

**CDM**

## **University of Illinois at Chicago South Campus Development**

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### **The Environmental Perspective...**

- ◆ **Not technically complex...logistically complex**
- ◆ **If the standard process doesn't fit your situation...make it**
- ◆ **Once you have a process that works...repeat it...20 times**

## University of Illinois at Chicago South Campus Development



## Recognized Environmental Conditions



Former railroad embankment

2001

## Recognized Environmental Conditions



Railroad embankment

**Dry cleaners locations**

2001

## Recognized Environmental Conditions



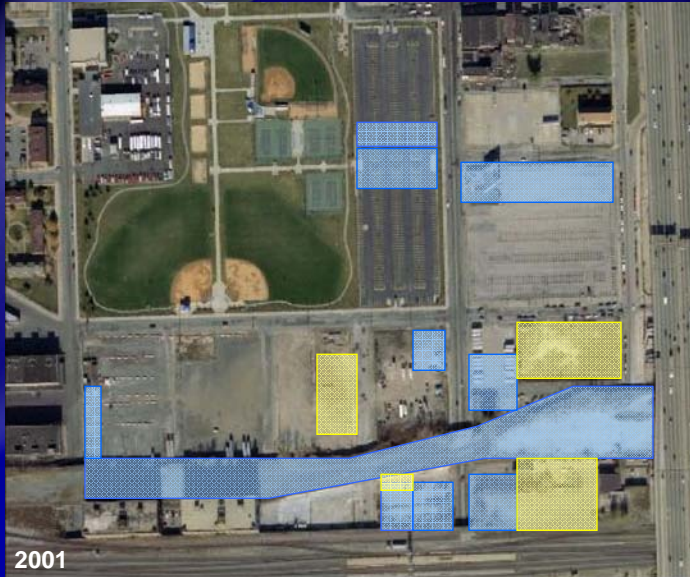
Railroad embankment

Dry cleaners locations

**10 automotive (auto/truck repair, filling service stations, recycling facility)**

2001

## Recognized Environmental Conditions



Railroad embankment

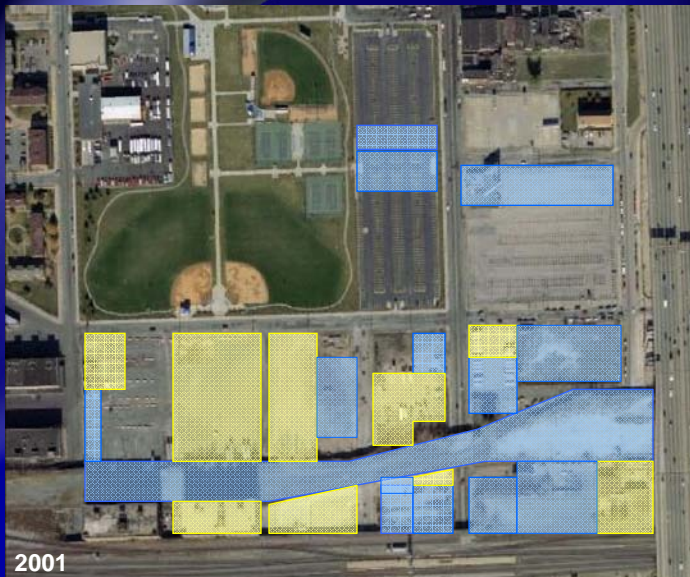
Dry cleaners locations

10 Automotive sites

**4 Waste storage areas**  
(waste material storage, junk yard, sewer sludge staging area, railroad salvage warehouse)

2001

## Recognized Environmental Conditions



Railroad embankment

Dry cleaners locations

