

# LOCKPORT

R05-26-A-005

## Alderman

Susan King – 1<sup>st</sup> Ward

Jonathan Pugh – 1<sup>st</sup> Ward

JR Gillogly – 2<sup>nd</sup> Ward

Vacant – 2<sup>nd</sup> Ward

Christina Bergbower – 3<sup>rd</sup> Ward

Darren Deskin – 3<sup>rd</sup> Ward

Steven Cardamone – 4<sup>th</sup> Ward

Joanne Bartelsen – 4<sup>th</sup> Ward

## Mayor

Steven Streit

## City Clerk

Kathleen Gentile

## Administrator

Ben Benson



## City of Lockport

222 E. 9<sup>th</sup> Street | Lockport, IL 60441

January 15, 2026

Torre Ippolito  
US EPA Region 5  
77 West Jackson Boulevard, Mail Code LP-5J  
Chicago, IL 60604-3507

## Re: Application for a US EPA Brownfields Assessment Grant (FY26) Lockport, Will County, Illinois

Dear Mr. Ippolito,

The City of Lockport, Illinois, appreciates this opportunity to submit the enclosed application to the US EPA for a combined \$500,000 hazardous substances/petroleum Brownfields Community-wide Assessment Grant. Funding will support a coordinated effort by the City, community stakeholders, and residents to assess, cleanup, and reuse our local brownfield sites.

- 1) Applicant Identification:
  - a. City of Lockport  
222 E 9<sup>th</sup> Street  
Lockport, IL 60441
- 2) Website URL:
  - a. <https://www.cityoflockport.net/>
- 3) Funding Requested:
  - a. Assessment – Community-wide
  - b. Federal Funds Requested: \$500,000
- 4) Location:
  - a. Lockport, Will County, Illinois
- 5) Target Area and Priority Site Information:
  - a. Census Tracts 8806.02, 8807.01, and 8807.02
  - b. Tallano Site Salvage Yard – 2601-2701 Canal Street
  - c. Former Pure Gas Station – 1035 S State Street
  - d. Former Tessone Motors Property – 1828 S State Street

6) Contacts:

- a. Project Director:  
Ben Benson, City Administrator  
222 E 9<sup>th</sup> Street  
Lockport, IL 60441  
Phone: 815.838.0549, Ext. 2111  
Email: [bbenson@lockport.org](mailto:bbenson@lockport.org)
  
- b. Highest Ranking Elected Official:  
Steven Streit, Lockport Mayor  
222 E 9<sup>th</sup> Street  
Lockport, IL 60441  
Phone: 630.294.0786  
Email: [streit@lockport.org](mailto:streit@lockport.org)

7) Population:

- a. 26,094 (Lockport); 3,389 (CT0602); 4,405 (CT0701); 2,712 (CT0702)

8) Other Factors:

<b>Other Factor</b>	<b>Page #</b>
Community population is 15,000 or less.	N/A
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority sites are impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water	1, 2
The priority site(s) is in a federally designated flood plain	3
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	4
The reuse of the priority site(s) will incorporate energy-efficient measures.	4
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3
At least 30% of the overall project budget will be spent on eligible reuse/area-wide planning activities for priority site(s) within the target area(s).	8, 9
The target area(s) is located within a community in which a coal-fired power plant has recently closed.	N/A

9) Letter from State is attached

10) Releasing Copies of Applications:

- a. Not applicable

# **Attachment A**

Letter from the State Environmental Authority



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JAMES JENNINGS, ACTING DIRECTOR

217/785-8726

1/12/2026

City of Lockport  
ATTN: Ben Benson  
City of Lockport  
222 East 9<sup>th</sup> Street  
Lockport, IL 60441

**Subject: State Acknowledgement Letter for the City of Lockport  
FY2026 US EPA Brownfield Community Wide Assessment Grant Application**

Dear Ben Benson,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Community Wide Assessment Grant application to U.S. EPA. The City of Lockport is applying for a \$500,000 Community Wide Assessment Grant.

The grant will be a Community Wide Assessment for both Hazardous Substances and Petroleum.

Illinois EPA acknowledges City of Lockport's efforts to obtain federal Brownfields funds for this project. If you have any questions, I may be contacted at the above address or telephone numbers below, or at [Jacob.fink@illinois.gov](mailto:Jacob.fink@illinois.gov).

Sincerely,

Jacob Fink  
Brownfield Program Administrator  
Bureau of Land/Office of Site Evaluation  
Office# (217) 785-8726  
Cell# (217) 986-0818  
[Jacob.fink@illinois.gov](mailto:Jacob.fink@illinois.gov)



2125 S. First Street, Champaign, IL 61820 (217) 278-5800  
115 S. LaSalle Street, Suite 2203, Chicago, IL 60603  
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120  
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000

595 S. State Street, Elgin, IL 60123 (847) 608-3131  
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200  
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022  
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760



