



Throop Cluster Remediation Options

Community Meeting - 1

November 12, 2024

City of Chicago Department of Fleet and Facility Management (2FM)

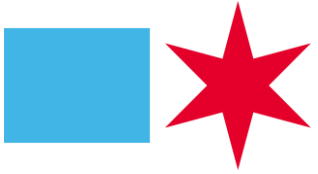
and

Department of Planning and Development (DPD)

Meeting Agenda

1. Welcome and Updates
2. Site Overview
3. Remediation
4. Tentative Project Schedule
5. Questions and Feedback





City of Chicago- Department Functions

2FM EHS

The **Bureau of Environmental, Health and Safety Management (EHS)** in the **Department of Fleet and Facility Management (2FM)**

performs work concerning

- Brownfield: assessment and cleanup
- Due Diligence: environmental due diligence for all city transactions
- Streeterville Thorium: manage thorium contamination in downtown Streeterville
- NEPA: reviews for HUD funded projects
- Sustainability: planning and reviews

DPD

The **Bureau of Citywide Planning** in the **Department of Planning and Development (DPD)** has three divisions:

Land Resources – manages city vacant land through ChiBlockBuilder; plans for rails to trails; manages land sales for side yards and open space

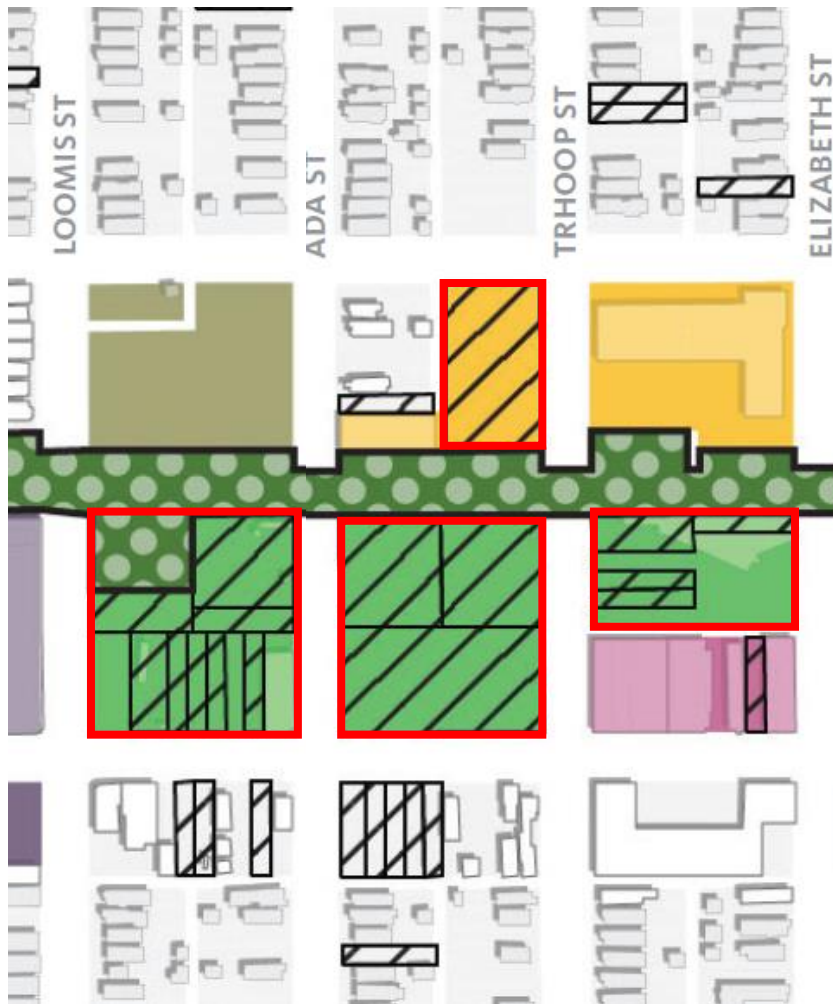
Historic Preservation – manages landmarks, preservation incentives and cultural heritage planning



Sustainability – manages land use plans for the city's 23 industrial corridors; citywide plan implementation; waterways planning and the sustainable development policy





Englewood Agro-Eco District Land Use Plan



-  Area to be remediated
-  Land Owned by City of Chicago

LAND USE PLAN CATEGORIES

-  Public Parks
-  Mixed-Use Development
-  Neighborhood Commercial Centers
-  Small and Local Production
-  Residential
-  Agricultural Sites

MIXED-USE DEVELOPMENT

Land and buildings within the 'Mixed Use Development' category are appropriate for public and tax-exempt uses including, but not limited to, public park space, affordable housing, urban agriculture, educational and workforce development facilities.

