



Engineering & Environmental Services, Inc.

SITE INVESTIGATION REPORT-COMPREHENSIVE

**Columbia Pointe Phase II & III
Chicago, Illinois**

Prepared For:

Woodlawn Park II, LLC
303 East Wacker Drive
Suite 2750
Chicago, IL 60601
Attn: Mr. Jim Loewenberg

Prepared By:

Pioneer Engineering & Environmental Services, Inc.
700 North Sacramento Boulevard, Suite 100
Chicago, Illinois 60612
(773) 722-9200

Date Submitted:

May 8, 2007

Pioneer Project #06-0499-102

1.0 INTRODUCTION

1.1 Site Investigation Objectives

Pioneer Engineering & Environmental Services, Inc. (Pioneer) was contracted by Woodlawn Park II, LLC, the Remediation Applicant (RA), to provide environmental consulting services in connection with the Columbia Pointe Phase II and III Redevelopment site, which consists of 16 separate parcels of land (Remediation Site) located at the intersection of West 63rd Street and South Greenwood Avenue in Chicago, Illinois. The Remediation Site is currently owned by three separate entities, including the following: the City of Chicago, Woodlawn Preservation & Investment Corp, and Woodlawn Community Development Corp. Figure 2 provides details regarding current property ownership.

The 16 parcels encompass approximately 11.5 acres (Figure 2), which comprises the Remediation Site. The scope of environmental consulting services included: 1) a review of a previous Phase I Environmental Site Assessment (ESA) completed by The SI Group; 2) the performance of subsurface investigation and analytical testing to adequately characterize the RECs; and 3) Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) reporting. This work was conducted to facilitate the proposed residential redevelopment of the site and determine the degree of remedial action necessary to comply with applicable regulations for purposes of obtaining a "comprehensive" No Further Remediation (NFR) Letter from the IEPA pursuant to Title 35 IAC (Illinois Administrative Code) Part 740 Subpart F, and Section 58.10 of the Illinois Environmental Protection Act. This *Site Investigation Report—Comprehensive* (SIR) is intended to provide the results of the subsurface investigations completed in order to characterize the nature and extent of impacts at the Remediation Site. The appropriate IEPA Site Remediation Program DRM-1 and DRM-2 forms are provided in Appendix A.

1.2 Site Description

As previously mentioned, the Remediation Site consists of Phase II (Parcels E, F, G, I, J, K, L, M, N, O, P, & Q) and Phase III (Parcels A, B, C, & D), of the Columbia Pointe redevelopment, located at the intersection of West 63rd Street and South Greenwood Street, in Chicago, Illinois. The Remediation Site encompasses approximately 11.5 acres (combined) and is developed with the following structures: one single-family dwelling (subject building-A on Parcel N); and a one-story, vacant commercial structure (subject building-C on Parcel F) identified as 1150-1152 West 63rd Street. The remainder of the site consists of vacant undeveloped land. The subject buildings currently on site will be razed as a part of redevelopment of the subject property. See Figure 2 for a Site Diagram. Available documentation indicates that the Remediation Site includes the following address ranges and property identification numbers (PINs):

Table 1.2
Subject Property's Address Ranges

Subject Property	Approximate Address Range	PINs
Parcel A	910 – 932 East 63 rd Street	20-14-315-025, -026, -027 ✓
Parcel B	1000 – 1016 & 1020 - 1028 East 63 rd Street	20-14-316-026, -028, -029
Parcel C	935 East 63 rd Street	20-23-105-001 ✓
Parcel D	1017 East 63 rd Street	20-23-106-001 ✓
	6300 – 6310 South Greenwood Avenue	20-23-106-038, -039
Parcel E	1100 – 1134 East 63 rd Street	20-14-317-015, -025, -026, -027, -030, -031, -032
	6244 South University Avenue	20-14-317-029 ✓
	6245 South Greenwood Avenue	20-14-317-012 ✓
Parcel F	1140 – 1160 East 63 rd Street	20-14-318-013, -015, -016, -031
	South Portion of 6232 South Woodlawn Avenue	20-14-318-032 ✓
Parcel G	1101 – 1135 East 63 rd Street	20-23-107-001 ✓, -012, -013, -014
	6313 South Greenwood Avenue	20-23-107-002
Parcel I	1137 East 63 rd Street	20-23-107-015 ✓
	6320 South University Avenue	20-23-107-018 ✓
Parcel J	6323 – 6333 South Greenwood Avenue	20-23-107-005, -007, -008, -009, -010, -011 ✓
Parcel K	1118 – 1124 East 64 th Street	20-23-107-017, -019, -020

