

January 25, 2021

Project No. 3896-302-02-01 Task 22H

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**142 WEST JOE ORR ROAD (COOK COUNTY ASSESSOR'S OFFICE
ADDRESS)**

160 WEST JOE ORR ROAD (HISTORICAL ADDRESS)

CHICAGO HEIGHTS, ILLINOIS

PREPARED BY



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 142 Joe Orr Road in Chicago Heights, Illinois (the Property). It should be noted that the Cook County Assessor's Office identifies the address of the Property as 142 Joe Orr Road; however, according to online mapping information, 142 Joe Orr Road is currently associated with the northwestern adjoining property. The Property is also associated with historical Property address 160 West Joe Orr Road. 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 5.89 acres of land that is currently unimproved and unoccupied. The Property consists of approximately 3.45 acres of asphalt pavement and approximately 2.44 acres of unpaved, grass-covered land. Areas of decorative landscaping consisting of trees, shrubs, and light poles are located within the asphalt pavement.

According to our review of historical records, the Property appears unimproved by at least 1892 and appears generally unchanged through at least 1929. By at least 1938, a stream appears to transect the northeastern portion of the Property in a northwest to southeast direction. The area southwest of the stream appears to be utilized as row crop farmland, and the area northeast of the stream appears unimproved. The Property appears generally unchanged through at least 1952. By at least 1959, the stream on the Property appears to have been filled and the southwestern portion no longer appears to be utilized as row crop farmland. One structure or a piece of stationary equipment appears to be located in the central-northern portion of the Property and potential land clearing activities appear to be occurring in the southwestern portion. By at least 1963, the structure or piece of stationary structure no longer appears present and the Property appears improved with one structure. By at least 1967, parking areas appear to the north, east, and west of the structure. The Property appears generally unchanged through at least 2009. By 2010, the structure on the Property appears to have been razed and the Property remains in this general configuration through the date of the site visit.

According to local street directories, Property address 160 Joe Orr Road is listed as Topps Department Store in 1974; McDade & Co in 1980 and 1985; Shoppers Village in 1991; Billie Roses, Inc., Busy Bee Lsre Lvng, Fasels Furniture, Kawligas County St, and Tumbleweeds Rest in 1996; and Fasel James, Fasel's Furniture, Jim Shooze, Rockin Armadillo, Spring Onion, and What's Happening in 2001.

On September 4, 2020, 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 (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, with the exception of the following:

- The potential presence of surface and subsurface impacts associated with the historical use of the western adjoining property as a print shop from at least 1991 to 2001 and a possible dry cleaning facility from at least 1965 to 1974.

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.