

Application Information Sheet

1. Applicant Identification

City of Aurora
44 E. Downer Place
Aurora, IL 60505-3302

2. Website URL

<https://www.aurora.il.us/Home>

3. Funding Requested

a. Grant Type:

Multiple Site Cleanup

b. Federal Funds Requested:

\$1,408,147.64

4. Location

- a. City: Aurora
- b. County: Kane
- c. State: Illinois

5. Property Information

Site 1. Beebee's: 101 N. River St., Aurora, IL 60506-6005
Site 2. Beilman's: 13 S. Broadway St., Aurora, IL 60505-3307
Site 3. Las Islas: 15-17 S. Broadway St., Aurora, IL 60505-3307
Site 4. JoCo Lot: 16 S. LaSalle St., Aurora, IL 60505
Site 5. Johno's: 61-65 E. Downer Pl., Aurora, IL 60505-3329
Optional: Map (Attachment A)

6. Contacts

a. Project Director

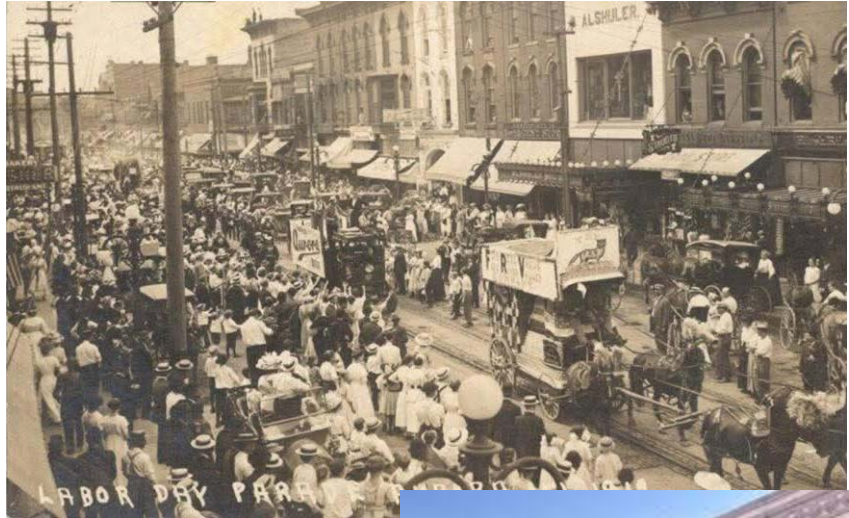
Alex Minnella
630-256-3095,
MinnellaA@aurora.il.us
77 S. Broadway
Aurora, IL 60505

b. Highest-Ranking Elected Official

Mayor John Laesch
630-256-3001
MayorsOffice@aurora.il.us
44 E. Downer Place
Aurora, IL, 60505

7. Population

180,542¹



¹ U.S. Census Bureau, QuickFacts: Aurora city, Illinois (accessed Jan. 2, 2026), <https://www.census.gov/quickfacts/auroracityillinois>.

8. Other Factors

Information on the Other Factors	Page #
Community population is 15,000 or less.	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The proposed site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	p.4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous 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).	p.1-3
The proposed site(s) is in a federally designated flood plain.	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	p. 2-4
The reuse of the proposed site(s) will incorporate energy efficiency measures.	p.2-4
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	p.3
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	

9. Releasing Copies of Applications

The City does not assert any claims of Confidential Business Information (CBI) in this application. The City understands that EPA may release copies of this application and its attachments in response to public records requests and has not included any information that requires confidential treatment.



C. Narrative Criteria

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Area and Brownfields

a. Overview of Brownfield Challenges and Description of Target Area¹

Downtown Aurora reflects a familiar Midwestern story. Founded in the mid-19th century at a strategic bend in the Fox River, the City grew around water-powered mills, small factories, and later the Chicago, Burlington & Quincy railroad shops. By the early 20th century, heavy industry along the river and rail corridors made the City a regional manufacturing center supporting generations of families and filling downtown streets with foundries, warehouses, shops, and commercial blocks.

For more than a century, the City developed as a dense, river- and rail-oriented industrial hub. That foundation also created long-term vulnerabilities. When deindustrialization hit in the 1970s, the closure of the railroad shops and the loss of major factories triggered a rapid economic collapse. By around 1980, unemployment approached 16 percent, and once-vibrant corridors such as LaSalle, Broadway, Downer, and River Street entered a prolonged period of vacancy and disinvestment. The same sites that had powered Aurora's growth became liabilities almost overnight.

Today, the physical legacy of that era defines many of downtown's challenges. Former rail facilities, riverfront industries, and manufacturing plants have left behind a dense concentration of brownfields - vacant buildings and empty lots often burdened by real or suspected contamination. Fuels, solvents, metals, historic fill, and decades of industrial use along the Fox River have created soil and groundwater concerns, compounded by older buildings that frequently contain asbestos and lead-based paint. These conditions raise the cost and risk of redevelopment, suppress property values, and discourage private investment, leaving key blocks underused and fragmented. These impacts continue beyond the built environment. Brownfields disrupt walkability, create safety concerns, and weaken the tax base needed to support schools, infrastructure, and public services.

The target area for this application is Aurora's *Downtown Core*, the historic heart of the City and its central business district along the Fox River. This grant will support the cleanup and reuse of five key brownfield properties in Census Tract 17089854700 within the *Downtown Core* Target Area. Grant-funded cleanup activities will reduce environmental hazards, help repair the physical fabric of the City, and unlock new opportunities for housing, employment, and public space in neighborhoods that have borne the greatest impacts of past industrial activity. By addressing contamination and long-term disinvestment, this funding will help move downtown sites into safe, resilient, and productive use, advancing Aurora's broader goals for revitalization while delivering tangible benefits to nearby residents, small businesses, and the City as a whole.

b. Description of the Proposed Brownfield Sites

The five proposed sites in the *Downtown Core* Target Area have been evaluated through Phase I and Phase II Environmental Site Assessments as well as Analysis of Brownfields Cleanup Alternatives (ABCAs). The following descriptions summarize key findings from those reports as well as information from City records.

SITE 1. Beebee's: The property historically transitioned from early residential use to commercial development (restaurants) and operated as a mapped gasoline filling station by at least 1950 with underground storage tanks (USTs). The property is currently vacant and City-owned, consisting of a small commercial building and paved lot held for redevelopment. Petroleum-impacted soils from underground storage tanks (USTs) pose soil ingestion and groundwater migration risks. Contaminants include benzene, lead, and polynuclear aromatic hydrocarbons (PAHs) exceeding Illinois EPA standards (IEPA). The site also has suspected asbestos and universal wastes inside the building, making it a moderate to severe contamination site that requires cleanup before redevelopment.

SITE 2. Beilman's: The property has a long history of downtown commercial use and is located within a locally designated historic district. Most recently, the site was used for hospitality, retail,

¹ Aurora, Illinois. *Encyclopædia Britannica Online*. Retrieved 1/10/2026 from <https://www.britannica.com/place/Aurora-Illinois>.

and office purposes. It has basement storage, a boiler, and an elevator room. The multi-story building is currently vacant and City-owned and is being held for redevelopment. Soil contamination includes benzo(a)pyrene, arsenic, mercury, and lead, exceeding various residential and commercial ingestion standards. Building hazards include asbestos-containing materials, mold, and water infiltration. These conditions represent moderate environmental and building-related risks, remediation, abatement, and historic preservation coordination.

SITE 3. Las Islas: This combined property, now treated as a single site, is a multi-story, mixed-use commercial/residential building with a full basement, located within a locally designated historic district. The first floor and basement previously supported commercial uses (restaurant and associated entertainment spaces), while upper floors contained residential units. Restaurant operations ceased in 2015, and the building has remained vacant since. The City currently owns the property and is holding it for redevelopment. The basement contains a former triple-trap oil-water separator, a boiler, and associated equipment. The building exhibits significant deterioration, including water infiltration, mold growth, and grease staining, and contains suspected asbestos-containing materials and universal wastes. Shallow fill soils contain benzo(a)pyrene, lead, and mercury, with soil pH levels inhibiting reuse. Additional building hazards include asbestos, universal wastes, mold, and water damage. These moderate contamination and building hazards complicate redevelopment, requiring soil management and abatement before reuse.

SITE 4. JoCo Lot: Historically, the site supported a mix of commercial and industrial activities. The southern and central portions housed garages, auto body shops, warehouses, and a wholesale liquor business, while the northern portion operated as a Chinese laundry with potential dry-cleaning activities. Other past uses included commercial stores, a wagon shop, a blacksmith, and a restaurant. The site is currently a City-owned, fenced, asphalt-paved surface parking lot with no active operations. Soils are impacted by PAHs, arsenic, lead, and mercury, exceeding various IEPA standards. Contamination is linked to historical auto repair, body shop activities, and urban fill. Elevated soil pH restricts reuse. These conditions present moderate to severe environmental risks, requiring remediation and soil management for safe redevelopment.