4.0 SUMMARY/CONCLUSIONS

Pioneer was contracted by Woodlawn Park II, LLC, the Remediation Applicant, to provide environmental consulting services in connection with the Columbia Pointe Phase II & III Redevelopment site consisting of 16 separate parcels of land (Remediation Site) located at the intersection of East 63rd Street and South Greenwood Avenue in Chicago, Illinois. The work is being conducted to facilitate the proposed residential redevelopment of the site, and ultimately a comprehensive NFR Letter will be sought for the subject site pursuant to 35 IAC 740 and 415 ILCS 5/58.10. The Remediation Site is currently owned by three separate entities, including the following: Woodlawn Community Development Corporation (WCDC), Woodlawn Preservation & Investment Corporation (WPIC), and the City of Chicago. Figure 2 provides details regarding current property ownership.

Between October 30, 2006 and March 12, 2007, Pioneer advanced 53 soil borings, installed four vadose zone groundwater monitoring wells, and excavated test pits in specific areas throughout the site (Figures 4 - 13). The sampling plan was based on the RECs outlined in a prior Phase I ESA completed by another consultant, the layout of the subject site, and practical/spatial considerations.

The site-specific subsurface environment consisted of approximately 5 to 12 feet of urban fill material with varying amounts of sand, cinders, brick, glass, and miscellaneous rubble, followed by silty sand to the boring terminus at depths of up to 20 feet BSG. Below the sand, very soft to very tough gray silty clay was encountered to the boring termination depth of approximately 25 feet below existing grade. The site-specific hydrogeologic parameters measured at the site were consistent with shallow, perched groundwater conditions encountered in the Chicago urban setting, where water is trapped within the shallow, relatively permeable fill material overlying the relatively impermeable, native clayey geologic material below the site.

The results of the soil samples analyzed for the various combinations of VOCs, PNAs, RCRA 8 metals, and the Target Compound List indicated that certain COCs were detected above the IEPA's Tier 1 Residential SROs for various exposure routes through significant portions of the site. The primary contaminants were PNAs, which exceeded the soil ingestion exposure route and City of Chicago background concentrations, and in some locations, the soil component of the migration to groundwater pathway. Lead was also frequently detected at concentrations exceeding the soil ingestion and migration to ground water exposure routes. Other contaminants detected in relatively isolated locations included tetrachloroethene, arsenic, methylene chloride, carbazole, and dieldrin. The analytical results of the groundwater samples indicated that tetrachloroethene, benzo(a)anthracene, iron, lead, and manganese were detected above the Tier 1 GROs for Class I groundwater. The cumulative analytical results demonstrate that the lateral and vertical extent of contamination at the Remediation Site has been adequately characterized.

Test pit excavations were performed on the central portion of Parcel D and on the eastern portion of Parcel G. One approximately 250-gallon UST was located on Parcel D and will be removed prior to site redevelopment. In addition, a potential gasoline UST was observed on the northeast corner of Parcel G based on a review of the 1926 Sanborn map. An additional test pit excavation will be performed in this area to determine if the UST is present. The results of this test pit will be provided with the forthcoming Remedial Action Plan along with appropriate plans to address any findings.



