

LEAKING UST TECHNICAL REVIEW NOTES

Reviewed by: Stephanie Sample
Date Reviewed: 07/13/2021

Re: LPC#0316055033 -- Cook County
Chicago / Seggio Capital, LLC
2235-2239 West Roscoe Street
Leaking UST Incident 20210399
Leaking UST Technical File

IEPA-DIVISION OF RECORDS MANAGEMENT
RELEASABLE

AUG 18 2021

REVIEWER: SAB

Document(s) Reviewed: 45-Day Report dated 06/15/2021, received by the Illinois EPA on 06/21/2021. General Site Information:

Site subject to: «734»

IEMA date(s): 04/28/2021	Payment from the Fund? (unknown): «Reimbursement U»
UST system removed? (Y):	OSFM Fac. ID #: 0316055033 <u>OSFM Database</u>
Encountered groundwater? (N):	SWAP mapping and evaluation completion date: 07/13/2021 <u>Open SWAP</u>
Free product? (N):	Site placement correct in SWAP? (Y):
Current/past land use: Residential	Inspection Required? (Date/Plan): N
Size & product of USTs: Three 1,000gal Naptha USTs and one 600gal Naptha UST	
Is site located in EJ area? «N» <u>EJ Form</u>	Is investigation of indoor inhalation exposure route required? «N» <u>VI Incomplete Pathway Checklist</u>
Has enough sampling been completed to perform a Right-to-Know Evaluation? «N» <u>RTK Form</u>	PLA Checklist Complete? «N» <u>PLA Checklist</u>

Database Update Worksheet (Pink Sheet)

BOL File Information:(optional) (Arranged chronologically):

45-Day Review Notes: This site is currently unoccupied and consists of three 1,000gal Naptha USTs and one 600gal Naptha UST, which were all removed. No groundwater or free product was encountered. It was noted that the Chicago Department of Public Health permit was issued for four 600 gal USTs, however, upon removal, it was determined three of the USTs were 1,000gal capacity. Additionally, two of the 1,000gal USTs and the 600gal UST had previously been abandoned in place using cement slurry. Also, the 600gal UST was found to be inside one of the 1,000gal USTs.

The City of Chicago supplies potable water from Lake Michigan to the site. According to the Illinois State Water Survey, there are no current or historical wells located within 2,500ft of the site. In

addition, the City of Chicago has an ordinance prohibiting the installation and use of groundwater wells as a potable water source. The site is not located within the minimum setback zone of a well which serves as a potable water supply. Based on the ISGS "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Waste", this site is in an area rated as C1 (permeable bedrock within 20ft-50ft of the surface, overlain by till or other fine-grained material). The soil profile consists of gravel and brick fragment fill material underlain by silty clay to the maximum depth of 8ft bgs, the maximum depth of excavation.

Following removal of the USTs, 4 sidewall soil samples, 6 floor soil samples, and 1 representative backfill sample were collected. It was noted that one of the 1,000gal USTs was cut open and the 600gal UST was located inside the tank. The soil samples were analyzed for BETX and PNAs. All soil samples were below Tier 1 SROs except for sidewall sample S-7, which had a Benzene concentration of 0.0772 mg/kg. No evidence of free product was observed in the soil following removal of the USTs, nor evidence of petroleum hydrocarbon vapors/odors in nearby sewers.

The USTs were located beneath a concrete-paved area. Once the concrete was removed, the backfill material was excavated and placed adjacent to the excavation. Rainwater was pumped from the overflow sump surrounding the fill pipe for the 600gal UST and perched water surrounding the USTs. The LELs were then measured and found to be zero. The USTs were cut open in the excavation to remove the cement slurry. The cement slurry was broken apart using a jackhammer. When enough of the cement slurry had been removed, the USTs were pulled from the excavation. No corrosion holes were observed in the steel USTs; the 600gal fiberglass UST had to be ripped apart to remove it from the 1,000gal UST. Solvent-type odors were noted in the excavation. This is when a release was reported. The interiors of the USTs were cleaned and a total of 300gal of water and wash water were removed and disposed of off-site. The steel USTs were transported to Rondout Iron and Metal for metal recovery. No soil was removed from the site, indicating the backfill material was returned to the excavation pit.

Illinois EPA Decision: Approved

Response Due: SIP/BUD for subsequent stage of investigation or SICR within 90 days.