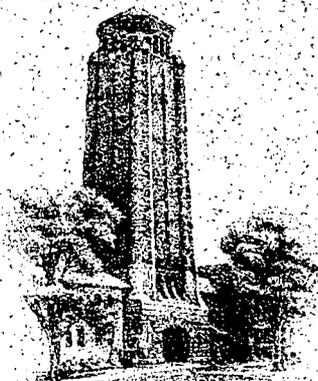


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ENVIRONMENTAL UPDATE QUARTERLY NEWSLETTER ISSUE 2 WINTER 1995 TO 1996
FORT SHERIDAN IL
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Environmental Update



Fort Sheridan
Environmental Restoration Program
Quarterly Newsletter

Issue #2
Winter 1995 - 1996



U.S. Army Garrison
Fort McCoy, Wisconsin

Immediate Cleanup Actions Completed At Fort

In an effort to speed cleanup operations at Fort Sheridan, two time critical removal actions have recently been completed. These removal actions took place at Buildings 43 and 368. The cleanup involved the removal of solvents and oils that were found in the sewer systems adjacent to these buildings.

A time critical removal action (TCRA) is a cleanup alternative that is possible under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). A TCRA is a chosen alternative when the situation requires immediate action.

These situations are evaluated as to the potential for immediate threats to human health or releases to the environment. Because of the potential for workers and the environment to be exposed to the solvents and oils, the Army determined that a TCRA was necessary.

Building 43 is located in the central part of Fort Sheridan near Bartlett Ravine. The building was built in 1890 and was originally used as horse stables. Prior to the closing of the base, operations at Building 43 included furniture stripping and typewriter repair.

During a site assessment in March of 1996, a strong solvent odor was detected in a storm sewer manhole adjacent to Building 43. Evaluations of

the sewer system revealed various upgrades over the years. However, some of the building drains were found to connect directly to the storm sewer system. It is believed that solvents were released into the drains inside the building and collected in the manhole directly outside the building.

Building 368 was built in 1941 and used as an auto craft and hobby shop. Base personnel were able to use this building for personal vehicle maintenance. A site assessment of this building indicated the presence of standing oil in the sewer systems outside the building. It is believed that these oils were released into drains inside the building and accumulated in the outside storm sewer.

At both buildings, actions were undertaken to remove the hazardous substances. The sewers were thoroughly cleaned out using pressurized water. The water used to flush the sewers was then collected and properly disposed of off site. After completion of the cleaning operations, the sewer systems were sampled again to ensure that the contamination was removed.

As part of the ongoing environmental investigations taking place at Fort Sheridan, additional samples will be taken from around these sewers to determine if soil or groundwater have been affected by these substances.

Landfill Closure Alternatives Plan Nearing Completion

The successful closure of Landfills 6 & 7 is a high priority for the Army. The landfills are situated on the southeast portion of the base in an area owned by the Navy for military housing. The landfills operated between the 1940's and 1970's and accepted a variety of refuse from base activities. Not unlike other municipal landfills operated during this time period, there is little documentation on the exact contents of the fill. For this reason, the Army is proposing the most protective closure measures to ensure that threats to human health and the environment are minimized.

The Army has recently drafted a Feasibility Study (FS) which outlines different possibilities for the closure of the landfill. These alternatives include: capping the landfill, excavating the waste and disposing off site, or no action at all. The FS evaluates the various alternatives for closure and compares them for such criteria as protectiveness, durability, cost, and acceptance by the community. No action is an alternative that is required by law under the CERCLA process. Although some sort of action will likely take place, this alternative is used as a baseline level to compare the other alternatives.

This FS is currently being reviewed by the regulatory agencies. After this review is completed, the Restoration Advisory Board will have an opportunity to comment on these alternatives. After all comments are received, the Army will propose a preferred closure alternative. This will come in the form of a Proposed Plan (PP).

The public will be asked to comment on the Proposed Plan and a public meeting will be held to discuss the preferred alternative. This meeting will be announced in local newspapers and all interested citizens are encouraged to attend. The timeline for these upcoming actions is as follows: Feasibility Study, March 1996; Proposed Plan, June 1996; Record of Decision, October 1996.

Surplus Property Sites Currently Under Investigation

To expedite the transfer of property, the Army has also given priority to the areas of the base that are intended to be turned over to the public. For this reason, environmental investigations currently underway have focused their efforts on the surplus side of the base. This area includes the historic district and the golf course.

