

LEAKING UST TECHNICAL REVIEW NOTES

Reviewed by: Stephanie Sample
Date Reviewed: 07/19/2021

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

Document(s) Reviewed: Revised 45-Day Report / Corrective Action Completion Report dated 07/12/2021, received by the Illinois EPA on 07/14/2021.

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 OSFM Database
Encountered groundwater? (Y/N/unknown): «Encountered N»	SWAP mapping and evaluation completion date: 07/13/2021 <u>Open SWAP</u>
Free product? (N):	Site placement correct in SWAP? (Y): «Y_N»
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? «Y» <u>RTK Form</u>	PLA Checklist Complete? «N» <u>PLA Checklist</u>

Database Update Worksheet (Pink Sheet)

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

Corrective Action Completion Report Review Notes: This is a revised 45-Day Report with a Corrective Action Completion Report. The site consists of three 1,000gal Naptha USTs and one 600gal Naptha UST located inside one of the 1,000gal Naptha USTs. Additionally, two of the 1,000gal USTs and the 600gal UST had previously been abandoned in place using cement slurry. No groundwater or free product was encountered.

There are no current or historical wells located within 2,500ft of the site and the site is not located within the minimum setback zone of a well. According to ISGS, the site is located on the Carmi Member of the Equality Formation. Based on observations during the UST removals, the shallow subsurface

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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. The site is currently unoccupied, and all the structures have been razed. The proposed future use includes residential purposes.

Following UST removal, soil samples of the sidewalls and floor were collected from the excavation and backfill material. The USTs were removed on 04/28/2021 and soil remediation activities were conducted on 06/28/2021. The samples were analyzed for BETX and PNAs. This revised report states that one soil sample (S-7) was found to have a benzene concentration of 0.0772mg/kg. A permit to dispose the contamination backfill was obtained and upon receipt of the permit, petroleum contaminated soil in the area of sidewall sample S-7 was excavated and transported to Zion Landfill for final disposal. Soil was over excavated along the wall of the original excavation to ensure remediation was complete. Approximately 30yds³ of contaminated soil were transported to Zion Landfill. A soil sample (S-8), collected on 06/21/2021, was obtained to determine whether the remediation efforts were complete. Soil sample S-8 was collected along the same wall area as S-7 after the over excavation was completed. Based on the soil analytical results, no concentrations of contaminants of concern remain in property soil above Tier 1 SROs for residential land use and Class I groundwater. The excavation was backfilled with imported gravel.

Illinois EPA Decision: Approved, NFR issued

Response Due: