



TARGETED BROWNFIELDS ASSESSMENT TRINITY-IMANI VILLAGE - 95TH AND COTTAGE GROVE

Chicago, Illinois

December 2017

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the Trinity 95th and Cottage Grove Planned Community Development, LLC by completing a TBA for a property located at 95th Street and Cottage Grove Avenue in Chicago. At the time of the TBA, the site encompassed 30 acres and contained commercial-industrial properties and vacant land. The property included five buildings, rail spurs, and vacant areas. Various companies occupied the property over the years including American Brake-Shoe & Foundry Co., Guardite Corp., Tubular Service, Pennville Corp., and Cavexsa USA. Several environmental investigations were conducted for portions, or parcels, of the property, but none that encompassed the entire property. Previous investigations included site inspections and soil sampling. The results of these investigations indicated the presence of soil contamination at the site.

REUSE/REVITALIZATION

The anticipated future land use of the property is a multi-use redevelopment known as Trinity-Imani Village. This includes a proposed charter school, a recreational and community center, a medical facility, independent senior living facilities and an urban agricultural center.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

The TBA conducted by U.S. EPA was done on all of the parcels involved in the redevelopment and included a Phase I Environmental Site Assessment, or Phase I ESA, and an Illinois Site Remediation Program, or SRP, compliant Comprehensive Site Investigation, Remediation Objectives Report, Remedial Action Plan, or CSI/ROR/RAP. The Phase I ESA included reviewing property records and historical documents and site inspections. The CSI/ROR/RAP included sampling of soil, groundwater, concrete, slag and soil gas.

U.S. EPA enrolled the site into the SRP and worked closely with the Illinois EPA project managers early on in the project to ensure the site assessments were in compliance with the SRP and to streamline the report review process. In addition, Illinois EPA worked closely with the site owner and developer to ensure understanding of the SRP. U.S. EPA submitted three addendums to the CSI/ROR/RAP for Illinois EPA to provide updated site development information and additional data obtained due to revised site plans.

CONTACT US

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Exterior of a building located on the property.

REPORT/INVESTIGATION FINDINGS

Findings of the Phase I ESA indicated potential contamination from former site activities; suspected asbestos-containing material and lead based paint; and potential hazards associated with underground storage tanks from nearby properties. The CSI findings indicated that soil, slag and groundwater at the site was contaminated at levels that must be addressed. Contaminants found in concrete and soil gas were below levels that require action to be taken. The redevelopment plans include creating engineered barriers and using institutional controls, such as groundwater use restrictions, at the site to protect people using the property in the future.

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>