

Narrative Information Sheet

1. Applicant Identification: City of Chicago, 2 N Lasalle Suite 200, Chicago, IL 60602
2. Funding Requested:
 - a. Grant type: Multipurpose
 - b. Federal Funds Requested: \$1,000,000
3. Location: City of Chicago, Cook County, Illinois
4. Target Area and Priority Site Information: Englewood / West Englewood Community Area, census tract numbers: 17031670100, 17031670200, 17031670200, 17031670300, 17031670300, 17031670800, 17031671100, 17031671200, 17031671300, 17031671400, 17031671500, 17031671600, 17031671600, 17031671900, 17031671900, 17031672000, 17031680500, 17031680600, 17031680900, 17031681000, 17031681100, 17031681200, 17031681300, 17031681400, 17031834600, 17031834700, 17031834800, 17031834900
Priority Site Information: Address for West Englewood priority site: 5900 South Throop Ave
5. Contacts
 - a. Project Director

Jo'Von Hardy., Environmental Engineer III
Phone: (312) 744-3161, Fax: (312) 744-6451
E-mail: jovon.hardy@cityofchicago.org
2 N. Lasalle St, Suite 200, Chicago, Illinois 60602
 - b. Chief Executive/Highest Ranking Official

Brandon Johnson, Mayor
Phone: (312) 744-3300, Fax: (312) 744-2324
E-mail: bjmoc@cityofchicago.org
121 N. LaSalle Street, 5th Floor, Chicago, Illinois 60602
6. Population: 2,665,039¹
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.
9. Releasing Copies of Applications: Not Applicable.

¹ Data from the United States Census Bureau 2022 Population Estimates at: <https://www.census.gov/quickfacts/fact/table/chicagocityillinois,US>



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

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

10/18/2023

City of Chicago
ATTN: Jo`Von Hardy
City of Chicago
Department of Assets, Information and Services
2 N. LaSalle St. Suite 200
Chicago, IL 60602-3704

Dear Jo`Von Hardy,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Multipurpose Grant application to U.S. EPA. City of Chicago is applying for a \$1,000,000 Multipurpose Grant.

The grant will be a Multipurpose Grant for Hazardous Substances and Petroleum.

Illinois EPA acknowledges City of Chicago'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



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USEPA Brownfields Multipurpose Grant Proposal Narrative:
Englewood / West Englewood Community Area in Chicago, Illinois

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. ***Overview of Brownfield Challenges and Description of Target Area:***

The Target Area for this multipurpose grant is the Englewood / West Englewood Community Area on the southwest side of Chicago, Illinois. The Target Area is broadly defined by Garfield Boulevard to the north, 75th Street to the south, CSX and Norfolk Southern RR tracks to the west, and Wentworth Avenue to the east, though the eastern border is staggered. Settlement began in the 1850s and the population peaked in the 1950s with about 97,000 residents in Englewood and 64,000 residents in West Englewood¹. However, following the Great Depression, the Target Area experienced a steady decline in economic prosperity as new development ceased and existing residents were unable to maintain existing housing stock. This decline in development and deterioration of existing buildings lead to a large number of vacant properties in the Target Area. Though the main development in Englewood was residential, many of the vacant properties are potentially impacted with environmental contamination due to commercial uses such as dry cleaners and gas stations, as well as contamination due to close proximity to major car thoroughfares and railroads.

The City of Chicago has an existing program to evaluate city-owned vacant lots for possible environmental concerns. This program includes research into Sanborn fire maps, city directories, and city and state databases to determine if a property is potentially impacted by environmental contamination. The Target Area is the community area of Chicago that contains the highest number of city-owned vacant lots that have been identified as possibly being contaminated and that need full environmental site assessments. A list of these properties needing assessments is available and, thus, grant funds will only be needed for actual assessments.

