

ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY

The following information is provided pursuant to the Responsible Property Transfer Act of 1988  
Seller: Business Realty, Inc.

For Use by County Recorder's Office  
County \_\_\_\_\_  
Date \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_  
Page \_\_\_\_\_

94177575

Buyer: River Forest Town Center Limited Partnership Rec'd by: \_\_\_\_\_

Document No.: \_\_\_\_\_

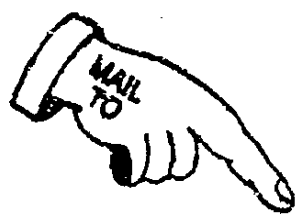
I. PROPERTY IDENTIFICATION:

A. Address of Property: 7200 West Lake Street  
Street  
River Forest IL  
City or Village Township

Permanent Real Estate Index No.:  
15-12-222-001  
15-12-222-005  
15-12-222-020  
15-12-222-023

B. Legal Description: See Exhibit A hereto.  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
Enter or attach current legal description in this area:

DEPT-01 RECORDINGS \$57.50  
T49999 TRAN 2951 02/24/94 09:17:00  
#5955 # \*-94-177575  
COOK COUNTY RECORDER



Prepared by:  
Loran Morris  
Name  
2700 Sanders Road  
Address  
Prospect Heights, IL 60070  
City, State Zip

Return to:  
Loran Morris  
Name  
2700 Sanders Road  
Address  
Prospect Heights, IL 60070  
City, State Zip

94177575



57 50



UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

(1) Identify person who has completed this form on behalf of the Transferor and who has knowledge of the information contained in this form:

Loren Morris, Business Realty, Inc., 2700 Sandara Rd.,  
Prospect Heights, IL 60070 (708) 564-8000  
Name, Position (if any), and address Telephone No.

C. Identify Transferee:

River Forest Town Center Limited Partnership, c/o Chicago  
Development Ltd., 9911 North Lawler Avenue, Suite 516, Skokie,  
IL 60077

Name and Current Address of Transferee

III. NOTIFICATION

Under the Illinois Environmental Protection Act, owners of real property may be held liable for costs related to the release of hazardous substances.

1. Section 22.2(f) of the Act states:

"Notwithstanding any other provision or rule of law, and subject only to the defenses set forth in subsection (j) of this Section, the following persons shall be liable for all costs of removal or remedial action incurred by the State of Illinois as a result of a release or substantial threat of a release of a hazardous substance:

(1) The owner and operator of a facility or vessel from which there is a release or substantial threat of release of a hazardous substance;

(2) Any person who at the time of disposal, transport, storage or treatment of a hazardous substance owned or operated the facility or vessel used for such disposal, transport, treatment or storage from which there was a release or substantial threat of a release of any such hazardous substance;

(3) Any person who by contract, agreement, or otherwise has arranged with another party or entity for transport, storage, disposal or treatment of hazardous substances owned, controlled or possessed by such person at a facility there is a release or substantial threat of a release of such hazardous substances; and

(4) Any person who accepts or accepted any hazardous substances for transport to disposal, storage or treatment

94177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY  
Facilities or sites from which there is a release or a substantial threat of a release of a hazardous substance."

2. Section 4(g) of the Act states:

"The Agency shall have the authority to provide notice to any person who may be liable pursuant to Section 22.2(f) of this Act for a release or a substantial threat of a release of a hazardous substance. Such notice shall include the identified response action and an opportunity for such person to perform the response action."

3. Section 22.2(k) of the Act states:

"If any person who is liable for a release or substantial threat of release of a hazardous substance fails without sufficient cause to provide removal or remedial action upon or in accordance with a notice and request by the agency or upon or in accordance with any order of the Board or any court, such person may be liable to the State for punitive damages in an amount at least equal to, and not more than 3 times, the amount of any costs incurred by the State of Illinois as result of such failure to take such removal or remedial action. The punitive damage imposed by the Board shall be in addition to any costs recovered from such person pursuant to this Section and in addition to any other penalty or relief provided by this Act or any other law."

4. Section 22.18(a) of the Act states:

"Notwithstanding any other provision or rule or law, except as provided otherwise in subsection (b), the owner or operator, or both, of an underground storage tank shall be liable for all costs of preventive action, corrective action and enforcement action incurred by the State of Illinois as a result of a release or a substantial threat of release of petroleum from an underground storage tank."

