

June 21, 2019

Project No. 3896-301-01-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COOK COUNTY DEPARTMENT OF
ENVIRONMENT AND SUSTAINABILITY**

**431 WEST 14TH 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 431 West 14th 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 3.5 acres of land that is currently unoccupied. The Property is improved with asphalt paved areas that appear to be remnants of parking areas associated with a former auto dealership on the Property. There are concrete-paved areas that appear to be present in the area of the former auto dealership building footprint on the Property. The concrete and asphalt paved areas appeared in fair to poor condition with large cracks and water/plant infiltration. Additionally, there is an area of soil and debris on the northwestern corner of the Property.

According to our review of historical records, the Property appeared unimproved from at least 1892 through 1901 and a stream appeared to transect the southeastern corner by at least 1929 through 1974. Between 1952 and 1962, land clearing activities were present on the Property, but were no longer present by 1967. Between 1967 and 1974, the Property appeared improved with one large building and paved areas and the stream no longer appeared in the southeastern corner by 1974. Between 1974 and 1978, the Property appeared generally unchanged with the exception that additional paved areas were present. The Property remained generally unchanged through at least 2002. Between 2002 and 2007, the building appeared to have been razed, but the paved areas remained. Between 2007 and 2012, some paved areas appeared grass-covered, and the Property remained unchanged through the date of the Phase I ESA site visit.

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 Property former use as an auto dealership which included apparent auto repair and fueling operations.
- The potential presence of surface and subsurface impacts associated with the presence of oily-stained soil/debris and surrounding water with a sheen on the Property.
- The potential presence of subsurface impacts associated with fill materials of unknown origin placed in the former creek at the southeastern portion of the Property.
- The potential presence of soil-gas impacts associated with a former UST and an associated LUST incident on the Property.

Based upon the assessments described in this report, this Phase I ESA has revealed no evidence of controlled recognized environmental conditions in connection with the Property, except for the following:

- The known presence of soil impacts associated with a former UST and an associated LUST incident on the Property.

Based upon the assessments described in this report, this Phase I ESA has revealed no evidence of historical 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.