

**BEFORE THE ILLINOIS POLLUTION CONTROL BOARD**

<b>In the Matter Of:</b>	)	
	)	
<b>JOHNS MANVILLE, a Delaware corporation,</b>	)	
	)	
	)	
<b>Complainant,</b>	)	<b>PCB No. 14-3</b>
	)	
<b>v.</b>	)	
	)	
<b>ILLINOIS DEPARTMENT OF TRANSPORTATION,</b>	)	
	)	
	)	
<b>Respondent.</b>	)	

**NOTICE OF SERVICE OF RECORD SUBPOENA**

I, Lauren J. Caisman, one of the attorneys for Complainant Johns Manville, certify that on April 11, 2016, I caused to be served the attached Subpoena Duces Tecum upon the Illinois State Geological Survey, by personal service pursuant to 35 Ill. Adm. Code 101.622, as evidenced by the attached subpoena and affidavit.

Dated: April 12, 2016

Respectfully submitted,

BRYAN CAVE LLP

Attorneys for Complainant Johns Manville

By: /s/ Lauren J. Caisman  
 Susan Brice, ARDC No. 6228903  
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 (312) 602-5079  
 Email: lauren.caisman@bryancave.com

**CERTIFICATE OF SERVICE**

I, the undersigned, certify that on April 12, 2016, I caused to be served a true and correct copy of Complainant's Notice of Service of Record Subpoena upon all parties listed on the Service List by sending the documents via e-mail to all persons listed on the Service List, addressed to each person's e-mail address. Paper hardcopies of this filing will be made available upon request.

/s/ Lauren J. Caisman

Lauren J. Caisman

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April 8, 2016

Lauren J. Caisman  
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**VIA HAND DELIVERY**

Illinois State Geological Survey  
Natural Resources Building  
615 E. Peabody Drive  
Champaign, Illinois 61820

Re: *Johns Manville v. Illinois Department of Transportation*, PCB No. 14-3

Dear Madam or Sir:

This firm represents Complainant Johns Manville, in the above-referenced case. Enclosed is a document subpoena directed to you. This subpoena requires that you produce all copies of the requested documents.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Caisman", written over a horizontal line.

Lauren J. Caisman

Enclosure

**Before the Illinois Pollution Control Board**

<b>In the Matter Of:</b>	)	
	)	
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<b>Complainant,</b>	)	<b>PCB No. 14-3</b>
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<b>v.</b>	)	
	)	
<b>ILLINOIS DEPARTMENT OF TRANSPORTATION,</b>	)	
	)	
<b>Respondent.</b>	)	

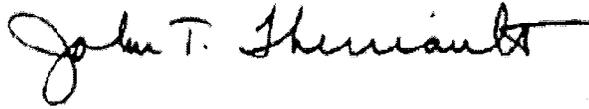
SUBPOENA DUCES TECUM

TO: ILLINOIS STATE GEOLOGICAL SURVEY  
Natural Resources Building  
615 E. Peabody Drive  
Champaign, Illinois 61820

Pursuant to Section 5(e) of the Environmental Protection Act (415 ILCS 5/5(e) (2006)) and 35 Ill. Adm. Code 101, Subpart F, you are ordered to produce documents relevant to the matter under consideration as described in the attached Exhibit A. Production must be made no later than April 25, 2016, and shall be directed to the attention of Susan Brice at Bryan Cave LLP, 161 North Clark Street, Suite 4300, Chicago, Illinois 60601.

Failure to comply with this subpoena will subject you to sanctions under 35 Ill. Adm. Code 101.622(g) and 101.802.

ENTER:



John T. Therriault, Clerk  
Pollution Control Board

Date: April 8, 2016

I served this subpoena duces tecum by handing a copy to \_\_\_\_\_  
\_\_\_\_\_ on \_\_\_\_\_, 2016.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public

EXHIBIT A

Any and all documents<sup>1</sup> within your possession, custody, and control, including electronically stored information, relating to:

- 1) Any and all documents related to the Preliminary Environmental Site Assessment, ISGS 2308, performed by Illinois State Geological Survey ("ISGS"), enclosed herewith as **Attachment 1** (IDOT 003296-003343), including, but not limited to, any requests for reports and any correspondence or communications with the Illinois Department of Transportation ("IDOT") regarding the Preliminary Environmental Site Assessment and reports;
- 2) Any and all documents related to Parcel No. 0393 with the legal description and drawing as set forth in **Attachment 2**, enclosed herewith, including, but not limited to, (i) any work, including preliminary environmental site assessments, performed by ISGS or its agents on Parcel No. 0393, (ii) any screenshots or printouts from any databases, extranets, Geographic Information Systems ("GIS"), and/or Illinois Roadway Information System ("IRIS") resources, and (iii) any correspondence or communications with IDOT regarding Parcel No. 0393.

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<sup>1</sup> For purposes of this request, the term "documents" includes all written, printed, typed or other graphic matter, and all mechanical and electronic recordings or transcripts thereof, including, but not limited to, all bills, receipts, records, books, accounts, photographs, analyses, test results and data, logs, monitoring logs, charts, x-rays, diagrams, blueprints, maps, memoranda of conversations or other communications, diaries, invoices, surveys, ledgers, microfilms, court documents or filings, purchase orders, bills, cancelled checks, contracts or agreements, shipping orders, invoices, correspondence, internal memoranda, and computer disks, tapes or printouts.

**ATTACHMENT 1**

IDOT Sequence #: 16145  
IDOT Job #: P91-092-10

ISGS: 2308

**PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT**

**FINAL REPORT**

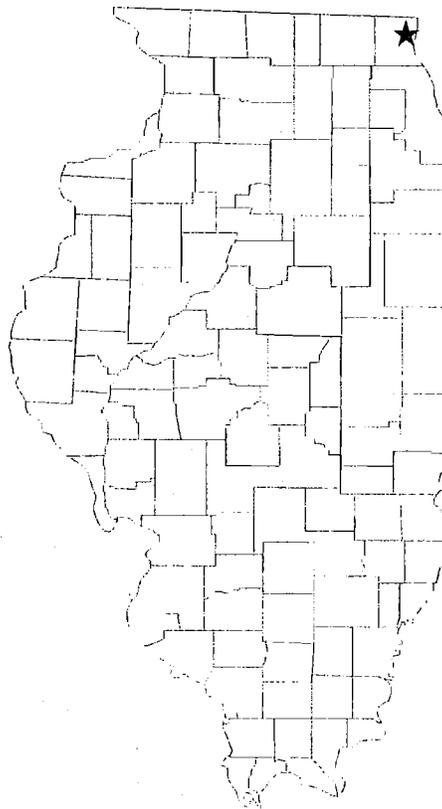
**DATE:** April 21, 2011

**IDOT DESIGN DATE:** August 31, 2011

**PRELIMINARY REPORT DATE:** May 1, 2011

**DATE REQUEST RECEIVED:** October 26, 2010

**LOCATION:** FAP 352 (IL 137) at Greenwood Avenue interchange, Waukegan, Lake County; Zion quadrangle (USGS 7.5-minute topographic map), T45N, R12E, Sections 9, 10, 15 and 16.



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## GLOSSARY OF ACRONYMS

AAI	-	All Appropriate Inquiries	MTBE	-	methyl tertiary-butyl ether
ACM	-	Asbestos-Containing Material	NFR	-	No Further Remediation
AST	-	Aboveground Storage Tank	NFRAP	-	No Further Remedial Action Planned
ASTM	-	American Society for Testing and Materials	NIPC	-	Northeastern Illinois Planning Commission
AULs	-	Activity and Use Limitations (includes institutional controls, engineered barriers, and HAAs)	NPL	-	National Priorities List
BOL	-	Bureau of Land (IEPA)	NRCS	-	Natural Resources Conservation Service (formerly Soil Conservation Service)
BTEX	-	Benzene, Toluene, Ethylbenzene, and total Xylenes	OSFM	-	Office of the State Fire Marshal
☎	-	Centerline	PAA	-	Permit Access Agreement
CERCLIS-		Comprehensive Environmental Response, Compensation, and Liability Information System	PAH/PNA-		Polynuclear Aromatic Hydrocarbon
FEMA	-	Federal Emergency Management Agency	PCB	-	Polychlorinated Biphenyl
FID	-	Flame Ionization Detector	PESA	-	Preliminary Environmental Site Assessment
FIRM	-	Flood Insurance Rate Map	P.G.	-	Professional Geologist
GC	-	Gas Chromatograph	PID	-	Photoionization Detector
HAA	-	Highway Authority Agreement	ppb	-	parts per billion (equivalent to µg/kg for solids, and µg/l in liquids)
ICC	-	Illinois Commerce Commission	ppm	-	parts per million (equivalent to mg/kg in solids, and mg/l in liquids)
IDNR	-	Illinois Department of Natural Resources	PRP	-	Potentially Responsible Party
IDOT	-	Illinois Department of Transportation	RCRA	-	Resource Conservation and Recovery Act
IEMA	-	Illinois Emergency Management Agency	REC	-	Recognized Environmental Condition
IEPA	-	Illinois Environmental Protection Agency	ROW	-	Right-of-Way
IMD	-	Illinois Manufacturers Directory	SIC	-	Standard Industrial Classification
ISD	-	Illinois Services Directory	SRP	-	Site Remediation Program
ISGS	-	Illinois State Geological Survey	TACO	-	Tiered Approach to Cleanup Objectives
ISTC	-	Illinois Sustainable Technology Center (formerly Waste Management and Research Center)	TCLP	-	Toxicity Characteristic Leaching Procedure
ISV	-	Initial Site Visit	TRI	-	Toxic Release Inventory
ISWS	-	Illinois State Water Survey	TVOC	-	Total Volatile Organic Compound
LUST	-	Leaking Underground Storage Tank	USDA	-	United States Department of Agriculture
µg/kg	-	micrograms per kilogram (ppb)	USEPA	-	United States Environmental Protection Agency
µg/l	-	micrograms per liter (ppb)	USGS	-	United States Geological Survey
mg/kg	-	milligrams per kilogram (ppm)	UST	-	Underground Storage Tank
mg/l	-	milligrams per liter (ppm)	VOC	-	Volatile Organic Compound
M.P.	-	Milepost			
MSDS	-	Material Safety Data Sheet			

**EXECUTIVE SUMMARY**

This report presents the results of an environmental site assessment for IL 137 at Greenwood Avenue interchange, Waukegan, Lake County. This report was prepared on behalf of the Illinois Department of Transportation (IDOT) by the Illinois State Geological Survey (ISGS).

The following sites were examined for this project. The tables below list sites along the project for which recognized environmental conditions (RECs)\* were identified for each address or address range (Table 1); sites along the project for which only de minimis conditions were identified (Table 2); sites along the project for which no RECs were identified (Table 3); and sites adjacent to but not on the project that were identified on environmental databases (Table 4). Further investigation of sites with RECs may be desired.