# **Attachment B**

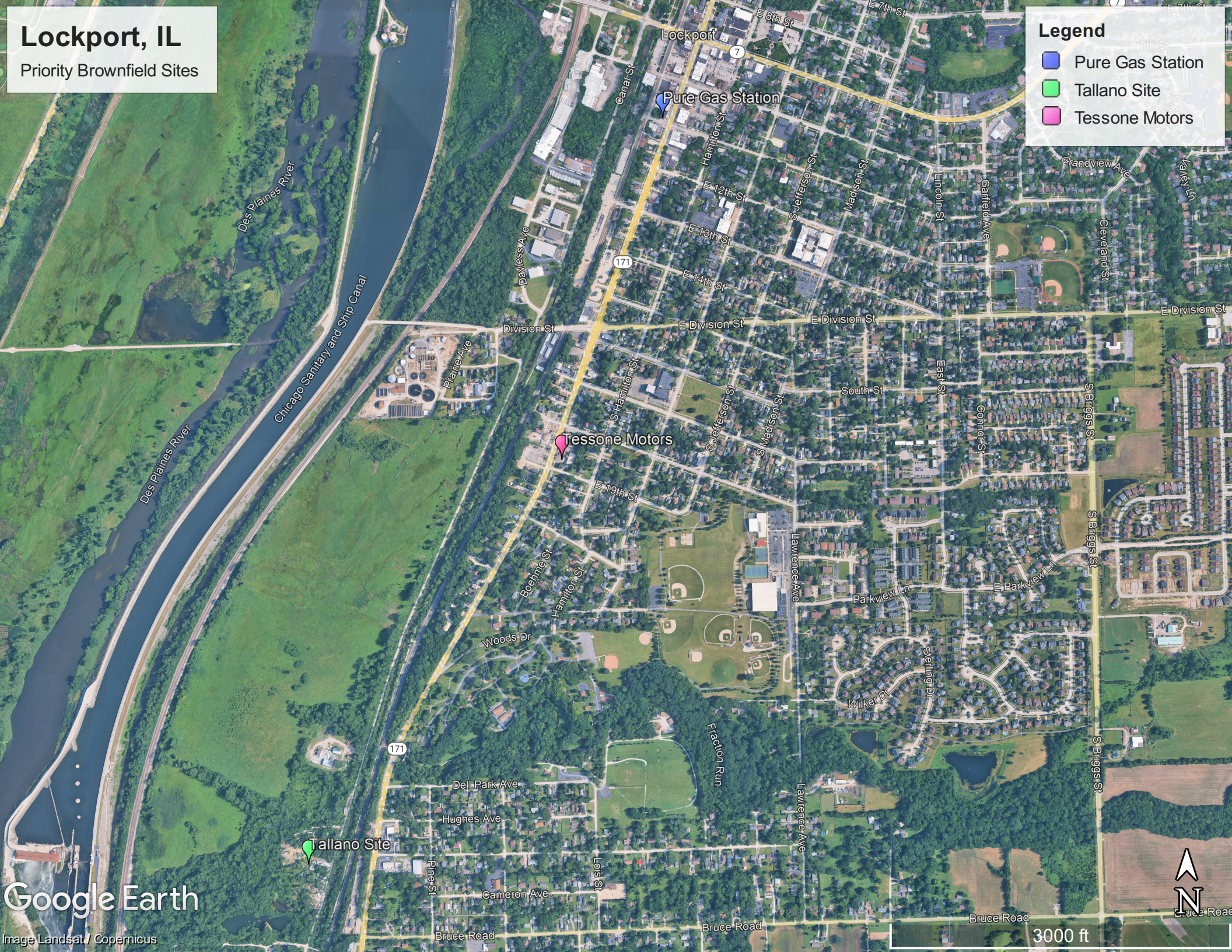
## **Aerial Map of Priority Brownfield Sites**

# Lockport, IL

Priority Brownfield Sites

**Legend**

-  Pure Gas Station
-  Tallano Site
-  Tessone Motors



Google Earth

Image Landsat / Copernicus



3000 ft

# Narrative

*1. Project Area Description and Plans for Revitalization: 1.1 Target Area and Brownfields; a. Overview of Brownfield Challenges and Description of Target Area:* The City of Lockport, Illinois is a Chicagoland community whose 11.5 square-mile incorporated area includes historic districts, residential neighborhoods, former industrial corridors, and canal-front landscapes. Located approximately 30 miles southwest of Chicago, the city lies along the Illinois & Michigan (I&M) Canal, the Chicago Sanitary & Ship Canal, and the Des Plaines River, forming a distinctive cultural and environmental corridor. We border Lemont to the north, Homer Glen to the east, Joliet to the south, and Romeoville to the west. Interstate 355 runs just east of the city and intersects Illinois Route 171 immediately north of Lockport, providing direct regional connectivity. Lockport was founded in 1837, incorporated as a town in 1853, as a city in 1904, and has an approximate population of 26,094.<sup>1</sup> Celebrated as “the city that made Chicago famous,” Lockport’s identity is inseparable from the I&M Canal, the revolutionary 19<sup>th</sup> century waterway that linked the Great Lakes to the Mississippi River and fueled regional economic growth. Lockport flourished as the administrative center of the Canal and a hub for agricultural processing, with flour mills, grain warehouses, and boatyards shaping its early economy. As canal commerce declined in the late 1800s, the city adapted with the arrival of the Chicago & Alton Railroad, the Sanitary & Ship Canal, and eventually the Texas Company refinery in 1911 – each layer of industrial expansion leaving lasting physical, economic, and environmental marks on the community. Today, Lockport remains one of the nation’s best-preserved canal towns, with a remarkably intact historic downtown that continues to anchor our cultural identity. **The proposed Planning Area (PA) for this assessment grant encompasses the full city limits, with focused target areas in the historic downtown district and the I&M Canal corridor, the Downtown Canal District (DCD) – where our city’s industrial legacy and ongoing reinvestment converge most visibly.** Decades of canal-era industry, 20<sup>th</sup>-century warehousing and manufacturing, petroleum storage, and rail-adjacent uses have produced a patchwork of properties with potential soil and groundwater contamination, structural deterioration, and environmental uncertainty. These conditions are most concentrated within the DCD target area, especially in adjacent census tracts **CT8806.02, CT8807.01, and CT8807.02, which contain some of our most persistent brownfield challenges.** Together, they contain the city’s oldest neighborhoods, portions of the I&M Canal Corridor, the Lockport Prairie Nature Preserve, Illinois Department of Natural Resources parcels, and clusters of legacy industrial and commercial properties identified as priority brownfield sites. These tracts are traversed by major east-west and north-south corridors, including State Street (IL-171) and 9<sup>th</sup> Street (IL-7), where underutilized properties directly affect neighboring residential blocks and the canal-front. The DCD covers roughly six square miles of mixed commercial, residential, industrial, and canal-adjacent land and **contains many of Lockport’s most sensitive populations and communities disproportionately affected by brownfields and economic burdens. Approximately 21.4% of residents are children, 16.8% are elderly, and about 30.4% of households earn less than \$50,000 annually.**<sup>2</sup> These demographic indicators reflect elevated vulnerability, including higher proportions of age-sensitive populations, limited household income, and long-term exposure to environmental burdens. Brownfield impacts in the target area include reduced access to safe housing, constrained economic mobility, potential exposure to contamination, and visible disinvestment that deters new development. Redevelopment within this area will yield the greatest benefit to our most vulnerable residents by reducing documented health and environmental risks, catalyzing private investment, expanding housing options, and strengthening opportunities for quality jobs, recreation, and community amenities. Once priority sites in the DCD are addressed, remaining grant funds will be strategically allocated to other redevelopment-ready sites across the PA. This investment will preserve Lockport’s character while catapulting our community into a future where history and progress coalesce and reinvestment benefits residents citywide.

