



TARGETED BROWNFIELDS ASSESSMENT INDUSTRIAL GROWTH ZONE

Chicago, Illinois

January 2018

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the city of Chicago by completing TBAs for several properties all located in "Industrial Growth Zones" in Chicago. The sites include properties on South Kilbourn Avenue, South Kilpatrick Avenue, East 99th Street, and South Torrence Avenue. All but one are former industrial sites. The property on East 99th Street, had never been developed—it had been used for farming and gardening—but is located in an industrial area. The properties on South Kilbourn Avenue had been previously used for a variety of purposes including paint and varnish manufacturing, a parking lot, residential housing, and a possible auto repair shop. Former activities on the property on South Kilpatrick Avenue possibly involved solvent use and electroplating operations. The property on South Torrence Avenue was used for processing steel.

REUSE/REVITALIZATION

The sites are owned by the city of Chicago and are located in the city's Industrial Growth Zones, which is a new initiative designed to accelerate growth and development in Chicago's industrial areas. This will bring much-needed jobs to the local residents and communities. The city plans to make this information obtained from the TBAs available to developers interested in the site to expedite industrial development projects and ensure any contamination found is appropriately addressed as part of the development. All are planned to be enrolled in the Illinois Site Remediation Program, or SRP.

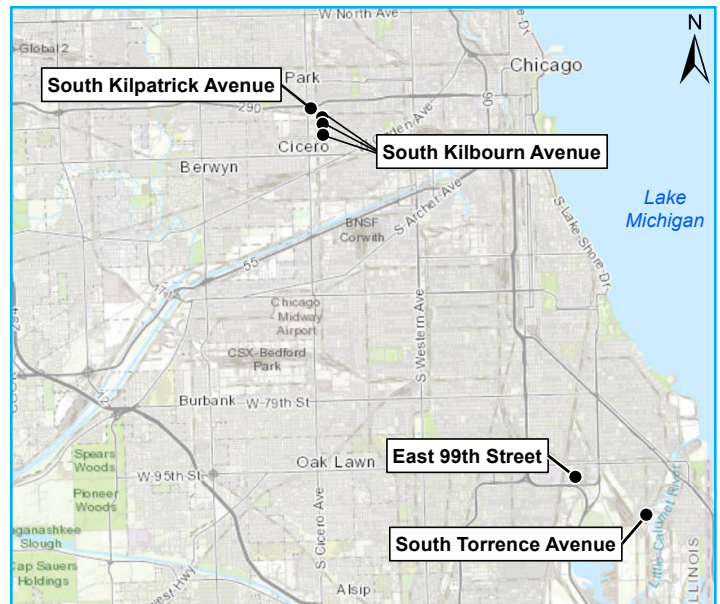
DETAILS OF U.S. EPA'S SITE ACTIVITIES

U.S. EPA performed Phase I Environmental Site Assessments, or ESAs, and SRP-compliant comprehensive site investigations, or CSIs. The CSIs included soil, groundwater and soil vapor sampling at the sites to assess the potential presence of contamination. U.S. EPA also completed remediation objectives reports and remedial action plans. Remedial plans include removal of source material at two sites and implementing engineered barriers and institutional controls, or ICs, at others. The ICs include construction worker cautions and groundwater use restrictions.

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Map of the site locations.

REPORT/INVESTIGATION FINDINGS

The results of the various investigations at the sites found contamination in soil or the potential for soil contamination at all of the sites. For the sites where Phase I ESAs were conducted, additional investigations were recommended to confirm the presence of contamination.

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>