

February 17, 2017  
Project No. 3896-300-01-03a

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN  
COALITION

511 AND 519 SOUTH 5TH AVENUE

MAYWOOD, ILLINOIS

PREPARED BY



## EXECUTIVE SUMMARY

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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 511 and 519 South 5th 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 is comprised of approximately 0.75 acres of land and is currently improved with a deteriorated asphalt-paved parking lot with areas of exposed gravel. The Property is unoccupied. WCG observed several concrete parking blocks located along the eastern portion of the Property.

According to our review of historical records, the southern portion of the Property was unimproved by at least 1895, and the northern portion was improved with one building identified as First Presbyterian Church. The Property remained unchanged through at least 1909. Between 1909 and 1930, the Property was improved with one filling station on the southern portion with five gasoline tanks and one building identified as auto sales and service. The church building remained present on the northern portion. The Property remained unchanged through at least 1951. Between 1951 and 1962, the buildings on the southern portion of the Property were listed as commercial and the church building on the northern portion of the Property was no longer present. The northern portion of the Property was identified as “auto sales”, and the Property remained unchanged through at least 1975. Between 1975 and 1983, the Property was largely unchanged with the exception that the northern portion of the Property was identified as parking, and the southern portion of the Property was again identified as a filling station. The Property remained unchanged through at least 2005. Between 2005 and 2008, the buildings on the Property were demolished and the Property appeared as a vacant lot as it does to the present day.

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

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**Weaver Consultants Group North Central, LLC**

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*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 use of the Property as filling station and related USTs.
- The potential presence of subsurface impacts associated with the historical use of the Property as an auto repair facility.
- The known presence of subsurface impacts associated with the former and current presence of USTs and a filling station on the southern adjoining property.
- The potential presence of subsurface impacts associated with the former presence of a filling station and gasoline tanks 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.