

December 15, 2016
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

3300 RIVER ROAD

FRANKLIN PARK, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

The 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 3300 River 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 is comprised of approximately 2.45 acres of land improved with a one-story, 3,200 square-foot maintenance storage building. The Village of Franklin Park uses the building for storing road salt and snow plows. Based on interview responses from Mr. Eric Richard, representative of the *owner* and the *key site manager*, the maintenance storage building was built in the 1960s, and was associated with an automotive repair business that formerly occupied the Property. The building is surrounded by a gravel surface used for storing construction material and debris, pallets, and landscaping material. Access to the Property is provided by an asphalt/gravel driveway through a secured gate off of Elm Street.

Based on our review of historical documents and interview documentation, the Property was unimproved from at least 1891 through at least 1928. Between 1928 and 1938, the Property was improved with several buildings and an agricultural field, likely associated with a farmstead. Between 1938 and 1951, the Property appeared to be developed for light industrial purposes with at least three small buildings and paved parking areas. Between 1951 and 1972, the Property appeared to be developed with additional paved parking areas and parked vehicles. The Property remained in this configuration through at least 2008. Between 2008 and 2012, two of the buildings on the Property were demolished, with one building surrounded by parking/storage areas remaining on the Property. The Property remains in this configuration through the present day. According to *local street directories*, the Property was occupied by Schierhorn Cartage Company between 1956 and 1984; International Auto Repair between 1994 and 1999; and Rely Asphalt Maintenance Seal Coating & Striping between 2004 and 2009. According to Mr. Richard, the current building on the Property is approximately fifty (50) years old.

Weaver Consultants Group North Central, LLC

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On September 23, 2016, WCG representatives Ms. Caitlin Keefe and Ms. Angie Bouche 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 (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 except for the following:

- The potential presence of subsurface impacts associated with historical industrial activities on the Property including an auto repair shop and an asphalt and seal coating company.
- The potential presence of subsurface impacts associated with historical USTs, a LUST incident, an active SRP status, and the presence of a manufacturing facility on the western adjoining property.

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

- The potential presence of subsurface impacts associated with historical USTs and LUST incidents on the Property with a recorded NFR Letter.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *controlled 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.