



Welcome! / ¡Bienvenidos!

# Pilsen Community Meeting

January 27, 2016

**Heriberto León**

Community Involvement Coordinator

U.S. EPA Region 5



# Agenda

- Open House – Tables (*Mesas con información*)
  - Questions, comments, discussion
- Site Updates (3) (*Actualizaciones*)
  - Pilsen Area Soils Assessment Site
  - Heart of Chicago Area Soils Assessment Site
  - Sangamon Street Right of Way Site



# Pilsen Area Soil Site Cleanup (for Lead)

**Operable Unit 2 :** Residential Area: Consent for Access from homeowners are needed to start cleanup of homes with greenspace: yards and gardens in 2016

**Operable Unit 1:** Railroad Spur and Alley: Cleanup started in Nov. 2015



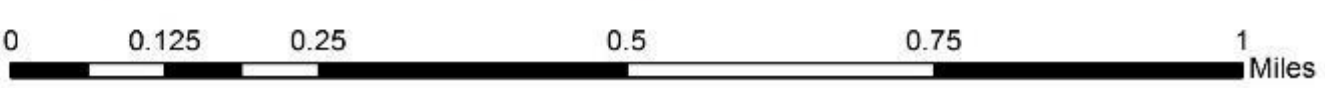
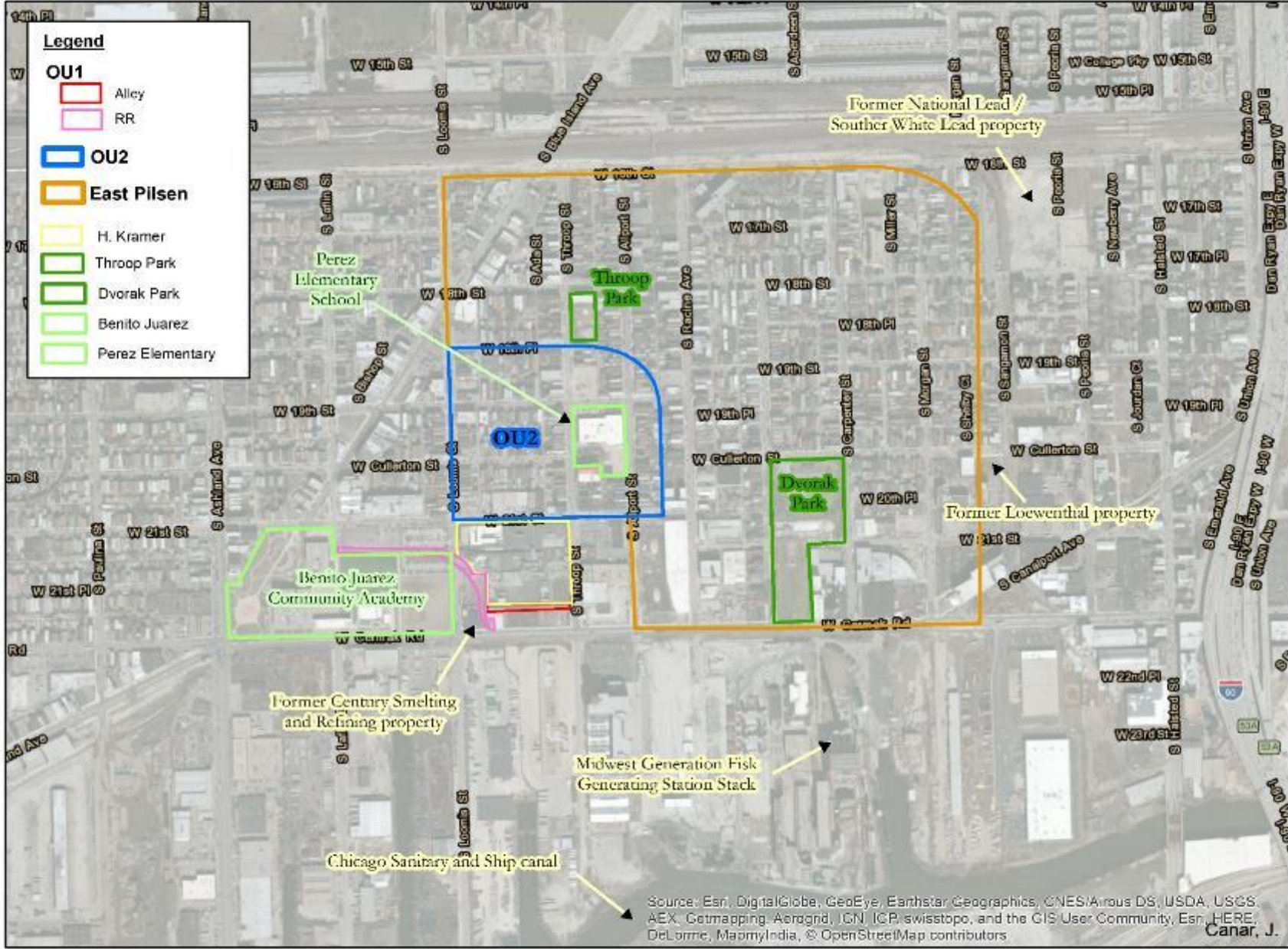
# Limpieza de Tierras en el Área de Pilsen (por plomo)

