COMPLIANCE WITH STANDARDS FOR REVIEW (Section 10-19-3) COMPLIANCE STATEMENT

A. The proposed use or combination of uses is consistent with goals and policies of the comprehensive plan;

The Planned Development is proposing redeveloping the subject site with a five-story mixed-use retail and residential building, which is consistent with goals and policies of the Comprehensive Plan, dated November 2003 and the Village of River Forest Corridors Plan, adopted in 2009. The subject site presently consists of two older one-story commercial buildings fronting Lake Street and a vacant land parcels fronting Ashland Avenue. The existing commercial buildings are functionally obsolete in several regards, and have been negatively impacted by the introduction of environmental contamination issues.

The proposed redevelopment of the property with a new Class A commercial space and new upscale residential units complies with several objectives referenced in the Comprehensive Plan. The proposed Planned Development has been designed and planned to specifically fulfill several of the listed goals and objectives as cited herein below (and numbered in corresponding fashion to how the objectives are numbered within the Comprehensive Plan and listed under the identified goal), including:

- *Section 2 Goals & Objectives (page 11), Community Appearance and Character, Goal- Maintain an attractive and distinctive community image and identity that builds upon and enhances River Forest's traditional qualities and characteristics, and distinguishes it from surrounding communities.*

    1. *Maintain and enhance the Village's overall atmosphere and character.*
    2. *Maintaining the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of River Forest's existing residential neighborhoods.*
    3. *Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public right-of-way.*
    4. *Undertake design and appearance improvements along the major thoroughfares that pass through the community.*
    9. *Continue the "greening" of River Forest by maintaining existing trees whenever possible, reforestation and new landscape plantings.*
    10. *Promote high standards of design and construction for all development within the Village.*

- *Section 2 Goals & Objectives (page 11), Housing and Residential Areas, Goal & Objectives.*

    7. *Encourage new residential development that provides for the needs of the Village's population.*
    8. *Ensure that home improvement, additions, and new housing are compatible with, complement, and enhance the existing scale and character of the neighborhoods.*
    9. *Ensure that new residential development provides adequate parking to accommodate residents and guests.*

- *Section 2 Goals & Objectives (page 12), Commercial, Retail and Office Development, Goal - Maintain a system of commercial, retail and office developments that provides residents with needed goods and services, increase the Village sales and property taxes, and enhances the image and appearance of the community.*

    1. *Maintain and enhance the range of retail, commercial and office establishments within the designated areas of the Village, primarily along North Avenue, Madison Street, Harlem Avenue, and within the Lake Street*

Corridor.

2. *Maintain a strong and positive physical community image through public and private improvements which enhance various physical features of commercial areas and contribute to the Village's overall character and sense of place.*
3. *Provide adequate off-street parking facilities throughout commercial areas to accommodate the needs of existing businesses and new commercial development.*
5. *Encourage the corrective maintenance, rehabilitation or redevelopment of older commercial properties in poor condition.*
6. *Promote the redevelopment of marginal, obsolete and vacant commercial properties.*
7. *Encourage compatible new office, retail and commercial development in selected locations.*
8. *Promote high quality design and construction for all new office, retail and commercial developments.*

- *Section 3 Land Use (page16), Existing land Use, Commercial – Although scattered throughout the community, all commercial land uses are located or near major thoroughfares. Commercial uses include retail, service, and office uses. Commercial properties are located along North Avenue, Harlem Avenue, Lake Street, and Madison Street.*

  The Comprehensive Plan identifies the subject site as commercial under Figure 2 (page 18), and states within the subsection titled, *Zoning (page 19) C3: Commercial District* are located along Lake Street. *Permitted uses in the C3 District include permitted uses of the C2 District,* which include a variety of commercial uses, including retail, office, service, and restaurant.

  Figure 3 (page 20) Current Zoning identifies the subject site zoned C3: Central Commercial, and states within the subsection titled, *Land Use Plan (page 21) The Plan builds upon the existing land-use and development patterns in River Forest. It strives to promote a compatible arrangement of uses which continue to make efficient use of land resources and community facilities and services.* Then stating within the subheading, *Multi-Family Residential (page 22) Throughout the Village, several areas of multi family residential exist. All of the multi-family residential uses are located along or near the Village's mixed-use corridors, including: lake Street. The multi-family dwellings offer a range of housing options for Village residents, and accommodate individual "dwelling needs" at different stages of their lives. The range of multi-family residential units in River Forest goes from affordable older units to more recently constructed developments offering units with ve1y high values. The strong market for upscale multi-family residential dwellings in River Forest has created a desirable environment for quality infill developments.* Also stated within the subheading, *Commercial (page 22) With the exception of only a few properties, the commercial areas of the Village are located along the major mixed-use corridors, including lake Street. Commercial – Village Center Commercial (page 23) Village Center Commercial is a commercial/mixed use area which is pedestrian orientated and provides products and services to meet daily living needs, as well as comparison shopping goods. Ground floor uses are primarily retail, restaurant, and personal service, with office and residential uses located on the upper floors.*

The proposed Planned Development complies with these suggested commercial land uses, goals and objectives referenced above.

- *Section 6 Corridor Plans* contains a subsection specifically addressing the *Lake Street Corridor Plan (page 51),* and states, *Lake Street represents the "heart" of River Forest. It includes a strong mix of commercial, residential, public, quasi-public land-uses adding an important role and focus to the area. Goal: Enhance and improve the lake Street Corridor as River Forest 's key mixed-use, community business, and civic area.* Again, the planning, design and architectural design of the proposed redevelopment project fulfill several of the listed objectives under this goal, including

(numbered as the objectives are number and listed under this goal):

1. *Attract commercial development/redevelopment that reflects the character of River Forest.*
2. *Utilize the lake Street Corridor Design Guidelines to provide a "unifying" appearance to the corridor and guide the development of physical facilitates and features that distinguish River Forest from surrounding communities.*
6. *Seek redevelopment options that enhance the tax base of the Village.*
13. *Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor.*
14. *Minimize the number curb cuts along lake Street to the extent possible. Side streets should be used where possible to provide access to on-site parking areas.*

Under the Village Center Area subheading: The blocks situated between Lathrop Avenue and Park Avenue are intended to function as the Village Center Area. Commercial land-use within this area is intended to focus on the more traditional small-scale stores, generally orientated to Lake Street. The area will continue to consist of small retail and service stores and shops on the street level, with residential or office uses potentially above the first floor. Potions of blocks within the area south of the lake Street frontage will continue as high density residential uses. Policies and improvement recommendations for this area include:

- *Maintain and enhance the traditional "small business" character of the area.*
- *Continue to encourage property maintenance, particularly along the rear of buildings, alleys, and off-street parking areas.*
- *Promote retail activity.*
- *Promote new family-style and specialty restaurants.*
- *A unique pedestrian-oriented character/or the Village Center Area, reflecting the more traditional small-scale shops is desired. Coordinate landscaping, signage, lighting, and sidewalk treatment can be used to distinguish the Village Center Area from other parts of the corridor.*
- *Any new development or redevelopment in the Village Center Area should not permit off-street parking lots to front on lake Street. Buildings should be oriented close to the front lot line along lake Street and parking lots should be located at the rear of the building. In the Village Center Area, off-street parking lots should be accessed from the cross streets and not from lake Street.*
- *The Village currently does not require off-street parking in areas zoned "Village Center". The Plan recommends that minimum requirements be established along with the option for payment in-lieu of improved off-street parking, to be exercised at the discretion of the Village.*

The proposed Planned Development incorporates design features as depicted on the enclosed plans that comply with the Lake Street Corridor design objectives list above.

B. ***The establishment, maintenance, or operation of the use or combination of uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of***

the residents of the village;

The proposed Planned Development of a new mixed-use development with Class A retail space will enhance the availability of services to the residents of the Village, the upscale residential units will provide additional new housing opportunities within the Village, and these proposed uses will not be detrimental to or endanger the public health, safety, comfort, morals, or general welfare of the residents of the village.

C. ***The proposed use or combination of uses will not diminish; the use or enjoyment of the other property in the vicinity for those uses or combination of uses which are permitted by this zoning title;***

The subject site is zoned C3: Central Commercial, and the proposed Planned Development use of retail space and residential units are approved uses within the C3: Central Commercial zoning district. These proposed uses are consistent with those uses currently existing within the surrounding properties and will not diminish the use or enjoyment of the other property in the vicinity.

D. ***The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;***

The proposed Planned Development will return a commercial vitality to the subject site, remediate existing environmental concerns and the use is consistent with both the zoning ordinance, and the Comprehensive Plan to ensure it will not impede the normal and orderly development and this reinvest should encourage improvement of surrounding properties.

E. ***The proposed use or combination of uses will not diminish property values in the vicinity;***

The proposed Planned Development will demonstrate significant re-invest into a site presently occupied by older commercial buildings and a vacant lot, and will reintroduce more vibrant commercial use within the Village Center Commercial consistent with the Village's zoning ordinance and Comprehensive Plan, and include a Class A retail space and new residential units which will not diminish property values in the vicinity. The intended uses will not adversely affect any existing use in the vicinity.

F. ***Adequate utilities, road access, drainage, police, and fire service and other necessary facilities already exist or will be provided to serve the proposed use or combination of uses;***

The proposed Planned Development has been reviewed by the Village's engineering department, fire department and police department to ensure adequate services already exist and the proposed Planned Development will be designed to meet all building code and life-safety code requirements.

G. ***Adequate measures already exist or will be taken to provide ingress and egress to the proposed use or combination of uses in a manner that minimizes traffic congestion in the public streets;***

The proposed Planned Development has been designed to minimize traffic congestion in the public streets and will include off-street parking facilities in excess of the Village requirements.

H. ***The proposed use or combination of uses will be consistent with the character of the village;***

The proposed retail space along Lake Street and residential units located on the upper floors is consistence with other commercial and residential properties in the vicinity of Lake Street and the character of development is consistence with other commercial developments within the Village and the stated goals of the Village. The high-quality building materials and architectural style is also consistence with character

of the Village.

I. ***Development of the proposed use or combination of uses will not materially affect a known historical or cultural resource;***

No known historical or cultural resource will be materially affect, the existing structures are not of historical or cultural value.

J. ***The establishment of the proposed use or combination of uses will not impede the normal and orderly development and improvement of surrounding properties for uses or combination of uses otherwise permitted in the zoning district;***

The proposed Planned Development has been designed to position the building densities along Lake Street and Lathrop Avenue, creating appropriate distances from the neighboring residential properties to minimize any adverse effects on the adjacent property, and the design will not introduce any adverse effects to the adjacent commercial properties.

K. ***The design of the proposed use or combination of uses promotes a safe and comfortable pedestrian environment;***

The proposed development is consistence with the recommendations offered in the Village's Comprehensive Plan and Lake Street Corridor, and as confirmed in the enclosed traffic study, the proposed Planned Development design provides a safe and comfortable environment for pedestrian and vehicular traffic.

L. ***The applicant has the financial and technical capacity to complete the proposed use or combination of uses and has made adequate provisions to guarantee the development of any buffers, landscaping, public open space, and other improvements associated with the proposed use or combination of uses;***

The applicant has Sedgwick Properties Development Corporation providing development services. Sedgwick Properties Development Corporation is a unique, full-service real estate investment and development company with an unparalleled reputation for beautiful architecture and fine craftsmanship. The company has managed successful developments in both Chicago and Denver through the employment of the finest people and the best firms possible.

In addition to providing desirable products, we are devoted to providing outstanding service through every step in the development process ï from site selection and acquisition through pre-development and marketing to construction and delivery on time and on budget. In order to do so, we rely on tight, well-thought-out policies, systems, and controls that are constantly scrutinized, reviewed, and updated.

Sedgwick Properties is uniquely aware of what it takes to function as a great development team. Along with building and managing quality units, we supply in-house services that include not only development but also architecture, construction and construction management, brokerage and finance and investment services. Sedgwick has developed more than $500,000,000 worth of residential and commercial projects.

M. ***The proposed use or combination of uses is economically viable and does not pose a current of potential burden upon the services, tax base, or other economic factors that affect the financial operations of the village, except to the extent that such burden is balanced by the benefit derived by the village from the proposed use;***

The attached report from Strategy Planning Associates highlights the economic benefit of the project to the Village of River Forest.

N. ***The proposed use or combination of uses will meet the objectives and other requirements set forth in this section of the River Forest zoning ordinances.***

Building Height

The Mix-Use Project is proposed to be 6 stories. We understand that per Section 10-14-6: HEIGHT REGULATIONS, in the C3 district, no building shall be erected or structurally altered to exceed fifty feet. (Ord. 2640, 5-23-1995) While the proposed building includes 5 stories and will exceed fifty feet, the building will match the character of buildings in the area. The proposed height of the building is +/- 80'-feet. Below is a 6-story apartment building in the same area, located at **408 Ashland:**

More details regarding the height of the building and integration with surrounding uses is forthcoming.

Parking

We are proposing 86 parking spaces reserved for the 32 residences, thus providing 1.75 -spaces per residential unit. Thirty-one at-grade spaces are reserved for the commercial uses and residential use.

O. ***Except as provided in subsection 10-19-4B of this chapter, no planned development containing multi-family housing shall be approved unless the following standards are met:***

DEVELOPMENT SCHEDULE

	Start	End
Environmental Permit/ Remediation -	August 2018	February 2019
Permit Acquisition	September 2018	November 2018
Site Demolition	October 2018	November 2018
Ground Breaking	December 2018	December 2018
Sheeting	December 2018	December 2018
Foundation	January 2019	March 2019
Super Structure / Envelope	March 2019	June 2020
Interior Construction	June 2020	January 2020
Project Close out -		January 2021

Lake and Lathrop Development
Residential and Commercial Condominium Redevelopment

Fiscal and Economic Impact to the Village of River Forest, River Forest Elementary School District 90 and Oak Park - River Forest High School District 200.

Located In: River Forest, Illinois

Prepared for: Sedgwick Properties Development

Date: November, 2017

STRATEGY PLANNING ASSOCIATES

Strategy Planning Associates, 1006 N Plum Grove Rd #302 Schaumburg, Ilinois 60173 (847) 882-7166

November 28, 2017

Mr. Eric Christman
Development Manager
Sedgwick Properties Development
1525 W Homer Street, Floor 4
Chicago, Illinois 60642

RE: Residential and Commercial Fiscal and Economic Impact Analysis in River Forest, IL

Dear Mr. Howat:

You are processing plans for a mixed use redevelopment in River Forest, Illinois. The program redevelops the site from an aging one story retail strip buildings to a 32 unit condominium building which includes 16,00 square feet of first floor commercial. A fiscal and economic impact study was completed for the Village of River Forest, the Elementary School District 90 and High School District 200.

An executive summary follows this transmittal letter. The full report includes tables that show the projected revenue impacts and economic impact resulting from the residential development

Sincerely,

STRATEGY PLANNING ASSOCIATES

Steven J. Hovany, AICP
President

EXECUTIVE SUMMARY

FISCAL IMPACT CONCLUSIONS

Strategy Planning Associates, Inc. was contracted by Inland National Development Corporation to evaluate the fiscal and economic impact of the residential and commercial mixed use development on the Village of River Forest, River Forest Elementary School Districts 90 and Oak Park - River Forest High School District 200.

The development program is named: **Lake and Lathrop Development.**

The primary purpose of this study is to show the relationship between revenues that results from the redevelopment. All future dollar figures are in current dollar terms based on revenue sources and expenditure levels budgeted for the Village for FY 2018. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and the increased tax revenues due to higher assessed values. These adjustments would call for speculation and therefore would be debatable and distorting to the real objective of the study. The economic impact portion of the study speaks to the broader impact of building out the development and bringing in new homeowners.

The study is not a budget forecasting document or development plan. Rather, our findings are intended to help guide policy decisions. Given the current revenue structure and level of services, the study determines the revenue impact on the community. The revenues due to the new community are not segregated but will be part of the entire budget(s)

Please note this study uses excel spread sheets which rounds numbers for easy reading but the full number carries through the spread sheets allowing numbers which can be slightly different then when checking with a calculator.

0.0.1 Primary Impacts

During the time frame of this study: 2017 to 2026.

-- The site will increase the annual property tax from $48,868 to $1,140,534. In this time frame $9,745,380 in property tax will be paid.

-- The proposed development will replace the aging one story buildings with new construction with a market value of $32.60 million.

-- The proposed development will bring 98 new residents into the community. They will attract $15,040 in State percapitas annually.

-- The 32 new families will have $5.72 million income. Of this amount $5.04 million will be expended for goods and services. Much of these expenditures can be captured by the downtown.

-- $25.17 million will be expended on contract construction.

-- New construction will replace older strip commercial improving the image and status of the downtown. The vitality and upward direction of the downtown will be confirmed.

0.1 Project Mix:

The proposed development would demolish a one story commercial strip located on 4 tax lots, and build a 5 story mixed use building containing: **32 for sale condominium** homes having an average estimated value of $893,594, with a projected bedroom mix of 18 3-bedroom, and 14 4-bedroom with an average unit size of 1,938 square feet. In addition, covered and surface parking spaces; and **16,000 square feet of commercial.** The commercial space on the street level is valued at $250 per square foot.

0.2 Populations

98 new residents are projected at full occupancy.

0.3 Student Generation

The study uses three sets of student generation multipliers: the 1996 ISCS student generation table; multipliers resulting from our experience with elevator residential buildings; and our projection of midpoint multipliers. Using our midpoint multipliers results in a projection of three school age children at full occupancy.

0.4 Market Value

- The total projected market value is projected to $32.60 million.
- The total projected taxable value or Equalized Assessed Value (EAV) is $10.13 million.
- For the current 2016 tax year, the property tax paid is $65,661. The projected property tax upon completion is $1,162,092.

0.5 Village Impact

With recurring revenues estimated at $242,192 per year, and recurring non reimbursed expenses estimated at $153,931 per year, we are showing a surplus of $88,762 per year upon completion. A surplus occurs in the first year of development, and reoccurs in successive years.

The proposed development will have a positive effect on the long term fiscal posture of the Village and should not have any negative impact to the property tax burden of the current residents. As early as the first year, the development should provide a net improvement to the Village's tax base, helping to stabilize or even reduce the tax burden on existing residents.

Also note, these expenses are considered normal for a new development and it's strain on services or it's ability to stretch it's services. This development is the redevelopment of an existing site which already receives municipal services, is already surrounded by the municipality and may not create any recurring or marginal expenses in reality.

0.6 Impact to River Forest Elementary School District 90

There are 2 school-age children from the development anticipated to be attending school in School District 90. Projected annual operating revenues of $460,721 are expected to exceed annual operating expenses of $29,932 for School District 90 by $430,789.

0.7 Impact to Oak Park - River Forest High School District 200.

There is 1 school-age child from the development anticipated to be attending School District 200. Projected annual operating revenues of $358,065 are expected to exceed annual operating expenses of $22,282 for School District 200 by $335,782.

0.8 Property Tax to All Districts

The development is expected to have a taxable value of $10.13 million. Applying the 2016 tax rate of 11.476 per $100 of equalized assessed value to the taxable value results in total annual property tax revenues of $1,162,092 attributed to the new development. The current real estate tax on the site is $65,661.

0.9 Economic Impact

The economic impact to the community is measured by the wealth it brings into the community and the ability of the community to capture this wealth and circa-late it within the community. The proposed development will add new value to the community, increase the overall wealth and stability of the economic base, and contribute to the circulation of wealth within River Forest.

The direct economic impact of the development is summarized below:

The construction phase is projected to expend $25.17 million. Of this amount 58% or $14.60 million is expected to be paid out in salaries and wages.

In the operations phase, **Lake and Lathrop Development** will bring in 32 new families. We conservatively estimate $178,719 average family income. The new families are projected to have annual disposable income of $5.03 million. For example, $382 thousand is projected in grocery purchases, and $292 thousand is projected in purchasing health care. The development being within the Village of

River Forest has the potential of spreading it's economic benefit throughout the community.

After the demolition and construction phases, Strategy Planning Associates did not identify any negative impacts on surrounding properties. This strong redevelopment in the downtown will positively upgrade and impact the whole neighborhood.

In sum, our model of fiscal revenue impact finds the proposed development, upon completion, will cause a positive short and long term impact to the Village of River Forest and the aligned Districts. The economic impact will enhance the Village.

Table of Contents

1.0 INTRODUCTION: FISCAL IMPACT ANALYSIS

Strategy Planning Associates, Inc. was contracted by Sedgewick Properties Development to evaluate the fiscal and economic impact of the residential and commercial mixed use development on the Village of River Forest, River Forest Elementary School Districts 90 and Oak Park - River Forest High School District 200.

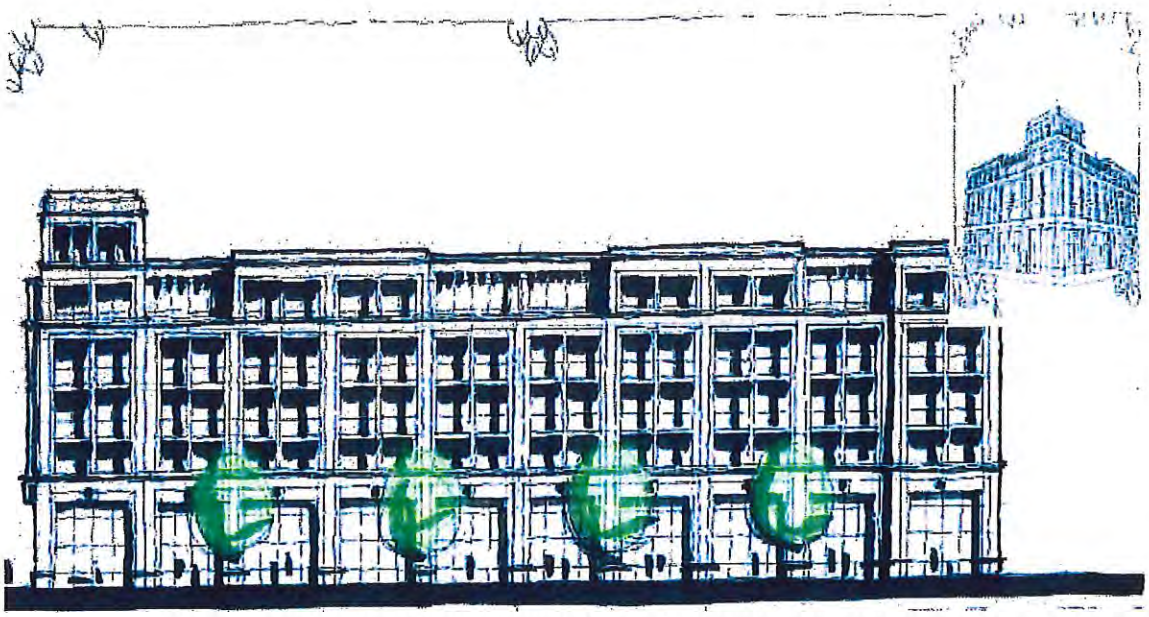
The primary purpose of this study is to show the relationship between revenues and expenses that results from the site redevelopment. All future dollar figures are in current dollar terms based on revenue sources and expenditure levels budgeted for the Village for FY 2017. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and the increased tax revenues due to higher assessed values. These adjustments would call for speculation and therefore would be debatable and distorting to the real objective of the study. The economic impact portion of the study speaks to the broader impact of building out the development and bringing in new homeowners.

The study is not a budget forecasting document or development plan. Rather, our findings are intended to help guide policy decisions. Given the current revenue structure and level of services, the study determines the revenue impact on the community. The revenues due to the new community are not segregated but will be part of the entire budget(s)

1.1 Project Mix:

FIGURE 1. Existing Use

FIGURE 2. Plan of Redevelopment



The proposed redevelopment would demolish a one story commercial strip located on 4 tax lots, and build a midrise mixed use building containing: **32 for sale condominium** homes having an average estimated value of $899,594, with a projected bedroom mix of 18 3-bedroom and 14 - 4 bedroom with an average unit size of 1,938 square feet. In addition, surface parking and covered parking spaces below ground and on the first floor; and **16,000 square feet of commercial.** The commercial space on the street level is valued at $250 per square foot. See Table 1.

High end elevator building condos are essentially an empty nester or move down product. The high bedroom count here can lead to confusion as to target market. Our experience with similar products is that while designated as bedrooms, they are not used as sleeping rooms but rather as a variety of specialty rooms such as home offices, music rooms or home theaters. Often coming from large homes, the new residents have the desire and stuff to fill these specialty rooms. Student and population multipliers in this study discount the 4 bedroom units to 3 bedrooms as realistic.

The development program is named: **Lake and Lathrop Development.**

Please note this study uses excel spread sheets which rounds numbers for easy reading but the full number carries through the spread sheets allowing numbers which can be slightly different then when checking with a calculator.

TABLE 1. Unit Mix and Pricing

Unit Type	Area	Price	Price / SF				
4 Br + Den 3.5Ba Pvt Elev(12x23)/Terrace (14x23)	2,400	$1,099,900	$458.29				
3 Br + Den 2.5Ba Pvt Elev (12x23) /Terrace (23x80)	1,500	$699,900	$466.60				
3 Br + Den 2.5Ba Pvt Elev (12x23) /Terrace (23x80)	1,500	$699,900	$466.60				
3 Br + Den 2.5Ba Pvt Elev (12x23) /Terrace (23x80)	1,500	$699,900	$466.60				
3 Br + Den 2.5Ba Pvt Elev (12x28) /Terrace (28x80)	1,900	$899,900	$473.63				
3 Br + Den 2.5Ba Pvt Elev (12x28) /Terrace (28x80)	1,900	$899,900	$473.63				
3 Br + Den 2.5Ba Pvt Elev (12x28) /Terrace (28x80)	1,900	$899,900	$473.63				
4 Br + Den 3.5Ba Pvt Elev(12x28)/Terrace (14x28)	2,900	$1,299,900	$448.24		2nd Flr Summary	15,500	$7,199,200
4 Br + Den 3.5Ba West End 23' wide Rear Terrace (14x23)	2,400	$999,900	$416.63				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
4 Br + Den 3.5Ba West End 23' wide Rear Terrace (14x28)	2,900	$1,199,900	$413.76		3nd Flr Summary	15,500	$6,899,200
4 Br + Den 3.5Ba West End 23' wide Rear Terrace (14x23)	2,400	$999,900	$416.63				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x23)	1,500	$599,900	$399.93				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
3 Br + Den 3.5Ba West End 23' wide Rear Terrace (20x28)	1,900	$799,900	$421.00				
4 Br + Den 3.5Ba West End 23' wide Rear Terrace (14x28)	2,900	$1,199,900	$413.76		4th Flr Summary	15,500	$6,899,200
4 Br + Den 4.5Ba West End 96' Frontage-front 14x16 & Rear Terrace 14x23	2,400	$1,199,900	$499.96				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,500	$999,900	$666.60				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,500	$999,000	$666.00				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,500	$999,900	$666.60				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,900	$999,000	$525.79				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,900	$999,900	$526.26				
4 Br + Den 4.5Ba West End 32' Frontage-front 14x16 & Rear Terrace 20x32	1,900	$999,900	$526.26				
4 Br + Den 4.5Ba West End 96' Frontage-front 14x16 & Rear Terrace 20x28	2,900	$1,399,900	$482.72		5th Flr Summary	15,500	$8,597,400
TOTAL UNITS	62,000	$28,595,000	$461.21				
Average	1,938	$893,594	$ 461.21		TOTAL	62,000	$28,595,000

Source: Sedgwick Properties Development

1.2 Occupancy Schedule

We assume the first year or twelve-month period to be 2018. Residential occupancy will start in early 2018 and be completed in early 2020. The commercial portion will fully occupy in 2018. See Table 2.

