

December 23, 2020

Project No. 3896-302-01-02 Task: 24H

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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

**1401 – 1621 LINCOLN HIGHWAY  
CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

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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 1401 – 1621 Lincoln Highway in Chicago 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 comprised of approximately 4.47 acres of land and that primarily consists of undeveloped land with an approximately 5,000 square-foot, single-story commercial building located at the eastern portion of the Property. McCullough Funeral and Cremation Services currently uses the building as a funeral home. WCG understands from local street directories that McCullough Funeral and Cremation Services has occupied this building since at least 1996.

Based on our review of historical records, the Property appears undeveloped by at least 1892 and appears generally unchanged through at least 1929. Between 1929 and 1938, the Property appears to be utilized as agricultural row-crop farmland with at least three buildings, potentially a farmstead, located at the east portion of the Property. The Property appears generally unchanged through at least 1952. Between 1952 and 1962, the Property no longer appears to be used as row-crop agricultural farmland, and one of the three buildings on the eastern portion appears to have been razed. Between 1962 and 1967, the remaining two buildings appear to have been razed and an additional structure with surrounding paved areas appears developed. The Property appears generally unchanged through at least 1988. Between 1988 and 1998, the additional structure appears to have been razed and the Property appears to have been developed with a building with an associated paved parking area to the northwest and south. Between 1998 and 2005, a second building, possibly a storage shed, appears to have been developed in the northeastern portion of the Property. The Property remained in this general configuration through the date of the site visit. According to local street directories, the Property is listed as Mccullough Fnr1 Hme/ Mccullough Robt/Mccullough Robert Funeral Hme/Robert Mccullough Funeral Home/ Mccullough Fnr1 & Crmtn Serv/ Mc Cullough Funeral & Crmtn/ Mccullough Funeral Cremation in 1996, 2006, 2010, 2014, and 2018.

On September 25, 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 historical recognized environmental conditions in connection with the Property, except for the following:

- The historical presence of subsurface impacts associated with the three former USTs and associated Leaking Underground Storage Tank (LUST) incident number 910515 that was closed without conditions.

It should be noted that due to access restrictions, WCG was unable to observe the interior of the McCullough Funeral and Cremation Services building. Based our experience with similar situations, we believe that observation of that location is important in determining whether a recognized environmental condition exists. Therefore, WCG has identified this data gap as significant.

Additionally, WCG has not received a Freedom of Information Act (FOIA) response from the Illinois Environmental Protection Agency (IEPA) during this Phase I ESA. WCG lists the outstanding FOIA information as a data gap. Due to the lack of FOIA response from the IEPA, WCG was not able to fully evaluate whether soil-gas impacts associated with the historical use of the Property as a gas station are present at the Property. Therefore, WCG has identified this data gap as significant.

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.