

U.S. ENVIRONMENTAL PROTECTION AGENCY
POLLUTION/SITUATION REPORT
River Forest Cleaners Site - Removal Polrep
Final Removal Polrep



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Region V

Subject: POLREP #4
Final Polrep
River Forest Cleaners Site
B5UP
River Forest, IL
Latitude: 41.8883032 Longitude: -87.8156045

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From: Bradley Benning, OSC
Date: 4/17/2014
Reporting Period: February 2012 thru April 17, 2014

1. Introduction

1.1 Background

Site Number:	B5UP	Contract Number:	
D.O. Number:		Action Memo Date:	
Response Authority:	CERCLA	Response Type:	PRP Oversight
Response Lead:	EPA	Incident Category:	Removal Assessment
NPL Status:	Non NPL	Operable Unit:	
Mobilization Date:	12/1/2010	Start Date:	12/1/2010
Demob Date:	4/17/2014	Completion Date:	4/17/2014
CERCLIS ID:		RCRIS ID:	
ERNS No.:		State Notification:	
FPN#:		Reimbursable Account #:	

1.1.1 Incident Category

Removal Assessment

1.1.2 Site Description

The Site is a residential and commercial area in River Forest, Cook County, Illinois (see Figure 2-1). The Site contains the My Gym Childrens Fitness Center at 7625 Lake Street and the St. Luke Parish School at 519 Ashland Avenue. The Site's meridian coordinates (taken at the

intersection of Lake Street and Lathrop Avenue) are 41° 53'17" North and 87°48'43" West. The Illinois Environmental Protection Agency (IEPA) data indicate that a volatile organic compound (VOC) plume source is located below the River Forest Dry Cleaners facility located at 7613 Lake Street. The My Gym Childrens Fitness Center, a children's gymnasium and play center, is located approximately 150 feet west of the River Forest Dry Cleaners. The St. Luke Parish School, an elementary school, is located directly across Lake Street from the River Forest Dry Cleaners. The Site is a residential and commercial area in River Forest, Cook County, Illinois .

1.1.2.1 Location

7613 Lake Street, River Forest, Illinois

1.1.2.2 Description of Threat

The River Forest Dry Cleaners has been in operation since 1928. The owner/operator of the dry cleaning facility conducted a private environmental assessment of the site in 2001 and enrolled the site in IEPA's voluntary Site Remediation Program (SRP) in June 2004. The Site continues to be actively investigated pursuant to the Site Remediation Program and the Illinois Drycleaner Environmental Response Trust Fund. The IEPA data indicate that the area under the dry cleaning facility is the source of a VOC contaminant plume. All drinking water in the area is supplied by the Village of River Forest public water system.

Based on citizen requests, U.S. EPA conducted a vapor intrusion investigation focused on subslab and indoor air. On November 20, 2009, U.S. EPA tasked WESTON START to initiate 24-hour sub-slab vapor probe and indoor air sampling at the My Gym Childrens Fitness Center and St. Luke Parish School. Samples were retrieved on November 21, 2009 and sent for analysis.

1.1.3 Preliminary Removal Assessment/Removal Site Inspection Results

To evaluate whether vapor intrusion from VOC contamination is migrating into buildings and posing a threat to human health, WESTON START installed vapor probes and collected sub-slab air samples and indoor air samples from the fitness center and school buildings. All sub-slab vapor probe and indoor air sampling activities were conducted in accordance with the U.S. EPA approved WESTON field sampling plan dated November 19, 2009. The sub-slab vapor probe samples were collected in the basement of both buildings. The indoor air samples were collected from the breathing zone in the basement and on the main floor of the fitness center and in the basement of the school. All samples were collected using pre-cleaned, laboratory-supplied SUMMA canisters fitted with regulators to allow sample collection over a 24-hour period.

November, 2009

Sample results showed **methylene chloride** and **TCE** present in the indoor air of My Gym. The **methylene chloride** was detected in the subsurface (19.5 ppb), basement (0.27 ppb), and the first floor closet (12.2 ppb) of My Gym. The levels of **methylene chloride** were below the long term screening level for both sub-slab and indoor air samples. **TCE** was detected in the first floor closet (5.51 ppb) of My Gym at a level was greater than the long term screening level. Sample results of St. Luke's School showed **methylene chloride** present in the indoor air of the computer lab (15.4 ppb) at a level that slightly exceeded the long term screening level.

Based on these results ATSDR recommended the U.S. EPA conduct follow-up indoor air sampling after My Gym and St. Luke's School assess their chemical storage procedures and remove any potential contaminants. ATSDR also recommend more site characterization to determine the extent of the contamination. U.S. EPA conducted further sampling on February 18 and February 25, 2010.

Site assessment activities were conducted on February 18 and 25, 2010. Sub-slab vapor probe sampling was conducted at Santelli Cabinets, the condominium building, Coldwell Banker, Newport Audiology, Annie's Beef, and the vacant residence. Indoor air sampling was conducted at the St. Luke Parish School and My Gym Children Fitness Center. The site assessment was conducted to evaluate potential threats to human health and the environment.

