

IEPA Document Review

American Drapery Cleaners - 2235-2239 W Roscoe St, Chicago, IL 60618

Status	SRP Focused NFR	LUST NFR	Documents reviewed
Closed - two NFR letters	Jan 18, 2018 (recorded Jan 23, 2018)	Jul 27, 2021 - no land-use limits	31 (897 pages)

Address	2235-2239 W Roscoe St, Chicago, IL 60618 (Cook County)
Site name	American Drapery Cleaners (aka American Drapery Cleaners & Flameproofing, Inc.)
IEPA ID	170000050290
Bureau ID (LPC)	0316055033
Program	Leaking UST (LUST) + Site Remediation Program (SRP), Bureau of Land
Regulatory Status	CLOSED - 2018 SRP Focused NFR (recorded 1/23/2018, Doc# 1062329925) + 2021 LUST NFR (7/27/2021, no land-use limitations)
Documents Reviewed	31 (897 pages)
Review Date	July 2, 2026
Focus	Remediation, contamination, institutional controls

How the links work: each document links to its exact source file and to its IEPA Document Explorer category list, where it can be located by its Item Date.

All files: Download ZIP (report + source PDFs)

All documents at the source: [IEPA Document Explorer — site page](#)

All 31 source PDFs are included in the download-all ZIP (the "All files" link above).

Remediation Summary & Regulatory Status

Status - Review of 31 imaged documents (Leaking UST Technical + Site Remediation Technical, Bureau of Land). The site is CLOSED under two No Further Remediation Letters: a 2018 Site Remediation Program Focused NFR (recorded, approved for residential and/or industrial/commercial use with an operating vapor-mitigation system and sealed-barrier conditions) and a 2021 Leaking UST NFR with no land-use limitations after removal of the last tanks and a soil excavation.

The site and its history. The property at 2235-2239 West Roscoe Street, Chicago (Cook County) is a roughly 0.13-acre parcel (Lots 2 and 3 in Block 11 of C.T. Yerke's Subdivision; PINs 14-19-318-008-0000 and 14-19-318-009-0000) that was historically occupied by a dye house as early as 1914 and, most recently, by American Drapery Cleaners & Flameproofing, Inc. (reported 1966-2016). The dry-cleaning operation stored naphtha in a series of underground storage tanks (USTs). The recognized environmental condition running through the file is this historical petroleum/naphtha UST use and the dry-cleaning solvent history. Nicholas J. Cuzzone, P.E. (Illinois license 062-050060) of EPS Environmental Services, Inc. is the consultant of record for the 2016-2021 work.

The first release (1995 LUST). A leaking-UST release was reported in 1995 as Incident No. 952028. Several naphtha USTs were removed or abandoned in 1997, and Schrack Environmental Consulting, Inc. (Ronald W. Schrack, P.E.) submitted a Corrective Action

Completion Report dated October 9, 1997. The Illinois EPA issued a No Further Remediation Letter dated February 13, 1998 (signed by Unit Manager Eric E. Portz) establishing remediation objectives under an industrial/commercial land-use limitation and prohibiting use of groundwater as a potable supply under the Chicago groundwater ordinance. Follow-up institutional-control inspections in 2003 (M.D. Berkoff) and 2017 (Scott McGill) found the site consistent with that industrial/commercial limitation.

The dry-cleaning vapor concern (2017-2018 SRP). In 2017 the owner enrolled the site in the voluntary Site Remediation Program to obtain a residential No Further Remediation Letter. A combined Focused Site Investigation, Remediation Objectives and Remedial Action Plan (cover-dated April 19, 2017) found that volatile chemicals in soil gas exceeded the TACO Tier 1 Indoor Air Remediation Objectives (Johnson & Ettinger models J&E1 and J&E2) at the 2235 building, whose basement has limestone-block walls. The Illinois EPA disapproved the report twice (June 28, 2017 and September 6, 2017), directing the applicant to address the sub-slab depressurization (SSD) system under 35 IAC 742.1210 and to submit a Tier 3 indoor-inhalation evaluation under 35 IAC 742.935. After the Tier 3 evaluation was approved (December 13, 2017), the Illinois EPA issued a Focused No Further Remediation Letter dated January 18, 2018 approving the site for residential and/or industrial/commercial land use.

Soil, groundwater and soil-gas results. Soil sampling found naphtha-range petroleum constituents - for example ethylbenzene at 1.3 mg/kg and total xylenes at 87 mg/kg in boring WF-6' (September 2016) - with xylenes exceeding a Tier 1 objective at one location before being addressed through Tier 2 calculations. Groundwater in monitoring wells MW-1 and MW-2 was classified Class II (measured hydraulic conductivity 4.42×10^{-7} cm/sec), with BTEX non-detect and only low-level polynuclear aromatic hydrocarbons reported; the report stated no PNA exceeded the Tier 1 Class I groundwater objectives. Soil gas carried the chlorinated dry-cleaning signature - tetrachloroethene (0.35 mg/m³) and trichloroethene (0.036 mg/m³) at SG-1 - and it was the indoor-inhalation (vapor-intrusion) route, not soil or groundwater ingestion, that drove the remedy.

