

June 7, 2017

Project No. 3896-300-01-03

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**COOK COUNTY WEST SUBURBAN  
COALITION**

**10500 GRAND AVENUE**

**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 10500 Grand Avenue 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 3.43 acres of unimproved land except for a billboard on the southern portion and a pad-mounted transformer on the western portion of the Property. The Property is currently vacant and its surface predominately consists of landscaping and vegetation.

Based on our review of historical documents and interview documentation, the Property was unimproved from at least 1891 through at least 1928. By 1938, the Property appeared as agricultural row-crop farmland, with a small structure on the southern portion. By 1951, the small structure was no longer present. In 1955, the Property appeared with five small storage sheds or trailers, which were no longer present by 1962. Between 1972 and 1978, the Property was improved with a multi-story residential structure and associated landscaping and paved parking areas. The Property remained in this configuration through at least 2008. Between 2008 and 2012, the building on the Property was demolished.

According to *local street directories*, the Property was occupied by Leyden Community Center and various residential occupants from at least 1979 through 1984; Westlake Pavilion and various residential occupants from at least 1989 through 1999; Apartments, Scallabrini Life Center, Westlake Nursing and Rehab, and Westlake Pavilion in 2004; and Scallabrini Life Center in 2009.

On April 21, 2017, 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*

---

**Weaver Consultants Group North Central, LLC**

J:\PROJECTS\3800-3899\3896 - COOK COUNTY\300\01\03 - PHASE I AND II ESAS\03A - PHASE I ESAS\FRANKLIN PARK\10500 GRAND AVENUE\10500 GRAND AVE, FRANKLIN PARK - PHASE I ESA  
- DRAFT.DOCX 6/7/17

(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 a printing facility on the western adjoining 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.