



ENVIRONMENTAL PROTECTION INDUSTRIES

**Wilkins Rebuilders Supply  
171 East 12<sup>th</sup> Street  
Chicago Heights, Illinois 60411**

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**On a Site Located at:  
980 Washington Street  
Chicago Heights, Illinois**



**EPI Project Number # 141157**

**October 15, 2014**

Environmental Engineering • Assessment • Remediation • Brownfield Redevelopment • Grant Assistance

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## 1.0 SUMMARY

Environmental Protection Industries (EPI) was retained by Wilkins Rebuilders Supply to perform a Phase I Environmental Site Assessment (ESA) of the property identified as 980 Washington Street in Chicago Heights, Cook County, Illinois. The subject property is an irregular shaped parcel of land approximately 17.2 acres in size. The southern portion of the subject property is developed with a metal building occupied by a railroad car/engine repair operation. The remainder of the site is undeveloped and partially densely covered with deciduous trees and weedy type vegetation. There is evidence of former building foundations on the northern portion of the site. The entire property is enclosed within chain-link fencing. The PIN#'s included in this assessment include 32-16-400-004, -005, 010, -011, 32-16-311-003, -004, 32-16-104-002, 003 and -004. The Cook County Parcel Map is presented in Appendix B for review. The site inspection was performed on September 23, 2010.

The Phase I Environmental Site Assessment described in this report has been performed in accordance with the Standard Practice for Environmental Site Assessments as developed by the American Society for Testing & Materials (ASTM 1527-13) and in accordance with 40 CFR Part 312 - Standards and Practices for All Appropriate Inquiries (AAI). Special terms and conditions, limitations and limiting conditions are described in Section 2.0 of this report.

EPI's Phase I Environmental Site Assessment has revealed evidence of recognized environmental conditions in connection with the subject property.

The southern portion of the subject property is identified as 1020 Washington and is developed with an industrial metal building occupied by railroad car/engine repair. This building and property were not accessible to EPI during the site inspection. This operation is assumed to have used petroleum products, solvents and generate petroleum by-products. This portion of the subject property is listed in the databases reviewed as a RCRA Non-Generator site. The facility is listed as Holland Company. The former and current use represents the material threat of a release of petroleum and hazardous materials to the subject property.

During the inspection EPI noted a fill and vent pipe at the northwest corner of the 980 Washington building from the northern portion of the subject property. The fill and vent represent the potential existence of an underground storage tank on this portion of the subject property. The tank is assumed to be a former heating UST. The former use and current existence of the potential UST represents the material threat of a release of petroleum products to the subject property.

The north central portion of the subject property has a long history of industrial use. This portion of the subject property was developed with two (2) large industrial buildings occupied by Montgomery Ward & Company Vehicle Factory No. 6 & Warehouse No 7 on the 1911 to 1975 Sanborn Fire Insurance Maps. The two buildings are divided by rail spurs. The building to north of the rail spurs is mapped as Factory No 6 and is labeled Office, Packing, Storage, and Painting. The building south of the rail spurs is mapped as Warehouse No 7 and labeled as Stock House, Painting, Smith Shop and Tire Setting. The 1966 map shows a building located at the northeast corner of the Warehouse No 7 building that is labeled Oil Tanks. The 1975 map shows



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a Fuel Oil Tank mapped to the north of the Factory building. The northeast corner of the site is mapped as the John Mackler & Company – Storage of Road Making Machines from 1950 to 1975. The long term industrial use of the subject property represents the material threat of the release of petroleum and/or hazardous material to the subject property.

During the site inspection EPI noted a black sand/shot-blast type sandy/grit covering the north central portion of the property. This material is of an unknown origin. This material has the potential to contain contaminants if used as a sand/shot-blast material. This material should be further tested to determine the potential for impacts.

Detailed information is located in the body of the report; findings and conclusions are summarized in Section 7.0.