

CASE STUDY: Big Box Retail Store Receives “No Further Action” Status after Geo-Seal® Application

Big Box Retail Store – Skokie, Illinois

Geo-Seal® was selected to mitigate vapor intrusion at a new retail development in Skokie, Illinois. The former industrial site was contaminated with chlorinated solvents (PCE, TCE, DCE and VC) and regulatory agencies required mitigation. A developer purchased the underutilized 15-acre light industrial business park for redevelopment and initial due diligence investigations identified numerous environmental issues on the property.

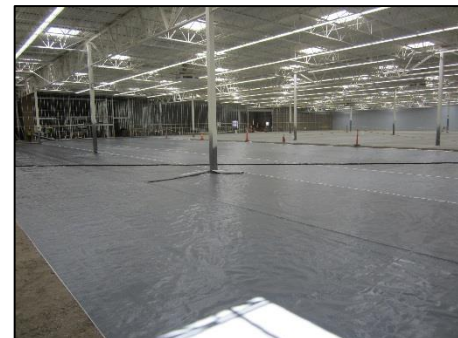
Geo-Seal was utilized to address the new Illinois Environmental Protection Agency’s (IEPA) Tiered Approach to Corrective Action Objectives (TACO) legislation, Part 742. The project was one of the first in Illinois to incorporate the use of Subpart L: Building Control Technologies, which specifies the performance criteria of barriers used to mitigate vapor intrusion.

Geo-Seal was applied to 150,000-square-feet of retail space and the applicator was able to meet union labor guidelines for the project. Vapor intrusion risks were also mitigated at a fast-food restaurant and bank on-site through the application of Geo-Seal.

The site was issued a draft No Further Remediation Letter with the final letter issued upon completion of the engineered barriers constructed as part of the redevelopment.



MTN Inc. union contractors apply Geo-Seal on-site.



Geo-Seal was applied to 150,000-square-feet of retail space.

About the Geo-Seal® Gas Vapor Barrier

Geo-Seal is the ideal blend of chemically resistant HDPE sheet and spray applied membrane technologies, resulting, in the most appropriate gas vapor barrier technology used to eliminate vapor intrusion on Brownfields or environmentally impaired sites. Geo-Seal is a chemically resistant material placed between the subgrade and building foundation to seal off exposure pathways and stop vapor intrusion into buildings. By selecting Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Project Highlights

- Incorporated the new IEPA TACO vapor intrusion regulations.
- Geo-Seal applied to 150,000-square-feet of commercial space.
- Geo-Seal application helped obtain a “No Further Remediation” letter.