



Engineering & Environmental Services, Inc.

**REMEDATION OBJECTIVES REPORT/REMEDIAL
ACTION PLAN**

**Columbia Pointe Phase II & III
Chicago, Illinois**

Prepared For:

Woodlawn Park II, LLC
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Prepared By:

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Date Submitted:

July 19, 2007

Pioneer Project #06-0499-102

1.0 INTRODUCTION

Pioneer Engineering & Environmental Services, Inc. (Pioneer) was contracted by Woodlawn Park II, LLC, the Remediation Applicant (RA), to provide environmental consulting services in connection with the Columbia Pointe Phase II and III Redevelopment site, which consists of 16 separate parcels of land (Remediation Site) located at the intersection of West 63rd Street and South Greenwood Avenue in Chicago, Illinois. The Remediation Site is currently owned by three separate entities, including the following: the City of Chicago, Woodlawn Preservation & Investment Corp., and Woodlawn Community Development Corp. Figure 1 provides details regarding current property ownership.

The 16 parcels encompass approximately 11.5 acres (Figure 1), which comprise the Remediation Site. The scope of environmental consulting services provided by Pioneer included: 1) an evaluation of the results of the subsurface investigation performed by Pioneer, which were presented in our *Site Investigation Report-Comprehensive* (SIR-C), dated May 8, 2007, to determine the applicable remediation objectives; and 2) the preparation of a remedial action plan to address any areas impacted above the applicable remediation objectives as well as the removal of a previously identified underground storage tank (UST). This work was conducted to facilitate the proposed residential redevelopment of the Remediation Site and to determine the degree of remedial action necessary to comply with applicable regulations for purposes of obtaining a “comprehensive” No Further Remediation (NFR) Letter from the Illinois EPA (IEPA) pursuant to Title 35 IAC (Illinois Administrative Code) Part 740 Subpart F, and Section 58.10 of the Illinois Environmental Protection Act.

4.0 CONCLUSIONS

Based on the risk assessment procedures of 35 IAC Parts 740 and 742 previously described in this report, Pioneer believes protection of human health and the environment can be maintained for the proposed residential redevelopment of the Remediation Site through the use of the following:

- removal of the known UST in accordance with applicable regulations;
- a soil management zone (SMZ) will be established for the majority of the site;
- elimination of the groundwater ingestion exposure route (including migration to groundwater) through the use of the City of Chicago Groundwater Ordinance (Municipal Code: 11-8-390) and MOU (Memorandum of Understanding) with the IEPA;
- the development and implementation of a Site Safety Plan for both planned and future construction activities in certain areas of the Remediation Site; and
- engineered barriers in accordance with Subpart K, which will be installed over the majority of the site to exclude the residential soil ingestion exposure route.

Considering the size of the Remediation Site, it is anticipated that several *Remedial Action Completion Reports* will be submitted for this site. The actual number and layout of contiguous "Remediation Zones" will be provided to the Agency prior to beginning construction at the site. Upon the installation of the engineered barriers for each Remediation Zone, as necessary, a *Remedial Action Completion Report* will be submitted to the IEPA for that particular Zone and the Remediation Applicant will request the issuance of a comprehensive NFR Letter for that section of the site. Based on the information provided above and in the SIR-C, Pioneer anticipates that the NFR Letters will have the following conditions:

- there are no land use limitations;
- the groundwater at the site cannot be used for potable purposes;
- a Site Safety Plan must be developed and implemented in any areas where residual soil contamination exceeds Tier 1 construction worker soil remediation objectives;
- the engineered barriers must remain over the residual contamination to prevent the ingestion of contaminated soil below the barriers. These barriers must be properly maintained in the future in accordance with the NFR Letter, which once recorded on the deed to the property, will act as an appropriate institutional control;
- any contaminated soil or groundwater that is removed, excavated, or disturbed from the subject property must be handled in accordance with applicable laws and regulations; and
- the NFR Letter(s) shall be recorded as a permanent part of the chain of title for the subject property and serve as an appropriate institutional control.

Please note, it is intended that the City of Chicago right-of-ways (i.e., public streets and alleyways) either proposed or currently existing, will be excluded from the Remediation Zones and NFR letters will not be requested for these portions of the site.



