

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: September 24, 2024

To: Village President and Board of Trustees

Through: Napoleon Haney, Village Manager

From: Joshua Burman, Director of Public Works

Topic: Revised Groundwater Ordinance and Highway Authority Agreement

PURPOSE

On February 13, 2024, the Village Board passed an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply well or by any other method, and authorized the Village President to enter into a Highway Authority Agreement for the property located at 2124 W. 183rd Street (former Citgo gas station located at 183rd Street and Morris Avenue). Since the Board's approval, there has been various administrative staffing changes at the Environmental Protection Agency (EPA). The new project manager assigned to this site asked the EPA's legal department to review the executed documents and the department requested "format" changes.

PROCESS

The Village purchased the abandoned gas station property in 2021 through Cook County's No Cash Bid Program in order to redevelop the property. We understood that the site would require remediation work due to verified underground tank leaks. The Village was able to receive funding through the State's Leaking Underground Storage Tanks (LUST) grant program. This program pays for 100% of the cost to hire an Illinois Environmental Protection Agency (IEPA) approved consultant who is able to perform the necessary remediation work in order to obtain a No Further Remediation (NFR) letter.

In June 2021, the Village procured the services of TriCore Environmental of Naperville, IL, an IEPA approved consultant, to perform the necessary Phase I, Phase II, and remediation work, including the removal of the underground storage tanks. Before the NFR letter will be granted by the Illinois Environmental Protection Agency (IEPA), the Village is required to approve a groundwater ordinance and highway authority agreement for 2124 W. 183rd Street.

The property at 2124 W. 183rd Street has been "remediated," meaning that the Village has employed successful methods to clean the site of hazardous material that leaked from the tanks previously used to provide gasoline for the former Citgo gas station site. The IEPA recognizes that there was leeching of this material that could very well be in the ground outside of the property boundary. As an additional precaution and corrective action, the IEPA requires that the Village

VILLAGE OF HOMEWOOD



pass an ordinance prohibiting the use of groundwater in that specific area, for potable water. The ordinance prohibits the drilling of wells to acquire water to drink or use for domestic purposes.

Groundwater Ordinance

A groundwater ordinance is an ordinance that prohibits persons and entities from using “ground water” as a potable water source (water used for domestic consumption; i.e., drilling wells). The ordinance mandates that persons and entities must use the available municipal water source for potable water. The IEPA typically requires this type of ordinance as a “final safety precaution” after a former Brownfield site has undergone remediation of potentially hazardous materials.

Highway Authority Agreement with Ourselves

The attached Highway Authority Agreement is a requirement by the Illinois Environmental Protection Agency. Because Homewood owns the roadways that border the remediated property (Morris Avenue and 183rd Street), and because it is likely that trace contaminants extend under the roadways, the IEPA requires that the owner of the mitigated property, 2124 183rd Street (currently Homewood), sign an agreement with the owner of the roadways (also Homewood) acknowledging that there may be contamination under the roadway. The agreement also warns that any entity working on the roadway should be aware that the spoils, dirt, and material disturbed should be tested and disposed of as contaminated soil, if necessary.

OUTCOME

Once the Limited Area Ground Water Ordinance and the Highway Authority Agreement is passed, and the Village receives the NFR letter, the property is able to be sold and new development can begin with certain restrictions.

FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A

LEGAL REVIEW

Under Review

RECOMMENDED BOARD ACTION

Pass the revised ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method; and, authorize the Village President to enter into a Highway Authority Agreement for the property located at 2124 W. 183rd Street.

ATTACHMENT(S)

- Ordinance
- Highway Authority Agreement