

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Lindsay Light II OU13 - Removal Polrep
Final Removal Polrep



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V**

Subject: **POLREP #2**
Final POLREP
Lindsay Light II OU13
05YT
Chicago, IL
Latitude: 41.8901812 Longitude: -87.6195949

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From: Verneta Simon, on-scene coordinator
Date: 9/18/2013
Reporting Period: 9/19/2012 - 9/18/2013

1. Introduction

1.1 Background

Site Number: 05YT **Contract Number:**

D.O. Number:		Action Memo Date:	6/25/2012
Response Authority:	CERCLA	Response Type:	PRP Oversight
Response Lead:	PRP	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	7/31/2012	Start Date:	7/31/2012
Demob Date:	8/1/2013	Completion Date:	9/16/2013
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Development of commercial parking lot.

1.1.2 Site Description

This property is now owned by New Water Park, LLC and most recently used as a parking lot in the Streeterville neighborhood. Prior to New Water Park, LLC, taking ownership, this property was first owned by HBE Corporation (HBE), and then the Fordham Development Company. New Water Park plans to develop the property into a 54-story high-rise building. This property is 1.6 acres in size.

1.1.2.1 Location

455 North Park Drive, Chicago, Illinois

1.1.2.2 Description of Threat

Radioactive thorium contamination is present in subsurface soils at this location. In November 2002, HBE's environmental contractor, STS Consultants, the predecessor environmental company to AECOM, collected thorium as high as 90 picoCuries per gram (pCi/g) from a test pit at the property. AECOM, is also the environmental consultant for New Water Park, LLC, the current property owner.

The Streeterville clean-up criterion, established in the 1990's, is 7.1 pCi/g total Ra (Ra-226 + Ra-228).

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

New Water Park, LLC began to remove the asphalt from the property on or about August 1, 2012. As of August 2, there are a least two distinct areas, one as high as 112, 000 counts per minute (cpm) and the other about 480,000 cpm. AECOM's radiation detection instrument is calibrated in cpm to the Streeterville clean-up criterion, which is equivalent to 20,356 cpm. Currently, these areas do not appear to extend into Lindsay Light II/OU7, which is immediately adjacent to Lindsay Light II/OU13.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date

AECOM began removing the asphalt on August 1. To date, New Water Park has excavated and staged approximately 355 cubic yards of thorium-contaminated soil.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

U.S. EPA and New Water Park executed an Administrative Settlement Agreement on Consent (ASAOC) that requires New Water Park to excavate and remediate thorium-contaminated soils

they encounter above the 7.1pCi/g clean-up level. New Water Park also agreed to pay U.S. EPA response costs and record an institutional control requiring radiation monitoring of any part of the property that New Water Park did not monitor or clean-up during this construction work. U.S. EPA executed this ASAOC on April 13, 2012. A copy of the executed ASAOC is posted in the "Documents" section. On June 8, 2012, U.S. EPA approved the work plan submitted by AECOM. AECOM submitted the Final Report required by the ASAOC and U.S. EPA approved it on August 21, 2013. U.S. EPA subsequently issued a notice of completion letter on September 16, 2013.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
Thorium-contaminated	soil	87.5	See Completion Report		Energy Solutions, Clive Utah
Thorium-contaminated	soil	110	See Completion Report		U.S. Ecology, Grand View, Idaho
Thorium-contaminated	soil	157.5	See Completion Report		Waste Control Specialist, Andrews, Texas

R5 Priorities Summary

This is an Integrated River Assessment. The numbers should overlap.	Miles of river systems cleaned and/or restored	0
	Cubic yards of contaminated sediments removed and/or capped	0
	Gallons of oil/water recovered	0
	Acres of soil/sediment cleaned up in floodplains and riverbanks	0
Stand Alone Assessment	Acres Protected	1.6
	Number of contaminated residential yards cleaned up	0
	Human Health Exposures Avoided	50000
	Number of workers on site	200
Contaminant(s) of Concern		
Contaminant(s) of Concern	Thorium	

2.2 Planning Section

2.2.1 Anticipated Activities

Not applicable

2.2.1.1 Planned Response Activities

More radiological screening will be conducted whenever the adjacent ROWs are needed for utilities, such as gas, electric, water, etc., since construction is on-going.

2.2.1.2 Next Steps

A notice of completion letter was issued on September 16, 2013. According to the terms of the ASAOC, an Environmental Covenant will be recorded since the entire property was not investigated.

2.2.2 Issues

New Water Park has a temporary construction easement to stage equipment on Lindsay Light II/OU7, which is immediately adjacent to Lindsay Light II/OU13. Lindsay Light II/OU7 is also under an ASAOC but work has stopped due to the economy. To date, 100 % of the surface of OU7 has been radiologically investigated and about 30% of the subsurface needs to be radiologically investigated. So far, OU7 has resulted in about 36 yards of TCLP lead soils being disposed off-site. In addition, one of the conditions of the construction easement is to not allow New Water Park to stage any contamination on OU7

2.3 Logistics Section

Not applicable

2.4 Finance Section

2.4.1 Narrative

Not Applicable

2.5 Other Command Staff

2.5.1 Safety Officer

A site safety plan was prepared as part of the ASAOC.

2.5.2 Liaison Officer

Not Applicable

2.5.3 Information Officer

Not Applicable

2.5.4 Community Involvement Coordinator

Susan Pastor is the U.S. EPA Community Involvement Coordinator (CIC).

3. Participating Entities

3.1 Unified Command

Not Applicable

3.2 Cooperating Agencies

4. Personnel On Site

Not applicable.

5. Definition of Terms

OSC - On-Scene Coordinator

U.S. EPA - United States Environmental Protection Agency

6. Additional sources of information

6.1 Internet location of additional information/report

For additional information, please refer to "Documents" on www.epaossc.org/

6.2 Reporting Schedule

This is the final POLREP.

7. Situational Reference Materials

No information available at this time.