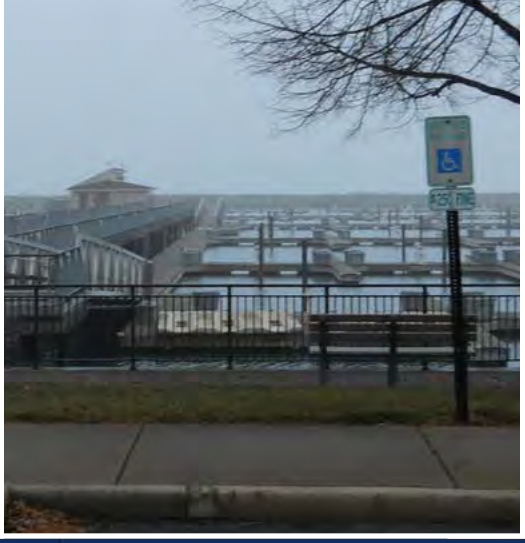


Community Involvement Plan for City of Waukegan Sites

EPA

May 2015

Table of Contents

This Community Involvement Plan contains the following sections:

Appendix D – Background and Status: Shares background information about the locations and history of site activities at each of the sites.

Appendix E – Community Engagement and the Superfund Process: Gives an overview of the step-by-step process the EPA follows to determine the best way to clean up a contaminated site and opportunities for community involvement throughout the process. Also includes information about the Superfund Alternative Approach.

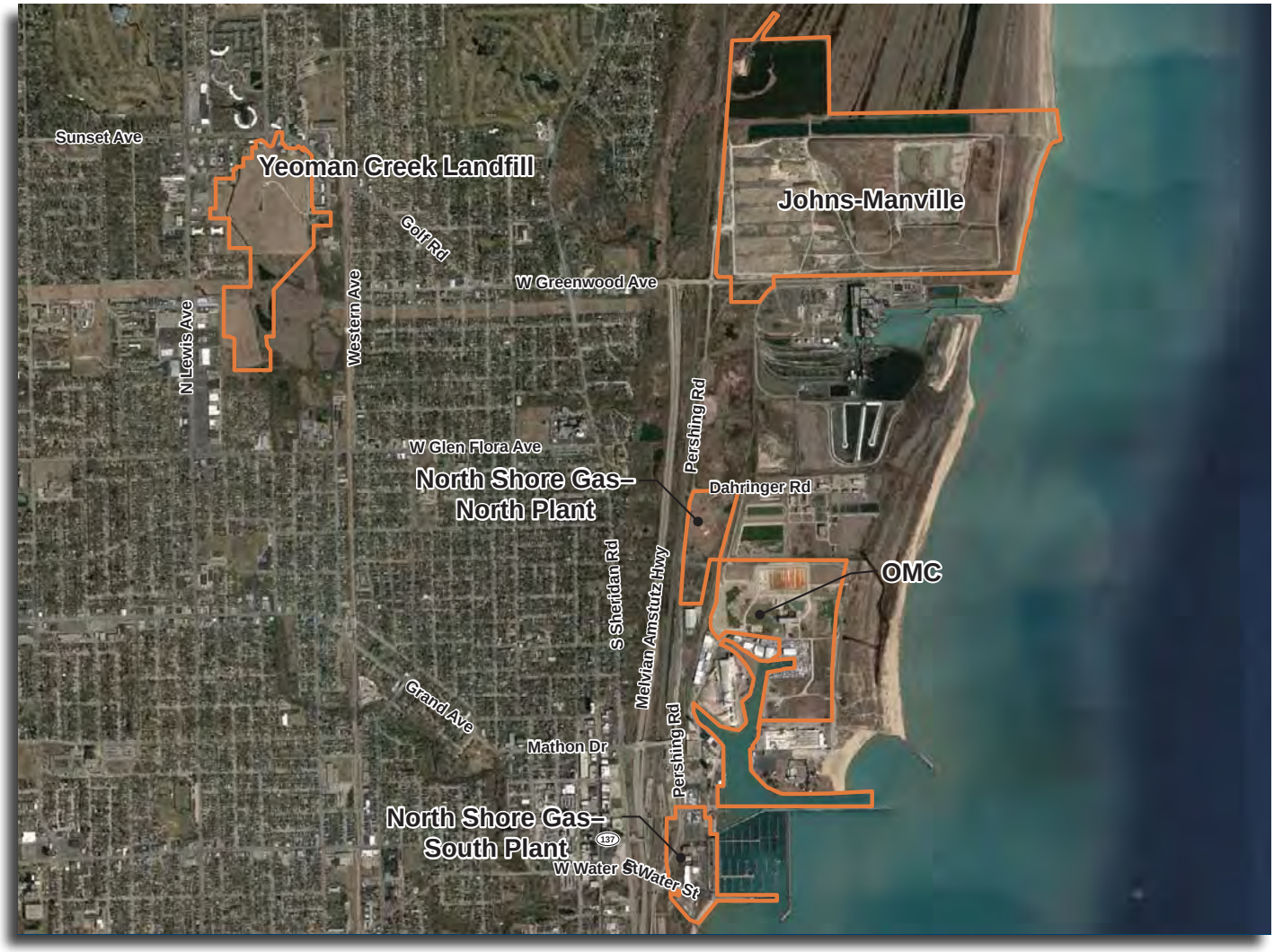
Appendix F – Environmental Justice: Describes Environmental Justice and EPA's commitment to the affected communities.

Appendix G – Superfund Reuse Planning: Provides a copy of the Superfund Redevelopment Initiative fact sheet.

Appendix H – Interview Questionnaire: Provides a copy of the questions asked during the community interviews.

Figures

INTRODUCTION



The U.S. Environmental Protection Agency prepared this Multi-Site **Community Involvement Plan** to engage and support the communities affected by five contaminated sites located in Waukegan, Illinois. Figure 1 above shows the locations of these sites. Three of these sites are being addressed under the **Superfund** program. These include the Johns-Manville Corp., Outboard Marine Corporation and Yeoman Creek Landfill sites. The North Shore Gas North and South Plants are being addressed under EPA's **Superfund Alternative Sites** program. (See Appendix E for more information about the Superfund and **SAS** programs.)

Figure 1 shows the locations of the five contaminated sites located in Waukegan.

Goals of EPA's community engagement program:

- Assist the **public** in understanding the decision-making process during project design and cleanup and the community's role in that process.
- Give the public accessible, accurate, timely and understandable information about the project as it moves forward.
- Ensure adequate time and opportunity for the public to give informed and meaningful input and for that input to be considered.
- Reflect community concerns, questions and information needs.
- Respect and fully consider public input throughout the process as the project moves forward.

Though these sites differ technically, the locations of these sites are all within the Waukegan **community** and affect the same community members; therefore we prepared one CIP instead of five separate plans to more effectively conduct outreach efforts.
EPA wants to make sure that (1) the members of the affected communities know and understand when and how they can participate in decision making during the **cleanup** activities at these sites and (2) the community's concerns and information needs are considered as activities at each site progress.
We are committed to promoting effective and meaningful communication between the community and the Agency.
(Words in **bold** are defined in Appendix A.)

The CIP is a working document that will evolve as the investigation and cleanup process continues and input is received from the community. It is intended to be flexible, adaptable and used as a guideline for EPA's communication with the community.

EPA used several information sources to develop this plan:

- Research about the community and the sites
- Discussions with community members at meetings and community interviews
- Information from previous CIPs for each of the sites

Interviews were conducted in June and July 2014 with residents, neighborhood organizations and local officials interested in the Waukegan sites' activities and cleanup efforts. EPA staff continuously meet with community members at various site-specific and community meetings and have included additional insights and information gathered from these meetings in this CIP.

Our goal is to find a way to be more interactive with the community at local events – not just give information at public meetings.

This CIP describes EPA's plan for addressing concerns and keeping residents informed and involved in cleanup activities at the sites. We will use this document as a guide to involve and communicate with residents, businesses, neighborhood organizations and local government in the Waukegan community.

If you are interested in submitting comments or have questions or suggestions concerning the CIP, please contact:

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Community Engagement is Essential to the Success of Superfund Cleanups

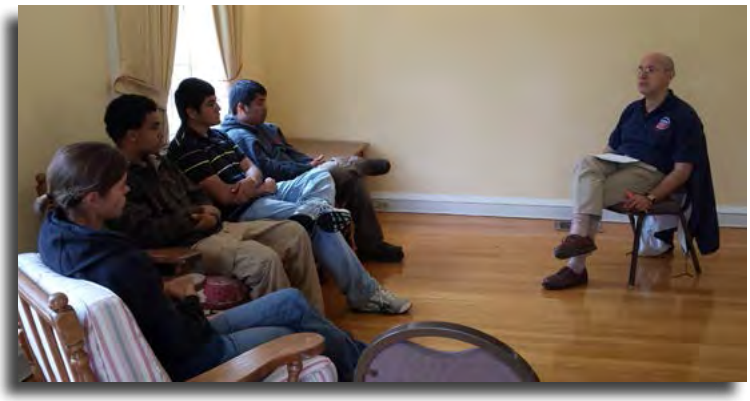
Ongoing input and involvement by the community is essential to EPA's efforts to provide effective **community engagement**. We have learned that our decision-making ability is enhanced by actively seeking input and information from the community. Community members need to be involved in all phases of the cleanup so that the **contamination** is addressed in a way that protects people and the environment – now and in the future.

Residents, former employees, business owners, local community organizations and local government officials may be able to provide valuable information about a hazardous site that can help EPA determine the best way to clean it up. Information can help determine the location of contamination, how people may be exposed to the contamination and perhaps sources of the contamination.

EPA conducts a tour of the OMC Site for the Latino Advisory Council and No Child Left Indoors Group.

Heriberto León, EPA CIC, gives a presentation about the OMC site to an environmental studies class at Waukegan High School.

During the community interviews held in July 2014, we were able to talk with students at the Cool Summer Learning program about the EPA and the environment.



During the summer of 2014, the Waukegan Harbor CAG had four interns or "ambassadors" involved in various environmental projects, such as beach cleanup. EPA talked with the students about what they were doing and the environmental issues facing Waukegan.

During the interviews, EPA heard from residents as well as church representatives that the churches play an important role in the community and would be a good resource to reach community members.

OVERVIEW OF THE SITES

This section provides a brief overview of the Johns-Manville, North Shore North and South Gas Plants, OMC and Yeoman Creek Landfill sites. EPA has created a portal that links to the site-specific web pages: www.epa.gov/region5/cleanup/waukegan. More site-specific information and history of activities at each of the sites can be found in Appendix D.

Johns-Manville Site

www.epa.gov/region5/cleanup/johnsmanville

The Johns-Manville site is a former asbestos manufacturing facility in Waukegan, Ill. The entire property is approximately 350 acres and is located in an industrial area with the nearest homes about

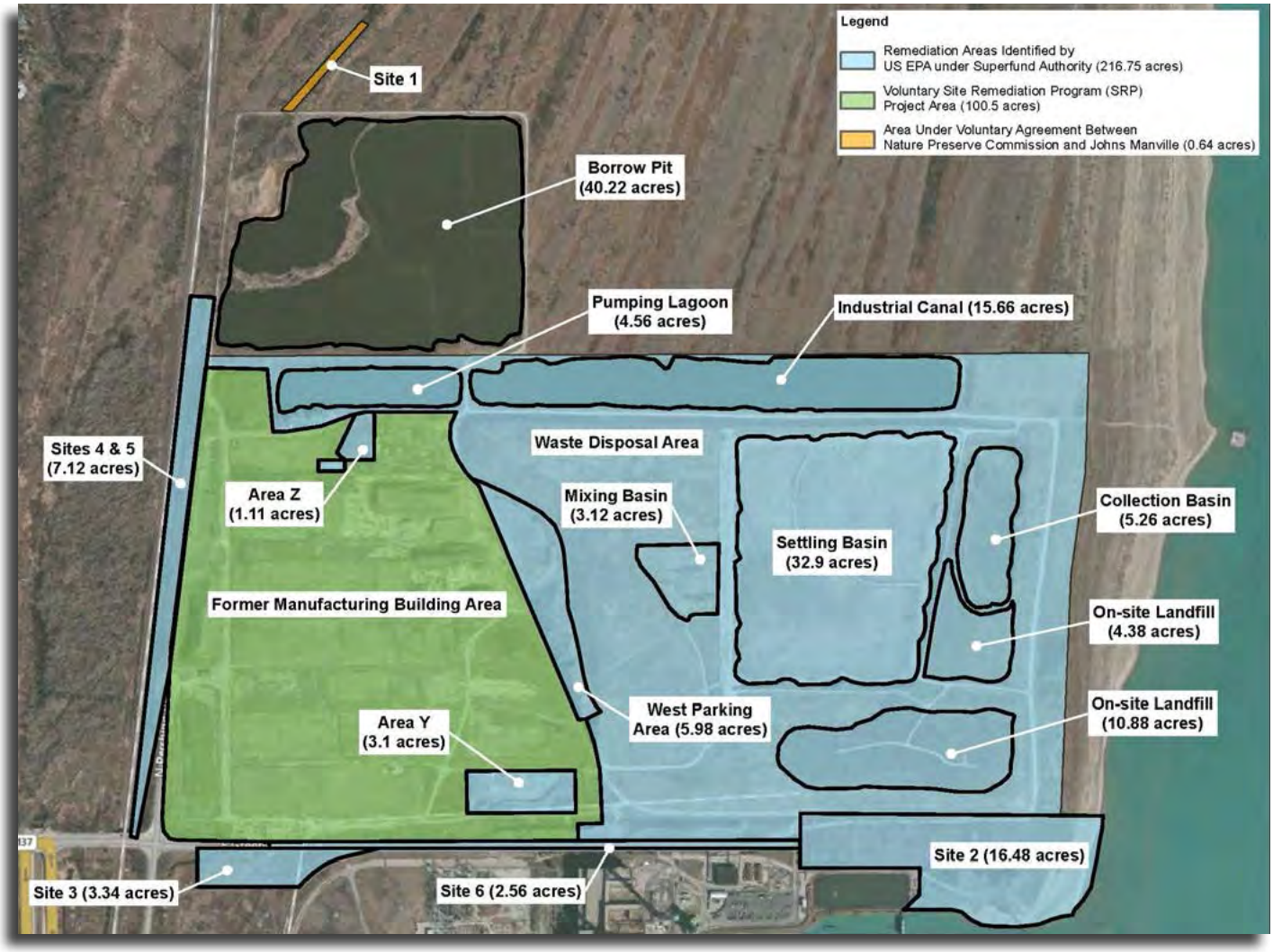


Figure 2 outlines the four areas of the Johns-Manville site.

one-half mile to the northwest. The site is bordered by Lake Michigan to the east and the Illinois Beach State Park to the north; both are used for recreation. To the west of the site is Pershing Road and to the south is East Greenwood Avenue.

Johns-Manville manufactured products and deposited asbestos-containing waste at this site from 1928 until the late 1980s. On-site operations stopped in summer 1998. While the facility was operating, approximately 3 million cubic yards of asbestos-containing materials, or ACM, and wastewater sludge were disposed in the eastern area of the property. All former manufacturing buildings were demolished in 2000-2001.

Cleanup of the John-Manville site is being addressed under three programs – EPA Superfund program, the State of Illinois Voluntary Site Remediation Program (SRP) and the Illinois Department of Natural Resources. Because of the complexity of the site, EPA divided the site into separate operable units and areas to help in planning and tracking the activities needed at the different areas. (See Figure 2 on page 5.)

Under the Superfund Program, EPA is cleaning up approximately 217 acres of the property shown in blue on Figure 2.

Illinois EPA is overseeing the cleanup of the Former Manufacturing Building Area (area in green on Figure 2), through their Voluntary Cleanup Program of the Site Remediation Program. This site is approximately 100 acres and adjacent to the Waste Disposal Area.

The Illinois Department of Natural Resources inspects and removes the ACM from Site 1, which is the road leading from the Borrow Pit Area into the Nature Preserve to the north of the site. This is being addressed under a Voluntary Agreement between the Nature Preserve Commission and Johns-Manville.

North Shore Gas North Plant Site

www.epa.gov/region5/cleanup/northshoregasnorth

The North Shore Gas North Plant site, formerly the Manufactured Gas Plant (MGP), is located at the southeast corner of the intersection of Pershing and Dahringer Roads. Pershing Road borders the North Plant site to the west and Elgin, Joliet, & Eastern Railway (EJ&E) tracks are located along the eastern border of the site. (See Figure 3 below.) The North Shore Water Reclamation District's sewage treatment plant and retention basins are located to the east of the EJ&E tracks. The site is mostly vacant land but still contains some concrete building foundations.

The NSG North Plant site was constructed in 1912 as a gas production and storage facility and was operated that way until 1953 when gas manufacturing ceased. However, the facility continued to provide fuel, using propane air equipment, to meet peak energy demands in the area. All operations stopped by 1965 and the plant was dismantled in stages from 1966 to 1968. Parcels 1 and 2 are owned by the gas company and are currently vacant. However, the parcel owned by the city of Waukegan (Parcel 3) on the south end of the site boundary is occupied by an operating city recycling facility.

Figure 3 is a site overview of the North Shore Gas North Plant Site and identifies the different parcels.

North Shore Gas South Plant Site

www.epa.gov/region5/cleanup/northshoregassouth

The North Shore Gas South Plant site is located in an industrial/commercial area on Pershing Road. The site includes the 1.9-acre former MGP facility—now vacant space owned by Integrys—along Pershing Road and adjacent areas where MGP residuals are now found. These adjacent areas, which total around 20 additional acres, include the Akzo Nobel Aerospace Coatings facility, Waukegan Port District (marina, administration and maintenance buildings, along with parking lots), the EJ&E railroad tracks and right-of-way and the city of Waukegan right-of-way. (See Figure 3 on page 7.)

The Waukegan Pipeline Service Company built the NSG South Plant in 1897 and North Shore Gas purchased it in 1900. The plant operated from 1898 to 1946 except for a stoppage from 1927 to 1935, and was razed in 1951. On-site features included a coal gas condensing building, a purifying building, a generator building and a laboratory. Four tar wells and five storage tanks, three for gas and two for oil, were also located on-site. Figure 4, below, outlines the North Shore Gas South Plant.

Figure 4 outlines the North Shore Gas South Plant site.

OMC Site

www.epa.gov/region5/cleanup/outboardmarine

The OMC Superfund site is located in the northern section of the Waukegan Harbor area. The 100-acre site along the shore of Lake Michigan is the former location of an outboard boat motor manufacturing plant and a former railroad tie, coal gasification and coke plant facility. OMC declared bankruptcy in December 2000 and abandoned its manufacturing plant in 2002. The city of Waukegan purchased the Waukegan Manufacture Gas Plant site and the OMC Plant 2 property from the bankruptcy estate as part of its plan to revitalize its lakefront. Due to its large size, EPA divided the site into four cleanup parcels: Waukegan Harbor, the WCP site, PCB-containment cells and OMC Plant 2.

Contaminants of concern at the OMC site include **polychlorinated biphenyls**, or **PCBs**, which the business used in hydraulic fluids at its boat motor manufacturing plant, and **trichloroethene** (**TCE**), a **chlorinated solvent** it used to degrease newly made parts. PCBs are found in Waukegan Harbor and on the OMC Plant 2 site and TCE is found in the **ground water** under the OMC Plant 2 site. Ground water is an environmental term for underground supply of fresh water. The WCP site has a different set of contaminants caused by the former manufactured gas plant and coke plant operations. Pollution at the WCP site includes tars, **creosote, arsenic, ammonia** and **phenol** found in soil and ground water and cleanup is nearly completed.

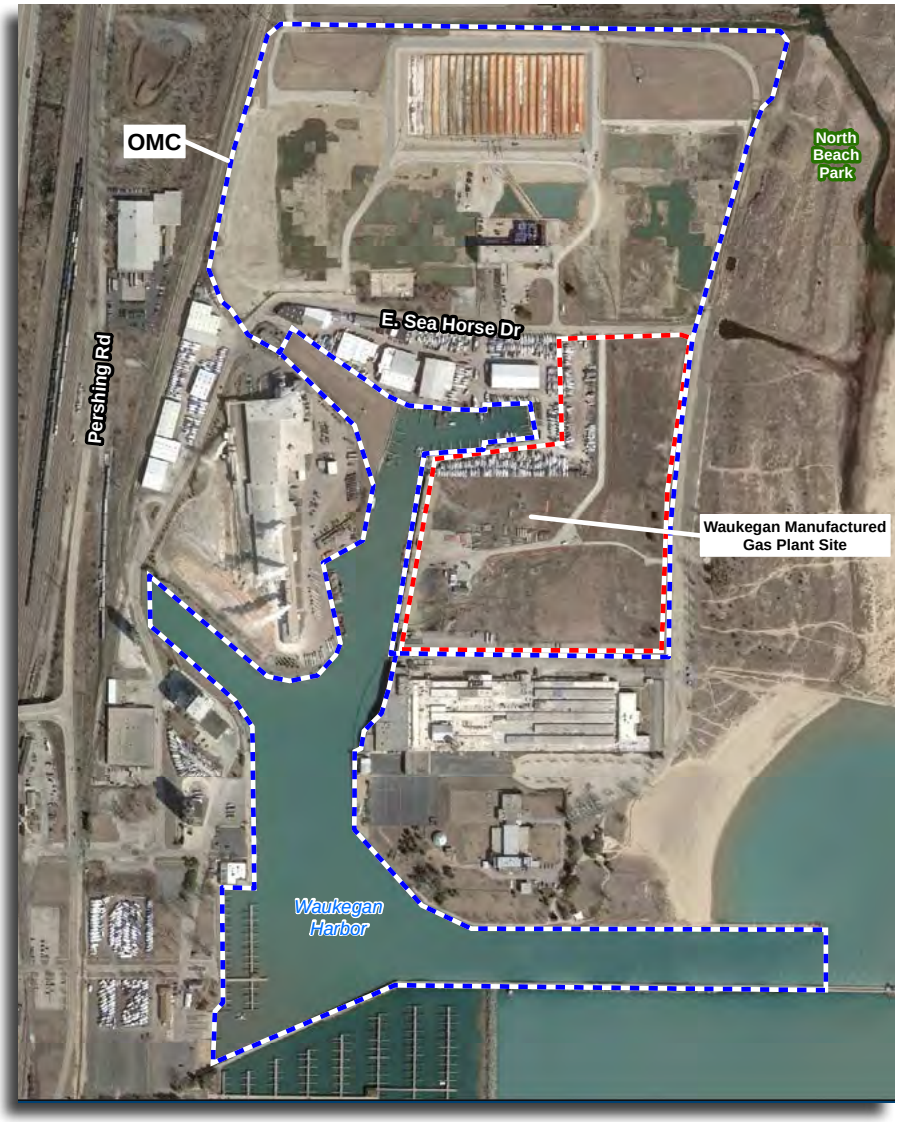


Figure 5 shows the Waukegan Harbor with OMC in purple and Waukegan Manufacture Gas Plant site in red.

Yeoman Creek Landfill Site

www.epa.gov/region5/cleanup/yeoman

The Yeoman Creek Landfill Superfund site is located between Sunset Avenue (West Gold Road) on the north, Lewis Avenue on the west, Glen Flora Avenue on the south and Western Avenue/Buttrick Avenue on the east. (See Figure 6 below.) In addition to the Yeoman Creek Landfill (approximately 60 acres), the site includes Edwards Field Landfill and Rubloff Landfill (approximately 12 acres combined).

