



Application Form for Targeted Brownfield Assessment

Background

Illinois EPA's Office of Site Evaluation (OSE) conducts site-specific Targeted Brownfields Assessments at under-utilized properties upon the request of communities. A Targeted Brownfields Assessment (TBA) is conducted at no-cost to the community and includes a record review of historic land use, on-site sampling, and laboratory analysis to determine the level and probable extent of possible soil and groundwater contamination. The data are compiled into a report on behalf of the community. Following the investigation and report of findings, local governments often enroll the site into Illinois EPA's Site Remediation Program (SRP) to address contamination at the property. The community may need to hire an environmental consultant and collect additional samples to address concerns identified during the initial investigation. Illinois EPA's Office of Site Evaluation uses funding provided by the United States Environmental Protection Agency (U.S. EPA) through a Brownfields 128(a) Cooperative Agreement to conduct the assessment, report its findings, and provide community follow-up.

Properties must meet certain requirements to be eligible for an Office of Site Evaluation assessment conducted under the Brownfield Program. The requirements are established both within Federal law and as policy applied by Illinois EPA to ensure that "Brownfield" monies are used for the most beneficial purposes throughout the state. This application form provides a means for communities to confirm that their under-utilized property meets the basic requirements for eligibility for the program. The application form also provides Illinois EPA with information useful for the development of a work plan designed to be the most appropriate and advantageous to each community.

Instructions

Communities seeking a Targeted Brownfield Assessment conducted by Illinois EPA should complete this form and mail under a cover letter with community letterhead to the attention of: Jacob Fink, Bureau of Land Office of Site Evaluation, Illinois Environmental Protection Agency, 2520 West Iles Avenue, P.O. Box 19276, Springfield, Illinois, 62794-9276. (An example cover letter is attached for your consideration.) Please attach any other supporting information regarding the property (pictures, maps, historical records, etc.) to the application. Questions regarding this form should be directed to Jacob Fink at (217) 785-8726 or Jacob.Fink@illinois.gov.

Please fill out Section 1 to confirm that the subject property meets the basic requirements for eligibility for the program. If questions 1 - 5 indicate that the property is eligible to be considered for an Office of Site Evaluation assessment, continue with the remaining sections of the application form. Please provide as much information as possible for each question.

Section 1 – Property Eligibility

1. Does the property meet the definition of "Brownfield Site" as described in the Federal Small Business Liability Relief and Brownfields Revitalization Act (Section 211(a)(39)(A) of [Public Law 107-118](#) (H.R. 2869))? If the property does not meet this definition it will not be eligible for Illinois EPA TBA technical services.
 - Yes. The property is real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.
 - No. **STOP**
2. Is the applicant a potentially responsible party that has caused or contributed to the contamination of the property to be assessed, or did the applicant own the property at the time contamination occurred?
 - Yes. **STOP** (Funding cannot be used to assist potentially responsible parties.)
 - No.

3. Is the applicant the current owner of the property?

Yes. (If Yes, proceed to Question 4.)

No. (If No, the property must meet the criteria for "abandonment" as specified below to be eligible for an assessment.)

Criteria for "abandonment"

Yes No The current owner has shown no interest in the property.

Yes No The current owner has not paid the taxes on the property.

Yes No The current owner does not have the resources to conduct the required site assessment work.

If the applicant is not the current owner of the property, but the property meets the above criteria for abandonment ("Yes" to all), proceed to Question 4. Otherwise, **STOP** and contact Illinois EPA about the specific circumstances regarding ownership and future actions.

4. Is the property an orphan property (i.e., a property for which there is no entity liable for remediation costs or that has the ability to pay for such costs)?

Yes. (If yes, explain the circumstances surrounding the property's abandonment, vacancy, or disuse.)

No. **STOP** (If entities with liability have assets for remediation, the property is not eligible for an assessment.)

Unsure. A title search is pending.

5. Does the applicant have, or can it obtain, access to **all** the property to be assessed by Illinois EPA personnel?

Yes.

No. **STOP** (The assessment cannot proceed without access to the property.)

Pending. Access agreements are currently being finalized.

6. Does the property fall into any of the following exclusions from eligibility?

Yes No Unsure The property is the subject of a planned or ongoing removal action under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Yes No Unsure The property is a site listed or proposed for listing on the U.S. Environmental Protection Agency's (EPA) National Priority List (NPL), a portion of an NPL Site, or associated with an NPL Site.

Yes No Unsure The facility is the subject of a unilateral administrative order, a court order, an administrative order on consent or judicial consent decrees issued to or entered into by the parties under CERCLA, the Solid Waste Disposal Act, the Federal Water Pollution Act, the Toxic Substances Control Act, or the Safe Drinking Water Act.

