



1807-1815 N. Kimball Avenue EPA Cleanup Grant Remediation Project

Community Meeting

September 19, 2024

City of Chicago Department of Fleet and Facility Management



Meeting Agenda

- 1. Introductions**
- 2. Site Overview**
- 3. Remediation**
- 4. Tentative Project Schedule**
- 5. Community Outreach**



Photo: View of N. Kimball Site looking southwest

Introductions

Project Partners



Project Funders



Project Management





Site Overview - Background



Figure: Aerial View of the N. Kimball Site

- The City of Chicago acquired the Site in 2005 through foreclosure.
- The site was vacant at the time of acquisition and continues to remain vacant.
- The post-remediation plan is to develop the land as a park with access to the Bloomingdale Trail.



Site Overview - Phase I ESA

- A Phase I Environmental Site Assessment (ESA) was performed in 2010.
- Identified historical uses and recognized environmental conditions (RECs) including:
 - lumberyard
 - manufacturing (laundry machines, fluorescent fixtures)
 - painting
 - warehousing; and
 - machine shop operations.
- Typical contaminants include:
 - Volatile organic compounds (VOCs)
 - Semi-volatile organic compounds (SVOCs)
 - Polychlorinated biphenyl (PCBs)
 - Metals

1975 Sanborn Map of Site

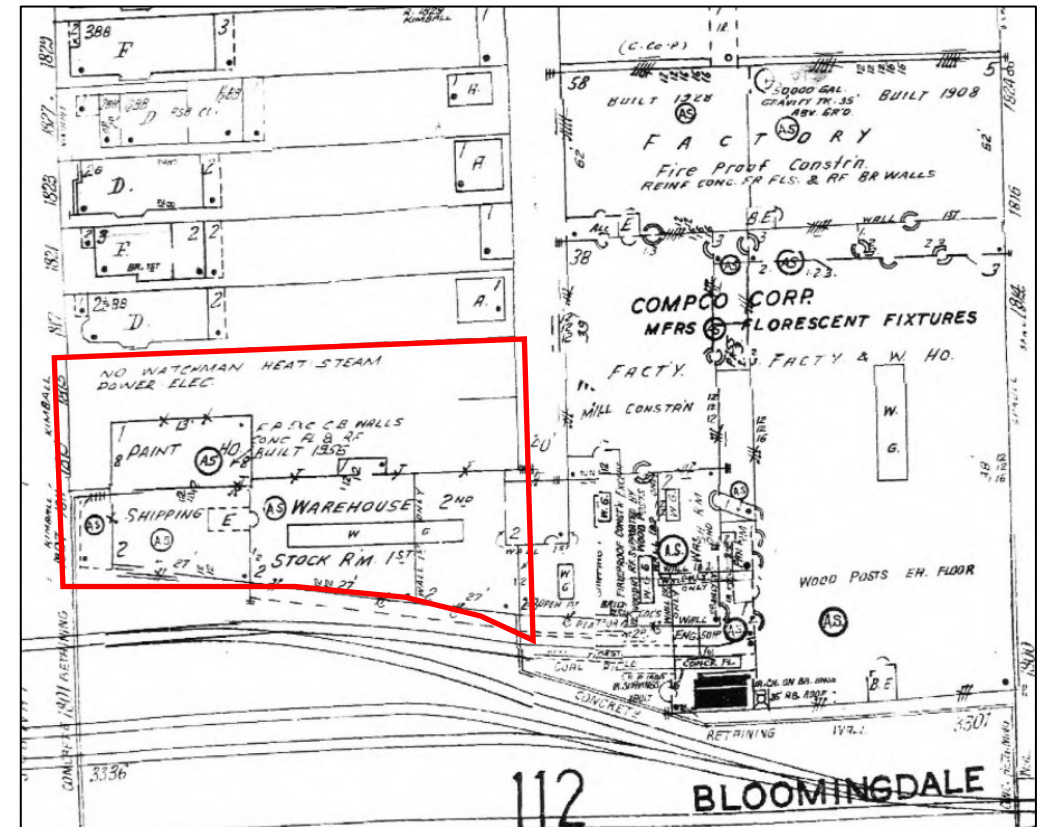


Image: 1975 Map with Kimball Site outlined in red



Site Overview - Subsurface Investigations

Year	Purpose	Scope of Work
2010	Phase II ESA, based on Phase I RECs	<ul style="list-style-type: none">• Soil sampling to depths of 6 to 24 feet• Groundwater sampling at three locations
2012	USEPA Comprehensive Site Investigation	<ul style="list-style-type: none">• Additional soil and groundwater sampling to 20 feet• Confirmation of VOC impacts including trichloroethylene (TCE)
2013	<ul style="list-style-type: none">• Determine extent of VOC contamination• Evaluate inhalation impacts	<ul style="list-style-type: none">• Additional soil sampling to 30 feet and groundwater sampling• Initial soil gas sampling
2018	<ul style="list-style-type: none">• Define the TCE hot spot• Design soil remediation	<ul style="list-style-type: none">• Additional sampling for soil TCE, groundwater and soil gas• Collection of sample for remediation design test
2020-2021	<ul style="list-style-type: none">• Design excavation• Assess any offsite VOC impact• Refinement of TCE hot spot	<ul style="list-style-type: none">• Geotechnical sampling to 50 feet• Additional sampling for soil TCE• Offsite soil gas and groundwater sampling