**Unidad Operable 2 :** Área Residencial – Para comenzar la limpieza de las propiedades con espacios verdes, patios y jardines este año, se necesitan los formularios de consentimiento firmados

**Unidad Operable 1:** La espuela de ferrocarril y el callejón – La limpieza comenzó en noviembre



# Pilsen Soils: OU1 RR/Alley and OU2 Residential sites





## **Pilsen Area Soil Site, Administrative Settlements and Orders on Consent were signed under the Superfund Law in 2015**

**Sept. 29, 2015** : Operable Unit 1 Railroad Spur and Alley Site between USEPA Region 5, City of Chicago, BNSF, and H. Kramer & Co.

**Dec. 1, 2015**: Operable Unit 2 Residential Area Site between USEPA Region 5 and H. Kramer and Co. (for the collection of soil samples to determine the number of homes which need to be remediated)



## **Sitio de Tierras en el Área de Pilsen**

### **2 órdenes administrativas bajo consentimiento mutuo se firmaron bajo la ley Superfund en el 2015**

**El 29 de septiembre:** Para la unidad operable 1 – La espuela de ferrocarril y el callejón – entre la EPA, la ciudad de Chicago, BNSF, y H. Kramer & Co.

**El 1<sup>ro</sup> de diciembre:** Para la unidad operable 2 – el área residencial – entre la EPA y H. Kramer & Co.

(Para recoger muestras de tierra y así determinar el número de propiedades que podrían necesitar acciones de restauración)





## **Signed Consent for Access Forms (from Homeowners) for soil sampling and potential cleanup are needed**

### **Tenants cannot give legal access to property**

- First step of the cleanup is to collect soil samples from the yards and gardens in OU2
- Homes within the OU2 boundary with non permanent (grass, gravel, mulch, etc.) covers for yards and garden (not raised); and have total lead concentrations in surface soil above 400 mg/kg will be eligible for cleanup





**Solamente los dueños de propiedad pueden firmar el consentimiento para el acceso para tomar las muestras de tierra y realizar la posible limpieza**

**Los inquilinos no están autorizados a permitir el acceso legal a la propiedad**

- El 1<sup>er</sup> paso del proyecto es recoger muestras de tierra de los patios y jardines en el área OU2
- Las propiedades elegibles para acciones de limpieza serán aquellas que estén dentro de los límites de OU2 sin cubiertas permanentes – tales como hierba, grava, o mantillo – sobre sus patios o jardines no elevados y con concentraciones totales de plomo en la superficie del suelo mayores de 400 mg / kg





# Consent for Access is Voluntary. Owner consents to USEPA and H. Kramer representatives & contractors access to:

1. Collect surface soil & air samples (OSHA);
2. Documentation of scientific & engineering data (photos, survey);
3. Removal of lead contaminated soil & related activities;
4. Complete restoration efforts once contaminated soil removed; and
5. Conduct other actions such as EPA On-Scene Coordinators necessary to protect human health & the environment.

