LITTLE VILLAGE BROWNFIELD REDEVELOPMENT COMPREHENSIVE PLAN

DECEMBER 1, 2015

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PROJECT BACKGROUND AND PLAN DESCRIPTION

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REVITALIZING LITTLE VILLAGE THROUGH BROWNFIELD REDEVELOPMENT

In 2012 Delta Institute (Delta) and the Little Village Environmental Justice Organization (LVEJO) collaborated with eight multi-sector stakeholder groups as part of the Fisk and Crawford Reuse Task Force. Appointed by Chicago Mayor Rahm Emanuel, the task force was formed to collect community input on future uses of two large brownfield sites in Chicago: the former Fisk coal plant in Pilsen and the former Crawford coal plant in Little Village. During this six-month process, both Delta and LVEJO recognized that while the former Crawford site was a significant and complicated brownfield site, Little Village was home to many other brownfields that create economic stagnancy and blight. Redevelopment of these sites, including the Crawford site, held significant potential to bring commercial or industrial businesses and local jobs to Little Village, as well as increase the amount of green or recreational space for residents, which would promote economic development and environmental justice in the community. Consequently, in late 2013 Delta and LVEJO initiated a two-year partnership to create a comprehensive plan for redevelopment of brownfield sites in Little Village.

The comprehensive plan presents a redevelopment roadmap for each of ten sites, including site-specific redevelopment opportunity sheets (or "lookbook sheets"), accompanying preliminary environmental reviews, reuse strategies, and an appendix. Plans, recommendations, and guidance presented in the plan were informed by Delta's cumulative thirty years of economic development experience and guided by:

- Community goals and priorities identified through extensive stakeholder and community engagement;
- Environmental opportunities and challenges;
- Community resources and potential partnerships available to assist in redevelopment;
- Marketing and communication strategies; and
- Potential funding sources for redevelopment.

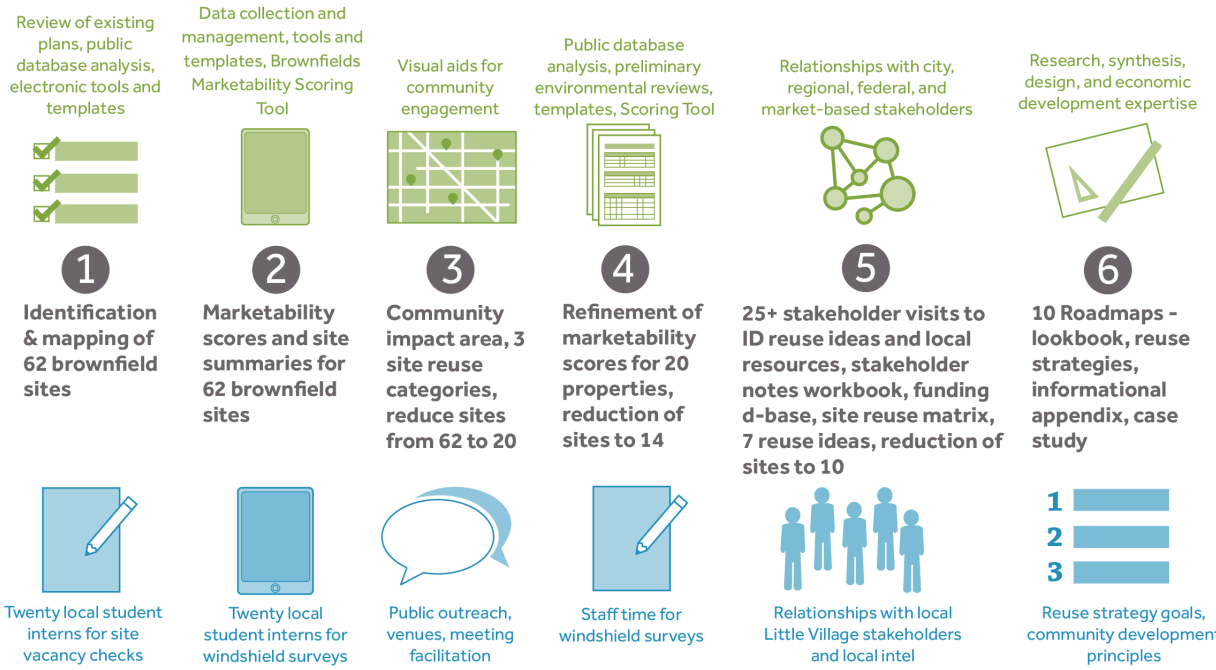
Additionally, the partners reviewed existing local and regional planning documents that apply to Little Village to ensure that project efforts could be informed by broader planning efforts. Key documents reviewed included: the 2012 Little Village SSA #25 Market Analysis and Economic Development Plan; the 2013 Little Village Quality of Life Plan; the 2013 Fisk and Crawford Task Force Final Report; and the 2015 Pilsen and Little Village Land Use Plan: Existing Conditions Report.

Overview of Process

The Little Village brownfield redevelopment project was completed over a two-year period and progressed through several phases of work. The infographic below details the six major project phases and how Delta and LVEJO worked collaboratively at each phase to create a unique planning process for brownfield redevelopment. The green items represent areas where Delta contributed its technical and economic development expertise, and blue items are areas where LVEJO leveraged its considerable community knowledge in the reuse planning process.

The Delta-LVEJO brownfields initiative relied heavily on two key components in the site prioritization

DELTA'S ROLE



LVEJO'S ROLE

Figure 1. The collaborative process between Delta and LVEJO

process: 1) a marketability assessment, i.e., to assess the ease of redevelopment for each site, and 2) the community's wants and needs for site redevelopment..

To assess site marketability, Delta created a proprietary scoring tool to analyze the extensive site data collected by Delta, LVEJO, and the Little Village community. The tool was used to score each site in nine influence areas: ownership, site use, land characteristics, community characteristics, community capacity, redevelopment incentives, infrastructure amenities, environmental conditions, and building characteristics. The tool produced a distinct score and short summary for each site, which allowed the project team to understand both the opportunities and challenges of each site and how the sites compared to each other.

To incorporate the community's wants and needs into decision-making, the project team made community engagement an integral component of the process throughout the two-year timeline. This integration of community engagement throughout the project differs from the traditional model used in private sector redevelopment projects where community engagement is limited. The team used multiple styles of community engagement throughout the the project, including two open community meetings, over 25 stakeholder interviews, and a series of informal conversations with community members to solicit feedback on sites, explore reuse ideas for properties, and identify local community resources for future redevelopment. This comprehensive approach ensured that at every phase of the process, the community had opportunities for input and discussion.

To narrow the 62 original brownfield sites down to the ten sites that would be the subject of redevelopment planning, the project team used the marketability scores and site summaries to weigh relative site marketability against the site's potential to meet community goals and needs. The ten Little Village brownfield sites that Delta and LVEJO selected to be included in the comprehensive plan are displayed in the attached map.

Comprehensive Plan

Delta has created redevelopment roadmaps for each of the ten brownfield sites to provide LVEJO and potential partners with guidance for continued planning and to move from site redevelopment into implementation. Each roadmap recognizes and leverages site-specific opportunities, incorporates strategies to mitigate site challenges, and is directly based on one or more of the eight reuse ideas identified through community and stakeholder engagement. Together, these roadmaps comprise the Little Village Brownfield Redevelopment Comprehensive Plan. A table is attached which provides a comprehensive snapshot of the ten sites paired with the community-based reuse ideas.

Lookbook

For each of the ten sites, the plan presents a redevelopment opportunity or "lookbook" sheet. These lookbook sheets provide key existing information about the site, such as site photos and maps, property characteristics, building attributes (if a building is present), and access to the site by public transportation, and the strengths or challenges of the site are identified by color-coded symbols. Each lookbook sheet also provides recommendations on site-specific strategies to address challenges or leverage opportunities, including recommendations on zoning adjustments that may be needed, approaches for gaining site control or addressing environmental contamination, and stakeholders that may need to be engaged in redevelopment efforts. In addition, a recommendation is provided regarding which community reuse ideas are most amenable for the site. The lookbook sheets can be used to facilitate conversation and planning around site redevelopment.

Preliminary Environmental Reviews

For nine[1] of the ten sites, Delta also conducted a preliminary environmental review to identify the potential for the site to be contaminated with environmental pollutants. The presence of environmental contamination can significantly increase the timeline and costs for redevelopment of a site, as the contamination must be thoroughly investigated and possibly removed from the site. Consequently, the potential existence of contamination and the extent of the contamination must be factored into redevelopment planning and decision-making.