Site Overview - Investigation Findings

- A TCE “hot spot” on eastern side of site
- Soil is saturated with TCE and exceeds the regulatory criteria for “source material”
- Source material must be treated or removed from the site
- TCE hot spot depth:
 - **Red shade:** 6-16 ft below ground surface (bgs)
 - **Blue shade:** 6-20 ft bgs



Figure: Aerial map showing sample locations and TCE hot spot.



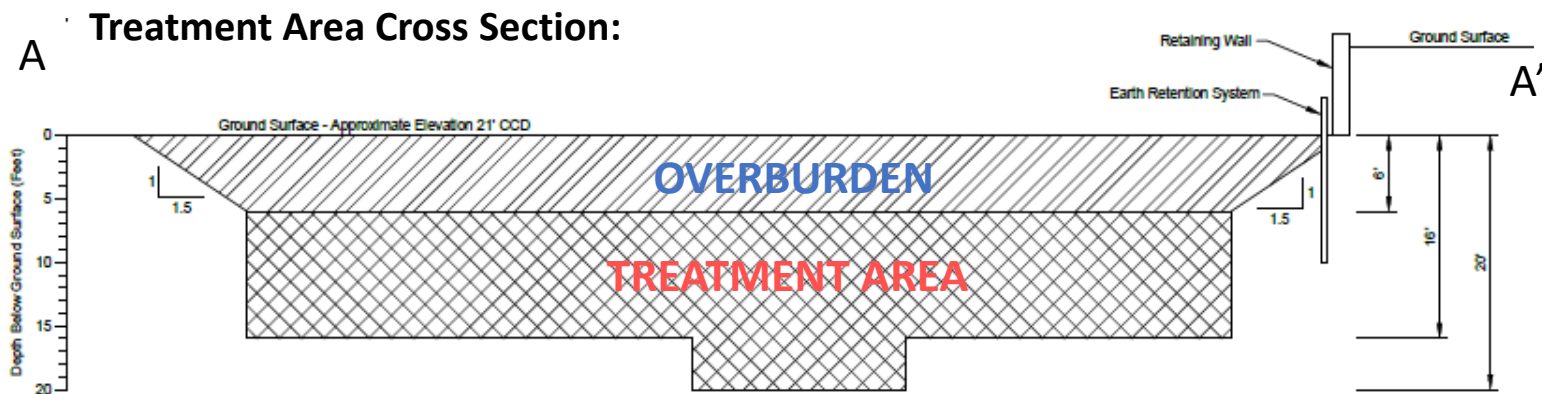
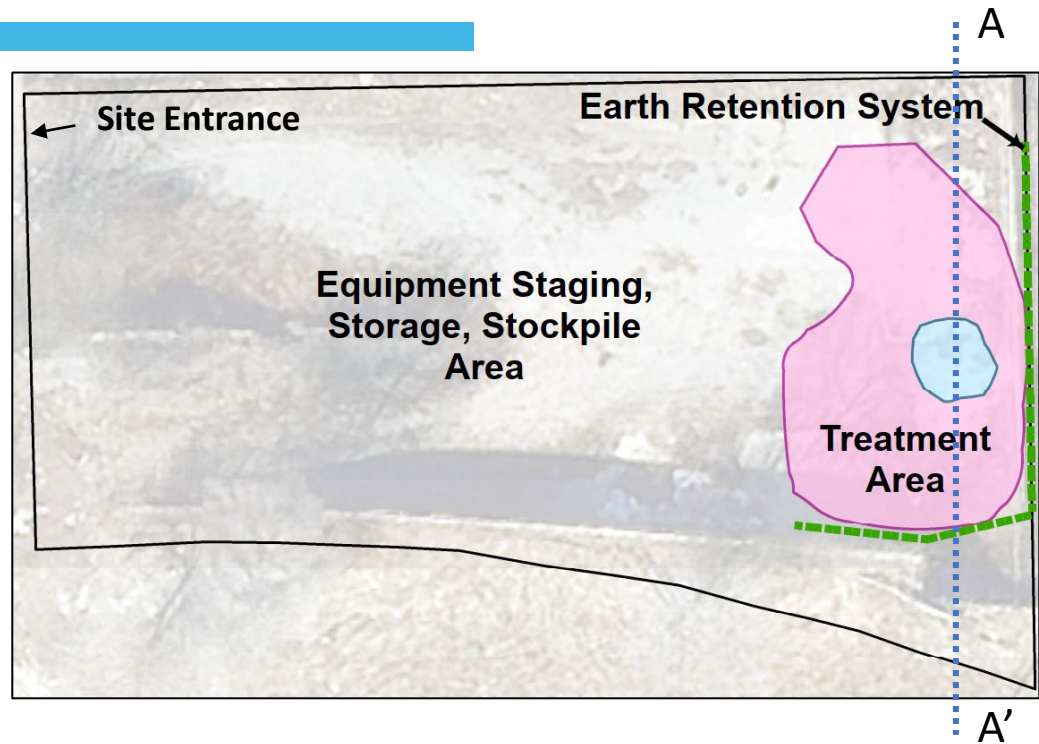
Remediation - USEPA Grant

