



CITY OF MENDOTA

NARRATIVE INFORMATION SHEET: City of Mendota, Illinois

I. Applicant Identification:

City of Mendota, Illinois
800 Washington Street
Mendota, Illinois 61342

2. Funding Requested:

- a. Grant Type: Single Site Cleanup – Hazardous Substances
- b. Federal Funds Requested: \$1,261,565

3. Location:

- a. City: Mendota
- b. County: LaSalle County
- c. State: Illinois

4. Property Information:

This Brownfields Cleanup Grant application is for the former Campbell Cleaners site, located at 805 and 807 Illinois Avenue in Mendota, Illinois. The cleanup site is comprised of two (2) small parcels of land (approximately 0.25 acres) in a commercial area located southeast of the intersection of Illinois Avenue and Monroe Street in downtown Mendota, Illinois. The southern parcel was formerly developed with a 2-story structure occupied by Campbell Cleaners. The former Campbell Cleaners building was demolished in 2020 with portions of the pavement and building foundations remaining. The north parcel contains an approximately 6,100 square foot single story building most recently operated as a retail auto parts store. The full address for this site is:

- o 805 and 807 Illinois Avenue, Mendota, Illinois 61342

5. Contacts:

- a. **Project Director:** Ms. Emily McConville
800 Washington Street, Mendota, Illinois 61342
Phone: 815.539.7459
Email: EMcConville@mendotacity.com



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b. Chief Executive: Mr. David Boelk, Mayor
800 Washington Street, Mendota, Illinois 61342
Phone: 815.539.7459
Email: [REDACTED]

6. Population: 7,061 (US Census, 2020)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less	1
The applicant is, or will assist a federally recognized Indian tribe or United States territory	N/A
The priority brownfield site(s) is impacted by mine-scarred land	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1,2, 3,4
The priority site(s) is in a federally designated flood plain	N/A
The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy	N/A
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures	N/A
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	N/A
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing	N/A

8. Releasing Copies of Application:

Not Applicable. This application does not have confidential, privileged, or sensitive information included that cannot be shared.

1: PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area and Brownfields

1.a.i. Overview of Brownfield Challenges and Description of the Target Area

The City of Mendota, Illinois, a rural community with a population of 7,061¹ people, is located at the prime junction of Route 34 and Interstate 39 in LaSalle County. Mendota is a quick 90 minute ride on the Amtrak train from the City of Chicago and is famous for their Annual Sweet Corn Festival, which is one of the largest annual harvest festivals in the Midwest. The name Mendota is an American Indian word meaning "Crossing of Trails." It came into being because of a meeting of railroads in the area. The year of Mendota's incorporation was 1853 and from that date until well into the 20th Century, the railroad, or more affectionately "the iron horse that rode on rails" dominated the City of Mendota's economic and social development. Some of Mendota's early industries were Mother Hubbard washboards, and Schaller and Goebel buggies and carriages. Mendota was also the home of farm equipment assembly and sales, and Extra Pale beer. Between 1865 and 1887 high-style pump organs were made in Mendota. Although Mendota is no longer a railroad town, the railroad legacy remains, particularly when it comes to the prevalence of brownfield sites throughout the City. Mendota has suffered economically from losses in its industrial sector, which led to the deterioration of the City's downtown vitality. To exacerbate the brownfields issues that the City is facing, within the past few years, the City has had a handful of devastating fires rip through the downtown, completely destroying buildings and blocks. The departure of major industry from the area and the recent fires in the downtown have left Mendota with a swath of brownfield sites and a substantial, pressing need for environmental assessment and remediation activities to be completed so the city can move forward with their planned redevelopment and revitalization efforts.

Mendota's Target Area is their downtown corridor, which resides in Census Tract 17099961900 and 17099962000. While the City has made various efforts to position the downtown corridor for redevelopment, lack of funding for environmental assessment and remediation remains a major barrier to moving the City's overall redevelopment efforts forward. The downtown corridor target area runs along the full length of both Illinois Avenue and Main Street in Mendota. The former Campbell Cleaners site, the cleanup subject site of this application, is located at 805 and 807 Illinois Avenue in Census Tract 17099961900. Per HUD's low-to-moderate income tracking tool, the Cleanup Site's Census Tract Block Group has a low-to-moderate income population of approximately 45²%. Per the US Census Data, the same census tract has a population of 4,290 people, a Per Capita Income of \$38,385, a Median Household Income of \$64,219, and 6.3% of residents living in Poverty. The second Census Tract of the downtown corridor, 17099962000 has a population of 3,665, a Per Capita Income of \$26,873, a Median Household Income of \$57,832, and 15.3% of people living in Poverty. Mendota's downtown corridor target area is blighted, and filled with underutilized and vacant brownfield properties. The businesses that are located in the target area are primarily businesses that provide goods and services to the community and surrounding neighborhoods. In the target area, the cleanup site and other potential brownfield sites are located immediately adjacent to residential properties. This poses a particular threat of residential exposure to contaminants via direct contact, inhalation, vapor intrusion, or ingestion. The cleanup site and other brownfields sites in the target area threaten the public health and the environment of the City, and also impose a blighting effect that leads to further distress, negative perceptions, and disinvestment in the City. These brownfield cleanup grant funds will help Mendota directly address the threat of environmental contamination at the cleanup site.

1.a.ii. Description of the Proposed Brownfield Site

This Brownfields Cleanup Grant application is for the former Campbell Cleaners site, located at 805 and 807 Illinois Avenue in Mendota, Illinois. The cleanup site is comprised of two (2) small parcels of land (approximately 0.25 acres) in a commercial area located southeast of the intersection of Illinois Avenue and Monroe Street in downtown Mendota, Illinois. The southern parcel was formerly developed with a 2-story structure occupied by Campbell Cleaners. The former Campbell Cleaners building was demolished in 2020 with portions of the pavement and building foundations remaining. The north parcel contains an approximately 6,100 square foot single story building most recently operated as a retail auto parts store.