1.3 Population Generation

We base our population projections on the latest (1996) factors provided by Associated Municipal Consultants, Inc., also known as the Illinois School Consulting Service in Naperville, Illinois.

We use Microsoft Excel spreadsheets to make calculations. Some of the figures presented may vary slightly from the figures determined using a calculator due to rounding. These differences are small, and are not significant to the determination of the fiscal impact.

We are projecting an ultimate population of 98 residents at full occupancy. See Table 3.

1.4 School Age Generation

The study uses three sets of student generation multipliers: the 1996 ISCS student generation table; multipliers resulting from our experience with elevator residential buildings; and the rounding up modification.

1.4.1 Student Multipliers from ISCS 1996 table

For the first analysis, the study uses population multipliers obtained from Illinois School Consulting Service (ISCS) 1996 table. The ISCS 1996 student generation table is the standard table incorporated into the codes of most suburban communities.

Upon project buildout 15 school age children are projected. (3.8 high school age; 3.9 junior high age; and 7.5 elementary age.) Of this number 90% or 14 are expected to attend public schools. (3.4 high school age; 3.5 junior high age; and 6.7 elementary age.) See Table 4.

The ISCS Table projection is considered the high end projection.

1.4.2 Student Multipliers for Midrise Units.

The ISCS population generation tables were first issued in 1972 and updated every couple years until 1996. The interim updates indicated a steady decline in both population per unit and school age children per unit. Demographic studies have indicated that these declines continued from 1996 to the present. These declining

multipliers are consistently identified in demographic studies of changes in the local and national population.

The ISCS multipliers identify average values across the Chicago region. They are not specific to location, type or target market. As we vary from average in terms of location, the typical garden apartment or targeted demographic, the multipliers need to be validified.

Strategy Planning Associates find that multipliers are significantly lower for mid rise elevator buildings. Prior surveys have identified 1 school age child per 50 to 100 units. This analysis projects about 1 school age child per 50 units.

Typical prior field research for Mission Hills in unincorporated Cook County adjacent to Northbrook is indicative of current trends.

> *Mission Hills contains 650 condominium units in 10 buildings plus 131 townhomes. The 2010 census uses 779 units. The 2010 census indicated 668 occupied units. In these units there were 21 school age children. (11 elementary school age and 10 high school age.) The US Census finds 1 school age child per 32 units. For the completed school year (2012 to 2013) Elementary School District 31 in the "2013 State of the District Report" reports 2 students coming from the 781 condos and townhomes in Mission Hills. In the prior year (2011 to 2012) Elementary School District 31 reports 5 students attending from Mission Hills.*

Using the ratio of one school age child per 50 units upon project buildout projects 1 school age child. (0.14 high school age; 0.20 junior high age; and 0.39 elementary age.) See Table 5.

The one school age children projection is expected. The target buyer is older and identifies with terms such as empty nesters, move down buyers, or seniors.

The elevator building projection is considered the low end projection which this study finds more accurate.

The study modifies the projection by rounding the high school, junior high and elementary projections up to the higher digital or one for a total of three school age children.

For analysis purposes this study allocates two students to the elementary district and one student to the high school district

1.5 Estimated Total Market Value and Taxable Value

The total residential market value of the development, after buildout, is estimated to be $28.6 million. The taxable value or Equalized Assessed Value (EAV) is $10.13 million. See Table 6.

The residential taxable value was calculated by multiplying the assessors market value by 10%. Then applying the tax multiplier of 2.7455. The Homestead exemption ($6,000) and Senior Exemption ($4,000) were appropriately applied.

The total commercial market value of the development, after buildout, is estimated to be $4.0 million. The taxable value or Equalized Assessed Value (EAV) is $2.67 million.

The commercial taxable value was calculated by multiplying the assessors market value by 25%. Then applying the tax multiplier at 2.7455.

The total projected market value is projected to $32,595,008.

The total projected taxable value or Equalized Assessed Value (EAV) is $10,128,278. For the current 2016 tax year, the equalized assessed value is $572,284. See Table 6.

TABLE 2. **Development and Absorbtion Schedule**

New Units Occupied Per Year	Avg. Assessor's Value	Project Year									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
New Residential Constructed/Occupied Per Year											
Condominium	$893,594	0	10	18	4	0	0	0	0	0	0
Units Per Year		0	10	18	4	0	0	0	0	0	0
Total Cumulative Units		0	10	28	32	32	32	32	32	32	32
New Commercial Constructed/Occupied Per Year											
New SQ Ft per Year: Retail	$250	0	16,000	0	0	0	0	0	0	0	0
Total Commulative Sq Ft		0	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000

TABLE 3. **Projected Total Population**

Units By Type	Total Units	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Units Per Year											
1 Bedroom	0%	0	0	0	0	0	0	0	0	0	0
3 Bedroom	56%	0	6	10	2	0	0	0	0	0	0
4 Bedroom **	44%	0	4	8	2	0	0	0	0	0	0
Total Units		**0**	**12**	**20**	**4**	**0**	**0**	**0**	**0**	**0**	**0**
Population	People/ Unit*										
1 Bedroom	1.758	0	0	0	0	0	0	0	0	0	0
3 Bedroom	3.053	0	17	31	7	0	0	0	0	0	0
4 Bedroom **	3.053	0	13	24	5	0	0	0	0	0	0
Total Population		**0**	**31**	**85**	**98**	**98**	**98**	**98**	**98**	**98**	**98**

* Population Multipliers obtained from ISCS 1996 Table

** Multiplier for 4 bedroom same as 3 bedroom as explianed in text.

TABLE 4. **Projected Student Population ISCS 1996 Multipliers**

School Age	Students/ Unit	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
High School Population (9-12)											
Apartments											
1 Bedroom	0.001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.046	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/4 Bedroom	0.118	0.00	1.42	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total High School by Year		0.00	1.42	2.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative High School		0.0	1.4	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
90% to Public Schools		0.0	1.3	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Junior High School Population (7-8)											
Apartments											
1 Bedroom	0.001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.042	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/4 Bedroom	0.123	0.00	1.48	2.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Junior High School by Year		0.00	1.48	2.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Junior High School		0.0	1.5	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
90% to Public Schools		0.0	1.3	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Elementary School Population (K-6)											
Apartments											
1 Bedroom	0.002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2 Bedroom	0.086	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3/4 Bedroom	0.234	0.00	2.81	4.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Elementary School by Year		0.00	2.81	4.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Elementary School		0.0	2.8	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5
90% to Public Schools		0.0	2.5	6.7	6.7	6.7	6.7	6.7	6.7	6.7	6.7
Total School Age Children by Year		0.00	4.22	7.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative School Age Children		0	6	15	15	15	15	15	15	15	15
Total School Age Children to Public Schools		0	5	14	14	14	14	14	14	14	14

Source: 1996 ISCS Multipliers

TABLE 5.

Projected Student Population Multipliers Adjusted for Elevator Buildings

School Age	Students/ Unit	Year Residents Take Occupancy										Round up*
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
High School Population (9-12)												
Apartments												
1 Bedroom	0.0001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2 Bedroom	0.0005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
3/4 Bedroom	0.0096	0.00	0.04	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
Total High School by Year		0.00	0.04	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative High School		0.00	0.04	0.12	0.14	0.14	0.14	0.14	0.14	0.14	0.14	1
Junior High School Population (7-8)												
Apartments												
1 Bedroom	0.0001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2 Bedroom	0.0034	0.00	0.02	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	
3/4 Bedroom	0.0100	0.00	0.04	0.08	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
Total Junior High School by Year		0.00	0.06	0.11	0.03	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative Junior High School		0.00	0.06	0.18	0.20	0.20	0.20	0.20	0.20	0.20	0.20	1
Elementary School Population (K-6)												
Apartments												
1 Bedroom	0.0003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
2 Bedroom	0.0070	0.00	0.04	0.07	0.02	0.00	0.00	0.00	0.00	0.00	0.00	
3/4 Bedroom	0.0190	0.00	0.08	0.15	0.03	0.00	0.00	0.00	0.00	0.00	0.00	
Total Elementary School by Year		0.00	0.12	0.22	0.05	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative Elementary School		0.00	0.12	0.34	0.39	0.39	0.39	0.39	0.39	0.39	0.39	1
Total School Age Children by Year		0.00	0.17	0.30	0.07	0.00	0.00	0.00	0.00	0.00	0.00	
Cumulative School Age Children		0.00	0.23	0.64	0.73	0.73	0.73	0.73	0.73	0.73	0.73	3

Source: Comparative Survey

*Number rounded to higher digital.

TABLE 6. **Estimated Market and Taxable Value**

Year Residents Move In		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Year Taxes Payable		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Residential Value	Value per unit*										
	$893,594	$0	$8,935,940	$25,020,632	$28,595,008	$28,595,008	$28,595,008	$28,595,008	$28,595,008	$28,595,008	$28,595,008
Total Residential Assessor's Value		**$0**	**$8,935,940**	**$25,020,632**	**$28,595,008**	**$28,595,008**	**$28,595,008**	**$28,595,008**	**$28,595,008**	**$28,595,008**	**$28,595,008**
Residential EAV***	10.00%	$0	$893,594	$2,502,063	$2,859,501	$2,859,501	$2,859,501	$2,859,501	$2,859,501	$2,859,501	$2,859,501
	Value per Sq Ft*										
Total Commercial Assessor's Value	$250	$833,747	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000
Commercial EAV***	25.00%	$208,437	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000	$1,000,000
Total EAV		$208,437	$1,893,594	$3,502,063	$3,859,501	$3,859,501	$3,859,501	$3,859,501	$3,859,501	$3,859,501	$3,859,501
State Multiplier**	2.7455	$572,264	$5,198,862	$9,614,915	$10,596,259	$10,596,259	$10,596,259	$10,596,259	$10,596,259	$10,596,259	$10,596,259
Homestead Exemption ($6000/Unit 70%)	($6,000)	$0	$0	($42,000)	($117,600)	($134,400)	($134,400)	($134,400)	($134,400)	($134,400)	($134,400)
Senior Exemption ($4,000/Unit, 30%)	($4,000)	$0	$0	($12,000)	($33,600)	($38,400)	($38,400)	($38,400)	($38,400)	($38,400)	($38,400)
Total Residential Taxable Value		$0	$2,384,556	$6,622,756	$7,479,378	$7,457,778	$7,457,778	$7,457,778	$7,457,778	$7,457,778	$7,457,778
Total Commercial Taxable Value		$572,264	$2,668,500	$2,668,500	$2,668,500	$2,668,500	$2,668,500	$2,668,500	$2,668,500	$2,668,500	$2,668,500
Total Taxable Value		**$572,264**	**$5,053,056**	**$9,291,256**	**$10,147,878**	**$10,126,278**	**$10,126,278**	**$10,126,278**	**$10,126,278**	**$10,126,278**	**$10,126,278**

* Based on Cook County's Assessment practices, does not reflect market value
** 2016 equalization factor by Illinois Department of Revenue
*** 2017-18 Existing Assessed Value from 2016 tax bills

2.0 FISCAL IMPACT TO THE VILLAGE OF RIVER FOREST

The primary purpose of this study is to show the impact of revenues that results from the new community. All future dollar figures are in current dollar terms, based on revenue sources and expenditure levels documented in the budget provided to us by the Village of River Forest. We make no allowance for the effects of inflation on costs, and likewise, we make no allowance for the appreciation of home values and increases in tax revenues due to higher assessed values.

The revenues estimated in this report reflect recurring annual revenues related to the presence of the new population in the community.

Unless otherwise noted, our estimate of fiscal impact to the Village of River Forest is based on the budgeted revenues for FY 2018. We project the fiscal impact to the government as a whole, and not to specific departments.

We are not including revenues from building permits, inspection/review fees, or other such non-recurring fees in our revenue projections. We assume in this study that building permit fees, as well as any one-time plat review fees, are structured to meet costs of inspection services and planning staff services. Similarly, in this report we exclude revenues or expenses related to proprietary operations, such as the Water & Sewer funds. We assume up-Forest charges such as tap-on fees and user consumption fees are structured to meet costs of these services. These fees and charges are discussed in the next chapter.

2.1 New Revenue Estimates

Tables 7, 8, 9 and 10. Map 1 and Figure 3 show the estimates of new revenue to the Village of River Forest from the proposed development.

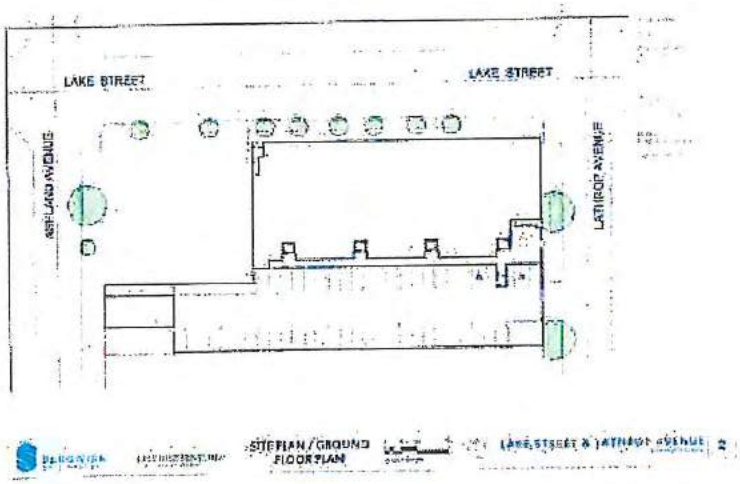
2.1.1 Property Tax Revenue

We are projecting recurring annual property tax revenue to the Village and Township at $175,185 per year after the development is completed. The current property Tax (2016 tax bills) is $9,900 to these same taxing jurisdictions. The River Forest Village tax rate of 1.357 per $100 of equalized assessed value is projected to result in $137,414 in property tax revenue. Currently, the Village of River Forest receives $7,766 in property tax revenue from the site. See Table 7.

For Village associated jurisdictions, we are projecting recurring annual property tax revenue to the River Forest Park District at $32,809 per year; $459,936 to River Forest Elementary School District 90; $357,559 to Oak Park - River Forest High School District 200; and $33,417 to Triton Community College.

Map 1. Tax Lots and Site Plan

Site Plan



2.1.2 Sales Tax Revenue, Residential (Retail Occupancy Tax)

We estimate approximately $8,579 in new sales tax revenue will be generated annually from new residential spending. We base this estimate on the following assumptions: The new households will have household incomes averaging $179,719.

Approximately 20% of income is spent on convenience goods and 10% of income is spent on comparison goods.

1. Approximately 40% of convenience goods and 20% comparison goods purchases are made within the municipality:

-- convenience goods implies groceries, personal care services, etc.

-- comparison goods implies cars, appliances, or clothing.

2. 100% of all goods purchased are taxable, from the viewpoint of the municipality. (Municipalities receive a 1% tax on sales from the State.) River Forest also has a 1% non home rules sales tax on partial sales which is applied to 50% of retail sales.

3. We note that the sales tax revenues described here are those resulting from the direct expenditures of new residents in existing businesses. We note there are limited opportunities for variety of retail sales available in the community. However, there are further economic benefits likely to occur. **New population and income will encourage additional retail opportunities increasing the sales tax projection.**

2.1.3 Commercial Sales Tax

We estimate annual sales generated from the operation of the first floor commercial space to be $2.5 million at $250.00 per square foot. The Village of River Forest receives a 1% tax on total sales, plus 1% non home rule sales tax applied to the retail or an estimated $77,000 annually. To avoid double counting $3,000 is debited reflecting expenditures from the condo residents at this commercial facility. While the development will produce direct sales tax revenues for the Village, we can expect that there will be spending by the employees during construction phase and employees during the operational phase to local businesses in River Forest.

2.1.4 Utility Tax Revenue

For residential development, the municipality has a utility tax of 5% on utility usage. The average utility tax revenue per household is estimated to be $14 for each 1% of tax, or $70 per household. We estimate the development will produce $2,240 in utility tax revenue after completion in addition to $640 for the commercial.

2.1.5 State Local Use Tax[1]

The State is projected to redistribute revenue from the Local Use Tax at a rate of $25.30 per capita in 2018 (Illinois Municipal League, 11/2017). We estimate an additional $2,472 will be generated annually with the addition of 98 new residents. The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.6 Income Tax Redistribution

In 2018 the State is projected to redistribute the Income Tax to municipalities at a rate of $102.90 per capita (Illinois Municipal League, 11/2017). We estimate an additional $10,053 will be generated annually with the addition of 98 new residents. The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.7 Motor Fuel Tax

In 2018, the State is projected to redistribute fuels tax revenue to municipalities at an annual rate of $25.75 per capita (Illinois Municipal League, 11/2017). We estimate the new residents in the community will generate approximately $2,516 in new fuels tax revenue annually with the addition of 98 new residents after the community is built out. The community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

2.1.8 Telecommunications Tax Revenue

The Village has enacted a 6% telecommunications tax. The average telecommunications revenue per household, is estimated to be $40.00. With 32 new households, the community can be expected to generate an additional $1,280 annually in telecommunications tax and $2.240 for the commercial.

2.1.9 Motor Vehicle Stickers

The Village of River Forest has a $45.00 per annum vehicle sticker fee. Assuming 1.2 vehicles per unit and 85% compliance and senior discounts results in $1,469 in annual fees upon completion of the residential portion.

2.1.10 Real Estate Transfer Tax

The Transfer Tax applied to initial condo sales only totals $28,595.

1. The State redistributes revenue from the State Local Use Tax, the Income Tax, and the Motor Fuel Tax on a per capita basis using the most recent census data. As the residents from this project will arrive after the 2010 census, the Village would have to conduct a special census to receive revenue for those residents prior to the results of the 2020 census.

2.2 Total Revenue Impact

Total annual recurring revenues to the municipality are expected to reach $245,901 per year after completion. See Table 9 and Figure 3. The $245,901 municipal revenue is $2,509 per capita for the 98 new residents which is in excess of costs of service.

TABLE 7.

Real Property Tax Revenue to the Village of River Forest

Property Tax	Tax Rate Per $100 Taxable Value (2015) *	Assessment Year and Year Payable									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Total Taxable Value		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Property Tax		**Village of River Forest**									
River Forest Library Fund	0.25200	$1,442	$12,734	$23,414	$25,573	$25,518	$25,518	$25,518	$25,518	$25,518	$25,518
Village of River Forest	1.35700	$7,766	$68,570	$126,082	$137,707	$137,414	$137,414	$137,414	$137,414	$137,414	$137,414
General Assistance River Forest	0.00300	$17	$152	$279	$304	$304	$304	$304	$304	$304	$304
Town of River Forest	0.11800	$675	$5,963	$10,964	$11,974	$11,949	$11,949	$11,949	$11,949	$11,949	$11,949
Total Village/Township	**1.73000**	**$9,900**	**$87,418**	**$160,739**	**$175,558**	**$175,185**	**$175,185**	**$175,185**	**$175,185**	**$175,185**	**$175,185**
		Aligned Districts									
Triton Community College	0.33000	$1,888	$16,675	$30,661	$33,488	$33,417	$33,417	$33,417	$33,417	$33,417	$33,417
Oak Park - River Forest HS District 200	3.53100	$20,207	$178,423	$328,074	$358,322	$357,559	$357,559	$357,559	$357,559	$357,559	$357,559
River Forest Elem School District 90	4.54200	$25,992	$229,510	$422,009	$460,917	$459,936	$459,936	$459,936	$459,936	$459,936	$459,936
River Forest Park District	0.32400	$1,854	$16,372	$30,104	$32,879	$32,809	$32,809	$32,809	$32,809	$32,809	$32,809
Total Aligned Districts	**8.72700**	**$49,941**	**$440,980**	**$810,848**	**$885,605**	**$883,720**	**$883,720**	**$883,720**	**$883,720**	**$883,720**	**$883,720**

Note: 2017 - 2018 column is the existing condition.

TABLE 8.

Local Sales Tax Revenue, Residential

Spending from New Residential Population	Average	Total by Year								
		2018	2019	2020	2021	2022	2023	2024	2025	2026
Household Income *	$178,719	$563,333	$1,690,000	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008
Convenience Goods Spending	20%	$112,667	$338,000	$1,143,802	$1,143,802	$1,143,802	$1,143,802	$1,143,802	$1,143,802	$1,143,802
Comparison Goods Spending	10%	$56,333	$169,000	$571,901	$571,901	$571,901	$571,901	$571,901	$571,901	$571,901
Convenience Spending Locally	40%	$45,067	$135,200	$457,521	$457,521	$457,521	$457,521	$457,521	$457,521	$457,521
Comparison Spending Locally	20%	$11,267	$33,800	$114,380	$114,380	$114,380	$114,380	$114,380	$114,380	$114,380
Taxable Share, Convenience	100%	$45,067	$135,200	$457,521	$457,521	$457,521	$457,521	$457,521	$457,521	$457,521
Taxable Share, Comparison	100%	$11,267	$33,800	$114,380	$114,380	$114,380	$114,380	$114,380	$114,380	$114,380
Local Taxable Spending		$56,333	$169,000	$571,901	$571,901	$571,901	$571,901	$571,901	$571,901	$571,901
Sales Tax Revenue from New Resident Spending Non Home Rule**	1.00%	$394	$845	$2,860	$2,860	$2,860	$2,860	$2,860	$2,860	$2,860
Sales Tax Revenue from New Resident Spending	1.00%	$563	$1,690	$5,719	$5,719	$5,719	$5,719	$5,719	$5,719	$5,719
Total Sales Tax Revenue		$958	$2,535	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579

* Average household income is estimated at around 1/5 times home price

** Non Home Rule Sales Tax applied to 50% of sales

TABLE 9. **Commercial Sales Tax to Village**

Total Sales *	per Sq. Ft	Total by Year									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Commercial Store Sales	$250		$2,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000	$4,000,000
TOTAL SALES			**$2,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**	**$4,000,000**
Sales Tax Revenue to the City											
Municipal Tax	1%		$20,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Non Home Rule Tax	1%		$20,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000	$40,000
Residential Offset**			-$1,000	-$2,000	-$3,000	-$3,000	-$3,000	-$3,000	-$3,000	-$3,000	-$3,000
TOTAL SALES TAX REVENUE			**$39,000**	**$78,000**	**$77,000**	**$77,000**	**$77,000**	**$77,000**	**$77,000**	**$77,000**	**$77,000**

* Tax applied to 16,000 square foot retail commercial site $250/sqft sales

** To avoid double counting, $3,000 per anon is debited reflecting expenditures from residential at these commercial facilities.

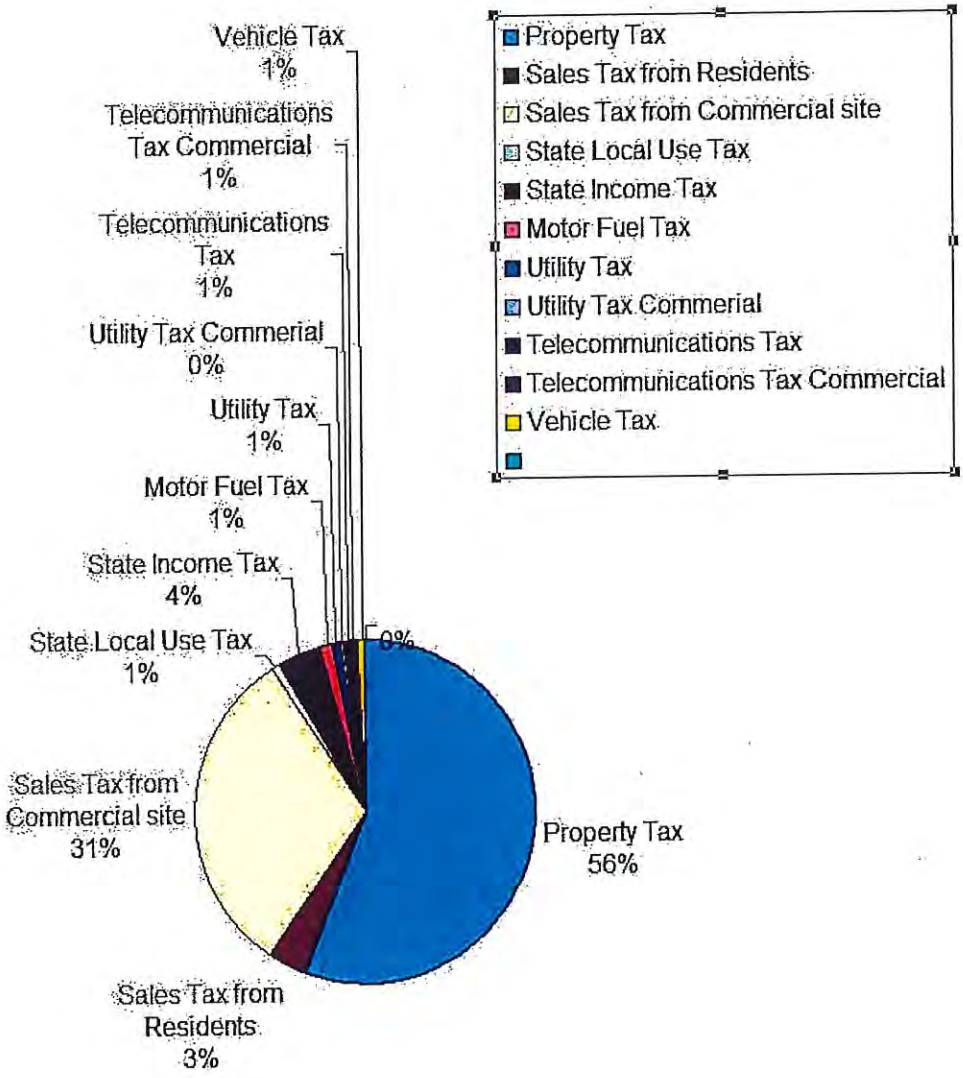
TABLE 10. **Revenues to the Village of River Forest**

Revenue Source	Year Residents Take Occupancy									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Property Tax	$7,766	$68,570	$126,082	$137,707	$137,414	$137,414	$137,414	$137,414	$137,414	$137,414
Sales Tax from Residents	$0	$958	$2,535	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579
Sales Tax from Commercial site	$0	$39,000	$78,000	$77,000	$77,000	$77,000	$77,000	$77,000	$77,000	$77,000
State Local Use Tax*	$0	$0	$0	$0	$2,472	$2,472	$2,472	$2,472	$2,472	$2,472
State Income Tax*	$0	$0	$0	$0	$10,053	$10,053	$10,053	$10,053	$10,053	$10,053
Motor Fuel Tax*	$0	$0	$0	$0	$2,516	$2,516	$2,516	$2,516	$2,516	$2,516
Utility Tax	$0	$700	$1,960	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240
Utility Tax Commerial	$0	$320	$640	$640	$640	$640	$640	$640	$640	$640
Telecommunications Tax	$0	$400	$1,040	$1,280	$1,280	$1,280	$1,280	$1,280	$1,280	$1,280
Telecommunications Tax Commercial	$0	$1,120	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240
Vehicle Tax	$0	$459	$1,285	$1,469	$1,469	$1,469	$1,469	$1,469	$1,469	$1,469
Real Estate Transfer Tax**	$0	$8,936	$16,085	$3,574	$0	$0	$0	$0	$0	$0
Totals	**$7,766**	**$120,463**	**$229,867**	**$234,728**	**$245,901**	**$245,901**	**$245,901**	**$245,901**	**$245,901**	**$245,901**

* It is assumed that the community would have to conduct a special census in order to receive the State Shared Revenues prior to the 2020 census.

