



DEPARTMENT OF FLEET & FACILITY MANAGEMENT

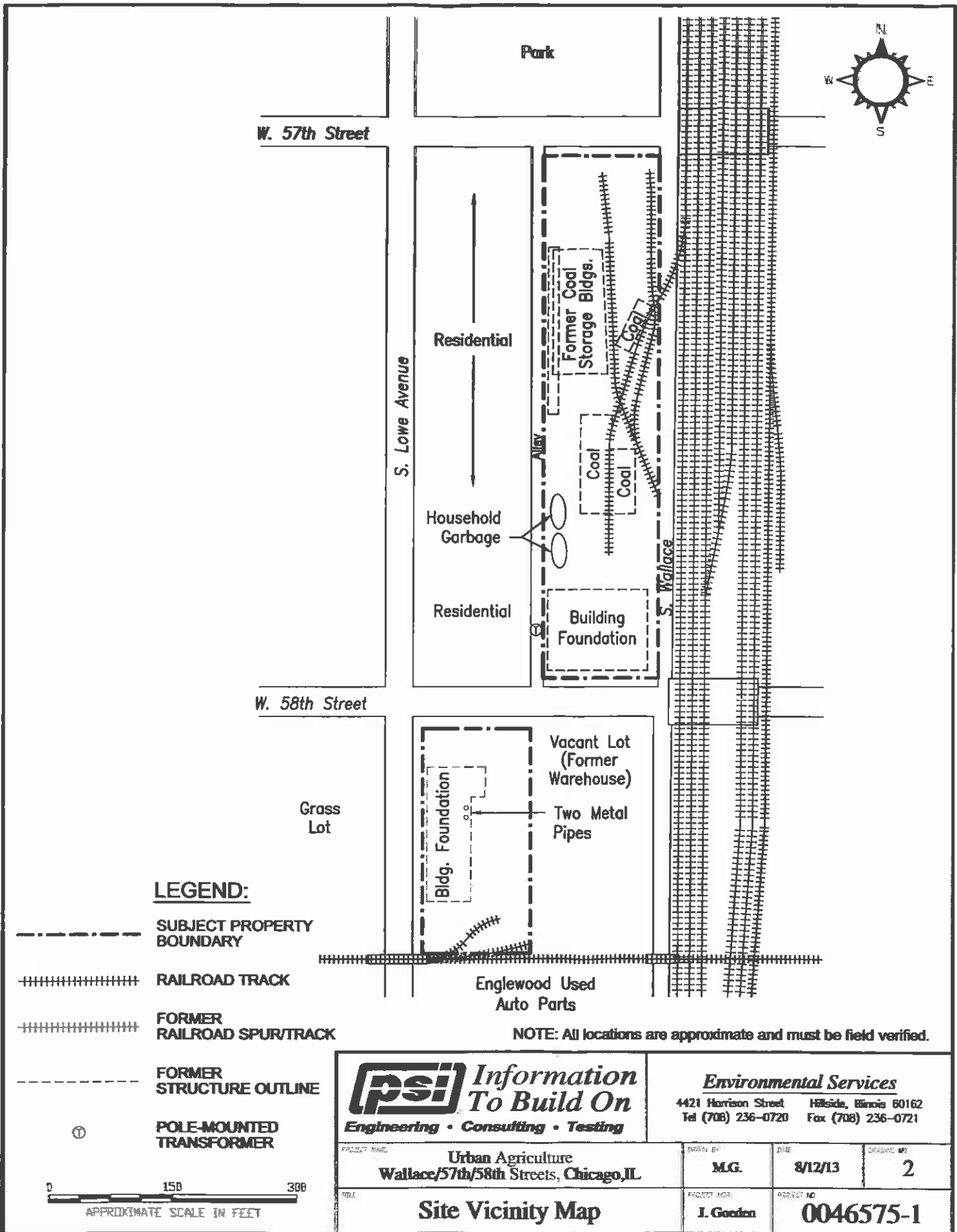
PA Railroad – Wallace/57th/58th Streets as Potential Urban Agriculture Opportunity Sites Summary of Environmental Reports

Phase I ESA:

The site is divided by W. 58th Street into a northern and southern parcel. The northern parcel was occupied by a coal company from at least 1895 to 1950. The southern parcel was occupied by an iron works and steel company from around 1950 to 1992. Railroad spurs were present in both parcels. Foundations of former onsite structures were observed in both parcels. Miscellaneous dumping consisting of household trash and furniture was observed on the northern parcel (5710 and 5746 S. Wallace Street). According to environmental records one UST of an unknown size and content was installed in the southern parcel (5801 S. Lowe Avenue) in January 1959. Four metal pipes were observed in the central portion of the southern parcel during PSI's site reconnaissance. According to the City of Chicago's environmental records, two piles of contaminated soil with strong petroleum odor were reportedly dumped on the southern parcel (5801 S. Lowe Avenue) in March 2001. Englewood Used Auto Parts, an auto junkyard, is located adjoining to the south of the southern parcel of the subject property.

Phase II ESA:

In multiple samples concentrations of various PNAs exceeded Tier I residential ingestion exposure route and Tier I soil component of the class I groundwater ingestion exposure route. Also, in some samples lead exceeded the soil component of the class I groundwater ingestion exposure route. Concentrations of PCBs, pesticides and herbicides were not detected at the laboratory reporting limits, which were below the most stringent Tier I SROs listed in TACO. Concentrations of arsenic and lead, analyzed by the TCLP method, did not exceed their respective limits for toxicity. The Tier I residential inhalation exposure route pathway was not exceeded for all soil samples analyzed. Total concentrations of mercury did exceed the construction worker exposure route pathway at the referenced locations. However, it does not appear that elemental mercury is a concern at the Site. Based on historical records and site visits it appears USTs may still be present on the southern parcel. Therefore, the northern parcels appear to be appropriate for future urban ag use but 2FM recommends the southern parcel be investigated for USTs prior to urban ag use.



Park

W. 57th Street

S. Lowe Avenue

Residential

Household Garbage

Residential

Former Coal Storage Bldgs.

Coal

Coal

Building Foundation

S. Wallace

W. 58th Street

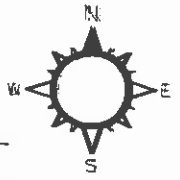
Grass Lot

Bldg. Foundation

Vacant Lot (Former Warehouse)

Two Metal Pipes

Englewood Used Auto Parts



	Square footage	Cubic Yards (based on 6" clay layer)	Tons (based on 1.5 tons per cubic yard)
Northern Parcel	88,150	1,632	2448
Southern Parcel	29,531	547	820.5
Totals	117,681	2,179	3269

Description	Cost per Ton	Tons (total)	Total Cost
Excavating clay and transporting to site - North Parcel Only	\$17.50	2,448	\$42,840
Excavating clay and transporting to site - Entire Site	\$17.50	3,269	\$57,208
Placing, Levelling, and compacting at site - North Parcel Only	\$3	2,448	\$7,344
Placing, Levelling, and compacting at site - Entire Site	\$3	3,269	\$9,807

Additional Costs	Cost
Mobilization of excavation equipment	\$500
Excavation Equipment Operator / Day	\$5,000 (Assume two Days)
Mobilization of compaction equipment	\$500
Compaction at Site Equipment Operator/Day	\$5,000 (Assume two days)

Total Cost For Remediation Work - Northern Parcel	\$ 61,184.00
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Total Cost For Remediation Work - Total Site	\$ 78,015.00
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