GOAL 1

Provide a public benefit to the Greater Englewood community.

GOAL 2






Use ecological, environmental and sustainable best practices for new construction and the rehabilitation of buildings and their landscapes, including parking lots.

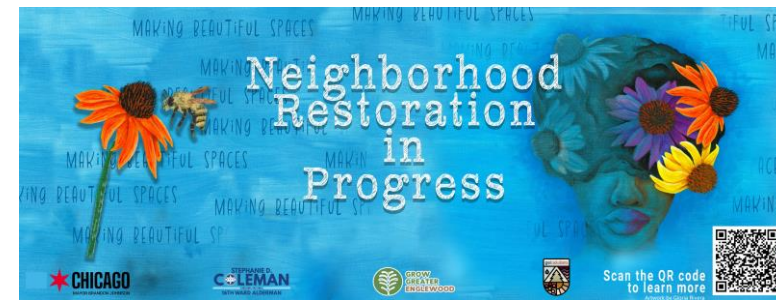
GOAL 3

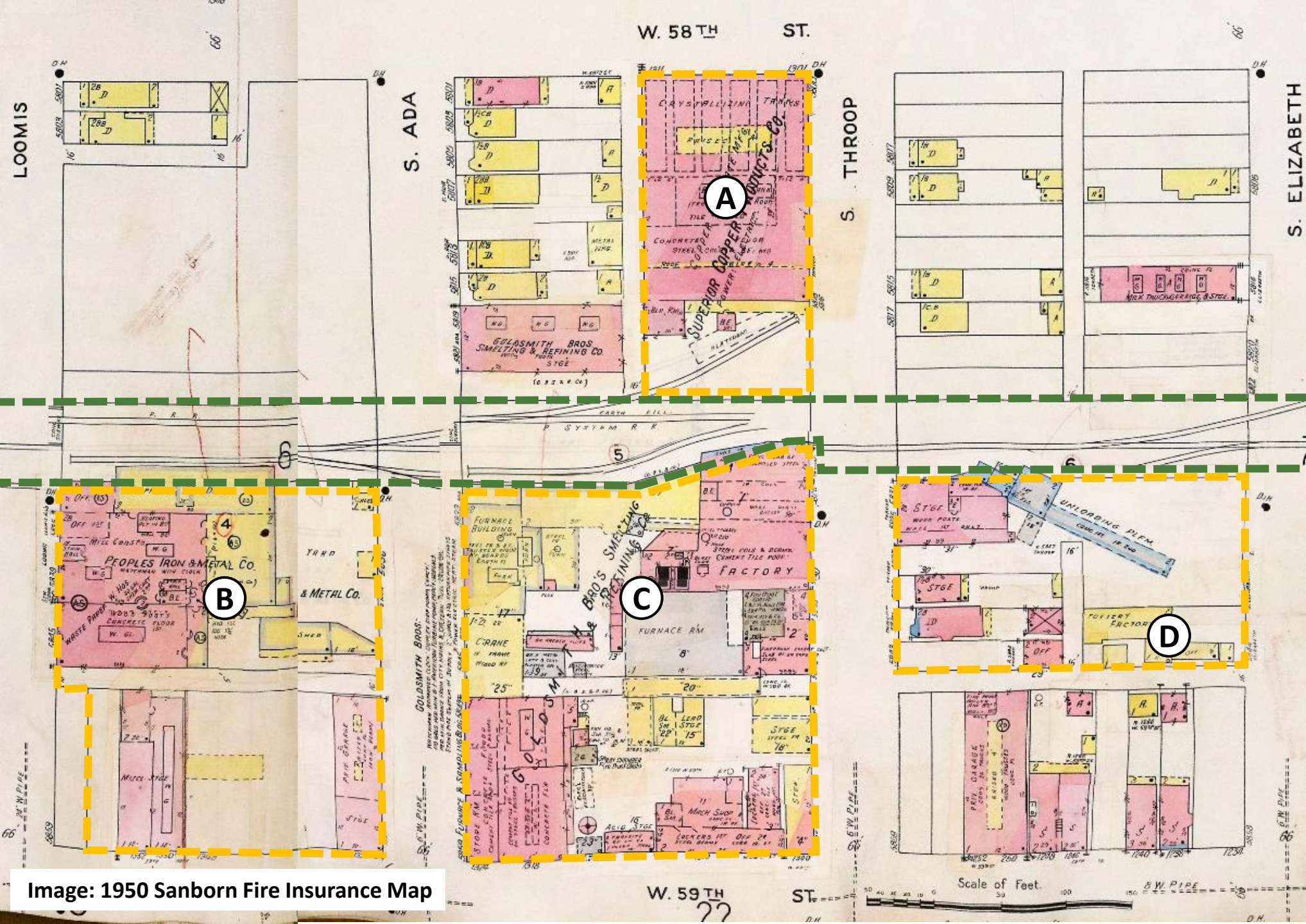
Design should contribute to the vibrancy, aesthetics and character of the neighborhood.

