

# Phase 2 Brownfields Assessment

## 2420 W. Grand Street

Date of Report: November 11, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 4.7

### Site Background

EWI conducted a Phase II Brownfields Assessment at 2420 W. Grand Street to due to the use of the Site since 1987 by Bill's Sales and Service, a small engine repair shop, as identified during a Phase I Environmental Site Assessment (ESA) conducted in July 2009.



### Findings

Soil sampling was conducted at the Site in October 2009. Five borings were initially advanced in areas of lawn equipment storage and in the previous location of three 55-gallon drums of engine oil as identified in the July 2009 Phase I ESA. Based on the analytical results for the soil samples taken during the initial sampling, four additional soil samples were collected to further evaluate elevated arsenic levels identified north of the repair shop. Laboratory results did not indicate impact from lubricants and engine fluids at the Site. Metals data indicate lead and arsenic concentrations in soil above default regulatory levels; however, these reported levels are generally consistent with established background conditions and are not indicative of a point source contaminant release. Additionally, reported lead concentrations in soil are well below the residential regulatory levels. A Soil Management Plan was included with the Phase II Report to address prospective soil disturbances (e.g. excavations, grading, etc.) within the vicinity of elevated arsenic levels identified on site.