



14 June 2012

Mr. David Happ, P.E.
Engineering Division
Public Works Department
City of Champaign
702 Edgebrook Drive
Champaign, IL 61820

Dear David:

RE: Environmental Assessment of Parking Lot J, Champaign, IL

Foth Infrastructure & Environment LLC (Foth) was retained by the City of Champaign's Public Works Department to assess the environmental condition of real property commonly known as Parking Lot J.

The purpose of this assessment was to evaluate the subject property for the potential presence of hazardous substances and petroleum-based products and to identify any potential off-site sources which could impact the environmental condition of the subject property.

A preliminary assessment of available regulatory agency and historical documents, as referenced herein, was conducted to familiarize Foth with past history and land uses, evidence of past releases, potential migration pathways, potential for exposure to released hazardous substances and petroleum-based products at the subject and neighboring properties.

A visual walkthrough reconnaissance of the subject and adjacent neighboring properties was conducted on 05 April 2012 by Foth to identify any potential environmental hazards or evidence of contamination.

Photographs taken during the walkthrough reconnaissance are documented as *Exhibit A*. A 2011 aerial photo, current site plan and parking lot layout of the subject property are attached *Exhibits B*. Photocopies of part of the 1929, 1941, 1954 and 1963 Sanborn Maps showing the subject property are attached as *Exhibit C*. Copies of historic 1973 and 1948 aerial photos of the subject property and surrounding properties of interest are presented as *Exhibit D*. Other supporting documents of interest are presented as *Exhibit E*.

Interpretation of information reviewed while conducting this preliminary assessment suggests there is no direct evidence of hazardous substances or petroleum-based product contamination at the subject property¹. There is no direct evidence that the subject property has been impacted from releases of hazardous substances and/or petroleum-based products from adjacent neighboring sites.

Documentation and a summary of assessment findings follow.

Reviewed Documents & References

1. Sanitary & Storm Sewer Maps. Foth Infrastructure & Environment LLC, Champaign, IL. 1973 & 2004.
2. 1929, 1941, 1949, 1954, 1959, 1963 & 1969 historic Sanborn Insurance Maps maintained by the University of Illinois Map & Geography Library, Urbana-Champaign, IL.
3. Champaign Interactive Maps. City of Champaign. 1940, 1948, 1958, 1967, 1973, 1977, 1982, 1993, 2001, 2002, 2005, 2008 & 2011 historical aerial photographs. <http://ci.champaign.il.us/about-champaign/maps/>.
4. City of Champaign Parking Lot Maps, <http://ci.champaign.il.us/departments/public-works/parking-programs/parking-maps/> 04/25/2012
5. Envirofacts. US EPA, 04/25/2012. <http://oaspub.epa.gov/enviro/enviromfacts>.
6. Source Water Assessment Program. Illinois EPA, 04/25/2012. <http://maps.epa.state.il.us/website/swap/viewer.htm>.
7. Title 35: Environmental Protection. Subtitle G: Waste Disposal. Chapter I: Pollution Control Board. Subchapter f: Risk Based Cleanup Objectives, Part 742, Tiered Approach to Corrective Action Objectives.
8. Champaign County Assessor Information Taxpayer and Parcel Information, 04/25/2012. <http://www.co.champaign.il.us/>².
9. City of Champaign Official Zoning Map 2011, rev. 3/1/2011, 04/25/2012. <http://ci.champaign.il.us/about-champaign/maps/>.
10. Web Soil Survey, Champaign County, Illinois. Natural Resources Conservation Service, 04/25/2012. <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>.
11. Interview with Mr. John Koller, Deputy Fire Marshall/Investigations Director, Champaign Fire Department, 04/05/2012; contact phone number: 217.403.7210.

¹ The subject property has been and is currently being used as a parking lot. It is typical to observe petroleum product surface stains on parking lot surfaces. Extremely small quantities or amounts of hazardous substances and/or petroleum products at a site represent a de minimis condition. Extremely small quantities of contaminants generally do not pose a threat to human health or the environment.

² Taxpayer and Parcel Information provided by the City of Champaign.

Methodologies

The opinions expressed herein are based upon our review of the documents and references listed above; visual observations made on 05 April 2012; interviews with Mr. David Happ, P.E., engineer, City of Champaign Public Works Department and Mr. John Koller, Deputy Fire Marshall/Investigations Director, Champaign Fire Department; and, from past experience as professional environmental consulting engineers.

Site Description & History

The subject property is situated in an urban setting, about a mile southeast of the Champaign central business district, in what is currently a mixed-use commercial-residential area of the Campus Town district of the University of Illinois in Champaign County, Champaign, Illinois.

The subject property encompasses five lots that have frontage on east Green Street (524 - 530), south 6th Street (601-603) and east Healey Street (507-511). The property identification numbers (P.I.N.) are 46-21-18-130-004, -005, -006, -013 & -014. It is described as Lots 1, 2, 3, E1/2 10 & 11 of Block 8 of J.S. Wright's Addition Subdivision. Current zoning of the subject property is CB – Central Business. Historical records indicate the urban area that surrounds the subject property included mixed residential/commercial land uses. Currently, the subject property is a municipal metered parking lot with about 130 spaces that serves local Campus Town businesses and the University of Illinois.

The subject property is bordered by E. Healey Street to the north; S. 6th Street and commercial property on the east; E. Green Street to the south; and, commercial and multifamily residential property to the west. Historical land uses of the property are residential and commercial. The subject property is divided in two parts separated by what appears to be a 20-foot wide public alley that contains a buried section of the Boneyard Creek, an urban stream.

Historical Sanborn Maps (*Exhibit C*) and aerial photos (*Exhibit D*) show that in 1929 three wood frame dwellings and a two-story rooming house occupied the north half of the subject property and a three-story brick façade store and wood-frame store sat along the E. Green Street frontage in the south half of the subject property. Until the subject property was subsequently developed into an improved parking lot, land use remained fairly consistent with commercial and residential uses. It appears that as buildings were removed, the resulting open spaces were used for parking. Early on, the Boneyard Creek remained an open urban ditch as it traversed across the middle of the subject property before crossing below 6th Street. Later on, the section of the Boneyard Creek that travels through the subject property was channelized and covered, as can be seen in the 1973 historical aerial photo. Sometime between 1963 and 1973 the subject property was

cleared of all buildings and developed into an improved parking lot with pavement and parking space markings. The City of Champaign is the current property owner.

The subject property is currently a municipal parking lot (see site photos provided in *Exhibit A*). It is accessed from E. Green St. and E. Healey St. It is covered mostly with bituminous concrete pavement separated by landscape and parking barrier islands. Parking includes handicap, reserved and metered spaces, see *Exhibit B*. In 1999, all of the Boneyard Creek west of the subject property to First Street was channelized and covered. This reach of the creek was improved into a landscaped, pedestrian walkway. The topography of the property is flat. Additional site improvements include storm sewer inlets, curb & gutters, and overhead lighting.

