

# PHASE I ENVIRONMENTAL SITE ASSESSMENT



FORMER CREST HILL CITY HALL

1610 PLAINFIELD ROAD  
CREST HILL, ILLINOIS 60403

ECS PROJECT NO. 53:4545

FOR: CITY OF CREST HILL

DECEMBER 22, 2023



## 1.0 EXECUTIVE SUMMARY

ECS Midwest, LLC (ECS) was contracted by City of Crest Hill to perform an ASTM International (ASTM) E1527-21, Phase I Environmental Site Assessment (ESA) of the Former Crest Hill City Hall located at 1610 Plainfield Road in Crest Hill, Will County, Illinois (i.e. subject property). The subject property consist of Will County parcels 11-04-31-405-006, 11-04-31-405-050, and 11-04-31-405-051, which are owned by the City of Crest Hill. The western portion of the 4.876-acre subject property is unimproved land except for a retention pond, the eastern portion is developed with a single-story with mezzanine, approximate 35,000 square feet, former city hall building reportedly constructed in 1947, which is currently vacant. This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is located in a commercial and residential area adjoined on the northeast by a retirement community. An intermittent stream and grass-turf area adjoins the subject property to the southeast. A store and vacant former restaurant adjoins the subject property to the southwest. A bank adjoins the subject property to the northwest.

According to historical research, the subject property was undeveloped land and/or agricultural cropland from at least 1892 (or prior) until circa 1947. The subject property was utilized as a bottling facility in 1947, until sometime between 1947 and 1976. A construction company occupied the site from 1976 until 1978; the full operating period of the construction company shop is unknown. The subject property was utilized as a City of Crest Hill government building circa 1978. The government building historically occupied the subject property since 1978. The building housed various city departments and had other uses (i.e. police department, public works, city hall, etc.). Since circa 2022, the subject property has been vacant. Historical use of the subject property prior to 1892 could not be deciphered from reasonably ascertainable records reviewed. The surrounding area was primarily cultivated agricultural cropland from 1928 (or prior) until circa the mid 1950s to mid 1960s. Since the mid 1950s to mid 1960s, the surrounding areas gradually developed commercially (stores, restaurants) and residentially.

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. Per the EDR report, the subject property was listed in ASTM E1527 standard environmental databases. Database listings of the subject property and several off-site properties within the minimum ASTM E1527-21 search distances are discussed further in **Section 5.0** of this report.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

ECS performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Former Crest Hill City Hall located at 1610 Plainfield Road, in Crest Hill, Will County, Illinois, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment revealed the following **recognized environmental condition(s) (RECs)** in connection with the subject property:

**Historical Gasoline UST and Releases (Subject Property).** A gasoline release incident was reported in 2002 following a removal of a 2,000-gallon UST. Evidence that groundwater was assessed following the reported release incident was not encountered.

**Historical Oil Tank (Subject Property).** Building records and site reconnaissance indicate a 10,000 gallon oil underground storage tank (UST) may be located below or near the boiler room of the onsite building.

**Former Bottling Facility (Subject Property).** The subject property was utilized as a bottling facility in 1947 until sometime between 1947 and 1976. Historical use of hazardous substances including potential chlorinated solvents may have been used and disposed onsite.

**Onsite Vehicle Maintenance (Subject Property).** An automotive maintenance shop was utilized onsite between the 1970s and sometime prior to 2022. The maintenance shop utilized and or stored motor oil, used oil, vehicular fluids, and operated hydraulic fluid lifts.

## Recommendations

ECS recommends a Phase II Limited Subsurface investigation (LSI) to evaluate the potential presence of suspect contaminants of concern commonly associated with RECs identified above. The intent of the LSI is to provide information relevant to:

1. understand pre-existing site conditions for the purpose of CERCLA limited liability protection and other potential liability protection of the prospective purchaser of the property;
2. understand and implement landowner and contractor obligations regarding potential exposures that may pose a risk to human health or the environment as required by federal, state, and local laws and regulations; and,
3. comply with federal, state, and local regulations regarding the handling and disposal of impacted media excavated from the site.

**Table of Critical Dates**

Item	Date
Report Issuance Date & Declaration by Environmental Professional	December 22, 2023
Date of Interview with Past and Present Owners and Occupants	October 19, 2023
Date of Recorded Environmental Cleanup Lien Search	N/A
Date of Government Record Review Report	November 20, 2023
Date of Visual Inspection of Subject and Adjoining Properties	November 15, 2023
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	October 19, 2023
Report Viability Date	April 16, 2024

ECS was neither contracted to obtain information on environmental liens or activity and use limitations (AULs) nor have we been provided with information on environmental liens or AULs for our review. It should be noted by the User of this report that if the User does not obtain AUL information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).