

April 28, 2021

Project No. 3896-302-01-02

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**1614 LOWE AVENUE AND 137 17TH STREET
CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



EXECUTIVE SUMMARY

Cook County Department of Environment and Sustainability Coalition (the user) retained **Weaver Consultants Group North Central, LLC** (WCG) to perform a Phase I Environmental Site Assessment (ESA) of the property located at 1614 Lowe Avenue and 137 17th 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 of approximately 1.08 acres of land improved with two single story commercial buildings. One building is approximately 2,500 square-feet and is located at the western-central portion of the Property. The second building is approximately 1,875 square-feet and is located at the southeastern corner of the Property. The Property is currently unoccupied.

Based on our review of historical records, the Property appears undeveloped by at least 1892 and appears generally unchanged through at least 1893. By 1897, a rail spur appears to transect the southern portion of the Property in a northwest to southeast direction. By 1911, the existing rail spur is identified as R.R. Siding, and an additional rail spur appears developed in the central portion of the Property and appears to run north to south and terminate at the northern Property boundary. The Property and western adjoining property appear developed as the Railway Appliances Co facility with at least seven buildings developed in the northern and western-central portions of the Property. Between 1911 and 1929, one additional building appears developed in the northeastern portion and one additional building appears developed in the southeastern portion of the Property. Between 1929 and 1938, one additional building appears developed in the northern portion of the Property. By at least 1950, the buildings in the northern and central-western portions of the Property and the buildings on the western adjoining property appear to be associated with the Illinois Shade Cloth Corp. Two of the buildings in the northern portion are identified as factory buildings, one of which is depicted with an elevator; a separate building in the northern portion appears to contain a mixing room that extends onto the western adjoining property; and three of the buildings in the western-central portion of the Property appear to have been razed. In addition, the building in the southeastern portion of the Property is identified as an office, and a scale and coal yard appear improved north of this building. The Property appears generally unchanged through at least 1975. Between 1975 and 1983, the buildings in the northern portion of the Property appear to have been razed. The Property appears generally unchanged through at least 1988. By 1999, the Property

appears to be used for the storage of materials and a raised area or mound appears present in the northwestern portion. The Property appeared in this general configuration through the date of the site visit. The materials observed stored on the Property during the Phase I ESA site visit included, but were not limited to, cars, tires, general refuse, tools, and equipment. In local street directories, the Property is listed as various residential occupants and as Faso Coal Co., Faso Fuel and Excavating, and Faso Excavating Co. from at least 1957 to 2018.

On October 29, 2020, WCG representative Ms. Paige Adams 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, except for the following:

- The potential presence of surface and subsurface impacts associated with the historical use of the Property for apparent manufacturing and industrial purposes from at least 1897 through at least 1975 including a railway appliance company, shade cloth manufacturing facility, and the storage and use of coal.
- The potential presence of surface and subsurface impacts associated with the historical use of the Property by Faso Coal Co./Faso Fuel and Excavating/Faso Excavating Co from at least 1957 through

at least 2018 including apparent maintenance activities, the interior and exterior storage of various hazardous substances and petroleum products, and associated observations of staining.

- The potential presence of surface and subsurface impacts associated with the historical use of the northern adjoining property for apparent manufacturing purposes including screw and shade cloth manufacturers from at least 1897 to at least 1966.
- The potential presence of subsurface impacts associated with the historical use of the southern portion of the eastern adjoining property for manufacturing purposes from at least 1897 to at least 1911.
- The potential presence of subsurface impacts associated with the southern surrounding property at 211 Main Street identified as Chicago Heights Steel.
- The potential presence of surface and subsurface impacts associated with the historical use of the western adjoining for various manufacturing purposes from at least 1897 through at least 1975.

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.