

**DRAFT ANALYSIS OF BROWNFIELDS  
CLEANUP ALTERNATIVES**

**BLUE ISLAND NORTHEAST MIXED-USE COMMERCIAL PARK  
119TH STREET & VINCENNES AVENUE  
BLUE ISLAND, COOK COUNTY, ILLINOIS**

**PREPARED BY:**

Office of Sustainability  
CITY OF BLUE ISLAND  
13051 SOUTH GREENWOOD AVENUE  
BLUE ISLAND, ILLINOIS

**December 2015**

**Public Comment Period: December 4, 2015 to December 18, 2015**

You may provide your written comments by email or mail.

Email: [jprout@cityofblueisland.org](mailto:jprout@cityofblueisland.org)

Mail: City of Blue Island, Attn: Jodi Prout  
13051 South Greenwood Avenue  
Blue Island, IL 60406

## TABLE OF CONTENTS

1.0 Introduction.....	1
1.1 Site Description.....	1
2.0 Background.....	2
2.1 Site History Previous Site Use(s).....	2
2.1.1 Prior Investigations and Any Previous Cleanup/Remediation.....	2
3.0 Analysis of Cleanup Alternatives.....	3
3.1 Alternative #1 No Action.....	4
3.2 Alternative #2 – Containment of the Asbestos and Lead Based Paint.....	4
3.3 Alternative #3 – Removal of the Asbestos.....	4
4.0 Recommended Cleanup Alternative.....	5

DRAFT

## 1.0 INTRODUCTION

This Draft Analysis of Brownfields Cleanup Alternatives (ABCA) report has been prepared for the clean up of the former Montell property located at 11941 & 11955 Vincennes Avenue in the 7th Ward neighborhood of Blue Island, Illinois. The site is currently being redeveloped as a part of a larger mixed-use, commercial and retail development. The City of Blue Island has developed a draft proposal to submit to the United States Environmental Protection Agency (USEPA) requesting a \$200,000 grant to fund cleanup activities at the site. This property was one of many included in Blue Island's Brownfields assessment program. The goal of the project is to remove the hazardous materials, including asbestos, lead based paint, and potentially contaminated water from flooded basement from the building to allow for its reuse and serve as a redevelopment catalyst in neighborhood.

This ABCA report was prepared to identify and evaluate cleanup alternatives to mitigate potential risks to human health and the environment from identified environmental impacts at a remediation area. The report includes information regarding:

- The characteristics of the site, including documentation of contaminants, potential exposure pathways, sources of contamination, applicable or relevant and appropriate laws, regulations and standards.
- Analysis of potential cleanup alternatives, including "No Action".
- A discussion of the proposed cleanup activities and factors considered in evaluating and recommending the planned cleanup.
- A determination of what controls will be required to implement the cleanup.

The purpose of the cleanup is to meet environmental regulatory requirements and to position the property for redevelopment as industrial-commercial property. The initial step in the remediation process is to prepare a list of suitable cleanup alternatives and evaluate these alternatives based on a number of factors, including cost. Cleanup alternatives are provided in this report, and are based on previous site assessment data and assumptions noted herein.

The City and City's environmental consultant shall consider all comments received and provide responses to those comments at the end of the public comment period. All public comments will be documented / summarized and included in the Administrative Record, as well as any responses to public comments.

### 1.1 Site Description

The Site is approximately 3.34 acres in size and contains two abandoned industrial buildings. The 11941 and 11955 Vincennes parcels of the Property are developed with an irregularly shaped multi-tenant warehouse structure. The northern half of the site building has brick exterior walls and the southern half has metal exterior walls. A loading dock is situated on the western portion of the building. A large pile of tires was present in the loading dock at the time of site reconnaissance. The remainder of the parcels are asphalt parking areas.

## 2.0 Background

### 2.1 Site History Previous Site Use(s)

The history of the Site was evaluated and is documented in a 2009 Phase I Environmental Site Assessment (ESA). In 2011, a Phase II Environmental Assessment, Comprehensive Asbestos Inspection and a Comprehensive Lead Inspection was completed. A general summary is provided herein. Review of historical aerial photographs, topographic maps, agency records and interviews indicated the following:

The property, located at 11941 Vincennes Avenue in the 7th Ward neighborhood of Blue Island, Illinois, initially operated as automotive sales, and repair and painting facility. 11955 initially operated as a plastics molding operations facility until it became a garland and party supply wholesale warehouse. Both buildings were abandoned in 2003. The northern portion of the 11941 and 11955 Vincennes parcel of the property is depicted with a filling station and an irregularly shaped multi-tenant warehouse structure on the southern portion. Operations at the multi-tenant warehouse structure include welding, auto service and sales, auto painting, and plastics molding.

See **Figure 2 – Site Vicinity Map** for aerial of Site, general site properties and adjacent properties.

#### 2.1.1 Prior Investigations and any previous cleanup/remediation

Site investigations have been completed at various times from 2008-2010. The investigations consisted of Phase I and Phase II assessments, soil borings and monitoring wells, comprehensive lead based paint and asbestos testing.

