
Benchmark Environmental Services, INC.

All Appropriate Inquiry (AAI)
Phase I Environmental Site Assessment

Vacant Lots C3, C4 and T1
West of S. Cicero Avenue and east of Matteson Avenue
Matteson, IL 60443



Prepared For:
Mr. Michael McCann
First Strategic Capital, LLC
300 E. Northwest Highway
Palatine, IL 60067

Benchmark Project #18163
February 2, 2018

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Phase I Environmental Site Assessment (ESA) per EPA 40 CFR Part 312 & ASTM E 1527-13

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Project # 18163

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1.0 – Executive Summary

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. Michael McCann of First Strategic Capital LLC, Palatine, Illinois to perform an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment (ESA) per EPA 40 CFR Part 312 & ASTM E 1527-13 at Vacant Lots C3, C4 and T1, Matteson, Illinois, as required for financial documentation.

Mr. Walter Karla, C.H.M.M., Benchmark Senior Project Manager and Josh Cox, Environmental Scientist, performed the onsite reconnaissance of the property on January 26, 2018 and were unescorted.

According to the Cook County Assessor online database and other information reviewed, the subject site consists of eight (8) vacant parcels of land, totaling approximately 1,316,704 square-foot (30 acres) in size. The subject site is unimproved land covered by low vegetation with trees/shrubs along the east/south property lines. Based on the historical aerial photograph review, the subject site formerly had two (2) farmsteads located along the northeast and southeast portions of the property as depicted on the 1938 to 1962 aerial photographs. The property is currently owned by First Strategic Capital LLC and remains undeveloped.

Based on the onsite inspection, historical research, database review, interviews and other available sources, no ***“Recognized Environmental Conditions” (RECs)*** were revealed at the subject site.

*“Recognized Environmental Conditions,” (RECs) Recognized Environmental Conditions-the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment: (2) under conditions indicative of a release to the environment: or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

2.0– Introduction

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. Michael McCann of First Strategic Capital LLC, Palatine, Illinois to perform an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment (ESA) per EPA 40 CFR Part 312 & ASTM E 1527-13 at Vacant Lots C3, C4 and T1, Matteson, Illinois, as required for financial documentation.

This assessment is an initial step in the examination of the possible environmental risks and liabilities that may exist on this site. Whenever our review reveals any irregularities requiring a more active auditing of the property, we will recommend specific actions necessary to fully evaluate those unusual situations.

2.1 – Purpose

The purpose of this study is to identify any “Recognized Environmental Conditions” in association with the property or adjoining properties that may be impacting the subject site as required for financial documentation.

2.2 – Detailed Scope of Services

- On-Site Reconnaissance
- Surrounding Site Usage
- Aerial Photographs
- Interviews
- Engineering and / or Institutional Controls
- Historical Resource Investigation
- Regulatory Status and Environmental Conditions
- Air Emissions
- Water Sources and Discharges
- Storm Water Discharges
- Hazardous Wastes and Materials/Petroleum Products/Wastes
- Underground Storage Tanks/Aboveground Storage Tanks
- Asbestos / Lead / Mold / Vapor Intrusion
- Polychlorinated Biphenyls (PCBs)
- Soil Conditions
- Wetland Conditions
- Surrounding Regulatory Sites
- Data Gaps

2.3 – Significant Assumptions, Limitations and Exceptions

The Phase I Environmental Site Assessment detailed in this report has been performed in accordance with generally accepted methods and practices of the environmental consulting profession. This report was performed in accordance with All Appropriate Inquiry (AAI) per EPA 40 CFR Part 312 & ASTM E 1527-13. The scope and depth of this study were as directed, and agreed to, by the client.

Benchmark uses experienced and trained professionals in attempting to locate and identify hazardous materials or conditions. We do not warrant that all such materials have been identified. It is possible that some materials containing a hazardous substance were not visible or accessible to the environmental professional or for various other reasons were not observed.

All findings are based on a visual on-site reconnaissance, historical research, interviews and regulatory record review. These findings are not to be considered scientific certainties. The intent of this study was to identify environmental concerns that would be obvious to a skilled, knowledgeable professional, applying accepted standards. This report is not intended to represent an exhaustive research of all potential hazards that may exist at these sites.

This report also does not purport to be representative of future conditions or events. Activities, which transpire subsequent to this report, which result in adverse environmental impacts, are not to be construed as relevant to this study.

2.4 – Terms and Conditions (User Reliance)

This report has been performed for the exclusive use of the client. Our report and its findings shall not, in whole or part, be disseminated to any other party, nor be used by any other party without prior written consent by Benchmark Environmental Services, Incorporated and the client.

3.0 – Site Description

3.1 – Location and Description

Location: Vacant Land T1, C3 and C4, Matteson, IL 60443

Property Identification Numbers (PINs): 31-16-203-010-0000, 31-16-203-011-0000, 31-16-203-012-0000, 31-16-203-013-0000, 31-16-405-001-0000, 31-16-405-002-0000, 31-16-405-003-0000 and 31-16-404-001-0000

Description: Part of Brookmere Subdivision being a Resubdivision of Matteson Commons Subdivision in the east ½ of section 16 Township 35 North range 13 East of the Third Principle Meridian.

3.2 – Site Characteristics

The subject site consists of eight (8) relatively flat vacant parcels of land, totaling approximately 30 acres in size in a residential/commercial area located west of S. Cicero Avenue in the Village of Matteson, Illinois.

3.3 – Current Use of the Property

The subject property is currently an unimproved vacant property, which was previously used for agricultural purpose and contained two (2) farmsteads.

3.4 – Description of Subject Site Property Improvements

The subject site is vacant land with no current improvements or buildings.

The subject site is currently vacant land and does not use water or produce any wastewater at this time. Benchmark observed fire hydrants and sewer manholes along the east and south sides of the subject site, which indicates that municipal water and sewage is available to the site. When developed, the subject site will be obtained water from the City of Chicago Water Department, and wastewater discharges will be received by the municipal sewer system, which is under the jurisdiction of the Metropolitan Wastewater Reclamation District of Greater Chicago (MWRD). Electric and natural-gas will be provided by the local utility companies.

3.5 – Current Uses of Adjoining Properties

The area surrounding the subject site was observed in an effort to determine if practices on the surrounding properties could have a negative environmental impact to the subject site. The subject site is currently surrounded by the following:

North: To the north are vacant land and Butterfield Creek (northwest), followed by vacant land.

South: To the south are the Village of Matteson Human Resources Building (4900 Village Commons) and Matteson Police Department (20500 S. Cicero Avenue), followed by Village Commons.

West: To the west is Matteson Avenue, followed by vacant land.

East: To the east is S. Cicero Avenue, followed by residential properties.

The surrounding properties do not visually appear to pose an environmental concern to the subject site. No exterior storage of hazardous materials was observed on the adjacent properties.

4.0 – User Provided Information

4.1 – Title Records:

According to contractual agreements between Benchmark and the client, a full title records search was not performed. The EDR FirstSearch Regulatory Database report, which was commissioned by Benchmark, does not stipulate any environmental land use limitations on the property.

4.2 – Environmental Liens or Activity and Land Use Limitations

According to contractual agreements between Benchmark and the client, an environmental liens or activity and land use limitations search was not included in the scope of this report. The EDR database review did not indicate that an institutional or engineering control have been recorded for the subject property.

4.3 – Specialized Knowledge

The client did not provide any specialized knowledge about the property.

4.4 – Commonly Known or Reasonably Ascertainable Information

No information was provided regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the subject site property. Benchmark researched online sources for any obvious or commonly known and reasonably ascertainable information regarding the subject site property. No information was identified that is material to RECs in connection with the subject site property.

4.5 – Valuation Reduction

Section 6 of ASTM 1527-13 outlines “user responsibilities.” In valuation reduction (Section 6.5), the user is responsible for considering the relationship of the purchase price of the property to the fair market value of the property if the property was/is not affected by hazardous substances or petroleum products. If a concern is found, the user should provide written documentation to the environmental professional(s) for use in the Phase I ESA. No such documentation was provided to Benchmark for consideration within this ESA.

4.6 – Owner, Property Manager and Occupant Information

The subject site is currently listed as being owned by First Strategic Capital LLC. The property is currently unoccupied vacant land.

4.7 – Reason for Performing Phase I

The client informed Benchmark that the reason for performing this Phase I was mainly for financial documentation, however, if Recognized Environmental Conditions were revealed, the report will qualify for U.S. Environmental Protection Agency (USEPA) Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Liability Protection.

4.8 – Additional Information Provided

Benchmark reviewed a prior Phase I Environmental Site Assessment (ESA) performed by O'Brien & Associates, Inc, dated 11/21/2002 and stated the following:

The Conclusions stated: "On the basis of the information obtained in this investigation, no RECs were identified on the Property. There were several State and Federal regulated facilities identified within the search protocols utilized for this investigation, however, based on readily available information, proximity to the Property and local hydrogeological conditions, none of these facilities are considered to be RECs.

The analysis and recommendations submitted in this environmental site assessment have been based on available information. The objective of this assessment was to give an overall opinion of any probable hazardous waste conditions for the proposed Creekside at Matteson Commons parcel located at the southwest quadrant of Vollmer Road and Cicero Avenue, Matteson Illinois. This assessment is not intended to be deemed a legal opinion. As any additional information becomes available, that information should be brought to our attention to determine if it affects our analysis and recommendations."

A copy of the prior Phase I ESA referenced above is included within the Appendix section of this report.

5.0 – Records Review:

5.1 – Standard Environmental Records Sources:

To establish a history of the subject site, Benchmark Environmental Services Inc., consulted sources such as Cook County, Village of Matteson, Environmental Data Resources (EDR), US Fish and Wildlife Service, U.S. Department of Agriculture – Natural Resources Conservation Services (USDA-NRCS) Soil Survey, United States Environmental Protection Agency (USEPA), U.S. Geological Survey (USGS), USEPA, Illinois Environmental Protection Agency (IEPA), Office of the State Fire Marshal (OSFM), Google Earth™ and personal interviews.

5.1.1- Regulatory List Status Review

Benchmark retained EDR, to conduct a search of all-applicable state and federal databases, with regards to environmental issues. EDR maintains an up to date database of all regulatory lists required by the ASTM Standards for Environmental Site Assessments. The various state and federal regulatory agencies lists have been reviewed to determine if information was present in their files concerning environmental complaints associated with the subject property or surrounding sites. The following agency lists have been reviewed with the indicated results:

(Distances demonstrated in this search may be more or less from the subject site as indicated in the report.)

The Office of the Illinois State Fire Marshal (OSFM) Underground Storage Tank “UST” Listings were reviewed. The following USTs were registered for facilities near the subject site.

One (1) site was listed within one-quarter (0.25) mile of the subject site. **One (1) site** was listed within one-eighth (0.125) mile of the subject site.

MATTESON POLICE DEPARTMENT	20500 S. CICERO AVE.	Adjacent	S
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*Matteson Police Department, 20500 S. Cicero Avenue, is listed as having two (2) USTs registered for the site. The USTs consisted of one (1) 550-gallon diesel tank with a last used date of 12/20/1998 and removal date of 1999. The remaining UST consists of one (1) 600-gallon diesel fuel tank with an installation date of 7/21/1999 and is currently in use. No leakage of the removed UST was reported, therefore this site is not considered to pose a REC to the subject site.

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

One (1) site was listed within one-half (0.50) mile of the subject site. **No sites** were listed within one-eighth (0.125) mile of the subject site.

Based on a review of direction and physical considerations of geological and hydro-geological factors, the listed site is not likely to have an impact on the subject site.

FINDS: The Facility Registry Services (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The FRS provides Internet access to a single integrated source of comprehensive (air, water, and waste) environmental information about those facilities, sites, or places.

One (1) site was listed within one-half (0.50) mile of the subject site. **One (1) site** was listed within one-eighth (0.125) mile of the subject site.

MATTESON POLICE DEPARTMENT	20500 S. CICERO AVE.	Adjacent	S
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*Matteson Police Department, 20500 S. Cicero Avenue is listed as a FINDS site. This FINDS listing relates to the subject site being listed as being a small quantity waste generator. For more information see the RCRA section of this report.

State Voluntary Cleanup Program (VCP) Site Remediation Program Databases were reviewed. These databases contain all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present).

One (1) site was listed within one-half (0.50) mile of the subject site. **No sites** were listed within one-eighth (0.125) mile of the subject site.

Based on a review of direction and physical considerations of geological and hydro-geological factors, this site is not likely to have an impact on the subject site.

Engineering Control Site Remediation Program Database was reviewed. This database identifies sites that have Engineering Controls in place by the Illinois Environmental Protection Agency.

No sites were listed within one-half (0.50) mile of the subject site.

Institutional Control Site Remediation Program Database was reviewed. This database identifies sites that have Institutional Controls in place by the Illinois Environmental Protection Agency.

One (1) site was listed within one-half (0.50) mile of the subject site. **No sites** were listed within one-eighth (0.125) mile of the subject site.

Based on a review of direction and physical considerations of geological and hydro-geological factors, this site is not likely to have an impact on the subject site.

The Resource Conservation Recovery Act Lists of Conditionally Exempt Small Quantity Generators, Small Quantity Generators, Large Quantity Generators and Non-Hazardous Generators were reviewed. The primary goals of RCRA are to: Protect human health and the environment from the potential hazards of waste disposal. Conserve energy and natural resources. Reduce the amount of waste generated. Ensure that wastes are managed in an environmentally sound manner. These databases contain listings of Conditionally Exempt Small Quantity Generators, RCRA non-hazardous waste generators, Large Quantity Generators and Small Quantity Generators.

Two (2) sites were listed within one-quarter (0.25) mile of the subject site. **One (1) site** was listed within one-eighth (0.125) mile of the subject site.

MATTESON POLICE DEPARTMENT	20500 S. CICERO AVE.	Adjacent	S
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*Matteson Police Department, 20500 S. Cicero Avenue, is listed as being a small quantity waste generator with the waste description listed as ignitable waste. No violations were listed for the subject site in the EDR report.

Based on a review of reported compliance with regulations, Benchmark does not believe that this site and remaining site pose a Recognized Environmental Condition, providing proper storage and disposal is maintained according to the IEPA and USEPA regulations.

The Resource Conservation and Recovery Information System-Corrective Action (RCRA-COR) Sites List was reviewed. This is a database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. RCRA-COR identifies hazardous waste handlers with RCRA corrective action activity.

No sites were listed within one (1.00) mile of the subject site.

The Resource Conservation and Recovery Act-Treatment, Storage, and Disposal (RCRA-TSD) Sites List was reviewed. RCRA-TSD provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

No sites were listed within one-half (0.50) mile of the subject site.

The National Priorities List (NPL-US) was reviewed. The National Priorities List (NPL) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

No sites were listed within one (1.00) mile of the subject site.

The Delisted National Priorities Sites List was reviewed. This database contains a listing of Delisted NPL sites. These are facilities that have been removed from the NPL list. The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment.

No sites were listed within one (1.00) mile of the subject site.

The Emergency Response Notification System (ERNS-US) List was reviewed. The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment. This database contains a listing of discharge locations.

No sites were listed within one-quarter (0.25) mile of the subject site.

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS-Archived-US) Archived Sites with No Further Remedial Action Planned (NFRAP) List was reviewed. The EPA's database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL).

No sites were listed within a one-half (0.50) mile of the subject site.

Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS-US) Listing was reviewed. CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

No sites were listed within one (1.00) mile of the subject site.

State Spills (Spills-IL) Illinois Hazardous Incident Reports was reviewed. This database includes of all Reported Hazardous Incidents in the state of Illinois from 1987 to current.

Three (3) sites were listed within a one-half (0.50) mile of the subject site. **No sites** were listed within a one-eighth (0.125) mile of the subject site

Based on a review of direction and physical considerations of geological and hydro-geological factors, the listed sites are not likely to have an impact on the subject site.

Landfills- Special Waste (LF-SPW-IL) List was reviewed. This database contains landfills that receive Non-Hazardous special waste as reported by the Illinois Environmental Protection Agency.

No sites were listed within a one-quarter (0.25) mile of the subject site.

Licensed Dry Cleaners (Dry-Cleaners-IL): This database contains a listing of Licensed Dry Cleaners.

No sites were listed within a one-quarter (0.25) mile of the subject site.

Brownfield Sites were reviewed. These databases contain a listing of Brownfields sites listed under the "Cleanups in My Community" program maintained by EPA and the Office of Brownfield Assistance (OBA).

No sites were listed within a one-half (0.50) mile of the subject site.

Federal LIEN Sites (LIENS-US) was reviewed. This database contains sites that have had Federal Liens filed on them as reported by the EPA.

No sites were listed within a one-half (0.50) mile of the subject site.

EDR Proprietary Lists of Historic Sites of Environmental Concern

Benchmark reviewed the historic sites of environmental concern listed in the EDR database. The subject site and adjacent sites were not listed.

A copy of the EDR FirstSearch Regulatory Database Report is included in the Appendix of this report.

5.2 – Additional Environmental Records Sources

No additional environmental records were reviewed.

5.3 – Physical Setting Sources

5.3.1 – Soil Conditions

According to the U.S. Department of Agriculture (USDA) - Natural Resource Conservation Service (NRCS), the subject site area is composed of the Elliott, Martinton, Markham and Milford series.

The Markham silt loam series (531B) consists of very deep, moderately well drained, slowly permeable soils on Wisconsin till plains. They formed in a thin layer of loess or silty material and in the underlying silty clay loam till. Slopes range from 0-20 percent. The upper part of the series control section (Ap or A horizon) is silt loam or silty clay loam. The middle part of the series control section (Bt or 2Bt horizon) is clay loam or silty clay and reaction ranges from strongly acid to slightly acid in the upper part and slightly acid to moderately alkaline in the lower part. The lower part of the series (BC, 2BC, Cd or 2Cd horizon) is slightly to moderately alkaline and commonly contains carbonates.

The Milford series consists of very deep, poorly drained and very poorly drained soils formed in lacustrine sediments. These soils are on glacial lake plains. Slope ranges from 0 to 2 percent. The upper part of the series control section (Ap or A horizon) is silty clay loam. The middle part of the series control section (BA or Bg1 horizon) is silty clay. The lower part of the series (Bg2, Bg3 or Cg horizon) is clay loam with masses of oxidized iron in the matrix; neutral.

The Elliott series (146) consists of very deep, somewhat poorly drained, slowly permeable soils on till plains. They formed in up to 20 inches of loess or other silty material and in the underlying silty clay loam till. Slope ranges from 0-7 percent. The upper part of the series control section, 0-11 inches, is silt loam, silty clay loam or loam. Rock fragment content ranges from 0-5 percent. The middle part of the series control section, 11-41 inches, is silty clay loam or silty clay and less commonly clay and clay loam. Subhorizons range from 35-50 percent clay, 4-25 percent sand and from 0-10 percent rock fragments. The lower part of the series sections, 41-60 inches, is silty clay loam or clay loam.

The Martinton series consists of very deep, somewhat poorly drained soils formed in lacustrine sediments on lake plains. Slope ranges from 0 to 6 percent. The upper part of the series control section (A or Ap horizon) texture is silty clay loam or silt loam. Reaction ranges from moderately acid to neutral depending upon liming practices. The second part of the series control section (Bt or Btg horizon) texture is silty clay loam or silty clay. Reaction ranges from moderately acid to neutral. The third part of the series control section (BCt, BCtg, Bg, or Btg horizon) it is silt loam, loam, or coarser textures in some subhorizon, or is stratified. Textures in the strata range from silty clay to sandy loam. Reaction is slightly alkaline or moderately alkaline and contains carbonates in some pedons. The lower part of the series control section (Cg horizon) it typically is stratified with textures of silt loam, fine sandy loam, silty clay.

During Benchmark's onsite reconnaissance, no surface staining was observed.

5.3.2 – USGS Topographic Map

Benchmark reviewed the USGS Topographic Map, which illustrated the subject site with an approximate elevation of 696 feet above mean sea level and fairly level. Benchmark’s observations correlate with the topographic map. Based on the topographic map, assumed local direction of groundwater flow is to the north/northwest towards the Butterfield Creek.

5.3.3 – Wetland Conditions

Wetlands are areas that are temporarily or permanently inundated by surface or groundwater, and support vegetation adapted for life in saturated soils. Characteristic hydrology, vegetation, and soils define such areas. Areas typically envisioned as wetlands are marshy, swampy, or tidal areas.

During Benchmark’s assessment of the property, potential wetland indicators were observed on the subject site. Before any development occurs, a wetland delineation is recommended for the subject site.

National Wetland Inventory Map

Benchmark personnel reviewed the National Wetland Inventory Map for the subject site area. The map did not illustrate wetlands on the subject site. A riverine is illustrated adjacent to the north of the subject site.

Copies of the USDA-NRCS Soil Survey, USGS Topographic, and USFWS National Wetland Inventory Maps for the subject site area are included in the Appendix section of this report.

