IV.D. Narrative Information Sheet

1. **Applicant Identification:**
   Village of Homewood  
   2020 Chestnut Road  
   Homewood, IL 60430-1776

2. **Funding Requested:**
   a. **Assessment Grant Type:**  
      Site-Specific  
   b. **Federal Funds Requested:**
      i. $200,000.00  
      ii. Indicate if you are requesting a Site-specific Assessment Grant waiver:  
          No, the Village of Homewood is not requesting a waiver.

3. **Location:**
   Village of Homewood  
   2020 Chestnut Road  
   Homewood, IL 60430-1776  
   Cook County, Illinois

4. Target Area and Property Information for Site-Specific Assessment Grant Application:
   17660 Dixie Hwy  
   Homewood, IL 60430  
   Cook County Illinois  
   EPA-EJSCREEN Tract: 17031828401, ILLINOIS, EPA Region V  
   Latitude: 41.569760  
   Longitude: -87.664850  
   GPS: 41° 34' 11.136" N  
   87° 39' 53.46" W

5. **Contacts**
   a. **Project Director:**  
      Dennis Bubenik, Finance Director  
      Phone: (708) 206-3370, Fax: (708) 206-3496  
      Email: dbubenik@homewoodil.gov  
      Village of Homewood  
      2020 Chestnut Road, Homewood, IL 60430-1776
IV.D. Narrative Information Sheet Continued

b. Chief Executive/Highest Ranking Elected Official:
   Richard Hofeld, Village President
   Phone: (708) 206-3377, Fax:(708) 206-3496
   Email rhofeld@homewoodil.gov
   Village of Homewood
   2020 Chestnut Road, Homewood, IL 60430

6. Population
   • The Village of Homewood’s population is 19,463

7. Other Factors Checklist: Please identify which of the below items apply to your community/proposed project. **If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.**

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
<td>NO</td>
</tr>
<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
<td>NO</td>
</tr>
<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
<td>NO</td>
</tr>
<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>NO</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>NO</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.</td>
<td>YES Page 5</td>
</tr>
<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency measures.</td>
<td>YES Page 5</td>
</tr>
<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section I.A., for priority site(s) within the target area.</td>
<td>YES Page 8</td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
<td>NO</td>
</tr>
</tbody>
</table>

8. Letter from State Environmental Authority: The Illinois Environmental Protection Agency (IEPA), Acknowledgement and Petroleum Eligibility Determination Letters are attached.

9. Releasing Copies of Applications: The Village of Homewood authorizes the releasing of copies of the application in concert with EPA’s commitment to conducting business in an open and transparent manner by making it publicly available on EPA's Office of Brownfields and Land Revitalization website or other public website for a period of time after the selected applications are announced.
November 10, 2021

Village of Homewood
Attn: James Marino, Village Manager
2020 Chestnut Road
Homewood, IL 60430

Dear Mr. Marino,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Assessment Grant application to U.S. EPA. The Village of Homewood is applying for a $200,000 Assessment Grant.

The grant will be a Assessment Grant for Petroleum.

Illinois EPA acknowledges Village of Homewood’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 number, or at Jenessa.N.Conner@illinois.gov.

Sincerely,

Jenessa Conner

Jenessa Conner, Project Manager
Voluntary Site Remediation Unit
Remedial Project Management Section
Division of Remediation Management
Bureau of Land
NARRATIVE RANKING CRITERIA FOR ASSESSMENT GRANTS:

1. Project Area Description and Plans for Revitalization:

1.a.i. Background and Description of Target Area: The Village of Homewood (Village) is located 5 miles south of Chicago's city limits or what is considered the Chicago Southland. Homewood is center in the four-corners of Bremen, Bloom, Rich, and Thornton Townships, all considered severely, economically disadvantaged, high poverty areas as determined by DOL and HHS Federal Lower Living Standard Income Level (LLSIL). All Townships contain Enterprise Zones, Empowerment Areas, Opportunity Zones and Tax Increment Financing Districts in proximity of the 17600 Dixie Hwy. site. The area is highly industrialized, with numerous brownfields. The site is adjacent to the Canadian National Railway Intermodal switching yard, which is utilized by seven other freight and commuter rail entities. The Village of Homewood is located in the “Rust Belt”. The following data is from: EJSCREEN Report, Tract: 17031828401 ILLINOIS – Site Address: 17660 Dixie Highway, Homewood, IL 60430:
FY 2022 EPA BROWNFIELDS SITE-SPECIFIC ASSESSMENT GRANT
NARRATIVE: Village of Homewood, IL - 17660 Dixie Hwy Site Specific Assessment

L.a.ii. Description of the Priority Brownfield Site: 17660 Dixie Hwy (17660 Site), Homewood, IL 60430. Cook County Illinois PIN: 29-31-116-026-000. Judicial Deed: WHEREAS, the GRANTOR, Judge Michael B. Barrett, not individually, but as a Judge of the Circuit Court of Cook County, Illinois, pursuant to a Declaration of Abandonment entered on October 16, 2019, in Case No. 2019 M6 006895, entitled Village of Homewood v. Hinsdale Bank & Trust Company, as successor to Suburban Bank and Trust Company, as Trustee under Trust Agreement dated the 23rd day of May 2007, Known as Trust Number 74-3935, et al., does hereby grant, transfer and convey to the Village of Homewood (GRANTEES), of 2020 Chestnut Rd., Homewood, IL 60430, its successors or assigns forever, by virtue of this Judicial Deed and pursuant to the authority given to this Court under Section 11-31-1(d) of the Illinois Municipal Code (65 ILCS 5/11-31-1(d)), all right, title and interest to real property commonly known as 17660 Dixie Highway, Homewood, IL 60430 (the "Property"), to have and to hold forever.

Phase I and Limited Phase II Environmental site investigation reports were prepared to provide environmental engineering recommendations for the rectangular parcel at 17660 Dixie Highway in Homewood, Illinois, in an effort to investigate the existing on-site soils for potential soil contamination of BTEX Organic Compounds (BTEX), Polynuclear Aromatic Hydrocarbons (PNAs) and Total Lead contamination on the above-mentioned parcel. Specifically, the Subject Property is approximately 0.29-acre rectangular shaped property (the Subject Property) at addresses 17660 Dixie Highway in Homewood, Cook County, Illinois which was purchased/deeded as abandoned property to the Village of Homewood with proposed plans to build a multi-unit, residential re-development of the site.

