

March 27, 2020

Project No. 3896-302-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**2523 AND 2525 SOUTH STATE STREET (LHLC SITE H)
CHICAGO 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 2523 and 2525 South State Street (LHLC Site H) 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 63.5 acres of land that is currently undeveloped and heavily vegetated with the exception of a rail spur associated with the southern adjoining property located on the southeastern portion of the Property. An intermittent stream extends through the central portion of the Property in a north to southwest direction.

According to our review of historical records, by at least 1929, the Property appeared unimproved with an intermittent stream and multiple branches depicted transecting the central and western portions generally in a north to south direction. The Property remained generally unchanged through at least 1938. Between 1938 and 1952, the eastern and southern portions of the Property appeared as row crop farmland. Between 1953 and 1966, a pipeline appeared on the Property along the western Property boundary. According to the National Pipeline Mapping System (NPMS), this pipeline was identified as carrying hazardous liquid. The Property remained generally unchanged through at least 1973. By 1990, the pipeline was no longer depicted. By 1993, the Property appeared improved with a portion of an asphalt paved parking lot extending from the southern adjoining property and the row crop farmland no longer appeared to be present. By 1998, land disturbance activities appear along the southern and eastern portions of the Property in the vicinity of the former parking lot. By 2002, a rail spur associated with the southern adjoining property appears improved in the area of the land disturbance activities. In addition, according to historical documents, a low lying area that intermittently has water was visible in the central portion of the Property. The Property remains generally unchanged through the date of the site visit.

In addition, according to fire insurance maps, the western adjoining property was identified as a former industrial and manufacturing facility from at least 1910 through 1930. According to aerial photographs, piles of materials appeared to be stored on the property from at least 2002 through 2015.

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 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 subsurface impacts associated with the hazardous liquid pipeline identified at the Property that was reportedly abandoned in 2015.
- The potential presence of surface and subsurface impacts associated with the historical and current presence of industrial activities at the southern adjoining property.
- The potential presence of subsurface impacts associated with the following at the western adjoining property:
 - The historical industrial and manufacturing use;
 - The historical presence of USTs, coal, and an oil house; and
 - The historical dumping/storage of unknown materials.

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.