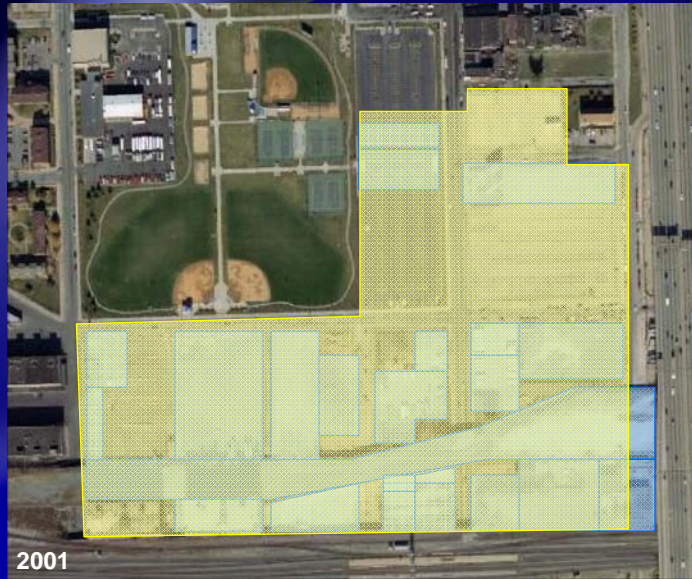
10 Automotive sites

4 Waste storage areas

**10 Industrial / Manufacturing**  
(Cold storage and fuel, rubber & cleaner manufacturing, coal storage, paint distributor, metals shop, glass company, print shop)

2001

## Recognized Environmental Conditions



Railroad  
embankment

Dry cleaners  
locations

10 Automotive  
sites

4 Waste storage  
areas

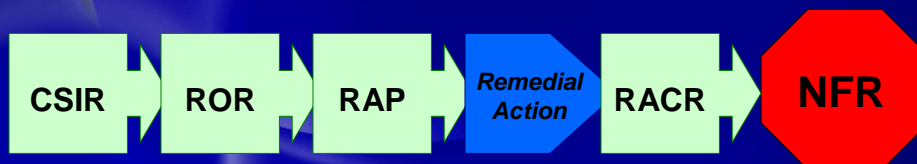
10 Industrial /  
Manufacturing

**Urban Fill**

## Illinois EPA Site Remediation Program

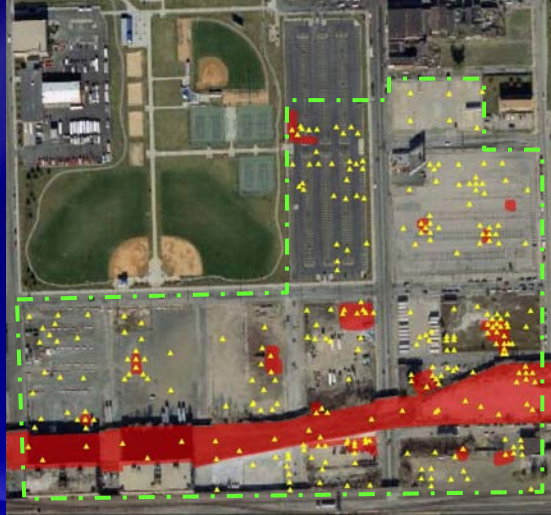
- ◆ Voluntary Cleanup Program
- ◆ Issued “No Further Remediation” Letter
- ◆ Comprehensive Site Investigation

SRP Standard Approach



## Comprehensive Site Investigation

- ◆ 32 acres
- ◆ 296 soil borings
- ◆ 15 groundwater wells
- ◆ 4 acres of geophysical survey
- ◆ COCs
  - ◆ PNAs
  - ◆ Benzene
  - ◆ Metals (lead, mercury, arsenic, iron)



## Remediation Objectives Report

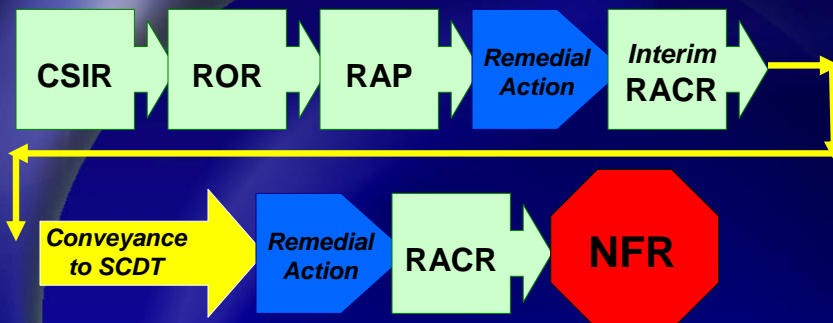
- ◆ Groundwater pathway excluded via ordinance
- ◆ Inhalation pathway eliminated via targeted removals
- ◆ Ingestion pathway eliminated via engineered barriers, targeted removals and institutional controls



