

SITE REMEDIATION PROGRAM (SRP)

Bailey Nurseries, Inc.
(Former Bork Nurseries, Inc.)
Onarga, Iroquois County Illinois

CLIENT / CONTACT

Bork Nurseries, Inc.
c/o Mr. Phillip R. Van Ness
Webber & Thies, P.C.
202 Lincoln Square
P.O. Box 189
Urbana, Illinois 61803-0189

OWNER

Bailey Nurseries, Inc.



The Bailey Nurseries, Inc. site is a 381.54-acre commercial and agricultural property that has been used as a wholesale nursery facility for assorted plants, trees and agricultural fields since 1967. The site was used for agricultural purposes since 1864. The environmental related issues identified for the site included the historic use of agricultural chemicals (pesticides and herbicides) for the production of plants and trees and the use of petroleum above ground storage tanks (ASTs) and unregulated underground storage tanks (USTs). In order to satisfy the new property owner, Bailey Nurseries, Inc., Bork Nurseries, Inc. was required to obtain two Focused No Further Remediation Letters from the Illinois Environmental Protection Agency (IEPA) Site Remediation Program (SRP) for the property transfer.

In 2008, a previous environmental consultant conducted a Phase I and II Environmental Site Assessment (ESAs) of the property as part of the due diligence for the planned property transaction. In 2008, GEOCON Professional Services, LLC (GEOCON) was retained by the attorney representing Bork Nurseries, Inc. and the site was enrolled into the SRP. GEOCON conducted a Phase II ESA and limited remedial excavation to remove and landfill dispose of the soil containing high levels of petroleum contamination found at the site. After the cleanup activities were completed, GEOCON conducted a Tier 2 Evaluation for the contamination that remained and Institutional Controls were implemented that included an industrial/commercial land use restriction and an on-site groundwater use restriction. In 2009, the IEPA issued two Focused No Further Remediation Letters to Bork Nurseries, Inc.

Project Highlights:

- Limited conventional remediation combined with a risk based assessment allowed for a cost effective closure for addressing the site's recognized environmental conditions.
- Identifying the sellers and buyers objectives resulted in an expedited property transaction that satisfied the involved parties and the IEPA with no interruption to the nursery business operations.