**Note: Owner can withdraw consent for access at any time.**





## **El permiso para acceso es voluntario. El dueño da permiso para que representantes de la EPA y H. Kramer entren para:**

1. Recoger muestras de tierra y aire (OSHA);
2. Tomar datos científicos y de ingeniería (fotos, topografía, etc.);
3. Remover tierra contaminada con plomo y tomar acciones relacionadas;
4. Restaurar completamente después de remover la tierra contaminada; y
5. Tomar las medidas que el coordinador de acciones en terreno crea necesarias para la protección de la salud human y el medio ambiente.

**Nota: El dueño puede revocar su consentimiento en cualquier momento.**



# USEPA Outreach Activities to Obtain Access

- Mail out to Owners (Jan. 2016, owners have 30 days to mail back Access forms)
- Access forms are available at EPA Website:  
[www.epa.gov/il/access-agreements-spanish-and-english-pilsen-area-soil-site-assessment](http://www.epa.gov/il/access-agreements-spanish-and-english-pilsen-area-soil-site-assessment)
- Consent for Access to Property Forms are available at this meeting and at the Alderman's Office
- Open House at Holy Trinity Croatian on Feb. 9 from 5:30 - 7:30 pm





# Actividades Comunitarias de la EPA para Obtener su Permiso

- Correspondencia por correo a los dueños en enero. Se le exhorta a los dueños que devuelvan sus formularios firmados dentro de 30 días
- Los formularios están disponible por Internet en:  
[www.epa.gov/il/access-agreements-spanish-and-english-pilsen-area-soil-site-assessment](http://www.epa.gov/il/access-agreements-spanish-and-english-pilsen-area-soil-site-assessment)
- Los formularios para el consentimiento al acceso están disponibles en esta reunión y en la oficina del Concejal Solís
- Foro abierto el 9 de febrero en la Iglesia Holy Trinity Croatian de 5:30 a 7:30 p.m.



# EPA Contacts Pilsen Area Property Owners for Sampling

## Pilsen Area Soils site

Chicago, Illinois

January 2016

### You are invited

EPA will share information and answer questions about soil sampling in the Pilsen Area Soils site during a meeting and open house:

Wednesday, Jan. 27

Open house, 5:30 p.m.

Public meeting, 6:30 p.m.

Holy Trinity Croatian Church  
Basement - 1850 S. Throop St.

### For more information

For questions, comments or more information about the Pilsen Area Soils site, contact:

*For technical questions:*

**Ramon C. Mendoza**  
On-scene Coordinator  
Superfund Division  
U.S. EPA Region 5  
77 W. Jackson Blvd.  
Chicago, Illinois 60604  
312-886-4314  
mendoza.ramon@epa.gov

*For general questions and to turn in your signed access agreement:*

**Heriberto León**  
Community Involvement  
Coordinator  
Superfund Division  
U.S. EPA Region 5  
77 W Jackson Blvd.  
Chicago, IL 60604  
312-886-6163  
leon.heriberto@epa.gov

**EPA toll-free:**

800-621-8431, 8:30 a.m. – 4:30 p.m.,  
weekdays

**For information and to download  
the access agreement, visit:**  
[www3.epa.gov/region5/cleanup/pilsenareasoils/](http://www3.epa.gov/region5/cleanup/pilsenareasoils/)

The U.S. Environmental Protection Agency is asking owners of over 100 properties in a portion of the Pilsen neighborhood for permission to take samples in their yards and gardens for lead-contaminated soil. The specific residential area – referred to as Operable Unit 2 of the Pilsen Area Soils site – is bounded by 18th Place to the north, an alley halfway between Allport Street and Racine Avenue to the east, 21st Street to the south, and Loomis Street to the west (*See map, Page 2*).

If you own a residential property within these boundaries, EPA urges you to complete an access agreement allowing us to sample your property for lead to find out if a cleanup is needed. Turning in your signed access agreement (*see box, left*) during January and February will help the Agency begin work when the first signs of spring arrive.

### Agreement reached

In December, EPA finalized a legal document that requires H. Kramer and Co. to sample soil lead levels in the 25-acre area of the Pilsen neighborhood. EPA will oversee the sampling process. There are about 178 residential properties within the boundary area. About 121 of these properties have yards with bare soil, grass or gravel and are eligible for sampling.