Environmental Background for Site: Previously , a Phase I Environmental Site Assessment report titled "Phase I Environmental Site Assessment for the Site Property at 17660 Dixie Highway, Homewood, Illinois 60430" prepared by SEECO Environmental Services Inc. (SES) dated June 3, 2020 was transmitted to the Village, identifying potential Recognized Environmental Concerns (RECs) for the existing properties mentioned above.

The June 3, 2020 SES Phase I Environmental Site Assessment has revealed the following six Recognized Environmental Conditions (RECs) in connection with the Subject Property that involve the 2 former 6,000-gallon USTs that were allegedly pulled from the Subject Property in 1979 and include the following:

1. LUST: The May 21, 2020 EDR Radius Map Report in SES's 6/3/20 Phase I ESA lists one (1) IL LUST incident under State and Tribal Leaking Storage Tank Lists on the Subject Property. The one (1) on-site LUST site in the EDR Report on the Subject Property is listed as Enterprise Office Equipment at 17660 Dixie Highway with an Incident Number of 20044294 (for Gasoline) with an IL EPA Id of 311355074 with an IEMA date of 9/14/2004 with a Non-Lust Determination letter dated 1/13/2005. See the Section VII. Interviews subsection D. Interviews With Local Government Officials of SES's 6/3/20 Phase I ESA report which states this listed " LUST " site had been erroneously reported as a LUST incident (as the two 6,000 gallon underground storage tanks on site had allegedly been removed in 1979 by a previous owner and the current owner of the property (in 2004) did not own or operate the Subject Property (while it was used as a gasoline service station and therefore is not the responsible party) as detailed in the documentation given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report which includes a page September 30, 2004 letter to Ms. Susan Fernandez, LUST Section, Division of Remediation Management, Bureau of Land, IEPA from Ralph G. Mora, President of Integrated Environmental Solutions, Inc. (a representative of the property owner, Laurie Brenneman in 2004) which divulged that IES had performed a limited subsurface investigation on September 3, 2004 that included the advancement of four soil borings and revealed analytical results indicated slightly elevated BTEX in 2 of the 4 borings on the Subject Property. SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site.
2. IEMA SPILLS/SPILLS: The EDR radius report lists two (2) spills an IEMA SPILL and A SPILL at the Subject Property at address 17660 Dixie Highway that actually consist of the same (one) reported incident for gasoline due to 2 listed USTS (6,000 gallon each) with an Incident# of H 2004 1294 with the PRP name given as Enterprise Office Equipment. Note: this recorded incident# was later on discovered to not be a reportable incident from the PRP representative's discussions with the Illinois Environmental Protection Agency as detailed in the D. Interviews With Local Government Officials in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of the SES’s Phase I ESA report. SES considers the potential residual soil contamination from leaks/spills from the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC).

3. IL RGA LUST: The EDR radius report lists one (1) IL Recovered Government Archives (RGA) LUST at the Subject Property at address 17660 Dixie Highway and as Enterprise Office Equipment for the years 2004 to 2012. This IL RGA LUST appears to be related to the erroneously reported LUST incident (as the two 6,000 gallon underground storage tanks on site had been removed in 1979) as detailed in the documentation given in D. Interviews With Local Government Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report. This Subject Property was withdrawn from the IEPA's LUST Program and the IEPA then issued a non-LUST Determination Letter issued dated 1/13/2005 for the Subject Property. Again, SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site.

4. BOL: The EDR lists one (1) IL Bureau of Land (BOL) for the Subject Property consisting of the Subject Property at address 17660 Dixie Highway and is listed as Enterprise Office Equipment with a Site ID of 170001578380 and the same IL EPA number of 03 11355074 as the misreported LUST incident detailed in the documentation given in D. Interviews With Local Government Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report. This Subject Property was withdrawn from the IEPA's LUST Program and the IEPA then issued a non-LUST Determination Letter issued dated 1/13/2005 for the Subject Property. This REC is connected to the former USTs at the site.

5. VEC: The EDR Vapor Encroachment Screen dated May 27, 2020 prepared using EDR's Vapor Encroachment Worksheet found 1 individual site (with 3 listings) on the Subject Property that may pose VEC concern (unknown at this time) to the Subject Property and consists of the following: 1.) Enterprise Office Equipment at 17660 Dixie Highway which is the Subject Property (former filling station from approximately 1962 to 1979) for LUST, RGA LUST, SPILLS (listed twice), and BOL as mentioned in the K. Leaking USTs subsection and in the N. Additional Information (Subject Property at 17660 Dixie Highway) subsection of the IV. RECORDS REVIEW section of SES's 6/3/20 Phase I ESA report. However, there may be some residual soil contamination on site from the removed gasoline tanks yet, it is not known at this time by SES. So, if a structure is to be developed on site and if residual BTEX contamination (from the former tanks pulled in 1979) is present, there may be potential for VEC concerns. SES believes any residual soil contamination may possibly pose a REC to the Subject Property; however, it is unknown at this time and SES recommends further instigation with on-site environmental soil sampling to access the status of the Vapor Encroachment at the site because this may pose a potential REC.

6. FOIA FINDINGS: The Village of Homewood had provided documents regarding the environmental background of the Subject Property at 17600 Dixie Highway via an April 20, 2020 email from Mr. Napoleon Haney, MPA, Assistant Village Manager, Village of Homewood to Mr. Don Cassier, Director of Field Services, SEECO Consultants, Inc. and these five documents which had public information from IEPA's site related to the Subject Property as given in the given in D. Interviews With Local Government
Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report. The bottom line: This Subject Property had mistakenly been enrolled in the IEPA Leaking Underground Storage Tank (LUST) program and then was withdrawn and issued a Non-LUST letter dated 1/13/2005 from the IEPA, Bureau of Land. The 3 page September 30, 2004 letter to Ms. Susan Fernandez, LUST Section, Division of Remediation Management, Bureau of Land, IEPA from Ralph G. Mora, President of Integrated Environmental Solutions, Inc. (IES--a representative of the property owner, Laurie Brenneman in 2004) states that IES had performed a limited subsurface investigation on September 3, 2004 that included the advancement of four soil borings and revealed analytical results indicated slightly elevated BTEX in 2 of the 4 borings on the Subject Property.

SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site. SES believes the 2-6,000 gallons former on-site gasoline USTs (that were part of a gas station from 1962 to 1979) that were reported to be removed in 1979 are the primary cause for the listed potential Recognized Environmental Conditions (REC) at the Subject Property and believes there is a potential for on-site residual soil contamination caused by the former USTs on said Subject Property.

In an effort to determine if potential soil contamination is present on the Subject Property in relation to the above mentioned past uses SES had recommended in the Phase I ESA report that a Limited Phase II Environmental Site Investigation be performed with extensive environmental soil borings drilled and sampled and environmentally tested for BTEX, PNA's and Total Lead across the entire 0.29 acre rectangular parcel to detect petroleum based soil contamination, if any. SES recommended both BTEX and PNA's and Total lead be tested for in the soil samples to be taken to characterizes if the site is contaminated and to what extent soil contamination exists (on-site or off-site too). After said environmental drilling and testing and environmental chemical analysis is performed, SES will address whether remedial action at the Subject Property is needed or not in this Limited Phase II ESA report.

In addition, SES, Inc. recommended to perform a Ground Penetrating Radar (GPR) Survey to scan the exterior of the Subject Property to determine the possible presence of buried underground storage tanks (USTs) and/or buried concrete foundations within the exterior of the Subject Property as SES did not obtain documentation actually confirming the removal of the USTS in 1970. In addition, a June 15, 1979 letter from Mr. Frank J. McGurk of Prairie State Petroleum Co. (Hickory Hills, Illinois) to Mr. Paul Kline of 1024 Park Drive, Flossmoor, Illinois identifies three not two 6,000-gallon tanks at the site and discusses abandoning tanks in place by filling with sand (however a handwritten note on page 1 said to "remove them from site") as provided in the documentation given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 SES's 6/3/20 Phase I ESA report.

1.b. Revitalization of the Target Area:
1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The purpose of the Assessment grant is to conduct a complete Phase II Assessment and develop cleanup and revitalization plans for the target site. The target site is flat and .29 of an acre, surrounded by residential properties. The appraised value of the site is $15,000.00, appraisal is based upon a clean site. The criteria for ascertaining the Highest and Best Use of a property are: Physically possible – The site contains 12,500 square feet of flat land. It is possible to develop the site with any of a number of smaller types of buildings. Legally permissible – The site will be rezoned to allow for a small multi-family development. Financially feasible – It would be financially feasible to hold the site for future development with a two- to four-unit building. Conclusion: The Highest and Best Use of the subject is for development with a small multi-family building when the market permits. More importantly, the Village desires the site to be cleaned-up for the health and safety of the surrounding neighborhood and future buyers. As available, the Village will utilize its Capital Building Fund along with other potential Cook County, and State funds in support of the project. The project aligns with Homewood’s Strategic Plan and the EPA’s FY 2018-2022 Strategic Plan.
1.b.ii. Outcomes and Benefits of Reuse Strategy: The proposed project will stimulate economic development through employment created by the assessment and next phase clean-up activities at the target area. Upon assessment and cleanup of the 17660 Site, economic development will be created through the construction of a small, multi-family residential building, further stimulating economic activity through employment and business, and providing affordable housing to economically disadvantaged residents. Conversely, if the 17660 Site is assessed and it is determined by the USEPA and IEPA, that the property is not suitable for residential use subsequently, the site will be will developed as a park, a greenway, undeveloped property, recreational property, or other property used for nonprofit purposes. All assessment, planning, activities and tasks will be conducted as required by USEPA and IEPA in preparation for the EPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization.

Limited Phase II Investigation, utilizing Ground Penetrating Radar (GPR) and bore samples has identified above and underground concrete/asphalt impediments, requiring further Phase II assessment and subsequent, removal prior as part of the projected revitalization plan. Upon clean-up and community input, if suitable for residential use, the construction of a small, multi-family residential building will utilize renewable energy (wind, solar, or geothermal energy); and/or will incorporate energy efficiency measures in the construction.

1.c. Strategy for Leveraging Resources:
1.c.i. Resources Needed for Site Reuse: Though a match is not required for this grant application, the Village of Homewood is prepared to match funds as required to help with the cleanup of the site. The Village has already paid for a Phase I Environmental Investigation and a Limited Phase II Environmental Investigation, along with other legal, appraisal, consulting, and maintenance costs. The Village is working to obtain funding from other resources (developers, State of Illinois, Cook County, and other sources). The Village is working independently, and with IEPA, as well as with the USEPA-Kansas State University TAB program to determine how to stimulate additional funds, through the Assessment Grant, for environmental assessment, remediation, and subsequent reuse and redevelopment activities. Currently, the Village is the key funding resource to support the completion of the assessment, remediation, and/or reuse of the 17660 Site, which is a priority site. The Village will utilize its Capital Building Fund along with other potential Cook County, and State funds in support of the project.

1.c.ii. Use of Existing Infrastructure: This is a small site and existing infrastructure will be utilized (electric, natural gas, communications, water, sewer, and other public utilities). The .29-acre, 17660 Site is flat with above and underground concrete/asphalt impediments requiring further Phase II assessment and revitalization planning. Buildings don’t exist within the 17660 Site, target area. Upon completion of a comprehensive/exhaustive Phase II assessment, if required, infrastructure needs will be identified in the revitalization plan for the site. Infrastructure needs and ongoing funding resources will be sought to implement the work.

2. Community Need and Community Engagement:
2.a.i. The Community’s Need for Funding: This Assessment grant will help the Village of Homewood to expedite and meet the needs of the community. As a small community (population (19,463), the Village is unable to fully draw on internal sources of funding to expedite and carry out comprehensive environmental assessments, remediation, and subsequent reuse development in the target area. Moreover, Homewood’s falling/failing incomes of the community due to Covid-19 is devastating residents and business in the community and in the Chicago Southland region, the hardest COVID-19 impacted area in Cook County, Illinois.