Native surficial soils at the subject property are part of the Drummer silty-clay loam soils group. Typically, these soils are poorly drained and subject to ponding. They were developed from loess over stratified loamy outwash soils overlying Wedron formation deposits of the Wisconsinian stage of glaciation. Soils were produced by erosion and deposition by wind, glacial ice and running water. The upper four to five feet of surficial soils are typically a buff-colored silt followed by a layer of weathered yellow-brown silty-clay till, then un-weathered blue-gray silty-clay till, with thin, discontinuous layers of gravel, sand and silt. The Wedron formation is made up of successive layers of tills, generally containing minor amounts of interbedded outwash sands and gravel and lacustrine silt and clay.

Boneyard Creek passes below the property. Storm water flows are controlled by upstream structures and detention basins. Channel flow is from the west to the east. Site runoff is collected by storm drains and sewers which convey the runoff to the Boneyard Creek.

Regionally, public water is supplied from groundwater drawn from wells which tap the Mahomet Valley Aquifer. Access to public water, sanitary, natural gas services is available.

Interviews

Telephone interview with Mr. David Happ, an engineer for the City of Champaign Department of Public Works, provided various property and site owner information. An interview with John Koller of the Champaign Fire Department on 5 April 2012 revealed that the City has no records of any hazardous substance incidents, petroleum underground storage tanks being present or any major structure fires having occurred at the subject property.

Assessment of Environmental Condition

While there is no direct evidence of hazardous substances or petroleum-based products identified at the subject property, there is historical evidence that properties adjacent to the subject property were used for commercial use and that past occupants used the adjacent properties to treat, generate, store or dispose of hazardous substances or petroleum products.

1929 thru 1963 Sanborn Maps show the property located on the northwest corner of E. Green and S. 6th Street, southeast and adjacent to the subject property was used as a gasoline service station having at least two underground storage tanks. Sanborn Maps also show that the adjacent property just to the east of the subject property and north of the above mentioned gasoline service station was used as a cleaning/pressing facility. Often, these types of cleaning/pressing facilities used dry cleaning chemicals to clean clothing. It is not known if dry cleaning chemicals were used at this location and if so, were the dry cleaning chemicals stored in an underground storage tank. By 1954, this building was used as Physics Lab for the University of Illinois. It is not known if hazardous substances were used at this facility. By 1973, the gasoline service station was converted into a convenience store. There are no local or State records indicating that the two underground storage tanks were removed nor are there any records indicating that a release of petroleum or hazardous substances has occurred at either of the two off-site locations. The former gasoline service station site has been completely redeveloped and new building constructed. It is currently occupied by fast food restaurants – Chipotle Mexican Grill and Noodles & Company. The former cleaning/pressing site is occupied by another fast food restaurant – Penn Station East Coast Subs.

A review of available State and Federal environmental databases, as referenced herein, did not reveal any environmental regulatory history associated with the subject property. These records, including a listing of leaking underground storage tank sites, Voluntary Site Remediation sites, CERCLIS sites, potential contamination sources, uncontaminated soil fill operations, Clean Construction and Demolition Debris (CCDD) landfill sites, landfills, TRI sites, NPDES sites and RCRIS³ sites, also did not reveal any environmental regulatory history associated with adjacent properties.

³ The "Resource Conservation and Recovery Information System (RCRIS)" database has been compiled by state and federal environmental agencies under the direction of the U.S. Environmental Protection Agency (USEPA) and the Resource Conservation and Recovery Act (RCRA). It provides comprehensive information on all the hazardous material handlers in the U.S. and its territories. Its primary objectives ... are to track and regulate notification, permit, compliance, and corrective action activities conducted by hazardous waste management facilities across the nation.

Included in RCRIS, are various address information for the Handlers, the name of contact persons familiar with its site operations. Each record also classifies its site as one of the following: LQG (Large Quantity Generator), SQG (Small QG), CESQG (Conditionally Exempt SQG), Transporter, and/or TSD (Treatment, Storage, Disposal) Facility.

RCRIS also contains detailed information on the types of waste (with amounts) handled; various agency inspections of the Handler sites, operating permits, and discovered violations. For TSD's, RCRIS also contains detailed quantity and type information on the processes used in Treating, Storing, or Disposing of the waste.

Our environmental records search indicated that there are four neighboring LUST sites, one Voluntary Site Remediation site, and two RCRIS sites within 0.25 miles of the subject property. The Illinois EPA has classified the geologic susceptibility of the subject property as "G" on a scale from "A" to "G" with "A" having the highest susceptibility to offsite contamination sources. Location maps of off-site potential sources taken from the Illinois EPA ArcIMS HTML Viewer Map are provided in *Exhibit E*. The subject property location is circled on the enclosed maps for reference.

Foth conducted a walkthrough reconnaissance of the subject property on 05 April 2012. The subject property is a municipal metered parking lot. The walkthrough reconnaissance was done by traversing through and around the perimeter of the subject property while noting any potential environmental hazards or evidence of contamination. Photographs taken of the subject property during the site visit are attached herewith as *Exhibit A*.

Visible above-ground improvements at the subject property include paved parking spaces, concrete curbs, drainage and over-head lighting structures. The subject property is not used for industrial use.

The subject property or adjoining properties are not currently used as gasoline station, motor vehicle repair facility, commercial printing facility, dry cleaners, photo developing facility, or as a waste treatment, storage, disposal, processing, or recycling facility.

The walkthrough reconnaissance did not visually reveal any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than five-gallons in volume; nor did it visually reveal any industrial drums or sacks of chemicals located on the subject property.

The walkthrough reconnaissance did visually reveal evidence of small areas of petroleum product stained pavement consistent with what one would typically observe at a parking lot⁴. We did not observe any evidence that waste materials have been burned on the subject property. We did not visually observe any transformers, capacitors, or hydraulic equipment that may contain hydraulic fluids contaminated with PCBs. We did not visually observe any vent pipes, or fill pipes on the subject property.

It didn't appear that the subject property has been impacted from potential releases of hazardous substances and/or petroleum-based products from neighboring sites.

Except as noted below, preliminary assessment findings indicate that most neighboring sites are not likely to have had releases of hazardous substances and/or petroleum-based products.

⁴ Based upon our interpretation of historical information, it appears that the subject property was used for parking vehicles before it was improved as a municipal parking lot. It is likely that in the past parked vehicles leaked automotive fluids onto the bare ground. It is therefore likely that automotive fluid stained soils could be present and hidden below the existing parking lot paved surface.

As mentioned earlier, the off-site property adjacent to and southeast of the subject property was a former gasoline service station. It is common knowledge among environmental professionals that former gasoline service stations properties have likelihood to be contaminated with hazardous substances and/or petroleum-based products. We note, however; there is no direct physical evidence suggesting that the subject property has been impacted from potential releases of regulated substances from the adjacent former service station property.

Conclusions, Opinions & Recommendations

There is no available evidence of hazardous substances or petroleum-based products identified at the subject property⁵.