SITE 5. Johno's: This late 19th-century property, now a single combined structure spanning two addresses, historically supported a mix of commercial and residential uses. Past commercial activities included retail stores, restaurants, a drug store, and laundry services, with Sanborn maps indicating a "Laundry" that may have included dry-cleaning operations. The two buildings were later combined into a single mixed-use structure with commercial space at grade and residential units above, each with a full basement. The building is currently vacant, City-owned, and is being held for redevelopment. Shallow fill soils and soil gas contain benzo(a)pyrene, mercury, and lead. PCE soil gas detected above inhalation standards indicates potential vapor intrusion. Building hazards include asbestos, universal wastes, and deterioration. These moderate environmental and building hazards increase redevelopment complexity and require proper management during cleanup.

Revitalization of the Target Area

c. Reuse Strategy and Alignment with Revitalization Plans

Downtown Core revitalization is guided by two adopted citywide frameworks: the 2017 Downtown Aurora Master Plan (Master Plan) and the 2019 Sustainability Plan, which together call for compact, mixed-use growth, reinvestment in historic building stock, stronger connections to the Fox River, and a more resilient, transit-served downtown. The Master Plan focuses on concentrating housing and jobs in the core, activating the riverfront with public spaces and cultural uses, improving walkability and bike connectivity, and reusing underutilized or vacant buildings along key corridors like Broadway and Downer (Beilman's/Las Islas and Johno's), while the Sustainability Plan sets goals for infill over greenfield expansion, adaptive reuse of existing structures, energy-efficient and low-carbon buildings, and a more climate-resilient riverfront neighborhood.

Both plans were shaped through extensive community engagement: the Master Plan was led by the Chicago Metropolitan Agency for Planning (CMAP) and a local steering committee, using

stakeholder interviews, a public visioning workshop, targeted outreach at community events, and bilingual online surveys that reached thousands of participants. The Sustainability Plan was developed by the Sustainable Aurora Advisory Board through stakeholder interviews, public meetings, social media and newspaper notices, and a public hearing before the Planning Commission. This process ensured that residents, businesses, and community organizations directly informed the vision, land-use concepts, and priority investment areas for downtown and the riverfront.

Building on these community-driven plans, the proposed brownfield cleanups will convert long-vacant, contaminated properties into active mixed-use and commercial sites within the downtown theater district, closely tied to the Fox River and the City's park and event network (including Water Street Mall, Skinny Park, Mundy Park, as well as RiverEdge Park with its 15,000-person capacity of mixed lawn and general-admission outdoor concert venue seating). Cleanup of the Beilman's/Las Islas and John's properties will support new housing and business with active ground-floor commercial spaces (such as retail shops, food halls, or nonprofit hubs) and upper-story residential along Broadway and Downer, while the Beebee's site is slated for revitalized business uses (such as al fresco restaurants or other hospitality possibilities). The JoCo Lot is planned as an environmentally friendly parking facility that supports downtown businesses and park visitors and can accommodate an enhanced transit stop or mobility hub, improving access for bus riders, event-goers, and visitors to the riverfront and core business district; collectively, these reuses implement key map-level and policy recommendations from both plans and advance a walkable, transit-served downtown where neighborhood life and regional attractions reinforce one another.

d. Outcomes and Benefits of Reuse Strategy

The *Downtown Core* reuse strategy is designed to stimulate economic development by cleaning up and repositioning long-vacant downtown brownfields for market-driven reuse, including future small businesses, mixed-use projects, and nonprofit services that respond to community needs. By returning these underutilized parcels to productive use and the tax rolls, the strategy supports new jobs, locally-serving commercial activity, and expanded sales and property tax revenues that can be reinvested in housing, small business assistance, and other neighborhood priorities.

The strategy also facilitates the creation and preservation of a connected greenway along the Fox River and through downtown by prioritizing infill on already developed sites, improving pedestrian links to RiverEdge Park and other public spaces, and avoiding greenfield conversion at the urban fringe. Concentrating growth in the historic core supports compact development patterns, protects natural areas and habitat outside the corridor, and strengthens the riverfront as a continuous recreation and open-space asset.

In terms of climate resilience, cleanup and redevelopment will be planned to reduce vulnerability to flooding, extreme precipitation, and heat by supporting compact infill, integrating green infrastructure and upgraded stormwater management, and limiting runoff to the Fox River. Because the Fox River is a primary source of the City's treated drinking water, remediation of nearby downtown brownfields directly improves water quality, public health, and the long-term reliability of this critical resource.

Future reuses are also expected to incorporate energy-efficiency measures such as high-efficiency HVAC systems, improved building envelopes, solar photovoltaic systems where feasible, efficient lighting and controls, and water-saving fixtures. In alignment with this, the City is actively pursuing adoption of stretch energy codes (received Illinois Finance Authority Stretch Code Implementation FY26 grant funds) that will require new redevelopment to meet higher performance standards and is exploring incentives (such as expedited review, fee reductions, or access to specialized financing tools) to encourage projects that exceed baseline code requirements. These combined efforts will reduce long-term operating costs for tenants and owners and contribute to lower greenhouse gas emissions from the redeveloped properties.

Strategy for Leveraging Resources

e. Resources Needed for Site Characterization

Site characterization needs for these properties are identified in the completed ABCAs and underlying Phase I/II work, which together provide sufficient data to select remedies and proceed to cleanup. In the unlikely event further funding is needed, the City will seek to cover those costs through local sources such as Tax Increment Financing (TIF) or capital funds.

f. Resources Needed for Site Remediation

The City believes the requested EPA funding will be sufficient to complete remediation because it is grounded in completed Phase I/II work and ABCAs, and any remaining uncertainty is limited to small, targeted contingencies.

g. Resources Needed for Site Reuse

Name of Resource	Reuse	Secured	Additional Details
Charging and Fueling Infrastructure (CFI) Round 2 funding	X	X	The JoCo Lot has secured CFI funding for EV charging infrastructure tied to its planned reuse as a sustainable parking and mobility hub. (Attachment B)
Illinois River Edge Redevelopment Zone (RERZ) funding	X	X	All project sites are within Aurora’s RERZ, which provide developers many state incentives that improve feasibility and accelerate reinvestment. (Attachment C)
Tax Increment Financing (TIF) District funding	X	X	Beilman’s and Las Islas are eligible for redevelopment costs to be offset with TIF assistance, improving project economics for reuse. (Attachment D)

h. Use of Existing Infrastructure

All sites are already fully served by public water, sanitary and storm sewer, electric, gas, and fiber optics along with direct access to improved arterials and local streets consistent with the *Downtown Core* zoning. Environmental abatement will be done in ways that preserve foundations, structural elements, and service connections wherever feasible. While no major off-site infrastructure build-out is needed, the City may coordinate limited on-site upgrades during or shortly after cleanup such as replacing aging private laterals, adding on-site stormwater features, or installing conduit for EV charging or future renewables when they are integral to the remedy.

(2) COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

a. The Community’s Need for Funding²

Despite being Illinois’ second-largest city, Aurora’s ability to self-fund cleanup in the *Downtown Core* Target Area is limited. The tract’s median household income of approximately \$56,683 and per capita income of about \$31,614 are notably lower than the broader City, where median household income is roughly \$90,109 and per capita income is about \$39,604. In the tract, nearly 20 percent of residents live below the federal poverty line, roughly double Aurora’s overall poverty rate of about 10 percent. parts of Aurora and surrounding cities for private investment.

In this context, prioritizing remediation and long-term investment in the *Downtown Core* competes with more immediate and pressing funding needs affecting vulnerable residents on a daily basis (food insecurity, transportation, etc.). The area’s lower-income profile and aging infrastructure have steered private investment toward parts of the City requiring fewer upfront improvements, further constraining the local tax base needed to offset remediation costs.

b. (Health or)Welfare of Sensitive Populations³

Census tract data for the *Downtown Core* tract show that roughly 66% of residents identify as people of color, about 20% live below the federal poverty line, 47% speak a language other than English at home, 4.7% of women aged 15-50 reported a birth in the past year, and approximately 7.5% of residents are aged 65 or older. Compared with national averages, the tract has a substantially higher concentration of people of color (nationally about 41.8%), a poverty rate nearly

²U.S. Census Bureau. *ACS 5-Year Estimates, 2019–2023, DP03 and S1701, Census Tract [ID], Kane County, IL*. Retrieved 12/22/2025, from data.census.gov.

³ U.S. Census Bureau. *ACS 5-Year Estimates, 2019–2023, ZCTA 60505, Kane County, IL*. Retrieved 12/22/2025 from <https://censusreporter.org>.

double the national rate of 11.1%, and more than twice the national share of residents speaking a language other than English at home (22%). These indicators reflect a concentration of sensitive populations in the tract who are more likely to experience adverse health outcomes from environmental contamination and face barriers to accessing health-protective resources.

Remediated mixed-use buildings in the *Downtown Core* can host neighborhood-serving businesses and nonprofits that provide jobs, benefits assistance, and culturally appropriate supports within walking or transit distance. By turning long-underused properties into productive uses, the area can strengthen its local tax and service base in ways that benefit existing residents rather than displacing them.

c. Greater Than Normal Incidence of Disease and Adverse Health Conditions⁴

No statistically reliable, tract-level health-outcome data are available for the specific *Downtown Core* Target Area, so this application relies on established social-determinant indicators that are known to increase the likelihood of adverse health conditions rather than on disease-specific rates for that tract. An estimated 16.9% of residents in 60505 are uninsured, higher than the state (8.1%) and national (8.0–8.2%) averages. Uninsured populations often face barriers to accessing healthcare, making it harder for them to receive medical attention for conditions potentially linked to hazardous environmental exposures such as asthma, cancer, or respiratory diseases. Only about 13.2% of adults in the *Downtown Core* zip code hold a bachelor’s degree or higher, significantly lower than the state and national averages (29–40%). This lower level of education often correlates with lower health literacy, which can reduce the ability of residents to access and understand environmental and health information, thus exacerbating their vulnerability to pollution-related health impacts. With Aurora being a majority-minority community, especially with a significant Hispanic population (43%), many residents may face additional barriers related to language, cultural differences, and immigration status. These factors often contribute to challenges in accessing both environmental and health information, increasing risks for vulnerable populations.

