

April 2, 2020

Project No. 3896-302-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**600 SAUK TRAIL (LHLC SITE I)
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 600 Sauk Trail (LHLC Site I) 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 sixty-five (65) acres of land that is generally undeveloped and unoccupied. A pond is located in the northeastern corner, a stream transects the central portion of the Property in a north to south direction, an intermittent stream transects the western portion of the Property in an east to west direction, a gravel parking area is located in the northwestern corner, and the remainder of the Property consists of unimproved or vegetated land. In addition, buried pipelines are present along the eastern, southern, and western Property boundaries. During the site reconnaissance, WCG noted that the southeastern corner of the Property is elevated compared with the remainder of the Property.

According to our review of historical records, the Property appeared developed as row crop farmland with an intermittent stream transecting the Property from north to south from at least 1929 through 1952. Between 1952 and 1961, an additional water feature, likely an intermittent stream, appeared to transect the western portion of the Property in an east to west direction. In 1962, two pipelines appear to have been present on the Property. One was located in the vicinity of the western Property boundary and a second was present in the vicinity of the eastern and southern Property. The Property remained generally unchanged through at least 1974. Between 1974 and 1978, the row crop farmland on the eastern portion of the Property no longer appeared to be present and this area appeared as vacant land. The Property remained generally unchanged through at least 1990 when the pipeline on the western Property boundary was no longer depicted. By 1998, the row crop farmland on the remainder of the Property no longer appeared to be present and a pond appeared present in the northeastern portion. Between 1998 and 2002, a circular roadway or tract appears in the southwestern portion of the Property. Between 2002 and 2008, this roadway/track no longer appeared to be present and the northwestern corner of the Property appeared improved with a gravel parking area with four trailers present and apparent land clearing activities to the east of the parking lot. By 2012, the trailers and land clearing activities no longer appeared present and an area in the southeastern corner of the Property

appeared to have been cleared of vegetation. The Property remained generally unchanged through the date of the site visit.

On December 17, 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 subsurface impacts associated with pipelines identified on the eastern, western, and southern Property boundaries from at least 1962 through the present day.

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.

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.