide a Phase I environmental assessment of the subject property in order to determine:

1. Potential prior contamination of the site which may have associated liabilities.
2. Whether radon, asbestos or other noisome or hazardous material are present in quantities or conditions warrant corrective action in order to reduce environmental liabilities.
3. Examine the applicability of the Illinois Responsible Property Transfer Act of 1988 with respect to this Property.
4. Provide written analysis of the finding of record searches which will be limited to search of the following public records: the State Fire Marshall, local fire department, USEPA, Illinois EPA, public health department and tract book searches, (Searches) and field inspections in a fashion that will allow informed decisions to be made.

2. APPROACH

A site inspection was conducted on March 13, 1995. A file and document review was conducted to assess possible problems on the property. A search was made for potential superfund sites, sanitary landfills, and hazardous waste generators within one mile of the site to assess possible external sources of contamination that may affect the property. A determination of whether the Illinois Responsible Property Transfer Act (IRPTA) applies to this property was made on the basis of the record searches and property inspection. This determination is not intended to be a legal interpretation.

3. PROPERTY DESCRIPTION

A. Location

The subject property is located at 64 E. Downer Place Avenue, Aurora 60505, in Kane County. The property is west of Broadway (Route 25), east of the Fox River, and south of Galena Avenue. The Aurora Municipal building and Stolp Island are to the west.

The property is in Section 22 of Aurora Township (Township 38 North, Range 8 East), Kane County, Illinois.

B. Legal Description

The legal description was not supplied.

The property index number (PIN #) for this property is: 15-22-336-017

C. Physical Description

The brick two story building is 25 feet wide, and contains a basement. The second floor is accessed from a staircase ascending from a street level door on the east side of the front of the building. The second floor, has been remodeled over the past 6 years and all surfaces are new or refinished. The unit has been redone by the current owner as a residence. The lower level (street level) is an older finish and has been used for store front retail sales and some services. The building is effectively zero lot line.

The basement of the building is unfinished concrete, with some areas of stone block. A hot water heat furnace is in the rear (north side) of the basement. The front of the basement extends under the sidewalk (vaulted sidewalk). All plumbing appears new.

Adjacent and Nearby Uses

North: Commercial retail (Johno's Surplus)

South: Park

West : (restaurant and retail)

East : Law Offices (60 Downer Place)

D. Historic Use of Property

The Sanborn maps indicate that this building was primarily used for commercial retail and office uses since 1897 to the present date. The exact date of construction is uncertain, given that city records do not extend before that and the earliest Sanborn Map was 1897. There was a saloon and restaurant in 1897. In 1907 it was converted over into a store. More recently the building has used as part as an alternative high school and political offices. The current owners moved into the building in 1988. The upstairs was used for attorneys offices prior to that time. Johno's Surplus, currently located across the street was also a former occupant of the building.

4. SOURCES

A field inspection was conducted. Aerial photography from the Soil Conservation Service were examined. Sanborn Map reviews were conducted at the University of Illinois and Aurora City Hall. US Environmental Protection Agency CERCLIS sites and nearby hazardous waste generators were identified and State Fire Marshall Office records on registered tanks, as well as Illinois EPA records for leaking underground storage tanks were consulted. The Northeastern Illinois Regional Planning Commission report on Landfills (1988) was consulted.

Interviews with the following individuals and agencies were contacted:

Kane-DuPage Soil and Water Conservation District

University of Illinois Achieves

City of Aurora Preservation Agency

City of Aurora Public Library

Current Owners

II. ENVIRONMENTAL ANALYSIS

1. OVERALL FINDINGS

The overall inspection of the property, interviews with knowledgeable persons, and inspection of aerial photography reveal no environmental concerns on the site. There are no significant nearby waste sites that would adversely directly affect the subject site.

2. SPECIFIC FINDINGS

A. Radon

No radon testing was conducted at this site, given the commercial nature of the site. Since stock block is used in the basement radon levels may be higher, however the residential unit is on the top floor and the heat is hot water heat which reduces infiltration.

B. Asbestos

There are no apparent asbestos containing materials.

C. PCB's

There are no apparent PCB sources on the site.

D. Wells/Drywells/Septic Systems

The site is served by city water and sewer and probably has been since the original development. There are no apparent drywells on the property.

E. Water Bodies/Wetlands/Floodplain

The Fox river is a half block to the west. The building is not within the mapped FIRM map floodway according to the City of Aurora Engineering Department.

F. Spills

There are no nearby spills according to the ERNS list.

G. Tanks

There is no evidence of existing or previous on-site underground tanks. The building is heated by natural gas.