5. The text of the statutes set out above is subject to change by amendment. Persons using this form may update it to reflect changes in the text of the statutes cited, but no disclosure statement shall be invalid merely because it sets forth an obsolete or superseded version of such text.

Office

94177577

**UNOFFICIAL COPY**

9 1 1 7 7 7 5

**IV. ENVIRONMENTAL INFORMATION**

**Regulatory Information During Current Ownership**

1. Has the transferor ever conducted operations on the property which involved the generation, manufacture, processing, transportation, treatment, storage or handling of "hazardous substances", as defined by the Illinois Environmental Protection Act? This question shall not be applicable for consumer goods stored or handled by a retailer in the same form, approximate amount, concentration and manner as they are sold to consumers, provided that such retailer does not engage in any commercial mixing (other than paint mixing or tinting of consumer sized containers), finishing, refinishing, servicing, or cleaning operations on the property.

Yes \_\_\_\_\_  
No       X      

2. Has the transferor ever conducted operations on the property which involved the processing, storage or handling of petroleum, other than that which was associated directly with the transferor's vehicle usage?

Yes       X        
No \_\_\_\_\_

3. Has the transferor ever conducted operations on the property which involved the generation, transportation, storage, treatment or disposal of "hazardous or special wastes", as defined by the Federal Resource Conservation and Recovery Act and the Illinois Environmental Protection Act?

Yes       XX        
No \_\_\_\_\_

Clerk's Office

94177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**

4. Are there any of the following specific units (operating or closed) at the property which are or were used by the transferor to manage waste, hazardous wastes, hazardous substances or petroleum?

|                                | Yes      | No       |
|--------------------------------|----------|----------|
| Landfill                       | _____    | <u>X</u> |
| Surface Impoundment            | _____    | <u>X</u> |
| Land Treatment                 | _____    | <u>X</u> |
| Waste Pile                     | _____    | <u>X</u> |
| Incinerator                    | _____    | <u>X</u> |
| Storage Tank (Above Ground)    | _____    | <u>X</u> |
| Storage Tank (Underground)     | <u>X</u> | _____    |
| Container Storage Area         | <u>X</u> | _____    |
| Injection Wells                | _____    | <u>X</u> |
| Wastewater Treatment Units     | _____    | <u>X</u> |
| Septic Tanks                   | _____    | <u>X</u> |
| Transfer Stations              | _____    | <u>X</u> |
| Waste Recycling Operations     | _____    | <u>X</u> |
| Waste Treatment Detoxification | _____    | <u>X</u> |
| Other Land Disposal Area       | _____    | <u>X</u> |

If there are "YES" answers to any of the above items and the transfer is other than a mortgage or collateral assignment of beneficial interest, attach a site plan which identifies the location of each unit, such site plan to be filed with the Environmental Protection Agency along with this disclosure document.

5. Has the transferor ever held any of the following in regard to this real property?

- a. Permits for discharges of wastewater to waters of the State. Yes \_\_\_\_\_ No X
- b. Permits for emissions to the atmosphere. Yes \_\_\_\_\_ No X
- c. Permits for any waste storage, waste treatment or waste disposal operation. Yes \_\_\_\_\_ No X

UNOFFICIAL COPY

Property of Cook County Clerk's Office

6. Has the transferor had any wastewater discharges (other than sewage) to a publicly owned treatment works?

Yes \_\_\_\_\_  
No  X

7. Has the transferor taken any of the following actions relative to this property?

a. Prepared a Chemical Safety Contingency Plan pursuant to the Illinois Chemical Safety Act. Yes \_\_\_\_\_ No  X

b. Filed an Emergency and Hazardous Chemical Inventory Form pursuant to the Federal Emergency Planning and Community Right-to-Know Act of 1986. Yes \_\_\_\_\_ No  X

c. Filed a Toxic Chemical Release Form pursuant to the federal Emergency Planning and Community Right-to-Know Act of 1986. Yes \_\_\_\_\_ No  X

8. Has the transferor or any facility on the property or the property been the subject of any of the following State or federal governmental actions?

a. Written notification regarding known, suspected or alleged contamination on or emanating from the property. Yes \_\_\_\_\_ No  X

b. Filing an environmental enforcement case with a court or the Pollution Control Board for which a final order or consent decree was entered. Yes \_\_\_\_\_ No  X

c. If item (b) was answered by checking Yes, then indicate whether or not the final order or decree is still in effect for this property. Yes \_\_\_\_\_ No \_\_\_\_\_

9. Environmental Releases During Transferor's Ownership.

a. Has any situation occurred at this site which resulted in a reportable "release" of any hazardous substances or petroleum as required under state or federal laws?