¹ US Census 2020 – www.census.gov

² <https://www.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd>

According to historical Sanborn Fire Insurance Maps (Sanborn maps), 805 Illinois Avenue was developed for commercial purposes as early as 1891, with uses including blacksmith and wagon shop (1891, 1897, 1902), agricultural implements shop (1909), steam laundry (1929, 1949) and dry-cleaner (1949). The 1949 Sanborn map notes that dry-cleaning solvent was stored in barrels in the building. Historical city directory listings identify the Site as Campbell's Service Center, a dry-cleaner and laundromat, from at least 1964 to 2000. A portion of the second story of the building was used as a residence from at least 1967 to 1995. During a Phase I Environmental Site Assessment (discussed further in Section 1.3.2), the prior owner reported that dry-cleaning operations were discontinued in 1999 and that tetrachloroethene (PCE) was used in former dry-cleaning operations. 805 Illinois Avenue has been vacant since 2000 and the building was demolished in early 2020. Also according to Sanborn maps, at 807 Illinois Avenue, the north parcel of this cleanup grant site, was developed as early as 1885 with small structures and an icehouse refrigerator for Milwaukee Beer (1885-1891) and beef storage (1891-1897). Historical city directories indicate the northern parcel has been used throughout the years for farm implement sales and services, as well as an auto parts garage, prior to automotive part retail operations.

Based on the findings of the environmental investigations to date, a contaminant hotspot exists in soil underlying 805 and 807 Illinois Avenue, related to historical dry-cleaning operations. The soil contamination directly impacts groundwater ingestion and indoor inhalation exposure routes on both parcels. As a result, soil contamination remediation will be necessary prior to redevelopment. Future Site design will also incorporate engineered barriers, building control technologies, and institutional controls to mitigate contaminant exposure. Cleanup of former dry-cleaner contamination from 805 Illinois Avenue will require permanent access to and remediation under 807 Illinois Avenue.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans

As Mendota faces a challenging economic climate and an underutilized, blighted downtown corridor target area, it has identified the redevelopment of the proposed cleanup site as a key component to its economic recovery and growth. Mendota's brownfield redevelopment plans are led by the City's downtown redevelopment plans, which directly aligns with the redevelopment plans for the brownfield cleanup site at 805 and 807 Illinois Avenue. Even if you don't work, shop or live near the downtown, the condition and success of the downtown business district affects the entire community. Long-term revitalization establishes stability in businesses that generate tax dollars which in turn support the city, county and school district. A vital downtown is essential to recruiting new families, businesses, visitors, and is a reflection of the overall health of the community. The City of Mendota is proposing to utilize these cleanup funds to complete remediation efforts in order to enable the City to pursue redevelopment of the Site with third party developers so the City can offer the opportunity for new restaurant, retail, housing, and entertainment space in Mendota. These cleanup efforts will help Mendota revitalize the downtown corridor target area. Cleanup of the identified subsurface contamination is a critical component to facilitate redevelopment. The objective of cleanup actions is to protect human health and the environment at the Site considering potential future commercial and retail end use.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Mendota's brownfield reuse plans focus on recalibrating and diversifying Mendota's economy for the future, as well as addressing the City's blighted and vacant neighborhoods due to the presence of brownfield sites. Mendota is working on multiple development projects that enable the City to create quality job growth within the City's target area by offering the opportunity for new restaurant, retail, housing, and entertainment space. Mendota's site reuse plans build on the successful brownfields redevelopment efforts already made with the City's previous assessment grant funds and the implementation of local funds to keep projects moving to redevelopment. Due to the location of the cleanup site, the property redevelopment is eligible for both Historic Tax Credits and New Market Tax Credits. Job creation will be abundant with Mendota's mixed-use reuse strategy, with workers needed for design, construction, and to fill the eventual jobs at the new developments. During redevelopment and construction stages, the City will encourage energy efficient and sustainable building practices by encouraging as much infrastructure reuse as possible and if new infrastructure will be needed, the City will encourage the installation of energy efficient utilities. The cleanup of 805 and 807 Illinois Avenue will better position the entire City block between Illinois Avenue and

Main Street for positive and safe redevelopment and reuse, including the use of adjoining and nearby mixed use commercial/residential structures to the south.

1.c. Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Characterization

If the proposed cleanup site needs additional assessment work, the City will utilize their local funds to complete the assessment work. If necessary, the City can access their Tax Increment Financing funds to complete any additional site characterization work. Finally, the City can work with the site developers to ensure that any additional assessment work needed will be financed through the development group selected for the site.

1.c.ii. Resources Needed for Site Remediation

By completing the proposed cleanup work, Mendota is eliminating financing barriers for future redevelopment by helping to make the site “shovel-ready”. If the cleanup grant funds don’t fully complete the remediation efforts needed for redevelopment, the City will utilize the existing Tax Increment Financing district benefits. Mendota will partner with interested site developers, and the City will access their allocated resources for site assembly, public infrastructure improvements, and monetary incentives to ensure the proposed cleanup site reaches its full redevelopment potential. Mendota’s financial stacking strategy to fund any additional assessment and remediation work also includes seeking State and Federal Historical Tax Credits; apply for New Market Tax Credits; pursue Community Development Block Grant public infrastructure funds when applicable; and seek Department of Transportation road and streetscaping funds for applicable redevelopment plans.

