



Legislation Text

File #: 2020-0173, **Version:** 0

Title

Trustee Initiative - Andrew Corporation Site Environmental Status

History

Per a Trustee request, staff explored information that is publically available through the Illinois Environmental Protection Agency (IEPA) for the Andrew Corporation Property on 153rd Street. There is an extensive quantity of documentation available on-line. The current recorded No Further Remediation (NFR) letter (attached) includes the following conditions:

- * Engineering barriers are required in two areas along the railroad tracks;
- * There must be a groundwater use restriction on-site;
- * Land use is restricted to industrial/commercial users;
- * The NFR covers only the evaluation of Volatile Organic Compounds (VOC's), Polycyclic Aromatic Hydrocarbons (PNA's) and Resource Conservation and Recovery Act (RCRA) metals;
- * There is a requirement for building control technologies for any structure built on the site (i.e. vapor intrusion control to interior building spaces);
- * There is a requirement for a construction worker health and safety plan when working in certain areas of the site.

Andrew Corporation's environmental consultant also negotiated an Environmental Land Use Control agreement with the adjoining railroad track due to contamination migrating from the Andrews property onto the railroad property.

In 2015, the Village requested that the IEPA require Andrew Corporation to remediate the site to residential standards due to its current zoning; which permitted only residential type uses (see attached letter). The IEPA did not require such of Andrews Corporation; instead, issuing the NFR with the industrial/commercial land use restriction.

Also attached is a document which includes some pages from the Remedial Action Completion Report. The first 11 pages include the executive summary, introduction, and background.

In order to move the site to residential standards (which the IEPA also considers a "park" standard, based on other similar projects), a thorough evaluation of the historical documentation would need to be performed and additional investigation by a professional environmental engineering consultant would be required to verify current conditions.

Financial Impact

None

Recommended Action/Motion

Discussion Only