Although there is no available direct evidence that the subject property has been impacted from the potential releases of hazardous substances and/or petroleum-based products from adjacent neighboring sites, we understand that future users of the subject property may want to rely on sub-surface investigations to confirm that the subject property has not been impacted by releases of regulated substances from adjacent properties to the east and southeast.

However, it's our judgment, based upon our interpretation of available regulatory, historical and geological information, that the risk that the subject property has been impacted by potential releases of regulated substances from adjacent sites is low for the following reasons: 1) releases of regulated substances from adjacent sites would most likely have followed natural groundwater pathways and migrated north towards the Boneyard Creek channel; 2) both off-site locations have been redeveloped and we believe any contaminated soil and/or groundwater present at these sites would most likely have been reported and removed during site redevelopment; and, 3) our search of available environmental records did not find any documented incidents or reported releases of regulated substances at either of these two off-site locations. We note that there is always the slight possibility that manmade and/or natural vapor, groundwater and/or soil pathways may exist between the subject property and adjacent sites.

Bases upon available public information regarding native soils and the Illinois EPA designated geologic susceptibility for the subject property, regulated substances releases from neighboring LUST and other regulated sites in the surrounding area are not likely to have impacted the subject property because of the distances from these sites to the subject property.

⁵ Presence of petroleum stained pavement and the possible presence of petroleum stained soils below the pavement are considered de minimis conditions that generally do not pose a risk to human health or the environment and would not typically be the subject of enforcement action.

The Sanborn Maps indicate there have been multiple residential and commercial structures at the subject property. These structures may have included a basement. It was common practice during demolition to leave the below grade basement structure in place, and to fill the basement void with demolition debris. The basement may have also been used to house a heating oil storage tank; however, it was more common to bury heating oil storage tanks outside residential structures. Buried demolition debris could contain asbestos building materials, such as transite siding and/or roof shingles. If encountered during future excavation activities, these materials would have to be landfilled at a permitted landfill. It is not known if construction demolition debris and/or abandoned heating oil underground storage tanks are buried at the subject property.

We note that the conclusions and opinions expressed in this report are based upon our reliance on the information and data reviewed at the time this report was prepared. Additional and/or new data and information could change the report's conclusions and opinions.

Sincerely,

Foth Infrastructure & Environment, LLC



Michael J. Streff P.E.
Lead Environmental Engineer



- Enc: Exhibit A – Site Photographs
Exhibit B – 2011 Aerial Photo, Site Plan and Parking Lot Layout Map
Exhibit C – Historic Sanborn Maps
Exhibit D – Historical Aerial Photos
Exhibit E – Supporting Environmental Records

Exhibit A – Site Photographs

Foth
Parking Lot J Champaign, IL
April 5 2012

Photo Number: 1

Description:
Green Street
(south) entrance,
looking N.



Photo Number: 2

Description:
Healey Street
(north) entrance,
looking S.



Foth
Parking Lot J Champaign, IL
April 5 2012

Photo Number: 3

Description: The north lot, looking W. toward the walkway over the Boneyard Creek.



Photo Number: 4

Description: The north lot looking S.E. toward the south lot.



Foth
Parking Lot J Champaign, IL
April 5 2012

Photo Number: 5

Description: The east half of the north lot looking S.



Photo Number: 6

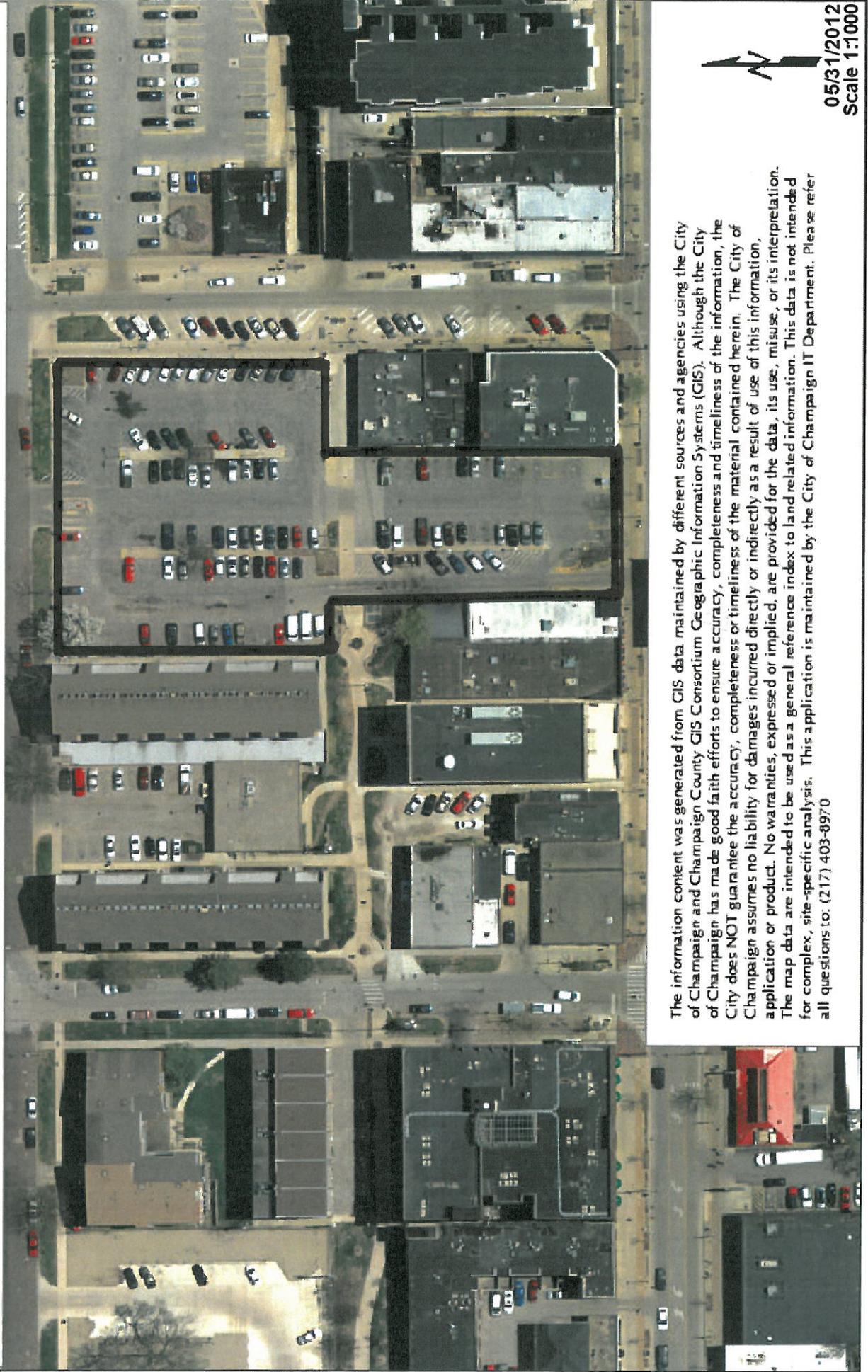
Description: The north lot looking S.W.



