

December 22, 2020
Project No. 3896-302-01-02, Task 06P

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**1001 EAST 14TH STREET AND 1109, 1115, 1117, 1203, 1207,
AND 1209 LINCOLN HIGHWAY
FORD HEIGHTS, ILLINOIS**

PREPARED BY



EXECUTIVE SUMMARY

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 1001 East 14th Street and 1109, 1115, 1117, 1203, 1207, and 1209 Lincoln Highway in Ford 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 unoccupied and comprised of ten (10) parcels of non-contiguous land totaling approximately 1.54 acres. The Property is improved with two vacant buildings. One mixed residential and commercial building in the western portion and a second commercial building in the eastern portion of the Property. A concrete-paved parking lot is located in the easternmost portion of the Property, and the remainder of the Property consists of undeveloped grass-covered or densely vegetated land. The eastern building was previously occupied by Temple of Praise and Top Balm Café, and the western building on the western portion was previously occupied by Hope Center.

Based on our review of historical records, the Property appears undeveloped by at least 1892. The Property appears to remain undeveloped through at least 1901. Between 1901 and 1929, the Property appears developed with four buildings: two on the eastern portion and two on the western portion. Greenwood Avenue appears to transect the central portion of the Property in a north-south direction. Between 1929 and 1938, the easternmost building appears to have been razed. Between 1938 and 1952, an additional structure and associated driveway appear developed on the western portion of the Property, and exterior equipment or vehicle storage appears in the central portion of the Property along Greenwood Avenue. Between 1952 and 1962, the easternmost building on the Property appears to have been razed and a new building, associated paved area, and at least three structures, potentially fuel islands, appear developed in this area; an additional building appears developed in the central portion east of Greenwood Avenue; additional material or vehicle storage appears in the central portion west of Greenwood Avenue; and an addition appears constructed to the northern portion of the westernmost building. The Property appears generally unchanged through at least 1967. Between 1967 and 1973, the central portion of the Property no longer appears to be used for equipment or vehicle storage and Greenwood Avenue no longer appears to be an active roadway. By 1984, the easternmost building and associated structures, and at least two buildings on the western portion of the Property appear to have

been razed. The Property appears generally unchanged through at least 1988. Between 1988 and 1998, an addition appears constructed to the north side of the existing building on the eastern portion of the Property. The Property remained in this general configuration through the date of the site visit. In local street directories, the Property addressed 1207 Lincoln Highway is listed as F&W Hand Car Wash in 1991, 1996, and 2001; as Wilsons Auto Repair in 1991, 1996, and 2014; as F&W Auto Repair and Glitters in 2006; as Mufflers & More Complete Auto in 2010; and as U-Haul Neighborhood Dealer in 2014 and 2018.

On October 29, 2020, WCG representative Ms. Paige Adams 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 potential presence of soil-gas impacts associated with the historical use of the Property addressed 1117 East 14th Street as a gas station with three USTs and associated leaking underground storage tank LUST incident 20071337 that was closed with conditions on May 11, 2010.
- The potential presence of surface and subsurface impacts associated with the historical use of the central portion of the Property addressed 1207 Lincoln Highway as an auto repair facility and car wash including the potential presence of USTs.

- The potential presence of surface and subsurface impacts associated with the historical use of portions of the Property and the northern and southern adjoining property as a potential junkyard.

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

- The known presence of subsurface impacts associated with the historical use of the Property addressed 1117 East 14th Street as a gas station with three USTs and associated LUST incident 20071337 that was closed with conditions on May 11, 2010.

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.