

October 26, 2020

Project No. 3896-302-02-01 Task 23H

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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

**FIRST MIDWEST BANK**

**320 AND 345 202<sup>ND</sup> STREET, 336 GLENGATE AVENUE, 420  
ASHLAND AVENUE  
CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

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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 320 and 345 202nd Street, 336 Glengate Avenue, and 420 Ashland Avenue in Chicago Heights, Illinois (the Property). It should be noted that these Property addresses were obtained from the Cook County Assessor's Office ParcelViewer website. Based on WCG's review of online mapping services and our observations during the site visit, address 320 202<sup>nd</sup> Street is also associated with the southern adjoining property; address 336 Glengate Avenue is also associated with the northern adjoining property; and address 420 Ashland Avenue is also associated with the northeastern surrounding 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 currently unoccupied and consists of grass-covered land with two gravel drive areas. Two metal gates are located at the central portion of the Property. Dense vegetation with trees is located on the northern portion of the Property.

Based on our review of historical records, the Property appears undeveloped by 1892. The Property appears to remain undeveloped through 1901. Between 1901 and 1929, the Property appears to have been developed with two buildings. Between 1929 and 1938, the Property appears to be developed with at least three buildings in the western portion and a building in the southeastern corner. The remainder of the Property appears to be used for row-crop agricultural purposes. The Property appears to remain in this configuration through 1959. By 1967, the undeveloped portions of the Property no longer appear to be used for row-crop agricultural purposes. The Property appears to remain in this configuration through 1970. Between 1970 and 1973, the eastern portion of the Property appears to be used for the storage of unknown materials, possibly from apparent development activities on the northeastern and southern properties in the vicinity of the Property. By 1974, these materials appear to have been removed from the Property. The Property appears to remain unchanged through 1999. Between 1999 and 2005, the buildings on the western portion of the Property appear to have been razed. Between 2006 and 2007, a driveway extending from the south and a building at the driveway's terminus appear to have been developed in the eastern portion of the Property. By 2009, this driveway and building appear to have been razed. The Property appears to remain generally unchanged through 2011. Between 2011 and 2012, two paved areas appear to have been developed in the central portion of the Property. The

Property appeared to remain in this configuration through the date of the site visit. The Property is listed in local street directories as various residential occupants between 1957 and 2006.

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, historical recognized environmental conditions, or controlled recognized environmental conditions in connection with the Property.

It should be noted that WCG has requested, but not yet received Freedom of Information Act (FOIA) responses from the Illinois Environmental Protection Agency (IEPA). WCG lists the lack of requested FOIA information as a data gap.

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.