Figure 2
Property Ownership Diagram
Columbia Pointe Phase II & III
Chicago, IL

Scale: 1" = 140'
0' 140'

Drawn by: Anatolij Strangar

Job No: 06-0499-102

Date: January 2007

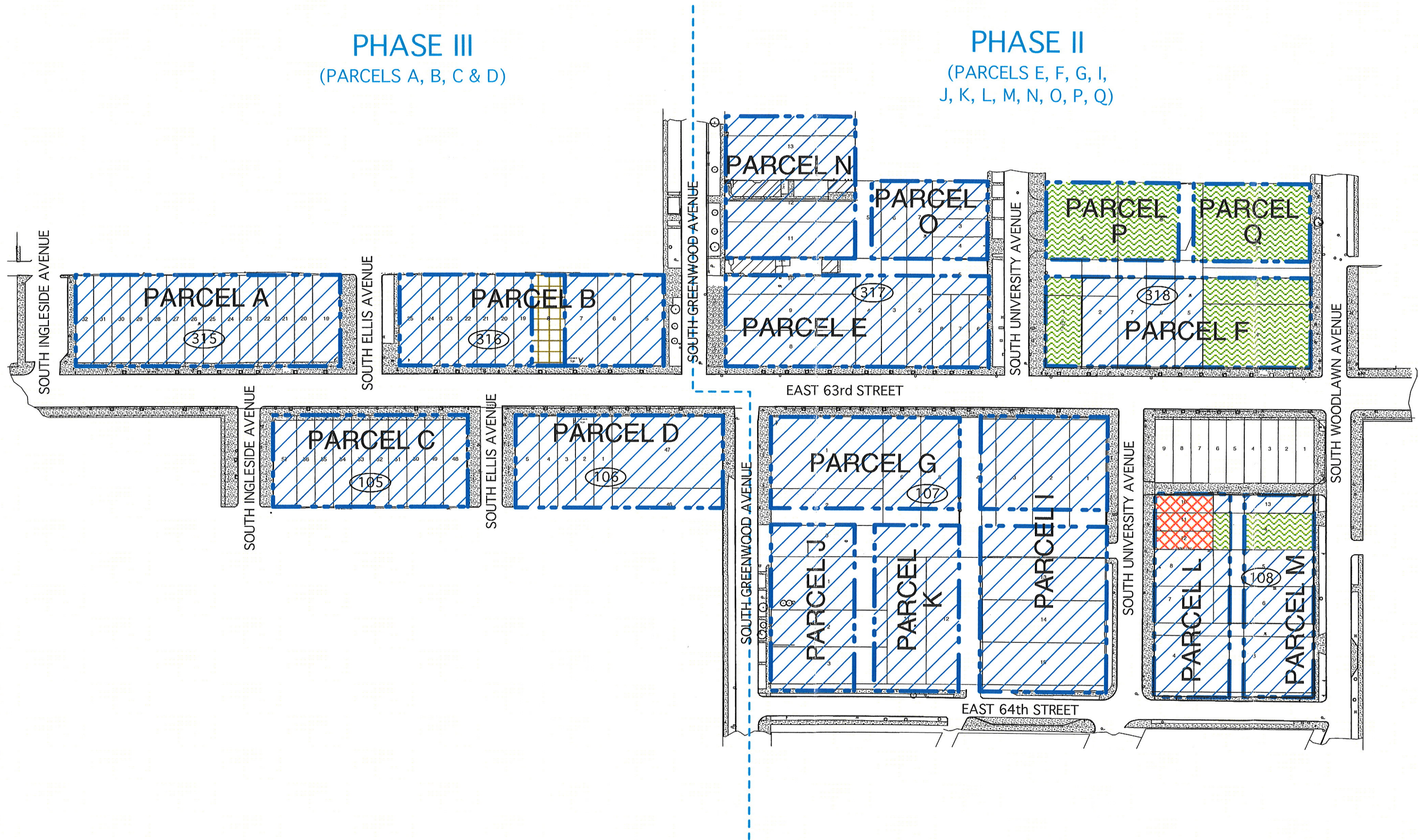
Checked by: Troy Woodtke

- Legend:
- Parcels owned by the City of Chicago
 - Parcels owned by Woodlawn Community Development Corp. (WCDC)
 - Parcels owned by Woodlawn Preservation & Investment Corp. (WPIC)
 - Parcel excluded
 - Remediation Site Boundary

PIONEER Engineering & Environmental Services, Inc.