These social determinants (health coverage, education, and language access) all contribute to greater vulnerability, especially in communities already at risk for exposure to hazardous substances, such as those living near brownfield sites. This lack of resources compounds the environmental burdens these residents face, potentially leading to elevated health risks like respiratory illnesses, cancers, and other conditions linked to long-term exposure to pollutants.

d. Economically Impoverished/Disproportionately Impacted Populations⁵

Aurora’s overall unemployment rate of roughly 4.5-6.0 percent, slightly above the national average of about 4.5 percent, means that residents in its lower-income downtown census tracts face an especially weak job market on top of low wages and high poverty. In these tracts, many households are renters and small businesses owned or staffed by people of color who have historically absorbed the negative environmental consequences of industrial and commercial activity along the Fox River without sharing equally in jobs and investment.

By cleaning up long-contaminated mixed-use buildings and small commercial sites in the *Downtown Core*, the grant removes barriers that currently keep these properties vacant or underused and opens them up for new uses that can generate local jobs accessible to residents without long commutes or advanced credentials. Prioritizing reuse, rather than greenfield development elsewhere, directs new employment, services, and tax base into neighborhoods where poor and unemployed residents are concentrated, helping to reduce economic as well as environmental threats for the people who have borne the burdens of contamination the longest.

Community Engagement

e. Project Involvement, f. Project Roles

Name: City of Aurora Neighborhood Groups & City of Aurora Alderman’s Office
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⁴ Ibid.

⁵ Data Commons. (n.d.). *Aurora, Illinois (city)* [Data set]. Retrieved 1/10/2026, from <https://datacommons.org/place/geoID/1703012>

<p>Mission: Support and organize neighborhood groups citywide to improve safety, communication, and quality of life through regular meetings and resident leadership. To serve the residents and businesses of the City of Aurora in a responsive and effective manner through leadership and legislative action for the present and future well-being of the community.</p>
<p>Point of Contact: Rich Jacobs; 630-256-3041; JacobsR@aurora.il.us</p>
<p>Specific Involvement: Use existing regularly scheduled neighborhood meetings in and near downtown as an added standing topic and venue to share brownfield cleanup updates throughout duration of grant program. Receive feedback on grant-related projects.</p>
<p>Name: Aurora Regional Economic Alliance (Aurora Regional Alliance)</p>
<p>Mission: Foster equitable and sustainable economic growth by advocating for a positive business environment, amplifying women- and minority-owned businesses, and attracting investment across the Aurora region.</p>
<p>Point of Contact: Sue Bertrand; 630-760-1862; sue@auroraalliance.org</p>
<p>Specific Involvement: Promote redevelopment opportunities at cleaned-up sites to prospective businesses and investors; coordinate with the City to attract tenants with local jobs, small-business growth, and inclusive economic development goals.</p>
<p>Name: Sustainable Aurora Advisory Board</p>
<p>Mission: Advise the Mayor and City Council on sustainability priorities and help implement the City's Sustainability Plan, including natural resource.</p>
<p>Point of Contact: Mavis Bates; 630-605-9244</p>
<p>Specific Involvement: Recommend sustainability features and metrics for reuse (e.g., EV readiness, solar potential, building performance).</p>
<p>Name: Neighborhood and Citizen Groups (501c3 Organizations)</p>
<p>Mission: Resident-led groups and Aurora nonprofits focused on safety, neighborhood improvement, and civic engagement in areas near the core and riverfront.</p>
<p>Point of Contact: Nicholas Richard-Thompson; 630-256-3014; RichardThompsonN@aurora.il.us</p>
<p>Specific Involvement: Collectively participate in public meetings, surveys, and focus groups on cleanup impacts and reuse priorities; help identify neighborhood-specific needs (services, amenities, nonprofit uses) that should be reflected in reuse strategies.</p>
<p>Name: Developers and Property Owners (Mayor's Office of Economic Development)</p>
<p>Mission: Plan, finance, and implement mixed-use, commercial, residential, or nonprofit projects consistent with City plans and zoning.</p>
<p>Point of Contact: David Dibo; 630-256-3100; DiboD@aurora.il.us</p>
<p>Specific Involvement: Facilitate the reuse of remediated properties by securing interested developers, connecting them to federal, state, and local incentives and resources, and streamlining permitting and approvals to accelerate redevelopment and ensure projects align with community and economic goals</p>

g. Incorporating Community Input

Project progress will be shared through standing City channels, annual public open meetings, listening sessions around project milestones, and site-specific outreach so community members can track and shape decisions over the grant period.

The City will:

- Use City e-news, press releases, downtown/ward email lists, and posts on City and partner social media when appropriate to announce milestones and opportunities to comment.
- Maintain and update the brownfields project webpage at least quarterly with schedules, documents, and community feedback summaries.
- Provide direct notices (mail, email where available, and flyers via neighborhood groups and downtown partners) to nearby residents and businesses at least two weeks before intrusive work begins at each site and when major schedule changes occur.

- Hold at least one public open meeting each grant year (in-person and/or virtual) to present status, upcoming work, and reuse concepts, with time for public input; host two listening sessions around project milestones
- At each key stage (pre-cleanup, during active work, and post-cleanup/reuse planning), conduct an outreach round that includes announcements, a 30-day online/paper survey, and either one of the annual open meetings or a dedicated session, followed by a brief summary explaining how feedback influenced work hours, mitigation, and reuse priorities.

(3) TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Proposed Cleanup Plan

Across all five sites, the City will address contaminated soil, soil gas, and hazardous building materials through a combination of targeted excavation and off-site disposal, engineered caps and building slab repairs, vapor mitigation as needed, and asbestos/lead-based paint abatement consistent with the ABCAs and with IEPA oversight. Petroleum-impacted soils and historic-fill exceedances will be removed or managed in place under caps; building interiors will undergo regulated abatement and universal waste removal so that each structure can safely proceed to rehabilitation and reuse once cleanup completion is documented

Description of Tasks/Activities and Outputs

b. Project Implementation, c. Anticipated Project Schedule, d. Task/Activity Lead, e. Outputs

Task 1: Programmatic Administration
<p>b. Project Implementation</p> <ul style="list-style-type: none"> • EPA-Funded: <ol style="list-style-type: none"> 1. Draft Request for Proposal (RFP) for QEP/ Procure contracted services. 2. Track and ensure compliance with grant terms and conditions. 3. Maintain financial management systems for grant activities and drawdown funds. 4. Prepare needed revisions to budget, scopes of work, program plans. 5. Submit financial, performance, and close-out reports. 6. Approve building and permit requirements for sites and update records as needed. 7. Attend National Brownfields Training Conference and comparable EPA-supported trainings. • Non-EPA-Funded: Not applicable
c. Anticipated Project Schedule: Start activities month 1 and continue through end of term.
d. Task/Activity Lead: City of Aurora
e. Outputs: 1 published RFP; 1 executed QEP contract covering all five sites; 8 completed progress/financial reports, and 1 complete closeout package accepted by EPA; 1 fully-spent grant budget line; 5 sites with City-approved plans/permits/ completed updated records on work done on properties; 2 national staff conference/trainings attended, 3 local staff trainings attended
Task 2: Community Outreach
<p>b. Project Implementation</p> <ul style="list-style-type: none"> • EPA-Funded: <ol style="list-style-type: none"> 1. Schedule and host annual public (or virtual if necessary) meetings and listening sessions tied to major cleanup milestones. 2. Update community through quarterly webpage postings, printed/distributed notices. 3. Translate materials and provide interpretation services as needed. • Non-EPA-Funded: Not applicable
c. Anticipated Project Schedule: Start activities month 1 and continue through end of term.
d. Task/Activity Lead: City of Aurora (with input from the QEP as needed)
e. Outputs: 4 annual public meetings, 2 listening sessions, 16-20 web updates, at least 4 notice distributions (translated as needed)
Task 3: Cleanup Oversight
<p>b. Project Implementation</p> <ul style="list-style-type: none"> • EPA-Funded: <ol style="list-style-type: none"> 1. Procure QEP, enroll sites in SRPs/equivalent program/respond to regulator comments.