Yes \_\_\_\_\_  
No  X

94177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

b. Have any hazardous substances or petroleum, which were released come into direct contact with the ground at this site?

Yes     
No   X  

c. If the answers to questions (a) and (b) are Yes, have any of the following actions or events been associated with a release on the property?

- YES   Use of a cleanup contractor to remove or treat materials including soils, pavement or other surficial materials
- No   Assignment of in-house maintenance staff to remove or treat materials including soils, pavement or other surficial materials
- No   Designation, by the IRPA or the IESDA, of the release as "significant" under the Illinois Chemical Safety Act
- Yes   Sampling and analysis of soils
- No   Temporary or more long-term monitoring of groundwater at or near the site
- No   Impaired usage of an on-site or nearby water well because of offensive characteristics of the water
- No   Coping with fungus from subsurface storm drains or inside basements, etc.
- No   Signs of substances leaching out of the ground along the base of slopes or at other low points on or immediately adjacent to the site

10. Is the facility currently operating under a variance granted by the Illinois Pollution Control Board?

Yes     
No   X  

11. Is there any explanation needed for clarification of any of the above answers or responses?

Question 9(b). An April 11, 1982 Testing Service Corporation environmental assessment of this property concluded that the concentrations of petroleum compounds were below the IRPA Cleanup Objectives for groundwater in its Leaking Underground Storage Tank Manual, and that the limited amount of petroleum hydrocarbon contamination which exists does not pose a threat to the health and safety of those entering the building or residents in the surrounding area.

Continued on Page 9-A

34177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**B. SITE INFORMATION UNDER OTHER OWNERSHIP OR OPERATION**

1. Provide the following information about the previous owner or any entity or person the transferor leased the site to or otherwise contracted with for the management of the site or real property:

Name: Wishboldt's Department Store

Type of business/ Commercial Retailer  
or property usage

2. If the transferor has knowledge, indicate whether the following existed under prior ownerships, leaseholds granted by the transferor, other contracts for management or use of the facilities or real property:

|                                | Yes   | No    |
|--------------------------------|-------|-------|
| Landfill                       | _____ | _____ |
| Surface Impoundment            | _____ | _____ |
| Land Treatment                 | _____ | _____ |
| Waste Pile                     | _____ | X     |
| Incinerator                    | _____ | X     |
| Storage Tank (Above Ground)    | _____ | _____ |
| Storage Tank (Underground)     | X     | _____ |
| Container Storage Area         | X     | _____ |
| Injection Wells                | _____ | X     |
| Wastewater Treatment Units     | _____ | X     |
| Septic Tanks                   | _____ | _____ |
| Transfer Stations              | _____ | X     |
| Waste Recycling Operations     | _____ | X     |
| Waste Treatment Detoxification | _____ | X     |
| Other Land Disposal Area       | _____ | _____ |

94177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office



**UNOFFICIAL COPY**

**Page 9-A of Environmental  
Disclosure Document for Transfer  
of Real Property**

**Seller:** Business Realty, Inc.

**Buyer:** River Forest Town Center Limited Partnership

**Address of Property:** 7200 West Lake Street  
River Forest, Illinois

**Permanent Real Estate Index No.:** 15-12-222-003  
15-12-222-005  
15-12-222-020  
15-12-222-023

**11. (Continued)**

The USTs were removed and hydrocarbon impacted soils were excavated and disposed of in December, 1993 and January, 1994, by U.S. Dismantlement Corporation, 3801 North Milwaukee Avenue, Chicago, Illinois 60641, pursuant to contract between the Village of River Forest, Cook County, Illinois, and U.S. Dismantlement Corporation.

