West Chicago Public Meeting
Draft US EPA Cleanup Grant
West Washington Street Redevelopment Project

December 4, 2014 7 PM
Council Chambers
475 Main Street, West Chicago
Tonight's Agenda

- Summarize work done to date
- Discuss West Chicago’s application for a Cleanup Grant
- Describe process for cleanup & redevelopment scenarios
- Ask for your feedback & questions
Project Background

- West Chicago identified the need to replace the current City Hall
- The City evaluated potential locations for a new municipal campus and selected the West Washington Street site in 2006
- The City has obtained parcels of land through purchase (1896, 1948) and eminent domain
- The City conducted Phase I and II environmental site assessments of the West Washington Street site parcels
- US EPA completed a radiological survey in 2014
Project Site

- Area 1 - 7.7 acres
  - Eminent Domain
- Area 2 - 0.9 acres
  - Purchased in 1896 and 1948

Area 1 and Area 2 represent the grant eligible portions of the West Washington Redevelopment Site.
Phase I and II environmental site assessments' results:
- Portions of the site contain pollutants from prior uses
  - scrap yard
  - railroad yard & maintenance
  - car repair
  - lumber yard
Pollutants include:

- heavy metals
- semi-volatile organic compounds (coal tars)
- polychlorinated biphenyls (PCBs),
- thorium & radium (including possible mill tailings and scrap yard debris)
Groundwater Exceedances
Th 232 and Ra 226 Exceedances
Wetlands & floodplains on west side of site

- US EPA conducted radiological survey of wetlands areas
- Some elevated radiation levels found
Purpose of USEPA Cleanup Grant

- Seek additional funding for cleanup of pollutants found during Phase I and Phase II Environmental Assessments
- Grant application is a competitive process- only a small number of applications receive funding
- The City is working closely with USEPA and the Technical Assistance for Brownfields (TAB) group to submit the best application possible
US EPA Cleanup Grant Application

- Grant deadline -- December 19, 2014
- Amount: $ 200,000 per site; total of $400,000
- Grant duration: 3 years
- Money to be used for site cleanup costs
- Application includes an Analysis of Brownfield Cleanup Alternatives (ABCA)
- Grant, if approved, would be overseen by West Chicago's Department of Community Development
US EPA Brownfield Grant FY 2015 Funding

- Assessment grants: 165 grants for estimated $44.4 million (FY 2014 189 grants and $40 million)
- Cleanup grants: 90 grants for estimated $18.1 million (FY 2014 61 grants for $14 million)
- Total grant funding estimated at $59.5 million
- Total of 255 grant awards
- No new RLF grants for FY 2015
FY 2014 Grant Results

- US EPA Announced 264 grants for 171 communities
- $67 Million was awarded for Brownfields Assessment, Revolving Loan Fund and Cleanup (ARC) Grants
- 823 grants were submitted
Component s of the Grant Application

1. Community Need (20 points)
   - Targeted Communities and impact from Brownfield
   - Financial Need/ Economic Impact of Brownfield

2. Project Description and Feasibility of Success (30 points)
   - Description of how the project will be completed

3. Community Engagement and Partnership (15 Points)
   - How we will involve the community

4. Project Benefits (20 Points)
   - Overall benefit, tied to the needs of the community, sustainable redevelopment

5. Programmatic Capability and Past Performance (20 Points)
   - Our experience managing similarly scaled programs
Grant Guidelines Changes

- Two copies needed, last year just one
- New Other Factors Checklist
- Letters of Commitment are needed from community organizations, previously letters of support
- Point distribution slightly changed
Analysis of Brownfield Cleanup Alternatives (ABCA)

- Ensures appropriate type of cleanup is selected
- Evaluates cleanup alternatives to:
  - reduce potential threats to public health
  - comply with local, state and federal requirements
    - Cleanup Standards: Illinois' Tiered Approach to Corrective Action Objectives (TACO) Soil Remedial Objectives (SROs)
- The City has chosen a combination of the Soil Excavation Alternative and the Engineered Barrier Alternative as its remedial strategy
Cleanup & Redevelopment Scenarios

- Enter the site(s) into the Illinois Environmental Protection Agency (IEPA) voluntary cleanup program known as the Illinois Site Remediation Program (SRP)

- Prepare final investigation reports, remedial action plan for IEPA review:

- Remedial Action Plan (follows the ABCA) includes:
  - Source Removal - Soil Excavation of local hotspots
  - Installation of Engineered Barriers
    - Paved areas / parking lots
    - Buildings
Planned uses for Site:

- New City Hall (40,000 square feet, 2 floors)
- Civic gathering space/ town square and depot building reuse
- Mixed retail/ commercial
- Possible senior residential housing
- Site access & parking
- Stormwater detention
- Easy access--Illinois Prairie Path, Metra rail station
- Nearby Civic amenities: Public Library, Fire Station
Conceptual Plan for Redevelopment
Feedback and Questions

Thank You