The Phase I ESA identified the following potential Recognized Environmental Conditions (RECs):

- The 11941 and 11955 Vincennes parcels of the Property have a long term history of industrial operations including automotive repair, automotive painting, welding and plastics molding. Chemicals used in association with these operations typically include oils, degreasers, and/or solvents. The potential exists that unreported spills and releases have occurred that have impacted the Property.
- The 11941 Vincennes parcel of the Property was identified on the environmental database as a Small Quantity Generator of hazardous waste. The period of time that wastes were generated was not identified, no violations were reported for the 11941 Vincennes parcel, however there is a potential that unreported releases and/or spills that may have impacted the Property occurred.
- Based on the age of the site buildings, there is a potential for asbestos containing and lead-based painted materials to be present within the site buildings.

Based on the above identified potential RECs, the Phase I recommended that soil and groundwater samples be analyzed. It was recommended that an asbestos and lead-based paint survey be conducted on the site based on the age of the on-site structures.

Collected soil and groundwater samples were analyzed for one or more of the following:

- volatile organic compounds (VOCs),
- semi-volatile organic compounds (SVOCs)

- Polynuclear Aromatic Hydrocarbons (PAHs),
- pesticides,
- polychlorinated biphenyls (PCBs),
- target analyte list (TAL) metals,
- total petroleum hydrocarbon (TPH)
- cyanide, sulfide, pH, and total organic carbon.

All soil and groundwater samples results were compared to 35 IAC Part 742, Tiered Approach to Corrective Action Objectives (TACO) Tier 1 Residential Properties, and Construction Worker Standards for the ingestion, inhalation and soil component of the Class I groundwater ingestion pathways, and direct ingestion Class II groundwater pathway. The following compounds exceeded the Class I Groundwater Remedial Objective cleanup criteria: Benzo(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Lead, and Cadmium.

Building material samples were also taken and analyzed for the presence of lead based paint and asbestos.

The purpose of the inspection was to collect and analyze information in order to make sound judgment regarding potential asbestos hazards. The inspection was also performed to identify asbestos containing materials prior to demolition activities.

### 3.0 Analysis of Cleanup Alternatives

Future land use at the Cleanup Area is planned to be mixed-use commercial, retail and service. The remediation goals reflect the objective of minimizing the environmental considerations that respective end-users may need to consider during development and construction, and subsequent operation and maintenance of facilities. The following includes the applicable regulations and cleanup standards

- Asbestos abatement activities are required to be completed to protocols set forth under OAC 3745.20 and USEPA's National Emissions Standards for Hazardous Air Pollutants (NESHAP) Regulation 40 Code of Federal Regulations (CFR) Part 61, Subpart M. NESHAP Regulation 40 CFR Part 61, Subpart M is the standard for hazardous air pollutants, as it pertains to asbestos, and is enforced by USEPA.
- IDPH Lead Based Paint rules.

#### Evaluation of Cleanup Alternatives

Based on the above, Blue Island has identified three potential cleanup alternatives for the site:

1. No Action
2. Containment of asbestos
3. Removal of asbestos

Potential cleanup alternatives were evaluated based on the following criteria: effectiveness, implementation feasibility, remedial costs, and general reasonableness.

### 3.1. Alternative #1 – No Action

*Effectiveness* – The No Action Alternative is not effective because it does nothing to address the toxicity, mobility, or volume of contamination on site. It also constrains and potentially eliminates any practical redevelopment.

*Implementation Feasibility* – This alternative is easily implemented.

*Remedial Costs* – There is no cost for this alternative.

*General Reasonableness* – This alternative provides no long-term management of the site's containment and effectively prohibits site development. As a result, this is not a reasonable cleanup option.

### 3.2 Alternative #2 – Containment of the Asbestos and Lead Based Paint

*Effectiveness* – This alternative offers limited, short-term protection. A containment strategy provides a temporary barrier to ACM and lead based paint and does not fully eliminate risk.

*Implementation Feasibility* – Implementation of this alternative is feasible, but cannot address ACM.

*Remedial Costs* – Investment for containment is approximately \$35,000-\$50,000. Reoccurring investment will be necessary in order to maintain limited exposure at the site until remedial funds can be identified.

*General Reasonableness* – This alternative provides only short-term management of the site's contamination and continues to prohibit potential site redevelopment. The need for continual re-investment while not affecting remediation makes this alternative cost-prohibitive.

### 3.3 Alternative #3 – Removal of the Asbestos

*Effectiveness* – A full ACM and lead based paint abatement of structures will eliminate threat to human health and the environment.

*Implementation Feasibility* – Implementation of this alternative is feasible, but only with financial assistance from several sources. Implementation is currently stalled by funding.

*Remedial Costs* – Cost estimates for ACM and lead based paint abatement is estimated at \$150,000-\$200,000.

*General Reasonableness* – This alternative removes barriers to redevelopment and structural demolition enabling the City to further position the property for redevelopment and assemblage with surrounding parcels.

#### 4.0 Recommended Cleanup Alternative

Based on the above, Alternative 3 addressing contamination would most consistent with the proposed end use. As a result, Alternative 3 is recommended.

A public comment period will be conducted after award of the grant. Upon public comment, a decision document will be issued to the public with additional details on the selected alternative

DRAFT