



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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Eric J. Holcomb  
Governor

Brian C. Rockensuess  
Commissioner

August 22, 2024

Near North Development Corporation  
c/o Erik Mroz, Drewry Simmons Vornehm LLP  
736 Hanover Place, Suite 200  
Carmel, IN 46032

\*Transmitted via Email\*

Re: Interim Remediation Work Plan Addendum  
Former Excelsior Laundry  
2179 North Illinois Street  
Indianapolis, IN 46202  
VRP # 6200903

Dear Mr. Mroz:

The Indiana Department of Environmental Management (IDEM) has reviewed the Interim Remediation Work Plan Addendum (prepared by Wilcox Environment Engineering, Inc. [Wilcox], August 9, 2024) for the Former Excelsior Laundry site located at 2179 North Illinois Street in Indianapolis, Indiana.

The report was uploaded to the IDEM Virtual File Cabinet (VFC) as document # 83680879. Further site history can be found in the VFC located on the IDEM website [vfc.idem.in.gov](http://vfc.idem.in.gov). This technical letter contains a brief background summary including comments generated during our review of the above-mentioned report.

### Background

The Former Excelsior Laundry site is located at 2179 North Illinois Street in Indianapolis, Indiana. The site is a vacant lot consisting of approximately 0.5 acres and the properties surrounding the site are primarily zoned for commercial land use. Dry-cleaning operations were conducted on-site from 1938 to 1985. The former on-site building, which it is believed to have housed the historic dry-cleaning facility, was demolished in 1995. The site is currently undeveloped. The site is located in the Riverside Wellhead Protection Area (WHPA).

Shallow groundwater at the site has been observed between 16 and 17 feet below ground surface (bgs). Groundwater generally flows west toward Fall Creek. Impacts to soil, groundwater, and soil gas have been characterized on-site, and the primary site release related chemical (RRC) is tetrachloroethylene (PCE). Minor detections of trichloroethylene (TCE) are present. TCE detections are primarily encountered off-site. Groundwater impacts originate near the on-site soil impacts and migrate off-site with highest concentrations along the western edge of the property. There are several potential sources of chlorinated volatile organic compounds (cVOCs) both up- and down-gradient of the site. Investigation activities at and near the site have been conducted in 1995, 2000, and from 2017 to present.



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Currently, vapor intrusion investigations for off-site properties have not been conducted. The soil gas investigation, deep groundwater investigation, and vertical delineation are not complete. Monitoring is required to confirm general horizontal delineation, which is not complete.

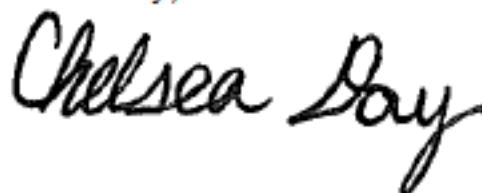
The Interim Remediation Work Plan Addendum proposes source area excavation, targeting the highest concentrations of PCE above the water table. Confirmatory samples will be collected every 20 linear feet and on a 20-foot grid on the bottom. Comments generated during the review of the Interim Remediation Work Plan Addendum are summarized below.

### Comments

1. The proposed excavation and confirmation samples are acceptable.
2. On-site monitoring wells MW-4 and MW-5 will be removed as part of excavation activities. This is acceptable. The wells must be properly abandoned. Replacement well locations must be proposed in the remedy implementation report.

Please respond within 120 days from the receipt of this letter with the proposed remedy implementation report. Wilcox must notify IDEM prior to conducting field work. If you have any questions, please contact me at (317) 232-8517, (800) 451-6027, or at [CNDay@idem.in.gov](mailto:CNDay@idem.in.gov).

Sincerely,



Chelsea Day,  
Project Manager  
Voluntary Remediation Program  
Office of Land Quality

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*It is the goal of IDEM to enable remediation sites to move forward in a timely manner. If an impasse has been reached over technical issues, a Technical Review Panel of non OLQ scientists is available to review and offer a non-binding opinion to help resolve technical disagreements with the VRP and State Cleanup Program project managers. The goal is to facilitate progress at your site. This review process is available immediately. If you would like to request a review by the Panel, please contact Kevin Davis, Remediation Services Branch Chief for the Office of Land Quality, at 317-232-4535 or [kdavis2@idem.in.gov](mailto:kdavis2@idem.in.gov).*

*Any decision produced by the Technical Review Panel is not an agency action as defined in IC § 4-21.5-1-4 or an order as defined in IC §4-21.5-1-9. This decision is not subject to administrative review because it is not a determination of any legal rights, duties, privileges, immunities, or other legal interests, and because it is issued pursuant to an informal procedure for dispute resolution as allowed by IC 4-21.5-3-34 (a).*