

## PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Retail Redevelopment  
18.43-Acres of Industrial / Commercial Parcels  
Melrose Park, Cook County, Illinois

### CLIENT / CONTACT

Menard, Inc.  
Properties Division  
5101 Menard Drive  
Eau Claire, Wisconsin 54703  
Mr. Mike Simonds  
715.876.2984

### OWNER

Four Separate Owners



GEOCON Professional Services, LLC (GEOCON) was retained by Menard, Inc. to conduct a Phase I Environmental Site Assessment (ESA), asbestos survey and geotechnical evaluation of several properties as part of their due diligence process regarding a planned property acquisition for a retail store redevelopment project located in a western suburb of Chicago, Illinois.

The property consisted of 14 parcels of land, encompassing over 18 acres, spread among four separate land owners. These properties were historically used by industrial and manufacturing businesses for roughly the past sixty-four years. Heavy usage, storage and generation of various hazardous materials, including petroleum and solvent chemicals, were associated with the various operations on these properties. Numerous aboveground storage tanks (ASTs), underground storage tanks (USTs) and drums were identified at the properties, along with many other items of environmental concern. A significant volume of records and previous investigation reports were reviewed and summarized for this assessment in order to identify recognized environmental conditions (RECs) associated with the various parcels.

### Project Highlights

- GEOCON completed the comprehensive Phase I ESA in one month for the due diligence evaluation.
- Effective communication and coordination with multiple land owners and tenants allowed the assessments to be conducted in a timely manner with no interruption to the existing business operations.