ii. ***Description of the Priority Brownfield Site(s)***

The priority brownfield sites are located within the vicinity of 5900 South Throop Street in West Englewood. The properties are a combination of vacant city-owned parcels and privately-owned parcels. However, the funds from this Brownfield Multipurpose Grant will only be utilized on the city-owned parcels. Historically, many industrial businesses have operated on these properties including junkyards, auto shops, a spring manufacturing facility, a grinding wheel factory, a copper sulfate manufacturing facility, and a refining and smelting company. To allow

¹ Historic information on the Englewood and West Englewood communities are from the 2001 Englewood Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project (https://www.chicago.gov/city/en/depts/dcd/supp_info/tif/englewood_neighborhoodtif.html)

the Site to be redeveloped for beneficial reuse a Phase I Environmental Site Assessment (ESA) is required; this site will also likely need a Phase II ESA.

- iii. ***Identifying Additional Sites:*** The Target Area, Englewood and West Englewood communities are both considered to be underserved and disadvantage communities. The City of Chicago has identified over 985 city-owned vacant lots in the Target Area that will likely need Phase I and Phase II ESAs. The total number of city-owned vacant lots is based on the historical environmental information obtained while investigating environmental concerns for each vacant parcel (Vacant Lot Program). Identifying additional sites for selection for environmental assessments/remediation and revitalization should not be problematic considering the number of city-owned vacant parcels located within the Target Area. Priority will be given based on the parcel's proximity to sensitive populations and environmental justice areas.

b. Revitalization of the Target Area

- i. **Overall Plan for Revitalization:** High concentrations of city-owned vacant land on the South and West sides of Chicago are contributing to neighborhood blight, reducing community safety, and hindering neighborhood vitality. Completing environmental site assessments on these lots will allow the city to put the vacant lots to productive use, prioritizing development in neighborhoods such as the Target Area. The land will be sold at a discount for neighbors purchasing nearby lots and for nonprofit organizations building open space. This will align with existing land reuse and revitalization plans such as the Englewood Agro-Eco District, which was created by the Department of Planning and Development in collaboration with community organizations seeking to improve properties adjacent to the planned 1.75 mile Englewood Nature Trail. The priority site, located at 5900 S. Throop is included in the Englewood Agro-Eco District. More information related to the cleanup/reuse and revitalization plans for the priority site are provided in **Attachment B**.
- ii. **Outcomes and Benefits of Overall Plan for Revitalization:** The intended outcome will be to reverse systemic trends including private and public disinvestment that has occurred for nearly 75 years. Additionally, the Target Area has been made up of traditionally underserved communities who have not had sufficient access to open public spaces. Determining what is needed to return sites to productive reuse as public spaces is an important factor in community planning efforts that would enhance health, create new recreational space, and improve social equity. Englewood and West Englewood are made up of communities where 50-90% of people are from low income and minority groups and the benefits of redeveloping the vacant properties would be immediately felt.

The cleanup, reuse and revitalization plans for Target Area includes the addition of open spaces uses (i.e., Englewood Nature Trail, parks and agricultural and community managed sites), residential uses, and business

uses (neighborhood commercial centers and the addition of food processing and manufacturing centers to alleviate “food deserts”). Many of the planned future uses of the vacant lands within the Target Area can incorporate energy efficiency measures such as utilizing solar power or wind turbines.

c. Strategy for Leveraging Resources

- i. **Resources Needed for Site Reuse:** As part of the \$88 million Vacant Lot Reduction Program, AIS EHS received \$5 million of Community Development Block Grant (CDBG) and Community Recovery Plan (CRP) bond funding to conduct environmental and historical reviews on the 10,000 vacant lots concentrated within the Target Area. Upon completion, over 5,000 vacant lots were identified as requiring additional study which can range from Phase I and Phase II reports to enrollment in the Illinois Site Remediation Program. Receipt of this multipurpose grant would serve as continuation of the City’s stated goals for the Target Area for reuse and revitalization.
- ii. **Use of Existing Infrastructure:** As discussed above, this grant will build on the existing work to identify vacant lots that need further environmental assessment. The Target Area is an urban area, and any site reuse will be able to utilize existing utilities (i.e., gas, electric, fiber) and sites will be easily connected to existing infrastructure such as sidewalks and roads.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

