

**Memorandum
Public Works Department**



To: City Manager
Subject: Request for Groundwater Use Ordinance
Date: June 13, 2011
Number: 2011-176

The City Engineer has been contacted by Landtech Environmental Services, regarding a petroleum product release at Mother Hubbard's Cupboard #5, located at 1700 18th Avenue. Landtech Environmental has done soil borings and groundwater testing which resulted in the attached map showing the extent of contaminated groundwater.

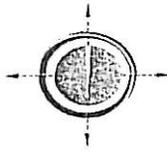
The Illinois Environmental Protection Agency (IEPA) has reviewed the testing and determined that the concentrations of certain constituents in the groundwater may exceed Class I groundwater quality standards for potable groundwater. IEPA has agreed that an ordinance should be passed by the City of Rock Island prohibiting the drilling of potable water wells within the area bounded by 18th Avenue to the Alley between 18th Avenue and 19th Avenue and 17th Street to a distance of 280 feet east of 17th Street. The affected area includes Lot 1 and Lot 2, Block 1, Dacks Addition. The boundary is also shown on the attached map.

Recommendation

The Public Works Department recommends that the City Council direct the City Attorney to prepare an ordinance prohibiting the drilling of potable water wells within the area of the city bounded by 18th Avenue to the Alley between 18th Avenue and 19th Avenue and 17th Street to a distance of 280 feet east of 17th Street as shown on the attached map.

Submitted by: Robert T. Hawes, P.E., Assistant City Manager/Public Works Director
Michael J. Kane, P.E., City Engineer

Approved by: John C. Phillips, City Manager



April 4, 2011

Mr. Dennis Pauley, Mayor
The City Hall of Rock Island
1528 3rd Avenue
Rock Island, Illinois 61201

**RE: Request for a local City Ordinance
Onto an area on the Southeast Corner of 17th Street and 18th Avenue
Rock Island, Illinois**

Dear Mr. Mayor Pauley:

LandTech, Inc. (LandTech) has prepared this letter to 1) present current environmental condition in the vicinity of a property located at 1700 18th Avenue in Rock Island, Illinois, and 2) ask for a local City Ordinance prohibiting the use and installation of water supply wells.

The environmental condition of an area on the southeast corner of 17th Street and 18th Avenue is related to a historical petroleum release from the Mother Hubbard's Cupboard Convenience, LLC facility located at 1700 18th Avenue in Rock Island, Illinois, hereinafter referred to as the Site.

A petroleum product release was reported to the Illinois Emergency Management Agency (IEMA) in 2006. Remediation activities have been conducted by LandTech, under the management of the Illinois Environmental Protection Agency (Illinois EPA), Leaking Underground Storage Tanks (LUST) Program. The reference number for the petroleum release is:

LPC# 1610656068 – Rock Island County
Rock Island / Mother Hubbard's Cupboard #5
1700 18th Avenue
LUST Incident No. 20061093
LUST Technical Files

As part of remediation activities, LandTech delineated the impacted soil and groundwater, excluded the impacted soil under the stipulations of Tier 2 Soil Remediation Objectives pursuant to 35 Illinois Administrative Code (Ill. Adm. Code) Part 742, Tiered Approach to Corrective Action Objectives (TACO) regulations, and conducted remediation activities for the impacted groundwater by injecting oxygen (Oxygen Release Compounds-ORCs) and nutrients into the saturated zone in July 2009. Nevertheless, as of July 2010, residual groundwater contamination plume was still found on the site with off-site extent to the north and west beneath adjacent 18th Avenue and 17th Street, respectively, and to the east beneath a business. The horizontal extent of groundwater contamination plume and current concentrations of contaminants of concern in groundwater are provided in Figure 1 and Table 1, respectively, in Appendix A.

ROCKFORD LOCATION

5704 Inverness Drive
Rockford, Illinois 61107

p 815.395.1221

f 815.395.1222

CORPORATE LOCATION

2625 W. 35th Street
Davenport, Iowa 52806

p 563.445.7445

f 563.445.7446

ELGIN LOCATION

853 Cedar Avenue
Elgin, Illinois 60120

p 847.533.3471

f 847.931.4856

According to 35 Ill. Adm. Code Part 742, TACO regulations, the only complete exposure route is the groundwater ingestion exposure route. This exposure route can be excluded from further consideration if institutional controls are implemented prohibiting the use of petroleum hydrocarbon impacted groundwater.

The exclusion of the groundwater contamination plume could be completed if a local City Ordinance was implemented that prohibits installation of water supply wells over the extent of the groundwater contamination plume. A copy of an Ordinance acceptable by the Illinois EPA to be used as an institutional control in accordance with 35 Ill. Adm. Code Part 742, Section 742.1015 is presented for your review and approval in Appendix B.

If you have any questions please contact the undersigned at (815)-395-1221.