** Real Estate Transfer Tax only calculated for initial sale of condos..

FIGURE 3. **Revenues to the Village of River Forest by Source**



2.3 Expense Calculation - Village of River Forest

Expenses are estimated using the Service-Standard Method of Fiscal Impact Evaluation. The Service-Standard Method is an average costing method which uses averages of staffing service. A marginal staffing ratio is used to estimate the number of new municipal staff necessary for every additional 1,000 residents of population growth. This ratio is multiplied by the estimated number of people in the new development (divided by 1,000) to estimate the number of new employees that may be necessary.

The Village's operating expenditures, as reported in its budget, are divided by its staff size to derive an estimate of operating expense per employee. This operating expense per employee is adjusted down according to the residential portion of the Village's total assessed valuation. This is to fairly distribute the costs of public services between residential and non-residential property owners. The adjusted operating expense per employee is multiplied by the estimated number of new employees caused by the development, arriving at an estimate of new operating expenses due to the development. See Table 11.

Capital expenses are estimated on a continuing annual basis, analogous to the payment of principal and interest on bonds issued to pay for public capital improvements caused by the development. Capital expenses are estimated at 15% of operating expenses in each year.

2.3.1 Expenses Attributable to Residential Development

Current Staff Ratio Per 1,000 Residents

The Village of River Forest has 75.8 FTE (full-time equivalent) employees. We did not include full-time equivalent positions which are devoted to Water & Sewer or Capitol Projects functions. With an estimated 2017 population of 11,172 people, the number of FTE's equate to a staffing ratio of about 6.78 employees per 1,000 resident population.

We recognize that the marginal increase in municipal employees will be less then the ratio of current employees to 1,000 residents. One reason for this is that department heads are not duplicated as the size of the municipal staff grows. To compute the number of new employees needed per additional 1,000 residents, we net out department heads under the assumption that these positions would not be duplicated. Subtracting department heads or non duplicated employees needed from results in a marginal staffing ratio of 6.43 employees per 1,000 residents.

Based on our marginal staffing ratio per 1,000 residents, and 98 new residents in the development, we estimate a need for approximately 0.63 new staff by buildout.

Operating Expenses Per Employee

The Village has budgeted approximately $178,144 per employee in operating expenditures for FY 2018. Of the operating expense per employee, we estimate that only a portion is attributable to servicing residential uses. This ratio is based on the residential portion of the municipality's total assessed valuation or 93.34% of the total cost. Therefore, we estimate operating expenses per employee, attributable to servicing residential property, at $166,280. See Table 12.

Timing of Expenditures

We have recognized that some revenues are not actually received by a municipality in the same year that the taxes were levied, so we have delayed the receipt of certain revenues by one year or more, principally the property tax revenues and State Income. Regarding expenditures, we also recognize that communities usually identify a current need, then budget for this need in another fiscal year. That is, communities do not actually spend money in advance of growth, but after growth has occurred. To adjust for this lag in expenditures, we assume that half the growth in calculated costs between each year will not actually be spent in that year.

For example, in the first year of development, we estimate the new community will generate $37,519 in new expenses to the Village of River Forest However, we only attribute one-half this amount in new expenses to the development in that year. One-half of the cost increase is allocated to the next fiscal year. The total cost of the residential development after it is complete is estimated to be $120,062.

2.3.2 Expenses Attributable to Commercial Development

Many fiscal analyses allocate all government costs to residential uses and effectually overemphasize the fiscal benefits of non-residential uses. In reality, nonresidential uses also require the full range of government services that residential uses require; such as, police and fire protection, snow removal, and street improvements. The main benefit of such non-residential uses are in the provision of employment for the Village, and the fiscal impact of commercial sales tax revenues.

The Urban Land Institute has studied the impact of development and found that the service cost of 4 employees is the same as the service costs of a single resident. River Forest has an operating cost of $1,209 per capita. This calculation would therefore be $302 per employee. This study uses the calculation of $302 per employee to estimate the service costs for a non-residential use. See Table 13.

Commercial Employees and Expenses

The Urban Land Institute estimates 6 employees per 1,000 square feet for the retail so 96 employees will be generated by the commercial development. These new employees produce an estimated $29,016 in new expenses. Table 13 shows the calculations of new expenses from the commercial land use.

Commercial Annual New Capital Expenses (Capital costs annualized on an infinite basis)

We estimate the annual capital costs based on a capital cost ratio of 15% of annual operating costs. With annual operating costs of $29,016 per year, annual capital costs at 15% are estimated at $4,352 per year, after the commercial component of the development is fully occupied. This represents the annual debt service on new capital facilities or equipment. Total commercial operating and capital expenses are $33,362 annually.

Commercial Employees and Expenses

The existing buildings will be removed and replaced with a larger structure. The impact when the original buildings are removed is debited against the impact of the new building. With this balancing out of old and new, the new impact is actually much lower then indicated in this study.

TABLE 11. **Operating Budget, Village of River Forest**

Budget Projection, FY 2018

General Fund	Expenditures Budgeted	Less Adjustments	Adjustments	Total Adjusted Expenditures
Administration	$1,663,502	($50,000)	Transfers	$1,613,502
E-911	$577,094	($170,700)	Fees E911 tax	$406,394
Building and Development	$450,299	($577,500)	Fee for Service	($127,201)
Legal	$142,000			$142,000
Police Department	$5,958,431	($137,854)	Transfers	$5,820,577
Fire Department	$4,322,304	($157,592)	Transfers	$4,164,712
Public Works	$1,600,905	($117,582)	Transfers	$1,483,323
Sanitation	$1,109,880	($1,109,880)	Fee for Service	$0
TOTAL, General Fund	**$15,824,415**	**($2,321,108)**		**$13,503,307**

* We are not including revenues from building permits or other such non-recurring fees in our revenue projections. We also assume in this study that building permit fees, inspection fees, and any one-time plat review fees are structured to meet costs of inspection services and planning staff services.

** We did not include the following enterprise or non-operating funds: Capital Projects Funds, Water and Sewer Fund, River Forest Public Library and Pension Trust Funds.

TABLE 12.

Estimated New Expenses From Residential Land Uses

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
# of Full-Time Equivalent Employees*	75.8	Total Number of New Residents	0	31	85	98	98	98	98	98	98	98
Avg. Per 1,000 Population	6.78	Increase to City Personnel (Cumulative)	0.00	0.20	0.55	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Operating Expense Per Employee	$178,144	New Operating Expenses	$0	$32,626	$91,352	$104,402	$104,402	$104,402	$104,402	$104,402	$104,402	$104,402
% Attributable to Existing Res. Owners Based on Assessed Valuation	93.34%	Capital Costs 15% of Operating	$0	$4,894	$13,703	$15,660	$15,660	$15,660	$15,660	$15,660	$15,660	$15,660
Operating Expense Per Employee Attributable to Existing Residential Owners	$166,280	Total Operating and Capital Expense	$0	$37,519	$105,055	$120,062	$120,062	$120,062	$120,062	$120,062	$120,062	$120,062
Marginal Additional Personnel Requirement Per 1,000 Additional Population **	6.43	Adjusted Annual Costs (1/2 of the increase in cost between each year is delayed)	$0	$18,760	$71,287	$112,558	$120,062	$120,062	$120,062	$120,062	$120,062	$120,062

* Less workers devoted to Sewer & Water functions.

** Less 4 non-duplicated employees.

TABLE 13.

Estimated New Expenses From Commercial Land Use

Assumptions *		New Impacts	Year Users Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Operating Expense Per Capita 2017	$1,209	Total Retail Sq.Ft.	0	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
		Estimated Retail Employees	0	96	96	96	96	96	96	96	96	96
		New Operating Expenses	$0	$29,016	$29,016	$29,016	$29,016	$29,016	$29,016	$29,016	$29,016	$29,016
2017 Operating Expenses Per Employee in Local Businesses*	$302	Capital Costs 15% of Operating	$0	$4,352	$4,352	$4,352	$4,352	$4,352	$4,352	$4,352	$4,352	$4,352
		Total Operating and Capital Costs	$0	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368
		Adjusted Annual Costs (1/2 of the increase in cost between each year is delayed)	**$0**	**$16,684**	**$33,368**	**$33,368**	**$33,368**	**$33,368**	**$33,368**	**$33,368**	**$33,368**	**$33,368**

* The Urban Land Institute estimates that the cost of providing municipal services to one employee in a local business is one-fourth the cost of providing services to a single resident.

** Multipliers for employees per square foot published by the Urban Land Institute.

2.4 Net Fiscal Impact to the Village of River Forest's budget through the year 2026.

Table 14 and Figure 4 show the net fiscal impact to the Village of River Forest's budget through 2026.

With recurring revenues estimated at $245,901 per year, and recurring non reimbursed expenses estimated at $153,431 per year, we are showing a surplus of $88,762 per year upon completion. A surplus occurs in the first year of development, and reoccurs in successive years.

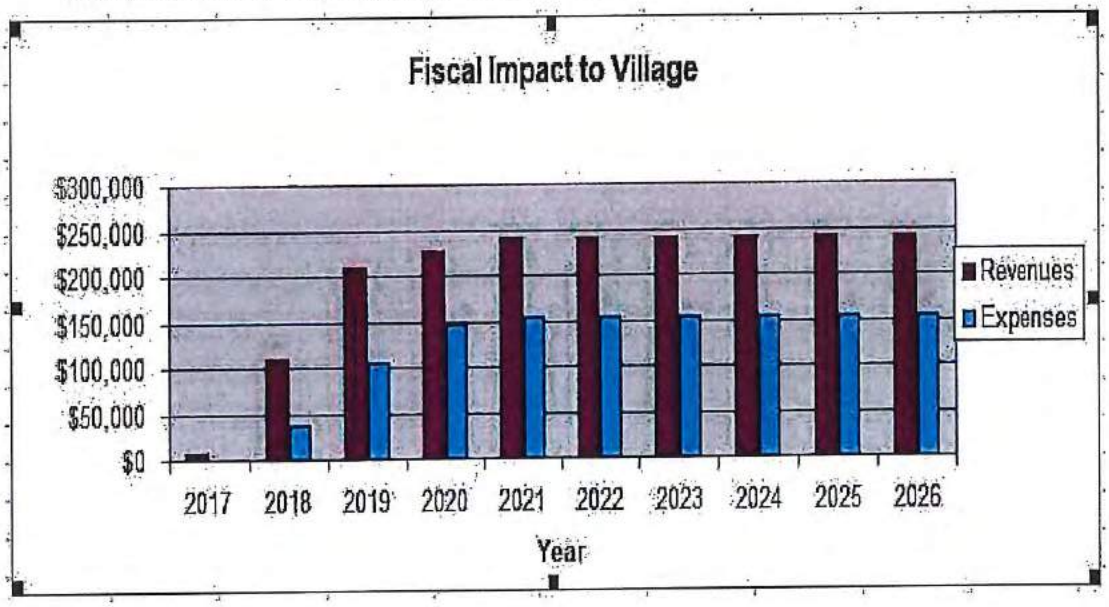
The proposed development will have a positive effect on the long term fiscal posture of the Village and should not have any negative impact to the property tax burden of the current residents. As early as the first year, the development should provide a net improvement to the Village's tax base, helping to stabilize or even reduce the tax burden on existing residents.

Also note, these expenses are considered normal for a new development and it's strain on services or it's ability to stretch it's services. This development is the redevelopment of an existing site which already receives municipal services, is already surrounded by the municipality and may not create any recurring or marginal expenses in reality.

TABLE 14. **Net Fiscal Impact to Village of River Forest**

	Year Residents Take Occupancy									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Property Tax	$7,766	$68,570	$126,082	$137,707	$137,414	$137,414	$137,414	$137,414	$137,414	$137,414
Sales Tax from Residents	$0	$958	$2,535	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579	$8,579
Sales Tax from Commercial site	$0	$39,000	$78,000	$77,000	$77,000	$77,000	$77,000	$77,000	$77,000	$77,000
State Local Use Tax*	$0	$0	$0	$0	$2,472	$2,472	$2,472	$2,472	$2,472	$2,472
State Income Tax*	$0	$0	$0	$0	$10,053	$10,053	$10,053	$10,053	$10,053	$10,053
Motor Fuel Tax*	$0	$0	$0	$0	$2,516	$2,516	$2,516	$2,516	$2,516	$2,516
Utility Tax	$0	$700	$1,960	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240
Utility Tax Commerial	$0	$320	$640	$640	$640	$640	$640	$640	$640	$640
Telecommunications Tax	$0	$400	$1,040	$1,280	$1,280	$1,280	$1,280	$1,280	$1,280	$1,280
Telecommunications Tax Commerci	$0	$1,120	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240	$2,240
Vehicle Tax	$0	$432	$1,210	$1,382	$1,382	$1,382	$1,382	$1,382	$1,382	$1,382
Real Estate Transfer Tax**	$0	$8,936	$16,085	$3,574	$0	$0	$0	$0	$0	$0
Annual Revenues	**$7,766**	**$109,948**	**$210,257**	**$227,445**	**$242,192**	**$242,192**	**$242,192**	**$242,192**	**$242,192**	**$242,192**
Annual Expenses Residential	$0	$18,760	$71,287	$112,558	$120,062	$120,062	$120,062	$120,062	$120,062	$120,062
Annual Expenses Commercial	$0	$16,684	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368	$33,368
Annual Expenses	**$0**	**$35,444**	**$104,655**	**$145,926**	**$153,431**	**$153,431**	**$153,431**	**$153,431**	**$153,431**	**$153,431**
Net Annual Fiscal Impact	**$7,766**	**$74,504**	**$105,602**	**$81,519**	**$88,762**	**$88,762**	**$88,762**	**$88,762**	**$88,762**	**$88,762**

FIGURE 4. Net Fiscal Revenue Impact, Village of River Forest



3.0 FISCAL IMPACT TO RIVER FOREST ELEMENTARY SCHOOL DISTRICT 90

This study estimates new revenues for River Forest Elementary School District 90 provided by the Illinois State Board of Education.

3.1 Projected Student Population

After evaluating several student generation models, the study estimates that development, as proposed will result in 2 elementary school age child. The identified range was 8.3 on the high side and under 1 on the low side. The student count results from the unique demographic profile of the housing products being proposed.

For comparison purposes the study also presents data using the ISCS 1996 table multipliers and the multipliers modified for elevator buildings. The ISCS and elevator building multipliers are shown for comparison only and are not the recommendations of the study. The study uses the Multipliers Rounded to Higher Digit. (Or Midpoint).

3.2 New Revenue Estimates

Table 15 summarizes the new revenues to the School District from the proposed redevelopment.

3.2.1 Property Tax Revenue

The 2016 property tax rate is 4.542 per $100 assessed valuation. With a total taxable value of $10.13 million dollars after completion, we are estimating that the development will ultimately generate $459,936 in annual property tax revenue for School District 90.

3.2.2 General State Aid

In FY18, School District 90 is expected to receive $392.68 per student in unrestricted General State Aid. according to the Illinois State Board of Education.

With 2 new students after the development is built out in 2020, we estimate an additional $785 per year will ultimately be generated to the School District from General State Aid. We estimate a one-year delay in realizing General State Aid, so that the amount generated by the first year's new students is not received until the second year.

Comparatively the ISCS 1996 table multipliers result in 10.3 students and $4,045 in General State Aid and 0.6 and $233 for Multipliers Modified for Elevator Building.

TABLE 15. **Estimated Revenues, Elementary District 90**

1996 ICSC Multipliers

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value*		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.0	3.9	10.3	10.3	10.3	10.3	10.3	10.3	10.3	10.3
Property Tax Revenue*	4.542	$25,992	$25,992	$229,510	$422,009	$460,917	$459,936	$459,936	$459,936	$459,936	$459,936
State Aid	$392.68	$0	$0	$2,022	$4,045	$4,045	$4,045	$4,045	$4,045	$4,045	$4,045
Total Revenues		**$25,992**	**$25,992**	**$231,532**	**$426,053**	**$464,961**	**$463,980**	**$463,980**	**$463,980**	**$463,980**	**$463,980**

Multipliers Updated for Elevator Building

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value *		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.0	0.2	0.5	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Property Tax Revenue*	4.542	$25,992	$25,992	$229,510	$422,009	$460,917	$459,936	$459,936	$459,936	$459,936	$459,936
State Aid	$392.68	$0	$0	$102	$233	$233	$233	$233	$233	$233	$233
Total Revenues		**$25,992**	**$25,992**	**$229,612**	**$422,242**	**$461,149**	**$460,168**	**$460,168**	**$460,168**	**$460,168**	**$460,168**

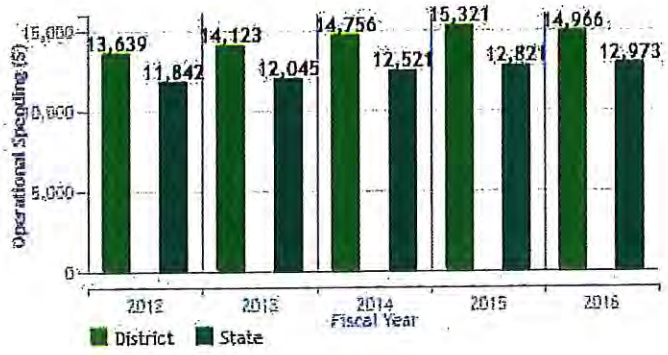
Multipliers Rounded to Higher Digit. (Or Midpoint)

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value *		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Property Tax Revenue*	4.542	$25,992	$25,992	$229,510	$422,009	$460,917	$459,936	$459,936	$459,936	$459,936	$459,936
State Aid	$392.68	$0	$0	$393	$785	$785	$785	$785	$785	$785	$785
Total Revenues		**$25,992**	**$25,992**	**$229,902**	**$422,794**	**$461,702**	**$460,721**	**$460,721**	**$460,721**	**$460,721**	**$460,721**

* 2017 and 2018 property taxs are for the existing development on the site.

3.3 Expense Calculation

3.3.1 Annual Operating Costs



Source: Illinois State Board of Education

For 2016 School District 90 reported operating expenditures of $14,966 per pupil. Two new students, after full residential occupancy in 2020, are projected to attend school in School District 90. Using the per pupil operating expenditure of $14,966 per pupil, we estimate new educational operating expenses of $29,932 per year after all of the units are occupied. See Table 16.

Comparatively the ISCS 1996 table multipliers result in 10.3 students and $153,874 in projected educational operating expenses after all of the units are occupied. Multipliers Updated for Elevator Building result in 0.59 students and $8.874 in operating expenses. See Table 16.

3.3.2 Timing of Expenditures

We have recognized that some revenues are not actually received by the school district in the same year that the taxes were levied or the population arrives, so we have delayed the receipt of both the property tax revenue, as well as General State Aid, by one full year. Regarding expenditures, we also recognize that school districts usually identify a current need, and then budget for this need in another fiscal year. That is, school districts do not actually spend money in advance of growth, but after growth has occurred. To adjust for this fact, we assumed that one-half of our calculated growth in costs between each year, relating to the new population in each year, will actually be deferred to a future budget year.

TABLE 16. **Estimated New Expenses for School District 90 Net Fiscal Impact**

1996 ICSC Multipliers

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of New Students	0.0	3.2	9.0	10.3	10.3	10.3	10.3	10.3	10.3	10.3
Per student operating cost	$14,966	New Operating Expenses	$0	$48,086	$134,640	$153,874	$153,874	$153,874	$153,874	$153,874	$153,874	$153,874
			$0	$24,043	$91,363	$144,257	$153,874	$153,874	$153,874	$153,874	$153,874	$153,874

Multipliers Updated for Elevator Building

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of New Students	0.00	0.19	0.52	0.59	0.59	0.59	0.59	0.59	0.59	0.59
Per student operating cost	$14,966	New Operating Expenses	$0	$2,773	$7,765	$8,874	$8,874	$8,874	$8,874	$8,874	$8,874	$8,874
			$0	$1,387	$5,269	$8,319	$8,874	$8,874	$8,874	$8,874	$8,874	$8,874

Multipliers Rounded to Higher Digit. (Or Midpoint)

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of New Students	0	1	2	2	2	2	2	2	2	2
Per student operating cost	$14,966	New Operating Expenses	$0	$14,966	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932
			$0	$7,483	$22,449	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932

3.3.3 Long-Term Impact to Operating Budget

Table 17 indicates that projected annual operating revenues are expected to exceed annual operating expenses for School District 90 by $430,789 in the years following the completion of the development.

Comparatively the ISCS 1996 table multipliers result in 10.3 students and a positive fiscal impact of $310,106. The Multipliers Updated for Elevator Building result in 0.59 students and a positive fiscal impact of $451,294. See Tables 14 and 15.

3.3.4 Summary

There are 2 school-age children from the development anticipated to be attending school in School District 90. Projected annual operating revenues of $460.721 are expected to exceed annual operating expenses of $29,932 for School District 101 by $430,789.

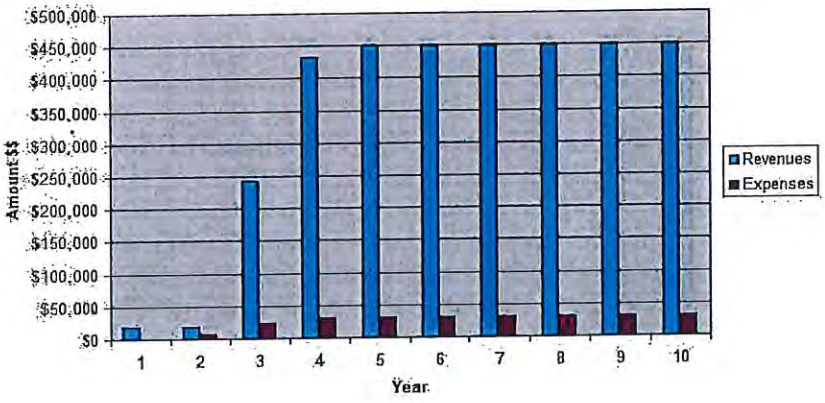
For Comparison Purposes Only: The ISCS 1996 table multipliers result in 10.3 students. Projected annual operating revenues of $463,980 are expected to exceed annual operating expenses of $153,874 for School District 90 by $310,106. The Multipliers Updated for Elevator Building result in 0.59 students and a positive fiscal impact of $430,789.

This fiscal impact to the school district is a very conservative projection. While we measure the impact of real estate and State Aid against operating costs, there are approximately 5% other revenues coming from other sources. Impact fees are also not included as they are not recurring revenues. **Making the adjustment for revenues from other uses and impact fees would make the fiscal impact more positive.**

TABLE 17. **Net Fiscal Impact to Elementary School District 90**

Multipliers Rounded to Higher Digit. (Or Midpoint)

Year	Year Residents Take Occupancy									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Taxable Value	$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Property Tax Revenue*	$25,992	$25,992	$229,510	$422,009	$460,917	$459,936	$459,936	$459,936	$459,936	$459,936
State Aid	$0	$0	$393	$785	$785	$785	$785	$785	$785	$785
Operating Revenues	$25,992	$25,992	$229,902	$422,794	$461,702	$460,721	$460,721	$460,721	$460,721	$460,721
Operating Expenses	$0	$7,483	$22,449	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932	$29,932
Operating Surplus (Loss)	$25,992	$18,509	$207,453	$392,862	$431,770	$430,789	$430,789	$430,789	$430,789	$430,789



4.0 IMPACT TO OAK PARK - RIVER FOREST HIGH SCHOOL DISTRICT 200

This study estimates new revenues for Oak Park - River Forest High School District 200 provided by the Illinois State Board of Education.

4.1 Projected Student Population

After evaluating several student generation models, the study estimates that development, as proposed, will result in 1 high school age children. The student count results from the unique demographic profile of the housing products being proposed.

4.2 New Revenue Estimates

Table 18 summarizes the new revenues to the School District from the proposed development.

4.2.1 Property Tax Revenue

The 2016 property tax rate was 3.531 per $100 assessed valuation. With a total taxable value of $10.13 million dollars after completion, we are estimating that the development will ultimately generate $357,559 in annual property tax revenue for High School District 200.

4.2.2 General State Aid

In FY 2018, School District 200 is expected to receive $506.45 per student in unrestricted General State Aid. according to the Illinois State Board of Education.

With 1 new student after the development is built out in 2020, we estimate an additional $506.45 per year will ultimately be generated to the School District from General State Aid. We estimate a one-year delay in realizing General State Aid, so that the amount generated by the first year's new students is not received until the second year.

TABLE 18. **Estimated Revenues, High School District 200**

1996 ICSC Multipliers

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.0	1.3	3.4	3.9	3.9	3.9	3.9	3.9	3.9	3.9
Property Tax Revenue*	3.531	$20,207	$20,207	$178,423	$328,074	$358,322	$357,559	$357,559	$357,559	$357,559	$357,559
State Aid	$506.45	$0	$0	$1,721	$1,983	$1,983	$1,983	$1,983	$1,983	$1,983	$1,983
Total Revenues		**$20,207**	**$20,207**	**$180,145**	**$330,057**	**$360,305**	**$359,542**	**$359,542**	**$359,542**	**$359,542**	**$359,542**

Multipliers Updated for Elevator Building

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.00	0.04	0.12	0.14	0.14	0.14	0.14	0.14	0.14	0.14
Property Tax Revenue*	3.531	$20,207	$20,207	$178,423	$328,074	$358,322	$357,559	$357,559	$357,559	$357,559	$357,559
State Aid	$506.45	$0	$0	$23	$61	$70	$70	$70	$70	$70	$70
Total Revenues		**$20,207**	**$20,207**	**$178,446**	**$328,135**	**$358,392**	**$357,629**	**$357,629**	**$357,629**	**$357,629**	**$357,629**

#REF!

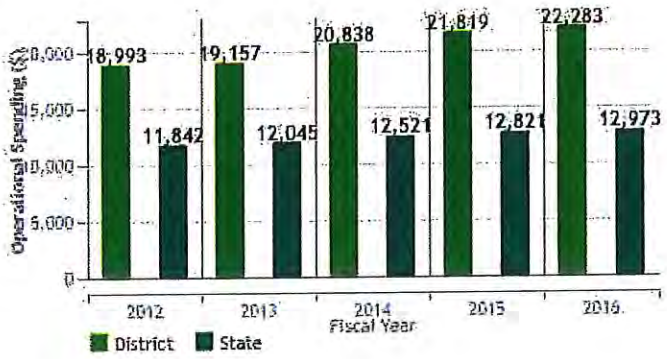
Multipliers Updated to Higher Digit. (Or Midpoint)

Revenue	2016 Tax Rate Per $100	Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total Taxable Value		$572,264	$5,053,056	$9,291,256	$10,147,878	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278	$10,126,278
Number of Students		0.00	0.50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Property Tax Revenue*	3.531	$20,207	$20,207	$178,423	$328,074	$358,322	$357,559	$357,559	$357,559	$357,559	$357,559
State Aid	$506.45	$0	$0	$253	$506	$506	$506	$506	$506	$506	$506
Total Revenues		**$20,207**	**$20,207**	**$178,677**	**$328,581**	**$358,828**	**$358,065**	**$358,065**	**$358,065**	**$358,065**	**$358,065**

4.3 Expense Calculation

Source: Illinois State Board of Education

4.3.1 Annual Operating Costs



Source: Illinois State Board of Education

For 2016 School District 200 reported operating expenditures of $22,283 per pupil. Projecting 1 new student, after full residential occupancy in 2020, will attend in School District 200. Using the per pupil operating expenditure of $22,283 per pupil, we estimate new educational operating cost of $22,283 per year. See Table 19.