The site operated as a landfill from 1959 to 1969. The landfill has no bottom liner and the underlying soils are **permeable**. Apartments, businesses and wetlands surround the site. Since 1969, polluted liquid was observed seeping into Yeoman Creek, which runs through the site. The quantity decreased substantially after the site cover was upgraded in 1980. Polluted liquid from the landfill contains chemicals, elevated concentrations of metals and ammonia. Landfill gas was detected migrating off the site at levels above the **lower explosive limit**. The contaminated landfill gas presented a health risk to residents of the building where it was detected and the gases could have caused explosions.

Figure 6 shows the location and areas of the Yeoman Creek Landfill site.

COMMUNITY CONCERNS AND QUESTIONS

This section focuses on the concerns and issues EPA heard from community members about the sites and the Waukegan Harbor. In preparing this multi-site CIP, EPA also reviewed the past CIPs to compare concerns voiced previously and found that the concerns expressed in the past are still the concerns that people have today. The major concerns are health issues, cleanup status, costs and redevelopment and reuse of the properties.

What EPA Heard

To better understand the community and its concerns and information needs related to the Johns-Manville, North Shore Gas North and South Plants, OMC and Yeoman Creek Landfill sites, we conducted community interviews in June and July 2014 with 54 residents, local officials, local community organization members and students. Postcards were mailed to individuals on the sites' mailing lists announcing the interviews and asking interested community members to schedule an interview to talk with us about their concerns. Other interviews were scheduled by direct phone calls. Additionally, Agency representatives talked with people at Waukegan Harbor Citizens Advisory Group meetings and at various community meetings. (Previous site-specific interviews were conducted for the North Shore Gas Plants in February 2009; Yeoman Creek Landfill in September 2005; OMC in 1988; and Johns-Manville in 1985).

Note to the reader: *This summary is intended to faithfully record and reflect the issues and concerns expressed to EPA by residents, officials and others on the days of the community interviews. By necessity, this is a collection of opinions, thoughts and feelings. Therefore, please be cautioned that the statements contained in this section may, or may not, be factual and the opinions and concerns expressed are those of individual interviewees alone.*

A summary of the responses is presented below.

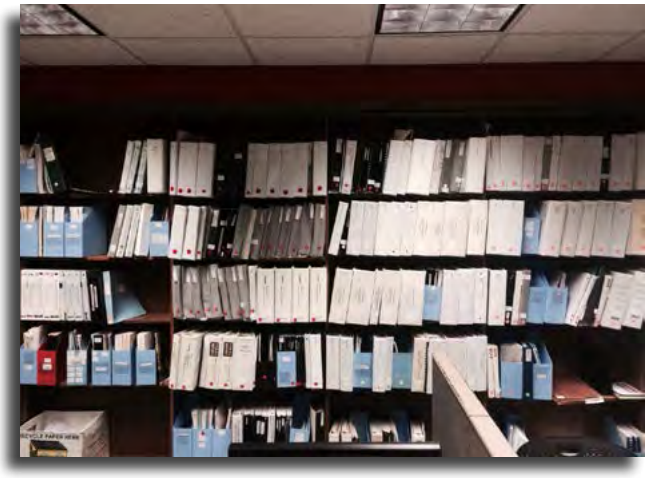
EPA held community interviews at Lilac Cottage in Bowen Park, a local meeting place in Waukegan.

Knowledge and Opinions about the Sites

We began the interviews by asking what people knew about the sites. We learned that everyone was aware of at least one of the sites if not all of them. Most notably, everyone knew about the contaminants in Waukegan Harbor. Everyone interviewed said they know the sites are contaminated and have been a problem for a long time. Most people interviewed have lived or worked near one of the sites for over 10 years; with several people having lived in the area since childhood.

While everyone knew that the sites were contaminated, many were unsure what stage of cleanup the sites were in, or if a site was actually clean. And while all had heard the term "Superfund," it was mentioned by several that parts of the community may not understand this term.

Several interviewees mentioned that these sites had created an economic hardship in the community. Most respondents were interested in cleanup and redevelopment activities and would like to see the Waukegan area flourish once again.



The picture shows a portion of all the documents available about the Waukegan sites in the information repository at the Waukegan Public Library.

When asked if they had been adequately informed about the sites, more than half of the interviewees replied that they had not been adequately informed. Several people stated they knew the information was out there, but did not know how to find it. Most of the people said they were not aware of the **information repository** located at the Waukegan Public Library and also said they did not know what an information repository was. The majority of people interviewed want to be informed concerning the progress of the cleanup activities and future site activities on a weekly basis or as new information develops. A few of these people also said that the information provided in the past was too technical for residents to understand and the information needs to be written so more people can understand. Many would like information provided to the public to be more forthcoming and to ensure that the information is also be provided in Spanish.

Sources of Information

When we asked everyone how they got their information about the sites, a few said they learned about the sites from attending **community advisory group**, or CAG, meetings; city officials received information during council meetings; and others got their information through "word of mouth." Several people also mentioned that they were not sure if what they heard was true or not.

Major sources of information identified during the interviews included newspapers, internet and social media. Many people said they would like to get updates and information via email. Others said that regular mail is still important because many people do not have a computer.

The Spanish newspapers and television stations were also mentioned in particular as a primary source of information for the Hispanic/Latino community. The newspapers that people read include: *The Daily Herald Sun Times, Lake County News Sun, Nueva Semana* and the *Chicago Tribune*.

General Concerns about the Sites

We asked interviewees about what concerns they had about the sites. Three main concerns were brought up: health concerns, cleanup status and redevelopment and reuse of the properties.

Health Concerns

Several individuals interviewed asked if the contamination was contributing to health issues, especially respiratory illnesses. Some individuals were concerned about the safety of the beach and whether it was safe to go swimming. A few people mentioned that they grew up swimming in the lake and

wondered if they should be concerned about future health problems because of swimming in the lake as children.

Some of the people interviewed noted that the solvent smells and other odors concerned them, especially since they did not know what the smells were from.

Cleanup Status

Everyone wanted to know the cleanup status of the sites and primarily when each site would be completed. They said that the issues have been going on for a long time and wondered if they would ever be cleaned up.

Concern was also expressed about the amount of money that has already been spent on the cleanup efforts. Several people mentioned that taxpayer dollars are being wasted and the bureaucracy is overwhelming.

Redevelopment/Reuse

Many interviewees were interested in knowing what the next steps would be regarding redevelopment and reuse after the cleanup. City officials and others talked about the Waukegan Master Plan and hoped that the sites would be able to be redeveloped to bring "new life" to Waukegan. The Waukegan Master Plan is a plan intended to be used by city departments, other public agencies, the development community and the residents of Waukegan as a vision for the future and a guide to action.

Site-Specific Concerns

Harbor Area/Miscellaneous

Concerns were raised about what contaminants were under the building and parking lot at the Waukegan Harbor. A few of those interviewed asked if it was safe for the workers.

Concerns were also raised about coal dust and odors in the area.

Johns-Manville Site

The main concerns mentioned about the Johns-Manville site were storm water runoff and if the site could be redeveloped.

North Shore Gas North and South Plants

The odors around the plants were a concern to some residents. In response to complaints from nearby residents in 2014, Integrys instituted an odor monitoring program to identify specific chemicals of concern in the air around the site.

OMC

Several interviewees brought up concerns about the life span of the containment cells and whether putting a restrictive covenant on the cells will be enough so they are not breached in the future. Another person inquired about how long the site should be monitored.

Yeoman Creek Landfill

Concerns were expressed as to whether or not methane is still being released from the Yeoman Creek Landfill site. A business owner was concerned about the safety of working in a building close to the

site. Other concerns were expressed about the flow to the harbor and the possibility of contaminants spreading.

There were mixed responses on the reuse of the property. Many would like to utilize the acreage for recreational use, such as a golf course or sports complex. There was also discussion about solar panels being put on the site.

Recommendations for Distributing Information

One of EPA's goals is to make sure that information about the sites gets out to all community members including different ethnic and age groups. But even more important – we want to be able to engage people and get them involved in the cleanup process, so we asked people for their ideas. We received several ideas of events and/or organizations that can help EPA engage with the community. Listed below are some of the organizations and places that were suggested.

- Lilac Cottage in Bowen Park
- Lake County Forest Preserves
- Leave No Child Inside meetings
- Park Place
- Schools
- Churches
- Online calendar of events
- Quarterly magazine
- Scoop the Loop
- Dandelion Wine Fine Arts Festival
- Art Walks
- Waukegan Sports Park
- WaukeganMainStreet.org
- Black Chamber of Commerce of Lake County
- Minister's Alliance
- Polar Bear Plunge
- 4th of July parade
- Tour of homes
- Library calendar of events
- Belvidere Mall
- Illinois Refugee Rights (ISIRR.org)
- Monarch Festival

What Makes Waukegan Special

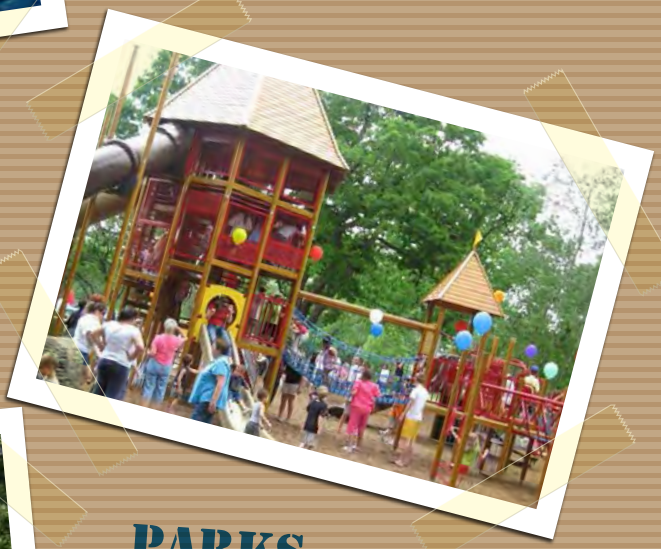
Every community is special to their residents and Waukegan is no exception. When we asked the interviewees "What is special or important about your community?" each person smiled as they thought about their answer. The responses were overwhelmingly positive and EPA witnessed the pride in the community. Below is a list of the most popular replies.

NATURE

Many people said the Waukegan Park District has given their community many great parks and provides many activities.

LAKE FRONT

BOATING



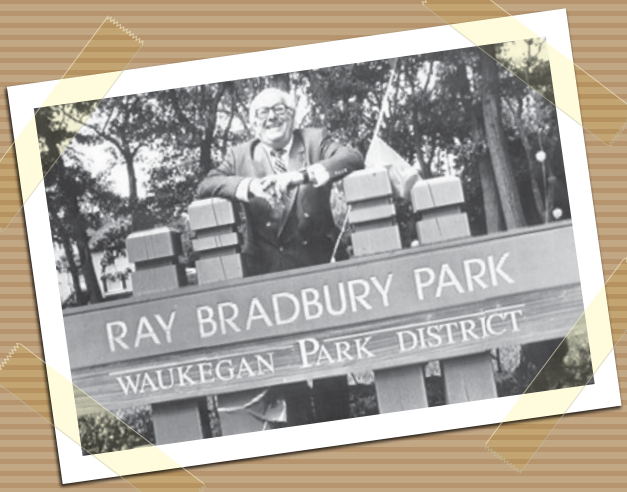
PARKS

COMMUNITY

FAMILY-LIKE ATMOSPHERE

GOOD, HARD WORKING PEOPLE

RICH HISTORY



When we asked the students we interviewed what was special about Waukegan, one of the students replied that he thought it "cool" that Abraham Lincoln spent a night in a house in the neighborhood and helped put out a fire. This was before Lincoln was elected President. The bed he slept in, which belongs to the Waukegan Historical Society is shown to the right.

SENSE OF PRIDE

QUESTIONS FROM INTERVIEWS – JUNE AND JULY 2014

At the end of the interviews, we asked if there were any questions. Below are the questions we heard along with the answers to those questions.

EPA Outreach

1. What is EPA's goal?

This CIP describes EPA's plan for addressing concerns and keeping residents informed and involved in cleanup activities at the sites. We will use this document as a guide to involve and communicate with residents, businesses, neighborhood organizations and local government in the Waukegan community. (See more about EPA's community engagement efforts beginning on page 27.)

2. What has been done so far to engage the community?

EPA has provided information such as fact sheets, postcards and updates to keep the community informed of the cleanup activities at each of the sites. Meetings and availability sessions have also been held at various times, depending on the need at each site. We suggest you go to the individual websites to get more information on outreach efforts for each of the sites. (See Appendix C for the list of websites.)

EPA also attends the CAG meetings and provides status updates and answers questions at these meetings each month.

3. How can I get involved?

There are many ways you can get involved and we welcome hearing from you about your concerns and your questions. You can also go to CAG meetings to learn about the sites and what is being done. At different stages of the cleanup process, there are opportunities for you to give your comments and input about how a particular site should be cleaned up. EPA sends out notices when **public comment periods** are set up at the appropriate time during the cleanup process. But don't wait for those notices – call us anytime. We want to hear from you. (See Appendix B for contact information.)

4. Is there any engagement with political figures?

EPA maintains contact with the city of Waukegan officials to keep them updated on the status of each of the sites.

5. **Why is it important for EPA to get more exposure?**

   EPA is not looking for exposure for itself, but it is important for us to get information out to the community so you are aware of what is happening at the sites in your neighborhood.

6. **What is EPA's goal for these interviews?**

   Our goal is to learn the best way to get technical information out to you in a way that can be understood. We need to be able to not only distribute the information but to engage the community in discussions. We want to teach and inform you about the cleanup process and how you can be involved.

7. **What are you going to do with this information?**

   A CIP is a site-specific strategy—or in this case, a Waukegan specific strategy—to enable meaningful community involvement throughout the Superfund cleanup process. CIPs specify EPA-planned community involvement activities to address community needs, concerns and expectations that are identified through community interviews and other means. The CIP is also used to help us in knowing the best ways to get information to the community as well as to help the community understand the cleanup process and how they can get involved.

8. **Are you making any policies?**

   EPA policy-making is not part of the process when developing a community involvement plan.

   In addition to the questions answered above, the community expressed interest in learning more about the following:

   - The sand temperature at the lakefront
   - Jobs that may have been created by EPA cleanups
   - The general health of Waukegan residents as a result of the cleanups
   - Similarities and differences between Waukegan and other cities with environmental challenges
   - The role of the North Shore Water Reclamation District

Questions about the Harbor

1. **What is the dredging going on now?**

   The U.S. Army Corps of Engineers has awarded a $4.5 million contract to a company specializing in heavy civil construction, dredging, environmental services and historical restoration for dredging Waukegan's Outer Harbor to allow the Harbor to reopen to navigation. The Approach Channel was closed to all commercial vehicles as a result of Hurricane Sandy, which caused shoaling in the Harbor. Shoaling is a term to describe a sandy elevation at the bottom of a body of water, such as a sandbank or sandbar, creating a hazard to navigation. For more information, go to the U.S. Army Corps of Engineers Great Lakes website at www.lre.usace.army.mil/Missions/GreatLakesNavigation/GreatLakesHarborFactSheets.aspx.

2. **Why were the PCB standards changed (lowered)?**

   OMC first cleaned up Waukegan Harbor in 1992 by dredging PCB-contaminated sediment. However, EPA determined in 2009 that more dredging was needed to remove residual PCB contamination to fully clean the harbor.

3. There seems to be a lot of PCBs unaccounted for – where are they? Are they still in the water or at the bottom of the lake?

In July 2013, EPA completed hydraulic dredging of sediment with residual contamination from the harbor and pumped it to the OMC Plant 2 property for storage in a consolidation facility. Before dredging, a section of the harbor seawall was repaired. Additionally, a portion of the North Marina in Waukegan Harbor was removed so that contaminated sediment beneath it could be dredged. Afterwards, the marina was restored based on plans agreed to by the Waukegan Port District. Over 124,000 cubic yards of contaminated sediment were removed.

4. Where can boaters find out about coal dust and odors?

Two websites listed below are resources:

Lake County Health Department - http://health.lakecountyil.gov/Population/EnvironmentalServices/Pages/Air-Quality.aspx

Illinois Environmental Protection Agency - www.epa.illinois.gov/topics/air-quality/index

5. Is the Waukegan Harbor still used for construction materials?

EPA no longer has a construction presence in the Harbor. However, both recreational and commercial interests operate in the Harbor. For example, the Waukegan Port District leases an area near the Municipal Water Plant in the harbor to a commercial operator that stages **rip-rap** (rock), barges, tugboats and other construction material.

6. Is the ban on dredging in Waukegan Harbor lifted?

There was never a dredging "ban" for the Waukegan Harbor. Restrictions on dredging were put in place, primarily requirements for regulated, confined disposal for any material dredged from the harbor. As far as EPA knows, the harbor will also continue to be used by commercial interests bringing in raw material for sheet rock and cement.

7. Is it safe to go to the beach?

Lake Michigan beaches are sampled between Memorial Day and Labor Day and tested for bacteria strains that can make humans sick if ingested in high enough concentrations. Waukegan Municipal Beach's website www.waukeganweb.net/index.aspx?NID=266 has safety information that would be useful to the public. Typically, signs are posted indicating if there is a beach closure. Since rain events tend to lead to elevated bacteria levels in the water column, the Lake County Health Department advises that persons avoid swimming after a large rain event. More information is available at http://health.lakecountyil.gov/Population/LMU/Pages/Beach-Advisory.aspx.

There are no known human health risks from site-related contaminants at Waukegan Beach. There are infrequent beach closings due to other concerns, like e.coli.

Questions about the Outboard Marine Corporation Site

1. Will the OMC site be a brownfields site?

As a Superfund site that is listed on the **National Priorities List**, or **NPL**, with ongoing cleanup, and requirements of **operations and maintenance (O&M)** of the groundwater treatment system and capped areas, the site is not currently eligible for Brownfields grants and will not likely be eligible for Brownfields funding until all cleanup and O&M activities have been completed. However, redevelopment of the site will be possible upon completion of the ongoing soil cleanup activities, which is expected to be completed by 2015.

2. **What is happening at the OMC site?**

   Activites in the 2014-2015 period include:

   - Removal of the Triax building above grade structure
   - Removal of the concrete slab and contaminated soil located under the Triax building
   - Operation and maintenance activities, which include maintenance of capped areas and operation of the air sparge groundwater treatment system

   The containment cells are in place and operating. The consolidation facility construction is complete and operating. Utility corridor cleanup work on the west side of the site will include cleanup and upgrades to the utility corridor to prevent potential discharges to the North Ditch, which runs along the north side of the site and is used for discharge of storm water overflow from areas west of the site. Grass will also be installed on the new Old Die Cast containment cell.

3. **Can trees be planted?**

   Trees may be planted as part of the redevelopment of the site, but cannot be planted within the containment cells, capped areas or the consolidation facility because tree roots will damage the caps/covers.

4. **How long do Geotubes last?**

   Geotubes are not meant to permanently contain contaminated sediment. They are meant only to contain material for dewatering. Once the sediment is in place in a containment cell and dewatering is complete, Geotubes are no longer necessary. Many times the Geotubes are broken up after sufficient drying and the sediment is re-spread within a containment cell. Because the base of the OMC consolidation facility is lined, with a sump pump at its base, the low-level PCB-contaminated material in the cell does not have to be contained in any other way.

5. **How long do you monitor?**

   EPA or the State will monitor the OMC site as long as there is waste in place, in other words, in perpetuity. **Five-Year Reviews** are done on the site because the Superfund law requires regular checkups of sites that have been cleaned up—with waste managed on-site—to make sure that the cleanup continues to protect people and the environment.

Questions about the Johns-Manville Site

1. **How is the Johns-Manville site going to be redeveloped?**

   Johns-Manville Corp. has expressed interest in the property being used as a nature preserve.

2. **Does the EPA have a timeframe for completion of a cleanup for Johns-Manville?**

   Active construction should be completed by 2016. Given that asbestos does not significantly break down over time, the site will need perpetual monitoring and maintenance activities.

3. **Will the Johns-Manville site be a brownfields site?**

   No. The site is being cleaned up under other federal and state programs.

4. **Will Johns-Manville ever be able to be used?**

   The Johns-Manville site continues to undergo cleanup activity as of 2015. Johns-Manville Corp. has ultimate responsibility regarding reuse of the site.

Questions about the North Shore Gas Plants Sites

1. **Will NSG sites be brownfields sites?**

   No. Future redevelopment or reuse of portions of the site is currently undetermined. Most of the South plant is occupied by active entities. The Waukegan Port District has its main administrative and maintenance facilities within the South Plant site boundaries and the Akzo Nobel specialty coatings plant is also operating within the site boundaries. Neither of these entities is expected to close in the near future.

2. **What are the contaminants of concern under the buildings and parking lot at the Waukegan Port District?**

   Site-related contaminants include:

   - **Polynuclear aromatic hydrocarbons (PAHs)** such as **naphthalene** and **benzo(a)pyrene**
   - **Volatile organic compounds (VOCs),** consisting mostly of **benzene, toluene, ethylbenzene**, and **xylene (BTEX)**
   - **Cyanide**
   - **Metals**

3. **Is it safe for the workers in the buildings?**

   Workers do not come into contact with the site's soil contaminants as long as excavation is not performed at the site. For those working inside the buildings, we understand that the Port District maintenance building has a vapor mitigation system that addresses potential risks of contaminants entering the building via vapor intrusion from contaminated ground water underneath the building. EPA is not aware of a vapor mitigation system at the Akzo Nobel buildings.

4. **What are the vapors?**

   Vapors may contain some of the contaminants listed in #2 above.

5. **Where can I get information about the contaminants?**

   The Agency for Toxic Substances and Disease Registry has fact sheets on contaminants available on their website. Refer to the links listed:

   PAHs - www.atsdr.cdc.gov/toxfaqs/tfacts69.pdf

   VOCs - www.atsdr.cdc.gov/substances/toxchemicallisting.asp?sysid=7

   Cyanide - www.atsdr.cdc.gov/toxfaqs/tfacts8.pdf

   Naphthalene – www.atsdr.cdc.gov/toxfaqs/tfacts67.pdf

   Benzene – www.atsdr.cdc.gov/toxfaqs/tfacts3.pdf

   Toluene - www.atsdr.cdc.gov/toxfaqs/tfacts56.pdf

   Ethylbenzene - www.atsdr.cdc.gov/toxfaqs/tfacts110.pdf

   Xylene - www.atsdr.cdc.gov/toxfaqs/tfacts71.pdf

   Cyanide - www.atsdr.cdc.gov/toxfaqs/tfacts8.pdf

6. **What is happening with the plants?**

   For both plants (South and North Plants), manufactured gas operations stopped over 50 years ago and most of the MGP-related structures have been demolished. On the South Plant, EPA has completed its investigation on the remaining contamination at the site and is reviewing various cleanup options to address the remaining contamination at the site. EPA expects to propose a cleanup plan and send it for public comment, along with holding a public meeting, in 2015 or 2016.

7. **Is there an agreement between potentially responsible parties, or PRPs, where they do not have to let the public know what is going on?**

   The **potentially responsible party**, or **PRP**, of the former MGP plants (Integrys – parent company of North Shore Gas), has periodically provided information to the community, upon request. One recent example of this was the report by Integrys of air monitoring data associated with the North Plant during June 2014, in response to citizen complaints about odor coming from the general area where the North Plant site is. (Other Superfund sites are also located near the North Plant that may have contributed to the odor problem.)

Questions about the Yeoman Creek Landfill Site

1. **What is the issue with Yeoman Creek Landfill? Is methane gas still being released from the Yeoman Creek Landfill? Does the EPA have a timeframe for completion of a cleanup for Yeoman Creek?**

   EPA completed its second Five-Year Review of the site in 2012 and discovered that although the active and passive gas management systems are effective based on routine operation and maintenance monitoring, the remedy has failed to control the migration of landfill gas in the northern portion of the site. EPA is addressing this migration as a top priority through a phased approach. The Phase I protective measures—which included installing additional detectors and applying sealants to the basement floor, significant cracks in the basement wall, and sumps in an adjacent building to eliminate **vapor intrusion** pathways—were implemented in the summer of 2013. Phase II measures—which include **vapor extraction** and **air sparging**—are currently being planned, and EPA expects that they will be implemented by 2015-2016. EPA continues to evaluate additional measures that may be needed.