Military bases commonly support many activities which may be found in everyday

municipal life. These include gas stations, vehicle maintenance, pesticide applications, painting, furniture refinishing, and photo labs. In addition, there are activities which are unique to the military such as ordnance training and gas mask testing. The Army is currently evaluating whether any of these types of historical activities may have affected the soils and groundwater at Fort Sheridan. As part of this evaluation, soil

and/or groundwater samples have been collected from the areas identified on the map below. In addition, "background" soil and groundwater samples have been collected from areas undisturbed by the Army's operations. The background data will be used as a baseline to compare with the study area data. The following table provides a brief overview of sites on the surplus property.

Disturbed Area: Aerial photographs from 1952 identified an area of disturbed ground.

Former Trap Range: Recreational Trap-shooting range.

Reported Ammunition Burn Area:

Potential for area to have been used for munitions disposal.

Reported Beach Pistol Range: Reports indicate that a pistol range was located on a portion of the beach.

Former NIKE Site Control Area: Command and control area for NIKE missile batteries previously located at Fort Sheridan. Site has suspect septic field draining to ravine.

Former Water Treatment Facility:

Several buildings used to provide potable water to Fort Sheridan. Various chemicals were used in the water treatment process.

Former Ammunition Magazines: Areas used to store various finished munitions.

Nike Missile Launch Control: Former site of Nike missile silos.

Vehicle and Equipment Storage (VES):

Areas used to store vehicles and equipment.

Coal Storage Areas: Areas historically used to stockpile coal.

Landfills 2, 3, and 4: Areas identified for past use as landfills.

Unexploded Ordnance (UXO) Area: Area with confirmed presence of UXO.

Yard Area at Buildings 126:

Area used for pesticide and herbicide mixing.

Yard Area at Building 216: Area used for motor pool sandblasting operations.

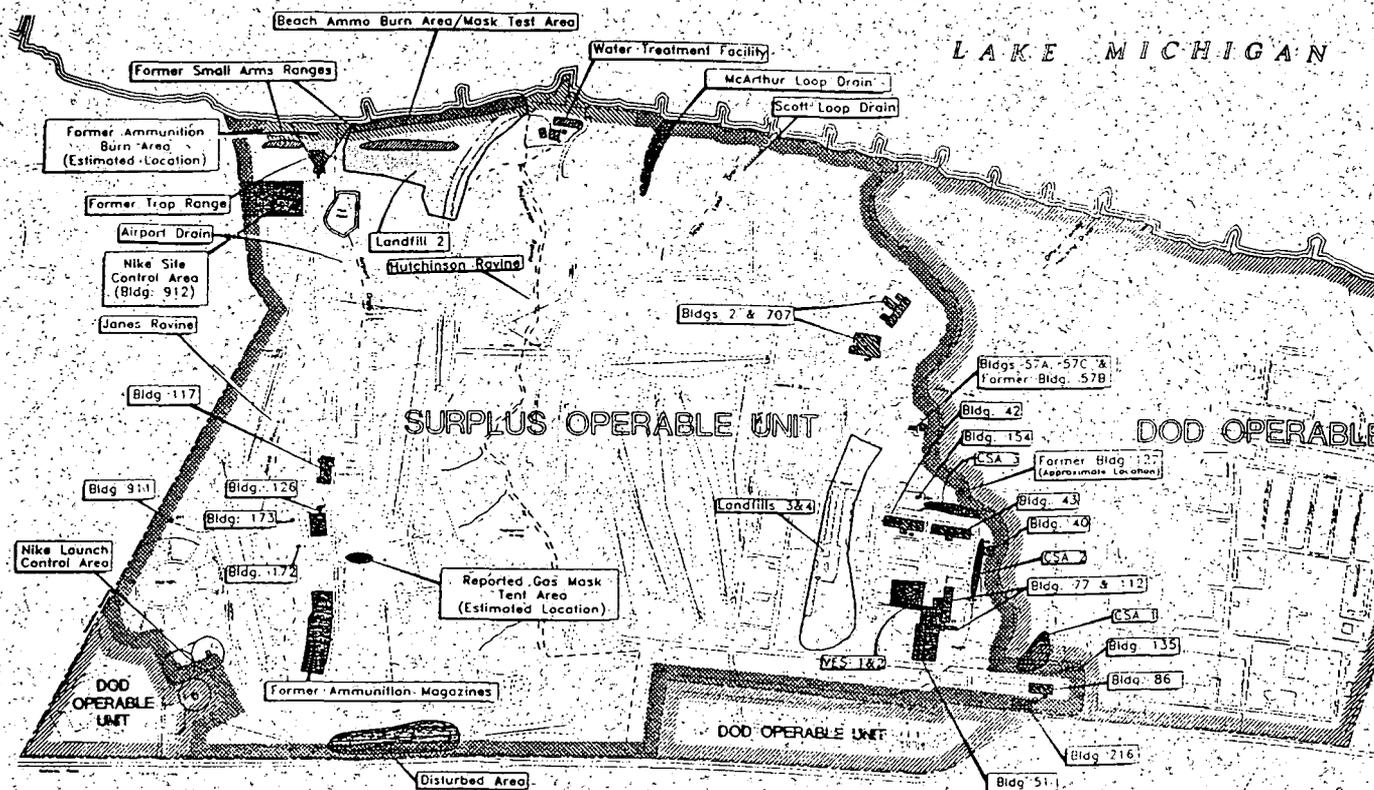
Miscellaneous Buildings: Buildings identified as having past practices that have the potential for releases to the environment. They include hazardous waste storage and ammunition storage.