The recorded closure (January 2018). The January 18, 2018 Focused NFR Letter was recorded with the Cook County Recorder of Deeds on January 23, 2018 as Document No. 1062329925, and it superseded the earlier February 13, 1998 LUST NFR (which had been recorded March 11, 1998 as Document No. 98193560). The approval-with-conditions letter (December 19, 2017, project manager Jeffrey J. Guy) and the final NFR were signed for the Agency by Gregory W. Dunn, Manager of the Remedial Project Management Section. Attorney Ariel Weissberg prepared the recording.

The second release (2021 LUST). In 2021 a new owner, Seggio Capital, LLC (contact Gino Battaglia), removed the remaining tanks, and a naphtha release was reported to IEMA on April 28, 2021 as Incident No. 20210399. Removal uncovered three 1,000-gallon and one 600-gallon naphtha USTs (two of the 1,000-gallon tanks and the 600-gallon tank had previously been abandoned in place with cement slurry). Benzene in sidewall sample S-7 was measured at 0.0772 mg/kg, above the Tier 1 objective. Roughly 30 cubic yards of impacted soil were over-excavated on June 28, 2021 and disposed at Zion Landfill; confirmatory sample S-8 was non-detect for benzene (below 0.0300 mg/kg). The Illinois EPA issued a Leaking UST No Further Remediation Letter dated July 27, 2021 (signed by Unit Manager Michael T. Lowder) stating there are no land-use limitations. The 2021 technical review notes record that the site was unoccupied and its structures had been razed.

Institutional and engineering controls. The operative controls are those recorded in the 2018 Focused NFR: no building may be occupied within the mapped Building Control Technology (BCT) Area unless the approved sub-slab depressurization system is operational prior to human

occupancy and is maintained; the limestone basement walls and the sumps must remain sealed with the approved sealant (sump covers resealed if removed); and, except within the BCT Area, all existing and future buildings must have a full concrete slab-on-grade floor or full concrete basement floors and walls with no sumps. Groundwater beneath the site may not be used as a potable supply (Chicago ordinance). Failure to maintain the BCT Area, sealed walls, or sealed sumps is grounds for voidance of the NFR. The later 2021 LUST NFR added no land-use limitations of its own.

Off-site / adjoining conditions. The reviewed file identifies the adjoining businesses as LUSH Wine and Spirits (2232 West Roscoe Street) and Helios Center for Movement (2236 West Roscoe Street), with multi-unit and single-family residences to the east, south and west. The applicant's reports state there have been no environmental enforcement actions at the site or on any adjacent property, that volatile chemicals associated with the indoor-inhalation route have not migrated beyond the remediation-site boundary, and that no off-site contamination is known. A water-well survey found no current or historical potable wells within 2,500 feet of the site.

Key parties: American Drapery Cleaners / American Drapery Cleaners & Flame Proofers, Inc. (Remediation Applicant and prior owner; contact Richard J. Zell, Owner) and Seggio Capital, LLC (2021 UST owner; contact Gino Battaglia); Ariel Weissberg, Esq. (Weissberg and Associates, Ltd.) preparing the recording. Consultants: EPS Environmental Services, Inc. (Nicholas J. Cuzzone, P.E., Illinois license 062-050060) for the 2016-2021 work; Schrack Environmental Consulting, Inc. / SECI (Ronald W. Schrack, P.E., Illinois registration 062-046386) for the 1997 CACR; Benchmark Environmental Services, Inc. (Phase I ESA dated December 15, 2000). Laboratories: STAT Analysis Corporation and Environmental Monitoring and Technologies, Inc. (EMT); Tsarpalas Enterprises, Inc. (2021 tank removal), Metro Environmental Contractors, Inc. (1997), CABENO Environmental Field Services, LLC (SSD testing), GFL Environmental (liquids), and Zion Landfill, Inc. (soil disposal). Illinois EPA: Jeffrey J. Guy (SRP project manager), Gregory W. Dunn (Manager, Remedial Project Management Section - signed the 2018 Focused NFR), Neelu Lowder (SRP acknowledgment), Eric E. Portz (Unit Manager - signed the 1998 LUST NFR), Michael T. Lowder (Unit Manager - signed the 2021 LUST NFR), Stephanie Sample (2021 LUST project manager), and NFR-inspection staff M.D. Berkoff and Scott McGill; recorded by Karen A. Yarbrough, Cook County Recorder of Deeds.

Scope & limitations. This review covered only the documents imaged in the IEPA Document Explorer for this site (Bureau ID 0316055033) - 31 files across the Leaking UST Technical and Site Remediation Technical categories. No title search, site reconnaissance, or interviews were performed, and no independent sampling was conducted. The reviewed file does contain recorded institutional-control instruments: the 2018 Focused No Further Remediation Letter was recorded with the Cook County Recorder of Deeds as Document No. 1062329925, and the earlier 1998 LUST NFR was recorded as Document No. 98193560. No environmental lien appears in the reviewed file. This is a factual description of what the imaged records establish; it is not an environmental professional's opinion and is not a REC / HREC / CREC determination.

Document Timeline

The file traces a single dry-cleaning property through three regulatory chapters - a **1995** tank release closed in **1998**, a **2017-2018** vapor-intrusion closure that won a residential NFR, and a **2021** tank-removal release closed the same year.

