

March 23, 2017
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**4256 WESLEY TERRACE
SCHILLER 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 4256 Wesley Terrace 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 0.59 acres of unimproved land. The Property is currently vacant. The surface predominately consists of landscaping with a gravel area at the southern portion of the Property. The Village of Schiller Park currently owns the Property.

According to our review of historical records, the Property was unimproved from at least 1890 through at least 1901. Between 1901 and 1939, the northern portion of the Property was improved with a manufacturing building. Between 1939 and 1951, the southern portion of the Property was improved with an additional structure. From 1951 through 1981, the configuration of the Property remained unchanged. Between 1981 and 1988, the buildings present on the Property were demolished, and the Property became vacant. The Property remains vacant to the present day. According to *local street directories*, the Property was listed as Refinery Products Company in 1956, 1959, and 1963; Aqua Khem Products Inc in 1969; and Refinery Products Division in 1974. According to FOIA documentation received, the Property has historically been occupied by a waste oil and liquid waste reprocessing facility.

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

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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 known presence of surface and subsurface impacts associated with historical industrial operations with spill incidents, ASTs, and reported impacts of waste oils, chlorinated solvents, and PCBs on the Property.
- The potential presence of surface and subsurface impacts associated with historical use of USTs at the Property.
- The known and potential presence of surface and subsurface impacts associated with impacts of waste oils, chlorinated solvents, and PCBs on the northern adjoining property, and impacts originating on the western adjoining property that may be potentially migrating onto the Property.

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