4.3.2 Timing of Expenditures

We have recognized that some revenues are not actually received by the school district in the same year that the taxes were levied or the population arrives, so we have delayed the receipt of both the property tax revenue, as well as General State Aid, by one full year. Regarding expenditures, we also recognize that school districts usually identify a current need, and then budget for this need in another fiscal year. That is, school districts do not actually spend money in advance of growth, but after growth has occurred. To adjust for this fact, we assumed that one-half of our calculated growth in costs between each year, relating to the new population in each year, will actually be deferred to a future budget year.

TABLE 19. **Estimated New Expenses for School District 200**

1996 ICSC Multipliers

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of New Students	0.0	1.3	3.4	3.9	3.9	3.9	3.9	3.9	3.9	3.9
Per Student Operating Cost	$22,283	New Operating Expenses	$0	$28,397	$75,727	$87,259	$87,259	$87,259	$87,259	$87,259	$87,259	$87,259
			$0	$14,199	$52,062	$81,493	$87,259	$87,259	$87,259	$87,259	$87,259	$87,259

Multipliers Updated for Elevator Building

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of New Students	0	0.04	0.12	0.14	0.14	0.14	0.14	0.14	0.14	0.14
Per Student Operating Cost	$22,283	New Operating Expenses	$0	$995	$2,682	$3,080	$3,080	$3,080	$3,080	$3,080	$3,080	$3,080
			$0	$498	$1,839	$2,881	$3,080	$3,080	$3,080	$3,080	$3,080	$3,080

Multipliers Rounded to Higher Digit (Or Midpoint)

Assumptions		New Impacts	Year Residents Take Occupancy									
			2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		Total Number of	0	1	1	1	1	1	1	1	1	1
Per Student Operating Cost	$22,283	New Operating Expenses	$0	$11,142	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283
			$0	$5,571	$16,712	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283

4.4 Net Fiscal Impact

4.4.1 Long-Term Impact to Operating Budget

Table 20 indicates that projected annual operating revenues are expected to exceed annual operating expenses for School District 200 by $335,782 in the years following the completion of the development.

Comparatively the ISCS 1996 table multipliers result in 3.9 students and a positive fiscal impact of $272,283. The Multipliers Updated for Elevator Building result in 0.14 students and a positive fiscal impact of $354,782. See Table 20.

4.4.2 Summary

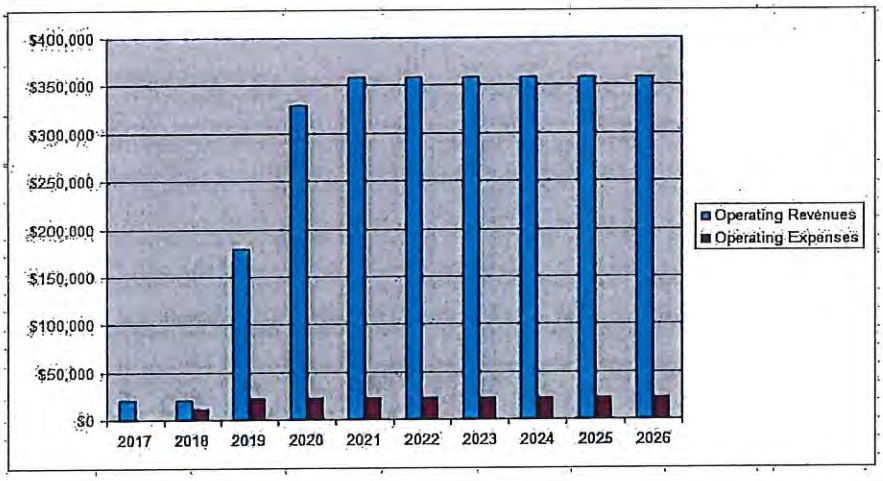
There is 1 school-age children from the development anticipated to be attending School District 200. Projected annual operating revenues of $358,065 are expected to exceed annual operating expenses of $22,283 for School District 200 by $335,782.

For Comparison Purposes Only: The ISCS 1996 table multipliers result in 3.9 students. Projected annual operating revenues of $359,542 are expected to exceed annual operating expenses of $87,259 for School District 200 by $272,283. The Multipliers Updated for Elevator Building result in 0.14 students and a positive fiscal impact of $354,540.

This fiscal impact to the school district is a very conservative projection. While we measure the impact of real estate and State Aid against operating costs, there are approximately 5% other revenues coming from other sources. Impact fees are also not included as they are not recurring revenues. **Making the adjustment for revenues from other uses and impact fees would make the fiscal impact more positive.**

TABLE 20. **Net Fiscal Impact to High School District 200**

Multipliers Rounded to Higher Digit (Or Midpoint)	Year Residents Take Occupancy									
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Property Tax Revenue	$20,207	$20,207	$178,423	$328,074	$358,322	$357,559	$357,559	$357,559	$357,559	$357,559
State Aid	$0	$0	$253	$506	$506	$506	$506	$506	$506	$506
Operating Revenues	$20,207	$20,207	$178,677	$328,581	$358,828	$358,065	$358,065	$358,065	$358,065	$358,065
Operating Expenses	$0	$11,142	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283	$22,283
Operating Surplus (Loss)	$0	$9,065	$156,394	$306,298	$336,545	$335,782	$335,782	$335,782	$335,782	$335,782



5.0 PROPERTY TAX REVENUES TO OTHER DISTRICTS

The development is expected to have a taxable value of $10.13 million. Applying the 2016 tax rate of 11.476 per $100 of equalized assessed value to the taxable value results in total annual property tax revenues of $1,162,092 attributed to the new development. Table 21 details the distribution of property tax revenues by taxing district. The current real estate tax on the site is $65,661.

TABLE 21. **Property Tax Distribution to All Districts**

Taxing Jurisdiction	Tax Rate/$100*	Extension **
Des Plaines Valley Mosq Abate Distr Lyons	0.017	$1,721
Metro Water Reclamation Dist, Chicago	0.406	$41,113
River Forest Park District	0.324	$32,809
Triton College 504 River Forest	0.330	$33,417
Oak Park-River Forest HS District 200	3.531	$357,559
River Forest Elem School District 90	4.542	$459,936
River Forest Library Fund	0.252	$25,518
Village of River Forest	1.357	$137,414
General Assistance River Forest	0.003	$304
Town of River Forest	0.118	$11,949
Cook County Forest Preserve District	0.063	$6,380
Consolidated Elections	0.000	$0
County of Cook	0.316	$31,999
Cook County Public Safety	0.130	$13,164
Cook County Health Facilities	0.087	$8,810
TOTAL	**11.476**	**$1,162,092**

* Using 2016 individual tax rates.

** Based on a taxable value of: $10,126,278

6.0 ECONOMIC IMPACT

According To "Economic Base Theory," productive activity that creates value and imports money into a community and increases the economic base of the community. Once income is imported into a community, it circulates and has a multiplier effect as it is spent over and over again. Residents in a free standing Village earn and spend their money within the community, making the calculation of changes in the economic base very simple. However, communities such as River Forest have an open economic system, meaning that residents earn and spend money both within and outside the Village borders. Projecting the changes in the economic base generated by the proposed development involves three issues: the value added by the development; the creation of wealth through income brought in by the new residents; and the circulation of that new wealth within the community.

6.1 Economic Base Value Added

The building and development process demonstrates how the economic base is enhanced by the addition of new value. This report showed that the development will generate new properties valued at $32.60 million upon completion. If this construction is purchased with money from outside the community, the increase in value brings wealth into the community and adds to the economic base. To the extent that this money is retained and circulated within the community, the economic well being of the community is increased.

6.2 Economic Impact to the Village of River Forest

Economic impacts are differentiated by time and type. The first type, construction phase impacts, are short term effects. They include employment impacts that encompass on-site and off-site construction employment, on-site and off-site trade/transportation/service employment, and manufacturing employment in support of construction; income impacts that refer to the wages and salaries of construction related workers; and expenditure impacts that extend to the construction related workers' spending of their wages and salaries and to the material purchases made inside and outside the region in support of the construction.

The second type of impact is the operation phase impact. These are long term impacts generated by the operation of the project. They include resident, income and expenditure effects that occur over the long run.

The following sections quantify the effect on the River Forest economy.

6.3 Construction Phase Impacts

The economic impact of the construction process is analyzed in two ways. First, the construction process is broken down by the types of activities that occur in the development, construction, and marketing process with the emphasis of the type of

contractor used in each category. Second, the effects of direct employment and the purchase of goods during the construction process are analyzed with the emphasis on salaries paid.

6.3.1 Cost Distribution by Category

The total market value of the development at completion is $32.60 million. Of this amount 77.2% or $25.17 million relates to costs of construction. The improvement of the land, the construction of the buildings, and many of the supporting functions are performed on site, or within the Village of River Forest. About 77.2% of the market cost of the development is expensed for people and materials, with the remainder projected for profit, financing, and miscellaneous costs. This section below details these expenditures and discusses the potential of River Forest to capture the income from the completed work.

The expenditure for selected categories is projected by applying anticipated costs. The distribution of costs are based on a typical pro-forma, not specific to this program. Each category is discussed below. See Table 22.

Planning, Engineering and Design: 4.4% or $1.43 million is projected to be spent to create and implement the plans. Disciplines involved include land planning, architecture, landscape architecture, engineering, legal and financial. Local firms have a location advantage for getting these assignments. Once a project is underway, it is often more economical to use a firm located in the immediate area. This professional services sector is in need of this new business.

Site Improvements: 10.4% or $3.39 million is projected to be spent on site improvements and preparing the land for construction including demolition. Types of contractors brought into the project at this stage are sewer and water contractors, electric and other utility installers, and landscapers. Local firms will have a competitive advantage in bidding for this work. This contractor sector is in need of this new business.

Direct Building Construction: 50% or $16.30 million is projected to be spent on actual construction. All the building materials will need to be purchased. Local firms have an advantage in the bidding process. Typical contractors who will be used are plumbers, roofers, electricians, carpenters, excavators, drywallers, painters and similar trades. Local contractors will have an advantage in bidding on these contracts. This money will be spent in River Forest.

Indirect Building Construction and Fees: 4.9% or $1.60 million is projected to be spent on indirect construction costs. The largest portion of this amount will be captured locally in permit and inspection fees. This category is a major revenue source for the Village of River Forest.

Marketing: 4.5% or $1.49 million is projected to be spent to market the project to potential buyers. This includes advertising costs, brokers' fees, and staff expenses relating to the marketing and sale of the housing units. This money is largely spent in River Forest.

Overhead: 3.0% or $0.98 million is projected to be spent on overhead. This is the administrative cost of running the project. Almost all of this will be spent in River Forest and use local employees.

TABLE 22. **Expenditure of Selected Categories**

Construction		Project Year							
		2017	2018	2019	2020	2021	2022	2023	2024
Residential Market Value		$0	$8,935,940	$16,084,692	$3,574,376	$0	$0	$0	$0
Commercial Market Value		$0	$4,000,000	$0	$0	$0	$0	$0	$0
Total Combined Market Value		$0	$12,935,940	$16,084,692	$3,574,376	$0	$0	$0	$0
Expendidture of Selected Categories									
Planning, Engineering & Design	4.4%	$0	$569,181	$707,726	$157,273	$0	$0	$0	$0
Site Improvements	10.4%	$0	$1,345,338	$1,672,808	$371,735	$0	$0	$0	$0
Direct Building Construction	50.0%	$0	$6,467,970	$8,042,346	$1,787,188	$0	$0	$0	$0
Indirect Building Construction and Fees	4.9%	$0	$633,861	$788,150	$175,144	$0	$0	$0	$0
Marketing	4.5%	$0	$582,117	$723,811	$160,847	$0	$0	$0	$0
Overhead	3.0%	$0	$388,078	$482,541	$107,231	$0	$0	$0	$0
Annual Selected Expenditures	77.2%	$0	$9,986,546	$12,417,382	$2,759,418	$0	$0	$0	$0

6.4 Construction Phase Impacts

During the construction phase, the development will be one of River Forest's larger employers. During the 1 - 2 year construction phase, the development will expend $25.2 million.

6.5 Impact of the Operation Phase of the Development

The development will bring in 32 new families. We conservatively estimate $178,719 average family income. (Family income estimated as one-fifth of home value.)The following table exerpted from Department of Labor Consumer Expenditure Report shows how families spend their income. See Table 22.

The new families are projected to have annual expenditures of $5.72 million. As an example, Annually $382 thousand is projected in grocery purchases, and $292 thousand is projected in purchasing health care. A further breakdown is presented in Table 23.

The development being within the Village of River Forest has the potential of spreading it's economic benefit throughout the community.

TABLE 23. **Expenditures from New Families SUMMARY**

Spending From New Residents		Year Residents Take Occupancy									
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
New Housing Units		0	10	28	32	32	32	32	32	32	32
Average HH Income											
Income Before Taxes	$178,719	$0	$1,787,190	$5,004,132	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008	$5,719,008
Aggregate Personal Disposable Household Income (88%)	$157,273	0	$1,572,727	$4,403,636	$5,032,727	$5,032,727	$5,032,727	$5,032,727	$5,032,727	$5,032,727	$5,032,727
Expenditure by Categories											
Food at Home	8%	$0	$119,527	$334,676	$382,487	$382,487	$382,487	$382,487	$382,487	$382,487	$382,487
Food Away from Home	6%	$0	$88,073	$246,604	$281,833	$281,833	$281,833	$281,833	$281,833	$281,833	$281,833
Housing	33%	$0	$514,282	$1,439,989	$1,645,702	$1,645,702	$1,645,702	$1,645,702	$1,645,702	$1,645,702	$1,645,702
Apparel and Services	4%	$0	$67,627	$189,356	$216,407	$216,407	$216,407	$216,407	$216,407	$216,407	$216,407
Transportation	19%	$0	$300,391	$841,095	$961,251	$961,251	$961,251	$961,251	$961,251	$961,251	$961,251
Health Care	6%	$0	$91,218	$255,411	$291,898	$291,898	$291,898	$291,898	$291,898	$291,898	$291,898
Entertainment	5%	$0	$80,209	$224,585	$256,669	$256,669	$256,669	$256,669	$256,669	$256,669	$256,669
Personal Insurance and Pensions	10%	$0	$150,982	$422,749	$483,142	$483,142	$483,142	$483,142	$483,142	$483,142	$483,142
Other and Miscellaneous	10%	$0	$161,991	$453,575	$518,371	$518,371	$518,371	$518,371	$518,371	$518,371	$518,371
Annual Expenditures	100%	$ -	$ 1,574,300	$ 4,408,040	$ 5,037,760	$ 5,037,760	$ 5,037,760	$ 5,037,760	$ 5,037,760	$ 5,037,760	$ 5,037,760

6.5.1 Expenditure of Construction Phase Impacts

During the construction phase, the development will be one of River Forest's larger employers. During the 2 year construction phase, the development will expend $25.17 million.

6.5.2 Construction Phase Employment Impacts

Construction phase economic impacts include employment impacts that encompass on-site and off-site construction employment, on-site and off-site trade/transportation/service employment, and manufacturing employment in support of construction,; income impacts that relate to the wages and salaries of construction related workers; and expenditure impacts that extend to the construction related workers spending of their wages and salaries and to material purchases mad inside and outside of the Village in support of the construction.

The construction phase is projected to expend $25.17 million. Of this amount 58% or $14.60 million is expected to be paid out in salaries and wages. Of this, 76% or $11.09 million is considered disposable income. The full weight of this disposable income is scattered throughout the region based on where the employees live. Keep in mind that this development is in town, employees tend to cluster close to where they work and the employees are there all day and in a good position to benefit from this disposable income.

7.0 SUMMMARY

The proposed development of 32 condominiums and 16,000 square feet of retail commercial in the Village of River Forest, Il will positively impact the Village and it's surroundings.

• The total taxable value of the development after completion is estimated to be $10.13 million;

• The development is estimated to generate annual revenues to the Village of River Forest of $245,901 and have a positive fiscal impact to the community;

• Property tax revenue to Elementary School District 90 is estimated to be $459,936; and to High School District 99 - $359,542. There is a very positive fiscal impact to both districts;

• Property tax revenues of $1,162,092 to all districts annually. The current tax for the site is $65,661

The economic impact to the community is measured by the wealth it brings into the community and the ability of the community to capture this wealth and circulate it within the community. The proposed development will add new value to the

community, increase the overall wealth and stability of the economic base, and contribute to the circulation of wealth within River Forest.

The direct economic impact of the development is summarized below:

- The construction phase is projected to expend $25.17 million. Of this amount 58% or $14.60 million is expected to be paid out in salaries and wages. Of this, 76% or $11.09 million is considered disposable income.

- The 32 new families will, at buildout, be spending $5.04 million annually.

After the demolition and construction phases, Strategy Planning Associates did not identify any negative impacts on surrounding properties. This strong redevelopment in the downtown will positively upgrade and impact the whole neighborhood.

In sum, our model of fiscal impact finds the proposed development, upon completion, will cause a positive short and long term impact to the Village of River Forest and a positive impact to River Forest Elementary School District 90 and Oak Park - River Forest High School District 200, helping to stabilize or even reduce the tax burden on existing residents. The construction phase and the operations phase of the development will enhance and strengthen the local economy. The development will positively enhance and support the downtown.

ENVIRONMENTAL REPORTS

environmental services, inc.

LIMITED SUBSURFACE INVESTIGATION

7617-7621 West Lake Street
River Forest, Illinois

Prepared For:

Mr. Ali Elsaffar
P.O. Box 3808
Oak Park, Illinois 60303

Prepared By:

EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631

NICHOLAS J. CUZZONE
062-050060
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Nicholas J. Cuzzone, P.E.
Senior Project Engineer

Reviewed By:

Peter N. Partipilo, C.H.M.M.
Senior Environmental Specialist

Project Number:

5565-0604

July 19, 2004

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FIGURE

APPENDICES

1.0 GENERAL

This Report presents the methodology, findings, and conclusions of the Limited Subsurface Investigation (Subsurface Investigation) conducted at 7617-7621 West Lake Street, River Forest, Illinois (the Property).

1.1 Authorization

Authorization to perform this Subsurface Investigation was given by acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) proposal number 5565-0604 by Mr. Ali Elsaffar (Client).

1.2 Purpose

The purpose of the Subsurface Investigation was to determine if Property soil/groundwater had been negatively impacted by indicator contaminants associated with dry cleaning solvents from an operating dry cleaning facility located on the east adjacent site.

2.0 SAMPLING PROCEDURE

Soil borings and sampling were conducted on July 6, 2004 under the direction and supervision of Mr. Nicholas J. Cuzzone, P.E., Senior Project Engineer for EPS Environmental. Three soil borings were conducted and one groundwater monitoring well was installed along the east Property border, nearest the east adjacent dry cleaning facility.

The soil boring and monitoring well locations are depicted on Figure 1 - Boring and Monitoring Well Location Map following the text of this Report.

2.1 Field Activities

Soil Sampling

Soil borings were conducted following American Society for Testing and Materials (ASTM)-recommended practices for continuous thin wall probe sampling. A truck-mounted, hydraulically powered percussion/probing device (Geoprobe®) was used to advance a two-inch diameter steel drive point to the top of the desired sampling interval. Soil samples were collected in 48-inch intervals by advancing two-inch diameter steel thin-wall probe samplers. Samplers were attached to the leading end of extension probe rods, and driven downward until desired target depths were reached. After the desired sampling interval was obtained, the sampler was extracted, opened and the samples were collected.

Soil borings were advanced 12-14 feet below ground surface (bgs). Six to seven soil samples were collected from each boring. Triplicate soil samples were collected from each sampling interval. One

of the triplicate samples was placed into an air-tight plastic bag for field screening, the second sample was placed into a glass sample jar and sealed with a Teflon-lined plastic lid, allowing no head space, and the third sample was placed into pre-weighed 40-ml glass vials and preserved with methanol and sodium bisulfate for possible laboratory analysis.

All soil samples were examined for visual signs of contamination and for the presence of unusual odors. Soil samples in airtight plastic bags were allowed to equilibrate to approximately 70° Fahrenheit. Headspace air in each sample bag was then screened with a RAE photo-ionization detector (PID) and the screening results were recorded on Geological Boring Logs (Appendix A). The PID records total concentrations of organic vapors; however, the instrument does not differentiate between types of organic vapors and is inconclusive in identifying specific contaminants.

All downhole sampling equipment was cleaned with water and non-alkaline soap between each sampling event. This procedure was used to minimize the possibility of cross contamination. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets.

Groundwater Sampling

The monitoring well was constructed by inserting two, five-foot sections of one-inch schedule 40 polyvinyl chloride (PVC) well screen (0.010" wide slots spaced 0.125" apart) into the two-inch diameter borehole. The well screen was placed at an appropriate interval to allow for fluctuations of the groundwater potentiometric surface and enable collection of representative groundwater samples. PVC riser casing was used to finish the well to within grade. Screen and riser pipes had threaded connections; therefore solvent-cement type couplings were not used. The annular space between the borehole and well screen was packed with uniformly graded, clean silica sand (not passing a No. 50 sieve) from total depth to within grade.

Prior to collecting the groundwater sample, the well was purged by bailing five casing volumes (5X) of water from the well. After purging of the well was complete, one hour was allowed for particulate to settle out of the well casing before obtaining a water sample for analysis. A disposable polyethylene bailer and string were used to prevent cross-contamination between groundwater samples. The groundwater sample was obtained by attaching a dedicated cotton string to the bailer and lowering the bailer into the well. Care was taken not to allow the bailer to touch the bottom of the well and agitate sediments. The bailer was carefully drawn out of the well and the groundwater sample was poured into three sterile 40-ml volatile organic analysis (VOA) sample vials preserved with hydrochloric acid, filled to the top allowing no head space, and sealed. After each sample vial was sealed, it was inspected to determine that no air bubbles existed.

2.2 Field Observations

All soil samples were examined for visual signs of contamination and/or for the presence of unusual odors. Soil samples in airtight plastic bags were allowed to equilibrate to approximately 70° Fahrenheit. Headspace air in each sample bag was then screened with a Rae photo-ionization detector (PID) and the screening results were recorded on Geological Boring Logs (Appendix A). The PID records total concentrations of organic vapors; however, the instrument does not differentiate between types of organic vapors and is inconclusive in identifying specific contaminants.

PID screening results varied from 0.1 to 19.6 parts per million (ppm) for the screened soil samples. No visual or olfactory signs of solvent contamination were noted in any samples obtained from the soil borings. PID screening results are included on the Geological Boring Logs (Appendix A).

3.0 PHYSICAL SETTING

3.1 Topography

According to the River Forest Quadrangle map (1963, photoinspected 1972 and photorevised 1978), the topography of the area depicts an approximate five-foot decrease in elevation within ¼-mile southeast of the Property.

3.2 Soils

According to ISGS Circular #460, Surficial Geology of the Chicago Region, the Property is located on the Lake Plain. This Pleistocene Age system consists of floors of glacial lakes flattened by wave erosion and by minor deposition in low areas; largely underlain by glacial till; predominantly clay and silt, with sand of the Equality Formation present locally.

Based on ISGS Circular #532, Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste, the Property is located within a transitional area containing B1 and E soils. The rating denotes the capacities of earth material to accept, transmit, restrict or remove contaminants from waste effluent. In general, a B1 rating area contains sand and gravel less than 20 feet thick over relatively impermeable till or bedrock. In general, an E rating area contains uniform, relatively impermeable silty or clayey till at least 50 feet thick with no evidence of interbedded sand and gravel.

3.3 Geologic Profile

Based on borings conducted, the geologic profile of the Property consists of clay and/or silty clay with a two to four foot coarsely grained sand seam beginning at six-foot bgs. The geologic profile of native soil appears to be consistent with published geological information reviewed.

4.0 LABORATORY ANALYSES

4.1 Analytical Program

Based on field observations and screening results, three representative soil samples (GP-1/8', GP-2/8' and GP-3/8') and one groundwater sample (MW-1) were submitted for laboratory analysis. The soil and groundwater samples submitted for analysis were obtained as previously described, chilled and transported under chain of custody to Environmental Monitoring and Technologies of Morton Grove, Illinois. The representative soil and groundwater samples were analyzed for volatile organic compounds (VOCs), indicator contaminants associated with dry cleaning solvents. All analyses were performed in accordance with SW-846, *Test Methods for Evaluating Solid Waste*, using appropriate United States Environmental Protection Agency (USEPA) methodology. See Appendix B for Chain of Custody Record

4.2 Evaluation of Laboratory Results

To assess potential detrimental environmental impacts, the Illinois Environmental Protection Agency (IEPA) Tiered Approach to Corrective Action Objectives (TACO) Tier 1 soil remediation objective values (SROs) and groundwater remediation objectives (GROs) were used as a guideline for qualifying the concerns associated with contaminated soil and groundwater. SROs and GROs are numerical concentration goals for contaminated soil and groundwater. Tier 1 SROs are further separated into two objectives dependent on intended land use (either residential or commercial/industrial). The TACO remediation objectives apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, three exposure routes must be addressed: ingestion, inhalation, and potential to contaminate groundwater. The ingestion exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first three feet below the land surface. The inhalation exposure route applies to contaminant concentrations above TACO Tier 1 SROs within the first ten feet below land surface. The potential to contaminate groundwater and GROs are further separated into two objectives dependent on Class I or Class II groundwater designation. The IEPA generally will take a more conservative approach by assuming Class I groundwater to be present, unless otherwise documented.

Subpart C of TACO allows for exclusion of exposure pathways (e.g., preventing potential human exposure). According to TACO guidelines, to eliminate the inhalation and/or ingestion exposure routes, an engineering barrier (i.e., asphalt, concrete, or three feet of clean, compacted clay) may be used to cover affected areas of the Property. An engineering barrier, as defined by TACO, limits exposure (e.g., "cutting off" the route) and/or controls migration of contaminants. Moreover, the groundwater ingestion exposure route may be eliminated if favorable soil underlies the Property or by restricting the use of groundwater for potable consumption.

4.3 Analytical Results

Analyses conducted on the representative soil and groundwater samples identified varying concentrations of various VOCs above laboratory reporting limits. Refer to Appendix B for Laboratory Report and Chain of Custody and Appendix C for Comparison Tables.

5.0 CONCLUSIONS

The purpose of the Subsurface Investigation was to determine if Property soil/groundwater had been negatively impacted by indicator contaminants associated with dry cleaning solvents from an operating dry cleaning facility located on the east adjacent site. Three soil borings were conducted and one groundwater monitoring well was installed along the east Property border, nearest the east adjacent dry cleaning facility.

No visual or olfactory signs of solvent contamination were noted in any samples obtained from the soil borings. Based on field observations and screening results, three representative soil samples (GP-1/8', GP-2/8' and GP-3/8') and one groundwater sample (MW-1) were submitted for laboratory analysis of volatile organic compounds (VOCs), indicator contaminants associated with dry cleaning solvents.

Summary

The concentrations of tetrachloroethene (common dry cleaning solvent) identified in the representative soil and groundwater samples **exceeded** the Illinois Environmental Protection Agency (IEPA) *Tiered Approach to Corrective Action Objectives* (TACO) Tier 1 inhalation and groundwater ingestion soil remediation objectives (SROs) for commercial/industrial land use (current Property designation). In addition, the concentration of tetrachloroethene detected in groundwater exceeded Class I groundwater remediation objectives (GROs). See **Discussion** below for further information. It should be noted, due to matrix interferences the laboratory reporting limits for several VOCs were raised above the TACO Tier 1 soil component of the groundwater ingestion SRO for commercial/industrial land use.