### Sampling process

Here is a general outline of the steps EPA follows when sampling yards:

- Get a signed access agreement from the property owner.
- Have public meetings to explain the project to everyone in the area.
- Develop a sampling schedule for the work in the neighborhood.
- Contact the owner to set the time and date of the work.
- Collect soil samples, inventory the landscape and get information on the physical features and conditions of the property.
- Send samples to a laboratory for analysis.
- Communicate with the owner after EPA receives the laboratory results.

### About the Pilsen Area Soils site

EPA has been investigating lead contamination in Chicago's Pilsen neighborhood since 2011, when it became involved with a cleanup at the former Loewenthal Smelter. Residents requested additional investigation into potential lead contamination given the area's long industrial history.

EPA conducted soil sampling in 2012 and 2013 and found high levels of lead in soil collected from two residential areas, as well as from the alley and railroad spur near the H. Kramer facility. Starting in November, EPA oversaw the removal of tracks and ties along a railway spur between South Laflin Street and 21st Street and Cermak Road, and the excavation and disposal of lead-contaminated soil from the railroad spur and alley behind the foundry at 21st Street. All areas will be covered with asphalt or gravel in the spring.



# Main USEPA Region 5 Contacts for Access Agreements

## Contactos de la EPA para entregar sus permisos

### **Heriberto Leon**

Community Involvement Coordinator / Coordinador de participación comunitaria, USEPA Region 5

312-886-6163      [leon.heriberto@epa.gov](mailto:leon.heriberto@epa.gov)

### **Ramon Mendoza**

On-Scene Coordinator / Coordinador de acciones en terreno, USEPA Region 5

312-886-4314      [mendoza.ramon@epa.gov](mailto:mendoza.ramon@epa.gov)



## OU2 Schedule Estimate:

1. January - March 2016: Acquire Signed Consent for Access forms
2. April 2016 : Start residential soil sampling OU2
3. Summer 2016 (est): Start of residential Soil removal/replacement OU2 Area

### General scope of the residential cleanup:

- a) Removal of lead contaminated soil in yards to one foot depth and replaced by clean soil;
- b) Garden soil will be excavated down to two feet and replaced by clean soil.
- c) A visible barrier will be placed at the bottom of the excavation.



# Programa aproximado para el área de OU2:

1. De enero a marzo: Conseguir los consentimientos para el acceso
2. Abril: Comenzar el muestreo de las tierras en OU2
3. Verano: Comenzar la remoción y el remplazo de la tierra en el área OU2

Alcance general de la limpieza residencial:

- a) Remoción de la tierra contaminada con plomo en los patios hasta un pie de profundidad y su remplazo con tierra impoluta;
- b) Excavación de la tierra de los jardines hasta dos pies de profundidad y su reemplazo con tierra impoluta.
- c) Se pondrá una barrera visible en el fondo de la excavación.





# Update on OU1 Railroad and Alley Lead in Soil Clean up

- Initiated in November 16, 2015, in temporary hiatus (due to asphalt plants closed, on the end of November, in Chicago area)
- Air monitoring was conducted with no exceedances of safety levels
- 600 cubic yards of soil were excavated and disposed (Laraway Landfill in Joliet)
- All identified areas of contamination have been covered with compacted gravel base and graded.
- Final asphalt cover to be installed April – May 2016.



# Actualización sobre la limpieza del área del ferrocarril y el callejón - OU1

- Se inició el 16 de noviembre; actualmente en una pausa temporera porque las fábricas de asfalto cerraron a finales de noviembre en el área de Chicago
- Se realizó monitoreo del aire sin que se superaran los niveles de seguridad
- Se excavaron y desecharon 600 yardas cúbicas de tierra (Vertedero Laraway en Joliet)
- Se cubrieron todas las áreas identificadas con contaminación con una base de grava compactada y nivelada
- La cubierta final de asfalto será instalada entre abril y mayo