Yes No Unsure The property is subject to the jurisdiction, custody or control of a department, agency or instrumentality of the United States, except for land held in trust by the United States for an Indian tribe.

Yes No Unsure The property is subject to corrective action orders under the Resource Conservation and Recovery Act (RCRA) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures.

Yes No Unsure The property, or a portion of the property has had a release of polychlorinated biphenyls (PCBs) and the release is subject to remediation under the Toxic Substances Control Act (TSCA).

Yes No Unsure The property is a land disposal unit where a closure notification under subtitle C of the Solid Waste Disposal Act has been submitted and closure requirements have been specified in a closure plan or permit.

Yes No Unsure The property has received money for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund.

If "Yes" is checked in any of the categories above, the project is not eligible for an assessment. **STOP**.

Section 2 – Property Description

1. Provide the property name (or current project name) and any aliases or historic names by which the property is known.

2. List the street address with city and county, along with any other property location information.

3. Provide Property Identification Number(s) for the property, along with size (in acres).

4. Does the municipality own the property? Yes No

If "No", then provide details regarding the ownership and municipality's relationship/agreement with the owner.

5. How did the current land owner acquire the property?

Purchase Donation Tax Forfeit Payment in lieu of taxes

Date of Acquisition (m/d/yyyy): _____

6. Describe any potential hazards at the property, including any Recognized Environmental Conditions, asbestos surveys, areas of contamination, and contaminants of concern either known or suspected at the property.

7. Identify all past land uses of the property.

Known Uses

Suspected Uses

Section 3 – Proposed Project Details

1. Specify the proposed future use of the property (residential, recreational, commercial/industrial, etc.). Also, discuss whether there is a confirmed end-user for the property.

2. Have any environmental assessments been conducted at the property (i.e. Phase I or Phase II Environmental Assessment)?
 Yes No

If "Yes", then please provide copies with this application.

3. Is the applicant currently working with a private environmental consulting company (or other entity familiar with environmental regulatory programs, environmental assessments, and site remediation)?
 Yes No

4. Is the applicant (and property owner, if different from applicant) willing to enroll the property in the Illinois EPA's voluntary Site Remediation Program (SRP) if the initial investigation results warrant such?
 Yes No

Enrollment (or willingness to enroll) in the SRP is not a criteria for eligibility for a Targeted Brownfields Assessment, but it is an additional measure the Illinois EPA uses to determine an applicant's determination to carry a project through to redevelopment and re-use.

5. Would the applicant like to be contacted by the Illinois EPA Office of Brownfields Assistance regarding the Illinois Brownfields Redevelopment Loan Program?
 Yes No, thanks

Section 4 – Information Certification

I certify that the information provided in the application, the cover letter, and any attachments are true and correct.

Authorized Representative (must be a Local Government Official or Staff)

Signature

Date

Printed Name

Title

Email

Phone



Village of Johnstown

The Heart of Illinois!

Village Hall, 212 South Main, Johnstown, Illinois 62702
Village Clerk (217) 782-7662

Jacob Fink, Brownfield Coordinator
Office of Site Evaluation, Bureau of Land
Illinois Environmental Protection Agency
2520 West Iles Avenue
P.O. Box 19276
Springfield, IL 62794-9276

Dear Mr. Fink:

Please consider this letter a request on behalf of the Village of Johnstown for technical assistance at the Snappy Lube property located at 726 South Maple Street, in Johnstown. The property is shown on the attached map and includes .06 acres of land. We have also enclosed photographs of the property for your information.

The property is presently owned by Johnstown and was purchased for \$1 by the village in 2014 from the family of the previous owner, who passed in 2007. In 2015, the village removed two buildings located on the property deemed unsafe for occupancy due to failing foundations. The property is currently vacant. The downtown parcel was used as a print shop from circa 1910 until 1972. Following the close of the print shop, the buildings and associated property were used as an automobile repair shop from 1973 until 1997 and then as an oil change business from 1997 until 2003 when the business closed. Chemicals present on-site during the years of operation would be typical based on property use: inks, paint, non-chlorinated solvents, and bulk oils. According to past building inspectors, only one underground storage tank was located on-site and was used for heating oil up until 1972. (The tank was removed by the owner of the automobile repair shop in 1974.)

The intended use for the property will be greenspace developed with adjacent parcels for our 10-year downtown improvement project. The property has been entered into Illinois EPA's Site Remediation Program in an effort to receive a "No Further Remediation Letter". To that end, the village is requesting that Illinois EPA's Office of Site Evaluation conduct sampling and analysis as a part of a Targeted Brownfields Assessment at the property.

The contact for the Village will be the City Manager, Thomas Hannah. Tom can be reached at (217) 524-1665. We look forward to a determination of our eligibility for the program and the property's subsequent investigation and redevelopment.

Sincerely,

Josh McDonald
Mayor