- i. **The Community’s Need for Funding:** Englewood and West Englewood have a combined population of around 47,000 people, which has consistently fallen from the high of almost 160,000 people in the 1960s. Of that population, 87.3% are Non-Hispanic Black, 9.3% are Hispanic or Latino, 1.3% are Non-Hispanic White, 1.5% are two or more races, 0.4% are Asian or Pacific Islander, and 0.2% are Native American. The Englewood / West Englewood communities are one of the most disproportionally poor community areas of Chicago with over 30% of residents falling below the Federal Poverty Level (2017-2021). On average, only 12.09% of Englewood and 10.31% of West Englewood’s 25 or older population received a four-year college (bachelor's) degree or higher (2017-2021). Over 45% of population in the Englewood / West Englewood communities are receiving Supplemental Nutrition Assistance Program (SNAP) benefits (2017-2021). The currently unemployment rate in Englewood is 24.71% and 23.32% in West Englewood (2017-2021)².
- ii. **Threats to Sensitive Populations:** The impacts of potential environmental contamination pose a threat to the entire community; however, they are an especially significant threat to sensitive populations including children, seniors, low-income, and minority populations. The Target Area is

² Data from Chicago Health Atlas <https://chicagohealthatlas.org/neighborhood/1714000-68?place=englewood>

comprised of high percentages of sensitive populations, as shown in Table 1, who are more susceptible to the negative effects of brownfield sites. According to the Climate and Economic Justice Screening Tool (CEJEST), all 28 census tract numbers identified in the Englewood and West Englewood communities are disadvantaged³. Populations in the Target Area experience poverty and unemployment above that of the city average, and would benefit from access to affordable housing, jobs, health services, and other important resources such as safe, uncontaminated green spaces. As shown in Table 1, most people in these communities are minorities, while 15-40% are low income and about 40% are either younger than 17 or older than 65.

Table 1. Sensitive Populations: Englewood and City of Chicago

	Englewood	West Englewood	City of Chicago
Population	21,014	26,263	2,665,039 ⁴
% Minority	97.9%	98.5%	65.3%
% Age 0 – 17	26.8%	22.8%	20.4%
% Age 65 +	15.3%	20.5%	12.8%
Poverty Rate	39.65%	32.62%	17.1%
Unemployment	24.71%	23.32%	10.1%

Despite Chicago's overall life expectancy being 75.4 years in 2020, Englewood’s hovered around just 68.75 years, a stark difference. Out of the 77 community areas in Chicago, Englewood had the 14th highest rate of cancer (2014-2018). Englewood has the 2nd worst cancer mortality rate at 210.3 deaths per 100,000 people (2015-2019). Asthma rates in Englewood were also concerning; of the 77 community areas, Englewood ranked 1st in asthma ER visit rates 7 years in a row (2010-2017).

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. According to the Chicago Health Atlas, Englewood is an area with high economic hardship. Vacant underutilized properties above can hinder economic growth and redevelopment in these communities.

b. Community Engagement

- i. **Prior/Ongoing Community Involvement:** The community within the Target Area has already and will continue to be engaged through public meetings, neighborhood outreach, digital updates of the websites such as the Department of Planning and Development (DPD) website, www.ChiBlockBuilder.com. The City will build on this early support by establishing Community Engagement Plans and reviewing them with the community before execution.

³ EPA’s EJSscreen Tool is available at www.epa.gov/ejscreen.

⁴ Data from 2022 Census <https://www.census.gov/quickfacts/chicagocityillinois>

ii. Project Involvement/Project Roles

Name of Organization	Point of Contact	Specific Involvement in Project
Illinois EPA	Jenessa Conner email: Jenessa.N.Conner@illinois.gov	IEPA oversees the Site Remediation Program (SRP) and will review Phase II data collected as part of the assessment process.

iv. Incorporating Community Input: The community is already engaged through the existing City of Chicago review of vacant lots within the Target Area. Based on the review of these vacant lots, the City of Chicago Department of Planning and Development launched a website, www.ChiBlockBuilder.com, to streamline the process for residents in the community to purchase City-owned vacant lots across the Target Area. The “ChiBlockBuilder” website features an interactive online map to provide potential buyers with important information about City-owned vacant land such as environmental clearances, zoning, square footage, and market value. The City views the cleanup of these vacant lots and the acquisition by local residents and community members as an integral part of the land reuse and revitalization plan.