**LEGEND:**

- 1 REMEDIATION AREA
- PA-RR-26 ● EPA SAMPLE LOCATION AND IDENTIFIER
- PAVED DRIVEWAY IS NOT INCLUDED IN THE OUI REMEDIATION AREA



figure 2.1  
**OUI REMEDIATION AREAS**  
**PILSEN SITE**  
*Chicago, Illinois*





# Rail and Ties Removal - Area 4, OU 1



Remoción de espuela y lazo, Area 4, OU1



# Lead Contaminated Soil Excavation - Alley



Excavación de la tierra contaminada con plomo en el callejón





# Geotextile layer marking bottom of excavation



Capa geotextil marca el fondo de la excavación



# Compacted Gravel Cover Placement



Colocación de la cubierta de grava compactada







# Area Boundaries

W. 16<sup>th</sup> Street

Western  
Avenue



Ashland  
Avenue

Blue Island Avenue





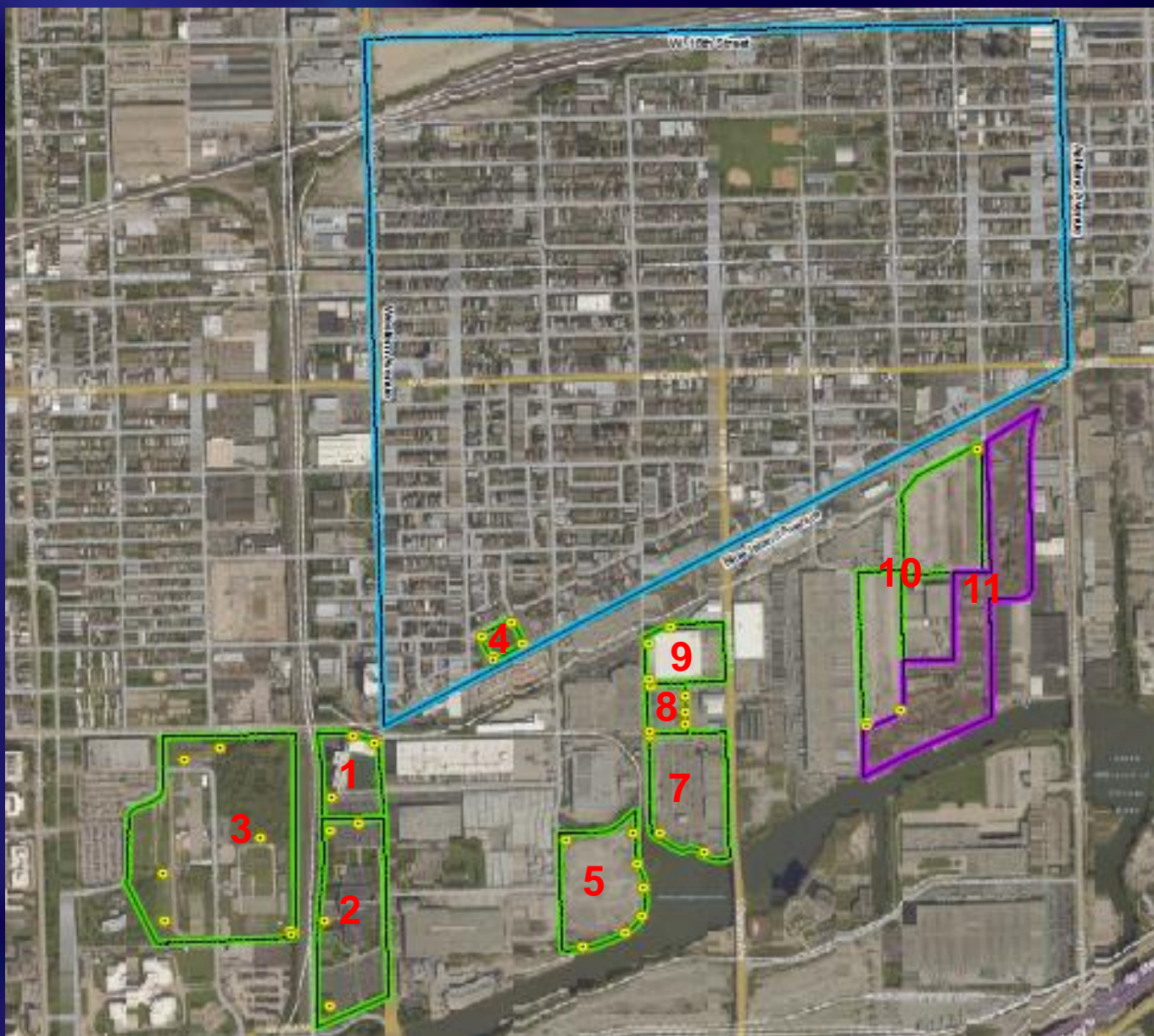
# 17 Residential Properties Sampled





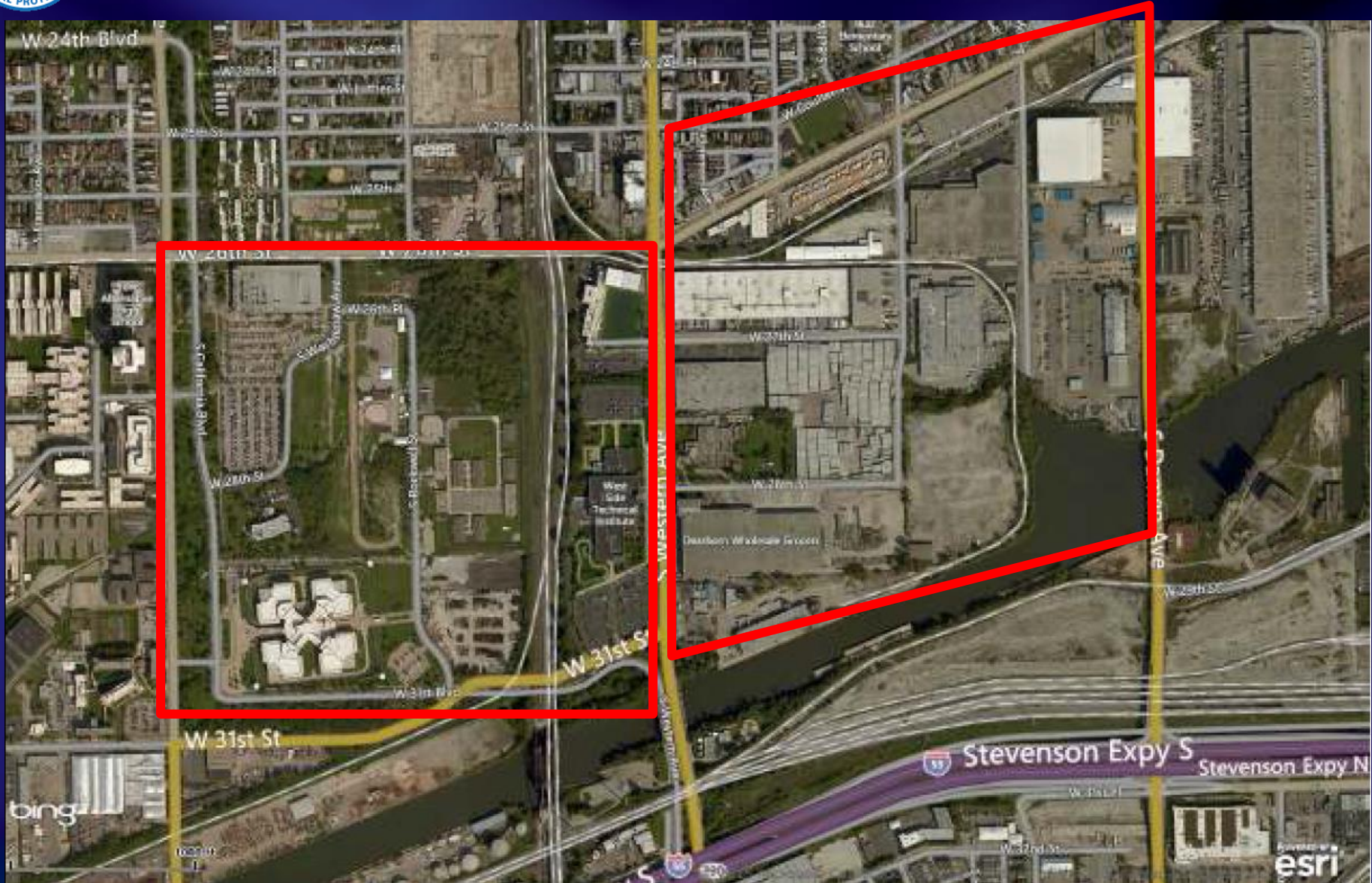


# 10 Source Properties Sampled





# McCormick Works (Western Ave & 26<sup>th</sup>)







1938







1956







1962







# Cook County Corrections





# Sampling - Access







# Sampling - Access







# Slag Samples





# Sangamon Street Right of Way

El Paseo de la calle  
Sangamon







## Sangamon Street Right of Way: Previous Actions

- Since 2013, BNSF has collected several rounds of samples from the Sangamon right of way adjacent to the Loewenthal Metals removal action
- Results reported to US EPA indicate elevated levels of lead along right of way
- US EPA met with BNSF to discuss actions to address soil contamination