What Next?

When sampling results from these investigations are available, the Army intends to put the results through a risk-based screening process. The screening process has been developed by the Fort Sheridan BRAC Cleanup Team (BCT). The BCT determined that a method was necessary to determine which sites are available for transfer and which areas require further study or actions.

The screening process will take each study area, regardless of its future use, and compare it to the most stringent EPA established standards (i.e. residential). The sites that pass this initial screening will be determined to require no further action. The sites that do not pass this screening will undergo further evaluation and, if necessary, cleanup actions.

This will benefit the restoration program in two ways. First, it will allow the BCT to focus its efforts on the sites that need further evaluation in a Remedial Investigation (RI) prior to property transfer. Second, it will enable the Army to transfer clean properties much sooner than those areas undergoing



Legend:
 VES = Vehicle and Equipment Storage Area
 CSA = Coal Storage Area
 Bldgs = Buildings

**Surplus Operable Unit
 Study Areas
 Fort Sheridan
 Fort Sheridan, Illinois**

Property Transfer Checklist

A frequently asked question is, "What actions must the Army take before the surplus property can be transferred to the public?" Prior to transferring property, the Army is undertaking a series of steps to ensure that the property is free of environmental concerns. The following checklist outlines the main steps necessary to complete the transfer of property:

1) **CERCLA Requirements:** Prior to any property transfer, the property must be declared "clean" under the CERCLA process. "Clean" means that all steps have been taken to ensure that the property is free from unacceptable threats to human health and the environment. The standards used to make this determination are based on the future reuse of the property. Most of the historic district falls under the most stringent residential standards, although some areas are designated as light commercial. The golf course, bluffs, and beach areas on the surplus property are designated as recreational. The Army and regulatory agencies are working together to investigate, sample, and determine which areas of the surplus property are clean and which areas require further actions (See "What Next?" on preceding page).

2) **Non-CERCLA Requirements:** In addition to requirements under CERCLA, several other environmental laws and regulations must also be addressed prior to property transfer. All buildings are required to have asbestos, lead-based paint, and radiological surveys. These surveys are intended to determine the presence and/or extent of potential hazards. Hazards identified in these surveys must be abated prior to reuse. In accordance with the National Historic Preservation Act and the Endangered Species Act, the Army must coordinate with appropriate agencies to ensure that the historic integrity of the fort and sensitive plant and animal species are preserved. Underground storage tanks (USTs) are also being investigated. USTs and associated petroleum products, although not covered by CERCLA, are governed by such laws as the Resource Conservation and Recovery Act (RCRA). These sites will be investigated and, if necessary, remediated.

3) **NEPA Requirements:** Before property can be transferred, the National Environmental Policy Act (NEPA) requires the Army to evaluate the broad environmental impacts of the proposed transfer. To meet this environmental requirement, the Army prepared an Environmental Assessment (EA) in 1993. This EA is currently being updated to incorporate the Joint Planning Committee's Conceptual Landuse Plan. A finding of no significant impact (FONSI) is expected in late March.

4) **Compilation Of An EBS:** An Environmental Baseline Survey (EBS) Report must be completed prior to property transfer. The EBS is a compilation of all site information and documentation necessary for property transfer. This includes information collected from site assessments, sampling results, and building surveys.

5) **FOST Requirements:** A Finding of Suitability to Transfer (FOST) document is the final step in the property transfer process. The FOST certifies that all remedial actions necessary have been taken. Information compiled in the EBS is used to support this determination. In addition, The U.S. EPA must concur with the determination that the property is found suitable for transfer.

