



1850 Lewis Avenue  
North Chicago, IL 60064

11/13/2023

### Narrative Information Sheet

**1. Applicant:** City of North Chicago, IL. 1850 Lewis Avenue, North Chicago, Illinois 60064.

**2. Funding Requested:** a. Multipurpose      b. \$1,000,000

**3. Location:** a. City of North Chicago      b. Lake County      c. Illinois

**4. Target Area and Priority Site Information:**

The City of North Chicago in Lake County, Illinois assembled the Sheridan Crossing Development Priority Site at 2028 Sheridan Road, North Chicago, IL. from a number of private bankrupt landowners. For purposes of simplifying the discussion of brownfield environmental conditions at the property, the property previously consisted of:

Former Land Uses
<b>Frontage Property</b> along Sheridan Rd. and 22 <sup>nd</sup> St.— Commercial/Retail Uses including hobby shop, taverns, liquor stores, drycleaner/tailor shop, offices, restaurants, scrap recycler.
<b>R. Lavin &amp; Sons/North Chicago Refiners</b> —Heavy Industrial Use including metals refining, smelting and conversion of ores to raw materials and products.
<b>Fansteel/V.R. Wesson</b> —Heavy Industrial Use including processing of specialty metals and production of a variety of metals products for industry, aerospace, and defense.
<b>Vacant Lot</b> —Undeveloped lot that adjoins Pettibone Creek, a tributary to Lake Michigan.

**Census Tract Number 17097863100**

**5. Contacts:** Project Director – Victor Barrera, 847-596-8650, [vicbar@northchicago.org](mailto:vicbar@northchicago.org), 1850 Lewis Avenue, North Chicago, Illinois 60064

Chief Executive/Highest Ranking Elected Official – Mayor Leon Rockingham, 847-596-8610, [leoroc@northchicago.org](mailto:leoroc@northchicago.org), 1850 Lewis Avenue, North Chicago, Illinois 600064

**6. Population:** 30,759, according to 2020 Decennial Census.

**7. Other Factors:**

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The proposed brownfield sites(s) is impacted by mine-scarred land.	N/A
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Page 1
The proposed site(s) is in a federally designated flood plain.	N/A



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The reuse of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	<b>Page 10</b>
The reuse of the proposed cleanup site(s) will incorporate energy efficiency measures.	<b>Page 2</b>
The proposed project will improve local climate adaption/mitigation capacity and resilience to protect residents and community investments.	<b>Page 6</b>
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.B., for priority site (s) within the target area.	<b>Page 9-10</b>
<i>NA = Not Applicable to this project</i>	

**8. Letter from State Authority-** Attached.

**9. Releasing Copies of Applications** –North Chicago claims no business confidential information in our grant application.



# 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 North Chicago  
FY2024 US EPA Brownfield Multipurpose Grant Application**

10/18/2023

City of North Chicago  
ATTN: Gregory Jackson  
Chief of Staff/ Office of the Mayor  
1850 Lewis Ave.  
North Chicago, IL 60064

Dear Gregory Jackson,

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 North Chicago is applying for a \$1,000,000 Multipurpose Grant.

The grant will be a Multipurpose Grant for Hazardous Substances.

Illinois EPA acknowledges City of North 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](mailto: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](mailto:Jacob.fink@illinois.gov)



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MULTIPURPOSE GRANT

NARRATIVE PROPOSAL/RANKING CRITERIA

**1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

45 Points

**1.a. Target Area and Brownfields (15 Points)**

**1.a.i. Overview of Brownfield Challenges and Description of Target Area (5 Points)**

The City of North Chicago in Lake County, Illinois assembled the Sheridan Crossing Development Site at 2028 Sheridan Road from a number of private bankrupt landowners. For purposes of simplifying the discussion of brownfield environmental conditions at the property, the property previously consisted of:

Former Land Uses
<b>Frontage Property</b> along Sheridan Rd. and 22 <sup>nd</sup> St.— Commercial/Retail Uses including hobby shop, taverns, liquor stores, drycleaner/tailor shop, offices, restaurants, scrap recycler.
<b>R. Lavin &amp; Sons/North Chicago Refiners</b> —Heavy Industrial Use including metals refining, smelting and conversion of ores to raw materials and products.
<b>Fansteel/V.R. Wesson</b> —Heavy Industrial Use including processing of specialty metals and production of a variety of metals products for industry, aerospace, and defense.
<b>Vacant Lot</b> —Undeveloped lot that adjoins Pettibone Creek, a tributary to Lake Michigan.

To ensure that the properties of Sheridan Crossing will be safely redeveloped and reused, the properties will remain subject to certain Illinois EPA and USEPA regulatory agreements, based on environmental conditions from their past land use. The following matrix summarizes the property regulatory agreements that run with the land. Currently, the City of North Chicago as property owner maintains compliance under these regulatory programs.