- Consent Order to address lead contamination between W 21<sup>st</sup> and 18<sup>th</sup> Streets in negotiation and will require BNSF to submit: Removal Action Work Plan, Health and Safety Plan, Sampling Plans, and Site Control Plans. Work plans have been submitted and are being revised with US EPA comments





## El paseo de la calle Sangamon: Acciones anteriores

- Desde 2013, BNSF ha recogido varias rondas de muestras del Paseo de Sangamon adyacente al sitio de Loewenthal Metals
- Los resultados reportados a la EPA indican niveles elevados de plomo a lo largo del Paseo
- La EPA se reunió con BNSF para discutir medidas para tratar con la contaminación del suelo
- La orden administrativa bajo consentimiento mutuo:
  - Trata la contaminación por plomo entre las calles 18 y 21
  - Requiere que BNSF presente:
    - Plan de trabajo para la acción de restauración
    - Plan de salud y seguridad
    - Planes de muestreo
    - Planes de control del sitio
- Los planes de trabajo han sido presentados y se están revisando con los comentarios de la EPA



# SANGAMON RIGHT-OF-WAY EAST OF LOEWENTHAL METALS CHICAGO, COOK COUNTY, ILLINOIS

BNSF Main Railroad Line

W 16TH ST

W 18TH ST

W 19TH ST

CULBERTSON ST

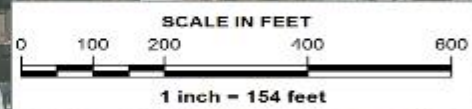
LOEWENTHAL DR (L)

W 21ST ST

SANGAMON ST

ESTIMATED BOUNDARY OF  
NATIONAL LEAD INDUSTRIES

ESTIMATED BOUNDARY OF  
LOEWENTHAL METALS



### Lead Samples

- Concentrations exceed Industrial/Commercial RML ( $\geq 800$  mg/kg)