2. **Do you know of any road blocks for Yeoman Creek Landfill that the school district should know about?**

   EPA continues to keep the school district and the community updated on the cleanup activities at the site.

3. **Will people be notified that it is safe to live next to Yeoman Creek Landfill?**

   During the Five-Year Review of the site in 2011, EPA talked with several nearby businesses and residents to explain the process and to determine if they had any concerns regarding the cleanup of the site. EPA will continue to keep the community informed of the cleanup activities at the site.

4. **Is there any contamination heading downward to Yeoman Creek Landfill?**

   The landfill gas is a concern in the northern portion of the site and continues to migrate beyond the landfill boundary.

5. Is there a specific toxic substance at Yeoman Creek Landfill?

The contaminants of concern at the site include landfill gas, VOCs, PCBs, **bis-2-ethylhexyl-phthalate**, **lead, manganese, iron**, chloride and ammonia in leachate—the liquid or water that may be contaminated from the waste in the landfill.

General Questions about Redevelopment, Reuse and Cleanup

1. How do we know how clean each of the sites are?

EPA has web pages for each of the sites, which are the best place to view updates on the progress of each cleanup.

www.epa.gov/region5/cleanup/jmanville/

www.epa.gov/region5/cleanup/yeoman/

www.epa.gov/region5/cleanup/outboardmarine/

www.epa.gov/region5/cleanup/northshoregasnorth/

www.epa.gov/region5/cleanup/northshoregassouth/

2. What are the contaminants? What is safe in ground water and soil?

Contaminants and the risk that they may pose to human health and the environment are identified for each site separately. The information is provided on the EPA web page for each site listed above. Cleanups are designed to ensure protection of human health and the environment—including ground water and soil. Under the Superfund process, the EPA determines the nature and extent of contamination, assesses risk to human health and the environment, considers if and how the site can be treated and evaluates the potential effectiveness and cost of treatment technologies.

3. Does EPA have a say in what happens to the site, or does it just get turned over to the city or whoever? What kind of leverage does EPA have in reuse/redevelopment decisions?

EPA may participate in dialogue with owners and other stakeholders on site reuse and redevelopment. Whenever possible, cleanup remedies are selected with possible reuse in mind. But, ultimately site owners—whether private or public—decide future reuse of the cleaned sites.

4. Is there a site most improved yet?

The year 2014 marked the end of a quarter century of cleanup activities in the Waukegan Harbor, one of four cleanup parcels or **operable units**, called **OUs**, at the 100-acre OMC Superfund Site. The harbor is also a Great Lakes Area of Concern. Sediment in the harbor was contaminated with PCBs from hydraulic fluids used in manufacturing operations dating as far back as the 1960s. From 1990 to 1993, EPA oversaw the initial sediment dredging conducted by OMC to address PCB-contaminated sediment with levels over 50 parts per million.

However, continued elevated PCB levels in fish led EPA to lower the sediment cleanup level in 2009. EPA remobilized for site preparation in 2011. With OMC now bankrupt, fund-financed activities included construction of a temporary water treatment plant and lines for processing dredged sediment slurry and water, demolition of piers in the North Marina, and reconstruction of a section of seawall. EPA initiated dredging in 2012. Over 124,000 cubic yards of contaminated sediment were removed from the harbor and placed in an on-site consolidation facility. A rock or concrete cover was placed over contaminated sediment areas that were too close to the harbor seawall to safely dredge. Dredging was completed in July 2013, and the cover over the sediment in the consolidation facility was completed in September 2014.

5. **Are sites ready for redevelopment? What is next as far as redevelopment is concerned? What are the immediate plans for the lakefront?**

   In 2003, Waukegan adopted a redevelopment Master Plan—A 21st Century Vision for Waukegan's Downtown and Lakefront. Visit the city's website at www.waukeganweb.net/index.aspx?NID=107 for more information about the Plan. The Plan lays out the planning and action steps for realizing the Waukegan community's vision of a revitalized lakefront and downtown.

   Some redevelopment of Waukegan's downtown and lakefront is well underway, and the Master Plan is intended to be used by city departments, other public agencies, the development community and the residents of Waukegan as a vision for the future and a guide to action.

6. **Do you think the whole area will be cleaned up in 10 years?**

   There are many factors that impact cleanup timelines. The sites vary in size, ownership, level of contaminants, risks posed, reuse potential and cleanup costs just to name a few factors. Although the NSG North Plant has undergone some time-critical cleanup, it along with the NSG South Plant are at the **remedial investigation** stage of the Superfund process—with the potential for cleanup completion within ten years. The rest of the Waukegan sites have completed or are near completion of their remediation activities.

7. **Who owns these properties?**

   The various Waukegan sites have different owners:

   Johns-Manville Site: Johns-Manville Corp.

   North Shore Gas Plant Sites: Integrys

   OMC Site: City of Waukegan (Waukegan Manufactured Gas and Coke Plant and OMC Plant 2)

   Yeoman Creek Landfill Site: Waukegan Community Unit School District #60, City of Waukegan, Waukegan Park District, LLC and Lovinger/Kramer Property

   For more information on the ownership of each site, visit EPA's Waukegan portal, which has links to each site-specific web page; www.epa.gov/region5/cleanup/waukegan.

8. **What are the health risks?**

   Health risks are assessed for each site separately. For more information on the health risks associated with each site, visit EPA's site-specific web page listed above.

9. **What is going to happen?**

   EPA urges Waukegan residents to participate in discussions with owners and other stakeholders on site reuse and redevelopment. The Waukegan Harbor Citizens Advisory Group has monthly meetings that provide a public forum for representatives from business, education, government, industry, environment, civic and recreation interests and the local citizenry to present and discuss their needs and concerns related to the decision-making process at Waukegan sites.

Miscellaneous Question

1. What is going on with the Waukegan River?

The EPA does not currently have any projects that relate to the Waukegan River.

In addition to the questions asked above, people wanted to know:

- What can the sites be used for? Can they be de-mystified?
- Will the sites be viable at a certain point in time?
- What's the visualization "from this to that"?
- What's the time schedule/timeframe to do the cleanup?
- What's the cost of the cleanups over the years?
- How fast are things happening?
- What's the availability of funding to address post remediation issues?

Because each site differs technically, one answer will not address each of the sites. To keep updated on the status of the individual sites, visit the web pages or call us. (See Appendix B for contact information.)

Questions about the Power Plant

1. What is happening with the power plant?

While EPA has not yet been formally alerted of the permanent shutdown by the operator at the Waukegan coal-fired power plant, NRG Energy, we will meet with the company to informally discuss their future plans.

EPA continues to actively monitor the compliance of the coal-fired power plant, located at 401 E. Greenwood in Waukegan. Emissions from the plant are continuously measured and recorded to ensure that the facility is in compliance with all environmental laws. The air emissions data can be accessed by any Waukegan community member on the following EPA website: ampd.epa.gov/ampd/. In recent years, the plant has been issued permits to install equipment to reduce air pollutants into the community, such as mercury, sulfur dioxide and particulate matter (yosemite.epa.gov/r5/in_permt.nsf/93a421690cb50df18625762300769ee3/bedda4a547f6db4486257d1800673ec0/$FILE/10090034.pdf).

2. Is the coal power plant under EPA's watch?

In addition to the continuous emission monitoring performed at the plant (found at ampd.epa.gov/ampd/), compliance inspections have been conducted on an annual basis to ensure that the plant is in compliance with all environmental laws. Inspections and enforcement activity at the plant can be continuously tracked by Waukegan community members by using the U.S. EPA's Enforcement and Compliance History (ECHO) database (echo.epa.gov/detailed_facility_report?fid=110000430178).

Recently, EPA has also been diligently working with the United States Department of Justice to ensure compliance of the **Clean Air Act** at the Waukegan plant within the U.S. court system.

3. What will happen to the ash ponds there if the plant is shut down?

If and when the Waukegan power plant is permanently shut down, EPA will continue to ensure that all applicable environmental regulations are complied with at the ash ponds, such as the **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA),** the Clean Air Act and the **Clean Water Act**. EPA will actively listen to, and work with, the Waukegan community to protect public health in the area.

COMMUNITY INVOLVEMENT GOALS AND ACTIVITIES

This section highlights EPA's goals, activities and timeline for conducting site-specific activities to keep community members informed and involved during the cleanup process.

When establishing the objectives for a site-specific community involvement program, EPA considers several factors, including federal requirements and EPA policy, that assess the nature and extent of known or perceived site contaminants as well as known community concerns and requests.

To be effective, the community involvement program must be designed to meet the community's need to know, give information in a timely manner and accommodate the community's interests and its willingness to participate in decision-making processes. EPA must also share information in language the public can understand.

EPA has or will put in place the activities described below to meaningfully and actively engage the community in decisions regarding the cleanup of the Johns-Manville, OMC, North Shore Gas North and South Plants and Yeoman Creek Landfill sites. The following plan is intended as opportunities for communication between the community and EPA and to address key concerns and questions raised during the community interviews and meetings conducted in 2014.

Specific Community Involvement Activities

To address community concerns and questions described in the previous section, EPA has conducted (or will conduct) the activities described below. Through these activities, it is our goal to inform, involve and engage the community during site cleanup decisions and efforts. As the

To meet the needs of the community and to respond to information obtained during community interviews and meetings and to meet federal requirements, the following objectives have been established for community involvement efforts:

- Enlist the support, coordination, and involvement of local Waukegan and Lake County officials and community leaders, including the Hispanic community.
- Monitor community interest in the site and respond accordingly.
- Keep the community well informed of ongoing and planned site activities.
- Explain technical site activities and findings in an understandable format for residents.
- Get public input on key decisions.
- Change planned activities, where warranted, based on community input.
- Update EPA's websites regularly and provide useful information on it for the community.
- Update Waukegan and Lake County officials on a periodic basis even if no activities are occurring at the sites.
- Hold public meetings, when necessary, within the community to give all residents an opportunity to attend.
- Publish documents in English and Spanish.

needs of the community changes, we will modify the community involvement strategies to address them.

- **Maintain a point of contact.** Heriberto León is the primary liaison between EPA and the Waukegan community. Mr. León serves as the point of contact for community members and fields general questions about the sites. For technical site issues, Mr. León coordinates with EPA's remedial project managers for the sites. These include Ross Del Rosario, RPM for the North Shore Gas Plant sites; Tim Drexler, RPM for the OMC site; Matthew Ohl, RPM for the Johns-Manville site and Syed Quadri, RPM for the Yeoman Creek Landfill site.

  EPA will include current contact information for the project staff on all written and electronic information and will notify the community of any contact information changes.

- **Establish a toll-free number for residents to ask questions and receive information.** Mr. León, Mr. Del Rosario, Mr. Drexler, Mr. Ohl and Mr. Quadri are located in the Chicago office and can be reached using the toll-free number: 800-621-8431. Their contact information is in the box to the right. Ask for them by name or use the telephone extensions listed to the right. Residents can call this number as questions or concerns arise instead of waiting for a public meeting or to receive written information. We provide this toll-free number periodically in local newspaper advertisements and include the toll-free number in all fact sheets and all of our other communications with the public.

- **Maintain communication with local officials, agencies and community residents.** EPA interviewed local officials from the city of Waukegan. They indicated that they would like to be contacted with updated site information on a periodic basis so that they can update their constituents. City officials also indicated that they would put contact information for EPA staff and information about the site progress on the city web page to keep the community informed. EPA will continue to maintain communication with the local officials throughout the remainder of the cleanup process.

- **Share site information on the Internet.** EPA has created a portal with links to the site-specific web pages: www.epa.gov/region5/cleanup/waukegan. Information on site activities and past communications are provided on the site-specific websites and will be updated as events occur.

The EPA has designated the following people as primary site contacts for local residents:

Heriberto León
Community Involvement Coordinator
312-886-6163, Ext. 66163
leon.heriberto@epa.gov

Rosauro Del Rosario
Remedial Project Manager
(North Shore Gas Plants Sites)
312-886-6195, Ext. 66195
delrosario.rosauro@epa.gov

Timothy Drexler
Remedial Project Manager
(OMC Site)
312-353-4367, Ext. 34367
drexler.timothy@epa.gov

Matthew Ohl
Remedial Project Manager
(Johns-Manville Site)
312-886-4442, Ext. 64442
ohl.matthew@epa.gov

Syed Quadri
Remedial Project Manager
(Yeoman Creek Landfill Site)
312-886-5736, Ext. 65736
quadri.syed@epa.gov

They can also be reached weekdays toll-free at 800-621-8431 from 8:30 a.m. to 4:30 p.m.

- **Update and maintain the site mailing list.** A mailing list of local residents, organizations, businesses and officials has been established for the individual sites. These lists will be used for mailing fact sheets, site updates, invitations to public meetings and events and other site-related information to the community. The lists will be updated regularly to reflect address changes and changes in elected officials and to add new people interested in site activities.

  EPA uses the site mailing list to distribute written information such as fact sheets and meeting notifications. This is a way to ensure that those that do not have access to the Internet or other information sources still have a way to receive information directly about the site and are notified about important meetings. The mailing lists are for EPA use only and are not shared with outside entities. If a community member is interested in being placed on either mailing list, they can contact Heriberto León, CIC.

- **Prepare and distribute fact sheets and site updates.** Fact sheets, letters and site updates summarizing current information about the site and describing upcoming activities may be prepared and distributed to those on the site mailing and e-mail lists. These documents are written in non-technical language and typically done to coincide with important site activities.

  EPA uses these types of documents to give the community detailed information in a relatively quick, simple and easy-to-understand manner. In addition to being shared with individuals on the site mailing lists, fact sheets and site updates are also placed in the information repository and posted on EPA's websites accessible from EPA's Waukegan portal: www.epa.gov/region5/cleanup/waukegan.

- **Establish and maintain a site-specific information repository.** EPA has set up a local information repository for each of the sites at the following location:

  Waukegan Public Library
  128 North County St.
  Waukegan, IL 60085

  The repository is a reference collection of site information available to the public for reading and photocopying. Documents include fact sheets, technical reports, the CIP, general Superfund information and other documents. EPA adds new documents about the site as the documents become available. Information repositories give residents local access to site information in forms that can be easily read and photocopied for future use. An online information repository is also available on each site's web page for the community to access information electronically.

- **Establish and maintain the administrative record.** A copy of the **Administrative Record** for each of the sites can be found at the library listed above and at the EPA Region 5 Superfund Record Center in Chicago. (See Appendix C) EPA will update the Administrative Record as necessary. The Administrative Record gives residents a paper trail of all documents EPA relied on, or considered, to reach decisions about the Superfund site cleanup.

The Waukegan Public Library is the closest public library to the sites and houses information for each of the sites as well as general Superfund information.

- **Conduct public meetings, hearings and information sessions.** A **public meeting** is an opportunity for EPA to present specific information and a proposed course of action. EPA staff are available to share information and answer questions. A public meeting is not a formal **public hearing**

where testimony is received. Instead, it might be a meeting to exchange information or comments. In addition, EPA may hold an informal open-house style meeting, called an **availability session**, where residents can meet EPA experts one-on-one to discuss the activities at the site. Either type of meeting allows community members an opportunity to express their concerns and ask questions of the Agency, state or local government officials. Public meetings or availability sessions can be held at various times throughout the investigation and cleanup process. A meeting is typically scheduled when there are technical milestones or the community has expressed an interest in having a meeting.

A public hearing is a formal meeting wherein the EPA officials hear the public's views and concerns about an EPA action or proposal. There are specific regulations about when the Agency is required to consider such comments when evaluating its actions. Public hearings are recorded by a professional transcriber and become part of the administrative record. The comments are also posted on the Internet.

EPA will consider conducting additional meetings at different times and different locations throughout the community to give all residents an opportunity to attend as needed.

- **Continue to work with the Waukegan Harbor Citizens Advisory Group.** A CAG is made up of local residents and provides a formal mechanism for community members to have a voice in decisions. The EPA encourages the formation of CAGs. CAGs are eligible for technical assistance and funding to help residents more fully understand the technical aspects of environmental investigations, sampling data and interpretation of results and potential health risks. CAGs assist the EPA in making decisions on how to clean up sites. More information on CAGs can be found at www.epa.gov/superfund/community/cag.

- **Write and distribute news releases and public notices.** EPA will prepare and release announcements to the local newspaper such as *The Daily Herald Sun Time, The Lake County News-Sun,* the *Nueva Semana* and *The Chicago Tribune* to share information about events such as significant site investigation findings, completion of major milestones, significant scheduling information and other pertinent site-related information. EPA will also provide this information to Lake County and the city of Waukegan for posting on their respective websites.

  News releases allow EPA to reach large audiences quickly. They will also be posted on EPA's websites accessible through links from the Waukegan portal: www.epa.gov/region5/cleanup/waukegan.

  EPA typically publishes news releases and public notices to announce major events such as comment periods, public meetings and major milestones such as the selection of a cleanup plan. Copies of the news releases and public notices will also be available in each site information repository.

Illinois EPA formed the Waukegan Harbor Citizens Advisory Group in 1990 to assume a leadership role in developing a **remedial action plan (RAP)** for the Waukegan Harbor Area of Concern.

The Waukegan Harbor CAG is an organization comprised of members from area businesses, government, non-governmental organizations and the local community. Members work together to identify and overcome obstacles to restoring the beneficial uses of the Waukegan Harbor Area of Concern.

- **Evaluate community involvement and outreach efforts and make adjustments as warranted.** This CIP was designed to consider site- and community-specific factors as well as to comply with federal requirements. Community concerns, the objectives of the community involvement program for the sites and specific activities to address these concerns in this CIP were based to a large extent on information obtained during interviews with local residents and county and city officials. EPA recognizes that changes community perceptions, information needs and population demographics can occur over time and that such changes may necessitate a revised approach to conducting community involvement activities. For this reason as well as to determine whether the activities in this plan are achieving their intended objectives, periodic CIP reviews will be done to determine whether additional activities are warranted or whether changes to current methods of starting up the activities outlined in this plan are necessary. As the needs of the community changes, EPA will modify the community involvement strategies to address them in a CIP revision.

Timeframe for Conducting Community Involvement Activities

Community Involvement Activities		Timeframe
Maintain point of contact		Completed
Establish a toll-free number		Completed; publish on written materials and EPA website
Maintain communication with local officials, agencies and community residents		Ongoing as needed
Share site information on the Internet		Completed; update as needed
Update and maintain the site mailing list		Completed; update as needed
Prepare and distribute fact sheets and site updates		Ongoing as needed
Establish and maintain a site-specific information repository		Completed; update as needed
Establish and maintain the administrative record		Completed; update as needed
Conduct public meetings, hearings and information sessions		Ongoing as needed
Write and distribute news releases and public notices		Ongoing as needed
Evaluate community involvement and outreach efforts and make adjustments as warranted		Periodically throughout the cleanup process
Evaluate community involvement and outreach efforts and make adjustments as warranted		Periodically throughout the cleanup process

THE COMMUNITY

This section describes the composition of the city of Waukegan, Illinois, the history of community involvement with the site and major community concerns in the area regarding the site.

Waukegan Community Profile

Waukegan is the county seat of Lake County, Illinois, on the western shore of Lake Michigan. It is the ninth largest city in the state of Illinois and encompasses an area of about 24 square miles. Waukegan is located about 8 miles south of the Wisconsin border and 40 miles north of downtown Chicago.

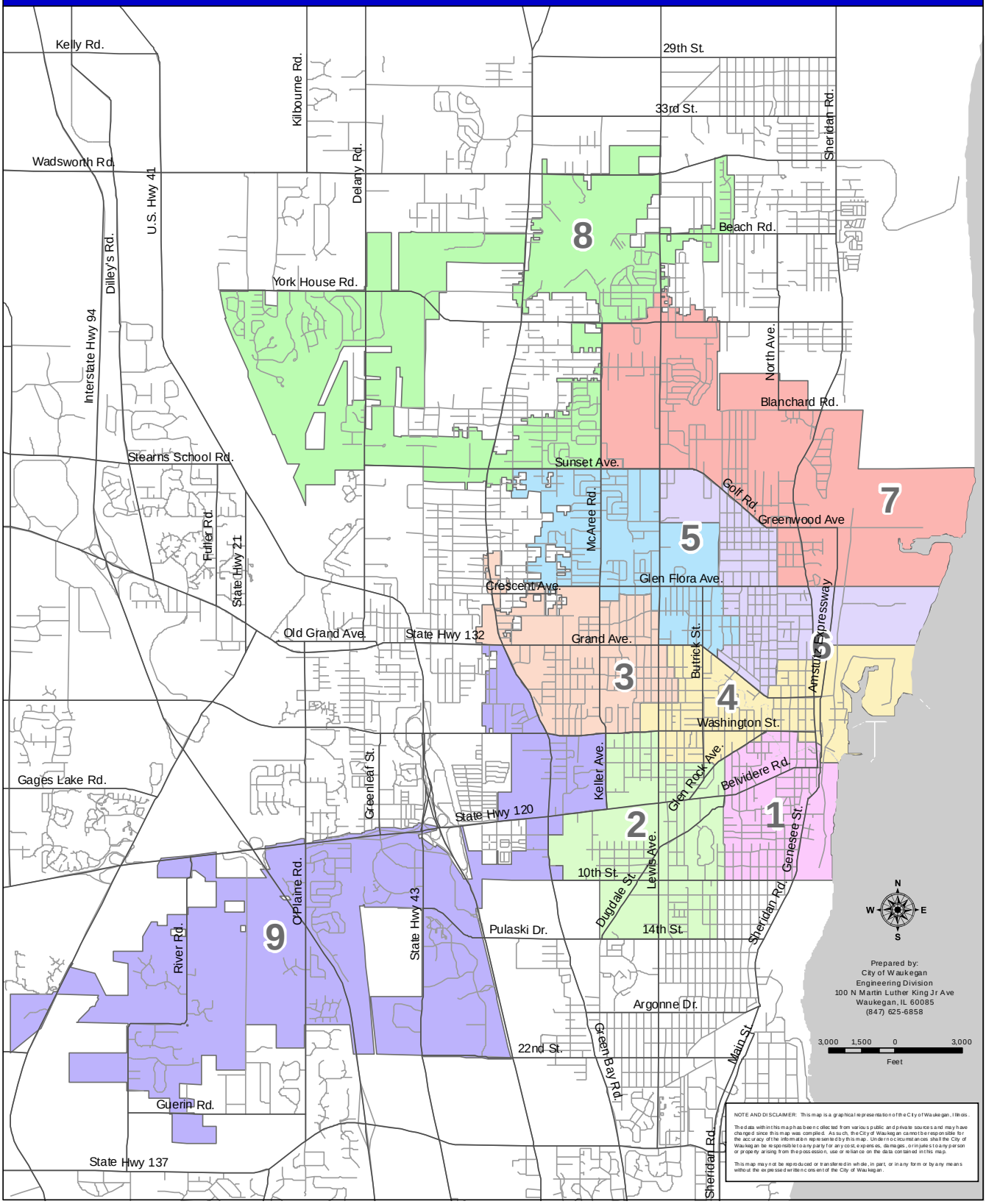
Government and Public Services

The city, nicknamed Green Town, has a mayor-aldermanic form of government with a mayor and nine aldermen that meet the first and third Monday of every month. (See the ward map on the next page.) The Waukegan Fire Department, with five fire stations, provides fire protection and paramedic services for the city. The 144 sworn police officers of the Waukegan Police Department services the community by protecting citizens and property, preventing crime, enforcing laws and maintaining order. Waukegan Community Unit School District #60 includes one early childhood school, 15 elementary schools, five middle schools and three high schools. Waukegan also has seven private schools. The College of Lake County serves the Waukegan area.

