



DRAFT USEPA Brownfield Multiple Site Cleanup Grant Proposal
Narrative Information Sheet

1. Applicant Identification: City of Chicago, 2 N Lasalle Suite 200, Chicago, IL 60602
2. Website URL: www.cityofchicago.org
3. Funding Requested:
 - a. Grant type: Multiple Site Cleanup
 - b. Federal Funds Requested: \$2,000,000
4. Location: City of Chicago, Cook County, Illinois
5. Property Information: Englewood / West Englewood Community Area sites separated by zones (Attachment A includes a map of the properties listed below):
 - a. **Englewood Trail Zone 1**

5829 S. Loomis Blvd., 5831 S. Loomis Blvd., 5845 S. Loomis Blvd., 5830 S. Ada Street, 5944 S. Ada Street, 1336 W. 59th Street, 1342 W. 59th Street, 1346 W. 59th Street, 1348 W. 59th Street, and 1359 W. 59th Street, Chicago, Illinois 60636

Property Index Numbers (PINs): 20-17-128-005-0000, 20-17-128-006-0000, 20-17-128-007-0000, 20-17-128-008-0000, 20-17-128-009-0000, 20-17-128-017-0000, 20-17-128-015-0000, 20-17-128-014-0000, 20-17-128-013-0000, and 20-17-128-012-0000
 - b. **Englewood Trail Zone 2**

5815 S. Ada Street and 5812 S. Throop Street, Chicago, Illinois 60636

PINs: 20-17-129-006-0000 and 20-17-129-019-0000
 - c. **Englewood Trail Zone 3**

5841 S. Ada Street, 5842 S. Throop Street, and 1310 W. 59th Street, Chicago, Illinois 60636

PINs: 20-17-129-012-0000, 20-17-129-013-0000, and 20-17-129-020-0000
 - d. **Englewood Trail Zone 4**

5835 S. Throop Street, 5839 S. Throop Street, 5841 S. Throop Street, and 5830 S. Elizabeth Street, Chicago, Illinois 60636

PINs: 20-17-130-019-0000, 20-17-130-021-0000, 20-17-130-022-0000, and 20-17-130-024-0000
6. Contacts
 - a. Project Director

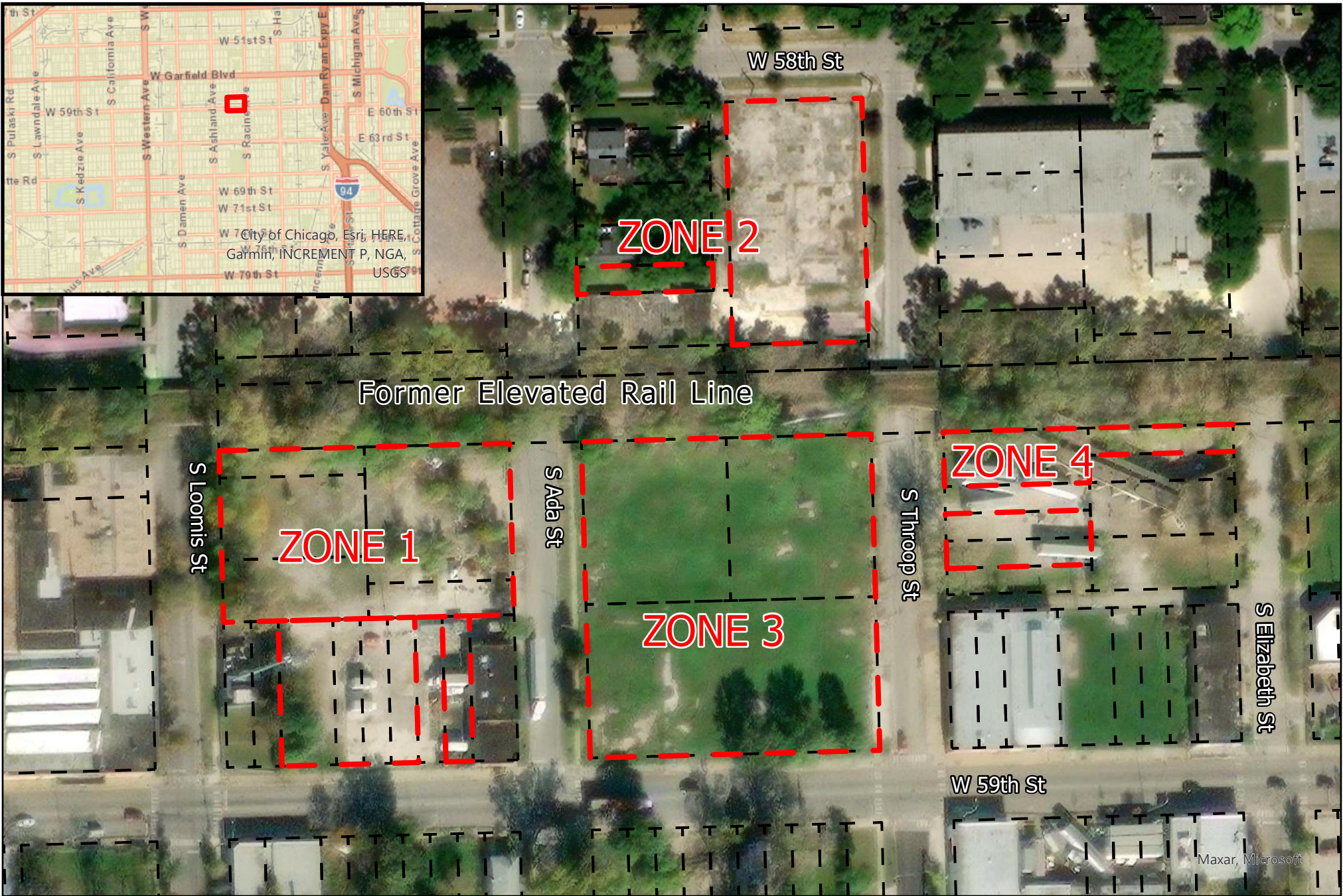
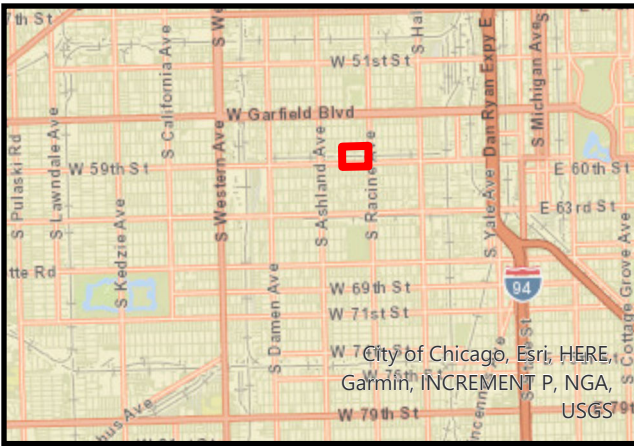
Jo'Von Hardy., Environmental Engineer III
Phone: (312) 744-3161, Fax: (312) 744-6451
E-mail: jovon.hardy@cityofchicago.org
2 N. LaSalle St, Suite 200, Chicago, Illinois 60602