5.4 – Historical Use Information of the Property

5.4.1 – Aerial Photographs

Benchmark personnel obtained the following aerial photographs from Google Earth, USGS, and Illinois Historical Aerial Photographs (ILHAP):

2005, 2010 and 2017 Aerial Photographs	
SUBJECT SITE:	THE SUBJECT SITE APPEARS TO BE IN ITS CURRENT VACANT LAND CONFIGURATION
NORTH:	VACANT LAND AND BUTTERFIELD CREEK, FOLLOWED BY VACANT LAND
SOUTH:	COMMERICAL PROPERTIES, FOLLOWED BY VILLAGE COMMONS (ROAD)
EAST:	S. CICERO AVENUE, FOLLOWED BY RESIDENTIAL PROPERTIES
WEST:	VACANT LAND AND MATTESON AVENUE

1999 and 2002 Aerial Photographs	
SUBJECT SITE:	THE SUBJECT SITE APPEARS TO BE IN ITS CURRENT VACANT LAND CONFIGURATION
NORTH:	VACANT LAND AND BUTTERFIELD CREEK, FOLLOWED BY VACANT LAND
SOUTH:	COMMERICAL PROPERTIES, FOLLOWED BY VILLAGE COMMONS (ROAD)
EAST:	S. CICERO AVENUE, FOLLOWED BY RESIDENTIAL PROPERTIES
WEST:	VACANT LAND

1938, 1951 and 1962 Aerial Photographs	
SUBJECT SITE:	THE SUBJECT SITE APPEARS TO HAVE TWO (2) FARMSTEADS LOCATED ALONG THE NORTHEAST AND SOUTHEAST PORTIONS OF THE PROPERTY WITH THE REMAINING PORTIONS CONSISTING OF AGRICULTURAL LAND
NORTH:	AGRICULTURAL LAND AND BUTTERFIELD CREEK, FOLLOWED BY AGRICULTURAL LAND
SOUTH:	AGRICULTURAL LAND
EAST:	S. CICERO AVENUE, FOLLOWED BY AGRICULTURAL LAND
WEST:	AGRICULTURAL LAND

The review of the aerial photographs did not visually reveal any environmental concerns.

Copies of the Aerial Photographs are included in the Appendix of this report.

5.4.2 – Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were not available for the subject site per EDR.

A copy of the Sanborn Fire Insurance Maps-No Coverage letter is included in the Appendix of this report.

5.4.3 – City Directories

City Directories were not obtained for the subject site.

5.4.4 – Assessor Records

Benchmark reviewed records from the Cook County Assessor online database, which revealed the following:

- *Address:* 20262 S. Cicero Avenue
- *PIN:* 31-16-203-010-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 1.3 acres

- *Address:* 20256 S. Cicero Avenue
- *PIN:* 31-16-203-011-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 2.4 acres

- *Address:* 20242 S. Cicero Avenue
- *PIN:* 31-16-203-012-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 1.2 acres

- *Address:* 20222 S. Cicero Avenue
- *PIN:* 31-16-203-013-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 1.0 acres

- *Address:* 20340 S. Cicero Avenue
- *PIN:* 31-16-405-001-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 6.5 acres

- *Address:* 20301 S. Dewitt Drive
- *PIN:* 31-16-405-002-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 0.9 acres

- *Address:* 20300 S. Cicero Avenue
- *PIN:* 31-16-405-003-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 0.9 acres

- *Address:* 20650 S. Dewitt Drive
- *PIN:* 31-16-404-001-000
- *Township:* Rich
- *Property Class:* Vacant
- *Property Size:* 16.2 acres

A copy of the reviewed Cook County Assessor online database records can be found in the Appendix of this report.

5.4.5 – Building Department / Fire Department

Benchmark submitted a Freedom of Information Act (FOIA) request to the Village of Matteson Fire Department and Building Department. The Village of Matteson did not respond within the time frame of this report.

A copy of the FOIA requests is included in the Appendix of this report.

5.4.6 – Title Records – Environmental Liens

According to contractual agreements between Benchmark and the client, an environmental liens or activity and land use limitations search was not included in the scope of this report. The Environmental Data Resources (EDR) database review did not indicate that institutional or engineering controls have been recorded for the subject property.

5.5 – Historical Use of Adjoining Properties

Based on the historical background research, the adjoining properties have been predominantly utilized as residential/commercial since the development of the agricultural land after the late 1990's.

6.0 – Onsite Reconnaissance

6.1 – Methodology and Limiting Conditions

Benchmark personnel performed an onsite reconnaissance of the subject site on January 26, 2018. Benchmark attempted to assess the regulatory and environmental aspects of the property. Our study focused on the following areas: air emissions, water sources and discharges, stormwater discharges, hazardous wastes and materials, underground storage tanks, asbestos, Polychlorinated biphenyls (PCBs), soil conditions, wetlands, and a regulatory list review of surrounding sites.

Benchmark performs the on-site reconnaissance using experienced professionals. The property, improvements and surrounding areas are visually and physically inspected from ground level and normally accessible areas throughout the subject site property.

6.2 – General Site Setting

The subject site consists of eight (8) parcels of land totaling, approximately 30 acres in size currently vacant and, covered with low vegetation with shrubs/trees along the east and south property line. Several low-wet areas were observed. Deminimis amounts of solid waste/trash was observed on the subject site, along with one tire/wheel near the eastern property boundary.

6.2.1 – Air Emissions

The Clean Air Act (CAA), enacted in 1963 and most recently amended in 2004, seeks to protect the public's health and welfare by safeguarding and improving the quality of our air. Under the CAA, the EPA sets air quality standards and relies on the states to develop programs to attain those standards. While the CAA regulates both "stationary" and "mobile" sources of air pollution, the stationary source restrictions are of primary concern to businesses. All facilities must meet permit requirements, even if that requires new control technologies in new or expanded facilities.

The subject site is currently unimproved vacant land and does not produce any air emissions at this time.

6.2.2 – Water Sources and Discharges

The primary purpose of the Clean Water Act (CWA), enacted in 1977 and most recently amended in 2002, is to "restore and maintain the chemical and biological integrity of the nation's waters." Any company that discharges wastewater into the nation's navigable waters or a public sewer system must comply with CWA permits. The CWA contains extensive enforcement measures. In addition to the "self-enforcement" of businesses and publicly owned treatment works (POTWs) imposed by the CWA's monitoring and reporting requirements, the Act includes broad inspection powers and many enforcement approaches, including administrative orders, civil suits, and criminal prosecution.

Water Sources

The subject site is currently vacant land. When developed, the subject site will obtain water from the Village of Matteson which purchases its water from the City of Chicago Water Department. Benchmark obtained a copy of the 2016 Village of Matteson/City of Chicago Water Quality Report which confirmed that the source and supply is in compliance with drinking water regulations set by the Safe Drinking Water Act of 1986, the USEPA, and the IEPA.

Wastewater Discharges

The subject site is currently vacant land and therefore does not produce any wastewater at this time. When the site is developed the wastewater discharges will discharge into the sanitary sewer system which is under the jurisdiction of the City of Chicago Metropolitan Wastewater Reclamation District of Greater Chicago (MWRD).

6.2.3 – Storm Water Discharge

On November 16, 1990, the USEPA published its final rule on National Pollutant Discharge Elimination System (NPDES) permitting of storm water discharges. All facilities included under the definition of "storm water discharge associated with industrial activity" must obtain a NPDES permit. NPDES storm water permits will be issued through existing permit authorities. Under this ruling, "storm water discharge associated with industrial activity" is defined as storm water directly related to manufacturing, process or raw materials storage areas at an industrial plant. Regulated storm water includes discharges from industrial yards, immediate access roads, and rail lines used by carriers of raw materials, material handling sites, refuse sites, etc., as described in the rule.

Based upon the current status of the subject site, Benchmark believes storm water permits are not applicable at this time but may be required prior to development.

6.2.4 – Hazardous Wastes and Materials / Petroleum Products/Wastes / Solid Wastes / Medical/Bio Wastes

At the time of Benchmark's assessment, materials deemed hazardous were searched for on the premises. Hazardous materials are evaluated according to provisions set forth by the Resource Conservation and Recovery Act (RCRA) and the Occupational Health and Safety Administration (OSHA) Final Ruling, which require Material Safety Data Sheets (MSDSs).

Hazardous Wastes/Materials

Benchmark did not observe any hazardous waste/materials at the subject site during the onsite reconnaissance.

Petroleum Products/Wastes

Benchmark did not observe any petroleum products/wastes at the subject site during the onsite reconnaissance.

Solid Wastes

Benchmark only observed minor areas of solid waste which consisted of a tire/wheel and concrete debris.

Medical/Bio Wastes

Benchmark did not observe medical/bio wastes at the subject site.

6.2.5 – Underground Storage Tanks / Aboveground Storage Tanks

Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) are an environmental concern if leakage or spillage has occurred. Leaking or overfilled USTs/ASTs can contaminate the surrounding soil, as well as the groundwater. Our report includes a search of the database provided by EDR. We also visually inspect the site for obvious signs of tank placement, such as gas pumps; fill ports, and man-ways. Not so obvious tank related items such as vent stacks, petrometers, pipes, valves, raised concrete, etc., are also included in our onsite reconnaissance.

Benchmark did not observe any signs of UST or AST emplacement during the onsite reconnaissance.

Benchmark reviewed the Office of the State Fire Marshal (OSFM) Online Database to determine if USTs were registered to the subject site. No records for the subject site were found.

Benchmark submitted a FOIA Request to the OSFM regarding the adjoining property to the south (Matteson Police station) regarding the removal of a 550-gallon diesel tank. As of the date of this report, no information has been received pertaining to the FOIA Request.

6.2.6 – Asbestos Materials

The subject site was visually inspected for asbestos. The purpose of this segment of our onsite reconnaissance was to identify visible areas, which may contain asbestos containing materials (ACM). This inspection is performed as a cursory examination of clearly visible materials located in the interior and exterior of the building(s). This onsite reconnaissance is not presented to fulfill the requirements of USEPA, National Emissions Standards for Hazardous Air Pollutants (NESHAPS), or other state or local programs. Prior to performing any renovation, demolition, or disturbance of suspect materials, proper inspection, sampling, and analysis would be required.

At the time of the onsite reconnaissance, Benchmark did not observe any possible asbestos containing material or potential asbestos fill materials.

6.2.7 - Polychlorinated biphenyls, (PCBs)

PCBs are controlled by the Toxic Substance Control Act (TSCA) of 1974 and most recently amended in 2002. TSCA is charged with regulating the manufacture of substances that it considers toxic and harmful to health and the environment. For this reason, our onsite reconnaissance examines properties for items that could contain, or may have been contaminated with, PCBs. Although PCBs had many uses, the most widespread use was in the manufacture of nonflammable dielectric fluids (askarels) for electrical transformers, capacitors, and other liquid - cooled electrical equipment.

Lighting ballasts can be found within fluorescent, mercury lighting fixtures, sodium vapor lighting fixtures, and neon lights. These ballasts are composed of a small transformer, a capacitor, and a thermal cut-off switch. The capacitor is the only component that may contain PCB's. Ballasts manufactured in the US after 1978 are labeled "No PCBs" and therefore any unlabeled ballast from a US or foreign source should be assumed to contain PCBs (US EPA 1993).

The subject site is vacant/undeveloped land, no potential PBCs were observed at this time.

6.2.8 - Lead-Based Paint

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, as of April 22, 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

The subject site is vacant/undeveloped land and no lead-based paint or lead-based paint containing debris were observed.

6.2.9 – Mold

The U.S. Department of Homeland Security's Federal Emergency Management Agency (FEMA) is working to inform the public as to the health hazards associated with mold, what can be done to minimize mold, and what ways can be effective in cleaning up mold.

Mold could develop in as short of a time as 24 - 48 hours of water exposure. Even worse, it may continue to grow until steps are taken to thoroughly dry out the premises and eliminate the source of moisture. The Centers for Disease Control and Prevention (CDC) says that you may recognize mold by the sight - wall and ceiling discoloration, and smell - a musty, earthy odor. Although mold is a naturally existing substance, it can be harmful to humans.

When airborne mold spores are present in large quantities, they can cause allergic reactions, asthma episodes, infections, and other respiratory problems. Continued exposure to mold may result in nasal or sinus congestion, eye, nose, or throat irritations, and adverse effects to the nervous system. Individuals who are at the greatest risk are infants and children, the elderly, those with immune compromised related diseases, pregnant women, and those with existing respiratory conditions.

The subject site is vacant/undeveloped land, therefore mold is not a concern at this time.

6.2.10 – Vapor Encroachment Concern (VEC)/Vapor Intrusion Condition (VIC)

Vapor Encroachment Concern (VEC) describes the migration of vapors anywhere onto a property or near a property (not necessarily underneath or into a structure on the property). The ASTM definition of a Vapor Encroachment Concern or “VEC” is “the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.” Vapor Encroachment is a broader concern than Vapor Intrusion, which really focuses just on the potential for vapors to exist inside a building.

Vapor Intrusion Condition (VIC) occurs when volatile chemicals migrate from contamination in the soil or groundwater up into a building’s interior space. Vapor Intrusion can pose a potential health threat to the occupants of the building, especially to sensitive populations such as children. Vapor Intrusion has been a particular concern with regards to contamination caused by dry cleaning solvents (Perchloroethylene or “PCE” being one of the most common), because these chemicals are highly volatile and toxic. But, Vapor Intrusion can also occur with other contaminants such as petroleum products, which can also pose a health risk. Vapor Intrusion can be caused by contamination on-site or off-site from a property. Sometimes a plume of contamination from an off-site source (for example, a neighboring dry cleaner) can migrate onto the subject property and underneath (or in close vicinity of) the building, and thus pose a risk of entering the building.

Benchmark reviewed standard environmental records to identify if there are known or suspected sources of contamination within the area of concern. The approximate minimum search distance is based upon the chemical of concern (i.e. petroleum hydrocarbons vs. non-petroleum hydrocarbons) and the location of a known or suspected source of contamination. According to ASTM E 2600-08, the primary area of concern is limited to the subject site and immediately surrounding properties. The secondary area of concern is limited to vicinity properties situated hydro-geologically up gradient (unless otherwise stated, groundwater flow is approximated based on surface topography).

Based on a review of available information, no sources of VOC/SVOC contamination that would pose a VEC were noted. Therefore, Benchmark does not consider Vapor Intrusion/Vapor Encroachment to pose a concern to the subject site at this time.

7.0 – Interviews

7.1 – Interview with Owner

An Environmental Questionnaire, as per ASTM E 1527-13 Standard Practices, was submitted to First Strategic Capital LLC, a representative for the owner of the property, to ascertain any specialized knowledge, both past and present, such as industrial activities, gasoline filling stations, dry-cleaning operations, junkyards and landfills, automotive repair facilities, storage of industrial drums, contaminated fill materials, underground and aboveground storage tanks, pits, ponds and lagoons, environmental liens and various other environmental issues (specified in the Questionnaire).

Benchmark was informed that the subject site has been bank-owned for approximately ten (10) years and the prior owner is not available for an interview and not able to complete the Questionnaire.

7.2 – Interview(s) with Site Manager

The site is vacant land and as such, there was no Site Manager.

7.3 – Interview(s) with Occupant(s)

The site is vacant land and as such, there were no occupants.

7.4 – Interview(s) with Local Government Officials

Benchmark submitted a Freedom of Information Act (FOIA) request to the Village of Matteson Fire Department and Building Department. The Village of Matteson did not respond within the time frame of this report.

A copy of the FOIA request is included in the Appendix of this report.

7.5 – Interview(s) – Other

No other interviews were conducted.

8.0 – Findings

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. Michael McCann of First Strategic Capital LLC, Palatine, Illinois to perform an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment (ESA) per EPA 40 CFR Part 312 & ASTM E 1527-13 at Vacant Lots C3, C4 and T1, Matteson, Illinois, as required for financial documentation.

This assessment is required as part of the financial documentation for this property. This report should satisfy the requirements presented by the lending institution.

During the course of our assessment, performed under Benchmark Project #18163 we have attempted to determine if any potential chemical and/or physical hazards are present on the site.

The following environmental concerns were found during the performance of Benchmark’s investigation:

Business Environmental Risks (BERs)

No BERs were discovered at the subject property.

Historical Recognized Environmental Conditions (HRECs)

No HRECs were discovered at the subject property.

Controlled Recognized Environmental Conditions (CRECs)

No CRECs were discovered at the subject property.

Material Threats

No material threats were discovered at the subject property.

8.1 – Data Gaps

Benchmark did not receive a FOIA response from the Village of Matteson or Completed Questionnaire within the time frame of this report, which represents a Data Gap. Based on other information obtained and reviewed, these Data Gaps do not constitute a REC. No additional Data Gaps were encountered during the performance of this assessment that would alter the conclusions and recommendations of this report.

9.0 – Professional Opinion

Based on a comprehensive visual inquiry at the subject site, improvements and surroundings properties and after a review of available historical information, databases and interviews it is the opinion of Benchmark Environmental Services, that **no “Recognized Environmental Conditions”*** exist at the subject site.

10.0 – Conclusions

Based on the onsite inspection, historical research, database review, interviews and other available sources, **no “Recognized Environmental Conditions” (RECs)** were revealed at the subject site.

11.0 – Deviations

Benchmark Environmental Services, Inc. has performed an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment per EPA 40 CFR Part 312 & ASTM E 1527-13. To the best of Benchmark’s knowledge, no deviations from the referenced standards were made during this study.

12.0 – Additional Services

While this study may exceed EPA 40 CFR Part 312 and ASTM Standard E 1527-13, no additional services were contractually outlined in conjunction with this study.

13.0 – References

IEPA
OSFM
USEPA
ISGS
USGS
Environmental Data Resources (EDR)
Google Earth™
Personal Interviews
USDA-NRCS Soil Survey
U.S. Fish and Wildlife Service
Village of Matteson
Cook County

*“Recognized Environmental Conditions,” (RECs) — the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment: (2) under conditions indicative of a release to the environment: or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

*“Historical Recognized Environmental Conditions” (HRECs) — a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

*“Controlled Recognized Environmental Conditions” (CREC) — a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

*“Business Environmental Risk (BER)” is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of *business environmental risk* issues may involve addressing one or more non-scope considerations.

*“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.

14.0 – Signatures of Environmental Professionals

Benchmark Environmental Services, Inc. (Benchmark) was retained by Mr. Michael McCann of First Strategic Capital LLC, Palatine, Illinois to perform an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment (ESA) per EPA 40 CFR Part 312 & ASTM E 1527-13 at Vacant Lots C3, C4 and T1, Matteson, Illinois, as required for financial documentation.

Benchmark Environmental Services, Inc. (Benchmark), performed an All Appropriate Inquiry (AAI) per EPA 40 CFR Part 312 & ASTM E 1527-13 at the property located at the above referenced addresses. The on-site reconnaissance of the subject property was performed on January 26, 2018. In evaluating the property, Benchmark ascertained whether any environmental hazards or liabilities might exist on or around the site that would represent a potential risk or financial liability to a buyer, or a lending institution with interest in the property.

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

If you should have any questions regarding this report, please feel free to contact the undersigned at 1-800-400-5811.

Sincerely,
BENCHMARK ENVIRONMENTAL SERVICES, INC.


William J. Liniewicz, CEM
Principal



15.0 – Qualifications of Environmental Professionals

**WILLIAM J. LINIEWICZ, Master CHMM
Principal**

Mr. Liniewicz received his Bachelor of Science degree in Chemistry, Biology, and Psychology from National Lewis University. He also has received his Certified Hazardous Materials Manager certification from the Illinois Institute of Technology and has taken numerous advanced graduate courses in Hazardous Waste Remediation, Groundwater Pollution Remedial Actions, and Monitoring Well Technology. Responsive to clients needs to maintain compliance with EPA, OSHA, DOT, and state regulations, concerning TSCA, RCRA, CERCLA, SARA, AHERA, CWA, CAA, LUST, and RPTA, directed at industries, state agencies, municipalities, banks, law firms, real estate, and other professionals.

Experienced and knowledgeable in the following areas:

- Phase I Environmental Site Assessments
- Phase II Investigations
- Remedial Investigations (RIFLC)
 - *Soil Borings / GEOPROBE sampling
 - *Groundwater Monitoring - well installation
 - *Soil Vapor Surveys
 - *Remedial Equipment Pilot Tests
- Remedial Investigation / Remedial Action Reports
- Remediation Systems Design
- Air, Storm Water, and Wastewater Permitting
- Hazardous and Special Waste Management
- Aboveground and Underground Storage Tank System Management
- Baseline Monitoring Reports (BMRs)
- Spill Prevention Containment and Countermeasures Plans (SPCC)

**Walter Karla, C.H.M.M.
Senior Project Manager**

Mr. Karla has over twenty-five years experience in performing and managing Phase I Environmental Site Assessments, Phase II Subsurface Investigations, Site Characterizations / Investigations, Remedial Investigations, Corrective Action Planning and Design, Wetland Delineations, Asbestos Inspections, Lead Inspections and regulatory agency reporting and negotiations leading to site closure.