To further engage with the community, it is anticipated, at a minimum, that community engagement events will occur at least quarterly and at critical milestones including prior to initializing the remediation design plans (ABCA), before cleanup begins, and after the cleanup has completed. The City will solicit, consider and respond to community input in a meaningful way by making sure the community has an opportunity to provide input, hear about the project status and discuss their concerns. Early engagement with target populations will also create a smooth transition between the remediation work and the eventual site design and construction.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks/Activities and Outputs

Task 1 - Grant Management
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$0): All grant management will be performed using the Chicago Department of Assets, Information and Services (AIS) resources, no Administrative or other Indirect Costs are anticipated for this grant. Non EPA-Funded (in-kind): Grant/ project management performed by AIS (with assistance from other City departments) will use in-house resources and includes grant administration, submittal of performance and financial reports, and coordinating the environmental aspects of the future site redevelopment design (to ensure project timing and budget success).
<i>Anticipated Project Schedule:</i> Grant management including quarterly reporting over the five years.
<i>Task/Activity Lead:</i> Jo’Von Hardy, Environmental Engineer, AIS
<i>Key Outputs:</i> Performance and financial reporting, grant administration, and ESA/cleanup activities oversight.
Task 2 – Phase I Environmental Site Assessments
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$144,000): The Phase I Environmental Site Assessments (Phase I) will meet the latest American Society of Testing and Materials (ASTM) standard ASTM E 1527-21, which meets CERCLA’s All Appropriate Inquiries (AAI) Rule, includes a review of regulatory databases and records and a site inspection to evaluate the site for historical operations that may have affected the environmental condition of a property. This assessment provides critical information in determining the location of samples and type of chemical analysis required. The proposed \$144,000 amount makes the assumption that a total of forty-eight (48) Phase I assessments or updates of existing assessments can be completed for \$3,000 each. Non EPA-Funded (\$0): All Phase I ESAs are described above and EPA-funded.
<i>Anticipated Project Schedule:</i> Phase I ESA may be conducted, as necessary, throughout the five year duration.
<i>Task/Activity Lead:</i> Qualified Environmental Professional
<i>Key Outputs:</i> Phase I ESA reports.
Task 3 – Phase II Environmental Site Assessments
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$270,000): The Phase II Environmental Site Assessments (Phase II) will meet the latest ASTM protocols. This Task will include soil, groundwater, and potentially sediment and surface water sampling to determine if historical activities identified in the Phase I have impacted the site. It is assumed that a total of twelve (12) Phase II assessments can be completed for an average of \$22,500 each. Non EPA-Funded (\$0): All Phase II ESAs are described above and EPA-funded.
<i>Anticipated Project Schedule:</i> Phase II ESA may be conducted, as necessary, throughout the five year duration.
<i>Task/Activity Lead:</i> Qualified Environmental Professional
<i>Key Outputs:</i> Phase II ESA reports.

