PROFESSIONAL PROFILE

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EDUCATION
MBA, Finance/Real Estate
DePaul University, Kellstadt Graduate School of Business, Chicago, Illinois
BSE, Environmental Engineering, University of Michigan, Ann Arbor, Michigan

PROFESSIONAL LICENSES
Professional Engineer
Illinois (062-057635)
Wisconsin (101500-6)

Timothy J. Stohner, PE

Principal Engineer

EXPERIENCE SUMMARY

Mr. Stohner is an MBA-educated licensed Professional Engineer with more than twenty-five years of environmental engineering consulting experience primarily in the Midwest and Mid-Atlantic regions. Mr. Stohner has managed and directed a wide range of projects, including due diligence; soil, soil vapor, and groundwater remediation; air permitting; and risk-based closures for real estate redevelopment. His clients include those in the Legal, Real Estate, Chemical, Industrial, Power Generation, Pipeline, and Public sectors. He is the current chair of the Environmental Committee of the Illinois Ready Mix Concrete Association.

TECHNICAL SPECIALTIES

Mr. Stohner's environmental engineering consulting experience includes a diverse array of clients (industrial, real estate, legal, municipal) and project types including site investigation, complex remediation, regulatory reporting and negotiations, coal combustion residuals compliance, permitting, industrial closure/ decommissioning, and permitting/compliance. Mr. Stohner has obtained approximately 40 NFRs through the Illinois LUST and SRP programs and has numerous current active sites.

REPRESENTATIVE PROJECTS

Remediation

- Project Manager and Lead Engineer interfacing with the manufacturer to design, construct, and install a dual-phase system to address free-phase PCE present in a 200-foot deep monitoring well at an Illinois chemical terminal. Conducted an 8-hour DNAPL recovery pumping test and analyzed resulting data for hydraulic conductivity and transmissivity. Used these results to design a dual phase system which included bag filters, a product/water separator tank, an air stripper; conducted efficiency modeling to determine sizing and number of trays, and water and vapor activated carbon vessels. Performed final assembly and initialized operation of the trailer-mounted system upon delivery.
- Project Manager and Lead Engineer to investigate a former Chicago dental X-ray equipment manufacturing facility (converted to a self-storage business) and an adjacent commercial-industrial property impacted by a historical release of chlorinated solvents from a UST at the former X-ray equipment manufacturer. This investigation included interior and exterior soil borings, an exterior monitoring well (no groundwater was encountered), and interior and exterior soil gas probes. In addition, soil borings and soil gas probes were also advanced in adjacent road rights-of-way to investigate off-site plume migration. In order to reduce off-site soil concentrations to below site-specific soil saturation limits, designed and implemented an in-situ remediation involving 32 injection points for 1,550 gallons of sodium persulfate oxidant catalyzed with hydrogen peroxide. Conducted Tier 2/3 calculations to demonstrate conditions were safe for human health in conjunction with engineered barriers and full concrete floor slabs to address soil vapors along with a Highway Authority Agreement for the adjacent roadway and reliance upon the City of Chicago Groundwater Ordinance. IEPA issued NFRs for both properties.
- Project Manage and Lead Engineer on a now closed and demolished foundry that used chlorinated solvents as part of sand castings. In order to assess the potential for soil vapor impacts to migrate to a residential neighborhood across the street to the south, planned and implemented a soil vapor extraction pilot test. Analyzed the resulting data to design and install a soil vapor extraction system with a 300-foot horizontal extraction pipe running

parallel to the southern property boundary. Conducted emissions calculations and obtained an air permit. The system uses an electric motor to extract soil vapors, which are treated with activated carbon prior to atmospheric discharge. A knockout tank is used to collect condensate, which was permitted to discharge to the sanitary sewers. As part of system installation, spot soil excavation was performed and geotextile liners installed. The system has operated successfully for nearly 2 years and is demonstrating a progressive source reduction. Overall site remediation is ongoing.

