



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

January 31, 2019

Jerry Minor-Gordon
5 Post Office Square
Mail Code: OSR
Boston, MA 02109-3912

Submitted through: grants.gov; and e-mail to: Didier.Matthew@epa.gov

Re: City of Chicago FY18 Brownfields Cleanup Grant Application
Narrative Information Sheet

Dear Evaluation Committee,

The City of Chicago is pleased to submit the enclosed Narrative Information Sheet as part of our Brownfields Cleanup Grant application for funds to remediate trichloroethylene contamination at 1807-1815 N. Kimball Avenue.

Thank you for your consideration of this grant application. We look forward to working with the USEPA to clean up this brownfield site, significantly advancing it towards redevelopment into greenspace for the Logan Square and Humboldt Park communities.

Please contact Abby Mazza of my staff at 312.744.3161 if you have further questions.

Sincerely,

David J. Reynolds, P.E., LEED AP
Commissioner

cc: Matthew Didier, USEPA Region 5

Attachment: Letter from the Illinois Environmental Protection Agency



DEPARTMENT OF FLEET AND FACILITY MANAGEMENT
CITY OF CHICAGO

Narrative Information Sheet

1. Applicant Identification: City of Chicago, 30 North LaSalle, 3rd Floor, Chicago, IL 60602
2. Funding Requested:
 - a. Grant type: Single Site Cleanup
 - b. Federal Funds Requested:
 - i. \$500,000
 - ii. Cost Share Waiver: No
 - c. Contamination: Hazardous Substances
3. Location: City of Chicago, Cook County, Illinois
4. Property Information: 1807-1815 N. Kimball Avenue, Chicago, Illinois, 60647
5. Contacts
 - a. Project Director
Abby Mazza, P.E., Environmental Engineer III
Phone: (312) 744-3161, Fax: (312) 744-6451
E-mail: abby.mazza@cityofchicago.org
30 N. LaSalle Street, 3rd Floor, Chicago, Illinois 60602
 - b. Chief Executive/Highest Ranking Official
Rahm Emanuel, Mayor
Phone: (312) 744-3300, Fax: (312) 744-2324
E-mail: Rahm.Emanuel@cityofchicago.org
121 N. LaSalle Street, Room 507, Chicago, Illinois 60602
6. Population: 2,716,450¹
7. Other Factors Checklist: None of the 'Other Factors' are applicable to this project.
8. Letter from the State or Tribal Environmental Authority: See attached.

¹ Data from the 2017 Population Estimates Program at <https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 (217)782-3397
JB PRITZKER, GOVERNOR ALEC MESSINA, DIRECTOR

January 15, 2019

City of Chicago
Department of Fleet and Facility Management
Attn: Abby Mazza
30 N. LaSalle Street,
3rd Floor,
Chicago, Illinois 60602

Dear Ms. Mazza:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Cleanup Grant application to U.S. EPA. The City of Chicago, Department of Fleet and Facility Management is applying for a \$500,000 Brownfields Cleanup Grant for Hazardous Substances.

The focus of the grant will be to conduct cleanup activities at 1807-1815 N. Kimball Avenue, Chicago, Illinois.

Illinois EPA acknowledges the City of Chicago's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at (217) 524-2084 or by email at jenessa.n.conner@illinois.gov.

Sincerely,

Jenessa Conner, Project Manager
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

c: Matt Didier – U.S. EPA Region 5

USEPA Brownfields Cleanup Grant Proposal

1807-15 North Kimball Avenue in Chicago, Illinois

Narrative

January 2019

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: The brownfield property that is the subject of this cleanup grant is located at 1807-15 North Kimball Avenue in Chicago, Illinois (herein referred to as “the Site”). Chicago, Illinois lies on the southwestern shores of Lake Michigan, and is the third most populous city in the United States. Following the Great Fire of 1871, which destroyed more than 17,000 structures and left over 100,000 people homeless, Chicago’s reconstruction efforts began, resulting in a spur of economic and population growth. By 1890, the City grew to a population of about one million and was an economic and transportation hub. In the twentieth century, Chicago’s manufacturing and retail industries rapidly grew due to the expansion of railways in the area.

The Site has the most immediate impact on the Logan Square and Humboldt Park neighborhoods. Following the Great Fire, as well as the arrival of railways in the 1880s and 1890s, these two neighborhoods experienced the same rapid growth as the City. The late nineteenth and early twentieth centuries saw waves of European immigration into Logan Square and Humboldt Park. By 1960, however, much of the European-descended population had moved away, and the two neighborhoods had become the site of a burgeoning Hispanic and Latino community. By 1990, Hispanic and Latino residents comprised approximately 67% of the Logan Square’s population, and by 2000, they comprised approximately 48% of Humboldt Park’s population.¹

The Logan Square and Humboldt Park neighborhoods are situated in the northwestern portion of Chicago, with Humboldt Park located directly south of Logan Square. The Bloomingdale Trail is an elevated greenway constructed on a former railroad that passes through the two neighborhoods and forms the backbone of a park and trail network called The 606, an extremely popular and successful pedestrian trail.