Since 1956, the Waukegan Port District has operated the Waukegan National Airport in Waukegan. The airport is a general aviation facility that handles private, corporate, business, executive and governmental aircraft in the Northeast Illinois and Southeast Wisconsin areas.

The Waukegan Park District is very active in the community and has 48 neighborhood and community parks and two golf courses with 735 acres of land. There is also a skate park, dog exercise area, BMX track, formal garden, disc golf course, picnic pavilions, interpretive areas, basketball courts, baseball and softball fields, tennis courts, soccer fields, 32 playgrounds, walking/hiking paths and a physical fitness course. The park district also manages several cultural arts centers in Waukegan including, the Jack Benny Center for the Arts, Bowen Park Theater and the Waukegan Historical Society.

Ward Map City of Waukegan, Illinois



History

Waukegan is one of the oldest communities in Illinois. The city began as a French trading post in 1725 that existed until 1760, but the area was known to travelers as early as the late 1600s. Explorers Louis Jolliet and Jacques Marquette encamped there in 1673 during their journey to find the Mississippi River. Waukegan was also home to the Potawatomi Native American settlement. In 1833, the Native Americans transferred their land to the U.S. Government, opening up the area to eastern settlers.

Downtown Waukegan skyline and harbor.

In 1835, Thomas Jenkins of Chicago constructed a two-story frame building on the site of the former trading post, in the area of today's Sheridan Road and Water Street. The access to Lake Michigan for transporting goods in and out of the area attracted many eastern settlers, leading to the creation of a village. In 1841, Little Fort was designated as the county seat for Lake County. The village continued to grow in the 1840s, becoming the government and commercial center of Lake County. Between 1844 and 1846, the population grew from 150 to 750. The village was incorporated as a town in 1849 and Little Fort was officially renamed to Waukegan, the Native American translation of "fort" or "trading post," with a total population of 2,500. It was officially incorporated as a city in 1859. (www.encyclopedia.chicagohistory.org)

Waukegan was a successful industry center with enterprises like ship and wagon building, flour milling, sheep raising, pork packing, and dairying. The most successful of the Waukegan industries was the brewing of malt liquors. By the late 1860s, brewer William Besley's Waukegan Brewing Company sold malt liquor throughout America and overseas. During this time, there was also a substantial German population developing in the area.

Waukegan Harbor was one of the busiest on the Great Lakes with nearly a thousand ships sailing through per year. In the early 1900s, commercial fishing was an important industry to the local communities because of the access to Lake Michigan. The creation of the Illinois Parallel Railroad in 1855, now the Chicago and North Western Railway, led to increased popularity for Waukegan as a manufacturing center. The Elgin, Joliet and Eastern Railroad systems were created soon after. These railroads became essential use for larger industries that appeared in Waukegan in the later part of the century, such as U.S. Sugar Refinery, Washburn and Moen Wire Mill (now U.S. Steel Corporation), U.S. Starch Works and Thomas Brass and Iron Works.

Photo shows fishermen repairing nets at a fishing camp set up at the lakeshore in Waukegan in 1910. (Source: Chicago Historical Society)

Waukegan experienced a second major population increase from 1890 to 1930. The boom of industrialization in the Midwest and the rising political tensions and war in Europe brought large numbers of immigrants to the area, mainly from southeastern Europe and Scandinavia. By 1900, the city's population grew to 9,426. During the 1920s and 1930s, African Americans migrating from the South also added to the population growth in the Waukegan area. Each ethnic group established its own residential district,

usually associated with a church or social hall, in south Waukegan or neighboring North Chicago. Churches built by religious groups like Roman Catholics, Congregationalists, and Baptists, along with Shimer College, remain Waukegan's main religious and educational institutions.

Waukegan stayed a large residential community throughout most of the twentieth century until it became victim to the attraction of suburban living and many of the industries moved to cheaper labor markets. By the end of the twentieth century, three of the four major industries along the lakefront closed. Although many larger industries left, shopping districts and financial, governmental, and legal services have kept the city thriving. According to the Waukegan's 2010 Comprehensive Annual Financial Report, some of the top employers for the city were Lake County, Waukegan Community Unit School District 60, Cardinal Health, Vista Health System and Uline. The near north historic district includes homes in the Victorian, Prairie School, Greek revival and Italianate styles and was placed on the National Register of Historic Places in 1978.

A statue of Jack Benny honors him in the Jack Benny Memorial Park in Waukegan.

Famous Residents

Jack Benny, Ray Bradbury and Otto Graham Jr. are among the community's most famous former residents. Jack Benny was a comedian, radio, film and television actor, and violinist that had popular radio and television programs from the 1930s to 1970s. Benny's violin instructor and neighbor, Otto Graham Sr., was father to famous quarterback Otto Graham Jr., who played in the National Football League for the Cleveland Browns from 1946 to 1955. Graham Jr. holds the NFL record for the highest career winning percentage for an NFL starting quarterback. Ray Bradbury was an American fantasy and science fiction write most known for his novel Fahrenheit 451. He was one of the most distinguished writers in the twentieth century, with many of his works being adapted into comic books, television shows and films. (www.wikipedia.org)

Future Plans

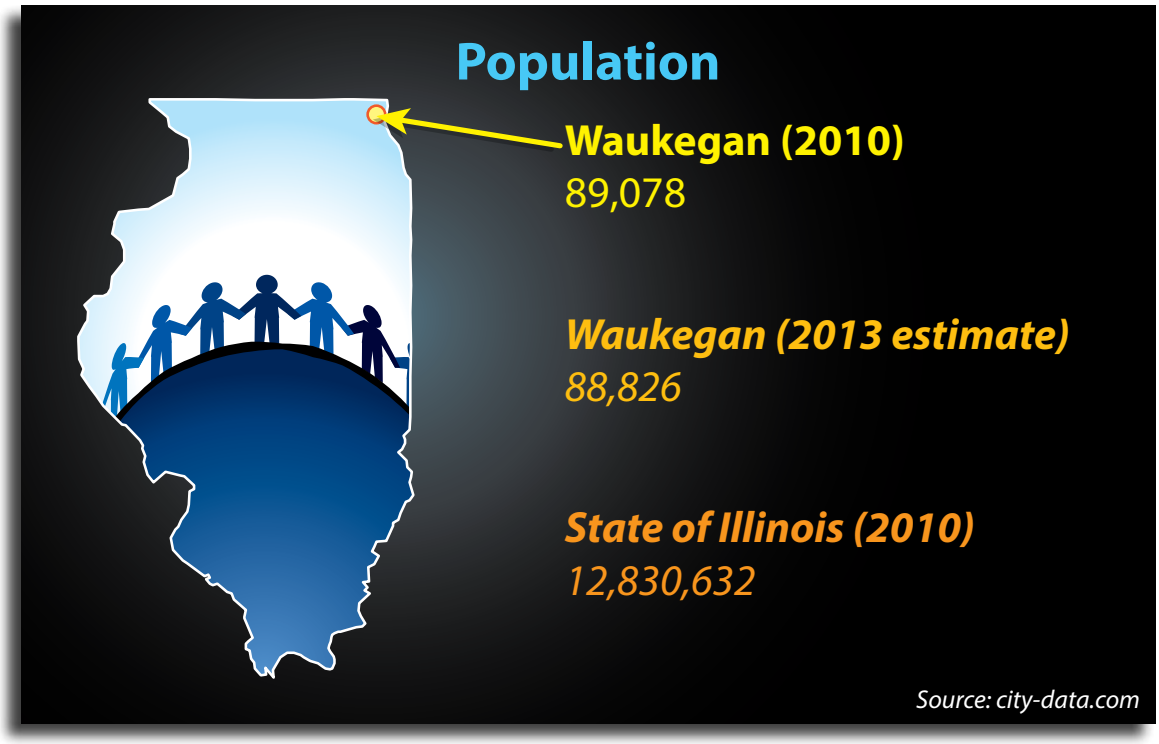
In 2003, Waukegan City Council approved a redevelopment plan to transform the city's 1400-acre downtown and lakefront area into a center for retail, recreation, housing and business. The project, one of the largest redevelopments in the Midwest, calls for the removal of most industrial activity except for the Midwest Generation power plant and North Shore wastewater treatment facilities. The redevelopment calls for transforming downtown Waukegan into a center for shopping, jobs, entertainment and urban living. The South Lakefront, Harborfront, and North Harbor areas will be home to new waterfront neighborhoods. The North Lakefront area will be the focus of

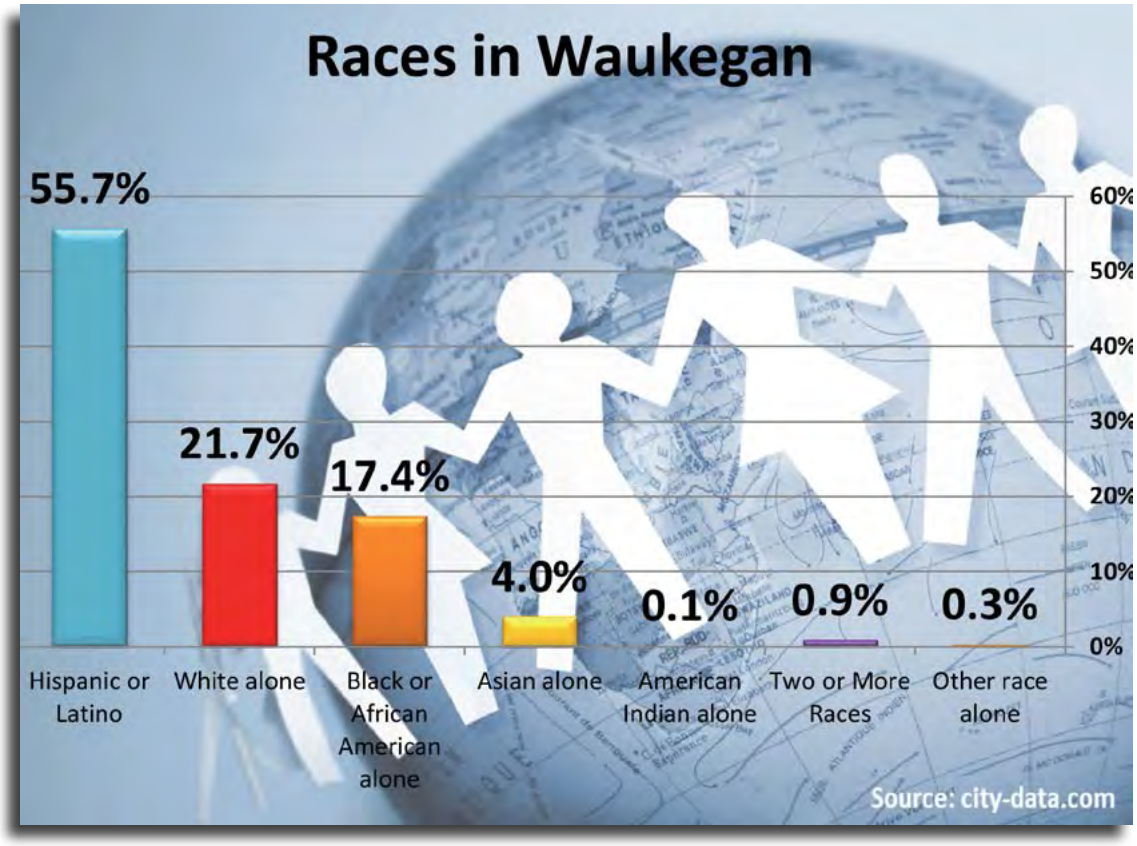
Rendering of the Downtown Lakefront Master Plan and Implementation Services, Waukegan, Illinois.

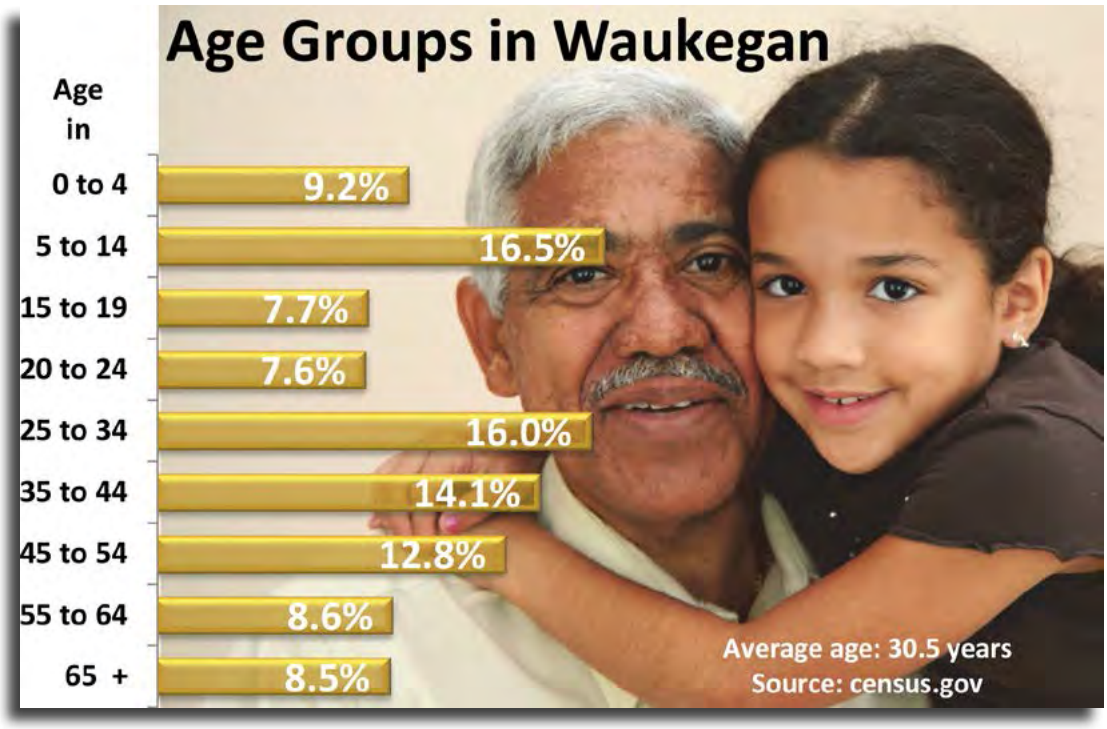
environmental and ecological restoration, restoring historic wetlands and providing recreational trails and wildlife habitat. Some of the immediate improvements include street cleanup and landscaping, building renovations, new parkland and improved access to the lakefront. One of the improvements completed is the $23 million renovation of the historic Genesee Theatre. The redevelopment plan is intended for use by city departments, other public agencies, the development community and Waukegan residents. (www.waukeganweb.net)

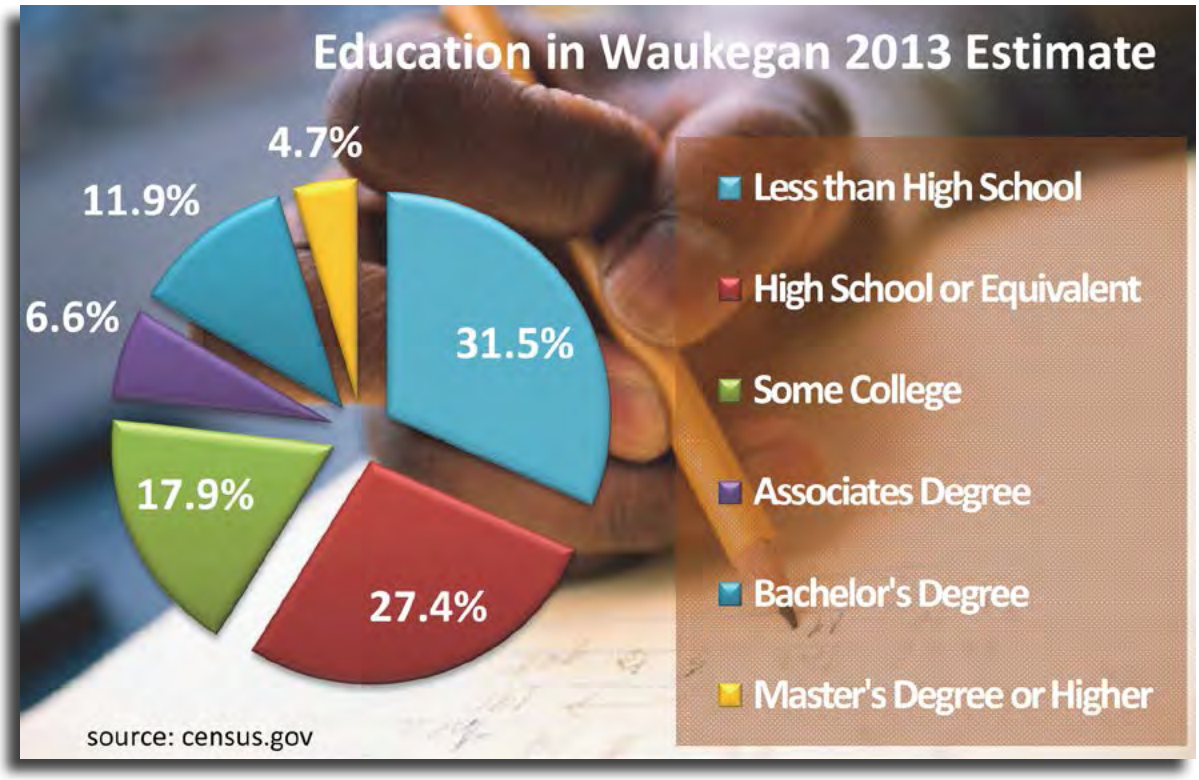
Waukegan Community Demographics

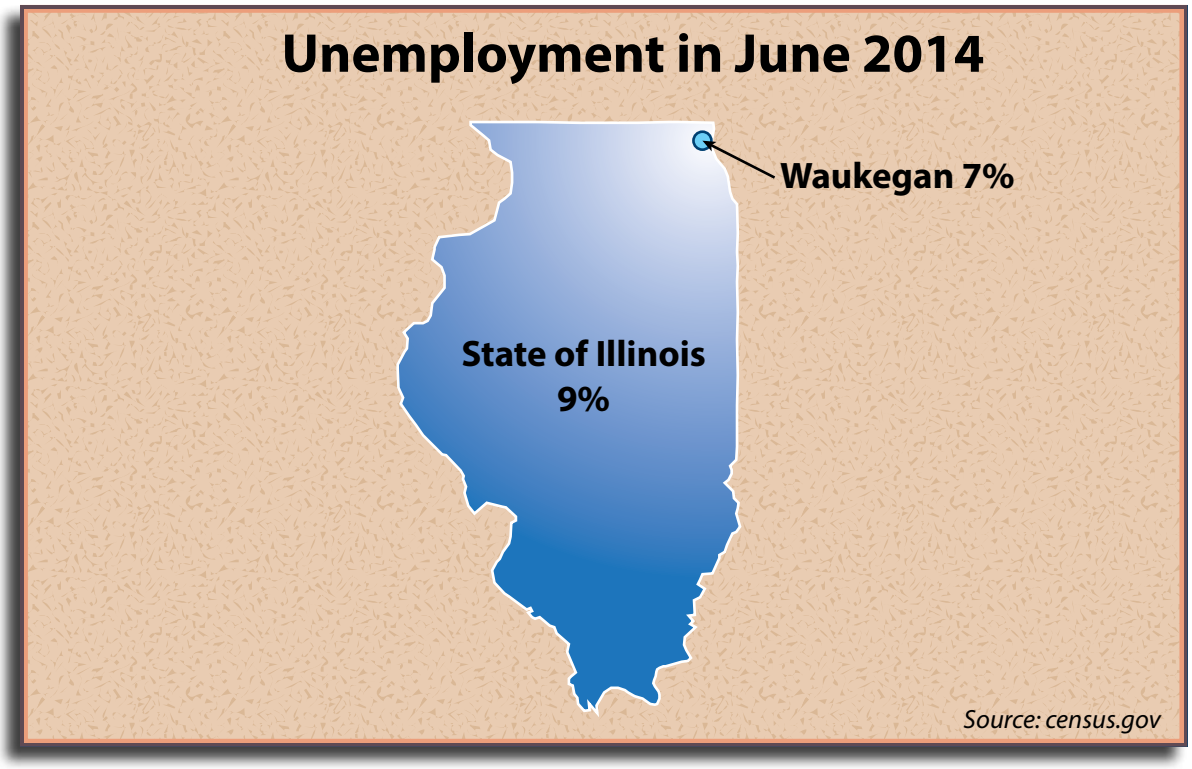
According to 2010 U.S. Census data, Waukegan has a population of 89,078, which reflects a population increase of about 9 percent from the 2000 census. Below are several charts showing population, education and income statistics. In recent years Illinois has had a vast increase in the Latino population from 1.5 million in 2000 to 2 million in 2010, according to U.S. Census data. Seven of the ten largest cities in Illinois are home to a majority of the state's Latino populations, with the city of Waukegan having the second largest share at 55.9 percent of the city's population.