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

7. Population: 2,664,452¹
8. Other Factors Checklist: None of the 'Other Factors' are applicable to this project.
9. Releasing Copies of Applications: Not Applicable.

¹ Data from the United States Census Bureau 2023 Population Estimates at:
<https://www.census.gov/quickfacts/fact/table/chicagocityillinois,US>



Julie Hernandez-Tomlin
Commissioner



City of Chicago
Brandon Johnson, Mayor

Englewood Nature Trail Remediation Zones

Created By: Peter Nielsen
Date: 11/1/2024

Coordinate System:
NAD 1983 StatePlane Illinois East FIPS 1201 Feet

DRAFT USEPA Brownfield Multiple Site Cleanup Grant Proposal
Englewood Nature Trail Project in Chicago, Illinois
Threshold Criteria Response Attachment.

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. Previously Awarded Cleanup Grants

The properties listed in this application have not received funding from previous EPA Brownfields Cleanup Grants.

3. Expenditure of Existing Multipurpose Grant Funds

The City of Chicago does not have any open Multipurpose Grants at the time of application submittal.

4. Site Ownership

The City of Chicago currently owns the Site(s) and consists of the following Property Identification Numbers (PINs):

20-17-128-005-0000, 20-17-128-006-0000, 20-17-128-007-0000, 20-17-128-008-0000,
20-17-128-009-0000, 20-17-128-017-0000, 20-17-128-015-0000, 20-17-128-014-0000,
20-17-128-013-0000, 20-17-128-012-0000, 20-17-129-006-0000, 20-17-129-019-0000,
20-17-129-012-0000, 20-17-129-013-0000, 20-17-129-020-0000, 20-17-130-019-0000,
20-17-130-021-0000, 20-17-130-022-0000, 20-17-130-024-0000

5. Basic Site Information

Site Name: Englewood Nature Trail - Zones 1 through 4

Site Addresses:

Englewood Trail Zone 1 - 5829 S. Loomis Blvd., 5831 S. Loomis Blvd., 5845 S. Loomis Blvd., 5830 S. Ada Street, 5944 S. Ada Street, 1336 W. 59th Street, 1342 W. 59th Street, 1346 W. 59th Street, 1348 W. 59th Street, and 1359 W. 59th Street, Chicago, Illinois 60636

Englewood Trail Zone 2 - 5815 S. Ada Street and 5812 S. Throop Street, Chicago, Illinois 60636

Englewood Trail Zone 3 - 5841 S. Ada Street, 5842 S. Throop Street, and 1310 W. 59th Street, Chicago, Illinois 60636

Englewood Trail Zone 4 - 5835 S. Throop Street, 5839 S. Throop Street, 5841 S. Throop Street, and 5830 S. Elizabeth Street, Chicago, Illinois 60636

6. Status and History of Contamination at the Site

Beginning in the 1895, based on historical Sanborn maps, the first known use of the properties is as the American Ceramic Works, a coal and woodshed and blacksmith.

Adjoining the sites is the Pittsburg, Cincinnati, and St. Louis Railroad (PCC&StL0), a freight and passenger Midwest continental rail line used during the very late 1800 and 1900s. The freight line contained rail spurs that feed into industrial properties. Beginning in 1926, the Goldsmith Brothers Smelting and Refining Company, a large industrial site, was shown to encompass most of the sites with more rail spurs feeding into the sites. Three more industrial sites are shown to have been constructed on the remaining site that contained metal and paper fabrications. Until 1975, the industrial sites had expanded their operations, encompassed all the sites and contained various types of concerns including but not limited to: various underground storage tanks (USTs), machine shops, smelters, junk shed/yards, furnaces, and more. After 1988, the sites appear to be vacant with only a couple of large warehouses in 1988 but vacant after.