Delta used historical information, like Sanborn Fire Insurance Maps and Environmental Data Resources radius maps, as well as interviews and site visits to assess the likelihood of potential contamination on sites. For each site, contamination was classified as either "Unlikely" or "Likely". If contamination was considered "Likely", Delta further categorized the potential contamination as "Light", "Moderate", or "Substantial". The materials Delta reviewed for the preliminary environmental reviews were similar to those used for a Phase I Environmental Site Assessment (ESA); however, the reviews were not conducted in accordance with American Society of Testing and Materials standards and should not be considered as a substitute for Phase I ESAs.

Reuse Strategies

During the stakeholder visits that Delta and LVEJO conducted during Phase 4, stakeholders identified more than fifteen possible reuse ideas[2] for brownfield sites. LVEJO ground-truthed these ideas with the community and settled upon eight reuse ideas to incorporate for site redevelopment.

Five of the ideas include the development of local ventures that could be beneficial to and, in some cases, developed by the community. Two ideas focus on increasing green or recreational space in Little Village,

1 A preliminary environmental review was not provided for the former Crawford coal plant at 3501 S. Pulaski Road, because it is believed that the site has had extensive evaluation by other parties.

2 Other reuse ideas suggested by stakeholders that received less support from the community include developing: a maker-space, a shared mechanics workshop (or DIY garage), a wheelchair repair operation, pocket parks, a solar water hoop house, or a field house for La Villita Park. The suggestion of a photovoltaic solar panel farm was considered by the project team as a separate reuse idea for a portion of the project, but upon discussions with various stakeholders, the team determined that photovoltaic solar installations would be best if coupled with another reuse strategy.

and one idea focuses on influencing private industrial development in the community. The eight reuse ideas are:

- Community Composting
- Public Green Space and Multimodal Center
- Community- based Biodiesel
- Shared Commercial Kitchen
- Multipurpose ADA Field
- Urban Indoor Farms
- Private Market Redevelopment
- Vendor Cart Sanitizing and Storage Space

Some reuse ideas - most notably community composting and community-based biodiesel - are subject to changing regulations at the city and state level. As these reuse ideas move forward, it is recommended that the changing regulatory environment be monitored to ensure that any operation complies with code and regulations.

Each reuse strategy includes:

- A short summary of the reuse idea;
- Potential community benefits and users of the strategy;
- Guidance on creating a feasibility study and business plan for the idea and who should lead these efforts;
- Descriptions of existing local models or efforts that could be leveraged;
- Suggestions for local partners for redevelopment efforts;
- Recommended brownfield sites that are well-suited to the strategy;
- Resources to inform planning;
- Desired timelines for redevelopment;
- Guidance on zoning and licensing that may be needed; and
- Identification of possible funding sources for redevelopment efforts.

Appendix - Attachments

Eight informational attachments have also been included in this comprehensive plan to cover a range of topics that are applicable to the reuse strategies and the ten sites. Some attachments provide an introduction or primer to issues that will be encountered when redeveloping the sites, such as addressing environmental issues or determining an appropriate business structure for a reuse strategy. Other attachments provide guidance for different steps of the redevelopment process, such as roles in leading the redevelopment process or navigating zoning issues,and other attachments provide resources for redevelopment, such as contact information for potential partners or collaborators. Of particular importance are the Funding Sources & Resources attachment and the LVEJO Principles of Development attachment. The Funding Sources & Resource attachment includes a funding matrix that is filterable by each of the eight reuse ideas, providing for easy navigation to relevant, potential funding opportunities. The LVEJO Principles of Development attachment presents LVEJO's community priority areas related to development impacts. LVEJO hopes to work together with potential redevelopers to determine how best to implement strategies to lead to successful redevelopment from both the developer and community perspectives.

Conclusion

Delta intends for LVEJO and the Little Village community to apply the guidance and recommendations in this comprehensive plan to transform their brownfields from blighted, unproductive, and potentially unhealthy properties into businesses and other uses that create local jobs, generate property taxes for the community, increase green and recreational space, and promote economic development and environmental justice in Little Village.

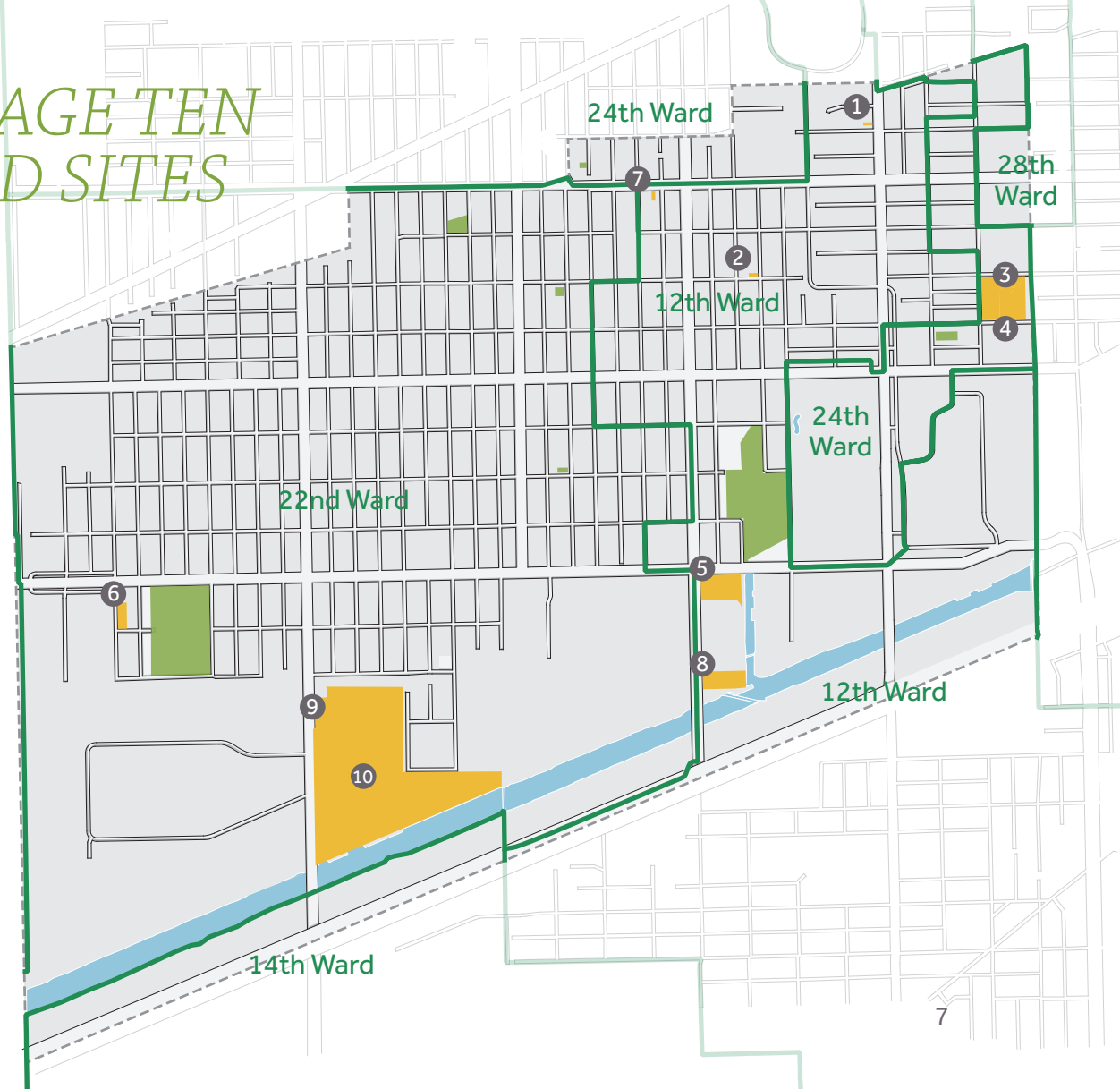
LITTLE VILLAGE TEN BROWNFIELD SITES

KEY

- Ward Boundaries
- Parks
- Water
- Potential Redevelopment Sites

SITES

1. 2014 California Ave.
2. 2358 S Whipple St.
3. 2505 W 24th St.
4. 2514-2520 W 25th St.
5. 3101 S Kedzie Ave.
6. 3157 S Kostner Ave.
7. 3241 W Cermak Rd.
8. 3301 S Kedzie Ave.
9. 3321 S Pulaski Rd.
10. 3501 S Pulaski Rd.