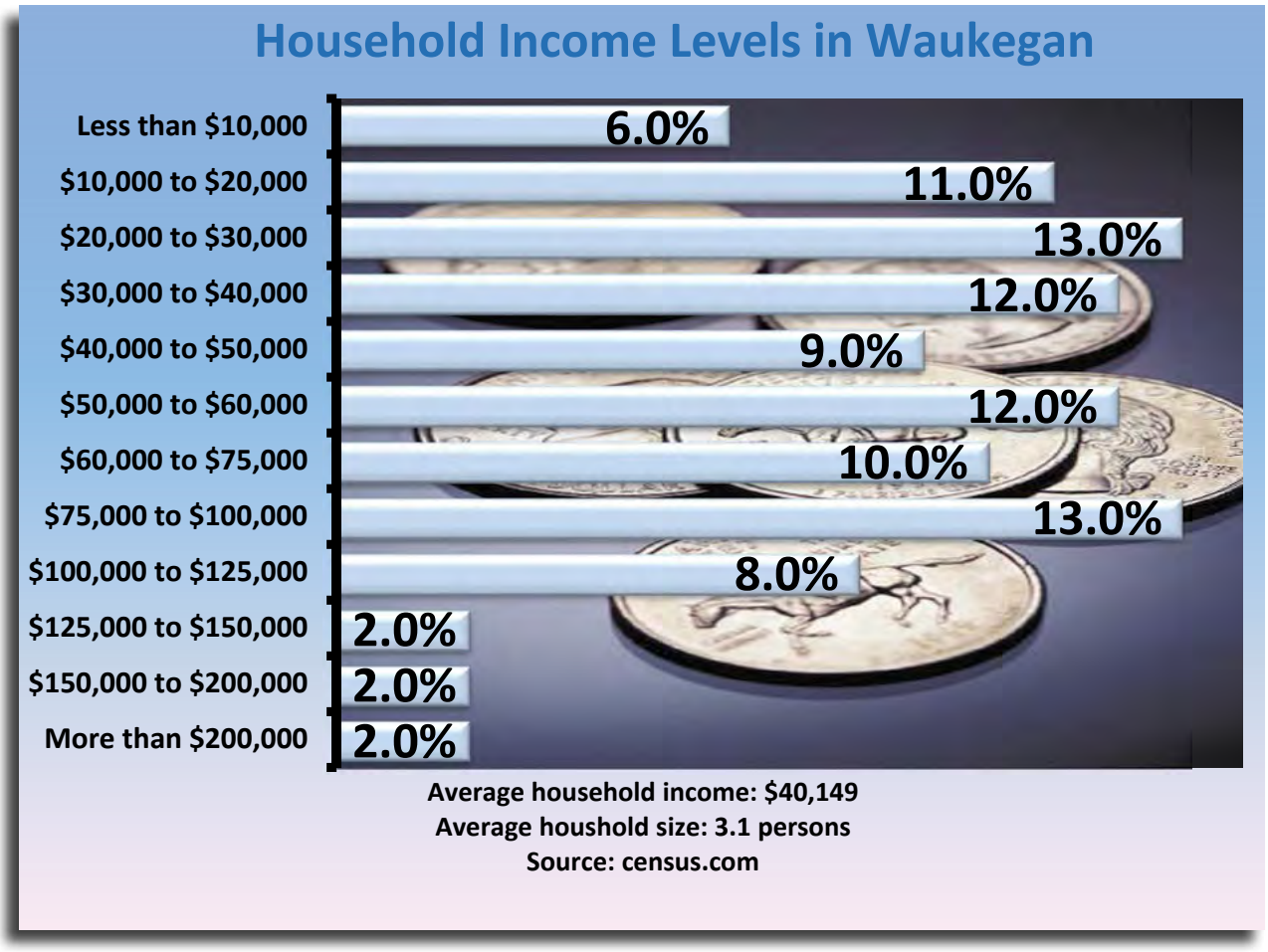



Races in Waukegan
55.7%
21.7%
17.4%
4.0%
0.1%
0.9%
0.3%
60%
50%
40%
30%
20%
10%
0%
Hispanic or Latino
White alone
Black or African American alone
Asian alone
American Indian alone
Two or More Races
Other race alone
Source: city-data.com


Age Groups in Waukegan
Age in
0 to 4
9.2%
5 to 14
16.5%
15 to 19
7.7%
20 to 24
7.6%
25 to 34
16.0%
35 to 44
14.1%
45 to 54
12.8%
55 to 64
8.6%
65 +
8.5%
Average age: 30.5 years
Source: census.gov


Education in Waukegan 2013 Estimate
4.7%
11.9%
6.6%
31.5%
17.9%
27.4%
Less than High School
High School or Equivalent
Some College
Associates Degree
Bachelor's Degree
Master's Degree or Higher
source: census.gov


Unemployment in June 2014
Waukegan 7%
State of Illinois
9%
Source: census.gov


Household Income Levels in Waukegan
Less than $10,000
$10,000 to $20,000
$20,000 to $30,000
$30,000 to $40,000
$40,000 to $50,000
$50,000 to $60,000
$60,000 to $75,000
$75,000 to $100,000
$100,000 to $125,000
$125,000 to $150,000
$150,000 to $200,000
More than $200,000
6.0%
11.0%
13.0%
12.0%
9.0%
12.0%
10.0%
13.0%
8.0%
2.0%
2.0%
2.0%
Average household income: $40,149
Average houshold size: 3.1 persons
Source: census.com

APPENDIX A
Glossary – Initials – Acronyms

ACM. See **Asbestos-Containing Materials**.

Administrative Order on Consent. A legal agreement signed by EPA and an individual, business, or other entity through which the violator agrees to pay for correction of violations, take the required corrective or cleanup actions, or refrain from an activity. It describes the actions to be taken, may be subject to a comment period, applies to civil actions, and can be enforced in court.

Administrative Record. The body of documents that forms the basis for the selection of a particular response at a site. For example, the Administrative Record for remedy selection includes all documents that were considered or relied upon to select the remedy through the record of decision.

Air Sparging. Is the process of injecting air directly into ground water. This process helps contaminants in the ground water to evaporate so the contaminants break down into less harmful chemicals, which is called biodegradation. Another way to look at this is like blowing bubbles from a straw into a bowl of water.

Ammonia. An inorganic nitrogen compound. In water, ammonia levels in excess of the recommended limits may harm aquatic life.

American Recovery and Reinvestment Act. Making supplemental appropriations for job preservation and creation, infrastructure investment, energy efficiency and science, assistance to the unemployed, and State and local fiscal stabilization and for other purposes.

AOC. See **Administrative Order on Consent**.

ARRA. See **American Recovery and Reinvestment Act**.

Arsenic. Arsenic is a highly poisonous semi-metallic element. According to a 1999 study by the National Academy of Sciences, arsenic can cause bladder, lung, and skin cancer and may cause kidney and liver cancer. The study also found that arsenic harms the central and peripheral nervous systems, as well as heart and blood vessels, and causes serious skin problems. It also may cause birth defects and reproductive problems. These health impacts are caused when arsenic contaminates drinking water supplies. It enters water supplies either from natural deposits in the earth or from industrial and agricultural pollution.

Asbestos. A soft gray mineral that does not burn that was used as a building material in the past, which can cause serious diseases of the lungs when people breathe its dust. More information can be found on the following website: www.atsdr.cdc.gov/toxprofiles/tp61.pdf.

Availability Session. An open-house style meeting where people can meet and talk one-on-one with EPA staff.

Benzene. A colorless liquid with a sweet odor. It evaporates into the air very quickly and dissolves slightly in water. It is highly flammable and is formed from both natural processes and human activities. Benzene is widely used in the United States; it ranks in the top 20 chemicals for production volume. Some industries use benzene to make other chemicals which are used to make plastics, resins, nylon and other synthetic fibers. Benzene is also used to make some types of rubbers, lubricants, dyes, detergents, drugs and pesticides.

Breathing very high levels of benzene can result in death, while high levels can cause drowsiness, dizziness, rapid heart rate, headaches, tremors, confusion, and unconsciousness. Eating or drinking foods containing high levels of benzene can cause vomiting, irritation of the stomach, dizziness, sleepiness, convulsions, rapid heart rate, and death. The major effect of benzene from long-term exposure is on the blood. Benzene causes harmful effects on the bone marrow and can cause a decrease in red blood cells leading to anemia. It can also cause excessive bleeding and can affect the immune system, increasing the chance for infection. Long-term exposure to high levels of benzene in the air can cause leukemia, particularly acute myelogenous leukemia, often referred to as AML. According to EPA, the Department of Health and Human Services and the International Agency for Research on Cancer, benzene is known to cause cancer in humans. More information on benzene can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts3.pdf.

Benzo(a)pyrene. A member of a class of compounds known as polycyclic aromatic hydrocarbons (PAHs) which generally occur as complex mixtures and not as single compounds. PAHs are primarily by-products of incomplete combustion. These combustion sources are numerous, including natural sources such as wildfires, industrial processes, transportation, energy production and use, food preparation, smoking tobacco, and disposal activities such a as open trash burning. It, along with other PAHs are suspected of causing cancer in humans. It is bioaccumulative, does not break down easily in our environment, and is subject to long range air transport. It can causes skin disorders in humans and animals and harmful developmental and reproductive effects.

Berm. Either dirt, concrete or other constructed embankment that is commonly used for secondary containment or drainage diversion purposes.

Bis-2-ethylhexyl-phthalate. Is used in the production of polyvinyl chloride (PVC). It has low toxicity from short-term and long-term exposures. Short-term exposure to large oral doses of it can cause gastrointestinal distress in humans. No information is available on the chronic, reproductive, developmental, or carcinogenic effects of it in humans. Animal studies have reported increased lung weights and increased liver weights from chronic inhalation exposure to bis-2-ethylhexyl-phthalate. Oral exposure has resulted in developmental and reproductive effects in rats and mice. A study by the National Toxicology Program showed that if it is administered orally, it increased the incidence of liver tumors in rats and mice. EPA has classified it as likely causing cancer.

BTEX. Acronym short for benzene, toluene, ethylbenzene, and xylenes. See definitions for each chemical.

CAG. See **Community Advisory Group**.

CERCLA. See Comprehensive Environmental Response, Compensation and Liability Act.

Chlorinated Solvents. An organic solvent containing chlorine atoms (e.g., methylene chloride and 1,1,1- trichloromethane). Uses of chlorinated solvents are include cleaning agents, aerosol spray containers, in highway paint, and dry cleaning fluids.

CIC. See **Community Involvement Coordinator**.

CIP. See **Community Involvement Plan**.

Clean Air Act. A federal law putting restrictions on air toxics, ozone-depleting chemicals, stationary and mobile emission sources, and emissions that create acid rain and global warming.

Cleanup. Actions taken to deal with a release or threat of release of a hazardous substance that could affect humans and/or the environment. The term "cleanup" is sometimes used interchangeably with the terms "remedial action," "remediation," "removal action," "response action," or "corrective action."

Clean Water Act. The Clean Water Act is a 1977 amendment to the Federal Water Pollution Control Act of 1972, which set the basic structure for regulating discharges of pollutants to U.S. waters. This law gave EPA the authority to set wastewater discharge standards on an industry-by-industry basis and to set water quality standards for all contaminants in surface waters.

Community. The people living or working near a site or have an interest in actions taken at a site.

Community Advisory Group. A committee, task force, or board made up of residents affected by a hazardous waste site. CAGs provide a public forum for community members to present and discuss their needs and concerns about the decision-making process at sites affecting them. (Note: The Waukegan Harbor Citizens Advisory Group is the name of the CAG supporting the sites in Waukegan.)

Community Engagement. The process of involving communities in all phases of the cleanup process. Communities are asked to provide input on how the cleanup will be conducted and how it may affect community plans and goals. See also Community Involvement.

Community Involvement. The term used by the EPA to identify its process for engaging and collaborating with communities affected by Superfund sites. The EPA community involvement approach is founded in the belief that people have a right to know what the Agency is doing in their community and to have a say in it. Its purpose is to give people the opportunity to become involved in the Agency's activities and to help shape the decisions that are made.

Community Involvement Coordinator. The EPA official whose lead responsibility is to involve and inform the public about the Superfund process and response actions in accordance with the interactive community involvement requirements set forth in the National Oil and Hazardous Substances Pollution Contingency Plan.

Community Involvement Plan. A plan that outlines specific community involvement activities that occur during the investigation and cleanup at the site. The CIP outlines how EPA will keep the public informed of work at the site and the ways in which residents can review and comment on decisions that may affect the final actions at the site. The document is available in the site's information repository maintained by the EPA. The CIP may be modified as necessary to respond to changes in community concerns, information needs and activities.

Comprehensive Environmental Response, Compensation, and Liability Act. A federal law passed in 1980 and modified in 1986 by the Superfund Amendments and Reauthorization Act. Commonly known as Superfund, CERCLA is intended to protect people's health and the environment by investigating and cleaning up abandoned or uncontrolled hazardous waste sites. Under the program, the EPA can either:

- Pay for site cleanup when parties responsible for the contamination cannot be located or are unwilling or unable to do the work; or

- Take legal action to force parties responsible for site contamination to clean up the site or pay back the federal government for the cost of the cleanup.

Contaminants. Any physical, chemical, biological or radiological substances or matter that have an adverse effect on air, water or soil.

Contamination. Introduction into water, air and soil of microorganisms, chemicals, toxic substances, wastes or wastewater in a concentration that makes the medium unfit for its next intended use. Also applies to surfaces of objects, buildings and various household use products.

Covenant. An agreement or contract.

Creosote. A chemical used in wood preserving operations and produced by distillation of tar, including PAHs. Creosote is often found as a contaminant in sediment, soil and surface water at wood treating plants and may cause skin ulcerations and cancer with prolonged exposure. More information can be found on the following website: www.atsdr.cdc.gov/tfacts85.pdf.

Cyanide. A chemical primarily used in the extraction of ore, in electroplating, and in metal treatment. Cyanide can be absorbed into the blood and block the ability of blood to take in oxygen. Exposure to a lot of cyanide at once may cause death in minutes. Early signs of cyanide poisoning include dizziness, numbness, rapid pulse and nausea. Long-term exposure to small amounts of cyanide may cause appetite loss, weakness and dizziness. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts8.pdf.

Dense Non-aqueous Phase Liquids. A DNAPL is one of a group of organic substances—such as chlorinated solvents, creosote based wood-treating oils, coal tar wastes, and pesticides—that are relatively insoluble in water and more dense than water. DNAPLs tend to sink vertically through sand and gravel aquifers to the underlying layer.

DNAPL. See **Dense Non-aqueous Phase Liquids**.

Dewatered. Reducing the water content of wastes or other materials either mechanically or by evaporation.

EJ&J. Elgin, Joliet, & Eastern Railway.

Emergency Response Action. A quick responses to immediate threats from hazardous substances. The first priority is to eliminate dangers to the public -- to make sites safe for those who live or work nearby. Emergency response actions are quick, relatively low-cost activities that address substantial threats from hazardous substances. Typical situations requiring emergency response actions include chemical fires or explosions, threats to people from exposure to hazardous substances, or contamination of drinking water supplies.

EPA. U.S. Environmental Protection Agency.

Ethylbenzene. A colorless liquid found in a number of products including gasoline and paints. Breathing very high levels can cause dizziness and throat and eye irritation. Breathing lower levels has resulted in hearing effects and kidney damage in animals. More information on ethylbenzene can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts110.pdf.

Five-Year Review. Five-Year Reviews generally are required by CERCLA or program policy when hazardous substances remain on site above levels which permit unrestricted use and unlimited exposure. Five-year reviews provide an opportunity to evaluate the implementation and performance

of a remedy to determine whether it remains protective of human health and the environment. Generally, reviews are performed five years following the initiation of a CERCLA response action, and are repeated every succeeding five years so long as future uses remain restricted. Five-year reviews can be performed by EPA or the lead agency for a site, but EPA retains responsibility for determining the protectiveness of the remedy.

Geotextile. Geotextiles are porous fabrics also known as filter fabrics, road rugs, synthetic fabrics, construction fabrics, or simply fabrics. Geotextiles are manufactured by weaving or bonding fibers that are often made of synthetic materials such as polypropylene, polyester, polyethylene, nylon, polyvinyl chloride, glass, and various mixtures of these materials. As a synthetic construction material, geotextiles are used for a variety of purposes such as separators, reinforcement, filtration and drainage and erosion control.

Geotubes. Big geotextile "bags" that sediment is placed in to dry; after sediment is dug up from a harbor, river or a body of water, it is placed in Geotubes to drain before it can be disposed of.

Ground water. Ground water is an environmental term for underground supply of fresh water.

Hazardous Substances. Any material that poses a threat to human health and/or the environment. Typical hazardous substances are toxic, corrosive, ignitable, explosive or chemically reactive. Any substance designated by EPA to be reported if a designated quantity of the substance is spilled in the waters of the United States or is otherwise released into the environment.

Hazardous Waste. Byproducts that can pose a substantial or potential hazard to human health or the environment when improperly managed. Hazardous wastes usually possess at least one of four characteristics (ignitability, corrosivity, reactivity or toxicity) or appear on special U.S. EPA lists.

HDPE. High-density polyethylene.

Heavy Metals. Metallic elements with high atomic weights, such as mercury, chromium, cadmium, arsenic and lead. Even at low levels, these metals can damage living things. They do not break down or decompose and tend to build up in plants, animals, and people causing health concerns.

Hydrocarbons. A large class of organic compounds containing only carbon and hydrogen, common in petroleum products. Some hydrocarbon compounds are major air pollutants.

IEPA. Illinois Environmental Protection Agency.

Information Repository. A file containing current information, technical reports and reference documents regarding a site. The information repository usually is located in a public building convenient for local residents such as a public school, town hall or library.

Leachate. A liquid that has percolated through and/or been generated by decomposition of waste material. It includes water that comes into contact with waste and is potentially contaminated by nutrients, metals, salts and other soluble or suspended components and products of decomposition of the waste.

Lead. A heavy metal that is hazardous to health if breathed or swallowed. Its use in gasoline, paints, and plumbing compounds has been sharply restricted or eliminated by federal laws and regulations. It accumulates in the body, and can build up to dangerous levels over long periods of time. It can cause brain, bone and nerve damage. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts13.pdf.

Lower Explosive Limit. A concentration of a compound in the air which the mixture will not catch fire or explode.

Manganese. A common metallic element usually found in iron ore. Inhalation of dust or fumes over a period of time can cause damage to the central nervous system. More information can be found on the following website: http://www.atsdr.cdc.gov/toxfaqs/tfacts151.pdf.

MGP. Manufactured Gas Plant.

Metals. Metals include elements with a metallic luster and are found on and beneath the earth's surface, such as iron, manganese, lead, cadmium, zinc, nickel, gold and mercury. See also heavy metals.

Methane. A colorless, nonpoisonous, flammable gas created by decomposition of organic compounds. It is a major component of natural gas used in the home.

Naphthalene. Naphthalene is used in the production of mothballs. Short-term exposure of humans to naphthalene by inhalation, ingestion, and dermal contact is associated with hemolytic anemia, damage to the liver, and neurological damage. Cataracts have also been reported in workers acutely exposed to naphthalene by inhalation and ingestion. Long-term exposure of workers and rodents to naphthalene has been reported to cause cataracts and damage to the retina. Hemolytic anemia has been reported in infants born to mothers who "sniffed" and ingested naphthalene (as mothballs) during pregnancy. Available data are inadequate to establish a causal relationship between exposure to naphthalene and cancer in humans. EPA has classified naphthalene as possibly causing cancer. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts67.pdf.

National Priorities List. The EPA's list of serious uncontrolled or abandoned hazardous waste sites identified for possible long-term cleanup under Superfund. The list is based primarily on the score a site receives from the Hazard Ranking System. The EPA is required to update the National Priorities List at least once a year.

NPL. See **National Priorities List**.

NSG. North Shore Gas.

NSSD. North Shore Sanitary District.

Operable Unit. Term for each of a number of separate activities undertaken as part of a Superfund site cleanup. They may be separated or grouped by contamination type or location.

Operation and Maintenance. The operation and maintenance phase of the CERCLA response process. Operation and maintenance may include activities such as ground water pump and treat, and cap maintenance. EPA conducts review of operation and maintenance activities to ensure that the remedy selected is still protective of human health and the environment.

O&M. See **Operation and Maintenance**.

OU. See **Operable Unit**.

PAHs. See **Polycyclic Aromatic Hydrocarbons**.

Phenol. Phenols are organic compounds that are byproducts of petroleum refining, tanning, and textile, dye, and resin manufacturing. Low concentrations cause taste and odor problems in water; higher concentrations can kill aquatic life and humans. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts115.pdf.

Polycyclic Aromatic Hydrocarbons. A group of over 100 different chemicals that are formed during the incomplete burning of coal, oil and gas, garbage, or other organic substances like tobacco or charbroiled meat. PAHs are usually found as a mixture containing two or more of these compounds, such as soot. Some PAHs are manufactured. These pure PAHs usually exist as colorless, white, or pale yellow-green solids. PAHs are found in coal tar, crude oil, creosote, and roofing tar, but a few are used in medicines or to make dyes, plastics, and pesticides. Some people who have breathed or touched mixtures of PAHs and other chemicals for long periods of time have developed cancer. Some PAHs have caused cancer in laboratory animals when they breathed air containing them (lung cancer), ingested them in food (stomach cancer), or had them applied to their skin (skin cancer). More information on PAHs can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts17.pdf.

PCBs. See **Polychlorinated Biphenyls**.

Permeable. A material that allows liquids or gases to pass through it.

Polychlorinated Biphenyls. A family of organic (carbon-containing) compounds. PCBs are extremely permanent in the environment; they do not break down into less harmful chemicals over a long period of time. PCBs may enter the food chain and be consumed by humans. If ingested, they are stored in the fatty tissues of animals and humans and are extracted with normal body waste. These compounds have no smell or taste and exist as either oily liquids or solids. Health effects that may result from exposure to PCBs include skin irritations (rashes and acne) and irritation to the nose and throat. Long-term exposure to PCBs can cause liver damage and has been shown to cause cancer in laboratory animals. More information on PCBs can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts17.pdf.

Potentially Responsible Party. Any individual or company—including owners, operators, transporters or generators—that has been identified as being potentially responsible for or contributing to a spill or other contamination at a Superfund site. Whenever possible, through administrative and legal action, EPA requires PRPs to clean up hazardous sites that have been contaminated.

Preliminary Assessment and Site Investigation. The PA/SI is the process of collecting and reviewing available information about a known or suspected hazardous waste site or release. The PA/SI usually includes a visit to the site.

Proposed Plan. A plan for a site cleanup that is available to the public for comment.

PRP. See **Potentially Responsible Party**.

Public Comment Period. A formal opportunity for community members to review and contribute written comments on various EPA documents or actions.

Public Hearing. A public hearing is also a public meeting and may occur as part of a regular public meeting. But the main purpose of most public hearings is for the EPA to obtain public testimony or comment and not to address substantial matters. Formal public hearings usually involve the use of a court reporter to record a transcript of the testimony or comments. In the Superfund process, formal public hearings are required only for the proposed plan and Record of Decision amendments.

Public Meeting. A formal public forum that is open to the general public. It usually features a presentation by the CIC and the RPM about activities and plans for a site followed by a question-and-answer session. EPA relies on such meetings to deliver information at large group gatherings, to receive feedback from the community and to foster interaction between a site team and residents near EPA projects.

Public. The community or people in general or a part or section of the community grouped because of a common interest or activity.

RAP. See **Remedial Action Plan**.

Record of Decision. A ROD is a legal, technical and public document that explains which cleanup alternative will be used at a Superfund NPL site. The ROD is based on information and technical analysis generated during the remedial investigation and feasibility study and consideration of public comments and community concerns.

RD/RA. See **Remedial Design/Remedial Action**.

Remedial Action Plan. A remediation plan being developed for each of the Areas of Concern. Often referred to as a RAP, its purpose is to restore all beneficial uses to the river under study.

Remedial Design/Remedial Action. Remedial design is a phase in the CERCLA response process in which technical drawings are developed for the chosen remedy, costs for implementing the remedy are estimated and roles and responsibilities of EPA, states and contractors are determined. During the remedial action phase, the remedy is implemented generally by a contractor, with oversight and inspection conducted by EPA, the state or both.

Remedial Investigation/Feasibility Study. The remedial investigation is a study designed to collect the data necessary to determine the nature and extent of contamination at a site. The feasibility study is an analysis of the practicality of a proposal—e.g., a description and analysis of potential cleanup alternatives for a site such as one on the National Priorities List. The feasibility study usually recommends a selection of an alternative. It usually starts as soon as the remedial investigation is under way; together, they are commonly referred to as the remedial investigation/feasibility study.

Remedial Project Manager. The EPA or state official who is the technical lead responsible for overseeing on-site remedial action.

Remedial Response. Long-term action that stops or substantially reduces a release or threat of a release of hazardous substances that is serious but not an immediate threat to public health.

Removal Action. Short-term immediate action that addresses releases of hazardous substances that require expedited responses.

Responsiveness Summary. A summary of oral and/or written public comments received by EPA during a comment period on key EPA documents and EPA's responses to those comments.

RI/FS. See **Remedial Investigation/Feasibility Study**.

Rip-rap. Rip-rap is a layer of large stones used to protect soil from erosion in areas of concentrated runoff. Rip-rap can also be used on slopes that are unstable because of seepage problems.

ROD. See **Record of Decision**.

RPM. See **Remedial Project Manager**.

SARA. See **Superfund Amendments and Reauthorization Act**.

SAS. See **Superfund Alternative Site**.

Screening Site Inspection. The collection of information from a Superfund site to determine the extent and severity of hazards posed by the site. It follows and is more extensive than a preliminary assessment. The purpose is to gather information necessary to score the site, using the Hazard Ranking System, and to determine if it presents an immediate threat requiring prompt removal.

Semi-volatile Organic Compounds. SVOCs are chemicals that have a boiling point higher than water and which may vaporize when exposed to temperatures above room temperature. Examples of semi-volatiles are phenols and phthalates. Because of the tendency to evaporate when exposed to air, semi SVOCs disappear more rapidly from surface water than from ground water. Since ground water does not come into contact with air, SVOCs are not easily released and can be remain in ground water that is being used for drinking water, posing a threat to human health. Some SVOCs are believed to cause cancer in humans.