## Remedial Action Plan

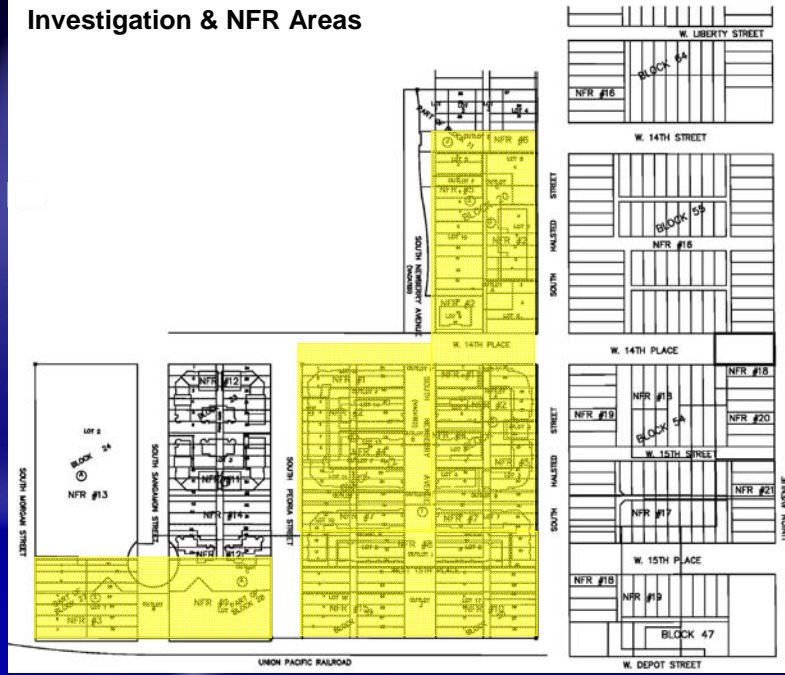
- ◆ Human health risk assessment evaluated exposure
  - ◆ Site-specific parameters and characteristics
  - ◆ Anticipated exposure to receptors as single exposure unit
  - ◆ Determined 12" barrier effective protection
  - ◆ Saved UIC \$2.4 million in remediation costs
- ◆ Pragmatic/Integrated/Comprehensive Approach
  - ◆ Site-wide Engineered Barriers
  - ◆ Removal of Heavily Impacted Areas
    - total lead >1,200 ppm
    - free product areas
    - hazardous concentrations

## UIC Modified SRP Approach

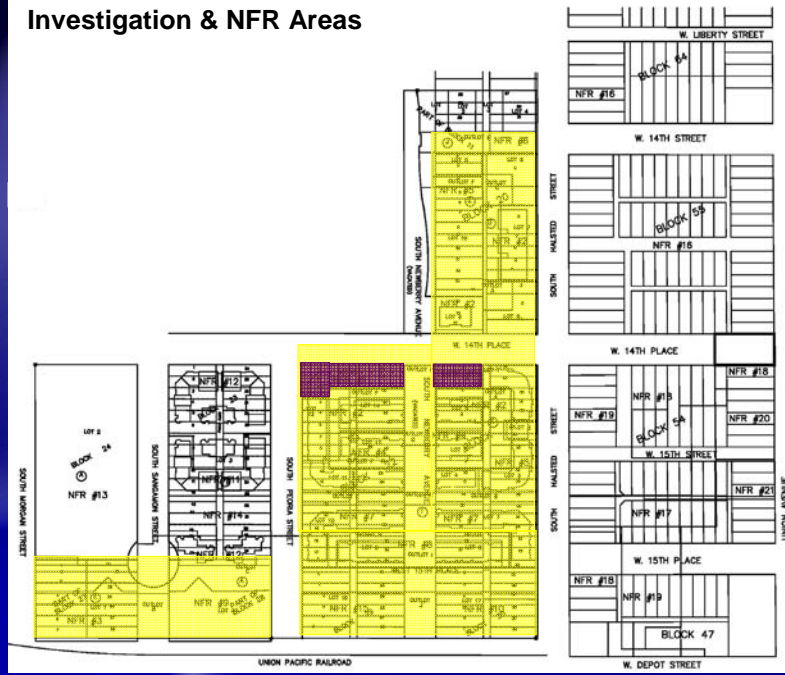


- ◆ Investigation
  - ◆ Phased with access
  - ◆ 6 CSIR/ROR/RAPS
- ◆ Remediation
  - ◆ Phased similar to developer conveyance schedule
  - ◆ 21 RACRs/NFRs