- The City applied for a \$500,000 cleanup grant in 2019 (successful).
- Public meetings were held to provide information (January and November 2019).
- Virtual public meeting held in November 2021 to discuss the proposed remediation.
- **Brownfield Cleanup Grant Scope:** Implement a remediation technology to reduce TCE concentrations in hot spot area.
- **Post-Brownfield Grant Scope:** Remaining contamination will be addressed as part of site redevelopment as a future park.



Remediation- Proposed Plan for TCE

1. Install an earth retention system (e.g. sheeting, soldier pile and lagging) along east and south edges of treatment area.
2. Excavate top 6 feet of overburden material.
3. Stockpile overburden onsite.
4. Apply chemical oxidant with in-situ soil mixing .
5. Collect samples to confirm remediation is effective.
6. Backfill with stockpiled overburden material.





Remediation- Air Monitoring

- Real-Time air monitoring for Particulate matter (PM-10) and VOCs will be conducted in the active work area and along the perimeter of the site.
 - PM-10 Action Levels are based on National Ambient Air Quality Standards.
 - Site-specific VOC Action Level adapted from USEPA and Occupational Health and Safety Administration (OSHA) guidance.
- Air samples will also be sent to a laboratory for VOC analysis.
- If Action Levels are exceeded:
 - Work will stop to find the cause of the exceedance
 - Extra dust and/or vapor suppression measures will be used.



Photo: Typical Air monitoring station



Remediation - Dust and Vapor Protection



Photo: ISCO Soil Mixing

- Dust and vapor control measures will be reviewed and approved by the City prior to starting work.
- Dust and Vapor Controls may include:
 - Water misting
 - Wind screen on perimeter fencing
 - Tarping/covering of stockpiles and trucks
 - Vapor suppressant
- Dust-generating activities (concrete/ asphalt removal, soil excavation, blending and loading) will cease during periods of adverse weather.



Photo: Vapor Suppression



Remediation - Other Site Work Items

- **Truck Traffic:** Because the contaminated material is being treated in-situ, frequent truck traffic is not expected.
- **Noise:** Although certain activities may begin earlier, effort will be made to conduct significant noise-generating activities (e.g. concrete breaking, earth retention system installation, etc.) on weekdays between 8 am to 8 pm.
- **Vibration:** Depending on the selected method, vibration may occur during installation of earth retention system and will be monitored.
- **Access Control:** Public access to work zone will be restricted using a perimeter fence.



Tentative Project Schedule

Bid Issuance – August 13, 2024

Bidder Response Due – September 23, 2024

Below Schedule Contingent Upon Receipt of Bids

Contract Negotiations and Award – November 2024

Completion of Planning, Permitting, and Work Plans – May 2025

Start Construction – June/July 2025

Completion Construction – August/September 2025

Community Outreach

Current

- Website live with project updates: <https://www.chicago.gov/kimball/>
- Project Documents @ Humboldt Park Public Library
- We welcome feedback: 2FM_EHS_Notifications@cityofchicago.org

Future and Ongoing

- Regular updates on the project website
- E-blasts
- Direct mailing with details of pending construction
- Attending project partner meetings
- Next Meeting: Prior to start of construction



JOIN US!
YOU ARE INVITED TO A PUBLIC MEETING FOR
THE 1807-1815 N. KIMBALL AVENUE EPA CLEANUP GRANT PROJECT

THURSDAY, SEPT 19, 2024
6:00 P.M. – 7:00 P.M.

