

# Project Factsheet for: Joliet, Illinois - Property at 622 Railroad Street

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## Project Location Information

**Location:**622 Railroad Street  
**River Basin(s):** Illinois  
**State(s):** IL  
**Congressional District(s):** IL-11

## Status

The U.S. Army Reserve contracted with the Louisville District to prepare preliminary environmental documentation (Environmental Baseline Study (EBS), prior to the legislation authorizing conveyance to the Park District. Initial survey results revealed contamination migrating onto this parcel from an adjacent property. In concert with the Army Reserve, Louisville District submitted a Summary Report to the Illinois regulators requesting a No Further Action Letter in order to finalize the EBS. A draft Illinois EPA No Further Remediation (NFR) Letter has been received and a response has been prepared and sent to Illinois EPA dated 10 Jul 02. The Joliet Park District has previously contacted Congressman Weller to solicit his assistance in obtaining the NFR Letter. Louisville District contracted to have the asbestos removed at U.S. Army Reserve expense and that has been completed. After the EBS was completed and approved, a Report of Excess, which declares the property excess to the needs of the Army Reserve, was forwarded to Louisville District for their action. Language in WRDA 2000 allowed for the gaining entity to fund all "reasonable and necessary costs, including real estate transaction and environmental compliance costs, associated with the conveyance." A cost estimate was prepared by Louisville District and forwarded to the Joliet Park District for administrative costs and for preparation of an Environmental Assessment (EA) associated with this transaction. As funded by the Park District and upon receipt of the funding, Louisville District started preparing the EA, Finding of Suitability to Transfer (FOST) and Finding of No Significant Impact (FONSI) to support conveyance of the property. The FOST was completed and submitted to higher authority for review and approval. In June 2006 the Joliet Park District decided they did not want the property and withdrew their request for it. Louisville District then turned the property over to the General Services Administration (GSA) as excess property for them to dispose of. In July 2006 the City of Joliet, Illinois expressed an interest in the property and they were referred to GSA. GSA is waiting for the City to decide on whether or not they want the property. The City is evaluating which of its agencies would be able to best use the property, and is considering asking their Congressman to introduce language to convey it to them. Although GSA has not set a specific timeframe for a decision to be made by the City, they grow impatient waiting on the City and have stated that they may not wait much longer. If GSA decides to go ahead with the disposal of the property, they would do it through their normal process.

## Description

WRDA 2000, Public Law 106-541, (Senate Bill 2796) Section 348c, authorizes the Secretary of the Army to quitclaim interest in the property owned by the United States located at 622 Railroad Street in Joliet, Illinois (approximately 2 acres), to the Joliet Park District. Section 348n of the Public Law provides that the Secretary of the Army may require that any conveyance under this section be subject to such additional terms and conditions, as the Secretary considers appropriate and necessary to protect the interests of the United States.

This property was acquired by the Corps for use in connection with the Illinois Waterway Project and was the site of the Joliet Project Office. The property has frontage on the Brandon Road Pool and has been used as a site for mooring floating plant and a staging area for storing, loading and unloading equipment and materials in connection with operation and maintenance of the navigation project. There is also a seawall along the riverfront side of the property, which is part of the Joliet walls operated and maintained by the Corps as part of the navigation project. The Joliet Project Office was closed and the buildings and property were transferred to the Army Reserves for their custody and use for military purposes in 1984. Congressman Weller drafted legislation to authorize the Secretary of the Army to convey the property to the Joliet Park District, which was subsequently enacted as part of WRDA 2000. Since the property is in the custody of the Army Reserves for military use, Louisville District will handle the disposal action as they have responsibility for real estate actions involving Army military property in that area. We have communicated with Louisville District and advised them that Rock Island District has a requirement to reserve certain rights to use the property in connection with the operation and maintenance of the navigation project. The District will identify any rights we need to retain on this property and will advise Louisville District to include those reservations when the property is conveyed to the Joliet Park District.

## Authority

SI - Special Interest -- WRDA 2000, Public Law 106-541, (Senate Bill 2796) Section 348c

## Project Manager Information

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