Throop Cluster Fencing



-  City-Owned Lot to be Remediated
-  Privately-owned Parcel Parcel
-  Installed fencing
-  Fencing to be installed
-  Englewood Nature Trail





- A. Superior Copper Products Co.
- B. People's Iron & Metal Company
- C. Goldsmith Brothers Smelting & Refining Co.
- D. Pulley factory

- ■ ■ Remediation Area
- ■ ■ Englewood Nature Trail

Image: 1950 Sanborn Fire Insurance Map



Throop Cluster Funding

EXISTING FUNDING

- The City currently has \$8,000,000 to fund remediation of the Throop Cluster properties

CURRENT FUNDING APPLICATION

- The City is applying for an additional \$4,000,000 Cleanup Grant from the USEPA
- The additional funding will go towards the Throop Cluster and could free up funding to remediate additional properties on and/or around the Englewood Nature Trail



Throop Cluster – Environmental Assessment

Phase I ESA

Historic Land Uses	Heavy Metals	Solvents	Oils and Fuels
Smelter	x	x	
Junkyard	x	x	x
Auto Shops	x	x	x
Machine Shops	x	x	x
Manufacturing	x	x	x
Dry Cleaner		x	
Underground Storage Tanks		x	x

Phase II ESA

Hazardous Concentrations in Soil:

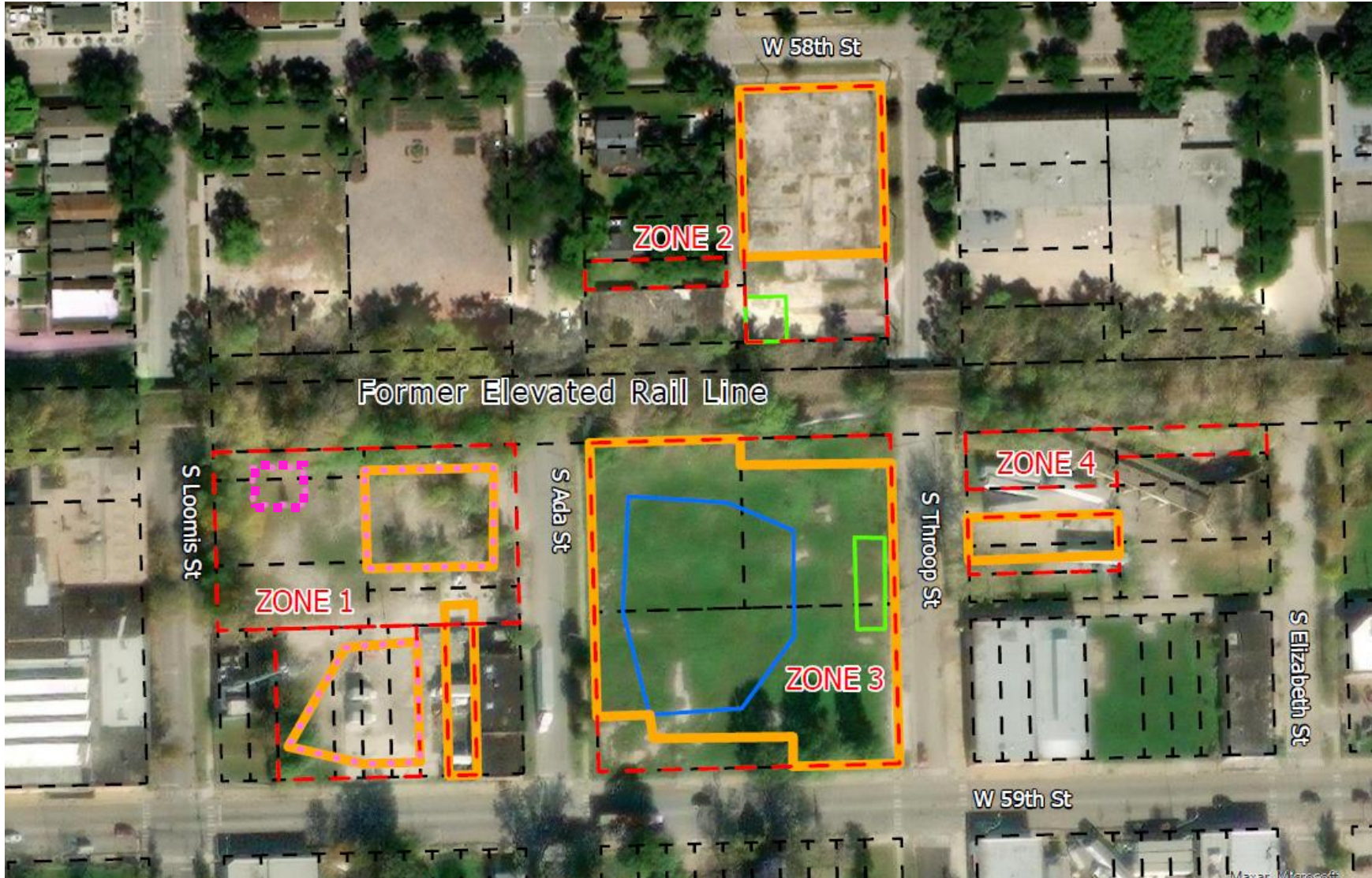
Heavy Metals: Cadmium and Lead Can affect human health through ingestion or inhalation of dust

Solvents: called Trichloroethylene (TCE) which is a volatile chemical, can affect human health by ingestion or inhalation of volatilized chemical

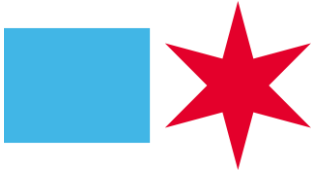
Elevated Concentrations in Soil:

Oils and Fuel: called Total Petroleum Hydrocarbons (TPH) which are made up by a lot of different chemical compounds with various levels of risk to human health.

Throop Cluster – Remediation Areas



- Remediation Zones
- Heavy Metals – Lead area
- Heavy Metals – Cadmium area
- Solvents – TCE area
- Oils & Fuels – TPH area



Throop Cluster - Remediation Options

ANALYSIS OF THE BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

Alternative 1: No Action	<u>Not Recommended:</u> does not address site risks to human health and the environment.
Alternative 2: Excavation and Disposal Hazardous Soils	<u>Not Recommended:</u> keeps the hazardous nature of the soils throughout remediation and is the most expensive option.
Alternative 3: <i>In-Situ</i> (in place) Treatment, Excavation and Disposal of Stabilized Hazardous Soils	<u>Recommended:</u> Treatment will render waste as non-hazardous which reduces disposal cost which will allow for more use of the funds in the area.

Remediation Equipment, Dust and Vapor Control



Soil Mixing

- Dust Controls may include:
 - Wind screen on perimeter fencing
 - Tarping/covering of stockpiles and trucks
 - Tackifier and Water misting
- Vapor control: vapor suppressant



