

QC Verification Traceback

2235 W Roscoe St, Chicago, IL 60618

IEPA ID 170000050290 · Review Date

Result: **Verified 49** / **Not found 0** / Synthesis 3

Each factual claim below was grep-matched against the OCR source text; the source file, page, and the matching OCR snippet are shown. 'Synthesis' rows are interpretive conclusions drawn from the verified facts and are not individually grep-verified. No claim with a 'Not found' verdict appears in the delivered summary.

#	Category	Claim	Source File	Pg	OCR Snippet	Verdict
1	SITE	Site is 2235-2239 West Roscoe Street, Chicago, IL 60618	Site_Remediation_Technical__0316055033.pdf	1	2235-2239 West Roscoe Street	VERIFIED
2	SITE	Site name American Drapery Cleaners	Site_Remediation_Technical__0316055033.pdf	1	American Drapery Cleaners	VERIFIED
3	ID	Bureau ID / LPC number 0316055033	Leaking_UST_Technical__0316055033.pdf	2	; Re: LPC 40316055033 – Cook County	VERIFIED
4	SITE	Historical naphtha UST / dry-cleaning use	Site_Remediation_Technical__0316055033(4).pdf	1	© One (1) removed 150-gallon naphtha UST,	VERIFIED
5	SITE	Property occupied by a dye house as early as 1914	Site_Remediation_Technical__0316055033(6).pdf	1	occupied by a dye house as early as 1914. Future land	VERIFIED
6	ID	First LUST release: Incident No. 952028 (1995)	Leaking_UST_Technical__0316055033.pdf	2	LUST Incident No. 952028	VERIFIED
7	DATE	1997 Corrective Action Completion Report dated October 9, 1997	Leaking_UST_Technical__0316055033.pdf	2	above-referenced LUST incident. This information was dated October 9, 1997, was received by	VERIFIED
8	PERSON	1997 CACR certified by Ronald W. Schrack, P.E. (SECI)	Leaking_UST_Technical__0316055033.pdf	2	Based upon (a) the certification by Ronald Schrack, a Registered Professional Engineer of Illinois,	VERIFIED
9	DATE	First NFR Letter dated February 13, 1998	Leaking_UST_Technical__0316055033(2).pdf	1	A No Further Remediation (NFR) letter dated February 13, 1998 was issued to the above location	VERIFIED
10	PERSON	1998 NFR signed by Unit Manager Eric E. Portz	Leaking_UST_Technical__0316055033.pdf	6	Erie E. Portz :	VERIFIED
11	DET	1998 NFR imposed an industrial/commercial land-use limitation	Leaking_UST_Technical__0316055033.pdf	3	industrial/commercial land use limitation. The remediation objectives for the above-	VERIFIED
12	PERSON	2003 NFR inspection by M.D. Berkoff	Leaking_UST_Technical__0316055033(1).pdf	1	FROM: M.D.Berkoff, FOS Des Plaines, BOL moe RECEIVED	VERIFIED
13	DATE	2003 NFR inspection conducted March 4, 2003	Leaking_UST_Technical__0316055033(1).pdf	1	DATE: March 4, 2003 _	VERIFIED
14	PERSON	2017 NFR land-use inspection by Scott McGill	Leaking_UST_Technical__0316055033(4).pdf	1	FROM: Scott McGill, Project Manager	VERIFIED
15	PERSON	Consultant of record Nicholas J. Cuzzone, P.E. (EPS Environmental)	Site_Remediation_Technical__0316055033.pdf	2	Nicholas J. Cuzzone, P.E.	VERIFIED
16	ID	Cuzzone Illinois P.E. license 062-050060	Site_Remediation_Technical__0316055033(4).pdf	4	SL ff 062-050060%, 2%	VERIFIED
17	DATE	Combined FSIR/ROR/RAP cover-dated April 19, 2017	Site_Remediation_Technical__0316055033.pdf	1	April 19, 2017	VERIFIED
18	DATE	IEPA disapproved the FSIR/ROR/RAP on June 28, 2017	Site_Remediation_Technical__0316055033(3).pdf	1	June 28, 2017	VERIFIED
19	DET	April 19, 2017 report is disapproved	Site_Remediation_Technical__0316055033(3).pdf	1	Action Plan is disapproved, additional information is needed as discussed below:	VERIFIED
20	DATE	IEPA disapproved the Response Letter/RACR on September 6, 2017	Site_Remediation_Technical__0316055033(5).pdf	1	September 6, 2017 :	VERIFIED