**Table 1. The following sites along the project were determined to contain RECs:**

Property name IDOT parcel #	ISGS site #	REC(s), including de minimis conditions	Regulatory database(s)	Land use
Mobil NA	2308-1	USTs; evidence of chemical use; transformers; potential lead paint	BOL, UST	Commercial
Vacant building NA	2308-2	Possible USTs; potential ACM and lead paint; protruding pipe	None	Residential
Bob and Annie's Family Restaurant NA	2308-4	Possible USTs; transformer; potential ACM and lead paint	None	Commercial
Front Row Bar and Grill NA	2308-6	Natural gas explosion; potential lead paint	ERNS	Commercial
Stevens Instrument Company NA	2308-10	Potential chemical use; potential ACM and lead paint	None	Industrial
Centerline Corporation NA	2308-11	Potential chemical use; transformers; potential ACM and lead paint	None	Industrial
Vacant building NA	2308-12	Former UST with documented release; transformers; potential ACM and lead paint	BOL, IEMA, UST, LUST	Industrial

Vacant land NA	2308-13	Former open dumping; fill; potential ACM and lead paint	BOL	Vacant
Johns-Manville NA	2308-15	Former USTs with documented releases; asbestos; VOCs; metals	NPL CERCLIS, RCRA, TRI, BOL, SRP, LUST, UST, IEMA, AULs landfill	Industrial/ landfill/ vacant
Vacant land NA	2308-16	Asbestos	None	Vacant
Intersection of Greenwood Avenue and Pershing Road NA	2308-17	Potential former chemical use	RCRA, BOL	Vacant

**Table 2. The following sites along the project were determined to contain de minimis conditions only:**

Property name IDOT parcel #	ISGS site #	De minimis condition(s)	Land use
Bowen Park NA	2308-3	Transformer; potential ACM and lead paint	Municipal
Apartments NA	2308-5	Transformer; potential ACM and lead paint	Residential
Bearing Headquarters Company NA	2308-7	Potential ACM and lead paint	Commercial
Alan E. Jones, Attorney NA	2308-8	Potential ACM and lead paint	Commercial
HC&D NA	2308-9	Potential ACM and lead paint	Commercial

**Table 3. The following sites along the project were determined not to contain RECs or de minimis conditions:**

Property name IDOT parcel #	ISGS site #	Land use
Vacant land NA	2308-14	Transportation/ vacant

**Table 4. The following additional sites, adjacent to but not on the project, were identified on environmental databases:**

Property name	ISGS site #	Regulatory database(s)	Land use
Pfleger Greiss	2308-A	Active CERCLIS, RCRA, BOL, SRP	Industrial
Waukegan Electric Generating Station	2308-B	RCRA, BOL, LUST, UST	Industrial

\* For all sites:

Where REC(s) are indicated as present, a condition was noted that may be indicative of releases or potential releases of hazardous substances on, at, in, or to the site, as discussed in the text. Potential hazards were not verified by ISGS testing. Radon, biological hazards (such as mold, medical waste, or septic waste), and non-agricultural pesticides and/or herbicides may also be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

Where RECs are not indicated as present, radon, biological hazards (such as mold, medical waste, or septic waste), and non-agricultural pesticides and/or herbicides may still be of concern. No further investigation concerning the presence or use of these factors was conducted for this PESA.

For the purposes of this report, the following are considered to be de minimis conditions:

- Normal use of lead-based paint on exteriors and interiors of buildings and structures.
- Use of asbestos-containing materials in building construction.
- Transformers in normal use, unless the transformers were observed to be leaking, appear on an environmental regulatory list, or were otherwise determined to pose a hazard not related to normal use.
- Agricultural use of pesticides and herbicides. In addition, most land in Illinois was under agricultural use prior to its conversion to residential, industrial, or commercial development. Pesticides, both regulated and otherwise, may have been used throughout the project area at any time. Unless specifically discussed elsewhere in this report, no information regarding past pesticide use that would be subject to enforcement action was located for this project,

and such use is considered a de minimis condition.

Radon and biological hazards are not considered in this PESA unless specifically noted.

NA = No parcel number was supplied by IDOT for this site.

Although potential natural hazards and undermining, if present, are described in this report, they are not considered as RECs or de minimis conditions for the purposes of this report, and are therefore not listed in the tables above.

## **BACKGROUND**

### **Introduction**

This is the **Final Report** of a preliminary environmental assessment by the ISGS of natural and man-made hazards that may be encountered along IL 137 at Greenwood Avenue interchange, Waukegan, Lake County (Attachment 1). Work on this project involves acquisition of additional ROW or easement, and subsurface utility relocation or linear excavation. It is not known whether this project entails building demolition or modification, or railroad ROW acquisition. Stationing information was provided by IDOT for the project ROW in feet, and is presented as such in this report. Stationing information provided was incomplete and will not be referenced for every site discussed within this report. All stationing information is approximate, and refers to the approximate midpoint of the site's frontage along the ROW. All stationing is for the road that the site is addressed to, unless otherwise indicated. This report identifies and evaluates recognized environmental conditions (RECs) that may be indicative of releases or potential releases of hazardous substances on, at, in, or to the proposed project.

This assessment has been prepared using historical and geological information including aerial photographs, U.S. Geological Survey topographic maps, plat maps, file information of the ISGS and other state agencies, and various other sources of information. An on-site investigation has been completed. The specific methods used to conduct the assessment are contained in "A Manual for Conducting Preliminary Environmental Site Assessments for Illinois Department of Transportation Highway Projects" (Erdmann et al., 1996, and revisions in preparation). If new environmental information is received concerning this site, this report will be updated accordingly and the information made part of the permanent file. If such information is considered to have a significant impact on the findings of this report, the report will be corrected by addendum and resubmitted to IDOT Bureau of Design and Environment.

**This Preliminary Environmental Site Assessment (PESA) was performed in compliance with the IDOT-ISGS PESA Manual (Erdmann et al., 1996, and revisions in preparation) and not with the All Appropriate Inquiries environmental assessment standard (40 CFR Part 312) that took effect on November 1, 2006.**

### **Geology**

**Bedrock geology.** The topmost bedrock unit in the project area has been mapped as undifferentiated units of Silurian age; these units consist primarily of limestones and dolomites.

**Surficial geology.** The total drift thickness in the project area ranges from 30 m (100 ft) to 61 m (200 ft). The surficial layer of the majority of the project consists of man-made land. At the western project limit, the Grayslake Peat forms a discontinuous surficial layer to a maximum depth of 6 m (20 ft). This is underlain by sand, silt, and gravel of the Equality Formation, Dolton Member, to a maximum thickness of 6 m (20 ft). The Equality Formation is underlain by the silty and clayey glacial deposits of the Wedron Group.

**Soils.** Along the project ROW, the NRCS has classified the **Adrian muck, ponded, 0 to 2 percent slopes as hydric**. Non-prime farmland soils along the ROW are the Ozaukee silt loam,

20 to 30 percent slopes, Orthents, loamy, undulating, and Adrian muck, ponded, 0 to 2 percent slopes.

### Hydrogeology

Due to project type or IDOT internal procedure, the sections on surficial public water supplies, groundwater recharge, groundwater protection areas, potential for contamination of shallow aquifers, and well log information are not included in this report.

**Drainage direction.** Surficial drainage in the project area is generally toward the east, in the direction of Lake Michigan. However, since the project area is urbanized and storm drains and sewers are present, most surficial runoff will be controlled by the storm sewer system; such systems typically are designed to follow natural drainage patterns.

Neither the near-surface nor the shallow unconfined groundwater flow direction was specifically determined for this project, but they generally mimic local topography.

## DISCUSSION

### Man-Made Hazards

The project area is primarily under commercial and residential use. Sites will be described from west to east along Greenwood Avenue and from north to south along IL 137 below. Attachment 1 contains a project location map. Attachment 2 contains maps of all sites discussed in this report. The versions of the OSFM's UST database, IEPA's LUST database, IEPA's Bureau of Land database, and USEPA's CERCLIS database utilized for this report were dated April 15, 2011, April 15, 2011, April 15, 2011, and April 15, 2011, respectively. OSFM files were received on January 13, 2011. IEPA files were received on March 16, 2011. USEPA files were received on January 24, 2011. Fieldwork for this project was conducted on January 24, 2011 and March 9, 2011.

### Data gaps applicable to the entire project area

The following data gaps applicable to the entire project area were noted for this project. Data gaps specific to individual sites are discussed in the site writeups below.

- (1) Aerial photographs provided information only for those specific times covered by the photographs, as noted in the Information Sources section. No records were available for intervening years, and other land uses could have occurred in these years. A significant gap in historical aerial photograph coverage exists for this area between the years 1967 and 1988.

This project includes a bridge that has been present since before 1985, when lead paint was no longer used to paint bridges. Lead paint may be present at this structure.

**Site 2308-1. Mobil. 1750 North Sheridan Road, Waukegan.** This current gas station is at the southwest corner of Greenwood Avenue and North Sheridan Road (Attachment 2, page 1). Six pumps were observed to the north of the building. Fill caps were observed along the eastern edge of the property. Three transformers on a single pole were observed at the northwest corner of the

site. Three transformers on a single pole were observed south of the building.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. This site was vacant according to Sanborn Fire Insurance maps from 1929 and 1949. By 1925, this site was part of incorporated Waukegan according to plat maps. In 1939 and 1946, this site was wooded according to aerial photographs. From 1954 to 1998, a commercial building was present at this site according to aerial photographs. By 1961, a gas station was present at this site according to Sanborn Fire Insurance maps, but no USTs were depicted. By 2002, the current building was present according to aerial photographs.

Under the name "Mobil Oil" and the address "1750 Sheridan Rd", this site appears on the IEPA BOL (IEPA #0971905435) list. Under the name "Victory Mobil" and the address "1750 North Sheridan Road", this site appears on the OSFM UST list (OSFM #2038606). According to IEPA files, this facility applied for an identification number in 2004.

IEPA files for IEPA #0971905435 also included information regarding a site named "Union Pacific RR". The Union Pacific RR site is referred to as IEPA #0971905435 as well as IEPA #0971905434 within the files for IEPA #0971905435. According to IEPA files, IEPA #971905434 is the correct number for "Union Pacific RR". The Union Pacific RR site is a separate site from the Mobil Oil site and is unrelated to IEPA #0917905435.

According to OSFM files, this facility has a 75,708-liter (20,000-gallon) gasoline UST and two 37,854-liter (10,000-gallon) gasoline USTs. The USTs are approximately 8 m (25 ft) west of Sheridan Road and 15 m (50 ft) south of Greenwood Avenue. Within the OSFM files, this site is listed at "1117 Greenwood Avenue", "1170 N. Sheridan Rd", and the current address of 1750 North Sheridan Road. All of the addresses refer to the same facility but no explanation for the different addresses was given. No further information was available in regulatory files concerning this site.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property was constructed after 1980 and is therefore not likely to contain friable asbestos-containing materials. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following RECs have been identified at this site: 3 active USTs, evidence of chemical use.

The following de minimis conditions have been identified at this site: Transformers, potential lead paint.

**Site 2308-2. Vacant building. 1802 North Sheridan Road, Waukegan.** This current vacant building is at the northwest corner of Greenwood Avenue and North Sheridan Road (Attachment 2, page 1). Two bay doors were observed facing east, towards North Sheridan Road. A pipe or

pole was observed running vertically from the ground to the roof of the building, south of the bay doors. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. A gas station was present at this site in 1929 with two USTs in the north half of the site according to Sanborn Fire Insurance maps. By 1925, this site was part of incorporated Waukegan according to plat maps. From 1939 to 2010, a commercial building was present at this site according to aerial photographs. By 1949, a different gas station with two USTs in different locations on the north half of the property were present according to Sanborn Fire Insurance maps. By 1961, the building was still present, but no USTs were depicted according to Sanborn Fire Insurance maps.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gaps were noted for this site:

- (1) The date of first development could not be determined.
- (2) The status of USTs at this site could not be determined.

Evidence from aerial photographs indicates that the building on this property was constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Possible USTs.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint; protruding pipe.

**Site 2308-3. Bowen Park. 1800 North Sheridan Road, Waukegan.** This current park is at the northeast corner of Greenwood Avenue and North Sheridan Road (approximate Greenwood Avenue station 10+00 LT) (Attachment 2, page 1). This park consists of several distinct areas. Along Greenwood Avenue, from west to east, is a parking lot, a pool and bath house, and a ball diamond. A pad-mounted transformer was observed at the southwest corner of the ball diamond. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. This site was vacant in 1929, 1949, and 1961 according to Sanborn Fire Insurance maps. By 1925, this site was part of incorporated Waukegan according to plat maps. From 1939 to 1961, this site was vacant according to aerial photographs. By 1967, the current parking lots and baseball field were present according to aerial photographs. By 1988, the a pool and bath house was present in the location of the current pool and bath house. By 2005, the current pool and bath house was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gap was noted for this site:

- (1) Sanborn Fire Insurance maps did not cover this site.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

No RECs were identified at this site.