Figure 1
Property Ownership &
Site Diagram
Columbia Pointe Phase II & III
Chicago, IL

Scale: 1" = 140'
0' 140'

Drawn by: Anatolij Strangar

Job No: 06-0499-102

Date: January 2007

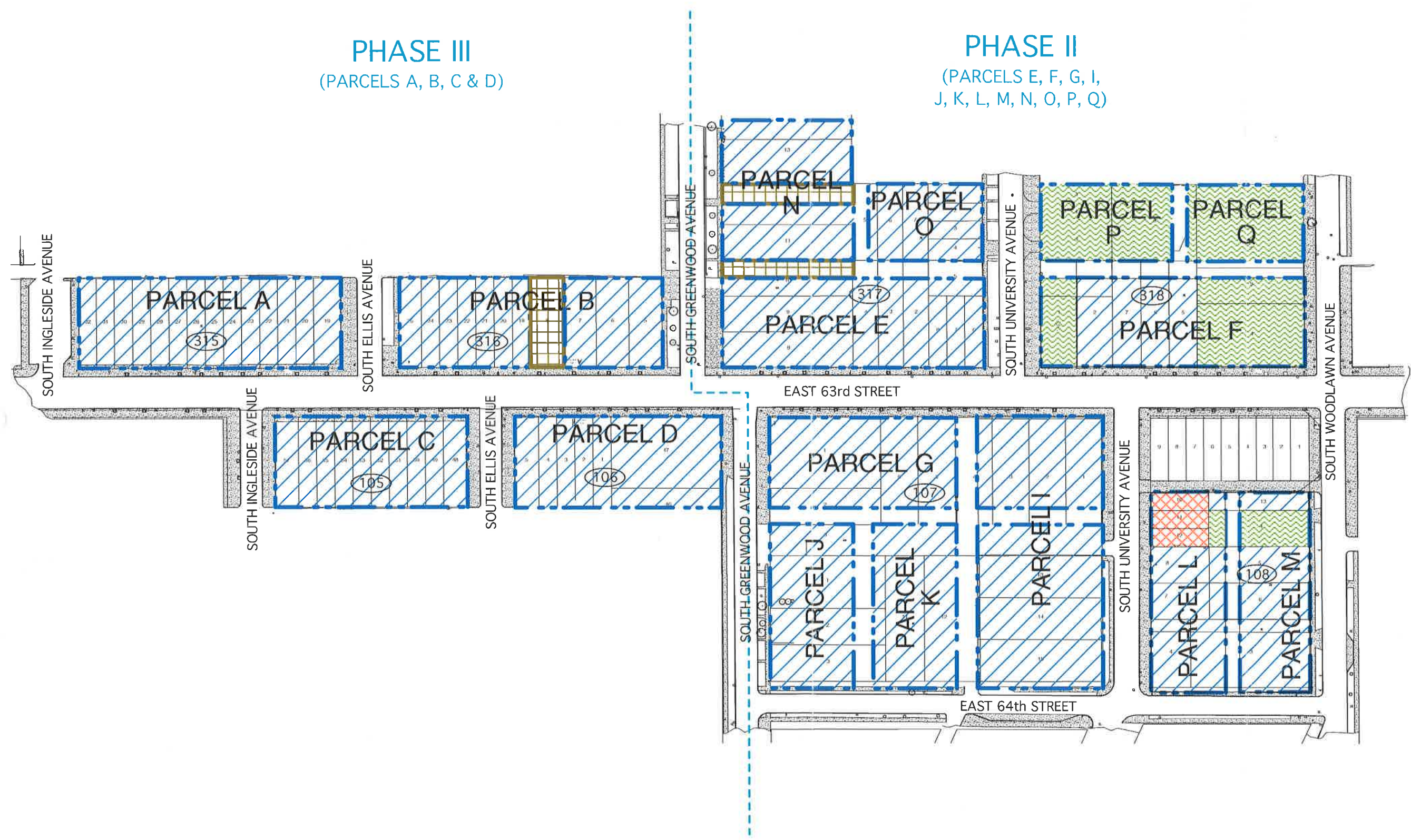
Checked by: Troy Woodtke

- Legend:
- Parcels owned by the City of Chicago
 - Parcels owned by Woodlawn Community Development Corp. (WCDC)
 - Parcels owned by Woodlawn Preservation & Investment Corp. (WPIC)
 - Parcel excluded
 - Remediation Site Boundary



