



RECEIVED

AUG 16 2010

McHENRY COUNTY  
DEPT. OF HEALTH

**Former Toastmaster Property**  
**Soil Gas Sampling Results**  
401 Washington Street  
McHenry County  
Algonquin, Illinois

Fact Sheet # 2

August 2010

**Soil Gas Sampling**

In December 2009, the Illinois Environmental Protection Agency (IEPA) through their contractor Weston Solutions, Inc. (Weston) conducted further investigation on commercial, residential and other properties near the former Toastmaster site. The purpose of the investigation was to determine whether volatile organic compounds (VOCs) in groundwater had evaporated, resulting in vapors in the soil above the groundwater. Soil vapors can move into crawl spaces and basements through sumps, drains and cracks in foundations in a process known as vapor intrusion.

**Investigation & Results**

As part of the investigation, 20 soil vapor samples were collected from 15 properties located near the former Toastmaster property. Residential, commercial and other properties were included in the sampling event. Samples were collected only at properties where the owners gave permission first. Each sample was taken within two to four feet of the foundation or slab of the building and at an average depth of approximately four and a half feet below the ground surface. These samples were then taken to a certified laboratory for analysis. The results were sent to the IEPA and the Illinois Department of Public Health (IDPH) for evaluation and interpretation. In March 2010, IDPH sent individual letters to each property owner to explain the results of the soil gas sampling on their property.

Overall, the analysis showed that five of the samples contained VOCs primarily trichloroethene (TCE) slightly over the calculated screening level for residential properties. This means that these levels could possibly result in the intrusion of vapors into the basement at levels that might pose an increased risk of short term or long term health effects. These property owners were advised of the precautionary measures that could be taken to reduce any exposure that might occur.

**Recommendations**

Vapor intrusion from TCE and other VOCs outside of the home can be managed through the installation of a vapor control or radon mitigation system.

VOCs are a component of many consumer products used in the indoor environment. Persons concerned about VOC inhalation from products inside the home may want to reduce their exposure potential by choosing no or low-VOC products when buying paint, carpet, cosmetics, room deodorizers, and cleaning supplies.

**Chemical Information**

Exposure to VOCs at much greater levels than those levels found in the area of investigation can cause nausea, dizziness or headaches. Exposure to low levels over long periods may lead to impaired immune system function and may increase the risk of kidney or liver cancer or other damage.

More information regarding vapor intrusion is available on the Illinois Department of Public Health website at the following address <http://www.idph.state.il.us/envhealth/factsheets/vaporintrusionfs.htm>.

**Anticipated Schedule of Demolition and Remediation**

Cleanup of the Toastmaster property is slated to take place by Illinois Department of Transportation (IDOT) as part of the Western Bypass project. The building demolition project will be let for bids in the late Summer of 2010, with activity starting onsite in the late Fall or early Winter of 2010. Remediation of the Toastmaster site will be let for bids in the late Fall of 2010, with clean up beginning in the early Spring of 2011.

**Background**

The former Toastmaster property occupies approximately 6 acres at the north end of Washington Street in the Village of Algonquin, McHenry County, Illinois. The property contains a vacant three story industrial building, two electrical substations and a parking lot. Throughout its history, the factory on this site produced items such as irons, shell casings during wartime, and appliances.

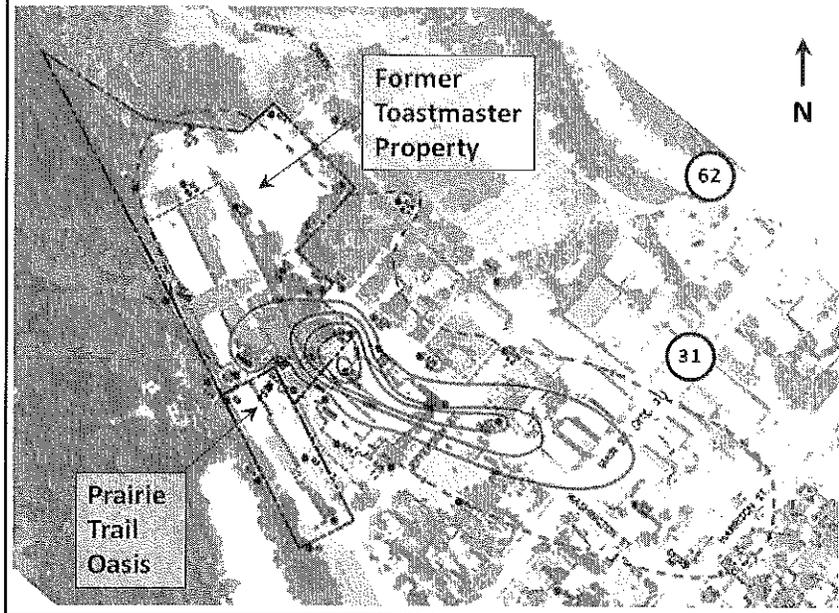
Prairie Trail Oasis is a 1.2 acre property located south of the former Toastmaster property. The property was previously used for a variety of light industrial and commercial activities. An active retail building and parking lot currently occupy the property.