Task 4 – Cleanup/Remediation Planning
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$90,000): The results of the work will be used to develop remediation objectives and remedial action plans. This information will also be used to determine costs and methods of remediation. The sites will be entered into the Illinois Environmental Protection Agency’s (IEPA) voluntary Site Remediation Program (SRP) and fees for its personnel to provide technical review of assessment reports and remediation plans are included. It is assumed that six (6) sites will be evaluated, each at an average of \$15,000 each. Non EPA-Funded (\$0): All cleanup/remediation planning activities are described above and EPA-funded.
<i>Anticipated Project Schedule:</i> Cleanup/remediation planning activities may be completed, as necessary, throughout the five year duration based on the results of the Phase I/Phase II ESAs.
<i>Task/Activity Lead:</i> Qualified Environmental Professional
<i>Key Outputs:</i> Phase II ESA reports.
Task 5– Remediation (Remediation Contractor)
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$600,000): The Remediation Contractor will mobilize to the site, construct, and manage a decontamination area (if necessary), provide excavation/backfilling services. It is assumed that six (6) sites will be remediated, each at an average of \$100,000. Non EPA-Funded (\$0): All remedial activities are described above and EPA-funded.
<i>Anticipated Project Schedule:</i> Cleanup/remediation planning activities may be completed, as necessary, throughout the five year duration based on the results of the Phase I/Phase II ESAs.
<i>Task/Activity Lead:</i> Qualified Environmental Professional
<i>Key Outputs:</i> Phase II ESA reports.
Task 6 - Community Engagement
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$5,000): AIS contractors will assist with preparation of materials and attending community engagement events. Non EPA-Funded: (\$0): Community engagement will be provided by AIS’s in-house resources throughout the project to develop and inform public stakeholder groups about the cleanup and how it will impact redevelopment options.
<i>Anticipated Project Schedule:</i> Community Engagement will extend the duration of the five years and will include regular digital communication and quarterly meetings.
<i>Task/Activity Lead:</i> Jo’Von Hardy, Environmental Engineer, City of Chicago
<i>Key Outputs:</i> Community engagement plan, community meetings with advertisements, meeting minutes/presentation materials, Final ABCA.
Task 7 - Travel to USEPA Brownfields Conference
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$5,000): Attendance by two people at the National Brownfields Training Conference in a location to be determined at a later date. Airfare of \$475 each (\$950 total), local travel to and from the airport to the conference of \$150 total, hotel for four nights at \$300 per night (\$2,400 total), \$125 per day for meals for four days (\$1,000 total), and \$250 for conference attendance (\$500 total) for a total of \$5,000 for two people to attend the conference is included. Non EPA-Funded: (\$0): NA

Anticipated Project Schedule: The National Brownfields Training Conference typically spans over 4 days. The conference location and dates will be determined at a later date.

Task/Activity Lead: Jo’Von Hardy, Environmental Engineer, City of Chicago

Key Outputs: Community engagement plan, community meetings with advertisements, meeting minutes/presentation materials, Final ABCA.

Budget Categories		Task 1: Grant Management	Task 2: Phase I ESA	Task 3: Phase II ESA	Task 4: Cleanup/Remediation Planning	Task 5: Remediation (Contractor)	Task 6: Community Engagement	Task 7: Travel to USEPA Brownfield Conference	Total
Direct Costs	Personnel	-	-	-			-	-	\$ -
	Fringe Benefits	-	-	-			-	-	\$ -
	Travel	-	-	-			-	\$ 5,000	\$ 5,000
	Equipment	-	-	-			-	-	\$ -
	Supplies	-	-	-			-	-	\$ -
	Contractual	-	\$ 144,000	\$ 270,000	\$ 75,000	\$ 500,000	\$ 5,000	-	\$ 994,000
	Other (incl. sub)	-	-	-			-	-	\$ -
Total Direct Costs		\$ -	\$ 144,000	\$ 270,000	\$ 75,000	\$ 500,000	\$ 5,000	\$ 5,000	\$ 999,000
Total Indirect Costs		-	-	-	-	-	-	-	\$ -
Total Budget (Direct + Indirect)		\$ -	\$ 144,000	\$ 270,000	\$ 75,000	\$ 500,000	\$ 5,000	\$ 5,000	\$ 999,000