Real Estate, Land Use, & Development

- Project Manager and Lead Engineer on a 2.5-acre city block redeveloped from a church parking lot and gasoline station into a shopping center. Designed and managed two separate soil and groundwater investigations to address 2 550-gallon USTs removed by others and 2 8,000-gallon USTs removed under Mr. Stohner's observation. Conducted a Tier 1 evaluation and Tier 2 modeling to address identified soil and groundwater impacts in the LUST program. Determined that only reliance upon Cicero's groundwater ordinance prohibiting potable use of on-site groundwater was necessary to address the 2 smaller USTs, while an approximately 30,000-square foot concrete and asphalt engineered barrier was necessary to be protective of remaining soil impacts from the 2 larger USTs. Advised the Client that soil vapor exposure was not regulated in Illinois at that time; however, due to a gasoline release and remaining concentrations vapor intrusion could occur. Therefore, designed a passive vapor recovery system for a portion of the shopping center structure that would be driven by a roof-mounted wind-driven turbine but included a utility chase for later electric power conversion if needed. Inspected the system as installed prior to it being backfilled to verify the design was constructed as intended. IEPA approved work and issued LUST and SRP NFRs.

- Project Director and Lead Engineer on an 11-acre near city block former embossed cardboard box manufacturing site redevelopment. Conducted a Phase I Environmental Site Assessment. Designed and oversaw site investigation activities including 82 soil borings, 5 soil gas probes, and 3 permanent and 4 temporary monitoring wells. Conducted all data analysis and soil and groundwater modeling. Prepared all regulatory reports. Removed 3 20,000-gallon heating oil USTs. Removed and disposed of petroleum and urban fill impacted soils and off-site stabilization of soils with hazardous levels of metals. Oversaw the installation of engineered barriers including concrete floor slabs, asphalt pavement, geomembranes in landscaped areas, and areas of permeable pavers. IEPA approved work and issued LUST and SRP NFRs.

- Project Manager and Lead Engineer on the environmental evaluation of an entire city block site housing a former Jewel-Osco grocery store structure and associated parking lot sold at auction. Reviewed recent Phase I and Phase II reports by others and planned a further site investigation to address two former on-site service stations with five USTs. The further site investigation included soil borings, monitoring wells, and an electromagnetic (EM) survey to assess for the potential presence of USTs. Used DAT61W, Golden Surfer, and AutoCAD to analyze the data for anomalies indicative of a potential UST. Conducted risk-based modeling using proprietary Excel spreadsheets of the identified elevated soil and groundwater data. Concentrations were addressed using a combination of site-specific remediation objectives, an engineered barrier in the form of part of the asphalt parking lot, and reliance upon Oak Park and Chicago Groundwater Ordinances which prevent the installation and use of potable water supply wells. Prepared Site Investigation Work Plan and Remedial Action Completion Reports. IEPA approved of the work and issued an NFR letter through the voluntary Site Remediation Program.

- Project Director and Lead Engineer managing the comprehensive site investigation, remediation, and risk-based modeling that allowed the transformation of a 35.5-acre site that housed manufacturing and research and development facilities for an Illinois electrical component manufacturing for over 50 years into the site of new multi-family and single-family housing. As part of this project, Mr. Stohner directed the removal and recycling of former concrete floor and foundation segments and the disposal of over 1,000 tons of SVOC-impacted soils. Mr. Stohner conducted Tier 2 and Tier 3 modeling that resulted in an on-site groundwater use restriction but also permitted the unencumbered construction of residential structures with concrete floor slabs and full basement. IEPA approved work and issued a comprehensive NFR to allow for the residential construction to commence.

Other Remedial Programs

- Developed and implemented a site-wide investigation at an Indiana pipe and rebar coating facility in Indiana to investigate historic, unregulated on-site disposal of industrial wastes. Conducted all reporting to IDEM Voluntary Remediation Program. Obtained Certificate of Completion. Covenant Not to Sue pending.