1.c.iii. Resources Needed for Site Reuse

The City of Mendota has demonstrated tremendous commitment and capacity to leverage funding from multiple private and public (Federal, State and local) sources to advance redevelopment projects in their community. Mendota is serious about providing quality jobs and increased retail opportunities for Mendota residents. That’s why the City can offer the following local incentive programs to assist great businesses considering locating or expanding in Mendota on our brownfield sites:

- **Tax Increment Financing (TIF):** a mechanism for the City to stimulate economic development or redevelopment. In a TIF district, taxes generated from new investment are captured and invested back into the area to promote development. TIF can be used as a tool to attract new businesses or help existing businesses expand without tapping into general revenue funds or raising taxes.
- **Enterprise Zone:** Mendota’s Enterprise Zone timeframe has ended, however, the regional UIRVDA Enterprise Zone may be available for brownfield redevelopment and site reuse. There are certain areas within Mendota are within an Enterprise Zone that offers a number of benefits to companies locating within this designated area.
- **Revolving Loan Fund:** Mendota has a Revolving Loan Fund (RLF) program offering an attractive interest rate (currently 5%) with reasonable terms for eligible projects. This loan was established with Community Development Assistance Program (CDAP) funds to spur job creation and/or retention. One full-time equivalent job must be created or retained for every \$15,000 provided. Up to 50% of a project’s total costs are eligible, provided other program requirements are met. Industrial and commercial projects of any size can apply.

1.c.iv. Use of Existing Infrastructure

The planned reuse/redevelopment plans for the cleanup site will primarily utilize existing infrastructure – this includes adaptive reuse plans for utilizing existing building structures on-site for redevelopment, parking lots/facilities, site access roads, local roads, sidewalks, curb and gutters, water, sewer, gas, and electricity infrastructure. In the case of the proposed cleanup site, the existing infrastructure will need to be extended from the City’s right-of-way. Mendota’s redevelopment priority is on infrastructure reuse, but will work with developers when new infrastructure is required. New infrastructure may be required for broadband capabilities or any energy efficiency installations like solar power, as they do not currently exist at the priority sites or at all of the sites listed in the City’s brownfields inventory. New infrastructure for redevelopment could be funded from the

resources listed in the section above. Mendota's immediate access to Interstates will be assets to the City's redevelopment efforts and will allow for increased site development visibility and access.

2: COMMUNITY NEED AND COMMUNITY ENGAGEMENT:

2.a. Community Need

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

The widespread economic downturn, closings of factories, along with subsequent employment and population losses have also left many properties in Mendota's Target Area vacant, abandoned, and completely underutilized. These vacant and abandoned sites generate much less tax revenue than productive uses. Attempts have been made to attract development to Mendota, and many have failed due to the uncertainties related to the presence of contaminants on brownfield sites. Mendota's median household income is only \$58,974 – or almost \$15,000 less than the Illinois figure. This affords Mendota residents very little income to spend on community goods and services, which worsens the economic problems suffered by the City. Mendota's Target Area's demographics are much more dire than the City as a whole, specifically Census Tract 9619 and 9620. Per the Climate and Environmental Justice Screening Tool, the percentile of Low Income populations ranges between 46 and 56, the Low Median Income percentile ranges from 52 to 56, the Poverty percentile ranges from 54 to 63, and the Unemployment percentile ranges from 46 to 69³. Per HUD's low-to-moderate income tracking tool, the Cleanup Site's Census Tract Block Group has a low-to-moderate income population of approximately 45⁴%. Per the US Census Data, Census Tract 9619 has a population of 4,290, a Per Capita Income of \$38,385, a Median Household Income of \$64,219 with 6.3% of people living in Poverty. Census Tract 9620 has a population of 3,665, a Per Capita Income of \$26,873, a Median Household Income of \$57,832, and a 15.3% of people living in Poverty.

These pressing economic conditions drain resources and leave little or no money to address brownfields. As the economic problems associated with business closings, job losses, and lower incomes trickle upward from the residents and businesses, Mendota's government is facing ever-tightening budgets. The loss of businesses and reduction in property values mean less City revenue. Because of this, Mendota has had to make some significant budget cutbacks including elimination of numerous positions and streamlining of nearly all services. Mendota's lack of cash reserves to supplement unexpected shortfalls in revenue makes circumstances even direr. This cleanup grant will help Mendota jump-start redevelopment on sites that conventional developers would typically ignore. This, in turn, promotes the reuse of abandoned brownfields, while providing good paying jobs for Mendota residents, and increasing municipal revenues, all of which are key objectives of the City's reuse strategy.

2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Mendota's brownfield sites negatively impact the welfare of the sensitive populations in Downtown Target Area. Most of Mendota's brownfield sites are abandoned and blighted, and may pose a particular threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion, or ingestion. Mendota's sensitive populations are being disproportionately affected by these brownfields. They include minorities, children, persons living in poverty, and women of child bearing age. Within the Target Area, US Census data shows that 31% of the population is comprised of Hispanic or Latino residents. Furthermore, more than 40% of the female population in the Target Area is comprised of women of child bearing age. In Census Tract 9620, 19% of the population is elderly residents aged 65 and above, with 17% of the population being children under the age of 10. In Census Tract 9619, 28% of the population is Hispanic/Latino, 15% of the population is elderly. By remediating the environmental contaminant issues in the Target Area with these grant funds, any threat of exposure by nearby sensitive populations to contaminants via direct contact, inhalation, vapor intrusion or ingestion will be reduced or eliminated.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

A review of EJScreen⁵ shows a number of cumulative environmental issues present in Mendota that jeopardize human health and environment, creating a situation where cumulative issues place an

³ Climate and Environmental Justice Screening Tool: <https://screeningtool.geoplatform.gov/en/#10.84/41.545/-89.0944>

⁴ <https://www.arcgis.com/apps/webappviewer/index.html?id=ff0d0597e8af24f88b501b7e7f326bedd>

⁵ EJScreen available at <http://www.epa.gov/ejscreen>.

undue burden from existing sources of pollution on human health and environment. The soil and groundwater present on the cleanup sites may pose a serious health threat to nearby residents and a disproportionate threat to sensitive populations in the targeted area. Per the Climate and Economic Justice Screening tool⁶, Mendota's Target Area include the following health burdens and their percentiles: Asthma – 40th percentile, Diabetes – 69th percentile, Heart Disease – 78th percentile, and Low Life Expectancy – 72nd percentile. 14% of the population in the target area has an education less than a High School Diploma. Remediating any known environmental conditions at the cleanup with these grant funds will help Mendota alleviate any further health and safety issues for the adverse health conditions described above.