Exhibit B – 2011 Aerial Photo, Site Plan and Parking Lot Layout Map

Parking Lot J

2011 Aerial Photo



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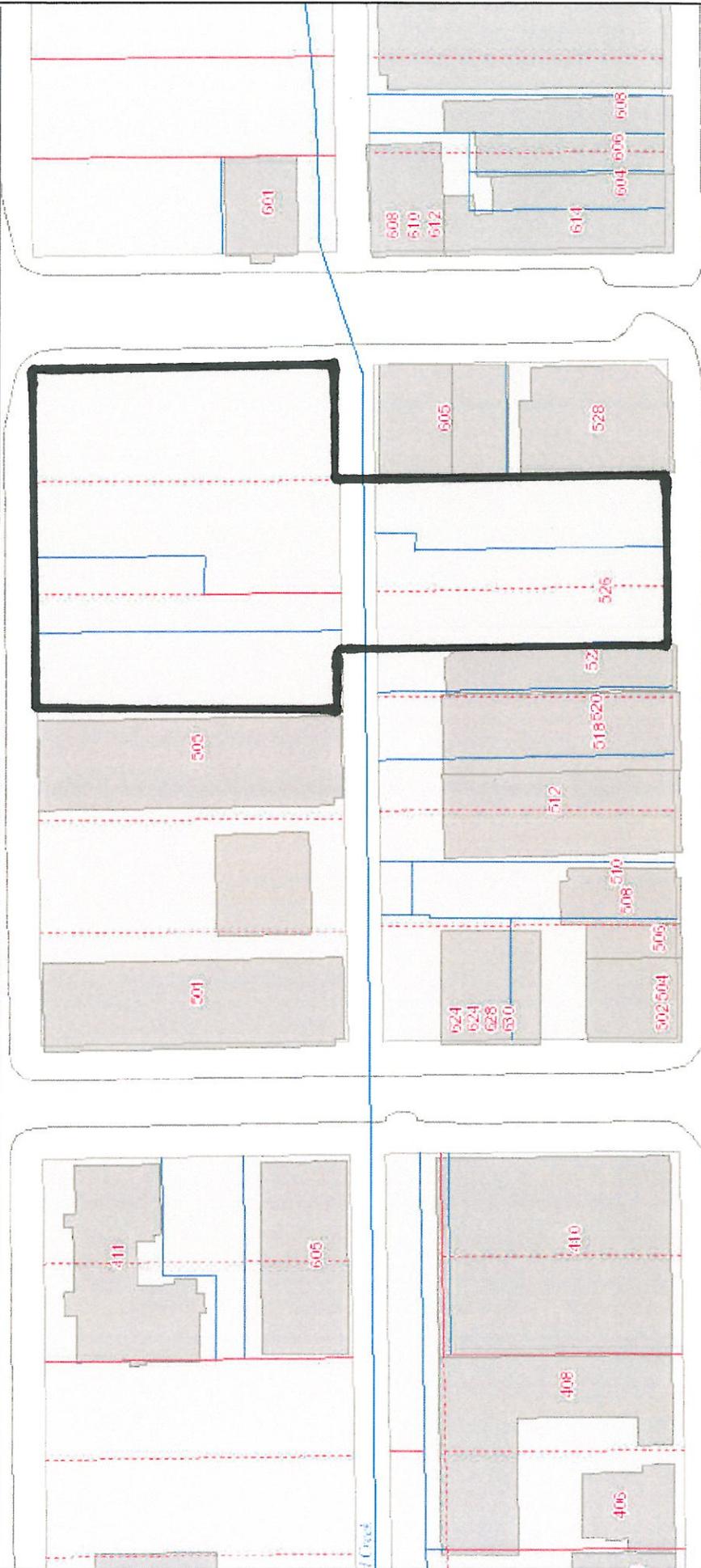


