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VICTORY HEIGHTS/MAPLE PARK

ADVISORY COMMITTEE

EDWARD WHITE ACADEMY SCHOOL

1130 WEST 122ND STREET

CHICAGO, ILLINOIS

SEPTEMBER 8TH, 2004

7:00 P.M.

REPORT OF PROCEEDINGS had at the meeting
of the above-entitled cause held at the Edward White
Academy School, 1130 West 122nd Street, Chicago,
Illinois, on Wednesday, September 8th, 2004, at
7:00 p.m.

ATTENDEES:

MR. MARK BRITTON, Illinois EPA

MR. BRAD BRADLEY, Project Manager, Dutch Boy

MR. DAVID GRAHAM, City of Chicago

MR. TONY DAVENPORT, Monitor

1 COMMUNITY REPRESENTATIVES:

2

3 MR. JOHN CHENIER

4 MR. LEONARD TURNER

5 REV. ARTIS WILLIAMS

6 MS. DANNESE FLENNY

7

8 ALSO PRESENT:

9

10 MR. R.C. HARDY

11 MR. LARRY JACKSON

12 MR. JEFF KELLY LOWENSTEIN

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19 REPORTED BY: KATHLEEN A. MARTHALER, C.S.R.

20 Certificate No. 84-4036.

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ACB

1 MR. DAVENPORT: Okay. Good evening, everyone.

2 We're here for the Victory Heights/Maple Park
3 Advisory Council meeting, and I'm glad to see everybody
4 here. I hope everybody had a good summer.

5 We are going to start the way we customarily
6 do, by going around the room and everyone introducing
7 themselves, so we'll start over here.

8 MR. BRADLEY: Brad Bradley, U.S. Environmental
9 Protection Agency, project manager for the Dutch Boy
10 site.

11 MR. BRITTON: Mark Britton from the Illinois EPA
12 representing the International Harvester/Former West
13 Pullman work site.

14 MR. GRAHAM: Dave Graham, project manager with the
15 City of Chicago.

16 MR. CHENIER: John Chenier, 121st-122nd Street Block
17 Club, co-chair.

18 MR. TURNER: Len Turner, Maple Park Homeowner's
19 Association.

20 MS. FLENNY: Dannese Flennoy, 12100-12200 South
21 Racine Block Club.

22 MR. LOWENSTEIN: My name is Jeff Kelly Lowenstein,
23 and I'm a reporter for the South Shore Community
24 News.

1 MR. JACKSON: My name is Larry Jackson. I'm an
2 environmental consultant.

3 MR. DAVENPORT: Are you with either the City or the
4 State?

5 MR. JACKSON: No.

6 MR. DAVENPORT: Then can I ask you to have a seat
7 over on this side, sir, please?

8 MR. JACKSON: All right.

9 MR. DAVENPORT: Okay. As we customarily do, the
10 first thing is we want to get a date out for the next
11 advisory council meeting.

12 So, Council, when would you like to have your
13 next meeting?

14 MS. FLENNY: I checked the dates available at the
15 school in November, and I hope this will meet everyone's
16 needs.

17 The first preference is November 10th, and the
18 second preference would be the 17th. The third
19 preference is November 3rd.

20 MR. DAVENPORT: Okay. So the first one is
21 November 10th.

22 MS. FLENNY: That's agreeable with us.

23 MR. DAVENPORT: Okay. Is that agreeable with
24 everyone?

ACB

1 Does anyone have any issues with that day?

2 (No response.)

3 MR. DAVENPORT: Okay. We'll set the meeting then
4 for November 10th, and it will be in this room.

5 Is that correct, Dannese?

6 MS. FLENNY: Yes, as far as I know.

7 MR. DAVENPORT: Okay. We'll be in this room at
8 7:00 p.m. on November 10th, with an alternate date of
9 November 17th at the same time.

10 All right. The next thing is if we can have an
11 approval of the minutes from the last meeting, the
12 June 9th meeting.

13 MS. FLENNY: I see some corrections.

14 MR. DAVENPORT: Okay. Just let us know what page
15 and line.

16 MS. FLENNY: Okay. Page 3, Line 12. I stated
17 that Dave Graham called in and it was his grandfather
18 that was ill instead of his father, and there is another
19 one.

20 Does anyone else have any while I'm looking for
21 something?

22 MR. DAVENPORT: Does anyone else see anything?

23 MS. FLENNY: Page 11, Line 1, it says "cleared up,"
24 and I think it should be "cleaned up."

1 MR. DAVENPORT: Okay. Anything else?

2 MS. FLENNY: There was a correction. I don't
3 know where I found it, but it had Marty Hamper -- it
4 had him with the City of Chicago and he's with
5 EnviroCom.