The following de minimis conditions have been identified at this site: Transformer; potential ACM and lead paint.

**Site 2308-4. Bob and Annie's Family Restaurant. 1739 North Sheridan Road, Waukegan.** This current restaurant is at the southeast corner of Greenwood Avenue and North Sheridan Road (approximate Greenwood Avenue station 05+00 RT) (Attachment 2, page 1). One pole-mounted transformer was observed at the northeast corner of the site. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1929, this site consisted of a gas station in the western half of the site and a dwelling in the eastern half according to Sanborn Fire Insurance maps. Two USTs were present at the western edge of the site in the 1929 Sanborn Fire Insurance maps. By 1925, this site was part of incorporated Waukegan according to plat maps. From 1939 to 1967, a building was present at this site according to aerial photographs. In 1949 and 1967, a different gas station was present according to Sanborn Fire Insurance maps, but no USTs were depicted. By 1988, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gaps were noted for this site:

- (1) The date of first development could not be determined.
- (2) The status of USTs at this site could not be determined.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Possible USTs.

The following de minimis conditions have been identified at this site: Transformer; potential ACM and lead paint.

**Site 2308-5. Apartments. 239 Greenwood Avenue, Waukegan.** This current apartment building is on the south side of Greenwood Avenue, east of Site 2308-4 (approximate station 06+50 RT) (Attachment 2, page 1). One pole-mounted transformer was observed at the northwest corner of the site. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. In 1929, 1949, and 1961, an apartment building was present at this site according to Sanborn Fire Insurance maps. By 1925, this site was part of incorporated Waukegan according to plat maps. By 1939, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gap was noted for this site:

- (1) The date of first development could not be determined.

Evidence from aerial photographs indicates that the building on this property was constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Evidence from aeriels indicates that this residence was constructed before 1978. Lead paint was banned for residential use in the United States in 1978, and therefore lead paint may be present in this building.

No RECs were identified at this site.

The following de minimis conditions have been identified at this site: Transformer; potential ACM and lead paint.

**Site 2308-6. Front Row Bar and Grill. 219 Greenwood Avenue, Waukegan.** This current bar and restaurant is on the south side of Greenwood Avenue, east of Site 2308-5 (approximate station 07+50 RT) (Attachment 2, page 1). A large radio or cell tower was observed in a fenced-in area to the south of the building.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. In 1929, 1949, and 1961, a residence was present at this site according to Sanborn Fire Insurance maps. By 1925, this site was part of incorporated Waukegan according to plat maps. From 1939 to 1988, a residence was present at this site according to aerial photographs. By 1998, the current building was present according to aerial photographs.

This address appears on the ERNS incident list (ERNS #216851). A natural gas explosion and fire occurred at this address on January 15, 1994 according to the ERNS incident list. According to the ERNS file, an unknown quantity of natural gas was released, but no natural gas was released into water. No further information was available in regulatory files concerning this site.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property was constructed after 1980 and is therefore not likely to contain friable asbestos-containing materials. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Natural gas explosion.

The following de minimis condition has been identified at this site: Potential lead paint.

**Site 2308-7. Bearing Headquarters Company. 215 Greenwood Avenue, Waukegan.** This current office is on the south side of Greenwood Avenue, east of Site 2308-6 (approximate station 08+50 RT) (Attachment 2, page 1). No manufacturing is conducted at this location. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant from 1939 to 1967 according to aerial photographs. By 1988, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds,

ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

No RECs were identified at this site.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint.

**Site 2308-8. Alan E. Jones, Attorney. 203 Greenwood Avenue, Waukegan.** This current law office is on the south side of Greenwood Avenue, east of Site 2308-7 (approximate station 09+50 RT) (Attachment 2, page 1). A large radio or cell tower was observed in a fenced-in area to the south of the building, similar to the area described in Site 2308-6. This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant from 1939 to 1967 according to aerial photographs. By 1988, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

No RECs were identified at this site.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint.

**Site 2308-9. HC&D. 127 Greenwood Avenue, Waukegan.** This current furniture store is on the south side of Greenwood Avenue, east of Site 2308-8 (approximate station 10+50 RT) (Attachment 2, page 1). This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant in 1939 and 1946 according to aerial photographs. By 1954, a commercial or industrial building was present at this site according to aerial photographs. By 1988, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface

impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

No RECs were identified at this site.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint.

**Site 2308-10. Stevens Instrument Company. 111 Greenwood Avenue, Waukegan.** This facility manufactures and distributes test equipment for motorcycle, ATV, and small engine service shops, east of Site 2308-9 (approximate station 11+50 RT) (Attachment 2, page 1).

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant in 1939, 1946, and 1954, according to aerial photographs. From 1961 to 1967, the front half of the current building was present at this site according to aerial photographs. By 1988, the current building was present according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

Potential hazards associated with the manufacturing of electrical equipment include mercury, chlorinated naphthalenes, lead, benzene, perchloroethene, and trichloroethene.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property may have been constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Potential chemical use as described above.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint.

**Site 2308-11. Centerline Corporation. 105 Greenwood Avenue, Waukegan.** This facility manufactures circuit boards and general electronics, east of Site 2308-10 (approximate station 12+50 RT) (Attachment 2, page 1). Three transformers on a single pole were observed along Greenwood Avenue.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant in 1939, 1946, and 1954, according to aerial photographs. By 1961, the current building was present at this site according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

Potential hazards associated with the manufacturing of electrical equipment include mercury, chlorinated naphthalenes, lead, benzene, perchloroethene, and trichloroethene.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property was constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Potential chemical use as described above.

The following de minimis conditions have been identified at this site: Transformers; potential ACM and lead paint.

**Site 2308-12. Vacant building. 99 Greenwood Avenue, Waukegan.** This vacant building is on the south side of Greenwood Avenue, east of Site 2308-11 (approximate station 14+00 RT) (Attachment 2, page 1). The building at this site consists of an office area to the west and a shipping and receiving area to the east. A bay door was observed in the western section of the building. Three transformers on a single pole were observed along Greenwood Avenue.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. This site was vacant in 1939, 1946, and 1954 according to aerial photographs. By 1961, the current building was present according to aerial photographs.

Under the name Victory Memorial Hospital and the address "99 Greenwood Ave", this site appears on the IEPA BOL (IEPA #971905352) and the IEPA LUST list (IEMA #991194). Under the name Victory Memorial Hospital and the address "99 Greenwood Dr", this site appears on the OSFM UST list (OSFM #2038377). According to IEPA and OSFM files, J & D Mechanical Industries removed one UST from what is now a parking lot to the west of the building on May 18, 1999. Corrosion

holes were noted in the UST. According to OSFM files, visible petroleum discoloration was noted floating on groundwater in the excavation and seeping through sand at the southwest wall of the excavation. Information on the depth to groundwater and direction of groundwater flow was not present in IEPA files. OSFM files also indicate visible discoloration and petroleum odor in backfill. These observations led to IEMA #991194 being assigned to the site. According to IEPA files, the UST had contained heating oil #2 or #6. Soil samples were taken from the UST excavation site and tested for BTEX and PNAs. Levels of BTEX ranging from 0.0072 to 0.0222 mg/kg were found. Levels of PNAs ranging from 0.02 to 3.61 mg/kg were also found. According to IEPA files, the Aires Consulting Group, Incorporated, could not determine the extent of the release and the impacted soils were replaced into the excavation site. A Heating Oil Letter was issued by IEPA on November 15, 1999. No further information was present in IEPA files concerning activities at this site.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Evidence from aerial photographs indicates that the building on this property was constructed before 1979 and may therefore contain friable asbestos-containing materials as a component of floor tiles, wall and pipe insulation, roof materials, patching or painting compounds, ceiling materials, or stove and furnace insulation. Lead paint was banned for residential use in the United States in 1978, but has not been banned for industrial and commercial use. Therefore lead paint may be present in this building.

The following REC has been identified at this site: Former UST with documented release.

The following de minimis conditions have been identified at this site: Transformers, potential ACM and lead paint.

**Site 2308-13. Vacant land. 100 block of Greenwood Avenue, Waukegan.** This current vacant land extends from north of the junction of Greenwood Avenue and IL 137 to south of the intersection of Greenwood Avenue and IL 137/Melvin Amstutz Highway. This site is east of Site 2308-3 and Site 2308-12 (approximate station 21+00 RT LT) (Attachment 2, page 2).

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. The site was vacant from 1939 to 1961 according to aerial photographs. By 1988, Melvin Amstutz Highway was present.

Under the name "Greenwood Avenue Open Dump" and the address "Amsutz Hwy & Greenwood", this site appears on the IEPA BOL (IEPA #0971905505) list. This file refers to activities north of the bridge at the intersection of Greenwood Avenue and IL 137/Melvin Amstutz Highway. According to IEPA files, 76 m<sup>3</sup> (100 yd<sup>3</sup>) to 153 m<sup>3</sup> (200 yd<sup>3</sup>) of household garbage, construction and demolition debris, small appliances, and miscellaneous metal was observed at this site in 2007. Approximately 25 metric tons (27 short tons) of solid waste was removed from this site from June

20, 2007, to June 29, 2007. No further information was present in IEPA files concerning activities at this site.

Under the name "IDOT Rte 137 ROW" and the address "Rte 137 & Greenwood Brg", this site also appears on the IEPA BOL (IEPA #0971905536) list. This file refers to activities under the bridge at the intersection of Greenwood Avenue and IL 137/Melvin Amstutz Highway as well as the area just north of the bridge. According to IEPA files, on January 12, 2010, piles of reclaimed asphalt pieces, tree roots, and tree branches were observed under the bridge. Observations during this trip led to future investigations north of the bridge. According to IEPA files, on April 27, 2010, a 152 m (500 ft) by 152 m (500 ft) fill area was observed just north of the bridge. Soil piles, concrete pieces, reclaimed asphalt, and remnant trees and branches were observed. No dumping or fill was observed during field work for this PESA. No further information was present in IEPA files concerning activities at this site.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gap was noted for this site:

- (1) Sanborn Fire Insurance maps did not cover this site.

Although there are no buildings present and no evidence of fill or demolition debris was observed, IEPA files noted fill and demolition debris at this site which may contain asbestos-containing materials and lead paint.

The following RECs have been identified at this site: Former open dumping; fill of unknown composition.

The following de minimis conditions have been identified at this site: Potential ACM and lead paint.

**Site 2308-14. Vacant land. IL 137/northern limit of Amstutz Highway, Waukegan.** This site consists of the southern section of IL 137/Amstutz Highway at the southern project limit as well as the adjacent vacant land, east of Site 2308-12 (approximate station 187+50 RT LT) (Attachment 2, page 2). This site does not appear on any of the regulatory databases reviewed for this PESA.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. According to Sanborn Fire Insurance maps, a hotel was present at the northwest corner of this site in 1924, 1929, 1949, and 1961. By 1925, this site was part of incorporated Waukegan according to plat maps. According to aerial photographs, this site was grass in 1939. From 1946 to 1967, a commercial building was present at the northwest corner of this site according to aerial photographs. By 1988, the building was no longer present and IL 137/Amstutz Highway was present at this site according to aerial photographs.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste,

transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gap was noted for this site:

- (1) Sanborn Fire Insurance maps did not cover this site.

Because there are no buildings present and no evidence of fill or demolition debris was observed, asbestos-containing materials and lead paint are unlikely to be present at this site.

No RECs or de minimis conditions were identified at this site.

