



### You are invited

EPA will be hosting a virtual meeting about the upcoming work. Representatives from EPA and Peoples Gas will be available to talk about the project and answer your questions. See the “Upcoming Meeting” box at the bottom of this page for details. Spanish language interpretation will be provided.

### For more information

Please contact any of the following team members with questions:

#### EPA

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*You may also call EPA toll-free:  
800-621-8431, weekdays,  
8:00 a.m. to 4:30 p.m.*

### Webpage

For more details about the site, visit the webpage at:  
[www.epa.gov/superfund/peoples-gas-crawford](http://www.epa.gov/superfund/peoples-gas-crawford)

*Para la versión en español de esta hoja informativa, visite  
[www.epa.gov/superfund/peoples-gas-crawford](http://www.epa.gov/superfund/peoples-gas-crawford)*

# Cleanup Begins at Peoples Gas Crawford Station Parcels

**Peoples Gas Crawford Station Former MGP Site**  
Chicago, Illinois

July 2021

U.S. Environmental Protection Agency will oversee a cleanup at Parcels “G” and “V” of the Peoples Gas Crawford Station former manufactured gas plant, or MGP site. The parcels are located at 4358 West 35<sup>th</sup> Place, Chicago. The cleanup will provide long-term and permanent protection against exposure to contamination from the MGP by removing contaminated soil and by stabilizing and/or solidifying the contaminated soil. The parcels will then be available for future reuse and redevelopment.



### Upcoming work near your neighborhood

Cleanup activities are expected to start in August. Peoples Gas will be conducting the cleanup with EPA oversight. Parcels “G” and “V” are in the northern portion of the site south of West 33<sup>rd</sup> Street and the Chicago and Illinois Western Railroad (*see map on back page*). Work is expected to take place Monday through Saturday, 7 a.m. – 5 p.m. and is expected to last a year.

### Important health and safety procedures in place

The work may create an odor like that of mothballs or asphalt. The site's comprehensive health and safety plan includes monitoring, controlling, and mitigating potential nuisance odors and dust. Workers will suspend any activity if the monitors indicate elevated levels beyond health-based standards. Soil near the surface will be removed for offsite disposal. The remaining soil will be treated and safely managed on site, reducing truck traffic through the area.

Contact **312-240-3931** if you notice any environmental issues from the site.



### Upcoming Meeting

U.S. EPA will host a virtual meeting on **August 17** to explain the upcoming cleanup of Parcels “G” and “V” and give an overall site update of the Peoples Gas Crawford Station former MGP. The meeting will allow time for questions and will be conducted via the Zoom platform. If this is your first time using Zoom, you will be prompted to download the application.

**Date and Time:** August 17, 6 – 7:30 p.m.

**Link to join:** <https://bit.ly/3kB1cuT>

**Join by phone toll-free at:** 888-475-4499 (Please note, phone numbers will be displayed on screen. To hide your phone number, dial \*67 and then dial the toll-free number.) You will be instructed to provide the meeting ID and passcode listed below whether you join online or by phone:

**Meeting ID** – 984 9676 2693

**Passcode** – 126962

You can also join the meeting by going to [www.epa.gov/superfund/peoples-gas-crawford](http://www.epa.gov/superfund/peoples-gas-crawford) and clicking on the posted link.

## Project Timeline

### 2021-2022

Mobilization of temporary site office trailers, heavy equipment and air monitoring instruments to the site is scheduled to begin in August. This will be followed by installation of temporary utilities, along with set-up and calibration of air monitoring equipment. Site preparation will include construction of erosion and run-off controls and installation of traffic controls. Beginning in September, Peoples Gas will remove soil down to 3-4 feet deep over areas requiring subsurface treatment of soil. The treatment, called solidification and stabilization, will reduce contamination in the subsurface soil making it less likely to continue impacting the environment. The treated soil will then be consolidated on-site under a protective cover of clean imported backfill gravel, which will be placed and graded across the disturbed areas. The cleanup is expected to take a year to complete.

