

# **Phase 1 Environmental Site Assessment**

## **727 E. St. Louis (Thompson Sales)**

Date of Report: January 7, 1998

Assessment Funding:

Acres:

### **Site Background**

The property was undeveloped prior to 1955. After 1955, it has been used by the Thompson Sales Company. The property contains a large brick and concrete block building which houses the main show room for automobiles, service area, and parts warehouse. The lot is asphalt-covered with a ten foot utility corridor along the west side of the structure. The area includes utility mountings, a storm water control system, two oil-water separator sumps and a PVC gravity-fed piping system which leads to a 300 gallon used oil tank located at the northwest corner of the building. The base of the corridor is lined with coarse gravel fill which accommodates the drainage of runoff from the roof and surface water. A used car office is located on the southeastern corner of the property and is constructed primarily of brick.

### **Findings**

The environmental assessment was completed according to the American Society for Testing and Materials (ASTM) Standard E 1527-94. The following is a list of environmental concerns recognized and identified regarding the property.

1. The used oil spill of April, 1996, although responded to and cleaned up in a timely manner by SES, is a viable concern due primarily to the inability to access and excavate the contaminated material because of restricted space between the main building and the parking area of The Trade Center.
2. The removal of one diesel and two gasoline tanks and associated pump island during facility renovation in 1985 without any record of excavation leaves a possible liability regarding any future potential environmental concerns.
3. The possibility exists that the building may house asbestos containing materials (ACM). It should be determined if the building actually contains ACM in order to comply with OSHA regulations for maintenance and standard requirements. It is recommended this be carried out by a licensed inspector.