**Site 2308-15. Johns-Manville. 1871 Pershing Road, Waukegan.** The project is located at the southwest corner of the Johns-Manville site, a former landfill and former manufacturing facility, east of Site 2308-13 (approximate station 32+50 LT) (Attachment 2, page 2). The landfill is at the eastern half of the site. The former manufacturing facility is at the western half of the site. The western half of the site is now vacant and all buildings associated with the former manufacturing facility have been razed as of 2001. The entire property is fenced in making observations of the property difficult.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. From south to north, this site consisted of a garage, a packing building, a magnesia building, a cement building, a paper mill, a roofing building and an asbestos shingle building in 1924, 1929, 1949, and 1961, according to Sanborn Fire Insurance maps. By 1925, this site was labeled as Johns-Manville Inc. according to plat maps. From 1939 to 1988, an industrial complex was present at this site according to aerial photographs. By 1965, this site was part of incorporated Waukegan according to plat maps. By 2002, the buildings at this site were no longer present and the site was vacant according to aerial photographs.

Under the name "Johns Manville Intl Inc-Superfund" and the address "1871 N Pershing Rd", this site appears on the IEPA BOL (IEPA #0971900014) list. Under the name "John Manville Sales Corp" and the address "Greenwood Ave & Sand St", this site appears on the IEPA BOL (IEPA #0971905089) list. Under the name "Johns-manville Sites 2 & 3" and the address "Greenwood Ave E", this site appears on the IEPA BOL (IEPA #0971905347) list. Under the name "Johns Manville-SRP" and the address "1973 Pershing Rd", this site appears on the IEPA BOL (IEPA #0971905397) list. Under the name "Johns-Manville" and the address "Greenwood Ave", this site appears on the USEPA NPL CERCLIS and (USEPA #ILD005443544) lists. Under the name "Schuller International Inc" and the address "Greenwood Ave and Sand St", this site appears on the USEPA RCRA list (USEPA #ILD 005443544). Under the name "Manville Sales Corp." and the address "1871 North Pershing", this site appears on the OSFM UST list (OSFM #2021765).

According to USEPA and IEPA files, this site was 121 hectares (300 acres) and consisted of a manufacturing area and an asbestos disposal area. The manufacturing site consisted of the western half of the site and the disposal area consisted of the eastern half of the site. The site had been operated by Johns-Manville since 1922. The project area is located along the southwest corner of the manufacturing area of the Johns-Manville site and does not come into contact with the disposal portion of the site. The Johns Manville facility manufactured building materials, some of which contained asbestos. In 1982, the site was listed on the NPL (USEPA # ILD005443544). John-Manville ceased operations in 1998. All of the former manufacturing buildings were

demolished in 2000-2001.

In general, USEPA #ILD005443544 deals with the eastern half or disposal area of the site. The PESA does not come into contact with this section of Johns-Manville and therefore remediation of this section of the Johns-Manville site will only be summarized. This site is approximately 49 hectares (120 acres) and consists of or consisted of a lagoon system, inactive fill area, sludge disposal area, dry waste disposal area, and friable asbestos disposal area. Most of the waste Johns-Manville created at its manufacturing facility was disposed of onsite. Much of the waste contained asbestos, but xylene, chrome, lead, and thiram were also present. All dry waste piles were provided with a soil cover, with vegetation in 1991. Remediation for the wastewater treatment system will include a woven geotextile layer, sand, clay, rip rap, topsoil, and vegetation. According to USEPA files, the cover for the wastewater treatment system was to be completed no earlier than the 2009 construction season. Asbestos has been found beyond the boundaries of the Johns-Manville facility. Specifically, asbestos has been found in the Illinois Beach State Park north of Johns-Manville as well as the properties directly to the south.

The western half of the site was the manufacturing site for Johns-Manville. This site has been listed under four IEPA BOL numbers; #0971900014, #0971905089, #0971905347, and #0971905397. In general, this site is listed in the IEPA SRP (IEPA # 0971905397). The manufacturing site has also been found to have ACM in the soil throughout the site. An engineered barrier consisting of soil, paved roads, or parking lots will be instituted to remediate the ACM in the soil.

The manufacturing facility included 28 USTs listed on the OSFM UST list (OSFM #2021765). All of the USTs have been removed. Of the 28 USTs, 18 of the USTs had documented releases as described below. Four LUST incidents were related to these releases.

#### **IEMA #891724**

On September 7, 1989, 25 USTs were removed from 11 excavation sites. IEMA incident #891724 was assigned to the 15 USTs (found within 7 of the excavations) that had releases. The releases were addressed by actions that included corrective action plans, free product removal, site characterization, assessment of soil and groundwater, and corrective action including removal and proper disposal of soils as well as implementation of groundwater restrictions and engineered barriers. This incident was transferred into the Site Remediation Program (SRP) on April 19, 2002. LFR Levine-Ficke is the consultant handling remediation.

Of the seven excavation sites, only excavation "Site 4" or the "southern tank field" is within a reasonable distance of the project area. Site 4 is approximately 152 m (500 ft) east of the intersection of Greenwood Avenue and Pershing Road. This site is approximately 30 m (100 ft) north of Greenwood Avenue. Seven USTs were removed from this site during September 1989. These USTs contained gasoline, naphtha, methyl ethyl ketone, and 'Enjay', a toluene based product. During removal of these USTs, impacted soil was encountered. Eight soil samples were taken from the north sidewall of the excavation pit and eight soil samples were taken from the south sidewall of the excavation pit. Four groundwater samples were also taken. Groundwater was found to flow east at this site and was found at an elevation of 179 m (586.5 ft). Excavation of the soil continued north until the foundation of a nearby building was reached. Soil samples were taken to the west, east, and south to determine the extent of impacted soil and the pit was then excavated to remove all impacted soil. In all, 5,352 m<sup>3</sup> (7,000 yd<sup>3</sup>) of impacted soil was excavated from this site. Four monitoring wells were installed surrounding the UST excavation site. A fifth

monitoring well was installed at the southwest corner of the Johns-Manville site. Benzene, SPLP lead, and benzo(a)pyrene have been detected above TACO Tier 1 remediation levels in soil samples. Manganese has been detected above TACO Tier 1 remediation levels in groundwater samples.

Within the scope of IEMA #891724, 38 RECs were identified in a Comprehensive Site Investigation Report dated June 9, 2004, including the release discussed above. Other than the release discussed, two RECs are noteworthy. A site-wide identification of subsurface asbestos-containing materials as well as the use of deep wells throughout the site to monitor groundwater have been identified as RECs

According to IEPA files, approximately 114,690 m<sup>3</sup> (150,000 yd<sup>3</sup>) of soil has been imported to cover the old manufacturing area of the Johns-Manville site to remediate the asbestos found in the soil. Along with the soil covering, equivalent barriers such as paved roads or parking lots will be used to address impacted soils for the entirety of the John-Manville manufacturing area in general as well as excavation Site 4 specifically. The soil has been impacted by ACM found beneath the soil surface after demolition of the former manufacturing buildings as well as the materials discussed above. No further information was available in IEMA files concerning IEMA #891724.

#### **IEMA #951826**

This site is on the Johns-Manville site, but is approximately 427 m (1,400 ft) north of the intersection of Greenwood Avenue and Pershing Road at the western edge of the site. In 1995, JM addressed Tank #003 individually under Title 35 Part 732 regulations and subsequently obtained the unique IEMA #951826 that was originally included as part of IEMA #891724. LFR was retained as the primary consultant in 1998 and was tasked with defining the extent of soil and groundwater impact. In September 1989, approximately 76 m<sup>3</sup> (100 yd<sup>3</sup>) of soil and approximately 208 liters (55 gallons) of free product (gasoline) were removed from the excavation area. The cause of the release appeared to be a result of overfilling, spillage, and leaking dispenser pipelines. No gasoline vapors were encountered in nearby sewer systems. Six monitoring wells (UMW-08, -09, -10 and UMW-01A, -02A, -03A) have been installed. In 1997, groundwater samples were taken from all six monitoring wells. BTEX compounds were found exceeding TACO Tier 1 cleanup objectives in UMW-08, -09, and -10. BTEX compounds were not found to exceed TACO Tier 1 cleanup objectives in UMW-01A, -02A, or -03A. One soil sample was taken from UMW-01A. Analysis of this soil sample showed no BTEX compounds above detection limits. In 1998, eleven soil borings were completed. Analysis of soil samples from these borings showed benzene above TACO Tier 1 cleanup objectives. An additional monitoring well (UMW-26) was installed in 1998. Groundwater samples were taken from several of the wells and showed BTEX levels exceeding TACO Tier 1 cleanup objectives. In 2002, 11 additional soil borings (02-01 through 02-11) were completed. BTEX compounds were detected in two of the samples taken from these borings, but were below TACO Tier 1 cleanup objectives. Total lead was detected in all of the soil samples, but were below remediation objectives. Groundwater flow at this UST site flowed northwest at an elevation of 179 m (586 ft). No further information was available in IEMA files concerning IEMA #951826.

#### **IEMA #20020976**

This gasoline UST was originally discovered at the western edge of the property, south of IEMA #951826, during test pits conducted in December 2001 to determine whether the tank was present. This tank was removed on July 9, 2002. Groundwater encountered at 1.8 m (6.0 ft) below ground. BTEX concentrations were below detection limits in soil and groundwater samples. Total lead in

soil samples was below background levels. A conditional NFR letter was granted in 2002 by the IEPA based on the use of an AUL prohibiting the use of groundwater as a potable source of water (Attachment 3).

**IEMA #20020977**

This release was noticed during removal of a gasoline UST approximately 229 m (750 ft) southeast of the area covered by IEMA #20020976 and approximately 396 m (1,300 ft) northeast of the intersection of Greenwood Avenue and Pershing Road. Groundwater was encountered at 1.8 m (6.0 ft) below ground and found to flow north. BTEX concentrations in soil were below detection limits and total lead concentrations were below background levels. Water samples showed benzene at a concentration of 0.0054 mg/L. It was proposed that the benzene concentration is related to two adjacent LUSTs (IEMA #891724). A conditional NFR letter was granted in 2002 by the IEPA based on the use of an AUL prohibiting the use of groundwater as a potable source of water (Attachment 3).

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

The following data gap was noted for this site:

- (1) Due to the size of the site and a fence surrounding the property, observations of the whole site were not possible.

According to IEPA files, the facility that was formerly at this site used asbestos in its manufacturing process and generated waste that contained asbestos. Evidence of asbestos has been found during remediation efforts at this site by LFR.

Because there are no buildings present and no evidence of fill or demolition debris was observed, lead paint is unlikely to be present at this site.

The following RECs have been identified at this site: 28 former USTs, which have documented releases; asbestos; VOCs; metals.

No de minimis conditions were identified at this site.

**Site 2308-16. Vacant land. 100 block of Greenwood Avenue, Waukegan.** This currently vacant land is on the southeast side of Greenwood Avenue and Pershing Road, east of Site 2 (approximate station 30+00 RT) (Attachment 2, page 2). This site has no buildings present but has numerous electrical transmission lines running east to west from the power station east of the site.

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps. The site was vacant from 1939 to 2010 according to aerial photographs. By 1988, Melvin Amstutz Highway was present.

According to files associated with the Johns-Manville site (Site 2308-15, USEPA #ILD005443544),

this site was a parking lot for the Johns-Manville facility. No evidence of a parking lot was found in aerial photographs, Sanborn Fire Insurance maps, or plat maps. Johns-Manville stated the parking lot was constructed from material containing ACM which led to ACM-impacted soil throughout the site. No further information was available in regulatory files concerning this site.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

No data gaps were noted specific to this site.

Because there are no buildings present and no evidence of fill or demolition debris was observed, lead paint are unlikely to be present at this site.

The following REC has been identified at this site: Asbestos.

No de minimis conditions were identified at this site.

**Site 2308-17. Intersection of Greenwood Avenue and Pershing Road, Waukegan.** This site consists of the four quadrants around the intersection of Greenwood Avenue and Pershing Road. All but the northeast quadrant are vacant. The northeast quadrant consists of the former Johns-Manville facility (Attachment 2, page 2).

This site was depicted under individual use on the 1861 plat map, the earliest resource available. By 1925, this site was part of incorporated Waukegan according to plat maps.