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21	PERSON	SRP project manager Jeffrey J. Guy	Site_Remediation_Technical_0316055033(3).pdf	3	Jeffrey J. Guy, Project Manager	VERIFIED
22	DET	Volatile chemicals in soil gas exceeded the Tier 1 Indoor Air Remediation Objectives	Site_Remediation_Technical_0316055033(4).pdf	5	the results of the soil gas sampling, concentrations of VCs exceeded the TACO Tier 1 indoor air remediation objectives. The previously submitted Remedial Action Plan proposed insta	VERIFIED
23	CHEM	Tetrachloroethene 0.35 mg/m3 in soil gas SG-1	Leaking_UST_Technical_0316055033(2).pdf	31	Tetrachloroethene 0.35 0.0027 mag/m* 1 9/15/2016	VERIFIED
24	CHEM	Total xylenes 87 mg/kg in soil boring WF-6'	Leaking_UST_Technical_0316055033(2).pdf	20	Xylenes, Total 87 12 malKg-dry 50 9/19/2016	VERIFIED
25	NUMBER	Groundwater hydraulic conductivity 4.42 x 10-7 cm/sec (Class II)	Site_Remediation_Technical_0316055033.pdf	23	Results of the analyses indicate Site groundwater has a hydraulic conductivity of 4.42 x 107	VERIFIED
26	DET	Remedy is a sub-slab depressurization (SSD) system	Site_Remediation_Technical_0316055033(7).pdf	4	to the sub-slab depressurization (SSD) system. Use identical chapter headings and include	VERIFIED
27	DATE	Tier 3 evaluation approved December 13, 2017	Site_Remediation_Technical_0316055033(12).pdf	5	discussed below). The Tier 3 evaluation was approved December 13, 2017 (attached).	VERIFIED
28	PERSON	2018 Focused NFR signed by Gregory W. Dunn, Manager RPMS	Site_Remediation_Technical_0316055033(10).pdf	7	Gregory W. Dunn, Manager	VERIFIED
29	DATE	Final Focused NFR Letter dated January 18, 2018	Site_Remediation_Technical_0316055033(13).pdf	1	January 18, 2018 CERTIFIED MAIL	VERIFIED
30	DET	No-further-remediation determination is granted (2018 NFR)	Site_Remediation_Technical_0316055033(13).pdf	1	remediation determination is granted under the conditions and terms specified in this letter. The	VERIFIED
31	DET	2018 NFR approves residential and/or industrial/commercial land use	Site_Remediation_Technical_0316055033(13).pdf	2	2) The Remediation Site is approved for Residential and/or Industrial/Commercial land use.	VERIFIED
32	SITE	Legal description Lots 2 and 3 in Block 11, C.T. Yerke's Subdivision	Site_Remediation_Technical_0316055033(13).pdf	7	LOTS 2 AND 3 IN BLOCK 11 IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33 TO	VERIFIED
33	ID	Parcel Index Numbers 14-19-318-008-0000 (and -009-0000)	Site_Remediation_Technical_0316055033(13).pdf	7	3. Real Estate Tax Index/Parcel Index Number: 14-19-318-008-0000 & 14-19-318-009-0000	VERIFIED
34	ID	2018 NFR recorded as Cook County Document No. 1062329925	Site_Remediation_Technical_0316055033(14).pdf	1	NFER Doct 1062329925 Fee 266.59	VERIFIED
35	DATE	2018 NFR recorded 01/23/2018	Site_Remediation_Technical_0316055033(14).pdf	1	i SATE: 01/23/2018 10:49 an pg: 1 OF 15	VERIFIED
36	ID	2018 NFR superseded prior recorded Document No. 98193560	Site_Remediation_Technical_0316055033(14).pdf	1	98193560.	VERIFIED
37	PERSON	Recording prepared by attorney Ariel Weissberg	Site_Remediation_Technical_0316055033(14).pdf	1	: Ariel Weissberg, Esq. A	VERIFIED
38	ID	Second LUST release: Incident No. 20210399 (2021)	Leaking_UST_Technical_0316055033(5).pdf	3	Leaking UST Incident 20210399 . .	VERIFIED
39	PERSON	2021 UST owner Seggio Capital, LLC	Leaking_UST_Technical_0316055033(8).pdf	1	June 15, 2021 * Seggio Capital .	VERIFIED
40	PERSON	Seggio Capital contact Gino Battaglia	Leaking_UST_Technical_0316055033(8).pdf	6	Contact Gino Battaglia Contact Nicholas J. Cuzzone, P.E. ,	VERIFIED
41	DATE	USTs removed / release reported April 28, 2021	Leaking_UST_Technical_0316055033(8).pdf	1	(EMA) on April 28, 2021. Seggio Capital, LLC, current owner of the Site, retained EPS	VERIFIED
42	DET	Three 1,000-gallon and one 600-gallon naphtha USTs	Leaking_UST_Technical_0316055033(7).pdf	1	Size & product of USTs: Three 1,000gal Naptha USTs and one 600gal Naptha UST	VERIFIED
43	CHEM	Benzene 0.0772 mg/kg in sidewall sample S-7 (exceeded Tier 1)	Leaking_UST_Technical_0316055033(8).pdf	39	Benzene 0.0772 0.00200 mg/kg dry 05/08/21 18:21 B1E0194 KS1	VERIFIED