05/31/2012
Scale 1:1000



Parking Lot J

Site Plan



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05/31/2012
Scale 1:1000

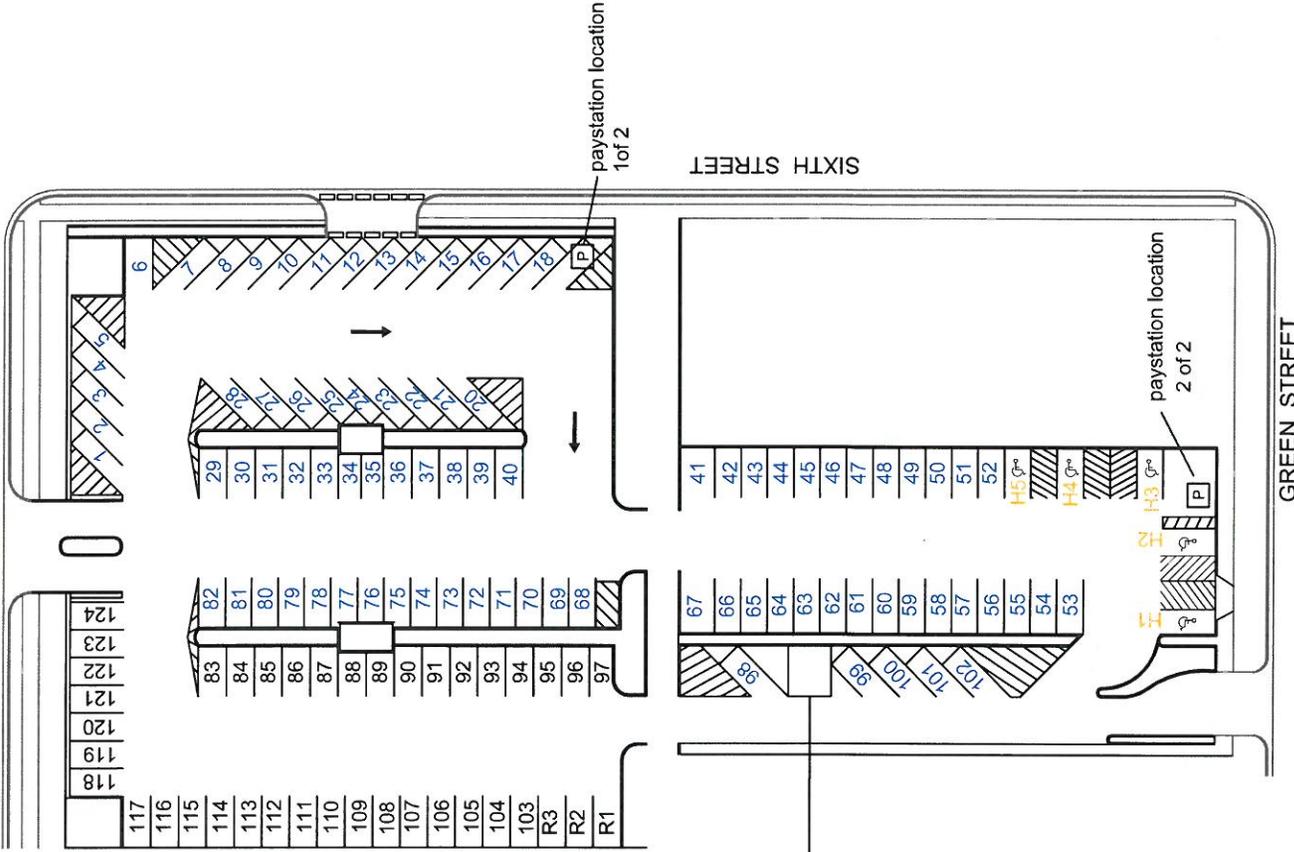
PARKING LOT J

526 E. Green Street



Not to scale

HEALEY STREET



7am- 5pm Permit Parking
TOTAL: 37 SPACES

Handicap Parking
TOTAL: 5 SPACES

Reserved Parking
TOTAL: 3 SPACES

Meter Parking
TOTAL: 86 SPACES

Total Lot Parking
TOTAL: 129 SPACES

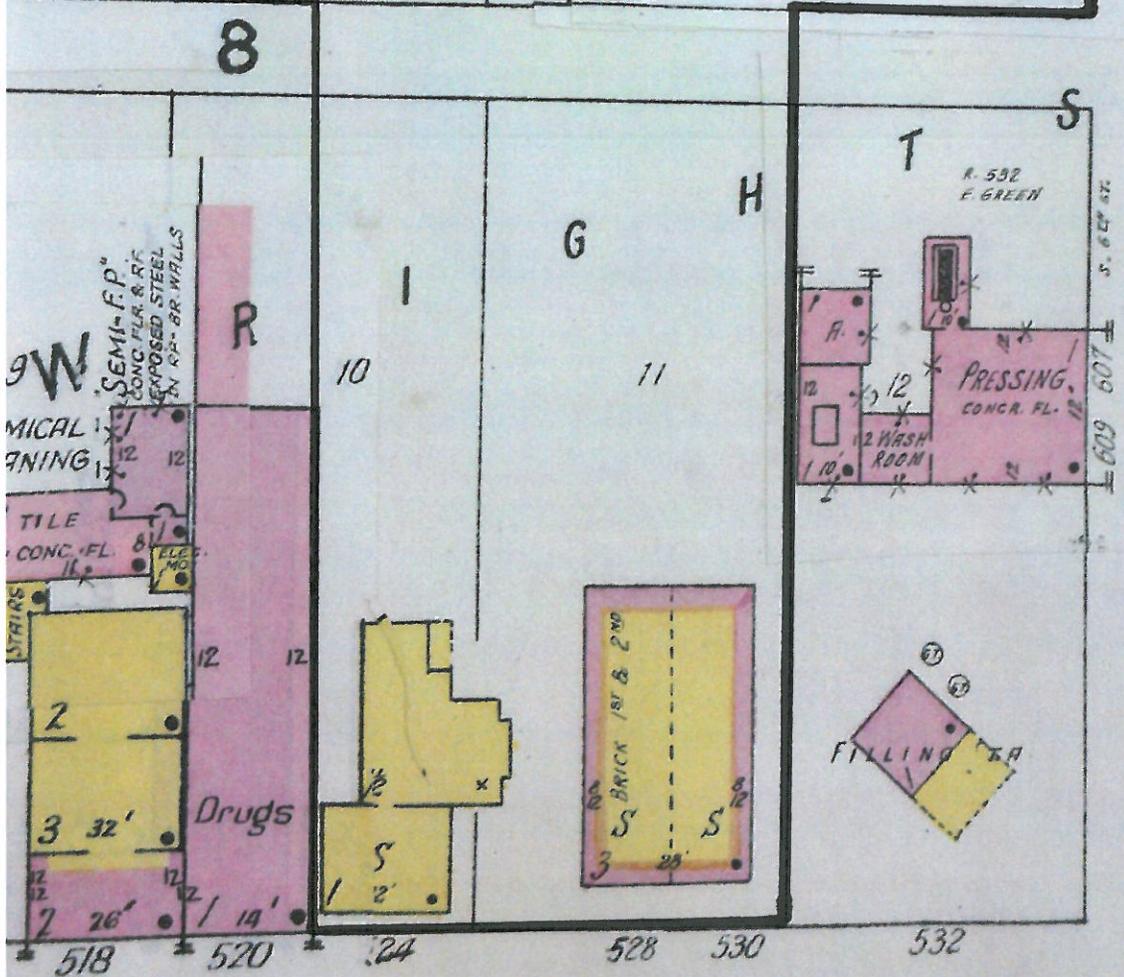
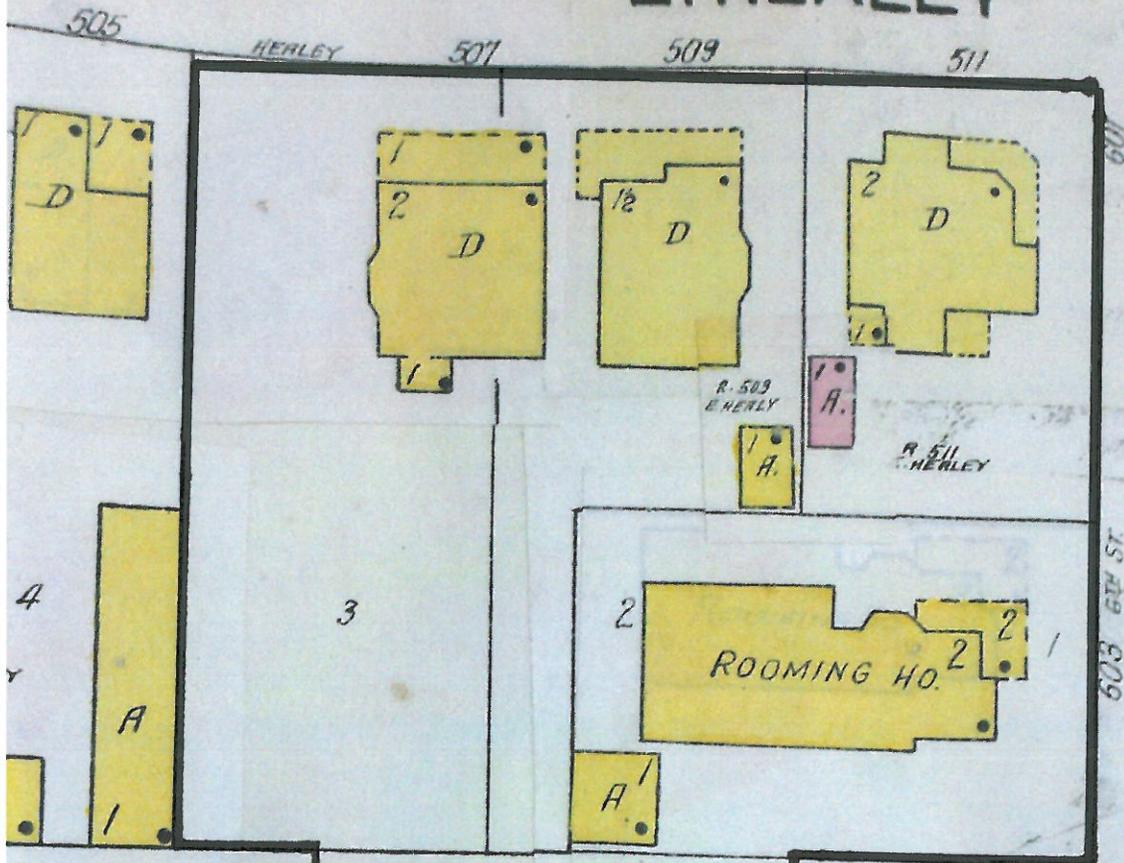
FENCED DUMPSTER AREA