Under the name "Chicago Hardware Foundry" and the address "Greenwood & Sands Bldg A", this site appears on the USEPA RCRA (USEPA #ILD982635849) and IEPA BOL (IEPA #0971905093) lists. According to IEPA files, this facility generated less than 1,000 kg/month (2,205 lb/month) of ignitable waste in 1989. No further information was available in IEPA files regarding IEPA #0971905093. No evidence of this facility was observed on aerial photographs, Sanborn Fire Insurance maps, topographic maps, or plat maps. This facility was not listed in city directories or Illinois Manufacturer Directories. No evidence of this facility was observed during field work for this project.

No visual evidence of stressed vegetation, depressions, mounding or soil piles, lagoons or surface impoundments, stained soil or pavement, water discoloration, fill, storage tanks (above or underground), pumps, protruding pipes, pipelines, drums, monitoring wells, pits, solid waste, transformers, non-petroleum chemical use or storage, or unusual or noxious odors were noted at this site during site visits by the ISGS on January 24, 2011 and March 9, 2011.

Potential hazards associated with foundries include acids, metals, petroleum fuels, resins, and solvents.

The following data gaps were noted for this site:

- (1) Sanborn Fire Insurance maps did not cover the northwest, southwest, or southeast corners

of the intersection of Greenwood Avenue and Pershing Road.

- (2) The location of this facility could not be determined.

Because there are no buildings present and no evidence of fill or demolition debris was observed, asbestos-containing materials and lead paint are unlikely to be present at this site.

The following REC has been identified at this site: Potential former chemical use.

No de minimis conditions were identified at this site.

#### **Other potential man-made hazards**

**Properties adjacent to the proposed project that appear on regulatory lists.** The ISGS conducted a search of federal, state, and other environmental databases for sites with reported environmental concerns on sites adjacent to the proposed project. For certain resources, the search distances may have been expanded when deemed applicable in the judgment of the environmental professional. Refer to the Appendix for complete citations for these databases and the date of last update of each database. Sites along the project are listed in the preceding section. The following sites adjacent to the project but not along the project were identified.

#### **Federal records:**

CERCLIS: NPL, Active, and Archived

Site 2308-A. Pflieger Greiss, 1251 Sand Street, Waukegan. USEPA #ILD980993562; IEPA #0971905234; SRP #0971905234. (Active CERCLIS site.) Adjacent property to the southeast of Site 2308-14 (Attachment 2, page 2).

RCRA sites subject to corrective action (CORRACTS)

None.

RCRA sites – non-CORRACTS TSD

None.

RCRA sites – other

Site 2308-A. Pflieger Greiss, 1251 Sand Street, Waukegan. USEPA #ILD980993562; IEPA #0971905234; SRP #0971905234. (Active CERCLIS site.) Adjacent property to the southeast of Site 2308-14 (Attachment 2, page 2).

Site 2308-B. Waukegan Electric Generating Station, 401 East Greenwood Avenue. USEPA #ILD000803636; IEPA #0971905013; IEMA #901211; OSFM #2022664. Adjacent property to the est of Site 2308-16 (Attachment 2, page 2).

Brownfields pilot sites

None.

Non-LUST spill incidents

None.

**State records:**

Leaking underground storage tanks (LUST)

Site 2308-B. Waukegan Electric Generating Station, 401 East Greenwood Avenue. USEPA #ILD000803636; IEPA #0971905013; IEMA #901211; OSFM #2022664. Adjacent property to the east of Site 2308-16 (Attachment 2, page 2).

Registered underground storage tanks (UST)

Site 2308-B. Waukegan Electric Generating Station, 401 East Greenwood Avenue. USEPA #ILD000803636; IEPA #0971905013; IEMA #901211; OSFM #2022664. Adjacent property to the east of Site 2308-16 (Attachment 2, page 2).

Landfills, disposal sites, and solid waste management facilities

None.

Activity and Use Limitations (including Institutional controls, engineered barriers, and Highway Authority Agreements)

None.

Brownfields

None.

IEPA Bureau of Land Inventory

Site 2308-A. Pflieger Greiss, 1251 Sand Street, Waukegan. USEPA #ILD980993562; IEPA #0971905234; SRP #0971905234. (Active CERCLIS site.) Adjacent property to the southeast of Site 2308-14 (Attachment 2, page 2).

Site 2308-B. Waukegan Electric Generating Station, 401 East Greenwood Avenue. USEPA #ILD000803636; IEPA #0971905013; IEMA #901211; OSFM #2022664. Adjacent property to the east of Site 2308-16 (Attachment 2, page 2).

IEPA Site Remediation Program

Site 2308-A. Pflieger Greiss, 1251 Sand Street, Waukegan. USEPA #ILD980993562; IEPA #0971905234; SRP #0971905234. (Active CERCLIS site.) Adjacent property to the southeast of Site 2308-14 (Attachment 2, page 2).

Non-LUST spill incidents

None.

**Tribal records:** There are no tribally owned lands in the state of Illinois; therefore, the checking of tribal records is not applicable for this report.

**Natural Hazards**

**Wetlands.** According to National Wetlands Inventory maps, a palustrine wetland has been mapped southeast of the Greenwood Avenue and IL 137/Amstutz Highway interchange. Another palustrine wetland has been mapped south west of the southern portion of the project. These wetlands maps were defined primarily by aerial photographs, which may reflect conditions specific

to the year or season that the photography was completed. Therefore, wetlands areas may be either overstated or missing entirely.

**Floodplains.** According to Flood Insurance Rate maps, the project route crosses the Special Flood Hazard Area (land area subject to inundation by a flood that has a 1% probability of being equaled or exceeded in any given year) of an unnamed creek north of Greenwood Avenue. Flooding, standing water, and saturated soils may be encountered in this area, particularly during periods of high or extended rainfall or spring snowmelt.

No other observed or known natural hazards were identified for this project.

**CONCLUSIONS**

- (1) RECs were identified at the following sites along the project:
  - Site 2308-1: Mobil. USTs; evidence of chemical use; transformers; potential lead paint.
  - Site 2308-2: Vacant building. Possible USTs; potential ACM and lead paint; protruding pipe.
  - Site 2308-4: Bob and Annie's Family Restaurant. Possible USTs; transformer; potential ACM and lead paint.
  - Site 2308-6: Front Row Bar and Grill. Natural gas explosion; potential lead paint.
  - Site 2308-10: Stevens Instrument Company. Potential chemical use; potential ACM and lead paint.
  - Site 2308-11: Centerline Corporation. Potential chemical use; transformers; potential ACM and lead paint.
  - Site 2308-12: Vacant building. Former UST with documented release; transformers; potential ACM and lead paint.
  - Site 2308-13: Vacant land. Former open dumping; fill; potential ACM and lead paint.
  - Site 2308-15: Johns-Manville. Former USTs with documented releases; asbestos; VOCs; metals.
  - Site 2308-16: Vacant land. Asbestos.
  - Site 2308-17: Intersection of Greenwood Avenue and Pershing Road. Potential former chemical use.
  
- (2) De minimis conditions were identified at the following sites along the project:
  - Site 2308-3: Bowen Park. Transformer; potential ACM and lead paint.
  - Site 2308-5: Apartments. Transformer; potential ACM and lead paint.
  - Site 2308-7: Bearing Headquarters Company. Potential ACM and lead paint.
  - Site 2308-8: Alan E. Jones, Attorney. Potential ACM and lead paint.
  - Site 2308-9: HC&D. Potential ACM and lead paint.
  
- (3) No RECs or de minimis conditions were identified at the following site along the project:
  - Site 2308-14: Vacant land
  
- (4) The following properties were identified that appear on environmental databases as listed in the text and that are adjacent to the proposed project, but that are not along the project:
  - Site 2308-A: Pflieger Greiss. Active CERCLIS, RCRA, BOL, SRP.
  - Site 2308-B: Waukegan Electric Generating Station. RCRA, BOL, LUST, UST.
  
- (5) No other properties that appear on environmental databases as listed in the text were identified on sites adjacent to the proposed project.
  
- (6) According to Flood Insurance Rate maps, the project route crosses the Special Flood Hazard Area (land area subject to inundation by a flood that has a 1% probability of being equaled or exceeded in any given year) of an unnamed creek north of Greenwood Avenue.

Flooding, standing water, and saturated soils may be encountered in this area, particularly during periods of high or extended rainfall or spring snowmelt.

(7) For the purposes of this report, the following are considered to be de minimis conditions:

- Normal use of lead-based paint on exteriors and interiors of buildings and structures.
- Use of asbestos-containing materials in building construction.
- Transformers in normal use, unless the transformers were observed to be leaking, appear on an environmental regulatory list, or were otherwise determined to pose a hazard not related to normal use.
- Agricultural use of pesticides and herbicides. In addition, most land in Illinois was under agricultural use prior to its conversion to residential, industrial, or commercial development. Pesticides, both regulated and otherwise, may have been used throughout the project area at any time. Unless specifically discussed elsewhere in this report, no information regarding past pesticide use that would be subject to enforcement action was located for this project, and such use is considered a de minimis condition.

ENDORSEMENTS

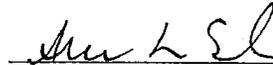
Project Manager:

  
Seth Chiles

Date:

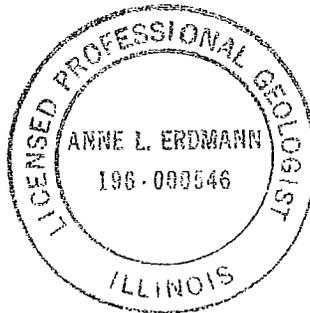
4/21/11

Approved:

  
Anne Erdmann, P.G., State of Illinois  
License #196-000546

Date:

04/21/11



**ADDRESS LISTINGS**

The following addresses along the project were evaluated for this project. Addresses of sites, if any, adjacent to the proposed project but not along the project are not listed here; see text for discussion of these sites.

Property name and address	ISGS site #	Parcel #
Mobil 1750 North Sheridan Road, Waukegan	2308-1	NA
Vacant building 1802 North Sheridan Road, Waukegan	2308-2	NA
Bowen Park 1800 North Sheridan Road, Waukegan	2308-3	NA
Bob and Annie's Family Restaurant 1739 North Sheridan Road, Waukegan	2308-4	NA
Apartments 239 Greenwood Avenue, Waukegan	2308-5	NA
Front Row Bar and Grill 219 Greenwood Avenue, Waukegan	2308-6	NA
Bearing Headquarters Company 215 Greenwood Avenue, Waukegan	2308-7	NA
Alan E. Jones, Attorney 203 Greenwood Avenue, Waukegan	2308-8	NA
HC&D 127 Greenwood Avenue, Waukegan	2308-9	NA
Stevens Instrument Company 111 Greenwood Avenue, Waukegan	2308-10	NA
Centerline Corporation 105 Greenwood Avenue, Waukegan	2308-11	NA
Vacant building 99 Greenwood Avenue, Waukegan	2308-12	NA
Vacant land 100 block of Greenwood Avenue, Waukegan	2308-13	NA
Vacant land IL 137/northern limit of Amstutz Highway, Waukegan	2308-14	NA
Johns-Manville 1871 Pershing Road, Waukegan	2308-15	NA

Vacant land 100 block of Greenwood Avenue, Waukegan	2308-16	NA
Intersection of Greenwood Avenue and Pershing Road, Waukegan	2308-17	NA

**INFORMATION SOURCES**

**Lists, Databases, and Publications**

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Erdmann, A.L., Bauer, R.A., Bannon, P.L., and Schneider, N.P. (1996, and revisions in prep). A manual for conducting preliminary environmental site assessments for Illinois Department of Transportation highway projects. Illinois State Geological Survey Open File Series 1996-5.

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Illinois Environmental Protection Agency, Bureau of Land (April 15, 2011). Brownfields database: [epadata.epa.state.il.us/land/brownfields](http://epadata.epa.state.il.us/land/brownfields).

Illinois Environmental Protection Agency, Bureau of Land (April 15, 2011). BOL database: [epadata.epa.state.il.us/land/inventory/](http://epadata.epa.state.il.us/land/inventory/).