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- | | |
|--|---|
| <ul style="list-style-type: none">● 1914-1976 | Dry-cleaning origin
The property was occupied by a dye house as early as 1914 and later by American Drapery Cleaners & Flameproofing, Inc., which stored naphtha for dry cleaning in a series of underground storage tanks. |
| <hr/> | |
| <ul style="list-style-type: none">● 1995 | First release |

A leaking-UST release was reported as Incident No. 952028.

● 1997-1998	First closure Naphtha USTs were removed or abandoned in 1997 (Schrack CACR dated October 9, 1997), and the Illinois EPA issued a No Further Remediation Letter dated February 13, 1998 under an industrial/commercial land-use limitation, recorded March 11, 1998 (Doc# 98193560).
● 2003 & 2017	IC inspections Institutional-control inspections (M.D. Berkoff, March 4, 2003; Scott McGill, February 8, 2017) found the site consistent with the industrial/commercial land-use limitation.
● 2017	SRP enrollment The owner enrolled in the Site Remediation Program (application received May 1, 2017) seeking a residential NFR; the combined FSIR/ROR/RAP (April 19, 2017) showed soil-gas volatile chemicals exceeding the Tier 1 Indoor Air Objectives, and the Illinois EPA disapproved the reports twice (June 28 and September 6, 2017).
● Dec 2017	Vapor remedy A sub-slab depressurization system plus sealed limestone walls and sealed sumps were installed for the indoor-inhalation pathway, and the Tier 3 evaluation was approved December 13, 2017.
● Jan 2018	Recorded closure The Focused No Further Remediation Letter (January 18, 2018) approved residential and/or industrial/commercial use and was recorded January 23, 2018 as Document No. 1062329925, superseding the 1998 NFR.
● Apr-Jul 2021	Second release & closure New owner Seggio Capital, LLC removed the remaining USTs (Incident No. 20210399, reported April 28, 2021); benzene in sidewall S-7 (0.0772 mg/kg) exceeded Tier 1, about 30 cubic yards were excavated to Zion Landfill (June 28, 2021), the confirmatory sample was clean, and a LUST NFR with no land-use limitations issued July 27, 2021.

● Pre-program history ● Active remediation (SRP) ● Resolved & verified

What they found

Soil	Naphtha-range petroleum: ethylbenzene 1.3 mg/kg and total xylenes 87 mg/kg (boring WF-6', Sept 2016); benzene 0.0772 mg/kg (sidewall S-7, April 2021). Xylenes exceeded a Tier 1 objective; the 2021 benzene result exceeded the Tier 1 soil-to-Class I-groundwater objective before excavation.	Exceeded
Groundwater	Monitoring wells MW-1 and MW-2; groundwater classified Class II (hydraulic conductivity 4.42×10^{-7} cm/sec). BTEX non-detect and only low-level PNAs reported; no PNA stated to exceed the Tier 1 Class I groundwater objectives.	Clean
Soil vapor	Chlorinated dry-cleaning solvents in soil gas: tetrachloroethene 0.35 mg/m3 and trichloroethene 0.036 mg/m3 (SG-1). Volatile chemicals (SG-3) exceeded the TACO Tier 1 Indoor Air Remediation Objectives (J&E1 and J&E2) at the 2235 limestone-basement building.	Exceeded

What remains on the property (per the recorded NFR)

- Per the recorded 2018 Focused NFR: no building may be occupied within the mapped Building Control Technology (BCT) Area unless the approved sub-slab depressurization system is operational prior to human occupancy, and the system must be continually operated and maintained.
- The limestone basement walls on the Remediation Site must remain sealed with the approved sealant.
- The sumps on the Remediation Site must remain sealed with the approved sealant; sump covers must be resealed if removed.
- With the exception of the BCT Area, any existing or future buildings must contain a full concrete slab-on-grade floor or full concrete basement floor and walls with no sump(s).
- Groundwater beneath the site may not be used as a potable water supply (City of Chicago ordinance).
- Failure to maintain the BCT Area, the sealed limestone basement walls, or the sealed sumps is grounds for voidance of the No Further Remediation Letter.
- The later 2021 Leaking UST NFR states there are no land-use limitations of its own.

Note - the 2021 closure report was revised, and tank counts differ across records. The original June 15, 2021 45-Day/Corrective Action Completion Report (Leaking_UST_Technical__0316055033(8).pdf) reported that benzene in sidewall sample S-7 exceeded the Tier 1 objective and stated that 'No soil was removed from the Site,' and it did not request an NFR Letter. The Revised report dated July 12, 2021 (Leaking_UST_Technical__0316055033(9).pdf) states that approximately 30 cubic yards of impacted soil in the S-7 area were excavated and disposed at Zion Landfill on June 28, 2021, that confirmatory sample S-8 was non-detect for benzene, and it requests an NFR; the 45-Day form's reported excavation volumes change from 0/0 to 10/20 cubic yards between the two versions. The Illinois EPA reviewed and approved the Revised report and issued the LUST NFR - this is a revision within the source documents, not an OCR error. Separately, the applicant's own consultant flagged a presumed clerical discrepancy in the historical tank inventory: City of Chicago permits describe 700-gallon USTs while the OSFM and 2021 removal records describe 150-, 100-, 750-, 1,000- and 600-gallon naphtha USTs (Site_Remediation_Technical__0316055033(4).pdf). The 1995 incident number also appears as both '952028' (1997-1998 LUST records and later filings) and '95028' (the Illinois EPA's 2017 SRP comment letters, as those letters read).

