

M1455
MANILA

DEPARTMENT OF ENVIRONMENTAL QUALITY
AIR QUALITY DIVISION
ACTIVITY REPORT: Scheduled Inspection

M145545183

FACILITY: Quo Vadis Theatre		SRN / ID: M1455
LOCATION: 7420 Wayne, WESTLAND		DISTRICT: Detroit
CITY: WESTLAND		COUNTY: WAYNE
CONTACT:		ACTIVITY DATE: 07/16/2018
STAFF: Stephen Weis	COMPLIANCE STATUS: Compliance	SOURCE CLASS: <i>MINOR</i>
SUBJECT: Compliance inspection of the Quo Vadis Theatre facility in Westland. The Quo Vadis facility is scheduled for inspection in FY 2018.		
RESOLVED COMPLAINTS:		

Location:

Quo Vadis Theatre
(SRN M1455)
7420 Wayne Road
Westland 48185

Date of Activity:

Monday, July 16, 2018

Personnel Present:

Steve Weis, DEQ-AQD Detroit Office

Purpose of Activity

A self-initiated inspection of the Quo Vadis Theatre facility (hereinafter "Quo Vadis") in Westland was conducted on Monday, July 16, 2018. The Quo Vadis facility was on my list of sources targeted for an inspection during FY 2018. The purpose of this inspection was to determine compliance of operations at the Quo Vadis facility with applicable rules, regulations and standards as promulgated by Public Act 451 of 1994 (NREPA, Part 55 Air Pollution Control), and with applicable Federal standards. The facility is not currently subject to any DEQ-AQD permits.

Facility Site Description

The Quo Vadis Theatre site is a 3.72 acre parcel on the east side of Wayne Road, situated halfway between Cowan Road/Central City Parkway and Warren Road in the City of Westland. The property is the former site of the Quo Vadis Theatre and Entertainment Center. The theatre was in operation from 1966 through January of 2002. A description of the theatre and its history, as provided in an entry from the Cinema Treasures website, is attached to this report. The theatre building was demolished in April of 2011, and the site sat vacant. The property was sold in June of 2017 by S & S Shopping Centers, Ltd. to Community Financial Credit Union, who purchased the property for use as the site of a new branch of Community Financial Credit Union. I have attached a copy of an article from the August 29, 2017 edition of the *Westland Observer* that mentions the construction of the new credit union on the theatre property.

The area around the Quo Vadis site consists of commercial properties. The site is directly across Wayne Road from the Westland Shopping Center mall and its associated out-lots that contain restaurants and additional retail. The area on the east side of Wayne Road behind the Quo Vadis site is a large strip mall that contains various retail businesses. The closest buildings to the site are a former Toy-R-Us store to the east, and a Pizza Hut restaurant to the north along Wayne Road.

Facility Operations

As mentioned in the last section, there is currently a branch office of Community Financial Credit Union operating on the property. The *Westland Observer* article mentions that the parcel has been divided into three parcels, so there may be other entities locating on the other parcels in the future.

Inspection Narrative

I drove to the site and noted the credit union building. I then went to the Westland City Hall (36300 Warren Road) to see if I could find some information as to when the property was sold to the credit union. I stopped at the City Clerk's office, and I was provided with some information relating to the sale and transfer of the property, which occurred in June of 2017. The information is attached to this report for reference. The information includes a Warranty Deed, which shows that the property was transferred from S & S Shopping Centers, Ltd. to Community Financial Credit Union effective June 16, 2017, and Notice of Commencement for non-residential property that was submitted to the Wayne County Clerk's Office on September 5, 2017 and notifies of the pending construction of the credit union on the site.

Permits/Regulations/Orders/Other

At the time that the Quo Vadis Theatre closed, there should have been no DEQ-AQD or Wayne County permits in effect. There is one permit listed in the Detroit District facility database – Permit to Install (PTI) No. 251-84 for a paint spray system. This permit is also listed as having been voided on June 23, 1987.

Compliance Determination

Based upon the results of the site visit and the information gathered in relation to the property, the Quo Vadis facility is no longer in operation. The Quo Vadis facility should be removed from being classified as an active facility in DEQ-AQD databases.

Attachments to this report: a description of the history of the Quo Vadis Theatre complex; a copy of an article from the *Westland Observer* about the new credit union at the facility; information from the City of Westland Clerk's Office regarding the sale of the Quo Vadis property.

NAME

Kevin Wew

DATE

8/23/18

SUPERVISOR

JK