LITTLE VILLAGE REUSE STRATEGIES BY SITE

Reuse Strategy		Community Based Biodiesel	Commercial Composting	Public Green Space and Multimodal Center	Multi-purpose ADA Field	Shared Commercial Kitchen	Vendor Cart Sanitizing and Storage Space	Urban Indoor Farm	Private Market Redevelopment
LVEJO Role		BROKER	CHAMPION	CHAMPION	BROKER	BROKER	BROKER	CHAMPION	BROKER
Redevelopment Timeframe		Higher Priority-Short Term	Higher Priority-Short Term	Lower Priority-Long Term	Lower Priority-Long Term	Higher Priority-Short Term	Higher Priority-Short Term	Higher Priority-Short Term	Variable
Brownfield Property Address	2014 S. California Ave.	X	X			X	X		x
	2358 S. Whipple St.	X	X			X	X	X	x
	2505 W. 24th St.								X
	2514-2520 W. 25th St.								X
	3101 S. Kedzie Ave.	X	X			X	X	X	x
	3157 S. Kostner Ave.				X				x
	3241 W. Cermak Rd.	X	X			X	X	X	x
	3301 S. Kedzie Ave.			X	x				x
	3321 S. Pulaski Rd.			x					X
	3501 S. Pulaski Rd.			x				x	X

*** Grey "x" indicates a possible alternate site for a strategy**

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LOOKBOOK: SITE REDEVELOPMENT OPPORTUNITIES

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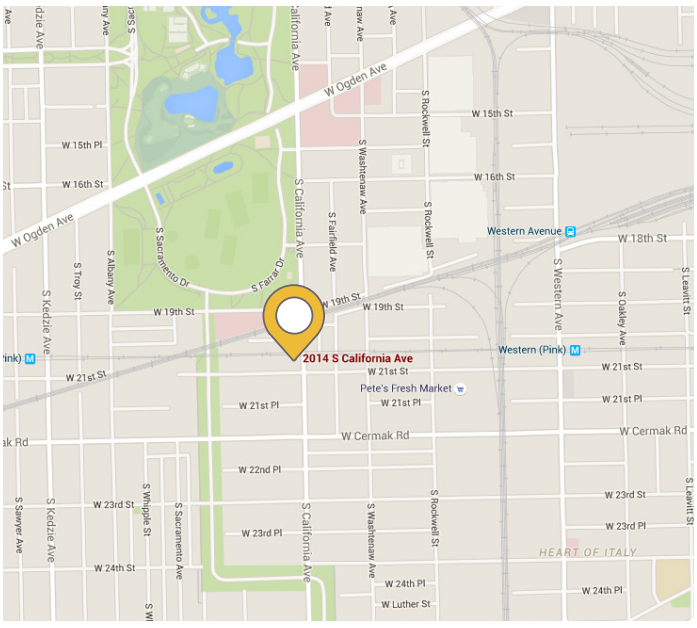
2014 S CALIFORNIA AVENUE

Vacant Commercial Space

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

S **Owner:**	Louis Llamado
S **Sale/Lease Status:**	For lease
Site Size:	0.10 acres
C **TIF:**	No
S **Contamination:**	Unlikely
Zoning:	B3-2
Ward:	12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

S **Square Footage:**	4,000 square feet
Stories:	1
FAR*:	0.92
C **Condition:**	Extensive rehab needed
Description:	Building for 2 users that is 66 years old

TRANSPORTATION

S **Transit:**	38 bus stops
(within .5 mi)	1 train stop

CRIME AND ADJACENT SITES

C **Crime:**	Above average
Adjacent Conditions:	Maintained

AMENITIES

S **Nearby Amenities:**	School Health Center St. Anthony's Hospital Douglas Park Divvy Station

S Potential strength of the property

C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

2014 S CALIFORNIA AVENUE

Vacant Commercial Space

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Shared Commercial Kitchen, Vendor Cart Sanitizing and Storage Space, Community Based Biodiesel, Urban Indoor Farm, Commercial Composting, Mixed Use of two or more of the aforementioned reuse strategies.

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private marked-based reuse.

Zoning

This property is Zoned B3-2. As such, a commercial shared use kitchen, a vendor space, or an indoor urban farm could be permissible uses of the site. If a biodiesel or commercial composting operation is pursued, the champion may need to get a zoning change for the site to M2 or M3. It is recommended that the applicability of the B3-2 zoning to the community-based reuse strategies be first discussed with the Llamado family, Alderman Cardenas, and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

The owners of the property, the Llamado family, have indicated that the property is not for sale, but it would be available to lease. They can arrange for a site visit with a serious potential lessee. The owners are open to a below-market rate lease in exchange for repairing and rehabbing the building. They indicated that they are okay with the reuse ideas but are concerned about biodiesel because of the risk of environmental contamination. The champion for the reuse idea will have to work with the Llamado family through Laura Llamado to reach a suitable agreement around the rehab of the building and the lease agreement.

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been classified as Unlikely. The site was previously used as a commercial store and dance pavilion. As such, property contamination beyond background levels typical in Chicago is not anticipated. However, based on the building age the presence of asbestos and/or lead-based paint is likely. While the current owners have indicated that they are only interested in leasing the property, if a transfer of ownership were to be discussed, a potential purchaser/new owner should still conduct a formal Phase I environmental site assessment in accordance with ASTM standards to establish liability protection.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

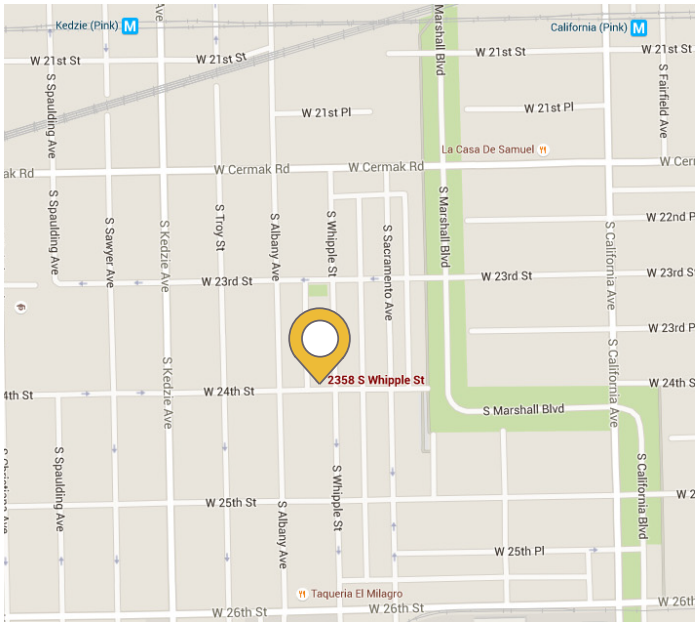
Commit local resources and collaborators for in-kind rehabilitation of the interior.
Explore installation of a building security system during building rehabilitation.
Consider developing a policy for vehicle loading and unloading and/or parking.

2358 S WHIPPLE STREET

Former Firehouse

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

S	**Owner:**	City of Chicago
S	**Sale/Lease Status:**	For sale
	Site Size:	0.14 acres
C	**TIF:**	No
C	**Contamination:**	Likely - Moderate
	Zoning:	RT-4
	Ward:	12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

S	**Square Footage:**	8,110 square feet
	Stories:	2
C	**FAR*:**	1.46
C	**Condition:**	Extensive rehab needed
	Description:	Building with flexible interior space and basement

TRANSPORTATION

S	**Transit:**	54 bus stops
	(within 0.5 mi)	1 train stop

CRIME AND ADJACENT SITES

C	**Crime:**	Above average
C	**Adjacent Conditions:**	Maintained to blighted

AMENITIES

Nearby Amenities:	Discount mall

S Potential strength of the property
C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

2358 S WHIPPLE STREET

Former Firehouse

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Shared Commercial Kitchen, Vendor Cart Sanitizing and Storage Space, Community Based Biodiesel, Urban Indoor Farm, Commercial Composting, Mixed Use of two or more of the aforementioned reuse strategies.

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private marked-based reuse.