Further explanation and clarification is set forth in the copies (attached hereto) of (1) the letter of Environmental Science & Engineering, Inc., dated February 1, 1994, signed by T. Rodmen Harvey, Senior Project Manager, and addressed to Mr. Gregory W. Kramer, P.E., Director of Public Works, Village of River Forest; and (2) the letter of Environmental Science & Engineering, Inc., dated February 4, 1994, signed by T. Rodmen Harvey, Senior Project Manager, and addressed to the Village of River Forest and to River Forest Town Center Limited Partnership. Both of these letters are incorporated by reference herein.

34177575

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9 3 1 7 1 7 5

V. CERTIFICATION

A. Based on my inquiry of those persons directly responsible for gathering the information, I certify that the information submitted is, to the best of my knowledge and belief, true and accurate.



\_\_\_\_\_  
Signature

James E. Jones, President  
(On behalf of Transferor)

B. This form was delivered to me with all elements completed on February 11, 1994.

Gerard E. Dempsey, Agent  
Signature Gerard E. Dempsey, Agent

River Forest Town Center Limited Partnership  
Type or print name  
TRANSFeree OR TRANSFEREES  
(or on behalf of Transferee)

Property of Cook County Clerks Office

93177575

**UNOFFICIAL COPY**

9 1 7 7 7 5

**LEGAL DESCRIPTION:**

**PARCEL 1:** Lots 2 to 5, both inclusive, in Schlund's Resubdivision of lots 1, 2, 3, 4, and 5 and the East 1/3 of lot 6 in Block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 2:** That part of Lot 1 in said Schlund's Resubdivision lying South of a line beginning at the East line of and at a point 74 feet South of the North line of said lot 1; Thence in a westerly direction parallel with the North line of said lot 1 for a distance of 25 feet; thence in a southerly direction parallel with the East line of said lot 1 for a distance of 6 feet; Thence in a westerly direction to a point on the West line of and 80 feet South of the North line of said lot 1 in Schlund's Resubdivision to lots 1, 2, 3, 4 and 5 and the East 1/3 of lot 6 in Block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 3:** The West 2/3 of lot 6 and that part of the East 2/3 of lot 7 which lies East of the East line of the West 30 feet of the said East 2/3 of lot 7, (except that part of each of said lots lying North of a line 80 feet South of and parallel with the North line of said lots 6 and 7) in block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 4:** Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 in Block 1 in Harlem, Quick's Subdivision of part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**PARCEL 5:** That part of the vacated 30 foot strip of land known as Garden Street extending East and West through block 1 in Harlem Quick's Subdivision of a part of the North East 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, which part of said strip is described as being all of said strip which lies East of a Southward extension of the East line of the West 30 feet of the East 2/3 of lot 7 in said block 1, in Cook County, Illinois.

