



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, DIRECTOR

(217) 524-3300

June 28, 2017

American Drapery Cleaners  
Attn: Mr. Richard Zell  
401 South LaSalle Street, Suite 403  
Chicago, Illinois 60618

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY  
EPA-DIVISION OF RECORDS MANAGEMENT  
RELEASABLE

JUL 19 2017

REVIEWER: JKS

Re: 0316055033--Cook County  
Chicago/American Drapery Cleaners  
Site Remediation/Technical Reports

Dear Mr. Zell:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the following documents submitted by EPS Environmental Services, Inc. on behalf of American Drapery Cleaners:

- April 19, 2017 *Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan* (received May 1, 2017; Log No. 17-64666); and
- Updated DRM-1 form (received June 15, 2017; Log No. 17-64866).

The April 19, 2017 *Focused Site Investigation Report/Remediation Objectives Report/Remedial Action Plan* is disapproved; additional information is needed as discussed below:

1. All the removed/existing underground storage tanks (USTs) mentioned in Section 1.4 of the report should be identified on a figure along with all sampling points in support of the site sampling plan presented in Section 1.6.

Section 1.4 identifies the following:

- One (1) removed 150-gallon naphtha UST;
- One (1) removed 100-gallon naphtha UST;
- One (1) removed 750-gallon naphtha UST; and
- One (1) currently in use 600-gallon naphtha UST.

2. In addition, Section 1.4.1 states that the following permits were issued:

- A permit to remove three (3) 700-gallon USTs;
- A permit to install one (1) 600-gallon UST;
- A permit to abandon three (3) 700-gallon USTs; and
- A permit to install one (1) 2,000-gallon fuel oil tank.

*Page 5 states that no record of removal of the 2,000-gallon fuel oil tank was identified.*

3. In summary, please provide a figure identifying the locations of all tanks referenced in Comments 1 & 2 above along with all sampling points. In addition, please include the approximate location of the reported release in 1995 (Incident No. 95028). If the tank locations cannot be identified, a site-wide Ground Penetrating Radar (GPR) survey should be performed. Further sampling may be warranted.

4. More information is needed as related to the site-specific sampling plan. Please provide a discussion regarding the sampling rationale as related to all historical and existing tanks. Please provide a narrative discussion and summary table and provide reference to supporting figure(s) as necessary.

5. Section 1.6.1 states that two (2) soil gas samples were obtained in *select locations* on the site where *contamination would most likely be encountered*. Please provide more information; the relationship between the sampling locations and where contamination would most likely be encountered is not apparent.

6. Section 1.7 states that additional soil and soil gas sampling was conducted to fully characterize site conditions. Please provide more information in regards to sampling rationale for the investigation discussed in Section 1.7.1.

7. Figure 3 only identifies an 'Active UST' in the southern building. As stated above, please provide a figure identifying the locations of all tanks referenced in Comments 1 & 2. The figure should provide details such as the size/contents of the tank and status (removed, abandoned, existing, etc.). Also, the meaning of the features on Figure 3 associated with the UST (dashed lines, boxes) are unclear; please provide a legend identifying such features.

All future submittals to the Site Remediation Program should include one original and one copy of each document and a DRM-2 form.

If you have any questions regarding this letter, please contact me at (217) 785-8724.

Sincerely,

*Jeffrey J. Guy*

Jeffrey J. Guy, Project Manager  
Voluntary Site Remediation Unit  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

cc: Nicholas J. Cuzzone, EPA Environmental Services: [NCuzzone@epsenvironmental.com](mailto:NCuzzone@epsenvironmental.com)

Bureau of Land File