Zoning

This property is Zoned RT-4. Referring to Chapter 17-2 Residential Districts of the Chicago Zoning Ordinance, none of the specific community-based site reuse strategies are explicitly allowed by the current zoning for this property. However, non-residential uses that may include some similar operational features (Community Center, Day Care, Hospital) are considered Special Use that may be allowed based on approval. Other uses with similar or analogous operations (Community Garden, Bed & Breakfast, and Minor Utility Services) are Permitted by Right. It is recommended that the applicability of the RT-4 zoning to the community-based reuse strategies be first discussed with Alderman Cardenas and the City of Chicago Zoning Administrator to determine if a zoning change is needed. Department of Planning and Development (DPD) has indicated that a previous party who had shown interest in purchasing this property had approached the Zoning Administrator regarding a zoning change, and the city seemed to be open to this idea.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

This property is owned by the City of Chicago and is managed by DPD. DPD has no current plans for this building. Sale to a for-profit entity will be at market value. The property needs to be re-appraised; the most recent 2012 appraisal value is $200,000. Sale to a non-profit entity will occur through a Negotiated Sale Application: See attached application. As noted in the application, the applicant/potential owner will need to include with the application details regarding the plans for the redevelopment of the property. To gain access to the property, the champion or entrepreneur should complete the right-of-entry process through the Department of Fleet and Facilities Management at http://www.cityofchicago.org/city/en/depts/dgs/provdrs/asset_management/svcs/right_of_entry.html.

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been conservatively classified as Moderate. The past long-term use of this property was as a municipal fire station (dating back to the early 1920s) during a time frame when the regulations for handling and disposal of chemical and petroleum products were not in existence or, if existing, not strictly regulated and enforced. Based on the past use, there is a potential for residual contamination to be present underneath the building. In addition, a site visit has confirmed that what is likely lead-based paint has fallen/flaked off a tin ceiling and presents a potential exposure risk. In addition, significant flooding of the basement (up to four feet in depth) was present in November 2015 due to the sump pump no longer being in operation. Prior to a transfer of ownership, a formal Phase I environmental assessment will need to be conducted in accordance with ASTM standards to establish liability protection. A focused Phase II environmental site assessment may also be needed followed by risk-based cleanup.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

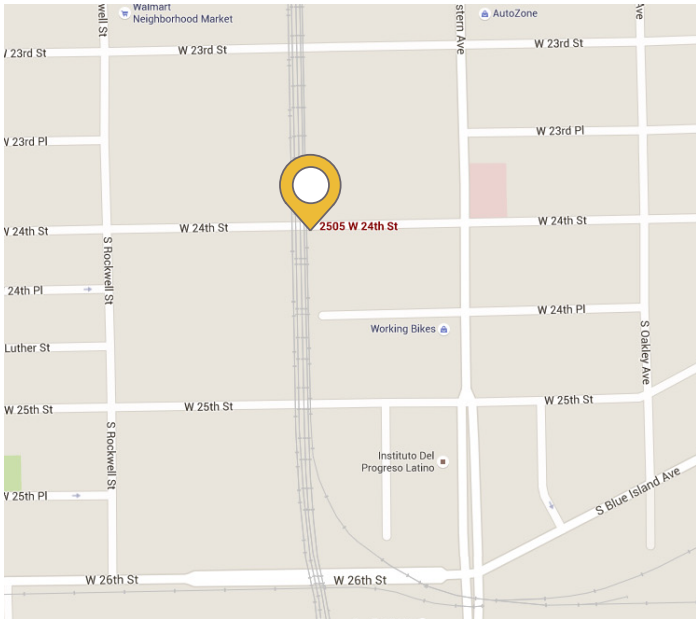
Use negotiated sale strategy to acquire property from the City for less than market price to subsidize the redevelopment.
Commit local resources and collaborators for in-kind rehabilitation of the interior.
Explore installation of a building security system during building rehabilitation.
Consider developing a policy for vehicle loading and unloading and/or parking.

2505 W 24TH STREET

Vacant Industrial Lot

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

C **Owner:**	Unknown Party
Sale/Lease Status:	Unknown
Site Size:	4.0 acres
C **TIF:**	No
C **Contamination:**	Likely - Moderate to Substantial
S **Zoning:**	M1-3
Ward:	24 (Ald. Scott)

BUILDING CHARACTERISTICS

C No building on site

TRANSPORTATION

S **Transit:**	53 bus stops
(within .5 mi)	1 train stop
	Near freight line

CRIME AND ADJACENT SITES

C **Crime:**	Above Average
C **Adjacent Conditions:**	Maintained to blighted

AMENITIES

Nearby Amenities:	Pallet company
	Cook County Sheriff's office
	Recent loan activity at 2445 S Rockwell

S Potential strength of the property
C Potential challenge of the property
* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

2505 W 24TH STREET

Vacant Industrial Lot

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

No community-based reuse strategies were identified.

Private Market Based Site Reuse Strategies

Private market-based sale, likely to a manufacturer, warehouse, or a distribution company.

Zoning

This property is Zoned M1-3 consistent with the intended use in manufacturing.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

At the onset of the project, the property was owned by Gold Realty. The property was sold to an unknown party in July with Gold Realty stating that the new owner intends to use the site for manufacturing. As there is a new owner of the site, gaining site control is not a concern for this property. Instead, LVEJO should look for ways to influence the redevelopment project looking for community co-benefits.

See LVEJO Principles of Development attachment for further information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood for contamination for this property has been classified as Moderate to Substantial. This categorization is based upon the past long-term use of the property as a paper making factory and a casting factory, a history of spills and reports to Emergency Response, identification of staining on the property, and historical heavy industrial use of surrounding properties. The site had a history of being a RCRA small quantity generator of a number of hazardous wastes throughout the year. However, the property was enrolled in the State Remediation Program where it achieved a Comprehensive NFR in 1999 and 2004 for at least one parcel on the site. A formal Phase I environmental site assessment should be performed by a prospective purchaser/owner according to ASTM to further understand the scope of the NFRs issued and to afford liability protection. A Phase II environmental site assessment may also need to occur in accordance with ASTM, and if necessary, a risk-based cleanup through the Illinois Site Remediation Program may need to occur to ensure that contamination is addressed in such a way to protect the environment, the community, and potential users of the site from exposure.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

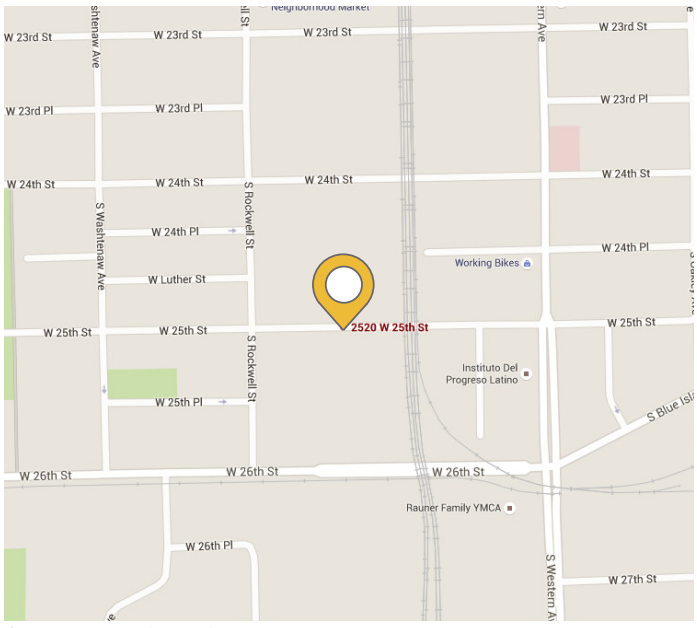
Assemblage with 2514-2520 W. 25th St. to increase combined site acreage to 7.6 acres.
Determine who purchased the property and meet with them as soon as possible.
Prioritize large area for manufacturing operation.
Collaborate with new owner on Community Benefit Agreement.
Consider developing a policy for vehicle loading and unloading and/or parking.

2514 – 2520 W 25TH STREET

Vacant Industrial Lot

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

C **Owner:**	Unknown Party
Sale/Lease Status:	Unknown
Site Size:	3.6 acres
C **TIF:**	No
C **Contamination:**	Likely - Moderate to Substantial
S **Zoning:**	M1-3
Ward:	24 (Ald. Scott)

BUILDING CHARACTERISTICS

C No building on site

TRANSPORTATION

S **Transit:**	50 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

C **Crime:**	Above average
C **Adjacent Conditions:**	Maintained to blighted

AMENITIES

Nearby Amenities:

- Pallet company
- Cook County Sheriff's office
- Recent loan activity at 2445 S Rockwell

S Potential strength of the property
C Potential challenge of the property
* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

2514 – 2520 W 25TH STREET

Vacant Industrial Lot

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

No community-based reuse strategies were identified.