Document index — the evidence behind the story

How the links work: each document links to its exact source file and to its IEPA Document Explorer category list, where it can be located by its Item Date.

Document 1 — No Further Remediation Letter (LUST Incident 952028)

1998-02-13 · 14 pp · Leaking UST Technical

Illinois EPA No Further Remediation Letter for LUST Incident No. 952028 at 2235-39 Roscoe Street, granting a no-further-remediation determination based on the 20-Day/45-Day/Corrective Action Completion Report dated October 9, 1997 (received October 14, 1997), prepared by SECI (Schrack Environmental Consulting) and certified by Ronald Schrack, P.E. The letter finds the remediation objectives of 35 IAC 732.408 met and establishes objectives under an industrial/commercial land-use limitation, with preventive and engineering controls 'None' and institutional controls consisting of recording the letter in the chain of title and the Chicago Municipal Code Section 11-8-385 prohibition on potable groundwater use. Signed by Unit Manager Eric E. Portz; issued under Director Mary A. Gade. Legal description: Lots 2 and 3 in Block 11 of C.T. Yerkes Subdivision (PINs 14-19-318-008-0000 and 14-19-318-009-0000). Includes the Leaking UST Environmental Notice, certified-mail receipt, and Schrack's April 17, 1998 cover letter transmitting the recorded copy.

Open: [Open file](#) · [IEPA Explorer](#) (find the 1998-02-13 entry)

Document 2 — NFR Institutional Control Inspection

2003-03-04 · 9 pp · Leaking UST Technical

Illinois EPA NFR follow-up inspection conducted March 4, 2003 by M.D. Berkoff (FOS Des Plaines, Bureau of Land) to verify conformance with the February 13, 1998 NFR Letter, which requires industrial/commercial land use and prohibits groundwater use. The inspector found the site (then operating as American Drapery Cleaners) consistent with the required land use, with no wells and no engineered barriers required, and in conformance with the NFR conditions. Includes dated site photographs.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2003-03-04 entry)

Document 3 — LUST Submittal - Request to Amend NFR to Residential Land Use

2016-10-17 · 43 pp · Leaking UST Technical

EPS Environmental Services submittal dated October 17, 2016 to Illinois EPA LUST Section (Ms. Melinda Weller) requesting that the February 13, 1998 NFR Letter for Incident No. 952028 be amended from an industrial/commercial to a residential land-use limitation. Five soil samples (EF-4', NB-12', SF-6', WF-6', NF-2') were collected at former UST-excavation locations and two soil-gas samples (SG-1, SG-2) via post-run tubing (analyzed by STAT Analysis under Work Orders 16090577 (soil) and 16090595 (soil gas)). VOCs above reporting limits were found only in WF-6' - ethylbenzene 1.3 mg/kg and total xylenes 87 mg/kg - which the report states are below the TACO Tier 1 residential SROs and Class I groundwater objectives; soil gas showed tetrachloroethene 0.35 mg/m³ and trichloroethene 0.036 mg/m³ at SG-1. Existing institutional control is the industrial/commercial land-use restriction; the submittal seeks its amendment to residential.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2016-10-17 entry)

Document 4 — LUST Submittal (Signed Copy) - Request to Amend NFR to Residential Land Use

2016-10-17 · 44 pp · Leaking UST Technical

Companion signed copy of the October 17, 2016 LUST submittal to amend the 1998 NFR (Incident No. 952028) to residential land use, adding a signed cover and an EPS Environmental business card for Nicholas J. Cuzzone, P.E. It embeds the same STAT Analysis laboratory reports (soil Work

Order 16090577, soil gas Work Order 16090595) and reaches the same conclusion - VOCs above reporting limits only in WF-6' (total xylenes 87 mg/kg, ethylbenzene 1.3 mg/kg), all below the TACO Tier 1 residential SROs and Class I groundwater objectives - and requests amendment of the NFR to residential land use. Bears Illinois EPA received stamps (Reviewer RDH).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2016-10-17 entry)

Document 5 — NFR Land-Use Inspection Evaluation

2017-02-08 · 1 pp · Leaking UST Technical

Illinois EPA NFR inspection-evaluation memorandum dated February 8, 2017 by project manager Scott McGill (LUST Section) verifying continued compliance with the industrial/commercial land-use limitation in the February 13, 1998 NFR Letter for Incident No. 952028. A Google Maps review indicated the property was not used residentially and a groundwater ordinance was in effect; the memo concludes no further action is warranted.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-02-08 entry)

Document 6 — Combined Focused Site Investigation, Remediation Objectives & Remedial Action Plan (FSIR/ROR/RAP)