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44	NUMBER	Approximately 30 cubic yards of impacted soil excavated	Leaking_UST_Technical_0316055033(9).pdf	1	<i>Remediation activities consisting of excavation and off-site disposal of approximately 30 cubic yards of</i>	VERIFIED
45	DATE	Soil remediation completed June 28, 2021	Leaking_UST_Technical_0316055033(9).pdf	1	<i>backfill and native soil were completed on June 28, 2021. Following corrective actions and based on</i>	VERIFIED
46	DET	Confirmatory sample S-8 non-detect for benzene (below 0.0300 mg/kg)	Leaking_UST_Technical_0316055033(9).pdf	31	<i>Benzene < 0.0300 0.0300 mg/Kg dry 07/01/21 06:12 B1G0045 KS1</i>	VERIFIED
47	DATE	2021 LUST NFR Letter dated July 27, 2021	Leaking_UST_Technical_0316055033(15).pdf	1	<i>JUL 27 2021</i>	VERIFIED
48	DET	2021 LUST NFR states there are no land-use limitations	Leaking_UST_Technical_0316055033(15).pdf	2	<i>manner inconsistent with the following land use limitation: There are no land use limitations.</i>	VERIFIED
49	PERSON	2021 LUST NFR signed by Unit Manager Michael T. Lowder	Leaking_UST_Technical_0316055033(15).pdf	4	<i>Michael T. Lowder</i>	VERIFIED
50	SYNTH	The site is closed under two No Further Remediation Letters: the recorded 2018 SRP Focused NFR and the 2021 LUST NFR.			<i>interpretive synthesis grounded in the 2018 recorded NFR (Doc# 1062329925) and the 2021 LUST NFR (7/27/2021)</i>	SYNTHESIS
51	SYNTH	The 2018 Focused NFR superseded the 1998 LUST NFR and its BCT/sealed-barrier conditions are the operative controls; the 2021 LUST NFR added no land-use limitations.			<i>interpretive - grounded in the recorded-NFR cover superseding Doc# 98193560 and the 2021 NFR 'no land use limitations' text</i>	SYNTHESIS
52	SYNTH	The principal risk driver was dry-cleaning solvent vapor (volatile chemicals) intruding via the indoor-inhalation pathway, addressed by the sub-slab depressurization system rather than by soil or groundwater ingestion remedies.			<i>interpretive - grounded in the soil-gas Tier 1 Indoor Air Objective exceedances and the SSD/Tier 3 remedy</i>	SYNTHESIS