<p>2. Prepare a Quality Assurance Project Plan (QAPP) for each site; get QAPP and ABCA method approved by EPA before beginning site remediation.</p> <p>3. Monitor environmental hazards during site remediation according to EPA-approved alternative.</p> <p>4. Prepare/submit for NFRs for all sites</p> <p>• Non-EPA-Funded: Not applicable</p>
c. Anticipated Project Schedule: Start activities quarter 1 and continue through end of term.
d. Task/Activity Lead: QEP (with guidance from City of Aurora)
e. Outputs: 5 sites participating in SRP/equivalent program; 5 QAPPs and 5 ABCA approaches approved by EPA; 5 NFR letters from IEPA/ ACRES “cleanup complete” designations.
Task 4: Cleanup
<p>b. Project Implementation</p> <p>• EPA-Funded:</p> <p>1. Cleanup sites using approved ABCA-selected remedies including soil excavation/off-site disposal/management of remaining impacted soils/vapor controls where required, and asbestos/ lead/universal-waste abatement in buildings.</p> <p>2. Confirmation sampling.</p> <p>• Non-EPA-Funded: Not applicable</p>
c. Anticipated Project Schedule: Start activities quarter 3 and continue through end of term.
d. Task/Activity Lead: QEP (3 rd party through QEP), City of Aurora
e. Outputs: 5 remediated sites, 5 site sampling confirming remediation success.
<p>Task 1: Programmatic Administration (all 5 sites)- \$90,594.51</p> <ul style="list-style-type: none"> • Personnel: Staff (4) to manage RFP and contractor procurement, manage grant compliance and reporting, Staff 1. 166.4hrs (2% of time) x \$68.46 (hourly rate) = \$11,391.74; Staff 2. 582.5 (7%) x \$55.37 = \$32,247.49; Staff 3. 333 (4%) x \$42.17 = \$14,034.18. Staff 4. 166.4 (2%) x \$52.62 = \$8,755.97 • Fringe Benefits: 16.8% of salary total in personnel \$64,473.41 x 0.168 = \$11,160.14 • Travel: National Conference (2) - Registration (\$150 x 3) \$450 + Mileage (0.725 x 80) \$174 + Lodging (\$110 x 3 nights) \$330 + Per Diem (\$68 x 10.5) \$714 + Airfare (\$350 x 3) \$1,050 = \$3,378.00 x 2 = \$6,756.00 Other EPA-supported meetings (3) - Registration (\$200 x 4)) \$800 + Mileage (0.725 x 150) \$435 + Lodging (\$110 x 4) \$440 + Per Diem (\$68 x 6) \$408 = \$2,083.00 x 3 = \$6,249.00 <p>Task 2: Community Outreach (Downtown Core) - \$55,253.11</p> <ul style="list-style-type: none"> • Personnel: Staff (3) time toward community meetings/listening sessions, meeting reporting, manage comments, webpage updates/notifications) Staff 1. 166.4hrs (2% of time) x \$68.46 (hourly rate) = \$11,391.74; Staff 2. 416 (5%) x \$55.37 = \$23,033.92; Staff 3. 249.6 (3%) x \$42.17 = \$10,525.63. • Fringe Benefits: 16.8% of salary total in personnel \$44,951.30 x 0.168 = \$7,551.82. • Supplies: 5 sites/\$150 each for paper, printing, meeting material = \$750 • Other: Host meeting locations/sites/services: 4 annual/\$500 each = \$2,000 <p>Task 3: Cleanup Oversight (all 5 sites) - \$335,000.00</p> <ul style="list-style-type: none"> • QEP Oversight professional/technical services Site 1: \$30,000; Site 2: \$10,000; Site 3: \$10,000; Site 4: \$20,000; Site 5: \$20,000 • IEPA SRP Monitoring & Reporting (NFR) Site 1: \$35,000; Site 2: \$35,000; Site 3: \$35,000; Site 4: \$70,000; Site 5: \$70,000 <p>Task 4: Cleanup (all 5 sites) - \$927,300.00</p> <ul style="list-style-type: none"> • Soil Excavation & Off-Site Disposal Site 1: \$132,000 Site 2: \$44,000 Site 3: \$60,500 Site 4: \$275,000 Site 5: \$82,500 • Confirmatory Sampling Post Cleanup Site 1: \$5,500 Site 2: \$5,500 Site 3: \$5,500 Site 4: \$8,800 Site 5: \$8,800

- Asbestos Abatement Site 1: \$55,000 Site 2: \$33,000 Site 3: \$44,000 Site 4: N/A Site 5: \$77,000
- Universal Wastes Removal Site 1: \$27,500 Site 2: \$11,000 Site 3: \$16,500 Site 4: N/A Site 5: \$27,500

f. Cost Estimates

Cost estimates for each task are based directly on the engineering and contractor assumptions in the site-specific ABCAs and then grouped into EPA’s budget categories to ensure they are reasonable, realistic, and correlated with the scope of work. Contract service costs were calibrated to current market rates and include a modest allowance for unforeseen field conditions and price fluctuations.

Budget Categories		Task 1: Program Admin	Task 2: Community Outreach	Task 3: Cleanup Oversight	Task 4: Cleanup	Total
Direct Costs	Personnel	\$66,429.38	\$44,951.30			\$111,380.67
	Fringe Benefits	\$11,160.14	\$7,551.82			\$18,711.95
	Travel	\$13,005.00				\$13,005.00
	Equipment					\$0.00
	Supplies		\$750.00			\$750.00
	Contractual					\$335,000.00
	Site 1			\$65,000.00		
	Site 2			\$45,000.00		
	Site 3			\$45,000.00		
	Site 4			\$90,000.00		
	Site 5			\$90,000.00		
	Construction					\$927,300.00
	Site 1				\$220,000.00	
Site 2				\$93,500.00		
Site 3				\$126,500.00		
Site 4				\$291,500.00		
Site 5				\$195,800.00		
Other			\$2,000.00			\$2,000.00
Total Direct Costs		\$90,594.52	\$55,253.12	\$335,000.00	\$927,300.00	\$1,408,147.64
Indirect Costs						\$0.00
Total Budget						\$1,408,147.64

g. Plan to Measure and Evaluate Environmental Progress and Results

Output	Measure	Goal
Community Outreach	Number of meetings, meeting minutes; Posts, Notices Sent	6; 16; 4
Grant Management	Number of reports; close-out	8, 1
COA Compliance	Development service team completes permits/examinations	5
Sites Cleaned	Acres remediated according to ABCAs	1.35 acres
Sites Ready for Reuse	NFR letters post QAPP, SRP/SRP equivalent	5
Sites Reused	Post remediation: Properties redeveloped and occupied	5 sites

(4) PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

a. Organizational Structure, b. Description of Key Staff

The City has extensive experience assembling multidisciplinary teams to deliver federal and state grant-funded projects, supported by established systems for procurement, oversight, and financial and programmatic compliance. Alex Minnella, Senior Long-Range Planner, will serve as Project Manager. Alex brings more than a decade of experience with the City, including managing consultant-led projects, coordinating with developers, navigating land use and development approvals, and applying environmental and sustainability considerations to redevelopment initiatives.

Alex will be supported by Josh Ream, Director of Development Services, who oversees citywide planning, zoning, and building functions and will provide executive-level coordination and interdepartmental support; Daniel Contreras, Accountant, who manages grant accounting, reimbursement requests, and financial reporting in compliance with federal requirements; and April Fitzhugh, Grant Writer, who has extensive experience administering federal grants and will oversee grant compliance, reporting, and coordination with funding agencies.

c. Acquiring Additional Resources

The City will follow all applicable federal, state, and City rules regarding procurement processes. A QEP and any other needed contractors will be hired within the first quarter of the award through a public RFP with selection based on rankings and recommendations of City staff. The City's internal controls ensure conflict-of-interest, cost reasonableness, and thorough documentation. The QEP contract will include clear scopes, deliverables, and performance standards compliant with EPA and Uniform Guidance requirements.

Past Performance and Accomplishments

e. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements

(1) Purpose and Accomplishments

Federal funding: The City receives approximately \$1.2 million per year in entitlement funds from the U.S. Department of Housing and Urban Development (HUD), allocated through the federal formula based on census data, poverty, housing age, and other factors. Community Development Block Grant (CDBG) funds have primarily rehabilitated homes, supported homeless and crisis housing facilities, funded neighborhood infrastructure and amenities in low- and moderate-income areas, and provided public services that benefit thousands of residents. HOME Investment Partnerships Program (HOME) funds have focused on creating and preserving affordable housing through development and rehabilitation investments aligned with the City's affordable housing strategy. Since 2016, more than 300 households have received a total of \$1.41 million in assistance. This grant requires extensive community engagement including public meetings to share plans, receiving 50-150 applications for funds annually from the community, and monitoring grant subrecipients for compliance and project completions.

In 2024, the City received a 5-year, \$1 million award from the United States Department of Agriculture (USDA) Forest Service's Urban and Community Forestry Program to expand tree canopy in disadvantaged, low-income neighborhoods. Now in the second year of implementation, the City is using these funds to plant new trees throughout a designated census-tract focus area, with the explicit goal of increasing shade, resilience, and environmental benefits in underserved blocks.

Through a competitive RFP process, Aurora has secured contracted services for large-scale tree planting in the grant area and is in the process of procuring additional contracted services for tree removal activities that are also covered under the award. The project team is partnering with two school districts whose campuses fall within the grant boundaries to provide funded youth field trips and Arbor Day planting events on school grounds, using hands-on activities to build awareness of the importance of urban trees and to encourage community involvement in caring for the growing canopy.