2017-04-19 · 303 pp · Site Remediation - Technical

The combined Focused Site Investigation Report / Remediation Objectives Report / Remedial Action Plan prepared by EPS Environmental Services (cover-dated April 19, 2017) and certified by Nicholas J. Cuzzone, P.E. (Illinois license 062-050060), enrolling the roughly 0.13-acre site into the SRP to obtain a Focused No Further Remediation Letter for the dry-cleaning recognized environmental condition, with a \$500 advance partial payment. Ten soil borings, two monitoring wells (MW-1, MW-2) and soil-gas samples were collected in 2016; site groundwater was classified Class II (hydraulic conductivity 4.42×10^{-7} cm/sec), BTEX was non-detect and only low-level PNAs were reported in groundwater, and total petroleum hydrocarbons in soil (1,900 mg/kg at GP-1/2' and 900 mg/kg at GP-2/16') were below the 2,000 mg/kg attenuation limit. Volatile chemicals in soil gas exceeded the TACO Tier 1 Indoor Air Remediation Objectives (J&E1 and J&E2) at the 2235 limestone-basement building, driving a proposed remedy of a sub-slab depressurization system, sealed limestone walls and sealed sumps, with a Tier 2 xylenes calculation (SRO 14.65 mg/kg) and institutional controls (deed restriction requiring full concrete floors/walls with no sumps; NFR recorded with the Cook County Recorder of Deeds). Adjoining uses (LUSH Wine and Spirits at 2232 and Helios Center for Movement at 2236 West Roscoe) are identified, with no environmental enforcement actions at the site or adjacent properties and no wells within 2,500 feet. Incorporates the prior Phase I ESA (Benchmark Environmental Services, December 15, 2000) and the 1997 LUST closure records.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-04-19 entry)

Document 7 — Illinois EPA SRP Enrollment Acknowledgment

2017-05-12 · 3 pp · Site Remediation - Technical

Illinois EPA letter dated May 12, 2017 acknowledging receipt on May 1, 2017 of the Site Remediation Program Application and Services Agreement and the \$500 advance partial payment, welcoming the site into the SRP and assigning project manager Jeff Guy. Signed by Neelu Lowder, Remedial Project Management Section; certified mail.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-05-12 entry)

Document 8 — Site Remediation Program Application & Services Agreement (DRM-1)

2017-06-15 · 3 pp · Site Remediation - Technical

The updated Site Remediation Program Application and Services Agreement (DRM-1 form; Log No. 17-64866, Illinois EPA received stamp June 15, 2017) identifying American Drapery Cleaners as the Remediation Applicant (Richard Zell, Owner, c/o Ariel Weissberg), the 0.13-acre site, Illinois Inventory ID 0316055033, and the \$500 Plan 1 advance partial payment, with the anticipated Site Investigation Report, Remediation Objectives Report and Remedial Action Plan marked as included.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-06-15 entry)

Document 9 — Illinois EPA Disapproval of FSIR/ROR/RAP

2017-06-28 · 3 pp · Site Remediation - Technical

Illinois EPA letter dated June 28, 2017 (project manager Jeffrey J. Guy) disapproving the April 19, 2017 Focused SIR/ROR/RAP (received May 1, 2017; Log No. 17-64666) and requesting additional information. Comments address the UST inventory (one removed 150-gallon, one removed 100-gallon, one removed 750-gallon, and one in-use 600-gallon naphtha UST; permits to remove/abandon 700-gallon USTs and to install a 2,000-gallon fuel oil tank for which no record of removal was found) and ask that the report include the approximate location of the reported 1995 release (cited by the Agency as Incident No. 95028).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-06-28 entry)

Document 10 — Response Letter & Remedial Action Completion Report

2017-08-01 · 161 pp · Site Remediation - Technical

EPS Environmental response letter dated August 1, 2017 (to IEPA project manager Jeffrey J. Guy) answering the June 28, 2017 comments, with an attached Remedial Action Completion Report certified by Nicholas J. Cuzzone, P.E. It reconciles the naphtha-UST inventory against City of Chicago and OSFM records (noting a presumed clerical discrepancy between 700-gallon and 1,000-gallon tank descriptions), reports a July 17, 2017 magnetometer survey that found no metallic anomalies resembling USTs, and summarizes the 1997 closure of the earlier LUST (three USTs removed April 1, 1997 and three abandoned June 1, 1997; NFR issued February 1998), which the report characterizes as a controlled recognized environmental condition. It documents the sub-slab depressurization system, sealed limestone walls and sealed sumps installed for the indoor-inhalation pathway (soil gas SG-3 exceeded the Tier 1 Indoor Air Objectives), lists institutional controls (deed restriction for full concrete construction with no sumps; SSD operation and maintenance), and requests a draft focused NFR Letter. Embeds the 1997 SECI 45-Day/CACR (Ronald W. Schrack, P.E., registration 062-046386; laboratory B.V. Fitzsimmons & Associates).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-08-01 entry)

Document 11 — Illinois EPA Disapproval of Response Letter & RACR

2017-09-06 · 2 pp · Site Remediation - Technical

Illinois EPA letter dated September 6, 2017 (project manager Jeffrey J. Guy) disapproving the August 1, 2017 Response Letter (Log No. 17-65217) and Remedial Action Completion Report (Log No. 17-65219). The Agency directs the applicant to address 35 IAC 742.1210(c)(1)(A-E) for the sub-slab depressurization system and to submit a Tier 3 evaluation under 35 IAC 742.935 covering the installed SSD system, both sealed sumps, and the sealed limestone block walls.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-09-06 entry)

