

**Lake County Brownfield Grant  
2009 Intergovernmental Agreement Funding**



Progress Update Report  
May 25, 2010

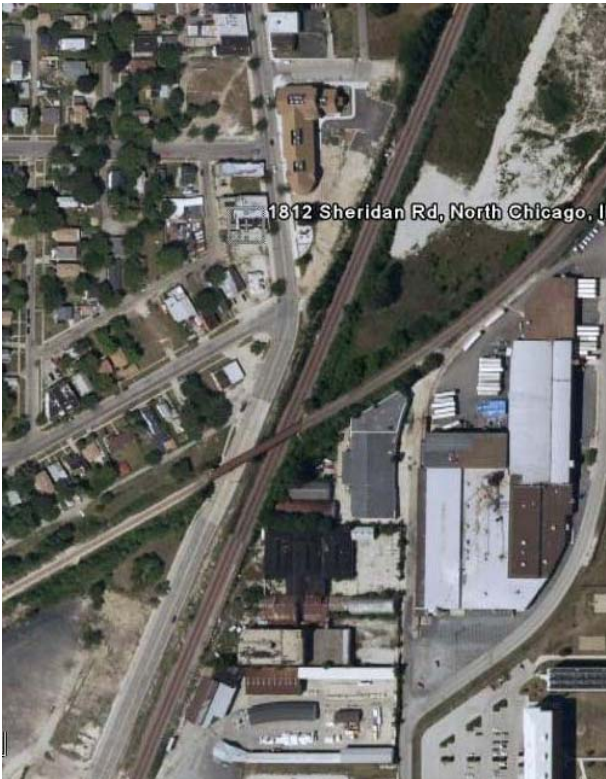
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Presented to:  
Lake County Health & Community Services Committee



## 2009 City of North Chicago BF Grant Projects

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1812-1820 Sheridan Rd.—  
Cleanup Former Gasoline  
Service Station for  
Commercial Re-use

Vacant Lot/Pettibone  
Creek Area  
Improvements

- Contaminated Soil  
Remedy
- Open Space
- Habitat
- Stormwater Quality



## Task Progress & Financial Update

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### 1812-1820 Sheridan Rd. Redevelopment Project

#### Work Completed w/Grant Funds:

- ✓ IEPA approval of Site Testing Plans
- ✓ Further Site Investigation & Testing Completed
- ✓ Site Investigation Completion Report Completed
- ✓ Corrective Action Plan Determined

#### Next Work Steps in Progress:

- ✓ Petroleum impacted soil treatment
- ✓ Post-treatment soil and groundwater testing
- ✓ Corrective Action Completion Report
- ✓ NFR Letter

### Financial Status

**Table A—1812-1820 Sheridan Rd. Project**

County Grant Amount	<b>\$ 50,000.00</b>
Invoices 3/10/10 Submittal	\$ 9,084.22
City Matching Funds	\$ 4,542.11
<b>3/10/10 Requested County Reimbursement Amount</b>	<b>\$ 4,542.11</b>
<b>Balance of Grant Remaining</b>	<b>\$ 45,457.89</b>
<b>Additional County Share Costs (March-May 2010)</b>	<b>\$ 5,200</b>
<b>% Grant Funds Expended to 5/25/10</b>	<b>20%</b>

## Vacant Lot/Pettibone Creek Area Project

### Work Completed w/Grant Funds:

- ✓ Soil Borings and Groundwater Monitoring Wells Completed
- ✓ Extent of Soil Contamination Fully Defined
- ✓ Storm water Pond Design Completed
- ✓ Groundwater quality determined to be acceptable
- ✓ 1400 tons Lead & PCB Contaminated Surface Soil Excavation Completed

### Next Work Steps in Progress:

- ✓ Treatment & Disposal of 1400 tons of C-soil
- ✓ C-soil management during storm water pond and bicycle trail construction
- ✓ Surface cap/barrier installation

### Financial Status

**Table B—Vacant Lot/Pettibone Creek Area Project**

County Grant Amount	<b>\$ 100,000.00</b>
Invoices 3/10/10 Submittal	\$ 18,882.75
City Matching Funds this submittal	\$ 9,441.38
<b>3/10/10 Requested County Reimbursement Amount</b>	<b>\$ 9,441.37</b>
<b>Balance of Grant Remaining</b>	<b>\$ 90,558.63</b>
<b>Additional County Share Costs (March-May 2010)</b>	<b>\$ 10,800</b>
<b>% Grant Funds Expended to 5/25/10</b>	<b>21%</b>