Based on the results of the Subsurface Investigation, Property soil and groundwater have been significantly impacted with indicator contaminants associated with dry cleaning solvents.

Discussion

Inhalation Exposure Route

As previously mentioned, Subpart C of TACO allows for exclusion of exposure pathways (e.g., preventing potential human exposure). According to TACO guidelines, **unless Property soil is remediated to Tier 1 SROs,** to eliminate the inhalation exposure route, an engineering barrier (i.e., asphalt, concrete, or three feet of clean, compacted clay) may be used to cover affected areas of the

Property. An engineering barrier, as defined by TACO, limits exposure (e.g., "cutting off" the route) and/or controls migration of contaminants. Currently, the contaminated soil is located in an area of exposed soil, which is not considered an approved engineering barrier. An engineering barrier must be constructed in order for the contaminated soil to remain in place. However, TACO requires the vertical and horizontal extent of contaminated soil above Tier 1 SROs be defined prior to utilizing engineering barriers.

Groundwater Exposure Pathway

Unless Property soil is remediated to Tier 1 SROs, the groundwater ingestion exposure route may be eliminated through the use of institutional controls prohibiting the use of Property groundwater. The groundwater ingestion pathway may be excluded by the current Village of River Forest groundwater ordinance that prohibits the use of groundwater within city limits (an institutional control). Therefore, the contaminated soil and groundwater can be managed in place. However, TACO requires the vertical and horizontal extent of contaminated soil and groundwater above Tier 1 SROs and GROs, both on- and off-site, be defined prior to implementing the institutional control prohibiting groundwater use.

Additional Considerations

If an engineering barrier is used to prevent exposure to contaminants, it must be accompanied by an institutional control (deed restriction), a legal mechanism for imposing restrictions and conditions on land use, necessary when remaining contaminants pose a risk to human health and/or the environment. Moreover, TACO guidelines require Property owners/operators employing an engineering barrier to; 1) maintain a scaled map delineating the horizontal extent of soil contamination above Tier 1 SROs; 2) provide written procedures for maintenance of the barrier(s); 3) develop a construction work plan for subgrade work (e.g., utility installation/repair), including a written worker protection plan (made available to outside contractors); and 4) file a preventative institutional control (Environmental Notice) with the McHenry County Recorder of Deeds identifying type of contaminants present and delineating the extent of impacted areas. Additionally, according to TACO, further testing is required to delineate the extent of contamination, both on- and off-site, above Tier 1 SROs. Moreover, notification to adjacent sites' landowners may be required.

Should future construction activities or subgrade utility work involve excavation and off-site disposal of soil from the Property, any soil exhibiting unusual odors or above Tier 1 SROs should be properly disposed at a facility licensed to accept such waste, according to applicable federal, state, and local laws and regulations.

As Property soil and groundwater have been impacted by the adjacent dry cleaners, EPS Environmental recommends legal counsel be obtained to determine Client rights for pursuing relief from the adjacent landowner for remediation costs and/or Property devaluation. It should be noted, according to the IEPA website the adjacent site has been entered into the IEPA Site Remediation Program, indicating the landowner is aware of soil and/or groundwater impact.

6.0 WARRANTY AND LIMITATION OF LIABILITY

EPS Environmental's Limited Subsurface Investigation was of limited scope. The Limited Subsurface Investigation was structured to screen for the presence of petroleum hydrocarbon soil contamination in the area in which the borings were conducted, and was not intended to be an all inclusive search for soil contamination across the subject Property. However, the Limited Subsurface Investigation can provide an indication of the presence or absence of those contaminants sampled and analyzed for at the sample locations, at the time the samples were obtained in the sampled media.

EPS Environmental warrants that the findings and conclusions contained in this Report have been promulgated in accordance with generally accepted environmental engineering methods. These environmental methods have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the soils and are limited to the conditions observed at the time that the Limited Subsurface Investigation was conducted. This Report is also limited to the information available at the time it is prepared. There is a distinct possibility that conditions may exist at the subject Property which were not apparent during the Limited Subsurface Investigation. EPS Environmental makes no other warranties, expressed or implied.

6.1 Confidentiality

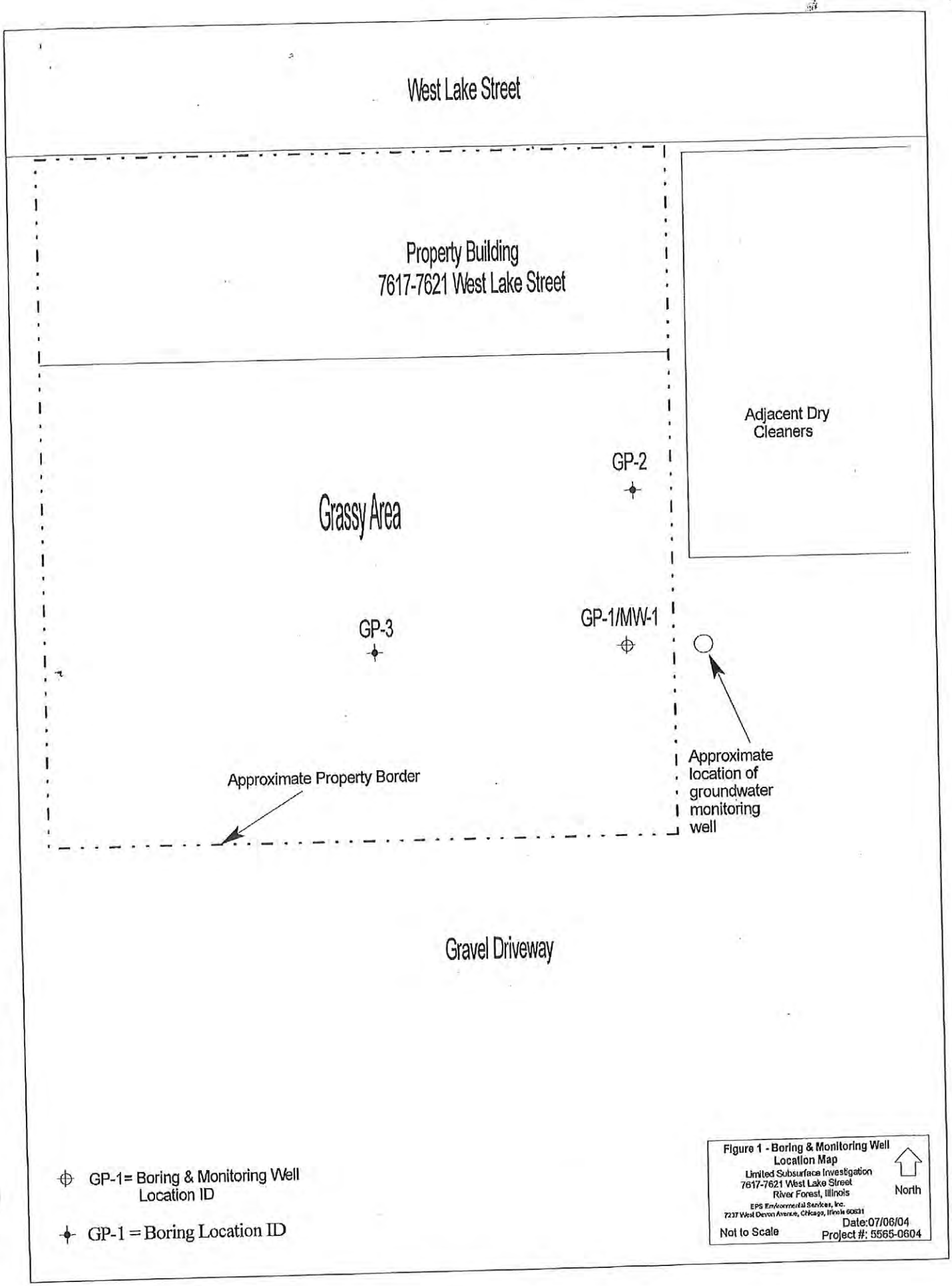
EPS Environmental shall hold all field observations, borings, logs, analysis, laboratory reports and other reports in strict confidence and shall not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to make any such disclosures, the Client shall hold EPS Environmental harmless from liability for any and all damages that the Client may suffer due to EPS Environmental's disclosure. In addition, the Client shall indemnify EPS Environmental from any and all damages EPS Environmental may suffer due to any action which results in an order that EPS Environmental make a disclosure.

6.2 Reliance on Limited Subsurface Investigation and Report

The Limited Subsurface Investigation and Report has been conducted exclusively for the Client and it is intended that only those parties will rely on the Report. The Limited Subsurface Investigation and Report will be solely for the benefit of the Client and may not be relied upon by other parties.

FIGURE 1

Boring Location Map


West Lake Street
Property Building
7617-7621 West Lake Street
Adjacent Dry
Cleaners
GP-2
Grassy Area
GP-3
GP-1/MW-1
Approximate Property Border
Approximate
location of
groundwater
monitoring
well
Gravel Driveway
GP-1= Boring & Monitoring Well
Location ID
GP-1 = Boring Location ID
Figure 1 - Boring & Monitoring Well
Location Map
Limited Subsurface Investigation
7617-7621 West Lake Street
River Forest, Illinois
North
EPS Environmental Services, Inc.
7237 West Devon Avenue, Chicago, Illinois 60631
Not to Scale
Date:07/06/04
Project #: 5565-0604

APPENDIX A

Geologic Boring Logs

EPS ENVIRONMENTAL SERVICES, INC.
GEOLOGIC BORING LOG

Project Address: 7617-7621 W. Lake St., River Forest, IL Project # 5565-0604
Engineer/Geologist: Nicholas J. Cuzzone
Weather Condition: Dry X Wet____ Snow____ Temp 70's
Boring # GP-1 Date: 07-06-04 Time: 1510 Location: See Boring Location Map

DESCRIPTION OF SOILS	DEPTH	SAMPLE	PID-PPM	ODOR
Topsoil	-			
	-2		1.1	None
CLAY, Brown, Stiff	-			
	-4		1.3	None
	-			
	-6		2.7	None
	-			
SAND, Coarsely grained, Well sorted, Wet	-8	GP-1/8'	16.9	None
	-			
	-10		2.7	None
	-			
CLAY, Gray, Stiff, Dry	-12		0.6	None
	-			
	-14		0.1	
	-			
Total Depth: 14'	-16			
Well set at 14'				
Rig: Truck mounted geoprobe	-			
Sampler Type: Clear plastic sleeves	-18			

EPS ENVIRONMENTAL SERVICES, INC.
GEOLOGIC BORING LOG

Project Address: 7617-7621 W. Lake St., River Forest, IL Project # 5565-0604
Engineer/Geologist: Nicholas J. Cuzzone
Weather Condition: Dry X Wet ____ Snow ____ Temp 70's
Boring # GP-2 Date: 07-06-04 Time: 1545 Location: See Boring Location Map

DESCRIPTION OF SOILS	DEPTH	SAMPLE	PID-PPM	ODOR
Topsoil	-			
CLAY, Brown, Stiff	-2		1.7	None
Becomes sandy	-4		3.6	None
	-6		2.2	None
SAND, Coarsely grained, Well sorted, Wet	-8	GP-2/8'	7.5	None
	-10		4.6	None
CLAY, Stiff, Gray, Dry	-12		3.1	None
Total Depth: 12'	-14			
Rig: Truck mounted geoprobe Sampler Type: Clear plastic sleeves	-16			
	-18			

EPS ENVIRONMENTAL SERVICES, INC.
GEOLOGIC BORING LOG

Project Address: 7617-7621 W. Lake St., River Forest, IL Project # 5565-0604
Engineer/Geologist: Nicholas J. Cuzzone
Weather Condition: Dry X Wet ____ Snow ____ Temp 70's
Boring # GP-3 Date: 07-06-04 Time: 1600 Location: See Boring Location Map

DESCRIPTION OF SOILS	DEPTH	SAMPLE	PID-PPM	ODOR
Topsoil	-			
	-2		5.1	None
CLAY, Brown, Silty, Stiff	-			
	-4		1.6	None
Becomes sandy	-			
	-6		12.7	None
SAND, Coarsely grained, Well sorted, Wet	-			
	-8	GP-3/8'	19.6	None
	-			
	-10		7.8	None
CLAY, Stiff, Gray, Dry	-			
	-12		2.7	None
Total Depth: 12'	-			
	-14			
Rig: Truck mounted geoprobe Sampler Type: Clear plastic sleeves	-			
	-16			
	-			
	-18			

APPENDIX B

Chain of Custody Record
and Laboratory Reports

July 14, 2004

Doug Fraser
EPS Environmental Services
7237 W. Devon Avenue
Chicago, IL 60631

RE: Lake St., River Forest / 5565-0604

Lab Orders:
04070095

Dear Mr. Fraser:

Enclosed are the analytical reports for the EMT Lab Order listed. Also included with this analytical report is a copy of the chain of custody associated with these samples. If you have any questions, please contact me at 847-324-3320.

Sincerely,

Arminta Priddy
Project Manager

Approved by,

Mitchell Ostrowski
Laboratory Director

State of Illinois Chemical Analysis in Drinking Water Accredited Lab. No. 100256
State of Wisconsin Wastewater and Hazardous Waste No. 999888890

CLIENT: EPS Environmental Services

Project: Lake St., River Forest / 5565-0604

Lab Order: 04070095

Date: *14-Jul-04*

CASE NARRATIVE

Unless otherwise noted, samples were analyzed using the methods outlined in the following references:

Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW846, 3rd Edition.

Unless otherwise noted, all method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives.

Sample results relate only to the analytes of interest tested and to the sample received at the laboratory.

All results are reported on a wet weight basis, unless otherwise noted. Dry weight adjusted results are indicated by the notation "dry" in the Units column.

Accreditation by the State of Illinois is not an endorsement or a guarantee of the validity of data generated. For specific information regarding EMT's scope of accreditation, please contact your EMT project manager.

The Reporting Limit listed on the Report of Laboratory Analysis is EMT's reporting limit for the analyte reported. For most test methods this reporting limit is primarily based upon the lowest point in the calibration curve.

Method References:

SW=USEPA, Test Methods for Evaluating Solid Waste, SW-846.

E=USEPA Methods for the Determination of Inorganic Substances in Environmental Samples; Methods for Chemical Analysis of Water and Wastes; Methods for Organic Chemical Analysis of Municipal and Industrial Wastewater, 40 CFR Part 136, App A; Methods for the Determination of Metals in Environmental Samples; Methods for the Determination of Organic Compounds in Drinking Water.

SM= APHA, Standard Methods for the Examination of Water and Wastewater.

D=ASTM, Annual Book of Standards

CLIENT: EPS Environmental Services

Project: Lake St., River Forest / 5565-0604

Lab Order: 04070095

Date: *14-Jul-04*

CASE NARRATIVE

Analytical Comments for METHOD 8260_W, E191007: Tetrachloroethene was detected at 5.14ppb in the method blank. Acetone is outside the 80-120% recovery range in the CCV.

Analytical Comments for METHOD 8260_S, K194009: CCV: Target analytes outside the 80-120% recovery range are: 1,1 Dichloroethene, 2-Chloroethyl vinyl ether, Carbon disulfide, Chloromethane, Methylene chloride and Tetrachloroethene. Acetone in the CCV was outside of the 60 to 140% recovery range. LCS: Target analytes outside of lab control limits are: Acetone, Benzene, cis-1,2-Dichloroethene and Methylene chloride.

Analytical Comments for METHOD 8260_S, 04070095-01A and 03A: Samples are reported down to MDL levels due to dilutions to get target analyte of Tetrachloroethene within instrument range.

Analytical Comments for METHOD 8260_S, E191031: CCV target analytes outside the 80-120% recovery range are: 2-Butanone, Acrylonitrile, Tetrachloroethene and Vinyl Acetate. Acetone was outside of the 60 to 140% recovery range in the CCV. LCS target analytes outside laboratory limits are: Acetone and Benzene. The method blank contained trace amounts of Tetrachloroethene at 4.9 ppb and Trichloroethene at 0.6 ppb.

Report of Laboratory Analysis

CLIENT:	EPS Environmental Services	**Client Sample**	GP-1/8'
Lab Order:	04070095	**Report Date:**	7/14/2004
Project:	Lake St., River Forest / 5565-0604	**Collection**	7/6/2004
Lab ID:	04070095-01	**Matrix:**	Solid

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		**Method:**	**2540G**				
Percent Moisture	10.6	0.1	C	% (Percent)	7/9/04	R70210	RM2
Volatile Organic Compounds by GC/MS		**Method:**	**SW8260B / SW5035**				
1,1,1-Trichloroethane	< 27.7	27.7		µg/Kg-dry	7/13/04 03:08	19610	MG
1,1,2,2-Tetrachloroethane	< 72.6	72.6		µg/Kg-dry	7/13/04 03:08	19610	MG
1,1,2-Trichloroethane	< 34.6	34.6		µg/Kg-dry	7/13/04 03:08	19610	MG
1,1-Dichloroethane	< 24.2	24.2		µg/Kg-dry	7/13/04 03:08	19610	MG
1,1-Dichloroethene	< 34.6	34.6		µg/Kg-dry	7/13/04 03:08	19610	MG
1,2-Dibromo-3-chloropropane	< 86.4	86.4		µg/Kg-dry	7/13/04 03:08	19610	MG
1,2-Dibromoethane	< 55.3	55.3		µg/Kg-dry	7/13/04 03:08	19610	MG
1,2-Dichloroethane	< 51.9	51.9		µg/Kg-dry	7/13/04 03:08	19610	MG
1,2-Dichloropropane	< 55.3	55.3		µg/Kg-dry	7/13/04 03:08	19610	MG
1-Butanol	< 864.	864.	C	µg/Kg-dry	7/13/04 03:08	19610	MG
2-Butanone	< 207.	207.		µg/Kg-dry	7/13/04 03:08	19610	MG
2-Chloroethyl vinyl ether	< 225.	225.		µg/Kg-dry	7/13/04 03:08	19610	MG
2-Hexanone	< 111.	111.		µg/Kg-dry	7/13/04 03:08	19610	MG
4-Methyl-2-pentanone	< 100.	100.		µg/Kg-dry	7/13/04 03:08	19610	MG
Acetone	< 3460.	3460.		µg/Kg-dry	7/13/04 03:08	19610	MG
Acrylonitrile	< 114.	114.		µg/Kg-dry	7/13/04 03:08	19610	MG
Benzene	< 150.	150.	J	µg/Kg-dry	7/13/04 03:08	19610	MG
Bromodichloromethane	< 51.9	51.9		µg/Kg-dry	7/13/04 03:08	19610	MG
Bromoform	< 55.3	55.3		µg/Kg-dry	7/13/04 03:08	19610	MG
Bromomethane	< 214.	214.		µg/Kg-dry	7/13/04 03:08	19610	MG
Carbon disulfide	< 69.2	69.2		µg/Kg-dry	7/13/04 03:08	19610	MG
Carbon tetrachloride	< 45.	45.		µg/Kg-dry	7/13/04 03:08	19610	MG
Chlorobenzene	< 41.5	41.5		µg/Kg-dry	7/13/04 03:08	19610	MG
Chloroethane	< 100.	100.		µg/Kg-dry	7/13/04 03:08	19610	MG
Chloroform	< 45.	45.		µg/Kg-dry	7/13/04 03:08	19610	MG
Chloromethane	< 128.	128.		µg/Kg-dry	7/13/04 03:08	19610	MG
cis-1,2-Dichloroethene	< 89.9	89.9		µg/Kg-dry	7/13/04 03:08	19610	MG
cis-1,3-Dichloropropene	< 58.8	58.8		µg/Kg-dry	7/13/04 03:08	19610	MG
Dibromochloromethane	< 72.6	72.6		µg/Kg-dry	7/13/04 03:08	19610	MG

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT: EPS Environmental Services
Lab Order: 04070095
Project: Lake St., River Forest / 5565-0604
Lab ID: 04070095-01

Client Sample GP-1/8'
Report Date: 7/14/2004
Collection 7/6/2004
Matrix: Solid

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Ethylbenzene	< 34.6	34.6	µg/Kg-dry	7/13/04 03:08	19610	MG
m,p-Xylene	< 69.2	69.2	µg/Kg-dry	7/13/04 03:08	19610	MG
Methyl tert-butyl ether	< 72.6	72.6	µg/Kg-dry	7/13/04 03:08	19610	MG
Methylene chloride	< 173.	173.	µg/Kg-dry	7/13/04 03:08	19610	MG
o-Xylene	< 45.	45.	µg/Kg-dry	7/13/04 03:08	19610	MG
Styrene	< 62.2	62.2	µg/Kg-dry	7/13/04 03:08	19610	MG
I/II → Tetrachloroethene	14800.	31.1	µg/Kg-dry	7/13/04 03:08	19610	MG
Toluene	< 159.	159.	µg/Kg-dry	7/13/04 03:08	19610	MG
trans-1,2-Dichloroethene	< 45.	45.	µg/Kg-dry	7/13/04 03:08	19610	MG
trans-1,3-Dichloropropene	< 34.6	34.6	µg/Kg-dry	7/13/04 03:08	19610	MG
Trichloroethene	< 31.1	31.1	µg/Kg-dry	7/13/04 03:08	19610	MG
Vinyl acetate	< 432.	432.	µg/Kg-dry	7/13/04 03:08	19610	MG
Vinyl chloride	< 79.5	79.5	µg/Kg-dry	7/13/04 03:08	19610	MG
Xylenes, Total	< 121.	121.	µg/Kg-dry	7/13/04 03:08	19610	MG
Surrogates:						
1,2-Dichloroethane-d4	97.7	66-126	%REC	7/13/04 03:08	19610	MG
4-Bromofluorobenzene	106	60-122	%REC	7/13/04 03:08	19610	MG
d4-1,2-Dichlorobenzene	95.5	66-121	%REC	7/13/04 03:08	19610	MG
Dibromofluoromethane	94.5	65-124	%REC	7/13/04 03:08	19610	MG
Fluorobenzene	102	65-134	%REC	7/13/04 03:08	19610	MG
Toluene-d8	104	65-131	%REC	7/13/04 03:08	19610	MG

Qualifiers:
B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT: EPS Environmental Services
Lab Order: 04070095
Project: Lake St., River Forest / 5565-0604
Lab ID: 04070095-02

Client Sample GP-2/8'
Report Date: 7/14/2004
Collection 7/6/2004
Matrix: Solid

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		**Method:**	**2540G**				
Percent Moisture	7.54	0.1	C	% (Percent)	7/9/04	R70210	RM2
Volatile Organic Compounds by GC/MS		**Method:**	**SW8260B / SW5035**				
1,1,1-Trichloroethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,1,2,2-Tetrachloroethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,1,2-Trichloroethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,1-Dichloroethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,1-Dichloroethene	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,2-Dibromo-3-chloropropane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,2-Dibromoethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,2-Dichloroethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1,2-Dichloropropane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
1-Butanol	< 10100.	10100.	C	µg/Kg-dry	7/10/04 04:47	19613	GA
2-Butanone	2640.	2010.		µg/Kg-dry	7/10/04 04:47	19613	GA
2-Chloroethyl vinyl ether	< 403.	403.		µg/Kg-dry	7/10/04 04:47	19613	GA
2-Hexanone	< 2010.	2010.		µg/Kg-dry	7/10/04 04:47	19613	GA
4-Methyl-2-pentanone	< 2010.	2010.		µg/Kg-dry	7/10/04 04:47	19613	GA
Acetone	< 4830.	4830.		µg/Kg-dry	7/10/04 04:47	19613	GA
Acrylonitrile	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Benzene	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Bromodichloromethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Bromoform	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Bromomethane	< 403.	403.		µg/Kg-dry	7/10/04 04:47	19613	GA
Carbon disulfide	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Carbon tetrachloride	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Chlorobenzene	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Chloroethane	< 403.	403.		µg/Kg-dry	7/10/04 04:47	19613	GA
Chloroform	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Chloromethane	< 403.	403.		µg/Kg-dry	7/10/04 04:47	19613	GA
cis-1,2-Dichloroethene	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
cis-1,3-Dichloropropene	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA
Dibromochloromethane	< 201.	201.		µg/Kg-dry	7/10/04 04:47	19613	GA

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT:	EPS Environmental Services	**Client Sample**	GP-2/8'
Lab Order:	04070095	**Report Date:**	7/14/2004
Project:	Lake St., River Forest / 5565-0604	**Collection**	7/6/2004
Lab ID:	04070095-02	**Matrix:**	Solid

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Ethylbenzene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
m,p-Xylene	< 403.	403.	µg/Kg-dry	7/10/04 04:47	19613	GA
Methyl tert-butyl ether	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Methylene chloride	< 403.	403.	µg/Kg-dry	7/10/04 04:47	19613	GA
o-Xylene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Styrene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Tetrachloroethene	I/V 1710.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Toluene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
trans-1,2-Dichloroethene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
trans-1,3-Dichloropropene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Trichloroethene	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Vinyl acetate	< 403.	403.	µg/Kg-dry	7/10/04 04:47	19613	GA
Vinyl chloride	< 201.	201.	µg/Kg-dry	7/10/04 04:47	19613	GA
Xylenes, Total	< 604.	604.	µg/Kg-dry	7/10/04 04:47	19613	GA
Surrogates:						
1,2-Dichloroethane-d4	97.1	66-126	%REC	7/10/04 04:47	19613	GA
4-Bromofluorobenzene	93.2	60-122	%REC	7/10/04 04:47	19613	GA
d4-1,2-Dichlorobenzene	90.8	66-121	%REC	7/10/04 04:47	19613	GA
Dibromofluoromethane	99.7	65-124	%REC	7/10/04 04:47	19613	GA
Fluorobenzene	95.2	65-134	%REC	7/10/04 04:47	19613	GA
Toluene-d8	104	65-131	%REC	7/10/04 04:47	19613	GA

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT: EPS Environmental Services
Lab Order: 04070095
Project: Lake St., River Forest / 5565-0604
Lab ID: 04070095-03