Document 12 — Environmental Justice Area Reporting Form

2017-09-07 · 2 pp · Site Remediation - Technical

Illinois EPA Environmental Justice Area reporting form for the SRP site, reviewed September 7, 2017 by Jeff Guy. It notes the historical dye-house use (as early as 1914) and planned residential future use, records that the site investigation identified no concentrations of contaminants above

applicable soil and groundwater objectives, lists the contaminant categories as VOCs and SVOCs, states there is no known off-site contamination, and describes the continuing SSD operation-and-maintenance and no-sump full-concrete building requirements.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-09-07 entry)

Document 13 — Response Letter & Tier 3 Indoor Inhalation Evaluation

2017-10-26 · 56 pp · Site Remediation - Technical

EPS Environmental response letter and Tier 3 Evaluation dated October 26, 2017 answering the Illinois EPA's September 6, 2017 comments and excluding the indoor-inhalation exposure route under 35 IAC 742.1210 and 742.935. The sub-slab depressurization system (three suction pits, 3-inch PVC, vented to exterior) was quantitatively tested by CABENO Environmental Field Services (report dated October 11, 2017) using five test points, demonstrating at least 0.014 inches water column of sub-slab vacuum against the 0.003 inches WC requirement; the limestone basement walls were sealed with EMECOLE Emekote 100 sealant and the sumps sealed with Emecole Radon Shield Sealant. Groundwater remained Class II (hydraulic conductivity 4.42×10^{-7} cm/sec). The letter requests a draft NFR Letter for residential land use. Includes the underlying Illinois EPA September 6, 2017 disapproval among its appendices.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-10-26 entry)

Document 14 — Illinois EPA Memorandum - Request for Approval of Tier 3 Evaluation

2017-12-12 · 22 pp · Site Remediation - Technical

Illinois EPA internal memorandum dated December 12, 2017 to Greg Dunn (Manager, RPMS) requesting approval of the Tier 3 Evaluation for the indoor-inhalation exposure route under 35 IAC 742.935, for a Focused (VOCs and SVOCs) NFR. It recounts the site history (0.13 acre; prior LUST Incident No. 952028 in 1995 with a 1998 NFR; three 700-gallon naphtha USTs removed and three 1,000-gallon abandoned-in-place, one 600-gallon in use; no record of the 2,000-gallon fuel oil tank's removal), reports xylenes detected at 8.7 mg/kg above the Tier 1 objective of 5.6 mg/kg (with a Tier 2 objective of 14.65 mg/kg, not exceeded), and describes the installed sub-slab depressurization Building Control Technology and the sealed walls/sumps that meet the 0.003-inch WC requirement. Attaches the Tier 3 figures and sealant product data.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-12-12 entry)

Document 15 — Right-to-Know Evaluation

2017-12-12 · 1 pp · Site Remediation - Technical

Illinois EPA Site Remediation Program Right-to-Know Evaluation for the site dated December 12, 2017, applying the standard criteria that would indicate a need for further public-notification evaluation.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2017-12-12 entry)

Document 16 — Illinois EPA Approval with Conditions & Draft NFR Letter

2017-12-19 · 16 pp · Site Remediation - Technical

Illinois EPA letter dated December 19, 2017 (project manager Jeffrey J. Guy) approving, with conditions (Site Base Map corrections), the August 1, 2017 RACR (Log No. 17-65219) and the October 26, 2017 Response Letter/Tier 3 Evaluation (Log No. 17-65813), which together serve as the approved Remedial Action Completion Report, and transmitting a draft No Further Remediation Letter for review within 30 days. The draft NFR (signed for the Agency by Gregory W. Dunn, Manager, RPMS) states there are no engineering controls required and imposes institutional

controls: no occupancy within the BCT Area unless the Building Control Technology is operational, sealed limestone walls and sumps, and full concrete slab/basement with no sumps outside the BCT Area, with recording required within 45 days. Identifies the Remediation Applicant per DRM-1 Log No. 17-64866 (received June 8, 2017).

Open: [Open file](#) · [IEPA Explorer](#) *(find the 2017-12-19 entry)*

Document 17 — Updated Site Remediation Program Application (DRM-1)

2018-01-08 · 3 pp · Site Remediation - Technical

Updated Site Remediation Program Application and Services Agreement (DRM-1 form; Log No. 18-66217, Illinois EPA received stamp January 8, 2018) naming American Drapery Cleaners, Inc. as Remediation Applicant (Richard J. Zell, Owner, c/o Ariel Weissberg), the 0.13-acre site, Illinois Inventory ID 0316055033, and the \$500 Plan 1 payment, now adding the Remedial Action Completion Report to the anticipated schedule and listing a residential post-remediation use.

Open: [Open file](#) · [IEPA Explorer](#) *(find the 2018-01-08 entry)*

Document 18 — Site Remediation Program Checklist / Database Summary

2018-01-10 · 7 pp · Site Remediation - Technical

Internal Illinois EPA SRP checklist / database summary dated January 10, 2018 (LPC No. 0316055033) recording the case status: Remediation Applicant American Drapery Cleaners, Inc. (contact Richard J. Zell), consultant EPS Environmental (Nicholas Cuzzone), project manager Jeffrey J. Guy, an Environmental Justice Area (form completed September 7, 2017), the prior LUST Incident No. 952028 and its February 13, 1998 NFR, Class II groundwater, xylenes at 8.7 mg/kg above the Tier 1 objective (5.6 mg/kg), the approved Building Control Technology (SSD) and sealing institutional controls, and that the Tier 3 evaluation was approved December 13, 2017. Notes that no remedial action was performed and no site-specific modeling was done.