6 MR. BRITTON: No, he's with Arcadis.

7 MS. FLENNY: Oh, I'm sorry. But it's not the City
8 of Chicago.

9 MR. BRITTON: No. Gail is EnviroCom and Marty is a
10 separate company.

11 MR. DAVENPORT: Dannese, do you know where you found
12 that one? Any idea?

13 MS. FLENNY: I wish I did.

14 You can move on. Maybe we can table the minutes for
15 a minute until I come to that.

16 MR. DAVENPORT: All right. If you would be kind
17 enough to look for that notation, we'll just table this
18 and then we'll come back to it at the end.

19 Fair enough?

20 MS. FLENNY: Okay. Thank you. Anything else? Any
21 others in the meantime?

22 MR. BRADLEY I actually have one that I just found.
23 This is Page 14, Line 18. I can give you the correct
24 spelling of Chris Liszewski. It's L-i-s-z-e-w-s-k-i.

1 MS. FLENNY: Page 14?

2 MR. BRADLEY: Yeah, Line 18. I'm just giving the
3 correct spelling for our attorney.

4 MS. FLENNY: Spell it, please.

5 MR. BRADLEY: L-i-s-z-e-w-s-k-i.

6 MS. FLENNY: Thank you.

7 MR. BRADLEY: You're welcome.

8 MR. DAVENPORT: I also have one at the top of Page
9 14 at Line 3. Where it says "an obstacles," it should
10 actually be "any obstacles." That's the only one I
11 have.

12 Okay? Any other corrections?

13 What we'll do then, Dannese, while you continue
14 to look for that reference, we'll table this and then
15 we'll come back to it.

16 MS. FLENNY: Sure. Thank you.

17 MR. DAVENPORT: Okay. Any unfinished business from
18 the last meeting?

19 I don't recall any action items that anyone
20 had besides us coming to the meeting, so I don't
21 believe there was anything that was left open at
22 the last meeting unless someone recalls something
23 different.

24 MS. FLENNY: I think what was left open was

1 regarding Brad Bradley when he stated that there was
2 recontamination, that the City had pulled up the
3 concrete and recontaminated the land.

4 And I think he was talking with his lawyer, the
5 City of Chicago's lawyer, to find out what --

6 MR. BRADLEY: Well, I expect that he'll tell us
7 something about that during the course of the meeting.
8 We did discuss that.

9 MR. DAVENPORT: Okay. Anything else?

10 (No response.)

11 MR. DAVENPORT: Okay. We are just waiting for the
12 City of Chicago update.

13 Before we start on that, can I have you just
14 introduce yourself, Reverend Williams?

15 REV. WILLIAMS: Artis Williams, Victory Heights
16 Community Organization.

17 MR. DAVENPORT: Thank you.

18 Okay. Mr. Graham?

19 First of all, how is your grandfather?

20 MR. GRAHAM: He passed away on June 18th.

21 MR. DAVENPORT: I'm sorry to hear that.

22 MR. GRAHAM: So it was quick.

23 MR. DAVENPORT: I'm sorry to hear that.

24 MR. GRAHAM: Thank you for asking.

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1 The only -- well, there are a few things.
2 Obviously, the Ingersol building had caught fire, and
3 that has pretty much gutted the front half of the
4 building where the clock tower is. So the City is
5 working to get that building stabilized to make it
6 safe.

7 You know, there's really not a whole lot else
8 to report with that, with what had happened.

9 Apparently, there were some people in there. A
10 fire started, and by the time the fire department was
11 able to respond, it was going pretty good.

12 It was a big enough fire that it made the
13 national news. Actually, that morning I woke up and
14 flipped on the news, and it was on the national news.

15 The department of the environment is making
16 sure that the fire debris is going to be handled
17 correctly and that the situation on the site is
18 stabilized so that there are no issues.

19 As far as I know, the building -- there were
20 really no liquids or chemicals that were within the
21 building.

22 I believe somebody was quoted as saying that
23 they thought there was material in the building, and as
24 far as the folks that I spoke with at Ingersol and from

ACB

1 personally going through the building, I don't recall
2 seeing anything in the building that was left over from
3 their manufacturing operation.

4 That's basically it for Ingersol.

5 MR. DAVENPORT: Let me just ask one question then.

6 MR. GRAHAM: Sure.

7 MR. DAVENPORT: You said the City was acting to
8 stabilize the building. Do they envision demolishing
9 what's left of it or how do they plan to handle that?

