

June 10, 2020

Project No. 3896-302-02-01

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

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

**1700 WENTWORTH AVE  
CHICAGO HEIGHTS, ILLINOIS**

PREPARED BY



## EXECUTIVE SUMMARY

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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 1700 Wentworth Ave 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 13.5 acres of land with approximately 900 feet of frontage along Wentworth Avenue. The Property consists of unimproved and unoccupied land. The surrounding area generally consists of residential, light industrial, heavy industrial property uses.

The Property is currently unimproved, unoccupied, and consists of heavily vegetated land. Concrete paved areas and former building foundations are located in the northern-central and northeastern portions of the Property. In addition, WCG observed piles of rail ties on the western portion of the Property stacked approximately eight to ten (10) feet high in two approximately 300-foot rows. WCG also observed evidence of buried building materials (e.g., brick, wood, and tile) in the southern-central to southwestern portion of the Property, and a pile of wood, apparent landscaping debris, and general refuse and tires in the northeastern portion.

According to our review of historical records, the Property appeared as undeveloped land as early as 1892. By at least 1901, roads appeared improved on the Property and by 1911, the Property appeared improved with at least seven railroad spurs and five industrial buildings, identified (from west to east) as the Bonnet-Nance Stove Company (two buildings), the Marsh-Capron Manufacturing Company (concrete mixers), The McDowell Foundry Company, and the Paraffine Paint Company (roofing paper manufacturer). By at least 1929, the eastern two industrial buildings appeared to have expanded to the north and by at least 1938, the western two buildings appeared to have been razed. By at least 1950, the Property was identified as the Flintkote Company (also known as the Beckman-Dawson Company) that included an asbestos roofing tile manufacturer, and a building identified as a liquid products mill. The Property remains generally unchanged from 1959 through at least 1988. Between 1988 and 1993, the majority of the buildings on the Property appeared to have been razed, with the exception of a large industrial building in the central portion and offices in the northeastern corner.

On April 30, 2020, WCG representative Ms. Allison Fournier 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 subsurface and soil-gas impacts on the Property associated with the former and potential existing USTs on the Property and associated LUST incidents 900368, 901784, and 902546.
- The known and potential presence of surface and subsurface impacts associated with the historical industrial operations at the Property, including roofing and asbestos manufacturing, stove manufacturing, concrete mixer company, foundry, and demolition company.
- The potential presence of surface and subsurface impacts associated with the buried construction, demolition, and asbestos materials; historical plant process fill materials; and the fly dumped materials, including the presence of a tanker trailer, tires, and rail ties on the Property.
- The potential presence of subsurface impacts associated with the historical industrial operations on the northeastern adjoining property, including railroads, scrap iron yard, and steel company.
- The potential presence of subsurface impacts associated with the current and historical use of the eastern adjoining property as a scrap yard.

- The potential presence of subsurface impacts associated with the historical operation of a railyard and locomotive plant on the southeastern and southern adjoining properties.
- The potential presence of subsurface impacts associated with the historical operation of a steel company on the southwestern adjoining property.
- The potential presence of subsurface impacts associated with the current and historical industrial operations on the western adjoining property, including wooden handles manufacturing, roofing warehouse, and chemical manufacturing.

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.