

Quick Links

[More About Us](#)

[Online Assessment
Order Form](#)

[Contact Us](#)

[Where in the world are JP's
birdhouses?](#)



GABRIEL

Environmental Services

JUNE 2018

EPA Cleans Up Hazardous Waste at Freeport Dry Cleaners

EPA has initiated the [cleanup](#) of hazardous waste from an abandoned dry cleaners in Freeport, IL.

One Hour Cleaners operated from 1961-1996 using tetrachloroethylene (PERC) as its cleaning solvent. After the operation closed down, the building was left with containers of waste solvents, flammable liquids, and solvents inside a dry cleaning machine.



The City of Freeport wishes to demolish the dilapidated structure, so the hazardous waste needed to be removed for the health and safety of the workers, as well as protecting the environment.

Dry Cleaners are a Recognized Environmental Condition (REC)

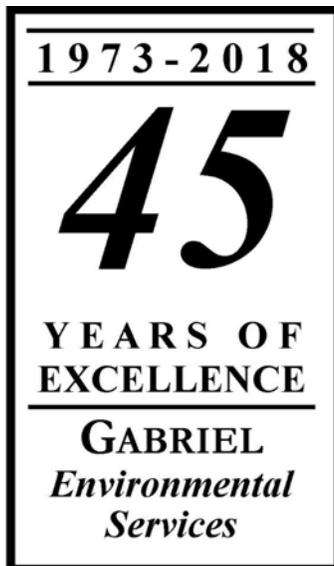


When Gabriel completes a Phase I Environmental Site Assessment, current or past dry cleaners are nearly always considered a Recognized Environmental Condition (REC) due to the hazardous materials and wastes often used on-site, as illustrated by this One Hour Cleaners site.

It was not uncommon for used solvents to be dumped out the back door of a cleaner before there were stricter environmental regulations. Chemicals were often spilled around the machines due to sloppy housekeeping. Rarely were the shops equipped with spill containment equipment as they are now required to have.



Contamination caused by dry cleaners



Recipe Corner



Bean Dip

Ingredients:

- 16 oz. refried beans
- 8 oz. sour cream
- 8 oz. cream cheese
- 4 oz. can diced

- green chiles
- 1 package taco seasoning
- 1 cup shredded cheddar cheese
- 1 cup shredded Monterey Jack cheese
- 6 green onions, chopped
- 1 cup tomatoes, chopped
- 1 cup green and red peppers, chopped

Directions:

- 1) Mix beans, sour cream, cream cheese, green chiles, taco seasoning, cheddar cheese, Monterey Jack cheese, and green onions together.
- 2) Warm on stove until heated.
- 3) Transfer to serving bowl. Top with tomatoes and peppers.
- 4) Serve warm with chips.

*1st Place - Appetizer Contest
Sarah Polich*

can impact soil and groundwater, as well as cause vapor migration and intrusion issues. Students have shown that approximately 75% of all dry cleaners have some level of contamination.

It's likely that EPA, Illinois EPA and/or the City of Freeport will have to complete further site investigation and possible remediation work at this One Hour Cleaners site before the property can be redeveloped.

If you have questions about dry cleaning contamination for a property you own or are considering purchasing, contact John Polich at jpolich@gabenv.com or 773-486-2123.

Source: EPA Press Release, "[Hazardous Waste Cleanup to Begin at the One Hour Cleaners site in Freeport, Illinois](#)," April 30, 2018.

UST Fund Reauthorized in FY2019 Illinois Budget

State of Illinois has continued funding the UST Trust Fund with its FY19 budget that takes effect July 1, 2018.



Illinois maintains this UST Fund to help investigate and clean up eligible leaking tanks through the Illinois EPA's LUST program. Tank owners finance this UST Fund with a \$0.003/gallon motor fuel tax and an \$0.008/gallon environmental impact fee. Since its inception in 1989, the UST Fund has reimbursed tank owners more than \$800 million in site investigation and clean up costs.

Tank owners are assessed a deductible for each Incident, depending on the date of the tank registration and date of LUST Incident. Most site investigation and cleanup costs above that amount should be eligible for reimbursement from the UST Fund if activities are conducted in accordance with plans and budgets approved by the Illinois EPA.

New owners of properties with existing LUST Incidents may also be eligible to access the UST Fund, even if they were not the owner or operator of the leaking tanks.

If you have questions about how the UST Fund works or if your tank/site is eligible to access the UST Fund, contact Nancy Valenta at nvalenta@gabenv.com or 773-486-2123 (office) / 773-617-1046 (cell).

[Home](#) / [Blog](#) / [About](#) / [Contact](#)