The 606 connects four diverse Chicago neighborhoods including Logan Square, Humboldt Park, Wicker Park, and Bucktown. Community concerns near The 606 include improving open spaces, expanding housing and transit options, providing affordable housing, and attracting new businesses. However, because of the industrial legacy of the two neighborhoods, Logan Square and Humboldt Park are densely populated, with very little land available for new development, including the creation of park space. Vacant, contaminated brownfield sites provide the only viable opportunity to create multi-benefit public spaces without displacing residents.

¹ <http://www.encyclopedia.chicagohistory.org/>

1.a.ii. Description of the Brownfield Site: The Site encompasses about 0.4 acres. It is vacant and covered in concrete or grass/soil. Soil and groundwater investigations have found concentrations of volatile and semi-volatile organic compounds and metals exceeding applicable state cleanup criteria. Trichloroethene (TCE) concentrations in soil beneath the eastern portion of the Site exceed the soil saturation (C_{sat}) limit. The Site's contamination is likely due to the following: metal, historic paint, lumber, and automobile or other warehouse operations; urban fill brought onto the Site; two heating oil USTs (23,000-gallon and 25,000-gallon associated with the eastern adjacent property); and releases from historic industrial and manufacturing occupants.

1.b. Revitalization of the Target Area

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: The Kimball Avenue site cleanup to be funded under this grant aligns with several strategies outlined in the Neighborhood Plan for this area, the 2005 Logan Square Neighborhood Association Quality of Life Plan ("Logan Square: A Plan to Stay, a Place to Grow"). Most notably, the project is consistent with the following strategies: expanding and improving parks and recreational programs, and create new community spaces (Strategy 2); improving the health, safety, and wellbeing of residents and families (Strategy 6); and building community leadership and enabling all residents, young and old, citizens and non-citizens, to participate effectively in decisions affecting their lives (Strategy 8). With only slightly more than 0.6 acres of public park space per every thousand residents, the development of parks and gardens on vacant, brownfield parcels along the Bloomingdale Trail and The 606 are specifically noted as essential components of achieving Strategy 2. The Kimball Avenue project will aid in achieving this goal. The neighborhood's development strategies echo the guiding goals in the 2004 Logan Square Open Space Plan, which identified the Kimball Site as a potential access point to the proposed Bloomingdale Trail. The Bloomingdale Trail and Park Framework Plan (2012) further developed conceptual plans for the Kimball Site as a major entry point to The 606 Trail. The Kimball Avenue project is also aligned with Chicago's Cityspace Plan, which represents a comprehensive effort to create and preserve open space, including the significant need for park space. The Kimball Avenue project will contribute to this city-wide vision to add parkland to reach the desired two acres per thousand residents.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy: The activities performed under award of this grant are critical steps in advancing the Site cleanup for reuse and improving the attractiveness of the area. This, in turn, benefits the community's economic base through site readiness. Despite its appearance and degree of contamination, the Site already has an enhanced value due to its proximity to The 606. The ultimate goal is to redevelop the Site as a public park - with 80,000 residents living within a 10-minute walk of The 606², a new park on the Site is expected to be heavily used and will also potentially be an access point to The 606. Both Logan Square and Humboldt Park have been traditionally underserved communities, especially in terms of

² <https://www.chicagotribune.com/news/ct-606-trail-anniversary-met-0531-20160602-story.html>

open public spaces. Eliminating hazards on the Site and improving it for public use will be an important factor for community planning efforts to enhance health, create new recreational space, and improve social equity.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse:

Receipt of this cleanup grant would serve as a continuation of the City's partnership with EPA on this Site, as it would leverage previous EPA assessment grant funds and move it forward to the cleanup phase. Previous work being leveraged include the 2012 CSIR completed by Weston, funded under a Targeted Brownfields Assessments (TBA) Grant and the 2013 Terracon Phase I and Phase II ESAs, which were funded under the City's 2008 Hazardous and Petroleum Area Wide Assessment Grant.

The City of Chicago has allocated approximately \$220,000 from its Open Space Impact Fee Fund to be applied towards additional assessment and remediation of the Site. Of this amount, \$100,000 will be used to satisfy the required 20% match, and the remaining \$120,000 are leveraged funds committed by the City to be used for Site remediation. As needed, the City's Department of Fleet and Facility Management (2FM) can also request additional funding from this fund for contingency for this project, with up to approximately 10% of project costs (\$72,000) considered to be potentially approvable. In addition, the City has identified and contacted two previous owners who conducted manufacturing operations on the Site to seek contribution from these entities towards its investigation and remediation costs. Discussions are ongoing.

Completion of the TCE C_{sat} remediation activities planned under the Grant will provide compelling justification to leverage the additional funds mentioned above that can be used to complete the environmental aspects of the later stages of site remediation and redevelopment.

1.c.ii. Use of Existing Infrastructure:

The grant will facilitate cleanup and allow the Site to be developed into a public park, which will connect the Site to The 606.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding

The population of the Milwaukee Avenue District, which our target area is located in, has fallen 22% over the past 50 years, roughly equal to Chicago overall.³ While still a crowded area, the shrinking population, low income, and high unemployment rate in the area, especially in Humboldt Park, have left the community struggling to cover community necessities such as reviving greenspaces. Resources are not available to facilitate the necessary environmental remediation to help revitalize the community.