SIXTH STREET

GREEN STREET

Exhibit C – Historic Sanborn Maps

E. HEALEY

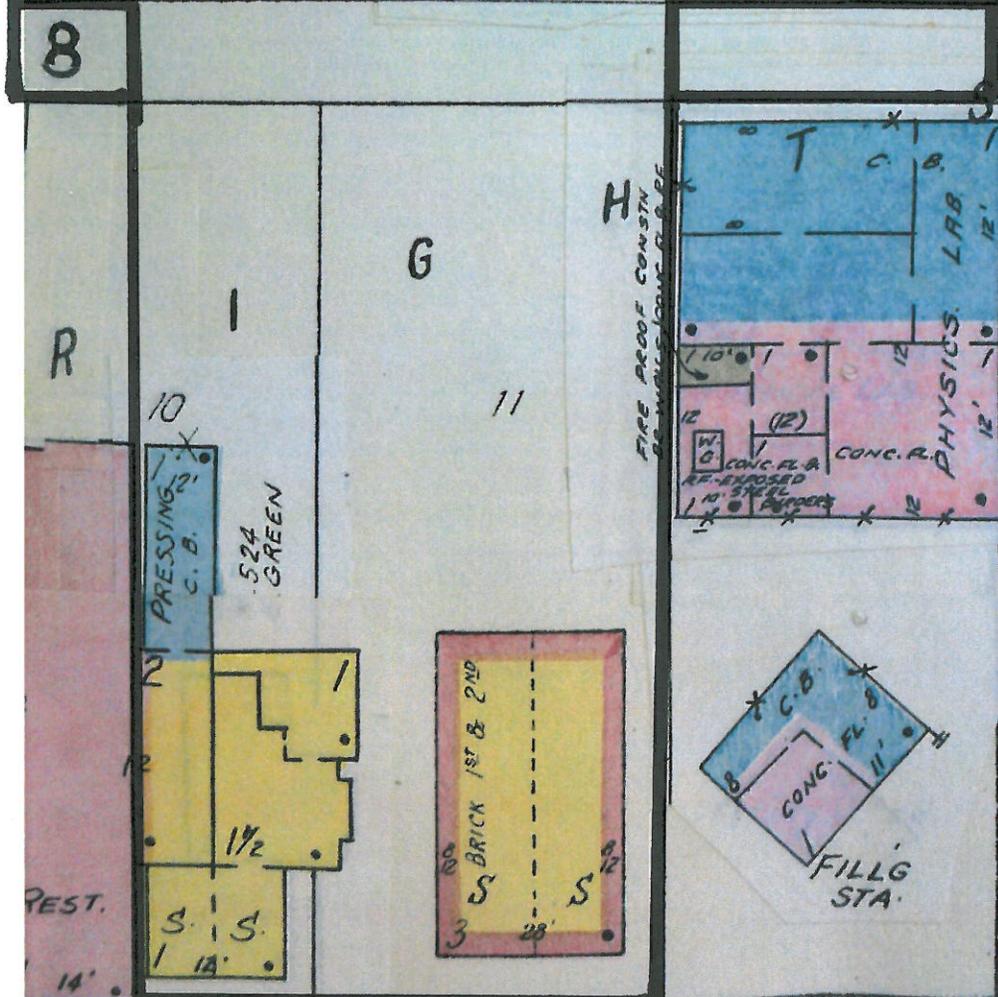
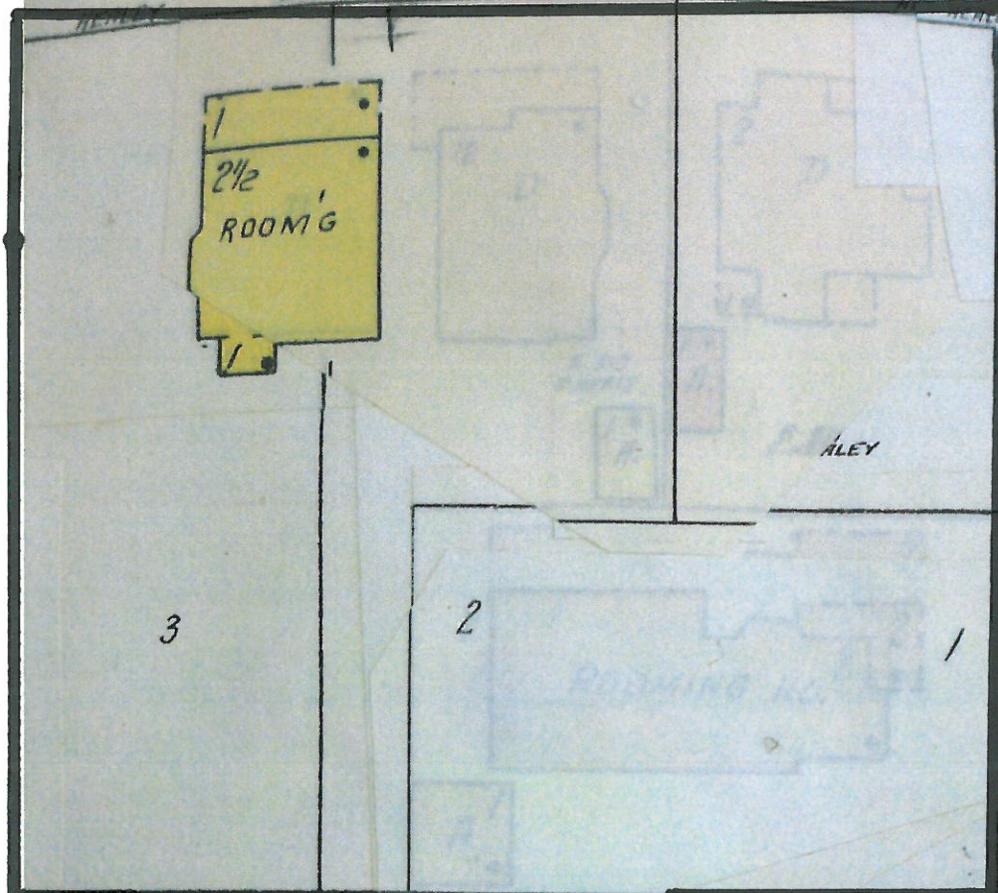