SSI. See **Screening Site Inspection**.

Superfund. The program operated under the legislative authority of CERCLA that funds and carries out EPA solid waste emergency and long-term removal and remedial activities. These activities include establishing the National Priorities List, investigating sites for inclusion on the list, determining their priority and conducting and/or supervising cleanup or other actions.

Superfund Alternative Site. A Superfund Alternative Site follows the same investigation and cleanup process as a traditional Superfund site without being listed on the NPL.

Superfund Amendments and Reauthorization Act. Modifications to the Comprehensive Environmental Response, Compensation and Liability Act, enacted on October 17, 1986.

SVOCs. See **Semi-volatile Organic Compounds**.

TCE. See **Trichloroethene**.

Time-Critical Removal Action. Removal action where, based on a site evaluation, on-site activities must begin within six months of determination that the threat to public health or welfare of the environment is imminent.

Toluene. Toluene is a clear, colorless liquid with a distinctive smell. It occurs naturally in crude oil. It is also produced in the process of making gasoline and other fuels from crude oil and making coke from coal. Toluene is used in making paints, paint thinners, fingernail polish, lacquers, adhesives, and rubber and in some printing and leather tanning processes. Exposure to toluene may affect the nervous system. Exposure to low to moderate levels can cause tiredness, confusion, weakness, drunken-type actions, memory loss, nausea, loss of appetite and hearing and color vision loss. These symptoms usually disappear when exposure is stopped. Inhaling high levels of toluene in a short time can make you feel light-headed, dizzy, or sleepy. It can also cause unconsciousness, and even death. Exposure to high levels of toluene may affect your kidneys. Studies in humans and animals generally indicate that toluene does not cause cancer. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts56.pdf.

Trichloroethene. A chemical which is used as a solvent to remove oils and grease from metal products and is found in adhesives, paint removers, typewriter correction fluids and spot removers. TCE is colorless liquid with an odor similar to ether and is a manufactured substance that does not occur naturally in the environment. It minimally dissolves in water and can remain in ground water for a long time. TCE evaporates from surface water and soil, although it evaporates less easily from soil. Exposure from TCE is most commonly through breathing air that has TCE vapors, drinking or

showering in contaminated water, or direct contact with contaminated soil. Long-term exposure to this chemical is suspected of causing cancer, as well as problems of the liver and weakening of the immune system. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts19.pdf.

Trichloroethylene. Same as **Trichloroethene** or **TCE**.

Vapor Extraction. Is a process that removes contaminants through a vacuum extraction of the air.

Vapor Intrusion. Occurs when underground pollutants release chemical vapors that travel up through the soil and accumulate beneath building foundations. Air in the building becomes polluted when vapors enter through cracks or holes in foundations and crawl spaces.

VOCs. See **Volatile Organic Compounds**.

WCP. Waukegan Manufactured Gas and Coke Plant.

Volatile Organic Compounds. A type of organic compound that tends to change from a liquid to a gas at low temperatures when exposed to air. As a result of this tendency, VOCs disappear more rapidly from surface water than from ground water. Since ground water does not come into contact with air, VOCs are not easily released and can be remain in ground water that is being used for drinking water, posing a threat to human health. Some VOCs are believed to cause cancer in humans. More information can be found on the following website: www.atsdr.cdc.gov/substances/toxchemicallisting.asp?sysid=7.

Xylenes. Xylene is a colorless, sweet-smelling liquid that catches on fire easily. It occurs naturally in petroleum and coal tar. Chemical industries produce xylene from petroleum. It is one of the top 30 chemicals produced in the United States in terms of volume. Xylene is used as a solvent and in the printing, rubber, and leather industries. It is also used as a cleaning agent, a thinner for paint, and in paints and varnishes. It is found in small amounts in airplane fuel and gasoline. Exposure to xylene occurs in the workplace and when you use paint, gasoline, paint thinners and other products that contain it. People who breathe high levels may have dizziness, confusion, and a change in their sense of balance. EPA has found that there is insufficient information to determine whether or not xylene is carcinogenic. More information can be found on the following website: www.atsdr.cdc.gov/toxfaqs/tfacts71.pdf.

APPENDIX B
List of Contacts (current as of April 2015)

EPA Region 5 Project Contacts

All located at the following address (unless otherwise noted)

EPA Region 5
Superfund Division (SI-7J)
77 W. Jackson Blvd.
Chicago, IL 60604-3590

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Agency for Toxic Substances and Disease Registry (ATSDR)

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Johns-Manville Corp. Site
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217-524-3038

Timothy J. Murphy
Johns-Manville Corp. Site
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Bureau of Land
Division of Remediation Management
Remedial Project Management Section
Voluntary Site Remediation Unit
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Springfield, IL 62791-9276
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230 S. Dearborn St., Suite 3892
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312-353-4952

711 Hart Senate Office Building
Washington, DC 20510
202-224-2152
www.durbin.senate.gov

Robert Dold
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442 N. Cedar Lake Rd.
Round Lake, IL 60069
847-309-6627

221 Cannon House Office Building
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202-225-4835
dold.house.gov

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State Elected Officials

Bruce Rauner
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James R. Thompson Center
100 W. Randolph, 16-100
Chicago, IL 60601
312-814-2121
www2.illinois.gov/gov/Pages/ContacttheGovernor.aspx

Terry Link
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321 Capitol Building
Springfield, IL 62706
217-782-8181
www.senatorlink.com/contact-us

Rita Mayfield
State Representative
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120 S. Genesee St.
Waukegan, IL 60085
847-599-2800
www.ritamayfield60.com/contact.htm

Carol Sente
State Representative
59th District
430 N. Milwaukee Ave., Suite 8
Lincolnshire, IL 60069
847-478-9909
www.carolsente.org/contact

State Agencies

LaMar Hasbrouck, MD, MPH
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217-782-4977

Mark Miller
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Clerk
CountyClerk@lakecountyil.gov
847-377-2400

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Waukegan, IL 60085
847-377-2300

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Chairman
alawlor@lakecountyil.gov

Michael Rummel – 12th District
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Diane Hewitt – 2nd District
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Mary Ross Cunningham – 9th District
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18 N. County St., 10th Floor
Waukegan, IL 60085
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Craig Taylor
Chairman

Kristina Kovarik
Treasurer

Ann Maine
21st District

Brent Paxton
4th District

Lake County Health Department

Tony Beltran, MBA
Executive Director
3010 Grand Ave.
Waukegan, IL 60085
847-377-8000

City of Waukegan

100 N. Martin Luther King Jr. Ave.
Waukegan, IL 60085
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Mayor

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City of Waukegan Aldermen

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Rafael Rivera – 9th Ward
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Patricia Jones
Supervisor

Rose Staben
Township Clerk

Mark Stricklin
Township Assessor

Mike Hewitt
Township Highway Commissioner

Katherine Rothwell-Francis
Trustee

Percy Johnson
Trustee

Charles Williams
Trustee

Jeff McBride
Trustee

City of North Chicago

1850 Lewis Ave.
North Chicago, IL 60064
847-596-8600
www.northchicago.org

Leon Rockingham, Jr.
Mayor
847-596-8610

Lori Collins
City Clerk
847-596-8680

Kenneth Robinson
City Treasurer
847-596-8628

Village of Round Lake

Jim Dietz
Mayor
442 N. Cedar Lake Road
Round Lake, IL 60073
847-546-5400

Village of Beach Park

John Hucker
Mayor
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Beach Park, IL 60099
847-746-1770

Local Organizations

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waukeganharborcag@email.com

J.B. "Susie" Schreiber
President

Penny Bouchard
Corresponding Secretary

League of Women Voters

Lake Forest/Lake Bluff Area
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Newspapers

Chicago Tribune
435 N. Michigan Ave.
Chicago, IL 60611
312-222-2222
www.chicagotribune.com
Publishes daily

Lake County News-Sun
1225 Tri State Parkway
Gurnee, IL 60031
847-336-7000
www.chicagotribune.com/suburbs/

The Daily Herald
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Libertyville, IL 60048
847-680-5800
www.dailyherald.com/community/waukegan/

Nueva Semana
847-239-4815
www.lanuevasemana.com

Radio Stations

WBBM (105.9 FM)
180 N. Stetson, Suite 1100
Chicago, IL 60601
312-297-7800
chicago.cbslocal.com

WCKG (1530 AM)
1 Tower Lane, 17th Floor
Oak Brook Terrace, IL 60181
630-669-9254
wckg.com

WBEZ (91.5 FM)
848 E. Grand Ave.
Chicago, IL 60611
312-948-4600
www.chicagopublicmedia.org

WCEV (1450 AM)
5356 W. Belmont Ave.
Chicago, IL 60641
773-282-6700
www.wcev1450.com

Television Stations

WLS-TV (Channel 7 ABC Affiliate)
190 N. State St.
Chicago, IL 60601
312-750-7777
www.abc7chicago.com

WMAQ-TV (Channel 5 NBC Affiliate)
454 N. Columbus Drive
Chicago, IL 60611
312-836-5555
www.nbcchicago.com

Telemundo
454 N. Columbus Drive #1
Chicago, IL 60611
312-836-3110
www.telemundo.com/

WBBM-TV (Channel 2 CBS Affiliate)
22 W. Washington St.
Chicago, IL 60602
312-899-2222
chicago.cbslocal.com

WFLD-TV (Channel 32 FOX Affiliate)
205 N. Michigan Ave.
Chicago, IL 60601
312-565-5532
www.myfoxchicago.com

APPENDIX C
Community Resources

Local Information Repository

Waukegan Public Library
128 N. County St.
Waukegan, IL 60085
847-623-2041
www.waukeganpl.org

The Waukegan Public Library serves the local community and houses the Information Repository. It is also a possible meeting location.

Official Information Repository

EPA Region 5 Superfund Record Center
Room 711, 7th Floor
Ralph Metcalfe Federal Building
77 W. Jackson Blvd.
Chicago, IL 60604
www.epa.gov/region5/superfund/foia/sf-records-center.html

EPA Sites Web Pages

Waukegan Sites Portal
www.epa.gov/region5/cleanup/waukegan/

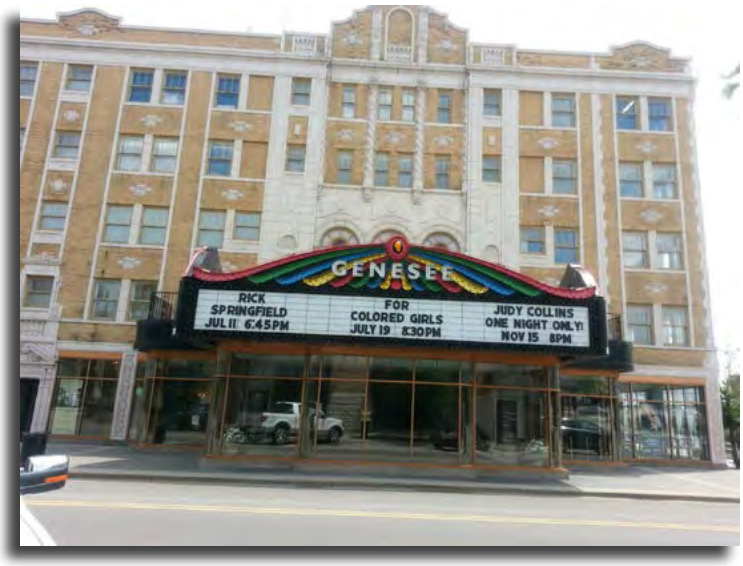
Individual Site Pages
www.epa.gov/region5/cleanup/jmanville/
www.epa.gov/region5/cleanup/yeoman/
www.epa.gov/region5/cleanup/outboardmarine/
www.epa.gov/region5/cleanup/northshoregasnorth/
www.epa.gov/region5/cleanup/northshoregassouth/

Information about any of the sites can be found in the Superfund Record Center at the Ralph Metcalfe Federal Building in Chicago.

Possible Meeting Locations

- Parks
- Library
- Golf course
- Yacht Club
- City Hall
- Schools
- Genesee Theater

Waukegan City Hall



The Genesee Theatre

Lilac Cottage meeting room in Bowan Park

APPENDIX D
Background and Status

Johns-Manville Site

Introduction

The Johns-Manville site is a former asbestos manufacturing facility in Waukegan, Ill. The entire property is approximately 350 acres and is located in an industrial area with the nearest homes about one-half mile to the northwest. The site is bordered by Lake Michigan to the east and the Illinois Beach State Park to the north; both are used for recreation. To the west of the site is Pershing Road and to the south is East Greenwood Avenue.

Cleanup of the John-Manville site is being addressed under three programs – EPA Superfund program, the State of Illinois Voluntary Site Remediation Program (SRP) and the Illinois Department of Natural Resources. Because of the complexity of the site, EPA divided the site into separate operable units and areas to help in planning and tracking the activities needed at the different areas. (See Figure 2 on the next page.)

Under the Superfund Program, EPA is cleaning up approximately 217 acres of the property that includes the following areas (shown in blue on Figure 2):

- Area Y
- Area Z
- West Parking Area
- Industrial Canal
- Waste Disposal Area
- Site 2
- Sites 3, 4, 5 and 6 (referred to as Southwestern Site Area)

Illinois EPA is overseeing the cleanup of the Former Manufacturing Building Area (area in green on Figure 2) through their Voluntary Cleanup Program of the Site Remediation Program. This site is approximately 100 acres and adjacent to the Waste Disposal Area.

The Illinois Department of Natural Resources inspects and removes the ACM from Site 1, which is the road leading from the Borrow Pit Area into the Nature Preserve to the north of the site. This is being addressed under a Voluntary Agreement between the Nature Preserve Commission and Johns-Manville.

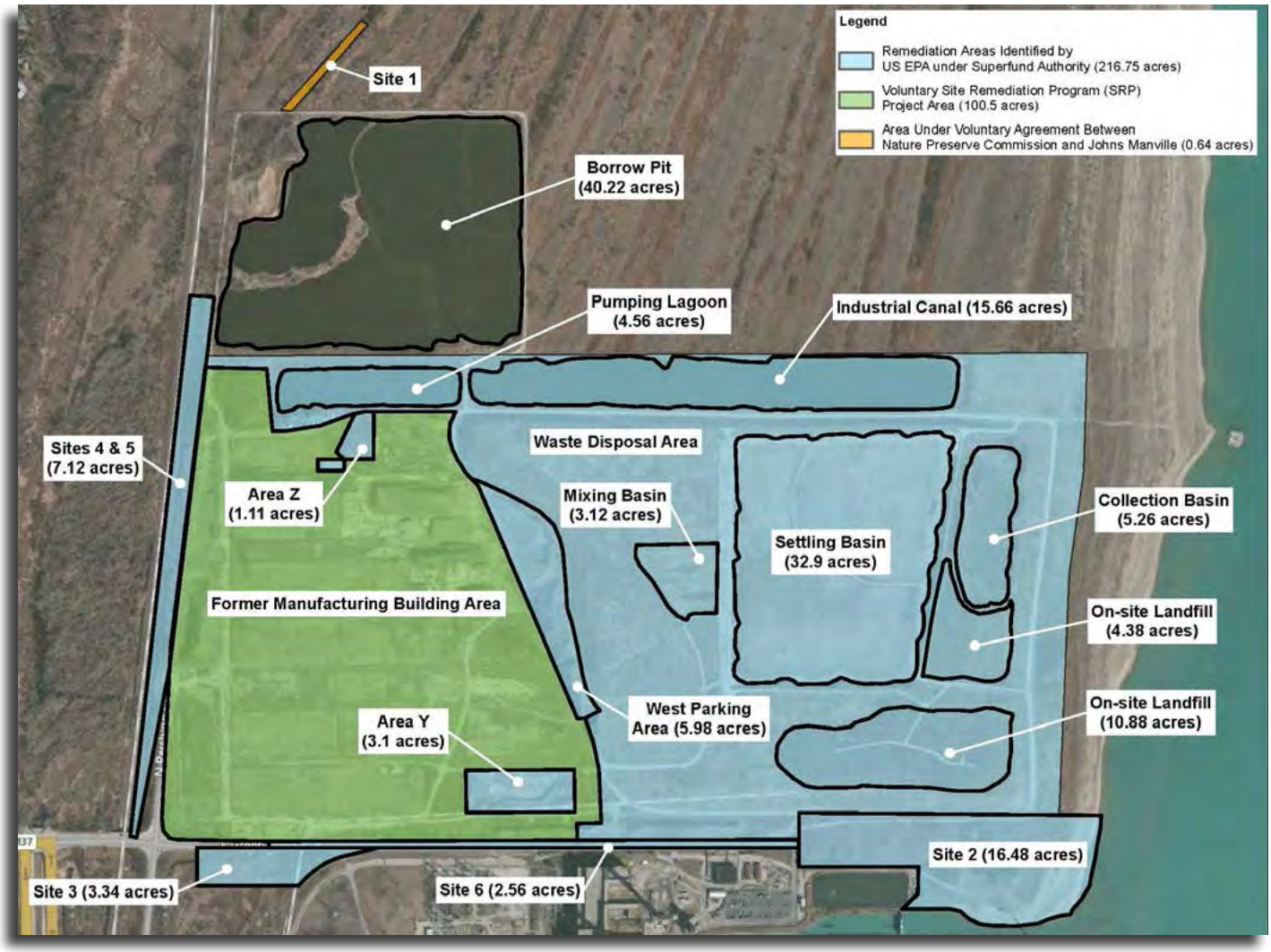


Figure 2 outlines the four areas of the Johns-Manville site.

Background

Johns-Manville manufactured products and deposited asbestos-containing waste at this site from 1928 until the late 1980s. While the facility was operating, approximately 3 million cubic yards of ACM and wastewater sludge were disposed of in the eastern area of the site. Studies done at the site showed that airborne asbestos presented the greatest potential risk.

From 1988 through 1991, EPA oversaw an extensive cleanup to cover the asbestos-containing areas on the property. A 24-inch barrier of clean soil, topped by vegetation was placed over all dry-waste areas. This soil barrier eliminated the potential for releases of asbestos fibers. Also, two parking lots contaminated with asbestos were paved, and stone barriers, called "rip-rap," were installed along the banks of all wastewater-treatment ponds. Permanent closure of the treatment ponds is under way. Currently, soil-cover maintenance and ground water monitoring continue on the site.

Additional sampling since 1998 discovered the presence of asbestos-contaminated soil at seven locations outside of the Johns-Manville fence line. In 2002, EPA cleaned up the two largest of these areas, just southeast of the Johns-Manville property, under an EPA-funded removal action.

In September 2000, EPA issued an explanation of significant differences that required the closure of the former wastewater treatment ponds and the miscellaneous disposal pit (which received non-asbestos-containing wastes). Closure of these ponds is proceeding in accordance with the First Amended Consent Decree, which was entered in court in December 2004.

In February 2012, EPA proposed a cleanup plan for the Southwestern Site Area at Johns-Manville to eliminate the potential for releases of asbestos fibers and to prevent people's direct contact with ACM. The Southwestern Site Area includes Site 3, Sites 4 and 5 (managed as one unit) and Site 6. Because of the imminent threat to people and the environment, the Southwestern Site Area was recommended for a non-time-critical removal action. An Action Memorandum selecting the cleanup plan was issued on November 30, 2012.

From 2005 until 2013, construction on the first of three phases of pond and disposal pit closure was conducted. The former settling basin was dewatered and covered.

Construction activities continue on the North side of the site at the Pumping Lagoon and Industrial Canal. A geotextile liner was pulled across the Pumping Lagoon and Industrial Canal before filling activities began. The Pumping Lagoon has been filled with clay from on-site stockpiles. Fill material is being removed from the manufacturing area (central area) and the Southwestern Site Area to fill the Industrial Canal. The catwalk at the east end of the Industrial Canal was removed. The valve to Lake Michigan was closed October 31, 2014.

This photo shows the geotextile pull (80% complete) at the pumping lagoon.

The filling of the Industrial Canal is nearly complete and clean cover materials will be placed over the area. It will be seeded with native vegetation recommended by the Illinois Department of Natural Resources. A protective berm has been constructed between the Nature Preserve and the Industrial Canal. New ground-water monitoring wells have been installed and sampled.

Ambient air monitoring results were collected during on-site soil excavation and unloading activities at the Johns-Manville property boundary show that asbestos fibers are not being released. Samples were collected from eight ambient air monitoring stations located near work areas, and two monitoring stations located at the western and southern property boundaries, in accordance with monitoring protocols approved by the EPA. Additional construction activities are planned for the remainder of 2015 and are expected to be completed by early 2016.

Borrow pit sand dredging and stockpiling of sand from the Borrow Pit is in process. Operations are continuing on an accelerated schedule to be able to complete cleanup activities by early 2016.

Five-Year Reviews

Five-Year Reviews generally are required by CERCLA when contamination remains on the site above the levels that permit unrestricted use and unlimited exposure to contaminants. These reviews provide an opportunity to evaluate the implementation and performance of a remedy to determine whether it remains protective of people and the environment. Four reviews have been completed on this site; the first was conducted in 1999; the second in 2004, the third in 2008 and the fourth in 2013. More information on the Johns-Manville site can be found at www.epa.gov/region5/cleanup/jmanville.

North Shore Gas - North Plant Site

Introduction

The North Shore Gas North Plant site, formerly the Manufactured Gas Plant, is located in Waukegan, Lake County, Illinois, at the southeast corner of the intersection of Pershing and Dahringer Roads. Pershing Road borders the North Plant site to the west and Elgin, Joliet, & Eastern Railway (EJ&E) tracks are located along the eastern border of the site. The North Shore Sanitary District's (NSSD) sewage treatment plant and retention basins are located to the east of the EJ&E tracks. The site is mostly vacant land but still contains some concrete building foundations. The North Shore Gas Company, which recently merged into Integrys Business Support, LLC (Integrys), is the potentially responsible party for the North Plant site.

Figure 3 is a site overview of the North Shore Gas North Plant Site and identifies the different parcels.

Background

North Plant Site Entrance

MGPs were industrial facilities that produced gas from coal, oil and other feedstocks. They began operating in the United States in the early 1800s, mainly in urban areas where gas was used for lighting, cooking and heating. The methods used to produce the gas also produced waste and by-products such as tars, purifier waste, oils, sludges and acidic waste. The waste disposed of on-site, as well as spills and leaks that occurred, frequently resulted in contaminated soil and ground water. MGPs were usually located near bodies of water where sediment was also contaminated.

The North Plant site MGP was constructed in 1912 as a gas production and storage facility and operated that way until 1953. Gas was manufactured through coal carbonization, water gas and oil gas processes between 1912 and 1953. From 1953 to 1965, the facility provided a propane-air supplement to natural gas suppliers. Underground structures at the plant included a tar well and tar separator. Aboveground structures included propane, oil, tar and other storage tanks; coke bins; and a coke pile. Gas production at the plant ended before the aboveground structures were dismantled and removed in 1966 and 1968. Prior to its excavation in 1992, a tar pond called the "Waukegan Tar Pit" was located near the northeast corner of the site. Historical records show the potential for contamination during the plant's demolition activities, including the rupture of an underground structure that released 400,000 gallons of water, tar emulsion and tar to the soil.

When NSG closed the MGP plant in 1968, it performed free tar removal efforts at a ditch located on the site and removed about 25,000 tons of tar from the property. In 1992, NSG conducted removal activities to address impacted material at the Waukegan Tar Pit under an **Administrative Order on Consent**, or **AOC,** that EPA issued in 1992. NSG excavated the tar and covered the area with a high-density polyethylene (HDPE), a strong plastic sheeting, cover to reduce further contamination. Additional site characterization at the tar pit was conducted in 1995, and soil and ground water sampling was conducted in other sections of the site in 2002 and 2004. At that time, tar-impacted material was identified in several areas including the northeast portion near the Waukegan Tar Pit; the eastern and southeastern portions along the EJ&E railroad tracks; the northwest portion near the former aboveground gas holder and generator house; the center portion near the former purifying house and coke bins; and the southwest portion near a former tar pit structure.