Education

- Northeastern Illinois University – Bachelor’s Degree in Environmental / Earth Science-Geology

Certifications – Licenses

- Licensed Professional Geologist-Tennessee
- Certified Hazardous Materials Manager
- IDPH Licensed Asbestos Inspector
- Wisconsin DHS Licensed Asbestos Inspector
- IDPH Licensed Lead Inspector/Risk Assessor

Special Training

- OSHA 40 Hour Hazardous Materials Training and Refresher Courses
- OSHA Hazardous Waste Site Supervisor Training
- Army Corps of Engineers Wetland Delineation & Management Training
- ASTM RBCA Training
- USEPA Radiation Worker Training

Kalina Naydenova
Relations Manager/ Environmental Scientist

Mrs. Naydenova has been the company's Relations Manager since 2009. Main responsibilities include developing and maintaining Benchmark's relationship with clients.

Additionally, Mrs. Naydenova has over eight years of experience in performing detailed Environmental Site Assessments including RSRA, TSA and Phase I ESA reports. Current responsibilities include leading environmental educational presentations, overseeing the quality control of Environmental Assessments, performing different levels of Environmental Assessments, environmental background research, onsite reconnaissance, SBA and HUD Environmental Assessments.

Education

- Sofia University of Bulgaria, EU – Bachelor of Science Degree in Ecology and Environmental Protection – 2003.
- The University of Chemical Technology and Metallurgy, Bulgaria, EU – Master of Science Degree in Ecology and Environmental Protection – 2005.
- The University of Chemical Technology and Metallurgy, Bulgaria, EU – Master of Science Degree in Biotechnology – 2005.

Kyle Kesselhuth
Environmental Specialist

Mr. Kesselhuth is attending Loyola University in Chicago and is currently working toward his Bachelor's in Environmental Science Degree. He has completed his Environmental Health and Safety program at the College of Lake County and applies what he learns academically towards his work.

Currently Mr. Kesselhuth assists in composing detailed Phase I Environmental Site Assessments and identifying potential environmental concerns through the research of site photographs, soil survey maps, topographic maps, wetland maps, and environmental regulatory list review, as well as comprehensive visual inspections of buildings including building materials, and parcels of land.

Education

- College of Lake County

Special Training

- 40 hr OSHA Hazardous Waste Operations and Emergency Response Standard and Refresher Courses
- 16 hr OSHA Confined Space Entry Training
- RCRA Hazardous Waste Generator Training
- Advanced Air Monitoring Certification

Josh Cox
Environmental Scientist

Mr. Cox graduated from Augustana College, receiving a Bachelor Degree in Environmental Studies. His unique interdisciplinary education lends to his experience with resource management, geography, wildlife ecology, conservation, and soil sampling.

Education

- Augustana College, BA in Environmental Studies

Mr. Cox's coursework included multiple geography classes focusing in identification, historical and field-based investigation. He also has an in-depth background in biological and ecological indicators of environmental issues, and an understanding of environmental ethics and the philosophy of science, paired with a long history with independent research, field assessments and observations, and analysis.

Experience

Currently, Mr. Cox assists in compiling Phase I Environmental Site Assessments and identifying potential environmental concerns through research of Sanborn Fire Insurance Maps, aerial photographs, soil survey maps, topographic maps, wetlands, local and state databases and environmental regulatory list review, as characteristics, and historical research of parcels of land.

Previously, Mr. Cox worked with the Illinois Crop Improvement Association on field monitoring projects around Northern and Central Illinois. Since graduation Mr. Cox developed the ability during onsite environmental reconnaissance to quickly identify stressed vegetation and other indicators of environmental issues.

Allison Mann
Environmental Scientist

Ms. Mann graduated from Carthage College, receiving a Bachelor Degree in Environmental Science. Her unique interdisciplinary education lends to her experience with resource management, geography, ecology, conservation, environmental law, and soil sampling.

Education

- Carthage College, BA in Environmental Studies - 2015

Ms. Mann's coursework included multiple geography and biology classes focusing in identification, historical and field-based investigation. She also has an in-depth background in biological and ecological indicators of environmental issues, environmental behavior, environmental law, an understanding of environmental ethics, paired with a history with independent research, field assessments and observations, and analysis.

Experience

Currently, Ms. Mann assists in compiling Phase I Environmental Site Assessments and identifying potential environmental concerns through research of Sanborn Fire Insurance Maps, aerial photographs, soil survey maps, topographic maps, wetlands, local and state databases and environmental regulatory list review, as characteristics, and historical research of parcels of land.

Since graduation Ms. Mann developed the ability during onsite environmental reconnaissance to quickly identify stressed vegetation and other indicators of environmental issues.

**Adam K. Zakroczymski III,
Environmental Professional (EP)**

Mr. Zakroczymski (Zak) has 18 years of experience in the environmental consulting field managing projects as a technician, senior environmental specialist and supervisor of environmental site assessments. In the industry, Mr. Zak has performed hundreds of environmental site inspections and been responsible for drawing conclusions regarding potential “Recognized Environmental Conditions” (REC’s), as well as developing a course of action to investigate and remediate contaminated properties. Additionally, Mr. Zak was responsible for training new employees and educating them about the laws and standards governing the industry. Mr. Zak has attended many seminars and independently studied the EPA 40 Part 312 and ASTM 1527-13 standards. From there, Mr. Zak conducted many training seminars to clients and potential clients regarding changes within the industry, as well as new standards and practices. Mr. Zak has experience in Phase II Subsurface Investigations, UST Removals, Remedial Activities, as well as hours logged in Asbestos Demolition Inspections.

Education

- Carmel High School – Mundelein, Illinois
- College of Lake County – Grayslake, Illinois – General undergraduate studies with honors
- Trinity International University – Deerfield, Illinois – General undergraduate studies
- Columbia College – Chicago, Illinois – Graduated with a Bachelor’s of Arts with honors

Additional Training

- OSHA 40 Hour Hazardous Material Training
- 8 Hour HAZWOPER Refresher Training (2015)
- American Petroleum Institute (API) WorkSafe Safety Key Certified

16.0 – APPENDIX

- ❖ Site Location Map
- ❖ Site Photographs
- ❖ Area Diagram
- ❖ Aerial Photographs
- ❖ USDA-NRCS Soil Survey Map
- ❖ USGS Topographic Map
- ❖ USFWS Wetland Inventory Map
- ❖ Cook County Assessor's Records
- ❖ Village of Matteson Building & Fire Department FOIA Request
- ❖ Village of Matteson/City of Chicago 2016 Water Quality Report
- ❖ Prior Phase I Report by O'Brien & Associates, Inc. dated 11/21/2002
- ❖ Environmental Data Resources (EDR) Sanborn Fire Insurance Maps – No Coverage Letter
- ❖ Environmental Data Resources (EDR) FirstSearch Regulatory Database Report

16.0

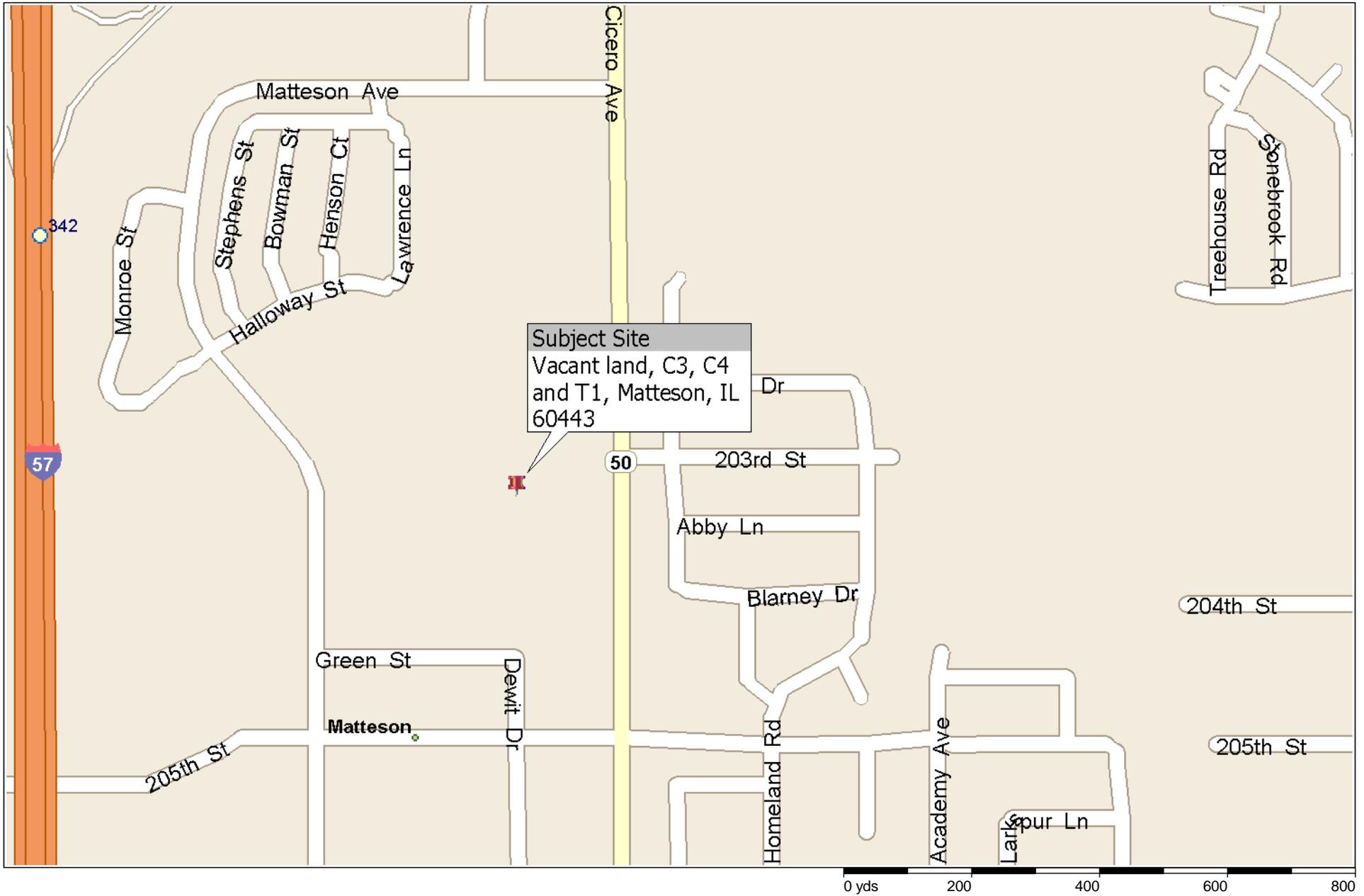
APPENDIX



SITE LOCATION MAP



Site Location Map



SITE PHOTOGRAPHS



SITE PHOTOGRAPHS



Subject site south property line facing west



Subject site east property line facing north



Subject site-central facing west



Subject site north property line facing southwest



Adjacent property to the southwest-City of Matteson



Adjacent property to the southeast-Matteson PD

SITE PHOTOGRAPHS



Adjacent property to the east across Cicero Avenue



Adjacent property to the north across creek



Fire hydrant along the east property line



Potential wetland/drainage swale area along east



Small curb-cut along east off of Cicero Avenue



Discarded tire near east side

AREA DIAGRAM

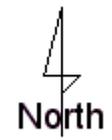


AREA DIAGRAM

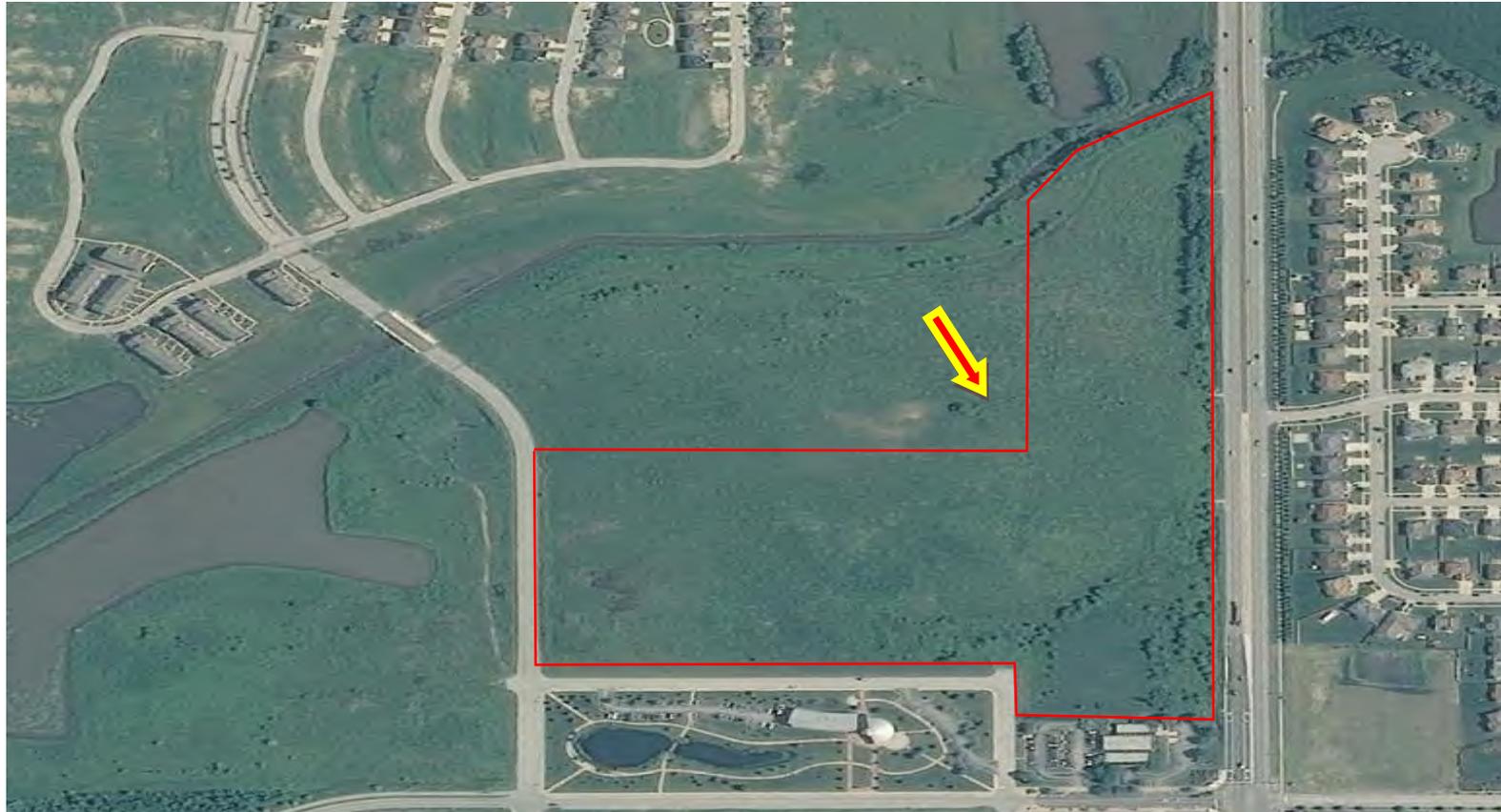


AERIAL PHOTOGRAPHS

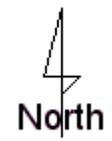




**Image Source: Google Earth
2017 Aerial Photograph**



**Image Source: Google Earth
2010 Aerial Photograph**



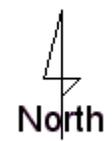
**Image Source: Google Earth
2005 Aerial Photograph**



**Image Source: Google Earth
2002 Aerial Photograph**



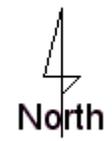
**Image Source: Google Earth
1999 Aerial Photograph**



**Image Source: USGS
1962 Aerial Photograph**



**Image Source: USGS
1951 Aerial Photograph**



**Image Source: Illinois Historical Aerial Photographs (ILHAP)
1938 Aerial Photograph**

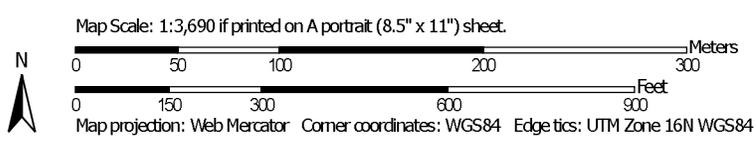
USDA-NRCS SOIL SURVEY MAP



Soil Map—Cook County, Illinois



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
 Survey Area Data: Version 11, Sep 20, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 31, 2016

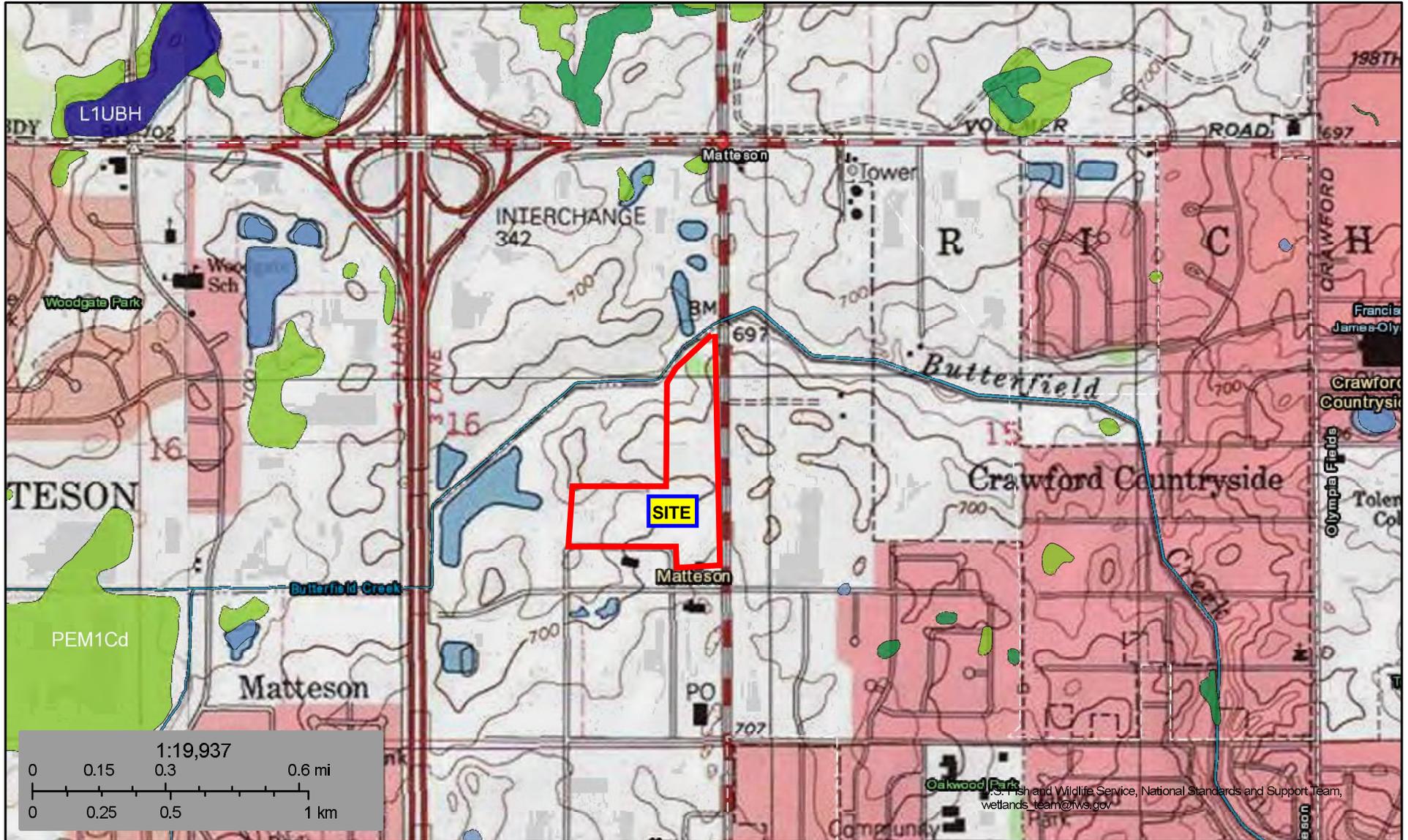
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
69A	Milford silty clay loam, 0 to 2 percent slopes	11.9	33.1%
146A	Elliott silt loam, 0 to 2 percent slopes	3.5	9.6%
189A	Martinton silt loam, 0 to 2 percent slopes	3.5	9.7%
531B	Markham silt loam, 2 to 4 percent slopes	17.1	47.5%
Totals for Area of Interest		36.1	100.0%

USGS TOPOGRAPHIC MAP





January 29, 2018

Wetlands

- | | | | |
|---|-----------------------------------|---|----------|
|  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Deepwater |  | Other |
|  | Estuarine and Marine Wetland |  | Riverine |
|  | Freshwater Forested/Shrub Wetland | | |
|  | Freshwater Pond | | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

USFWS WETLAND INVENTORY MAP





U.S. Fish and Wildlife Service

VACANT LOTS T-1, C-3 & C-4 IN MATTESON, ILLINOIS

USFWS Wetlands Map



January 29, 2018

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

COOK COUNTY ASSESSOR RECORDS



Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-203-010-0000
***Property Location:** 20262 S CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 56,367
Neighborhood: 220
Taxcode: 32180



Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	14,091	9,413
Building Assessed Value	0	0
Total Assessed Value	14,091	9,413

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-203-011-0000
***Property Location:** 20256 CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 106,243
Neighborhood: 220
Taxcode: 32180



31162030110000 10/02/2007

Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	26,560	17,742
Building Assessed Value	0	0
Total Assessed Value	26,560	17,742

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-203-012-0000
***Property Location:** 20242 S CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 50,442
Neighborhood: 220
Taxcode: 32180



Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	12,610	8,423
Building Assessed Value	0	0
Total Assessed Value	12,610	8,423

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-203-013-0000
***Property Location:** 20222 S CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 42,950
Neighborhood: 220
Taxcode: 32180



31162030130000 10/02/2007

Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	10,737	7,172
Building Assessed Value	0	0
Total Assessed Value	10,737	7,172

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-405-001-0000
***Property Location:** 20340 S CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 281,267
Neighborhood: 220
Taxcode: 32180



31164050010000 10/02/2007

Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	70,316	46,971
Building Assessed Value	0	0
Total Assessed Value	70,316	46,971

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-405-002-0000
***Property Location:** 20301 S DEWITT DR
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 37,971
Neighborhood: 220
Taxcode: 32180



31164050020000 10/02/2007

Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	9,492	6,341
Building Assessed Value	0	0
Total Assessed Value	9,492	6,341

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-405-003-0000
***Property Location:** 20300 S CICERO AVE
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 37,987
Neighborhood: 220
Taxcode: 32180



Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	9,496	6,343
Building Assessed Value	0	0
Total Assessed Value	9,496	6,343

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

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** Information may be available by submitting an FOIA Request

Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

PIN: 31-16-404-001-0000
***Property Location:** 20650 S DEWITT DR
City: MATTESON
Township: Rich
Property Classification: 100
Square Footage (Land): 707,632
Neighborhood: 220
Taxcode: 32180



Assessed Valuation

	2017 Assessor Certified	2016 Board of Review Certified
Land Assessed Value	176,908	118,174
Building Assessed Value	0	0
Total Assessed Value	176,908	118,174

Property Characteristics

Estimated 2017 Market Value	N/A
Estimated 2016 Market Value	N/A
Description	**
Age	**
Building Square Footage	**
Assessment Pass	Assessor Certified

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

VILLAGE OF MATTESON FOIA REQUESTS





Village of Matteson
 4900 Village Commons
 Matteson, IL 60443
 Phone 708-283-4900 Fax 708-748-5196
 FOIA@villageofmatteson.org

Freedom of Information Act (FOIA) Request

TO Angela Simington, Chief FOIA Officer

Date: 1/24/2018

I hereby request permission to inspect or receive copies of the following public records:
 (Please describe the documents/record requested to the best of your ability)

(20650 DeWitt Drive Matteson, IL) (T1, C3 and C4 on plat survey)
Building records - original building permit for prior buildings
Fire Department - reports of dumping on the property, hazardous
and/or petroleum products information; underground/above ground
storage tank information.