Office

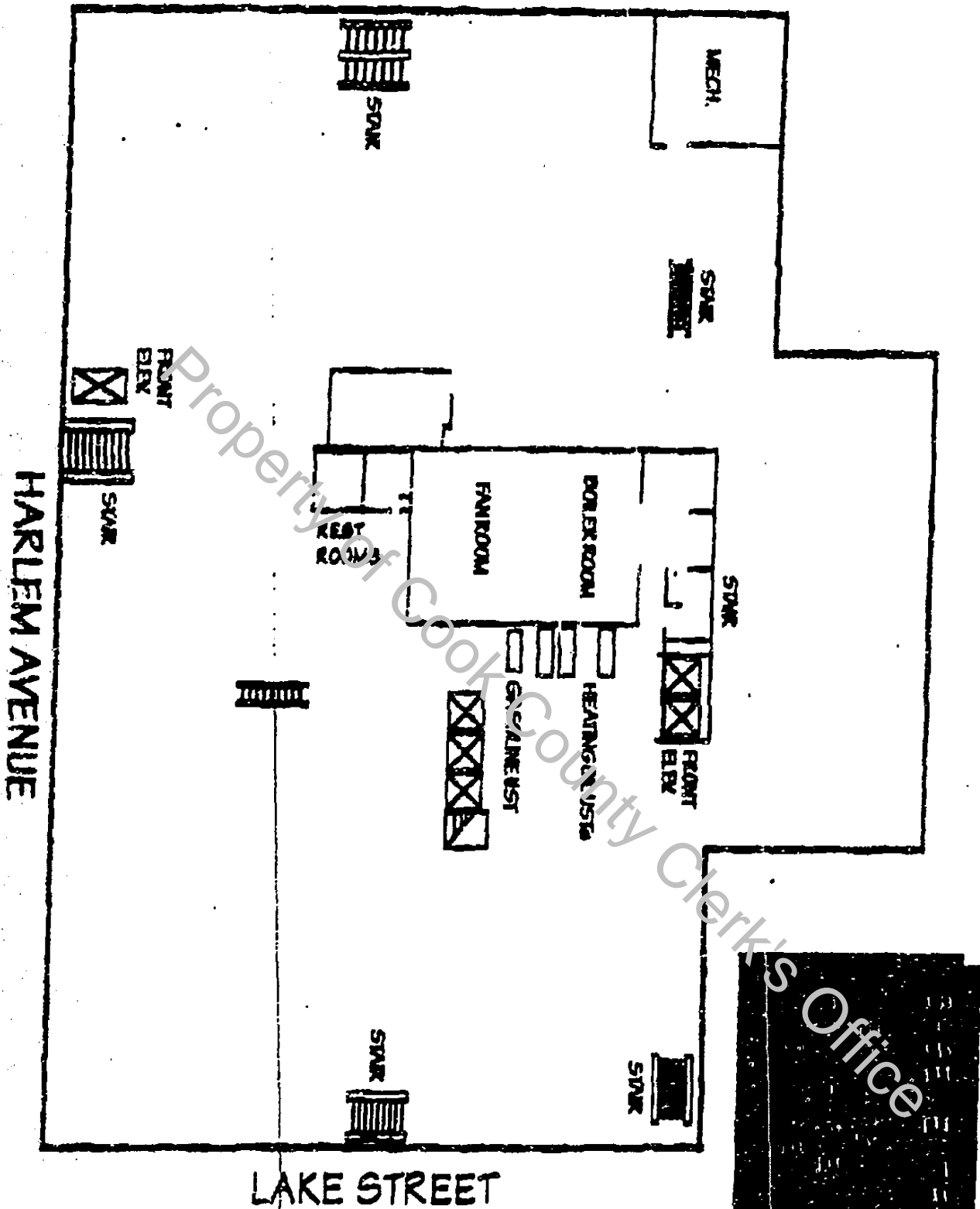
94179575

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

9 1 7 7 7 5



Property of Cook County Clerk's Office

34177575

EXHIBIT 2

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY



**Environmental  
Science &  
Engineering, Inc.**

February 1, 1994

**Mr. Gregory W. Kramer, P.E.  
Director of Public Works  
Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305**

**RE: Former Wieboldts Building  
Asbestos-Containing Materials**

Dear Mr. Kramer:

This letter is sent to summarize the activities of Environmental Science & Engineering, Inc. (ESE) with regard to asbestos-containing materials (ACM) located in the former Wieboldts Building. The building was a three story structure formerly operated as a retail store located at 7201-7215 West Lake Street, River Forest, Illinois.

ESE was retained by the Village of River Forest in late 1992 to provide consulting services with regard to ACM in the Wieboldts Building. At that time, the Village of River Forest supplied ESE with copies of two reports which had been prepared by others for the building's former owner. These reports were an Environmental Assessment of the property prepared by RERC Environmental, dated July 22, 1992 and a report titled "Building Survey for Friable and Non-Friable Asbestos-Containing Materials" prepared by Nova Environmental Services, Inc., dated February 15, 1991.

ESE's initial activity with the Village of River Forest included consultation with regard to project approach. Based on a interpretation provided by a representative of the Illinois Environmental Protection Agency, it was agreed by all parties that both friable and non-friable materials would be removed by a single contractor under contract to the previous building owner, Household International, Inc.

The asbestos removal project was designed and monitored by RERC Environmental and conducted by Colfax Corporation. Both firms are located in Chicago, are well known in the asbestos abatement field and have conducted work of this type previously. During the removal project, additional ACM were identified in various parts of the building. Changes were made to Colfax's contract and these materials were included in the removal project.