10 MR. GRAHAM: I can't answer that, but I would
11 assume that we're probably now going to have to start
12 looking at demolition only because you can't have a part
13 of the building missing and be able to secure it in any
14 way. So I would see that happening.

15 MR. DAVENPORT: Okay.

16 MR. GRAHAM: I would assume that -- it's still owned
17 by Ingersol, and Ingersol is in negotiations with the
18 City to perhaps transfer that property to the City or
19 sell it to the City. So negotiations are still going on
20 with that.

21 MR. DAVENPORT: Okay.

22 MR. GRAHAM: The only other work on Ingersol is the
23 department of environment was going to do additional
24 sampling on the property to see what was there as part

ACB

1 of our due diligence to buy the property, so I think
2 shortly we'll start that work.

3 We were ready to start and then that fire broke
4 out, so that kind of put a damper on things.

5 The City's goal for that property is to ensure
6 that it is developed in such a way before it's
7 transferred to another person or another company in such
8 a way that it's going to be something worthwhile in the
9 community.

10 We want to make sure that it's not sold to
11 someone else who just ends up making it a worse site.
12 You know, if someone wants to take the property and
13 create a junk yard or something like that, the City does
14 not want that to happen.

15 So that's what we're trying to -- that's what
16 we were in negotiations before to do, to acquire the
17 property. I think we're still going to move forward,
18 but with the fire, it's going to slow things down a
19 little bit.

20 So that's all I have to report on Ingersol.

21 As for Amforge, which is the property across
22 the street, the City is completing the remaining work to
23 get the NFR letter on the eastern portion of the site.

24 We pretty much have done all the work that we

ACB

1 need to, and we're preparing our final information that
2 we need to send down to the State IEPA so that we can
3 get the NFR letter for that site.

4 And for the western portion of the site, we are
5 still preparing to do the final removal of contamination
6 on that site so that it can be ready for development.

7 I can't get into the specifics, but planning
8 has been talking with several folks who are very
9 interested in that property and have been over the last
10 couple of years.

11 So development is being looked at on the
12 Amforge property, and some other folks are looking at
13 the property that is just south of Ingersol and adjacent
14 to International Harvester.

15 It appears that the market is now showing a
16 little more interest in development in general, so, you
17 know, hopefully this will be the year that we see some
18 movement.

19 MR. DAVENPORT: Okay.

20 MR. GRAHAM: And that's it.

21 MR. DAVENPORT: Okay. Any questions?

22 MS. FLENNY: I thought that building was vacant and
23 that it stopped production.

24 MR. GRAHAM: Yes.

ACB

1 MS. FLENNY: Did I hear you say that someone was in
2 the building?

3 MR. GRAHAM: That building, it's a large building.
4 It's been secured with locks and dogs, but there are
5 vagrants that go in there.

6 What we think happened, based on what we've
7 seen in there before, is that maybe some people were in
8 there and started a fire to keep warm or were just
9 starting a fire just because they were bored, and it
10 just caught the whole building on fire.

11 Portions of that building in the front, it was
12 broken up into like office cubes, and each one of them
13 had panels of glass.

14 Different offices had panels of glass, and when
15 I had walked through there, almost every single glass
16 was broken. So there have been vandals going in and out
17 of there.

18 Ingersol at one time, I believe, had a guard
19 dog company on site, and they actually let the company
20 keep their guard dogs on site so that they would, you
21 know, keep an eye on the building.

22 But every time that somebody from the City or
23 somebody from Ingersol comes into the area, there always
24 happens to be people there that shouldn't be there who

1 are trespassing.

2 MR. BRITTON: It's not an official use of the
3 building.

4 MR. GRAHAM: It's not an official use of the
5 building.

6 MS. FLENNY: And it was not boarded up, right?

7 MR. GRAHAM: Well, from what I recall, most of the
8 property was locked up pretty tight.

9 But it is a large property, so even if a door
10 was bolted down or something, trespassers would have
11 plenty of time to try to get in without anybody knowing.

12 That's something that we're dealing with on all
13 of our sites, including International Harvester. I
14 think I just got an e-mail showing photos with some
15 breaks in the fence, so we're constantly repairing the
16 fencing as it comes up.

17 REV. WILLIAMS: You know, I wondered about that
18 Ingersol building because sometimes I walk down to that
19 area, and I've seen guys pull up in a truck and open a
20 gate. You know, I thought maybe somebody was just
21 working in there doing something.

22 MR. GRAHAM: We've cut off locks and put on new
23 locks, and people come up right behind us and put on
24 their own locks and operate as if they owned the site.

ACB

1 So I would recommend, because I know you all
2 care about your community and are watching it, that if
3 you ever see anything, give the police a call and let
4 them know.