Vapor Suppression / Tackifier



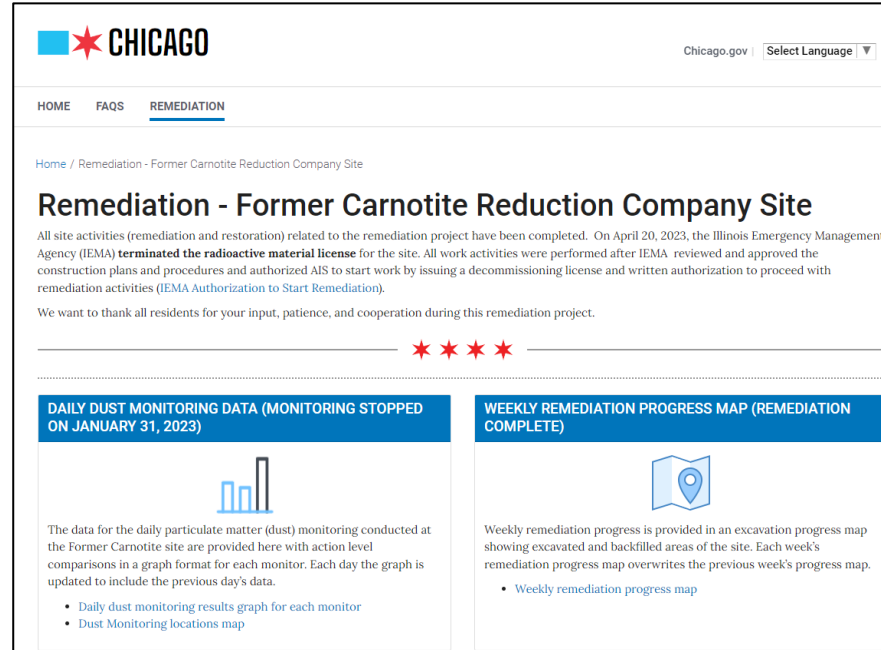
Tackifier



Water Mister

Remediation- Air Monitoring

- Real-Time air monitoring for particulate matter (PM-10) and volatiles.
- Air samples for VOCs only will be sent to a laboratory.
- 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.
- Data will be shared on a website.



Example website

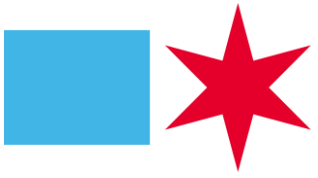


Typical Real-Time Air monitoring station



Remediation - Other Site Work Items

- **Work Schedule:**
 - Weekdays between 8 am to 8 pm.
 - Weekend work (only if required) will be performed with adequate public notice.
- **Truck Traffic:** truck traffic will be via a predetermined route in consultation with the community. Trucks will always be tarped for dust mitigation.
- **Noise:** effort will be made to conduct significant noise-generating activities during typical work hours (e.g. concrete breaking, earth retention system installation, etc.)
- **Access Control:** Public access to work zone will be restricted using a perimeter fence.



Tentative Project Schedule

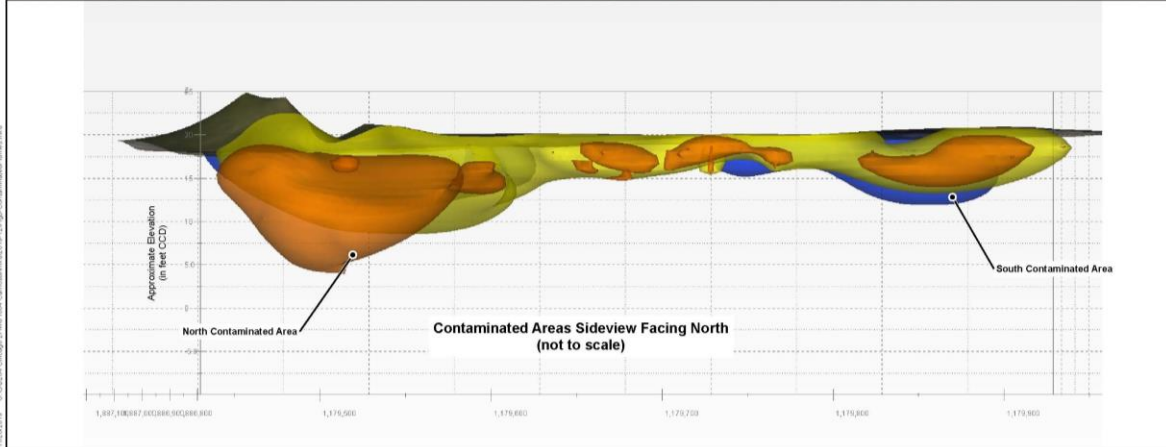
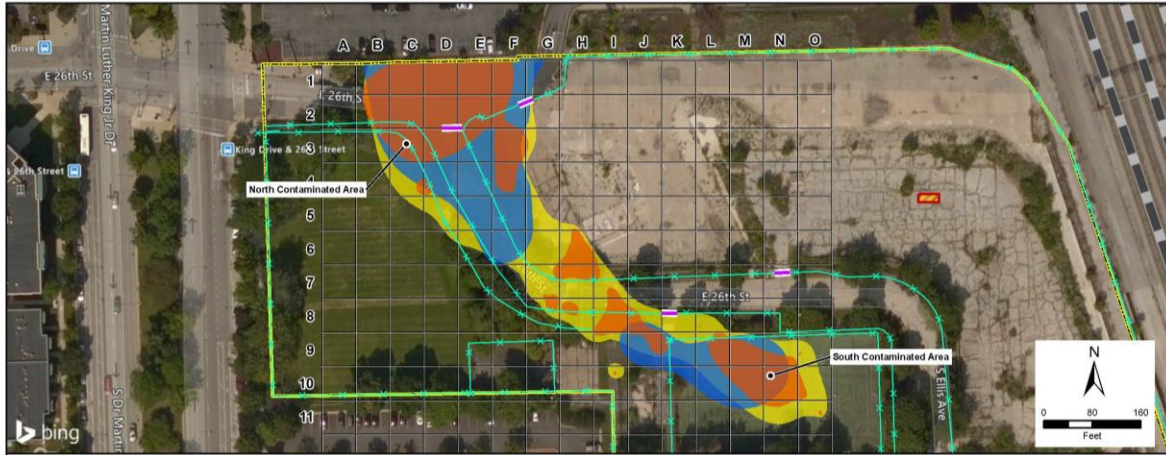
If using USEPA Grant Funds