PHASE III
(PARCELS A, B, C & D)

PHASE II
(PARCELS E, F, G, I,
J, K, L, M, N, O, P, Q)



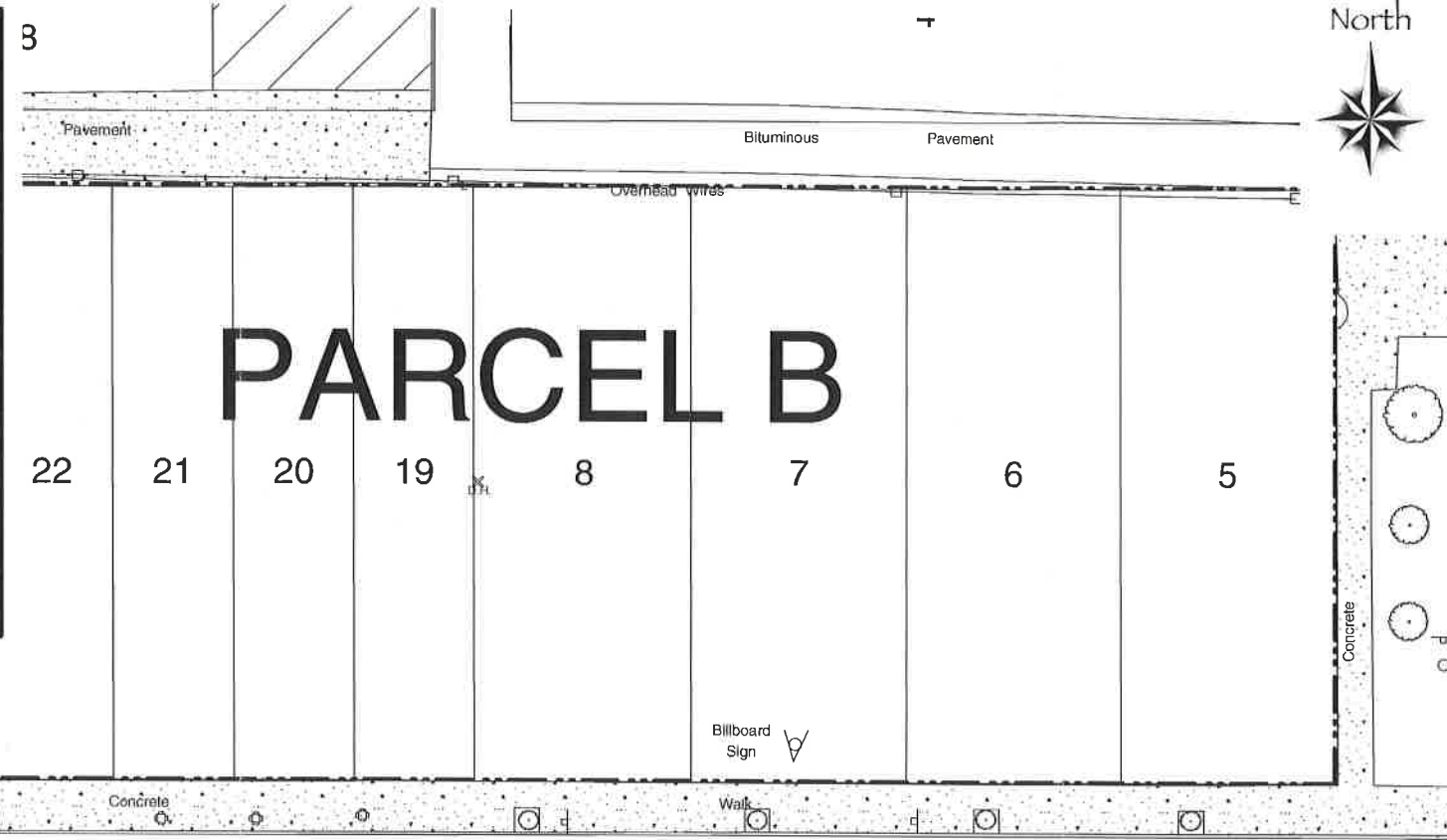


Figure 2c
Boring Location & Analytical
Summary Diagram -
Parcels C,D
Columbia Pointe Phase II & III
Chicago, IL

Scale: 1" = 40'
 0' 40'

Drawn by: Anatolij Strangar
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Legend:
 Environmental Soil Boring Location
 Environmental Soil Boring/Monitoring Well Location

BG = Background Concentration
 CL1 GW = Migration to Class 1 Ground Exposure Pathway
 CL2 GW = Migration to Class 2 Ground Exposure Pathway

Fur Shop, Dye Shop, & Dry Cleaning

PIONEER Engineering & Environmental Services, Inc.

