

July 1, 2016

Project No. 3896-300-01-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**7228 AND 7234 CIRCLE AVENUE
FOREST 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 7228 and 7234 Circle Avenue in Forest 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 0.48 acres of land and is improved with two commercial buildings and one garage structure. The Property is associated with two addresses: 7234 Circle Avenue is occupied by Meredith Culligan Water (Culligan) and 7228 Circle Avenue is occupied by Kevil's Restaurant (Kevil's). One building, occupied by Kevil's is an approximately 2,300 square-foot one-story commercial building with a basement. Kevil's uses the building as a restaurant/bar business. Culligan occupies an approximately 1,925 square-foot one-story commercial building. Culligan is a water softening equipment supplier. The garage structure is located south of the Culligan building, and is likely used as storage. Areas located south of the buildings are improved with an asphalt-paved parking lot. Decorative landscaping consisting of trees, shrubs, and mowed grass is located east of Kevil's and north of Culligan.

According to our review of historical records, the Property was improved with two residential buildings and associated outbuildings by 1895. Between 1895 and 1909, one residential building on the Property was removed and a new residence was constructed as well as several commercial buildings. The commercial buildings were located at the southeastern portion of the Property and are identified as the Blatz Brewing Company Beer Depot. Between 1909 and 1930, these commercial buildings in the southern portion of the Property remain present, but are no longer associated with the brewing company. One of the residential buildings is no longer present. The western portion of the Property is further improved with another commercial building and a contractor's storage yard. By 1938, one additional commercial building was present on the northern portion of the Property. The Property remained largely unchanged through at least 1972. Between 1972 and 1975, the

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contractor's storage yard is no longer present on the western portion of the Property, and is now improved with one parking garage building. Three commercial buildings on the southeastern portion of the Property are no longer present, and the Property appears as it does to the present day.

On March 31 and April 19, 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 (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, historical recognized environmental conditions, or 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.