Is this request for commercial purposes? yes _____ no X

Josh Cox
 Name of Requester (Please print)

[Signature]
 Signature

P.O. Box 924 Antioch IL 60002
 Street Address City State Zip Code

Josh@benchmarkenv.com 800-400-5811 847-936-5815
 email address phone number fax number

For Office Use Only

 Date Received Village of Matteson

 Received By (Name of Village Staff)

 Delivery Mode (Personal Delivery, U.S. Mail, Fax, E-mail)

 Date Rcvd. By FOIA Officer

 Reply By Date

 Extension Needed? (yes or no)

 Adjusted Reply by Date

 Date of Response to Request

 Replied By (Name of Village Staff)



Office of the Illinois State Fire Marshal
Freedom of Information Request System

Electronic FOIA Request Form

Requestor:

Business Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

Preferred Contact Method:

Will any part of the requested information, records or documentation be used, in any form, for sale, resale, solicitation or advertisement for sales or services?

Thanking you for information regarding a tank removal for a diesel fuel tank at site ID 2036719 (Melleon Police Department, 20500 S Cicero Ave, Melleon, IL 60443).

Information Requested:

Fee Justification: In accordance with 5 ILCS 140/6(c), fees for public records may be reduced or waived if determined by the Agency to be in the public interest. If applicable, please provide a justification in the comments field below.

Questions or Comments:

VILLAGE OF MATTESON/CITY OF CHICAGO
2016 WATER QUALITY REPORT



Village of Matteson

Annual Water Quality Report

For the Period of January 1 to December 31, 2015

Consumer Confidence Report (CCR) - 2016

The Illinois EPA completed the Source Water Assessment Program for our supply. The Illinois EPA implemented a Source Water Assessment Program (SWAP) to assist with water shed protection of public drinking water supplies. The SWAP inventories potential sources of contamination and determined the susceptibility of source water to contamination.

Source Water Location

The City of Chicago utilizes Lake Michigan as its source water via two water treatment plants. The Jardine Water Purification plant serves the northern areas of the city and suburbs, while the South Water Purification Plant serves the southern areas of the city and suburbs. Lake Michigan is the only Great Lake that is entirely contained within the United States. It borders Illinois, Indiana, Michigan, and Wisconsin, and is the second largest Great Lake by volume with 1,180 cubic miles of water and the third largest by area.

The Illinois EPA considers all surface water sources of community water supply to be susceptible to potential pollution problems. The very nature of surface water allows contaminants to migrate into the intake with no protection only dilution. This is the reason for mandatory treatment for all surface water supplies in Illinois. Chicago's offshore intakes are located at a distance that shoreline impacts are not usually considered a factor on water quality. At certain times of the year, however, the potential for contamination exists due to wet-weather flows and river reversals. In addition, the placement of the crib structures may serve to attract waterfowl, gulls and terns that frequent the Great Lakes area, thereby concentrating fecal deposits at the intake and thus compromising the source water quality. Conversely, the shore intakes are highly susceptible to storm water runoff, marinas and shoreline point sources due to the influx of groundwater to the lake. Further information on our community water supply's Source Water Assessment Program is available by calling the City of Chicago, Department of Water Management at (312) 744-6635.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. USEPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the USEPA'S Safe Drinking Water Hotline (1-800-426-4791).

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Voluntary Testing

The Chicago Water Department of Water Management monitors for contaminants that are proposed to be regulated on for which no standards currently exist but which could provide useful information in assessing the quality of the source water or the drinking water.

Cryptosporidium - Analyses have been conducted monthly on the source water since April 1993. Cryptosporidium has not been detected in these samples. Treatment processes have been optimized to ensure that if there are Cryptosporidium cysts in the source water, they will be removed during the treatment process. By maintaining a low turbidity and thereby removing the particles from the water, the threat of Cryptosporidium organisms getting into the drinking water system is greatly reduced.

The Department of Water Management has added testing methods to those already performed to assess water quality. The objective of the additional testing is to detect changes in water quality in a timely manner. Protocol for screening water samples for presence of endospores has been developed.

Anthrax organisms belong to the group of bacteria, which can produce endospores. If samples are positive for the presence of endospores, further identification can be done to determine which bacteria are present. Samples are tested to develop a historical record of results and a database of information. No harmful bacteria have been identified.

-Definition of Terms-

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.*

Level Found: *This column represents an average of sample result data collected during the CCR calendar year. In some cases, it may represent a single sample if only one sample was collected.*

Range of Detections: *This column represents a range of individual sample results, from lowest to highest that were collected during the CCR calendar year.*

Date of Sample: *If a date appears in this column, the Illinois EPA requires monitoring for this contaminant less than once per year because the concentrations do not frequently change. If no date appears in the column, monitoring for this contaminant was conducted during the Consumer Confidence Report calendar year.*

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

Treatment Technique (TT): *A required process intended to reduce the level of a contaminant in drinking water:*

nd: *Not detectable at testing limits.*

n/a: *Not applicable*

Avg: *Regulatory compliance with some MCLs are based on running annual average of monthly samples.*

Maximum residual disinfectant level or MRDLG: *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.*

Maximum residual disinfectant level goal of 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.*

Annual Water Quality Report for the period of January 1 to December 31, 2015

This report is intended to provide you with important information about your drinking water and the efforts made by the MATTESON water system to provide safe drinking water. The source of drinking water used by MATTESON is Purchase Water. If you have questions:

Regarding water system, call:

Stephanie Blackwell
Administrative Assistant
708-748-1411

Regarding this report, call:

Public Works Director
Bart Gilliam
708-748-1411

For questions about water billing and meter problems, call:

Pamela Jones
Water Department Billing
708-283-4790

Este informe contiene información muy importante sobre el agua que usted bebe. Tradúzcalo ó hable con alguien que lo entienda bien.

Village Board Meetings are held on the first and third Monday of each month at 7:30 p.m. at the Village Hall, 4900 Village Commons, Matteson. In the event that the first or third Monday is a village recognized holiday the Board Meeting is held on Tuesday. To confirm that a meeting has not been cancelled or rescheduled, or if you wish to attend a meeting and require special accommodations, please contact the Village Clerk's Office, 708-283-4900, at least 36 hours in advance.

Source of Drinking Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and groundwater 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, and can pickup substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

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

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

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

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

Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

Water Conservation

One of the biggest offenders in the home for water waste is the toilet, accounting for approximately 26.7% of the water used daily inside the house. By switching to the high-efficiency models of toilets, homeowners can make a huge dent in this number. These toilets are designed, tested and proven to take care of business with very little water. Some models actually use less than one gallon per flush.

Showers are another area in the home where water is wasted, responsible for about 16.8% of household daily water usage. Switching your shower head to a high efficiency model and shortening the time you are in the shower can help reduce water usage.

How about that dripping faucet you keep meaning to fix? Faucet use adds up to 15.7% of a household's daily water usage. Did you know that simply by installing aerators on your bathroom and kitchen faucets can save you up to a gallon of water per minute, per faucet?

In addition to those obvious sink leaks, there are less obvious leaks lurking in your home, wasting your precious water. The easiest of these leaks to detect on your own is a leaky flapper in your toilet. Here's a test: open the tank of your toilet and put in a few drops of food coloring. Replace the tank lid and wait a good 5-10 minutes or so. When the time is up, check the bowl of the toilet. If any color has made its way down into the bowl, you have a leaky flapper. Unfortunately, this means that your toilet is wasting water. Fortunately, replacing the flapper on your toilet is an easy fix. Simply take the model name and date of manufacture of your toilet (stamped inside the tank) to your local hardware supply store and they will help you find a replacement flapper. Toilet leak detection tablets are also available at the Village Hall. These tablets are free of charge to Matteson residents.

Simple Ways to Keep Stormwater Drains Clean

As stormwater flows over driveways, lawns and sidewalks, it picks up debris, chemicals, dirt and other pollutants. Stormwater can flow into a storm sewer system or directly to a lake, stream, river, wetland or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water. Polluted runoff is the nation's greatest threat to clean water.

By practicing healthy household habits, homeowners can keep common pollutants like pesticides, pet waste, grass clippings and automotive fluids off the ground and out of stormwater. Adopt these healthy household habits and help protect lakes, streams, rivers, wetlands and coastal waters. Remember to share the habits with your neighbors!!

Healthy Household Habits for Clean Water:

- Use a commercial car wash or wash your car on a lawn or other unpaved surface to minimize the amount of dirty, soapy water flowing into the storm drain.
- Check your car, boat, motorcycle and other machinery and equipment for leaks and spills.
- Don't dump used oil and other automotive fluids down the storm drain.
- Use pesticides and fertilizers sparingly.
- Sweep up yard debris, rather than hosing down areas. Compost or recycle yard waste when possible.
- Don't overwater your lawn. Water during the cool times of the day and don't let water run off into the storm drain.
- Cover piles of dirt and mulch being used in landscaping projects to prevent these pollutants from blowing or washing off your yard into local waterbodies.

If you notice the storm drain in front of your home or in your area is covered with leaves or debris, help out your neighborhood by cleaning the drain off so rainwater can flow into the stormwater system instead of flooding the streets and yards.

REMEMBER: ONLY RAIN DOWN THE DRAIN!!

2015 Regulated Contaminants Detected

Lead and Copper

Definitions:

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow. – 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. We are responsible for providing high quality drinking water, but we 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 or at <http://epa.gov/safewater/lead>.

Action Level Goal (ALG): The level of a contaminant in drinking water below which there is not known or expected risk to health. ALGs allow for a margin of safety.

2015 Regulated Contaminants Detected

Definitions:

Action Level Goal (ALG): The level of a contaminant in drinking water below which there is not known or expected risk to health. ALGs allow for a margin of safety.

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

Coliform Bacteria

Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest No. of Positive	Fecal Coliform or E. Coli Maximum Contaminant Level	Total No. of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination
0	1 positive monthly sample.	1		0	N	Naturally present in the environment.

Lead and Copper

Lead and Copper	Date Sampled	MCLG	Action Level (AL)	90th Percentile	# Sites Over AL	Units	Violation	Likely Source of Contamination
Lead	9-25-14	0	15	0	1	ppb	N	Corrosion of household plumbing systems; Erosion of natural deposits.

0316000 CHICAGO DATA TABULATED BY CHICAGO DEPARTMENT OF WATER MANAGEMENT

Detected Contaminants

Contaminant (unit of measurement) Typical Source of Contaminant	MCLG	MCL	Level Found	Range of Detections	Violation	Date of Sample
Microbial Contaminants						
TURBIDITY (%<0.3 NTU) Soil runoff. Lowest monthly percent meeting limit.	n/a	TT	99.7%	99.7% - 100.0%		
TURBIDITY *NTU) Soil runoff. Highest single measurement.	n/a	TT=1NTUmax	0.45	n/a		
Inorganic Contaminants						
BARIUM (ppm) Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.	2	2	0.0201	0.0193 - 0.0201		
ARSENIC (ppm) Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes.	0	10	0.77	0.519 - 0.767		
NITRATE (AS NITROGEN) (PPM) Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	10	10	0.30	0.28 - 0.30		
TOTAL NITRATE & NITRITE (ppm)	10	10	0.30	0.28 - 0.30		
Unregulated Contaminants						
SULFATE (ppm) Erosion of naturally occurring deposits.	n/a	n/a	27.2	18.8 - 27.2		
State Regulated Contaminants						
FLUORIDE (ppm) Water additive which promotes strong teeth.	4	4	1.01	0.76 - 1.01		
SODIUM (ppm)	n/a	n/a	8.48	8.04 - 8.48		
Radioactive Contaminants						
COMBINED RADIUM (226/228) (pCi/L) Decay of natural and man-made deposits	0	5	0.84	0.50 - 0.84		
GROSS ALPHA excluding radon and uranium Decay of natural and man-made deposits.	0	15	6.6	6.1 - 6.6		

This year, as in years past, your tap water was tested according to USEPA and state drinking water health standards. The City of Chicago and the Village of Matteson vigilantly safeguards its water supply, and are working hard to continue providing the best water possible. If you have any questions about this report or concerning your water system, please contact the Public Works Department at 708-748-1411. We want our valued customers to be informed about their water quality.

Regulated Contaminants

<i>Contaminant (unit of measurement) Typical Source of Contaminant</i>	<i>MCLG</i>	<i>MCL</i>	<i>Level Found</i>	<i>Range of Detections</i>	<i>Violation</i>	<i>Date of Sample</i>	<i>Likely Source of Contamination</i>
<u>Disinfectants/Disinfection By-Products</u>							
TTHMS [total trihalomethanes] (PPB) By-product of drinking water disinfection.	No Goal For The Total	80	40	20.66 - 63.6	N	2015	Water additive used to control microbes
HAA5 [HALOACETIC ACIDS] (ppb) By-product of drinking water disinfection.	No Goal For The Total	60	21	12.38 - 28.8	N	2015	By-product of drinking water disinfection
CHLORINE (as Cl ₂) (ppm) Drinking water disinfectant	MRDLG=4	MRDLG=4	1.0	0.7 - 1.01	N	12-31-15	By-product of drinking water disinfection
TOC [TOTAL ORGANIC CARBON] The percentage of Total Organic Carbon (TOC) removal was measured by Chicago each month and the system met all TOC removal requirements set by IEPA.							

Unregulated Contaminants

UCMR3 Compliance Reporting

In compliance with the Unregulated Contaminant Monitoring Rule 3 (UCMR3) as required by the EPA, the Village of Matteson has monitored for 21 contaminants suspected to be present in drinking water, but that do not have health-based standards set under the Safe drinking Water Act. The monitoring results were reported to the EPA. The list of UCMR3 contaminants that we have monitored included volatile organic chemicals, metals, perfluorinated compounds, hormones, 1,4-dioxane and chlorate. The contaminants that were detected in this monitoring program are listed below.

<i>Substance (units)</i>	<i>Year Sampled</i>	<i>Amount Detected</i>	<i>Range of Detections</i>	<i>Typical Source</i>
BROMOCHLOROMETHANE	2015	0.07 ppb	ND-0.07 ppb	Used as a fire fire-extinguishing fluid, an explosive suppressant, and as a solvent in the manufacturing of pesticides.
CHROMIUM	2015	0.3 ppb	ND-0.7 ppb	Naturally occurring element; used in making steel and other alloys; used for chrome plating dyes, and pigments, leather tanning, and wood preservation.
CHROMIUM 6 (ppb)	2015	0.19 ppb	0.17-0.22 ppb	Naturally occurring element; used in making steel and other alloys; used for chrome plating dyes, and pigments, leather tanning, and wood preservation.
MOLYBDENUM	2015	1.1 ppb	1.1-1.2 ppb	Naturally occurring element found in ores and present in plants, animals, and bacteria; commonly used form molybdenum trioxide used as a chemical reagent.
STRONTIUM	2015	122.1 ppb	115.4-130.2 ppb	Naturally occurring element; historically, commercial use of strontium has been in the faceplate glass of cathode-ray tube televisions to block x-ray emissions.
VANADIUM	2015	0.23 ppb	0.2-0.3 ppb	Naturally occurring element metal; used as vanadium pentoxide which is a chemical intermediate and a catalyst.

-Unit of Measurement-

ppm: Parts per million, or milligrams per liter - or one ounce in 7,350 gallons of water.

ppb: Parts per billion, or micrograms per liter - or one ounce in 7,350,000 gallons of water.

NTU: Nephelometric Turbidity Unit, used to measure cloudiness in drinking water

%<0.3 NTU: Percent samples less than 0.3 NTU

pCi/L: Picocuries per liter, used to measure radioactivity

Water Quality Data Table Footnotes

TURBIDITY

Turbidity is a measure of the cloudiness of the water. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration system and disinfectants.

UNREGULATED CONTAMINANTS

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

FLUORIDE

Fluoride is added to the water supply to help promote strong teeth. The Illinois Department of Public Health recommends an optimal fluoride range of 0.9 mg/l to 1.2 mg/l.

SODIUM

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.

*Highest Running Annual Average Computed.

Annual Drinking Water Quality Report

POSTAL PATRON
MATTESON, ILLINOIS 60443

Lawn Sprinkling Regulations

Residents and business establishments are reminded that lawn sprinkling, for all customers of the village water system, is allowed only during the hours of 7:00 a.m. to 11:00 a.m. and 7:00 p.m. to 11:00 p.m.

During the period May 15 through September 15 of each year, it is unlawful for any person to use water for the sprinkling or irrigation of lawns or gardens except on an odd/even basis, based on the last digit of the street address. If the last digit of the street address is an even number lawn sprinkling is allowed on even numbered calendar days during the hours stated above. If the last digit of the street address is an odd number lawn sprinkling is allowed only on odd numbered calendar days during the hours stated above.

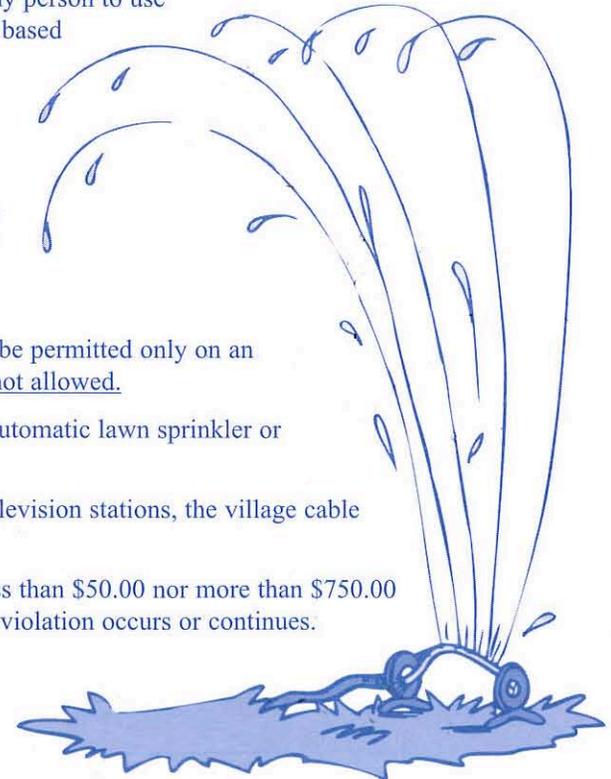
Under emergency conditions relative to the operational capacity of the water system, the demands placed on the system by users, and the risk of damage to or failure of the system, it is unlawful for any person to use water for sprinkling or irrigation of lawns except as set forth below:

Tier I (Conservation Emergency): Sprinkling or irrigation of lawns or gardens shall be permitted only on an odd/even basis between the hours of 7:00 a.m. and 11:00 a.m. The evening hours are not allowed.

