

February 21, 2017
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

4215 MANNHEIM ROAD

SCHILLER PARK, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

The Cook County West Suburban Coalition (CCWSC-the *user*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 4215 Mannheim Road in Schiller 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 0.9 acres of land. The Property is currently improved with a gravel and asphalt-paved lot. According to documents provided by Mr. Kevin McKenna, a representative of the Village of Schiller Park and the *key site manager*, the property was formerly occupied by the Tokyo Motel. The motel building was demolished in 2002, and the foundations, footings, and the in-ground swimming pool were removed in 2007.

According to our review of historical records, between 1928 and 1939, the Property was utilized as row crop farmland, and remained in this configuration through at least 1951. Between 1951 and 1955, the Property was improved on the western portion with a rectangular building that also transected the southern adjoining property. Between 1955 and 1962, the rectangular building was demolished and the Property was improved with an irregular-shaped building on the central portion, and a rectangular building on the eastern portion, which also transected the eastern portion of the southern adjoining property. The Property remained in this configuration through at least 1988. Between 1988 and 1994, the rectangular building on the eastern portion of the Property was demolished, and the Property remained with the irregular-shaped building on the central portion through at least 1998. Between 1998 and 2002, the irregular-shaped building on the Property was demolished, and the Property appeared unimproved but with vehicles parked on the eastern portion. By 2008, parked vehicles were no longer depicted on the Property. The Property remains vacant to the present day.

According to *local street directories*, the Property was listed as various motels from at least 1956 through at least 1999; a car rental business in 1984, 1989, 1999, and 2004; a restaurant in 1989; and a trucking company in 1999.

Weaver Consultants Group North Central, LLC

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On November 1, 2016, WCG representative Ms. Stephanie Scilingo 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 the unknown source and environmental condition of backfill material used to fill in a former pool located at the Property;
- The potential presence of surface and subsurface impacts associated with potential vehicle petroleum related filling and repair activities at the former trucking company and car rental company on the Property; and
- A VEC associated with potential vehicle petroleum related filling and repair activities at the former trucking company and car rental company on the 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 historical presence of a UST and a Leaking Underground Storage Tank incident on the Property, with an issued No Further Remediation Letter with no land use restrictions or engineering or institutional controls.

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.

At the time Freedom of Information Act (FOIA) requests were submitted, it was unclear that the 4201 Mannheim Road address also existed for the Property; therefore, a second set of FOIA requests was submitted on November 29, 2016. As of the date of this *report*, the records responsive to the second set of requests were not made available for review. WCG lists the outstanding FOIA information as a *data gap*. See **Section 9.0** for additional information on *data gaps* identified during this Phase I ESA.

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.