E. GREEN

1929

507 HERLEY

6.11
66



522 ± 524-26
520 A-524B

528 530

532

1963

Exhibit D - Historical Aerial Photos

Parking Lot J

1973 Aerial Photo



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05/31/2012
Scale 1:1000



Parking Lot J

1948 Aerial Photo



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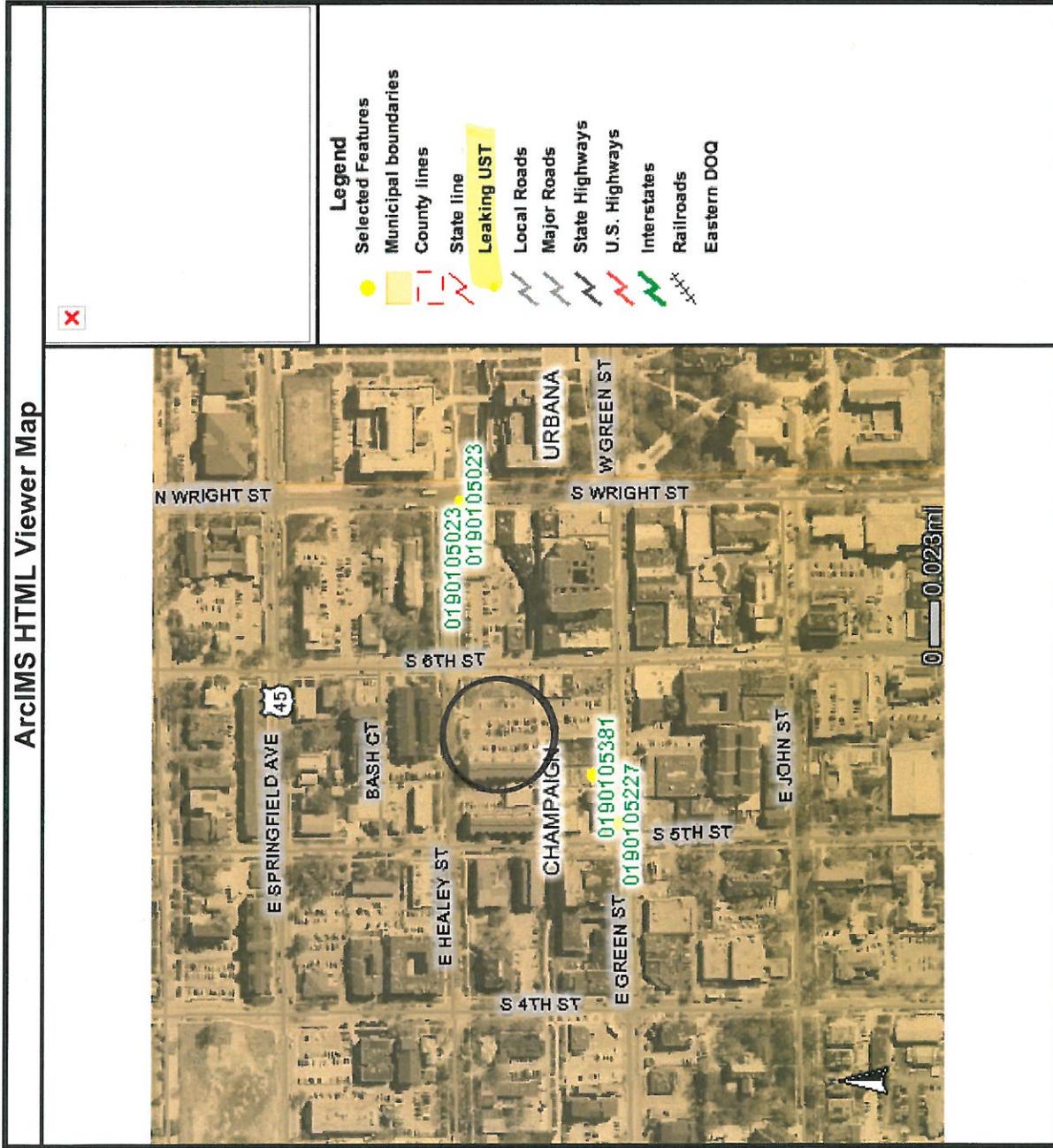
05/31/2012
Scale 1:1000

Exhibit E – Supporting Environmental Records

Information and data presented were obtained from various Federal, State, and local agencies and are subject to revision.

(5)

Approx 607" J"



Leaking UST

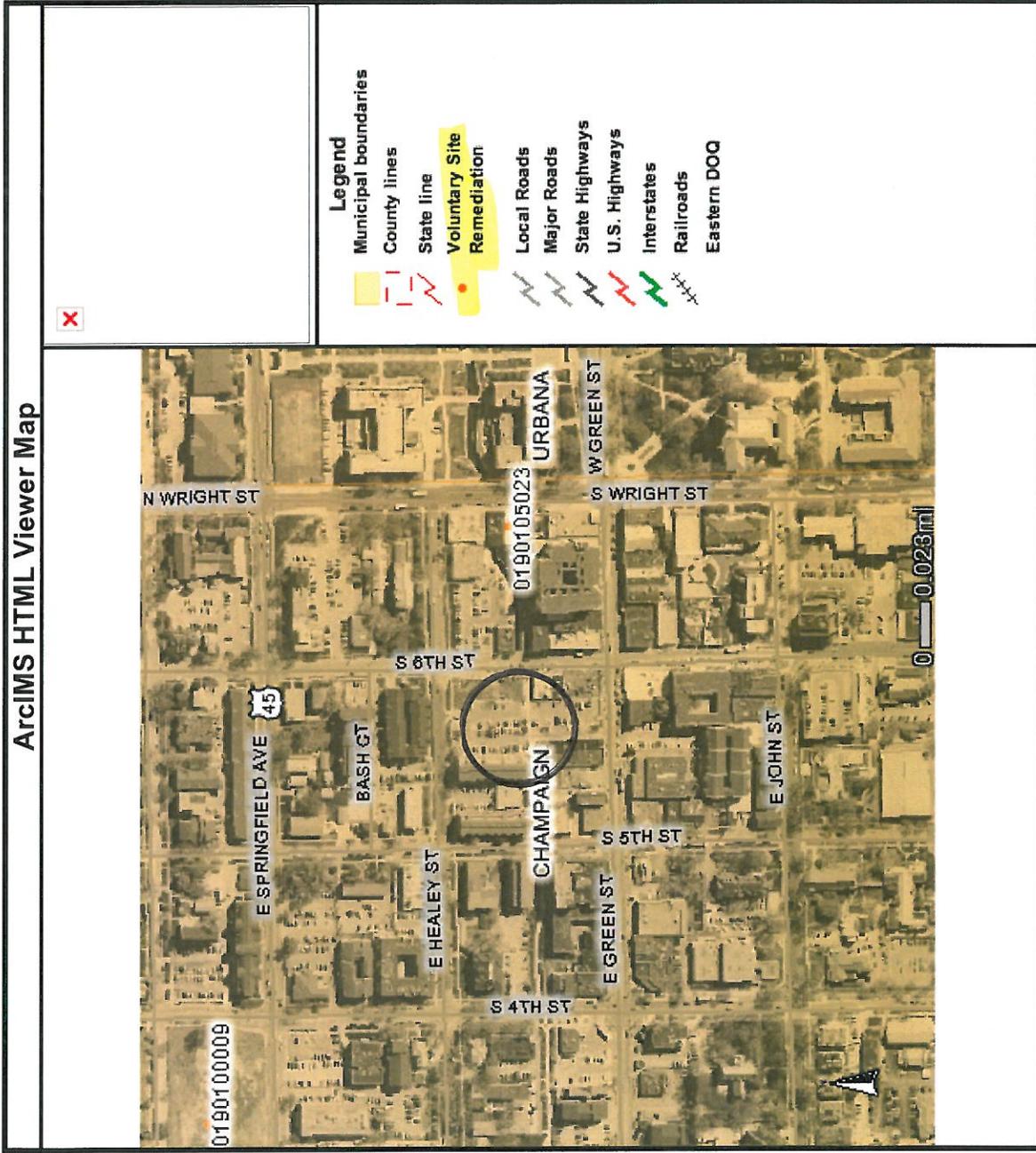
Rec	bol.BOL.LUSTSitesFullData.BL_ID	bol.BOL.LUSTSitesFullData.INCIDENT	bol.BOL.LUSTSitesFullData.NAME	bol.BOL.LUSTSitesFullData.CITY	bol.BOL.LUSTSitesFullData.PROJECT_I