- Concentrations exceed Residential RML ( $\geq 400$  mg/kg)
- Concentrations exceed the TCLP Regulatory Limit ( $\geq 5$  mg/L)
- Concentration Below RML & TCLP Regulatory Limit
- BNSF RIGHT-OF-WAY BOUNDARY
- CITY OF CHICAGO EXCAVATION AREA (WITH DEPTHS)
- ESTIMATED BOUNDARIES OF FORMER INDUSTRIAL SITES
- TCLP Hot Spots - 25ft Buffer
- TCLP Hot Spots - Area Within BNSF Boundary
- Top Foot Excavation Area
- RML, Removal Management Levels
- TCLP, Toxicity Characteristic Leaching Procedure



Coordinate System: NAD83 IARN  
StatePlane Illinois East FIPS 1201  
Projection: Transverse Mercator  
Units: US Foot



# Sangamon Right of Way: Future Actions

- Finalize Consent Order
- Finalize title search and property lines
- BNSF will conduct removal action and US EPA will oversee work
- When Sangamon Removal action is complete, BNSF will continue legal process to abandon and convey the property to the City of Chicago
- City of Chicago will proceed with plans for El Paseo Project





# Paseo de Sangamon: Acciones por venir

- Finalizar la orden administrativa bajo consentimiento mutuo
- Finalizar las investigaciones de títulos y los límites de las propiedades
- BNSF realizará las acciones de limpieza y la EPA supervisará.
- Cuando terminen sus acciones, BNSF continuará el proceso legal para abandonar y traspasar la propiedad a la ciudad de Chicago.
- La ciudad procederá con sus planes para el Proyecto del Paseo.



Gracias por su atención  
y  
muy buenas noches