*b. Description of the Priority Brownfield Sites:* The city has chosen the DCD target area – encompassing CT8806.02 CT8807.01, and CT8807.02 – because it represents our community’s highest-priority geography for reinvestment, redevelopment, and public-realm improvements as highlighted in our planning documents. Lockport’s 2021 Comprehensive Plan (the Plan) identifies the historic downtown, State Street corridor, and the

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<sup>1</sup> U.S. Census, American Community Survey (2023), 5-Year Estimates

<sup>2</sup> ACS, 5-Year Estimates, 2023

I&M Canal corridor as Lockport's most critical focus areas due to their concentration of aging commercial structures, obsolete industrial sites, and historically significant but underutilized buildings, all of which require targeted environmental assessment to enable redevelopment. The DCD contains a concentration of commercial, industrial, and mixed-use properties with known or suspected environmental concerns stemming from historic canal-era industry, automotive services, petroleum storage, salvage operations, and past commercial uses. Across these tracts, we have identified dozens of brownfield-eligible properties, ranging in size from small former service stations and auto lots to large industrial or salvage-yard parcels exceeding several acres. Many sites exhibit indicators of potential contamination, including aging or undocumented underground storage tank systems (USTs), unknown fill materials, past dumping or burning, historic machinery and equipment storage, and long-term automotive operations. With this broader inventory, we have identified three priority sites based on their redevelopment potential, proximity to sensitive populations, location within high-visibility corridors, likelihood of contamination, and alignment with downtown revitalization objectives.

Tallano Site Salvage Yard, 2601-2701 Canal Street – This ~8-acre site in CT0702 is one of the largest and most environmentally complex brownfields in the target area and is located along the canal on Canal Street near residential neighborhoods, canal-front recreation areas, and several commercial and industrial properties. Identified by the City and community stakeholders as a priority site due to its size, visibility, and known environmental risks, the property has a long history of uses directly associated with contamination, including borrow/mine and fill operations during the 1950s-60s using unknown fill materials, followed by decades of auto and semi-trailer salvage activities that likely released petroleum, solvents, and metal contaminants to soil and groundwater. The site is poorly maintained, contains significant debris and solid waste, and has recently been used as a shooting range, raising additional concerns about lead contamination. Due to incomplete documentation, restricted access, potential groundwater impacts, and its proximity to populated neighborhoods, this site poses substantial environmental and public health risks. Its large footprint and canal-front location also make it a high-value opportunity for future redevelopment once environmental conditions are fully characterized.

Former Pure Gas Station, 1035 S State Street – Located in the heart of Lockport's Historic Preservation District in CT8806.02 and along the city's primary commercial corridor, the former Pure Gas Station is a small but high-priority brownfield situated near densely populated residential neighborhoods, small businesses, and community-serving establishments. This site was identified by the City and local stakeholders because of its strategic redevelopment potential and the unknown status of historic USTs associated with its use as a gasoline station and service shop through the 1940s and 50s. Today, the site is occupied by a small music recording studio, but no documentation exists confirming the removal, closure, or cleanup of former fuel tanks, creating a significant likelihood of petroleum contamination, including potential impacts to soil, groundwater, or vapor intrusion pathways. Because of its location in a walkable, historic, mixed-use TIF district and its potential to support commercial activity, we have designated this property as a top assessment priority.

Former Tessone Motors Auto Dealer, 1828 S State Street – This property, located in CT0701 in a TIF District along State Street near residential blocks, commercial businesses, and key transportation corridors, is a mid-sized commercial parcel that has remained vacant since the closure of a long-operated used-car dealership in 2017. Identified as a priority due to its blighted appearance, redevelopment potential, and likely environmental issues, the property has a history of automotive use dating back to the early 1970s – an era when USTs, waste oil handling, and solvent use were common and frequently unregulated. Following an investigation by the Illinois Secretary of State Police that uncovered significant administrative violations and poor management practices, the dealership's license was suspended, and the site was abandoned, leaving deteriorating structures and possible unregistered or non-compliant USTs on site. These conditions present strong indicators of petroleum-related soil and groundwater contamination and possible lingering waste materials.

**Known or potential contaminants of concern** at these sites include: asbestos containing materials (ACMs), lead based paint (LBP), various metals, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs), especially chlorinated solvents. **Health effects of potential/known COCs:** Respiratory damage; asthma; cardiovascular damage; impaired cognitive function

and/or development; birth defects; damage to liver, kidneys, and central nervous system; anemia; leukemia; lymphoma; and lung, breast, brain, and urinary system cancers.<sup>3</sup>

*c. Identifying Additional Sites:* If grant funding remains after assessing eligible sites in our inventory, we will commit funding to request community and stakeholder input via social media outlets and public meetings to expand upon our current brownfield inventory and continue the prioritization process. Prioritization is based on the following criteria: imminent threat to human health or the environment, proximity to disadvantaged citizens/populations, development goals and developer interest, property owner interest/site access attainability, community need and input, and job creation.

*1.2 Revitalization of the Target Area; d. Reuse Strategy and Alignment with Revitalization Plans:* The reuse strategies for our priority sites directly advance the core goals of the Plan, which emphasizes strengthening community character, encouraging strategic investment, and fostering resilient neighborhoods supported by a thriving local economy, strong infrastructure, and healthy, safe living environments. Community input gathered during the Plan's development through public workshops, online surveys, neighborhood meetings, and stakeholder forums consistently underscored the need to reinvest in historically burdened areas, restore aging corridors, expand recreational and natural amenities, and promote mixed-use and housing opportunities near the city's core. These priorities are reflected clearly in the projected reuse of each priority site. Because Lockport is essentially land locked as our city limits border other municipalities and the Des Plaines River and Sanitary and Ship Canal to the west, we have limited ability for outward growth; therefore, infill development and redevelopment of brownfield sites are of the utmost priority for our economy and residents.