1	0190105381	20050521	Boardwalk Development	Champaign	Friedel
2	0190105023	892120	Garber's Modern Cleaners	Champaign	NOT ASSIGNED
3	0190105227	961486	JSM Apartments Inc.	Champaign	Haskins
4	0190105023	20100997	Hamburg, Steve	Champaign	

Information and data presented were obtained from various Federal, State, and local agencies and are subject to revision.

①

PARCELS LOT "J"



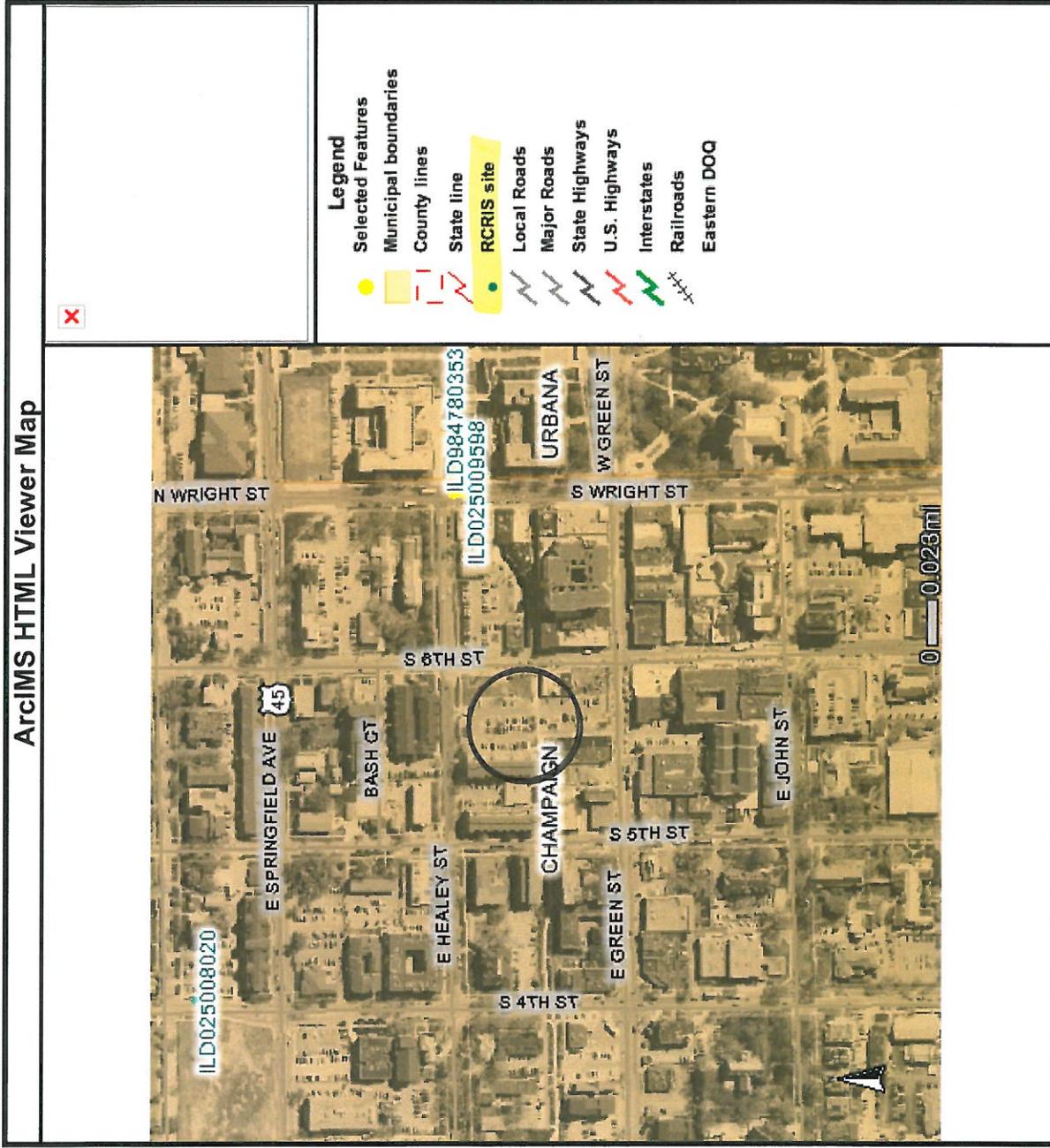
Voluntary Site Remediation

Rec	bol.BOL.VoluntarySiteRemediation.IEPAID	bol.BOL.VoluntarySiteRemediation.LATITUDE	bol.BOL.VoluntarySiteRemediation.LONGITUDE	Shape.area	Shape.len
1	0190105023	40.110996	-88.229183	0	0

Information and data presented were obtained from various Federal, State, and local agencies and are subject to revision.

7

PARKING LOT "J"



RCRIS site

Rec	Base.SDE.rcra.AREA	Base.SDE.rcra.PERIMETER	Base.SDE.rcra.RCRA	Base.SDE.rcra.ID	Base.SDE.rcra.FACILITY_N	Base.SDE.rcra.FACILITY_U	Base.SDE.rcra.LATITUDE	B:

1	0	0	19244	ILD984780353	CAMPUS CLEANERS	ILD984780353	40.111435	-8
2	0	0	19245	ILD025009598	GARBERS MODERN CLEANERS	ILD025009598	40.111366	-8