(3) Environmental Justice

(a) Identification of Environmental Justice Issues

Brownfield sites add to the environmental justice challenges that continue the cycle of disinvestment and poverty within the target area in Mendota. Securing this grant funding is critical to the City's ability to serve these target areas most impacted by brownfields through positive redevelopment of these vacant and underutilized properties. A review of EJScreen⁷ and the Climate and Environmental Justice Screening Tool shows a number of cumulative environmental issues present in Mendota that jeopardize human health and environment. An alarming number of these environmental concerns are in the upper two percentiles for Mendota, creating a situation where cumulative issues place an undue burden from existing sources of pollution on human health and environment. The soil and groundwater present in the target area and near the cleanup site may pose a serious health threat to nearby residents and a disproportionate threat to sensitive populations in the target area. Migrating contamination from the City's brownfields may pose a threat to that water supply, and to natural habitats and ecosystems. Identifying any known environmental justice conditions in the City with these grant funds will help alleviate any further health and safety issues for the adverse health conditions described above.

(b) Advancing Environmental Justice

The City of Mendota seeks to promote environmental justice with this grant funding by: collaborating with community partners to address environmental and health-related challenges; work with our community partners and neighborhood leaders to enhance the understanding of environmental and health-related issues at the community level; and by providing accessible and culturally appropriate opportunities for low-income, minority and linguistically isolated stakeholders to meaningfully participate in decision-making processes on brownfields sites, specifically the heavy Hispanic and Latino population in the City.

2.b. Community Engagement

2.b.i. Project Involvement and 2.b.ii. Project Roles

Partner Name	Point of Contact (name and email)	Specific Role in the Project
North Central Illinois Economic Development Corp.	Name: Kevin Lindeman Email: klindeman@ncicg.org	Marketing Reuse of Cleanup Site; bring potential developers to the table; potential investor for reuse
Mendota Area Chamber of Commerce	Name: Samantha Setchell, President Email: president@mendotachamber.com	MACC has pledged to help educate the community on the health/environmental impacts of brownfields and support the project by publishing and posting meeting notices and informational flyers.
Mendota Museum & Historical Society	Name: Alex Revzan, Executive Director Email: mmhsmuseum@yahoo.com	The mission of MMHS is to educate - to preserve and to interpret the history of the Mendota area. As redevelopment opportunities are considered, MMHS will help the City verify and preserve the history of Mendota.
ReImagine Mendota	Name: Steve Lauer Email:	As redevelopment and revitalization efforts begin in the downtown target area and at the cleanup site, ReImagine Mendota will partner

⁶ <https://screeningtool.geoplatform.gov/en/#10.81/41.5437/-89.0961>

⁷ EJScreen available at <http://www.epa.gov/ejscreen>.

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		with the city and use data they have collected to ensure redevelopment includes ventures that the residents want and need.
OSF – St. Paul Hospital	Name: Kim Bima Email: Kimberly.K.Bima@osfhealthcare.org	The OSF St. Paul Hospital will be a valuable advocate for brownfields cleanup and redevelopment in the Target Area.

2.b.iii. Incorporating Community Input

When seeking community input, Mendota will meaningfully involve citizens, civic organizations, and communities in the site cleanup and redevelopment decision making process. Mendota will include the affected neighborhood and their respective residents, property owners, and business owners as vital partners in their cleanup and remediation activities. Neighborhood organizations and citizen’s groups will have the opportunity to express their concerns, identify their needs, and create and implement reuse plans. Mendota will lean on Project Partner organizations to assist with community notification efforts. As Mendota moves forward with site cleanup, the City will hold three (3) public meetings and develop three (3) fact sheets on the status of cleanup activities at important junctures. The City will post these fact sheets on our website and utilize any necessary social media outreach efforts to notify the public with a link to the City webpage. If the City is awarded this grant, they will continue with the utilization of diverse notification methods (i.e. social media, website, postings) to ensure that they reach a broad audience. It will also be a priority for Mendota to describe their activities, and progress in ways that are easily understood by its residents, who will most likely be unfamiliar with environmental and scientific terminology. In addition, Mendota will seek out translation services for their Hispanic speaking population, especially for those directly affected by the proposed cleanup plan.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS:

3.a. Proposed Cleanup Plan

The proposed Cleanup Plan is based on the Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for activities associated with the remediation of the Former Campbell Cleaners and Advanced Auto Site located at 805 and 807 Illinois Avenue in Mendota, Illinois. The tasks and activities described below are eligible uses of funds and are specifically designed to be effectively completed within the three-year period of performance. The proposed cleanup plan is as follows:

Demolish the Advanced Auto Parts building at 807 Illinois Avenue to allow for safe soil remediation activities. Orphan UST removal from 805 Illinois Avenue, followed by confirmation sampling per Illinois Administrative Code Part 734.210. Excavate the site to 3’ below grade to remove impacted soils with concentrations of PCE, PNAs, and metals. Complete in situ soil blending with remediation reagent to 10’ below grade in hotspot area at 805 Illinois Avenue (southern parcel) and the southern portion of 807 Illinois Avenue (north parcel). Collect confirmation samples from treated soils to verify PCE impacts have been reduced. Install post-remediation soil gas sample points to evaluate indoor inhalation exposure following remedial activity.

3.b. Description of Tasks/Activities and Outputs

Task 1: Program Management
i. Project Implementation: This task includes oversight of the City’s Cooperative Agreement with US EPA for this project, ensuring compliance with the Agreement, Work Plan, Schedule, and EPA’s regulations. This task also includes preparation/submittal of Quarterly and Annual Reports, MBE/WBE reporting, entering information in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database for the project, procurement of a Qualified Environmental Professional (QEP) to lead the project, management of the federal grant funds for the project, City of Mendota staff attendance at a US EPA Brownfields Conference, and final closeout.
ii. Anticipated Schedule: This task will start immediately upon project award and will be ongoing continuously throughout the entire four-year project period.