Illinois Environmental Protection Agency, Bureau of Land (April 15, 2011). Groundwater ordinance: [epadata.epa.state.il.us/land/gwordinance/municipality.asp](http://epadata.epa.state.il.us/land/gwordinance/municipality.asp).

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- U.S. Environmental Protection Agency (February 2010). Notification of PCB activity quarterly reports, Region 5: [www.epa.gov/osw/hazard/tsd/pcbs/pubs/data.htm](http://www.epa.gov/osw/hazard/tsd/pcbs/pubs/data.htm).
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### **Maps**

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#### **Aerial Photographs**

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1993-NAPP; 5743-68 ST 8 589

1998-NAPP; 4287-8-IL589

1967-NAPP; BWX-3HH-206

1961-NAPP; BWX-2BB-181

1954-NAPP; BWX-1N-214

#### **Other**

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Gage, Frederick D. (January 24, 2011). Written correspondence. U.S. Environmental Protection Agency.

Glisson, Jill (March 16, 2011). Written correspondence. Freedom of Information Officer, Illinois Environmental Protection Agency, Bureau of Land, Springfield, Illinois.

APPENDIX

ISGS PRELIMINARY ENVIRONMENTAL SITE ASSESSMENT CHECKLIST

IDOT: P91-092-10  
 City: Waukegan  
 County: Lake  
 Location Coordinates: T45N, R12E, Sections 9, 10, 15, 16

ISGS: 2308

IDOT District Contact:  
 Name: Sam Mead  
 Phone: 847-705-4101

ISGS Lead: SDC

Task	Status*	Date	By
Original Material Copied	MF	10/26/10	ALE
<i>IDOT Project Location Database – (All other projects/IDOT sites in the vicinity of the project)</i>			
▶ Other Preliminary Environmental Site Assessments	NF	01/03/11	SDC
▶ Preliminary Site Investigations/Phase II Reports	NF	01/03/11	SDC
▶ Maintenance Facilities	NF	01/03/11	SDC
▶ Permit-Access Agreements	NF	01/03/11	SDC
▶ Draft Highway Authority Agreements/Highway Authority Agreements	NF	01/03/11	SDC
▶ Miscellaneous Sites	NF	01/03/11	SDC
<i>Local Collections</i>			
▶ County	MF	01/03/11	SDC
▶ City	MF	01/03/11	SDC
<i>Geologic Information</i>			
▶ ISGS Stack-Unit Map (GIS)	MF	01/03/11	SDC
▶ ISGS Glacial Drift in Illinois (GIS)	MF	01/03/11	SDC
▶ ISGS Bedrock Geology of Illinois (GIS)	MF	01/03/11	SDC
▶ USDA NRCS Soil Survey Maps	MF	01/03/11	SDC
▶ USDA NRCS Hydric Soils	MF	01/03/11	SDC
▶ USDA NRCS Prime Farmland Soils	MF	01/03/11	SDC
<i>Hydrogeologic Information (non-CE projects only)</i>			
▶ IEPA Restricted Status List	NA	01/03/11	SDC
▶ USGS-IEPA SWAP-IL Public Water Supplies	NA	01/03/11	SDC
▶ ISGS Wells (GIS)	NA	01/03/11	SDC
▶ ISWS Public Water Supply Surface Water Intakes in Illinois (GIS)	NA	01/03/11	SDC
▶ Potential for Aquifer Contamination Map	NA	01/03/11	SDC
▶ Potential for Aquifer Recharge Map	NA	01/03/11	SDC
▶ Sole Source Aquifer Protection Program	NA	01/03/11	SDC
<i>Hydrogeologic Information (all projects)</i>			
▶ USGS-IEPA SWAP Wellhead Protection	NF	01/04/11	SDC
▶ USGS-IEPA SWAP Fact Sheets /IEPA Well Site Survey Reports	NF	01/04/11	SDC
<i>Historical Records</i>			
▶ Aerial Photographs	MF	01/04/11	SDC
▶ USGS Topographic Maps	MF	01/04/11	SDC
▶ Plat Maps	MF	01/04/11	SDC
▶ Sanborn Fire Insurance Maps: Chadwyck-Healey Inc.	MF	01/04/11	SDC
▶ Sanborn Fire Insurance Maps: University Publications of America	MF	01/04/11	SDC
▶ Sanborn Fire Insurance Maps: Rascher Publishing Company	NA	01/04/11	SDC
▶ City Directories	MF	01/04/11	SDC
▶ Industrial Directories (optional)	NF	01/04/11	SDC
▶ IEPA-ISGS Summary of Former Manufactured Gas Plant Sites (GIS)	NF	01/03/11	SDC
▶ ISGS Draft CERCLIS Site Coverage (GIS)	MF	01/03/11	SDC
▶ ISGS Draft LUST Site Coverage (GIS)	MF	01/03/11	SDC
▶ ISGS Draft Landfill Site Coverage (GIS)	MF	01/03/11	SDC

Task	Status*	Date	By
<i>Federal Records</i>			
▸ CERCLIS (NPL, Active, Archived)	MF	04/15/11	SDC
▸ Mercury Site Lists	NF	01/04/11	SDC
▸ RCRA CORRACTS	NF	04/15/11	SDC
▸ RCRA Non-CORRACTS TSD Facilities	NF	04/15/11	SDC
▸ RCRA (Other)	MF	04/15/11	SDC
▸ ERNS	MF	04/15/11	SDC
▸ Brownfields Pilot Sites	MF	01/04/11	SDC
▸ Toxics Release Inventory	MF	01/04/11	SDC
▸ PCB Transformer Registration Database/PCB Activity Quarterly Reports	MF	01/04/11	SDC
<i>USEPA Information Request</i>			
▸ Sent	YES	01/04/11	SDC
▸ Received	YES	01/24/11	SDC
<i>State Records</i>			
▸ LUST	MF	04/15/11	SDC
▸ UST	MF	04/15/11	SDC
▸ Landfills (GIS)	MF	01/03/11	SDC
▸ Activity and Use Limitations (AULs)	NF	01/04/11	SDC
▸ Brownfields	MF	01/04/11	SDC
▸ IEPA Bureau of Land Inventory	MF	04/15/11	SDC
▸ IEPA Site Remediation Program	MF	01/04/11	SDC
▸ IEMA Incidents	MF	01/04/11	SDC
▸ State Underground Injection Control Inventory	NF	01/04/11	SDC
▸ IEPA Illinois Water Quality Reports	NF	01/04/11	SDC
▸ Cook County Bridge List	NA	01/04/11	SDC
<i>IEPA BOL Information Request</i>			
▸ Sent	YES	01/04/11	SDC
▸ Received	YES	03/26/11	SDC
<i>OSFM Information Request</i>			
▸ Sent	YES	01/04/11	SDC
▸ Received	YES	01/13/11	SDC
<i>Local Records</i>			
▸ Fire Department Records (optional)	NA	01/04/11	SDC
<i>Mining Maps and Publications</i>			
▸ ISGS Quadrangle/County On-Line Coal Maps and Directories	NF	01/11/11	SDC
▸ ISGS Non-Coal Underground Mines	MF	01/11/11	SDC
▸ Lead Mining	NF	01/11/11	SDC
<i>Oil and Gas Information</i>			
▸ ISGS Oil and Gas Fields/Oil Wells (ILOIL GIS)	NF	01/11/11	SDC
▸ USDOT OPS Pipeline Integrity Management Mapping Application	NF	01/11/11	SDC
<i>Natural Hazards</i>			
▸ USGS Seismic Risk Map	NF	01/03/11	SDC
▸ FEMA FIRM Maps	MF	01/03/11	SDC
▸ ISGS Landslide Inventory (GIS)	NF	01/03/11	SDC
▸ Karst Terrains and Carbonate Rocks of Illinois Maps	NF	01/03/11	SDC
▸ USFWS, IDNR, and INHS Illinois Wetlands Inventory (GIS)	MF	01/03/11	SDC

\* MF = Material found within search radius; NF = Nothing found within search radius; NA = Not applicable

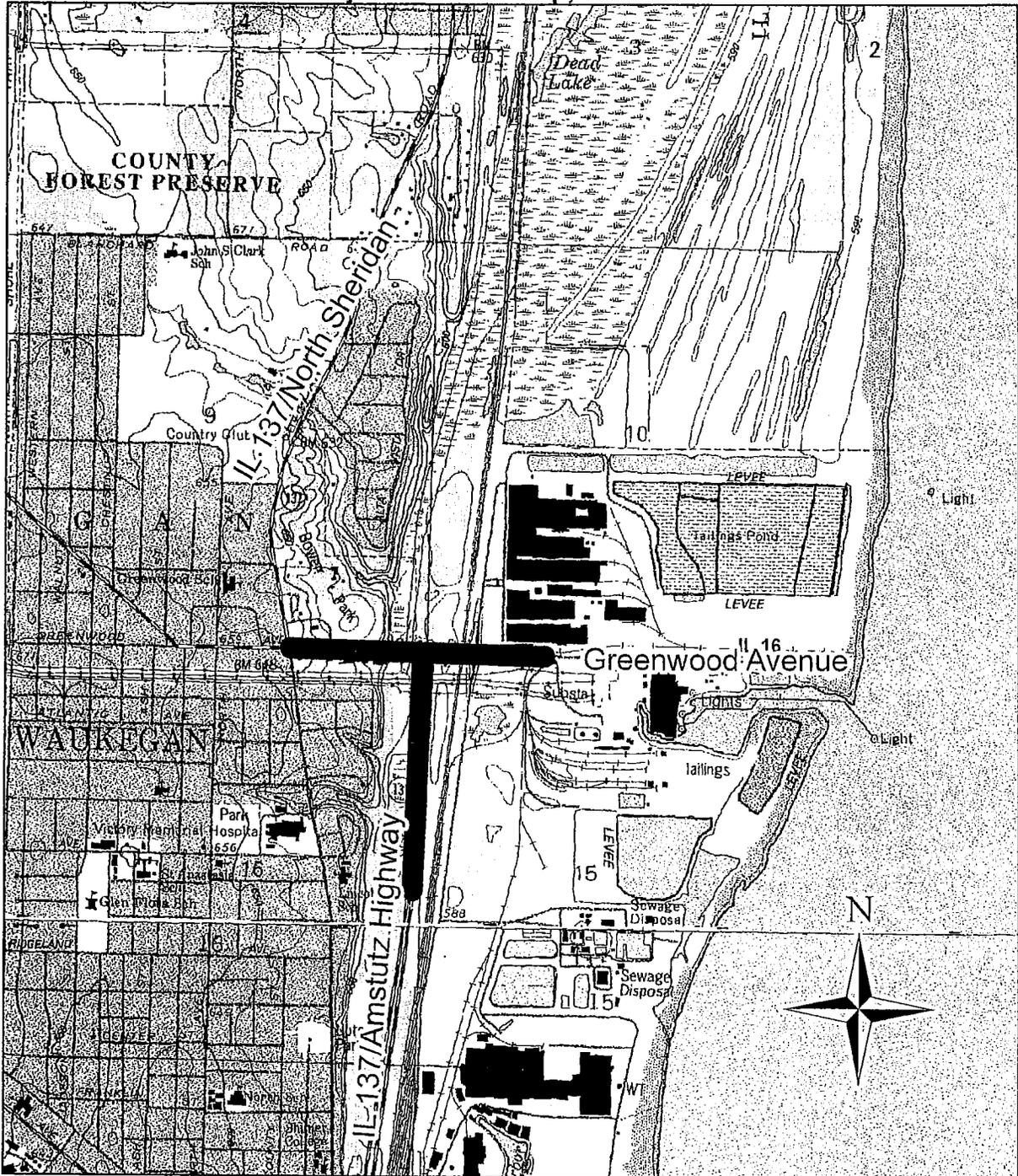
Date of Records Review Completion: April 15, 2011

**LIST OF ATTACHMENTS**

1. Project location map, ISGS #2308.
2. Map Showing Locations of All Sites, pages 1-2.
3. NFR Letter Site 2308-15, IEPA #0971900014 For IEMA #20020976, #20029077.