The Village of Homewood (Village) is located 5 miles south/southwest of Chicago's city limits or what is considered the Chicago Southland. Homewood is center in the four-corners of Bremen, Bloom, Rich, and Thornton Townships, all considered severely, economically disadvantaged, high poverty areas as
determined by DOL and HHS Federal Lower Living Standard Income Level (LLSIL). All Townships contain Enterprise Zones, Empowerment Areas, Opportunity Zones and Tax Increment Financing Districts in proximity of the 17600 Dixie Hwy. site.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The Assessment Grant will be used to, locally and specifically, identify children, pregnant women, minority or low-income communities, or other sensitive populations in the 17660 Site target area, as required by USEPA and IEPA in preparation for the USEPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization. This grant will address and facilitate the identification and reduction of threats to the health or welfare of such groups.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions: The Assessment grant funding will address and facilitate the detailed identification and reduction of threats to populations in the 17660 Site target area that suffer from a greater-than-normal incidence of diseases or conditions (including cancer, asthma, or birth defects) that may be associated with exposure to hazardous substances, pollutants, contaminants, or petroleum. The work will be conducted as required by USEPA and IEPA in preparation for the EPA Clean-up Grant application. The following figure identifies 10-Leading Causes of Death in Suburban Cook County Illinois, By Age Group (reporting period 2012-2016) South District:

<table>
<thead>
<tr>
<th>Rank</th>
<th>Cause</th>
<th>&lt;1</th>
<th>1-4</th>
<th>5-17</th>
<th>18-24</th>
<th>25-34</th>
<th>35-44</th>
<th>45-64</th>
<th>55-64</th>
<th>65+</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Short Gestation, Low Birth Weight</td>
<td>82</td>
<td>29.5%</td>
<td>7</td>
<td>18.4%</td>
<td>29</td>
<td>24.0%</td>
<td>105</td>
<td>41.3%</td>
<td>93</td>
<td>25.0%</td>
</tr>
<tr>
<td>2</td>
<td>Congenital Malformations</td>
<td>32</td>
<td>11.5%</td>
<td>6</td>
<td>15.8%</td>
<td>27</td>
<td>22.3%</td>
<td>58</td>
<td>22.0%</td>
<td>78</td>
<td>20.4%</td>
</tr>
<tr>
<td>3</td>
<td>Maternal Complications</td>
<td>20</td>
<td>7.2%</td>
<td>5</td>
<td>13.2%</td>
<td>12</td>
<td>9.3%</td>
<td>25</td>
<td>9.3%</td>
<td>38</td>
<td>9.7%</td>
</tr>
<tr>
<td>4</td>
<td>Unintentional Injury</td>
<td>13</td>
<td>4.7%</td>
<td>-</td>
<td>-</td>
<td>5</td>
<td>8.0%</td>
<td>13</td>
<td>5.1%</td>
<td>30</td>
<td>8.1%</td>
</tr>
<tr>
<td>5</td>
<td>SIDS</td>
<td>8</td>
<td>2.0%</td>
<td>-</td>
<td>-</td>
<td>7</td>
<td>5.3%</td>
<td>13</td>
<td>5.1%</td>
<td>24</td>
<td>6.5%</td>
</tr>
<tr>
<td>6</td>
<td>Circulatory System</td>
<td>6</td>
<td>2.2%</td>
<td>-</td>
<td>-</td>
<td>6</td>
<td>5.3%</td>
<td>-</td>
<td>-</td>
<td>13</td>
<td>2.7%</td>
</tr>
<tr>
<td>7</td>
<td>Respiratory Diseases</td>
<td>6</td>
<td>2.2%</td>
<td>-</td>
<td>-</td>
<td>5</td>
<td>4.1%</td>
<td>-</td>
<td>-</td>
<td>8</td>
<td>2.2%</td>
</tr>
<tr>
<td>8</td>
<td>Hypoxia, Asphyxia</td>
<td>5</td>
<td>1.8%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>8</td>
<td>1.8%</td>
</tr>
<tr>
<td>9</td>
<td>Septicemia, Sepsis</td>
<td>5</td>
<td>1.8%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6</td>
<td>1.0%</td>
</tr>
<tr>
<td>10</td>
<td>Malignant Neoplasms</td>
<td>5</td>
<td>1.8%</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>6</td>
<td>1.0%</td>
</tr>
</tbody>
</table>

2.b. Community Engagement:

2.b.i. Project Involvement: The Assessment grant will identify local organizations, entities, and groups that will be involved to provide assistance and information to assist the Village in the performance of the project. Activities and tasks will be conducted as required by USEPA and IEPA, clearing the way for the 17660 Site reuse/revitalization.

Project involvement will be provided by a broad and diverse group of entities including, but not limited to, community organizations (e.g., neighborhood groups, citizen groups, business organizations, etc.), as well as property owners, lenders, developers, general public, and adjacent municipalities to the 17660 Site, target area. As an example, the Village will be working closely with the South Suburban Mayors and Managers Association (which we are a member), Chicago Southland Economic Development Corporation, Cook County Health, Cal-Sag Enterprise Zone, Prairie State and South Suburban Colleges’, The South Suburban Council on Substance Abuse and Treatment, Aunt Martha’s Health and Wellness, St. James Hospital and Health Centers, South-Southwest Chicago United Way, Chicago Southland Chamber of Commerce, Respond Now (food and homeless support), Chicago Community Trust, and other groups and organizations that will help us identify participants for inclusion.

2.b.ii. Project Roles: The Assessment grant will be utilized to identify roles of each local organization, entity, and/or group in the project, including how they will be involved in making decisions with respect to the 17660 Site, target site cleanup, along with future reuse of the site, as required by USEPA and IEPA, clearing the way for the 17660 Site reuse/revitalization.