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<p>iii. Task/Activity Lead: This task will be led by the City's Brownfields Project Manager, Emily McConville.</p> <p>iv. Outputs: Executed Cooperative Agreement, Contract with QEP, 12 Quarterly Reports, 3 Annual Reports, 3 MBE/WBE Reports, Quarterly Updates to ACRES, attendance of City Staff at a National Brownfields Conference, and final closeout documentation to US EPA.</p>

<p>Task 2: Community Involvement</p> <p>i. Project Implementation: This task includes cooperation between the City staff, QEP, and Project Partners to implement the community involvement plan to inform residents, property owners, and the public about the status of the project. This task also includes website updates and printed public information materials as needed. Public comments, questions, and concerns will be addressed under this task. QEP will also prepare a Reuse and Redevelopment Plan for the site for City and public comment to guide future reuse.</p> <p>ii. Anticipated Schedule: This task will commence immediately upon project award and will continue throughout the entire four-year project period.</p> <p>iii. Task/Activity Lead: This task will be led by the City's Brownfields Project Manager, Emily McConville, with assistance from the selected QEP and Project Partners.</p> <p>iv. Outputs: 3 Public Meetings and Meeting Minutes, 3 Website Updates, 3 Fact Sheets, Reuse and Development Plans established for site.</p>

<p>Task 3: Cleanup Planning</p> <p>i. Project Implementation: Prior to site remediation work, the QEP will prepare a site-specific work plan including the Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA, and coordinate with the City and development professionals to finalize the Cleanup Plan, including contaminated soil removal, orphan UST removal, remedial soil blending, and restoration. The City will secure all necessary permits and prepare bid documents to select a competitive, qualification-based Cleanup Contractor in compliance with federal, state, and local procurement requirements.</p> <p>ii. Anticipated Schedule: This task will commence after the City selects a QEP, approximately 90 days after award, and will continue through the rest of the four-year project period.</p> <p>iii. Task/Activity Lead: This task will be led by the QEP.</p> <p>iv. Outputs: Health & Safety Plan, Quality Assurance Project Plan, finalize the ABCA Decision Document, Plans & Specs, Permits, and selection of Cleanup Contractor to perform remediation activities at the project site, and contract documents for the QEP.</p>

<p>Task 4: Cleanup Activities</p> <p>i. Project Implementation: This task includes the cleanup work, including demolition of the building at 807 Illinois Avenue, removal of 3 feet of contaminated soil removal, remedial soil blending, orphan UST removal, and site restoration. Remediation will be followed with confirmation sampling and soil vapor monitoring by the QEP.</p> <p>ii. Anticipated Schedule: This task will commence after the first year in the project period, and will continue until project closeout.</p> <p>iii. Task/Activity Lead: This task will be completed primarily by the Cleanup Contractor, under QEP oversight.</p> <p>iv. Outputs: Pre-Construction Meeting/Minutes, building demolition, certified orphan UST removal, top 3 feet of contaminated soils removed, soil blending with remediation reagents, confirmation soil sampling, confirmation vapor port installation and sampling, lab reports, a final cleanup report, 0.25 acres of land remediated.</p>
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3. c. Cost Estimate

Budget Categories	Project Tasks				TOTAL
	Task 1: Program Management	Task 2: Community Involvement	Task 3: Cleanup Planning	Task 4: Cleanup Activities	
Personnel	\$3,000	\$3,240			\$6,240

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Fringe Benefits					
Travel	\$2,500				\$2,500
Equipment					
Supplies					
Contractual	\$4,750	\$63,000	\$47,250	\$1,146,565	\$1,261,565
Other					
Total Direct Costs	\$10,250	\$66,240	\$47,250	\$1,146,565	\$1,270,305
Total Federal Funding	\$10,250	\$66,240	\$47,250	\$1,146,565	\$1,270,305
Total Budget	\$10,250	\$66,240	\$47,250	\$1,146,565	\$1,270,305

Task 1: This budget includes \$3,000 of City personnel time at ~\$60/hour, this will provide approximately 50 hours of City staff time for reporting and cooperative agreement management activities. The remaining \$2,500 is for two (2) City Staff to attend a National Brownfield Conference (Airfare at \$400 each, Lodging at \$175 per day, Meals and Expenses \$325 per person). Contractual work is intended for the QEP to provide backup documentation and support the City in program management (38 hours at \$125/hour = \$4,750).

Task 2: This budget includes \$3,240 of City personnel time at ~\$60/hour, this will provide approximately 54 hours of City staff time for the development of Fact Sheets, Website updates, and conducting Public Meetings. Contractual work is for support of community meetings and public engagement and development of Reuse and Redevelopment Plan with community engagement (504 hours of QEP at \$125/hour = \$63,000).

Task 3: The \$47,310 Cleanup Planning Budget will be for the development of the HASP, QAPP, finalization of the ABCA, Plans & Specs and permitting for the project, material bench scale testing, and assistance with bidding. At \$125/hour, this will provide 378 hours of QEP consultant time for this task.

Task 4: The \$1,146,565 Contractual Budget will be for procured building demolition, UST removal, remedial soil removal and hotspot soil blending (\$1,028,738), and QEP oversight during remediation (\$40,662), Confirmation Sampling and Analysis (\$56,404), and final reporting by the QEP (\$20,761). The amount of time for the remediation is subject to the procured cleanup contractor availability but is expected to be complete within 1.5 years following procurement. Subsequent confirmation sampling and final reporting to follow.

3.d. Plan to Measure and Evaluate Environmental Progress and Results

To ensure that the City of Mendota achieves the intended results of the Cleanup Grant and completes the outputs of each task listed above, the City will carefully track, measure, and report project performance through annual reports, quarterly reports, ACRES reporting, and with the implementation of the City's Community Involvement Plan. Quarterly and Annual Reports will cover project progress, any difficulties encountered, a record of financial expenditures, data results, and anticipated further actions. Specific accomplishments, contaminants found, which materials were impacted, and resources required to leverage and complete the planned reuse will all be reported on. This site will be entered into the ACRES database, which will also be utilized to track job creation and acres of land assessed as part of this grant project. Anticipated quantifiable outcomes from this project include the number of acres of land remediated, while other outcomes include liability protection for the site owner, removal of blight, reduction or elimination of future contaminant exposure, improving community health, and the return of the site to a productive end use.