5 REV. WILLIAMS: You know, just the way they went in
6 just gave me the impression that they were supposed to
7 be there.

8 MR. GRAHAM: Right, but nobody should be on that
9 site.

10 REV. WILLIAMS: They just pulled up in their truck
11 and went through the gate, and there was another guy
12 already inside.

13 MR. BRITTON: It's safe to say you would notify them
14 enough in advance, and if anybody were actually going to
15 officially use the building, you would know about it.

16 So if you see any activity there other than
17 like a City of Chicago truck, you should call the
18 police.

19 MR. GRAHAM: Right. If you see any activity in that
20 building, please call the police.

21 We've requested that the police go by and check
22 on the area, but they're not going to be there all the
23 time.

24 And that includes any of the other fenced

1 properties, too. If you see people in there or if you
2 happen to see parts of the gates missing -- we have
3 another site that has been fenced off, and somebody took
4 off part of the fence, a gate on one side and the
5 matching portion of the same type of gate on the other
6 side.

7 They didn't break it. They actually took it.
8 So somebody has a new fence that the City has paid for.
9 We're constantly having to repair things.

10 REV. WILLIAM: Do you know anything about the
11 Quality --

12 MR. GRAHAM: Quality Croutons?

13 REV. WILLIAMS: Yeah. Is that still a goal?

14 MR. GRAHAM: As far as I know, that's still a goal,
15 although, Quality Croutons has sold their existing
16 facility and they're supposed to be starting.

17 I'm not sure what the holdup is, but everything
18 has been set up with planning.

19 They have nowhere to go, so we know that
20 they're going to start. It just depends on when.

21 REV. WILLIAMS: I was just wondering.

22 MR. BRITTON: The correction is on Page 37,
23 Line 22.

24 MS. FLENNY: Oh, yeah. I found that, too. Thank

1 you.

2 MR. BRITTON: Page 37, Line 22, it says "Mark
3 Hamprin" and it should say Marty Hamper, H-a-m-p-e-r.

4 MS. FLENNY: But he's not with the City of
5 Chicago.

6 MR. BRITTON: No, he's a consultant on behalf of
7 Navistar.

8 MR. CHENIER: What is his company?

9 MR. BRITTON: It's Arcadis, Garretty & Miller, but
10 I'm not sure that it hasn't -- maybe it's just Arcadis
11 now. He can tell you when we get to that for a note.

12 Arcadis is A-r-c-a-d-i-s.

13 MR. DAVENPORT: Any other questions for the City of
14 Chicago?

15 (No response.)

16 MR. DAVENPORT: Okay. Thank you, Dave.

17 MR. GRAHAM: You're welcome.

18 MR. DAVENPORT: We will continue on, but before we
19 continue on, Mr. Hardy, would you like to introduce
20 yourself, please?

21 MR. HARDY: Yes. I'm R.C. Hardy. I used to work
22 here at the school as an engineer, and since then I've
23 retired. So I'll probably be coming to the meetings
24 more often now.

ACB

1 MR. DAVENPORT: That's good.

2 Okay. The Dutch Boy site update.

3 MR. BRADLEY: As far as the off-site work is
4 concerned at Dutch Boy, that should begin very shortly.

5 I've been talking with Terry Casey, who is a
6 consultant representing NL Industries.

7 Originally, they were going to get out in the
8 middle of August. They're a little bit late on that,
9 but they plan on getting started shortly.

10 As far as the on-site work, the EPA had a
11 conference call with NL Industries and then a meeting
12 with the City of Chicago.

13 Right now we're waiting for Terry Casey to call
14 back so that Dave Graham, myself and Terry Casey can all
15 go out to the site and see how we need to proceed to get
16 the job done.

17 That's basically where we're at.

18 MR. DAVENPORT: And this is in regards to the
19 disturbance or the movement of concrete that we spoke
20 about at the last meeting?

21 MR. BRADLEY: Yes. We have a series of pictures
22 that show before and after, and we sat down with the
23 City and decided that we just needed all three parties
24 to go out and take a look at it and decide who does what

ACB

1 so we can get it done.

2 MR. DAVENPORT: All right.

3 MR. TURNER: I have a question relative to the off
4 site. Is that completed now where you sampled the land
5 and replaced the soil and whatnot?

6 MR. BRADLEY: Yes.

7 MR. TURNER: So that is totally completed?

8 MR. BRADLEY: Well, no. Actually, the sampling is
9 done.

10 As to the replacement of the soil, we still
11 have 20-to-25 residences that need to be cleaned up.

12 Originally, we were waiting to get the on-site
13 work started so that they could both be done at the same
14 time.

15 Sometime in July we decided to split the two
16 and get the residential going as soon as possible. That
17 should start any time.

