



October 1, 2021

Professional Service Industries, Inc.  
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Mr. Michael Kall  
Redwood USA, LLC  
7510 East Pleasant Valley Road  
Independence, Ohio 44131

Re: **Recommendations Letter - Phase I Environmental Site Assessment**  
28855 West Illinois Route 22  
Fox River Grove, Illinois  
PSI Project Number: 00474852

Dear Mr. Kall:

Professional Service Industries, Inc. (PSI), an Intertek company, recently completed a Phase I Environmental Site Assessment (ESA) at the above-referenced subject property. The subject property consists of 21.34 acres located at 28855 West Illinois Route 22 in Fox River Grove, Illinois. The subject property consists of Lake County parcel 13-21-100-009. The subject property includes agricultural land, a residence, and a pond.

Our assessment has revealed evidence of recognized environmental conditions for the subject property.

- A gasoline LUST is located approximately 1,300 feet southeast of the subject property. Office of the State Fire Marshall database show a 1,000-gallon UST was removed December 1, 1987. There are no records of soil or groundwater sampling in connection with this LUST. PSI reviewed documents on the IEPA Document Explorer for other sites in the area for information about groundwater flow and subsurface soils. Documents from a resolved LUST incident 2,200 feet to the east of the subject property (CarX Auto Service LPC #1110200002) indicated the following:

*Groundwater at the site is Class I due to hydraulic conductivity ( $6.4 \times 10^4$  cm/sec) and gravel and sand 5 or more feet thick. Groundwater was initially encountered at approximately 6 to 10 feet. Groundwater gradient is 0.01695 cm/cm to the northwest. Site geology consists of 4 to 8 feet of gravel/sand fill, which is underlain by silty clay and/or peat in some borings to a depth of 10 feet. This unit is underlain by sand/gravel to the maximum boring terminus of 16 feet in most borings. Silty clay is present in a few borings from 12 to 16 feet.*

The amount of gasoline release is unknown, and there does not appear to have been any sampling or cleanup activities related to this release. PSI has asked for additional information from the IEPA Project Manager for this site, Scott Rothering. Mr. Rothering indicated that he did not know of any remediation at the site. The UST was removed, so there is no current source material that is continuing to contribute to the release. Although this property is located approximately 1,300 feet southeast of the subject property, it is hydraulically and

topographically upgradient and sand, gravel, and shallow groundwater has been observed in the area of the subject property. Based on the unknown conditions at this site and the observed subsurface soils and groundwater flow direction in the vicinity of the subject property, this listing represents a REC in connection to the subject property.

Based on the information that PSI gathered and our experience, PSI recommends a Phase II ESA to investigate potential soil and/or groundwater contamination that may be present due to the REC identified in this report.

Based on the information that PSI gathered and our experience, PSI recommends the following for Business Environmental Risks (BERs):

- The National Wetlands Inventory (NWI) Mapper indicates that there a Freshwater Emergent Wetlands on the southern portion of the subject property, totaling 3.4-acres and classified as PEM1F. The Soil Conservation Service SSURGO map indicates that there may be hydric soils on the subject property. Based on the information reviewed, wetlands may present a BER at the subject property and should be further evaluated prior to any development of this area of the property. Further details are provided in Section 9.1 of the Phase I ESA.
- According to the FIRMettes reviewed (Panel 170477), the southern portion of the subject property is located in Zone A which is defined as a special flood hazard area with no base flood elevations determined. Based in information reviewed, the flood zone may present a BER at the subject property and should be further evaluated prior to any development of the property. Further details are provided in Section 9.1 of the Phase I ESA.
- The drywall joint compound in the single-family dwelling tested positive for asbestos containing material. Regulated ACM (RACM) must be properly removed by a licensed asbestos abatement contractor prior to renovations or demolition that would disturb the material. Federal, State and Local regulations and guidelines should be strictly adhered to when removing the ACM.
- It should be noted that some ACM might not be accurately identified or quantified by PLM. As an example, the original fabrication of vinyl floor tiles routinely involved milling of asbestos fibers to extremely small sizes. As a result, these fibers may go undetected under the standard PLM method. While not required by the EPA, Transmission Electron Microscopy (TEM) is recommended for a more definitive analysis of these materials.

Please call us at 708-236-0720 with any questions you may have on any of the above-referenced information.

Respectfully Submitted,  
**PROFESSIONAL SERVICE INDUSTRIES, INC.**

Handwritten signature of Kara Sachs in black ink.

Kara Sachs  
Project Geologist

Handwritten signature of Laura Larson in black ink.

Laura Larson, P.G.  
Principal Consultant