Tier II (Total Ban): Sprinkling or irrigation of lawns or gardens (manually or by an automatic lawn sprinkler or irrigation system) is prohibited.

During emergency conditions notices will be distributed through the local radio and television stations, the village cable channel, newspapers and flyers posted in/or distributed throughout the community.

Persons violating the provisions of the lawn sprinkling ordinance shall be fined not less than \$50.00 nor more than \$750.00 for each offense and a separate offense shall be deemed committed on each day that a violation occurs or continues.



CITY OF CHICAGO • 2016

WATER QUALITY REPORT



City of Chicago
Rahm Emanuel
Mayor



**PLEASE VISIT OUR WEBSITE
FOR MORE INFORMATION**

www.cityofchicago.org/watermanagement

WATER IN THE STREET OR BASEMENT

Call 311

WATER QUALITY QUESTIONS

(312) 744-8190

**DEPARTMENT OF FINANCE
WATER BILL QUESTIONS**

(312) 744-4H2O

TTY (312) 744-2968

E-MAIL AND INTERNET

E-mail: water@cityofchicago.org

www.cityofchicago.org/watermanagement

IEPA'S REGIONAL OFFICES (ILLINOIS)

(847) 608-3131

EPA'S SAFE DRINKING WATER HOTLINE

(800) 426-4791

EPA'S WATER RESOURCE CENTER

(800) 832-7828

EPA'S GENERAL INFORMATION LINE

(312) 353-2000

TTY (312) 886-4658

**If you have any questions about this report
please contact Alan Stark at:**

(312) 742-7499

CITY OF CHICAGO, DEPARTMENT OF WATER MANAGEMENT (DWM) SOURCE WATER ASSESSMENT SUMMARY FOR THE 2016 CONSUMER CONFIDENCE REPORT (CCR)

This year, as in years past, your tap water met all USEPA and state drinking water health standards. Our system vigilantly safeguards its source water supply. This report summarizes the quality of water that we provided last year, including details about where your water comes from, what it contains, and how it compares to standards set by regulatory agencies. We are committed to providing you with this

SOURCE WATER ASSESSMENT SUMMARY

The Illinois EPA implemented a Source Water Assessment Program (SWAP) to assist with watershed protection of public drinking water supplies. The SWAP inventories potential sources of contamination and determined the susceptibility of the source water to contamination. The Illinois EPA has completed the Source Water Assessment

SOURCE WATER LOCATION

The City of Chicago utilizes Lake Michigan as its source water via two water treatment plants. The Jardine Water Purification Plant serves the northern areas of the City and suburbs, while the Sawyer Water Purification Plant serves the southern areas of the City and suburbs. Lake Michigan is the only Great Lake that is entirely contained within the United States. It borders Illinois, Indiana, Michigan, and Wisconsin, and is the second largest Great Lake by

SUSCEPTIBILITY TO CONTAMINATION

The Illinois EPA considers all surface water sources of community water supply to be susceptible to potential pollution problems. The very nature of surface water allows contaminants to migrate into the intake with no protection, only dilution. This is the reason for mandatory treatment of all surface water supplies in Illinois. Chicago's offshore intakes are located at a distance, that shoreline impacts are not usually considered a factor on water quality. At certain times of the year, however, the potential for contamination exists due to wet-weather flows and river reversals. In addition, the placement of the crib structures may serve to attract waterfowl, gulls and terns that frequent the Great Lakes area, thereby concentrating fecal deposits at the intake and thus compromising the source water quality. Conversely, the shore intakes are highly susceptible to storm water runoff, marinas and shoreline point sources due to the influx of groundwater to the

Further information on our community water supply's Source Water Assessment Program is available by calling the City of Chicago, Department of Water Management at 312-742-7499 or by going online at <http://dataservices.epa.illinois.gov/swap/factsheet.aspx>

DETECTED CONTAMINANTS

Contaminant (unit of measure) Typical Source of Contaminant	MCLG	MCL	Highest Level Detected	Range of Detections	Violation	Date of Sample
MICROBIAL CONTAMINANTS						
TOTAL COLIFORM BACTERIA (% pos/mo) Naturally present in the environment	0	5%	0.9%	N/A	-	-
FECAL COLIFORM AND E. COLI (# pos/mo) Human and animal fecal waste.	0	0	0	N/A	-	-
TURBIDITY (NTU/Lowest Monthly % ≤ 0.3 NTU) Soil runoff.	N/A	TT (Limit: 95% ≤ 0.3 NTU)	100% (Lowest Monthly %)	100% – 100%	-	-
TURBIDITY (NTU/Highest Single Measurement) Soil runoff	N/A	TT (Limit: 1 NTU max)	0.16	N/A	-	-
INORGANIC CONTAMINANTS						
BARIUM (ppm) Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits	2	2	0.0206	0.0196 - 0.0206	-	-
COPPER (ppm) Corrosion of household plumbing systems; Erosion of natural deposits; leaching from wood preservatives.	1.3	AL = 1.3	0.0782 (90 th percentile)	0 sites exceeding AL	-	6/1/2015- 9/30/2015
LEAD (ppb) Corrosion of household plumbing systems; Erosion of natural deposits.	0	AL = 15	9.1 (90 th percentile)	3 sites exceeding AL	-	6/1/2015- 9/30/2015
NITRATE (AS NITROGEN) (ppm) Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	10	10	0.46	0.40 - 0.46	-	-
TOTAL NITRATE & NITRITE (AS NITROGEN) (ppm) Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.	10	10	0.46	0.40 - 0.46	-	-
DISINFECTANT/ DISINFECTION BY-PRODUCTS						
TTHMs [TOTAL TRIHALOMETHANES] (ppb) By-product of drinking water disinfection.	N/A	80	25.7*	10.1-45.4	-	-
HAA5 [HALOACETIC ACIDS] (ppb) By-product of drinking water disinfection.	N/A	60	14.0*	2.5-25.9	-	-
CHLORINE (as Cl ₂) (ppm) Water additive used to control microbes.	4.0	4.0	1	1 - 1	-	-
TOC [TOTAL ORGANIC CARBON] The percentage of Total Organic Carbon (TOC) removal was measured each month and the system met all TOC removal requirements set by the IEPA.						
UNREGULATED CONTAMINANTS						
SULFATE (ppm) Erosion of naturally occurring deposits.	N/A	N/A	25.7	25.0-25.7	-	-
SODIUM (ppm) Erosion of naturally occurring deposits; Used in water softener regeneration.	N/A	N/A	8.92	8.49-8.92	-	-
STATE REGULATED CONTAMINANTS						
FLUORIDE (ppm) Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories	4	4	0.78	0.62-0.78	-	-
RADIOACTIVE CONTAMINANTS						
COMBINED RADIUM (226/228) (pCi/L) Decay of natural and man-made deposits.	0	5	0.84**	0.5-0.84	-	2/11/2014
GROSS ALPHA excluding radon and uranium (pCi/L) Erosion of natural deposits.	0	15	6.6**	6.1-6.6	-	2/11/2014

Note: TTHM, HAA5, and Chlorine are for the Chicago Distribution System.

*Data expressed as LRAA – Locational Running Annual Average (See Definition of terms for Details)

**The state requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants do not change frequently. Some of our data, though accurate, is more than one year old. Some contaminants are sampled less frequently than once a year; as a result, not all contaminants were sampled for during the CCR calendar year. If any of these contaminants were detected the last time they were sampled for, they are included in the table along with the date that the detection occurred. Compliance monitoring for lead and copper is conducted every 3 years. Radiochemical contaminant monitoring is conducted every 6 years

EDUCATIONAL STATEMENTS REGARDING COMMONLY FOUND DRINKING WATER CONTAMINANTS

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water for their health care providers. USEPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the USEPA's Safe Drinking Water Hotline (1-800-426-4791).

The 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 can dissolve naturally occurring minerals and radioactive materials, and pick up substances resulting

Possible contaminants consist of:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife;
- Inorganic contaminants, such as salts and metals, which may be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming;
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff and residential uses;
- 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; and
- Radioactive contaminants, which may be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, USEPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water, which must provide the

WATER QUALITY DATA TABLE FOOTNOTES

TURBIDITY: Turbidity is a measure of the cloudiness of the water caused by suspended particles. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration system and disinfectants.

UNREGULATED CONTAMINANTS: A maximum contaminant level (MCL) for this contaminant 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.

FLUORIDE: Fluoride is added to the water supply to help promote strong teeth. The IL Department of Public Health has recommended an optimal fluoride level of 0.7 mg/L, with a range of 0.6 mg/L to 0.8 mg/L.

SODIUM: There is not a state or federal MCL for sodium. Monitoring is required to provide information to consumers and health officials who are concerned about sodium intake due to dietary precau-

tions. If you are on a sodium-restricted diet, you should consult a [physician about the level of sodium in the water](#).

LEAD: 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 lead service lines and home plumbing. The Department of Water Management, City of Chicago, is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for over six hours, you can minimize the potential for lead exposure by flushing your tap for a minimum of 5 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 by calling 311 or going to www.chicagowaterquality.org. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

Unit of Measurement

ppm: Parts per million, or milligrams per liter (mg/L)

ppb: Parts per billion, or micrograms per liter (µg/L)

NTU: Nephelometric Turbidity Unit, used to measure cloudiness in drinking water

%≤0.3 NTU: Percent samples less than or equal to 0.3 NTU

pCi/L: Picocuries per liter, used to measure radioactivity

DEFINITION OF TERMS

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 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 (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 drinking water disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants

Highest Level Detected: This column represents the highest single sample reading of a contaminant of all the samples collected in this calendar year

Range of Detections: This column represents a range of individual sample results, from lowest to highest that were collected during the CCR calendar year

Date of Sample: If a date appears in this column, the Illinois EPA requires monitoring for this contaminant less than once per year because the concentrations do not frequently change. If no date appears in the column, monitoring for this contaminant was conducted during the Consumer Confidence Report calendar year

Action Level (AL): The concentration of a contaminant that triggers treatment or other required actions by the water supply

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

ND: Not detectable at testing limits **N/A:** Not applicable

Locational Running Annual Average (LRAA): The average of 4 consecutive quarterly results at each monitored sample location. The LRAA should not exceed 80µg/L for TTHM and 60 µg/L for HAA5

2016 VOLUNTARY MONITORING

The City of Chicago has continued monitoring for Cryptosporidium, Giardia and E. coli in its source water as part of its water quality program. To date, Cryptosporidium has not been detected in these samples, but Giardia was detected in 2010 in one raw lake water sample collected in September 2010. Treatment processes have been optimized to provide effective barriers for removal of Cryptosporidium oocysts and Giardia cysts in the source water, effectively removing these organisms in the treatment process. By maintaining low turbidity through the removal of particles from the water, the possibility of Cryptosporidium and Giardia organisms getting into the drinking water system is greatly reduced. Also, in compliance with the Long Term 2 Enhanced Surface Water Treatment Rule (LT2ESWTR) Round 2, the City of Chicago has continued the 24 months long monitoring program that was started in April 2015, collecting samples from its source

water once per month to monitor for Cryptosporidium, Giardia, E. coli and turbidity, with no detections for Cryptosporidium and Giardia reported so far.

In 2016, CDWM has also continued monitoring for hexavalent chromium, also known as chromium-6. USEPA has not yet established a standard for chromium-6, a contaminant of concern which has both natural and industrial sources. Please address any questions or concerns to DWM's Water Quality Division at 312-742-7499. Data reports on the monitoring program for chromium-6 are posted on the City's website which can be accessed at the following address below:

http://www.cityofchicago.org/city/en/depts/water/supp_info/water_quality_resultsandreports/city_of_chicago_emergincontaminantstudy.html

2016 VIOLATION SUMMARY TABLE

The following table(s) lists all violations that occurred during 2016. We included a brief summary of the actions we took following

CONTAMINANT OR PROGRAM	VIOLATION TYPE	MONITORING PERIOD START DATE – END DATE	VIOLATION EXPLANATION
Individual Filter Effluent Turbidity Monitoring	Minor Routine Monitoring (ISWTR/LT1)	10/01/2016 – 10/31/2016 11/01/2016 – 11/30/2016	We failed to complete all the required tests of our drinking water for the contaminant and period indicated.
Health Effects (if applicable)	None		
Actions we took:	The Department of Water Management has maintained all its turbidity meters and provided relevant training to its staff. This will ensure continuous filter effluent turbidity monitoring without in		

THIS REPORT IS GOING GREENER

Next year the Department of Water Management will offer a hard copy of this report to you on request. Water Management customers will receive notification in their water bills that will advise customers where on the internet a copy of this report will be available.

Next year, customers will also have the option to receive a hard copy like the one you are holding by calling 311. As in years past you can also obtain copies of this report at any Chicago Library Branch, or at the neighborhood Aldermanic Ward Office.

This Consumer Confidence Report and previous reports are available online at our web site at: <http://www.chicagocr.org/>

CROSS-CONNECTION CONTROL SURVEY

The City of Chicago Department of Water Management is required by the Illinois Environmental Protection Agency (IEPA) to survey all water services connected to our public drinking water supply. This survey will help us prevent accidental contamination of our drinking water system by determining whether a cross-connection may exist at your home or business. A cross-connection is an unprotected or

improper connection to the public drinking water system that may cause contamination or pollution to enter the system.

Please fill out the survey online at www.chicagoccr.org. Your answers are for the Department of Water Management's use only! Please be assured this survey is not an indication of any problems, but is required by the IEPA. Thank you for your cooperation.

CITY OF CHICAGO, DEPARTMENT OF WATER MANAGEMENT IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

In 2016, the City of Chicago Sawyer Water Purification Plant, formerly known as South Water Purification Plant, experienced two turbidity monitoring violations on one of its individual filters. Turbidity is a measurement of the cloudiness of water caused by suspended particles. We monitor it because it is a good indicator of water quality and the effectiveness of our filtration system and disinfectants.

The first and second violations, affecting the same individual filter, occurred over two days in October and November of 2016, from Oct. 31, 2016 at 10:30 PM to Nov. 1, 2016 at 8:30 PM. The violation started when the light bulb of the turbidimeter for Filter #107 effluent had burned out, triggering the meter into a default setting that retained the last reading. This built-in default setting evaded detection by the plant's alarm system designed to alert the operator of a meter's failure. During the instrument failure, the individual filter remained in service for 22 hours without turbidity monitoring. As a corrective action, the default setting was adjusted on all the online turbidity meters at the two filtration plants in operation, SWPP and Jardine Water Purification Plant. Examination of water quality parameters, including turbidity and chlorine, of finished water during the period in question were found to be within acceptable limits.

Even though there was an interruption in continuous monitoring of the affected filter effluent in accordance with the United States Environmental Protection Agency's (USEPA) regulations, monitoring was manually performed regularly on the combined filter clearwells as well as the finished water leaving the treatment plant via the outlets by our on-duty water chemists. These tests showed that we remained within USEPA guidelines and acceptable limits, and that there was no change in water quality during the turbidity monitoring violations.

The Illinois Department of Environmental Protection Agency has determined that because there were two incidents of an extended interruption in continuous turbidity monitoring for the filter effluent, two monitoring violations occurred, requiring public notification. Based on this notification, there is nothing you need to do at this time. Even though this was not an emergency, as our customers, you have a right to know what happened and what we did to correct it. As a corrective action, the City of Chicago Department of Water Management has adjusted the default setting in all its turbidimeters to allow detection by the plant's alarm system when a meter fails and provided training to its staff to be more vigilant. This will ensure continuous filter effluent turbidity monitoring without interruption.

We routinely monitor your water for turbidity (cloudiness), caused by suspended particles. This tells us whether we are effectively filtering the water supply. Results of regular monitoring are an indicator of whether or not our drinking water meets health

WHAT DOES THIS MEAN?

Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease causing organisms. These organisms include bacteria, viruses, and parasites, which can cause symptoms such as nausea, cramps, diarrhea, and associated headaches. These symptoms are not caused only by organisms in drinking water. If you experience any of these symptoms and they persist, you may want to seek

FOR MORE INFORMATION, PLEASE CONTACT

Alan Stark, Deputy Commissioner for the Bureau of Water Supply
At 312-742-7499

Chicago Department of Water Management
Bureau of Water Supply
1000 East Ohio Street • Chicago, IL 60611
Attn: Alan Stark

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This notice is being sent to you by: The City of Chicago, Department of Water Management Water System ID# IL0316000



Message from
Mayor Rahm Emanuel



Dear Chicago Water Customer,

I am pleased to join the Department of Water Management in providing you with the City of Chicago's 2016 Water Quality Report.

With this annual report we not only aim to share important information about our drinking water but also take the opportunity to update you on new projects and developments, and explain just what it takes to get that water to you and millions of other residents. From threatened budget cuts to the EPA by the federal government to the release of Hexavalent Chromium by US Steel into Lake Michigan, we will keep working closely with the EPA to ensure our environment and drinking water is protected. Our source water cannot be taken for granted so the Department of Water Management (DWM) continues to monitor the raw Lake water for any health or safety concerns to Chicago's drinking water supply. And I want you to know that Chicago water is clean and safe, and regularly exceeds all standards set by the USEPA, the Illinois EPA and the drinking water industry. The quality of Chicago tap water is monitored at every step of the process, 24 hours a day.

But to continue our city's reputation for high quality, good-tasting water it is imperative that we continue to pursue significant renewal of infrastructure. I am proud the Department of Water Management (DWM) reached its annual goal of installing 15,000 meters for the 2016 year which marked a milestone of more than 100,000 water meters installed since implementing the MeterSave program in 2009. Because of the new water meters, customers have seen an average savings of 50% on their water bills. In addition, DWM remains on pace with water main replacement efforts with 90 more miles of aging water main completed which provide infrastructure renewal, increased water supply, and reliability.

The Department provides this annual Consumer Confidence Report to inform all of our customers about the quality of Chicago tap water. This report is full of useful information that will help you manage your water consumption, improve your efficiency, and protect your family and your neighbors from flooding and other risks. And starting next year, this report is going greener – you will have the option to receive a hard copy like the one you are holding by calling a designated phone number, or by mailing a provided return post card. Also, as in years past you can also obtain copies of this report at any Chicago Library Branch, or at your neighborhood Aldermanic Ward Office. I hope that you look it over carefully.

If you are concerned about the quality of your water please don't hesitate to make a request online at www.chicagowaterquality.org or call 311 to have your water quality checked. We are committed to ensuring that Chicago remains a world-class city built on a world-class foundation.

Sincerely,

A handwritten signature in black ink that reads "Rahm Emanuel". The signature is fluid and cursive.

Rahm Emanuel
Mayor

Este informe contiene información muy importante. a
ó hable con alguien que lo entienda bien.

Do you have a WATER METER?

MeterSave is available to all eligible single family or two-flat non-metered homeowners in Chicago that volunteer to have a FREE water meter installed. With your FREE installation you will receive our 7-year guarantee that your water and sewer bill will not exceed what you would have paid as a non-metered customer, so long as you stay current on your bill. If you move, the guarantee does not transfer to the new owner.

By installing a water meter, you become more aware of your water usage. By making small changes in your everyday water habits, you

can easily save water and money. In addition to the installation of a FREE water meter and the 7-year guarantee, MeterSave participants may choose a FREE outdoor water conservation kit or indoor water conservation kit, while supplies last.

The water meter and installation are FREE!

Please Note: some meter installations may require more than one visit [for completion](#)

EXAMPLE 2-FLAT WATER BILL

BEFORE METERSAVE



AVG. 2016 MONTHLY BILL: \$136.16

(Based on Bi-Annual Assessment)

BASED ON:

- 23' wide building with 2 floors: \$181.08 / 6 months
- 30' hose frontage: \$53.63 / 6 months
- Toilet: \$75.42 / 6 months
- Sink: \$22.93 / 6 months
- Bath Tub: \$75.42 / 6 months
- Residential Sewer: \$408.48 / 6 months
- Assumes unlimited water use

AFTER METERSAVE



AVG. 2016 MONTHLY BILL: \$78.11

(Based on Billing Every 2 Months)

Savings of 43% on bill by installing meter

BASED ON:

- Water: \$3.81 per 1,000 gallons
- Sewer: 100% of water charge

The Department of Water Management
 Jardine Water Purification Plant
 1000 East Ohio Street
 Chicago, Illinois 60611

City of Chicago
Rahm Emanuel, Mayor



PRESORTED
 STANDARD
 U.S. POSTAGE
PAID
 CHICAGO, IL
 PERMIT #412

PRIOR PHASE I REPORT BY O'BRIEN & ASSOCIATES,
INC. DATED 11/21/2002



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
for
Creekside at Matteson Commons
Vollmer Road and Cicero Avenue
Matteson, Illinois**

O'BRIEN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1235 E. DAVIS ST./ARLINGTON HTS, IL 60005
[847] 398-1441 • FAX [847] 398-2376



November 21, 2002

Lord & Essex Homes
1135 Mitchell Road
Aurora, Illinois 60504

Attn: Mr John J Popp, Jr.