## Sampling and Monitoring

The planned cleanup will remove and treat soil contaminated with high levels of gas-emitting compounds, known as volatile organic compounds or VOCs, polynuclear aromatic hydrocarbons or PAHs, and metals. PAHs are chemicals produced when coal, gas, wood, garbage, or tobacco are burned. The excavation, stabilization and management of the soil have the potential to generate air emissions including odor, dust and vapors containing contaminants. A real-time air monitoring system with fixed stations along the perimeter of the site will be in place throughout the cleanup. Construction activities may be changed or even stopped to minimize emissions moving off site.



EPA plans to publish a daily field report and monthly air monitoring data summaries on the site profile page.

## About the Peoples Gas Crawford Station Former MGP Site

In 1921, the Koppers Co. of Pittsburgh and Peoples Gas entered into an agreement. Koppers built, financed, and operated a by-product coke plant at the Crawford Station. Peoples Gas bought the gas and coke manufactured by the Koppers Co. for distribution to its consumers. Then in 1928, Peoples Gas acquired the facility.

This site was the largest Peoples Gas facility in the early years of the 20th century. Production was halted temporarily between 1958 and 1962 and then permanently after 1963. The station was retired in 1965. Peoples Gas sold 146 acres of the property to First American Realty Co. in 1966.

The site is bounded on the south by the Chicago Sanitary and Ship Canal, on the north by the Chicago and Illinois Western Railroad, on the west by the Chicago and Western Indiana Belt Line Railroad, and to the east by Pulaski Road, formerly Crawford Avenue. The site is currently divided into 21 parcels between 11 owners.



*Above is a street view of the site parcels.*



## What are manufactured gas plants, or MGPs?

MGPs were industrial facilities that produced gas from coal, oil, and other feedstocks from the mid-19th through the mid-20th centuries. The processes used to produce the gas also produced waste and byproducts such as tars, purifier waste, oils, sludges, and acidic waste. Waste disposal, spills, and leaks often resulted in contaminated soil and groundwater. Site cleanup and investigations are ongoing.

## What is the Superfund Alternative Approach?

The Superfund Alternative, or SA, approach uses the same investigation and cleanup process and standards that are used for sites listed on the National Priorities List, or NPL. The SA approach is an alternative to listing a site on the NPL; however, it is not an alternative to Superfund or the Superfund process. The SA approach can potentially save the time and resources associated with listing a site on the NPL. Even though a site may qualify for being listed on the NPL, as long as a potentially responsible party, or PRP, enters into an SA approach agreement with EPA, there is no need for EPA to list the site on the NPL.



Heavy excavation equipment will remove contaminated material from Parcels "G" and "V" as was done in the 2016 cleanup of Parcel K shown in this photo.



Parcels "G" and "V" will be backfilled with clean gravel as was done in the 2016 cleanup of Parcel K shown in this photo.