Historical ESAs (Phase I, Phase II, CSIRs) prepared previously by Mactec Engineering & Consulting, Inc (2009, Terracon Consultants (2013), EDI Design Internation, Inc (2013), Tetra Tech, Inc. (2019) were conducted on site and noted several contaminants of concern (COCs). The COCs included polynuclear aromatics (PNAs), semi-volatile organic compounds (SVOCs), inorganics (including lead and mercury), volatile organic compounds (VOCs) (benzene and tetrachloroethene), PCBs and hazardous concentrations of lead. The COCs were addressed within the 4 zone specific (Zone 1 through Zone 4) CSIR/ROR/RAPs prepared by Carnow, Conibear & Associates., Ltd. in 2023. Each zone specific CSIR/ROR/RAP contains a remedial action plan, which outlines remediation activities that are required to receive a comprehensive residential NFR. All zone specific CSIR/ROR/RAPs have been reviewed and approved by the Illinois EPA.

7. Brownfield Site Definition

The Site(s) meets the definition of a brownfield under CERCLA § 101(39). In addition, the site(s) 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 by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

8. Environmental Assessment Requires for Cleanup Grant Applications

The most recent environmental site assessments include the combined Comprehensive Site Investigation Report (CSIR), Remediation Objectives Report (ROR), and the Remediation Action Plan (RAP) prepared for Zone 1, Zone 2, Zone 3 and Zone 4 of the Englewood Nature Trail. The zone specific CSIR/ROR/RAPs were submitted to the Illinois EPA in 2023 and are summarized below:

- **Englewood Trail Zone 1**

Comprehensive Site Investigation Report / Remediation Objectives Report / Remedial Action Plan (September 26, 2023) – The CSIR/ROR/RAP was conducted to address the RECs found during the Phase I ESA conducted in April 2023. A total of 48 soil borings were advanced yielding 161 soil samples and five groundwater samples collected from a maximum depth of 25 feet below ground surface (bgs). The samples were analyzed for the Illinois EPA Target Compound List (TCL) and included: VOCs, PNAs, Resource Conservation Recovery Act (RCRA) metals, Target Analyte List (TAL) inorganics, herbicides, total petroleum hydrocarbons (TPH), waste characterization, and/or pH.

Concentrations of PNAs and metals exceeded Tier I Soil Remediation Objectives (SROs) and/or Groundwater Remediation Objectives (GROs). Hazardous concentrations of lead were also observed Zone 1.

- **Englewood Trail Zone 2**

Comprehensive Site Investigation Report / Remediation Objectives Report / Remedial Action Plan (October 18, 2023) – The CSIR/ROR/RAP was conducted to address the RECs found during the Phase I ESA conducted in April 2023. A total of 37 borings were advanced yielding 147 soil samples and three groundwater samples collected from a maximum depth of 25 feet bgs. The samples were analyzed for the Illinois EPA TCL and included VOCs, SVOCs (including PNAs), RCRA metals, methyl tert-butyl ether (MTBE), TPHs, waste characterization, and/or pH. Concentrations of PNAs, Metals and VOCs exceeded Tier I SROs and/or GROs. Hazardous concentrations of trichloroethene (TCE) and lead were also observed in Zone 2.

- **Englewood Trail Zone 3**

Comprehensive Site Investigation Report / Remediation Objectives Report / Remedial Action Plan (October 26, 2023) – The CSIR/ROR/RAP was conducted to address the RECs found during the Phase I ESA conducted in April 2023. A total of 54 borings were advanced yielding 184 soil samples and five groundwater samples collected from a maximum depth of 25 feet bgs. The samples were analyzed for the Illinois EPA TCL and included VOCs, SVOCs (including PNAs), RCRA metals, TPHs, waste characterization, and/or pH. Concentrations of PNAs and Metals exceeded Tier I SROs and/or GROs. Hazardous concentrations of TCE, cadmium and lead were also observed in Zone 3.

- **Englewood Trail Zone 4**

Comprehensive Site Investigation Report / Remediation Objectives Report / Remedial Action Plan (October 26, 2023) – The CSIR/ROR/RAP was conducted to address the RECs found during the Phase I ESA conducted in April 2023. A total of 12 borings were advanced yielding 33 soil samples and three groundwater samples collected from a maximum depth of 25 feet bgs. The samples were analyzed for the Illinois EPA TCL and included VOCs, SVOCs (including PNAs), RCRA metals, TAL, inorganics, herbicides, TPHs, waste characterization, and/or pH. Concentrations of PNAs and Metals exceeded Tier I SROs and/or GROs. Hazardous concentrations of lead were also observed in Zone 4.

9. Site Characterization

Attachment (*) - Letter from the IEPA voluntary Site Remediation Program (Illinois EPA)

10. Enforcement or Other Actions

The City is not aware of any enforcement actions or liens against the Site.

11. Sites Requiring a Property-Specific Determination

The Target Area sites do not require property-specific determination.

12. Threshold Criteria Related to CERLCA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substances Site

The City of Chicago qualifies as exempt from CERCLA liability under Section 10. i. (3), as supported by the following:

- (a) The City of Chicago acquired the Site by tax delinquency foreclosure.
- (b) The City of Chicago acquired the parcels comprising the Site between 1992 and 2014.
- (c) All disposal of hazardous substances at the Site occurred before the City of Chicago acquired the property.
- (d) The City of Chicago did not cause or contribute to any release of hazardous substances at the Site.
- (e) The City of Chicago has not, at any time, arranged for the disposal of hazardous substances at the Site or transported hazardous substances to the Site.

b. Property Ownership Eligibility – Petroleum Sites

The property ownership eligibility criteria for petroleum sites are provided in **Attachment X**.

13. Cleanup Authority and Oversight Structure

The City's Department of Fleet and Facility Management (2FM) Bureau of Environmental Health and Safety Management (EHS Bureau) will manage the grant and associated cleanup work. 2FM's EHS Bureau has multiple staff experienced in successfully managing grant-funded brownfields investigations and cleanups at City-owned sites. The EHS Bureau will enroll the Site in IEPA's Site Remediation Program in pursuit of a comprehensive residential NFR Letter.

The City of Chicago officials are currently in talks with adjacent property owners to notify them of the Site's contamination and potential need for access to their property or future purchasing of these contaminated lots.

14. Community Notification

Personnel from 2FM's EHS Bureau presented the City's intent to apply for the grant to the _____. A representative from the City's Department of Planning and Development also attended the meeting. The meeting was held at the Lindblom Park Fieldhouse, 6054 S Damen Ave located near the Site on November 12, 2024 from 5:00 to **6:30 pm**. A meeting notice was published in English the Chicago Sun-Times on October 31st, 2024 and in Spanish in La Raza (an independent Spanish Newspaper) on October 31st, 2024. See Attachment **X** for meeting documentation.

Hard copies of the draft proposal, including the draft Analysis of Brownfield Cleanup Alternatives, were provided at two local library branches and at 2FM's office downtown. An electronic copy was also posted on the City's website.

15. Contractors and Named Subrecipients

N/A, a contractor/subrecipient has not been procured or named.

DRAFT USEPA Brownfields Cleanup Grant Proposal Narrative:

Englewood Nature Trail Project 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 cleanup grant is located within the Englewood / West Englewood Community Area on the southwest side of Chicago, Illinois. Target Area is 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 in the Englewood/West Englewood area 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. This influx of residents found themselves moving into the southern area of Chicago following an economic boom due to a number industrial and commercial properties settling into the surrounding area. Following the Great Depression, the Englewood/West Englewood community 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 many vacant properties. Though the main development in the Englewood/West Englewood area is currently residential, many of the vacant properties are potentially impacted with environmental contamination due to commercial uses such as industrial sites, dry cleaners and gas stations.

ii.Description of the Proposed Brownfield Site(s): The proposed brownfield site is located within the vicinity of 5900 S Throop Street in West Englewood. The Site is composed of 19 City-owned parcels encompassing approximately 7.6 acres. The Site consists of largely vacant land that is divided into four zones: Zone 1 approximately 1.4 acres, Zone 2 approximately 0.7 acres, Zone 3 approximately 1.7 acres, and Zone 4 approximately 3.8 acres. Zone 1 consisted of the following address and PINs: 5829 S. Loomis Blvd., 5831 S. Loomis Blvd., 5845 S. Loomis Blvd., 5830 S. Ada Street, 5944 S. Ada Street, 1336 W. 59th Street, 1342 W. 59th Street, 1346 W. 59th Street, 1348 W. 59th Street, and 1359 W. 59th Street, Chicago, Illinois 60636 (20-17-128-005-0000, 20-17-128-006-0000, 20-17-128-007-0000, 20-17-128-008-0000, 20-17-128-009-0000, 20-17-128-017-0000, 20-17-128-015-0000, 20-17-128-014-0000, 20-17-128-013-0000, and 20-17-128-012-0000). Zone 2 consisted of the following address and PINs: 5815 S. Ada Street and 5812 S. Throop Street, Chicago, Illinois 60636 (20-17-129-006-0000 and 20-17-129-019-0000). Zone 3 consisted of the following address and PINs: 5841 S. Ada Street, 5842 S. Throop Street, and 1310 W. 59th Street, Chicago, Illinois 60636 (20-17-129-012-0000, 20-17-129-013-0000, and 20-17-129-020-0000). Zone 4 consisted of the following address and PINs: 5835 S. Throop Street, 5839 S. Throop Street, 5841 S. Throop Street, and 5830 S. Elizabeth Street, Chicago, Illinois 60636 (20-17-130-019-0000, 20-17-130-021-0000, 20-17-130-022-0000, and 20-17-130-024-0000). The Site was historically occupied by the Goldsmiths Bros Smelting Refining Company, Peoples Iron & Metal Company and Superior Copper Products Company along with many other industrial properties. A railroad line which was historically a part of the old Pennsylvania Railroad system intersects the Site and was used to deliver materials to the various industrial properties. In addition, many industrial businesses have operated with the brownfield Sites boundary including junkyards, auto shops, a spring manufacturing facility, a grinding wheel factory, a copper sulfate manufacturing facility, and a refining and smelting company. A Phase I Environmental Site Assessment (ESA) was conducted, reviewed, and determined to have significant findings to begin the steps for enrollment into the Illinois Site Remediation Program (SRP). As a result, a zone specific Comprehensive Site Investigation Reports

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)

(CSIRs), Remediation Objectives Reports (RORs), and a Remedial Action Plans (RAPs) were prepared and submitted to the Illinois EPA for approval. All zone specific CSIR/ROR/RAPs were approved by the Illinois EPA in 2024.

b. Revitalization of the Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The cleanup and mixed-use redevelopment of the remediation Site is in direct alignment with the existing reuse plans. The current City of Chicago reuse and revitalization plans involves the creation of 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 proposed brownfield site is included in the Englewood Agro-Eco District.

The cleanup of this area is a major step towards bringing improvement for a disadvantaged area within the City of Chicago. Removal of the hazardous material, historically brought in by major industries, is a top priority for this area. The City of Chicago has begun to invest greatly into this area by creating programs that would benefit the residents of the community. A couple of these programs include the City of Chicago's Vacant Lot Program and the Englewood Nature Trail project. The Vacant Lot program, part of the City of Chicago's Environmental Health and Safety Bureau, was used to review the historical environmental records of all 10,000 vacant lots owned by the City of Chicago and determined whether an environmental assessment is required for future sale of the sites. Residents of the community can buy these lots at a lower market value and convert it to multiple projects such as side yards, community gardens or even new homes. This program has gained interest from various developers that are required to remediate these lots to ascertain that contamination will not be an issue.

The Englewood Nature Trail project is a major project for the city of Chicago which will bring growth to the Englewood and West Englewood communities. The project seeks to reuse a 1.75 mile stretch of elevated berm, formerly the Pennsylvania Railroad, and convert it into multiuse path that would help grow the urban agriculture district of the community. In conjunction with this, the Englewood Agro-Eco District Land Use Plan was created to collect community input in determining the best use of the vacant land in connection to the Englewood Nature Trail, such as the Target Area located around 5900 S Throop St. Community input includes plans for agricultural growing sites, cultural landscapes, neighborhood commercial centers and other local uses that could benefit the community. Given the past use of the area, one of the biggest hurdles is assuring that the land being used is environmentally safe for human use. The cleanup grant will assist in jumpstarting the remediation activities of this area and eventually lead into future new residential developments, commercial properties, new jobs, new community areas, and nature areas.

ii. Outcomes and Benefits of Reuse Strategy: 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 vacant land within the Target Area can incorporate energy efficiency measures such as utilizing solar power or wind turbines.

The Englewood Nature Trail has the potential to become just as great as its sister project, the 606 Bloomingdale Trail (The 606). The 606 is a 2.7-mile piece of industrial train line that was converted into an elevated park and trail. This trail hosts several community events throughout the year such as

community bonfire, public art opening, and stargazing astronomy nights. The trail connects some of the city’s most popular neighborhoods together, the construction of the trail has brought several businesses into the area and provides an increased investment into the communities. If the success of the Englewood Nature Trail is anything like that of the 606, it will only improve the community of Englewood but also help incentive others to invest in the residents and progress the community further.

c.Strategy for Leveraging Resources

Name of the Resource	Is the Resource for (1.c. i) Assessment (1.c.ii) Remediation or (1.c.iii) Reuse Activities?	Is the Resource Secured or Unsecured?	Additional Details or Information About the Resources?
Chicago Recovery Plan (CRP) Bond	Remediation/Reuse Activities	Secured: Documents Attached	The \$8.5 million grant funding will be used for the acquisition and remediation of more than ten acres of land for community gardens along the Englewood Nature Trail.
Illinois Transportation Enhancement Program	Reuse Activities	Secured: Letter Attached	The Chicago Department of Transportation will get \$3 million in funding to transform a 1.75-mile abandoned railroad line into a 12-foot-wide, ADA-accessible, elevated, multi-use trail. The path will run behind 58th and 59th streets between Wallace and Hoyne Avenues.
Open Space Lands Acquisition and Development Grant	Reuse Activities	Secured: Letter Attached	\$407,000 grant funding for public outdoor park, recreation or conservation purposes.

iv. Use of Existing Infrastructure: As discussed in Section 1.b.i, the current City of Chicago reuse and revitalization plans involves the creation of 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 proposed site, located at 5900 S. Throop St. is included in the Englewood Agro-Eco District. 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: The Englewood / West Englewood community have a combined population of around 50,000 people, which has consistently fallen from the high of almost 160,000 people in the 1960s. Of that population, 84.9% are Non-Hispanic Black, 11.7% are Hispanic or Latino, 1.2% are Non-Hispanic White, 1.6% are two or more races, 0.5% are Asian or Pacific Islander, and 0.1% are Native American. The Englewood / West Englewood communities are one of the most disproportionately poor community areas of Chicago with over 34% of residents falling below the Federal Poverty Level (2018-2022). On average, only 13.48% of Englewood and 9.91% of West Englewood’s 25 or older population received a four-year college (bachelor's) degree or higher (2018-2022). Over 47% of the population in the Englewood / West Englewood communities are receiving Supplemental Nutrition Assistance Program (SNAP) benefits (2018-2022). The current unemployment rate in Englewood is 22.37% and 21.79% in West Englewood (2018-2022)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 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 (CEJST), the

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

Target Area is located within census tract number 17031670100 and is identified as 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	24,332	25,971	2,664,452 ⁴
% Minority	98.7	99.0%	67.1%
% Age 0 – 17	24.5%	22.1%	19.9%
% Age 65 +	15.3%	19.2%	13.3%
Poverty Rate	36.02%	33.10%	16.93%
Unemployment	22.37%	21.79%	8.20%

1. Health or Welfare of Sensitive Populations: 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).

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions: 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.

3. Environmental Justice

a. Identification of Environmental Justice Issue: Census tract 17031670100 is identified as disadvantaged according to CEJST. The residents of this census tract have endured decades of financial disinvestment. Today, the urban green space that exists in the Target Area has largely been polluted by industrial waste, and the community has little-to-no access to healthy, locally grown produce. The Target Area faces numerous challenges including disinvestment in affordable housing and infrastructure, limited access to affordable, healthy food options, exposure to hazardous levels of lead and other contaminants, and elevated prevalence of health issues.

According to the CEJST, that target area ranks in the 90th percentile for 11 of the 13 environmental justice indicators listed for both the State of Illinois and national environmental justice indexes.

Table 2. Environmental Justice Indexes		
Environmental Justice Indexes	State %tile	National %ile
Particulate Matter 2.5	98	99
Ozone	99	99
Nitrogen Dioxide (NO ₂)	99	99
Diesel Particulate Matter	99	99
Toxic Releases To Air	98	99
Traffic Proximity	99	99
Lead Paint	97	99
Superfund Proximity	98	99
RMP Facility Proximity	99	99
Hazardous Waste Proximity	97	98
Underground Storage Tanks	89	97
Wastewater Discharge	91	99
Drinking Water Non-Compliance	--	--

³ EPA's EJScreen Tool is available at www.epa.gov/ejscreen.

⁴ Data from 2023 Census <https://www.census.gov/quickfacts/chicagocityillinois>

b. Advancing Environmental Justice: The remediation and revitalization of the Target Area will promote environmental justice through several avenues. Remediating the Target Area will remove exposures to harmful contaminants. Once remediation activities are complete and contaminants removed the City of Chicago can begin the process of redeveloping the land. The redevelopment will foster economic opportunities including expanding access to affordable housing and will attract new businesses, generating gainful employment for the residents of the Englewood community. Redevelopment will also attract new businesses into the Target Area resulting in job prospects for residents. The input from community organizations will ensure the voices of the community are heard and the community's input is considered in the redevelopment plan reducing the risk of displacement by residents while cleanup and redevelopment plans are ongoing. Our demand for environmental justice is important for us not just to state but to continue to coordinate, so that the next generations of residents in Chicago, see Englewood and West Englewood as a community to pursue career and raise their families. Why a trail is important is how it addresses not just a healthy environment, which is key to human health but also the economics for new industries to grow and be attracted to the area. We must also keep acknowledging the historic and systemic environmental injustices within Englewood and West Englewood. To be mindful to introduce good, clean and safe living conditions. The Agro-Eco District is a direct link to the reparations movement and to make sure that recommendations and strategies within the Agro-Eco District are fully funded, not just the nature trail by providing sustained resources that support and guide ongoing equitable development, capacity-building, and decision-making efforts within the Agro-Eco District; and to leverage the Englewood Nature Trail as a catalyst for environmental remediation, economic opportunity, community health and resilience.

b. Community Engagement

i. Project Involvement: The Englewood community has organizations and groups that are involved in the Englewood Nature Trail Project. Community organizations/groups act as liaisons between the City of Chicago and the general public. These organizations facilitate community involvement and aid in bringing important community input to the table. The organizations include:

Project Roles:

Name of Organization	Entity's Mission	Point of Contact	Specific Involvement in Project
Grow Greater Englewood	Grow Greater Englewood's (GGE) mission is to develop local food economies and land sovereignty to empower residents of Greater Englewood to thrive	L. Anton Seals, Jr Email: laseals@growgreater.org	Executive Director of Grow Greater Englewood (GGE), an organization partnered with City of Chicago on the remediation, planning, and redevelopment of the site. GGE plays a lead role on outreach and engagement.
G.E.T. Solutions/Greencorps	Greencorps Chicago's mission is to improve the quality of life in Chicago and promote environmental stewardship.	Monique Ellington Email: monique@greencorpschicago.org	G.E.T. Solutions/GreenCorps has been a lead on fencing the sites. The organization has worked with local contractors to get them HAZMAT certified and hired to install fencing
City of Chicago Department of Planning and Development	Department of Planning and Development promotes the comprehensive growth and sustainability of the City and its neighborhoods	Will Holland Email: Will.Holland@cityofchicago.org	DPD provides project management, support, and coordination across departments on remediation, site acquisition, planning, and redevelopment.
Office of the 16 th Ward	The 16th Ward Service Office serves as a direct liaison with all city departments to ensure	Stephanie Coleman Email: alderman@16thward.org	Alderman Coleman is the elected City of Chicago Alderman of the 16 th Ward. Alderman Coleman and her office assist City

Name of Organization	Entity's Mission	Point of Contact	Specific Involvement in Project
	timely and effective delivery of service needs.		Departments in developing project scope, coordinate feedback and engagement between residents and the City, and support outreach and engagement.

iv. Incorporating Community Input: 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. Proposed Cleanup Plan: It should be noted that only the cost associated with remedial efforts within Zone 1 and Zone 2 of the remediation Site will be evaluated for the purpose of the FY25 USEPA Brownfield Cleanup Grant. As stated in the ABCA, the estimated cleanup cost for all zones (Zone 1 through Zone 4) associated with the remediation Site is approximately \$11,300,000. However, the City of Chicago has secured additional funds under the CRP Bond (see Section 1.c) for \$8,500,000 to be used for the acquisition and remediation of more than ten acres of land for community gardens along the Englewood Nature Trail. The remediation cost associated with Zone 3 and 4 will be covered by the CRP Bond. The funds associated with the proposed Cleanup under the Brownfield Cleanup Grant will include implementation of a remedial technology to reduce lead and TCE concentrations identified within Zone 1 and Zone 2 of the Site to concentrations below the hazardous waste toxicity criteria. In addition, elevated concentrations of TPHs identified within Zone 1 will also be excavated. All remediated impacted soils will be transported offsite to a Subtitle D facility. Additional actions to fulfill the SRP requirements and receive an NFR letter will include the installation of an engineered barrier to eliminate soil ingestion and soil inhalation exposure pathways of soil with concentrations of VOCs, SVOCs and inorganics that exceed the applicable TACO Tier 1 SROs. As part of the NFR letter, institutional controls (ICs) will be implemented in the form of a deed restriction or environmental restrictive covenant to ensure the long-term effectiveness of the soil remedy by protecting the engineered barrier and ensuring health and safety of future construction workers. The ICs require appropriate health and safety precautions (e.g. site-specific Health and Safety Plan (HASp) and a construction worker caution zone) prior to any future remediation / construction activities. Remediation of groundwater is not anticipated. No direct groundwater remedy other than remediation of source soils to below hazardous waste toxicity criteria is anticipated. The exposure path of groundwater that exceeds TACO GROs will be addressed by the City of Chicago Municipal Code 11-8-390 which prohibits the installation of new potable water supply wells. Onsite indoor air vapor intrusion will be addressed by requiring a concrete slab-on grade deed restriction for all new building developments. In-situ soil mixing to stabilize the hazardous materials onsite is the preferable reactant delivery method in low-permeability soils like those found at the Site. Soil samples will be collected from a variety of depths and locations within the treated mass to confirm the remaining levels of lead and TCE in soil are below the hazardous waste toxicity criteria, and this delivery method allows some opportunity to add reagent and re-treat an area that fails confirmation sampling without requiring a later remobilization.

b. Description of Tasks/Activities and Outputs

Task 1 - Grant Management
<p><i>Project Implementation</i></p> <ul style="list-style-type: none"> • EPA-Funded (\$0): All grant management will be performed using the Chicago Department of Fleet and Facilities Management (2FM) resources, no Administrative or other Indirect Costs are anticipated for this grant. • Non EPA-Funded (in-kind): Grant/ project management performed by 2FM (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).
Anticipated Project Schedule: TBD... Grant management including quarterly reporting over the two years.
Task/Activity Lead: Jo'Von Hardy, Environmental Engineer, 2FM
Key Outputs: Performance and financial reporting, grant administration, and cleanup activities oversight.
Task 2 – Zone 1 Cleanup (Qualified Environmental Professional)
<i>Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$154,9000): The QEP will provided regulatory reports and remediation oversight/confirmation sampling. Regulatory reports include the preparation and submittal of the Remediation Action Completion Report (RACR). Non EPA-Funded (\$0): All Zone 1 cleanup services are described above and EPA-funded.
Schedule: TBD
Task/Activity Lead: Qualified Environmental Professional
Key Outputs: A RACR will be prepared once all remediation activities are completed at the Site. The RACR will be submitted to the Illinois EPA via the SRP.
Task 3 – Zone 1 Cleanup (Remediation Contractor)
<i>Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$1,470,000): The Remediation Contractor will mobilize to the site, construct and manage a decontamination area, perform in-situ mixing of impacted soil with a reagent to stabilize hazardous lead concentrations, complete excavation activities and removal of remediated hazardous waste level soils and TPH impacted soils at a Subtitle D landfill, placement of clean backfill. Non EPA-Funded (\$0): All Zone 1 cleanup services are described above and EPA-funded.
Schedule: TBD
Task/Activity Lead: Remediation Contractor
Key Outputs: Successful treatment of soil below lead hazardous waste toxicity criteria and successful removal of TPH impacted soils to below the site specific soil attenuation capacity, as confirmed by soil sampling results.
Task 4 – Zone 2 Cleanup (Qualified Environmental Professional)
<i>Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$191,700): The QEP will provided regulatory reports and remediation oversight/confirmation sampling. Regulatory reports include the preparation and submittal of the Remediation Action Completion Report (RACR). Non EPA-Funded (\$0): All Zone 2 cleanup services are described above and EPA-funded.
Schedule: TBD
Task/Activity Lead: Qualified Environmental Professional
Key Outputs: A RACR will be prepared once all remediation activities are completed at the Site. The RACR will be submitted to the Illinois EPA via the SRP.
Task 5 – Zone 2 Cleanup (Remediation Contractor)
<i>Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$2,170,000): The Remediation Contractor will mobilize to the site, construct and manage a decontamination area, perform in-situ mixing of impacted soil with a reagent to stabilize hazardous lead and TCE concentrations, complete excavation activities and removal of remediated hazardous waste level soils at a Subtitle D landfill, placement of clean backfill. Non EPA-Funded (\$0): All Zone 2 cleanup services are described above and EPA-funded.
Schedule: TBD
Task/Activity Lead: Remediation Contractor
Key Outputs: Successful treatment of soil below lead and TCE hazardous waste toxicity criteria and successful removal of TPH impacted soils to below the site specific soil attenuation capacity, as confirmed by soil sampling results.
Task 6- Community Engagement
<i>Project Implementation</i>
<ul style="list-style-type: none"> EPA-Funded (\$8,400): 2FM contractors will assist with preparation of materials and attending community engagement events. Non EPA-Funded: (\$0): Community engagement will be provided by 2FM's in-house resources throughout the project to develop and inform public stakeholder groups about the cleanup and how it will impact redevelopment options.
Anticipated Project Schedule: Community Engagement will extend the duration of the two years and will include regular digital communication and quarterly meetings.
Task/Activity Lead: 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 6 - 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
<i>Anticipated Project Schedule:</i> The National Brownfields Training Conference typically spans over 4 days. The conference location and dates will be determined at a later date.
<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.