In the Spring of 2008 IDOT began investigation of environmental conditions at the former Toastmaster property and Prairie Trail Oasis. The environmental investigation was conducted as part of the process of acquiring property in preparation for the Western Bypass, a road construction project planned to alleviate traffic congestion at the intersection of Routes 31 and 62 in Algonquin.

Analysis of soil and groundwater samples from the former Toastmaster property and Prairie Trail Oasis revealed the presence of elevated levels of VOCs, heavy metals and other organic compounds on the properties. IDOT reported their findings to the IEPA and conducted further investigation to determine whether offsite impacts exist.

The area of offsite investigation is located generally east of the Toastmaster property at 401 Washington Street, bordered approximately by the Prairie Trail bike path to the west and south, Towne Park to the north, and Route 31 to the east. Initial tests of soil and groundwater revealed the presence of certain types of VOCs in a few test locations. At this time, IDOT and IEPA are not aware of any private water wells in the area of investigation.

**Map of Approximate Location of Trichloroethene (TCE)  
in Groundwater near the former Toastmaster Property  
2009**



**State of Illinois  
Contacts**

Tammy Mitchell  
Illinois EPA, Community Relations  
1021 North Grand Avenue E. #5  
P.O. Box 19276  
Springfield, IL 62794-9276  
Phone: 217-524-2292  
E-mail:  
[Tammy.Mitchell@illinois.gov](mailto:Tammy.Mitchell@illinois.gov)

Joe Dombrowski  
Illinois EPA, State Sites Unit  
1021 North Grand Avenue E. #24  
P.O. Box 19276  
Springfield, IL 62794-9276  
Phone: 217-782-6762  
E-mail:  
[Joseph.Dombrowski@illinois.gov](mailto:Joseph.Dombrowski@illinois.gov)

Kathy Marshall  
Illinois Department of Public Health  
Toxicology Section  
525 W. Jefferson Street  
Springfield, Illinois 62761  
Phone: 217- 785-2045  
E-mail:  
[Kathy.Marshall@illinois.gov](mailto:Kathy.Marshall@illinois.gov)

**Information  
Repository**

IEPA has established an information repository for site related information at the Algonquin Area Public Library, Main Library, 2600 Harnish Dr., Algonquin, IL 60102, 847- 458-6060 . Library hours are: Monday - Thursday 9:00 a.m.- 9:00 p.m.; Friday & Saturday 9:00 a.m. – 5:00 p.m.; and Sunday 1:00 p.m. – 5:00 p.m. As IEPA receives reports related to the site investigation we will make these items available in the repository, located in the library reference section.

A copy of the Algonquin Soil Vapor Investigation Report: McHenry County, Illinois prepared by Weston Solutions Inc. was placed in the repository and is available for public viewing.

**Additional  
Information**

Site related documents and additional information may be available through the IEPA's Freedom of Information Act office. To obtain more information about this site, please file a request for site specific information to the address listed below or submit a request through the Illinois EPA's website <http://www.epa.state.il.us/foia/contacts.html>.

FOIA Officer  
IEPA, Bureau of Land, #24  
1021 N. Grand Avenue East  
P.O. Box 19276  
Springfield, IL 62794-9276  
Phone: 217-782-9878  
Fax: 217-782-9290

In your request please reference the site name, Toastmaster and the Illinois EPA Site # 1110055008.



Illinois Environmental Protection Agency  
Office of Community Relations  
PO Box 19276  
Springfield, Illinois 62794-9276

[www.epa.state.il.us](http://www.epa.state.il.us)  
Phone: (217) 782-5562  
Fax: (217) 785-7725  
TDD: (217) 782-9143

August 2010  
Printed by authority of  
the State of Illinois  
#36544 Aug-2010 225