Open: [Open file](#) · [IEPA Explorer](#) *(find the 2018-01-10 entry)*

Document 19 — Focused No Further Remediation Letter (Final)

2018-01-18 · 16 pp · Site Remediation - Technical

The final Focused No Further Remediation Letter dated January 18, 2018 (certified mail 7014 2120 0002 3291 3702), granting the no-further-remediation determination based on the August 1, 2017 RACR (Log No. 17-65219) and October 26, 2017 Response Letter/Tier 3 Evaluation (Log No. 17-65813). It approves the 0.13-acre Remediation Site (Illinois State EPA Number 0316055033; Lots 2 and 3 in Block 11 of C.T. Yerke's Subdivision; PINs 14-19-318-008-0000 and 14-19-318-009-0000) for residential and/or industrial/commercial land use, states there are no engineering controls required, and imposes the BCT-Area occupancy, sealed-limestone-wall, sealed-sump, and no-sump full-concrete institutional controls, with recording required within 45 days with the Cook County Recorder. Signed for the Agency by the Manager, Remedial Project Management Section (Gregory W. Dunn); project-manager contact Jeffrey J. Guy. Includes the Environmental Notice, Site Base Map, and Table A of chemicals.

Open: [Open file](#) · [IEPA Explorer](#) *(find the 2018-01-18 entry)*

Document 20 — Recorded Focused No Further Remediation Letter

2018-01-18 · 30 pp · Site Remediation - Technical

The recorded copy of the January 18, 2018 Focused NFR Letter, recorded with the Cook County Recorder of Deeds (Karen A. Yarbrough) as Document No. 1062329925 on January 23, 2018 (fee 266.59), and prepared for recording by attorney Ariel Weissberg (Weissberg and Associates, Ltd.). The recorder cover notes the instrument superseded the earlier Illinois EPA letter dated February 13, 1998, which had been recorded March 11, 1998 as Document No. 98193560. It approves the

site (2235-2239 W. Roscoe; PINs 14-19-318-008-0000 and 14-19-318-009-0000) for residential and/or industrial/commercial land use and carries the same BCT-Area, sealed-wall, sealed-sump and no-sump institutional controls, with failure to maintain them stated as grounds for avoidance. Includes the executed and notarized Property Owner Certifications signed by Richard Zell (notary Sean Donegan).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2018-01-18 entry)

Document 21 — IEMA Incident Report & Illinois EPA LUST Notification (Incident 20210399)

2021-04-30 · 3 pp · Leaking UST Technical

The IEMA Hazardous Materials Incident Report (Incident #H-2021-0399, discovered April 27, 2021, entered April 28, 2021, cleanup action 'Excavate soil') naming responsible party Seggio Capital (contact Gino Battaglia, 534 N Clark St), together with the Illinois EPA LUST Program notification letter dated April 30, 2021 (signed by section manager Mohammed Z. Rahman) informing the owner of a reported UST-system release at the site as Leaking UST Incident 20210399.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-04-30 entry)

Document 22 — 20-Day Certification

2021-05-06 · 3 pp · Leaking UST Technical

EPS Environmental cover letter dated May 6, 2021 transmitting the 20-Day Certification for LUST Incident No. 20210399 (IEPA LPC 0316055033; UST owner Seggio Capital, LLC, contact Gino Battaglia), certified under the Environmental Protection Act and 35 IAC 734 by Nicholas J. Cuzzone, P.E. (Illinois registration 062-050060, license expiration November 30, 2021).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-05-06 entry)

Document 23 — 45-Day / Corrective Action Completion Report

2021-06-15 · 78 pp · Leaking UST Technical

The original 45-Day / Corrective Action Completion Report dated June 15, 2021 (EPS Environmental; Nicholas J. Cuzzone, P.E.) for LUST Incident No. 20210399, following removal of the USTs on April 28, 2021 by Tsarpalas Enterprises. Removal uncovered three 1,000-gallon and one 600-gallon naphtha USTs (a CDPH permit had been issued for four 600-gallon tanks; two 1,000-gallon tanks and the 600-gallon tank had been abandoned in place with cement slurry). The single excavation was about 10 by 16 feet and 8 feet deep with no groundwater encountered; benzene in sidewall sample S-7 was 0.0772 mg/kg (EMT Work Order 21D1032), exceeding the TACO Tier 1 soil-to-groundwater-ingestion SRO for Class I groundwater. This version reports that no soil was removed from the site and 300 gallons of liquid were removed by GFL; it does not request an NFR Letter.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-06-15 entry)