<table>
<thead>
<tr>
<th>Name of entity, organization, or group</th>
<th>Point of Contact (Name, Email and Phone)</th>
<th>Specific Involvement in the Project or Assistance Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Franciscan Health</td>
<td>Jeff Lebioda, Senior Brand Specialist <a href="mailto:jeff.lebioda@ssths.org">jeff.lebioda@ssths.org</a> (708) 756-1000 Ext. 3456</td>
<td>Health Data, community input and monitoring.</td>
</tr>
<tr>
<td>South Suburban Mayors and Managers Association (SMMA)</td>
<td>Kristi DeLaurentiis, Executive Director <a href="mailto:kdelaurentiis@ssmma.org">kdelaurentiis@ssmma.org</a> 708.922.4670 (direct)</td>
<td>Regional data, site and community input, and grant sourcing.</td>
</tr>
<tr>
<td>Chicago Southland Economic Development Corporation (CSEDCA)</td>
<td>Reggie Greenwood, Executive Director <a href="mailto:reggie.greenwood@chicagosouthlandedc.org">reggie.greenwood@chicagosouthlandedc.org</a> 708-519-0432</td>
<td>Regional data, site and community input, and grant sourcing.</td>
</tr>
<tr>
<td>Chicago Metro Agency for Planning (CMAP)</td>
<td>Lily Neppl, Assistant Planner <a href="mailto:lnppl@cmap.illinois.gov">lnppl@cmap.illinois.gov</a> (630) 363.9336</td>
<td>Regional data, site and community input, and grant sourcing.</td>
</tr>
</tbody>
</table>

2.b.iii. Incorporating Community Input: The Assessment grant will be utilized to determine and build the plans that will instruct the Village of Homewood as to what is needed in order to communicate project progress to the local community, the local organizations/entities/groups that will be involved in the project, and residents/groups in (community-wide and in closest proximity to) the 17660 Site, target area. The plan will include the frequency and methods that will be used (including methods that offer an alternative to in-person community engagement in the event of social distancing or other restrictions as a result of COVID-19) and how input will be solicited, considered, and responded to.

3. Task Descriptions, Cost Estimates, and Measuring Progress: The Village of Homewood will use up to 10% of the total Cooperative Agreement, Assessment Grant award for health monitoring activities, in partnership with the local health agency. The project will allocate 60% - 90% of the funds to tasks directly associated with site-specific work (i.e., Complete Phase II environmental site assessment, site-specific cleanup, and revitalization planning).
3.a. Description of Tasks/Activities and Outputs:

3.a.i. Project Implementation:
All activities and tasks will be conducted as required by USEPA and IEPA to address the priority brownfield in and around the 17660 Site target area, in preparation for the USEPA Clean-up Grant application to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization. Tasks and activities will include cooperative agreement oversight, procuring a qualified environmental professional, inventory work, securing site access, community engagement, site selection, final Phase II investigation, cleanup and revitalization planning at the 17660 Site, and coordination with the local health agency on health monitoring activities. Planning tasks and activities will include the determination of need pertaining to reuse planning, development of an area-wide plan, conducting market feasibility studies, evaluating infrastructure needs, or other tasks and activities as required by USEPA and IEPA. All work will take place on the site foot-print, no off-site work is required. The Village will provide in-kind administration, management, oversight, fiscal tracking, public works, and/or other need resources.

3.a.ii. Anticipated Project Schedule:
October 1, 2022 through September 30, 2024. The Assessment grant will be utilized to determine and identify specific tasks and activities to be scheduled in a timeline matrix (responsible party, date-range, reporting, etc.) that are necessary to carry out the grant. In addition, contributions by sources other than the USEPA grant; such as in-kind resources or funding contributed by the Village of Homewood will be identified and itemized. Specifically, the Village of Homewood will not charge the EPA grant for salary dollars and therefore contributes its own resources to carry out programmatic oversight activities or grant administration. All activities and tasks will be scheduled and conducted as required by USEPA and IEPA.

3.a.iii. Task/Activity Lead:
Project Director/Manager and Lead Contact: Dennis Bubenik, Finance Director
Village of Homewood, 2020 Chestnut Road, Homewood, IL  60430-1776
Email: dbubenik@homewoodil.gov  Direct: (708) 206-3370  Fax: (708) 206-3496
The Project Director/Manager will be responsible for all activities, tasks, scheduling, bidding, project/financial oversight, and other fulfillment. The Project Director/Manager will establish and conduct the Assessment within the three-year period of performance, as required by the Cooperative Agreement, USEPA, and IEPA.

3.a.iv. Outputs:
The Assessment grant will be utilized to identify appropriate and anticipated outputs and deliverables (quarterly reports, site inventories, final Phase II environmental site assessment reports, site cleanup plans, an area-wide plan, or community meetings), as required by the Cooperative Agreement, USEPA, and IEPA in preparation for the USEPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization.

3.b. Cost Estimates:

<table>
<thead>
<tr>
<th>Budget Categories</th>
<th>Hazardous Substances and/or Petroleum Funding</th>
<th>Project Tasks ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Direct Costs</td>
<td>($200,000)</td>
<td>($200,000)</td>
</tr>
<tr>
<td>Indirect Costs</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Total Direct + Indirect Costs)</td>
<td>($200,000)</td>
<td>($200,000)</td>
</tr>
</tbody>
</table>
3.c. **Measuring Environmental Results:** The Assessment grant will be utilized to identify metrics and plans to track, measure, and evaluate Assessment grant progress in achieving project outputs, as required by the Cooperative Agreement, USEPA, and IEPA in preparation for the USEPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization.

4 **Programmatic Capability and Past Performance:**

4.a.ii. **Organizational Structure:** The Village of Homewood will ensure the timely and successful expenditure of funds and completion of all technical, administrative, and financial requirements of the project and grant, as required by the Cooperative Agreement, USEPA, and IEPA in preparation for the EPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization. The Village of Homewood is financially accountable. The Village of Homewood follows the Government Accounting Standards Board (GASS) Statement's No. 14, 39, and 61 to determine the Village's component units.

4.a.iii. **Description of Key Staff**

(ii) **Description of Key Staff:** Key Project Contact/Director: Dennis Bubenik, has been the Finance Director for the Village of Homewood since 2001. Mr. Bubenik will be the Key Project Contact and is responsible for all financial undertakings of the village, which includes budgets, audits, real estate tax levy, investments, General Obligation Bond issuance, and insurance lines. His other non-financial responsibilities include accident review board secretary and oversight of many other numerous projects.

Project Manager: Community & Economic Development Director: Angela Mesaros, AICP is a certified planner and holds two Master’s Degrees in Urban Planning and Theological Studies. Angela’s career in municipal government spans the length of nearly 20 years. She entered the field of public planning in 2001. Angela served the Village of LaGrange, IL for 15 years. She was a key component of their leadership team during LaGrange’s rapid growth and economic development period. Angela’s well-rounded experience gives credibility to her municipal expertise in the areas of project management, land acquisition, comprehensive planning, economic development including Transit Oriented Development, Tax Increment Financing district creation and implementation and incentive analysis, evaluation and recommendation.