The Tallano Site sits along Canal Street adjacent to the I&M Canal corridor and near established residential neighborhoods, making it highly visible and influential to surrounding community character. The reuse plan for this site includes splitting it into two parcels: the northern portion will be incorporated into the Lockport Prairie Nature Preserve, supporting the City's environmental conservation and open-space expansion goals, while the remaining acreage will be acquired by Legacy Adventure Park to the south, creating an expanded recreational anchor that enhances regional tourism and complements planned canal-front improvements. Community members, through the Plan and public engagement efforts, consistently prioritized environmental restoration, expansion of natural areas, and removal of high-risk industrial blight, directly elevating this property as a top brownfield assessment target. The parcel is located within and immediately adjacent to a FEMA Special Flood Hazard Area due to its proximity to the Des Plaines River/I&M Canal, as indicated by the FEMA Flood Map Service Center, making the City's reuse plan consistent with FEMA and EPA guidance for flood-prone areas, an appropriate and resilient reuse that preserves natural flood storage capacity, avoids introducing sensitive structures, and supports the City's climate adaptation strategies.<sup>4</sup> If awarded, the City will conduct site-specific environmental assessments, develop a concept-level site reuse plan, assess ecological restoration suitability, and work with community partners on long-term stewardship strategies.

The Former Pure Gas Station, centrally located within Historic Preservation District, lies near residential neighborhoods and small businesses within walking distance of the downtown core. This site is targeted for downtown retail redevelopment by interested adjacent property owners, an important community priority that aligns with the Downtown Master Plan's emphasis on activating historic parcels, strengthening small businesses, and reinforcing the walkable, mixed-use character along the State Street corridor. The site is not located within a FEMA-designated flood plain, making it a safe and appropriate location for reinvestment in accordance with sustainability and resiliency considerations. As part of this grant, the City will complete Phase I and II ESA activities, evaluate potential vapor intrusion risks, coordinate design concepts with local stakeholders, and integrate findings into a parcel-level redevelopment and façade restoration plan.

Located on South State Street within a mixed residential-commercial corridor, the Former Tessone Motors site is positioned near schools, established neighborhoods, and transit connections, making its vacancy a visible barrier to corridor revitalization. Community feedback emphasized the need for new housing, infill

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<sup>3</sup> ASTDR, CDC, 2024

<sup>4</sup> FEMA Flood Map Service Center, 2019, [FEMA Flood Map Service Center | Search By Address](#)

redevelopment, and removal of blighted auto-related parcels, guiding the City's prioritization of this site. With a history dating back to the 1970s as a used-car dealership, improper management practices, poor recordkeeping, and likely presence of unregistered USTs create strong concern for petroleum contamination. This site is not located within a FEMA Special Flood Hazard Area, making the proposed redevelopment into a mixed-use apartment building a safe and appropriate reuse that supports community goals for housing choice, density near existing infrastructure, and reinvestment in underutilized corridors. Under this grant, if awarded, the City will conduct environmental due diligence, develop preliminary site layouts and building envelope studies, evaluate infrastructure and utility needs, and work with the redeveloper to ensure reuse concepts align with environmental findings and community priorities.

*e. Outcomes and Benefits of Reuse Strategy:* The reuse strategies for our priority sites, all located in high-density development or downtown areas, benefit the community by lowering initial infrastructure investments, minimizing environmental footprints, creating jobs while adding entrepreneurial opportunities, generating tax revenue, and increasing tourism. We have projected that the reuse or redevelopment of our target brownfield sites could create **up to 500 temporary/construction jobs and up to 250 permanent jobs, generating more than \$1.5M in annual income tax revenue. An additional insurgence of TIF tax revenue, up to \$900k, created by these redevelopments will be invested back into the community.**

Obtaining grant funding will allow the continued assessment of brownfields in the city, identify risks and potential contaminant exposure pathways, and take steps to mitigate risks utilizing green remediation methodologies. In addition, environmental assessments and site planning will help facilitate cleanup and reuse that would be otherwise hindered and not materialize without this EPA funding. Demolishing or renovating deteriorating structures will eliminate health and safety hazards for residents and lead to development. During all phases of the revitalization process, it is important to the city and the community that new and renovated structures implement a whole-building energy efficiency approach and utilize strategies and features such as: energy efficient windows, solar panels or green roofs, and HVAC system; continuous insulation; smart or LED lighting; energy star appliances, etc. Using these strategies will replace old buildings that are beyond their useful lifespan with energy efficient, green buildings that will provide utility cost savings to our impoverished residents.

The proposed assessment and redevelopment of our priority sites will **remove environmental and safety threats, turn idle brownfields into new hubs for economic growth, improve the appearance of community gateways, add or improve recreational space and encourage green transportation, add safe and attainable housing for impoverished residents, and create energy efficient and sustainable development.** Not only will this improve our climate resiliency, but it will also be linked to successful reuse outcomes, improve the economic competitiveness of our city, leverage current and future investment, stimulate private sector investments, and improve our residents' quality of life and economic future.

*1.3 Strategy for Leveraging Resources; f. Resources Needed for Site Reuse:* Lockport is well-positioned to obtain additional brownfields funding due to its eligibility for multiple state assistance programs, including the Illinois Brownfields Redevelopment Loan Program (RLP), which offers low-interest loans for remediation, limited investigation, and demolition at contaminated sites already addressed under the state's cleanup framework. The city also qualifies for the Illinois Leaking Underground Storage Tank (LUST) Program, administered under Illinois EPA (IEPA), which supports investigation and remediation of petroleum-related releases and can be leveraged where brownfield conditions involve petroleum contamination. Lockport may also receive no-cost technical assistance through IEPA's Targeted Brownfield Assessments, which provide soil and groundwater sampling and environmental investigation needed to evaluate redevelopment potential. Leveraging the requested grant will enhance our ability to attract and combine these additional state resources by reducing initial project risk, providing essential due-diligence data required for loan eligibility, and signaling project readiness to IEPA. As environmental assessments clarify site conditions and remediation begins, the availability of public and private investment is expected to increase, accelerating reuse planning, stimulating local redevelopment, and supporting the long-term revitalization of our priority brownfield sites.

The city has devised a plan and incentive program for brownfield sites. We plan to create and utilize economic revitalization areas to offer tax abatements, leverage the city's economic development budget, and use TIF

funding for large-scale planning projects and/or demolition and IEPA funding for cleanup. Furthermore, we aim to encourage and support residents with development incentives to foster the creation of new, locally owned businesses. TIF funds can be utilized for façade improvements, infrastructure improvements, and site cleanup.

*g. Use of Existing Infrastructure:* Our sites are in developed areas with established water/sewer, communications, electric, natural gas, and street access infrastructure; our utility capacity in these areas is sufficient for future reuse. Using this existing infrastructure has many benefits, including cost, time and energy savings.

