

October 19, 2020

Project No. 3896-302-01-02 – Task 03P

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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

**533 ASHLAND AVENUE  
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 533 Ashland Avenue 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 is comprised of approximately 0.8 acres of land improved with a single-story 7,360 square-foot commercial building. The Property is currently unoccupied. Zarlengo's Italian Ice, the owner and occupant of the southern adjoining property, uses the southeastern corner of the Property to store walk-in freezers. The areas located south of the building are improved with a paved lot.

Based on our review of historical records, the Property appears undeveloped by 1892. The Property appeared to remain undeveloped through 1901. Between 1901 and 1929, the Property appears developed with one building. Between 1929 and 1938, the Property appears to have been developed with at least three buildings. The Property appeared to remain in this configuration through 1967. Between 1967 and 1973, the three buildings on the Property appear to have been razed, and another building appears to have been developed in the northwestern corner. Between 1973 and 1983, an addition appears constructed to the eastern side of the aforementioned building. The Property remained in this general configuration through the date of the site visit. The Property, addressed 533 Ashland Avenue, is listed in local street directories as Location Finders International in 1985; as Rose Paving & Seal CTG in 1985 and 1991; as Rose Construction in 1985, 1991, 1996, and 2001; as Metro Intermodl Ltd in 1996; as Dough Management C in 1991, 1996, and 2001; as Location Finders in 1991, 1996, and 2001; and as Employment Associates Group in 2006 and 2013.

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 soil and groundwater impacts associated with the historical use of the southern adjoining property addressed 535 Ashland Avenue as an automotive service station and gas station from at least 1974 to 2001 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.