- a. **Measuring Environmental Results:** Tracking and evaluating progress will be done by AIS project management staff who routinely oversee Phase I ESAs and Phase II ESAs. The AIS project management staff will also manage remediation of sites in the SRP and can draw on departmental staff with experience executing EPA Brownfields Grants. When necessary, a site will be enrolled in IEPA’s SRP which requires preparation and IEPA approval of CSIR, ROR, and RAP reports prior to completing remediation. Task 4 and 5 results will be measured by the completion of remediation as demonstrated by laboratory analysis of soil confirmation samples, and IEPA approval of the CSIR/ROR/RAP. IEPA approval of the RAP 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 professional and cleanup contractor in a manner that completes the planned remediation and documentation in accordance with the Grant schedule. Task 1 will also be measured by successful completion of quarterly and annual reporting. Task 6 results will be evaluated by documenting events and postings where project information is shared with the public.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

- a. **Programmatic Capability and Structure:** Since 1992, the City of Chicago’s brownfields group within the Environmental Health and Safety Bureau (now part of the Department of Assets, Information and Systems) has managed over \$168 million in federal, state and private funds. AIS oversees the environmental due diligence for all properties bought and sold by the City, including hiring QEPs to prepare, or reviewing developers’ Phase I and II ESAs and Illinois EPA SRP documents, such as Remedial Action Plans and Completion Reports.

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, manages the Sites, is involved in community engagement and determines the appropriate end use. DPD also manages many of the economic tools that the City would likely use to fund future phases of the projects, including TIF districts and the OSIFF. The Department of Law provides real estate transaction support, and drafts and negotiates development agreements.

Key Staff: Mrs. Jo’Von Hardy from AIS will oversee all aspects of the grant requirements. Mrs. Hardy is an engineer with over 20 years of experience in environmental consulting focusing on brownfield redevelopment. She has managed planning, design, and construction phases for multiple complex sites including those impacted with chlorinated solvents and hazardous lead. Project managers for the City’s past Brownfields Assessment Grants will be available to assist Mrs. Hardy with grant requirements such as quarterly reports and entering site data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

Acquiring Additional Resources: AIS will act as project manager and provide technical professional oversight for all cleanup activities, complete grant reporting and communicate with the EPA grant manager. AIS will hire, following the competitive procurement provisions of 2 CFR §§ 200.317 through 200.326, a pre-qualified environmental engineering consultant to prepare environmental site assessments.

- b. **Past Performance and Accomplishments:** The City of Chicago has had overwhelming success with its EPA brownfields redevelopment efforts, initiated in 1990 with a \$2 million investment of General Obligation Bonds to create a Brownfields Pilot. The pilot project was a resounding success, which was leveraged into a larger initiative through a combination of Section 108 loan guarantees from HUD, Showcase Community funds from EPA, and other sources. Since then, the City’s brownfields initiatives have tackled the environmental assessment and remediation of hundreds of sites acquired through negotiated purchase, lien foreclosure, or tax reactivation on delinquent property.

One of the major accomplishments is the redevelopment of a West Pullman Industrial Redevelopment Area site into the Ray and Joan Kroc Corps Community Center. This redevelopment was awarded the 2011 Phoenix Awards for Region 5, the People’s Choice Award, and the Grand Prize. In addition, the City of Chicago was awarded the “2023 EPA Success Story Award for the State of Illinois” for utilizing Targeted Brownfield Assessment funding (through the Bipartisan Infrastructure Law) to assess over 60 vacant properties, offering over 10 parcels for sale within the Target Area.

The three most recent grants awarded include the following:

1. **2008 Hazardous and Petroleum Area Wide Assessment Grant:** Eight properties, including the Kimball Avenue Site, were assessed, two of which were developed as green or park space.

2. **2016 Hazardous and Petroleum Area Wide Assessment Grant:** Twelve sites have been assessed 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, a second property to be used as a park with access to the bike trail, and eight sites acquired by the City through tax reactivation.
3. **2019 Brownfield Cleanup Grant:** A property impacted with solvents through historical industrial use is being remediated and will be used as a park and access point for the Bloomingdale Trail.