**2. Community Need and Community Engagement; 2.1. Community Need; a. The Community’s Need for Funding:**

Lockport has limited financial capacity to address brownfield properties without federal assistance. With

	CT8806.02	CT8807.01	CT8807.02	City	County	State
Population	3,389	4,405	2,712	26,094	696,355	12.8M
MHI	\$86,111	\$81,311	\$61,188	\$113,252	\$109,820	\$83,211
Poverty (<18)	21%	20%	11.6%	8.5%	9.5%	14.1%
Poverty (total)	9.9%	11.1%	15.9%	6%	7.8%	11.6%
U.S. Census. ACS 2023, 5-year estimates						

relatively small population and constrained tax base, the city lacks the capacity to fund environmental assessments, remediation planning, and site reuse activities, particularly in our most distressed

neighborhoods. Our city budget is currently being directed towards critical public health and infrastructure priorities. Recent financial drains include widespread infrastructure upgrades, construction of a new water and sewer treatment plant, and development of a new lift station. These necessary projects have placed substantial pressure on municipal finances, making grant support essential to advance our brownfields program.

**When geographic areas are compared, economic disparities are noted to be the greatest in our target areas.**

Compared to the rest of the city and the county, our target areas experience the lowest median household income (MHI) and the highest percentage of people living below the poverty level, especially children. As demonstrated in the above table, **the DCD’s MHI is up to \$22K less than the state and \$52K less than the city. Poverty in the DCD is up to twice that of county and the city, with child poverty reaching as high as 21%.**<sup>5</sup> Additional indicators further demonstrate the level of economic distress in the DCD. According to the Illinois State Board of Education, **100% of children in the Fairmont School District, which overlaps the target area, are eligible for free and reduced-price lunch,** reflecting widespread household financial hardship.<sup>6</sup> Residential property values also reflect the negative influence of nearby brownfield and blighted properties. While the average home value in Lockport is approximately \$350K, **recent home sales near the Tallano junkyard average closer to \$90K, and homes near the Tessone car lot average approximately \$200K.**<sup>7</sup> Depressed property values limit homeowner wealth, reduce tax revenue, and further restrict our community’s ability to finance environmental assessment or cleanup activities independently. Private developers are often unwilling to invest without clear environmental data, and, as a result, brownfield sites remain vacant, perpetuating disinvestment.

*b. Health or Welfare of Sensitive Populations:* Several sensitive populations reside within the DCD, including children, the elderly, and low-income residents. These populations experience heightened vulnerability to environmental and socioeconomic stressors associated with brownfield properties and legacy industrial land uses. Our priority sites are located in residential and downtown areas that have a high concentration of sensitive populations. In the DCD, **children make up 14.8% (CT8806.02), 20.2% (CT8807.01), and 31.7% (CT8807.02)** of the population, and **16.1% (CT8806.02), 20.6% (CT8807.01), and 11.5% (CT8807.02)** are elderly.<sup>8</sup> The DCD’s underserved population is much more vulnerable to negative health effects from contaminants associated with brownfield properties and other contaminated properties within the community.

Housing conditions can pose serious health concerns. **In the DCD, 66.2% of all housing units (3,039 of 4,588) pre-date 1980.** The predominance of older housing stock heightens potential exposure to asbestos and lead-based paint. Exposure to lead in the home increases children’s susceptibility to additional environmental lead risks, as

<sup>5</sup> ACS, 5-Year Estimates, 2023

<sup>6</sup> Illinois State Board of Education, Child Nutrition Data Analytics and Mapping Tools, <https://www.isbe.net/>

<sup>7</sup> Zillow, Recently Sold Homes, <https://www.zillow.com/>

<sup>8</sup> ACS, 5-Year Estimates, 2023

lead poisoning compounds over time. Even low levels of lead exposure can seriously harm a child's nervous system, resulting in brain damage, hearing impairment, learning difficulties, and other adverse developmental outcomes.<sup>9</sup> According to the Illinois Department of Public Health's (IDPH) Illinois Lead Program 2023 Annual Surveillance Report, approximately 9,000 children aged six years and younger were tested for lead exposure in Will County during 2023. **IDPH identified an estimated 300-350 children with confirmed blood lead levels at or above 3.5 µg/dL, and approximately 120-150 children with confirmed blood levels at or above 5.0 µg/dL, the public health intervention threshold in effect at that time.** These findings demonstrate an ongoing need for environmental assessment and hazard reduction in communities with high concentrations of older housing and legacy contamination sources.

*c. Greater than Normal Incidence of Disease and Adverse Health Conditions:* Health conditions within and surrounding the PA indicate underlying community vulnerability. CDC Places and IDPH surveillance data show asthma prevalence in Will County at or above state averages, consistent with areas containing older housing, industrial land uses, and high-traffic corridors. Tract-level estimates show **adult current asthma prevalence of 11% (95% CI 9.7-12.4) in CT8807.02, 10.2% (95% CI 8.9-11.5) in CT 8806.02, and 10% (95% CI 8.8-11.3) in CT 8807.01 – levels that exceed the Illinois adult average (8.7%) and are at or above the national modeled average (9.8%), indicating elevated respiratory risk in the target area.**<sup>10</sup> At the county scale, cancer incidence data from the Illinois State Cancer Registry (ISCR) further demonstrate a substantial chronic disease burden. During 2018-2022, **Will County's age-adjusted cancer incidence rate for all cancers combined was 476.7 cases per 100,000 population, exceeding the Illinois statewide rate of 464.2 per 100,000.** Environmentally relevant cancers are prominent, including lung and bronchus cancer, with an incidence rate of 56.6 per 100,000, and colon and rectal cancer, at 39.4 per 100,000.<sup>11</sup> Together, elevated asthma prevalence at the tract level and documented county-wide cancer incidence indicate existing respiratory and chronic disease vulnerability in the community, underscoring the importance of minimizing potential environmental exposures associated with site conditions and future redevelopment.

*d. Economically Impoverished/Disproportionately Impacted Populations:* The target area within Lockport includes populations that experience economic disadvantages alongside disproportionate environmental and health burdens associated with historic industrial and commercial land use. According to the ACS, **MHI across the DCD range from approximately \$55K to \$68K, well below the Will County median of over \$100K and the Illinois statewide median. Approximately 30-35% of residents in these tracts qualify as low-income, exceeding state and nation averages (both ~26%), and more than 10% of households live below the Federal Poverty Level, compared to roughly 7% countywide.**<sup>12</sup> These socioeconomic conditions coincide with documented health vulnerability, as demonstrated in section 2.c., which further reflects exposure-sensitive disease burden within the broader community.

Prioritizing the input of economically impoverished and disproportionately impacted residents will remain central throughout all phases of this project, from site prioritization to reuse planning. EPA funding provides the city with a critical opportunity to begin reinvestment in a historically overlooked area containing a disproportionate concentration of brownfield sites. Planned reuse strategies emphasize health-protective redevelopment, expanded greenspace, and land uses that reduce rather than compound exposure risks, supporting improved quality of place, economic opportunity, and long-term public health outcomes for vulnerable populations. With EPA support, the assessment and eventual redevelopment of 18–20 brownfield sites will have a transformative, community-wide impact. In these small communities, funding of this scale will positively affect virtually every resident, demonstrating exceptional return on investment and ensuring that no segment of the population is left behind.

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<sup>9</sup> ATDSR CDC, 2018

<sup>10</sup> CDC Places, 2023; CDC BRFSS State Data, 2021

<sup>11</sup> Illinois County Cancer Statistics Review Incidence, 2018-2022, IDPH

<sup>12</sup> ACS, 5-Year Estimates, 2023

2.2 Community Engagement; e. Project Involvement; f. Project Roles: The city’s partners identified below will support this effort by providing continual community outreach and engagement. We will continue our local outreach to grow our established network of community-based organizations (CBOs).

Partner Name	Point of Contact	Mission/Specific Role in the Project
Main Street Lockport	Steve Winters; [REDACTED]	To support the beauty, history, economic vitality, and enjoyment of Lockport’s historic downtown/Assist with identifying brownfield sites; provide input on reuse planning; support public outreach events.
Lockport Area Genealogical & Historical Society	Ron Lif; [REDACTED]	Bring the people of Lockport together to preserve and share local family histories and community heritage/Assist with reviewing sites for historic significance and past land uses; distribute and disseminate information to residents; facilitate dialogue at community meetings.
Lockport Township Park District	Bill Riordan; 815.838.1183 Ext. 202 <a href="mailto:briordan@lockportpark.org">briordan@lockportpark.org</a>	Enrich the quality of life of the community by providing leisure opportunities for people to learn, play, and grow through recreation/Provide input on reuse strategies; evaluate ecological restoration needs and long-term stewardship; community outreach.

g. Incorporating Community Input: The City will implement a structured and transparent communications strategy to ensure that residents, businesses, property owners, and CBOs remain informed and actively involved throughout the brownfields assessment project. Communication will occur through multiple accessible channels and will prioritize residents and stakeholders located within or near the DCD target area. To reach a broad audience, we will provide quarterly project updates through our website, social media platforms, email newsletters, and printed materials available at City Hall and the White Oak Library. Updates will include upcoming field activities, assessment results, opportunities for public input, and next steps for reuse planning. An online project dashboard will serve as a digital hub for documents, conceptual reuse plans, meeting materials, and a feedback form for residents unable to attend in-person events. The City and our CBOs will also co-host biannual public meetings with virtual participation options to present assessment findings, discuss site prioritization, and gather community input. We will also conduct targeted outreach to residents directly affected by project activities near the priority sites, including mailers, door-to-door notices, and small-group discussions. A major highlight of the City’s outreach efforts will be its presence at Old Canal Days, Lockport’s signature annual festival, which attracts thousands of residents and visitors. The brownfields project will have a dedicated booth staffed by City personnel and project partners to share project updates, educate the community about brownfields and environmental health, gather input through comment boards and surveys, and showcase early reuse concepts for the three priority sites.

Throughout the project, the City will continuously review and respond to community feedback, documenting how public input influences decisions about site prioritization, assessment sequencing, and future reuse scenarios. We want to be sure that the project remains community-driven, transparent, and aligned with the values and goals expressed in our planning documents and local organizations supporting the effort.

3. Task Descriptions, Cost Estimates, and Measuring Progress; 3.1 Description of Tasks/Activities and Outputs:

The city and our partners will determine methods and solutions for major components of the plan and process, evaluate how best to solicit and incorporate community input, and identify critical implementation strategies. Grant tasks will be completed as follows:

**Task 1 – Programmatic Activities a. Project Implementation:** The city will retain the services of a Qualified Environmental Contractor (QEC) for grant services through a competitive bidding process, compliant with federal procurement regulations 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33. The QEC and Lockport will perform programmatic activities including managing the project team activities, preparing quarterly reports, annual financial and disadvantaged business enterprise reporting, and all other reporting requirements with EPA (such as ACRES reporting). These reports will highlight the status of completion for tasks, progress made over the reporting period, challenges with project implementation, financial expenditures, preliminary data and findings, anticipated activities in the upcoming reporting period, and any changes in key staff involved.

**b. Anticipated Project Schedule:** Attend two national/regional brownfield conferences; monthly team meetings between QEC and the city; quarterly reports submitted the 30<sup>th</sup> of each April, July, October, and January

(beginning Jan. 2027); financial and DBE reporting submitted annually; updates to ACRES after project milestones and/or quarterly. QEC will be secured prior to Cooperative Agreement finalization.

**c. Task/Activity Leads:** The city and QEC

**d. Output(s):** Procurement of QEC; quarterly report submittals; monthly team meeting minutes; annual submittal of financial and DBE reports; and property profile reports in ACRES, updated as needed.

**Task 2 – Community Outreach and Inventory Prioritization, a. Project Implementation:** The city and QEC will hold at least 8 public meetings (1 kickoff meeting within the first 6 months of grant period) to educate the community and officials about the brownfield initiative and solicit input regarding sites. Meetings, whether virtual or in-person, will be held to educate brownfield property owners and to secure access agreements. We will request community and stakeholder input to expand upon our current inventory and continue the prioritization process. Sites will be prioritized, and a brownfields project website will be created. Prioritization is based on the criteria discussed in *Section 1.c*.

**b. Anticipated Project Schedule:** Identify additional and solidify active community partners and stakeholders by Jan. 2027; first public meeting in Quarter 1 and subsequent meetings at least every 6 months thereafter; prioritize inventory (score sites) in Quarter 1 and review quarterly.

**c. Task/activity Leads:** The city, QEC, and Partners

**d. Output(s):** Identification of additional partners; meeting minutes; additional sites based on community input; GIS maps/Excel databases of prioritized brownfield sites; informational sheets and maps for public distribution.

