

Illinois USTFields Pilot Grant

Background

Illinois EPA will use the \$100,000 pilot grant from U.S. EPA to remediate underground storage tank properties selected by the City of Chicago through its Abandoned Service Station Management Program.

The City of Chicago is a brownfields showcase community as well as the recipient of a U.S. EPA Brownfields Assessment Demonstration Pilot and a Brownfields Cleanup Revolving Loan Fund grant. The Chicago Department of Environment manages these brownfields activities in addition to administering the locally funded Abandoned Service Station Management Program. The city established this underground storage tank program in 1996 to address the hundreds of abandoned and former service stations located throughout the city. Since then, the Chicago Department of Environment has cleaned up and secured more than 40 sites. Many more sites, however, have been identified and are in need of remediation.

The State of Illinois is also the recipient of a U.S. EPA Brownfields Assessment



2759 West Washington, Chicago. Abandoned gas station site targeted for cleanup and redevelopment as low income housing.

Demonstration Pilot and a Brownfields Cleanup Revolving Loan Fund grant. Illinois EPA administers these activities in conjunction with its state brownfields grant and loan programs.

Staff from Illinois EPA will manage the remediation of the target sites chosen by Chicago and will work closely with the city to ensure that the cleanup is consistent with the proposed future use of the property. Illinois EPA will direct its contractors to perform risk-based cleanups and will issue No Further Remediation Letters once each cleanup is complete.

Special points of interest:

- Partnership between Illinois EPA, City of Chicago and U.S. EPA Region 5.
- Five target sites selected in priority order. Work will continue on each site until the money runs out.
- Grant dollars will be used to perform risk-based cleanups in accordance with Illinois's Tiered Approach to Corrective Action Objectives (TACO).
- Top priority site is 2759 West Washington, a property intended for low income housing.

Target Site Selection

The five target sites are former gas stations identified by the Chicago Department of Environment (DOE) under the Abandoned Service Station Management Program. Chicago DOE has deemed these target sites a public nuisance and a threat to public health and safety; in response, the city used its enforcement

authority to remove the underground storage tanks. The city has also taken title to these properties. Chicago selected these sites because 1) considerable work has already been invested in them, and 2) they represent the greatest potential for redevelopment after cleanup.

2759 West Washington



"Before" photo of 2759 West Washington

This property operated as a gas station and auto repair shop from the 1960s until 1994, when the building was demolished. The site encompasses a total area of approximately 12,000 square feet and is rectangular in shape. The site is bordered by West Washington on the north, California Avenue on the west, a public alley on the south, and residential property on the east.

In 1999, Chicago removed eight USTs from the site. The tank storage capacities were 100, 600, 600, 800, 1,000, 4,000 and 6,000 gallons. During tank removal activities, a petroleum release was detected and confirmed based on lab results of the soil samples collected.

Chicago DOE conducted Phase One and Phase Two environmental assessments at the site in addition to excavation and removal of the backfill and adjacent impacted soil. The city also demolished the buildings and installed chain link fencing around the site. The city has spent an estimated \$80,000 on these activities.

The city took title of the property through tax reactivation and demolition lien foreclosure after unsuccessfully pursuing enforcement of the tank owner and operator and recovery of costs.

The city has located a developer for the site, Omnibus New Homes for Chicago, to build low income housing once the soil has been remediated. Groundwater cleanup is not an issue at this site or any other target site because Chicago has adopted a groundwater ordinance prohibiting potable use as allowed under the Illinois TACO regulations.

Illinois EPA and Chicago DOE are working together, with the developer, to plan a cost effective strategy for cleanup. This strategy will likely combine limited soil removal with the use of engineered barriers to prevent exposure to the remaining soil contamination. The USTFields pilot grant will fund implementation of this cleanup strategy.



Anticipated "After" photo of 2759 West Washington. This is the housing model proposed to be built once the cleanup is complete.

Schedule of activities for 2759 West Washington

November 2000

USTFields Pilot awarded. Illinois EPA, Chicago DOE and U. S. EPA Region 5 hold a kick-off meeting to confirm target site selection, develop timetable and resolve contractor issues.

December 2000

Chicago DOE forwards all technical documents associated with 2759 West Washington to Illinois EPA for review.

January 2001

Illinois EPA, Chicago DOE, U.S. EPA Region 5, Chicago Department of Housing, the housing developer and the Illinois EPA contractor meet to discuss cleanup options.

February 2001

Illinois EPA contractor submits corrective action plan for approval.

March–May 2001

Illinois EPA contractor will perform the corrective action work.

May–August 2001

Illinois EPA will review the Corrective Action Completion Closure Report and issue a No Further Remediation Letter to Chicago. The developer will begin housing construction.

1335 West 79th Street

Chicago DOE selected this abandoned gas station in hope of cleaning it up for future use as green space.

demolished the building, removed the tanks and fenced the site. A site investigation and cleanup are now needed.

Through the Abandoned Service Station Management Program, the city has

This site is second in priority under the USTFields pilot.



1335 West 79th Street

11900 South State

This property is an abandoned gas station at which the city demolished the building, removed the tanks and fenced the site.

Investigation and cleanup are needed. Future use could be either greenspace or housing development.

All of the sites selected are now owned by the City of Chicago as part of its Abandoned Service Station Management Program.

6100 South Morgan

This property is an abandoned gas station at which the city demolished the building, removed the tanks and fenced the site.

Contaminated soil prohibits redevelopment. Excellent candidate for future greenspace.



6100 South Morgan

6200 South Central

This property is an abandoned gas station at which the city demolished the building, removed the tanks and fenced the site.

The large corner location should be ideal for new businesses once the site has been cleaned up.



6200 South Central

With additional funding and the use of Illinois EPA's risk-based cleanup standards, all of these properties can be revitalized to improve their surrounding neighborhoods.

For More Information

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