## **Attachments**

### **1812-1820 Sheridan Rd. Redevelopment Project**

- ✓ IEPA Approval Letter
- ✓ Site Maps—Subsurface Contamination/Treatment Zones

### **Vacant Lot/Pettibone Creek Area Project**

- ✓ Site Map--Sample Locations and Contaminant Zones
- ✓ Proposed Pond Area Design
- ✓ Photos of Remediation in Progress





# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276 • (217) 782-2829  
James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

217/782-6762

CERTIFIED MAIL

FEB 23 2010

7008 1830 0001 4716 8114

City of North Chicago  
Attn: Joe Napolitano – Director, Community Development  
1850 Lewis Avenue  
North Chicago, IL 60064

Re: LPC #0971255130 -- Lake County  
North Chicago/City of North Chicago  
1820 Sheridan Road  
Leaking UST Incident No. 20060146  
Leaking UST Technical File

Dear Mr. Napolitano:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the amended Stage 2 and 3 Site Investigation Plan (plan) submitted for the above-referenced incident. This plan, dated January 4, 2010, was received by the Illinois EPA on January 25, 2010. Citations in this letter are from the Environmental Protection Act (Act), as amended by Public Act 92-0554 on June 24, 2002, and 35 Illinois Administrative Code (35 Ill. Adm. Code).

The Illinois EPA has determined that the activities proposed in this plan are appropriate to demonstrate compliance with Title XVI of the Act and 35 Ill. Adm. Code 734 (Sections 57.7(a)(1) and 57.7(c) of the Act and 35 Ill. Adm. Code 734.505(b) and 734.510(a)). Therefore, the plan is approved.

Pursuant to Sections 57.7(a)(5) and 57.12(c) and (d) of the Act and 35 Ill. Adm. Code 734.100 and 734.125, the Illinois EPA requires submittal of a Site Investigation Completion Report within 30 days after completing the site investigation to:

Illinois Environmental Protection Agency  
Bureau of Land - #24  
Leaking Underground Storage Tank Section  
1021 North Grand Avenue East  
Post Office Box 19276  
Springfield, IL 62794-9276

Rockford • 4302 N. Main St., Rockford, IL 61103 • (815) 987-7760

Elgin • 595 S. State, Elgin, IL 60123 • (847) 608-3131

Bureau of Land – Peoria • 7620 N. University St., Peoria, IL 61614 • (309) 693-5462

Collinsville • 2009 Mall Street, Collinsville, IL 62234 • (618) 346-5120

Des Plaines • 9511 W. Harrison St., Des Plaines, IL 60016 • (847) 294-4000

Peoria • 5415 N. University St., Peoria, IL 61614 • (309) 693-5463

Champaign • 2125 S. First St., Champaign, IL 61820 • (217) 278-5800

Marion • 2309 W. Main St., Suite 116, Marion, IL 62959 • (618) 993-7200

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Please submit all correspondence in duplicate and include the Re: block shown at the beginning of this letter.

If you have any questions or need further assistance, please contact Scott McGill at (217) 524-5137.

Sincerely,



Clifford L. Wheeler  
Unit Manager  
Leaking Underground Storage Tank Section  
Division of Remediation Management  
Bureau of Land

cc: Deigan & Associates, LLC.  
BOL File



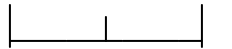
**Figure 5**  
**Groundwater Concentrations Exceeding Class I Groundwater Objectives 1820 Sheridan Rd. North Chicago, IL 60064**

