

May 11, 2020

Project No. 3896-302-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY DEPARTMENT OF
ENVIRONMENT AND SUSTAINABILITY**

CLUSTER 3 SITE 1

2644 SAUK TRAIL/2705 SAUK TRAIL

SAUK VILLAGE, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

Cook County Department of Environment and Sustainability (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 2644 Sauk Trail in Sauk Village, 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 0.24 acres of land improved with a single-story 2,100 square-foot commercial building that is currently vacant. There are several garage doors on the west side of the building. The areas located north, east, and west of the building are improved with a concrete driveway and parking lot. Decorative landscaping consisting of mowed grass is located along the eastern side of the building.

Based on our review of historical records, the Property appeared to be unimproved land by at least 1929. By 1938, the Property appeared to be utilized as row-crop agricultural farmland and remained generally unchanged through at least 1993. Between 1993 and 1998, the Property appeared improved with one commercial building and remained generally unchanged from 1998 through the date of the site visit. According to our review of Freedom of Information Act (FOIA) records, construction drawings were prepared for the current Property building in 1995 and identified the building as Quick Lube Center. According to local street directories, the Property was listed as Jiffy Lube in 2004. Furthermore, Jiffy Lube appeared to be the Property occupant in 2007 based on a photograph available on the Cook County GIS Application.

On April 30, 2020, WCG representatives Ms. Paige Adams and Ms. Allison Fournier 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 surface and subsurface impacts associated with the historical use of the Property for auto servicing and repair from at least 1995 to 2007.

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