³ https://www.chicago.gov/content/dam/city/depts/dcd/cnn/GREATERMILWAUKEE_CONTEXT.pdf

2.a.ii.(1) Threats to Sensitive Populations: Health or Welfare of Sensitive Populations:

Table 1. Sensitive Populations in Logan Square, Humboldt Park, and City of Chicago

	Logan Square¹	Humboldt Park¹	City of Chicago
Population	76,743	56,848	2,716,450 ²
% Minority	56%	94.6%	50.9% ³
% Age 0 – 15	17%	25.1%	-
% Age 65 +	11%	6.1%	
Poverty Rate	13.9%	23.2%	17.4% ¹
Unemployment	5.2%	12%	8.3% ¹
<p>1 Data from the Chicago Health Atlas at https://www.chicagohealthatlas.org/</p> <p>2 Data from the 2017 Population Estimates Program at https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF</p> <p>3 Data from the 2017 American Community Survey (ACS), 5-Year Estimates at https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF</p>			

The Logan Square and Humboldt Park neighborhoods are both comprised of high percentages of sensitive populations, as shown in Table 1, who are more susceptible to the negative effects of brownfields sites. Logan Square is comprised of 46.5% Hispanic or Latino residents, 4.6% African American or black, 2.8% non-Hispanic Asian, and 44% non-Hispanic white. Humboldt Park is comprised of 52% Hispanic or Latino, 40.9% African American or black, 0.5% non-Hispanic Asian, and 5.4% non-Hispanic white residents. While the Logan Square population remains slightly below the poverty and unemployment rates for the City of Chicago as a whole, the community still suffers from a severe lack of open spaces and public parks. Humboldt Park, on the other hand, is part of the target area that experiences low income, poverty, and unemployment above that of the City average, and would greatly benefit from access to affordable housing, jobs, health services, and other important resources.

A community-driven survey conducted in Humboldt Park (“Sinai Community Health Survey 2.0”) indicated that low income residents in Humboldt Park have reported a lack of food security due to the inability to afford public transportation, such as buses and trains. The goal of this project is to bridge that gap by creating pedestrian and bicycle access point to The 606, which connects the neighborhoods of the Milwaukee Avenue District.

Children, ages 0 to 15, make up large percentages of the populations of each neighborhood. Both Logan Square and Humboldt Park experience higher than average childhood obesity rates. The childhood obesity rate for Logan Square and Humboldt Park are 27.4% and 27.7%, respectively. The obesity and overweight prevalence among Chicago Public Schools in Logan Square and Humboldt Park are 40 - 46% and 47 - 53%, respectively⁴. The prevalence of brownfield sites, including the Site, and the lack of accessible parks and open spaces, exacerbates health concerns such as obesity.

2.a.ii.(2) Threats to Sensitive Populations: Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Table 2. Disease Rates in Logan Square, Humboldt Park, and City of Chicago

	Logan Square¹	Humboldt Park¹	City of Chicago¹
Cancer Incidence (per 100,000)	428.4	477.5	475.7
Asthma Rate	9.8%	16.8%	9.1%
1 Data from the Chicago Health Atlas at https://www.chicagohealthatlas.org/			

Organic chemicals, including TCE and vinyl chloride, and metals are present at the Site at concentrations that exceed remediation objectives established by the Illinois Tiered Approach to Corrective Action Objectives (TACO) program. Given the harmful nature of these contaminants, if local residents were to experience long-term sustained exposure to them, through direct contact and/or inhalation, then they could be put at risk for disease and adverse health conditions such as respiratory problems, nerve damage, cancer, and/or asthma. While these contaminants could pose a potential threat to the community as a whole, they are an especially significant threat to sensitive populations that are at higher risk for disease and adverse health conditions, including low-income and minority populations, as well as children and seniors.

Several cumulative public health issues, such as cancer and asthma, disproportionately affect residents of the target area, especially the Humboldt Park neighborhood. A Chicago Department of Public Health survey (“Healthy Chicago Survey”) indicated that 9.8% of the Logan Square and 16.8% of Humboldt Park residents suffer from asthma, compared to the City of Chicago average of 9.1%. The same survey indicated that the Humboldt Park cancer incidence rate is above the City average. Additionally, a Presence Health Community Health and Needs Assessment reported that Humboldt Park has an unusually high rate of cancer in comparison to other community areas within the City. Cleanup and redevelopment of this Site into a public park space will help reduce these adverse health conditions within the target area.

⁴ <https://www.chicago.gov/content/dam/city/depts/cdph/CDPH/OverweightObesityReportFeb272013.pdf>

2.a.ii.(3) Threats to Sensitive Populations: Economically Impoverished/Disproportionately Impacted Populations:

Due to the demographic makeup of the target communities, as shown in Table 1, low-income minorities are disproportionately affected by the harmful effects of brownfields sites, including the proposed Kimball Park Site, in the Logan Square and Humboldt Park neighborhoods. According to the Chicago Health Atlas, Humboldt Park is considered to be an area with high economic hardship, with 32.7% child poverty, 23.2% household poverty, 24.1% individual poverty and 27.6% on food stamps - all of these values are above the City of Chicago average.