Integrys conducted some cleanup activities at the North Plant site in the past, but soil and ground water are still contaminated. Although the Waukegan Tar Pit was excavated in 1992, tar remained well beyond the limits of the excavation, with tarry residues contaminating an estimated 67,400 cubic yards of soil.

Soil contaminants at the site includes:

- Polynuclear aromatic hydrocarbons (PAHs)
- Volatile organic compounds (VOCs), consisting mostly of benzene, toluene, ethylbenzene, and xylene (together referred to as BTEX)
- Chlorinated solvents
- Free phase coal tar
- Oil hydrocarbons
- Heavy metals

Ground water contaminants at the site includes:

- VOCs, consisting mostly of benzene, toluene, ethylbenzene, and xylene (BTEX)
- Chlorinated solvents
- Semi-volatile organic compounds (SVOCs), primarily PAHs and phenols
- Cyanide
- Heavy metals

There is the potential for human health risk should site trespassers come into contact with contaminated soil or should contaminated ground water be used for drinking purposes. The North Plant site is not listed on the National Priorities List; however, EPA is addressing the site under the Superfund Alternative Site approach.

In 2007, EPA was approached by Integrys to address thirteen former MGP sites in Illinois, including the North Plant site, under the Superfund program. EPA entered into an AOC with Integrys to conduct a **remedial investigation/feasibility study (RI/FS)** at the thirteen sites plus seven others in Wisconsin for a total of twenty overall. In December 2008, Integrys submitted a draft RI/FS work plan to EPA for review and approval under the 2007 AOC. However, the "worst problems first" prioritization approach for the twenty MGP sites delayed finalization of the RI/FS until late 2011, which EPA then approved in March 2012. Integrys began fieldwork in mid-2013 to collect soil and groundwater samples at the site. Periodic collection of groundwater samples began in late 2013 and will continue so that seasonal variations can be evaluated. EPA anticipates that a draft RI report will be submitted to them for review and approval in summer 2015.

In mid-2013, Integrys initiated a time-critical removal action at the site to remove and/or stabilize major sources of contamination from or in the soil. EPA is overseeing this work and the removal action continued throughout 2014.

North Shore Gas - South Plant Site

Introduction

The North Shore Gas South Plant site is located on Pershing Road in an industrial/commercial area of Waukegan, Lake County, Illinois. The site includes the 1.9-acre former MGP facility area along Pershing Road and other adjacent areas where MGP residuals are now found. These adjacent areas, which total around 20 additional acres, include the Akzo Nobel Aerospace Coatings facility, Waukegan Port District (marina, administration and maintenance buildings, along with parking lots), the EJ&E railroad tracks and right-of-way, and the city of Waukegan right-of-way. The area of the former South Plant MGP facility is currently vacant and is owned by Integrys, who is the potentially responsible party of the entire South Plant site.

Figure 4 outlines the North Shore Gas South Plant site.

Background

The South Plant was constructed in 1897 by the Waukegan Pipeline Service Company and purchased by North Shore Gas in 1900. The plant was operational from 1898 to 1946 except for a stoppage from 1927 to 1935, and was demolished in 1951. On-site features included a coal gas condensing building, a purifying building, a generator building and a laboratory. Four tar wells and five storage tanks, three for gas and two for oil, were also located on-site.

Waukegan Harbor South Marina, adjacent to the North Shore Gas South Plant site.

Groundwater samples collected at the site from 2001 to 2003 and on adjacent properties from 2003 to 2005 contained VOCs consisting mostly of BTEX, SVOCs (mainly PAHs), cyanide and metals. Visible hydrocarbons were observed at or below the water table both on-site and on the adjacent Waukegan Port District and Akzo Nobel properties to the east. Tar has been measured at thicknesses up to 1.5 feet in wells on the site and at thicknesses of more than 5 feet in wells 560 feet downgradient of the site on the Waukegan Port District property and within 160 feet of Waukegan Harbor. Tar is being recovered from monitoring and recovery wells located on-site and on the Port District property. Public water supplied to the area is not affected by the site because it is obtained from Lake Michigan. (The water intakes for the city of Waukegan are approximately 5,000 feet southeast of the site.) No private potable wells are located within the vicinity of the site.

Numerous on-site borings have encountered visible soil impacts from former site operations. Strong odors, a visible sheen, and soils saturated or coated with tar or **dense non-aqueous phase liquids (DNAPL)** have been observed both on-site and on the adjacent Waukegan Port District and Akzo Nobel properties to the east. BTEX, SVOCs, cyanide and metals have been detected in soils on the site and the adjacent properties.

Activites

RI field work began at the South Plant site in 2008. As of December 2013, 12 rounds of quarterly groundwater monitoring have been conducted, along with two rounds of vapor intrusion sampling in the Waukegan Port District and Akzo Nobel properties, and sediment/surface water sampling in the marina and the lake.

Several site investigation reports have been produced for the site and/or for the surrounding properties dating from 1991 through 2005. The investigations included a CERCLA **Screening Site Inspection (SSI)** performed by Illinois EPA. Limited soil remediation was conducted at the site in December 2003 through February 2004 that included the excavation and off-site disposal of impacted soils located above the water table. Approximately 19,250 tons of impacted soils were removed from the site and backfill was brought in to replace the excavated soil. A plastic liner was placed at the water table elevation to protect the backfill from potential contamination. This remediation effort did not address impacted soils located beneath the water table and did not include excavation of all impacted soils

identified above the water table, but focused on soils showing the greatest amount of impacts. No soil remediation activities have been conducted at the adjacent Port District and Akzo Nobel properties.

In December 2012, Integrys submitted a draft RI report to EPA for review and approval. EPA approved the RI report in 2014. Integrys then completed a draft Feasibility Study report which described alternative cleanup plans for the site. However, a decision was made to expedite the assessment and cleanup process for the DNAPL source material, so a Focused Feasibility Study was prepared and submitted in September 2014 to address the DNAPL.

Semi-annual groundwater sampling was conducted in 2014 and will continue in 2015. A proposed cleanup plan for the DNAPL is expected to be issued in 2015 for public comment. After reviewing any public comments, EPA will then issue an interim ROD, selecting a final cleanup plan for the DNAPL at the site. The remaining ground water, soil, and vapor intrusion impacts will be addressed in a subsequent final FS, proposed plan, public comment period and Final ROD at a later date.

OMC

Introduction

The OMC Superfund site is located in the northern Waukegan Harbor area in Waukegan, IL. The 100-acre OMC site is the former location of an outboard boat motor manufacturing plant and a former railroad tie, coal gasification, and coke plant facility. OMC declared bankruptcy in December 2000 and abandoned its manufacturing plant in 2002. The city of Waukegan purchased the WCP site and the OMC Plant 2 property from the bankruptcy estate as part of its plan to revitalize its lakefront. Due to its large size, EPA divided the site into four cleanup parcels: Waukegan Harbor, the WCP site, PCB-containment cells and OMC Plant 2.

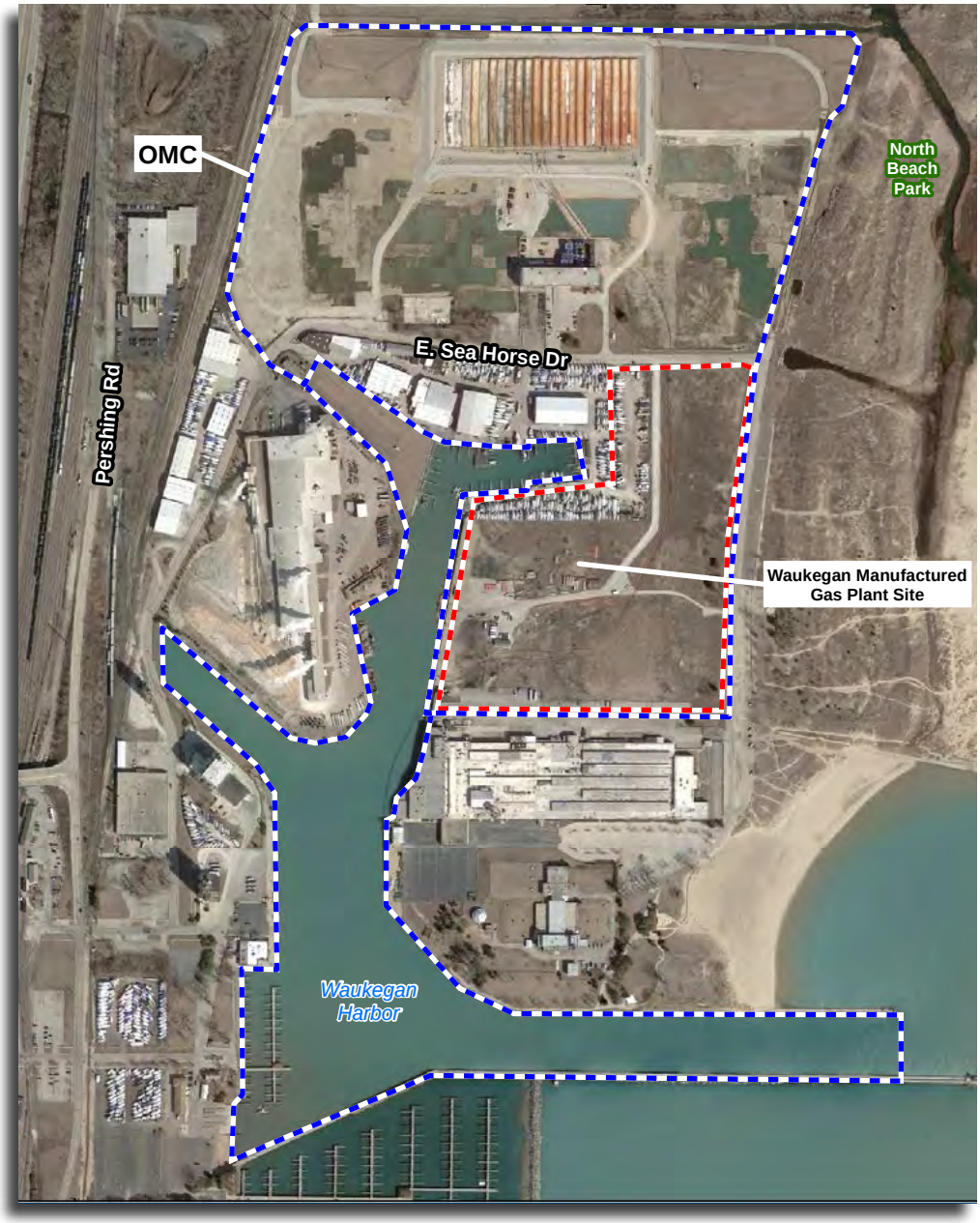


Figure 5 shows the Waukegan Harbor with OMC sites in purple and the Waukegan Manufacture Gas Plant site in red.

Background

Contaminants of concern at the OMC site include PCBs, which the business used in hydraulic fluids at its boat motor manufacturing plant, and TCE, a chlorinated solvent it used to degrease newly made parts. PCBs are found in Waukegan Harbor and on the OMC Plant 2 site and TCE is found in the ground water under the OMC Plant 2 site. Ground water is an environmental term for underground supply of fresh water. The WCP site has a different set of contaminants caused by the former manufactured gas plant and coke plant operations. Pollution at the WCP site includes tars, creosote, arsenic, ammonia and phenol.

Land use in the immediate area of the OMC site is marine recreational and industrial. Several large industries in the area use Waukegan Harbor to receive raw materials from cargo ships. The city of Waukegan has a public beach on Lake Michigan southeast of the WCP site. The city of Waukegan has adopted a Lakefront Downtown Master Plan that contemplates mixed recreational, residential and commercial reuse once the WCP and OMC Plant 2 properties are fully cleaned up.

Waukegan Harbor

OMC first cleaned up Waukegan Harbor in 1992 by dredging PCB-contaminated sediment from the northern harbor extension area. However, EPA determined in 2009 that more dredging was needed to remove residual PCB contamination to fully clean the harbor. In July 2013, EPA completed hydraulic dredging sediment with residual contamination from the harbor and pumped it to the OMC Plant 2 property for storage in a consolidation facility.

Former Waukegan Manufactured Gas and Coke Plant

Soil cleanup on the WCP site began in November 2004 and was completed in November 2005. Thousands of tons of contaminated soil were dug up and then trucked off site for disposal in area landfills. Some of the more tarry material was trucked to Utah and Pennsylvania for disposal in facilities that burned the tarry material to generate electricity. After all excavations were completed and testing was done to show that cleanup levels had been reached, clean backfill material was brought in and a 6- to 10 inch clean top soil layer was placed over the site. The city of Waukegan now maintains the property.

The groundwater cleanup at the WCP site consists of two phases, one active and one passive. In fall 2008, the active phase began with construction of a groundwater treatment plant (in a building on the OMC Plant 2 property) to clean contaminated ground water pumped from beneath the WCP site. Treatment occurred in innovative aerobic (oxygen-loving) bacterial reactors in which the organic chemical contaminants served as food for the bacteria. This “digested” water was then filtered and pumped back into the ground beneath the WCP site. The active groundwater cleanup was completed in September 2011.

The passive phase of the ground water cleanup began in early 2012 and continues. This phase includes monitoring remaining residual groundwater contamination until safe levels are reached. The WCP site cleanup effort is the only cleanup currently underway at the OMC site that is not funded by EPA or the state of Illinois. North Shore Gas Company, General Motors Corporation, and the EJ&E Railway have conducted and/or contributed to the cleanup work being done at the WCP site.

OMC Plant 2

The 1,000,000-square-foot OMC Plant 2 building and surrounding property was abandoned by OMC in 2002. Immediately afterwards, EPA conducted an evaluation of the contamination both within the buildings and in the surrounding soil and ground water. After EPA determined that the eastern

400,000 square foot portion of the building was clean, the city of Waukegan demolished that portion in 2006 and disposed or recycled the resulting debris off site. The remainder was determined to be contaminated with PCBs as was soil and debris outside the building. EPA also found that ground water under the Plant 2 site was contaminated with TCE.

EPA received funding under the **American Recovery and Reinvestment Act (ARRA)** in June 2009 to begin cleanup work on the PCB-contaminated Plant 2 building. Demolition work on the 600,000 square foot building began in January 2010 and was completed in July 2010. About 5,000 tons of steel were recovered, most of which was recycled locally. In 2010, EPA also began digging up and removing contaminated soil and sediment for offsite disposal including some sand dune and stream sediment areas.

PCB Containment Cells

The three PCB containment cells were constructed and filled in 1992. The city of Waukegan, under EPA oversight, is now in charge of their operation and maintenance. Since 2005, the city has been maintaining the surface covers on the containment cells, conducting routine inspections, and operating the ground-water pumps to remove and then treat water from inside the cells.

The containment cells and water treatment plant at OMC.

Yeoman Creek Landfill

Introduction

The Yeoman Creek Landfill Superfund Site is located in Waukegan, Ill. The site consists of three areas that are referred to as the Yeoman Creek Landfill (approximately 60 acres), and Edwards Field Landfill and Rubloff Landfill (approximately 12 acres, combined). The site is located in an established residential and light commercial area of the city of Waukegan. Apartment buildings, single-family homes, businesses, the Lake County Family YMCA facility, a nursing home, offices, a shopping center, restaurants and a large wetland border the site. Yeoman Creek flows through the site into the Waukegan River 1.75 miles south. From that point, the Waukegan River flows another 2.25 miles to Lake Michigan.

Figure 6 shows the location and areas of the Yeoman Creek Landfill site.

Background

The site was operated as a municipal landfill from 1958 through 1969. The Edwards Field portion of the site operated from 1958 through 1963. Based on available information, wastes from industrial and commercial facilities were placed at the site in addition to typical municipal solid waste (such as household garbage, landscape waste, and demolition debris). The site was largely constructed within wetlands and also within the floodplain of Yeoman Creek. The total volume of land-filled waste at the site is estimated to be in excess of one million cubic yards. Repeated violations of state regulations were documented in the 1970s and 1980s because of leachate discharge to Yeoman Creek and inadequate cover thickness at the Yeoman Creek Landfill. (Leachate is a liquid that results from water contacting contaminants as it trickles through wastes. Leaching may result in the release of hazardous substances to surface water, ground water or soil.)

PCBs were detected in leachate, soil, Yeoman Creek sediment and creek surface water samples. VOCs and metals have been detected in ground water. Landfill gas containing VOCs has been detected beyond the site boundary.

The Yeoman Creek Landfill was added to the National Priorities List, or NPL, in 1986. Edwards Field Landfill and Rubloff Landfill were never placed on the list. In December 1989, EPA and Illinois EPA signed an Administrative Order with the potentially responsible parties, called PRPs, to conduct the remedial investigation and feasibility study, or RI/FS.

Investigation and Cleanup Activities

Building located next to Yeoman Creek Landfill which houses apartments and businesses.

As part of the RI/FS, the PRPs installed a fence around the site boundaries in 1990. At that time, Edwards Field Park was closed and fenced off when it was determined to be part of the site. The RI was conducted from 1991 to 1993. The PRPs submitted the RI Report to EPA and Illinois EPA in February 1994. In December 1994, the PRPs submitted the FS Report, which documented the evaluations of cleanup options.

In September 1996, EPA issued a record of decision, or ROD, for the site. The ROD describes the selected cleanup option for the site, which is intended to be the final cleanup action. In April 1998, EPA issued an order to the PRPs to install and operate a landfill gas collection system along the northern boundary.

In April 1999, EPA and the PRPs signed a Consent Decree for the PRPs to conduct the remedial design and remedial action at the site with EPA approval and oversight of all activities. In late 2001, EPA approved the PRPs' Final **Remedial Design**, or **RD**. (The remedial design is the engineering phase that follows the ROD when technical drawings and specifications are developed for the next step, the **remedial action**, or **RA**.)

In February 2002, the responsible parties began construction of the cleanup plan. The field crews discovered drummed wastes, which needed to be sampled, analyzed and disposed of before other cleanup activities could continue. Water and leachate also slowed the cleanup activities. Major construction activities were halted in May 2003 for local, state and federal agencies and the responsible parties to evaluate the potential for placing PCB-contaminated material dredged from Waukegan Harbor at the site, should dredging occur at the harbor.

In April 2004, the city of Waukegan confirmed it would not allow the dredged material to be placed at the site. On April 16, 2004, the responsible parties signed contracts to complete the cleanup. All major construction activities were completed in September 2005. The cleanup consisted of the following activities:

- Grading the waste surface to the correct slope

- Limiting rainwater contact with the waste
- Installing an active gas collection system at Yeoman Creek Landfill and a wind-assisted ventilator system at the Edwards Field and Rubloff landfills
- Implementing construction controls to limit heavy truck traffic and dust
- Placing a new engineered cover with several layers of material over the landfills.

Five Year Reviews

In autumn of 2006, EPA reviewed the effectiveness of the cleanup at Yeoman Creek Landfill. Superfund law requires five-year reviews of sites where the cleanups is either done or in progress and hazardous wastes still remain, but are maintained. Five-year reviews are done to ensure that the cleanup remains effective and protects human health and the environment.

EPA completed its first Five-Year Review of the site in 2007 and discovered that the remedy has failed to control the migration of landfill gas in the northern portion of the site. Institutional controls are needed for properties impacted by the site. The review includes the following protectiveness statement: "The remedy at the YCL is not protective because the landfill gas collection system is not operating as designed; i.e., landfill gas above 50% of the lower explosive limit continues to migrate beyond the landfill boundary..."

Most of the issues from the 2007 five-year review have been addressed. On the northern portion of the site, contractors for the potentially responsible parties are constructing a new perimeter trench gas collection system. Construction of this system, drainage system improvements, grading and seeding was completed in late 2009; however, migration of landfill gas on the northern portion continues to be a problem and is being studied.

Photograph shows the fence installed around the Yeoman Creek Landfill.

EPA completed its second Five-Year Review of the site in 2012 and discovered that although the active and passive gas management systems are effective based on routine operation and maintenance monitoring, the remedy has failed to control the migration of landfill gas in the northern portion of the site. The review includes the same protectiveness statement contained in the first Five-Year Review.

EPA is addressing this migration as a top priority through a phased approach. The Phase 1 protective measures—which included installing additional detectors and applying sealants to the basement floor, significant cracks in the basement wall, and sumps in an adjacent building to eliminate vapor intrusion pathways—were implemented in the summer of 2013. Phased II measures—which include vapor extraction and air sparging—are currently being designed, and EPA expects that they will be implemented by 2015. EPA continues to evaluate additional measures that may be needed.

Future Plans

The city of Waukegan received a Superfund redevelopment grant to plan reuse opportunities at the site. During the planning meetings, local residents expressed an interest in recreational uses: simple soccer fields, a nature park with pedestrian and bicycle paths and wildlife habitat.

APPENDIX E
Community Engagement and the Superfund Process

Superfund is an environmental cleanup program enabled by a federal law enacted in 1980 known as the Comprehensive Environmental Response, Compensation, and Liability Act, also called Superfund. In 1986, another law, the Superfund Amendments and Reauthorization Act (SARA) reauthorized CERCLA to continue Superfund cleanup activities. The CERCLA law gives EPA the authority to require those parties responsible for creating hazardous waste sites to clean up those sites or to reimburse the government if EPA cleans up the site. EPA compels responsible parties to clean up hazardous waste sites through administrative orders, consent decrees and other legal settlements. EPA is authorized to enforce the Superfund laws within Indian reservations, in all 50 states and in U.S. territories. Superfund site identification, monitoring and response activities are coordinated with state, tribal and territorial environmental protection or waste management agencies.

There are several steps involved in cleaning up a contaminated site. Once EPA has been made aware of a contaminated site from individual citizens, local, tribal or state agencies or others, EPA follows a step-by-step process (see Exhibit 1 on the next page) to determine the best way to clean up the site and protect human health and the environment.

If the site poses an immediate threat to public health or the environment, EPA can intervene with an emergency response action. The goal of EPA's Emergency Response and Removal Program is to protect the public and the environment from immediate threats posed by the release or discharge of hazardous substances.

The Superfund program encourages active dialogue between communities affected by the release of hazardous substances and all of the agencies responsible for carrying out or overseeing cleanup actions. EPA considers community involvement to be an important part of the Superfund program and opportunities for community involvement occur throughout the process. At each step in the process, there are opportunities for various levels of community involvement. (See Exhibit 2 on page 3 of this Appendix.)

Visit these EPA websites for more information on the Superfund process.