On September 8, 1993, following the ACM removal work, a final walk through of the building was conducted. Participants in the walkthrough included representatives of ESE, RERC, Colfax, Household International, Inc., Village of River Forest, and U.S. Dismantlement Corp., the demolition contractor for the building. During the walkthrough, ESE noted several minor areas of residual ACM material. The majority of these areas were addressed by Colfax immediately. Areas that were not removed the day of the walk-through included several areas of asbestos-containing floor tile and/or mastic, and a tank located in the boiler room which still had asbestos-containing mastic present.

31277555



UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Mr. Gregory W. Kramer, P.E.  
Village of River Forest  
February 1, 1994  
Page 2

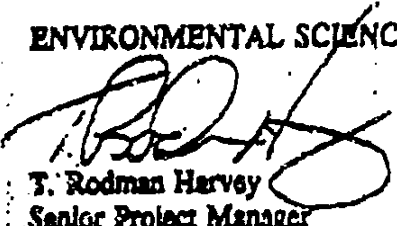
In December 1993, RERC issued a comprehensive final report for the asbestos removal project to Household International, Inc. A copy of this report was made available to and reviewed by ESE. The report was found to be very comprehensive and included air monitoring results and waste manifests. Specifically, those items noted on the September 8th walkthrough were addressed and documentation of their removal and disposal provided.

Based on the information made available to ESE and cited above, it is the opinion of ESE that the friable and non-friable ACM identified in the Wieboldts Building have been removed and disposed off-site in a proper manner. The project was conducted by an experienced contractor under the observation of an experienced consultant and nothing was observed or reviewed which would indicate that the asbestos removal and disposal was not conducted in a proper and legal manner which met or exceeded industry standards. Further, it is ESE's opinion that the debris created by the demolition of the building is not asbestos-containing material.

Please do not hesitate to contact me should you have any questions.

Sincerely,

ENVIRONMENTAL SCIENCE & ENGINEERING, INC.



T. Rodman Harvey  
Senior Project Manager

TRE/vsh  
MCD0102.LTR  
800-4250-5100

Cook County Clerk's Office

04179574

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**



**Environmental  
Science &  
Engineering, Inc.**

February 4, 1994

Village of River Forest  
400 Park Avenue  
River Forest, Illinois 60305  
Attn: Village Administrator

LaSalle National Bank  
120 S. LaSalle  
Chicago, Illinois 60603

River Forest Town Center Limited Partnership  
c/o Caltown Development, Ltd.  
General Partner  
2933 North Lawler  
Suite 516  
Skokie, Illinois 60077

RE: Southwest Corner of Harlem Avenue and Lake Street

Gentlemen:

On behalf of the Village of River Forest, this letter is sent to address the environmental concerns associated with a portion of that property in River Forest, Illinois located at the intersection of Harlem Avenue and Lake Street. The entire property in question is bounded by Lake Street to the north, Harlem Avenue to the east, Central Avenue to the south and Pennis Bras to the west. The specific portion of the property addressed in this letter is that area previously occupied by the Wieboldts Department Store. Specifically, this portion of the property is bounded on the south by Garden Street extended, by Harlem Avenue and Lake Street on the east and north, respectively, and on the west by the Wieboldts building property line. Until recently, the parcel was the site of a three story building. The building was occupied by Wieboldts and operated as a department store until 1987. It was vacant from 1987 until December 1993 when it was razed.

34177575

**UNOFFICIAL COPY**

Village of River Forest  
February 4, 1994  
Page 2

LaSalle National Bank

River Forest Town Center Limited  
Partnership

In preparing this letter, Environmental Science & Engineering, Inc. (ESE) relied upon information included in a Phase I Environmental Assessment prepared by ESE dated April 30, 1993. The scope of work included in the Phase I Environmental Assessment included the following:

- Review of a previous Phase I report done for the property prepared by RERC Environmental, Inc. dated July 22, 1992.
- On-site inspection of the property to identify readily apparent potential sources of environmental concern.
- Inspection of surrounding land.
- Site history including review of Sanborn Fire Insurance maps and aerial photographs.
- Regulatory review including a review of environmental databases and inquiries to various public and governmental agencies and utility companies.
- Review of four subsurface investigation reports prepared by Testing Services Corporation. The reports are dated March 28, 1990, June 15, 1990, January 4, 1991 and April 13, 1992.
- Sampling of groundwater from four existing monitoring wells installed by Testing Services Corporation. The samples were analyzed for benzene, ethylbenzene, toluene and xylene (BTEX) and polynuclear aromatic (PNA) hydrocarbons.
- Inventory of chemicals stored in the building.

