

May 11, 2020

Project No. 3896-302-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

2706 EUCLID AVENUE (CLUSTER 3 SITE 2)

SAUK VILLAGE, ILLINOIS

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 2706 Euclid Avenue 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 one parcel consisting of approximately 0.82 acres improved with a small paved playground associated with a day care on the northern adjoining property. The playground is improved on the eastern portion of the Property and extends onto the eastern adjoining property. The remainder of the Property is grass-covered.

Based on our review of historical records, the Property appeared as unimproved land from at least 1929 to 1955. Between 1955 and 1961, the Property appeared generally unchanged, with the exception that potential land disturbing activities appeared to be occurring on the Property associated with development activities on the northern, southern, and/or western adjoining properties. The Property remained generally unchanged through at least 2015. Between 2015 and the date of the site visit, the eastern portion of the Property was improved with a playground.

In addition, the western adjoining property was also identified as Lansing Cleaners between at least 1979 to 1984. Our review of current and historical use of the Property revealed Lansing cleaners as a Finding as further discussed in **Section 8.0**

On April 30, 2020, WCG representatives Ms. Allison Fournier and 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 recognized environmental conditions, 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.