(2) Compliance with Grant Requirements

The City remains in compliance with the requirements of HUD entitlement funds in order to annually receive formula-based funding. All reports have demonstrated achievements of workplan goals and schedules leading to the City issuing a total of \$23.16M in community grants since 2010.

The City remains in full compliance with the USDA grant's terms, conditions, and reporting requirements, including all financial and performance reporting deadlines and procurement rules.

The City has a long history of timely, accurate reporting to federal, state, and local grantors, with no known unresolved audit findings or material compliance issues related to these awards. The City has a strong track record of proposing well-designed projects that align with grantor priorities, successfully delivering outcomes and measurable outputs that meet or exceed expected results.

B. Threshold Criteria

(1) Applicant Eligibility

- a. The City of Aurora, Illinois (City) is a General Purpose Unit of Local Government and is an eligible applicant for funding by an EPA Brownfield Cleanup Grant under Section 2.A of the FY2026 Brownfield Cleanup Grant Guidelines.
- b. The City is not a tax-exempt nonprofit organization under section 501(c)(4) of the Internal Revenue Code.

(2) Previously Awarded Cleanup Grants

The City has not previously received an EPA Brownfield Cleanup Grant for the sites that are the subject of this application.

(3) Expenditure of Existing Multipurpose Grant Funds

The City does not have an active or open EPA Brownfield Multipurpose Grant.

(4)-(13) Responses for EACH SITE

(4) Site Ownership

The City is the current and sole owner for all sites that are the subject of this application. The City holds fee simple title to these sites through a recorded deed and will continue to retain ownership of the sites for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup.

(5) Basic Site Information

Site 1:

- a. Site Name: Beebee's
- b. Address: 101 N. River St. Aurora, IL 60506-6005

Site 2:

- a. Site Name: Beilman's
- b. Address: 13 S. Broadway St., Aurora, IL 60505-3307

Site 3:

- a. Site Name: Las Islas
- b. Address: 15-17 S. Broadway St., Aurora, IL 60505-3307

Site 4:

- a. Site Name: JoCo Lot
- b. Address: 16 S. LaSalle St., Aurora, IL 60505

Site 5:

- a. Site Name: Johnno's
- b. Address: 61-65 E. Downer Pl., Aurora, IL 60505-3329

(6) Status and History of Contamination at the Site

Site 1: Beebee's

- a. Co-mingled (predominant Petroleum)
- b. The property operated as a gasoline filling station by at least 1950 with three mapped underground storage tanks (USTs). In the early 1960s, the station was removed and the site redeveloped. The building was most recently used as commercial office space. It is currently a vacant, single-story commercial structure with an asphalt parking lot, owned by the City for redevelopment consistent with the City's 2015 Master Plan for Downtown Aurora.
- c. Environmental concerns at the site include petroleum-impacted soils associated with former USTs, which pose soil ingestion and potential groundwater-migration risks. Benzene and lead have been detected above soil-to-groundwater ingestion remediation objectives (ROs), while polynuclear aromatic hydrocarbons (PNAs) exceed Industrial/Commercial ingestion ROs and background concentrations.

Additional concerns include oily water remaining in three USTs, with approximately 700 gallons present in a fourth UST, as well as the presence of suspected asbestos-containing materials and universal wastes within the building that must be addressed prior to safe reuse. Although groundwater was not encountered during site investigations, contaminants remain within vadose-zone soils and represent an ongoing environmental concern if not properly managed.

- d. Contamination at the site is attributed to historical gasoline service station operations, including leaking or historically managed USTs and associated fuel dispensing activities, with additional contributions from urban fill. Petroleum contaminants consist of gasoline- and diesel-related BTEX, MTBE, and lead in soil associated with four approximately 3,000-gallon USTs located west of the building. Eight soil borings (B-1 through B-8) identified benzene at boring B-7 above the Tier 1 soil component of the groundwater ingestion pathway, PNAs at B-5 above Industrial/Commercial ingestion ROs and background levels, and lead at B-1, B-5, and B-7 above soil-to-groundwater ingestion ROs, with lead at B-5 also exceeding Residential ingestion ROs. Ground-penetrating radar and test pits confirmed the presence of four USTs, three containing oily water and one containing approximately 700 gallons. No groundwater was encountered in soil borings or temporary monitoring wells, indicating that impacts are currently limited to vadose-zone soils surrounding and beneath the USTs.

Site 2: Beilman's

- a. Hazardous Substances
- b. The building was historically used for general commercial purposes, including office spaces and hospitality-related businesses. It has been largely vacant for approximately a decade, with only intermittent use for storage. The property is a vacant, multi-story, high-ceiling commercial building (masonry and wood-frame construction on a slab with a full basement) that is currently owned by the City and targeted for redevelopment consistent with the City's 2015 Master Plan for Downtown Aurora.
- c. Environmental concerns include soil impacts beneath the building that contribute to potential ingestion and direct-contact risks if impacted soils are exposed during redevelopment. These impacts are associated with PNA- and metal-impacted historic fill present beneath the structure. A soil gas sample (SG-1) collected in the basement identified several volatile organic compounds (VOCs), including acetone, benzene, tetrachloroethene, toluene, and xylenes; however, all detected concentrations were below Tier 1 indoor inhalation ROs, indicating a limited current vapor intrusion concern. Shallow fill soils contain PNAs (including benzo[a]pyrene and related PAHs) and metals such as arsenic and mercury above laboratory reporting limits, with one or more metals exceeding Tier 1 ingestion ROs when evaluated at the building-group scale. These conditions present a potential risk during intrusive activities but do not indicate an active exposure pathway under current site conditions.
- d. Contamination is attributed to long-term downtown commercial use of the property and the placement of historic urban fill over shallow bedrock within the basement area. Two borings advanced in the basement (part of the B-1 through B-6 boring set) encountered concrete underlain by brown to black silty sand and gravel containing cinders and slag, extending to bedrock at approximately 2 to 4 feet below grade. Analytical results identified PNAs above reporting limits, arsenic and mercury in shallow soils, and elevated pH values ranging from 8.70 to greater than 9. While VOCs in soil were detected below Tier 1 ROs, arsenic at boring B-3 (1 to 3 feet below grade) definitively exceeds both Residential and Industrial/Commercial ingestion ROs at the building-group scale. The contaminants are classified as hazardous substances associated with historic urban fill and former building uses, and impacts are limited to shallow fill soils beneath the structure.

Site 3: Las Islas

- a. Hazardous Substances
- b. The property is a multi-story, mixed-use commercial/residential building with a full basement. The first floor was formerly occupied by a restaurant that ceased operations in 2015, with vacant residential units located on the upper floors. The basement contains former entertainment spaces, a boiler, and a triple-trap, oil-water separator with evidence of grease staining. The building has been largely vacant for

approximately a decade and exhibits significant deterioration, including water infiltration and mold. The vacant property is currently owned by the City and is targeted for redevelopment consistent with the City's 2015 Master Plan for Downtown Aurora.

- c. Environmental concerns at the site include potential exposure risks associated with shallow, contaminated fill soils beneath the building that could be encountered during redevelopment. Key concerns include the ingestion of benzo[a]pyrene-impacted soil by future residents if soils are exposed and the inhalation of mercury-bearing dust by construction workers during excavation activities. Lead concentrations above metropolitan background levels at borings B-5 and B-6 and elevated soil pH values, up to 10.10, further constrain soil reuse and disposal options and necessitate management in accordance with the Site Remediation Program (SRP) and CCDD/Subtitle D regulatory requirements. These impacts are limited to shallow soils and do not represent an active exposure pathway under current site conditions.
- d. Contamination beneath the property is attributed to historic commercial and restaurant uses, including activities associated with the former triple-trap, oil-water separator, as well as the placement of historic urban fill over shallow bedrock. Soil borings advanced in the basement (part of the B-1 through B-6 boring set, including B-5 and B-6) encountered concrete underlain by brown to black silty sand and gravel containing cinders and slag, extending to bedrock at approximately 2 to 4 feet below grade. Analytical results identified benzo[a]pyrene at boring B-5 (1 to 3 feet below grade) above the Residential ingestion RO but below metropolitan background levels; lead at B-5 and B-6 above background but below Residential and Commercial ROs; and mercury at borings B-1, B-2, B-3, B-5, and B-6 above the construction worker inhalation RO. Soil pH ranged from 8.70 to 10.10. No groundwater was encountered during subsurface investigations, and no discrete on-site petroleum release specific to this property has been documented, indicating that impacts are confined to shallow historic fill soils associated with urban fill and former building uses.