**Task 3 – Phase I/II Environmental Site Assessments (ESAs)/QAPP, a. Project Implementation:** Once sites are selected and site access is granted, eligibility determinations will be submitted to the EPA Project Officer for approval. After approval, the QEC will conduct Phase I ESAs for the selected sites under ASTM Standard 1527-21 and the EPAs “All Appropriate Inquiry” rule. The city, EPA, and QEC will schedule a data management call to discuss quality assurance during the first quarter. The QEC will then prepare a QAPP, which will be reviewed and approved by the EPA before Phase II work can begin. Prior to each Phase II ESA, the city and the QEC will submit a site-specific Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) to the EPA Project Officer for approval. Our grant funds focus is on site assessments and reuse planning, and at least 18 sites will be assessed as part of this grant; however, we would like to exceed this goal and assess over 20 properties.

**b. Anticipated Project Schedule:** The QAPP submittal in Nov. 2026 and updated annually; Phase I ESAs begin upon finalization of Cooperative Agreement and continue as each new site is selected and obtains eligibility approval; site-specific SAPs and HASPs submittal after Phase I ESA completion (begin during Quarter 1); Phase II ESAs commence after QAPP approval, Phase I completion, and SAP/HASP approval; all activities completed by end of Quarter 15 and final contractor invoices submitted at least 45 days to end of grant period.

**c. Task/activity Leads:** QEC and the city

**d. Output(s):** 18-20 Phase I ESAs; QAPP; 10-12 SAPs/HASPs and Phase II Investigations

**Task 4 – Cleanup and Reuse Planning, a. Project Implementation:** If sites require planning activities outside of the QEC remediation planning capabilities, the city and our partners will select a qualified architectural/engineering/planning (AEP) firm following Federal procurement regulations. The QEC/AEP firm will conduct cleanup/reuse planning after evaluation of Phase II data for each site based on potential reuse scenario(s) and public input. Each Analysis of Brownfields Cleanup Alternatives (ABCA)/Remedial Action Plan (RAP) will include remedial actions for identified contaminants that exceed IDEM regulatory screening levels. Remedial actions are evaluated on cost, intended use, feasibility, and effectiveness in protecting human health and the environment. Up to 2 visioning sessions/charettes will be held for each site to inform and solicit feedback from the community; the services of the Health Department will be sought, if needed. Reuse planning will dovetail our revitalization strategy and include site reuse assessments, revitalization plans, and market analyses.

**b. Anticipated Project Schedule:** Cleanup planning for sites commence when contamination is confirmed (est. Fall 2027) and public/stakeholder meetings will be scheduled at the onset and completion of these activities; planning studies completed as needed for site redevelopment and occur after the completion of the site RAP.

**c. Task/activity Leads:** QEC, Engineering/Planning Firm, and the city

**d. Output(s):** 4 Remediation Work Plans/ABCAs; 2 vision sessions/charrettes, 2 Site Reuse Assessments, 1 BF Revitalization Plan, and 1 Market Study (site specific as warranted).

**3.e. Cost Estimates:**

Program Task	Task 1 Programmatic Activities	Task 2 Outreach & Prioritization	Task 3 Phase I / Phase II	Task 4 Cleanup / Reuse Planning	Budget
Personnel	--	--	--	--	*See below
Travel	\$11,000				\$11,000
Supplies		\$1,000			\$1,000
Contractual	\$24,000	\$24,000	\$298,000	\$142,000	\$488,000
<b>Total Budget</b>	<b>\$35,000</b>	<b>\$25,000</b>	<b>\$298,000</b>	<b>\$142,000</b>	<b>\$500,000</b>

\*Any city personnel time invested in this effort will be provided as in-kind services throughout the duration of this grant.

**Task 1: Programmatic Activities:** Contractual: ACRES database reporting, annual financial reporting, MBE/WBE reporting, programmatic support for the four-year grant period at \$24,000 (240hrs x \$100). Travel: Two staff to attend two National EPA conferences for \$11,000. This assumes 4 registrations at \$500 (\$2,000), 4 round-trip flights at \$750 (\$3,000), two persons for 6 hotel nights at \$350/night (\$4,200), and incidentals and per diem for 2 persons for 6 days at \$150 (\$1,800).

**Task 2: Outreach and Inventory Prioritization:** Contractual: The \$24,000 budget includes \$4,000 for the QEC to prepare a CIP (40 hours x \$100/hr); Brownfields website, outreach brochures/handouts, and graphics at \$2,000 (20hrs x \$100); Community meetings at \$8,000 (8 x \$1,000/mtg); brownfield site inventory and evaluation ranking tool/map creation at \$10,000 (100hrs x \$100). Supplies: Community outreach handout/materials supplies (printing, paper). The city and our partners listed in *Section 2.2.f* will provide meeting space and any other supplies as in-kind services for grant associated meetings.

**Task 3: Phase I/II Environmental Site Assessments (ESAs)/QAPP:** Contractual: The \$298,000 budget includes: 18 Phase I ESAs (18 x \$3,500 average = \$63,000); QAPP (\$5,000 total), 10 Phase II ESAs: (10 x \$23,000 each = \$230,000). Our experience is that individual projects require several meetings with stakeholders or State agencies for Phase I and Phase II ESAs. These costs may vary based on site conditions and complexity.

**Task 4: Cleanup and Reuse Planning:** Contractual: The \$142,000 budget includes: 4 ABCAs/Cleanup Plans (4 x \$6,500 = \$26,000), 2 vision sessions/charrettes at \$6,000 (\$3,000/mtg), 2 Site Reuse Assessments x \$25,000 = \$50,000 (Planner: 40hrs x \$150; Market Analyst: 128hrs x \$125; QEC: 24hrs x \$125), Brownfields Revitalization Plan at \$40,000 (Planner: 175hrs x \$150; Market Analyst: 50hrs x \$125; QEC: 60hrs x \$125), and \$20,000 for a Market Study (Planner: 20hrs x \$150; Market Analyst: 124hrs x \$125; QEC: 12hrs x \$125).

