

## Site Redevelopment Profile

# Celotex Corporation Superfund Site

2800 South Sacramento Avenue  
Chicago, Illinois 60623

### Property Overview

#### Size

24 acres

#### Current Site Uses

- La Villita Park is located on site.

#### Use Restrictions

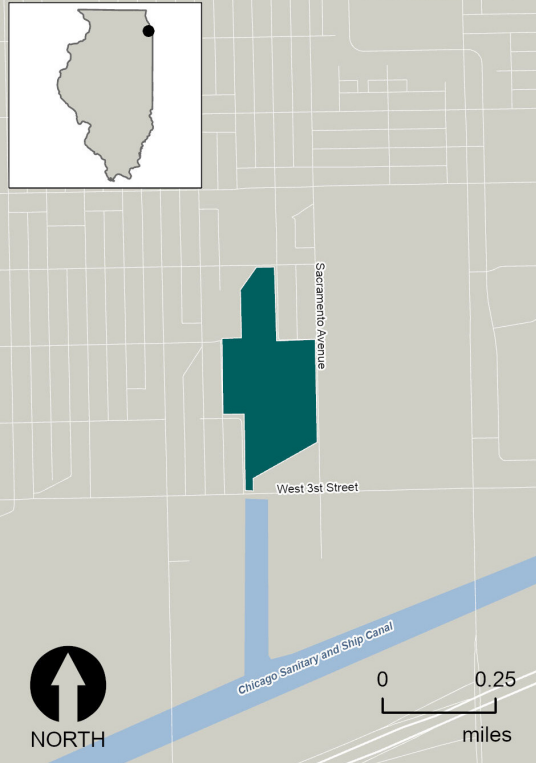
- Institutional controls on site limit disturbance of gravel cover, and prevent future residential, commercial or daycare uses.
- Disturbance of the clay and gravel covers is regulated.

#### Surrounding Population

**51,665**  
1 MILE

**333,931**  
3 MILES

**975,932**  
5 MILES



A map of the site in Illinois.

### Site History and Redevelopment Timeline

#### 1911 - 1982

Several companies operated industrial facilities at the site.

#### 1982

Celotex Corporation, the last on-site business, ceased operations.

#### 1989

Illinois EPA received complaints from residents near the site. Illinois EPA began site investigations.

#### 1992

Preliminary site assessment report completed by Illinois EPA.

#### 1993

EPA involvement began. Celotex dismantled its manufacturing facilities and led initial cleanup activities.

#### 2002 - 2004

EPA and responsible parties placed gravel over the site to prevent stormwater runoff.

#### 2004

EPA proposed the final site cleanup plan.

#### 2008 - 2009

EPA and responsible parties completed cleanup of site soils and residential areas.

#### 2012

City of Chicago acquired the site property.

#### 2014

Chicago Park District opened La Villita Park.

#### 2018

La Villita Park continues to provide area communities with recreation opportunities.

## History and Cleanup

The Celotex Corporation Superfund site, a former industrial property in Chicago's Little Village neighborhood, is now a community park. La Villita Park now provides a space for recreation, fitness and other outdoor activities. Site reuse has turned a formerly contaminated site into a valuable community resource.

For years, the Celotex Corporation and other responsible parties produced, stored and sold asphalt roofing products on site, contaminating soils and materials with coal tar. Starting in 1993, EPA coordinated cleanup efforts with Celotex and other responsible parties. This included removal of all buildings and visibly polluted soils and materials. In 2002 and 2004, EPA worked with responsible parties to place 2 feet of gravel over the entire 24-acre site. This prevented rain from washing site soils onto nearby properties. EPA issued the site's final cleanup plan in 2004. Cleanup of site soils and nearby residential areas finished in 2009.

The agreement enabled the city to acquire the site property and pursue redevelopment plans. The city purchased the site in 2012.

Collaboration led to remarkable outcomes. The city and CPD worked closely with LVEJO and coordinated with EPA and Illinois EPA on plans for a park at the site. LVEJO and area residents provided feedback on design ideas and chose "La Villita Park" as the facility's name.

A ribbon-cutting ceremony in December 2014 celebrated the park's opening and recognized the community-led collaborative effort that made the site's reuse possible. Park features include two artificial turf athletic fields, three natural grass fields, a skate park, basketball courts, gardens, a playground with water features, a picnic pavilion, a multi-use trail with fitness stations and environmentally friendly utilities.

Chicago's mayor, LVEJO representatives, elected officials and community members attended the ceremony. The mayor spoke about the Little Village neighborhood and the 6,000 children living within a 10-minute walk of the park, many of whom did not previously have easy access to green space. La Villita Park is now a bustling community resource, illustrating how Superfund cleanup and reuse planning can support healthy communities and advance environmental protection.

## Redevelopment

With the site's remedy in place, attention shifted to potential redevelopment opportunities. The city of Chicago, the Chicago Park District (CPD) and community organizations such as the Little Village Environmental Justice Organization (LVEJO) prioritized the area's reuse as a community resource. To address potential Superfund liability issues for the locality, EPA developed a Prospective Purchaser Agreement, or PPA.



View of facilities at La Villita Park.



One of the playgrounds at La Villita Park.



Soccer fields at the site.

*“The thousands of families living in the surrounding area now have a place to come together as a community to exercise, play and be active for years to come.”*

**Tony Munoz**  
Illinois Senator



A skate park at the site.

For more information see: [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment)

## Contacts

For more information, please contact:

**Chelsea Sebetich** | (202) 566-1151  
[sebetich.chelsea@epa.gov](mailto:sebetich.chelsea@epa.gov)

**Tom Bloom** | (312) 886-1967  
[bloom.thomas@epa.gov](mailto:bloom.thomas@epa.gov)