Site 4: JoCo Lot

- a. Hazardous Substances
- b. Historic uses include commercial stores, wagon shop, blacksmith, garages, wholesale liquor warehouse, Chinese laundry (suspect dry cleaner), auto body shop, restaurant, and surface parking. The site is currently an asphalt-paved, fenced parking lot owned by the City of Aurora.
- c. Environmental concerns at the site include potential exposure risks to future residents, on-site workers, and construction workers from direct contact with and ingestion of soils impacted by PNAs and metals. Of particular concern are mercury-impacted soils that exceed the construction worker inhalation ROs and, at one location, the soil saturation limit, presenting an elevated risk if soils are disturbed during excavation. Elevated soil pH associated with historic fill further limits soil reuse and disposal options under CCDD requirements. In addition, the presence of RCRA metals in soil raises concern for potential migration toward the Fox River, although groundwater was not encountered during site investigations and no active groundwater pathway has been identified.
- d. Contamination is attributed to historic auto repair and body shop operations and possible dry-cleaning-related solvent use, in combination with the placement of historic urban fill. Subsurface investigations consisting of twelve soil borings (B-1 through B-12) identified shallow fill beneath asphalt, with impacts generally confined to soil depths of approximately 6 to 12 feet below grade. Analytical results identified PNAs, including benzo[a]pyrene, benzo[a]anthracene, benzo[b]fluoranthene, dibenzo[a,h]anthracene, and indeno[1,2,3-cd]pyrene, with concentrations at boring B-9 exceeding Tier 1 Residential ingestion ROs and background levels. Arsenic at boring B-8 exceeded the Residential ingestion RO, while lead at borings B-8 and B-9 exceeded both soil-to-groundwater and Residential ingestion ROs. Mercury concentrations at borings B-8 and B-9 exceeded the construction worker inhalation RO, and mercury at B-9 also exceeded the soil saturation limit. Soil pH was elevated in historic fill materials. No groundwater was encountered during the investigation, and while petroleum is a historic concern associated with former garage and UST use, current documented exceedances are limited to hazardous-substance PNAs and metals in soil, with no evidence of free product.

Site 5: Johno's

- a. Hazardous Substances
- b. Historic uses of the property include a variety of commercial operations such as retail stores, restaurants, a drug store, and laundry services; early Sanborn maps identify a "Laundry" use that may have included dry cleaning activities. The two buildings were later combined into a single, mixed-use structure with commercial space at grade and residential units above, each with a full basement. The property is currently vacant, owned by the City, and targeted for redevelopment consistent with the City's 2015 Master Plan for Downtown Aurora.
- c. Environmental concerns are ingestion of PNA-impacted soils, construction worker inhalation of mercury-bearing dust, and vapor intrusion risk from PCE in soil gas exceeding the residential indoor inhalation RO. Asbestos-containing building materials and universal wastes (lamps, ballasts, thermostats, chemicals) also pose exposure and release risks if not properly managed during redevelopment.
- d. Impacts are attributed to historic commercial and laundry/dry-cleaning operations and to placement of urban fill in basements above shallow bedrock. Four borings (B-1 through B-4) identified fill over bedrock at 3–4 feet below basement grade, with benzo[a]pyrene at B-1 through B-3 above the residential ingestion RO (but below background), lead at B-1 and B-2 above background, mercury at B-1 and B-2 above the construction worker inhalation RO, and pH ranging from 10.00 to 11.50. Soil gas probe SG-1 detected PCE above the Tier 1 residential indoor inhalation RO, indicating localized vapor impacts beneath 61–65 Downer's Place. Contaminants of concern include PNAs (benzo[a]pyrene), lead and mercury in shallow fill, and the chlorinated VOC tetrachloroethene in soil gas. No on-site petroleum tanks were identified in the current investigation; therefore, contaminants are treated as hazardous substances rather than as a petroleum site.

(7) Brownfield Site Definition

All sites listed meet the federal definition of a brownfield site under CERCLA § 101(39) and are eligible for Brownfields Cleanup Grant funding as described in EPA's Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k).

The City of Aurora affirms all sites that are the subject of this application are:

- a. not listed, and not proposed for listing, on the National Priorities List (NPL);
- b. not subject to any 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.

(8) Environmental Assessment Required for Cleanup Grant Applications

Site 1: Beebee's

- Phase II Subsurface Investigation with EM/GPR survey (ASTM E1903-equivalent intrusive soil assessment targeting historic USTs, with eight borings and BTEX/MTBE, PNA, lead, and pH analysis)
- Completed with field work on February 1, 2023 and reported February 21, 2023.

Site 2: Beilman's:

- Phase II Subsurface Investigation (ASTM E1903-equivalent intrusive soil and soil-gas assessment with VOC, PNA, RCRA metals, pH, and one TO-15A soil-gas sample)
- Completed with field work on December 19, 2025 and reported January 6, 2026.

Site 3: Las Islas

- Phase II Subsurface Investigation (ASTM E1903-equivalent intrusive soil assessment in the 15-17 S. Broadway basement with VOC, PNA, RCRA metals, and pH analysis)
- Completed with field work on December 19, 2025 and reported January 6, 2026.

Site 4: JoCo Lot

- Phase II Subsurface Investigation with GPR survey (ASTM E1903-equivalent intrusive soil assessment with twelve borings plus geophysical UST screening, analyzing VOCs, PNAs, RCRA metals, and pH)

- Completed with field work on January 18, 2023 and reported January 30, 2023.

Site 5: Johno's

- Phase II Subsurface Investigation with soil gas (ASTM E1903-equivalent intrusive soil and soil-gas assessment with four basement borings plus one TO-15A soil-gas sample, analyzing VOCs, PNAs, RCRA metals, and pH)
- Completed with field work on December 22, 2025 and reported January 7, 2026.

(9) Site Characterization

b.i., b.ii, and c.i., c.ii. Please see attachment (9) Site Characterization Letter

(10) Enforcement or Other Actions

The City **affirms** that there are no known ongoing or anticipated environmental enforcement actions, administrative orders, lawsuits, or other regulatory actions related to the proposed Brownfield locations for any sites which this Cleanup Grant funding is being sought.

(11) Sites Requiring a Property-Specific Determination

The City **affirms** that the proposed Brownfield site locations do not fall into any of the categories that require an EPA property-specific determination under CERCLA § 104(k) (as described in Section 1.5 of Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) and the FY26 Brownfields FAQs).

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

Site 1: Beebee's

See attachment (12) Threshold Criteria Related to Petroleum Liability: Petroleum Determination Letter

b. Property Ownership Eligibility -- Petroleum Sites

i. INFORMATION REQUIRED FOR A PETROLEUM SITE ELIGIBILITY DETERMINATION

(1) Current and Immediate Past Owners

The current owner of the real property and USTs is the City. The immediate past owner of the real property, and the likely prior owner of the USTs, was Patricia G. Beebee. The Phase I ESA identifies the property as "currently held by Ms. Patricia G. Beebee" as of the Phase I timeframe, and the subsequent subsurface investigation confirmed four USTs in place during her ownership.

(2) Acquisition of Site

The City acquired fee title to the property through a negotiated purchase from Ms. Beebee on August 23, 2023. The Property Index Number (PIN) is 15-22-326-001.

(3) No Responsible Party for the Cleanup of the Site

- (i) Historical information shows that the property operated as a gasoline filling station by at least 1950, but Sanborn mapping indicates that the filling station use had ceased and the station was no longer present by 1958. The current owner (City) acquired the site in 2023 and has never operated a gasoline station or dispensed petroleum at the property. The immediate past owner likewise did not operate a gas station there; her period of ownership occurred decades after the 1950s service-station era ended. Based on the available historical record, neither the current nor immediate past owner dispensed or disposed of petroleum at the site or took actions that exacerbated existing contamination.
- (ii) The available historical data indicate that the petroleum release conditions are associated with gas-station operations that occurred in the 1950s or earlier. Those operations and any associated dispensing or disposal of petroleum took place long before the immediate past owner's tenure and long before the City's acquisition in 2023. Accordingly, neither the current owner nor the immediate past owner owned the site or the UST systems during the period when the historic dispensing or disposal that caused the contamination occurred.
- (iii) Recognizing the site's historic use and the potential for residual UST-related contamination, the City obtained environmental due diligence prior to acquisition including a Phase I ESA and a Phase II subsurface investigation focused on the former station area and USTs. The City then followed recommendations to conduct test pits, confirm the presence and condition of the USTs, characterize

benzene and co-mingled hazardous-substance impacts in soil, and develop a plan for UST removal and soil cleanup under appropriate state oversight. These actions demonstrate that the City has taken reasonable steps to identify, manage, and prevent worsening of contamination originating from service-station operations that ended in the 1950s, and that its conduct has not contributed to or exacerbated the historic release.

(4) Cleaned Up by a Person Not Potentially Liable

The City has not dispensed or disposed of petroleum or petroleum products at this site, has not exacerbated existing petroleum contamination, and has taken reasonable steps through pre-acquisition AAI (Phase I ESA) and post-Phase I investigation (Phase II, GPR, and test pits) to identify the USTs and plan for their removal and closure. The City intends to pursue cleanup under the Illinois LUST Program for any confirmed release, with corrective action and closure documentation, while addressing any broader non-UST hazardous-substance impacts, if present, through the Illinois SRP.

(5) Judgments, Orders, or Third-Party Suits

Based on the City's due-diligence record to date, the City is not aware of any:

- (a) judgment or administrative order requiring any person to assess, investigate, or clean up the site;
- (b) enforcement action by federal or State authorities requiring any person to assess, investigate, or clean up the site; or
- (c) citizen suit, contribution action, or other third-party claim that would, if successful, require assessment, investigation, or cleanup of the site.

(6) Subject to RCRA

Based on the City's due-diligence record to date, the City is not aware of any order under RCRA §9003(h) applicable to this site.

(7) Financial Viability of Responsible Parties

The City has not identified any responsible party with an enforceable obligation under federal or state law to assess, investigate, or clean up the petroleum contamination at the site.

