

February 17, 2017  
Project No. 3896-300-01-03a

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**COOK COUNTY WEST SUBURBAN  
COALITION**

**1142 SOUTH 17TH AVENUE  
MAYWOOD, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

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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 1142 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 consists of one parcel with an approximate area of 0.26 acres of land. The Property is currently abandoned. The Property is improved with asphalt paved parking areas and one building. WCG was unable to access the interior of the building, however based on observations during the *site visit*, the building appeared to be divided into four sections, three of which appear to have previously been used as garages for auto repair and one of which appears to have previously been used as office space. The surrounding area generally consists of residential, municipal parks, and commercial property uses.

The Property was unimproved prior to 1891 and remained in that configuration until at least 1901. Between 1901 and 1928, the Property appeared improved with three buildings identified as two offices and a cementer. Between 1930 and 1951 these buildings were demolished and replaced by a single building identified as a store. Between 1951 and 1955, this building was demolished. Between 1955 and 1962, the Property was improved with a parking lot and one building listed as Windy's Cities Station in 1959. Between 1962 and 1972, the Property was improved with an addition to the building and remained in this configuration to the date of the *site visit*. According to *local street directories* the Property was listed as C & B Cities Station in 1963 and Kar Kleen Industrial Engineers in 1969. In 1975 and 1983 the Property was identified as a car wash and office. According to *local street directories* the Property was listed as Smitty's Auto Repair in 2009, and the business was closed by 2013.

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*

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**Weaver Consultants Group North Central, LLC**

*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* (RECs) in connection with the Property, except for the following:

- The potential presence of surface and subsurface impacts associated with the potential presence of an underground storage tank (UST) on the Property.
- The potential presence of surface and subsurface impacts associated with the historical uses of the Property as an unlicensed junkyard, auto repair facility, and service station.
- The potential presence of surface and subsurface impacts associated with the historical uses of the southern adjoining property including a sign painter and an auto repair shop.

Based upon the assessments described in this *report*, this Phase I ESA has revealed no evidence of *controlled recognized environmental conditions* (CRECs), *historical recognized*

*environmental conditions* (HRECs), or *de minimis* conditions in connection with the Property.

It should be noted that WCG was unable to observe the interior of the office and garage spaces on the Property due to the buildings being locked. Based on our experience with similar situations, we believe that observation of that location is important in determining whether a *recognized environmental condition* exists. 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.