Property Area	Environmental Regulatory Program to Promote Redevelopment
All properties within Sheridan Crossing Towne Center	Located within City of North Chicago’s Groundwater Use Restriction Ordinance Area which prohibits the withdrawal and use of groundwater from the property as a potable water source.

The City of North Chicago’s brownfield redevelopment challenges, despite these preparations to the land, cannot overcome the presence of heavy metals residues left under the soil cap at the property that exhibit the TCLP characteristic for lead (Pb) as a hazardous waste. This Multi-purpose grant application seeks \$1M funding to permanently treat and dispose of heavy metals-laden hazardous waste from the property. This will allow a logistics warehouse development project to proceed with construction in 2025.

**1.a.ii. Description of the Proposed Brownfield Site(s) (5 Points)**

The City of North Chicago (City) took ownership of the Sheridan Crossing property in May 2006 and 2008, respectively after bankruptcy filings. Each bankrupt owner essentially walked away from the combined 40-acre property leaving the City with due care responsibility for the site. Former Property Owners left behind all wastes, buildings full of asbestos, hoppers and bunkers with foundry/smelter residues, process equipment, tanks, and blighted, unsafe property conditions

in substantial disrepair. During years of operations, the former property owners operated prior to present-day environmental regulations and standards. Once regulations were promulgated, the former property owners had repeated and numerous periods of non-compliance with environmental regulations. Although not a traditional landfill, the site-wide deposition of foundry sands, slags, and smelter residues having characteristics as a hazardous waste for lead (Pb) content and resulted in the property's designation as an interim status RCRA landfill. Former property owner chose the most economical means of closure allowed under RCRA and Illinois EPA approved of it:

- Rather than removing or treating the hazardous waste, owner closed the site as an interim status unpermitted RCRA hazardous waste landfill by placing asphalt and/or concrete cover across the layer of foundry residues buried across the site from property line to property line.

The RCRA "closure" then resulted in RCRA post-closure monitoring and maintenance activities from 1992 until owners Bankruptcy in May 2006, when the City of North Chicago took ownership of the orphan site. The site has remained remarkably stable since the City undertook a comprehensive program of site-wide demolition, disposal, site grading, and placement of a new RCRA soil cap with stable vegetative cover in 2006-2007. Groundwater beneath the site continues to show stability for site compounds of concern and consistently demonstrates achievement of applicable groundwater quality standards on, under and at the perimeter of the property. The RCRA 30-year period of post-closure activities has been surpassed as of March 30, 2022.

The City of North Chicago proposes to utilize brownfield cleanup funding to permanently remove hazardous waste from the properties and place a more permanent and final cover over the site by safely re-characterizing the post-remedy site conditions and developing the site with an energy efficient logistics warehouse building and related, but environmentally-controlled site improvements including utilities, infrastructure, paved access roads, curbs, sidewalks, loading docks, and paved parking lots.

#### **1.a.iii Identifying Additional Sites (5 Points)**

Additional sites are not a priority for this limited \$1M Multi-purpose brownfield grant funding. The subject sites identified above will make effective use of the entire funding amount.

#### **1.b. Revitalization of the Target Area (20 Points)**

##### **1.b.i. Overall Plan for Revitalization (10 Points)**

North Chicago has an industrial legacy that has left behind contaminated property. The contaminated former industrial sites are close to commercial, retail and residential areas of North Chicago. There are over 180 acres vacant or underutilized land located in five distinct areas wanting redevelopment. Additionally, the City is host to some 30 smaller sites of varying size along its retail corridors that show evidence of potential contamination. North Chicago has been the victim of disinvestment. The disinvestment has created abandoned retail property, including a gas station and cleaners. These examples of abandoned or unused property are intended to highlight the fact that the brownfields in North Chicago are interspersed with existing residential and commercial uses and therefore create a greater concern for the health and safety of North Chicago residents and stand in the way of the development of multiple contiguous parcels.

Significant areas for Brownfield redevelopment include (Target Area):

- a. Sheridan Crossing Redevelopment Area (40 acres) High Priority
- b. Downtown Sheridan Road and other retail corridors (approximately 30 sites of varying size)
- c. Commonwealth Industrial Area (approximately 60 acres)

- d. Meadow Lane Industrial Area (10 acres)
- e. Green Bay/King (20 acres)
- f. Abbott Lakefront (54 acres) including the proposed Lake Front Pedestrian and Bike Trail.

**1.b.ii. Outcomes and Benefits of Overall Plan for Revitalization (10 Points)**

1. The City of North Chicago has a population of 30,759 according to the 2020 Census. This figure includes Naval personnel “stationed” at Great Lakes Naval Base (“Base”) and their families as well as the recruits. The inclusion of the Base tends to skew the census data. Subtracting the Base shows North Chicago to be a community of approximately 11,000 people with over 89% of its residents from a racial or ethnic minority (African American/Black – 62%, Hispanic – 26%). Despite being surrounded by the wealth of Chicago’s “North Shore,” poverty is pervasive. 20.2% of families are below the poverty level. Of the families with female householder, no husband present, over 27% are below the poverty line and over 38% of the female headed households with children under 5 years of age are below the poverty line. The 20-month average for unemployment in North Chicago is 11.1%, which is more than 183% above national unemployment level. In light of the percentage of minority population, percentage of female headed households below poverty and the percentage of female headed households below poverty with children under 5 years of age, careful consideration will be given to outreach targeted toward these sensitive populations identified above when planning and redeveloping each site.

2. The residents of North Chicago will first and foremost benefit from the removal or encapsulation of the environmental contamination thereby reducing the potential for exposure. Second, site redevelopment will see retail choices and opportunities expand. North Chicago does not have a pharmacy or full-service grocery store, which forces residents to travel several miles to fulfill their basic living needs. Third, redevelopment will also see jobs being created and residents being retrained to match the level of skills and education necessary to fulfill the requirements of those new jobs. Fourth and finally, increases in sales and property tax revenue that result for redevelopment will allow for improved city services and educational funding. Increased property tax revenue from redevelopment and associated retail sales taxes will reduce the overall burden on North Chicago homeowners and renters who pay the highest property taxes in Lake County (\$8.48 per \$100 of Equalized Assessed Value). North Chicago is home to Naval Station Great Lakes, North Chicago Veterans Hospital and other governmental facilities that take almost 45% of the property in the City off the property tax rolls. One third of the students in the North Chicago Unit 176 School District live on Navy property, which pay no property taxes. The cost of educating those students, above federal impact aid, is born by the residents and businesses on North Chicago. The School District spends \$13,936 per student while neighboring districts like Lake Bluff and Libertyville spend \$22,644, and \$17,628 respectively. The limited tax base has also had an effect on the City’s budget. The City has been living with a general operating deficit over the last three years that has dramatically reduced its cash reserves. New tax revenue will help eliminate operating deficits and build cash reserves. To summarize, exposure to pollution will decrease, jobs will increase, tax burden on residents will decrease, and spending on city services and education will increase.

**1.c. Strategy for Leveraging Resources (10 Points)**

**1.c.i. Resources Needed for Site Reuse (5 Points)**

The primary resource need for site re-use at Sheridan Crossing is multi-purpose funding to remove the heavy-metals laden hazardous waste from the property permanently and achieve industrial/commercial land use standards.

### **1.c.ii. Use of Existing Infrastructure (5 Points)**

Due to its historical industrial site use, the property contains infrastructure that can be re-utilized for development. Substantial water supply lines, sanitary lines, and modernized storm sewers are present adjacent to the site. The City of North Chicago will facilitate use of existing infrastructure by creating a destination worthy of a paved roads and engineered barriers to promote access to this brownfield site.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT (45 Points)**

### **2.a. Community Need (25 points)**

#### **2.a.i. The Community's Need for Funding (5 Points)**

The 2020 Census indicates North Chicago population at 30,759, with the demographic made up of nearly 85% minorities. The current poverty level is 20.2%, with Black or African American poverty rate at 26.33%, Hispanic poverty rate at 15.91% and Asian American poverty rate at 26.29%. Employment trends from the Bureau of Labor Statics show that since January 2008, the percentage of jobs in North Chicago has decreased 52%. This is because major employers have been moving facilities overseas or to nearby states that offer business-friendly incentives. The most current unemployment rate is 6.0% as compared to the Illinois unemployment rate of 4.5%. Further, BLS data on the seasonally adjusted employment status of the population by race, show the Black or African American unemployment rate at 10%, Hispanic or Latino at 7.2% as compared to Asian at 5.9% and White at 4.9%. RealtyTrac, a firm that publishes the largest database of foreclosure information, ranks North Chicago in the highest segmentation of foreclosures. The percentage of units in foreclosure in North Chicago is more than double that of Illinois and the country, and that trend is rising.

A report issued by DA Davidson, Inc., a financial consulting firm, cites several issues over the city's financial solvency. The city of North Chicago has, for nearly a decade, spent more for annual operations than the city has taken in annually in revenues. There were two reasons why the city engaged in deficit spending. First the elected officials made the decision to spend down the reserves rather than raise taxes. Second, was the significant decrease in population from the 2000 Census – a drop of 7,000. Because federal and state funds to the city are tied to population, the population decline reduced that city's annual revenues by nearly \$1-million. Moreover, there are serious pending financial problems for the city resulting from declines in municipal water sales, general obligation bond payments coming due, and economic development projects that are either behind schedule or have been halted due to the greater economic decline. The city projects a \$5-million deficit in the next fiscal year. The financial condition of the city and its population demonstrate the tremendous need for Brownfield grant funding. The City and its population have no financial ability or resources to fund the assessment of Brownfield sites – which is an extremely important project impacting the City's future, health, welfare and environment. Absent such funding, brownfield sites will remain a burden to the revitalization needed throughout North Chicago.

#### **2.a.ii. Threats to Sensitive Populations (20 Points)**

##### **(1) Health or Welfare of Sensitive Populations (5 Points)**

The Multi-purpose Grant will assist in North Chicago's efforts to improve the living conditions of sensitive populations (African Americans, Hispanics, individuals with incomes below the poverty rate, children under 5 years, seniors over 65 years, single mother families and obese persons) located near Sheridan Crossing. These groups are often less able to avoid these potentially adverse environmental exposures and their low economic status causes them to be less likely to have routine access to good nutrition and preventative health care.

Cleanup of this land will help mitigate threats to human health and the environment as well as providing data to attract developers to support redevelopment, which would ultimately create jobs for this area.

**(2) Greater Than Normal Incidence Of Disease and Averse Health Conditions (5 Points)**

The United States Census Bureau estimates that 14.5% of North Chicago residents under the age of 65 are without health insurance which is significantly higher than the statewide percentage, estimated to be 8.2%. North Chicago residents have a high probability of living in blighted neighborhoods with elevated cancer and asthma risks due to this area’s industrial legacy. Given the large amount of uninsured people, affected residents are less likely to have health insurance and would be less likely to be able to afford medical attention should they get sick from exposure. Cleaning up the Site will help mitigate threats to human and environmental health and provide data to attract developers to support redevelopment.

**(3) Environmental Justice (10 Points)**

**(a) Identification of Environmental Justice Issues (5 Points)**

The City of North Chicago is a home-rule municipality under the Illinois Constitution and is approximately 30 miles north of Chicago. As of the 2020 Census, the city’s official population was 30,759. The 2010 Census was 32,574 which is a 5% decrease in population. Of the total North Chicago population, approximately 20,000 represent the military personnel of the United State Navy living in Great Lakes (zip code 60088). Excluding this transient group, 56.6% of the population is Black or African American, 27.6% Hispanic or Latino. Thirty-six percent of North Chicago families and individuals live below the poverty level. The median age is 28.6. Over 23% of the population is disabled. (United States Census 2000).

<p>The Sheridan Crossing site at 2028 Sheridan Road, north Chicago is identified as CJEST Tract No. 17097863100 and is entirely located within a disadvantaged tract and is considered burdened.</p>
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The City of North Chicago is approximately 7.8 square miles, half of which is federal nontaxable land. The remaining City area contains a disproportionate share of environmental degradation and brownfield sites. Because much of the city’s land is federal or suffering from environmental issues, revenue-generating property is scarce. As such, the tax burden on North Chicagoans – some of the poorest residents in the state – is among the highest in Illinois.

Not only do these contaminated sites put a severe financial burden on the city’s residents, these properties can have a significant impact on the health and welfare of its population -- minorities, children and women of child-bearing age. North Chicago had been the home to significant industrial facilities such as the Chicago Hardware Foundry Company, the National Envelope Company, Washburn and Moen, American Motors, Johnson Motors, Goodyear, Ocean Spray, Ohman Descaling, R. Lavin & Sons, North Chicago Smelters, and Fansteel. According to the USEPA’s Envirofacts database, there are over 60 regulated facilities in the city’s approximate 3.5 square miles. North Chicago no longer benefits from these industrial facilities in terms of jobs or tax revenue, instead they have left a legacy of brownfield conditions.

The number of manufacturing companies that have come and gone clearly demonstrates unequal distribution of environmental impact within the city limits and a stigma of uncertainty related to the business risk of redeveloping property in North Chicago. Worse yet, the number of blighted, abandoned, contaminated properties existing in the city clearly demonstrates unequal access to environmental resources. In fact, these properties make up a majority of the land in the city. There are over 180 acres vacant or underutilized land located in five distinct areas that badly need redevelopment. US EPA’s environmental justice objective is “to focus federal attention on the



environmental and human health conditions of minority and low-income populations with the goal of achieving environmental protection for all communities,” then it must not overlook the conditions in North Chicago. The environmental assessment, cleanup, and redevelopment of North Chicago’s Sheridan Crossing brownfield site will result in improved health, welfare and environment of the community.

**(b) Advancing Environmental Justice (5 Points)**

The cleanup and achievement of industrial/commercial land use standards at Sheridan Crossing will advance EJ by placing 40 acres back into productive use for jobs, improved site security, energy efficient buildings, climate resilience, crime reduction, aesthetic improvements, and environmental risk reduction. As these factors are achieved by the project displacement of residents and businesses will improve in underserved North Chicago.

**2.b. Community Engagement (20 Points)**

**2.b.i. Prior/Ongoing Community Involvement**

**2.b.ii. Project Involvement (5 Points)**

**2.b.iii Project Roles (5 Points) (includes 2.b.i.)**

<i>Name of Organization/entity/group</i>	<i>Point of contact (name, email &amp; phone)</i>	<i>Specific involvement in the project or assistance provided</i>
IL DCEO		\$2.0M Funding for infrastructure improvements at Sheridan Crossing
Lake County Partners	Ronald Lanz 773/858-8624	Identification of Prospective Developers at Sheridan Crossing
County of Lake	Meyers, Matthew P. < <a href="mailto:MMeyers@lakecountyil.gov">MMeyers@lakecountyil.gov</a> >	\$4M Community Improvement Grant (HUD) for Sheridan Crossing

**2.b.iv. Incorporating Community Input (5 Points)**

North Chicago has developed a plan to involve and engage the community throughout the duration of the cleanup work and future redevelopment strategy. North Chicago will engage the public by hosting quarterly public information meetings to ensure the community is aware of the work to be completed and how it will affect the community. Quarterly public meetings will serve as a forum and an avenue provide pertinent information and receive feedback. The first public meeting was conducted on November 7, 2022, at the City Council meeting. The meeting discussed the proposed project, and encouraged public to comment. When cleanup activities begin, any new public concerns will be addressed at an additional public meeting. Specialized staff will be available to interpret technical information for the public. Materials will be translated to accommodate Spanish speaking citizens. Additional needs will be accommodated during meetings should they arise. North Chicago will use social media to advertise quarterly meetings, encourage community involvement, and respond to questions, comments, or concerns as they arise. The City will publicize cleanup news and the dates/times of public meetings on its website and Facebook page. Remote participant video-based participation to provide social distancing and Covid-19 protection policies are in place for all public events in North Chicago.

Communicating the progress of the project to the residents of North Chicago will be accomplished via several mediums. The City’s primary means of communicating with the population as a whole is the quarterly newsletter. The newsletter will feature a half page summary highlighting key issues and direct residents where to find more information. Sources for further information include individual Web pages for each of the targeted areas or individual projects, detailed reports, summaries and files available in the offices of the City Clerk, Community Development and

Planning, and the North Chicago Public Library, and regular presentations to local groups and City Council. Information will be available in English and Spanish.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS (45 POINTS)**

**3.a. Description of Tasks/Activities and Outputs (25 Points).**

**3.a.i. Task/Activity: Project Implementation (10 Points)**

Task 1—Remove soil cover, treat hazardous waste Pb residue layer located across property with heavy metals stabilization reagent, confirm treatment w/lab analysis. Excavate and transport treated residue to off-site licensed local, Subtitle D landfill. Confirm site meets IEPA commercial/industrial soil standards or place engineered barrier building slab, roads, parking areas) for exposure control.

**3.a.ii. Task/Activity: Anticipated Project Schedule (5 Points)**

The work described herein can be completed in one construction season and certainly within the 4-year period of grant performance.

**3.a.iii. Task/Activity Lead (5 Points)**

IEPA will have review jurisdiction over this work. The City will contract qualified hazmat services.

**3.a.iv. Outputs (5 Points)**

Anticipated outputs from remediation activity at the Site include collaborative public meetings, an IEPA approved Remedial Action Plan, an IEPA issued NFR or Closure Letter, creation of new Logistics Warehousing to enhance the local economy, and tax revenue generated in the TIF. Permanent removal of hazardous waste residues left behind in North Chicago by bankrupt industry. A permanent reduction in environmental O&M by a City with insufficient resources and financing to maintain long-term idle brownfield sites.

**3.b. Cost Estimates (15 Points)**

Budget Categories		Project Tasks (\$)				Total
		Task 1	Task 2	Task 3	Task 4	
Direct Costs	Personnel	\$0	\$0	\$0	\$0	\$0
	Fringe Benefits	\$0	\$0	\$0	\$0	\$0
	Travel	\$0	\$0	\$0	\$0	\$0
	Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
	Contractual	\$1,000,000	\$0	\$0	\$0	\$1,000,000
	Other (HUD Community Improvement Project)	\$4,000,000	\$0	\$0	\$0	\$4,000,000
Total Direct Costs		\$5,000,000	\$0	\$0	\$0	
Indirect Costs				\$0		
Total Federal Funding		\$5,000,000	\$0	\$0	\$0	\$5,000,000
Total Budget		\$5,000,000				

**3.c. Plan to Measure and Evaluate Environmental Progress and Results (5 Points)**

<b>OUTCOMES:</b>	<b>MEASURE OF SUCCESS</b>
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Community outreach events held to ensure public is well informed of remedial work completed.	Minimum of 4 meetings held during each quarter to educate the public and address any comments or concerns the public may have regarding the Site.
Source area soil contamination removed from the Site.	Estimated 42,000 tons of source material hazardous waste high in Pb will be removed from the Site.
Placement of engineered barrier and subsequent confirmation soil and groundwater sampling.	Placement of clean, approved engineered barrier on top of the Site requiring such barrier. Confirmation sampling of such cap and groundwater onsite to ensure meets all applicable federal, state, and local laws. Attainment of surface water standards at site.
USEPA Brownfield Reporting Requirements	Successful completion of all USEPA Brownfield quarterly and final reporting.
Redevelopment of the Site for Commercial/Industrial Use	Developer successfully redevelops the Site in accordance with the City Concept Plan to promote local jobs at skill level in the community.

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (35 Points)**

**4.a. Programmatic Capability (20 Points)**

The City of North Chicago has a professional and competent staff of professionals to manage the US EPA grant and successfully perform all phases of our scope of work. Financial accountability begins with the Mayor who is also involved with the development of programmatic aspects of the work plan. The Office of the City Comptroller will oversee the accounting, auditing and financial reporting requirements for the grant. Systems are already in place for establishing purchase orders for professional services and processing payment requests. The North Chicago City Council also plays an important financial role by approving all contracts and authorizing all expenditures over \$2,500. The City’s financial books, including all external grants are audited yearly for both financial and regulatory compliance.

Programmatic accountability and project management again starts with Mayor, who ultimately has responsibility for directing all staff activities. Day to day management of the grant activities will be overseen by the Director of Community Development and Planning. The Director will coordinate the hiring of contractual service providers and manage their scope of work. The Director also supervises the work of the City Planner, who will be coordinating community outreach and partner participation, staffing focus groups and documenting project progress. The Director works closely with the City Engineer, City Attorney and Environmental Council on their project duties.

The City of North Chicago manages several federal grant programs and funds including the Department of Housing and Urban Development Community Development Block Grant program, EPA Brownfield Clean-Up Grant (2003), Economic Development Administration, and Department of Justice Local Law Enforcement Block Grant. The grants all have extensive accounting and reporting requirements. All grants and corresponding accounts are audited yearly by an independent, Public Certified Accounting firm. The City DOES NOT have any adverse audit findings from an OMB Circular A-133 audit. The City is NOT now, nor previously been, required to comply with special “high risk” terms and conditions under agency regulations implementing OMB Circular A-102.

**4.a.i. Organizational Capacity (5 Points)**

See above description.

**4.a.ii. Organizational Structure (5 Points)**

North Chicago is prepared to complete this work within the multipurpose grant performance period beginning in 2024 and completing in 2025.

**4.a.iii. Description of Key Staff (5 Points)**

*Victory Barrera, Economic and Community Development Director*; Day to day management of the grant activities, coordinate the hiring of contractual service providers and manage their scope of work.

*Towanda Joiner, Comptroller*; Oversee the accounting, auditing and financial reporting requirements for the grant.

**4.a.iv. Acquiring Additional Resources (5 Points)**

The City of North Chicago will procure specialized environmental consultants and contractors to implement the remediation action work. The City will draft requests for proposals using funds independent of the awarded grant. Thereafter, The City will work directly with the USEPA Region 5 Project Officer, IEPA, and Lake County Health Department to ensure successful implementation of the Brownfield Cleanup Grant. This team of entities will distribute information on remediation work and related threats to human and environmental health in areas adjacent to the Site. The team will share information during quarterly public meetings.

**4.b. Past Performance and Accomplishments (15 Points)**

**4.b.i. Currently Has or Previously Received an EPA Brownfields Grant (15 Points)**

The City of North Chicago is the recipient of a US EPA Brownfields cooperative agreement in 2003. The City complied with quarterly progress reporting, brownfields reporting measures, and annual financial status reporting.

The City of North Chicago has used its 2003 US EPA Brownfield Clean-Up grant to remediate soil as part of “Grant Place,” a 22,000 square foot retail shopping center built by the not-for-profit, Five Points Economic Development Corporation. Over \$1 million of federal, state and local grant funds have been investing into this project to date. Five Points recently secured a \$3.3 million construction loan for Grant Place, which will be anchored by the first new bank in the community in over 40 years. Grant Place also features a Police Substation, a restaurant, and 4,000 square feet of office space. The property was enrolled in the Illinois Site Remediation Program and has a “No Further Remediation” based on the remedial activities funded by the US EPA Brownfield grant.

**V.B. Other Factors and Considerations**

North Chicago has secured \$4M from the County of Lake per Intergovernmental Agreement using HUD-funded Community Improvement Project funding and \$2 Million in Funding from Rebuild Illinois funding administered through IL DCEO to install new infrastructure at the Sheridan Crossing Project. This funding will be utilized for utilities and infrastructure and to address environmental conditions when such infrastructure must be placed in environmentally impacted media. Attached documentation of this leveraged funding is included.

The Sheridan Crossing site contains a water tributary to Lake Michigan, named Pettibone Creek. Brownfield improvements will result in improved water quality to Pettibone Creek.

The planned redevelopment of Sheridan Crossing will incorporate energy efficiency measures, and green infrastructure and consider climate change adaptation.

Preliminary Bidding was conducted by North Chicago in May 2023 to define total cleanup funding:

Item	Description of Contractor Pay Items	Units	Quantity	Stiles, Inc.		Lake County Grading, Inc.		Bluff City Remediation	
				Unit Price (\$)	Total	Unit Price (\$)	Total	Unit Price (\$)	Total
1	Mobilization/Demobilization	Lump Sum	1	\$ 32,000.00	\$ 32,000.00	\$ 325,275.00	\$ 325,275.00	\$ 145,604.03	\$ 145,604.03
2	Site Preparations - Area staking, stabilized ingress/egress, erosion control BMPs, HAZWOPER and decontamination zones	Lump Sum	1	\$ 45,000.00	\$ 45,000.00	\$ 178,533.00	\$ 178,533.00	\$ 143,853.97	\$ 143,853.97
3	Removal and staging of existing clean cover soils/vegetative layer (Areas 1 to 12)	CY	82,000	\$ 5.00	\$ 410,000.00	\$ 9.00	\$ 738,000.00	\$ 4.86	\$ 398,520.00
4	Treatment of Wastes to Non-hazardous lead level (Areas 1- 12) using 4% mixture of owner-supplied Free Flow 200	Ton	57,049	\$ 15.00	\$ 855,735.00	\$ 5.00	\$ 285,245.00	\$ 9.34	\$ 532,837.66
5	Loading and Transport of treated wastes to GFL Zion Landfill or Waste Management Countryside Landfill by licensed special waste hauler	Ton	59,330	\$ 15.75	\$ 934,447.50	\$ 16.00	\$ 949,280.00	\$ 16.65	\$ 987,844.50
5a	Loading and Transport Non-Special Waste Soil to GFL Zion Landfill or Waste Management Countryside Landfill	Ton	5,000	\$ 15.75	\$ 78,750.00	\$ 16.00	\$ 80,000.00	\$ 16.65	\$ 83,250.00
6	Backfill excavations with staged clean cover soils from Item 3 in Areas 1 to 12.	CY	82,000	\$ 6.00	\$ 492,000.00	\$ 9.00	\$ 738,000.00	\$ 12.53	\$ 1,027,460.00
7	Batch retreatment of waste that fails lead treatment standard after 1 <sup>st</sup> treatment	Ton	1,000	\$ 15.00	\$ 15,000.00	\$ 5.00	\$ 5,000.00	\$ 33.70	\$ 33,700.00
8	Off-site Management of Wastewater, if needed	Gallon	6,000	\$ 1.20	\$ 7,200.00	\$ 4.00	\$ 24,000.00	\$ 3.42	\$ 20,520.00
9	Buried Concrete Debris Removal including catch basins and storm sewer lines in treatment areas.	Ton	500	\$ 20.00	\$ 10,000.00	\$ 20.00	\$ 10,000.00	\$ 64.39	\$ 32,195.00
<b>Total of Items 1 thru 9 CONTRACTOR BASE BID</b>				<b>\$ 2,880,132.50</b>		<b>\$ 3,333,333.00</b>		<b>\$ 3,405,785.16</b>	

**Direct Pay Items Procured/Paid by Owner**

Item	Description of Contractor Pay Items	Units	Quantity	VENDOR Quotes			
				Unit Price (\$)	Total	Unit Price (\$)	Total
A	Free Flow 200 Heavy Metals Stabilization Reagent (pneumatic tanker)	Ton	2,282	\$ 314.00	\$ 716,548.00	\$ -	\$ -
B	Disposal Tipping Fees at GFL Zion Landfill, treated special waste	Ton	59,330	\$ 18.00	\$ 1,067,940.00	\$ -	\$ -
C	Disposal Tipping Fees at GFL Zion Landfill, non-special waste soil	Ton	5,000	\$ 18.00	\$ 90,000.00	\$ -	\$ -
D	Environmental Project Mgr/Lab Analysis and IEPA Reporting	Month	5	\$ 40,000.00	\$ 200,000.00	\$ -	\$ -
E	Site Security 6 ft. High Perimeter Rental Fence (6-month rental)	Linear Ft.	3,500	\$ 6.00	\$ 21,000.00	\$ -	\$ -
				<b>\$ 2,095,488.00</b>		<b>\$ -</b>	

**Project Total (Contractor + Vendor)**

**\$ 4,975,620.50**

## MULTIPURPOSE GRANT

### III.B. THRESHOLD CRITERIA FOR MULTIPURPOSE GRANTS

#### 1. Applicant Eligibility:

The City of North Chicago, herein referred to as "North Chicago", is applying for the 2024 Brownfield Multipurpose Grant and is an eligible entity in the category of a General-Purpose Unit of Local Government (for purposes of the Brownfields Grant Program, the Code of Federal Regulations defines general purpose unit of local government as “a local government” as defined under 2 CFR § 200.64).

#### 2 Community Involvement:

To assure that North Chicago residents, township governments, businesses, and other stakeholders are well informed and that their concerns are fully addressed throughout the project, community outreach activities will be performed and may include newspaper public notice advertisements, mailings, website and social media development, developing and printing fact sheets and holding public meetings with residents.

The plan for communicating progress of the project will include the following components:

- Publication of program information and documents on the City’s website (which will include a section solely dedicated to provide greater visibility to key information related to the brownfield program.
- Publication of articles on the program in the community monthly mailer including coverage of planning activities related to redevelopment projects.
- Posting of notices and program documents at the local Public Library.
- Sending of notices or information by email to neighborhood associations in any of the areas where sites targeted for assessment are located, who then distribute the messages via email to the members of these associations.
- Expansion of North Chicago’s social media account for the North Chicago Brownfield Program, which would be used to provide progress updates and allow for interactions/exchanges with the public.

#### 3. Target Area: Table A

Former Land Uses—Sheridan Crossing Property Assemblage	Multi-Purpose Grant Funding Use
Frontage Property along Sheridan Rd. and 22 <sup>nd</sup> St.—Commercial/Retail Uses including hobby shop, taverns, liquor stores, drycleaner/tailor shop, offices, restaurants, scrap recycler.	None- these sites have Comprehensive IEPA NFR Letter.
R. Lavin & Sons/North Chicago Refiners—Heavy Industrial Use including metals refining, smelting	Clean-up of Hazardous Substances (Heavy Metals and PCBs)

and conversion of ores to raw materials and products.	
<b>Fansteel/V.R. Wesson</b> —Heavy Industrial Use including processing of specialty metals and production of a variety of metals products for industry, aerospace, and defense.	<b>Updated Phase II ESA</b> to define hazardous substance locations/cleanup requirements.
<b>Vacant Lot</b> —Undeveloped lot that adjoins Pettibone Creek, a tributary to Lake Michigan.	<b>None</b> -will be maintained as open space stormwater detention infrastructure under prior USEPA cleanup.

#### 4. Affirmation of Brownfield Site Ownership:

North Chicago is the sole property owner of the Sheridan Crossing Property, herein referred to as "the Site". The Site was acquired in May 2006. The City's due diligence work and All Appropriate inquiry was completed prior to acquisition.

#### 5. Use of Grant Funds

**Table A** above depicts that the target area will fully, timely, and effectively use all grant funds for remediation of one site (abandoned North Chicago Refiners) and perform Phase II Assessment at Former Fansteel site.

The City of North Chicago's brownfield redevelopment challenges, despite these preparations to the land, cannot overcome the presence of heavy metals residues left under the soil cap at the property that exhibit the TCLP characteristic for lead (Pb) as a hazardous waste. This Multi-purpose grant application seeks \$1M funding to permanently treat and dispose of heavy metals-laden hazardous waste from the property and assessment of the Former Fansteel site. This will allow a logistics warehouse development project to proceed with construction in 2025.

The City of North Chicago proposes to utilize brownfield cleanup funding to permanently remove hazardous waste from the properties and place a more permanent and final cover over the site by safely re-characterizing the post-remedy site conditions and developing the site with an energy efficient logistics warehouse building and related, but environmentally-controlled site improvements including utilities, infrastructure, paved access roads, curbs, sidewalks, loading docks, and paved parking lots.

#### 6. Expenditure of Existing Grant Funds

The City of North Chicago *does not* have any current or open EPA Brownfields Multipurpose Grant and Assessment Grant funding from USEPA that has not been drawn down. In 2006 a property received a \$200,000 cleanup grant (Cooperative Agreement # - BF 00E11501).

## **7. Contractors and Subrecipients:**

The City of North Chicago will manage this project as it has numerous successful projects using staff position, Mr. Victor Barrera, City of North Chicago Economic & Community Development Director, in combination with procurement of specialized environmental consultants/contractors to implement the Assessment and Cleanup work.

The City of North Chicago will procure consultants/contractors in compliance with the fair and open competition requirements in 2 CFR Part 200 and 2 CFR Part 1500. Best Practice Guide for Procuring Services, Supplies, and Equipment Under EPA Assistance Agreements Brownfields Grants: Guidance on Competitively Procuring a Contractor.

The City of North Chicago does not anticipate the use of named subrecipients.