City of Chicago

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Office of the City Clerk

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Meeting Date:	9/11/2013
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Communication
Title:	Community right to know notice LPC #0316050005/Cook County former Continental State Cleaners at 3135 M Clybourn Ave
Committee(s) Assignment:	

AJS GROUP, INC.

Environmental Consulting & Services

2013 AUG 13 PM 3:35

2013 AUG 13 PM 2:42

RECEIVED

Date: August 07, 2013

From: Meemun Enterprises, Inc.
3135 N. Clybourn Avenue
Chicago, Illinois 60618

Honorable Susana A. Mendoza
121 N. LaSalle St.
Room 107
Chicago, IL 60602

REF: Community Right to Know Notice
LPC# **0316050005**/Cook County
Former Continental State Cleaners
3135 North Clybourn Avenue
Chicago, Illinois 60618

Dear Honorable Susana A. Mendoza:

The Illinois EPA has determined that a notice must be issued to property owners and occupants near the former Continental Cleaners (the Site) located at 3135 N. Clybourn Avenue, Chicago, Illinois informing them that nearby homes or businesses may be at risk for vapor intrusion based on groundwater data obtained in the vicinity of the Site (see Area of Concern Figure 1 map in the attached fact sheet).

Please Note: the public drinking water supply is not affected by this contamination.

Elevated concentrations of volatile organic chemicals (that are commonly found in cleaning solvents and readily evaporate into the air) that were detected in groundwater have the potential to migrate from the groundwater to indoor air through a process referred to as vapor intrusion. This notice is required under Section 25d-3(a) of the Environmental Protection Act [415 ILCS S/2Sd-3(a)], the 2006 Right-to-Know law and 2009 amendment of same. The Illinois EPA has further determined that a release of drycleaner solvent tetrachloroethylene (PCE) and its breakdown products trichloroethylene (TCE), cis-1,2-dichloroethylene (cis-1,2-DCE) and vinyl chloride, which have originated from this former drycleaner facility, is the cause of this threat to area groundwater.

Site/Facility Description:

The former Continental Cleaners operated from the 1950's in a building located at 3135 N. Clybourn Avenue, Chicago, Illinois before it ceased in operation about 10 years ago due to a fire. The building was subsequently demolished, and it is now a vacant lot. Tetrachloroethylene or perchloroethylene (PCE) was the main dry-cleaning solvent that had been used at the former Continental Cleaners.

Hydrodynamics Consultants, Inc. (HDC) and DAI Environmental, Inc. (DEI) had performed a series of subsurface soil and groundwater investigations at or near this former drycleaner facility from 2002 to 2009. As a result, the following groundwater contamination was found in this former drycleaner site and its vicinity:

1111 Chicago Avenue, Suite 225, Oak Park, Illinois 60302
Tel: (708)358-1721 Fax: (888)348-2667 Web: ajsgrp.com

Maximum Groundwater Concentrations at the Site and Illinois Vapor Intrusion Standards

Contaminant	Groundwater Concentration	Illinois Vapor Intrusion Standard – Residential	Illinois Vapor Intrusion Standard – Industrial/Commercial
PCE	171 mg/L	0.091 mg/L	0.34 mg/L
TCE	19 mg/L	0.34 mg/L	1.3 mg/L
Cis-1,2-DCE	190 mg/L	3500 mg/L	3500 mg/L
Vinyl Chloride	16 mg/L	0.028 mg/L	0.21 mg/L

Concentrations shown in milligrams per liter (mg/L)

Community Issues and Concerns:

Groundwater contamination was discovered within this former drycleaner facility and in its vicinity, and vapor intrusion into the nearby buildings is a concern if the contaminated groundwater with PCE, TCE, cis-1,2-DCE or vinyl chloride reaches the nearby properties. To reduce the potential of vapor intrusion, a site remediation plan is being developed to clean up the site contamination.

If you are connected to a community water supply, you should be receiving a water bill from the City of Chicago. The City has a groundwater ordinance (#097990), which prohibits use of groundwater as a potable water supply. If you wish to obtain a copy of the ordinance, you may download it at the Illinois EPA's website, http://epadata.epa.state.Illinois.us/land/gwordinance.

Properties located within the Area of Concern (see the attached Figure 1) are being notified of the site conditions by the owner of the former Continental Cleaners. Please refer to the enclosed fact sheet for more information about vapor intrusion.

Further updates about the site investigation and cleanup will be issued to the contact list.

All the site related results and documents will be posted at the website http://www.ajsgrp.com. If any party has any concern or need for further information, you are invited to contact:

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Tel. 708-358-1721
Email at joe@ajsgrp.com

Carol Fuller, Community Relations Coord.
Illinois EPA
1021 N. Grand Avenue East
Springfield, Illinois 62794-9276
217/524-8807
carol.fuller@illinois.gov

Sincerely,
AJS Group, Inc.