Upcoming Events at Fort Sheridan

The following events are planned for the spring and will be featured in upcoming issues of our newsletter:

- ◆ March 1996: Preliminary results from surplus property study areas
- ◆ March-May 1996: Removal of unexploded ordnance items from northeast side of base
- ◆ May 1996: Commencement of sampling investigations on Department of Defense (DoD) property.
- ◆ Spring 1996: Continuation of underground storage tank (UST) removals
- ◆ Spring-Summer 1996: Continued abatement of asbestos and lead-based paint hazards

News From The Local Redevelopment Authority...

Joint Planning Committee Dissolves Developer Chosen For Historic District

Nearly two years after its formation, the Fort Sheridan Joint Planning Committee (JPC) unanimously approved a resolution naming its successor for the purpose of completing redevelopment of the surplus portion of Fort Sheridan. Beginning December 1, 1995, the cities of Highland Park and Highwood jointly assumed the role played by the former JPC as the new Local Redevelopment Authority (LRA) in pursuing the remaining redevelopment work, involving the acquisition, construction, and rehabilitation of properties in the historic district. In describing their action, the JPC officials, representing Lake County and the cities of Highland Park, Lake Forest, and Highwood, stated the original objectives for adopting a unified, comprehensive land use plan for the surplus property, as well as ensuring preservation of natural and historic resources, had been achieved and surpassed. In 1995, significant progress was made with the adoption of a Conceptual Land Use Plan, historic design guidelines, and municipal boundary lines. The JPC also noted the unprecedented alignment among local, state, and federal government which was established with new laws to support the JPC's redevelopment efforts.

The first action of the new LRA was to issue a Request for Qualifications to developers within the metropolitan Chicago area for the redevelopment of the historic district. Four development teams submitted a response by the January 3, 1996 deadline. After careful review of the submittal, all four were determined to be qualified, and each team made a presentation before a joint meeting of the city councils of Highland Park and Highwood. On January 29th, elected officials from both cities voted unanimously that the Town of Fort Sheridan Company II was deemed to be the most qualified in the areas of comprehensive land planning, development, financing, environmental remediation, historic preservation, and infrastructure development.

For the next few months, the cities of Highland and Highwood Park will focus on completing a negotiated purchase of the historic district from the U.S. Army. The cities are cognizant of their important responsibilities to protect the public health, safety, and welfare of its residents in the redevelopment of the historic district. The new LRA will, therefore, be very proactive in securing important information regarding infrastructure, public services, and the educational needs of the communities in order to expedite the negotiated sale.

When construction planning begins, the Town of Fort Sheridan Company II will be concerned with redeveloping over 115 acres within the historic district which encompass most of the built properties in the surplus area. Areas excluded from redevelopment include the golf course north of Hutchinson Ravine and the parade ground which are scheduled for a separate property transfer to the Lake County Forest Preserve District by the U.S. Army.

For more information, contact Kathline King, Fort Sheridan Coordinator for the cities of Highland Park and Highwood, at 847.432.0867.

Administrative Record Established At Fort Sheridan

The Administrative Record (AR) for CERCLA activities has been established at the Fort Sheridan BRAC Office. The AR is comprised of documents and reports upon which CERCLA cleanup decisions are made. The AR in its entirety is available for review at the Fort Sheridan BRAC Office (address listed below). Additional information repositories have been set-up at the following locations:

Ft. Sheridan BRAC Office* Lake Forest Library
Building 48-G 360 East Deerpath
Fort Sheridan, IL 60037 Lake Forest, IL 60045
847.266.9322 847.234.0636

Highland Park Library Highwood Library
494 Laurel Avenue 102 Highwood Av.
Highland Park, IL 60035 Highwood, IL 60040
847.432.0216 847.432.5404

The public is encouraged to visit these local libraries to obtain more information about the environmental programs at Fort Sheridan.

* Location of Administrative Record

Fort Sheridan BRAC Office
Building 48-G
475 Blackhawk Drive
Fort Sheridan, IL 60037

Address Correction Requested

Questions? Comments? Concerns?

Your input is important to us. If you are interested in learning more about the environmental restoration program, have questions, would like to be included on our mailing list or are interested in becoming a member of the Fort Sheridan Restoration Advisory Board (RAB), please call or write us at the contact listed below:

Fort Sheridan BRAC Office
ATTN: Bill Hopkins
475 Blackhawk Drive
Fort Sheridan, IL 60037
PH: 847.266.6321
FAX: 847.266.5050