2.b. Community Engagement

2.b.i. Community Involvement:

Partner Name	Point of Contact	Specific Role in the Project
Chicago Park District	Heather Gleason heather.gleason@chicagoparkdistrict.com 312-742-4685	End User
Friends of the Bloomingdale Trail	Ben Helphand Helphand@gmail.com 773-677-7970	Community Outreach Partner

2.b.ii. Incorporating Community Input

The community will be engaged through partnerships with existing community organizations, public meetings, neighborhood outreach and digital updates on 2FM’s website. Community meetings will be held at critical milestones during the project design and environmental cleanup phases. Public input will be used to ensure the remediation and redevelopment aligns with community goals and improves access to greenspace and the interconnectedness of the neighborhood.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan: Cleaning and reusing contaminated properties has been identified by the EPA as a critical way to revitalize neighborhoods and increase access to needed amenities in established communities. The effort to support quality of life, through things like more green and open spaces, improved options for transportation and connectivity, and aesthetically-pleasing environmentally-beneficial infrastructure, particularly paired with identifying locations for providing these through redevelopment of brownfields, are also described by the EPA to be “smart growth economic development elements.”

Environmental investigations completed at the Site have identified concentrations of volatile and semi-volatile organic compounds and metals exceeding the Illinois TACO soil remediation objectives (SROs) and TCE concentrations on the eastern portion of the Site exceeding the C_{sat} limit. On-site chemical concentrations in groundwater exceed the applicable Class II Groundwater Remediation Objectives (GROs) and soil

gas concentrations exceed Tier 1 Remediation Objectives (ROs) for Indoor Inhalation for residential properties for TCE and vinyl chloride.

The proposed remedial actions under the Grant will reduce TCE concentrations below C_{sat} . Later cleanup actions to be implemented under separate funding and concurrent with redevelopment will likely include engineered barriers and institutional controls to eliminate any remaining human health exposure concerns.

Specifically, the following cleanup activities are proposed:

- Reduction of TCE to below the C_{sat} limit in approximately 850 cubic yards (CY) of soil in the “TCE-impacted zone” located between 8 and 20 feet below the ground surface (bgs) by applying In-Situ Chemical Oxidation (ISCO) via soil mixing.
- Confirmation soil sampling and laboratory analysis to confirm the remaining levels of TCE are below the C_{sat} limit.
- No direct groundwater remedy other than remediation of source soils to C_{sat} concentrations is anticipated due to the City of Chicago Municipal Code 11-8-390 which prohibits the installation of new potable water supply wells.
- Onsite indoor air vapor intrusion is not a risk based on the future use of the site as a greenspace park without buildings. Potential offsite impacts will continue to be evaluated and, if needed, will be addressed under separate funding.

3.b. Description of Tasks and Activities: The Kimball Avenue project seeks to redevelop an underutilized site by establishing strategies to achieve critical community goals, environmental goals including removal of risks associated with contamination, and by improving the access to greenspace and the interconnectedness of the neighborhood. This Site was chosen to target and catalyze development in a place where industrial and manufacturing use likely caused pollution, and in order to make changes that produce more productive and healthy outcomes. In addition, for the redevelopment project to have long-term success, it is vital to improve the community’s perception of the Site, particularly due to the area’s industrial history. To accomplish this, the following tasks and activities are included in this proposed project:

- TASK 1 - Project Management: Project Management by 2FM will include administering the brownfield grant, procurement and management of the environmental consultant and cleanup contractor, and coordination of environmental aspects of the future site redevelopment design (to ensure project timing and budget success). Grant administration will include performance and financial reporting.
 - *Key Output:* Grant administration and brownfield cleanup and related activities will be completed within the grant funding requirements.
 - *Cost & Funding:* \$25,000 (Brownfield Grant)
- TASK 2 - Environmental Cleanup (professional services): The selected environmental consultant will complete professional services including applicable regulatory reporting, remediation design, and oversight. Applicable regulatory reporting will include enrollment into the IEPA’s Site Remediation Program (SRP), updating the Comprehensive Site Investigation Report (CSIR), and development and submittal of a Remediation Objectives Report (ROR) and Remedial Action Plan (RAP) to the IEPA for approval.

- *Key Output:* A CSIR/ROR/RAP will be completed with recommended remedial actions and approved by IEPA via the SRP.
- *Cost & Funding:* \$87,000 (Brownfield Grant)
- **TASK 3 - Environmental Cleanup (Reduction of TCE):** The selected cleanup contractor will complete the recommended remedial actions which are expected to include In-Situ Chemical Oxidation (applied by soil mixing) to reduce TCE to below the C_{sat} limit in the eastern portion of the Site.
 - *Key Output:* Successful treatment of soil below TCE C_{sat} limit, as confirmed by soil sampling results
 - *Cost & Funding:* \$381,000 (Brownfield Grant)
 - *Cost & Funding:* \$100,000 (2FM 20% Match)
- **TASK 4 - Community Engagement:** Community engagement will be led by 2FM throughout the project to develop and inform public stakeholder groups about the cleanup and how it will impact redevelopment options, and evolve perceptions about brownfields and vacant space opportunities in the Logan Square and Humboldt Park neighborhoods and the City of Chicago at large. The City of Chicago 2FM and their contractors will provide the described community engagement services.
 - *Key Output:* Community meetings will be held. Information will also be shared on 2FM's website and during existing and/or planned community events.
 - *Cost & Funding:* \$5,000 (Brownfield Grant)

In addition to implementing key activities, 2FM will be the coordinator of project partners. In this capacity, 2FM will manage partners through existing systems and methods (such as executing MOUs, requiring progress reports, and convening partner meetings, as applicable) to ensure that delineated responsibilities are fulfilled.

