

APPENDIX A
LAND USE CONTROL
SITE LISTING

Date last updated: 29 May 03

<u>Site:</u>	<u>LUCIP #:</u>
1. Bldg 106/Illinois Emergency Release Incident # 20011380	LUC 01
2. Bldg 145/Former gasoline service station with HW Storage Area (SO1)	LUC 02
3. Bldg 415/Former dry cleaning facility	LUC 03
4. Bldg 520/Former hazardous waste storage area	LUC 04
5. Bldg 912/Resale Activity laundry and Dry Cleaning facility	LUC 05
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APPENDIX B

LAND USE CONTROL IMPLEMENTATION PLAN FOR SITE Bldg 106 LUC #1

1. Site Description: Bldg 106 was the former location of the NTC Public Works Center Transportation Service Garage. The Garage was constructed in 1939 with the east portion of the building destroyed by a fire in 1986. Contaminants of Concern are PNAs that exceed soil ingestion pathway for residential standards.
2. Site Location: The site is located east and adjacent to Building 106. The site is bordered by Porter Ave on the south, Bldg 106 on the west, Bronson Ave on the North, and Luce Blvd on the east.
3. LUC Objectives(s): Restrict reuse to Industrial/Commercial and prohibit groundwater use.
4. LUC(s) Implemented to Achieve Objective(s): An asphalt parking lot covering the entire site will be installed as an engineered barrier. No above ground structures are located within this location. The asphalt is 3 inches in thickness and is maintained by the Great Lakes Public Works Center ensuring the integrity of the cover.
 - 4a. ***Property use Restriction***

Bldg 106 does not pose a threat to human health or the environment under a industrial/commercial land use scenario. With the installation of an asphalt parking lot, an engineered barrier exists preventing ingestion of soils.
 - 4b. ***Groundwater Use Restriction***

The installation of groundwater wells (other than environmental groundwater evaluation of monitoring wells) in this area, as well as all of Great Lakes is prohibited to prevent consumption of groundwater.
5. Decision Document: N/A
6. Other Pertinent Information: During the sub-grade preparation of an existing parking lot east of Building 106, four (4) abandoned hydraulic lifts were disturbed and ruptured. These were removed along with impacted soil. An additional six (6) lifts and an OWS was identified. All were subsequently removed along with contaminated soil and residual hydraulic oil/wash water. The IEPA was notified who issued Illinois Emergency Release Incident # 20011380.
7. LUCIP: As with all federal facilities, a Base Master Plan is developed to manage all construction activities based on current and future development of Great Lakes

Naval Training Center. The Base Master Plan is loaded in the Regional Shore Information Program (RSIP) and updated as changes are made. This site will be loaded into the system identifying this as a environmental area of concern. Prior to any construction activities or intrusive work of any kind at this location, design plans will be forwarded to the Environmental Department for review, certification and approval. Approval of construction activities will ensure worker safety meeting requirements of 29 CFR, proper management of any encountered contaminated material IAW 35 Ill Adm Code, Subtitle G: Waste Disposal, and reestablishment of institutional controls.

LAND USE CONTROL
IMPLEMENTATION PLAN
FOR SITE Bldg 145
LUC #2

1. Site Description: Bldg 145 was a former gasoline service station with a hazardous waste storage area limited to paint/solvents and waste oil. The facility and all associated structures (UST, OWS) were removed in 2001. Contaminants of Concern are PNAs that exceed soil ingestion pathway for residential standards.
2. Site Location: The site is bordered by Bronson on the north and Porter Ave on the South.
3. LUC Objectives(s): Restrict reuse to Industrial/Commercial and prohibit groundwater use.
4. LUC(s) Implemented to Achieve Objective(s): An asphalt parking lot covering the entire site will be installed as an engineered barrier. No above ground structures are located within this location. The asphalt is 3 inches in thickness and is maintained by the Great Lakes Public Works Center ensuring the integrity of the cover.
 - 4a. ***Property use Restriction***