**3.f. Plan to Measure and Evaluate Environmental Progress and Results:** The Project Director for the grant will perform monthly grant reviews ensuring sufficient progress is being made and key outputs are on schedule and on track for completion. Corrective actions will be taken immediately to minimize delays, and the Project Director will meet quarterly with the team to evaluate and make necessary adjustments to the project. While the number of completed Phase II ESAs, ABCAs/RAPs, and planning documents will also be used as measures of success, their number and cost to complete will be dependent on the outcome of Phase I ESAs. A site-specific “property profile” will be completed in the ACRES database for each parcel that benefits from the use of EPA funds, and a quarterly progress report summarizing project activities will be submitted to the EPA Region 5 Project Officer (via ACRES) within 30 days of the previous reporting period. The city will ensure that the following measures of success are tracked and documented in quarterly reports/ACRES submittals: brownfields assessments started; brownfields assessments completed with expended amounts; properties with brownfields redevelopment activities underway; climate adaption and mitigation strategies incorporated; cleanup & redevelopment dollars leveraged; jobs leveraged; properties with brownfields cleanup activities started; properties with brownfields cleanup activities completed; and those without cleanup.

Quarterly progress reports will include: modifications to the Work Plan; project activities relative to the EPA grant; task progress/schedule; site identification and targeted sites; cleanup redevelopment activity; summary of

expenses by category; and other financial assistance leveraged. Electronic copies of all Phase I, Phase II, reuse planning, and ABCA reports completed during the quarter will be forwarded to the EPA Project Officer via ACRES and email, if requested, within a week of completion. All material will also be forwarded to the IEPA.

4. Programmatic Capability and Past Performance; 4.1. Programmatic Capability; a. Organizational Capacity, b. Organization Structure, c. Description of Key Staff: The city has a brownfields team in place that will manage this grant and is actively creating opportunities for development within the coverage area.

**Program Manager:** Mr. Ben Benson, City Administrator, will serve as the Program Manager. Mr. Benson has 16 years’ experience procuring and managing state and federal funding and is currently managing the \$3M DCEO Regional Readiness Program grant to build the 13<sup>th</sup> lift station from the Wastewater Treatment Plant to the city’s 160-acre vacant land encouraging economic development. He will assist with site selection and planning efforts and oversee contractors, procurement, grant administration, public outreach, project development, and reporting.

**Program Director:** Mr. Steven Streit, Mayor, will serve as Program Director. Mr. Streit has served as Lockport’s mayor since 2013, guiding the city through economic revitalization and community development initiatives. His work reflects a strong commitment to transforming underutilized properties into economic and community assets, most notably through his support of the Star Innovation District master plan, which repurposes a former industrial site to attract new jobs, sustainable manufacturing, and community programming. In this role, he will ensure full grant compliance, oversee timely completion of project milestones, and keep residents informed of the progress and accomplishments throughout the grant period.

**Program Administrator:** Ms. Lisa Heglund, Finance Director, will serve as the Program Administrator. Ms. Heglund has served Lockport since 2014, assuring the city’s competitiveness in applying for grants, managing the city’s funds, and overseeing all municipal financial transactions, including past and current grant draw downs and payables. Ms. Heglund will be responsible for managing the finances of this grant, including ASAP draws and disbursements, and she will establish accounting and reporting systems for this grant.

d. Acquiring Additional Resources: The city will procure the services of a QEC with experience working on EPA and IEPA programs to complete the technical components of the project. The QEC will be selected in compliance with federal procurement requirements 2 CFR Part 200, 2 CFR Part 1500, and 40 CFR Part 33. Should staff turnover or additional consultants such as a reuse planning/engineering firm be necessary, the city will be prepared to acquire these services using the same procurement process. The city and our contractors will provide employment opportunities to members of our community for brownfield assessment, cleanup, and redevelopment related to our proposed project in a meaningful and equitable way. In addition, having two dedicated city staff members involved with grant administration will ensure adequate cross-training in the event of staff loss and efficient training of incoming staff. The city will receive support from the CBOs and partners listed in section 2.2 and will utilize the services provided by the KSU Technical Assistance to Brownfield (TAB) program.

4.2. Past Performance and Accomplishments; f. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: (1) Purpose and Accomplishments: Our brownfield team has a significant track record of securing and successfully administering a variety of federal and state funding such as SLFRF (ARPA) funding and DCEO funding. Recent examples are listed in the table below.

Grant Type / Agency	Amount	Years	Accomplishments
SLFRF/US Dept. of Treasury	\$3.5M	2020 - 2024	SLFRF funds through ARPA were used for completion of a lift station.
IL Dept. of Grants Management Rebuild Illinois Projects/DCEO	\$190K	2024 - 2024	New road constructed through the City’s festival site with ADA accessibility. Allows handicapped residents to better access the City’s annual event.
Energy Transition Community Grant Program/DCEO	\$360K	2023-2024	Funds used to construct a new watermain to further development of a strip mall in town.

(2) Compliance with Grant Requirements: During the periods of performance, the city complied with all work plans and schedule requirements, met the terms and conditions of the agreements, exceeded projected outputs, and completed and reported on all work conducted under these grants.

# **Threshold Criteria Response**

# THRESHOLD CRITERIA RESPONSE

## Community-Wide Assessment Application

### 1. Applicant Eligibility

- a. The applicant is the City of Lockport, which is considered a local government as defined by 2 CFR 200.64 and is therefore eligible to apply for and receive U.S. EPA Brownfields Assessment Grant funding.
- b. NA

### 2. Community Involvement

The City of Lockport has established a comprehensive, structured approach to community involvement that will guide all phases of its brownfields assessment and revitalization efforts. Community input has already played a central role in shaping redevelopment priorities through the City's 2021 Comprehensive Plan and related planning initiatives, which included public workshops, online surveys, neighborhood meetings, and stakeholder forums. Building on this foundation, the City will implement a transparent communication strategy that uses multiple accessible channels, such as quarterly updates via the City website, social media, email newsletters, printed materials at City Hall and the White Oak Library, and a dedicated online project dashboard, to keep residents informed and engaged. The City and its community-based organization partners will co-host biannual public meetings with virtual participation options, conduct targeted outreach to residents living near priority sites through mailers and direct engagement, and actively solicit feedback during site prioritization, assessment, and reuse planning.

Additional engagement efforts include participation in Old Canal Days, Lockport's largest annual community festival, where City staff and partners will host an informational booth to educate residents about brownfields, share project updates, and gather public input through surveys and discussions. Throughout the project, the City will document and respond to community feedback to ensure that assessment activities, site selection, and reuse concepts remain community-driven, equitable, and aligned with the needs and priorities of residents, particularly those in historically underserved and disproportionately impacted neighborhoods.

### 3. Expenditure of Existing Grant Funds

NA

### 4. Contractors and Named Subrecipients

N/A