A general timeline of activities is included below.

Activities, Key Tasks and Outputs, and Responsible Organizations	Year 1			Year 2			Year 3		
TASK 1: Project Management	■	■	■	■	■	■	■	■	■
- 2FM prepares, releases, and executes RFP for consultant & contractor	■								
- 2FM prepares and executes contracts with consultant & contractor		■		■					
- Consultant/partner initial meeting (review goals, timeline, roles)		■							
- 2FM /consultant completes project designs for sites			■						
- City manages grant and contractors/2FM throughout grant term	■	■	■	■	■	■	■	■	■
TASK 2: Environmental Cleanup (professional services)		■	■						
- Consultants enroll Site in SRP and prepare CSIR		■							
- Consultants recommend remedial action and prepare ROR-RAP			■						
TASK 3: Environmental Cleanup (Reduction of TCE)					■	■	■		
- Contractors complete remedial action address TCE above C_{sat} limit					■	■	■		
TASK 4: Community Engagement	■	■		■	■	■	■	■	
- City/2FM disseminates cleanup project information to community	■	■							
- City/2FM engage community for feedback at engagement events			■		■		■		■
- 2FM coordinates community feedback with site designs			■						

3.c. Cost Estimates and Outputs

Budget Categories		Project Tasks (\$)				Total
		Task 1: Project Management	Task 2: Environmental Cleanup (Professional Services)	Task 3: Environmental Cleanup (Reduction of TCE)	Task 4: Community Engagement	
Direct Costs	Personnel					
	Fringe Benefit					
	Travel ¹					
	Equipment ²					
	Supplies					
	Contractual		\$87,000	\$481,000	7000	
	Other (include subawards) (specify type)					
Total Direct Costs ³			\$87,000	\$481,000	\$7,000	\$ 575,000
Total Indirect Costs ³		\$25,000				\$ 25,000
Total Federal Funding (not to exceed \$500,000)		\$25,000	\$87,000	\$381,000	\$7,000	\$ 500,000
Cost share (20% of requested federal funds) ⁴				\$100,000		\$ 100,000
Total Budget (Total Direct Costs + Indirect Costs + Cost Share)		\$25,000	\$87,000	\$481,000	\$7,000	\$600,000

1 Travel to brownfields-related training conferences is an acceptable use of these grant funds.
2 EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.
3 Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.
4 Applicants must include the cost share in the budget even if applying for a cost share waiver (see Section III.B.13. for a list of applicants that may request a cost share waiver). If the applicant is successful and the cost share waiver is approved, it will be removed in pre-award negotiation.

3.d. Measuring Environmental Results

The Site will be enrolled in the voluntary Illinois SRP which requires completion and IEPA approval of the following reports prior to completing remediation: CSIR, ROR, RAP. The results of Tasks 2 and 3 will be measured by the completion of TCE source area remediation to below the C_{sat} limit as demonstrated by laboratory analysis of soil confirmation samples, and the completion, submittal, and IEPA approval of the CSIR/ROR/RAP. IEPA approval of the RAP, in particular, will memorialize IEPA's agreement that the proposed remedy addresses applicable rules and regulations and protects human health and environment. The measurable results from Task 1 will include the successful procurement and management of a qualified environmental consultant and cleanup contractor in a manner that completes the planned remediation and documentation in accordance with the Grant schedule. Task 4 results will be evaluated by documenting events and postings where project information is shared with the public.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure: Ms. Abby Mazza from the 2FM will oversee all aspects of the grant requirements. Ms. Mazza has over 16 years of experience in environmental consulting focusing on brownfield redevelopment. Project managers for the City's past Brownfields Assessment Grants will be available to assist Ms. Mazza with the grant requirements such as quarterly reports and entering site data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). The Office of Budget Management provides the financial management services necessary such as the oversight of project spending to ensure compliance with applicable regulations. The Department of Planning and Development (DPD) holds the property in their land inventory. DPD manages the Site and is involved in community engagement and determining the appropriate end use. DPD also manages many of the economic tools that the City uses to encourage brownfield redevelopment, such as Tax Increment Financing (TIF) districts, Empowerment Zone funds, low-interest loans and property tax reductions. The Department of Law assists in many of the City's Brownfield Redevelopment Initiatives, including real estate transaction support, and drafting and negotiating development agreements.