Bldg 145 does not pose a threat to human health or the environment under a industrial/commercial land use scenario. With the installation of an asphalt parking lot, an engineered barrier exists preventing ingestion of soils.
 - 4b. ***Groundwater Use Restriction***

The installation of groundwater wells (other than environmental groundwater evaluation of monitoring wells) in this area, as well as all of Great Lakes is prohibited to prevent consumption of groundwater.
5. Decision Document: N/A
6. Other Pertinent Information: Bldg 145 was constructed in 1960 as a gasoline service station. It is comprised of a slab on grade foundation of approximately 1,664 square feet with an attached storage shed of 400 square feet.
7. LUCIP: As with all federal facilities, a Base Master Plan is developed to manage all construction activities based on current and future development of Great Lakes Naval Training Center. The Base Master Plan is loaded in the Regional Shore Information Program (RSIP) and updated as changes are made. This site will be loaded into the system identifying this as a environmental area of concern. Prior to any construction activities or intrusive work of any kind at this location, design plans will be forwarded to the Environmental Department for review, certification and

approval. Approval of construction activities will ensure worker safety meeting requirements of 29 CFR, proper management of any encountered contaminated material IAW 35 Ill Adm Code, Subtitle G: Waste Disposal, and reestablishment of institutional controls.

LAND USE CONTROL
IMPLEMENTATION PLAN
FOR SITE Bldg 415
LUC #3

1. Site Description: Bldg 415 was a former dry cleaning facility that operated between the 1930 and 1989. The facility was razed in 1999 and the area was converted into a parking lot. Contaminants of concern are limited to tetrachloroethene (PCE) and trichloroethene (TCE).
2. Site Location: The site is located in the SW quarter of the SE quarter of the NW quarter of Section 4, Township 44 North, Range 12 East. The site is bordered by Sampson St. on the east and Cluverius Ave on the south.
3. LUC Objectives(s): Restrict reuse to Industrial/Commercial and prohibit groundwater use.
4. LUC(s) Implemented to Achieve Objective(s): An asphalt parking lot covering the entire site will be installed as an engineered barrier. No above ground structures are located within this location. The asphalt is 3 inches in thickness and is maintained by the Great Lakes Public Works Center ensuring the integrity of the cover.
 - 4a. ***Property use Restriction***

Bldg 415 does not pose a threat to human health or the environment under a industrial/commercial land use scenario. With the installation of a concrete parking lot, an engineered barrier exists preventing ingestion of soils.
 - 4b. ***Groundwater Use Restriction***

The installation of groundwater wells (other than environmental groundwater evaluation of monitoring wells) in this area, as well as all of Great Lakes is prohibited to prevent consumption of groundwater.
5. Decision Document: N/A
6. Other Pertinent Information: The site was converted to a Navy Exchange store and the asphalt parking lot is not anticipated to require any maintenance for 6-8 years.
7. LUCIP: As with all federal facilities, a Base Master Plan is developed to manage all construction activities based on current and future development of Great Lakes Naval Training Center. The Base Master Plan is loaded in the Regional Shore Information Program (RSIP) and updated as changes are made. This site will be loaded into the system identifying this as a environmental area of concern. Prior to any construction activities or intrusive work of any kind at this location, design plans will be forwarded to the Environmental Department for review, certification and approval. Approval of construction activities will ensure worker safety meeting

requirements of 29 CFR, proper management of any encountered contaminated material IAW 35 Ill Adm Code, Subtitle G: Waste Disposal, and reestablishment of institutional controls.