Client Sample GP-3/8'
Report Date: 7/14/2004
Collection 7/6/2004
Matrix: Solid

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		**Method:**	**2540G**				
Percent Moisture	10.4	0.1	C	% (Percent)	7/9/04	R70210	RM2
Volatile Organic Compounds by GC/MS		**Method:**	**SW8260B / SW5035**				
1,1,1-Trichloroethane	< 67.1	67.1		µg/Kg-dry	7/13/04 03:44	19610	MG
1,1,2,2-Tetrachloroethane	< 176.	176.		µg/Kg-dry	7/13/04 03:44	19610	MG
1,1,2-Trichloroethane	< 83.9	83.9		µg/Kg-dry	7/13/04 03:44	19610	MG
1,1-Dichloroethane	< 58.7	58.7		µg/Kg-dry	7/13/04 03:44	19610	MG
1,1-Dichloroethene	< 83.9	83.9		µg/Kg-dry	7/13/04 03:44	19610	MG
1,2-Dibromo-3-chloropropane	< 210.	210.		µg/Kg-dry	7/13/04 03:44	19610	MG
1,2-Dibromoethane	< 134.	134.		µg/Kg-dry	7/13/04 03:44	19610	MG
1,2-Dichloroethane	< 126.	126.		µg/Kg-dry	7/13/04 03:44	19610	MG
1,2-Dichloropropane	< 134.	134.		µg/Kg-dry	7/13/04 03:44	19610	MG
1-Butanol	< 2100.	2100.	C	µg/Kg-dry	7/13/04 03:44	19610	MG
2-Butanone	< 503.	503.		µg/Kg-dry	7/13/04 03:44	19610	MG
2-Chloroethyl vinyl ether	< 545.	545.		µg/Kg-dry	7/13/04 03:44	19610	MG
2-Hexanone	< 269.	269.		µg/Kg-dry	7/13/04 03:44	19610	MG
4-Methyl-2-pentanone	< 243.	243.		µg/Kg-dry	7/13/04 03:44	19610	MG
Acetone	< 8390.	8390.		µg/Kg-dry	7/13/04 03:44	19610	MG
Acrylonitrile	< 277.	277.		µg/Kg-dry	7/13/04 03:44	19610	MG
Benzene	< 160.	160.	J	µg/Kg-dry	7/13/04 03:44	19610	MG
Bromodichloromethane	< 126.	126.		µg/Kg-dry	7/13/04 03:44	19610	MG
Bromoform	< 134.	134.		µg/Kg-dry	7/13/04 03:44	19610	MG
Bromomethane	< 520.	520.		µg/Kg-dry	7/13/04 03:44	19610	MG
Carbon disulfide	< 168.	168.		µg/Kg-dry	7/13/04 03:44	19610	MG
Carbon tetrachloride	< 109.	109.		µg/Kg-dry	7/13/04 03:44	19610	MG
Chlorobenzene	< 101.	101.		µg/Kg-dry	7/13/04 03:44	19610	MG
Chloroethane	< 243.	243.		µg/Kg-dry	7/13/04 03:44	19610	MG
Chloroform	< 109.	109.		µg/Kg-dry	7/13/04 03:44	19610	MG
Chloromethane	< 310.	310.		µg/Kg-dry	7/13/04 03:44	19610	MG
cis-1,2-Dichloroethene	< 218.	218.		µg/Kg-dry	7/13/04 03:44	19610	MG
cis-1,3-Dichloropropene	< 143.	143.		µg/Kg-dry	7/13/04 03:44	19610	MG
Dibromochloromethane	< 176.	176.		µg/Kg-dry	7/13/04 03:44	19610	MG

Qualifiers:
B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT:	EPS Environmental Services	**Client Sample**	GP-3/8'
Lab Order:	04070095	**Report Date:**	7/14/2004
Project:	Lake St., River Forest / 5565-0604	**Collection**	7/6/2004
Lab ID:	04070095-03	**Matrix:**	Solid

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Ethylbenzene	< 83.9	83.9	µg/Kg-dry	7/13/04 03:44	19610	MG
m,p-Xylene	< 168.	168.	µg/Kg-dry	7/13/04 03:44	19610	MG
Methyl tert-butyl ether	< 176.	176.	µg/Kg-dry	7/13/04 03:44	19610	MG
Methylene chloride	< 420.	420.	µg/Kg-dry	7/13/04 03:44	19610	MG
o-Xylene	< 109.	109.	µg/Kg-dry	7/13/04 03:44	19610	MG
Styrene	< 151.	151.	µg/Kg-dry	7/13/04 03:44	19610	MG
Tetrachloroethene	I/II I/c. Inh. - 20100.	75.5	µg/Kg-dry	7/13/04 03:44	19610	MG
Toluene	< 386.	386.	µg/Kg-dry	7/13/04 03:44	19610	MG
trans-1,2-Dichloroethene	< 109.	109.	µg/Kg-dry	7/13/04 03:44	19610	MG
trans-1,3-Dichloropropene	< 83.9	83.9	µg/Kg-dry	7/13/04 03:44	19610	MG
Trichloroethene	< 75.5	75.5	µg/Kg-dry	7/13/04 03:44	19610	MG
Vinyl acetate	< 1050.	1050.	µg/Kg-dry	7/13/04 03:44	19610	MG
Vinyl chloride	< 193.	193.	µg/Kg-dry	7/13/04 03:44	19610	MG
Xylenes, Total	< 294.	294.	µg/Kg-dry	7/13/04 03:44	19610	MG
Surrogates:						
1,2-Dichloroethane-d4	97.6	66-126	%REC	7/13/04 03:44	19610	MG
4-Bromofluorobenzene	105	60-122	%REC	7/13/04 03:44	19610	MG
d4-1,2-Dichlorobenzene	95.0	66-121	%REC	7/13/04 03:44	19610	MG
Dibromofluoromethane	94.4	65-124	%REC	7/13/04 03:44	19610	MG
Fluorobenzene	99.9	65-134	%REC	7/13/04 03:44	19610	MG
Toluene-d8	101	65-131	%REC	7/13/04 03:44	19610	MG

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT: EPS Environmental Services
Lab Order: 04070095
Project: Lake St., River Forest / 5565-0604
Lab ID: 04070095-04

Client Sample MW-1
Report Date: 7/14/2004
Collection 7/6/2004
Matrix: Groundwater

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Volatile Organic Compounds by GC/MS		**Method:**		**SW8260B / SW5030A**			
1,1,1-Trichloroethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,1,2,2-Tetrachloroethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,1,2-Trichloroethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,1-Dichloroethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,1-Dichloroethene	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,2-Dibromo-3-chloropropane	< 0.5	0.5		µg/L	7/9/04 18:03	19575	GA
1,2-Dibromoethane	< 0.2	0.2		µg/L	7/9/04 18:03	19575	GA
1,2-Dichloroethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1,2-Dichloropropane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
1-Butanol	< 100.	100.	C	µg/L	7/9/04 18:03	19575	GA
2-Butanone	< 20.	20.		µg/L	7/9/04 18:03	19575	GA
2-Hexanone	< 20.	20.		µg/L	7/9/04 18:03	19575	GA
4-Methyl-2-pentanone	< 20.	20.		µg/L	7/9/04 18:03	19575	GA
Acetone	< 40.	40.		µg/L	7/9/04 18:03	19575	GA
Acrylonitrile	< 10.	10.		µg/L	7/9/04 18:03	19575	GA
Benzene	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
Bromodichloromethane	< 0.2	0.2		µg/L	7/9/04 18:03	19575	GA
Bromoform	< 0.2	0.2		µg/L	7/9/04 18:03	19575	GA
Bromomethane	< 5.	5.		µg/L	7/9/04 18:03	19575	GA
Carbon disulfide	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
Carbon tetrachloride	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
Chlorobenzene	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
Chloroethane	< 5.	5.		µg/L	7/9/04 18:03	19575	GA
Chloroform	< 0.2	0.2		µg/L	7/9/04 18:03	19575	GA
Chloromethane	< 5.	5.		µg/L	7/9/04 18:03	19575	GA
cis-1,2-Dichloroethene	20.8	2.		µg/L	7/9/04 18:03	19575	GA
cis-1,3-Dichloropropene	< 1.	1.		µg/L	7/9/04 18:03	19575	GA
Dibromochloromethane	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
Ethylbenzene	< 2.	2.		µg/L	7/9/04 18:03	19575	GA
m,p-Xylene	< 4.	4.		µg/L	7/9/04 18:03	19575	GA
Methyl tert-butyl ether	< 5.	5.		µg/L	7/9/04 18:03	19575	GA
Methylene chloride	< 5.	5.		µg/L	7/9/04 18:03	19575	GA

Qualifiers:
B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

Report of Laboratory Analysis

CLIENT: EPS Environmental Services
Lab Order: 04070095
Project: Lake St., River Forest / 5565-0604
Lab ID: 04070095-04

Client Sample MW-1
Report Date: 7/14/2004
Collection 7/6/2004
Matrix: Groundwater

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
o-Xylene	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
Styrene	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
Tetrachloroethene	123.	2.	µg/L	7/9/04 18:03	19575	GA
Toluene	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
trans-1,2-Dichloroethene	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
trans-1,3-Dichloropropene	< 1.	1.	µg/L	7/9/04 18:03	19575	GA
Trichloroethene	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
Vinyl acetate	< 10.	10.	µg/L	7/9/04 18:03	19575	GA
Vinyl chloride	< 2.	2.	µg/L	7/9/04 18:03	19575	GA
Xylenes, Total	< 6.	6.	µg/L	7/9/04 18:03	19575	GA
Surrogates:						
1,2-Dichloroethane-d4	106	72-146	%REC	7/9/04 18:03	19575	GA
4-Bromofluorobenzene	91.8	60-126	%REC	7/9/04 18:03	19575	GA
d4-1,2-Dichlorobenzene	94.4	54-121	%REC	7/9/04 18:03	19575	GA
Dibromofluoromethane	106	60-126	%REC	7/9/04 18:03	19575	GA
Fluorobenzene	99.4	65-139	%REC	7/9/04 18:03	19575	GA
Toluene-d8	107	62-135	%REC	7/9/04 18:03	19575	GA

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R – RPD outside accepted recovery limits
J - Analyte detected below quantitation limits

APPENDIX C

Comparison Tables

Project: 7617-7621 West Lake Street, River Forest, Illinois

Project #: 5565-0604
Sampled: 7/6/2004
Laboratory: EMT

Table 1. Soil VOC Analytical Results

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		GP-1/8'	GP-2/8'	GP-3/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
VOCs										
1,1,1-Trichloroethane		NRO	1,200	NRO	1,200	2	9.6	<0.0277	<0.201	<0.0671
1,1,2,2-Tetrachloroethane		NRO	NRO	NRO	NRO	NRO	NRO	<0.0726	<0.201	<0.176
1,1,2-Trichloroethane		8,200	1,800	8,200	1,800	0.02	0.3	<0.0346	<0.201	<0.0839
1,1-Dichloroethane	b	200,000	1,700	200,000	130	23	110	<0.0242	<0.201	<0.0587
1,1-Dichloroethene	b	18,000	1,500	1,800	300	0.06	0.3	<0.0346	<0.201	<0.0839
1,2-Dibromo-3-chloropropane		4	17	89	0.11	0.002	0.002	<0.0864	<0.201	<0.210
1,2-Dibromoethane		0.07	0.32	1.5	0.45	0.0004	0.004	<0.0553	<0.201	<0.134
1,2-Dichloroethane	b	18,000	1,500	1,800	300	0.06	0.3	<0.0519	<0.201	<0.126
1,2-Dichloropropane	a	84	23	1,800	0.50	0.03	0.15	<0.0553	<0.201	<0.134
1-Butanol		200,000	10,000	200,000	10,000	17	17	<0.864	<10.1	<2.10
2-Butanone (MEK)		NRO	NRO	NRO	NRO	NRO	NRO	<0.207	2.64	<0.503
2-Chloroerthyl vinyl ether		NRO	NRO	NRO	NRO	NRO	NRO	<0.225	<0.403	<0.545
2-Hexanone		NRO	NRO	NRO	NRO	NRO	NRO	<0.111	<2.01	<0.269
4-Methyl-2-Pentanone (MIBK)		NRO	NRO	NRO	NRO	NRO	NRO	<0.100	<2.01	<0.243
Acetone	b	200,000	100,000	200,000	100,000	16	16	<3.46	<4.83	<8.39
Acrylonitrile		NRO	NRO	NRO	NRO	NRO	NRO	<0.114	<0.201	<0.277
Benzene	a	100	1.6	2,300	2.2	0.03	0.17	<0.150	<0.201	<0.160
Bromodichloromethane	a	92	3,000	2,000	3,000	0.6	0.6	<0.0519	<0.201	<0.126
Bromoform	a	720	100	16,000	140	0.8	0.8	<0.0553	<0.201	<0.134
Bromomethane	b	2,900	15	1,000	3.9	0.2	1.2	<0.214	<0.403	<0.520
Carbon disulfide	b	200,000	720	20,000	9.0	32	160	<0.0692	<0.201	<0.168
Carbon tetrachloride	a	44	0.64	410	0.90	0.07	0.33	<0.045	<0.201	<0.109
Chlorobenzene	b	41,000	210	4,100	1.3	1	6.5	<0.0415	<0.201	<0.101
Chloroethane		NRO	NRO	NRO	NRO	NRO	NRO	<0.100	<0.403	<0.243
Chloroform	a	940	0.54	2,000	0.76	0.6	2.9	<0.045	<0.201	<0.109

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Project: 7617-7621 West Lake Street, River Forest, Illinois

Project #: 5565-0604
Sampled: 7/6/2004
Laboratory: EMT

Table 1. Soil Analytical Results (continued)

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		GP-1/8'	GP-2/8'	GP-3/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
VOCs										
Chloromethane		NRO	NRO	NRO	NRO	NRO	NRO	0.128	<0.403	<0.310
cis-1,2-Dichloroethene	b	20,000	1,200	20,000	1,200	0.4	1.1	<0.0899	<0.201	<0.218
1,3-Dichloropropene (cis & trans)	a	57	2.1	1,200	0.39	0.004	0.02	<0.0588	<0.201	<0.143
Dibromochloromethane		NRO	NRO	NRO	NRO	NRO	NRO	<0.0726	<0.201	<0.176
Ethylbenzene	b	200,000	400	20,000	58	13	19	<0.0346	<0.201	<0.0839
Methyl tert-butyl ether	b	20,000	8800	2000	140	0.32	0.32	<0.0726	<0.201	<0.176
Methylene chloride	a	760	24	12,000	34	0.02	0.2	<0.173	<0.403	<0.420
Styrene	b	410,000	1,500	41,000	430	4	18	<0.0622	<0.201	<0.151
Tetrachloroethene	a	110	20	2,400	28	0.06	0.3	**14.8**	**1.71**	**20.1**
Toluene	b	410,000	650	410,000	42	12	29	<0.159	<0.201	<0.386
trans-1,2-Dichloroethene	b	41,000	3,100	41,000	3,100	0.7	3.4	<0.045	<0.201	<0.0839
Trichloroethene	a	520	8.9	1,200	12	0.06	0.3	<0.0311	<0.201	<0.0755
Vinyl Acetate	b	1,000,000	1600	200,000	10.0	170	170	<0.432	<0.403	<1.05
Vinyl chloride	a	7.9	1.1	170	1.1	0.01	0.07	<0.0795	<0.201	<0.193
Xylenes (total)	b	1,000,000	320	410,000	320	150	150	<0.121	<0.604	<0.294

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (**mg/Kg**) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold/Shaded** indicate concentrations exceeding most stringent Tier 1 SROs

Table 2. Groundwater VOC Analytical Results

Chemical Name		Groundwater Remediation Objective		MW-1
		Class I (mg/L)	Class II (mg/L)	
VOCs				
1,1,1-Trichloroethane		0.2	1	<0.002
1,1,2,2-Tetrachloroethane		NRO	NRO	<0.002
1,1,2-Trichloroethane		0.005	0.05	<0.002
1,1-Dichloroethane	b	0.7	3.5	<0.002
1,1-Dichloroethene	b	0.007	0.035	<0.002
1,2-Dibromo-3-chloropropane		0.0002	0.0002	<0.0005
1,2-Dibromoethane		0.00005	0.00005	<0.0002
1,2-Dichloroethane	b	0.005	0.025	<0.002
1,2-Dichloropropane	a	0.005	0.025	<0.002
1-Butanol		0.7	0.7	<0.100
2-Butanone (MEK)		NRO	NRO	<0.020
2-Hexanone		NRO	NRO	<0.020
4-Methyl-2-Pentanone (MIBK)		NRO	NRO	<0.020
Acetone	b	0.7	0.7	<0.040
Acrylonitrile		NRO	NRO	<0.010
Benzene	a	0.05	0.025	<0.002
Bromodichloromethane	a	0.0002	0.0002	<0.0002
Bromoform	a	0.001	0.001	<0.0002
Bromomethane	b	NRO	NRO	<0.005
Carbon disulfide	b	0.7	3.5	<0.002
Carbon tetrachloride	a	0.005	0.025	<0.002
Chlorobenzene	b	0.1	0.5	<0.002
Chloroethane		NRO	NRO	<0.005
Chloroform	a	0.0002	0.001	<0.0002
Chloromethane		NRO	NRO	<0.005
cis-1,2-Dichloroethene	b	0.07	0.2	0.0208
1,3-Dichloropropene (cis & trans)	a	0.001	0.005	<0.001
Dibromochloromethane		NRO	NRO	<0.002
Ethylbenzene	b	0.7	1	<0.002
Methyl tert-butyl ether	b	0.07	0.07	<0.005
Methylene chloride	a	0.005	0.05	<0.005
Styrene	b	0.1	0.5	<0.002
Tetrachloroethene	a	0.005	0.025	**0.123**
Toluene	b	1	2.5	<0.002
trans-1,2-Dichloroethene	b	0.1	0.5	<0.002
Trichloroethene	a	0.005	0.025	<0.002
Vinyl Acetate	b	7	7	<0.010
Vinyl chloride	a	0.002	0.01	<0.002
Xylenes (total)	b	10	10	<0.006

All results in parts per million (mg/L) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in Bold/Shaded indicate concentrations exceeding most stringent Tier 1 SROs

environmental services, inc.

LIMITED SUBSURFACE INVESTIGATION

7617-7621 West Lake Street and
425 Ashland Avenue
River Forest, Illinois

Prepared For:

Mr. David King
President
David King and Associates, Inc.
1011 Lake Street, Suite 313
Oak Park, Illinois 60301

Prepared By:

EPS Environmental Services, Inc.
7237 West Devon Avenue
Chicago, Illinois 60631

NICHOLAS J. CUZZONE
062-050060
LICENSED PROFESSIONAL ENGINEER OF
ILLINOIS

Nicholas J. Cuzzone, P.E.
Senior Project Engineer

Reviewed By:

Peter N. Partipilo, C.H.M.M.
Senior Environmental Specialist

Project Number:

7631-0707

August 8, 2007

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FIGURE

APPENDICES

1.0 GENERAL

This Report presents the methodology, findings, and conclusions of the Limited Subsurface Investigation (Subsurface Investigation) conducted at 7617-7621 West Lake Street (Parcel 1) and 425 Ashland Avenue (Parcel 2), River Forest, Illinois (collectively the Property).

1.1 Authorization

Authorization to perform this Subsurface Investigation was given by verbal acceptance of EPS Environmental Services, Inc.'s (EPS Environmental) proposal number 7631-0707 by Mr. David King, President of David King and Associates, Inc. (Client).

1.2 Background Information

A Limited Subsurface Investigation conducted at Parcel 1 prepared by EPS Environmental, dated July 19, 2004 (EPS Environmental project #5565-0604), identified concentrations of chlorinated solvents in Property soil and groundwater at concentrations above 35 Illinois Administrative Code Part 742, titled *Tiered Approach to Corrective Action Objectives* (TACO), Tier 1 soil remediation objectives (SROs) and groundwater remediation objectives (GROs). The contamination had migrated onto this parcel from an active dry cleaners on the east adjacent site.

Additionally, EPS Environmental was provided by the Client, and authorized for review, a *Phase I Environmental Site Assessment* (Phase I) prepared by Mostardi-Platt Associates, Inc., and a *Phase II Sub-Surface Soil Investigation* (Phase II) prepared by Northwest Envirocon, Inc. (NEI) of the site located at 7623-7629 West Lake Street, River Forest, Illinois (the site located adjacent to Parcel 1). The Phase I identified a potential for this site to have been negatively impacted by the dry cleaners located at 7613 West Lake Street. NEI conducted two (2) soil borings along the east border of this site and submitted two (2) soil samples for laboratory analysis of volatile organic compounds (VOCs), indicator contaminants associated with dry cleaning solvents. No concentrations of VOCs were identified above laboratory reporting limits in either analyzed soil sample. It should be noted; the soil borings were only advanced to a depth of three (3) feet below ground surface (bgs). EPS Environmental opines the shallow depths at which NEI collected the samples were not at the depths where contamination would likely be discovered.

1.3 Purpose

The purpose of the Subsurface Investigation was to attempt to determine if contamination migrated onto the west border of Parcel 1, and possibly impacted the west adjacent site (7623-7629 West Lake Street); and if indicator contaminants associated with dry cleaning solvents had impacted soil/groundwater at Parcel 2.

2.0 SAMPLING PROCEDURE

Soil borings and sampling were conducted on August 1, 2007 under the direction and supervision of Mr. Nicholas J. Cuzzone, P.E., Senior Project Engineer for EPS Environmental. One soil boring (B-1) was conducted and one (1) temporary monitoring well (MW-1) was installed in the northeast corner of Parcel 2, nearest the active dry cleaners. One soil boring (B-2) was conducted along the west border of Parcel 1, nearest 7623-7629 West Lake Street. The soil boring and monitoring well locations are depicted on Figure 1 - Boring and Monitoring Well Location Map following the text of this Report.

2.1 Field Activities

Soil Sampling

Soil borings were conducted following American Society for Testing and Materials (ASTM)-recommended practices for continuous thin wall probe sampling. A truck-mounted, hydraulically-powered percussion/probing device (Geoprobe®) was used to advance a two-inch diameter steel drive point to the top of the desired sampling interval for boring B-1. A Bosch® jackhammer utilizing Geoprobe® attachments was used to advance a 1.25-inch diameter steel drive point to the top of the desired sampling interval for boring B-2 (located in an area inaccessible to the Geoprobe®). Soil samples were collected in 24- or 48-inch intervals by advancing one and one-half or two-inch diameter steel thin-wall probe samplers. Samplers were attached to the leading end of extension probe rods, and driven downward until desired target depths were reached. After the desired sampling interval was obtained, the sampler was extracted, opened and the samples were collected.

Soil borings were advanced eight (8) to 16 feet below ground surface (bgs). Four (4) to eight (8) soil samples were collected from each boring. Triplicate soil samples were collected from each sampling interval. The first sample was collected by inserting an Easy Draw® syringe through an opening in the sampling tube into the soil, deposited into 40-ml glass vials preserved with sodium bisulfite or methanol, then placed onto a scale to ensure a minimum of five (5) grams of sample was obtained. The second sample was placed into an air-tight plastic bag for field screening and the third sample was placed into a glass jar and sealed with a Teflon-lined plastic lid, allowing no head space. The sampling was conducted according to SW-846 Method 5035 methodology.

All downhole sampling equipment was cleaned with water and non-alkaline soap between each sampling event. This procedure was used to minimize the possibility of cross contamination. After sampling was complete, all boreholes were properly abandoned to grade with hydrated bentonite pellets.

Groundwater Sampling

Monitoring well MW-1 was constructed by inserting two, five-foot sections of one-inch schedule 40 polyvinyl chloride (PVC) well screen (0.010" wide slots spaced 0.125" apart) into the two-inch diameter borehole. Screen and riser pipes had threaded connections; therefore solvent-cement type couplings were not used. The annular space between the borehole and well screen was packed with uniformly graded, clean silica sand (not passing a No. 50 sieve) from total depth to within grade.

Prior to collecting the groundwater sample, the well was purged by bailing five casing volumes (5X) of water from the well. After purging of the well was complete, one hour was allowed for particulate to settle out of the well casing before obtaining a water sample for analysis. However, the well did not recharge within one hour; EPS Environmental personnel returned on August 2, 2007 to obtain the groundwater sample. The groundwater sample was obtained by attaching a dedicated cotton string to a disposable polyethylene bailer and lowering the bailer into the well. Care was taken not to allow the bailer to touch the bottom of the well and agitate sediments. The bailer was carefully drawn out of the well and the groundwater sample was poured into two (2) sterile 40-ml volatile organic analysis (VOA) sample vials preserved with hydrochloric acid, filled to the top allowing no head space, and sealed. After each sample vial was sealed, it was inspected to determine that no air bubbles existed.

2.1 Field Observations

Soil samples were examined for visual signs of petroleum hydrocarbon or solvent contamination and/or the presence of unusual odors. Samples in air-tight plastic bags were allowed to equilibrate to approximately 70° Fahrenheit. Headspace air in each sample bag was then screened with a Rae photo-ionization detector (PID) and the screening results were recorded on Geological Boring Logs (Appendix A). The PID records total concentrations of organic vapors; however, the instrument does not differentiate between types of organic vapors and is inconclusive in identifying specific contaminants.

PID screening results ranged from zero to 17.4 parts per million (ppm) for the screened soil samples. No visual or olfactory signs of solvent contamination were noted in samples obtained from either of the borings conducted.

3.0 PHYSICAL SETTING

3.1 Topography

According to the River Forest Quadrangle map (1963, photoinspected 1972 and photorevised 1978), the topography of the area depicts an approximate five-foot decrease in elevation within ¼-mile southeast of the Property.

commercial/industrial). The TACO remediation objectives apply to sites where the IEPA has requested or forced remedial actions, or to sites where voluntary cleanups have been initiated under IEPA supervision.

To apply TACO Tier 1 SROs, three exposure routes must be addressed: ingestion, inhalation, and potential to contaminate groundwater. The potential to contaminate groundwater and GROs are further separated into two objectives dependent on Class I or Class II groundwater designation. The IEPA generally will take a more conservative approach by assuming Class I groundwater to be present, unless otherwise documented.

Subpart C of TACO allows for exclusion of exposure pathways (e.g., preventing potential human exposure). According to TACO guidelines, to eliminate the inhalation and/or ingestion exposure routes, an engineering barrier (e.g., asphalt, concrete, or three feet of clean, compacted clay) may be used to cover affected areas of the Property. An engineering barrier, as defined by TACO, limits exposure (e.g., "cutting off" the route) and/or controls migration of contaminants. Moreover, the groundwater ingestion exposure route may be eliminated if favorable soil underlies the Property or by restricting the use of groundwater for potable consumption.

4.3 Analytical Results

Varying concentrations of various VOCs were identified above laboratory reporting limits in all analyzed soil and groundwater samples. Refer to Appendix B for Laboratory Report and Chain of Custody and Appendix C for comprehensive Comparison Tables.

5.0 CONCLUSIONS

A Limited Subsurface Investigation conducted at Parcel 1 prepared by EPS Environmental, dated July 19, 2004 (EPS Environmental project #5565-0604), identified varying concentrations of various volatile organic compounds, indictor contaminants associated with chlorinated solvents in Property soil and groundwater above 35 Illinois Administrative Code Part 742, titled *Tiered Approach to Corrective Action Objectives* (TACO), Tier 1 soil remediation objectives (SROs) and groundwater remediation objectives (GROs). Based on the results of the Limited Subsurface investigation, the contamination migrated onto Parcel 1 from an active dry cleaner on the east adjacent site. The purpose of the Additional Investigation was to attempt to determine if contaminated migrated to the west border of Parcel 1, and possibly migrated onto the west adjacent site (7623-7629 West Lake Street); and/or if indicator contaminants associated with dry cleaning solvents had impacted soil/groundwater at Parcel 2.

One soil boring (B-1) was conducted and one (1) temporary monitoring well (MW-1) was installed in the northeast corner of Parcel 2, nearest the active dry cleaners. One soil boring (B-2) was conducted along the west border of Parcel 1. No visual or olfactory signs of solvent contamination were noted in samples obtained from either of the borings conducted. Based on soil screening results and field observations, three representative soil samples (B-1/3', B-1/8',

and B-2/8') and one (1) groundwater sample (MW-1) were submitted for laboratory analysis of volatile organic compounds (VOCs), indicator contaminants associated with dry cleaning solvents.

Varying concentrations of various VOCs were identified above laboratory reporting limits in all analyzed soil and groundwater samples. The concentrations of tetrachloroethene in soil sample B-1/8' and groundwater sample MW-1 exceeded 35 Illinois Administrative Code Part 742, titled *Tiered Approach to Corrective Action Objectives* (TACO), Tier 1 soil component of the groundwater ingestion soil remediation objective (SROs) and groundwater remediation objective (GRO) for commercial/industrial land use (current Property designation) and Class I Groundwater. See **Discussion** below for further information.