Job No. 02346

Re: Phase I environmental site assessment for Creekside at Matteson Commons,
Matteson, Illinois

Dear Mr. Popp:

Please find enclosed the results of the environmental site assessment (ESA) for the above project. This report is based on information obtained from aerial photographs, surveys of the area, records search, and contact with municipal and regulatory agencies, and is intended to satisfy the requirements for a Phase I investigation. This investigation was performed in accordance with our proposal E-0073 dated November 8, 2002 which we received authorization to proceed with on November 12, 2002.

If there are any questions with regard to the information submitted in this report, or if we can be of further assistance to you in any way, please do not hesitate to contact us.

Very truly yours,

O'BRIEN & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Vernon P. Brown". The signature is fluid and cursive.

Vernon P. Brown
Engineering Geologist

A handwritten signature in black ink that reads "Dixon O'Brien". The signature is stylized and cursive.

Dixon O'Brien, P.E.
Vice President

VPB/DOB/vb
enc.



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Executive Summary
for Creekside at Matteson Commons
Vollmer Road and Cicero Avenue
Matteson, Illinois

OBA Job No. 02346

O'Brien & Associates, Inc. (OBA) has completed the Phase I Environmental Site Assessment (ESA) for the proposed Creekside at Matteson Commons project located at the southwest corner of Vollmer Road and Cicero Avenue in Matteson, Illinois, hence referred to as the Property. The Property is an approximately 150 acre parcel which has been documented to have only been used for agricultural and residential uses. At the time of our inspection performed on November 21, 2002, the Property was noted to be a relatively flat to gently undulating farmed parcel with no improvements present.

The work performed for this assessment included a site inspection; a review of geologic and geotechnical data; a review of the site history; and a review of information obtained from regulatory sources.

Based on the available information reviewed for this investigation, no Recognized Environmental Conditions (RECs) were identified on the Property related to past or current uses. There were several State and Federally documented regulated facilities identified within the search protocols employed for this investigation, however, based on readily available information, proximity to the Property and local hydrogeological conditions, it is our opinion that none of these facilities qualify as RECs.

1.0 INTRODUCTION

We have completed the Phase I environmental site assessment (ESA) for the proposed Creekside at Matteson Commons parcel (Property), an approximately 150 acre parcel located at the southwest quadrant of Vollmer Road and Cicero Avenue, Matteson, Illinois (see Figure 1: Site Map). The available references and sources of information utilized for this report are listed in Appendix A. In addition to the listed sources, we reviewed readily available library references, in-house records which include nearby soil investigations, and a file of relevant newspaper and magazine articles. O'Brien and Associates, Inc. (OBA) performed a previous ESA for the Property for the current owners when it was part of a 209 acre parcel, Job No. 89121 dated February 9, 1989 and an updated investigation June 15, 1990.

Please note that we have not been provided with detailed dimensions of the Property for this investigation. However, it appears the bulk of the original parcel not included in this investigation consists of approximately fifty acres near the south margin of the site where a series of retention ponds have been developed as well as a new Municipal complex for the Village of Matteson, Illinois. The approximate configuration of the proposed development can be seen in Figure 2: Concept Plan, which was provided to OBA by Lord & Essex Homes.

The purpose of this report is to identify potential Recognized Environmental Conditions (RECs), i.e., environmental concerns relating to operating risks and potential liabilities resulting from past or current activities associated with the Property. It is our

understanding this investigation was requested as a precondition to Lord and Essex Homes purchasing and subsequently developing the Property. The data reviewed for this report were limited to those data which were readily available. Environmental conditions are subject to change depending upon future activities and this assessment is descriptive of the present conditions at the site. OBA is not responsible for conditions which were not disclosed in the course of review of the available data sources.

2.0 SITE AND AREA DESCRIPTION

2.1 General

The Property as identified to us for this investigation is an approximately 150 acre parcel located at the southwest quadrant of Vollmer Road and Cicero Avenue on the north side of the City of Matteson, Illinois. Please note that OBA was not provide with detailed dimensions of the Property to be investigated and that the figures and diagrams included in the Appendices of this report are only approximate.

2.2 Site Description

The Property is relatively flat to gently undulating farmed field with a series of recently constructed retention ponds located in its northeast and southwest corners. There is a large stockpile of soil located near the west central portion of the site which is assumed to represent soils recovered from development of the retention ponds. The Property is bisected by Butterfield Creek which runs from near its southwest corner to the mid portion of the east margin. When we originally inspected the Property in 1989, there was a farm house and barn complex accessed off of Cicero Avenue near the southeast portion of the

site which has since been demolished. Included in Appendix B are site photographs that document the conditions noted at the time of our inspection performed on November 21, 2002

2.3 Area Description

- West:** The Property is bounded on the west and along its southwest margin by U. S. Interstate Route 57 and an exit ramp for the expressway. Further to the west across from the Interstate are vacant parcels and several parcels currently being developed as residential neighborhoods.
- South:** Located immediately south of the Property is a Matteson Police Station facility which was present at the time of OBA's original site inspection in 1989 and a new City of Matteson municipal complex which opened in 1998.
- North:** To the north across from Vollmer Road is a large wooded area owned by the Cook County Forest Preserve.
- East:** Located to the east across from Cicero Avenue at the southeast corner of Cicero and Vollmer is a Shell gas station. The remainder of the properties across from Cicero Avenue are farmed or vacant fields.

2.4 Site Inspection

On November 21, 2002, a reconnaissance and inspection of the Property was conducted by Mr. Vernon P. Brown, OBA Engineering Geologist. Following is a summary of observations relative to this inspection:

1. **Underground Storage Tanks:** There was no visual evidence of underground storage tanks (USTs) on the Property nor were any indications noted at the time of OBA's prior inspections of the site.
2. **PCB Containing Transformers:** There were no PCB containing transformers noted on site.
3. **Unusually discolored soil conditions, unexplained odors or distressed**

vegetation patterns: None were noted.

4. **Industrial operations:** None were noted in the immediate area that would be expected to be able to impact upon the site.
5. **Waste Streams:** The Property is currently vacant, therefor, the only waste stream identified is surface runoff which is directed to drainage swales on the Property margins and the Butterfield Creek which bisects the site.
6. **Chemical, petroleum or hazardous materials:** None were noted. There was some minor littering noted, however, this is considered to be a nuisance condition rather than a REC.

2.5 Site Inspection REC Summary

Based on the general nature of the project site and its surrounding neighborhood, no obvious RECs were identified. Potential RECs in regards to regulatory concerns will be discussed in more detail in Section 5.0.

3.0 SITE GEOLOGY

3.1 1930-32 ISGS Harvey Quadrangle Map

The Property is noted to be a relatively flat parcel located within an old glacial lake bottom. Butterfield Creek is noted to traverse the Property as it does today. Included in Appendix C is a copy of the noted Quadrangle.

3.2 1971 ISGS Circular #486: Summary of the Geology of the Chicago Area/ISGS Geologic Materials to a Depth of 20' - South Cook County

According to the referenced sources, the Property is located in an area where the surficial soils are noted to generally consist of Equality Formation soils of the Carmi Member overlying soils belonging to the Wadsworth Till Member of the Wedron Formation.

Equality Formation soils generally consist of bedded silts with some fine sand and contain beds of glacial lake clays. Wedron Formation soils generally consist of relatively impermeable clayey and silty clay tills.

3.3 USDI Wetland Harvey Quadrangle

The only wetland areas identified within the limits of the Property (see Figure 3) are several small Palustrine Emergent Class areas located in the northern portion of the site. This area appears to correspond to an area noted during our site inspection on November 21, 2002 which was recently surveyed and designated as a wetland area (See Photograph 4)

3.4 1984 ISGS Berg Circular #532: "Potential for Contamination of Shallow Aquifers in Illinois"

According to the referenced circular, the Property is located within an E Zone which is defined as an area with in excess of 50-ft of relatively impermeable silty or clayey tills with no evidence of inter-bedded granular layers.

3.5 PSI Geotechnical Evaluation Report (Project No. 043-35000 dated 10/22/93)

Native soils encountered on site were noted to consist of very tough silt and clay soils with discontinuous layers of sandy soils. No suspect odors or unexplained discolorations were noted on the boring logs provided for our review.

3.6 Geologic REC Summary

Based on the above sources, no obvious geologic RECs were identified on site.

4.0 SITE HISTORY

4.1 General

Available information indicates that the Property has been located in a mostly rural area since before the 1900's and that the occupants of the site have used it only for dairy farm and crops. Following is a brief summary of land use in the area and the effects land use has had on the Property's environmental conditions. Sources of information identified with an asterisk (*) are included in Appendix C. The remaining sources are available for review in our office, local libraries, or local government offices.

4.2 Historical Sources

1898 Property Plat Map*: The Property is noted to be located in an undeveloped rural area. The southern third of the site is owned by H. Eiskamp and the remainder is owned by H. Schroeder and H. Kampe.

1930-32 ISGS Harvey Quadrangle*: The Property is still located in a minimally developed area and there are two (2) structures on site which are assumed to be farm house complexes. Butterfield Creek appears to have been redirected across the site since 1898 and appears to roughly correspond to its current route.

1941 Property Plat Map*: The southern portion of the Property is owned by D. Eiskamp and the remainder is owned by Theo. Kampe and Mrs. Fred Krumweid. The surrounding area still appears to be rural and the nearest population center is the downtown Matteson area approximately 1.5 miles to the southeast.

1949 Aerial Photograph*: The Property is occupied by cultivated fields and there are three (3) farm house complexes on site. The surrounding area is still a minimally developed rural region.

1970 Aerial Photograph: The most significant area change is construction of Interstate 57 immediately west of the Property. The Property is still being farmed and the farm house complex which had been located on the west margin of the Property appears to have been abandoned. The surrounding area is still rural.

1976 Aerial Photograph*: No significant changes noted since 1970.

1987 Aerial Photograph*: The Property is still a farmed field with one farm house complex located near its southeast corner. Located adjacent to the southeast corner of the Property is the new Matteson Police Station facility and across from Cicero Avenue at the southeast corner of Vollmer and Cicero is a Shell gas station facility. Most of the remaining area near the Property is still vacant, however, there has been significant commercial and residential growth in the areas further to the south.

1989: At the time of OBA's site inspection performed in 1989, the Property and nearby area appeared as noted in the 1987 aerial photograph.

1997 Aerial Photograph*: The farm house complex near the southeast corner of the Property is longer in place. According to a telephone interview with Ms. Fae Perry of Transcontinental Corporation, the current Property owner, no suspect conditions were encountered in this area when the farm house complex facility was demolished. It is also noted that there have been several retention ponds constructed on site in the northeast and southwest corners of the site since 1989 and the remainder of the property is still being farmed. Area changes include construction of an office building to the south of the previously noted Police Station and there has been significant commercial and residential growth in the surrounding area.

Current: Based on our site inspection performed on November 21, 2002, the most significant area changes since 1997 is construction of the Village of Matteson Municipal complex west of the Police Station facility and continued residential growth in the areas further from the Property. No changes are noted on the Property itself since 1997.

4.3 Historical REC Summary

Based on the above noted historical information, no obvious RECs were identified on site, nor were there any significant RECs identified on any immediately adjoining properties.

5.0 REGULATORY REVIEW

5.1 Regulatory Databases and Sources of Information Reviewed

In an attempt to discover if there have been any documented environmental problems associated with the site or the surrounding area, we have reviewed data base listings obtained from Freedom of Information (FOI) requests to various Illinois State and Federal

Agencies and regulatory data bases. In addition to the regulatory agencies, we subcontracted with FirstSearch Technology Corporation (FirstSearch) to provide an Environmental Report. The FirstSearch report is used as a screening tool to identify sites with potential or existing environmental liabilities based on Federal and State supplied data bases in accordance with ASTM Standard E 1527. Included in the FirstSearch report are computer generated GIS Maps which locate the potential sites of concern. All regulatory sources referenced are listed in Appendix A.

We have reviewed and edited the FirstSearch information supplied to us, as necessary, to identify additional sites not mapped and correct errors as necessary. These omissions, errors and corrections are typically related to sites lacking sufficient geographic data to be properly located and/or typographical errors presented in the regulatory sources. Included in Appendix D are copies of the pertinent pages and the site maps provided by FirstSearch based on OBA's search protocol. The full report is available for review in our office.

In addition to obtaining the FirstSearch report, we have made FOI requests to various regulatory agencies, as necessary, to document potential concerns with regulated sites. All correspondence is available for review at our office and is summarized in Appendix A.

5.2 Regulated Facilities Summary

Summarized in Tables D1 and D2, which are included in Appendix D, are descriptions of the Federal and State regulatory sources referenced and the search protocols utilized by OBA. All sites are referenced by the FirstSearch identifiers. Any facilities that we have added have been identified in a similar manner as referenced in the FirstSearch report and

have been superimposed on the FirstSearch Map. The results of the regulatory review are presented in Table 1: Regulated Facilities Summary which lists the facilities identified in accordance with OBA's protocols from the FirstSearch Report and our own in-house records, along with their addresses and proximity to the project site.

The locations noted in the FirstSearch Report are based on GIS procedures which use point source distances generated from projected location of the regulatory sources which are not always precise. The distances noted in the following text are determined by locating the facility on a recent aerial photograph or map, and then measuring to the nearest Property site margin. Adjoining properties within 200 feet of the Property which are contiguous or partially contiguous with it, but for a street, road or public thoroughfare separating them are identified in the direction from the project site. Facilities whose infra-structures or suspect sources of regulated conditions in excess of 200 feet from the site are not considered to be adjoining.

TABLE 1: REGULATED FACILITIES SUMMARY

Facility Name (ID#)	Address	Distance	Direction
Matteson Police Department (1)	20500 South Cicero	Adj.	South
Shell Oil Co. (3)	4755 Vollmer and Cicero	Adj.	East

Following is a summary of readily available regulatory sources for the project site and the facilities identified above.

SITE

The Property is not identified on any of the Illinois State or Federal database records reviewed for this assessment. In addition, the Illinois Emergency Management Agency (IEMA) has no reported spills or releases of hazardous materials, chemicals or petroleum

products on site nor on any of the adjoining roadways.

ADJOINING PROPERTIES

Matteson Police Department (1): Illinois Office of the State Fire Marshall Records (OSFM) records indicate there have been two (2) Underground Storage Tanks (USTs) registered on site including one 550 gallon diesel tank which has been removed, and an existing 600 gallon diesel UST. The USEPA identifies this facility as a Large Quantity Generator (LQG) with no documented enforcement or violation records. In response to a Freedom of Information request made to the IEPA, the only significant information provided was a letter dated June 22, 2000 from the Village of Matteson indicating the Police Station has never generated hazardous waste and that the only regulated waste generated from this site was from an UST removal for a backup generator diesel UST when 250 gallons of waste water were disposed of. The IEMA has no reported spills or releases of hazardous materials, chemicals or petroleum products for this facility.

Comment: Based on readily available information and local hydrogeological conditions, no regulatory RECs were identified.

Shell Oil Co. (3): USEPA records identify this facility as a Small Quantity Generator (SQG) with no documented enforcement or violation records. Illinois OSFM indicate there are three (3) registered gasoline USTs present at this site. The IEMA has no reported spills or releases of hazardous materials, chemicals or petroleum products for this facility.

Comment: Based on readily available information and local hydrogeological conditions, no regulatory RECs were identified.

NON-ADJOINING PROPERTIES

No other regulated facilities were identified in the state or federal data base records reviewed in accordance with the protocols utilized for this investigation.

5.3 Regulated REC Summary

Based on a review of readily available regulatory sources, it is our opinion none of the regulated facilities identified in this investigation should be considered RECs.

6.0 CONCLUSIONS & GENERAL QUALIFICATIONS

Recognized Environmental Conditions

On the basis of the information obtained in this investigation, no RECs were identified on the Property. There were several State and Federal regulated facilities identified within the search protocols utilized for this investigation, however, based on readily available information, proximity to the Property and local hydrogeological conditions, none of these facilities are considered to be RECs.

The analysis and recommendations submitted in this environmental site assessment have been based on available information. The objective of this assessment was to give an overall opinion of any probable hazardous waste conditions for the proposed Creekside at Matteson Commons parcel located at the southwest quadrant of Vollmer Road and Cicero Avenue, Matteson, Illinois. This assessment is not intended to be deemed a legal opinion. As any additional information becomes available, that information should be brought to our attention to determine if it affects our analysis and recommendations.

This report is an instrument of service of O'Brien & Associates, Inc. The report was prepared for and is intended for the exclusive use of Lord & Essex Homes. The report's contents may not be relied upon by any party other than the above listed parties without the express written permission of O'Brien & Associates, Inc.

The report's findings are based on conditions that existed on the date of O'Brien & Associates' site visit and should not be relied upon to precisely represent conditions at any other time nor beyond ninety (90) days from the date of this report. The scope of service executed for this project does not comprise an audit for regulatory compliance nor does

it comprise a detailed condition survey for the presence of asbestos, lead paint, PCBs, and radon or other naturally occurring materials.

O'Brien & Associates, Inc. has based the conclusions included in this report on its observation of existing site conditions, its interpretation of site history, and its interpretation of the site usage information it was able to access. All conclusions are qualified by the fact that no environmental borings were made and no groundwater sampling or chemical testing was conducted. Conclusions about site conditions under no circumstances comprise a warranty that conditions in all areas within the site and beneath structures are of the same quality that O'Brien & Associates, Inc. has inferred from observable site conditions and readily available site history.

O'Brien & Associates' findings and conclusions must be considered probabilities based on professional judgement applied to the limited data O'Brien & Associates, Inc. was able to gather during the course of the site assessment. In performing this site assessment, O'Brien & Associates, Inc. has endeavored to observe the degree of care and skill generally exercised by other consultants undertaking similar studies at the same time, under similar circumstances and conditions, and in the same geographical area.