18 And then once those 20-to-25 residences are
19 cleaned up, that will be the completion of the
20 residential cleanup.

21 MR. DAVENPORT: Is there any projected time when we
22 can expect that that will be completed?

23 MR. BRADLEY: I would certainly think it's going to
24 be done this construction season, which would end

ACB

1 somewhere around mid-to-late November. That's
2 everyone's intent.

3 MS. FLENNY: I have a question.

4 That address, 11816 Emerald, was very contaminated.

5 Is that one on the list?

6 MR. BRADLEY: Yes, it is.

7 MS. FLENNY: Okay. It is on the list.

8 MR. BRADLEY: I think we checked that last time. It
9 was over 500 parts per million, and it was on the list
10 to be cleaned up.

11 MR. DAVENPORT: Any other questions?

12 MR. BRITTON: I had sort of a follow-up, I guess,
13 with the City. It's not directly related to the site,
14 but I just drove over there and I noticed that the
15 street is blocked off with police barricades.

16 Did we miss something on why?

17 MR. GRAHAM: The front half of the former Ingersol
18 building is pretty much demolished.

19 MR. BRITTON: And that's just because of the fire
20 and the demolition?

21 MR. GRAHAM: Right, it's because of the fire and the
22 demolition work.

23 That street ends in a turnaround. It's a dead
24 end street, so it's really not a thoroughfare. So it's

1 closed off right now just to allow the folks to go ahead
2 and do their demolition activities.

3 MR. BRITTON: Okay. So it's just due to that then.

4 MS. FLENNY: I know they did have police cars there
5 to stop the residents.

6 MR. BRITTON: There is a fence across now.

7 MS. FLENNY: Oh, it's fenced now?

8 MR. BRITTON: It's fenced all the way across the
9 street.

10 MS. FLENNY: When I went there I couldn't get by,
11 so I had to turn around and come back. I guess they
12 were there watching it.

13 MR. BRITTON: And one block west of Peoria Street.

14 MR. CHENIER: It's probably in case the building
15 implodes on itself, so the dust and particles and
16 whatnot is -- it's fenced, obviously, so the people
17 won't get hurt.

18 MR. BRITTON: It's just strange to see a fence
19 across a public street.

20 MR. CHENIER: Yeah, I know.

21 MR. BRITTON: Exactly what the plans were there, I
22 guess it's just during the construction and then it will
23 be opened back up.

24 It was such a nice street. We just got it all

1 paved and the sewers all done, and then this happens.

2 MR. CHENIER: It's good that they reacted that
3 quickly.

4 MR. DAVENPORT: All right. Any other questions or
5 comments?

6 We'll have an open question or comment period.

7 MS. FLENNY: Before you go on, I suggest that maybe
8 we pass the minutes.

9 MR. DAVENPORT: We'll do that before we -- we'll do
10 that as the very last thing before we take our little
11 break.

12 MR. FLENNY: All right. Thank you.

13 MR. DAVENPORT: Okay. Any other questions or
14 comments?

15 (No response.)

16 MR. DAVENPORT: Okay. I guess we're ready now,
17 Dannese.

18 Can we please have a motion to approve the
19 minutes with the noted corrections?

20 MR. CHENIER: So moved.

21 MR. DAVENPORT: All in favor?

22 (A chorus of ayes.)

23 MR. DAVENPORT: Opposed?

24 (No response.)

1 MR. DAVENPORT: All right. The motion passes.

2 Okay. We can take a break for about five
3 minutes. I'll go out and get Arcadis and the EnviroCom
4 people, and we'll resume the meeting at that time.

5 (WHEREUPON, a recess was had.)

6 (WHEREUPON, the court reporter was
7 dismissed.)

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1 STATE OF ILLINOIS)

2) SS:

3 COUNTY OF W I L L)

4 I, KATHLEEN A. MARTHALER, a Certified
5 Shorthand Reporter of the State of Illinois, do hereby
6 certify that I reported in shorthand the proceedings had
7 at the meeting aforesaid, and that the foregoing is a
8 true, complete and correct transcript of the proceedings
9 of said hearing as appears from my stenographic notes so
10 taken and transcribed under my personal direction.

11 IN WITNESS WHEREOF, I do hereunto set my
12 hand at Chicago, Illinois, this 11th day of
13 October, 2004.

14
15 KATHLEEN A. MARTHALER
16 Certified Shorthand Reporter

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22 C.S.R. Certificate No. 84-4036.

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ACB

