

FACT SHEET NO. 1 – April 2013
SPARTANS' SQUARE SHOPPING CENTER
SWC Illinois Route 53 and Alexander Circle
Romeoville, DuPage County, IL 60446
Illinois EPA Site ID / LPC No. 1970905180

Site Location and Background

The Site is approximately 9.5 -acres in area, which includes Spartans' Square Shopping Center, a 57,187 square foot, one story strip mall in Romeoville, Will County, Illinois. Spartans' Square Shopping Center is currently occupied by a restaurant (Subway), a self-serve Laundromat, a currency exchange and a tobacco shop. The Village of Romeoville acquired the Site in March 2008.

Several phases of investigation have been performed at the Site. Results of these site investigations indicate that soil contaminants are present due to chemical spills from the former dry cleaner operations at the Site. The primary contaminants are chlorinated solvents that were historically used at the Site. Some of these compounds are present in soil at levels exceeding Illinois EPA remediation objectives. The soil remediation area measures approximately 85 feet by 120 feet across, with impacted soils generally found at depths of 8 to 12 feet below grade.

The United States Environmental Protection Agency (U.S. EPA) has awarded the Village of Romeoville (Village) \$200,000 in Brownfields Cleanup Grant funds for remediation of hazardous substances at the Spartans' Square Shopping Center Redevelopment Site. These funds will be used to conduct remediation of contaminated soil containing elevated levels of dry cleaning solvents; monitor air during remediation; reporting of remediation activities; participate in the Illinois EPA's (IEPA) Voluntary Site Remediation Program (SRP); and conduct community outreach activities.

What are the Site Activities that will occur and have been done?

Non-Grant Activities

The following non-grant site investigation and reporting activities must be completed prior to commencing site remediation work under the USEPA Cleanup Grant:

- Perform an Active Soil Gas Survey (SGS) at the site (which V3 completed in February 2013 in accordance with the Work Plan approved by the Illinois EPA). This work was needed to determine whether indoor inhalation issues need to be addressed in the site cleanup and redevelopment plans. Results of the SGS were very good – there were no vapor inhalation exceedances compared to Illinois EPA soil gas cleanup standards. This suggests that the need for costly vapor barriers and sub-slab venting systems may be nominal, depending on IEPA's review / response to the data.
- Determine site-specific cleanup objectives for the Remediation Site using Tier 2 fate and transport modeling, and prepare the Remedial Objectives Report and Remedial Action Plan (ROR / RAP) for IEPA review. These can be completed now that we have results from the SGS.

USEPA Cleanup Grant Activities

The following grant-related activities are in process and must be completed prior to commencing site remediation work under the USEPA Cleanup Grant:

- Finalize the Draft Analysis of Brownfield Cleanup Alternatives (ABCA) document, based on results from the SGS. Upon completion, the Draft ABCA will be submitted to USEPA for review, to be followed by a 30-day public review period.
- Prepare remediation plans and specifications for the publically bid Request for Proposal (RFP). V3 will assist the Village with bid advertising, acceptance & evaluation of contractor bids, and selection of remediation contractor for project award.
- Mobilization and implementation of site remediation work will commence upon receipt of IEPA's approval of various reports, which is expected mid-Summer 2013.

General Chemical Information

Volatile Organic Compounds (VOCs) in soil and groundwater: VOCs are commonly found in degreasing solvents and petroleum products (e.g., oil, gasoline, diesel fuel). VOCs have a high vapor pressure and low water solubility. VOCs pose a hazard to Site personnel if materials containing high concentrations of VOCs are inhaled or ingested.

Metals in groundwater: Metals occur naturally in soil and groundwater. However, elevated concentrations of metals due to industrial-commercial processes can pose a hazard to Site personnel if soil or dust particles containing metals are inhaled or ingested. However, Site conditions indicate elevated concentrations in groundwater, which can pose a hazard to Site personnel if ingested.

Polynuclear Aromatic Hydrocarbons (PAHs) in groundwater: PAHs are fused ring organic compounds found in petroleum products, asphalt, vehicle emissions and natural processes. PAHs are also generated from the burning of trash, wood, rubber and other material. Surface soils in urban areas commonly contain PAHs in fill soils. The low volatility and high molecular weight of PAHs cause them to be primarily dermal hazards if contaminated soils or liquids are contacted. They may also be inhalation hazards if contaminated soils or dust are present. However, Site conditions indicate elevated concentrations in groundwater, which can pose a hazard to Site personnel if ingested.

Site Personnel will secure the Site, use respiratory protection (as needed), dust control measures, and implement decontamination and proper health and safety procedures, to minimize the potential exposure of Site Personnel and the general public to impacted materials. Site work will be conducted pursuant to applicable OSHA requirements.

Has the Community water supply been affected by site operations?

There is no evidence that Site operations and environmental impacts have affected water supply wells. Results of the water well survey indicated that the Community Wells are located greater than 1000 feet away and hydraulically up-gradient from the Site. Water in the area of the Site generally flows to the east and the public wells are located to the northwest of the Site.

Where Can I keep updated on clean-up activities and find additional information?

The Village of Romeoville has an Administrative Record of site documents available for public review that is on file at the Village Hall, in the Village Clerk's Office. In addition, the information is available on the Village's Website at www.romeoville.org.

The Administrative Record includes the following documents:

- *Community Relations Plan*, Spartans' Square Shopping Center, Romeoville, IL, Village of Romeoville, Updated March 2013
- *IEPA review letter of CSI/ROR*, Spartans' Square Shopping Center, Romeoville, IL, Illinois Environmental Protection Agency, February 18, 2011.
- *Comprehensive Site Investigation and Remediation Objectives Report (CSI/ROR)*, Spartans' Square Shopping Center, SWC Illinois Route 53 and Alexander Circle, (3-23 Terrace Lane, 615-625 Access Drive), Romeoville, IL, V3 Companies, May 21, 2010.
- *Passive Soil-Gas Survey*, Dry Cleaner, Romeoville, IL, Beacon Environmental Services, Inc. August 27, 2008. Included in Appendix of CSI/RO Report above.
- *Phase II Environmental Site Assessment*, Spartans Square Shopping Center, SWC Illinois Rte 53 (Independence Boulevard) and Phelps Avenue, Romeoville, IL, V3 Companies of Illinois, LTD, February 6, 2008. Included in Appendix of CSI/RO Report above.
- *Phase I Environmental Site Assessment*, Spartans' Square Shopping Center, SWC Illinois Route 53 (Independence Blvd.) and Phelps Avenue, Romeoville, IL, V3 Companies, February 13, 2008. Included in Appendix of CSI/RO Report above.

In addition to site documents, the following Illinois EPA informational on-line documents are available:

Making Contaminated Properties Safe (IEPA)

<http://www.epa.state.il.us/land/brownfields/cleanup/taco-brochure.html>

Tiered Approach to Corrective Action Fact Sheets (IEPA)

<http://www.epa.state.il.us/land/taco/fact-sheet.html>

What is the schedule for the clean-up?

- April 2013 - Provide copy of Remedial Action Plan to USEPA
- May 2013 - Prepare plans and specs for bids for remediation contractors and subcontractors and Advertise for bid and obtain bids
- June 2013 - Award contract to remediation contractor
- June/July 2013 – Commence clean-up activities

Will the Public be informed once these activities have been completed?

Yes, the website will continuously be updated with this information. In addition a second fact sheet will be generated.

A Remedial Action Completion Report will be written after completion of the remedial activities, which will be provided to the EPA for review.

If I have questions regarding the site or remediation activities, who is the contact?:

Site Owner

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