

MAPLE PARK AND VICTORY HEIGHTS Advisory Council for the Dutch Boy Site & Former West Pullman Works Site

*** The following is a Summary, meant to capture the essence of the discussion at the March 11, 1998 Advisory Council meeting. It is not meant to serve as a transcript of the proceedings ***

The fifteenth meeting of the Maple Park and Victory Heights Advisory Council for the Dutch Boy site and the Former West Pullman Works site, formerly known as International Harvester, was held at the Edward White Elementary School, 1130 South 122nd Street on March 11, 1998 from 7-9 p.m. A synopsis of the meeting follows:

I) WELCOME AND INTRODUCTION OF THE AGENDA

- 1) Welcome and Introductions
- 2) Review of January 21, 1998 meeting summary
- 3) Review any unfinished business/discussions from 1/21 meeting
- 4) Dutch Boy Site Update
- 5) Former West Pullman Works Site Update
- 6) City of Chicago Update

Attendees included:

U.S. EPA

Noemi Emeric, Public Affairs
Janet Pope, Public Affairs
Derrick Kimbrough, Public Affairs
Brad Bradley, Remedial Project Manager

IEPA

Vicky Moy, Site Project Manager
Mark Britton, Community Relations

Former West Pullman Works Site Team

Gail Walker, EnviroCom
Martin Hamper, Geragthy & Miller

City of Chicago Dept. of Environment

Jim Gibson, Environmental Coordinator

Community Representatives

Tony Davenport, Maple Park Homeowners Association
Leonard Turner, Maple Park Homeowners Association
R.C. Hardy
Earl Watson
Edward Mensah, University of Illinois at Chicago
Chester Wilson, Jr., Alderman Carrie M. Austin

** Other persons may have attended, but were unable to sign the sign-in sheet.*

Since only a small group attended the meeting, a facilitator was not necessary.

II. REVIEW OF MEETING SUMMARY

- No changes were made to the January 21st meeting summary.

III. REVIEW ANY UNFINISHED BUSINESS FROM 1/21 MEETING

- *Will the fence on the Former West Pullman Works site be replaced (apparently vandals stole a portion of the fence)?* At this time the West Pullman Works site project team does not anticipate replacing the fence.
- *Who is looking at the sites for redevelopment; when are the meetings to discuss redevelopment being held; who is involved and/or attends; and is there any community input?* The answer will be discussed in the City of Chicago update.

IV. DUTCH BOY SITE UPDATE

- The site analysis and second round of sampling is expected to begin in April or May (weather permitting). USEPA will continue to work with Environ while updates and revisions to the sampling plan are implemented.
- A new EPA Remedial Project Manager has been assigned to the site, Brad Bradley, who has an extensive background working with lead contaminated sites.

V. FORMER WEST PULLMAN WORKS SITE UPDATE

- *Will the project team replace the stolen section of the fence at the Former West Pullman Works site?* Martin Hamper indicated that the project team has no plans to replace the section.
- Gail Walker reported that signage requirements have been approved by Navistar and the Illinois EPA. A project identity sign and multiple “no trespassing” signs will be printed. The “no trespassing” signs will be placed approximately every 200 feet around the Former West Pullman Works site. Three minority contractors, certified by the City of Chicago have been solicited to submit bids by March 12, 1998, for the sign production. The signs should be in place in the near future.
- The Community Relations Plan continues to move through the internal project team review process.
- Mr. Hamper presented an update on the technical activities at the site. He explained that because PCBs have been detected at the site, Waste Management, Inc. has requested a letter from the USEPA authorizing disposal of soils from the site as a special waste.
- Mr. Hamper noted that, with regard to the pending transfer of the property to the City of Chicago, a few owner-related issues have been identified that need to be addressed. Issues for consideration include owner responsibility for the asbestos inspection and remediation, and maintenance of the fence. Project attorneys are discussing these issues with the City’s legal staff.
- Mr. Hamper reported that bids have been received for the soil investigation. Soil sampling is expected to start in late March or early April. Bids have

been received for the removal of the underground storage tanks and removal of the asbestos debris piles.

VI. CITY OF CHICAGO SITE UPDATE

- The City of Chicago is continuing to pursue Phase I and Phase II analysis in the area. The City expects to own approximately 60 acres in the area by the end of the year. The TIF acquisition was passed on 3/11 which should assist with speeding up the cleanup of sites in the area. The City is working on the western properties first due to easier access. The City plans to begin work near the east side of the Dutch Boy site, however, access issues have to be addressed first.
- Regarding the Amforge site, the City displayed photos depicting before, during and after shots of the work completed at the site. The City is still working to pursue access agreements to the property. With assistance from Mr. Hassain, the City has made some progress in reaching site owners speaking Reverend Cornelius. The City anticipates completion of the Amforge site by December 98.
- *Where did the garbage from the Amforge site go and how deep were the soil borings on the site?* Not sure exactly where the garbage was hauled. The soil boring were 15 feet deep. The sampling reports have not come in, however, when received the City will make a determination on how the site will be cleaned up. They are expecting to enter the site into the State's Voluntary Cleanup Program.
- *Will the Council have an opportunity to review the sampling results and comment on a the clean up workplan?* The City's expectations are to place the final workplan which will describe the cleanup in the information repositories for public viewing.
- *Who is interested in the area, what companies have expressed an interest?* As stated in the last meeting summary, the only company who has expressed an interest is Manufactured Housing Company. Ameritech expressed an interest in buying the Ingersoll parking lot to build a cable company. Nevertheless, a private owner has secured the 3.8 acre Ingersoll parking lot. Ameritech may be interested in other parcels now that the TIF is in place. Ford, Motorola and IBM along with other companies expressed interest, but will not discuss details until the sites are cleaned up. No formal agreements have been established, but once they are, the Alderman will inform the Council. Alderman Carrie M. Austin is planning to host a job bank and information fair to secure future employment for community residents.
- *Who in the City of Chicago is working on a marketing plan for the area?* The Planning and Development department is heading the redevelopment project, contact names are Edward Lewis and Juanita Charleston.

VII. SETTING AGENDA TOPICS & DATES FOR UPCOMING MEETINGS

- Agenda topics for the next meeting were not discussed at this meeting.
- The next meeting has been scheduled for Wednesday, May 13, 1998 from 7-

9 pm at the Edward White School.

- Questions, comments, and/or amendments regarding this meeting summary will be taken and discussed at the beginning of the next meeting (May 13). The amendments will be made at the next meeting with the corrected meeting summary placed in the information repository after the meeting date. The summary was prepared by the USEPA, IEPA, the City Dept. of Environment and the contractors for Navistar, Geragthy & Miller and EnviroCom.