4.a.ii. Acquiring Additional Resources: The City of Chicago has been successfully managing the assessment, cleanup and redevelopment of brownfields since 1993. The City of Chicago will act as project manager and provide project oversight for the brownfield cleanup completed under this grant. The 2FM project manager will provide technical professional oversight for all cleanup activities, grant reporting and communication with the EPA grant manager. The City will hire a pre-qualified Environmental Engineering consultant to assist in enrolling the Site in the Illinois SRP, if necessary. This voluntary state program, along with City oversight and consulting reporting, will ensure the necessary technical expertise is in place throughout the assessment process.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: The City of Chicago has successfully been awarded four (4) grants in the past. The three most recent include the following: a 2006 Petroleum Area Wide Assessment Grant for \$200,000; a 2008 Hazardous Substances and Petroleum Area Wide Assessment Grant for \$400,000; and a 2016 Hazardous Substances and Petroleum Area Wide Assessment Grant for \$400,000. A one year, no-cost time extension was requested and received for the 2008 grant. The 2016 grant is still active. All tasks described in the work plans of all three grants were completed, quarterly reports were submitted, and all sites were accurately entered into ACRES. All the grant funds for the two closed grants have been expended.

The City of Chicago has had overwhelming success with each of its EPA brownfields grants, resulting in the assessment, remediation and subsequent redevelopment of multiple sites.

2006 Petroleum Area Wide Assessment Grant: Accomplishments under this grant include technical training for staff and completion of 10 Phase I Environmental Assessments (ESAs) and nine Phase II ESAs, report preparation and programmatic fees for six sites under the Illinois SRP. Several of the properties have leveraged additional City funding for either Phase II activities or report preparation under the Illinois SRP. Of the six sites completing cleanup planning activities with the grant, four were developed as green or park space, and City funding was leveraged for additional investigation and final remediation and development. All grant funding was expended.

2008 Hazardous and Petroleum Area Wide Assessment Grant: Accomplishments under this grant include assessment of eight properties, including the Kimball Avenue Site. Several of the properties have leveraged additional City funding for either Phase II activities or report preparation under the SRP. Of the eight sites, two were developed as green or park space, and City funding was leveraged for additional investigation and final remediation and development. All grant funding was expended.

2016 Hazardous and Petroleum Area Wide Assessment Grant: Accomplishments under this grant include assessment of four properties to date, including four miles of a rails-to-trails path, a site to be used as a park with access to the Chicago River, and second property to be used as a park with access to the bike trail. All grant funding is expected to be expended by the end of the grant period. The Grant period for this assessment grant is October 2, 2016 to September 30, 2019.

DRAFT

Attachment A

**Documentation for
Leveraged Resources - to be
added**

DRAFT

Attachment B

Threshold Criteria Response

DRAFT

USEPA Brownfields Cleanup Grant Proposal
1807-15 North Kimball Avenue in Chicago, Illinois
Threshold Criteria Response
January 2019

1. Applicant Eligibility

The City of Chicago is a General Purpose Unit of Local Government.

2. Previously Awarded Cleanup Grants.

This Site has not previously received any EPA Cleanup Grant funds.

3. Site Ownership

The City of Chicago currently owns the Site, which was acquired through foreclosure in 2005 and consists of the following three Property Identification Numbers (PINs):

1. 13-35-409-037
2. 13-35-409-039
3. 13-35-409-042

4. Basic Site Information

Site Name: 1807-1815 N. Kimball Avenue

Site Address: 1807-1815 N. Kimball Avenue, Chicago, Illinois 60647

Current Site Owner: City of Chicago

5. Status and History of Contamination at the Site

Based on a review of historical Sanborn maps, the first known use of the Site was as a lumberyard for the Elsmere Lumber Co. in 1896, which extended east to the adjacent property. By 1921, the Site was vacant and railroad spurs from the Chicago, Milwaukee, and St. Paul railroad appeared adjacent to the south and the eastern adjacent property had been redeveloped into the American Laundry Machinery Co. (ALM). Historical operations at ALM included woodworking, testing, painting, crating, shipping, lumber storage, and casting storage. Machine shop operations also were identified. By 1950, ALM had expanded westward onto the Site. Operations on the Site included warehousing, painting and an automobile garage. By 1975, both the Site and eastern adjacent property were depicted as Compco Corp, a fluorescent light fixture manufacturing facility, instead of as ALM. By 2002, both the Site and the eastern adjacent property were vacant. The Site was still vacant when the City of Chicago acquired it in 2005. It has remained vacant, with the exception of its use as a temporary staging area during construction of The 606, an adjacent, elevated rails-to-trails project.

Multiple sampling events have been conducted at the Site after the City acquired it. These investigations confirmed the Site is contaminated by hazardous substances, presumed to be from both onsite and as well as from the eastern adjacent property's historical industrial operations.

The most significant contaminants of concern (COCs) are volatile organic compounds (VOCs), including 1,1,2-trichloroethane, 1,1-dichloroethene, benzene, chloroform, cis-1,2-dichloroethene, tetrachloroethene (PCE), trans-1,2-dichloroethene, trichloroethene (TCE), and vinyl chloride. These COCs have been encountered across the site at depths of approximately 3 to 20 feet. Along the eastern 50 to 75 feet of the Site, TCE concentrations are at their highest and exceed the soil saturation concentration (C_{sat}) at several soil boring sample locations. Soil samples collected for waste characterization have exceeded the toxicity characteristic regulatory levels, indicating that a portion of soil on the site would require disposal as hazardous waste.