TASK 4: PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability

4.a.i. Organizational Structure

Mendota has the ability and capacity to manage this grant. The City has extensive experience facilitating and managing redevelopment projects and will utilize that experience to support the most strategic use of the grant funds. If awarded this funding, Mendota will effectively manage the grant and successfully perform each phase of work on the project. Emily McConville, City Clerk and Economic Development Director will be the City's Project Manager for this project, serving as the City's primary contact and responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City's environmental consultant. Upon award of the cooperative agreement, City staff will prepare a draft Work Plan. After the US EPA approves the work plan, the City will retain the Qualified

Environmental Professional (QEP) in compliance with all applicable federal and local procurement requirements. The QEP will assist with grant and program management and will conduct cleanup planning, cleanup activities and participate in project reporting and community engagement activities. The City will work with IEPA to provide independent oversight of cleanup activities conducted under this program, to ensure all cleanup and remediation is conducted appropriately and with consideration for public health and welfare.

4.a.ii. Description of Key Staff

Emily McConville, City Clerk and Economic Development Director for Mendota, will serve as Project Manager. Ms. McConville has worked for Mendota for almost 20 years and has been involved in the implementation and administration of local, state, and federal grants throughout that time. She wholeheartedly understands the importance of grant administration and timely recordkeeping. Mendota's plan for management continuity in the event of any personnel change relies on an experienced and readily available Project Manager on staff. Ms. McConville has successfully administered other projects for the City that included federal and state funding, including AARPA Funding, USDA NRCS Dam Assessment Grant.

4.a.iii. Acquiring Additional Resources

Mendota will identify, coordinate and leverage any public and private resources needed to complete the described grant tasks. The City will follow EPA's procurement policies to hire a Qualified Environmental Professional (QEP) to effectively and efficiently assist the City in managing the Assessment grant project. The QEP will assist the City in preparing bid documents needed to select a contractor to conduct the cleanup work, and manage the remediation project as it commences. All procurement will follow the City's processes along with all additional requirements needed for procurement under an EPA Cooperative Agreement.

4.b. Past Performance and Accomplishments

4.b.i. Has Previously Received an EPA Brownfields Grant

Not Applicable.

4.b.ii. Has Not Previously Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City of Mendota has been awarded previous federal funding and managed it very successfully. All funds were obligated, spent, and reported on.

(1) Purpose and Accomplishments

The City of Mendota was awarded \$951,776.04 in federal ARPA funds. Those funds were spent on public safety personnel. All costs were reported to the US Treasury ARPA reporting system. Mendota also received federal USDA NRCS Grant funding to assist with the cost of assessing the condition of a dam that was originally constructed with USDA Watershed Program funding. Most recently, the City was just awarded \$1,875,000 Substance Abuse Mendota Health Services Administration Partnership for Success Grant to implement substance use prevention programming and create more positive youth activities.

(2) Compliance with Grant Requirements

The City of Mendota will strictly adhere to the US EPA Workplan and Cooperative Agreement, ensuring full compliance with the schedule, terms & conditions, and reporting requirements which are included in the Agreement. The City will complete and submit all required quarterly reports, federal financial reports, ACRES reporting, DBE reports, and where appropriate, HASP and QAPP, as well as finalizing the Analysis of Brownfield Cleanup Alternative (ABCA) report for this cleanup grant's subject site. The City has a positive reputation with the state and federal agencies they have received funds from to date, and fully understand that adhering to all Cooperative Agreement requirements will establish a positive reputation with the federal partners at US EPA.

THRESHOLD CRITERIA:

1. Applicant Eligibility:

The City of Mendota, Illinois is an incorporated municipality of the State of Illinois and has the authority to enter into a cooperative agreement for a Cleanup Grant with the United States Environmental Protection Agency.

2. Previously Awarded Cleanup Grants:

The proposed cleanup site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

3. Expenditure of Existing Multipurpose Grant Funds:

Not Applicable. The City of Mendota has not been a recipient of a Multipurpose Grant.

4. Site Ownership:

The City of Mendota is the sole owner of the proposed cleanup grant site.

5. Basic Site Information:

- (a) Site name: Former Campbell Cleaners
- (b) Address: 805 and 807 Illinois Ave Mendota, IL 61342 (2 parcels)
- (c) Current Owner: City of Mendota, Illinois

6. Status & History of Contamination at the Site:

(a) **Contamination:** Hazardous Substance, including Chlorinated volatile organic compounds (VOCs) including Tetrachloroethene (PCE), Trichloroethene (TCE), cis-1,2-Dichloroethene, trans-1,2-Dichloroethene, Vinyl Chloride, metals (primarily arsenic, lead, and mercury), Benzo(a)pyrene, Benzo(b)fluoranthene, Dibenzo(a,h)anthracene, and chloroform, have been identified in soil and groundwater above the Illinois EPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 remediation objectives.

(b) **Operational History & Current Use of Site:** The Site buildings were constructed in 1891 for 805 Illinois Avenue and 1885 for 807 Illinois Avenue. According to historical records and environmental assessments completed for the Site parcels, 805 Illinois Avenue was occupied by steam laundry, and drycleaner operations between as early as 1929 up until 2000. Prior to 1929, 805 Illinois Avenue operated as an agricultural implement shop, blacksmith, and wagon shop. The building at 805 Illinois Avenue was demolished in 2020 and has been vacant since with no operations occurring. According to historical records and environmental assessments completed, 807 Illinois Avenue was occupied for farm implement sales and service as well as an automotive parts retailer between as early as 1956 up until early 2023. Prior to 1956, 807 Illinois Ave operated as an icthouse for beer and beef storage. The building at 807 Illinois Avenue is still in place today, in varying states of deterioration. No operations have occurred at 807 Illinois Avenue since the City took ownership in February 2023.