Private Market Based Site Reuse Strategies

Private market-based sale – likely to a manufacturer, warehouse, or distribution company.

Zoning

This property is Zoned M1-3 consistent with the intended use in manufacturing.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

At the onset of the project, the property was owned by Gold Realty. The property was sold to an unknown party in July with Gold Realty stating that the new owner intends to use the site for manufacturing. As there is a new owner of the site, gaining site control is not a concern for this property. Instead, LVEJO should look for ways to influence the redevelopment project looking for community co-benefits.

See LVEJO Principles of Development attachment for further information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood for contamination for this property has been classified as Moderate to Substantial. This categorization is based upon the past long-term use of the property as a paper making factory and as a casting factory, a history of spills and reports to Emergency Response, identification of staining on the property and historical heavy industrial use of surrounding properties. The site had a history of being a RCRA small quantity generator of a number of hazardous wastes throughout the year. However, the property was enrolled in the State Remediation Program where it achieved a Comprehensive NFR in 1999 and 2004 for at least one parcel on the site. A formal Phase I environmental site assessment should be performed by a prospective purchaser/owner according to ASTM to further understand the scope of the NFRs issued and to afford liability protection. A Phase II environmental site assessment may also need to occur in accordance with ASTM, and if necessary, a risk-based cleanup through the Illinois Site Remediation Program may need to occur to ensure that contamination is addressed in such a way to protect the environment, the community, and potential users of the site from exposure.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

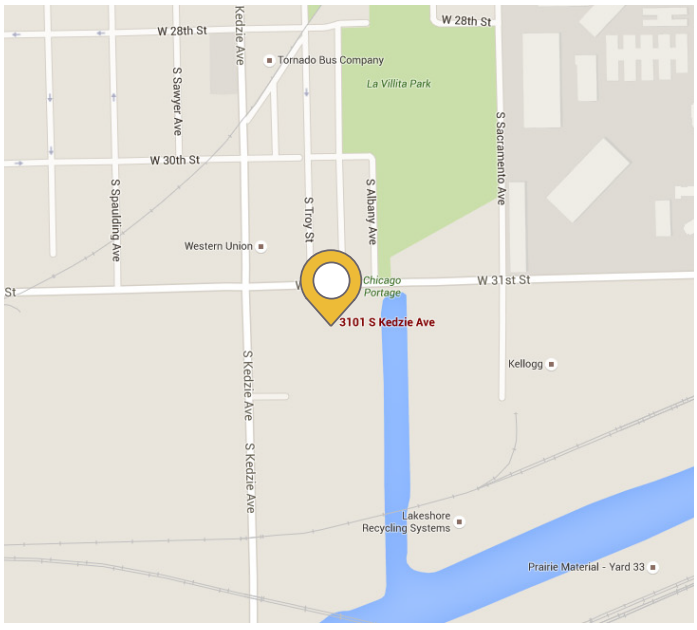
Assemblage with 2505 W 25th Street to increase combined site acreage to 7.6 acres.
Determine who purchased the property and meet with them as soon as possible.
Prioritize large area for manufacturing operation.
Collaborate with new owner on Community Benefit Agreement.
Consider developing a policy for vehicle loading and unloading and/or parking.

3101 S KEDZIE AVENUE

Commercial/Industrial Building

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

Ⓢ **Owner:**	RTC Industries
Ⓢ **Sale/Lease Status:**	For sale
Site Size:	5.0 acres
Ⓢ **TIF:**	Yes (also in SSA)
Ⓒ **Contamination:**	Likely - Moderate
Zoning:	M3-3
Ward:	12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

Ⓢ **Square Footage:**	177,754 square feet
Stories:	2
Ⓒ **FAR*:**	1.66
Condition:	Unknown
Description:	3 buildings

TRANSPORTATION

Ⓢ **Transit:**	27 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

Crime:	Average
Adjacent Conditions:	Improved, maintained, blighted

AMENITIES

Ⓢ **Nearby Amenities:**	Near Kedzie I-55 Ramp Shipping canal Walking path Freight line New St. Anthony Hospital Near metal recyclers Job Corp

Ⓢ Potential strength of the property

Ⓒ Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3101 S KEDZIE AVENUE

Commercial/Industrial Building

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Shared Commercial Kitchen, Vendor Cart Sanitizing and Storage Space, Community Based Biodiesel, Urban Indoor Farm, Commercial Composting, Mixed Use of two or more of the aforementioned reuse strategies.

Private Market Based Site Reuse Strategies

Private market-based sale, likely to a manufacturer, warehouse, or distribution company.

Zoning

This property is Zoned M3-3. **Community Based Site Reuse Strategies**: Under this zoning category, the site could be used for a commercial composting facility, a biodiesel operation, or an indoor urban farm. While each of these reuse ideas is permissible in some way under M3 zoning, they may still need to be given special use designation by the zoning department before operation. If a shared commercial kitchen or vendor cart sanitizing and storage space is pursued, the champion may need to obtain a zoning change for the site. Please refer to the Reuse Strategy for each idea for further detail on reuse specific zoning concerns related to M3 zoning and the Zoning Guidance attachment for further information on the zoning designation and process for obtaining a Special Use Designation. **Private Marked Based Site Reuse Strategies**: M3-3 is a heavy industrial zoning category. As such, it would be expected that the site would be sold to an industrial partner, and LVEJO should look for ways to influence the redevelopment project looking for community co-benefits.

See the Zoning Guidance attachment for further information
See LVEJO Principles of Development attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

At the onset of the project, the property was owned by RTC Industries and was for sale. As of October 2015, the property owner was negotiating the sale of the building to two different owners, one being a non-profit and the other a private company. RTC indicated that the non-profit (rumored to be St. Anthony's Hospital) was not anticipating using all of the building space and would consider leasing some of it. As ownership is in flux, it is critical to identify the owner and engage in discussions around use of the property. If the owner is using the whole building, LVEJO should look for ways to influence the redevelopment project looking for community co-benefits. If after engaging with the owner, the champion identifies that the owner has additional space available that they are not planning on utilizing, the champion should work with the owner to identify a community-based site reuse that can be implemented alongside the new owners and redevelopment plans.

See Funding Sources and Resources attachment for contact information
See LVEJO Principles of Development attachment for further information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been classified as Moderate. Based on the past long-term industrial use of this property as a Retail Display Manufacturer, Wallpaper Manufacturer and Liquid Carbonation Facility, as well as a documented Leaking Underground Storage Tank (LUST) in 1992, subsurface contamination is likely. In addition, while RTC used the site, it was considered a RCRA Small Quantity Generator of more than 100 kg or less of Ignitable Hazardous Waste. In addition to potential contamination, the site is adjacent to other suspected contaminated areas, including the Collateral Channel, and contamination could have migrated on-site. A formal Phase I environmental site assessment should be performed by a prospective purchaser/owner according to ASTM to afford liability protection. A Phase II environmental site assessment may also need to occur in accordance with ASTM, and if necessary, a risk-based cleanup through the Illinois Site Remediation Program may need to occur to ensure that contamination is addressed in such a way to protect the environment, the community, and potential users of the site from exposure.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

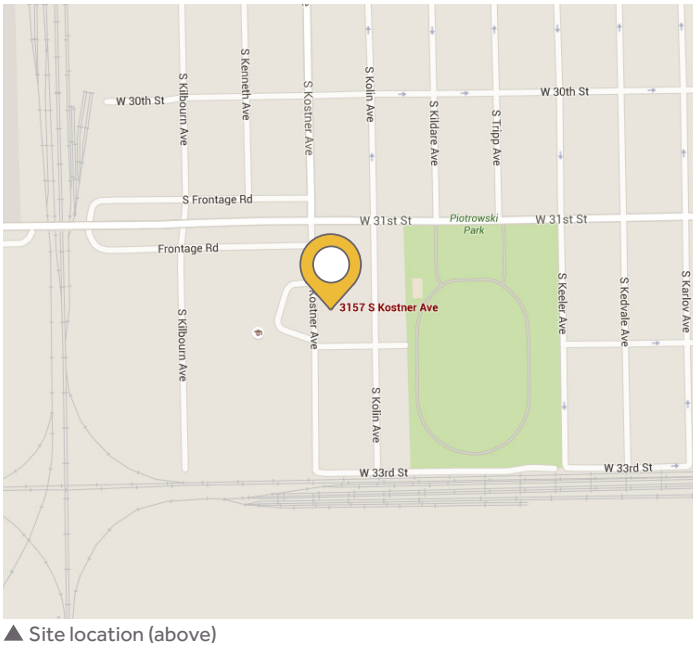
Utilize Tax Increment Financing District (TIF).
Look for ways to tie development into adjacent planned St. Anthony's Focal Point Project.
Collaborate with eventual owner on Community Benefit Agreement.
Consider developing a policy for vehicle loading and unloading and/or parking.