LAND USE CONTROL
IMPLEMENTATION PLAN
FOR SITE Bldg 520
LUC #4

1. Site Description: Bldg 520 was formally adjacent and east of a hazardous waste storage area. The facility expansion in 1995 required the storage area be removed, excavated, and backfilled. Building 520 SO1 Area refers to the former waste storage area now encompassed by the expansion of Building 520. Contaminants of concern are limited to PNAs.
2. Site Location: The site is located in the SW quarter of the NE quarter of the NW quarter of Section 4, Township 44 North, Range 12 East. The site is bordered by Nimitz Ave. on the North and Evans Ave on the south.
3. LUC Objectives(s): Restrict reuse to Industrial/Commercial and prohibit groundwater use.
4. LUC(s) Implemented to Achieve Objective(s): Building 520 covers the site and acts as an engineered barrier. The facility is maintained by the Great Lakes Public Works Center ensuring the integrity of the cover.
 - 4a. ***Property use Restriction***

Bldg 520 does not pose a threat to human health or the environment under a industrial/commercial land use scenario. With the expansion of Building 520 an engineered barrier exists preventing ingestion of soils.
 - 4b. ***Groundwater Use Restriction***

The installation of groundwater wells (other than environmental groundwater evaluation of monitoring wells) in this area, as well as all of Great Lakes is prohibited to prevent consumption of groundwater.
5. Decision Document: N/A
6. Other Pertinent Information: The site was converted to a Navy Exchange store and the concrete parking lot is not anticipated to require any maintenance for 6-8 years.
7. LUCIP: As with all federal facilities, a Base Master Plan is developed to manage all construction activities based on current and future development of Great Lakes Naval Training Center. The Base Master Plan is loaded in the Regional Shore Information Program (RSIP) and updated as changes are made. This site will be loaded into the system identifying this as a environmental area of concern. Prior to any construction activities or intrusive work of any kind at this location, design plans will be forwarded to the Environmental Department for review, certification and

approval. Approval of construction activities will ensure worker safety meeting requirements of 29 CFR, proper management of any encountered contaminated material IAW 35 Ill Adm Code, Subtitle G: Waste Disposal, and reestablishment of institutional controls.

LAND USE CONTROL
IMPLEMENTATION PLAN
FOR SITE Bldg 912
LUC #5

1. Site Description: Bldg 912 was constructed circa 1942 and is currently utilized as a resale activity laundry and dry cleaning facility. The RCTA unit consists of a slab-on-grade building measuring approximately 63 feet wide (east to west) and 203 feet long (north to south). Chemicals of Concern is PCE, DCE, and vinyl chloride

2. Site Location: The site borders both Sections 8 and 17 of Township 44 North, Range 12 East as follows: the SE quarter of the SE quarter of the SE quarter of Section 8, and the NE quarter of the NE quarter of the NE quarter of Section 17 and is located in the north end and adjacent to Building 912.

3. LUC Objectives(s): Restrict reuse to Industrial/Commercial and prohibit groundwater use.

4. LUC(s) Implemented to Achieve Objective(s): Installation of a parking lot as an engineered barrier.
 - 4a. ***Property use Restriction***

Bldg 912 does not pose a threat to human health or the environment under a industrial/commercial land use scenario. With the installation of an asphalt parking lot, an engineered barrier exists preventing ingestion of soils.

 - 4b. ***Groundwater Use Restriction***

The installation of groundwater wells (other than environmental groundwater evaluation of monitoring wells) in this area, as well as all of Great Lakes is prohibited to prevent consumption of groundwater.

5. Decision Document: N/A

6. Other Pertinent Information: Hazardous waste tetrachloroethane (PCE) was stored at two (2) locations; on a concrete slab located 50 feet north of the northeast corner of Bldg 912 for approximately 2 years and in an inside room on the northeast corner of Bldg 912. The concrete slab was removed in 1989 or 1990. Based on historical records, a maximum of 1,200 gallons was stored at one time.

7. LUCIP: As with all federal facilities, a Base Master Plan is developed to manage all construction activities based on current and future development of Great Lakes Naval Training Center. The Base Master Plan is loaded in the Regional Shore Information Program (RSIP) and updated as changes are made. This site will be loaded into the system identifying this as a environmental area of concern. Prior to any construction activities or intrusive work of any kind at this location, design plans

will be forwarded to the Environmental Department for review, certification and approval. Approval of construction activities will ensure worker safety meeting requirements of 29 CFR, proper management of any encountered contaminated material IAW 35 Ill Adm Code, Subtitle G: Waste Disposal, and reestablishment of institutional controls.