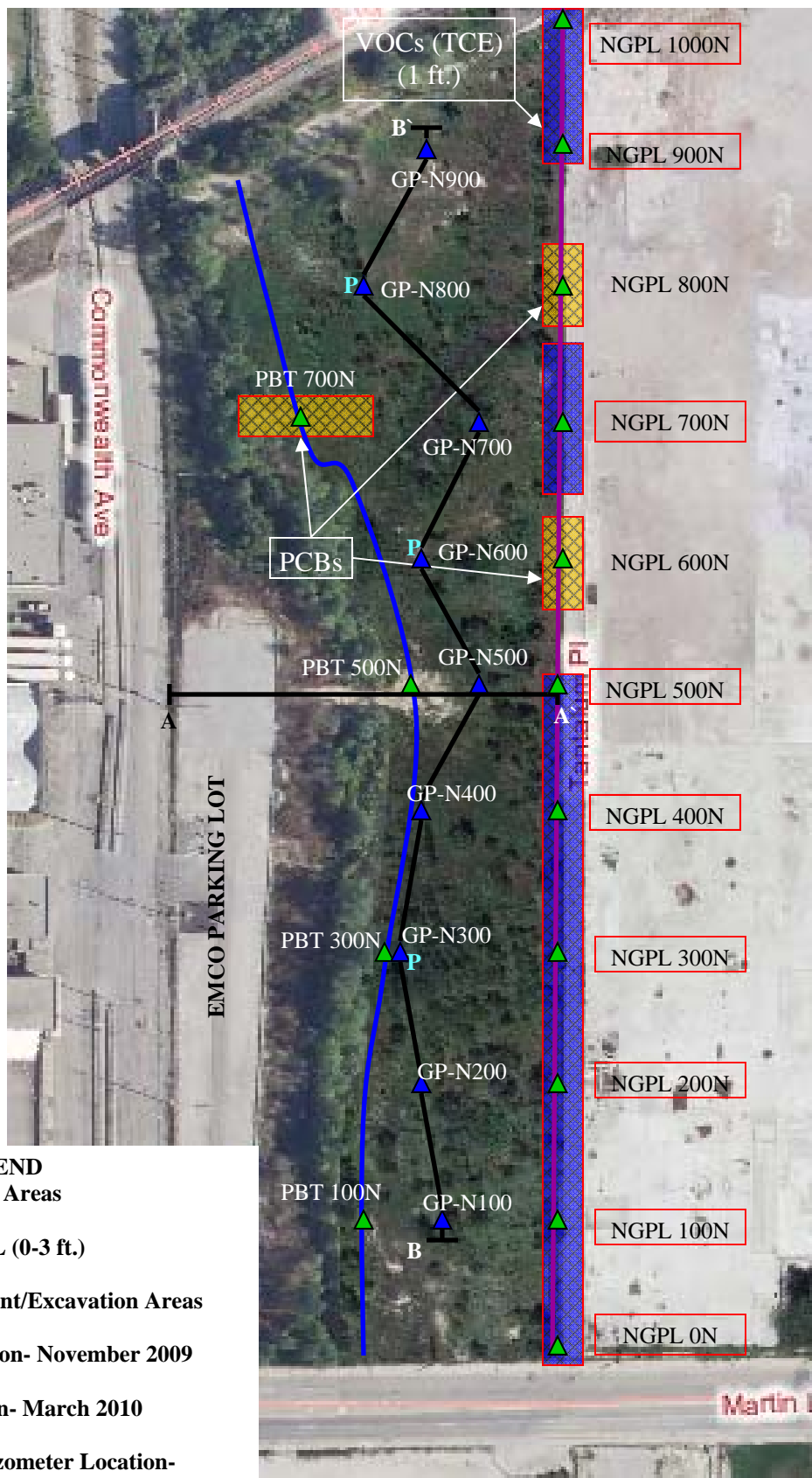




**LEGEND**  
— Proposed Treatment Area

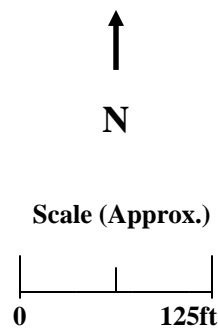
**Figure 6**  
**Bioremediation Injection Corrective Action**  
**Source Area Treatment Zone**  
**1820 Sheridan Rd.**  
**North Chicago, IL 60064**

**Scale (Approx.)**  
  
0                      70 ft



- LEGEND**
- Excavate/Soil Cap Areas
  - TCLP Pb >5 mg/L (0-3 ft.)
  - Proposed Treatment/Excavation Areas
  - Soil Sample Location- November 2009
  - Soil Probe Location- March 2010
  - Soil Probe and Piezometer Location- March 2010
  - Proposed Bicycle Path Location
  - High Pressure Natural Gas Line

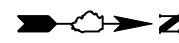
Figure 1- November 2009 & March 2010  
Soil Sample Location Map  
Vacant Lot/Pettibone Creek Area  
North Chicago, IL