As the Community & Economic Development Director for the Village of Homewood, Angela has been responsible for initiating, completing and overseeing new business construction and development ranging from local business start-ups to nationally recognized retail, commercial and industrial developments. Angela also serves as project lead for the implementation of several major downtown redevelopment projects while balancing the attraction and retention of Homewood’s downtown business sector.

4.a.iv. **Acquiring Additional Resources:** The Village of Homewood solicitations for construction and repair projects, architectural and engineering work, and all other purchases where the Village is seeking qualified firms and vendor, are advertised at the following weblink:

https://www.village.homewood.il.us/business-development/bids-proposals

The Village uses standardized governmental accepted practices and processes for the purpose of appropriately acquiring expertise and resources. The Village will adopt rules regarding the difference between contractors and subrecipients, as required by the Cooperative Agreement, USEPA, and IEPA in preparation for the USEPA Clean-up Grant application, to obtain a “No Further Remediation (NFR)” letter, clearing the way for the 17660 Site reuse/revitalization.

4.b.i. **Currently Has or Previously Received an EPA Brownfields Grant:** No, Not applicable.
4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Yes, see the following grant matrix for grant information.

<table>
<thead>
<tr>
<th>Grant Matrix: Other Federal or Non-Federal Assistance Agreements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Grant</strong></td>
</tr>
<tr>
<td>FEMA AFG</td>
</tr>
<tr>
<td>FEMA-AFG: Assistance to Firefighters Grant (AFG)</td>
</tr>
<tr>
<td>Infrastructure Improvement Grant</td>
</tr>
<tr>
<td>US Census Grant</td>
</tr>
<tr>
<td>SAFER Grant</td>
</tr>
<tr>
<td>CN Railroad</td>
</tr>
</tbody>
</table>
Threshold Criteria for Assessment Grant

Village of Homewood, Illinois, Site-Specific Application:

III.B.1. Applicant Eligibility:
Homewood is an eligible entity and was officially incorporated as a municipality in 1893:
https://www.village.homewood.il.us/exploration-events/about-homewood/history

III.B.2. Community Involvement:
The Assessment grant will be used to identify, plan, and conduct all community engagement activities, allowing the opportunity for community input pertaining to next steps in assessment and ultimately, preparation to site clean-up (See Narrative: List of Project Partner Roles: Page 8).

Upon successful award, the Village will commence bidding and hiring of environmental service and redevelopment planners, all information that demonstrates how we intend to inform and involve the community and other stakeholders in the planning, and implementation of brownfield assessment activities will be conducted as per the requirements of the United States Environmental Agency (US-EPA), in partnership with the Illinois Environmental Protection Agency (IEPA) (See Narrative: List of Project Partner Roles: Page 8).

III.B.3. Named Contractors and Subrecipients:
Not Applicable: Contractors and Subrecipients will be identified through a bidding process as per United States Environmental Protection Agency’s EPA’s Contracts and Subawards Solicitation Clause. Homewood’s bidding process can be viewed at the following Bids and Proposals link: https://www.village.homewood.il.us/business-development/bids-proposals.

III.B.4. Expenditure of Assessment Grant Funds:
3. Expenditure of Assessment Grant Funds:
NA, Homewood has not recently participated in the US-EPA, Assessment Grant Program.

III.C. Additional Threshold Criteria for Site-Specific Applications Only:
III.C.1. Basic Site Information:
17660 Dixie Hwy,
Homewood, Illinois 60430.
Cook County
The Village of Homewood owns/has deed to the site.

III.C.2. Status and History of Contamination at the Site:
Determination: Gasoline (Benzene and lead): A Phase I and Limited Phase II Environmental site investigation report was prepared to provide environmental engineering recommendations for the rectangular parcel at 17660 Dixie Highway in Homewood, Illinois in an effort to investigate the existing on-site soils for potential soil contamination of BTEX Organic Compounds (BTEX), Polynuclear Aromatic Hydrocarbons (PNAs) and Total Lead contamination on the above-mentioned parcel.

Specifically, the Subject Property is approximately 0.29-acre rectangular shaped property (the Subject Property) at addresses 17660 Dixie Highway in Homewood, Cook County, Illinois 60430, which was purchased/deeded as abandoned property by the Village of Homewood with potential plans for multi-unit, residential re-development of the site.
Environmental Background for Site: Previously, a Phase I Environmental Site Assessment report and Limited Phase II Environmental Site Assessment report has been completed for the Site Property at 17660 Dixie Highway, Homewood, Illinois 60430. The Assessment Reports were prepared by SEECO Environmental Services Inc. (SES) in June and September 2020 respectively, identifying potential Recognized Environmental Concerns (RECs) for the existing properties mentioned above.

The June 3, 2020 SES Phase I Environmental Site Assessment has revealed the following six Recognized Environmental Conditions (RECs) in connection with the Subject Property that involve the 2 former 6,000-gallon USTs that were allegedly pulled from the Subject Property in 1979 and include the following:

1. LUST: The May 21, 2020 EDR Radius Map Report in SES's 6/3/20 Phase I ESA lists one (1) IL LUST incident under State and Tribal Leaking Storage Tank Lists on the Subject Property. The one (1) on-site LUST site in the EDR Report on the Subject Property is listed as Enterprise Office Equipment at 17660 Dixie Highway with an Incident Number of 20041294 (for Gasoline) with an IL EPA Id of 3l1355074 with an IEMA date of 9/14/2004 with a Non-Lust Determination letter dated 1/13/2005. See the Section VII. Interviews subsection D. Interviews With Local Government Officials of SES's 6/3/20 Phase I ESA report which states this listed "LUST" site had been erroneously reported as a LUST incident (as the two 6,000 gallon underground storage tanks on site had allegedly been removed in 1979 by a previous owner and the current owner of the property in 2004) did not own or operate the Subject Property (while it was used as a gasoline service station and therefore is not the responsible party) as detailed in the documentation given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report which includes a page September 30, 2004 letter to Ms. Susan Fernandez, LUST Section, Division of Remediation Management, Bureau of Land, IEPA from Ralph G. Mora, President of Integrated Environmental Solutions, Inc. (a representative of the property owner, Laurie Brenneman in 2004) which divulged that IES had performed a limited subsurface investigation on September 3, 2004 that included the advancement of four soil borings and revealed analytical results indicated slightly elevated BTEX in 2 of the 4 borings on the Subject Property. SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site.

2. IEMA SPILLS/SPILLS: The EDR radius report lists two (2) spills an IEMA SPILL and A SPILL at the Subject Property at address 17660 Dixie Highway that actually consist of the same (one) reported incident for gasoline due to 2 listed USTS (6,000 gallon each) with an Incident# of H 2004 1294 with the PRP name given as Enterprise Office Equipment. Note: this recorded incident# was later on discovered to not be a reportable incident from the PRP representative's discussions with the Illinois Environmental Protection Agency as detailed in the D. Interviews With Local Government Officials in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of the SES' s Phase I ESA report. SES considers the potential residual soil contamination from leaks/spills from the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC).

3. IL RGA LUST: The EDR radius report lists one (1) IL Recovered Government Archives (RGA) LUST at the Subject Property at address 17660 Dixie Highway and as Enterprise Office Equipment for the years 2004 to 2012. This IL RGA LUST appears to be related to the
erroneously reported LUST incident (as the two 6,000 gallon underground storage tanks on site had been removed in 1979) as detailed in the documentation given in D. Interviews With Local Government Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report. This Subject Property was withdrawn from the EPA's Leaking Underground Storage Tank Program and the IEPA then issued a non-LUST Determination Letter issued dated 1/13/2005 for the Subject Property. Again, SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site.

4. BOL: The EDR lists one (1) IL Bureau of Land (BOL) for the Subject Property consisting of the Subject Property at address 17660 Dixie Highway and is listed as Enterprise Office Equipment with a Site ID of 170001578380 and the same IL EPA number of 03 1 1355074 as the misreported LUST incident detailed in the documentation given in D. Interviews With Local Government Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report This Subject Property was withdrawn from the IEPA's LUST Program and the IEPA then issued a non-LUST Determination Letter issued dated 1/13/2005 for the Subject Property. This REC is connected to the former USTs at the site.

5. VEC: The EDR Vapor Encroachment Screen dated May 27, 2020 prepared using EDR's Vapor Encroachment Worksheet found 1 individual site (with 3 listings) on the Subject Property that may pose VEC concern (unknown at this time) to the Subject Property and consists of the following: 1.) Enterprise Office Equipment at 17660 Dixie Highway which is the Subject Property (former filling station from approximately 1962 to 1979) for LUST, RGA LUST, SPILLS (listed twice), and BOL as mentioned in the K. Leaking USTs subsection and in the N. Additional Information (Subject Property at 17660 Dixie Highway) subsection of the IV. RECORDS REVIEW section of SES's 6/3/20 Phase I ESA report. However, there may be some residual soil contamination on site from the removed gasoline tanks yet, it is not known at this time by SES. So, if a structure is to be developed on site and if residual BTEX contamination (from the former tanks pulled in 1979) is present, there may be potential for VEC concerns. SES believes any residual soil contamination may possibly pose a REC to the Subject Property; however, it is unknown at this time and SES recommends further instigation with on-site environmental soil sampling to access the status of the Vapor Encroachment at the site because this may pose a potential REC.

6. FOIA FINDINGS: The Village of Homewood had provided documents regarding the environmental background of the Subject Property at 17600 Dixie Highway via an April 20, 2020 email from Mr. Napoleon Haney, MPA, Assistant Village Manager, Village of Homewood to Mr. Don Cassier, Director of Field Services, SEECO Consultants, Inc. and these five documents which had public information from IEPA's site related to the Subject Property as given in the given in D. Interviews With Local Government Officials subsection in the VII. INTERVIEWS section of SES's 6/3/20 Phase I ESA report and as given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 of SES's 6/3/20 Phase I ESA report. The bottom line: This Subject Property had mistakenly been enrolled in the IEPA Leaking Underground Storage Tank (LUST) program and then was withdrawn and issued a Non-LUST letter dated 1/13/2005 from the IEPA, Bureau of Land. The 3 page September 30, 2004 letter to Ms. Susan Fernandez, LUST Section, Division of Remediation Management,
Bureau of Land, IEPA from Ralph G. Mora, President of Integrated Environmental Solutions, Inc. (IES--a representative of the property owner, Laurie Brenneman in 2004) states that IES had performed a limited subsurface investigation on September 3, 2004 that included the advancement of four soil borings and revealed analytical results indicated slightly elevated BTEX in 2 of the 4 borings on the Subject Property.

SES considers the former presence of 2-6,000 gallon onsite gasoline USTs on-site to be a Recognized Environmental Condition (REC) as residual soil contamination may exist on site. SES believes the 2-6,000 gallons former on-site gasoline USTs (that were part of a gas station from 1962 to 1979) that were reported to be removed in 1979 are the primary cause for the listed potential Recognized Environmental Conditions (REC) at the Subject Property and believes there is a potential for on-site residual soil contamination caused by the former USTs on said Subject Property.

In an effort to determine if potential soil contamination is present on the Subject Property in relation to the above mentioned past uses SES had recommended in the Phase I ESA report that a Limited Phase II Environmental Site Investigation be performed with extensive environmental soil borings drilled and sampled and environmentally tested for BTEX, PNA’s and Total Lead across the entire 0.29 acre rectangular parcel to detect petroleum based soil contamination, if any. SES recommended both BTEX and PNAs and Total lead be tested for in the soil samples to be taken to characterize if the site is contaminated and to what extent soil contamination exists (on-site or off-site too). After said environmental drilling and testing and environmental chemical analysis is performed, SES will address whether remedial action at the Subject Property is needed or not in this Limited Phase II ESA report.

