

March 27, 2020

Revised: May 20, 2020

Project No. 3896-302-02-01

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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

**2116 SOUTH STATE STREET (LHLC SITE G)  
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 2116 South State Street (LHLC Site G) 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 19.7 acres of land that is currently undeveloped and unoccupied. A stream is located at the southeastern portion of the Property. WCG observed concrete blocks and remnants of building foundations scattered at various locations across the northern and central portions of the Property.

According to our review of historical records, prior to 1910, the Property appeared developed as “Hicks Locomotive and Car Works – East Plant”. The Property appeared improved with multiple railroad tracks, one large building, and twelve (12) smaller buildings. Rooms identified in the larger building include a wood shop, machine shop, storage, supply room, car shop, and blacksmith shop with an earthen floor. The smaller buildings included a lumber building, planer, machine shop, water closet, offices, coal, oil house, filling house, and carpenter. The Property also appeared improved with multiple lumber piles, a supply platform on the ground, and two 8,000-gallon fuel oil USTs. According to the 1911 Sanborn fire insurance map, the plant had not been in operation since September 1, 1910. The buildings appeared present on the Property through at least 1930. By 1938, the buildings appeared to have been razed and the Property remained generally unchanged through at least 1998. According to aerial photographs, between 1998 and 2002, apparent stored/dumped materials and potential soil piles appeared to be present on the central and western portions of the Property. The area of stored materials appeared to have expanded by 2008 and remained generally unchanged through at least 2015. The stored materials were no longer present by the date of the site visit.

The southern adjoining property is currently occupied by a Rail Exchange Fabricators, a metal fabricator. In addition, information reviewed identified known impacts on the southern adjoining property associated with its historical use as an industrial paint stripper.

On December 17, 2019, 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 (i.e., any known or suspect environmental conditions) for the Property.

WCG conducted 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.

WCG also conducted interviews with various government agencies and others 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 surface and subsurface impacts associated with the historical industrial and manufacturing use of the Property.
- The known presence of groundwater impacts detected during past assessment activities at the Property.
- The potential presence of surface and subsurface impacts associated with the historical presence of USTs, coal, and an oil house at the Property.
- The potential presence of surface and subsurface impacts associated with the historical dumping/storage of unknown materials at the Property.
- The potential presence of surface and subsurface impacts associated with the current and historical industrial use as an industrial paint stripper and identified impacts on the southern adjoining property.

Based upon the assessments described in this report, this Phase I ESA has revealed no evidence of controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Property.

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.