Sampling February 2010

7625 Lake St. (My Gym):

Based on the results of the EPA sampling conducted on February 25, 2010, there are no immediate health concerns for the patrons and personnel of My Gym. The results did show exceedances of long-term residential screening levels for **tetrachloroethylene** (PCE) and **methylene chloride**. **Methylene chloride** was detected at 49.8 ppb and **PCE** was detected at 0.62 ppb on the first floor of My Gym.

The detection of **PCE** at My Gym is consistent with the documented subsurface soil and groundwater contamination from 2001-2009 samples and **methylene chloride** was detected in both the November 2009 and February 2010 samples. The February results confirm **PCE** and **methylene chloride** contamination at 7625 Lake St. The levels of **PCE** and **methylene chloride** in the indoor air need to be reduced.

423 Ashland (Vacant house):

Sub-slab sample results from February 25, 2010 for the vacant house at 423 Ashland showed a residential long term screening level exceedance for **methylene chloride** in the subsurface of the building at 212 ppb. Since the building is currently vacant, there is no completed exposure pathway. However, the building should not be occupied until there is further site characterization to evaluate exposure from potential vapor intrusion.

519 Ashland (St. Luke Parish School):

Indoor air sample results from February 25, 2010 for 519 Ashland St. did not show any exceedances for

residential long-term screening levels.

Additional Sites Sampled: Sub-slab sample results from February 18th and 25th, 2010 did not show any exceedances for long-term screening levels at:

- 7621 Lake St. (Santelli Custom Cabinetry),
- 7611 Lake (Digital Hearing Center),
- 7601 Lake (Annie's Ice Cream),
- 7577 Lake (Coldwell Banker), and
- 417/411 Lanthrop (Condo units).

Sampling March 2010

The EPA conducted indoor air sampling at Annie's Ice Cream (7601 Lake), at the request of the proprietor. The sample results for **PCE** (54.2 ppb) exceeded the commercial screening level for **PCE**. It is recommended that efforts be initiated to reduce the level of PCE in the indoor air in this building.

2. Current Activities

2.1 Operations Section

2.1.1 Narrative

No operational activities are being conducted by USEPA, the PRP for this site has agreed to implement the recommendation of ATSDR, and install vapor reduction systems at the My Gym and Annie's facilities.

2.1.2 Response Actions to Date

04/03/2011 - Sub-slab ventilation system installed by Envirogroup LLC and Radovent. The goal of the system was to create a negative pressure, suction field beneath the basement and the first floor of the My Gym facility to prevent vapors from migrating into the indoor air. The system consisted of two suction points, located in the basement at the south side of the facility and in the first floor office located more centrally in the building. The suction points were vented together to a discharge point on the roof of the building. Initial system diagnostics indicated a suction field reached beneath most of the building.

08/2011 - Bonestroo conducted additional ambient air sample at My Gym at the front counter and detected 19 ppbv PCE, above the ASTDR recommended level.

10/17/2011 - Envirogroup evaluated the system and raised the rooftop vent and moved it 25 feet to ensure the discharge was not impacting the building air intake and HVAC system.

12/2011 - Stantec conducted additional ambient air sampling at the same location in My Gym, and detected 3.3 ppbv PCE, still above the ASTDR recommended level.

02/12/2012 - Met with contractor (Stantec) working for the PRP to mitigate the VI problem in the My Gym facility and Annie's. Indoor air samples collected on 8/19/2011 and 12/22/2011 at both locations are not indicating a decrease in PCE and TCE levels as anticipated, but have increased in some areas. The depressurization systems are in place and functioning correctly. Contractor believes the ventilation hoods in Annie's are overpowering the system and still drawing sub-slab air into the building. The situation at My Gym also involves possible ventilation problems with the Dry Cleaning facility adjacent to My Gym. Off-gassing from the cleaned clothing that is held in the store for pickup may be penetrating through the common wall into the My Gym facility.

The contractor will continue to investigate these possible scenarios and conduct various tests to check the ventilation impacts on the VI systems.

04/17/2012 - Stantec conducted additional ambient air sampling at My Gym and at the adjacent Valenti Cleaners, located at 7623 Lake Street. The purpose of the additional sampling was to determine if elevated concentrations existed in the Valenti Cleaners space, which may indicate that drycleaned clothes are a contributing source to the indoor air contaminants. Studies have shown that drycleaned clothes continue to emit VOCs for some period of time after cleaning. Given the large volume of freshly drycleaned clothes being stored at Valenti Cleaners, VOCs emitted from these clothes may be affecting the indoor air at the My Gym facility. Results detected 2.0 ppbv PCE at My Gym and 26 ppbv PCE at Valenti Cleaners.

Relatively low sub-slab concentrations beneath the My Gym facility have been identified and a ventilation system was installed to mitigate their impact. Evaluation of the system has shown it to be functional, however, there has been no sustained reduction in the indoor air concentrations. Given the presence of the drycleaner adjacent to My Gym the exact source of contaminants at the My Gym facility has not been determined.