Attachment 1

Project Location Map, ISGS #2308



0 0.3 0.6 1.2 Kilometers

0 0.25 0.5 1 Miles

Project limits indicated by solid black line.

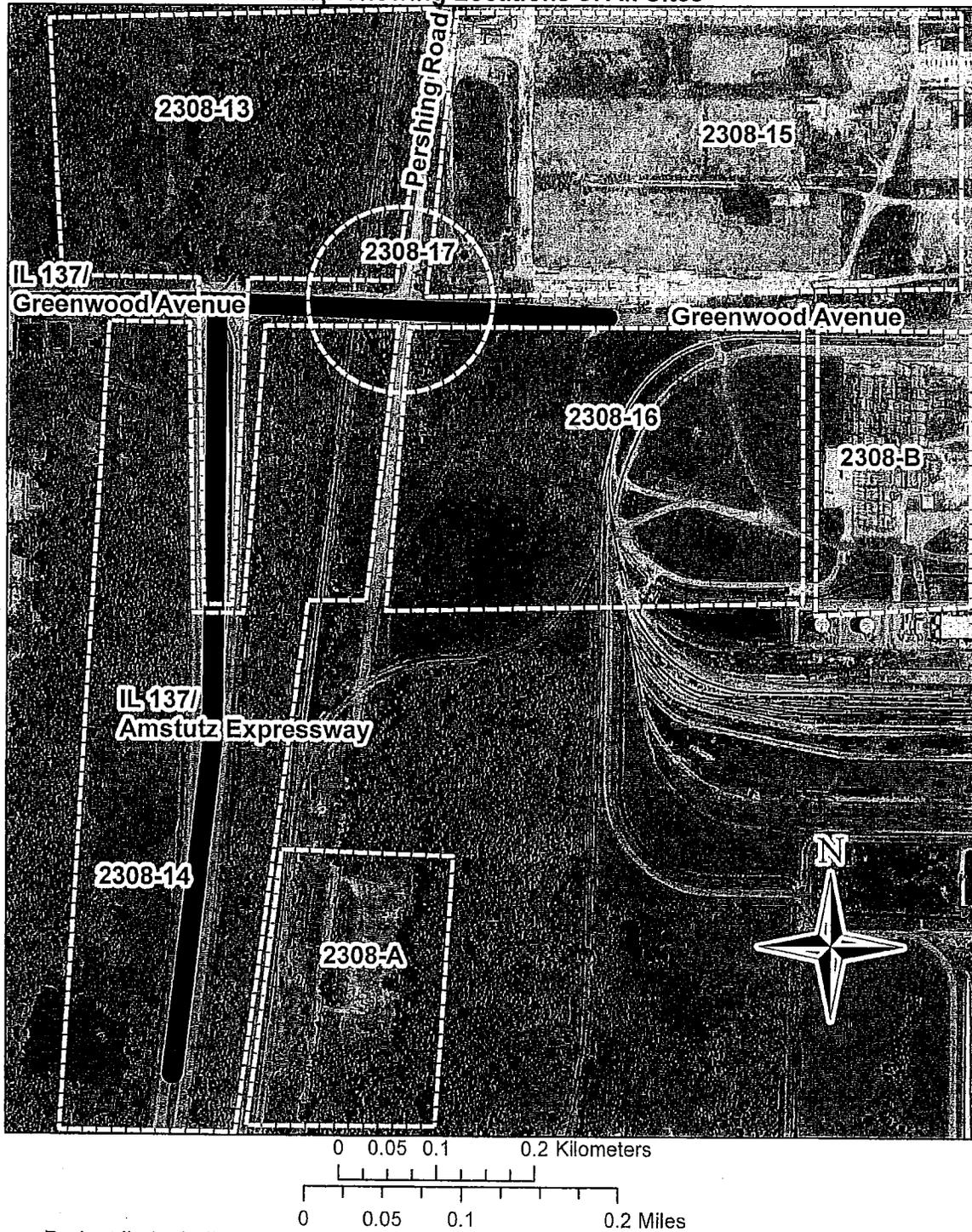
Attachment 2

Map Showing Locations of All Sites



Project limits indicated by solid black line.  
All site boundaries are approximate and should not be used as actual parcel boundaries.

Map Showing Locations of All Sites



Project limits indicated by solid black line.  
All site boundaries are approximate and should not be used as actual parcel boundaries.

Attachment 3  
NFR Letter, Site 2308-15  
IEPA #0971900014  
For IEMA #2002976, 20020977



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276  
JAMES R. THOMPSON CENTER, 100 WEST RANDOLPH, SUITE 11-300, CHICAGO, IL 60601

GEORGE H. RYAN, GOVERNOR      RENEE CIPRIANO, DIRECTOR

217/782-6762

CERTIFIED MAIL

7099-3400-0014-9532-0216

DEC 05 2002

Johns Manville  
Attn: Dennie Clinton  
1871 N. Pershing Rd.  
Waukegan, IL. 60087

Re: LPC # 0971900014 -- Lake County  
Waukegan/Johns Manville  
1871 N. Pershing Rd.  
LUST Incident No. 20020976 and 20020977  
LUST Technical File

RELEASABLE

DEC 18 2002

REVIEWER MD

Dear Mr. Clinton:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the Corrective Action Completion Report submitted for the above-referenced incident. This information was dated October 3, 2002 and October 25, 2002 and was received by the Illinois EPA on October 7, 2002 and November 8, 2002. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Corrective Action Completion Report and the Professional Engineer Certification submitted pursuant to Section 57.6 of the Act indicate the remediation objectives have been met.

Based upon the certification by Dale N. Ellingson, a Licensed Professional Engineer, and pursuant to Section 57.10 of the Act (415 ILCS 5/57.10), your request for a no further remediation determination is granted under the conditions and terms specified in this letter.

Issuance of this No Further Remediation Letter (Letter), based on the certification of the Licensed Professional Engineer, signifies that: (1) all statutory and regulatory corrective action requirements applicable to the occurrence have been complied with; (2) all corrective action concerning the remediation of the occurrence has been completed; and (3) no further corrective action concerning the occurrence is necessary for the protection of human health, safety, and the environment. Pursuant to Section 57.10(d) of the Act, this Letter shall apply in favor of the following parties:

ROCKFORD - 4302 North Main Street, Rockford, IL 61103 - (815) 967-7404    •    DES PLAINES - 9511 W. Harrison St., Des Plaines, IL 60016 - (847) 294-1073  
ELGIN - 595 South State, Elgin 60123 - (847) 608-3131    •    PEORIA - 5414 N. University St., Peoria, IL 61614 - (309) 693-5462  
CHAMPAIGN - 2125 South First Street, Champaign, IL 61820 - (217) 333-6907    •    SPRINGFIELD - 4500 S. Sixth Street Rd., Springfield, IL 62706 - (217) 786-6892  
COLLINSVILLE - 2009 Mall Street, Collinsville, IL 62234 - (618) 346-5120    •    MARION - 2309 W. Main St., Suite 116, Marion, IL 62959 - (618) 993-7200

PRINTED ON RECYCLED PAPER

IDOT 003337

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

Page 2

1. Johns Manville, the owner or operator of the underground storage tank system(s).
2. Any parent corporation or subsidiary of such owner or operator.
3. Any co-owner or co-operator, either by joint tenancy, right-of-survivorship, or any other party sharing a legal relationship with the owner or operator to whom the Letter is issued.
4. Any holder of a beneficial interest of a land trust or inter vivos trust whether revocable or irrevocable.
5. Any mortgagee or trustee of a deed of trust of such owner or operator.
6. Any successor-in-interest of such owner or operator.
7. Any transferee of such owner or operator whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest.
8. Any heir or devisee of such owner or operator.

This Letter and all attachments, including but not limited to the Leaking Underground Storage Tank Environmental Notice, must be filed within 45 days of receipt as a single instrument with the Office of the Recorder or Registrar of Titles in the county in which the above-referenced site is located. This Letter shall not be effective until officially recorded by the Office of the Recorder or Registrar of Titles of the applicable county in accordance with Illinois law so it forms a permanent part of the chain of title for the above-referenced property. Within 30 days of this Letter being recorded, a copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA by certified mail. For recording purposes, it is recommended that the Leaking Underground Storage Tank Environmental Notice of this Letter be the first page of the instrument filed.

CONDITIONS AND TERMS OF APPROVAL

LEVEL OF REMEDIATION AND LAND USE LIMITATIONS

1. The remediation objectives for the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, were established in accordance with the requirements of the Tiered Approach to Corrective Action Objectives (35 Ill. Adm. Code 742) rules.
2. As a result of the release from the underground storage tank system(s) associated with the above-referenced incident, the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter, shall

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

Page 3

not be used in a manner inconsistent with the following land use limitation: The groundwater under the site shall not be used as a potable water supply.

3. The land use limitation specified in this Letter may be revised if:
  - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
  - b) A new No Further Remediation Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

PREVENTIVE, ENGINEERING, AND INSTITUTIONAL CONTROLS

4. Preventive: The groundwater under the site described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter shall not be used as a potable supply of water. No person shall construct, install, maintain, or utilize a potable water supply well. In accordance with Section 3.65 of the Act, "potable" means generally fit for human consumption in accordance with accepted water supply principles and practices.

Engineering: None.

Institutional: This Letter shall be recorded as a permanent part of the chain of title for the above-referenced site, more particularly described in the attached Leaking Underground Storage Tank Environmental Notice of this Letter.

5. Failure to establish, operate, and maintain controls in full compliance with the Act, applicable regulations, and the approved corrective action plan, if applicable, may result in avoidance of this Letter.

OTHER TERMS

6. Any contaminated soil or groundwater removed or excavated from, or disturbed at, the above-referenced site, more particularly described in the Leaking Underground Storage Tank Environmental Notice of this Letter, must be handled in accordance with all applicable laws and regulations under 35 Ill. Adm. Code Subtitle G.

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

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7. Further information regarding the above-referenced site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency  
Attention: Freedom of Information Act Officer  
Bureau of Land - #24  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

8. Pursuant to Section 57.10(e) of the Act, should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the owner or operator of the leaking underground storage tank system(s) associated with the above-referenced incident and the current title holder of the real estate on which the tanks were located, at their last known addresses. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of the voidance. Specific acts or omissions that may result in the voidance of this Letter include, but shall not be limited to:
- a) Any violation of institutional controls or industrial/commercial land use restrictions;
  - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
  - c) The disturbance or removal of contamination that has been left in-place in accordance with the Corrective Action Plan or Completion Report;
  - d) The failure to comply with the recording requirements for the Letter;
  - e) Obtaining the Letter by fraud or misrepresentation; or
  - f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment.

An underground storage tank system(s) owner or operator may appeal this final decision to the Illinois Pollution Control Board pursuant to Sections 40 and 57.7(c)(4) of the Act by filing a petition for a hearing within 35 days after the date of issuance of the final decision. However, the 35-day period may be extended for a period of time not to exceed 90 days by written notice from the owner or operator and the Illinois EPA within the initial 35-day appeal period. If the owner or operator wishes to receive a 90-day extension, a written request that includes a statement of the date the final decision was received, along with a copy of this decision, must be sent to the Illinois EPA as soon as possible.

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

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For information regarding the filing of an appeal, please contact:

Dorothy Gunn, Clerk  
Illinois Pollution Control Board  
State of Illinois Center  
100 West Randolph, Suite 11-500  
Chicago, IL 60601  
312/814-3620

For information regarding the filing of an extension, please contact:

Illinois Environmental Protection Agency  
Division of Legal Counsel  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276  
217/782-5544

Submit the copy of this Letter, as recorded, by certified mail to:

Illinois Environmental Protection Agency  
Bureau of Land - #24  
Leaking Underground Storage Tank Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

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If you have any questions or need further assistance, please contact the Illinois EPA project manager, Scott McGill, at (217)/524-5137.

