



TARGETED BROWNFIELDS ASSESSMENT FOCAL POINT 3250 SOUTH KEDZIE AVENUE

Chicago, Illinois

January 2018

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the Chicago Southwest Development Corp., or CSDC, a non-profit organization in Illinois, by completing a TBA for a property located at 3250 S. Kedzie Ave. in Chicago, Ill. The property consists of 3.27 acres and at the time of the TBA was occupied by a building slab and a parking area. The TBA will help the CSDC toward future development of the property as part of the Focal Point Community Campus. The property was originally developed as an industrial facility between 1938-1951 and was occupied by Stephan Chemical Co., Union Carbide Corp./Fiber Bond Corp., and the Paper Group until 1999. The property has been vacant since 1999. In 2004, underground storage tanks, or USTs, were removed from the site.

Previous environmental investigations of the property include Phase I and Phase II Environmental Site Assessments, or ESAs. Findings of the Phase I ESA determined that contaminated groundwater, soil and soil gas might be present at the site from previous operations and the former USTs. Phase II ESA findings indicated that soil and groundwater at the site had been impacted by contamination related to former on-site activities. A hazardous materials survey conducted confirmed the presence of both asbestos and lead paint, which was removed prior to the building demolition in spring 2016.



Focal Point Community Campus site.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

As a result of the previous investigations, U.S. EPA performed a TBA consisting of a supplemental Phase II ESA to better define the extent of contamination and to evaluate the site in accordance with updated vapor intrusion regulations. U.S. EPA sampled soil, groundwater and sub-slab vapors for the presence of site-related contaminants. A conceptual Remedial Action Plan, or RAP, was prepared for the site and includes the use of engineered barriers, building control technologies and institutional controls to protect people and the environment. Institutional controls include restricting the use of groundwater for drinking water by city ordinance.

REPORT/INVESTIGATION FINDINGS

Findings of the TBA found the property contains elevated levels of contamination in soil and groundwater. The sub-slab sampling also found the potential for vapor intrusion at the site.

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REUSE/REVITALIZATION

The property is part of a very large multi-property development called the Focal Point Community Campus. The Campus will include retail, wellness, affordable housing, healthcare, education, arts and recreation services customized to meet the needs of Chicago's southwest side communities. The development will transform what is currently a health and wellness desert into a financially stable, family-friendly, and environmentally responsible health and wellness campus. The developers plan to enroll in the Illinois Site Remediation Program to obtain a comprehensive no further remediation, or NFR, letter to include vapor intrusion.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>