In addition to the Phase I report, a report entitled "Building Survey for Friable and Non-Friable Asbestos-Containing Materials", prepared by Nova Environmental Services, Inc. and dated February 15, 1991, was reviewed.

Based on the review of these documents, the following environmental concerns were noted on the portion of the property in question:

1. The presence of four (4) underground storage tanks (UST) located beneath the Wieboldt's building basement. Three of these tanks previously contained fuel oil and had a capacity of 8,000 gallons. The fourth tank was used for gasoline storage and had a capacity of approximately 1,000 gallons.

3:17 PM '94

UNOFFICIAL COPY

9 1 1 7 7 7 5

Village of River Forest  
February 4, 1994  
Page 3

LaSalle National Bank

River Forest Town Center Limited  
Partnership

Soil and groundwater sampling in the area of the USTs was conducted by others prior to ESE's site investigation. Results of the soil testing indicated detectable petroleum contamination in three borings. Groundwater sampling of four wells indicated that contaminant concentrations were below the Illinois Environmental Protection Agency (IEPA) Class I groundwater cleanup objectives. As part of ESE's investigation, these four wells were resampled. Analytical results indicated that concentrations of benzene, ethylbenzene, toluene and total xylenes (BETX) and polynuclear aromatic (PNA) hydrocarbons were below IEPA Class I groundwater cleanup objectives for petroleum UST sites in all four wells.

2. The building contained significant amounts of building products which contained asbestos. These asbestos-containing materials were present in both friable and non-friable conditions.
3. A variety of chemicals, primarily related to building maintenance, were stored in the Wieboldts building at the time of ESE's investigation.
4. Six transformers were observed by ESE within the Wieboldts building. At the time of ESE's Phase I report, the ownership of these transformers had not been determined.

Each of these four issues has been resolved or remediated. The contamination related to the four USTs was reported to the Illinois Emergency Management Association in early 1993 and assigned LUST Incident # 931397. Subsequent to this, ESE prepared and the Village of River Forest submitted to IEPA a 45-day report and Corrective Action Plan for the site. The four USTs were removed and hydrocarbon impacted soils were excavated and disposed in December 1993 and January 1994. The excavation included 2,910 cubic yards of soil. Twenty one soil samples were collected from the walls and bottom of the UST excavation and analyzed for BETX and PNAs. The results of all samples were well below the IEPA LUST soil clean-up objectives. The details of the tank removal and associated soil remediation are detailed in the Corrective Action Completion Report which was prepared by ESE and submitted to the IEPA by the Village of River Forest in February 1994.

With regard to the asbestos-containing materials located in the Wieboldts building, these were removed prior to demolition by Colfax Corporation of Chicago, Illinois under contract to Business Realty, Inc. The details of the asbestos removal project are included in ESE's final letter report to the Village of River Forest, dated February 1, 1994. A copy of this letter is enclosed.

The chemicals stored in the Wieboldts Building were also removed prior to demolition. After completing the Phase I for the property, ESE conducted an inventory of the chemicals stored in the building. These chemicals were then removed from the property and disposed by American Waste Haulers, Inc. of Maywood, Illinois. The removal and disposal were again done under contract to Business Realty, Inc.

34177575

UNOFFICIAL COPY

9 1 7 / 7 5

Village of River Forest  
February 4, 1994  
Page 4

LaSalle National Bank

River Forest Town Center Limited  
Partnership

Finally, the six transformers located in the Wleboldts building were determined to be owned by Commonwealth Edison Company (CECO). All six transformers were removed from the building and site by CECO.

Based on the information presented above, it is the opinion that each of the four environmental concerns which was identified on the portion of site occupied by the Wleboldts building has been properly and satisfactorily remediated. To ESE's knowledge, there are no other known environmental concerns on the site which require remedial or corrective action.

Please do not hesitate to contact me should you have any questions.

Sincerely,

ENVIRONMENTAL SCIENCE & ENGINEERING, INC.



T. Rodman Harvey  
Senior Project Manager

enclosure

TRM:ah  
94200407.LTR  
308-6290.5201

Property of Cook County Clerk's Office

94177575