

February 24, 2017  
Project No. 3896-300-01-03

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY WEST SUBURBAN  
COALITION

1000 SOUTH 19TH AVENUE

MAYWOOD, ILLINOIS

PREPARED BY



## EXECUTIVE SUMMARY

---

The 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 1000 South 19th 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 consists of two unoccupied parcels with an approximate area of 1.4 acres of land. The majority of the Property is improved with a plastic shed in the northwest corner, an asphalt paved area located in the northeastern portion of the Property, and landscaping in the remainder. Trees are planted along the northern Property boundary and a concrete sidewalk is located along the eastern boundary. Power lines are located along the southern boundary and northeastern portion of the Property.

The Property was undeveloped prior to 1891. It appears developed between 1901 and 1928 as a portion of the Chicago Great Western Railroad, and remains unchanged through at least 1972. Between 1962 and 1972, the tracks were no longer present on aerial photos of the Property, and the Property remained unchanged through at least 1994. Between 1994 and 1999, land clearing activities were present on the northeastern portion of the Property. Between 1999 and 2005 a shed was constructed at the northwest corner of the Property. The Property remains in this configuration to the present day. WCG has identified the historical presence of railroad tracks on the Property as a Finding as further discussed in **Section 8.0**.

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 *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

---

**Weaver Consultants Group North Central, LLC**

J:\PROJECTS\3800-3899\3896 - COOK COUNTY\300\01\03 - PHASE I AND II ESAS\03A - PHASE I ESAS\MAYWOOD\MAYWOOD - 1000 SOUTH 19TH AVENUE\MAYWOOD - 1000 SOUTH 19TH AVE  
PHASE I ESA FINAL.DOCX 2/24/17

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 surface and subsurface impacts associated with the placement of fill materials on the Property, eastern, southern, and western adjoining properties when the railroad facilities were removed.

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.