3157 S KOSTNER AVENUE

Vacant Commercial/Industrial Lot

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

Owner:	Realtor CTK Chicago Ptnrs
Sale/Lease Status:	For sale for $475,000
Site Size:	1.02 acres
TIF:	Yes
Contamination:	Likely - Light
Zoning:	M1-2
Ward:	22 (Ald. Munoz)

BUILDING CHARACTERISTICS

No building on site

TRANSPORTATION

Transit:	8 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

Crime:	Average
Adjacent Conditions:	Maintained

AMENITIES

Nearby Amenities: Little Village High School
Scientific Control Labs
1-story industrial permit – 2830 S. Kilbourn.

S Potential strength of the property
C Potential challenge of the property
* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3157 S KOSTNER AVENUE

Vacant Commercial/Industrial Lot

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Multi-purpose ADA Field

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private marked-based reuse.

Zoning

This property is Zoned M1-2. Referring to Chapter 17-5 Manufacturing Districts of the Chicago Zoning Ordinance "Parks & Recreation except as more specifically regulated" is shown as a Permitted Use for zoning districts M1, M2 and M3. Parking restrictions and requirements as referenced by 17-10-0207-E are applicable. Chapter 17-6 Special Purpose Districts, however, seems to suggest that parks and recreation type uses are more typically allowed in districts zoned POS-1, POS-2, POS-3. It is recommended that the applicability of the M3-3 zoning to the community-based reuse strategy for this site be first discussed with Alderman Munoz and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

This property is for sale with the owner looking to get market value for the property. The property is listed for a sale price of $475,000 with a lease price also available for $4,750/month. With the property listed at this price and an owner looking for market value, the champion for the reuse strategy will have to negotiate with the site owner and raise the necessary funds to purchase the property. The broker for this property is CTK Partners Nick Saraceno.

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been classified as Light. Based upon historical use, the site appears to have only been primarily used for commercial trailer and truck parking. With this historical use, the site will likely have some surface contamination from the vehicles including diesel deposits. While this surface contamination is expected to be minimal, adjacent contamination was identified with a number of adjacent properties identified as hazardous waste generators. Notably, in 2006 the Northwestern Plating Works Site at 3114 S. Kolin Ave was cleaned up as a CERCLIS site, and a Comprehensive NFR was issued at 4421 W. 31st St as a result of leaky underground storage tanks first reported in 1990. These adjacent properties could have contaminated the subject site. As such, a Phase II environmental site assessment may need to be conducted for this site in accordance with ASTM. In addition, a prospective purchaser of this property should still also conduct a formal Phase I environmental assessment in accordance with ASTM standards to afford liability protection.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

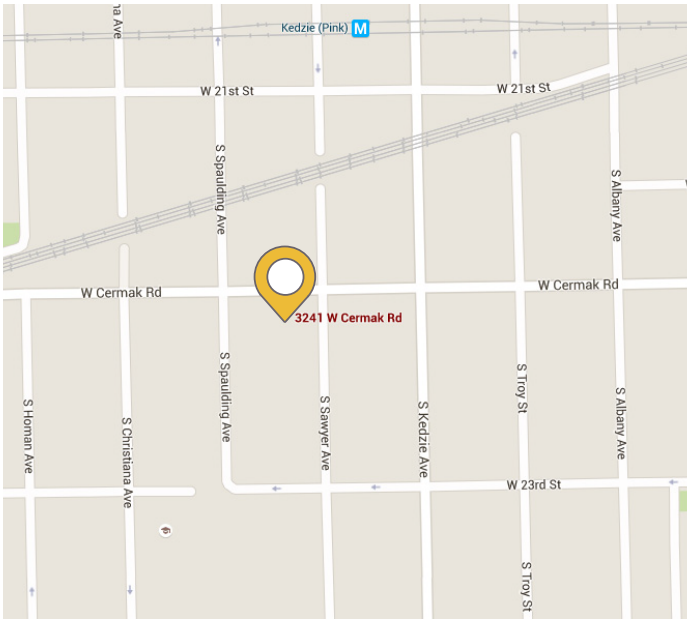
Utilize Tax Increment Financing District (TIF).
Work with real estate company and owner to negotiate a below-market lease or sale.
Commit local resources and collaborators for in-kind field development.
Identify local partners to utilize a facility and promote the need for the site.

3241 W CERMAK ROAD

Vacant Commercial Building

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

C **Owner:**	Adolfo Diaz
C **Sale/Lease Status:**	Not for sale or lease
Site Size:	0.14 acres
S **TIF:**	Yes
C **Contamination:**	Likely - Moderate
Zoning:	C1-2
Ward:	12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

S **Square Footage:**	6,293 square feet
Stories:	1
C **FAR*:**	1.03
C **Condition:**	Extensive rehab needed
Description:	104 year old building

TRANSPORTATION

S **Transit:**	45 bus stops
(within .5 mi)	2 train stops (Pink Line)

CRIME AND ADJACENT SITES

Crime:	Average
C **Adjacent Conditions:**	More blighted than maintained

AMENITIES

Nearby Amenities:	Urban art retreat Farragut High School

S Potential strength of the property

C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3241 W CERMAK ROAD

Vacant Commercial Building

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Shared Commercial Kitchen, Vendor Cart Sanitizing and Storage Space, Community Based Biodiesel, Urban Indoor Farm, Commercial Composting, Mixed Use of two or more of the aforementioned reuse strategies.

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private marked-based reuse.

Zoning

This property is Zoned C1-2. As such, a commercial shared use kitchen, a vendor space and an indoor urban form could be permissible uses of the site. If a biodiesel or commercial composting operation is pursued, the champion would likely need to get a zoning change for the site to M2 or M3. It is recommended that the applicability of the C1-2 zoning to the community-based reuse strategies be first discussed with Adolfo Diaz as owner of the site, Alderman Cardenas, and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

In August 2011, the city tried to foreclose on the property, however in the summer of 2015, the owner, Adolfo Diaz, resolved several outstanding liens and paid back property taxes. (Based on the timing of this, it is possible that someone in Little Village alerted Diaz to the Delta/LVJEO inquiries on this property. This suggests that someone still living in Little Village may know and have contact with Diaz.) Diaz appears to accrue liens on the property, but engages when needed so that he does not lose this property. Because Diaz no longer has liens outstanding for this site, paths to apply pressure to gain site control are limited. However, aldermanic pressure and economic pressure can create some activity to help create the necessary conditions.

If Alderman Cardenas can be convinced to makes this a priority and wants to contact the owner, someone who knows Diaz might appear. To motivate the Alderman, however, the champion/entrepreneur would need to build the case for the Alderman to get involved. The building may be a good fit for vendor cart storage to allow local vendors to meet regulations and preserve jobs in Little Village. Alternatively, developing a commercial kitchen on this site could promote environmental food justice in Little Village. If contact can be made with Diaz, the champion/entrepreneur will need to propose to Diaz a viable use that could benefit Diaz. For example, use could be structured as a joint venture that brings Diaz a revenue share, or the champion/entrepreneur could propose bringing in local resources to rehabilitate the space thereby increasing the value of the property for Diaz. At this stage, the entrepreneur's business plan would also need to be presented to Diaz.

See the Creating a Feasibility Study and Business Plan attachment for further information

Once a strategy to approach Diaz has been formulated, the champion/entrepreneur could also try writing Diaz at his last known mailing address or start reaching out to other businesses on that block to determine if any owners know how to contact Diaz. Another recourse to gain Diaz's attention would be to call 311 if a violation is identified on the property or if the building is not being maintained.

