

CELRC-TS-DH

MEMORANDUM FOR FILE

SUBJECT: Limited HTRW Review, Chicago Shoreline, Montrose to Irving

1. This memorandum documents the results of a limited HTRW review conducted for the Chicago Shoreline Reach 2 Montrose to Irving project area and supplements a previous HTRW investigation completed August 5, 2003. The Montrose to Irving project area is located on the Lake Michigan lakefront between Montrose Harbor to the north to approximately 400 feet south of Irving Park Road (see Figure 1). The project consists of construction of rubble mound revetment with a combination of new and recycled clean stone placed over the existing structure, after existing lakebed stone is reworked to obtain a stable foundation. The rubble mound structure and toe stone will extend between 30 and 60 feet lake ward of the toe of the existing structure. Backshore areas will be stabilized with sod and a new bike path/stone access road will be constructed. Other features of the project include construction of a universal access point that will terminate the concrete step stone revetment and provide transition to the bike path and access stone road at the south end of the project, ADA access and resurfacing of the fishing pier at Montrose Harbor, and rehabilitation of the existing top two steps of the limestone revetment throughout the entire reach (see Figures 2 and 3).
2. The 2003 HTRW investigation suggests that the present day shoreline was established between 1916 and 1932. The park was created by filling near shore areas of Lake Michigan with materials dredged from the Indiana shore and Indiana Shoals. The project area consists of a narrow strip of Chicago Park District parkland surrounded by a golf course to the west, Montrose Harbor to the north, and park to the south. The existing revetment consists of limestone blocks and timber cribbing. Portions of the structure have failed near Irving Park Road; emergency repair stone placement was conducted in 2012 to prevent additional failure of the structure and the adjacent bike/walking path, see photos in Attachment 1. A site visit conducted at the 100% plan-in-hand review suggests there is no evidence of recognized environmental concerns (RECs) on-site. The property adjacent to the revetment is currently a bike path and the project area and the golf course are separated by fence. The staging areas to the north and south are currently vegetated. Various debris and litter is scattered throughout the project area but there is no sign of illegal or fly dumping on-site.
3. Review of historical topographic maps (Attachment 2) and aerial photographs (Attachment 3) suggest that the project area has not been used for industrial purposes and there is no evidence of fill activity or other changes in the topography at the site. A Federal and State database review was conducted; results are summarized in Table 1. The EDR database report is provided as Attachment 4 and Figure 4 shows the adjacent regulated facilities. There are no regulated sites on or adjacent to the property indicating a potential REC; it is unlikely that activities conducted on the adjacent properties will impact implementation of the project.

4. No HTRW investigation can wholly eliminate uncertainty regarding the potential for encountering a REC associated with a project area. Performance of this investigation is intended to reduce, but not eliminate, uncertainty regarding the potential for encountering a REC in connection with a project area. Questions regarding this investigation can be directed to Casey Pittman at (312) 846-5506.

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Attachments

Pittman/5506

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Table 1 – EDR Search Results

Database	Map ID	Site Name	Proximity to Site	Status	Potential Impact
ERNS	A1, A2, A3, A4	3600 Recreation Drive	<i>Adjacent</i>	1 – oil sheen in Belmont Harbor, 2012, no action 2 – diesel spill in Lake Michigan from slip, booms deployed, 2005 3 – gasoline spill in Lake Michigan, no action, 2001 4 – gasoline spill to Lake Michigan from faulty gas pump, no action, 2001	Though not indicated, all spills appear to have occurred in either Belmont or Montrose Harbor. Limited quantities are reported and unlikely to impact project area due to quantity, date of spill, and proximity to project area
UST	A5	Belmont Harbor Marina	<i>¼ to ½ mile south</i>	2 – USTs currently in use	Unlikely facility activities will impact project implementation due to proximity of USTs to project site
RCRA SQG FINDS	6	Disney Magnet	<i>1/8 to ¼ mile west</i>	SQG – Lead, no violations	Unlikely facility activities have impacted project area
SPILLS FINDS LUST UST	B7, B8, B10, B11	Bittersweet Marine Building	<i>1/8 to ¼ mile west</i>	UST abandoned in place, LUST spill incident, 1992 NFA/NFR letter dated 5/7/1996	Unlikely facility activities have impacted project area
AIRS FINDS	B9, B12	Standard Securities and Management Company	<i>1/8 to ¼ mile west</i>	Facility ceased operations 1996	Unlikely facility activities have impacted project area
Hist. Cleaners	B13	4100 N. Marine	<i>1/8 to ¼ mile west</i>	Address location of historic dry cleaners. Other owners listed at same address, map ID B7 – B12 above, are the only violations	Unlikely facility activities have impacted project area
Hist. Cleaners FINDS	C14, C15	4170 N. Marine	<i>1/8 to ¼ mile west</i>	Address location of historic dry cleaner. No current USTs or LUST actions at site	Unlikely facility activities have impacted project area.