Hydraulic conductivity testing in three monitoring wells resulted in a Class II groundwater classification according to the Illinois Environmental Protection Agency (IEPA) classification criteria. Chloroform, 1,2-dichloroethane, 1,1-dichloroethene, cis- and trans-1,2-dichloroethene, TCE, tetrachloroethylene, vinyl chloride, and iron are present in groundwater at concentrations exceeding IEPA's Tier 1 Class II groundwater ingestion remediation objectives. Soil gas samples from the eastern central portion of the site also exceed indoor inhalation objectives for TCE and vinyl chloride.

Soil across the majority of the Site is also contaminated with metals and polynuclear aromatic hydrocarbons (PNAs), primarily limited to the top six feet.

6. Brownfields Site Definition

The Site meets the definition of a brownfield under CERCLA § 101(39). In addition, the site is a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

7. Environmental Assessment Required for Cleanup Grant Proposals

Multiple environmental assessments have been conducted at the Site starting in 2010:

- Phase I Environmental Site Assessment (ESA), April 2010 – This initial site assessment identified several recognized environmental concerns (RECs), primarily associated with the past industrial use of the Site and adjoining property to the east.

- Phase II ESA, September 2010 – Based on the RECs identified in the 2010 Phase I ESA, 26 soil and three groundwater samples from 8 borings were analyzed for VOCs, semi-volatile organic compounds (SVOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), pesticides, herbicides, RCRA metals, and/or target analyte list (TAL) inorganics.
- Comprehensive Site Investigation Report (CSIR), July 2012 – The CSIR was prepared under a Targeted Brownfields Assessments (TBA) Grant and was designed to address data gaps from the 2010 Phase II ESA and delineate known contamination at the Site. A total of 19 soil and three groundwater samples were collected from 10 borings advanced to a maximum depth of 10 feet. Several TCE concentrations exceeded soil saturation. This assessment was not able to completely define the vertical extent of soil contamination or the horizontal and vertical extent of groundwater contamination and additional sampling was recommended.
- Phase I ESA, August 2012 and Phase II ESA, January 2013 – Additional assessments of the Site were conducted as part of the EPA's Hazardous and Petroleum Area Wide Assessment Grant awarded to the City of Chicago. The purpose of the 2013 Phase II ESA was to vertically delineate the extent of the soil impacts as well as collect soil vapor and additional groundwater samples. The investigation included collecting five soil samples down to a maximum depth of 34 feet, which vertically delineated the soil impacts. In addition, four permanent monitoring wells were installed and groundwater samples collected, as well as six soil vapor samples.
- Focused Sampling, November 2018 – In preparation for remediation design, additional targeted sampling was conducted to delineate the extent of TCE soil saturation exceedances that will require treatment or removal, collect additional soil vapor and groundwater samples, and collect additional data from IEPA's target compound list in support of a comprehensive residential No Further Remediation Letter from the IEPA. In addition, a Total Oxidant Demand (TOD) sample was collected to confirm feasibility of ISCO treatment and inform the remedial design. A Fraction of Organic Carbon (foc) sample was also collected in order to develop a site-specific C_{sat} limit.

8. Enforcement or Other Actions

The City is not aware of any enforcement actions or liens against the Site. The City has identified and contacted two previous owners who conducted manufacturing operations on the Site to seek contribution from these entities towards its investigation and remediation costs. Discussions are ongoing.

9. Sites Requiring a Property-Specific Determination

The site does not need a Property-Specific Determination.

10. Threshold Criteria Related to CERCLA/Petroleum Liability for Hazardous Sites

The City of Chicago qualifies as exempt from CERCLA liability under Section 10. i. (3). *Property Acquired Under Certain Circumstances by Units of State and Local Government*, as supported by the following:

- (a) The City of Chicago acquired the Site by tax delinquency foreclosure.
- (b) The City of Chicago acquired the parcels comprising the Site on September 10, 2002 (PIN 1-13-35-409 -042) and May 9, 2005 (PINs 1-13-35-409 -037 and -039).
- (c) All disposal of hazardous substances at the Site occurred before the City of Chicago acquired the property and the City of Chicago did not cause or contribute to any release of hazardous substances at the Site.
- (d) The City of Chicago has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

11. Cleanup Authority and Oversight Structure

The City's Department of Fleet and Facility Management (2FM) will manage the grant and associated cleanup work. 2FM's Bureau of Environmental Health and Safety Management has multiple staff experienced in managing grant-funded brownfields investigations and cleanups at City-owned sites. 2FM will enroll the Site in IEPA's Site Remediation Program to obtain a comprehensive No Further Remediation Letter.

Access to the adjacent properties may be necessary in order to obtain the NFR. The City has reached out the applicable adjacent site owners and notified them of the contamination and potential need for access to their property. The City will continue discussions with the owners to request formal access as needed.

12. Community Notification

A public meeting notifying the community of the City's intent to apply was held at the Kimball Art Center located across from the Site on January 22, 2019. A meeting notice was published in the Chicago Sun-Times on January 13 and 20, 2019 and in Hoy on January 18, 2019. Friends of the Bloomingdale Trail hosted the meeting and also sent out a notification via e-mail and created an event on Facebook. Hard copies of the draft proposal were provided at the local library branch and at 2FM's office downtown. An electronic copy was also posted on the City's website.

