

## **COMMUNITY RELATIONS PLAN**

Former Phillips 66 Station-28W244 Warrenville Road - Warrenville, IL

### **1. OVERVIEW**

The purpose of this Community Relations Plan (CRP) is to identify the communication strategies that will address the needs and concerns of the City of Warrenville residents, particularly the residents who are directly or potentially affected by the proposed environmental hazardous substance cleanup (hereinafter “environmental cleanup”) at the Former Phillips 66 Station (City of Warrenville property) located at 28W244 Warrenville Road (the SITE). This CRP describes how the City of Warrenville will involve affected residents as well as local officials and organizations in the decision-making process regarding the environmental remediation efforts at the SITE. The City of Warrenville is primarily responsible for implementing community relations pertaining to the SITE.

Active residents, business owners and operators, and institutions in the community (collectively the “STAKEHOLDERS”) are essential resources for the success of the CRP as they hold positions of responsibility within the community. The City of Warrenville perceives these STAKEHOLDERSs as key points of contact and communication. The success of the environmental cleanup and subsequent redevelopment of the SITE hinges on informed STAKEHOLDER involvement in each step of the warranted cleanup process.

The goals of the CRP follow:

1. Establish an open working relationship with the community;
2. Keep the public informed as the project progresses and as investigative results are received;
3. Provide a mechanism for disseminating information on a routine, as well as a non-routine basis in response to individual requests;
4. Provide a mechanism for the public to provide feedback and input to the City of Warrenville; and
5. Establish an Administrative Record Repository.

### **2. SPOKESPERSON AND INFORMATION REPOSITORY**

The spokesperson for this project is Mr. Ronald Mentzer, Director of Community and Economic Development who may be contacted at:

Mr. Ronald Mentzer  
3S258 Manning Avenue  
Warrenville, IL, 60555  
Telephone: 630-393-5745  
Email: [mentzer@warrenville.il.us](mailto:mentzer@warrenville.il.us)

### **3. SITE DESCRIPTION AND HISTORY**

The SITE is located at 28W244 Warrenville Road in Warrenville, DuPage County, Illinois (DuPage County PIN # 04-35-403-021). According to the DuPage County Assessor’s website, the one-parcel site is approximately 1.02 acres. The east

portion of the site was improved with an approximately 4,200-square foot (sq. ft.) convenience store building and fuel tank hold and is located within the 100 yr. floodplain of the West Branch of the DuPage River; the west portion of the site was improved with filling station with a kiosk, four pump islands, fuel dispensers, and overhead canopy. An asphalt/concrete-paved parking lot, asphalt-paved driveways, and landscaped areas surround the existing buildings on the SITE.

#### **4. NATURE OF THREAT TO PUBLIC HEALTH**

Since 2019, the City of Warrenville has retained Terracon Consultants, Inc. (Terracon) to assess the environmental conditions of the 28W244 Warrenville site. Terracon completed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at the SITE on November 22, 2019. The following RECs were identified in connection with the SITE during the 2019 Phase I:

- Prior to development of the existing filling station structures, the site historically consisted of a prior filling/service station since at least 1966. Based on available information, the use of the SITE as current and historical filling/service station for over 50 years is considered a REC to the SITE.
- Confirmatory soil sampling records were not identified in available documentation for the former 4,000-gallon kerosene UST installed in 1986 and reportedly removed in 2008. The historical UST is considered a REC to the SITE.
- The open LUST incident from the on-site gas station release reported when the former 6,000-gallon and 8,000-gallon gasoline USTs were removed in 1998 has impacted groundwater on the SITE at concentrations above unrestricted land use standards, which represents a REC to the SITE.
- According to the OSFM regulated storage tank (RST) database, two 20,000-gallon gasoline USTs (installed in 1986), one 12,000-gallon diesel UST (installed in 1976), and one 8,000-gallon gasoline UST (installed in 1998) are 21 to 43 years old, are out-of-service and remain on-site. The UST systems were reportedly upgraded in 1998 and 2009. Multiple notices of violation (NOVs) were reported from 2005 to 2016. Based on the age of the tanks and notices of violation, the remaining filling station operations and out-of-service USTs are considered a REC to the SITE.

In addition, this assessment revealed evidence of the following off-site RECs:

- Based on the SITE'S shared property boundary with the east adjoining auto body shop/repair facility, its length of operation of over 32 years, and the property's historical use of solvents and other hazardous materials, the east adjoining property is considered a REC to the site.

Terracon also conducted an Asbestos Survey and regulated material survey, per client request. Asbestos-containing materials (ACM) were identified in the samples collected from the subject buildings and other regulated materials requiring special handling prior to redevelopment were identified.

In 2019, Terracon conducted a Phase II ESA at the site. In addition to the petroleum impact, hazardous substance including various metals were identified exceeding the Illinois Environmental Protection Agency (IEPA) remedial objectives.

#### **5. PROPERTY REDEVELOPMENT PLANS**

The City of Warrenville is considering acquiring the SITE and redevelop it as a public greenspace park with related improvements, and potential mixed use/residential structures along the street frontages and outside of the 100 yr. floodplain areas of the SITE.

## **6. COMMUNITY PROFILE AND BACKGROUND**

The SITE is located in Warrenville, DuPage County, Illinois.

According to 2017 American Communities Survey data there were 13,373 residents in the city in 2017. The population density was 2,430 people per square mile. The racial makeup of the city was 64.7% White, 20.5% Hispanic, 5.2% African American, 6.6 % Asian, and 3% of other races. The median household income was \$89,194.

The cleanup and redevelopment of the SITE into a greenspace park and mixed use structures will significantly enhance the safety and environmental quality of the SITE and foster a sense of community within the surrounding neighborhood. The development of the facility will significantly enhance the quality of life in the surrounding area of Warrenville.

## **7. KEY COMMUNITY CONCERNS**

The primary goal of this brownfield cleanup program is to remove environmental threats; and redevelop the SITE into a greenspace park and potential mixed use structures. Furthermore, the City of Warrenville believes that the remediation and redevelopment of the SITE could potentially help revitalize the surrounding neighborhood.

## **8. COMMUNITY INVOLVEMENT**

The City of Warrenville has held and will hold community meetings to maintain the positive relationships with community members. The community will be notified via a local newspaper and by a web-based community communication. Copies of the project information will be available for review at City Hall and at the community meeting.

The City of Warrenville will regularly inform the community STAKEHOLDERS of the project status through public meetings, website communication, and the City's monthly newsletter.

Furthermore, following the award of the RLF, during environmental cleanup activities, a sign will be placed on SITE which identifies that "environmental cleanup of the SITE is the result of a partnership of the City of Warrenville, the Illinois Environmental Protection Agency, and U.S. Environmental Protection Agency and that Site Activities are being funded from these agency partners" or some similar sign approved by all partners and agencies.