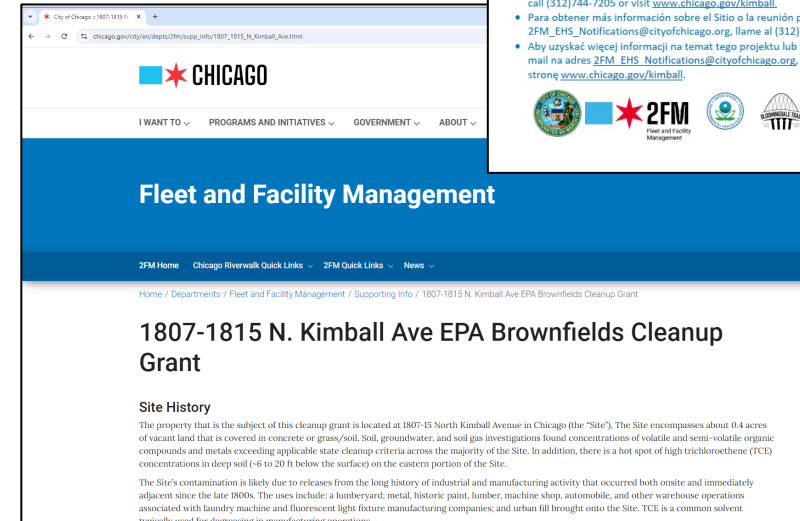
Please visit www.chicago.gov/kimball for information about the project.

The City of Chicago's Department of Fleet and Facility Management (2FM) is co-hosting a public meeting with Friends of the Bloomingdale Trail and Alderperson Fuentes to discuss the cleanup of soil contaminated with trichloroethylene (TCE) at 1807-1815 N. Kimball Avenue (the Site). The City has been awarded a \$500,000 grant by the U.S. Environmental Protection Agency (EPA) for cleanup for the Site, which is adjacent to the Bloomingdale Trail. The public meeting will discuss updates to the plan for environmental cleanup, the project timeline, and procedures for maintaining and monitoring public safety during the work.

Public Meeting Information:
The public meeting will be held at Alderperson Fuentes's office (1746 N. Kimball). Questions for the meeting can be submitted to 2FM_EHS_Notifications@cityofchicago.org. Please send all questions by 5 p.m. on Monday, September 16.

Questions and Comments:

- For more information about the Site or public meeting, e-mail 2FM_EHS_Notifications@cityofchicago.org, call (312)744-7205 or visit www.chicago.gov/kimball.
- Para obtener más información sobre el Sitio o la reunión pública, envíe un correo electrónico a 2FM_EHS_Notifications@cityofchicago.org, llame al (312)744-7205 o visite www.chicago.gov/kimball.
- Aby uzyskać więcej informacji na temat tego projektu lub nadchodzącego spotkania publicznego, wyślij e-mail na adres 2FM_EHS_Notifications@cityofchicago.org, zadzwoń pod numer: (312)744-7205 lub odwiedź stronę www.chicago.gov/kimball.



City of Chicago

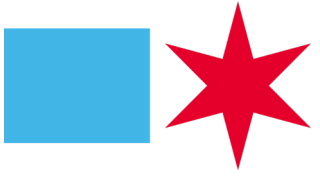
1807-1815 N. Kimball Ave EPA Brownfields Cleanup Grant

1807-1815 N. Kimball Ave EPA Brownfields Cleanup Grant

Site History

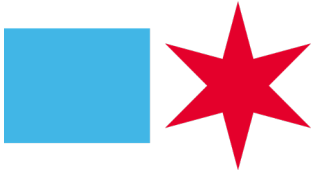
The property that is the subject of this cleanup grant is located at 1807-15 North Kimball Avenue in Chicago (the "Site"). The Site encompasses about 0.4 acres of vacant land that is covered in concrete or grass/soil. Soil, groundwater, and soil gas investigations found concentrations of volatile and semi-volatile organic compounds and metals exceeding applicable state cleanup criteria across the majority of the Site. In addition, there is a hot spot of high trichloroethylene (TCE) concentrations in deep soil (4 to 20 ft below the surface) on the eastern portion of the Site.

The Site's contamination is likely due to releases from the long history of industrial and manufacturing activity that occurred both onsite and immediately adjacent since the late 1800s. The uses include a lumberyard; metal, historic paint, lumber, machine shop, automobile, and other warehouse operations associated with laundry machine and fluorescent light fixture manufacturing companies; and urban fill brought onto the Site. TCE is a common solvent typically used for degreasing in manufacturing operations.



Questions?





Thank you for attending!

Please check our website for continued updates on the project:

<https://www.chicago.gov/kimball/>

Email: 2FM_EHS_Notifications@cityofchicago.org

Paul Waite, P.E. (2FM Environmental Engineer III, Site Project Manager)

Phone: 312.744.9667

Email: paul.waite@cityofchicago.org

Ram Ramasamy, P.E. (2FM Manager)

Phone: 312.742.2565

Email: ram.ramasamy@cityofchicago.org