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination for this property has been classified as Moderate. This property was an auto garage (Diaz Muffler was listed as a small quantity RCRA generator) dating back to the 1920s during a timeframe when the regulations for handling and disposal of petroleum products were not in existence or, if existing, not strictly regulated and enforced. Based on

3241 W CERMAK ROAD

Vacant Commercial Building

the past use, there is a potential for residual contamination to be present underneath the building. However, an underground storage tank containing gasoline was removed in 1997, and with an NFR letter issued in 1998, it appears that there has been at least some remedial activity on this site. Also, given the age of the building, it is likely that lead-based paint and asbestos may be present and need to be mitigated. Because of possible contamination on this site, if any transfer of ownership does become contemplated for this property the new owner should take steps to protect himself/herself from liability. Prior to transferring title, a formal Phase I environmental assessment conducted in accordance with ASTM standards should be conducted to establish liability protection and to further explore the extent of the NFR letter. A focused Phase II environmental site assessment may also be needed followed by risk-based cleanup.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

Utilize Tax Increment Financing District (TIF).
Find a pathway to the owner as soon as possible.
Develop vendor cart reuse feasibility and alternatives to determine whether to pursue that use here or elsewhere.
Engage Alderman in supporting the redevelopment of the property.
Commit local resources and collaborators for in-kind rehabilitation of the interior.
Consider developing a policy for vehicle loading and unloading and/or parking.

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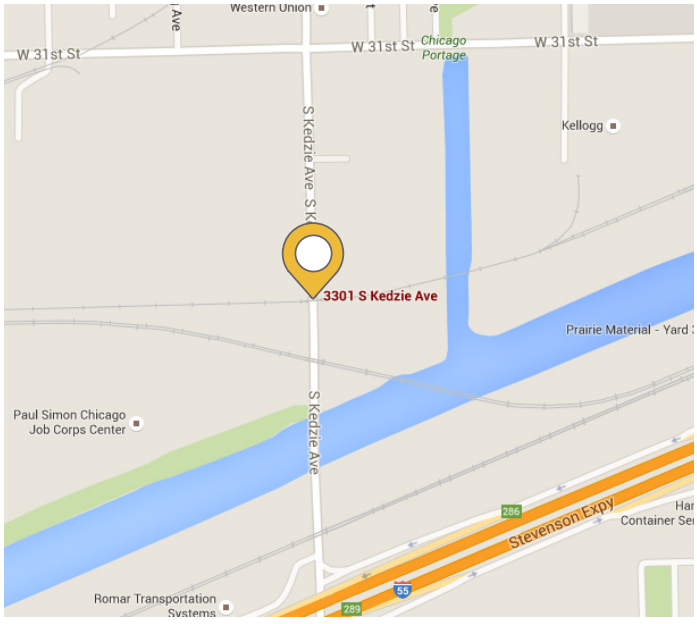
3301 S KEDZIE AVENUE

Vacant Industrial Lot Adjacent to Industrial Canal

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

S **Owner:**	MWRD
S **Sale/Lease Status:**	Open to leasing
Site Size:	4.5 acres
S **TIF:**	Yes
C **Contamination:**	Likely - Substantial
Zoning:	M3-3
Ward:	12 (Ald. Cardenas)

BUILDING CHARACTERISTICS

C S No building on site

TRANSPORTATION

S **Transit:**	21 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

Crime:	Average
S **Adjacent Conditions:**	Improved to maintained

AMENITIES

S **Nearby Amenities:**

- Chicago Shipping Canal
- Former barge dock
- MWRD Collateral Channel
- Kedzie Ave.
- I-55 Ramp & freight line
- New St. Anthony's Hospital development
- Metal Recyclers
- Freight shipping line
- Job Corp

S Potential strength of the property

C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3301 S KEDZIE AVENUE

Vacant Industrial Lot Adjacent to Industrial Canal

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Public green space and multimodal center

Private Market Based Site Reuse Strategies

From the community's perspective, this site is not conducive to private marked-based reuse.

Zoning

This property is Zoned M3-3 Referring to Chapter 17-5 Manufacturing Districts of the Chicago Zoning Ordinance "Parks & Recreation (except as more specifically regulated)" is shown as a Permitted Use for zoning districts M1, M2 and M3. Parking restrictions and requirements as referenced by 17-10-0207-E are applicable. Chapter 17-6 Special Purpose Districts, however, seems to suggest that parks and recreation type uses are more typically allowed in districts zoned POS-1, POS-2, POS-3. It is recommended that the applicability of the M3-3 zoning to the community based reuse strategy for this site be first discussed with Alderman Cardenas and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

This property is owned by the Metropolitan Water Reclamation District (MWRD) who has no current plans for the property. The MWRD does not plan to sell the property, but it does lease it through a public bidding process and would like to lease this property. The Board of Commissioners of the District establishes the fair market value of the property and the related annual rent. Statutory minimum bid is 6% of fair market value, but in some cases the minimum bid is set at 10% of fair market value or more. If the Park District were to lease this property, it could then also sublease the property. Public tenants must maintain green infrastructure on the property and, per the MWRD's consent decree, a tenant must manage a prescribed volume of stormwater runoff with green infrastructure. Additionally, if an operation that generates revenue is put on the site, this could complicate the lease. The MWRD can also lease to a private entity, but this is a more complicated process. MWRD Leasing District Real Estate Documents and Procedures can be found on MWRD's website:
http://www.mwrd.org/irj/portal/anonymous/Law

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood of contamination of this property has been classified as Substantial. This classification is based on an environmental review conducted by Delta Institute and information received from the MWRD. This property is likely to be substantially contaminated by petroleum-based products but possibly only to six-feet below ground surface and will require supplemental Phase II site investigation followed by remediation and site restoration, including substantial re-grading. MWRD has created descriptions of technical approaches for cleanup, but the type of lessee (public or private) will factor into the MWRD's decision to fund or assist with funding of additional cleanup. The MWRD has conducted a Phase I and a targeted Phase II environmental site assessment and is open to sharing these reports with the entity who will redevelop the site.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

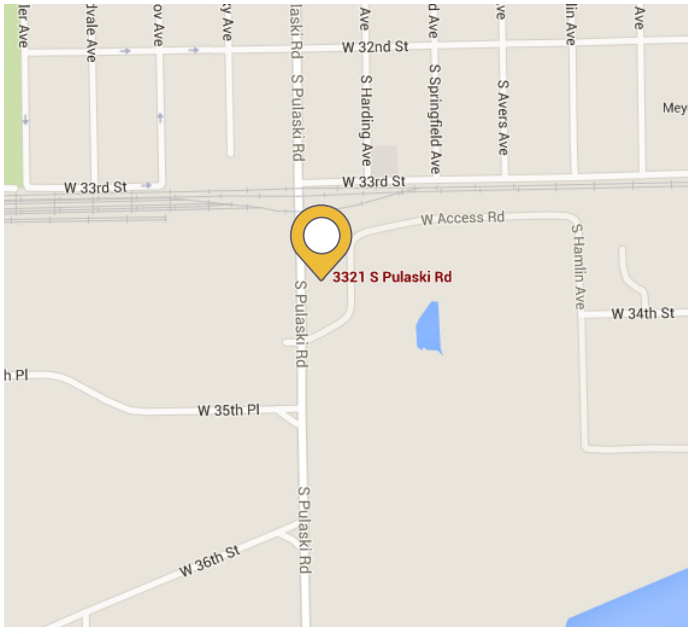
Utilize Tax Increment Financing District (TIF).
Regrade to remove precipitous slope to the collateral channel to the east and to a former barge dock on the Chicago Sanitary and Shipping Canal to the south.
Meet with key open space organizations (including the park district) and alderman to determine whether green space is an option and, if so, what the path forward would be.

3321 S PULASKI ROAD

Vacant Industrial Lot

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

C **Owner:**	Realtor JD Real Estate
S **Sale/Lease Status:**	For sale
Site Size:	1.5 acres
S **TIF:**	Yes
C **Contamination:**	Likely - Light to Moderate
Zoning:	M3-3
Ward:	22 (Ald. Munoz)

BUILDING CHARACTERISTICS

C No building on site

TRANSPORTATION

S **Transit:**	25 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

C **Crime:**	Above average
C **Adjacent Conditions:**	Maintained to blighted

AMENITIES

S **Nearby Amenities:**

- Near Pulaski I-55 Ramp
- Freight shipping line
- Shipping canal
- Former Crawford Coal Plant
- Warehouse redevelopment across the street

S Potential strength of the property

C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3321 S PULASKI ROAD

Vacant Industrial Lot

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Public green space and multimodal center

Private Market Based Site Reuse Strategies

Private market-based sale – likely to a manufacturer, warehouse, or distribution company.

