

January 6, 2017
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

**2715, 2801, AND 2821 GRANT AVENUE
BELLWOOD, ILLINOIS**

PREPARED BY



EXECUTIVE SUMMARY

Cook County West Suburban Coalition (the *user*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 2715, 2801, and 2821 Grant Avenue in Bellwood, 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 consists of three parcels with an approximate area of 3.81 acres of land. The Property is currently improved with three unoccupied buildings constructed between 1962 and 1970 and ranging in size from 27,000 to 30,000 square-feet. The areas located south of the buildings are improved with an asphalt-paved parking lot. All three buildings are improved with one truck dock. According to Mr. Steven Kohn, identified by the *user* as the *key site manager*, one of the three buildings was primarily used for manufacturing perfumes and office space. The other two buildings were primarily used for storage and warehouse space. The Property is partially bordered by a chain link fence.

According to our review of historical records the Property was unimproved from at least 1891 through at least 1893. Between 1893 and 1900, the Property was improved with railroad tracks along the western Property boundary and remained unchanged through at least 1955. Between 1955 and 1962, the Property was improved with one building (2715 Grant Avenue) on the eastern portion of the Property. Between 1962 and 1970, the Property was improved with two additional buildings (2801 Grant Avenue and 2821 Grant Avenue). The Property remained unchanged through at least 1975. According to *fire insurance maps*, from at least 1975 through 1983, the three buildings on the Property were associated with a building on the eastern adjoining property identified as “Armour and Co Associated Risk (meat processing experimental lab)”. The three buildings are identified as:

- The 2715 Grant Avenue building was identified as an auto parts warehouse.
- The 2801 Grant Avenue building was identified as a manufacturer of heating elements and thermocouples and a carton warehouse.
- The 2821 Grant Avenue building was identified as a scale warehouse.

Weaver Consultants Group North Central, LLC

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The buildings on the Property remained unchanged through the present day.

On September 7, 2016, 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* (RECs) in connection with the Property, except for the following:

- The potential presence of surface and subsurface impacts associated with the historical industrial operations on the Property.
- The potential presence of subsurface impacts associated with the historical industrial operations on the northern and eastern adjoining properties.

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.