(c) Environmental Concerns: A drycleaning contaminant hotspot exists in soil and groundwater beneath and outside of the southern portion of the Site. The contamination in soil and groundwater directly impacts the indoor inhalation exposure route not only on the Site, but on surrounding properties. As a result, soil and groundwater contamination remediation is necessary to protect human health and the environment. In addition, the orphan underground storage tank will require removal.

(d) Source of Contamination and Nature and Extent of Contamination:

Based on assessment work, VOCs and metals (primarily arenitic, lead and mercury) from drycleaner operations and fill materials are found in elevated concentrations in soil and groundwater on the southcentral portions of the Site. The contamination extent is found below the remains of the concrete foundation at 805 Illinois Avenue and beneath the former auto parts building at 807 Illinois Avenue. In addition, an orphan underground storage tank (potential contaminant source) is present beneath the concrete foundation at 805 Illinois Avenue. Given the limited space and accessibility to the Site, the structure at 807 Illinois Avenue will need to be demolished to allow for safe soil and groundwater remediation efforts.

7. Brownfields Site Definition: The former Campbell Cleaners site meets the definition of a brownfield. This 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; (c) Not subject to the jurisdiction, custody, or control of the U.S. Government.

8. Environmental Assessment Required for Cleanup Grant Applications:

805 Illinois Avenue (South Parcel)

A Phase I Environmental Site Assessment (ESA) was completed on the south parcel (former Campbell Cleaners) on December 2, 2019. The Phase I ESA identified recognized environmental conditions associated with historical dry-cleaning operations on the Site and historical manufacturing, dry-cleaning, and automotive fueling operations on several sites within 300 feet of the Site. An initial Phase II ESA was completed through assistance from the Illinois Environmental Protection Agency (IEPA) Office of Site Evaluation (OSE) in August 2020. The initial Phase II ESA verified various constituents of concern (COC) above the IEPA Tiered Approach to Corrective Action Objectives (TACO) Tier 1 Remediation Objectives, including Tetrachloroethene (PCE), select polynuclear aromatic hydrocarbons (PNAs), and metals in soil. In addition, concentrations of multiple chlorinated solvents, including PCE, Trichloroethene (TCE), cis-1,2-Dichloroethene, and Vinyl Chloride were identified in groundwater above Tier 1 Remediation Objectives. Supplemental site investigation was completed in January 2021 to prepare for site enrollment into the Site Remediation Program (SRP). The supplemental investigation identified extended concentrations of groundwater contaminants in a deeper

monitoring well and significant soil vapor impacts at the site boundary. An unregistered underground storage tank (UST) was also identified under the concrete slab of the former building at 805 Illinois Avenue.

807 Illinois Avenue (North Parcel)

Given the immediate proximity of dry-cleaning-related contamination to the south wall of the building at 807 Illinois Avenue, the City began discussions with the landowner to request access to complete environmental assessments. A single soil vapor sample investigation was completed in October 2021, which involved a soil vapor point installed through the concrete slab of the building near the southern wall. The limited soil vapor investigation identified elevated concentrations of chlorinated solvents in soil gas within the footprint of 807 Illinois Avenue. The City then worked with the landowner on a plan to transition the current automotive parts business to another location in Mendota which would allow the City to acquire the site, demolish the building, and remediate the contaminated soil, groundwater, and soil vapor as a result of the historical releases of dry-cleaner contaminants from the south adjacent former Campbell Cleaners site.

A Phase I ESA (August 29, 2022) and a Phase II ESA (November 3, 2022) were conducted for 807 Illinois Avenue on behalf of the City of Mendota in preparation for site acquisition. The Phase II ESA included soil borings, groundwater monitoring, and soil vapor sampling. Each of which identified chlorinated solvent contamination extending beneath the building and to the north of the structure.

As a result of the findings of environmental site assessments and in preparation for future site redevelopment, the City of Mendota has started preparation of a Focused Site Investigation Report (FSIR), Remediation Objectives Report (ROR), and Remedial Action Plan (RAP) for enrollment into Illinois EPA SRP in pursuit of a focused No Further Remediation (NFR) letter to address VOCs, PNAs, and RCRA 8 metals. The City wishes to address the soil hotspot contamination and orphan UST with USEPA cleanup grant funding to progress the Site towards regulatory closure.

9. Site Characterization:

Per Illinois EPA's Acknowledgment Letter on November 9, 2023, which is included in this application submittal, the Illinois EPA states: "The City of Mendota's grant will be a Cleanup Grant for Hazardous Substances and will be used on the former Campbell Cleaners site located at 805 and 807 Illinois Ave Mendota, IL 61342. The site is not currently enrolled in the State of Illinois Site Remediation Program but is eligible for the program. Based on the current information, there is a sufficient level of site characterization."

10. Enforcement or Other Actions: The City has owned 805 Illinois Avenue (South Parcel 01-33-128-015) since January 17, 2020 and 807 Illinois Avenue (North Parcel 01-33-128-017) since February 2, 2023. No known enforcement or other actions have been identified.

11. Sites Requiring a Property-Specific Determination:

The Campbell Cleaners Site does not require a property-specific determination based on review Section 1.5 in the Information on Sites Eligible for Brownfields Funding under CERCLA 104(k) of the FY23 Guidelines for Brownfield Cleanup Grants.

12. Threshold Criteria Related to CERCLA/Petroleum Liability:

a.) Property Ownership Eligibility – Hazardous Substances Sites

(iii) (1) **Landowner Protections from CERCLA Liability:** The Site meets the requirements for asserting an affirmative defense to CERCLA liability through bona fide prospective purchaser (BFPP) liability protection per CERCLA §101(40) as demonstrated through the following subsections.

a. **Information on the Property Acquisition:** The City acquired the south parcel at 805 Illinois Avenue (Parcel # 01-33-128-015), through Quitclaim Deed from Gary L. Campbell and Nancy Campbell on January 17, 2020. The City acquired the north parcel at 807 Illinois Avenue (Parcel # 01-33-128-017), through Warranty Deed from Everardo Orozco on February 2, 2023. The City of Mendota is the sole owner of each parcel. The City of Mendota holds no familial, contractual, corporate, or financial relationships of affiliations with any prior owners or operators (or other potentially responsible parties) of the property.

b. **Pre-Purchase Inquiry:** The City of Mendota completed a Phase I ESA for 805 Illinois Avenue (South Parcel 01-33-128-015), in accordance with ASTM E1527-13, satisfying All Appropriate Inquiry, on December 2, 2019. The Phase I ESA was conducted by Ms. Ann E. Ray, an Environmental Professional with Fehr Graham & Associates, LLC.