- Grant Decision – Expected to be announced in May 2025
- Job Order Contract (JOC) Contracting– Complete by end of 2025
- Start Site Remediation – Spring 2026

Without use of USEPA Grant Funds

- JOC Contracting – complete by Spring of 2025
- Start Site Remediation – Summer/Fall 2025

Successful Remediation – Carnotite Radioactive Contamination (Bronzeville)



Community Feedback

- Website: https://www.chicago.gov/city/en/depts/2fm/supp_info/englewood-nature-trail.html
- Project Documents available at Chicago Public Libraries:
 - West Englewood Branch 1745 W. 63rd Street
 - Kelly Branch 6151 S. Normal Boulevard
- We welcome feedback:
2FM_EHS_Notifications@cityofchicago.org




Englewood Nature Trail website



Scan to provide meeting feedback

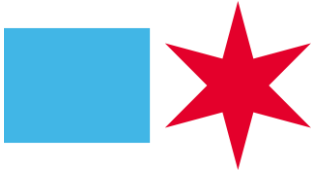
Please fill out a survey today



Community Engagement Survey

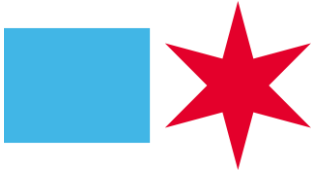
1. On a scale of 1 to 5, was the information presented today relevant to you? Please rate: **1 2 3 4 5**
2. On a scale of 1 to 5, was the information presented in a clear manner? Please rate: **1 2 3 4 5**
Why did you score it that way? _____
3. Is there anything you would like to see added or changed for future meetings? _____
4. Did you feel like you had an opportunity to provide feedback? Please circle: **Yes No**
If not, why and can you share your feedback now? _____
5. Are there any local groups or individuals who would be interested in this content that we should contact? _____
6. Are there any ways we can make this meeting more accessible to you and your community? _____

Thank you very much for joining us today. We value your input and participation in this project.



Questions?





City of Chicago- Resilient Corridor Project

1546-1556 S Lawndale Avenue





Introductions

COMMUNITY PARTNER



BROWNFIELD CLEANUP GRANTOR



CITY DEPARTMENTS



STEPHANIE D. COLEMAN
ALDERMAN ★ 16TH WARD

Brownfield Cleanup Grant Applicant:



**Bureau of Environmental, Health and
Safety Management**





Remediation Approach

- Treat and Remove Hazardous Soil Concentrations





Englewood Nature Trail & Agro-Eco District



The **Englewood Agro-Eco District**, the first of its kind in the nation, is anchored by the Englewood Nature Trail project and will transform vacant lots into an urban **agriculture zone** and **green space**. This means planning on improvements to the environment and the local economy by attracting industry and entrepreneurs back to this unique corridor that sits between two of the nation's largest railroads.

Scan the QR code for
the project's website:



<https://www.chicago.gov/city/en/sites/englewood-trail/home.html>