Sincerely,
LANDTECH, INC.

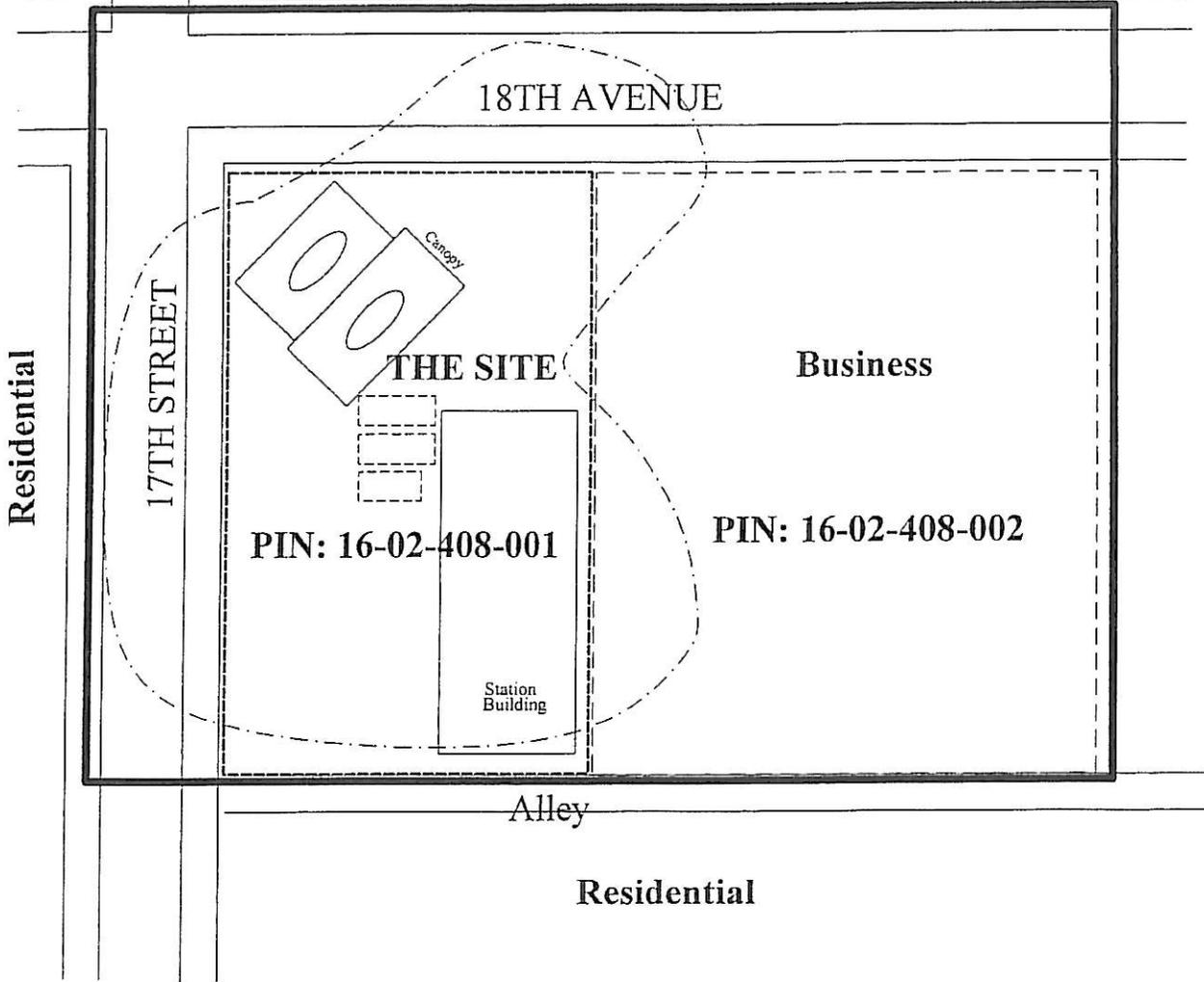

Ramona Cornea, PhD., LPG
Sr. Project Engineer



cc. *Mr. Greg Evans, Vice-President, Mother Hubbard's Cupboard Convenience, LLC, 4641 Saratoga Avenue, Downers Grove, Illinois 60515 (w appendices)*
Mr. Clayton Bloome, Project Manager, Illinois EPA, LUST Section, Springfield, Illinois (w appendices)

(appendices)

NORTH
↑



LEGEND:

- USTs
- Fuel Dispensers
- Groundwater Plume
- EXTENT OF PROPOSED CITY ORDINANCE

EXHIBIT B

EXTENT OF PROPOSED CITY OF ROCK ISLAND ORDINANCE		
MOTHER HUBBARD'S CUPBOARD #5 1700 18TH AVENUE ROCK ISLAND, ILLINOIS	SCALE: 1"=50'	LANDTECH, INC. DATE: 4/2/2011