

February 27, 2017
Project No. 3896-300-01-03a

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY WEST SUBURBAN
COALITION**

4613, 4699, AND 4719 WEST LAKE STREET

MELROSE PARK, ILLINOIS

PREPARED BY



EXECUTIVE SUMMARY

The Cook County West Suburban Coalition (the *user/CCWSC*) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a *Phase I Environmental Site Assessment* (ESA) of the property located at 4613, 4699, and 4719 West Lake Street in Melrose Park, Cook County, 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** of this *report*.

The Property is comprised of approximately 4.94 acres of land. The Property is improved with the following buildings:

- An approximately 3,750 square-foot, one-story brick, cinder block, and steel commercial building with a storefront and office spaces and an attached approximately 2,450 square-foot, one-story service bay/garage building. These buildings are associated with Ton Car Auto Parts (4613 West Lake Street);
- An approximately 875 square-foot, one-story cinder block commercial building associated with S&S Towing (4699 West Lake Street); and
- An approximately 800 square-foot, two-story brick and steel commercial building attached to three interconnected garages, totaling approximately 11,600 square feet in area. These buildings are associated with West Melrose Recycling (4719 West Lake Street).

Additionally, a vehicle storage lot is located to the east of the salvage yard; however no buildings are present on this lot. Storage trailers are also present on other areas of the Property. Asphalt-paved customer parking areas are present to the south of each building. Decorative landscaping consisting of trees and shrubs are located in the vicinity of the building entrances. Fencing divides the Property into its four separate uses.

The property is currently owned by KOT Properties, LLC, and is utilized as a vehicle storage lot, a salvage yard and used auto parts shop, a towing company, and a metals recycling facility. Based on our review of historical information and interview responses from Mr. Nelson Marrero, the *owner* and *key site manager*, the used auto parts shop commercial building was

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built in the 1950s, and the attached service bay/garage was built between 1955 and 1962; the towing company building was built in 2007; and the metal recycling building was built in the 1970s, with additions added in the 1970s-1980s. The areas to the north of the buildings are used for storing recycling material and debris, pallets, vehicles, and used auto parts. Access to the Property is provided by asphalt/concrete driveways off of West Lake Street.

According to our review of historical records, the Property was unimproved from at least 1891 through 1901, and a stream traversed the Property from east to west. Between 1901 and 1928, the stream appeared to be filled in and the Property was improved with two small structures. The Property remained in this configuration through 1938. Between 1938 and 1951, the Property was improved with two commercial buildings along the southern portion, and the remainder of the Property was occupied by stored vehicles or equipment. Between 1951 and 1955, the Property was improved with an additional commercial building along the southern portion. Between 1955 and 1962, the easternmost commercial building on the Property appeared to have space added onto its northern portion. Between 1962 and 1974, a building was constructed along the southern portion of the Property, and the westernmost building appeared to be demolished and replaced with a larger building. The Property remained in this configuration through 1978. Between 1978 and 1981, the westernmost building along the southern portion of the Property appeared to have additional space added onto its northern portion. The Property remained largely unchanged through 2005. Between 2005 and 2008, the Property was improved with an additional commercial building along the southern portion; the remainder of the Property continued to be occupied by stored vehicles and equipment. Between 2008 and 2012, the eastern portion of the Property was fenced off into two separate lots; the remainder of the Property was unchanged. The Property appears in this configuration to the present day. According to *local street directories*, the Property was occupied by Merrill Bros Auto Service in 1956, West Melrose Auto Wreckers from 1969 through 1994, and R&L Scrap/R&L Recycling from 1974 through 1999, and West Melrose Metal Recyclers in 2004.

On December 22, 2016, WCG representative Ms. Stephanie Scilingo 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 Property's long term use as a salvage yard, auto wrecker, used auto parts shop, and recycling facility, including the presence of drums, ASTs, hydraulic equipment, and petroleum related staining observed on the Property.
- The potential presence subsurface impacts associated with a filled former stream containing unknown fill material on the Property and the eastern and western adjoining properties.

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.

It should be noted that WCG was unable to interview the occupants of S & S Towing (4699 West Lake Street), or access the interior of the building due to the building being locked and the

occupants not being present. WCG lists this lack of information as a *data gap*. See **Section 9.0** for additional information on *data gaps* identified during this Phase I ESA.

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.