## No immediate future reuse planned

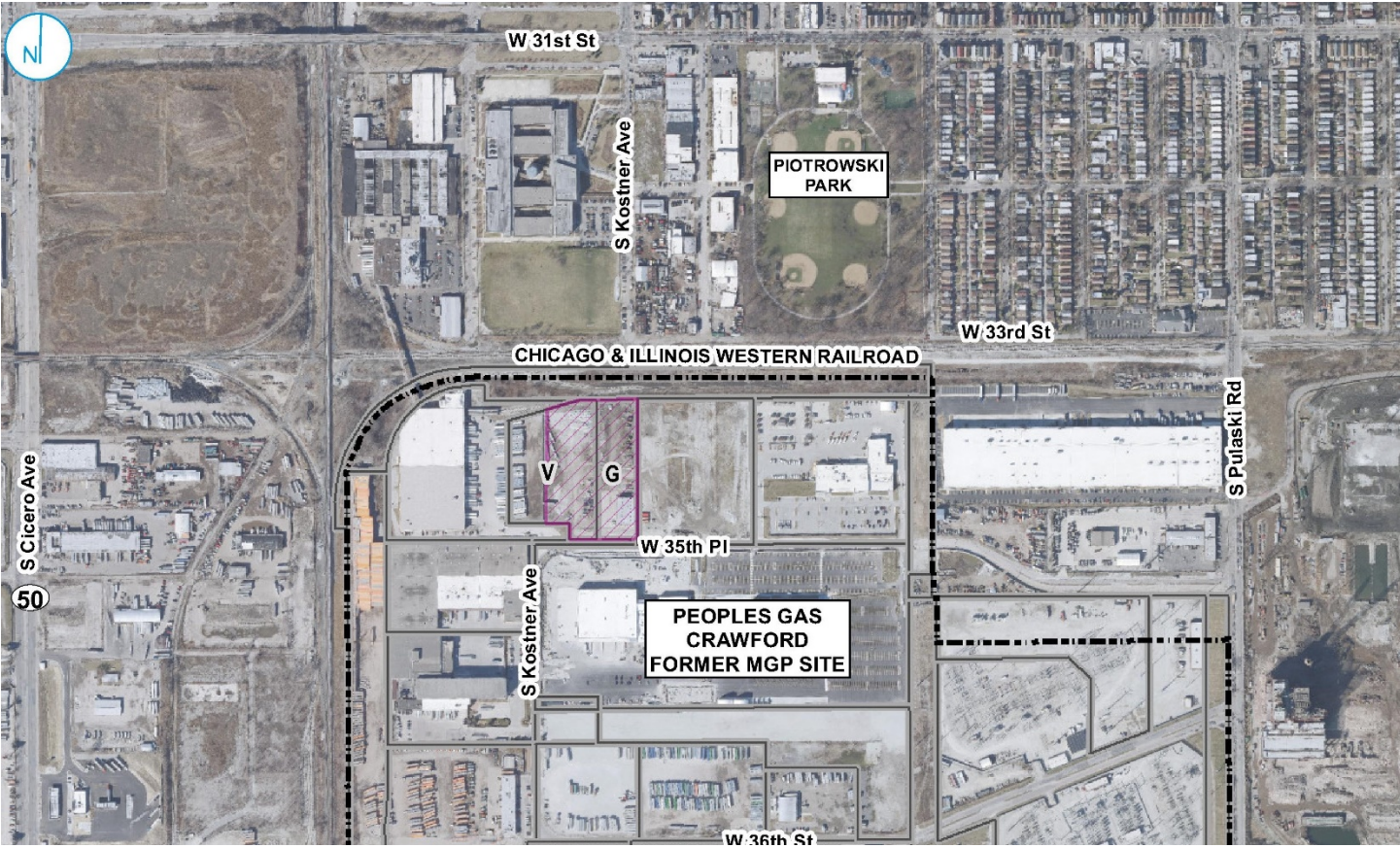
Parcels "G" and "V" are currently zoned for commercial use. Peoples Gas has no immediate plans for reuse of the two parcels after the cleanup is completed in 2022.

The planned cleanup will remove and treat contaminated soil with high levels of VOCs, PAHs, and metals to ensure that the property is safe for commercial use in the future. The site will be covered with gravel.

## About the Remedial Investigation

In 2008, EPA entered into an agreement with Peoples Gas to oversee the company's investigation of 11 former MGP sites in Chicago. The agreement called for Peoples Gas to investigate the nature and extent of contamination at each of the sites, referred to as a remedial investigation. Crawford Station is one of the MGP sites. Peoples Gas is currently working with EPA to finalize the remedial investigation of the entire Crawford Plant. After that, Peoples Gas will complete a feasibility study for the site, which will evaluate potential cleanup options. EPA, in consultation with Illinois EPA, the city of Chicago, and area residents, will then determine final cleanup remedies.





Partial view of the Peoples Gas Crawford Station site highlighting the location of parcels “V” and “G” on the northern edge of the site.

**PEOPLES GAS CRAWFORD STATION FORMER MGP SITE**  
**Cleanup Begins at Peoples Gas Crawford Station Parcels**

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