

February 20, 2017
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN
COALITION

837 SOUTH 17TH AVENUE

MAYWOOD, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

The Cook County West Suburban Coalition (CCWSC) (the *user*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 837 South 17th 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 currently unoccupied. The Property is surfaced with concrete at the southern portion of the Property with two raised concrete platforms previously used for former fuel dispenser pumps. The concrete surface was observed to be in poor condition. An approximately fifteen feet by twenty feet gravel-filled area is present on the northwestern portion of the Property. Another gravel-filled area approximately ten feet by fifteen feet is present to the northeast of the other gravel area. The northern portion of the Property is a landscaped area. The perimeter of the Property is surrounded by a chain-link fence with openings in the fence on the southern and western sides and photoelectric dual beam motion detectors in each corner of the Property. Concrete sidewalks extend along the southern and western Property boundaries.

According to Ms. Angela Smith, a representative of the Village of Maywood and the *key site manager*, the Property was formerly occupied by a gas station. According to our review of historical records, between 1951 and 1962, the Property was improved with one building. According to SanbornTM *fire insurance maps*, the Property building was identified as a filling station in 1975 and a commercial building in 1983. The building remained on the Property until at least 2005. Between 2005 and 2008, the building was demolished, and the building foundation remained on the Property. Between 2008 and 2012, the building foundation was removed. According to *local street directories*, the Property was listed as Waylo Gas in 1974, G N H Mfg and G N H Auto in 1984, Michael Motors Inc in 1994, Rodeo Auto Sales in 1999, and Transmission Center in 2004 and 2009.

On November 8, 2016, WCG representative Ms. Stephanie Scilingo visually assessed the Property for *recognized environmental conditions*, including but not limited to, the presence of

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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* in connection with the Property, except for the following:

- The potential presence of surface and subsurface impacts associated with the former presence of an auto repair shop and industrial facility on the Property; and
- A VEC associated with the former presence of an auto repair shop and industrial facility on the Property.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *controlled recognized environmental conditions* or *historical recognized environmental conditions* in connection with the Property, except for the following:

- The historical presence of USTs and a Leaking Underground Storage Tank (LUST) incident on the Property with an issued No Further Remediation Letter with the condition of a groundwater ordinance.

At the time Freedom of Information Act (FOIA) requests were submitted, it was unclear that the 1719 Madison Street address also existed for the Property; therefore, a second set of FOIA requests was submitted on November 29, 2016. As of the date of this *report*, the records responsive to the second set of requests were not made available for review from the IEPA. WCG lists the outstanding FOIA information as a *data gap*. See **Section 9.0** for additional information on *data gaps* identified during this Phase I ESA.

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.