

PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS (ESAs)

1.58-Acres of Commercial Parcels
Manhattan, Will County, Illinois

CLIENT / CONTACT

245 S. State Street
P.O. Box 31
Manhattan, Illinois
Ms. Marian T. Gibson
815-418-2041

OWNER

Norfolk Southern Railway Company



The property included two parcels of non-contiguous land that were historically owned by the Wabash Railroad and subsequent railroad entities since the 1880s. The site was previously developed as a farm stockyard, and the Manhattan Farmers Grain Company and lumber yard with storage of coal, oils/paints and other goods that included petroleum usage.

In April 2011, GEOCON Professional Services, LLC (GEOCON) was retained by the Village of Manhattan to conduct a Phase I ESA of the property for their due diligence for the planned property acquisition. Recognized environmental conditions (RECs) were identified for the parcels due to the historic long term property use and the close proximity to other off-site properties that had petroleum storage.

In May 2011, GEOCON was retained by the Village of Manhattan to conduct a Phase II ESA of the property for their due diligence for the planned property acquisition. A total of sixteen soil borings were advanced across the parcels with a truck mounted geo-probe unit and selected soil samples were analyzed for indicator contaminants of concern

Project Highlights:

- GEOCON completed the Phase I ESA in twenty days which allowed for sufficient time to conduct a Phase II ESA of the property in accordance with their due diligence timeframe.
- Historical source use of Sanborn Fire Insurance Maps allowed for the identification of early development of the land.
- Recommendations on property redevelopment and the use of Engineered Barriers were provided to the client to assist with their planned parking lot and green space improvements to the downtown area.