PHASE III
(PARCELS A, B, C & D)

PHASE II
(PARCELS E, F, G, I,
J, K, L, M, N, O, P, Q)



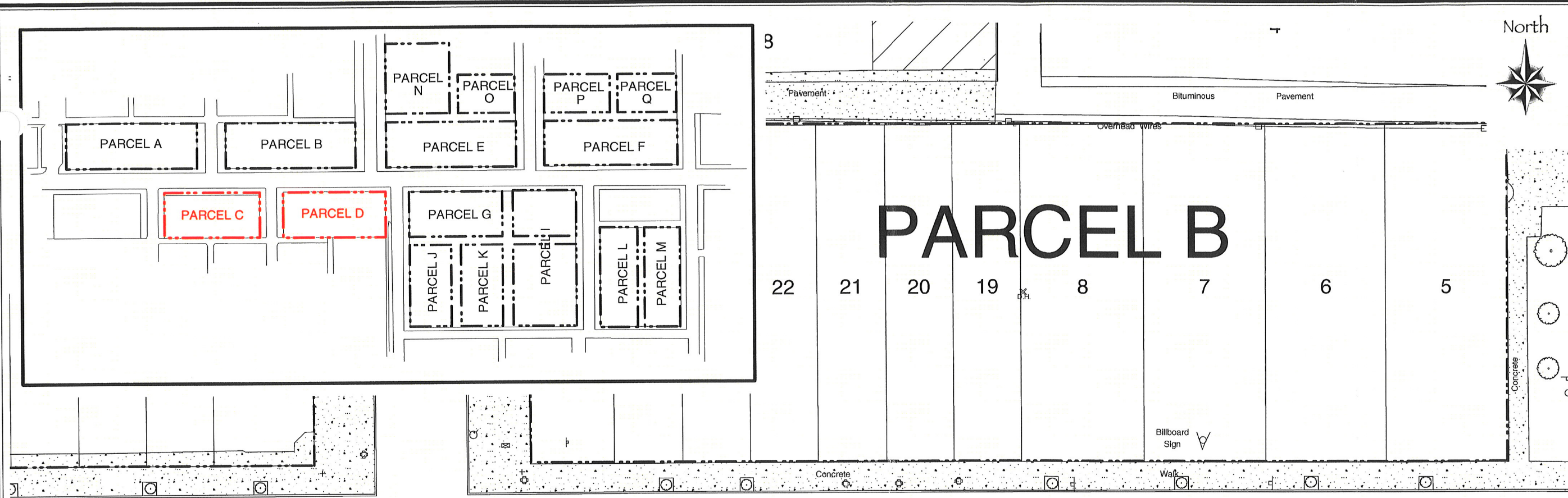


Figure 6
Parcel C, D
Boring Location & Analytical
Summary Diagram
Columbia Pointe Phase II & III
Chicago, IL

Scale: 1" = 40'

Drawn by: Anatolij Strangar

Job No: 06-0499-101

Date: July 2006

Checked by: Troy Woodtke

Legend:

Environmental Soil Boring Location

Environmental Soil Boring/Monitoring Well Location

BG = Background Concentration

CL1 GW = Migration to Class 1 Ground Exposure Pathway

CL2 GW = Migration to Class 2 Ground Exposure Pathway

Fur Shop, Dye Shop, & Dry Cleaning

PIONEER Engineering & Environmental Services, Inc.

EAST 63rd STREET