Historic Auto station, UST, Historic Cleaners	C16, C17, C18	4180 N. Marine	<i>1/8 to 1/4 mile west</i>	2 – USTs abandoned in place, no LUSTs r other violations noted at address	Unlikely facility activities have impacted project area
FINDS	19	4200 N. Marine	<i>1/8 to 1/4 mile west</i>	Unknown	Unlikely facility activities have impacted project area
RCRA-nongen/NLR FINDS UST	D20, D25	American Islamic Center, American Islamic College	<i>1/8 to 1/4 mile west</i>	Past RCRA LQG with violations, general compliance enforcement action applied, 1998. 1 – UST exempt from registration	Unlikely facility activities have impacted project area
Hist. Cleaners, Hist. Auto station	E21, E22	3950 N. LSD	<i>1/8 to 1/4 mile west</i>	No current or historic violations listed at address	Unlikely facility activities have impacted project area
UST	F23	Imperial Towers Condo Assoc.	<i>1/8 to 1/4 mile west</i>	2 – USTs abandoned in place	Unlikely facility will impact project implementation
Hist. Cleaners	F24	4250 Marine Dr.	<i>1/8 to 1/4 mile west</i>	No current or historic violations listed at address	Unlikely facility activities have impacted project area
Hist. Cleaners	26	Foremost Cleaners	<i>1/8 to 1/4 mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
UST	27	700 Bittersweet Condo Assoc.	<i>1/4 to 1/2 mile west</i>	Inactive heating oil tank	Unlikely facility activities have impacted project area.
UST	28	720 Gordon Terrace Condo Assoc.	<i>1/4 to 1/2 mile west</i>	2 – USTs exempt, 1- UST currently in use	Unlikely facility activities have impacted project area
UST	29	3900 Lake Shore Condo Assoc.	<i>1/4 to 18/2 mile west</i>	1 – UST removed, 1- UST abandoned	Unlikely facility activities have impacted project area

Hist. Cleaners	G30	743 Irving park Road	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Auto Station	H31, H32	Buena Park Auto Station	<i>¼ to ½ miles west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Cleaners	I33, I34	Adams Pigott	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
UST	J35	Lake Park Plaza Condo Assoc.	<i>¼ to ½ mile west</i>	Inactive Heating Oil	Unlikely facility activities have impacted project area
LUST	G36	Loewen Group International	<i>¼ to ½ mile west</i>	NFA/NFR letter dated 2/10/1999	Unlikely facility activities have impacted project area
Hist. Cleaners	H37	820 W. Belle Plaine Ave.	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
RCRA SQG	38	Brennemann	<i>¼ to ½ mile west</i>	RCRA – no violations	Unlikely facility activities have impacted project area
UST	K39	3750 Lake Shore Drive	<i>¼ to ½ mile west</i>	1 – UST exempt	Unlikely facility activities have impacted project area
UST RCRA SQG FINDS LUST	L40, L41	Montrose Service Yard	<i>¼ to ½ mile northwest</i>	3 – USTs removed, No RCRA violations, NFA/NFR letter for LUST dated 8/8/2012	Unlikely facility activities have impacted project area
Hist. Cleaners	J42	Sheridan Cleaners and Shoe Repair Shop	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Cleaners	M43	Martin Benj	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area