Site 2: Beilman's

a. Property Ownership Eligibility -- Hazardous Substance Sites

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) The City acquired fee title to the property through a negotiated purchase from private individuals, not through seizure, law enforcement, bankruptcy, tax delinquency, or abandonment.
- (ii) The City acquired the property by deed dated July 24, 2006 and was recorded as Document 2006K099007.
- (iii) The City holds fee simple title to the property and is the sole owner of the site, which consists of the parcel identified by PIN 15-22-336-007.
- (iv) The City acquired the property from Michael E. Beilman and Patricia L. Beilman.
- (v) The City has no known familial, contractual, corporate, or financial relationships or affiliations with Mr. and Mrs. Beilman, or with any other prior owners or operators or potentially responsible parties for this property, beyond the arm's-length purchase transaction documented in the 2006 deed.

(b) Pre-Purchase Inquiry

- (i) The 2006 acquisition predates the City's current environmental record-retention practices, so the City does not have documentation confirming whether an ASTM E1527-compliant Phase I ESA subsurface investigation was completed prior to that acquisition. In light of this gap in historical records, the City proactively commissioned a new August 27, 2024 Phase I ESA and a December, 18, 2025 Phase II Subsurface Investigation for this property to ensure that current due-diligence standards are met.
- (ii) The Phase I and Phase II Environmental Site Assessments for the property were performed by Environmental Protection Industries (EPI) personnel who meet the definition of an Environmental Professional under 40 CFR 312.10. Assessments include the required written declaration by the Environmental Professional in the report.

(iii) Because the 2006 acquisition predates the City's record-retention practices, the City cannot state that any pre-acquisition AAI/Phase I was updated within 180 days prior to the 2006 acquisition date. The City is instead relying on its current environmental investigations to characterize conditions and inform cleanup.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

Contamination at this property is associated with historic commercial uses (multi-story commercial building with long-term commercial occupancy, urban fill, and building systems) rather than City activities. The City did not own or operate the property during those historic uses. The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(d) Post-Acquisition Uses

Since acquiring the property in 2006, the City has used the building as a vacant commercial structure with intermittent storage, as described in the ABCA. There have been no City-sponsored industrial processes or commercial operations involving hazardous substances; use has consisted of vacancy, limited storage, and municipal control, maintenance, and recent environmental assessment/planning (the 2024 Phase I, 2025 Phase II, and 2026 ABCA). No third-party tenants have been granted rights to operate new commercial/industrial activities involving hazardous substances during the City's ownership, except intermittent storage under City control.

(e) Continuing Obligations

Since acquiring the property, the City has taken and will continue to take reasonable steps with respect to hazardous substances, including:

- (i) Maintaining the building in a secured, vacant condition and limiting public access to reduce exposure to any impacted materials and hazardous building materials identified in the ABCA.
- (ii) Avoiding intrusive redevelopment that could disturb potentially impacted subsurface soils until appropriate investigation, design, and cleanup are in place under Illinois EPA SRP oversight.
- (iii) Planning to implement the highest-level preferred cleanup alternative in the ABCA (excavation and disposal of soils exceeding Tier 1 objectives; asbestos abatement; hazardous materials/universal waste removal) to permanently remove or manage contaminated media. The City will also cooperate with EPA and Illinois EPA, comply with any institutional controls and land-use restrictions established in an SRP NFR letter, and respond to any information requests related to the property.

The City affirms that it is

- (i) complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- (ii) assisting and cooperating with those performing the cleanup and providing access to the property;
- (iii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (iv) providing all legal required notices.

Site 3: Las Islas

a. Property Ownership Eligibility -- Hazardous Substance Sites

i. EXEMPTIONS TO CERCLA LIABILITY

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

- (a) The City acquired the property from Self-Help Federal Credit Union, a federally chartered credit union that had taken title as a creditor; the nominal consideration and Special Warranty Deed format are consistent with an acquisition following financial distress, foreclosure, or a similar creditor-driven context, rather than a traditional market-value arms-length sale.
- (b) The City acquired the property by deed dated December 28, 2017 and was recorded as Document 2018K004298.
- (c) All disposal of hazardous substances at the site occurred before the City acquired the property.
- (d) The City has not caused or contributed to any release of hazardous substances at the site.

- (e) The City has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

Site 4: JoCo Lot

a. Property Ownership Eligibility -- Hazardous Substance Sites

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

- (i) The City acquired fee title to the property through a negotiated purchase from a nonprofit entity, not through seizure, law enforcement action, bankruptcy, tax delinquency, or abandonment.
- (ii) The City acquired the property by deed dated September 6, 2023 and was recorded as Document 2023K034586.
- (iii) The City holds fee simple title to the property and is the sole owner of the site, which consists of the parcel identified by PIN 15-22-377-021.
- (iv) The City acquired the property from The Neighbor Project, an Illinois not-for-profit organization.
- (v) The City and The Neighbor Project collaborate on CDBG and housing/financial empowerment programs, but The Neighbor Project remains a separate, independent nonprofit, with no shared ownership, corporate affiliation, or control that would undermine the City's arm's-length acquisition of this property.

(b) Pre-Purchase Inquiry

- (i) The City obtained both a Phase I ESA and a Phase II Subsurface Investigation for the property prior to acquisition. A Phase I Environmental Site Assessment covering the LaSalle/Galena block was prepared by Environmental Protection Industries (EPI) and dated December 15, 2022. A Phase II Subsurface Investigation focused on 16 S. LaSalle was performed by EPI with field work on January 18, 2023 and a Phase II report dated February 20, 2023.
- (ii) The Phase I and Phase II Environmental Site Assessments for the property were performed by Environmental Protection Industries (EPI) personnel (Anthony Negri, P.E., and Austin List, L.P.G.), each of whom meets the definition of an Environmental Professional under 40 CFR 312.10. The Phase I ESA was completed in accordance with ASTM E1527-21 and the All Appropriate Inquiries rule, and it includes the required written declaration by the Environmental Professional in the report.
- (iii) The Phase I assessment was conducted more than 180 days prior to the date the City acquired the property, and the Phase II assessment was conducted following and prior to the acquisition. Appropriate updates to assessment were conducted within 180 days prior to acquisition.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City affirms it has not caused or contributed to any release of hazardous substances at the site. The City affirms it has not, at any time, arranged for the disposal of hazardous substances at the property or transported hazardous substances to the property.

(d) Post-Acquisition Uses

Since acquiring the property, the City has continued to use the property as a vacant, asphalt-paved parking lot. The City has not introduced new commercial or industrial operations involving hazardous substances at the site. Uses during City ownership have been limited to municipal control, routine maintenance, and environmental assessment and cleanup planning (review of Phase II data, ABCA preparation) in support of brownfield remediation and future redevelopment. No third-party tenants or operators have been granted rights to conduct independent commercial or industrial activities on the property.

(e) Continuing Obligations

- (i) The City has not undertaken activities that would increase the likelihood of new releases and has maintained the existing asphalt cover, which limits direct contact with impacted subsurface soils.
- (ii) The City has deferred intrusive redevelopment that could disturb impacted subsurface materials until an approved remedial approach is in place. The City plans to implement the preferred cleanup

alternative described in the ABCA to permanently remove or properly manage contaminated soils and thereby reduce the risk of future releases.

(iii) The current asphalt surface limits access and direct exposure to PNA- and metal-impacted soils.

The City affirms that it is

(v) complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;

(vi) assisting and cooperating with those performing the cleanup and providing access to the property;

(vii) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

(viii) providing all legal required notices.

Site 5: Johno's

a. Property Ownership Eligibility -- Hazardous Substance Sites

iii. LANDOWNER PROTECTIONS FROM CERCLA LIABILITY

(1) Bona Fide Prospective Purchaser Liability Protection

(a) Information on the Property Acquisition

(i) The City acquired fee title to the property through a negotiated purchase from a private party, not through seizure, foreclosure, tax sale, or abandonment.

(ii) The City acquired the property by deed dated March 22, 2024 and was recorded as Document 2024K020936.

(iii) The City holds fee simple title to the property and is the sole owner of the site, which consists of two contiguous parcels (PINs 15-22-380-003 and 15-22-380-004).

(iv) The City acquired the property from Fargomex, LLC, a private entity.

(v) The City has no familial, contractual, corporate, or financial relationships or affiliations with Fargomex, LLC, or with any prior owners or operators or other potentially responsible parties for this property, beyond the arm's-length purchase transaction and closing documents for the March 27, 2024 acquisition.

(b) Pre-Purchase Inquiry

(i) Prior to acquisition, the City completed an asbestos-containing materials (ACM) survey focused on building materials, which did not assess historical uses, environmental liens, or subsurface conditions. Although a Phase I Environmental Site Assessment was originally planned prior to acquisition for this property, it was delayed due to extenuating circumstances, including changes in City administration and staff capacity. As a result, the Phase I (and any follow-on Phase II work) was postponed and is now completed in the current grant cycle, prior to implementing cleanup.

(ii) The City subsequently retained Environmental Protection Industries (EPI) to perform a Phase II Subsurface Investigation with field work on December 22, 2025 and a report dated January 7, 2026, and EPI prepared an ABCA dated January 9, 2026, to characterize conditions and support cleanup planning which includes the required written declaration by the Environmental Professional in the report.

(iii) All appropriate updates in the original assessment have been conducted.