4.b.i.(2). Compliance with Grant Requirements: All tasks described in the work plans of the first two grants were completed, quarterly reports were submitted, and all sites were accurately entered in ACRES. All the grant funds for the two closed grants have been expended, and City funding was leveraged for additional investigation and final remediation and development. The open brownfield cleanup grant (period of performance is open until September 2025) is being used to clean up the property. The funds will be fully expended when the contractor is selected and site remediation begins.

Attachment A

Threshold Criteria Response

USEPA Brownfield Multipurpose Grant Proposal
Englewood / West Englewood Community Area in Chicago, Illinois
Threshold Criteria Response

1. Applicant Eligibility

- a. The City of Chicago is a General Purpose Unit of Local Government.
- b. The City of Chicago is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

The City of Chicago has begun informal environmental assessments outside the Phase I and Phase II frameworks for vacant lots across the City. The intention is to help solve the problem of high concentrations of City-owned vacant land on the South and West sides that are contributing to neighborhood blight, reducing community safety, and hindering neighborhood vitality. The community is aware of this problem and process. The City of Chicago Department of Planning and Development has produced the www.ChiBlockBuilder.com webpage to ensure everyone in the affected communities is aware of the plan to assess vacant lots, return the land to productive use, and prioritize development in neighborhoods.

3. Target Area

The Target Area for this multipurpose grant is the Englewood / West Englewood Community Area on the southwest side of Chicago, Illinois. The Target Area is broadly defined by Garfield Boulevard to the north, 75th Street to the south, CSX and Norfolk Southern RR tracks to the west, and Wentworth Avenue to the east, though the eastern border is staggered. Settlement began in the 1850s and the population peaked in the 1960s with about 97,000 residents in Englewood and 64,000 residents in West Englewood¹. However, following the Great Depression the Target Area experienced a steady decline in economic prosperity as new development ceased and existing residents were unable to maintain existing housing stock. This decline in development and deterioration of existing buildings lead to a large number of vacant properties in the Target Area. Though the main development in Englewood / West Englewood was residential, many of the vacant properties are potentially impacted with environmental contamination due to commercial uses such as dry cleaners and gas stations, as well as contamination due to close proximity to major car thoroughfares and railroads. The Englewood / West Englewood communities would greatly benefit from the clean-up of these vacant lands and the reuse of these lands for community affordable housing and

¹ Historic information on Englewood from the 2001 Englewood Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project
(https://www.chicago.gov/city/en/depts/dcd/supp_info/tif/englewood_neighborhoodtif.html)

greenspace for the community. This reinvestment in the community is also supportive of local entrepreneurial activities and small businesses which can be a valuable community asset.

4. Affirmation of Brownfield Site Ownership

The City of Chicago affirms that only those brownfields located throughout the Englewood / West Englewood community area and owned by the City of Chicago will be eligible to utilize the Multipurpose Grant funds. The City of Chicago also affirms that these City-owned brownfields meets the CERCLA § 101(39) definition of a brownfield and 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.

5. Use of Grant Funds

High concentrations of city-owned vacant land on the South and West sides of Chicago are contributing to neighborhood blight, reducing community safety, and hindering neighborhood vitality. Completing environmental site assessments on these lots will allow the city to put the vacant lots to productive use, prioritizing development in neighborhoods such as the Target Area (Englewood and West Englewood communities). The land will be sold at a discount for neighbors purchasing nearby lots and for nonprofit organizations building open space. This will align with existing land reuse and revitalization plans such as the Englewood Agro-Eco District which was created by the Department of Planning and Development in collaboration with community organizations seeking to improve properties adjacent to the planned 1.75 mile Englewood Nature Trail. The priority site, located at 5900 S. Throop is included in the Englewood Agro-Eco District. More information related to the cleanup/reuse and revitalization plans for the priority site are provided on Page 2 of the grant narrative. In addition, the overall plan for cleanup, reuse and revitalization of this priority site is described in **Attachment B**.

6. Expenditure of Existing Grant Funds

The City of Chicago does not have any open, existing assessment or multipurpose grants.

7. Contractors and Named Subrecipients

No contractor or subrecipient has been chosen for this work. It will likely be completed by multiple entities.