

October 19, 2020

Project No. 3896-302-01-02 – Task 04P

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**COOK COUNTY DEPARTMENT OF  
ENVIRONMENT AND SUSTAINABILITY  
COALITION**

**257 JOE ORR ROAD  
CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

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Cook County Department of Environment and Sustainability Coalition (CCDESC; the user) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 257 Joe Orr Road in Chicago Heights, 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 approximately 0.23 acres improved with an approximate 2,710 square-foot, single-story commercial building that is currently occupied by Zarlengo's Italian Ice. The building has an attached trailer with four semi-permanent walk-in freezers to the north of the trailer, and three additional freezers used to store dry goods located north of the building. The areas located west of the building are improved with a paved lot. Outside seating associated with the Zarlengo's Italian Ice is located south of the building.

According to our review of historical records, the Property appears undeveloped by at least 1892 and appears generally unchanged through at least 1973. Between 1973 and 1983, the Property appears to have been paved, and appears generally unchanged through at least 1988. Between 1988 and 1999, the Property appears developed with at least one building located along the eastern Property boundary. Between 1999 and 2005, an addition appears to have been constructed to the northern side of the building. The Property appears generally unchanged through at least 2015. Between 2015 and 2017, at least six structures, likely trailers and/or walk-in freezers, appear present north and west of the building. The Property remained in this general configuration through the date of the site visit. In local street directories, Property address 257 Joe Orr Road is listed as Cuda N in 1960 and as Zarlengo's Soft Serv./Zarlengo's Soft Srv./Zarlengo's Soft Serve in 1985, 1991, 1996, 2001, 2006, 2013, and 2018.

On September 25, 2020, WCG representatives Ms. Paige Adams and 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 (i.e., any known or suspect environmental conditions) 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 known presence of groundwater impacts associated with the historical use of the western adjoining property addressed 535 Ashland Avenue as an automotive service station and gas station from at least 1974 to 2006 with an open Leaking Underground Storage Tank (LUST) incident 20120973.

Based upon the assessments described in this report, this Phase I ESA has revealed no evidence of historical recognized environmental conditions or controlled recognized environmental conditions in connection with the 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.