EAST 63rd STREET

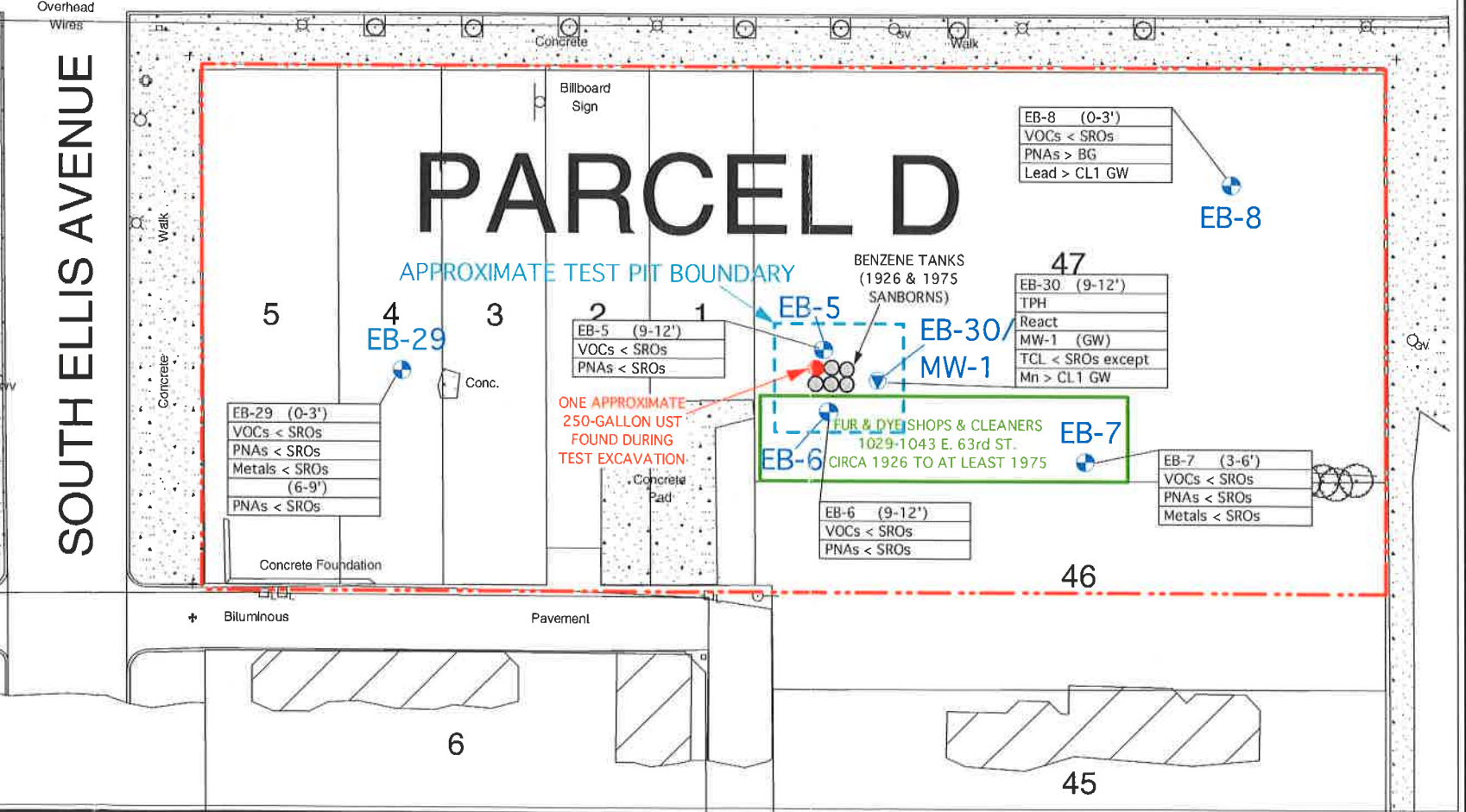
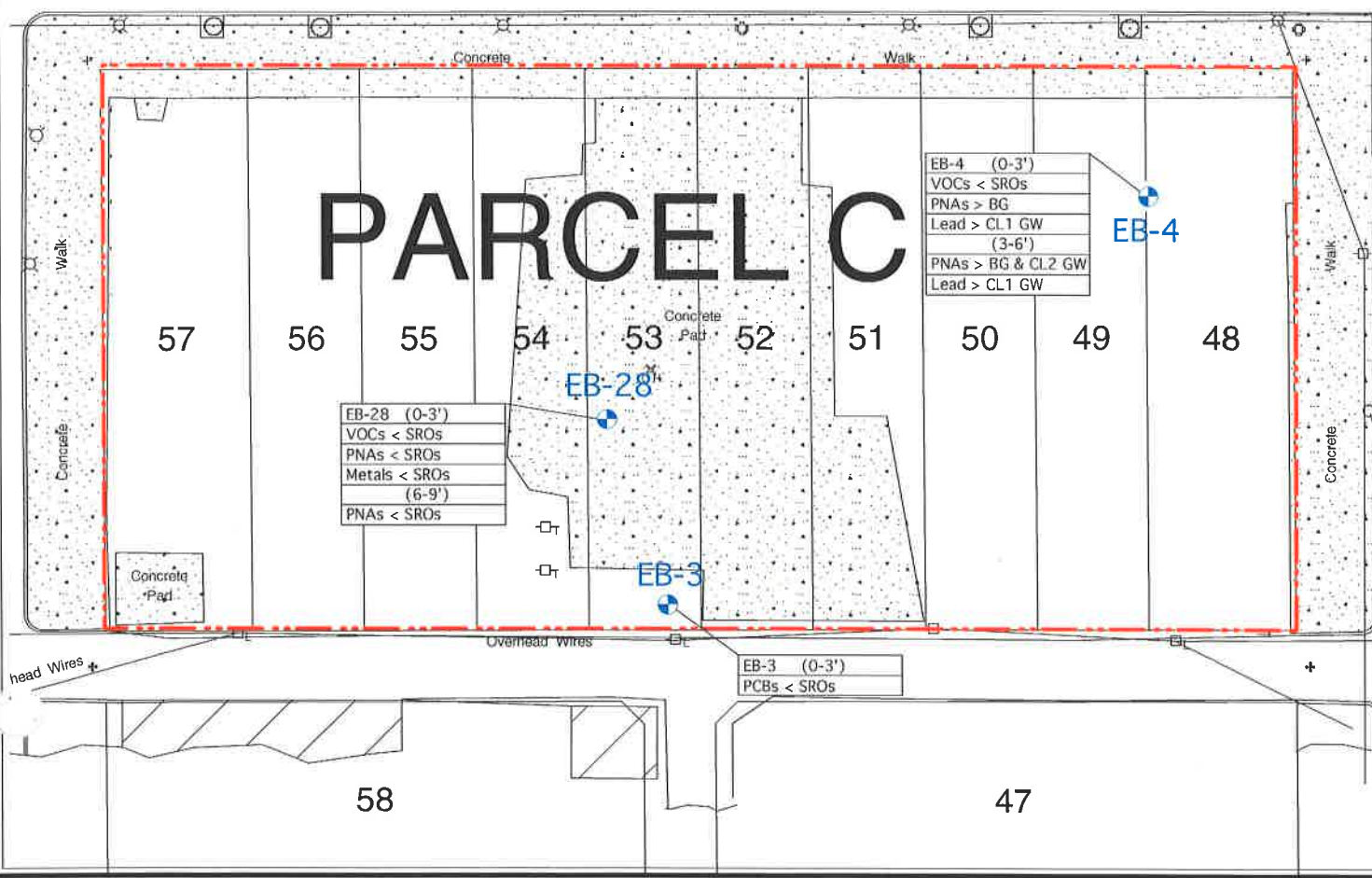


Figure 3c
Institutional Controls
Diagram - Parcel C, D
Columbia Pointe Phase II & III
Chicago, IL






Scale: 1" = 40'
 0' 40'

Drawn by: Anatolij Strangar

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- Legend:
-  Soil Boring Location
 -  Monitoring Well Location
 -  3' Clean Soil Engineered Barrier
 -  Concrete Engineered Barrier
 -  Site Safety Plan Area