Hist. Cleaners	44	833 W. Buena Ave.	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
UST	K45	3730-40 N. Lake Shore Drive Condo	<i>¼ to ½ mile southwest</i>	3 – USTs exempt	Unlikely facility activities have impacted project area
Hist. Cleaners	N46	Anselbaum	<i>¼ to ½ mile northwest</i>	No current or historic violations at address/	Unlikely facility activities have impacted project area
Hist. Cleaners RCRA Nongen/NLR FINDS INST CONTRL SRP AIRS	M47, M48, M49	3959 N Broadway	<i>¼ to ½ mile west</i>	SRP NFA/NFR letter dated 8/2/2006 with industrial/commercial institutional groundwater use restriction on 7 acres	Unlikely facility activities have impacted project area
Hist. Cleaner	O50, O54	4014/5 Broadway St.	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Auto Station	M51	Arco petroleum products	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Cleaner	O52	4023 N. Broadway	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Cleaner	N53	4343 N. Clarendon	<i>¼ to ½ mile northwest</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
Hist. Cleaner	O55	810 W. Irving Park Road	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
RCRA CESQG FINDS Hist. Cleaners	M56, M59, M60	3930 N Broadway	<i>¼ to ½ mile north</i>	No violations	Unlikely facility activities have impacted project area

Hist. Auto Station	P57	Clarendon	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities will impact project implementation
Hist. Cleaners	P58	Dehmlows	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities will impact project implementation
Hist. Cleaner	P61	3926 N. Broadway	<i>¼ to ½ mile west</i>	No current or historic violations at address	Unlikely facility activities have impacted project area
UST	62	Uptown Rental Center	<i>¼ to ½ mile west</i>	2- USTs removed	Unlikely facility activities have impacted project area
LUST UST	O63	BP	<i>¼ to ½ mile west</i>	LUST NFA/NFR letter dated 3/8/2000 6 – USTs removed, 3 – USTs exempt, 4- USTs in use	Unlikely facility activities have impacted project area
INST CONTRL SRP DRYCLEANER	64	Sun Cleaners	<i>¼ to ½ mile west</i>	SRP NFR letter dated 7/1/2011 with industrial/commercial groundwater use restriction on 0.1 acres	Unlikely facility activities have impacted project area
SRP DRYCLEANER	Q65	Princess Cleaners	<i>½ to 1 mile west</i>	0.349 acres impacted, unknown status, but active in IEPA database since 2005	Given the proximity of the site to the project area, it is unlikely facility activities will impact project implementation
LUST	Q66	Perillo BMW	<i>½ to 1 mile west</i>	LUST NFA/NFR letter dated 8/7/1997	Unlikely facility activities will impact project implementation
ENG CONTRL INST CONTRL SRP	67	Scotland Yard Apartments	<i>½ to 1 mile west</i>	SRP NFR letter dated 11/19/2002 with residential groundwater use restriction and 2.29 acre asphalt barrier on-site	Unlikely facility activities will impact project implementation
LUST	68	3550 Condominium Assoc.	<i>½ to 1 mile west</i>	LUST NFR letter dated 12/14/2005	Unlikely facility activities will impact project implementation

LUST SRP	R69	Rose Lamb Funeral Home	<i>½ to 1 mile west</i>	SRP NFR letter dated 7/29/1999 with no restrictions	Unlikely facility activities will impact project implementation
LUST	S70, S71	Shell Oil Equilon Services	<i>½ to 1 mile west</i>	LUST NFA/NFRs dated 10/3/1994, 5/28/2002	Unlikely facility activities will impact project implementation
LUST	R72	St. Mary of the Lake Church	<i>½ to 1 mile west</i>	LSUT date 5/2011, no action to date - IEPA database	Given the proximity of the spill to the project area, it is unlikely that LUST activities will impact project implementation
INST CONTRL SRP	73	Mayflower Moving and Storage	<i>½ to 1 mile west</i>	SRP NFR letter dated 9/6/2000 with industrial/commercial groundwater use restriction on 0.5 acres	Unlikely facility activities will impact project implementation
LUST	74	3636 Storage Properties LLC	<i>½ to 1 mile southwest</i>	LUST NFA/NFR letter dated 9/30/2011	Unlikely facility activities will impact project implementation
LUST	75	Care Center Inc.	<i>½ to 1 mile northwest</i>	Heating oil tank used on-site, not regulated by TACO	Unlikely facility activities will impact project implementation
INST CONTRL SRP	76	Carousel Cleaners	<i>½ to 1 mile southwest</i>	SRP NFR letter dated 7/22/2011 with industrial/commercial groundwater use restriction on 5.999 acres	Unlikely facility activities will impact project implementation
INST CONTRL SRP	77	Wilson Yard Azusa	<i>½ to 1 mile northwest</i>	SRP and LUST NFR letter dated 1/12/2011 with residential groundwater use restriction on 0.479 acres	Unlikely facility activities will impact project implementation

The listing of orphan sites was briefly reviewed to determine if any sites appear to be located on or near the project area. No sites of concern were found.