

May 26, 2020

Project No. 3896-302-02

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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

**22425-22701 SAUK POINTE DRIVE; 22501-22715 JOSHUA DRIVE
SAUK VILLAGE, 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 22600 Sauk Pointe Drive in Sauk Village, 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 consists of seventeen (17) parcels of land totaling approximately 39.2 acres. Thirteen (13) of the parcels are contiguous and separated from the remaining four parcels by an approximately 50-foot track of undeveloped land. The Property is currently unimproved, unoccupied, and heavily vegetated generally with shrubs, grass, and trees. An underground natural gas pipeline transects the western portion of the Property and extends in a north and south direction. In addition, an underground petroleum pipeline transects the southwestern portion of the Property and extends from the west in a west and east direction. During the site reconnaissance, WCG observed natural gas and petroleum pipeline markers in these areas.

According to our review of historical records, the Property appeared as undeveloped land by at least 1929 and remained generally unchanged through at least 1930. An intermittent stream located on the western adjoining property appeared to extend onto the southwestern corner of the Property. By 1938, a potential orchard appeared improved in the central portion and the remainder of the Property appeared to be utilized as row-crop agricultural land, with the exception of the northeastern corner, which appeared to consist of a roadway and vegetation associated with structures on the northern adjoining property, likely residential or a farmstead. By 1952, the orchard on the Property appeared to have been cleared and the Property remained generally unchanged through at least 1967. By 1973, a pipeline appeared to transect the western portion of the Property in a north to south direction and by 1974, the easternmost portion of the Property no longer appeared to be utilized as row-crop agricultural land. Between 1974 and 1983, the easternmost portion of the Property appeared as heavily vegetated land until at least 1998. Between 1998 and 2002, the remaining portions of the Property no longer appeared to be utilized as row-crop agricultural land and the Property appeared in its general current configuration.

On April 30, 2020, WCG representatives Ms. Paige Adams and 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, with the exception of the following:

- The potential presence of subsurface impacts associated with the underground petroleum pipeline on the southwestern portion of the Property.

Furthermore, based on the assessments described in this report, this Phase I ESA has revealed no evidence of historical recognized environmental conditions or controlled 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.