Discussion

It should be noted, the Illinois Environmental Protection Agency (IEPA) must issue a "no further remediation" (NFR) letter in accordance with 35 Illinois Administrative Code Part 740, titled *Site Remediation Program*, guidelines prior to exclusion of exposure pathways in accordance with 35 Illinois Administrative Code Part 742 guidelines.

Groundwater Exposure Pathway

Unless Property soil and groundwater are remediated to Tier 1 SROs and GROs, the soil component of the groundwater ingestion exposure route and contaminated groundwater may be eliminated through the use of institutional controls. The soil component of the groundwater ingestion pathway may be excluded by the current Village of River Forest ordinance prohibiting the use of Property groundwater (an institutional control). Therefore, the contaminated soil can remain in place. ***However, TACO requires the extent of contamination above Tier 1 SROs and GROs be defined prior to implementing the institutional control prohibiting groundwater use.***

Additional Considerations

Should future construction activities or subgrade utility work involve excavation and off-site disposal of contaminated soil from the Property, any impacted soil above TACO Tier 1 residential SROs or soils exhibiting solvent odors (if present) should be properly disposed at a facility licensed to accept such waste, according to applicable federal, state, and local laws and regulations.

As Property soil and groundwater have been impacted by the adjacent dry cleaners, EPS Environmental recommends legal counsel be obtained to determine Client rights for pursuing relief from the adjacent landowner for remediation costs and/or Property devaluation. According to the Illinois Environmental Protection Agency (IEPA) website the adjacent site has been entered into the IEPA Site Remediation Program, indicating the landowner is aware of soil and/or groundwater impact.

It should be noted, previous investigation at Parcel 1 had identified concentrations of contaminants above Tier 1 inhalation SROs. Engineering barriers (e.g., paved surfaces and/or structure(s)) will be required to eliminate the inhalation exposure pathway.

6.0 WARRANTY AND LIMITATION OF LIABILITY

EPS Environmental's Limited Subsurface Investigation was of limited scope. The Limited Subsurface Investigation was structured to screen for the presence of hazardous materials and/or petroleum hydrocarbon contamination in the area in which the borings were conducted, and was not intended to be an all inclusive search for soil contamination across the subject Property. However, the Limited Subsurface Investigation can provide an indication of the presence or absence of those contaminants sampled and analyzed for at the sample locations, at the time the samples were obtained in the sampled media.

EPS Environmental warrants that the findings and conclusions contained in this Report have been promulgated in accordance with generally accepted environmental engineering methods. These environmental methods have been developed to provide the Client with information regarding apparent indications of existing or potential environmental conditions relating to the soils and are limited to the conditions observed at the time that the Limited Subsurface Investigation was conducted. This Report is also limited to the information available at the time it is prepared. There is a distinct possibility that conditions may exist at the subject Property which were not apparent during the Limited Subsurface Investigation. EPS Environmental makes no other warranties, expressed or implied.

6.1 Confidentiality

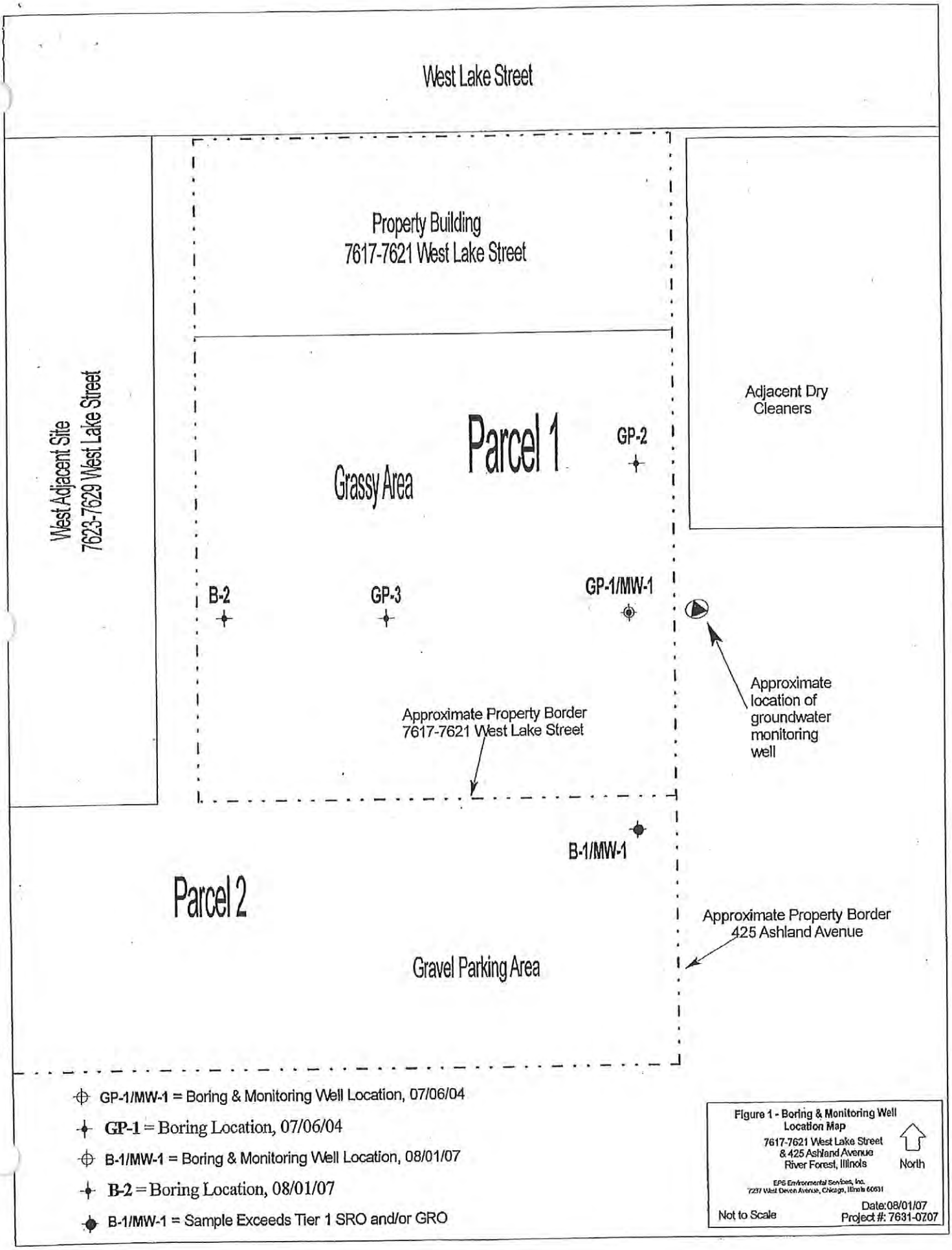
EPS Environmental shall hold all field observations, borings, logs, analysis, laboratory reports and other reports in strict confidence and shall not disclose these items except to the Client or except as ordered by any state or federal agency or court of law. In the event that EPS Environmental is ordered by a state or federal agency or court of law to make any such disclosures, the Client shall release EPS from liability for any and all damages the Client may suffer due to EPS's disclosure consistent with the proposal.

6.2 Reliance on Limited Subsurface Investigation and Report

The Limited Subsurface Investigation and Report has been conducted exclusively for the Client and it is intended that only those parties will rely on the Report. The Limited Subsurface Investigation and Report will be solely for the benefit of the Client and may not be relied upon by other parties.

FIGURE 1

Boring Location Map


West Lake Street
Property Building
7617-7621 West Lake Street
West Adjacent Site
7623-7629 West Lake Street
Adjacent Dry
Cleaners
Parcel 1
Grassy Area
GP-2
B-2
GP-3
GP-1/MW-1
Approximate
location of
groundwater
monitoring
well
Approximate Property Border
7617-7621 West Lake Street
B-1/MW-1
Parcel 2
Approximate Property Border
425 Ashland Avenue
Gravel Parking Area
GP-1/MW-1 = Boring & Monitoring Well Location, 07/06/04
GP-1 = Boring Location, 07/06/04
B-1/MW-1 = Boring & Monitoring Well Location, 08/01/07
B-2 = Boring Location, 08/01/07
B-1/MW-1 = Sample Exceeds Tier 1 SRO and/or GRO
Figure 1 - Boring & Monitoring Well
Location Map
7617-7621 West Lake Street
& 425 Ashland Avenue
River Forest, Illinois
North
EPS Environmental Services, Inc.
7237 West Devon Avenue, Chicago, Illinois 60631
Not to Scale
Date:08/01/07
Project #: 7631-0707

APPENDIX A

Geologic Boring Logs

EPS ENVIRONMENTAL SERVICES, INC.
GEOLOGIC BORING LOG

Project Address: 7617-21 Lake Street, River Forest Project # 7631-0707
Engineer/Geologist: Nicholas J. Cuzzone
Weather Condition: Dry X Wet ____ Snow ___ Temp 90's
Boring # B-1 Date: 08-01-07 Time: 1235 Location: See Boring Location Map

DESCRIPTION OF SOILS	DEPTH	SAMPLE	PID-PPM	ODOR
Sand and Gravel Fill Material	-			
	-2		0.8	None
	-	B-1/3'		
CLAY, Silty, Brown/Black, Dry	-4		1.6	None
	-			
	-6		1.5	None
	-			
	-8	B-1/8'	17.4	None
SAND, Coarse-grained, Poorly sorted, Wet	-			
	-10		1.0	None
CLAY, Gray, Wet	-			
	-12		0.0	None
Wet, Gravelly Clay	-			
	-14		1.7	None
CLAY, Gray, Moist	-			
	-16		0.0	None
Total Depth: 16' Well MW-1 set at 15' Rig: Truck-mounted GeoProbe® Sampler Type: Clear plastic sleeves	-			
	-18			

EPS ENVIRONMENTAL SERVICES, INC.
GEOLOGIC BORING LOG

Project Address: 7617-21 Lake Street, River Forest Project # 7631-0707
Engineer/Geologist: Nicholas J. Cuzzone
Weather Condition: Dry X Wet ____ Snow ___ Temp 90's
Boring # B-1 Date: 08-01-07 Time: 1235 Location: See Boring Location Map

DESCRIPTION OF SOILS	DEPTH	SAMPLE	PID-PPM	ODOR
Topsoil and Clay	-			
	-2		1.1	None
CLAY, Silty, Brown, Dry	-			
	-4		2.9	None
	-			
	-6		2.3	None
SAND, Clayey, Dry	-			
	-8	B-2/8'	4.1	None
Total Depth: 8'	-			
Rig: Bosch Hand-held Hammer Sampler Type: Clear plastic sleeves	-10			
	-			
	-12			
	-			
	-14			
	-			
	-16			
	-			
	-18			

APPENDIX B

Chain of Custody Record
and Laboratory Reports

ENVIRONMENTAL
MONITORING AND
TECHNOLOGIES, INC.

8100 North Austin Avenue • Morton Grove, IL 60053-3203
847.967.6666 • 800.246.0663 • fax: 847.967.6735 • www.emt.com

August 06, 2007

Nick Cuzzone
EPS Environmental Services, Inc.
7237 W. Devon Avenue
Chicago, IL 606311621

RE: 7617-21 W Lake, 425 Ashland

Lab Orders:
07080015

Dear Mr. Nick Cuzzone:

Enclosed are the analytical reports for the EMT Lab Order listed. Also included with this analytical report is a copy of the chain of custody associated with these samples. If you have any questions, please contact me at 847-967-6666.

Sincerely,

Arminta Priddy

Arminta Priddy
Project Manager

Approved by,

Mitchell Ostrowski

Mitchell Ostrowski
Laboratory Director

This Report Contains 9 pages

State of Illinois Chemical Analysis In Drinking Water Accredited Lab. No. 100256
State of Wisconsin Wastewater and Hazardous Waste No. 999888890

ENVIRONMENTAL
MONITORING AND
TECHNOLOGIES, INC.

8100 North Austin Avenue • Morton Grove, IL 60053-3203
847.967.6666 • 800.246.0663 • fax: 847.967.6735 • www.emt.com

CLIENT: EPS Environmental Services, Inc.
Project: 7617-21 W Lake, 425 Ashland
Lab Order: 07080015

Date: *06-Aug-07*

CASE NARRATIVE

Unless otherwise noted, samples were analyzed using the methods outlined in the following references:

Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW846, 3rd Edition

Unless otherwise noted, all method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives.

Sample results relate only to the analytes of interest tested and to the sample received at the laboratory.

All results are reported on a wet weight basis, unless otherwise noted. Dry weight adjusted results are indicated by the notation "dry" in the Units column.

Accreditation by the State of Illinois is not an endorsement or a guarantee of the validity of data generated. For specific information regarding EMT's scope of accreditation , please contact your EMT project manager.

The Reporting Limit listed on the Report of Laboratory Analysis is EMT's reporting limit for the analyte reported. For most test methods this reporting limit is primarily based upon the lowest point in the calibration curve.

Method References:

SW=USEPA, Test Methods for Evaluating Solid Waste, SW-846.

E=USEPA Methods for the Determination of Inorganic Substances in Environmental Samples; Methods for Chemical Analysis of Water and Wastes; Methods for Organic Chemical Analysis of Municipal and Industrial Wastewater, 40 CFR Part 136, App A; methods for the Determination of Metals in Environmental Samples; Methods for the Determination of Organic Compounds in Drinking Water.

SM= APHA, Standard Methods for the Examination of Water and Wastewater.

D=ASTM, Annual Book of Standards

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TECHNOLOGIES, INC.

8100 North Austin Avenue • Morton Grove, IL 60053-3203
847.967.6666 • 800.246.0663 • fax: 847.967.6735 • www.emt.com

CLIENT: EPS Environmental Services, Inc.
Project: 7617-21 W Lake, 425 Ashland
Lab Order: 07080015

Date: *06-Aug-07*

CASE NARRATIVE

Analytical Comments for METHOD 8260_S, VOCSTD-39103: The recovery for 1,2-Dibromo-3-chloropropane in the check standard was slightly above the 120% limit, and for 2-Chloroethyl vinyl ether, Methyl tert-butyl ether and trans-1,2-Dichloroethene was below the 80% limit.

Analytical Comments for METHOD 8260_S, LCS-39103: LCS recovery for trans-1,2-Dichloroethene was slightly below the laboratory control limit.

Analytical Comments for METHOD 8260_s, VOCSTD-39101: The recovery for Vinyl acetate, 2-Chloroethyl vinyl ether and 1,1-Dichloroethene in the check standard was slightly below the 80% limit.

Analytical Comments for METHOD 8260_S, LCS-39101: LCS recovery for cis-1,2-Dichloroethene was slightly below the laboratory control limit.

Analytical Comments for METHOD 8260_S, 07080015-02A: The reporting limits are based on MDL values and are as low as we can go due to the level of tetrachloroethene in the sample.

Analytical Comments for METHOD 8260_s, 07080015-01B and 03B: The reporting limit of 1,3-Dichloropropene, Total is based on MDL value. The sample was preserved with NaHSO4 according to the Method requirements. The acidification is inappropriate for 2-Chloroethyl vinyl ether analysis since the analyte decomposes under acidic conditions.

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-1/3'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-01	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		Method: SM2540G					
Percent Moisture	12.	0.1	C	% (Percent)	8/2/07	R107254	RM2
Volatile Organic Compounds by GC/MS		Method: SW8260B / SW5035					
1,1,1-Trichloroethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,1,2,2-Tetrachloroethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,1,2-Trichloroethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,1-Dichloroethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,1-Dichloroethene	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,2-Dibromo-3-chloropropane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,2-Dibromoethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,2-Dichloroethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1,2-Dichloropropane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
1-Butanol	< 219.	219.	C	µg/Kg-dry	8/2/07 12:31	39103	XN
2-Butanone	< 43.8	43.8		µg/Kg-dry	8/2/07 12:31	39103	XN
2-Chloroethyl vinyl ether	< 8.76	8.76		µg/Kg-dry	8/2/07 12:31	39103	XN
2-Hexanone	< 43.8	43.8		µg/Kg-dry	8/2/07 12:31	39103	XN
4-Methyl-2-pentanone	< 43.8	43.8		µg/Kg-dry	8/2/07 12:31	39103	XN
Acetone	< 105.	105.		µg/Kg-dry	8/2/07 12:31	39103	XN
Acrylonitrile	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Benzene	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Bromodichloromethane	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Bromoform	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Bromomethane	< 8.76	8.76		µg/Kg-dry	8/2/07 12:31	39103	XN
Carbon disulfide	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Carbon tetrachloride	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Chlorobenzene	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Chloroethane	< 8.76	8.76		µg/Kg-dry	8/2/07 12:31	39103	XN
Chloroform	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN
Chloromethane	< 8.76	8.76		µg/Kg-dry	8/2/07 12:31	39103	XN
cis-1,2-Dichloroethene	< 4.38	4.38		µg/Kg-dry	8/2/07 12:31	39103	XN

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
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C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
J - Analyte detected below quanititation limits

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-1/3'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-01	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Dibromochloromethane	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Ethylbenzene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
m,p-Xylene	< 8.76	8.76	µg/Kg-dry	8/2/07 12:31	39103	XN
Methyl tert-butyl ether	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Methylene chloride	< 8.76	8.76	µg/Kg-dry	8/2/07 12:31	39103	XN
o-Xylene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Styrene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Tetrachloroethene	51.9	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Toluene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
trans-1,2-Dichloroethene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Trichloroethene	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
Vinyl acetate	< 8.76	8.76	µg/Kg-dry	8/2/07 12:31	39103	XN
Vinyl chloride	< 4.38	4.38	µg/Kg-dry	8/2/07 12:31	39103	XN
1,3-Dichloropropene, Total	< 4.	4.	µg/Kg-dry	8/2/07 12:31	39103	XN
Xylenes, Total	< 13.1	13.1	µg/Kg-dry	8/2/07 12:31	39103	XN
Surrogates:						
1,2-Dichloroethane-d4	115	66-126	%REC	8/2/07 12:31	39103	XN
4-Bromofluorobenzene	92.5	60-122	%REC	8/2/07 12:31	39103	XN
d4-1,2-Dichlorobenzene	90.1	66-121	%REC	8/2/07 12:31	39103	XN
Dibromofluoromethane	95.8	65-124	%REC	8/2/07 12:31	39103	XN
Fluorobenzene	104	65-134	%REC	8/2/07 12:31	39103	XN
Toluene-d8	101	65-131	%REC	8/2/07 12:31	39103	XN

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-1/8'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-02	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		Method:	SM2540G				
Percent Moisture	8.94	0.1	C	% (Percent)	8/2/07	R107254	RM2
Volatile Organic Compounds by GC/MS		Method:	SW8260B / SW5035				
1,1,1-Trichloroethane	< 13.3	13.3		µg/Kg-dry	8/2/07 01:50	39101	XN
1,1,2,2-Tetrachloroethane	< 35.	35.		µg/Kg-dry	8/2/07 01:50	39101	XN
1,1,2-Trichloroethane	< 16.7	16.7		µg/Kg-dry	8/2/07 01:50	39101	XN
1,1-Dichloroethane	< 11.7	11.7		µg/Kg-dry	8/2/07 01:50	39101	XN
1,1-Dichloroethene	< 16.7	16.7		µg/Kg-dry	8/2/07 01:50	39101	XN
1,2-Dibromo-3-chloropropane	< 208.	208.		µg/Kg-dry	8/2/07 01:50	39101	XN
1,2-Dibromoethane	< 26.7	26.7		µg/Kg-dry	8/2/07 01:50	39101	XN
1,2-Dichloroethane	< 25.	25.		µg/Kg-dry	8/2/07 01:50	39101	XN
1,2-Dichloropropane	< 26.7	26.7		µg/Kg-dry	8/2/07 01:50	39101	XN
1-Butanol	< 600.	600.	C	µg/Kg-dry	8/2/07 01:50	39101	XN
2-Butanone	< 100.	100.		µg/Kg-dry	8/2/07 01:50	39101	XN
2-Chloroethyl vinyl ether	< 108.	108.		µg/Kg-dry	8/2/07 01:50	39101	XN
2-Hexanone	< 53.4	53.4		µg/Kg-dry	8/2/07 01:50	39101	XN
4-Methyl-2-pentanone	< 48.4	48.4		µg/Kg-dry	8/2/07 01:50	39101	XN
Acetone	< 1670.	1670.		µg/Kg-dry	8/2/07 01:50	39101	XN
Acrylonitrile	< 55.	55.		µg/Kg-dry	8/2/07 01:50	39101	XN
Benzene	< 30.	30.		µg/Kg-dry	8/2/07 01:50	39101	XN
Bromodichloromethane	< 25.	25.		µg/Kg-dry	8/2/07 01:50	39101	XN
Bromoform	< 26.7	26.7		µg/Kg-dry	8/2/07 01:50	39101	XN
Bromomethane	< 103.	103.		µg/Kg-dry	8/2/07 01:50	39101	XN
Carbon disulfide	< 33.3	33.3		µg/Kg-dry	8/2/07 01:50	39101	XN
Carbon tetrachloride	< 21.7	21.7		µg/Kg-dry	8/2/07 01:50	39101	XN
Chlorobenzene	< 20.	20.		µg/Kg-dry	8/2/07 01:50	39101	XN
Chloroethane	< 48.4	48.4		µg/Kg-dry	8/2/07 01:50	39101	XN
Chloroform	< 21.7	21.7		µg/Kg-dry	8/2/07 01:50	39101	XN
Chloromethane	< 61.7	61.7		µg/Kg-dry	8/2/07 01:50	39101	XN
cis-1,2-Dichloroethene	< 43.4	43.4		µg/Kg-dry	8/2/07 01:50	39101	XN

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-1/8'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-02	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Dibromochloromethane	< 35.	35.	µg/Kg-dry	8/2/07 01:50	39101	XN
Ethylbenzene	< 16.7	16.7	µg/Kg-dry	8/2/07 01:50	39101	XN
m,p-Xylene	< 33.3	33.3	µg/Kg-dry	8/2/07 01:50	39101	XN
Methyl tert-butyl ether	< 35.	35.	µg/Kg-dry	8/2/07 01:50	39101	XN
Methylene chloride	< 83.4	83.4	µg/Kg-dry	8/2/07 01:50	39101	XN
o-Xylene	< 21.7	21.7	µg/Kg-dry	8/2/07 01:50	39101	XN
Styrene	< 30.	30.	µg/Kg-dry	8/2/07 01:50	39101	XN
Tetrachloroethene	18400.	834.	µg/Kg-dry	8/2/07 13:33	39103	XN
Toluene	< 208.	208.	µg/Kg-dry	8/2/07 01:50	39101	XN
trans-1,2-Dichloroethene	< 21.7	21.7	µg/Kg-dry	8/2/07 01:50	39101	XN
Trichloroethene	< 15.	15.	µg/Kg-dry	8/2/07 01:50	39101	XN
Vinyl acetate	< 41.7	41.7	µg/Kg-dry	8/2/07 01:50	39101	XN
Vinyl chloride	< 38.4	38.4	µg/Kg-dry	8/2/07 01:50	39101	XN
1,3-Dichloropropene, Total	< 45.	45.	µg/Kg-dry	8/2/07 01:50	39101	XN
Xylenes, Total	< 41.7	41.7	µg/Kg-dry	8/2/07 01:50	39101	XN
Surrogates:						
1,2-Dichloroethane-d4	89.9	66-126	%REC	8/2/07 01:50	39101	XN
4-Bromofluorobenzene	94.9	60-122	%REC	8/2/07 01:50	39101	XN
d4-1,2-Dichlorobenzene	87.7	66-121	%REC	8/2/07 01:50	39101	XN
Dibromofluoromethane	95.7	65-124	%REC	8/2/07 01:50	39101	XN
Fluorobenzene	99.0	65-134	%REC	8/2/07 01:50	39101	XN
Toluene-d8	99.7	65-131	%REC	8/2/07 01:50	39101	XN

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-2/8'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-03	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Percent Moisture		**Method:**	**SM2540G**				
Percent Moisture	5.74	0.1	C	% (Percent)	8/2/07	R107254	RM2
Volatile Organic Compounds by GC/MS		**Method:**	**SW8260B / SW5035**				
1,1,1-Trichloroethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,1,2,2-Tetrachloroethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,1,2-Trichloroethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,1-Dichloroethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,1-Dichloroethene	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,2-Dibromo-3-chloropropane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,2-Dibromoethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,2-Dichloroethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1,2-Dichloropropane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
1-Butanol	< 214.	214.	C	µg/Kg-dry	8/2/07 13:02	39103	XN
2-Butanone	< 42.9	42.9		µg/Kg-dry	8/2/07 13:02	39103	XN
2-Chloroethyl vinyl ether	< 8.57	8.57		µg/Kg-dry	8/2/07 13:02	39103	XN
2-Hexanone	< 42.9	42.9		µg/Kg-dry	8/2/07 13:02	39103	XN
4-Methyl-2-pentanone	< 42.9	42.9		µg/Kg-dry	8/2/07 13:02	39103	XN
Acetone	< 103.	103.		µg/Kg-dry	8/2/07 13:02	39103	XN
Acrylonitrile	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Benzene	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Bromodichloromethane	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Bromoform	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Bromomethane	< 8.57	8.57		µg/Kg-dry	8/2/07 13:02	39103	XN
Carbon disulfide	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Carbon tetrachloride	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Chlorobenzene	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Chloroethane	< 8.57	8.57		µg/Kg-dry	8/2/07 13:02	39103	XN
Chloroform	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN
Chloromethane	< 8.57	8.57		µg/Kg-dry	8/2/07 13:02	39103	XN
cis-1,2-Dichloroethene	< 4.29	4.29		µg/Kg-dry	8/2/07 13:02	39103	XN

Qualifiers:

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	B-2/8'
Lab Order:	07080015	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/1/2007
Lab ID:	07080015-03	**Matrix:**	Soil

Analyses	Result	EMT Reporting Limit	Units	Date Analyzed	Batch	Analyst
Dibromochloromethane	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Ethylbenzene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
m,p-Xylene	< 8.57	8.57	µg/Kg-dry	8/2/07 13:02	39103	XN
Methyl tert-butyl ether	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Methylene chloride	< 8.57	8.57	µg/Kg-dry	8/2/07 13:02	39103	XN
o-Xylene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Styrene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Tetrachloroethene	34.6	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Toluene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
trans-1,2-Dichloroethene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Trichloroethene	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
Vinyl acetate	< 8.57	8.57	µg/Kg-dry	8/2/07 13:02	39103	XN
Vinyl chloride	< 4.29	4.29	µg/Kg-dry	8/2/07 13:02	39103	XN
1,3-Dichloropropene, Total	< 1.71	1.71	µg/Kg-dry	8/2/07 13:02	39103	XN
Xylenes, Total	< 12.9	12.9	µg/Kg-dry	8/2/07 13:02	39103	XN
Surrogates:						
1,2-Dichloroethane-d4	116	66-126	%REC	8/2/07 13:02	39103	XN
4-Bromofluorobenzene	97.7	60-122	%REC	8/2/07 13:02	39103	XN
d4-1,2-Dichlorobenzene	88.0	66-121	%REC	8/2/07 13:02	39103	XN
Dibromofluoromethane	102	65-124	%REC	8/2/07 13:02	39103	XN
Fluorobenzene	103	65-134	%REC	8/2/07 13:02	39103	XN
Toluene-d8	98.1	65-131	%REC	8/2/07 13:02	39103	XN

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ENVIRONMENTAL MONITORING AND TECHNOLOGIES, INC.