Please see Attachment C for community notification documents.

13. Statutory Cost Share

A cost share amount of \$100,000, which represents the required 20% match, will be provided. The source of the cost share is from the City's Open Space Impact Fee Fund.

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Attachment C

**Community Notification
Documentation**

Draft ABCA

Meeting Notice

Public Comments – to be added

**Response to Comments - to be
added**

Meeting Notes - to be added

**Meeting Sign-In Sheet - to be
added**

DRAFT ABCA HERE

DRAFT

(1) Newspaper Ad

City of Chicago

Notice of Public Meeting and Solicitation of Public Comments on a Brownfield Cleanup Grant Application to the U.S. Environmental Protection Agency

The City of Chicago is holding a public meeting on Tuesday, January 22, 2019 at 6:00 PM at the Kimball Arts Center, 1757 N. Kimball Avenue, Chicago, IL regarding the City's intent to apply for a U.S. Environmental Protection Agency (EPA) FY19 Brownfields Cleanup Grant. The \$500,000 grant, if awarded, will be used for environmental cleanup at 1807-1815 N. Kimball Ave, Chicago, IL 60647. The City will discuss and solicit comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) at the meeting.

The grant application documents are available on and after January 17, 2019 at the Chicago Public Library's Humboldt Park (1605 N. Troy Street, Chicago, IL 60647) and Logan Square (3030 W. Fullerton Ave, Chicago, IL 60647) Branches and may be examined and copied during their regular hours; at the City of Chicago Department of Fleet and Facility Management (2FM), 30 N. LaSalle Street, Suite 300 and may be examined or copied in the office weekdays 8:30 AM to 4:00 PM; and on 2FM's website, within the Supporting Information section, located at the following address:

https://www.chicago.gov/city/en/depts/dgs/supp_info.html

Written comments may be submitted through January 25, 2019 to 2FM to the attention of the Deputy Commissioner, Bureau of Environmental, Health & Safety Management at 30 N. LaSalle Street, Suite 300, Chicago, IL, 60602 or to 2FM_EHS_Notifications@cityofchicago.org.

For publication on January 13 and 20, 2019.

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(2) Social Media Meeting Announcement

The City-owned land at 1807-1815 N Kimball next to the Bloomingdale Trail has long been envisioned as a Trail access park. The City is proposing to apply for a \$500,000 United States Environmental Protection Agency Brownfields Cleanup Grant to help achieve this vision. The Friends of the Bloomingdale Trail and City of Chicago, in partnership with Operamatic, are hosting a public meeting so the community can learn more about the grant application and provide feedback. Please note this is not a design meeting.

Chicago Sun-Times

PUBLIC NOTICE

City of Chicago Notice of Public Meeting and Solicitation of Public Comments on a Brownfield Cleanup Grant Application to the U.S. Environmental Protection Agency

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1/13, 1/20/19 #1077747

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Order ID: 6088456

* Agency Commission not included

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Preview

**CIUDAD DE CHICAGO
NOTIFICACIÓN DE REUNIÓN PÚBLICA
Y SOLICITACIÓN DE COMENTARIOS
DEL PÚBLICO SOBRE UNA SOLICITUD
DE SUBVENCIÓN DE LIMPIEZA
BROWNFIELD PARA LA
AGENCIA DE PROTECCIÓN
AMBIENTAL DE LOS ESTADOS
UNIDOS (US EPA)**

La ciudad de Chicago está celebrando una reunión pública el Martes 22 de Enero de 2019 a las 6:00 pm en el Kimball Arts Center, 1757 N. Kimball Avenue, Chicago, IL con respecto a la intención de la Ciudad de solicitar una subvención de limpieza de Brownfield (año fiscal 2019) de la Agencia de Protección Ambiental de los Estados Unidos (US EPA). La subvención de \$500,000, si se otorga, se usará para la limpieza ambiental en las direcciones de 1807-1815 N. Kimball Ave, Chicago, IL 60647. La Ciudad discutirá y solicitará comentarios sobre la solicitud y el Análisis de alternativas de limpieza de Brownfield (ABCA) en la reunión.

Los documentos de solicitud de subvención estarán disponibles a partir del 17 de Enero de 2019 en las sucursales de la Biblioteca Pública de Chicago en Humboldt Park (1605 N. Troy Street, Chicago, IL 60647) y Logan Square (3030 W. Fullerton Ave, Chicago, IL 60647). Los documentos pueden ser examinados y copiados durante sus horas regulares; en el Departamento de Flota y Administración de Instalaciones de la Ciudad de Chicago (2FM), 30 N. LaSalle Street, Suite 300 y se pueden examinar o copiar en la oficina entre semana de 8:30 am a 4:00 pm; y en el sitio web de 2FM, dentro de la sección de Información de Apoyo, ubicada en la siguiente dirección: https://www.chicago.gov/city/en/depts/dgs/supp_info.html

Los comentarios por escrito pueden enviarse hasta el 25 de enero de 2019 a 2FM a la atención del Comisionado Adjunto, Oficina de Gestión Ambiental, Salud y Seguridad en 30 N. LaSalle Street, Suite 300, Chicago, IL, 60602 o por correo electrónico a 2FM_EHS_Notifications@cityofchicago.org.