A general timeline of activities is included below:
[INSERT TABLE WITH SCHEDULE]

c. Cost Estimates

		Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total
Budget Categories		Grant Management	Zone 1 Cleanup (QEP)	Zone 1 Cleanup (Remediation Contractor)	Zone 2 Cleanup (QEP)	Zone 2 Cleanup (Remediation Contractor)	Community Engagement	Travel to USEPA Brownfields Conference	
Direct Cost	Personnel	-	-	-	-	-	-	-	-
	Fringe Benefits	-	-	-	-	-	-	-	-
	Travel	-	-	-	-	-	-	-	-
	Equipment	-	-	-	-	-	-	-	-
	Supplies	-	-	-	-	-	-	-	-
	Contractual	-	\$154,9000	\$1,470,000	\$191,700	\$2,170,000	\$ 8,400	\$ 5,000	\$4,000,000
	Construction	-	-	-	-	-	-	-	-
Total Direct Costs	Total Direct Costs	-	\$154,9000	\$1,470,000	\$191,700	\$2,170,000	\$ 8,400	\$ 5,000	\$4,000,000
Indirect Costs	Indirect Costs	-	-	-	-	-	-	-	-
Total		-	\$154,9000	\$1,470,000	\$191,700	\$2,170,000	\$ 8,400	\$ 5,000	\$4,000,000

Task 1 – \$0/In-Kind Services for Grant Management provided by 2FM/ City in-house resources

Task 2 –\$110,400 towards field oversight and confirmation sampling assuming 480 hours of at \$115/hr. (2 personnel onsite). Includes assumption of \$10,000 laboratory cost for confirmation sampling. \$34,500 towards report preparation assuming 300 hours at an average of \$115/hr.

Task 3 - \$80,000 for site mobilization and preparation and decontamination facilities; \$240,000 towards in-situ mixing of 8,887 tons of impacted soil with a reagent for stabilization down to a maximum of 10 feet; \$650,000 for excavation and disposal of remediated hazardous lead and TPH impacted soils to a Subtitle D landfill, and \$500,000 towards the placement of 8,887 tons of clean backfill and hydroseeding.

Task 4 –\$147,200 towards field oversight and confirmation sampling assuming 480 hours of at \$115/hr. (2 personnel onsite). Includes assumption of \$10,000 laboratory cost for confirmation sampling. \$34,500 towards report preparation assuming 300 hours at an average of \$115/hr.

Task 5 - \$450,000 for site mobilization and preparation and decontamination facilities; \$320,000 towards in-situ mixing of 10,692 tons of impacted soil (lead and TCE) with a reagent for stabilization down to a maximum

10 feet; \$800,000 for excavation and disposal of Subtitle D soils, and \$600,000 towards the placement of 10,692 tons of clean backfill and hydroseeding.

Task 6 - \$8,400 Meeting/engagement preparation and implementation: 75 hours at avg. rate of \$111/hr.

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

Tracking and evaluating progress will be done by 2FM project management staff who routinely enroll and manage remediation of sites in the SRP, and who can draw on departmental staff with experience executing EPA Brownfields Grants. The Site is enrolled in Illinois EPA's SRP which requires preparation and Illinois EPA approval of zone-specific RACR reports upon completion of remediation. Tasks 2 and 3 results will be measured by the completion of lead source area remediation to below the hazardous waste toxicity criteria as demonstrated by laboratory analysis of soil confirmation samples and the successful excavation of TPH impact soils as demonstrated by laboratory analysis of soil confirmation samples, and the Illinois EPA approval of the Zone 1 RACR. Tasks 4 and 5 results will be measured by the completion of lead and TCE source area remediation to below the hazardous waste toxicity criteria as demonstrated by laboratory analysis of soil confirmation samples and the successful excavation of TPH impact soils as demonstrated by laboratory analysis of soil confirmation samples, and IEPA approval of the Zone 1 RACR. 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 Fleet and Facility Management (2FM) has managed over \$168 million in federal, state and private funds. 2FM 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 necessary financial management services 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 OSIFF. The Department of Law provides real estate transaction support, and drafts and negotiates development agreements.

Key Staff: Mrs. Jo'Von Hardy from 2FM 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: 2FM will act as project manager and provide technical professional oversight for all cleanup activities, complete grant reporting and communicate with the EPA grant manager. 2FM 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.

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.ii(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.