

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



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V**

Subject: POLREP #2
Final POLREP
Lindsay Light II OU18
05YT
Chicago, IL
Latitude: 41.8915158 Longitude: -87.6151625

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From: Verneta Simon, on-scene coordinator

Date: 9/30/2013

Reporting Period: 9/17/2011 - 9/30/2013

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:	4/4/2013	Completion Date:	9/30/2013
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Development of radiologically-contaminated commercial parking lot.

1.1.2 Site Description

Related BIT 500 Lakeshore Owner, LLC ("Related BIT") owns this former parking lot and 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, 2011 and disposed off-site approximately 188 tons of thorium-contaminated soil. The property is now a high-rise building.

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 or clean-up 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. On February 24, 2012, U.S. EPA approved the work plan submitted by AECOM. AECOM submitted the Final Report required by the ASAOC and U.S. EPA approved it on September 30, 2013. U.S. EPA subsequently issued a notice of completion letter on September 30, 2013.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Treatment	Disposal
thorium-contaminated	soil	188 tons	See Completion Report		U.S. Ecology, Grand View Idaho

R5 Priorities Summary		
This is an Integrated River Assessment. The numbers should overlap.	Miles of river systems cleaned and/or restored	0
	Cubic yards of contaminated sediments removed and/or capped	0
	Gallons of oil/water recovered	0
	Acres of soil/sediment cleaned up in floodplains and riverbanks	0
Stand Alone Assessment	Acres Protected	0.9
	Number of contaminated residential yards cleaned up	0
	Human Health Exposures Avoided	50000
	Number of workers on site	200
Contaminant(s) of Concern		
Contaminant(s) of Concern	Thorium	

2.2 Planning Section

2.2.1 Anticipated Activities
Not applicable.

2.2.1.1 Planned Response Activities

None

2.2.1.2 Next Steps

A notice of completion letter was issued on September 30, 2013. According to the terms of the ASAOC, an Environmental Covenant will be recorded since the entire property was not investigated.

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 site safety plan was prepared as part of the ASAOC.

2.6 Liaison Officer

Not applicable.

2.7 Information Officer

Not applicable

2.7.1 Public Information Officer

Not applicable.

2.7.2 Community Involvement Coordinator

Susan Pastor 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

This is the last POLREP.

7. Situational Reference Materials

No information available at this time.