

January 25, 2016
Project No. 3896-300-01-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**1215 AND 1217 SOUTH 7TH AVENUE
MAYWOOD, 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 7th Avenue and Wilcox Street 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 is comprised of approximately 0.3 acres of land currently owned by the Village of Maywood (the Village). The Property is improved with a concrete building foundation that includes a crawlspace. The Property is currently unoccupied and mostly vacant. The Property was formerly occupied by Planet Earth Storage until at least 2008 according to records provided by the Village.

According to our review of historical records, the Property was improved with two buildings by at least 1909. The Property was occupied by “Fred Heller Coal and Mason’s Materials” and the buildings included offices and cement and coal storage. Between 1909 and 1930, the previous buildings were no longer present and the Property appeared improved with four buildings including three storage buildings and one office building that remain through at least 1938. Between 1930 and 1938, the Property was occupied by “Liquid Asphalt Co.” and a 15,000-gallon asphalt tank was present in one storage building. Between 1938 and 1951, the previous buildings were demolished and the Property appeared improved with three buildings. One was a warehouse used to store flour, second was a building used for storing siding and insulation, and third was another warehouse used to store automobiles and trucks. By 1962, the building formerly utilized for siding and insulation storage located in the northwestern corner of the Property was no longer present. The Property was occupied by a Liquid Adhesive Factory in 1962, and remained through at least 1969. According to *local street directories*, the Property was listed as Heights Die Casting from at least 1969 to 1974. Between 1981 and 1983, the structures on the Property were demolished, and it was labeled as Contractor’s Storage, and remained in this configuration

through 1994. From at least 1994 through 2008, the Property appeared with stored materials and parked cars. By 2009, the Property appeared as it does in the present day.

On September 21, 2015, 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* (RECs) in connection with the Property, except for the following:

- The potential presence of subsurface impacts associated with the historical presence of industrial activities including a liquid asphalt company, die casting, coal storage, and a scrap yard.
- The potential presence of subsurface impacts associated with the historical presence of industrial activities including a machine shop, coal storage, and a scrap yard on the western 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.