Superfund: *www.epa.gov/superfund*
Cleanup Process: *www.epa.gov/superfund/cleanup/index.htm*
Community Involvement: *www.epa.gov/superfund/community/index.htm*

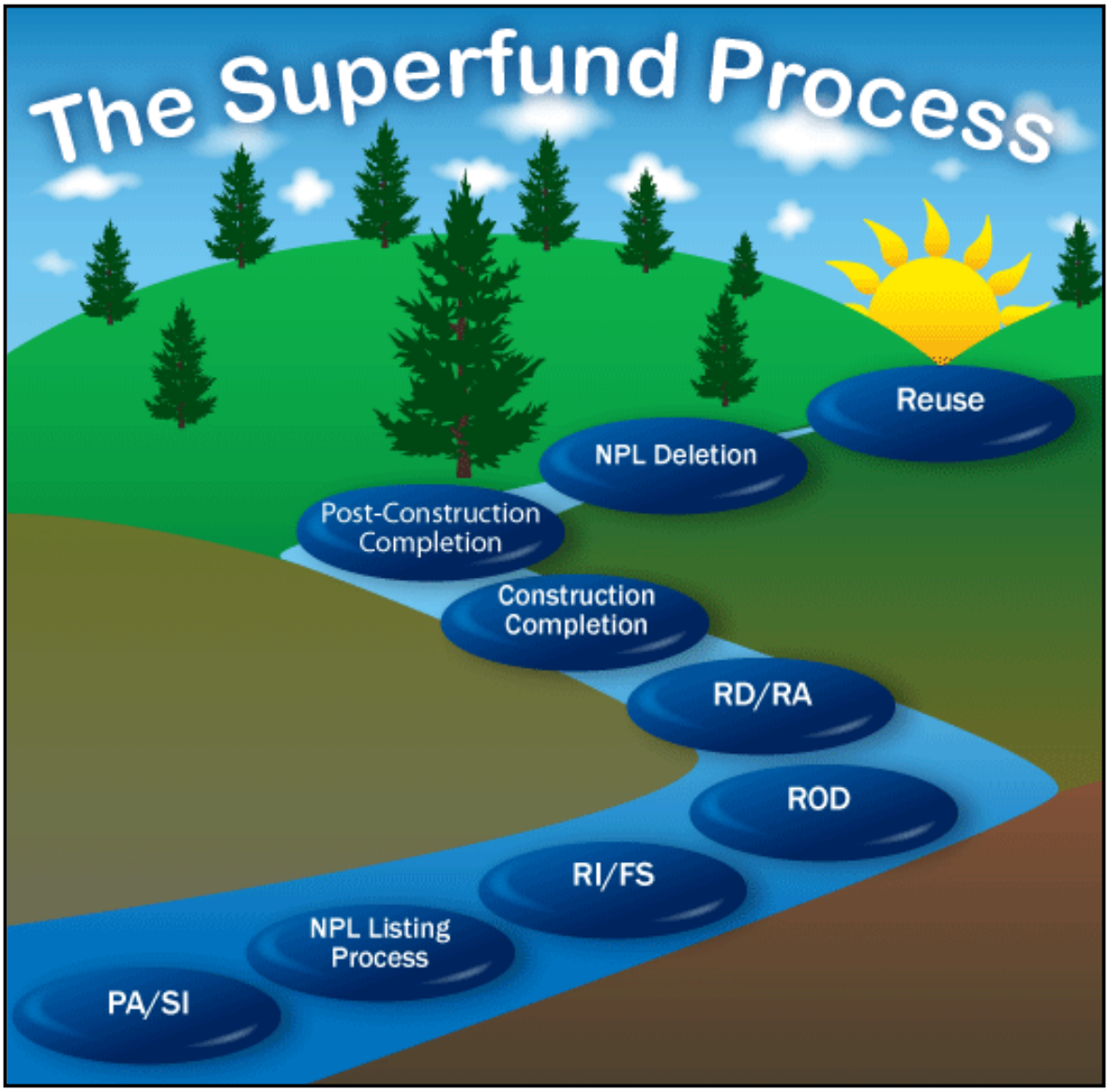


Exhibit 1: Superfund Process Steps.

Legend

PA/SI	Preliminary Assessment/Site Investigation
NPL Listing	National Priorities List
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RD/RA	Remedial Design/Remedial Action
NPL Deletion	National Priorities List Deletion

Note: These steps are defined in Appendix A – Glossary - Initials - Acronyms.

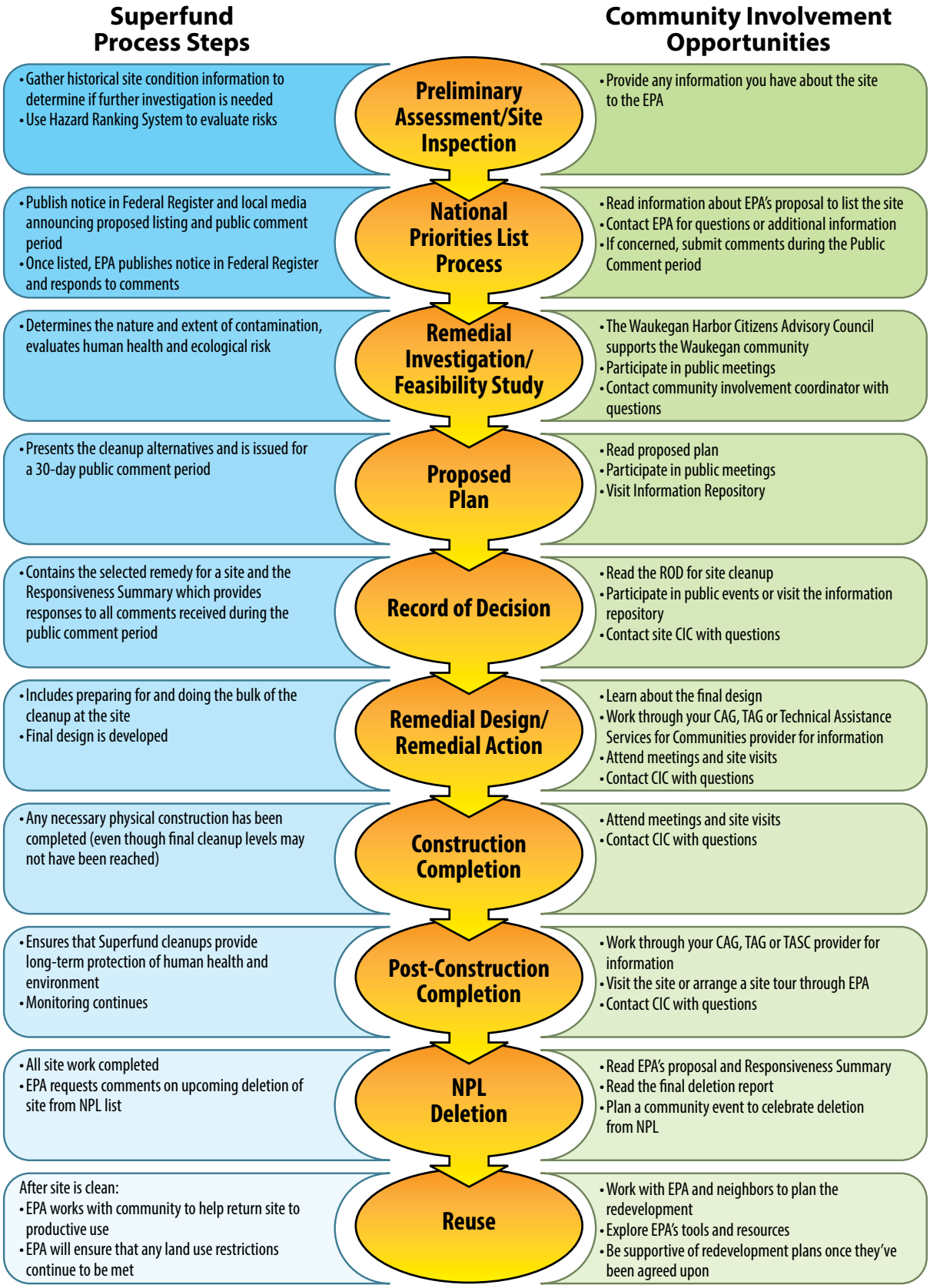


Exhibit 2: Community Involvement Opportunities During the Superfund Process

United States
Environmental Protection Agency

Office of Enforcement and
Compliance Assurance
Office of Solid Waste and
Emergency Response

April 2008
EPA-330R08001

EPA
United States
Environmental Protection
Agency

Understanding the Superfund Alternative Approach

Office of Site Remediation Enforcement

Office of Superfund Remediation and Technology Innovation

Introduction

Superfund sites are places where EPA has determined that a hazardous substance, pollutant or contaminant is located. These areas are entered in EPA's official site inventory. There are many pathways available to getting a Superfund site cleaned up. Among the best known pathways, for sites that need long-term cleanup, is to list the site on the National Priorities List (NPL). Sites on the NPL are eligible for federal remedial (long-term) cleanup funds.[1]

EPA may also clean up sites eligible for the NPL using other Superfund and non-Superfund authorities, or States may use their authorities to clean up these sites. Which cleanup pathway is chosen depends on many variables, such as the complexity of the cleanup, the availability of funds (private or public) for the cleanup, and the nature (*e.g.*, private, governmental, tribal), number and experience of the parties involved at the site.

One of EPA's non-NPL Superfund pathways is referred to as the Superfund Alternative (SA) approach. The SA approach uses the same process and standards for investigation and cleanup as sites on the NPL. Sites using the SA approach are not eligible for federal remedial cleanup funds. Cleanup funding for sites with SA agreements is provided by the potentially responsible parties (PRPs).

As long as a PRP enters into an SA agreement with EPA and stays in compliance with that agreement, there is no need for EPA to list the site on the NPL. If a PRP fails to meet the obligations of the agreement, EPA may reconsider putting the site on the NPL. Currently, sites using the SA approach are a small percentage of all cleanup agreements.

Threshold Criteria for Using the SA Approach

Eligibility for this approach is based on the following three criteria:

1. Site contamination is significant enough that the site would be eligible for listing on the NPL (*i.e.*, the site would have a Hazard Ranking System (HRS) score of 28.5 or greater;
2. A long-term response (*i.e.*, a remedial action) is anticipated at the site; and
3. There is at least one willing, capable party (*e.g.*, a company or person) that has responsibility under Superfund, who will negotiate and sign an agreement with EPA to perform the investigation and cleanup.

Getting Started with the SA Approach

EPA has discretion to determine if the SA approach is appropriate at a particular site. If a site meets criteria 1 and 2 above, EPA may approach a PRP, or a PRP may approach EPA, to negotiate an SA agreement. The SA agreement is equivalent to an agreement negotiated at an NPL site. For example, the same investigation and cleanup will be done as if the site were listed on the NPL.

[1] For more information on the NPL listing process, see www.epa.gov/superfund/sites/npl/index.htm.

PRPs may choose not to negotiate an SA agreement. In that case, the site would proceed to cleanup using a different path (*e.g.*, NPL listing, State cleanup program).

State Role

EPA will consult with the state in which the site is located on whether to attempt the SA approach, settlement negotiations and remedy selection. Throughout the process, the state will have the same opportunities for involvement as at an NPL site.

Cleanup Agreements

EPA will negotiate agreements with PRPs for site investigation and site cleanup. The agreement for investigation is usually in the form of an Administrative Order on Consent (AOC). The agreement for remedial action is always in the form of a judicial Consent Decree (CD).

Both the AOC and the CD should include language specific to the SA approach that keeps sites using the SA approach in an equivalent position to sites listed on the NPL. EPA has model language for SA provisions that address NPL listing after partial cleanup, technical assistance for communities, financial assurance and natural resource damage claims. The provisions needed depend on the work being performed.

Investigation & Remedy Selection

Once the site studies are complete and the hazards are identified, EPA will select a site remedy the same way it selects a remedy for sites listed on the NPL.

Community Participation

At sites listed on, or proposed to be listed on the NPL, a qualified community group may apply for a technical assistance grant (TAG) to hire an independent technical advisor. In SA agreements, EPA negotiates a technical assistance provision for the PRP to provide funds should a qualified community group apply for such an advisor.

EPA's Role During and After Cleanup

EPA will oversee the investigation and cleanup just as it would at a site listed on the NPL. When the cleanup is completed, EPA will ensure the remedy continues to work as intended by monitoring the site and performing the same reviews it conducts for sites listed on the NPL.

Potential Benefits of the SA Approach

The benefits of the SA approach will vary depending on the site circumstances. A benefit that accrues at most sites is the resource savings of not formally proposing and listing a site on the NPL. Other benefits may include a community's good will at not having the site listed on the NPL, a PRP's willingness to negotiate a good-faith agreement, and the opportunity to start cleanup work more quickly than waiting for listing on the NPL. Overall, the cleanup process is as protective as at NPL sites.

Further Information. If you have questions regarding this fact sheet, please contact Nancy Browne, Office of Site Remediation Enforcement, at (202) 564-4219, browne.nancy@epa.gov; or Robert Myers, Office of Superfund Remediation and Technology Innovation, (703) 603-8851, myers.robert@epa.gov.

For more information on the SA approach, including links to the guidance and a list of sites that have SA approach agreements, please go to: http://epa.gov/compliance/cleanup/superfund/saa.html

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APPENDIX F
Environmental Justice

The Environmental Justice Act of 1992 obligates federal agencies to make environmental justice part of its overall mission by "identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations." Following this order, the Office of Environmental Equity within EPA became the Office of Environmental Justice. EPA's Office of Environmental Justice ensures that all people, regardless of race, color, national origin, or income, enjoy the same degree of protection from environmental and health hazards and equal access to the decision-making process for a healthy living, learning, and work environment. Ensuring environmental justice means not only protecting human health and the environment for everyone, but also ensuring that all people are treated fairly and are given the opportunity to participate meaningfully in the development, implementation, and enforcement of environmental laws, regulations, and policies. EPA considers the neighborhoods affected by the three sites discussed in this CIP as environmental justice communities, which means they are communities that historically are under-represented minority and low-income areas burdened with significant environmental challenges.

EPA defines environmental justice as **fair treatment** and **meaningful involvement** of all people--regardless of race, color, national origin or income-- with respect to development, implementation, and enforcement of environmental laws, regulations, and policies.

Fair treatment means that no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental, or commercial operations, or the execution of federal, state, local, and tribal programs and policies.

Meaningful involvement means that potentially affected community residents have an appropriate opportunity to participate in decision-making about a proposed activity that will affect their environment and/or health.

When making decisions about a cleanup and planning its community involvement initiative for a community, environmental justice issues must be taken into account. As part of this effort, the EPA collaborates with the state agencies, representatives from the city of Waukegan and concerned community members in addressing environmental challenges in more effective, efficient and sustainable ways.

APPENDIX G
Superfund Reuse Planning

In 1993, EPA announced reforms for its Superfund Program which addressed concerns expressed by affected members of the public. These reforms fundamentally changed Superfund. Through partnerships with states, tribes, other federal agencies, local governments, communities, land owners, lenders, developers, and parties held potentially responsible for contamination, EPA has improved the cleanup process. Cleanups are being done faster without compromise to the principle that those responsible for pollution are held accountable.

Superfund Redevelopment builds on the work of these Superfund reforms. Through the program, EPA serves as an active partner in helping to return sites to productive uses. A result of this partnership approach is that local governments, communities, developers, and other interested stakeholders, are rethinking the value of Superfund sites, and are now more likely to consider them for a variety of post-cleanup uses. In addition, cleanups that support reuse do so without compromising cleanup standards. The Agency's mission remains the protection of human health and the environment, and Superfund Redevelopment complements that commitment.

Superfund Redevelopment operates as a nationally coordinated effort to ensure that at every Superfund site, EPA and its partners have an effective process and the necessary tools and information needed to return the country’s most hazardous sites to productive use. EPA focuses on two fundamental areas to facilitate that outcome: (1) exploring future uses before the cleanup remedy is implemented; an approach that gives the Agency the best chance of designing cleanup remedies to support likely future use of a site; and (2) working with communities to remove barriers not considered necessary for the protection of human health or the environment at those sites where remedies are already in place.

Since its inception, Superfund Redevelopment has helped communities reclaim and reuse thousands of acres of formerly contaminated land. Through an array of tools, partnerships, and activities, Superfund Redevelopment continues to provide local communities with new opportunities to grow and prosper. Towns and villages around the country are recovering idle properties and returning them to productive use.

www.epa.gov

Superfund Reuse: Planning for the Future

SUPERFUND REDEVELOPMENT INITIATIVE

Overview of Superfund Redevelopment

What is the Superfund Redevelopment Initiative (SRI)?

EPA has set a national goal of returning formerly contaminated lands to long-term sustainable and productive reuse. In 1999, EPA launched the Superfund Redevelopment Initiative. SRI is a nationally coordinated program to offer guidance, tools and services to help communities overcome obstacles to reuse at Superfund sites. Since its inception, SRI has helped communities reclaim thousands of acres of formerly contaminated land for commercial, industrial, residential, recreational and ecological uses. Today, there are more than 500 Superfund sites in new and continued use.

Why plan for Superfund reuse?

Planning for reuse at Superfund sites provides multiple benefits:

- Community revitalization including jobs, retail amenities and housing;
- Recreation and open space including sports fields, parks, habitat and trails;
- Site stewardship including long-term remedy protectiveness; and
- Reduction in stigma associated with a formerly contaminated site.

How does reuse planning fit with the cleanup process?

Pre-remedy

Planning for the future use of a site during the remedy process can ensure the remedy selected will support the desired future use. A reasonable anticipated future land use can inform the base line risk assessment, the remedy selection and remedy design, as well as the phasing of clean up.

Post-remedy

Once cleanup is complete at a Superfund Site, either recently, or many years ago, reuse planning can ensure that the desired new use for the site is consistent with the cleanup remedy, particularly if remedy components remain in place at the site. Reuse planning at this phase can also assist in removing unnecessary barriers to reuse.

How can a community obtain free reuse planning services?

Each year, SRI sets aside a limited number of resources to provide in-kind reuse planning services through the assistance of a national contractor with expertise in the reuse of contaminated sites. In addition, EPA regions may also be able to provide resources. The program does not provide funding for environmental assessment, cleanup or redevelopment. Contact your local Region's Reuse Coordinator for more information.

What are Regional Seeds?

Regional seeds are resources provided by the Superfund Redevelopment Initiative (SRI) to communities at the request of EPA Region staff.

Regional seeds provide an important catalyst for communities to begin the process of returning a Superfund site to productive reuse.

Many sites that have reuse potential are vacant and abandoned due to a lack of knowledge about the remedy components, the range of potential safe future uses and the key steps and players needed to transform a site into reuse.

The seed concept provides an initial investment to bring the right stakeholders to the table, clarify remedy constraints, and outline suitable reuse options for the local community to pursue.

Once the reuse planning process gains momentum, communities can leverage the initial regional seed investment with local resources to continue the process of transforming the Superfund site into productive reuse.

For more information on the SRI program see the website at:

www.epa.gov/superfund/programs/recycle

www.epa.gov

Superfund Reuse: Planning for the Future

SUPERFUND REDEVELOPMENT INITIATIVE

Reuse Planning Services

The Situation Assessment

Purpose: Gather preliminary information to determine initial site reuse potential and scope further reuse planning assistance if deemed valuable.

Activities: Typically includes visiting the site and community; convening the key players including EPA, the State, tribes, the local government, the site owner and community representatives; stakeholder interviews to determine reuse goals and considerations; and preliminary review of site documents and planning documents.

Outcome: A situation assessment report that outlines preliminary reuse considerations and recommendations for additional reuse planning activities.

A Reuse Assessment

Purpose: Determine a range of suitable potential future uses for the site to inform the clean up process and local planning efforts.

Activities: Typically includes refining future use goals in discussion with the site owner, local government and community; conducting an analysis of the site and surrounding neighborhood to evaluate the suitability of potential future uses; integrating the reuse goals and site analysis into a reuse framework that outlines a range of potential suitable uses; and sharing with stakeholders for review and input.

Outcome: A final report summarizing reuse goals, the site analysis, a reuse framework, remedy considerations and recommended next steps.

A Reuse Plan

Purpose: Outline specific locations and uses for the site based on additional stakeholder discussion and analysis.

Activities: This phase may include developing several scenarios for consideration, or outlining more detailed considerations for a single scenario for stakeholder review discussion and refinement.

Outcome: A final report summarizes reuse goals, the site analysis, the reuse plan or scenarios, remedy and reuse considerations and recommended next steps.

Community Engagement

Community engagement is an integral part of each phase of the reuse planning process and can range in scope from contacting key stakeholders, forming and facilitating an advisory committee or hosting a public open house to gather stakeholder input.

Implementation Tools

EPA offers wide range of additional tools to help communities return sites to productive use. These tools include: videos, case studies, technical reports, comfort letters, and environmental status reports called Ready for Reuse Determinations.

Benefits of Reuse Planning

Reuse planning can provide multiple benefits including:

- Improve relations among stakeholders by identifying common goals, clarifying responsibilities and establishing productive partnerships;
- Ensure the protectiveness of the site by evaluating the compatibility of the desired future use with the remedy;
- Foster long-term stewardship of the site by resolving ownership and maintenance responsibilities, and building an invested community;
- Reduce site stigma by informing community members of the site's status and potential and removing potential barriers to reuse;
- Potentially reduce costs by tailoring remedy design and maintenance to fit long-term stewardship goals; and
- Provide jobs, recreational facilities, retail or other community amenities.

For more information on the SRI program see the website at:

www.epa.gov/superfund/programs/recycle

APPENDIX H
Interview Questionnaire

Following are the list of questions that were used as a guide during the community interviews. The interviews were conducted in a discussion format and therefore not all questions were asked of each interviewee.

Interview Questionnaire Waukegan Area Superfund Sites

Name:_____

Address: _____

Home Phone: ( ) _____ Cell Phone: ( ) _____

E-Mail Address: _____ Date: _____

1. Do you live or work on or near any of the sites? Yes____ No____
   □ Johns-Manville □ OMC □ Yeoman Creek Landfill □ NSG North □ NSG South
2. If so, how long have you lived / worked in the area?
3. Are you affiliated with any organization that has an interest in the sites?
   Yes____ No____ What organization(s)?
4. Do you hold any position—elected, appointed, hired—with any local, state or federal agency?
   Yes____ No____ If so, what position?
5. What do you know about the sites?
6. Have you had any involvement with the sites?
   Yes____ No____ If so, describe how long, type of involvement and reason.
7. Do you feel that you have been adequately informed about the sites?
   Yes____ No____ If no, what other kinds of information would you like?
   (Responses may be entered under #8 and #9 below.)
8. What concerns do you have about the sites?
9. What questions do you have about the sites?
10. What ideas do you or others in the community have about reuse of the sites?
11. Have you had any contact with local, state or federal agencies about the sites?
    Yes____ No____ If so, describe your interaction.
    What opinion do you have about these agencies?

12. How do you normally get information about what's going on in Waukegan?
    a. Newspaper (specify)
    b. Radio station(s) (specify)
    c. TV station(s) (specify)
    d. Internet
    e. Other (specify)
13. What television stations do you watch?
14. What radio stations do you listen to?
15. How would you like to be informed concerning future site activities (mail, e-mail, telephone, newspapers, television, radio, social media such as Facebook, Twitter, etc.)?
    a. How often would you like to be informed?
    b. Would you like to be included in an EPA email distribution list for the Waukegan sites? Yes____ No____ E-mail:_____
16. If EPA holds a public meeting or availability session, would you attend? Yes____ No____
    a. Do you normally attend public meetings? Yes____ No____
    b. If not, what obstacles keep you from attending?
    c. What day and time would be most convenient for you?
    d. Do you have suggestions about locations for future meetings?
17. Tell us about Waukegan community activities, calendar of events or locations—church, school, business, neighborhood or other—that may provide opportunities for the EPA to participate and provide information to different ethnic / language groups and age-groups.
18. Site information is posted on EPA's web site. Have you used the EPA web site? Yes____ No____ If so, which web pages / for which sites?
19. Information repositories exist in the Waukegan Public Library and in the Chicago EPA office. Have you ever used the information about the sites held at one of these places? Yes____ No____
    a. If so, Library?_____ EPA?_____
    b. Do you have a preference between electronic and hard copies? E-copies_____ Hard copies_____
20. Are there any other people or groups that you think we should talk to about the sites either because they have unique information or would like to know more from EPA?
21. What organizations / individuals do you consider to be most credible on environmental issues in your community?
22. What is special / important about your community?
23. Do you have any questions?
24. Do you have any other comments about the sites or the EPA?