04/16/2014 - Obtained an update from Stantec and Mr. Ditchfield's attorney concerning recent remediation activities and planned redevelopment. The Bank property (SW of the dry cleaners) was enrolled in the IEPA Site Remediation Program, remediation was completed, and expect an NFR letter in the near future. The El Saffar property (immediately W of the dry cleaners) will probably be addressed via engineered barriers, and will also obtain an NFR letter for that parcel, leaving the "source" - the dry cleaners and balance of the strip

center. Negotiations with the Village of River Forest and its developer are ongoing at this point. Those negotiations actually began several years ago, but had to be shelved due to the recession and its impact on the real estate market. The RP and Village officials have now resumed discussions, and are very close to an agreement that will convey the property to the Village and result in demolition of the buildings and remediation of the contamination, again under the auspices of the IEPA SRP. Expect to have a deal completed in the next few months, with demolition tentatively scheduled to occur before the end of the year.

2.1.3 Enforcement Activities, Identity of Potentially Responsible Parties (PRPs)

PRP for this investigation has voluntarily agreed to conduct the mitigation activities.

2.1.4 Progress Metrics

Waste Stream	Medium	Quantity	Manifest #	Treatment	Disposal
Contaminated Soil	solid	55 cy			landfill

Regional Metrics		
This is an Integrated River Assessment. The numbers should overlap.	Miles of river systems cleaned and/or restored	
	Cubic yards of contaminated sediments removed and/or capped	
	Gallons of oil/water recovered	
	Acres of soil/sediment cleaned up in floodplains and riverbanks	
Stand Alone Assessment	Number of contaminated residential yards cleaned up	1
	Number of workers on site	5
Contaminant(s) of Concern	PCE, TCE	
Oil response Tracking		
Estimated volume	Initial amount released	
	Final amount collected	N/A
CANAPS Info	FPN Ceiling Amount	N/A
	FPN Number	N/A
	Body of Water affected	N/A
Administrative and Logistical Factors (Check X where applicable)		
q Precedent-Setting HQ Consultations (e.g., fracking, asbestos)	q Community challenges or high involvement	q Radiological
q More than one PRP	q Endangered Species Act / Essential Fish Habitat issues	q Explosives
q AOC	q Historic preservation issues	X Residential impacts
q UAO	q NPL site	q Relocation
q DOJ involved	q Remote location	q Drinking water impacted
q Criminal Investigation Division involved	q Extreme weather or abnormal field season	q Environmental justice
q Tribal consultation or coordination or other issues	q Congressional involvement	q High media interest
q Statutory Exemption for \$2 Million	q Statutory Exemption for 1 Year	q Active fire present
q Hazmat Entry Conducted – Level A, B or C	q Incident or Unified Command established	X Actual air release (not threatened)

2.2 Planning Section

2.2.1 Anticipated Activities

PRP will continue to work with Village Officials to complete redevelopment plans for the entire impacted area.

2.2.1.1 Planned Response Activities

PRP will continue working with the Illinois EPA through their Voluntary Response Program to address source remediation through the redevelopment of the site with the Village.

2.2.1.2 Next Steps

Complete negotiations with the Village for Site redevelopment.
Buildings owned by The RP will be demolished allowing for source remediation under the drycleaner.
Engineered barrier will be installed to protect remaining buildings to the west.
My Gym will likely relocate as part of the redevelopment plan.

2.2.2 Issues

Redevelopment of the property is pending, which may provide remediation of the source contamination.

2.3 Logistics Section

No logistic activities.

2.4 Finance Section

2.4.1 Narrative

Cost recovery of assessment activities by EPA against the PRP has been completed.

2.5 Other Command Staff

2.5.1 Safety Officer

No Safety Officer activities.

2.6 Liaison Officer

No Liason Officer activities.

2.7 Information Officer

2.7.1 Public Information Officer

PIO has been assigned, and a Fact Sheet has been developed.

2.7.2 Community Involvement Coordinator

No activity planned.

3. Participating Entities

3.1 Unified Command

USEPA is conducting the assessment activities, with ATSDR providing health based recommendations.

3.2 Cooperating Agencies

ATSDR
Illinois EPA
Village of River Forest
Illinois Dept. of Public Health

4. Personnel On Site

EPA - 1
Weston - 3

5. Definition of Terms

ATSDR Agency for Toxic Substances and Disease Registry
CFR Code of Federal Regulations
DCE Dichloroethylene
FSP Field sampling plan
HASP Health and safety plan
IEPA Illinois Environmental Protection Agency
NCP National Oil and Hazardous Substances Pollution Contingency Plan
PCE Tetrachloroethylene
ppbv Part per billion by volume
RFC River Forest Cleaners
SRP Site Remediation Program

START Superfund Technical Assessment and Response Team
TCE Trichloroethylene
TDD Technical Direction Document
U.S. EPA United States Environmental Protection Agency
VOC Volatile organic compound
WESTON Weston Solutions, Inc.

6. Additional sources of information

6.1 Internet location of additional information/report

USEPA website: www.epaosc.org/riverforestcleaners

6.2 Reporting Schedule

Final Polrep is issued.

7. Situational Reference Materials

Contact USEPA and ATSDR

POLREP #4 Last Updated 4/17/2014