Joe C. Zhou
Project Manager

Fact Sheet for the Former Continental Cleaners Site

Re: **Notification of Soil & Groundwater Contamination** **July 10, 2013**
LPC# 0316050005/Cook County
Former Continental Cleaners
3135 North Clybourn Avenue
Chicago, Illinois 60618

Background

Site investigations at the former Continental Cleaners (the Site) have identified contamination in shallow soil & groundwater that may pose a health threat to nearby properties due to the potential for vapor intrusion into buildings. The former Continental Cleaners is located at 3135 North Clybourn Avenue, Chicago, Illinois, which had been the location of a dry cleaning operation from the 1950's to 2000. This former drycleaner facility location is now a vacant lot and covers approximately 125 feet x 50 feet (See Figure 1, attached).

Historic use of cleaning solvents at the former Continental Cleaners location has resulted in contamination of the soil and groundwater by volatile organic compounds (VOCs). These are commonly-found chemicals used in various industrial and commercial operations. Contamination was found in the soil and groundwater samples collected within the property and in its close proximity (Please see the enclosed Figure 1).

You will not be exposed to VOCs through drinking water provided by the community water supply, which is through the City of Chicago Water Department and is Lake Michigan water. The community water supply is tested for VOC contamination on a regular basis. Your property (as shown in the enclosed Figure 1) is included in the area affected by a City of Chicago groundwater ordinance. This means that you cannot install or use private potable water supply well on your property.

What contaminants were found at the Site?

The highest concentrations of chemicals found in groundwater at the Site are:

- Tetrachloroethylene (PCE) 171 milligrams per liter (mg/l)
- Trichloroethylene (TCE) 19 mg/l
- Cis-1,2-Dichloroethylene (cis-1,2-DCE) 190 mg/l
- Vinyl Chloride 16 mg/l

What is considered a safe level for each of these chemicals?

Illinois Class II Groundwater Standards, which apply to the Site, are:

- PCE 0.025 mg/l
- TCE 0.025 mg/l
- Cis-1,2-DCE 0.2 mg/l
- VC 0.01 mg/l

Illinois Vapor Intrusion Standards:

	Residential	Commercial
PCE	0.091 mg/l	0.34 mg/l
TCE	0.34 mg/l	1.30 mg/l
Cis-1,2-DCE	3500 mg/l	3500 mg/l
VC	0.028 mg/l	0.21 mg/l

What is vapor intrusion?	Vapor intrusion is a process by which chemicals in soil or groundwater can get into indoor air through cracks or other openings in building foundations.
What chemicals might be entering my home, and where would they come from?	Volatile organic compounds (VOCs) are one group of chemicals that easily become gases and can move through the soil and enter buildings. Some examples of VOCs are petroleum products such as gasoline, chemicals for drycleaning and industrial products. Some VOCs are also found in products that may be in your home. Paints, paint strippers and thinners, cigarette smoke, aerosol sprays, moth balls, air fresheners, new carpeting or furniture, hobby supplies (glues and solvents), stored fuels and dry-cleaned clothing, all contain VOCs and are more likely to be a source of VOCs in your home than vapor intrusion.
What health effects may be associated with vapor intrusion of these chemicals?	Exposure to high levels of PCE, TCE, cis-1,2-DCE and vinyl chloride in air and groundwater may cause nausea, dizziness or headache. Long term exposure to low levels of the contamination may lead to impaired immune system function and may increase the risk of cancer.
How can I evaluate my home's risk for vapor intrusion?	First, evaluate whether cracks or other openings are present in the basement or crawl spaces of your home or building. If cracks or other openings are present, such as sump area, you may want to look into having soil gas sampling done outside the basement wall or at the edge of crawl space foundation or slab. In most cases, the potential for vapor intrusion can be ruled out by collecting soil gas samples near a building.
What happens if a problem is found?	If vapor intrusion is affecting the air in your home, a common solution is to install a venting system below ground or in the basement. This prevents gases in the soil from entering the home. A low amount of suction is applied below the foundation of the building and the vapors are vented to the outside. The system uses minimal electricity and should not noticeably affect heating and cooling efficiency. Once the contamination is cleaned up, the system should no longer be needed.
Will the site be cleaned up?	The site is enrolled in the Illinois EPA's Site Remediation Program, and a site remediation plan is being developed to address the contamination.

Contacts - For more information, you may contact the following:

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Illinois EPA, Office of Community Relations
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Figure 1: Notification Area Map

Former Continental Cleaners Site