In addition, SES, Inc. recommended to perform a Ground Penetrating Radar (GPR) Survey to scan the exterior of the Subject Property to determine the possible presence of buried underground storage tanks (USTs) and/or buried concrete foundations within the exterior of the Subject Property as SES did not obtain documentation actually confirming the removal of the USTS in 1970. In addition, a June 15, 1979 letter from Mr. Frank J. McGurk of Prairie State Petroleum Co. (Hickory Hills, Illinois) to Mr. Paul Kline of 1024 Park Drive, Flossmoor, Illinois identifies three not two 6,000-gallon tanks at the site and discusses abandoning tanks in place by filling with sand (however a handwritten note on page 1 said to "remove them from site") as provided in the documentation given in the Environmental Site Background Information Supplied by Village of Homewood in Appendix 10 SES's 6/3/20 Phase I ESA report.

III.C.3. Brownfields Site Definition:
Based on the definition, the 17660 Site is eligible as a Brownfield, meeting the definition of a Brownfield under CERCLA § 101(39) as described in the Information on Sites Eligible for Brownfields CERCLA § 104 (k):
Affirm that the site: The Village of Homewood affirms that the 17660 Site is:

a) not listed or proposed for listing on the National Priorities List;
b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and

c) not subject to the jurisdiction, custody, or control of the U.S. government.

III.C.4. Enforcement or Other Actions:
The Village of Homewood affirms that there are no known ongoing or anticipated enforcement actions, or environmental liens, or other actions related to the 17660 Site for which Brownfields
Assessment Grant funding is sought.

**III.C.5. Sites Requiring a Property-Specific Determination:**
The Village of Homewood affirms the 17660 Site does not require a Property-Specific Determination from EPA as per the following special classes of property requiring a “Property-Specific Determination” to be eligible for Brownfields Grant funding:

- properties subject to planned or ongoing removal actions under CERCLA;
- properties with facilities that have been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- properties with facilities subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- properties that are land disposal units that have submitted a RCRA closure notification or that are subject to closure requirements specified in a closure plan or permit;
- properties where there has been a release of polychlorinated biphenyls (PCBs) and all, or part, of the property is subject to TSCA remediation; and
- properties that include facilities receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund.

**III.C.6. Threshold Criteria Related to CERCLA/Petroleum Liability:**

**III.C.6.a. Property Ownership Eligibility - Hazardous Substance Sites:**
Not Applicable.

**III.C.6.a.i. Exemptions to CERCLA Liability:**
Does Not Apply.

**III.C.6.a.ii. Exceptions to Meeting the Requirements for Asserting an Affirmative Defenses to CERCLA Liability:**
Does Not Apply.

**III.C.6.a.iii. Landowner Protections from CERCLA Liability:**

**III.C.6.a.iii.1 Bona Fide Prospective Liability Protection:**
Does Not Apply.

**III.C.6.a.iii.2. Non-Publicly Owned Sites Acquired Prior to January 11, 2002:**
Does Not Apply.

**III.C.6.b. Property Ownership Eligibility - Petroleum Sites:**
The Village of Homewood (applicant) was deeded the Declaration of Abandoned Property (17660 Site), from the Hinsdale Bank and Trust Company, recorded on December 03, 2019, Case Number: 2019 M6 006895, which fulfills the Threshold Criteria for not being subject to CERCLA (or petroleum) liability. All disposal of any hazardous substances at the 17660 Site have occurred prior to the Village of Homewood’s acquisition of the site, or previous owner Hinsdale Bank and Trust Company.
III.C.6.b.i. Information Required for a Petroleum Site Eligibility Determination:

III.C.6.b.i.1. Current and Immediate Past Owners:
Attached to the Assessment narrative is a “Petroleum Eligibility Determination letter” from the Illinois Environmental Protection Agency (IEPA) for the 17660 Dixie Hwy. site in Homewood, Illinois.

III.C.6.b.i.2 Acquisition of Site:
The Village of Homewood (applicant) was deeded the “Declaration of Abandoned Property (17660 Site), from the Hinsdale Bank and Trust Company, recorded on December 03, 2019, Case Number: 2019 M6 006895.

III.C.6.b.i.3. No Responsible Party for the Site:
The current and to the best records, the immediate past owner did not dispense or dispose of petroleum or petroleum product contamination, or exacerbated the existing petroleum contamination at the site, or owned the site when any dispensing or disposal of petroleum (by others) took place; and took reasonable steps with regard to the contamination at the site.

III.C.6.b.i.4. Assessed by a Person Not Potentially Liable:
The 17660 Site was assessed by SEECO Environmental Services Inc. of Tinley Park, Illinois. SEECO Environmental Services conducted a Phase I Investigation, June 2020, and a Limited Phase II Investigation, September 2020. The Village of Homewood DID NOT dispense or dispose of petroleum or petroleum product, or exacerbated the existing petroleum contamination at the site, and took reasonable steps with regard to the contamination at the site as evidenced by having Phase I & II Environmental Investigations conducted at the site.

III.C.6.b.i.5. Judgments, Orders, or Third Party Suits:
No responsible party (including the applicant) is identified for the site, through either: (a) a judgment rendered in a court of law or an administrative order that would require any person to assess, investigate, or clean up the site; or (b) an enforcement action by federal or state authorities against any party that would require any person to assess, investigate, or clean up the site; or (c) a citizen suit, contribution action, or other third-party claim brought against the current or immediate past owner, that would, if successful, require the assessment, investigation, or cleanup of the site.

III.C.6.b.i.6 Subject to RCRA:
Not at this time, however, the purpose of the applying for the Assessment grant is to identify all contamination at the site and to identify whether the site is further subject to any order under § 9003(h) of the Solid Waste Disposal Act.

III.C.6.b.i.7. Financial Viability of Responsible Parties:
Not Applicable, there are no immediate past owners identified that are responsible or viable for cleanup of contamination at the site. The Village of Homewood acquired the abandoned property through the court and now owns the property (as of 12/03/2019). Subsequently, it is our understanding that the Village is potentially eligible for petroleum assessment and cleanup grant funding. This funding will allow us to further investigate the 17660 Site to develop the site’s remediation and redevelopment plans, in preparation for cleanup and restoration of the site for the health of the community.
The Village of Homewood looks forward to working with both Federal and State Environmental Protection Agencies in the assessment and cleanup of the 17660 Site.

III.C.7. Waiver of the $200,000 Limit:
Not applicable, the Village of Homewood is not requesting a waiver.

III.D. Additional Threshold Criteria for Community-wide Assessment Grants for States and Tribes Only
Does Not Apply