ENVIRONMENTAL DATA RESOURCES (EDR) SANBORN FIRE
INSURANCE MAPS-NO COVERAGE LETTER



20650 S DEWITT DR
20650 S DEWITT DR
MATTESON, IL 60443

Inquiry Number: 5166986.5

January 24, 2018

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/24/18

Site Name:

20650 S DEWITT DR
20650 S DEWITT DR
MATTESON, IL 60443
EDR Inquiry # 5166986.5

Client Name:

Benchmark Environmental Svcs.
23540 W Beach Grove Road
Antioch, IL 60002
Contact: Josh@benchmarkenv.com



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Benchmark Environmental Svcs. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 615B-4368-A30A

PO # NA

Project 18163

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 615B-4368-A30A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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ENVIRONMENTAL DATA RESOURCES (EDR) – PROVIDED
FIRSTSEARCH REPORT



20650 S DEWITT DR
20650 S DEWITT DR
MATTESON, IL 60443

Inquiry Number: 05166986.2r
January 24, 2018

FirstSearch Area/Linear Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 20650 S DEWITT DR
MATTESON, IL 60443**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	1	1	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	0	0	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	0	1	-	0	1
<i>State/Tribal Tanks</i>	Y	0	1	0	-	-	0	1
<i>State/Tribal IC / EC</i>	Y	0	0	0	1	-	0	1
<i>State/Tribal VCP</i>	Y	0	0	0	1	-	0	1
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Local Land Records</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	3	-	0	3
<i>Other</i>	Y	0	2	0	-	-	0	2
<i>EDR Exclusive</i>	Y	0	0	0	0	0	0	0
- Totals --		0	4	1	6	0	0	11

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Search Summary Report

**TARGET SITE: 20650 S DEWITT DR
MATTESON, IL 60443**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	12/11/2017	1.000	0	0	0	0	0	0	0
	Proposed NPL	12/11/2017	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
NPL Delisted	Delisted NPL	12/11/2017	1.000	0	0	0	0	0	0	0
CERCLIS	FEDERAL FACILITY	11/07/2016	0.500	0	0	0	0	-	0	0
	SEMS	12/11/2017	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	12/11/2017	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	09/13/2017	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	09/13/2017	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	09/13/2017	0.250	0	1	1	-	-	0	2
Federal IC / EC	LUCIS	05/22/2017	0.500	0	0	0	0	-	0	0
	US ENG CONTROLS	08/10/2017	0.500	0	0	0	0	-	0	0
	US INST CONTROL	08/10/2017	0.500	0	0	0	0	-	0	0
ERNS	ERNS	09/18/2017	0.250	0	0	0	-	-	0	0
State/Tribal CERCLIS	SSU	06/09/2015	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	12/31/2016	0.500	0	0	0	0	-	0	0
	CCDD	05/23/2017	0.500	0	0	0	0	-	0	0
	LF SPECIAL WASTE	01/01/1990	0.500	0	0	0	0	-	0	0
	IL NIPC	08/01/1988	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	10/23/2017	0.500	0	0	0	1	-	0	1
	INDIAN LUST	04/14/2017	0.500	0	0	0	0	-	0	0
	LUST TRUST	06/06/2016	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	FEMA UST	05/15/2017	0.250	0	0	0	-	-	0	0
	UST	10/24/2017	0.250	0	1	0	-	-	0	1
	INDIAN UST	04/14/2017	0.250	0	0	0	-	-	0	0
State/Tribal IC / EC	ENG CONTROLS	08/28/2017	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 20650 S DEWITT DR
MATTESON, IL 60443**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	INST CONTROL	08/28/2017	0.500	0	0	0	1	-	0	1
State/Tribal VCP	INDIAN VCP	07/27/2015	0.500	0	0	0	0	-	0	0
	SRP	08/28/2017	0.500	0	0	0	1	-	0	1
ST/Tribal Brownfields	BROWNFIELDS	02/11/2010	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	08/21/2017	0.500	0	0	0	0	-	0	0
Other SWF	INDIAN ODI	12/31/1998	0.500	0	0	0	0	-	0	0
	DEBRIS REGION 9	01/12/2009	0.500	0	0	0	0	-	0	0
	ODI	06/30/1985	0.500	0	0	0	0	-	0	0
Other Haz Sites	US HIST CDL	07/13/2017	TP	0	-	-	-	-	0	0
	CDL	10/11/2017	TP	0	-	-	-	-	0	0
	US CDL	07/13/2017	TP	0	-	-	-	-	0	0
Local Land Records	LIENS 2	12/11/2017	TP	0	-	-	-	-	0	0
Spills	HMIRS	09/21/2017	TP	0	-	-	-	-	0	0
	SPILLS	09/18/2017	0.500	0	0	0	3	-	0	3
	SPILLS 90	07/18/2012	0.500	0	0	0	0	-	0	0
Other	RCRA NonGen / NLR	09/13/2017	0.250	0	1	0	-	-	0	1
	FUDS	01/31/2015	1.000	0	0	0	0	0	0	0
	DOD	12/31/2005	1.000	0	0	0	0	0	0	0
	SCRD DRYCLEANERS	01/01/2017	0.500	0	0	0	0	-	0	0
	US FIN ASSUR	10/17/2017	TP	0	-	-	-	-	0	0
	EPA WATCH LIST	08/30/2013	TP	0	-	-	-	-	0	0
	2020 COR ACTION	04/22/2013	0.250	0	0	0	-	-	0	0
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2016	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ROD	12/11/2017	1.000	0	0	0	0	0	0	0
	RMP	11/02/2017	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2013	TP	0	-	-	-	-	0	0
	PADS	06/01/2017	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	08/30/2016	TP	0	-	-	-	-	0	0
	COAL ASH DOE	12/31/2005	TP	0	-	-	-	-	0	0

Search Summary Report

**TARGET SITE: 20650 S DEWITT DR
MATTESON, IL 60443**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
	COAL ASH EPA	07/01/2014	0.500	0	0	0	0	-	0	0
	PCB TRANSFORMER	05/24/2017	TP	0	-	-	-	-	0	0
	RADINFO	10/02/2017	TP	0	-	-	-	-	0	0
	HIST FTTS	10/19/2006	TP	0	-	-	-	-	0	0
	DOT OPS	07/31/2012	TP	0	-	-	-	-	0	0
	CONSENT	09/30/2017	1.000	0	0	0	0	0	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	UMTRA	06/23/2017	0.500	0	0	0	0	-	0	0
	LEAD SMELTERS	10/10/2017	TP	0	-	-	-	-	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	US MINES	10/29/2017	0.250	0	0	0	-	-	0	0
	FINDS	07/23/2017	TP	0	1	-	-	-	0	1
	AIRS	12/31/2016	TP	0	-	-	-	-	0	0
	COAL ASH	10/01/2011	0.500	0	0	0	0	-	0	0
	DRYCLEANERS	11/19/2017	0.250	0	0	0	-	-	0	0
	Financial Assurance	09/14/2017	TP	0	-	-	-	-	0	0
	HWAR	12/31/2015	TP	0	-	-	-	-	0	0
	IMPDMENT	12/31/1980	0.500	0	0	0	0	-	0	0
	NPDES	04/16/2014	TP	0	-	-	-	-	0	0
	PIMW	09/18/2017	0.250	0	0	0	-	-	0	0
	TIER 2	12/31/2016	TP	0	-	-	-	-	0	0
	UIC	11/21/2017	TP	0	-	-	-	-	0	0
EDR Exclusive	EDR MGP	08/28/2009	1.000	0	0	0	0	0	0	0
	EDR Hist Auto	02/20/2007	0.250	0	0	0	-	-	0	0
	EDR Hist Cleaner	02/20/2007	0.250	0	0	0	-	-	0	0
	- Totals --			0	4	1	6	0	0	11

Target Site Summary Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

TOTAL: 11

GEOCODED: 11

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

TOTAL: 11 GEOCODED: 11 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	UST --ACTIVE --2038719 --Removed --Currently in use	MATTESON POLICE DEPARTMENT	20500 SOUTH CICERO MATTESON, IL 60443	0.00	+ 6	1
A2	FINDS --110003050867	MATTESON POLICE DEPT	20500 S CICERO AVE MATTESON, IL 60443	0.00	+ 6	3
A2	RCRA NonGen / NLR --ILR000064154	MATTESON POLICE DEPT	20500 S CICERO AVE MATTESON, IL 60443	0.00	+ 6	4
3	RCRA-CESQG --ILR000143354	MTW LLC 757	20728 CICERO AVE MATTESON, IL 60443	0.12 SSE	+ 7	6
4	RCRA-CESQG --ILR000125583	HOME DEPOT 1932	20808 CICERO AVE MATTESON, IL 60443	0.20 SSE	+ 8	9
B5	SPILLS		4755 VOLLMER RD. MATTESON, IL	0.30 NNE	- 3	13
B6	SPILLS --20051081 --20071228	SHELL OIL PRODUCTS US	4755 VOLLMER ROAD MATTESON, IL 60443	0.30 NNE	- 3	14
B6	LUST --2009-03-18 --2005-10-17 --20071228 --20051081 --311805032	SHELL OIL PRODUCTS US	4755 VOLLMER ROAD MATTESON, IL 60443	0.30 NNE	- 3	15
B7	SPILLS		4755 VOLLMER RD. MATTESON, IL	0.30 NNE	- 3	16
8	SRP --0311805070	KRCV CORPORATION	21000 SOUTH CICERO AVENUE MATTESON, IL 60443	0.39 South	+ 12	17
8	INST CONTROL --0311805070	KRCV CORPORATION	21000 SOUTH CICERO AVENUE MATTESON, IL 60443	0.39 South	+ 12	19

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

UST

EDR ID: U003668596 **DIST/DIR:** 0.000 **ELEVATION:** 704 **MAP ID:** A1

NAME: MATTESON POLICE DEPARTMENT

Rev: 10/24/2017

ADDRESS: 20500 SOUTH CICERO
MATTESON, IL 60443
COOK

ID/Status: ACTIVE
ID/Status: 2038719
ID/Status: Removed
ID/Status: Currently in use

SOURCE: IL Illinois State Fire Marshal

UST:

Facility ID: 2038719
Facility Status: ACTIVE
Facility Type: CITY / TOWN
Owner Id: U0009860
Owner Name: Village of Matteson
Owner Address: 4900 Village Commons
Owner City,St,Zip: Matteson, IL 60443

Tank Number: 1
Tank Status: Removed
Tank Capacity: 550
Tank Substance: Diesel Fuel
Last Used Date: 12/20/1998
OSFM First Notify Date: 5/4/1999
Red Tag Issue Date: Not reported
Install Date: 4/1/1987
Green Tag Decal: R002928
Green Tag Issue Date: 12/9/2016
Green Tag Expire Date: 12/31/2018
Fee Due: \$0.00
Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Not reported
Equipment: Not reported
Last Passing Date: Not reported
Test Expire Date: Not reported

Tank Number: 2
Tank Status: Currently in use
Tank Capacity: 600
Tank Substance: Diesel Fuel
Last Used Date: Not reported
OSFM First Notify Date: 8/17/1999
Red Tag Issue Date: Not reported
Install Date: 7/21/1999
Green Tag Decal: R002928
Green Tag Issue Date: 12/9/2016
Green Tag Expire Date: 12/31/2018
Fee Due: \$0.00

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

UST

EDR ID: U003668596 **DIST/DIR:** 0.000 **ELEVATION:** 704 **MAP ID:** A1

NAME: MATTESON POLICE DEPARTMENT

Rev: 10/24/2017

ADDRESS: 20500 SOUTH CICERO
MATTESON, IL 60443
COOK

ID/Status: ACTIVE
ID/Status: 2038719
ID/Status: Removed
ID/Status: Currently in use

SOURCE: IL Illinois State Fire Marshal

Motor Fuel Permit Inspection Date: Not reported
Motor Fuel Permit Expiration Date: Not reported
MOTOR FUEL TYPE: Not reported
Pending Nov: N
IEMA: Not reported
Equipment Type: Corrosion Prot - Piping
Equipment: Fiberglass Non-Corrosive
Last Passing Date: N/A
Test Expire Date: N/A

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

FINDS

EDR ID: 1001487491 **DIST/DIR:** 0.000 **ELEVATION:** 704 **MAP ID:** A2

NAME: MATTESON POLICE DEPT
ADDRESS: 20500 S CICERO AVE
MATTESON, IL 60443
COOK
SOURCE: US EPA

Rev: 07/23/2017
ID/Status: 110003050867

FINDS:

Registry ID: 110003050867

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA NonGen / NLR

EDR ID: 1001487491 **DIST/DIR:** 0.000 **ELEVATION:** 704 **MAP ID:** A2

NAME: MATTESON POLICE DEPT

Rev: 09/13/2017

ADDRESS: 20500 S CICERO AVE
MATTESON, IL 60443
COOK

ID/Status: ILR000064154

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 04/01/2006

Facility name: MATTESON POLICE DEPT

Facility address: 20500 S CICERO AVE

MATTESON, IL 60443

EPA ID: ILR000064154

Contact: ENV COORDINATOR

Contact address: Not reported

Not reported

Contact country: US

Contact telephone: 708-748-1411

Contact email: Not reported

EPA Region: 05

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: VILLAGE OF MATTESON

Owner/operator address: 3525 W 215TH ST

MATTESON, IL 60443

Owner/operator country: Not reported

Owner/operator telephone: 708-748-1411

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: County

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: MATTESON POLICE DEPT

Owner/operator address: Not reported

Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 01/01/1900

Owner/Op end date: Not reported

Owner/operator name: MATTESON POLICE DEPT

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA NonGen / NLR

EDR ID: 1001487491 **DIST/DIR:** 0.000 **ELEVATION:** 704 **MAP ID:** A2

NAME: MATTESON POLICE DEPT

Rev: 09/13/2017

ADDRESS: 20500 S CICERO AVE
MATTESON, IL 60443
COOK

ID/Status: ILR000064154

SOURCE: US Environmental Protection Agency

Owner/operator address: Not reported
Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/01/1900

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Historical Generators:

Date form received by agency: 03/01/2000

Site name: MATTESON POLICE DEPARTMENT

Classification: Not a generator, verified

Date form received by agency: 05/18/1999

Site name: MATTESON POLICE DEPT

Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

Violation Status: No violations found

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1010317217 **DIST/DIR:** 0.116 SSE **ELEVATION:** 705 **MAP ID:** 3

NAME: MTW LLC 757 **Rev:** 09/13/2017
ADDRESS: 20728 CICERO AVE **ID/Status:** ILR000143354
MATTESON, IL 60443
COOK
SOURCE: US Environmental Protection Agency

RCRA-CESQG:

Date form received by agency: 02/25/2009

Facility name: MTW LLC 757

Facility address: 20728 CICERO AVE
MATTESON, IL 60443

EPA ID: ILR000143354

Mailing address: 823 DONALD ROSS RD
JUNO BEACH, FL 33408

Contact: DAVID ZOLNOWSKI

Contact address: Not reported
Not reported

Contact country: US

Contact telephone: 561-383-3000

Telephone ext.: 2424

Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 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

Owner/Operator Summary:

Owner/operator name: NTW LLC

Owner/operator address: 823 DONALD ROSS RD
JUNO BEACH, FL 33408

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 11/01/2005

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1010317217 **DIST/DIR:** 0.116 SSE **ELEVATION:** 705 **MAP ID:** 3

NAME: MTW LLC 757 **Rev:** 09/13/2017
ADDRESS: 20728 CICERO AVE **ID/Status:** ILR000143354
MATTESON, IL 60443
COOK
SOURCE: US Environmental Protection Agency

Owner/Op end date: Not reported

Owner/operator name: NTW LLC
Owner/operator address: 823 DONALD ROSS RD
JUNO BEACH, FL 33408
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/01/2005
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1010317217 **DIST/DIR:** 0.116 SSE **ELEVATION:** 705 **MAP ID:** 3

NAME: MTW LLC 757

Rev: 09/13/2017

ADDRESS: 20728 CICERO AVE
MATTESON, IL 60443
COOK

ID/Status: ILR000143354

SOURCE: US Environmental Protection Agency

Historical Generators:

Date form received by agency: 09/18/2006

Site name: NTB 757

Classification: Conditionally Exempt Small Quantity Generator

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D008
- . Waste name: LEAD

- . Waste code: D039
- . Waste name: TETRACHLOROETHYLENE

- . Waste code: D040
- . Waste name: TRICHLOROETHYLENE

Violation Status: No violations found

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1007118752 **DIST/DIR:** 0.199 SSE **ELEVATION:** 706 **MAP ID:** 4

NAME: HOME DEPOT 1932 **Rev:** 09/13/2017
ADDRESS: 20808 CICERO AVE **ID/Status:** ILR000125583
MATTESON, IL 60443
COOK
SOURCE: US Environmental Protection Agency

RCRA-CESQG:

Date form received by agency: 09/27/2005

Facility name: HOME DEPOT 1932

Facility address: 20808 CICERO AVE

MATTESON, IL 60443

EPA ID: ILR000125583

Mailing address: 1905 ASTON AVE STE 100

CARLSBAD, CA 92008

Contact: ROBERT PERKINS

Contact address: 20808 CICERO AVE

MATTESON, IL 60443

Contact country: US

Contact telephone: 760-602-8700

Contact email: Not reported

EPA Region: 05

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 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

Owner/Operator Summary:

Owner/operator name: HOME DEPOT USA

Owner/operator address: Not reported
Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 02/25/1999

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1007118752 **DIST/DIR:** 0.199 SSE **ELEVATION:** 706 **MAP ID:** 4

NAME: HOME DEPOT 1932 **Rev:** 09/13/2017
ADDRESS: 20808 CICERO AVE **ID/Status:** ILR000125583
MATTESON, IL 60443
COOK
SOURCE: US Environmental Protection Agency

Owner/operator name: HOME DEPOT USA
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 02/25/1999
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

- . Waste code: D001
- . Waste name: IGNITABLE WASTE

- . Waste code: D002
- . Waste name: CORROSIVE WASTE

- . Waste code: D009
- . Waste name: MERCURY

- . Waste code: D016
- . Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

- . Waste code: D018
- . Waste name: BENZENE

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1007118752 DIST/DIR: 0.199 SSE ELEVATION: 706 MAP ID: 4

NAME: HOME DEPOT 1932

Rev: 09/13/2017

ADDRESS: 20808 CICERO AVE
MATTESON, IL 60443
COOK

ID/Status: ILR000125583

SOURCE: US Environmental Protection Agency

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Historical Generators:

Date form received by agency: 12/29/2003

Site name: HOME DEPOT 1932

Classification: Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D009
. Waste name: MERCURY

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

RCRA-CESQG

EDR ID: 1007118752 **DIST/DIR:** 0.199 SSE **ELEVATION:** 706 **MAP ID:** 4

NAME: HOME DEPOT 1932

Rev: 09/13/2017

ADDRESS: 20808 CICERO AVE
MATTESON, IL 60443
COOK

ID/Status: ILR000125583

SOURCE: US Environmental Protection Agency

Violation Status: No violations found

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

SPILLS

EDR ID: S115764649 **DIST/DIR:** 0.300 NNE **ELEVATION:** 695 **MAP ID:** B5

NAME: **Rev:** 09/18/2017

ADDRESS: 4755 VOLLMER RD.
MATTESON, IL
COOK

SOURCE: IL Illinois EPA

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

SPILLS

EDR ID: S106984503 **DIST/DIR:** 0.300 NNE **ELEVATION:** 695 **MAP ID:** B6

NAME: SHELL OIL PRODUCTS US

Rev: 09/18/2017

ADDRESS: 4755 VOLLMER ROAD
MATTESON, IL 60443
COOK

ID/Status: 20051081
ID/Status: 20071228

SOURCE: IL Illinois EPA

SPILLS:

Incident ID: 20051081

Incident Date: Not reported

Date Received: 08/03/2005

Lust Ind: Yes

Facility Address: 4755 VOLLMER RD

Facility City: MATTESON

PRP Name: SHELL OIL PRODUCTS US

AC: Not reported

Source Table: dbo_OCIN_INCIDENTCUR

Incident ID: 20071228

Incident Date: Not reported

Date Received: 09/06/2007

Lust Ind: Yes

Facility Address: 4755 VOLLMER RD

Facility City: MATTESON

PRP Name: SHELL OIL PRODUCTS US

AC: Not reported

Source Table: dbo_OCIN_INCIDENTCUR

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

LUST

EDR ID: S106984503 **DIST/DIR:** 0.300 NNE **ELEVATION:** 695 **MAP ID:** B6

NAME: SHELL OIL PRODUCTS US **Rev:** 10/23/2017
ADDRESS: 4755 VOLLMER ROAD ID/Status: 2009-03-18
MATTESON, IL 60443 ID/Status: 2005-10-17
COOK ID/Status: 20071228
SOURCE: IL Illinois Environmental Protection Agency ID/Status: 20051081
ID/Status: 311805032

LUST:

Incident Num: 20071228
IL EPA Id: 311805032
Product: Unleaded Gas
IEMA Date: 2007-09-06
Project Manager: Jones
Project Manager Phone: Not reported
Email: Not reported
PRP Name: Shell Oil Products US
PRP Contact: John Robbins
PRP Address: 603 Diehl Road, Suite 103
PRP City,St,Zip: Naperville, IL 60563
PRP Phone: 6302764206
Site Classification: Not reported
Section 57.5(g) Letter: 734
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: 2007-09-17
45 Report Received: 2007-10-22
NFA/NFR Letter: 2009-03-18
NFR Date Recorded: 2009-04-30

Incident Num: 20051081
IL EPA Id: 311805032
Product: Unleaded Gas
IEMA Date: 2005-08-03
Project Manager: Jones
Project Manager Phone: Not reported
Email: Not reported
PRP Name: Shell Oil Products US
PRP Contact: John Robbins
PRP Address: 603 Diehl Road, Suite 103
PRP City,St,Zip: Naperville, IL 60563
PRP Phone: 6302764206
Site Classification: Not reported
Section 57.5(g) Letter: P.A.
Date Section 57.5(g) Letter: Not reported
Non LUST Determination Letter: Not reported
20 Report Received: 2005-08-24
45 Report Received: 2005-09-20
NFA/NFR Letter: 2005-10-17
NFR Date Recorded: 2005-12-02

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

SPILLS

EDR ID: S115768133 **DIST/DIR:** 0.300 NNE **ELEVATION:** 695 **MAP ID:** B7

NAME: **Rev:** 09/18/2017

ADDRESS: 4755 VOLLMER RD.
MATTESON, IL
COOK

SOURCE: IL Illinois EPA

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

SRP

EDR ID: S105736088 **DIST/DIR:** 0.393 South **ELEVATION:** 710 **MAP ID:** 8

NAME: KRCV CORPORATION

Rev: 08/28/2017

ADDRESS: 21000 SOUTH CICERO AVENUE
MATTESON, IL 60443
COOK

ID/Status: 0311805070

SOURCE: IL Illinois Environmental Protection Agency

SRP:

IL EPA Id: 0311805070

US EPA Id: Not reported

Longitude: -87.734296

Latitude: 41.507684

Contact Name: Michael Flynn

Contact Address: 3333 New Hyde Park Road

Contact City,St,Zip: New Hyde Park, NY 11042

Date Enrolled: 12/16/2002

Point Of Contact: David C. Constant

Consultant Company: Northern Environmental

Consultant Address: 3349 Southgate Court SW

Consultant City,St,Zip: Cedar Rapids, IA 52404

Proj Mgr Assigned: Not assigned

Sec. 4 Letter Date: Not reported

Active: No

Remediation Applicant Co: KRCV Corporation

Remediation Applicant Name: Michael Flynn

Remediation Applicant Company: KRCV Corporation

Remediation Applicant Address: 3333 New Hyde Park Road

Remediation Applicant City,St,Zip: New Hyde Park, NY 11042

Illinois EPA: 0311805070

Site Name: KRCV Corporation

NFR Letter: 2003-05-19

NFR Letter Date Recorded: 2003-06-10

Comprehensive/Focused: Focused

Worker Caution: No

Acres: 20

Land Use: Industrial/Commercial

Ground Water Use Restriction: Yes

Highway Authority Agreement: No

Ordinance: No

Industrial - Commercial: Yes

Slab on Grade: No

BCT: No

Building Slab: No

Asphalt Used: No

Concrete Used: No

Clean Soil 3ft: No

Clean Soil 10ft: No

Alternate Barrier: No

- Continued on next page -

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

SRP

EDR ID: S105736088 **DIST/DIR:** 0.393 South **ELEVATION:** 710 **MAP ID:** 8

NAME: KRCV CORPORATION

Rev: 08/28/2017

ADDRESS: 21000 SOUTH CICERO AVENUE
MATTESON, IL 60443
COOK

ID/Status: 0311805070

SOURCE: IL Illinois Environmental Protection Agency

[Click here for IL SRP:](#)

Site Detail Report

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

INST CONTROL

EDR ID: S105736088 **DIST/DIR:** 0.393 South **ELEVATION:** 710 **MAP ID:** 8

NAME: KRCV CORPORATION

Rev: 08/28/2017

ADDRESS: 21000 SOUTH CICERO AVENUE
MATTESON, IL 60443
COOK

ID/Status: 0311805070

SOURCE: IL Illinois Environmental Protection Agency

IL INSTUTIONAL CONTROL:

Illinois EPA Id: 0311805070

NFR Letter: 05/19/2003

Date NFR Recorded: 06/10/2003

Comprehensive / Focused: Focused

Remediation Applicant Name: Michael Flynn

RA Company: KRCV Corporation

RA Address: 3333 New Hyde Park Road

RA City,St,Zip: New Hyde Park, NY 11042

Worker Caution: No

Acres: 20

Land Use: Industrial/Commercial

Ground Water Use Restriction: Yes

Highway Authority Agreement: No

Ordinance: No

Industrial - Commercial: Yes

Slab on Grade: No

BCT: No

Building Slab: No

Asphalt Used: No

Concrete Used: No

Clean Soil 3ft: No

Clean Soil 10ft: No

Alternate Barrier: No

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites. NPL LIENS - Federal Superfund Liens.

