

October 18, 2016
Project No. 3896-300-01-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**3010 NORTH MANNHEIM ROAD
FRANKLIN PARK, ILLINOIS**

PREPARED BY



EXECUTIVE SUMMARY

Cook County West Suburban Coalition (the *user*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 3010 North Mannheim Road in Franklin Park, Illinois (the Property). WCG performed this Phase I ESA in general compliance with the American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-13) in an effort to identify, to the extent feasible, the presence of *recognized environmental conditions* with respect to the Property as defined in ASTM E 1527-13. Limiting conditions, exceptions to, or deletions from this practice are described in **Sections 1.5** and **10.0** of this report.

The Property includes approximately 1.35 acres of unimproved land. The Property is primarily comprised of a soil and grass surface. Sections of concrete driveway aprons onto Mannheim Road are located at the northeast and southeast portion of the Property. These two sections of a concrete driveway previously used for entry and exit from North Mannheim Road are blocked with concrete barricades. Power lines extend along the northern and southern boundaries of the Property. A cable line is marked along the eastern boundary of the Property.

According to our review of historical documents and interview with Mr. John Schneider and Mr. Eric Richard, the *key site managers*, the Property was developed as row-crop farmland by at least 1938, and remained unchanged through at least 1951. Between 1951 and 1955, the Property appeared vacant. Between 1955 and 1962 one building was constructed on the Property. Between 1962 and 1978 the original building on the Property was demolished and it was developed with a hotel, a parking lot and two apartment buildings. The Property remained in this configuration until 2011. The hotel building was occupied by O'Hare Congress Inn from approximately 1969 to 1979, by King's Plaza Hotel from approximately 1979 to 1994, by Grand Regency Inn from approximately 1994 to 1999, and by Super 8 Motel from 2004 to 2011. The hotel was damaged in a fire on August 11, 2011 and the buildings were subsequently demolished between September and November of that year. The Property has been vacant from 2011 to the present day.

On May 9, 2016, WCG representative Ms. Caitlin Keefe visually assessed the Property for *recognized environmental conditions*, including but not limited to, the presence of *hazardous substances, hazardous wastes, petroleum products, other wastes, underground storage tanks*

Weaver Consultants Group North Central, LLC

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(USTs), aboveground storage tanks (ASTs), polychlorinated biphenyl (PCB)-containing equipment, or other potential Findings for the Property.

WCG also performed a review of commercially available government records in an effort to identify *recognized environmental conditions* in connection with the Property. This records review addressed not only the Property, but also surrounding properties. The records review also included *reasonably ascertainable* historical data, which can be helpful in identifying the past uses of the Property and surrounding areas, as it may relate to the environmental condition of the Property.

Finally, WCG performed *interviews* with various government agencies and other parties with possible knowledge of the Property and surrounding properties in an effort to identify current and past uses of the Property and surrounding areas, as they may relate to the environmental condition of the Property.

ASTM E 1527-13 defines a *recognized environmental condition* as the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis* conditions are not *recognized environmental conditions*.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the Property.

This Executive Summary provides a brief overview of the findings of this Phase I ESA. Although the Executive Summary is an integral part of the *report*, it does not substitute for reading the entire *report* or the appended or referenced documents to fully understand the findings and conclusions of this Phase I ESA.