The City of Mendota completed a Phase I ESA for 807 Illinois Avenue (North Parcel, 01-33-128-017), in accordance with ASTM E1527-21, satisfying All Appropriate Inquiry, on August 29, 2022. The Phase I ESA was conducted by Mr. Dillon Plamann, an Environmental Professional with Fehr Graham & Associates, LLC.

c. **Timing and/or Contribution Toward Hazardous Substance Disposal:** All disposal of hazardous substances and comingled petroleum at the proposed cleanup site occurred prior to the City of Mendota acquiring the property. The City of Mendota has not contributed or arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

d. **Post-Acquisition Uses:** The City of Mendota has not conducted operations on the site, nor has the City of Mendota allowed operations by others on the site, since acquisition of the parcel (acquisition date provided above).

**CITY OF MENDOTA, ILLINOIS
FY24 BROWNFIELDS CLEANUP GRANT**

e. **Continuing Obligations:** The City has placed temporary security fencing around the open pavement area of 805 Illinois Avenue. Former building foundations have intentionally been left in place at 805 Illinois Avenue to provide barriers over contaminated soils. The building at 807 Illinois Avenue remains in place; however, the auto parts retail store has been moved out and the building is currently vacant. Since site acquisition, the City of Mendota Police Department and City Officials have monitored the site for trespassing, dumping, and littering. The City of Mendota intends on enrolling the site into the Illinois EPA Site Remediation Program to evaluate contaminant exposure routes in preparation for site remediation.

- The City of Mendota is committed to complying with the following future obligations:
- Compliance with any land use restrictions and not impede the effectiveness or integrity of any institutional controls;
- Assist and cooperate with those performing the cleanup and provide access to the property;
- Compliance with all information requests and administrative subpoenas that have or may be issued in connection with the property, and
- Providing all legally required notices.

13. Cleanup Authority and Oversight Structure:

a. Describe how you will oversee the site:

The City of Mendota plans to enroll the site into the Illinois EPA voluntary Site Remediation Program (SRP) with the intention of obtaining a No Further Remediation (NFR) letter relating to the identified subsurface impacts. Accordingly, the numerical cleanup objectives for subsurface contamination are the TACO remediation objectives for residential, industrial/commercial, and construction worker receptors.

b. Provide your plan to acquire access to relevant adjacent or neighboring properties if necessary: The City of Mendota controls all site access at 805 and 807 Illinois Avenue.

14. Community Notification:

a. Draft Analysis of Brownfield Cleanup Alternatives

A Draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the project site. The City made it available to the public for review and comment on October 13, 2023. The ABCA and DRAFT Cleanup Grant Application were available for review with the City Clerk. The DRAFT ABCA is included in this grant submittal.

b. Community Notification Ad

The City of Mendota published a community notification ad in the local newspaper, the Mendota Reporter, on October 11, 2023. This ad indicated the following:

**CITY OF MENDOTA, ILLINOIS
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- that a copy of the City's grant application, including the Draft ABCA, is available for public review and comment;
- how to comment on the draft application;
- where the draft application is located (with City Clerk); and
- the date and time of a public meeting (October 16, 2023, 6:00 p.m.)

The Certificate of Publication from the local newspaper for the community notification ad is included in this grant submittal.

c. Public Meeting

The City of Mendota held a Public Meeting on October 16, 2023 at 6:00 p.m. to discuss the draft application and consider public comments on the application and project. From the Public Meeting, the City is including the following in their grant application submittal:

- the comments or a summary of the public comments received;
- the applicant's response to those comments;
- meeting notes or a summary of the public meeting; and
- meeting sign-in sheet

d. Submission of Community Notification Documents

The City of Mendota has included the items listed below in their Cleanup Grant application submittal to US EPA:

- a copy of the draft ABCA
- a copy of the ad that demonstrates notification to the public and solicitation for comments on the application
- the comments or a summary of comments received
- the applicant's response to those public comments
- meeting notes or summary from the public meeting
- meeting sign-in sheets

15. Named Contractors and Subrecipients:

Not Applicable.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

217/785-8726

November 9, 2023

City of Mendota
ATTN: Mayor David Boelk
800 Washington Street
PO Box 710
Mendota, IL 61342

**Subject: State Acknowledgement Letter for the City of Mendota
FY2024 US EPA Brownfield Cleanup Grant Application**

Dear Mayor David Boelk,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Cleanup Grant application to U.S. EPA. The City of Mendota is applying for a \$1,270,305 Cleanup Grant.

The grant will be a Cleanup Grant for Hazardous Substances and will be used on a site located at 805 and 807 Illinois Avenue Mendota, Illinois. The site is not currently enrolled in the State of Illinois Site Remediation Program but is eligible to. The city has indicated that they intend to enroll in Illinois Site Remediation Program in January to February 2024. Based on the current information, there is a sufficient level of site characterization.

Illinois EPA acknowledges City of Mendota's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone numbers below, or at Jacob.fink@illinois.gov.

Sincerely,

Jacob Fink
Brownfield Program Administrator
Bureau of Land/Office of Site Evaluation
Office# (217) 785-8726
Cell# (217) 986-0818
Jacob.fink@illinois.gov



2125 S. First Street, Champaign, IL 61820 (217) 278-5800
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000
595 S. State Street, Elgin, IL 60123 (847) 608-3131

2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760