

June 21, 2019

Project No. 3896-301-01-01

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**COOK COUNTY DEPARTMENT OF  
ENVIRONMENT AND SUSTAINABILITY**

**1802-1804 ABERDEEN STREET**

**100 WEST 18<sup>TH</sup> PLACE**

**1800-1802 CHICAGO ROAD**

**101 HICKORY STREET**

**CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

The Cook County Department of Environment and Sustainability (the user) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 1802-1804 Aberdeen Street, 100 West 18<sup>th</sup> Place, 1800-1802 Chicago Road, and 101 Hickory Street 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 four acres of land that is currently unoccupied. The Property is improved with gravel and concrete-paved areas as well as three block/brick buildings and three metal shed structures as described below:

Structure ID	Approximate size (square feet)	Materials	Location on Property
A	900	Block/brick	Central-western
B	2,500	Metal shed	Central
C	1,000	Block/brick	Central-western
D	3,250	Block/brick	Southwestern corner
E	5,600	Metal shed	Southwestern corner
F	3,000	Metal shed	Southern portion

WCG observed general debris throughout the Property including trash and approximately five chemical containers, generally less than five-gallons in size with unknown contents. WCG also observed one 300-gallon tote of unknown contents. An oily residue was observed on the ground surface beneath the tote.

According to our review of historical records, the northern portion of the Property appeared improved with railroad tracks (Michigan Central Railroad) by at least 1891, and a fence, one dwelling, and two buildings appeared improved in the eastern portion of the Property. By 1897, the northern portion of the Property also appeared improved with one building identified as a coal shed, and one building occupied by P. Schoenhofen Beverage Co's Beer Depot which included a beer depot building with a beer vault. Between 1897 and 1911, the dwelling on the eastern portion of the Property appeared to have been razed and the coal shed appeared to have expanded in size. Two additional beer depot buildings appeared improved along the railroad tracks on the northern portion of the Property. The Property was identified as "J.F. Leising Co. Builders Supplies and Grain Elevator." The Property also appeared improved with one shed building, a tile yard, builders supplies building, lumber building, lumber yard, and two outbuildings.

The southern and western portions of the Property were not depicted in the historical records available prior to 1911.

Between 1911 and 1950, the eastern portion of the Property appeared improved with three additional buildings identified as commercial, woodworking, and storage. One of the beer depot buildings on the northern portion of the Property appeared to have been expanded and included offices and an icehouse. The second beer depot building was identified as a feed mill and flour warehouse and a third beer depot building appeared to have been razed. In addition, one gasoline tank appeared to be located in the central portion of the Property. The northwestern portion of the Property appeared improved with three warehouses, two outbuildings, and one storage building. An area of “bulk oil storage”, a “motor room”, and “oil in drums” also appeared to be located in the northwestern portion. Two 12,000-gallon kerosene tanks and two 12,000-gallon gasoline tanks were identified on the western portion of the Property; a woodworking building appeared improved in the central portion; a carpenter shop that appeared to extend onto the western adjoining property appeared improved in the southwestern portion of the Property. An additional warehouse building, a railroad spur, and lumber storage appeared in the southern portion of the Property. The Property remained generally unchanged from 1950 through at least 1975.

Between 1975 and 1978, the rail spur that appeared to extend onto the central portion of the Property appeared to have been removed. Between 1978 and 1984, the kerosene and gasoline tanks no longer appeared on the western portion of the Property, and the Property remained generally unchanged through at least 1988. Between 1988 and 1994, the railroad tracks on the northern portion of the Property appeared to have been removed and by 1999, one building in the central portion of the Property appeared to have been razed. By 2002, semi-trailers and other automobiles appeared to be stored throughout the Property and the Property appeared generally unchanged through at least 2015. Between 2015 and the date of the site visit, the semi-trailers and automobiles were no longer present on the Property.

On May 30, 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 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 commercial/industrial uses of the Property including, but not limited to, a tile yard, lumber yard, woodworking, and auto repair, and the current and/or historical presence of oil products, gasoline and kerosene tanks, and observed staining on the Property.
- The potential presence of subsurface impacts associated with the historical presence of building material storage and a lime house on the southern adjoining property.
- The potential presence of subsurface impacts associated with the presence of gasoline tanks and an oil house on the northern and western adjoining properties.
- The potential presence of subsurface impacts associated with the presence of an automobile refinishing facility at a property located approximately fifty (50) southeast of 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.