

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**1312 AND 1318 ST. CHARLES ROAD
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 South 14th Avenue and St. Charles Road 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 0.36 acres of unimproved land and is unoccupied. The surface of the southern portion of the Property consists of gravel and asphalt. The remainder of the Property is grass-covered, unoccupied land. Concrete sidewalks are located along the northern and western portions of the Property. The Property is currently owned by the Village of Maywood.

According to our review of historical records, the Property was unimproved by at least 1909. Between 1909 and 1928, the eastern portion of the Property was improved with one building. Between 1930 and 1951, the prior building on the Property was demolished and one larger building and a parking lot were constructed and the Property remained unchanged through at least 1975. By 1978, the building and parking lot were no longer present on the Property, and the Property remained in this configuration through at least 1999. Between 1999 and 2005, stored materials were present on the Property. Between 2005 and 2009, the Property appeared vacant and remains vacant to the date of the *site visit*. According to *local street directories* the Property was listed as Normandy Company in 1956, Sampson FM in 1959, Carters Kitchen in 1969, and Taylor Wade and Jas Miller in 1974.

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.

Weaver Consultants Group North Central, LLC

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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 a gasoline tank, auto repair shop, and dry cleaners on the western adjoining property.
- The potential presence of subsurface impacts associated with the historical presence of an auto repair shop on the eastern adjoining property.
- The potential presence of subsurface impacts associated with the historical presence of a railroad train shed and steel and transit construction facility which later became an industrial center 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.