The following nearby tanks are registered according to the November 1994 list of Underground Storage Tanks (UST) from the Office of the State Fire Marshall and from the August 1994 list of Leaking Underground Storage Tank (LUST) from the Illinois EPA:

UST/LUST

Status	Name	Address	No.	LUST
Active	Aurora Fire Department	75 N. Broadway	3	
Exempt	Builders Supply Co.	113 S. Water	0	1992
Not Registered	Burlington Northern Railroad	233 N. Broadway	0	
Closed	Glacier Park Co.	142 N. Lincoln Ave.	0	1991
Active	Jeffs Ser. Center Inc.	305 E. Galena Blvd.	5	
Active	Martin Oil Marketing	359 Galena Blvd.	5	1992
Exempt	St. Mary's Church	430 E. Downer Place	0	

Status	Name	Address	No.	LUST
Exempt	Trinity Episcopal Church	218 E. Benton	0	

The stack unit classification of the subject area according to the "Potential of Contamination of Shallow Aquifers From Land Burial of Municipal Wastes" is Unit "C2", which is "Sand and gravel within 20 to 50 ft. of surface, overlain by till or other fine-grained material.", or Unit "A1", which is "Permeable bedrock at or within 20 feet of land surface, variable overlying material." These are both high potential for contamination areas, where further action is needed if a LUST incident occurs, according to Illinois HB 300 (1993). There is a high risk of environmental hazards from nearby tanks if the subject site is down gradient from a leaking tank or cross connections exist via utility runs. None of the sites are sufficiently near enough or orientated in a manner that would pose a threat to the subject site.

H. Hazardous Materials

The only likely hazardous materials in use at the site have been for maintenance and cleaning. All previous uses appear to have been retail, office or residential.

I. Dumping

The site does not have any room for dumping to occur on it.

J. Release To The Environment

According to the SARA 313 reporting at the Federal Level, Cook County has a number of reporters, none in the immediate area.

K. Other

There are no other significant issues other than those noted above. The adjacent building was torn down and replaced with a city park last year. In checking with the City of Aurora, no tank or other hazards were noted when the building was torn down.

3. SURROUNDING AREA SITES

A search of generators and CERCLIS sites was conducted. CERCLIS sites are those sites which are being evaluated for potential hazards. There are no nearby CERCLIS sites (within a 1/2 mile). The nearest CERCLIS sites are located at the Post Office location, north on Broadway. The old roundhouse site south of the Post Office is also a voluntary cleanup site from previous contamination with oil.

There are no nearby hazardous waste generators within a quarter mile of the subject site.

Northeastern Illinois Regional Planning Commission's (NIPC) 1988 Study: Solid Waste Landfill Inventory- Maps and Map Listings, was also cross checked. There are no nearby sites.

III. RECOMMENDATIONS

1. APPLICABILITY OF THE RESPONSIBLE PROPERTY TRANSFER ACT

No tanks requiring registration have been present, nor are large quantities of reportable hazardous materials in use at the site, therefore the Illinois Responsible Property Transfer Act does not appear to apply to this site.

2. OTHER ISSUES

A Phase II study is not recommended for this site.

The building has no inherent environmental liabilities nor are there any significant nearby sites. No friable asbestos surfaces were noted nor is there any sign of an underground tank on the site. The site is not within a mapped floodway.

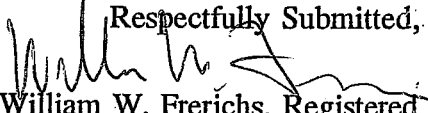
3. ATTEST

I am the environmental professional who prepared the audit and the facts stated in the report are true and are made under a penalty of perjury as defined in Section 32-2 of the Criminal Code of 1961.

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

This investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in environmental industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all federal, state and local laws, rules and regulations.

We have no present or prospective interest in the subject property or the parties involved.

Respectfully Submitted,

William W. Frerichs, Registered

Environmental Property Assessor REPA 1113

APPENDICES

APPENDIX A - AERIALS/PICTURES



N ↑

AERIAL PHOTOGRAPH 1. April 1976; Source: The Sidwell Company,
(Scale: 1" = 660')



N↑

AERIAL PHOTOGRAPH 2. Spring of 1993; Source: The Sidwell Company, (Scale: 1"=400')



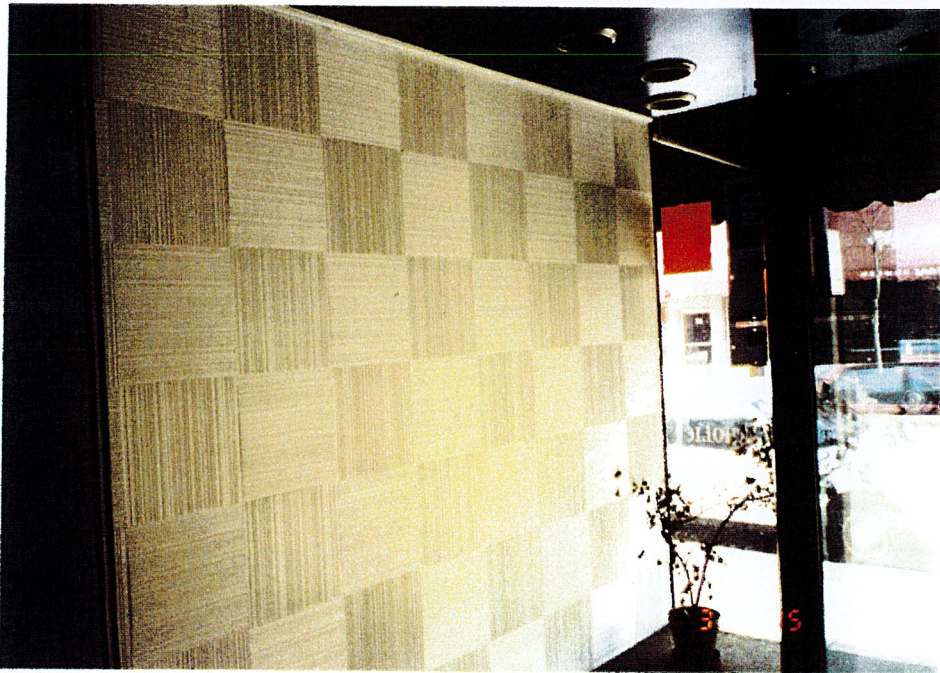
PICTURE 1. Looking north at subject site from across Downer Place.



