

Phase I Environmental Site Assessment Report

Prepared for:

**Mr. Kevin Laberge
City of Chicago Department of Environment
30 N. LaSalle Street, Suite 2500
Chicago, Illinois 60602-2575**

GSG Project No.: GE03-24.03

Project Site:

**3100-3200 West Lake Street
Chicago, Illinois 60612**

September 3, 2003

Prepared by:

1.0 EXECUTIVE SUMMARY

GSG Environmental, Inc. (GSG) was retained by the City of Chicago Department of Environment to perform a Phase I Environmental Site Assessment (ESA) of the properties collectively referred to as the 3100-3200 West Lake Street Site in Chicago, Illinois. The Phase I ESA was performed in general accordance with the American Society for Testing and Materials (ASTM) Designate E1527-00, *Standard Practice for Environmental Site Assessments* and the Illinois Environmental Protection Act, Section 22.2 j.6.E.v.

GSG's site inspection was performed on August 21, 2003, by Ms. Maura Mackie. Ms. Mackie also prepared GSG's ESA report. The subject properties collectively occupy approximately 80,000 square-feet and include the following addresses:

3156 W. Lake Street: vacant lot;
3152 W. Lake Street: vacant lot;
3148 W. Lake Street: vacant lot;
3144 West Lake Street: masonry, two-story residential building with basement and associated frame garage.
3142 W. Lake Street: vacant lot;
3138 W. Lake Street: fenced, masonry, two-story building, engraved "Fire Station No. 21," with associated shed/garage;
3132 W. Lake Street: vacant lot;
3130 W. Lake Street: vacant lot;
3128 W. Lake Street: vacant lot;
3126 W. Lake Street (back of the lot): vacant lot;
3126 W. Lake Street: vacant lot;
3124 W. Lake Street: vacant lot;
3120 W. Lake Street (back of the lot): vacant lot;
3120 W. Lake Street: vacant lot;
3118 W. Lake Street: masonry, two-story, vacant building;
3114-16 West Lake Street: masonry, split-level building (The Abundant Life M.B.Church);
3108 W. Lake Street: vacant lot;
3106 W. Lake Street: vacant lot;
3104 W. Lake Street: vacant lot;
3102 W. Lake Street: vacant lot;
3100 W. Lake Street: vacant lot;
214 N. Albany Avenue: vacant lot;
216 N. Albany Avenue: vacant lot;
218 N. Albany Avenue: vacant lot;
220 N. Albany Avenue: vacant lot;

The subject site includes numerous vacant lots and several structures. Either grass, weedy vegetation, trees, bushes, broken up concrete, and gravel covers the vacant portion of the subject site. The ground surface appears flat. Some fly-dumping consisting of paper, plastic, and similar

debris, was observed.

The subject site is bordered by “Jacob Beidler Public School” across a public alley to the north; vacant lots across North Albany Avenue to the east; commercial property, paved parking, and vacant lots across West Lake Street to the south; and commercial property and vacant lots across North Kedzie Avenue to the west.

Historic sources of land-use information indicate that the subject site was improved sometime prior to 1896, primarily with commercial/industrial and some residential properties. Some of the commercial/industrial uses included: “Anderson Bros Coal, Wood, Ice/ **3148 W. Lake**”; “Auto Truck Service”/ **3142 W. Lake**; “Schriver Laundry Co.-Steam Laundry”, “Gasoline Tank”, and “Coal Storage”/**3132-28 W. Lake and 3126 W. Lake (Back of the lot)**; “Schriver Laundry Co.-Steam Laundry”, “Auto”, and “Used Machinery”/ **3120 W. Lake (Back of the lot)**; “Mfg. Battery Parts”/ **3120 W. Lake**; “Pattern Shop” and “Sheet Metal Works”/**3118 W. Lake**; “Foundry”/**3116 W. Lake**; “J. Fairbanks Co.”, “Bottle Yard”, and “2nd Hand Auto Parts”/ **3114 W. Lake**; and “Standard Furniture Co. Manufacturer of Upholstered Furniture” and “2nd Hand Auto Parts” /**3100-3106 W. Lake**. The majority of these properties were in existence and operating until sometime after the 1950's. Most of the properties after the 1950's they have progressively ceased to operate and most of them have been demolished. Presently only four structures remain. Additionally, database records indicate that the **3138 W. Lake St.** subject site property (JOHNSON AUTO BODY /historic Fire Engine No. 44), is listed as a RCRA Small Quantity Generator (RCRIS-SQG).

Historic sources of land-use information also indicate that the adjacent properties to the east, south, and west of the subject site were occupied by industrial/commercial properties (“Machine Shops” “Iron Works” “Private Garage” with “Gasoline Tank” “1,000 Gallon Gasoline Tank (Underground)”, “Fire Ruins”, “Chinese Laundry”, “Tin Shop”, and “Paints”, “National Stamping & Electric Works”). Additionally, database records indicate a Leaking Underground Storage Tank (LUST) associated with an adjacent property to the east of the subject site (STANDARD CARTAGE CO. INC. at 2945 W. Lake St.).

This Phase I Environmental Site Assessment, consisting of a review of readily available site-history information, a review of readily available environmental databases, and a site and vicinity walkover, revealed Recognized Environmental Conditions in association with the subject property. The Recognized Environmental Conditions include the possible presence of remnant contamination associated with the historic use of the subject site as an industrial/commercial site, the historic presence of a “Gasoline Tank”, as well as its proximity to adjacent industrial/commercial sites and historic UST sites.

Furthermore, since the area has been developed since the late 1800s, remnant basements, foundations, rubble, and fill may exist below-grade on-site. It is unknown what environmental impact such remnants may have, if any, on the subject site.

GSG has not yet received a response to its requests regarding registered USTs or other potential sources of Recognized Environmental Conditions at the subject site under the Freedom of Information Act from the United States Environmental Protection Agency (USEPA), the Illinois

Environmental Protection Agency (IEPA), the Metropolitan Water Reclamation District of Greater Chicago (MWRD), the City of Chicago Building Department, and the Illinois Office of the State Fire Marshal (OSFM). GSG will issue a revision to this report to include the above responses, if additional environmental concerns are identified.