

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
Lindsay Light II OU18 - Removal Polrep
Initial Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #1
Initial
Lindsay Light II OU18
05YT
Chicago, IL
Latitude: 41.8915158 Longitude: -87.6151625

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From: Verneta Simon, on-scene coordinator

Date: 9/19/2011

Reporting Period: 9/12-9/16/11

1. Introduction

1.1 Background

Site Number:	05YT	Contract Number:	
D.O. Number:		Action Memo Date:	9/23/2011
Response Authority:	CERCLA	Response Type:	PRP Oversight
Response Lead:	PRP	Incident Category:	Removal Action
NPL Status:	Non NPL	Operable Unit:	OU18
Mobilization Date:	9/12/2011	Start Date:	9/12/2011

Demob Date:	Completion Date:
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 owned by Related BIT 500 Lakeshore Owner, LLC ("Related BIT") and was most recently a parking lot. Related BIT plans to develop the property into a 57-story high-rise building. This property is 0.9 acres in size.

1.1.2.1 Location

515 Peshtigo, Chicago, Illinois

1.1.2.2 Description of Threat

Radioactive thorium contamination is present in subsurface soils at this property. The radiological survey conducted by AECOM, Related BIT's environmental consultant, identified elevated gamma while pot-holing for caissons on August 29, 2011. In addition, AECOM sent the highest elevated material to an off-site laboratory, RSSI, on September 1, 2011, which showed thorium contaminated soils of 76 picoCuries per gram (pCi/g). The Streeterville clean-up criterion, established in the 1990's, is 7.1 pCi/g.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

Related BIT began to remove the asphalt from the property on or about August 22, 2011 to begin ground work to construct a high rise building on the property. Changes in subsurface gamma levels detected during preliminary radiation surveillance at the Site suggested the presence of buried thorium contamination. The removal of asphalt and subsequent construction activities exposed suspected subsurface radioactive contamination thereby creating a potential release of a hazardous substance that may present an imminent and substantial endangerment to human health and the environment. This property is directly across the street from the Lindsay Light Operable Unit 10 (aka former Kraft site) from which over 200 tons of thorium contaminated materials were removed during that property's development.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

2.1.2 Response Actions to Date

AECOM began excavating on September 12. To date, Related BIT has excavated and staged approximately 58.5 cubic yards of thorium-contaminated soil. On September 15, 2011, OSC Simon verified two excavations. Contamination adjacent to Related BIT's property along the Illinois Street sidewalk will remain in place until Related BIT can drive sheetpile and remove this contamination without compromising the integrity of the sidewalk. Tentatively, the date for this activity is sometime in October 2011.

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

U.S. EPA and Related BIT executed an Administrative Settlement Agreement on Consent (ASAOC) that requires Related BIT to excavate and remediate thorium-contaminated soils they encounter above the 7.1pCi/g clean-up level. Related BIT also agreed to pay U.S. EPA response costs and record an institutional control requiring radiation monitoring of any part of the property that Related BIT did not monitor during this construction work. U.S. EPA executed this ASAOC on September 2, 2011. A copy of the executed ASAOC is posted in the "Documents" section.

2.1.4 Progress Metrics

<i>Waste Stream</i>	<i>Medium</i>	<i>Quantity</i>	<i>Manifest #</i>	<i>Treatment</i>	<i>Disposal</i>
11(e)(2) byproduct	soil	58.5	Not available		Not yet available

2.2 Planning Section

2.2.1 Anticipated Activities

An Action Memo is currently in sign-off and will be posted in the "Documents" section when it is approved by U.S. EPA.

2.2.1.1 Planned Response Activities

The PRP needs to arrange for disposal of the radioactive contamination excavated and staged at the site. Furthermore, the Related BIT work plan must identify the ARARs before U.S. EPA can approve the work plan.

2.2.1.2 Next Steps

A notice of completion letter will be issued once U.S. EPA reviews and approves AECOM's final report. According to the terms of the ASAOC, a final report is due within 60 days of completing the removal work.

2.2.2 Issues

None.

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 health and safety training was held with the laborers and operator before work commenced on September 12 under the direction of a certified Health Physicist. In addition, OSC Simon attended the training. A site safety plan is prepared as part of the ASAOC.

2.6 Liaison Officer

Not applicable.

2.7 Information Officer

2.7.1 Public Information Officer

Not applicable.

2.7.2 Community Involvement Coordinator

Mike Joyce is the U.S. EPA Community Involvement Coordinator (CIC).

3. Participating Entities

3.1 Unified Command

Not applicable.

3.2 Cooperating Agencies

City of Chicago Department of Environment

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.epaosc.org/

6.2 Reporting Schedule

7. Situational Reference Materials

No information available at this time.