Industrial Compliance/Decommissioning

- Project Director and Lead Engineer at an ongoing IEPA SRP site and active chemical terminal. Analyzed the operations and history of a 214-acre bulk chemical terminal and devised a comprehensive site investigation plan, which involved the collection of over 150 soil samples from soil borings located across the site and the installation and sampling of 67 monitoring wells from shallow unconsolidated groundwater to water perched upon shale located approximately 200 feet below ground surface. The site investigation included sampling

for VOCs, SVOCs, metals, and pH. The purpose of this sampling was to determine subsurface conditions in all operational and Recognized Environmental Condition (REC) areas across the site. If impacts were encountered, then additional follow-up sampling was conducted in that area in order to delineate contaminants horizontally and vertically. At the conclusion of the site investigation, wrote the bulk of the comprehensive Site Investigation and Interim Remedial Objectives Report. This writing included describing current and past site operations, summarizing spill and release histories, and identifying locations with one or more parameters in excess of Illinois Tier 1 remediation objectives. Also utilized chemical-specific, site-specific, and default parameters in order to calculate interim site-specific Tier 2 remediation objectives. Multiple interim remedial measures have been completed, and project work is ongoing.

- Project Director and Lead Engineer for a long-time concrete ready mix batch plant along the Chicago Sanitary and Ship Canal upon which fill materials of unknown origin were placed prior to development and from construction of the canal. Assisted the client in obtaining a long-term lease on the site with the MWRDGC by reviewing historic site historical records, prior Phase I & II environmental reports prepared by other consultants, and observed current site operations. Utilized this information to prepare required Short- and Long-Term Remediation Plans, which were required documents developed using best engineering estimates should the lessee be required to exit the property in the short term (less than five years) or in the long term (within the 39 year lease). These scenarios included engineering cost estimates to remove and/or remediate all environmental impacts to the site from current and historic operations and restore the site to conditions suitable for residential usage. As required by the lease, the site is also enrolled in the SRP and subject to ongoing remediation including the proper removal and disposal of hazardous-lead impacted fill placed by others.
- Project Director and Lead Engineer assisting a large power producing Client in reducing environmental risk by successfully cleaning, closing, and decommissioning all aboveground storage tanks and wastewater treatment plants at closed coal power plants. The project resulted in the removal of all bulk stored petroleum products and chemicals from closed plants to prevent vandals or corrosion failure from causing a spill or release.
- Project Manager and Lead Engineer to troubleshoot, failure analyze, and solve chromium plating line wastewater treatment after repeated upsets caused elevated total chromium concentrations in sanitary sewer discharge samples at an operating Ohio hand tool and socket manufacturing facility. Observed and conducted trouble shooting and failure analysis of the system. Designed a new industrial pre-treatment system to receive oxalic acid-infused wastewater, conduct batch treatment of accumulated liquids from vibrating bowls then transfer liquids to a polymer injection system, clarifier, and (sludge) filter press. The system included pH adjustment using sulfuric acid, a mechanical mixer to prevent suspended particles from settling and provide for uniform mixing. Then chromium reduction occurred through sodium bisulfite addition which was controlled by oxidation reduction potential (ORP) monitoring to reach trivalent chromium levels. The resulting trivalent chromic sulfate was removed from solution by raising the pH to 8 by adding sodium hydroxide. The tank was then pumped out with an air diaphragm pump to the clarifier. The OEPA approved system and issued the permit to install.
- Conducted Sarbanes-Oxley (SOX) environmental audits and Phase l environmental site assessment (ESA) due diligence of a multi-state (IL, PA, WV) portfolio of coal power generating stations for a major power generating client.
- Ongoing state and Federal Coal Combustion Ash/Coal Combustion Residuals regulatory compliance for a major power generator.
- Regulatory compliance assistance to multiple ready mix concrete producers.

PROFESSIONAL TRAININGS

40-hour OSHA Health & Safety Training (HAZWOPER)

PROFESSIONAL AFFILIATIONS

Chair, Environmental Committee, Illinois Ready Mix Concrete Association (IRMCA)

PRESENTATIONS/ SPEAKING ENGAGEMENTS

IL & Federal Environmental Regulatory Update, IRMCA, Decatur, IL, November 8, 2024.

Surviving an Agency Inspection, IRMCA, Peoria, IL, February 27, 2025.

IL & Federal Stormwater & SPCC Update, IRMCA, Decatur, IL, October 15, 2025.