

November 17, 2016
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**4 NORTH 8TH AVENUE
MAYWOOD, ILLINOIS**

PREPARED BY



EXECUTIVE SUMMARY

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 4 North 8th Avenue in Maywood, 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 consists of four parcels with an approximate area of 0.65 acres of land. The Property is improved with a gravel and asphalt-paved lot. The Property is currently unoccupied, and several cars were parked on the Property during the *site visit*. According to Ms. Angela Smith, a representative of the Village of Maywood and the *key site manager*, the Property has been unoccupied since approximately 2010. The Property was occupied until 2009 and was improved with one building on the southeast corner and a storage/parking area to the north of the building. In February 2010 the building was demolished.

According to our review of historical records, the Property was unimproved from at least 1891 through at least 1909. Between 1909 and 1928, the southeastern portion of the Property was improved with a manufacturing building and an organ repairs building and remained unchanged through at least 1930. Between 1930 and 1951, the organ repairs building was demolished, and the manufacturing building was identified as a screw machine products manufacturer. Between 1951 and 1955, the Property was improved with a parking lot. Between 1955 and 1962, an addition was completed on the existing building on the Property, and the Property remained unchanged through at least 1999. Between 1999 and 2005, cars were parked along the northern Property boundary, and remained unchanged through at least 2009. Between 2009 and 2010, the building appeared to have been demolished. After 2010, the Property appeared vacant and remained vacant to the date of the *site visit*. According to *local street directories* the Property was listed as A B C Catering and VFW Post 2193 in 1969, VFW Post 2193 in 1974, Veterans of Foreign Wars 2193 in 1979, Pringle & Booth Inc. and Emulsion Stripping in 1984, and E S Graphics in 1989.

Weaver Consultants Group North Central, LLC

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On May 12, 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* in connection with the Property, except for the following:

- The potential presence of surface and subsurface impacts associated with the historical industrial operations and illicit dumping on the Property.
- The known and potential presence of subsurface impacts associated with the operations on the northern adjoining 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.