# Investigation & NFR Areas



# Investigation & NFR Areas





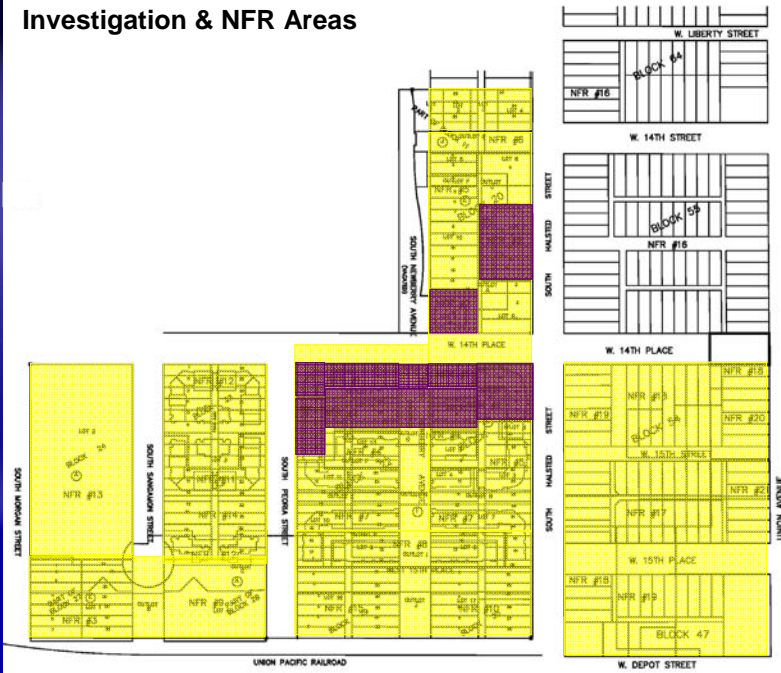
# Investigation & NFR Areas



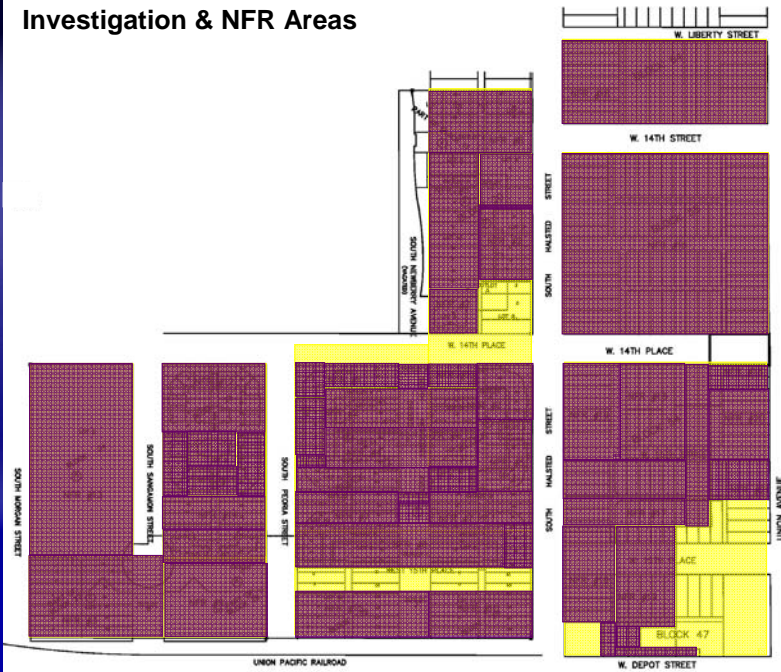
# Investigation & NFR Areas



## Investigation & NFR Areas

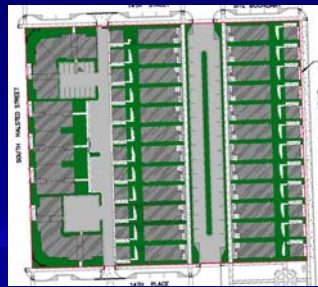


## Investigation & NFR Areas



## “Interim” Barriers

- ◆ Eliminated multiple NFR areas
- ◆ Developed later in project with IEPA





### Creating a livable neighborhood



**Creating a livable environment**