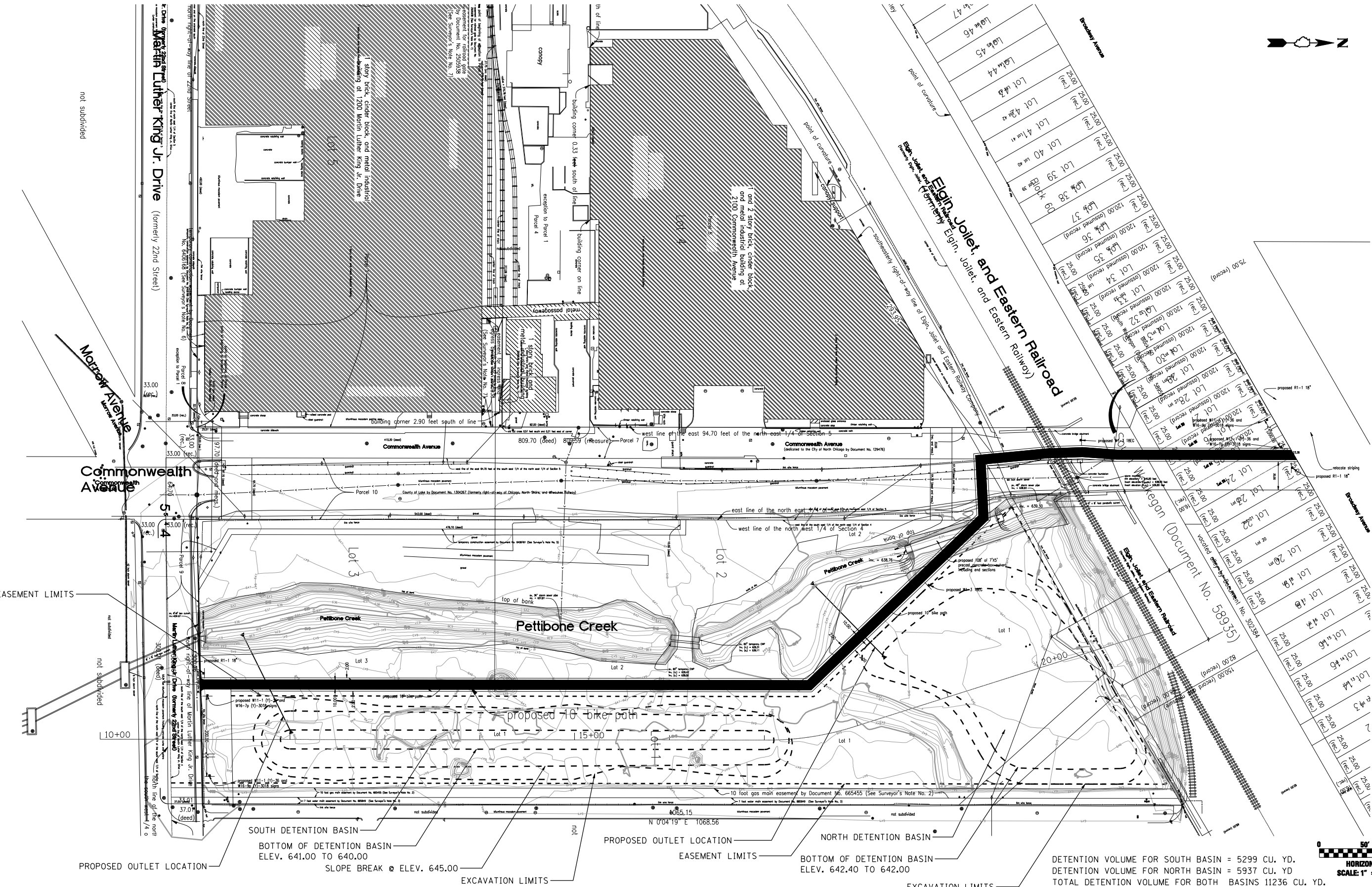








DETENTION VOLUME FOR SOUTH BASIN = 5299 CU. YD.  
 DETENTION VOLUME FOR NORTH BASIN = 5937 CU. YD.  
 TOTAL DETENTION VOLUME FOR BOTH BASINS 11236 CU. YD.



USER NAME = dmorris  
 PLOT SCALE = 100.0000' / IN.  
 PLOT DATE = 4/8/2010

DESIGNED -  
 DRAWN -  
 CHECKED -  
 DATE -

REVISED -  
 REVISED -  
 REVISED -  
 REVISED -

SCALE:	SHEET NO.	OF SHEETS	STA.	TO STA.

F.A.P. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.

CONTRACT NO.

ILLINOIS

FILE NAME = N:\PROJ\5202\Design\Proposed\Plan\PL01.dwg

**Ciorba Group, Inc.**  
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 Chicago, Illinois 60658  
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