(c) Timing and/or Contribution Toward Hazardous Substances Disposal

All disposal of hazardous substances at the site occurred before the City acquired the property. The City affirms it has not caused or contributed to any release of hazardous substances at the site. The City affirms it has not, at any time, arranged for the disposal of hazardous substances at the property or transported hazardous substances to the property.

(d) Post-Acquisition Uses

Since acquiring the property, the City has kept the buildings vacant and under municipal control. Uses during City ownership have been limited to securing the buildings, performing the earlier ACM survey, and conducting environmental assessment and cleanup planning through the 2025 Phase II Subsurface Investigation and 2026 ABCA. No third-party tenants have been granted rights to conduct independent operations on the site

(e) Continuing Obligations

- (i) The City has not undertaken activities that would create new releases of hazardous substances and has maintained the existing building envelope and pavement, limiting direct disturbance of contaminated soils until a remedy is implemented.
- (ii) The City has deferred intrusive redevelopment (demolition/excavation) that could disturb impacted subsurface materials until an approved remedial approach is in place.
- (iii) Until cleanup occurs, the Site remains secured and vacant, limiting public access.

The City affirms that it is

- (ix) complying with any land use restrictions and not impeding the effectiveness or integrity of any institutional controls;
- (x) assisting and cooperating with those performing the cleanup and providing access to the property;
- (xi) complying with all information requests and administrative subpoenas that have or may be issued in connection with the property; and
- (xii) providing all legal required notices.

(13) Cleanup Authority and Oversight Structure

The City of Aurora will comply with all applicable federal and state laws and will ensure that each cleanup project is protective of human health and the environment. Contingent on award of FY26 EPA Brownfields Cleanup funds, the City will enroll each hazardous-substance site in the Illinois EPA Site Remediation Program (SRP) and will address petroleum-only UST releases at 101 N. River through Illinois' Leaking Underground Storage Tank (LUST) Program, with SRP used as needed for any broader hazardous-substance impacts.

Site 1: Beebee's

a. Cleanup authority and oversight

Contingent on receiving Cleanup Grant funding, the City of Aurora will retain a qualified environmental consultant to prepare investigation and cleanup documents and will enroll the site in the appropriate Illinois EPA programs. Historic gasoline station use and likely USTs will be addressed under the Illinois LUST Program through UST confirmation, registration/removal, investigation, and corrective action to an NFR determination; any non-UST hazardous-substance impacts will be addressed, as needed, under Illinois EPA's SRP. Under these programs, IEPA will review and approve work plans, reports, and closure documentation, providing regulatory oversight to ensure the cleanup is protective for the intended reuse.

Site 2: Beilman's

a. Contingent on receiving Cleanup Grant funding, the City of Aurora will enroll 13 S. Broadway in the Illinois EPA Site Remediation Program (SRP) and retain a qualified environmental consultant to complete a Comprehensive Site Investigation, Remedial Action Plan, and Remedial Action Completion Report. The consultant will design and implement the highest-level, preferred cleanup alternative identified in the site-specific ABCA (including excavation and off-site disposal of soils exceeding applicable Tier 1 ROs and hazardous materials abatement, as applicable). Illinois EPA will review and approve SRP submittals and issue a No Further Remediation (NFR) letter, providing state regulatory oversight and ensuring that the remedy is protective for the anticipated redevelopment of the property.

Site 3: Las Islas

a. Cleanup authority and oversight

Contingent on receiving Cleanup Grant funding, the City of Aurora will enroll the 13-17 S. Broadway properties in the Illinois EPA Site Remediation Program (SRP) and retain a qualified environmental consultant to complete a Comprehensive Site Investigation, Remedial Action Plan, and Remedial Action Completion Report. The consultant will design and implement the highest-level, preferred cleanup alternative from the ABCA (including excavation and off-site disposal of soils exceeding applicable Tier 1 ROs and hazardous materials abatement, as applicable). Illinois EPA will review and approve SRP submittals and issue a No Further Remediation (NFR) letter, providing state regulatory oversight and ensuring that the remedy is protective for the anticipated mixed-use redevelopment.

Site 4 : JoCo Lot

a. Cleanup authority and oversight

Contingent on receiving Cleanup Grant funding, the City will enroll 16 S. LaSalle in the Illinois EPA SRP. A qualified environmental consultant will complete any targeted additional investigation, then implement the preferred cleanup alternative (excavation and off-site disposal of all soils exceeding applicable Tier 1 objectives and any necessary treatment to meet TACO/TCLP standards). IEPA will review and approve SRP submittals and NFR conditions, ensuring that the cleanup protects human health and the environment and is consistent with Illinois' TACO framework.

Site 5: Johno's

a. Cleanup authority and oversight

Contingent on receiving Cleanup Grant funding, the City will enroll 61-65 E. Downer in the Illinois EPA SRP and will use a qualified environmental consultant to complete additional delineation, design the remedy, and implement the preferred cleanup alternative from the ABCA (excavation or in-situ treatment plus off-site disposal, together with building and hazardous materials abatement, as applicable). IEPA will provide regulatory oversight through SRP review and issuance of an NFR letter tailored to the planned mixed-use redevelopment.

Site 1: Beebee's, Site 2: Beilman's, Site 3: Las Islas, Site 4 : JoCo Lot, Site 5: Johno's

b. Access to neighboring properties

Cleanup and confirmation activities for these sites are not expected to require access to adjacent or neighboring properties, and the Qualified Environmental Professional (QEP) will implement the cleanup using engineered controls (e.g., temporary barriers, containment measures, and best management practices) consistent with the approved ABCA to prevent off-site migration of contaminated media. If unanticipated conditions arise that make limited access to neighboring parcels necessary—for example, to complete confirmation sampling or monitoring—the City will coordinate outreach through its standard right-of-entry and notification processes, working with affected property owners to secure temporary access. Throughout construction, the City will continue to keep residents, nearby businesses, and other stakeholders in the target area informed about cleanup activities, schedules, and any potential short-term impacts through its established communication channels (e.g., mailings, website updates, and meetings or briefings as needed).

(14) Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives

The City met this requirement through a public notice and comment period documented in the attached Beacon-News meeting notice ((14)d, Communication Notification Documents). The notice, published January 11, 2026, stated that draft ABCAs would be available for public review beginning January 12, 2026, through the EPA Cleanup Grant application submission date of January 28, 2026, and that the draft ABCAs and proposed cleanup would be presented and available for comment at a public meeting on January 20, 2026.

b. Community Notification Ad

The City met this requirement through publishing a community notification ad in The Beacon-News including notice that the draft grant application and ABCAs were available for review and that a public meeting would be held to receive comments (See attachment (14)d, Communication Notification Documents).

c. Public Meeting

The City held a publicly noticed Cleanup Grant meeting to discuss the draft application and ABCAs, but no members of the public attended, which we noted may have been influenced by extremely cold weather conditions (low of about 1 degree) and broader community hesitancy to attend public meetings in the current political environment. To continue providing a meaningful opportunity for input, the City has an ongoing online survey available for community feedback on the project and will continue to advertise this survey through its outreach channels (See attachment (14)d, Communication Notification Documents).

d. Community Notification Documents

See attachment (14)d. Community Notification Documents for the following:

- draft ABCAs (5)
- a copy of the newspaper ad
- a summary of the comments received
- response to public comments
- meeting summary from the public meeting
- meeting sign-in sheet/participant list

(15) Contractors and Named Subrecipients

Contractors:

Not applicable.

Subrecipients:

Not applicable.

**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

1/27/2026

City of Aurora
ATTN: Joshua Ream
77 S. Broadway Avenue
Aurora, IL 60505

**Subject: State Acknowledgement Letter for the City of Aurora
FY2026 US EPA Brownfield Cleanup Grant Application**

Dear Joshua Ream,

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Cleanup Grant application to U.S. EPA. The City of Aurora is applying for a \$1,700,000 Cleanup Grant.

The grant will be a Cleanup Grant for both Hazardous Substances and Petroleum and will be used on the sites and addresses below. All of the sites could be eligible to be enrolled in the State of Illinois Site Remediation Program. Sites 1 and 4 could have further Illinois Site Remediation Program enrollment complications based on the proximity to open Leaking Underground Storage Tank incidents. The current level of assessment has not been fully evaluated by the Illinois EPA due to the lack of enrollment in the Illinois Site Remediation Program. Additional assessment information is needed¹ and must be submitted to the Illinois Site Remediation Program to determine if the sites are sufficiently characterized for the remediation work to begin.

Site Addresses

1. 101 N. River St, Aurora, IL 60505
2. 13 S. Broadway, Aurora, IL 60505
3. 15-17 S. Broadway, Aurora, IL 60505
4. 63-65 E Downer Pl, Aurora, IL 60505
5. 16 S. Lasalle St, Aurora, IL 60505

Illinois EPA acknowledges City of Aurora'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.

¹ Note, applicants selected for funding that indicate that additional assessment is needed must submit updated information to the appropriate State or Tribal Environmental Authority and request an updated letter indicating that the site(s) has had a sufficient level of site characterization for remediation to begin. Applicants must provide EPA with the updated letter by June 15, 2026. If applicants do not meet this requirement by June 15, 2026, EPA may not make the award due to a failure to meet this requirement.

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



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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