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

CERCLIS: FEDERAL FACILITY A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities. FEDERAL FACILITY - Federal Facility Site Information listing SEMS - Superfund Enterprise Management System.

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: LUCIS LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties. LUCIS - Land Use Control Information System US ENG CONTROLS - Engineering Controls Sites List. US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal CERCLIS: SSU The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. SSU - State Sites Unit Listing

State/Tribal SWL: SWF/LF LF WMRC - Waste Management & Research Center Landfill Database. CCDD - Clean Construction or Demolition Debris. Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. CCDD - Available Disposal for Solid Waste in Illinois - Solid Waste Landfills Subject to State Surcharge LF SPECIAL WASTE - Special Waste Site List. IL NIPC - Solid Waste Landfill Inventory.

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Leaking Underground Storage Tank Sites INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. LUST TRUST - Underground Storage Tank Fund Payment Priority List.

State/Tribal Tanks: FEMA UST A listing of all FEMA owned underground storage tanks. FEMA UST - Underground Storage Tank Listing UST - Underground Storage Tank Facility List. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: ENG CONTROLS Sites using of engineered barriers (e.g., asphalt or concrete paving). ENG CONTROLS - Sites with Engineering Controls Inst Control - Institutional Controls.

State/Tribal VCP: INDIAN VCP R1 SRP - Site Remediation Program Database. INDIAN VCP R7 - Voluntary Cleanup Priority Listing. A listing of voluntary cleanup priority sites located on Indian Land located in Region 7. INDIAN VCP R7 - Voluntary Cleanup Priority Listing

ST/Tribal Brownfields: BROWNFIELDS The Illinois Municipal Brownfields Redevelopment Grant Program (MBRGP) offers grants worth a maximum of \$240,000 each to municipalities to assist in site investigation activities, development of cleanup objectives, and performance of cleanup activities. Brownfields are abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment. BROWNFIELDS - Municipal Brownfields Redevelopment Grant Program Project Descriptions BROWNFIELDS - Redevelopment Assessment Database.

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: INDIAN ODI Location of open dumps on Indian land. INDIAN ODI - Report on the Status of Open Dumps on Indian Lands DEBRIS REGION 9 - Torres Martinez Reservation Illegal Dump Site Locations. ODI - Open Dump Inventory.

Database Descriptions

Other Haz Sites: US HIST CDL A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register. US HIST CDL - National Clandestine Laboratory Register CDL - Meth Drug Lab Site Listing. US CDL - Clandestine Drug Labs.

Local Land Records: LIENS 2 A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. LIENS 2 - CERCLA Lien Information

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - State spills. IEMA SPILLS - Illinois Emergency Management Agency Spills. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FUDS - Formerly Used Defense Sites. DOD - Department of Defense Sites. FEDLAND - Federal and Indian Lands. SCRDRYCLEANERS - State Coalition for Remediation of Drycleaners Listing. US FIN ASSUR - Financial Assurance Information. EPA WATCH LIST - EPA WATCH LIST. 2020 COR ACTION - 2020 Corrective Action Program List. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. ROD - Records Of Decision. RMP - Risk Management Plans. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. COAL ASH DOE - Steam-Electric Plant Operation Data. COAL ASH EPA - Coal Combustion Residues Surface Impoundments List. PCB TRANSFORMER - PCB Transformer Registration Database. RADINFO - Radiation Information Database. HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing. HIST FTTS INSP - FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing. DOT OPS - Incident and Accident Data. CONSENT - Superfund (CERCLA) Consent Decrees. BRS - Biennial Reporting System. INDIAN RESERV 2 - Indian Reservations. UMTRA - Uranium Mill Tailings Sites. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. US MINES - Mines Master Index File. US MINES 2 - Ferrous and Nonferrous Metal Mines Database Listing. US MINES 3 - Active Mines & Mineral Plants Database Listing. FINDS - Facility Index System/Facility Registry System. AIRS - Air Inventory Listing. COAL ASH - Coal Ash Site Listing. DRYCLEANERS - Illinois Licensed Drycleaners. Financial Assurance - Financial Assurance Information Listing. HWAR - Hazard Waste Annual Report. IMPDMENT - Surface Impoundment Inventory. NPDES - A Listing of Active Permits. PIMW - Potentially Infectious Medical Waste. TIER 2 - Tier 2 Information Listing. UIC - Underground Injection Wells.

EDR Exclusive: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. UIC - EDR Exclusive Historical Cleaners EDR MGP - EDR Proprietary Manufactured Gas Plants. EDR Hist Auto - EDR Exclusive Historical Auto Stations. EDR Hist Cleaner - EDR Exclusive Historical Cleaners.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: Environmental Protection Agency

Varies

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Department of the Navy

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal CERCLIS: Illinois Environmental Protection Agency

Updated Semi-Annually

State/Tribal SWL: Illinois Environmental Protection Agency

Updated Annually

State/Tribal LTANKS: Illinois Environmental Protection Agency

Updated Semi-Annually

State/Tribal Tanks: FEMA

Varies

Database Sources

State/Tribal IC / EC: Illinois Environmental Protection Agency

Updated Quarterly

State/Tribal VCP: EPA, Region 7

Varies

ST/Tribal Brownfields: Illinois Environmental Protection Agency

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Environmental Protection Agency

Varies

Other Haz Sites: Drug Enforcement Administration

No Update Planned

Local Land Records: Environmental Protection Agency

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

EDR Exclusive: EDR, Inc.

No Update Planned

Street Name Report for Streets near the Target Property

Target Property: 20650 S DEWITT DR
MATTESON, IL 60443

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
203rd St	0.13 NE		
Abbey Dr	0.15 East		
Ashford Dr	0.21 NE		
Blarney Dr	0.15 East		
Carrick Rd	0.21 East		
Dewit Dr	0.09 South		
Grafton Pl	0.14 East		
Green St	0.09 South		
IL-50	0.09 East		
Matteson Ave	0.18 West		
Morning Glory Dr	0.19 SSE		
Village Cmns	0.16 South		

Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRA COR, STATES Sites



20650 S DEWITT DR MATTESON, IL 60443



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.519452 Longitude: 87.734327)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ▧ National Priority List Sites
- ▩ Dept. Defense Sites

20650 S DEWITT DR MATTESON, IL 60443



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 41.519452 Longitude: 87.734327)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

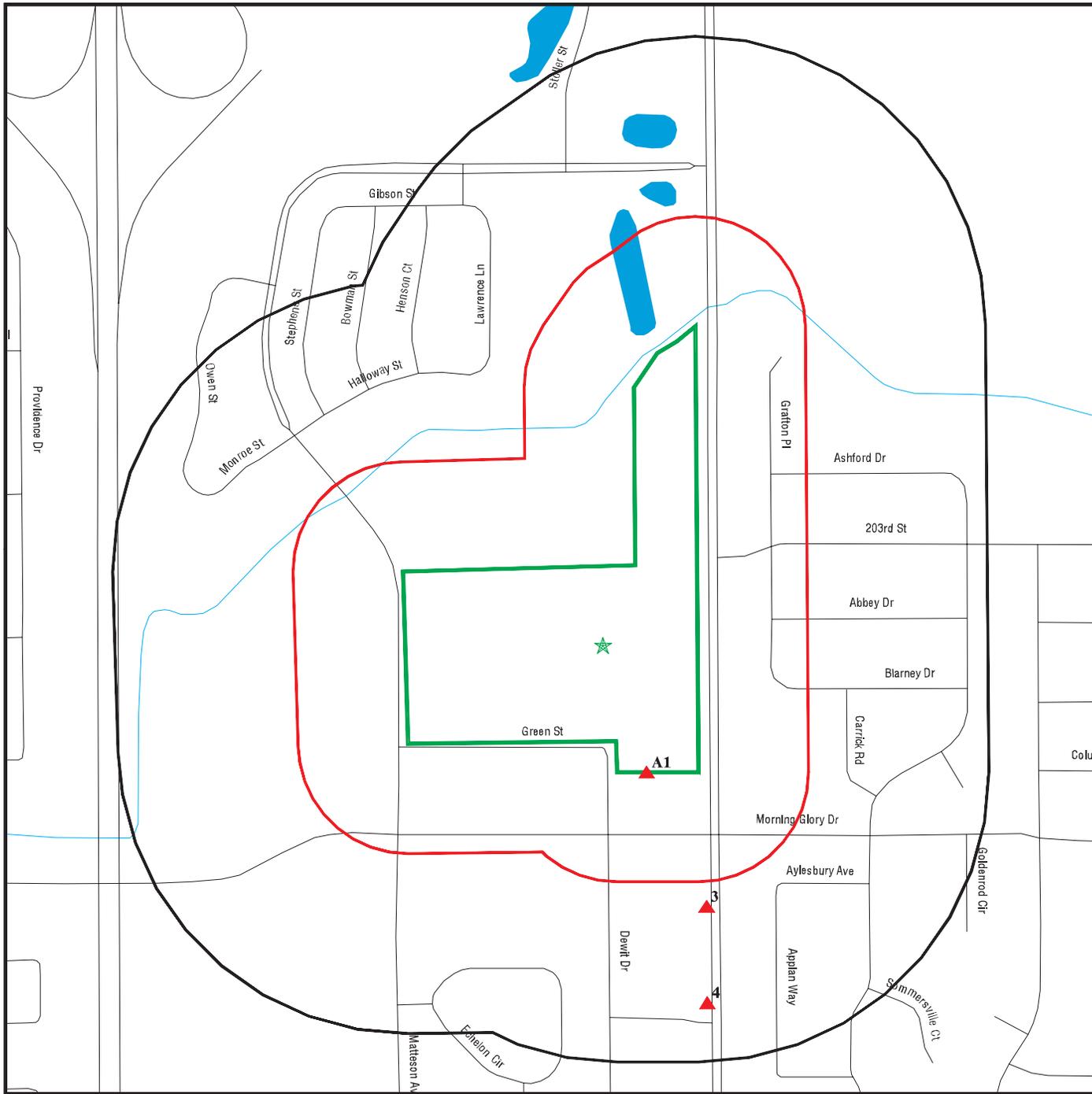
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



20650 S DEWITT DR MATTESON, IL 60443



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

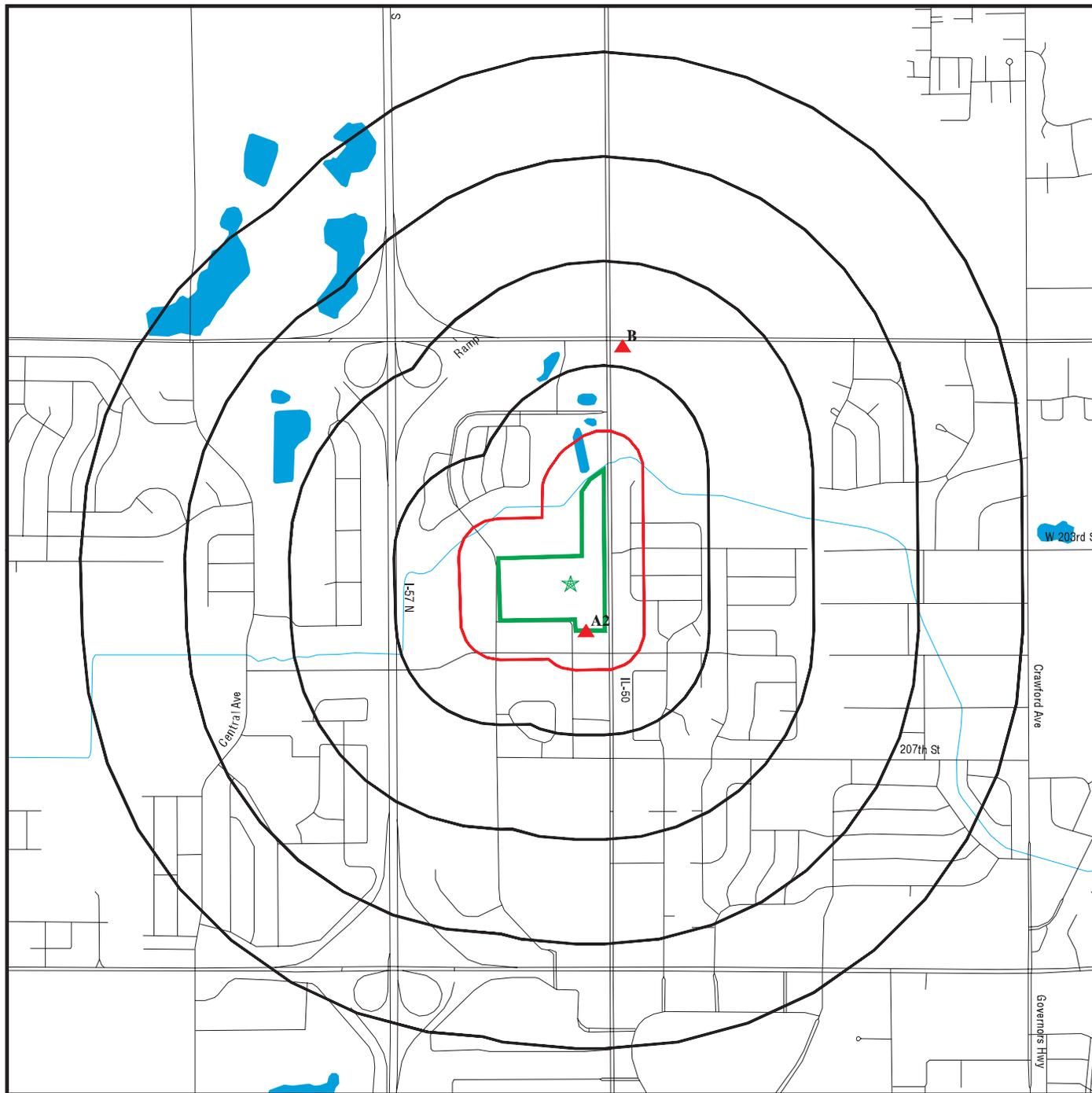
- ★ Target Property (Latitude: 41.519452 Longitude: 87.734327)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites
- Dept. Defense Sites

Environmental FirstSearch

1.000 Mile Radius
Non ASTM Map, Spills, FINDS



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Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

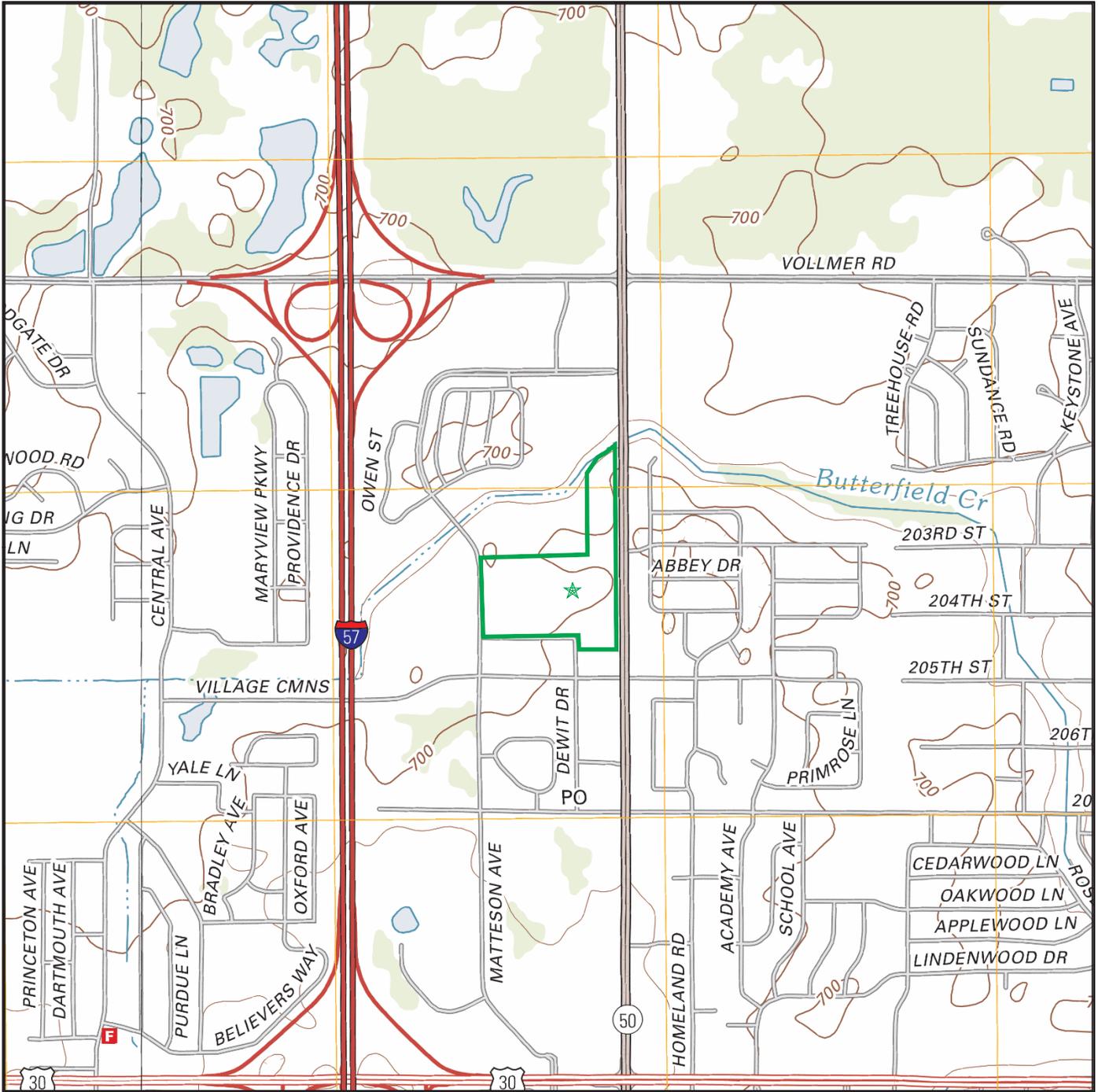
- ★ Target Property (Latitude: 41.519452 Longitude: 87.734327)
- ▲ Identified Sites
- ▣ Indian Reservations BIA
- ⚡ Sensitive Receptors
- 🚧 National Priority List Sites
- 🏠 Dept. Defense Sites

Site location Map

Topo: 0.75 Mile Radius



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Map Image Position: TP
Map Reference Code & Name: 5680679 Harvey
Map State(s): IL
Version Date: 2012
Map Image Position: NW
Map Reference Code & Name: 5680701 Tinley Park
Map State(s): IL
Version Date: 2012