Document 24 — Revised 45-Day / Corrective Action Completion Report

2021-07-12 · 56 pp · Leaking UST Technical

The Revised 45-Day / Corrective Action Completion Report dated July 12, 2021 (EPS Environmental; Nicholas J. Cuzzone, P.E.) for LUST Incident No. 20210399, superseding the June 15, 2021 version. It reports that approximately 30 cubic yards of impacted backfill and native soil in the S-7 area were over-excavated and disposed at Zion Landfill on June 28, 2021, and that confirmatory sample S-8 (EMT Work Order 21F0835) was non-detect for benzene (below 0.0300 mg/kg), so that no contaminants of concern remain above the TACO Tier 1 SROs for residential land use and Class I groundwater. The Property Owner Summary lists no proposed institutional controls

other than the NFR Letter, the proposed future use is residential, and the owner requests a No Further Remediation Letter. Legal description Lots 2 and 3 in Block 11 of C.T. Yerke's Subdivision (PINs 14-19-318-008-0000 and 14-19-318-009-0000); OSFM removal permit 00448-2021REM.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-12 entry)

Document 25 — Illinois EPA Technical Review Notes (45-Day Report)

2021-07-13 · 2 pp · Leaking UST Technical

Illinois EPA LUST technical review notes (reviewer Stephanie Sample; date reviewed July 13, 2021) for the June 15, 2021 45-Day Report (received June 21, 2021) on Incident 20210399. The notes record three 1,000-gallon and one 600-gallon naphtha USTs (the 600-gallon found inside one of the 1,000-gallon tanks), all removed with no groundwater or free product encountered; four sidewall, six floor and one backfill soil sample analyzed for BTEX and PNAs; all soil below Tier 1 SROs except sidewall S-7 (benzene 0.0772 mg/kg); steel tanks sent to Rondout Iron and Metal; and the Chicago groundwater ordinance. Illinois EPA decision: Approved, with a plan/budget or completion report due within 90 days.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-13 entry)

Document 26 — Illinois EPA Technical Review Notes (Revised 45-Day/CACR)

2021-07-19 · 2 pp · Leaking UST Technical

Illinois EPA LUST technical review notes (reviewer Stephanie Sample; date reviewed July 19, 2021) for the Revised 45-Day/CACR dated July 12, 2021 (received July 14, 2021). The notes state the USTs were removed April 28, 2021 and soil remediation performed June 28, 2021, that soil sample S-7 had a benzene concentration of 0.0772 mg/kg, that petroleum-contaminated soil in the S-7 area was over-excavated and roughly 30 cubic yards transported to Zion Landfill, and that confirmation sample S-8 (collected June 21, 2021) showed no contaminants of concern remaining above the Tier 1 SROs for residential land use and Class I groundwater. The site is unoccupied with structures razed and proposed residential future use. Illinois EPA decision: Approved, NFR issued.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-19 entry)

Document 27 — Right-to-Know Evaluation

2021-07-19 · 1 pp · Leaking UST Technical

Illinois EPA Bureau of Land Right-to-Know Evaluation form (updated January 2021) for Leaking UST Incident 20210399, signed by project manager Stephanie Sample on July 19, 2021, concluding that none of the criteria are met and the site does not warrant further evaluation.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-19 entry)

Document 28 — 45-Day Report / Stage 1 Site Investigation Plan Approval

2021-07-21 · 2 pp · Leaking UST Technical

Illinois EPA letter dated July 21, 2021 (project manager Stephanie Sample; certified mail 7020 2450 0000 1707 8588) approving the June 15, 2021 45-Day Report (received June 21, 2021), which included a Stage 1 Site Investigation Plan and budget certification, under 35 IAC 734.505(b) and 734.510(a), thereby satisfying the 45-day reporting requirements, and directing submittal of a plan/budget for the next stage or a completion report within 90 days.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-21 entry)

Document 29 — 45-Day Report / Stage 1 Approval (Certified Mail Copy)

2021-07-21 · 2 pp · Leaking UST Technical

A duplicate copy of the July 21, 2021 45-Day Report / Stage 1 Site Investigation Plan and budget approval letter (Incident 20210399; certified mail 7020 2450 0000 1707 8588), bundled with the certified-mail return-receipt image.

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-21 entry)

Document 30 — No Further Remediation Letter (LUST Incident 20210399)

2021-07-27 · 7 pp · Leaking UST Technical

Illinois EPA Leaking UST No Further Remediation Letter dated July 27, 2021 for Incident 20210399 (LPC 0316055033), granting the no-further-remediation determination based on the Revised 45-Day/Corrective Action Completion Report dated July 12, 2021 (received July 14, 2021) and the Licensed Professional Engineer certification of Nicholas J. Cuzzone, submitted under Section 57.6 of the Act and 35 IAC 734.135(d). The letter states there are no land-use limitations, with preventive and engineering controls 'None' and the institutional control being recording of the letter in the chain of title; signed by Unit Manager Michael T. Lowder (Director John J. Kim). Common address 2235-2239 West Roscoe Street; Lots 2 and 3 in Block 11 of C.T. Yerke's Subdivision (PINs 14-19-318-008-0000 and 14-19-318-009-0000).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-27 entry)

Document 31 — No Further Remediation Letter Transmittal

2021-07-27 · 2 pp · Leaking UST Technical

Illinois EPA transmittal cover (dated July 27, 2021; certified mail) sending the Leaking UST Incident 20210399 No Further Remediation Letter to Seggio Capital, LLC (Attn: Gino Battaglia, 534 North Clark Street, Chicago), noting the Agency's review of the Revised 45-Day/Corrective Action Completion Report dated July 12, 2021 (received July 14, 2021).

Open: [Open file](#) · [IEPA Explorer](#) (find the 2021-07-27 entry)

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