Chain of Custody Record

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847-967-6666
FAX: 847-967-6735
www.emt.com

TURNARAOUND TIME:
☒ RUSH 3 day turnaround
☐ ROUTINE

Due Date: 8-6-07 COC #: 0020812

Company: EPS Environmental Services, Inc
Address: 7237 W. Devon
Chicago, IL 60631

Phone #: (773) 792-3090 Fax #: (773) 792-3091
P.O. #: Proj. #: 7631-0707
Client Contact: Nick Cuzzone
Project ID / Location: 7617-21 W. Lake, 423 Ashland

Sample Type:
1. Waste Water 4. Sludge 7. Groundwater (filtered)
2. Drinking Water 5. Oil 8. Other
3. Soil 6. Groundwater

Container Type:
P - Plastic V - VOC Vial O - Other
G - Glass B - Tedlar Bag

Preservative:
1. None 4. NaOH 7. Zn Ace
2. H_2SO_4 5. HCl 8. Other $MeOH/H_2SO_4$
3. HNO_3 6. MeOH

Analyses

VOCs

EMT USE ONLY

EMT WORKORDER #0768004

Sample I.D.	Sample Type	Container Size	Container Type	Container No.	Sampling By	Sampling Date	Sampling Time	pH	Temp.	Preservation Field	Preservation Lab	VOCs	
B-1/3'	Soil	40z 40ml	G	3		8-1-07	12:30			1 6,8		✓	1ABC
B-1/8'	"	"	"	3		"	12:40			"		✓	2ABC
B-2/8'	"	"	"	3		"	13:30			"		✓	3ABC

Relinquished By:	Date: 8-1-07 Time: 15:30	Received By:	Date: 8-1-07 Time: 15:30	EMT USE ONLY Client Code: ~~EPS~~	☐ SAMPLE RECEIVED ON ICE ☒ TEMPERATURE (Must be recorded if sampling was greater than 6 hrs. prior to sample receipt) 4 C
Relinquished By:	Date: – – Time: :	Received By:	Date: – – Time: :	EMT Project I.D. ~~EPS~~ UST	
Relinquished By:	Date: – – Time: :	Received For Lab By:	Date: 8-1-07 Time: 1600	Jar Lot No.	EMT SAMPLE RETURN POLICY ON BACK

SPECIAL INSTRUCTIONS:

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August 06, 2007

Nick Cuzzone
EPS Environmental Services, Inc.
7237 W. Devon Avenue
Chicago, IL 606311621

RE: 7617-21 W Lake, 425 Ashland

Lab Orders:
07080047

Dear Mr. Nick Cuzzone:

Enclosed are the analytical reports for the EMT Lab Order listed. Also included with this analytical report is a copy of the chain of custody associated with these samples. If you have any questions, please contact me at 847-967-6666.

Sincerely,

Arminta Priddy
Project Manager

Approved by,

Mitchell Ostrowski
Laboratory Director

This Report Contains 5 pages

State of Illinois Chemical Analysis in Drinking Water Accredited Lab. No. 100256
State of Wisconsin Wastewater and Hazardous Waste No. 999888890

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CLIENT: EPS Environmental Services, Inc.

Project: 7617-21 W Lake, 425 Ashland

Lab Order: 07080047

Date: *06-Aug-07*

CASE NARRATIVE

Unless otherwise noted, samples were analyzed using the methods outlined in the following references:

Test Methods for Evaluating Solid Waste, Physical/Chemical Methods, SW846, 3rd Edition

Unless otherwise noted, all method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives.

Sample results relate only to the analytes of interest tested and to the sample received at the laboratory.

All results are reported on a wet weight basis, unless otherwise noted. Dry weight adjusted results are indicated by the notation "dry" in the Units column.

Accreditation by the State of Illinois is not an endorsement or a guarantee of the validity of data generated. For specific information regarding EMT's scope of accreditation , please contact your EMT project manager.

The Reporting Limit listed on the Report of Laboratory Analysis is EMT's reporting limit for the analyte reported. For most test methods this reporting limit is primarily based upon the lowest point in the calibration curve.

Method References:

SW=USEPA, Test Methods for Evaluating Solid Waste, SW-846.

E=USEPA Methods for the Determination of Inorganic Substances in Environmental Samples; Methods for Chemical Analysis of Water and Wastes; Methods for Organic Chemical Analysis of Municipal and Industrial Wastewater, 40 CFR Part 136, App A; methods for the Determination of Metals in Environmental Samples; Methods for the Determination of Organic Compounds in Drinking Water.

SM= APHA, Standard Methods for the Examination of Water and Wastewater.

D=ASTM, Annual Book of Standards

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CLIENT: EPS Environmental Services, Inc.
Date: *06-Aug-07*

Project: 7617-21 W Lake, 425 Ashland

Lab Order: 07080047

CASE NARRATIVE

Analytical Comments for METHOD 8260_w, VOCSTD-39072: The recovery for 2-Butanone, 1,1-Dichloroethene, Methyl tert-butyl ether, trans-1,2-Dichloroethene and Vinyl acetate in the check standard was below the 80%% limit, and for 1-Butanol was above the 120% limit.

Analytical Comments for METHOD 8260_w, LCS-39072: LCS recovery for cis-1,2-Dichloroethene, 1,1-Dichloroethene and Benzene was slightly below the laboratory control limits, and for 1-Butanol was above the limit.

Analytical Comments for METHOD 8260_w, MB-39072: The method blank is contaminated with 1.8ppb of Toluene.

Analytical Comments for METHOD 8260_w, 07080047-01a: The reporting limit of 1,3-Dichloropropene, Total is based on MDL value. The sample was preserved with HCl according to the Method requirements. The acidification is inappropriate for 2-Chloroethyl vinyl ether analysis since the analyte decomposes under acidic conditions.

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	MW-1
Lab Order:	07080047	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/2/2007 5:30:00 AM
Lab ID:	07080047-01	**Matrix:**	Groundwater

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Volatile Organic Compounds by GC/MS		**Method:**		**SW8260B / SW5030A**			
1,1,1-Trichloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,1,2,2-Tetrachloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,1,2-Trichloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,1-Dichloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,1-Dichloroethene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,2-Dibromo-3-chloropropane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,2-Dibromoethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,2-Dichloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,2-Dichloropropane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1-Butanol	< 100.	100.	C	µg/L	8/2/07 18:17	39072	XN
2-Butanone	< 20.	20.		µg/L	8/2/07 18:17	39072	XN
2-Chloroethyl vinyl ether	< 10.	10.		µg/L	8/2/07 18:17	39072	XN
2-Hexanone	< 20.	20.		µg/L	8/2/07 18:17	39072	XN
4-Methyl-2-pentanone	< 20.	20.		µg/L	8/2/07 18:17	39072	XN
Acetone	< 40.	40.		µg/L	8/2/07 18:17	39072	XN
Acrylonitrile	< 20.	20.		µg/L	8/2/07 18:17	39072	XN
Benzene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Bromodichloromethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Bromoform	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Bromomethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Carbon disulfide	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Carbon tetrachloride	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Chlorobenzene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Chloroethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Chloroform	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Chloromethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
cis-1,2-Dichloroethene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Dibromochloromethane	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Ethylbenzene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
m,p-Xylene	< 4.	4.		µg/L	8/2/07 18:17	39072	XN

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time Exceeded
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
J - Analyte detected below quanititation limits

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Report of Laboratory Analysis

CLIENT:	EPS Environmental Services, Inc.	**Client Sample ID:**	MW-1
Lab Order:	07080047	**Report Date:**	8/6/2007
Project:	7617-21 W Lake, 425 Ashland	**Collection Date:**	8/2/2007 5:30:00 AM
Lab ID:	07080047-01	**Matrix:**	Groundwater

Analyses	Result	EMT Reporting Limit		Units	Date Analyzed	Batch	Analyst
Methyl tert-butyl ether	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Methylene chloride	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
o-Xylene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Styrene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Tetrachloroethene	91.9	2.		µg/L	8/2/07 18:17	39072	XN
Toluene	2.73	2.	B	µg/L	8/2/07 18:17	39072	XN
trans-1,2-Dichloroethene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Trichloroethene	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Vinyl acetate	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
Vinyl chloride	< 2.	2.		µg/L	8/2/07 18:17	39072	XN
1,3-Dichloropropene, Total	< 1.	1.		µg/L	8/2/07 18:17	39072	XN
Xylenes, Total	< 6.	6.		µg/L	8/2/07 18:17	39072	XN
Surrogates:							
1,2-Dichloroethane-d4	98.7	72-146		%REC	8/2/07 18:17	39072	XN
4-Bromofluorobenzene	97.1	60-126		%REC	8/2/07 18:17	39072	XN
d4-1,2-Dichlorobenzene	87.8	54-121		%REC	8/2/07 18:17	39072	XN
Dibromofluoromethane	95.4	60-126		%REC	8/2/07 18:17	39072	XN
Fluorobenzene	104	65-139		%REC	8/2/07 18:17	39072	XN
Toluene-d8	101	62-135		%REC	8/2/07 18:17	39072	XN

Qualifiers:

B - Analyte detected in the associated Method Blank
E - Estimated
H - Holding Time Exceeded
C - Laboratory not accredited for this parameter
S - Spike Recovery outside accepted recovery limits
R - RPD outside accepted recovery limits
J - Analyte detected below quanititation limits

ENVIRONMENTAL MONITORING AND TECHNOLOGIES, INC.

Chain of Custody Record

8100 North Austin Avenue
Morton Grove, Illinois 60053-3203

847-967-6666
FAX: 847-967-6735
www.emt.com

TURNARAOUND TIME:
☒ RUSH 3 day turnaround
☐ ROUTINE

Due Date: 08-06-07 COC #: 034139

Company: EPS Environmental Services, Inc
Address: 7237 w. Devon
Chicago, IL 60631
Phone #: (773) 792-3090 Fax #: (773) 792-3091
P.O. #: Proj.#: 7631-0707
Client Contact: Nick Cuzzone
Project ID / Location: 7617-21 Lake Street, 423 Ashland

Sample Type:
1. Waste Water 4. Sludge 7. Groundwater (filtered)
2. Drinking Water 5. Oil 8. Other
3. Soil 6. Groundwater

Container Type:
P - Plastic V - VOC Vial O - Other
G - Glass B - Tedlar Bag

Preservative:
1. None 4. NaOH 7. Zn Ace
2. H_2SO_4 5. HCl 8. Other
3. HNO_3 6. MeOH

Analyses: VOCs

EMT USE ONLY
EMT WORKORDER #0708094

Sample I.D.	Sample Type	Container Size	Container Type	Container No.	Sampling By	Sampling Date	Sampling Time	pH	Temp.	Preservation Field	Preservation Lab	VOCs	
MW-1	GW	40ml	G	2	@	8-2-07	0530			5		✓	10

Relinquished By:	Date: 08-02-07 Time: :	Received By:	Date: 8 2 07 Time: 9 05	EMT USE ONLY Client Code: EPS	☐ SAMPLE RECEIVED ON ICE ☒ TEMPERATURE (Must be recorded if sampling was greater than 6 hrs. prior to sample receipt) 5C
Relinquished By:	Date: - - Time: :	Received By:	Date: - - Time: :	EMT Project I.D. EPS_UST	
Relinquished By:	Date: 8 2 07 Time: 12:20	Received For Lab By:	Date: 8-2-07 Time: 12:20	Jar Lot No.	EMT SAMPLE RETURN POLICY ON BACK

SPECIAL INSTRUCTIONS:

APPENDIX C

Comparison Tables

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 1. Soil VOC Analytical Results

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		GP-1/8'	GP-2/8'	GP-3/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
							Sampling Date	7/6/2004	7/6/2004	7/6/2004
1,1,1-Trichloroethane		NRO	1,200	NRO	1,200	2	9.6	<0.0277	<0.201	<0.0671
1,1,2,2-Tetrachloroethane^		120,000	2,000	12,000	2,000	3.3	3.3	<0.0726	<0.201	<0.176
1,1,2-Trichloroethane		8,200	1,800	8,200	1,800	0.02	0.3	<0.0346	<0.201	<0.0839
1,1-Dichloroethane	b	200,000	1,700	200,000	130	23	110	<0.0242	<0.201	<0.0587
1,1-Dichloroethene	b	18,000	1,500	1,800	300	0.06	0.3	<0.0346	<0.201	<0.0839
1,2-Dibromo-3-chloropropane		4	17	89	0.11	0.002	0.002	<0.0864	<0.201	<0.210
1,2-Dibromoethane		0.07	0.32	1.5	0.45	0.0004	0.004	<0.0553	<0.201	<0.134
1,2-Dichloroethane	b	63	1,500	1,800	300	0.06	0.3	<0.0519	<0.201	<0.126
1,2-Dichloropropane	a	84	23	1,800	0.50	0.03	0.15	<0.0553	<0.201	<0.134
1-Butanol		200,000	10,000	200,000	10,000	17	17	<0.864	<10.1	<2.10
2-Butanone (MEK)^		1,000,000	25,000	120,000	710	17	17	<0.207	2.64	<0.503
2-Chloroethyl vinyl ether		NRO	NRO	NRO	NRO	NRO	NRO	<0.225	<0.403	<0.545
2-Hexanone^		82,000	110	8,200	0.72	1.3	1.3	<0.111	<2.01	<0.269
4-Methyl-2-Pentanone (MIBK)^		NRO	3,100	NRO	340	NRO	NRO	<0.100	<2.01	<0.243
Acetone	b	200,000	100,000	200,000	100,000	16	16	<3.46	<4.83	<8.39
Acrylonitrile^		11	0.54	230	0.17	0.005	0.005	<0.114	<0.201	<0.277
Benzene	a	100	1.6	2,300	2.2	0.03	0.17	<0.150	<0.201	<0.160
Bromodichloromethane	a	92	3,000	2,000	3,000	0.6	0.6	<0.0519	<0.201	<0.126
Bromoform	a	720	100	16,000	140	0.8	0.8	<0.0553	<0.201	<0.134
Bromomethane	b	2,900	15	1,000	3.9	0.2	1.2	<0.214	<0.403	<0.520
Carbon disulfide	b	200,000	720	20,000	9.0	32	160	<0.0692	<0.201	<0.168
Carbon tetrachloride	a	44	0.64	410	0.90	0.07	0.33	<0.045	<0.201	<0.109
Chlorobenzene	b	41,000	210	4,100	1.3	1	6.5	<0.0415	<0.201	<0.101
Chloroethane^		820,000	1,500	82,000	94	15	70	<0.100	<0.403	<0.243
Chloroform	a	940	0.54	2,000	0.76	0.6	2.9	<0.045	<0.201	<0.109

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 SROs

^--Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

APPENDIX C

Comparison Tables

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 1. Soil Analytical Results (continued)

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		GP-1/8'	GP-2/8'	GP-3/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
							Sampling Date	7/6/2004	7/6/2004	7/6/2004
Chloromethane^		8,200	170	820	1.1	0.14	0.68	0.128	<0.403	<0.310
cis-1,2-Dichloroethene	b	20,000	1,200	20,000	1,200	0.4	1.1	<0.0899	<0.201	<0.218
1,3-Dichloropropene (cis & trans)	a	57	2.1	1,200	0.39	0.004	0.02	<0.0588	<0.201	<0.143
Dibromochloromethane		NRO	NRO	NRO	NRO	NRO	NRO	<0.0726	<0.201	<0.176
Ethylbenzene	b	200,000	400	20,000	58	13	19	<0.0346	<0.201	<0.0839
Methyl tert-butyl ether	b	20,000	8,800	2000	140	0.32	0.32	<0.0726	<0.201	<0.176
Methylene chloride	a	760	24	12,000	34	0.02	0.2	<0.173	<0.403	<0.420
Styrene	b	410,000	1,500	41,000	430	4	18	<0.0622	<0.201	<0.151
Tetrachloroethene	a	110	20	2,400	28	0.06	0.3	**14.8**	**1.71**	**20.1**
Toluene	b	410,000	650	410,000	42	12	29	<0.159	<0.201	<0.386
trans-1,2-Dichloroethene	b	41,000	3,100	41,000	3,100	0.7	3.4	<0.045	<0.201	<0.0839
Trichloroethene	a	520	8.9	1,200	12	0.06	0.3	<0.0311	<0.201	<0.0755
Vinyl Acetate	b	1,000,000	1600	200,000	10.0	170	170	<0.432	<0.403	<1.05
Vinyl chloride	a	7.9	1.1	170	1.1	0.01	0.07	<0.0795	<0.201	<0.193
Xylenes (total)	b	1,000,000	320	410,000	320	150	150	<0.121	<0.604	<0.294

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 SROs

^–Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 1. Soil VOC Analytical Results

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		B-1/3'	B-1/8'	B-2/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
							Sampling Date	8/1/2007	8/1/2007	8/1/2007
1,1,1-Trichloroethane		NRO	1,200	NRO	1,200	2	9.6	<0.00438	<0.0133	<0.00429
1,1,2,2-Tetrachloroethane^		120,000	2,000	12,000	2,000	3.3	3.3	<0.00438	<0.035	<0.00429
1,1,2-Trichloroethane		8,200	1,800	8,200	1,800	0.02	0.3	<0.00438	<0.0167	<0.00429
1,1-Dichloroethane	b	200,000	1,700	200,000	130	23	110	<0.00438	<0.0117	<0.00429
1,1-Dichloroethene	b	18,000	1,500	1,800	300	0.06	0.3	<0.00438	<0.0167	<0.00429
1,2-Dibromo-3-chloropropane		4	17	89	0.11	0.002	0.002	<0.00438	<0.208	<0.00429
1,2-Dibromoethane		0.07	0.32	1.5	0.45	0.0004	0.004	<0.00438	<0.0267	<0.00429
1,2-Dichloroethane	b	63	1,500	1,800	300	0.06	0.3	<0.00438	<0.025	<0.00429
1,2-Dichloropropane	a	84	23	1,800	0.50	0.03	0.15	<0.00438	<0.0267	<0.00429
1-Butanol		200,000	10,000	200,000	10,000	17	17	<0.219	<0.600	<0.214
2-Butanone (MEK)^		1,000,000	25,000	120,000	710	17	17	<0.0438	<0.100	<0.0429
2-Chloroerthyl vinyl ether		NRO	NRO	NRO	NRO	NRO	NRO	<0.00876	<0.108	<0.00857
2-Hexanone^		82,000	110	8,200	0.72	1.3	1.3	<0.0438	<0.0534	<0.0429
4-Methyl-2-Pentanone (MIBK)^		NRO	3,100	NRO	340	NRO	NRO	<0.0438	<0.0484	<0.0429
Acetone	b	200,000	100,000	200,000	100,000	16	16	<0.105	<1.67	<0.103
Acrylonitrile^		11	0.54	230	0.17	0.005	0.005	<0.00438	<0.055	<0.00429
Benzene	a	100	1.6	2,300	2.2	0.03	0.17	<0.00438	<0.030	<0.00429
Bromodichloromethane	a	92	3,000	2,000	3,000	0.6	0.6	<0.00438	<0.025	<0.00429
Bromoform	a	720	100	16,000	140	0.8	0.8	<0.00438	<0.0267	<0.00429
Bromomethane	b	2,900	15	1,000	3.9	0.2	1.2	<0.00876	<0.103	<0.00857
Carbon disulfide	b	200,000	720	20,000	9.0	32	160	<0.00438	<0.0333	<0.00429
Carbon tetrachloride	a	44	0.64	410	0.90	0.07	0.33	<0.00438	<0.0217	<0.00429
Chlorobenzene	b	41,000	210	4,100	1.3	1	6.5	<0.00438	<0.020	<0.00429
Chloroethane^		820,000	1,500	82,000	94	15	70	<0.00876	<0.0484	<0.00857
Chloroform	a	940	0.54	2,000	0.76	0.6	2.9	<0.00438	<0.0217	<0.00429

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 SROs

^–Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 1. Soil Analytical Results (continued)

Chemical Name		Exposure Route-Specific SROs*				Soil Component of GW Ingestion Route*		B-1/3'	B-1/8'	B-2/8'
		Industrial/Commercial		*Construction Worker*		Class I	Class II			
		ingestion	inhalation	ingestion	inhalation					
							Sampling Date	8/1/2007	8/1/2007	8/1/2007
Chloromethane^		8,200	170	820	1.1	0.14	0.68	<0.00876	<0.0617	<0.00857
cis-1,2-Dichloroethene	b	20,000	1,200	20,000	1,200	0.4	1.1	<0.00438	<0.0434	<0.00429
1,3-Dichloropropene (cis & trans)	a	57	2.1	1,200	0.39	0.004	0.02	<0.004	<0.045	<0.00171
Dibromochloromethane		NRO	NRO	NRO	NRO	NRO	NRO	<0.00438	<0.035	<0.00429
Ethylbenzene	b	200,000	400	20,000	58	13	19	<0.00438	<0.0167	<0.00429
Methyl tert-butyl ether	b	20,000	8,800	2000	140	0.32	0.32	<0.00438	<0.035	<0.00429
Methylene chloride	a	760	24	12,000	34	0.02	0.2	<0.00876	<0.0834	<0.00857
Styrene	b	410,000	1,500	41,000	430	4	18	<0.00438	<0.030	<0.00429
Tetrachloroethene	a	110	20	2,400	28	0.06	0.3	0.051	18.4	0.0346
Toluene	b	410,000	650	410,000	42	12	29	<0.00438	<0.208	<0.00429
trans-1,2-Dichloroethene	b	41,000	3,100	41,000	3,100	0.7	3.4	<0.00438	<0.0217	<0.00429
Trichloroethene	a	520	8.9	1,200	12	0.06	0.3	<0.00438	<0.015	<0.00429
Vinyl Acetate	b	1,000,000	1600	200,000	10.0	170	170	<0.00876	<0.0417	<0.00857
Vinyl chloride	a	7.9	1.1	170	1.1	0.01	0.07	<0.00438	<0.0384	<0.00429
Xylenes (total)	b	1,000,000	320	410,000	320	150	150	<0.0131	<0.0417	<0.0129

* Illinois EPA Tier 1 Soil Remediation Objectives (SROs) for Industrial/Commercial Properties; 35 IAC 742, Appendix B, Table B

All results in parts per million (mg/Kg) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 SROs

^ Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 2. Water VOC Analytical Results

Chemical Name		Groundwater Remediation Objective		MW-1	MW-1
		Class I	Class II		
		(mg/L)	(mg/L)		
			Sampling Date	7/6/2004	8/2/2007
1,1,1-Trichloroethane		0.2	1.0	<0.002	<0.002
1,1,2,2-Tetrachloroethane^		0.42	0.42	<0.002	<0.002
1,1,2-Trichloroethane		0.005	0.05	<0.002	<0.002
1,1-Dichloroethane	b	0.7	3.5	<0.002	<0.002
1,1-Dichloroethene	b	0.007	0.035	<0.002	<0.002
1,2-Dibromo-3-chloropropane		0.0002	0.0002	<0.0005	<0.002
1,2-Dibromoethane		0.00005	0.00005	<0.0002	<0.002
1,2-Dichloroethane	b	0.005	0.025	<0.002	<0.002
1,2-Dichloropropane	a	0.005	0.025	<0.002	<0.002
1-Butanol		0.7	0.7	<0.100	<0.100
2-Butanone (MEK)^		4.2	4.2	<0.020	<0.020
2-Chloroethyl vinyl ether		NRO	NRO	<0.010	<0.010
2-Hexanone^		0.28	0.28	<0.020	<0.020
4-Methyl-2-Pentanone (MIBK)^		NRO	NRO	<0.020	<0.020
Acetone	b	0.7	0.7	<0.040	<0.040
Acrylonitrile^		0.005	0.005	<0.010	<0.020
Benzene	a	0.05	0.025	<0.002	<0.002
Bromodichloromethane	a	0.0002	0.0002	<0.0002	<0.002
Bromoform	a	0.001	0.001	<0.0002	<0.002
Bromomethane	b	0.0098	0.049	<0.005	<0.002
Carbon disulfide	b	0.7	3.5	<0.002	<0.002
Carbon tetrachloride	a	0.005	0.025	<0.002	<0.002
Chlorobenzene	b	0.1	0.5	<0.002	<0.002
Chloroethane^		2.8	14	<0.005	<0.002
Chloroform	a	0.0002	0.001	<0.0002	<0.002

* Illinois EPA Tier 1 Groundwater Remediation Objectives (GROs); 35 IAC 742, Appendix B, Table E

All results in parts per million (mg/L) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 GROs

^–Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

Project: 7617-7621 W. Lake St. & 425 Ashland Ave., River Forest, Illinois
Project #: 7631-0707
Laboratory: EMT

Table 2. Water VOC Analytical Results (continued)

Chemical Name		Groundwater Remediation Objective		MW-1	MW-1
		Class I (mg/L)	Class II (mg/L)		
			Sampling Date	7/6/2004	8/2/2007
Chloromethane^		0.028	0.14	<0.005	<0.002
cis-1,2-Dichloroethene	b	0.07	0.2	0.0208	<0.002
1,3-Dichloropropene (cis & trans)	a	0.001	0.005	<0.001	<0.001
Dibromochloromethane		0.14	0.14	<0.002	<0.002
Ethylbenzene	b	0.7	1	<0.002	<0.002
Methyl tert-butyl ether	b	0.07	0.07	<0.005	<0.002
Methylene chloride	a	0.005	0.05	<0.005	<0.002
Styrene	b	0.1	0.5	<0.002	<0.002
Tetrachloroethene	a	0.005	0.025	**0.123**	**0.0919**
Toluene	b	1	2.5	<0.002	<0.003
trans-1,2-Dichloroethene	b	0.1	0.5	<0.002	<0.002
Trichloroethene	a	0.005	0.025	<0.002	<0.002
Vinyl Acetate	b	7	7	<0.010	<0.002
Vinyl chloride	a	0.002	0.01	<0.002	<0.002
Xylenes (total)	b	10	10	<0.006	<0.006

* Illinois EPA Tier 1 Groundwater Remediation Objectives (GROs); 35 IAC 742, Appendix B, Table E

All results in parts per million (mg/L) unless noted otherwise

NRO = No Remediation Objective

a = Carcinogenic b = Noncarcinogenic

Results in **Bold** indicate concentrations exceeding most stringent Tier 1 GROs

^--Non-TACO Chemical. Limits prepared by IEPA Toxicity Assessment Unit - October 1, 2004.

LEGAL DESCRIPTION

423 Ashland, River Forest, IL 60305

LOT 14 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THRID PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

7601-7613 West Lake Street, River Forest, IL 60305

PARCEL 1:

LOTS 1, 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 66.50 FEET THEREOF) IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 66.50 FEET OF LOTS 1, 2 AND 3, TAKEN AS A TRACT, IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:
15-12-117-017-0000
15-12-117-018-0000
15-12-117-019-0000

7617-21 West Lake Street, River Forest, IL 60305

THE EAST 50 FEET OF LOT 15 AND THE EAST 50 FEET OF LOT 16 IN BLOCK 3 IN PART OF RIVER FORESET, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNHIP 39 NORTH, RANGE 12 EST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED JUNE 23, 1890, IN BOOK 43 OF PLATS PAGE 20 AS DOCUMENT NUBMER 1291334

SITE DEVELOPMENT ALLOWANCES

A. Unit Lot area ratio

B. Parking

C. Building Height