PICTURE 2. Looking southeast at back end of subject site.



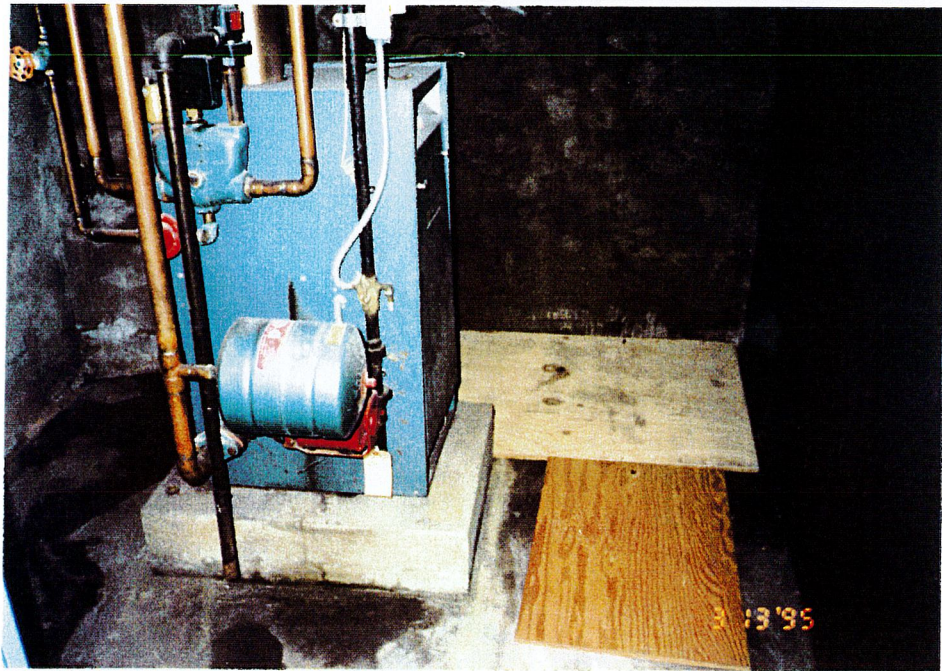
PICTURE 3. Interior of top residential unit.



PICTURE 4. Store front interior window. Paneling is textured wood.



PICTURE 5. Vaulted area in basement.



PICTURE 6. Furnace room in basement.

APPENDIX B - QUALIFICATIONS

The Green Environmental Group, Ltd.

William W. Frerichs, PRESIDENT

Education:

University of Wisconsin, Madison: B.S., Natural Resources, 1973

Sangamon State University: Graduate work in Public Administration

Professional Affiliations:

DuPage County Environmental Commission

DuPage Environmental Awareness Center: Past President and Board Member

Illinois Association of Environmental Professionals

National Registry of Environmental Professionals

Society of Environmental Journalists

Registrations:

Registered Environmental Property Assessor (Number 1113)

Radon Detection Services, Illinois RNI91071

As President, Mr. Frerichs conducts or directly oversees all land capability, site evaluation and Phase One environmental site analyses. He has conducted site analyses throughout northern Illinois, southeastern Wisconsin and in the St. Paul/Minneapolis Area of Minnesota. He has served as: Deputy Chief of the Illinois Attorney General's Environmental Control Division; Manager of Research for the Illinois Department of Energy and Natural Resources; Manager of Regional Planning and Research for the Illinois EPA and Director of Water Quality Management Planning for the McHenry County Regional Planning Commission.

At the Attorney General's office, Mr. Frerichs conducted environmental site investigations and trained hazardous waste investigators. He assisted in developing hazardous waste enforcement policy and provided technical assistance in case development and negotiations.

For the Illinois ENR, Mr. Frerichs developed hazardous waste programs and the program for the coal mining land suitability program which secured the State Geographic Information System for the State of Illinois.

Mr. Frerichs has written over 1,000 site analysis reports, published technical reports on waste management and has had over 200 columns and news stories on the environment printed in Copley Press publications.