Sincerely,

*Clifford L. Wheeler*

Clifford L. Wheeler  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

CLW:SM: *SM*

Attachments: Leaking Underground Storage Tank Environmental Notice

c: LFR Levine-Fricke  
Division File

Attachment 3  
NFR Letter  
IEPA #0971900014  
For IEMA #20020976, #20020977

PREPARED BY:

Name: Johns Manville  
Address: 1871 N. Pershing Rd  
Waukegan, IL. 60087

RETURN TO:

Name: Johns Manville  
Address: 1871 N. Pershing Rd  
Waukegan, IL. 60087

(THE ABOVE SPACE FOR RECORDER'S OFFICE)

**LEAKING UNDERGROUND STORAGE TANK ENVIRONMENTAL NOTICE**

**THE OWNER AND/OR OPERATOR OF THE LEAKING UNDERGROUND STORAGE TANK SYSTEM(S) ASSOCIATED WITH THE RELEASE REFERENCED BELOW, WITHIN 45 DAYS OF RECEIVING THE NO FURTHER REMEDIATION LETTER CONTAINING THIS NOTICE, MUST SUBMIT THIS NOTICE AND THE REMAINDER OF THE NO FURTHER REMEDIATION LETTER TO THE OFFICE OF THE RECORDER OR REGISTRAR OF TITLES OF LAKE COUNTY IN WHICH THE SITE DESCRIBED BELOW IS LOCATED.**

Illinois EPA Number: 0971900014

LUST Incident No.: 20020976 and 20020977

Johns Manville, the owner and/or operator of the leaking underground storage tank system(s) associated with the above-referenced incident, whose address is 1871 N. Pershing Rd., Waukegan, IL., has performed investigative and/or remedial activities for the site identified as follows:

1. Legal Description or Reference to a Plat Showing the Boundaries: "see attached page"
2. Common Address: 1871 N. Pershing Rd., Waukegan, IL.
3. Real Estate Tax Index/Parcel Index Number: 0810-300-007
4. Site Owner: Johns Manville
5. Land Use Limitation: The groundwater under the site shall not be used as a potable water supply.
6. See the attached No Further Remediation Letter for other terms.

Leaking Underground Storage Tank Environmental Notice

**ATTACHMENT 2**

100.73 feet along the South line of the Greenwood Avenue, to the Point of Beginning.

PARCEL NO. E392

A part of the Westerly 100 feet of all that part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 45 North, Range 12 East of the Third Principal Meridian, lying Easterly of the Right of Way of the Chicago and North Western Railway Company, in Lake County, Illinois, described as follows: Commencing at the intersection of the Easterly Right of Way of the Chicago and North Western Railway Company and the North line of Greenwood Avenue, said North line of Greenwood Avenue being 40 feet North of and parallel to the South line of the Southwest Quarter of the Southwest Quarter of said Section 10; thence North  $6^{\circ} 39' 32''$  East 801.34 feet, as measured along the Easterly Right of Way of the Chicago and North Western Railway Company, to the Point of Beginning; thence South  $83^{\circ} 21' 08''$  East 100.00 feet; thence North  $6^{\circ} 39' 32''$  East 120.00 feet; thence North  $83^{\circ} 21' 08''$  West 100.00 feet to a point on the Easterly Right of Way of the Chicago and North Western Railway Company; thence South  $6^{\circ} 39' 32''$  West 120.00 feet, as measured along said Easterly Right of Way, to the Point of Beginning.

Parcel No. 0393

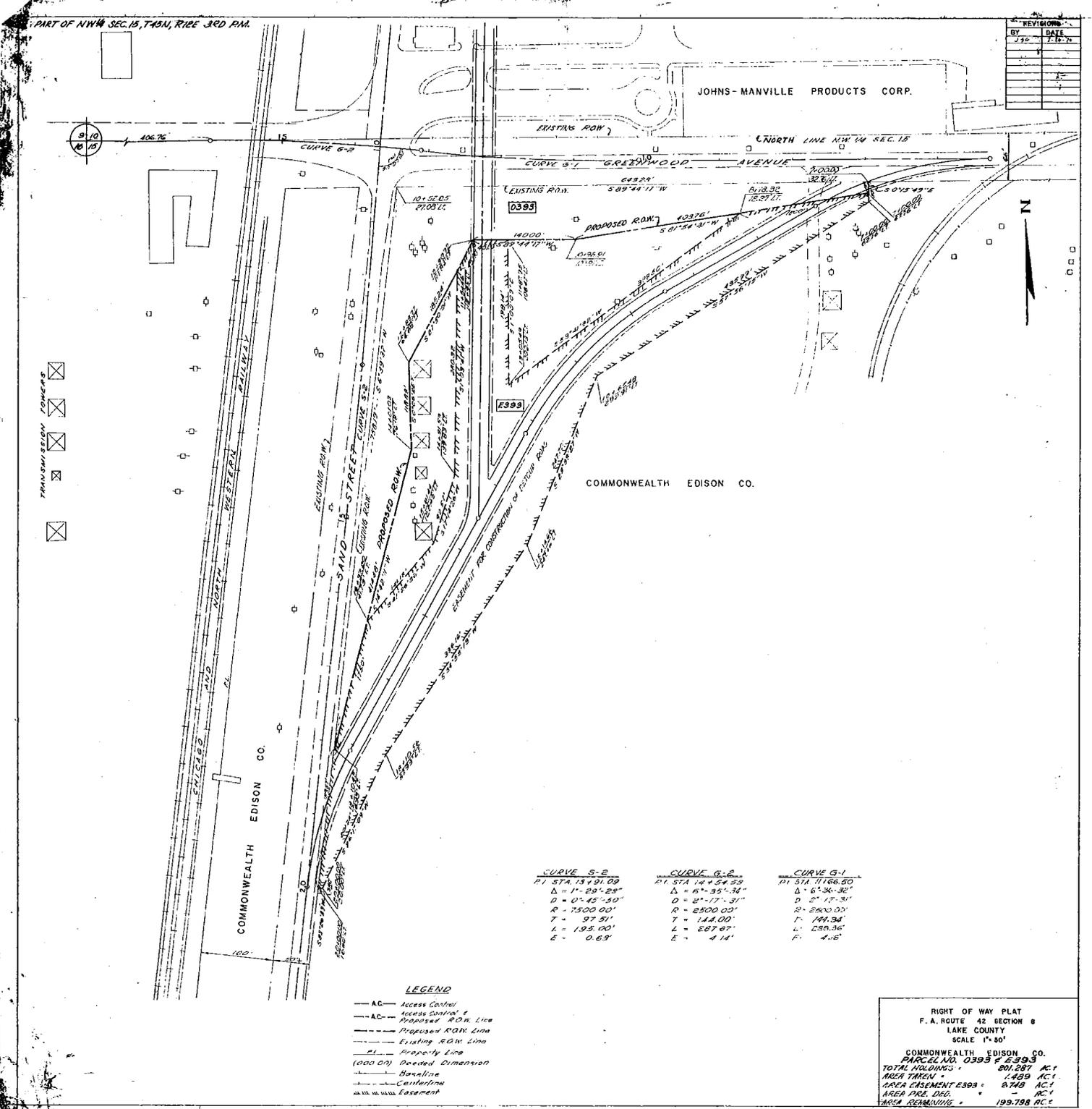
A part of the Northwest Quarter of Section 15 in Township 45 North, Range 12 East of the Third Principal Meridian in Lake County, Illinois, described as follows: Beginning at the intersection of the Easterly line of Sand Street and the South line of Greenwood Avenue thence North  $89^{\circ} 44' 17''$  East 643.23 feet as measured along the South line of Greenwood Avenue; thence South  $0^{\circ} 15' 49''$  East 15.0 feet; thence South  $81^{\circ} 54' 31''$  West 403.76 feet; thence South  $89^{\circ} 44' 17''$  West 140.0 feet; thence South  $27^{\circ} 50' 01''$  West 185.24 feet; thence South  $0^{\circ} 06' 25''$  East 118.83 feet; thence South  $14^{\circ} 42' 11''$  West 414.48 feet to a point on the Easterly line of Sand Street; thence North  $6^{\circ} 39' 32''$  East 758.19 feet as measured along the Easterly line of Sand Street to the Point of Beginning.

Parcel No. E393

A part of the Northwest Quarter of Section 15 in Township 45 North, Range 12 East of the Third Principal Meridian in Lake County, Illinois, described as follows: Commencing at the intersection of the South line of Greenwood Avenue and the East line of Sand Street thence North  $89^{\circ} 44' 17''$  East 643.23 feet; thence South  $0^{\circ} 15' 49''$  East 15.00 feet to the Point of Beginning; thence South  $0^{\circ} 15' 49''$  East 15.00 feet; thence South  $57^{\circ} 56' 15''$  West 435.99 feet; thence South  $23^{\circ} 33' 27''$  West 247.70 feet; thence South  $34^{\circ} 53' 13''$  West 336.16 feet; thence South  $26^{\circ} 17' 09''$  West 201.25 feet; thence North  $83^{\circ} 26' 33''$  East 3.40 feet to a point on the East line of Sand Street; thence North  $6^{\circ} 39' 32''$  East 189.57 feet as measured along the East line of Sand Street; thence North  $14^{\circ} 42' 11''$  East 175.00 feet; thence North  $41^{\circ} 26' 36''$  East 141.13 feet; thence North  $17^{\circ} 14' 26''$  East 92.57 feet; thence North  $1^{\circ} 03' 41''$  East 280.32 feet; thence North  $27^{\circ} 50' 01''$  East 45.00 feet; thence North  $89^{\circ} 44' 17''$  East 45.00 feet; thence South  $1^{\circ} 00' 09''$  East 198.14 feet; thence North  $53^{\circ} 41' 32''$  East 388.50 feet; thence North  $81^{\circ} 54' 31''$  East 180.00 feet to the point of Beginning.

Parcel No. 0394

A part of the East 300 feet of the South half of the Southeast Quarter of Section 9 in Township 45 North, Range 12 East of the Third Principal Meridian in Lake County, Illinois, described as



BEFORE THE ILLINOIS POLLUTION CONTROL BOARD

JOHNS MANVILLE, A DELAWARE CORPORATION,

Case No.: PCB No. 14-3

Plaintiff(s),

AFFIDAVIT OF SERVICE

vs.

ILLINOIS DEPARTMENT OF TRANSPORTATION,



Defendant(s).

Aaron W Culbertson being first duly sworn on oath, deposes and states the following:

I am over the age of 18 and not a party to this action. I am an agent of ATG LegalServe, Inc., Illinois Department of Financial and Professional Regulation number 117.001494. I attempted service of the within Letter; Subpoena Duces Tecum to Illinois State Geological Survey, located at Natural Resources Building, 615 E. Peabody Drive, Champaign, IL61820 resulting in the following:

- AUTHORIZED SERVICE: By leaving a copy of the Letter; Subpoena Duces Tecum with NAME Richard Berg TITLE Director an individual of the company willing and able to accept on behalf of the entity/respondent/witness on: the 11th day of April, 2016 at 11:22 AM
- NON-SERVICE for the following reasons with the DATE and TIME of each attempt listed:

A description of person with whom the documents were left is as follows:

Sex: M Race: Caucasian Approx. Age: 65 Height: 5ft 11in Weight: 160 Hair: Bald  
Unknown

Noticeable Features/Notes \_\_\_\_\_

The undersigned verifies that the statements set forth in this Affidavit of Service are true and correct.

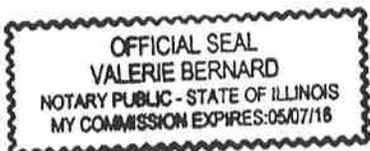
Signed and sworn to before me on this 11 day of April, 2016.

X Aaron W Culbertson  
Aaron W Culbertson  
(Print Name)

Valerie Bernard  
Notary Public



\*121947\*



288837