Zoning

This property is Zoned M3-3 consistent with an intended use for manufacturing. However, if it is proposed to use this property for a public green space and multimodal center the applicability of the current zoning should first be first discussed with Alderman Munoz and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

The property is managed by JD Realty or JD Realestate. Several attempts to contact JD Real estate regarding this property were unsuccessful. However, access to site control is not a concern for this property. Instead, LVEJO should seek ways to influence the redevelopment project looking for community co-benefits.

See Funding Sources and Resources attachment for contact information
See LVEJO Principles of Development attachment for further information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood for contamination on this property has been classified as Light to Moderate based upon the past long term use of the property as a metal plating factory, a paste factory, and a manufacturer of structural steel and because of adjacent and nearby historical industrial activity. However, in 2003 the property received a No Further Remediation Action Planned letter under Superfund (CERCLA). A formal Phase I environmental site assessment should be performed by a prospective purchaser/owner according to ASTM to afford liability protections and to further explore the extent of the cleanup actions under CERCLA and the scope of the NFR. A Phase II environmental site assessment may also need to occur in accordance with ASTM, and if necessary, a risk-based cleanup through the Illinois Site Remediation Program may need to occur to ensure that any possible remaining contamination is addressed in such a way to protect the environment, the community, and potential users of the site from exposure.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

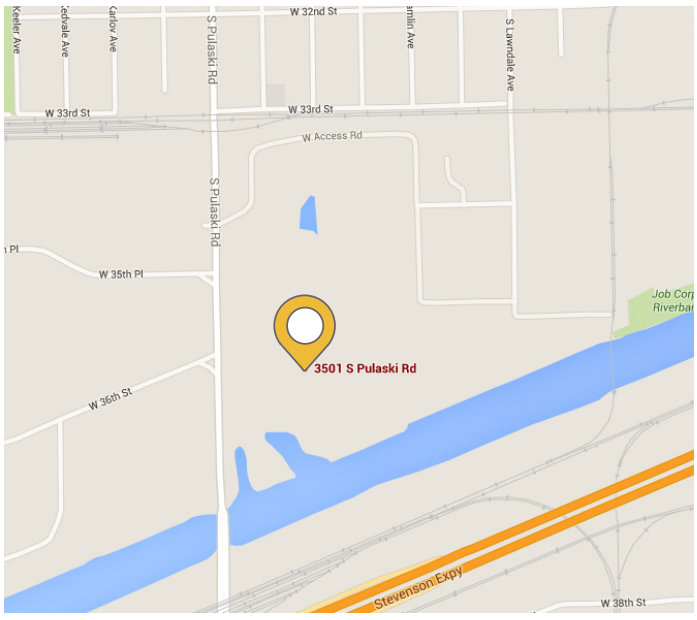
Utilize Tax Increment Financing District (TIF).
Possibly tie to redevelopment of adjacent former Crawford Coal Plant or new warehouse operation across the street.
Install security system as part of redevelopment.
Improve internet access since property is located in the industrial corridor.
Collaboration with ultimate owner on Community Benefit Agreement.
Improve internet access since property is located in industrial corridor.

3501 S PULASKI ROAD

Former Crawford Coal Plant

▲ Site street view (above)

▲ Site aerial view (above)



▲ Site location (above)

SITE CHARACTERISTICS

S **Owner:**	NRG Energy Company
S **Sale/Lease Status:**	May be open to sale
Site size:	72 acres
S **TIF:**	Yes
C **Contamination:**	Likely - Moderate
Zoning:	M3-3
Ward:	22 (Ald. Munoz)

BUILDING CHARACTERISTICS

S C **Square Footage:**	approximately 10% of site
Stories:	5+
FAR*:	unknown
Condition:	unknown
Description:	unknown

TRANSPORTATION

S **Transit:**	25 bus stops
(within .5 mi)	0 train stops

CRIME AND ADJACENT SITES

C **Crime:**	Above average
C **Adjacent Conditions:**	Maintained to blighted

AMENITIES

S **Nearby Amenities:**	Pulaski I-55 Ramp Shipping canal ComEd substation Warehouse redevelopment across the street

S Potential strength of the property

C Potential challenge of the property

* Floor to Area Ratio (FAR) equals the area of building footprint times number of stories divided by the property area. A FAR greater than 1 may suggest the need for additional parking off site.

3501 S PULASKI ROAD

Former Crawford Coal Plant

WHAT COULD THIS PROPERTY BECOME?

Community Based Site Reuse Strategies

Public green space and multimodal center. However, LVEJO would also like to potentially reuse some or part of the existing buildings on-site as a trades job training facility and/or as a makerspace.

Private Market Based Site Reuse Strategies

Private market-based sale, likely to a manufacturer, warehouse, or distribution company.

Zoning

This property is Zoned M3-3 consistent with an intended use for warehousing and manufacturing. However, if it is ultimately intended for this property to be used as a training facility or makerspace (or even for a public green space and multimodal center), the applicability of the current zoning should first be first discussed with Alderman Munoz and the City of Chicago Zoning Administrator to determine if a zoning change is needed.

See the Zoning Guidance attachment for further information

WHAT NEEDS TO BE DONE?

Gaining Site Control

The property is owned by NRG energy company. LVEJO was in contact with NRG in October 2015, and they provided a support letter for LVEJO's POWER Planning grant application to engage in further planning with NRG around reuse of this site. LVEJO or a champion should continue to work with NRG regarding redevelopment of this site.

See Funding Sources and Resources attachment for contact information

Addressing Contamination Through Site Assessment and Cleanup

The likelihood for contamination for this property has been conservatively classified as Moderate based on the former use of the property as a coal plant. An environmental review was not conducted on this property. However, it is believed that the former owner,Midwest Generation, may have conducted and be in possession of a Phase I ESA report on this property. Also, based on additional research, it is highly likely that several decades ago a coal ash impoundment also existed on this site suggesting potential soil contamination. A formal Phase I environmental site assessment should be performed by a prospective purchaser/owner according to ASTM to afford liability protections. A Phase II environmental site assessment may also need to occur in accordance with ASTM, and if necessary, a risk-based cleanup through the Illinois Site Remediation Program may need to occur to ensure that any possible remaining contamination is addressed in such a way to protect the environment, the community and potential users of the site from exposure.

See the Environmental Assessment and Cleanup attachment for further information

Strategies to Support Site Redevelopment

Utilize Tax Increment Financing District (TIF).
Possibly tie to redevelopment of adjacent property at 3321 S. Pulaski or new warehouse operation across the street.
Continue to build relationship with NRG.
Bring resources to reuse planning and marketing where possible.
Install security system as part of redevelopment.
Collaboration with ultimate owner on Community Benefit Agreement.
Improve internet access since property is located in industrial corridor.

PRELIMINARY ENVIRONMENTAL REVIEWS

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LITTLE VILLAGE BROWNFIELDS
2014 S. California Ave
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *			X
Permeable Soil at 3-4 ft bgs *	X		

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use		X	
Adjacent to a suspect area		X	
Underground storage tanks		X	
Listed on LIT, RCRA, SRP, TRI (circle)		X	
Listed on other environmental dbase: _____		X	

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	~4000	Vacant	Vacant Commercial Building	92%	Unknown
1950-2004	~4000	Commercial	Commercial Building and Store	92%	Unknown
1923		Community Space	Dance Pavilion, Refreshment and Ticketing Stand		
1896		Vacant	Undeveloped Land		

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2010 S. California Ave	2014	Industrial	Pink Line CTA Train
2012 S California Ave	1923-2004	Commercial	Commercial Building with Detached Garage. Store
2010 S. California Ave	1923-2004	Industrial/Community Use	Elevated Railroad Track. Douglas Park Branch
2010-2012 S California Ave	1896	Commercial and Residential	Dwellings and Stores.

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2020 S California Ave	2014	Commercial	Pizza Shop. Tire Shop
2020 S California Ave	1950-2004	Commercial	Commercial Building. Auto Service Building. Store
2020 S California Ave	1923	Community Space	Dance Pavilion, Refreshment and Ticketing Stand
2020 S California Ave	1896	Vacant	Undeveloped Land

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2015-2027 S California Ave	2014	Residential	Residential Properties
2015 S California Ave	1923-2004	Vacant	Vacant Land next to elevated trains
2017-2019 S California Ave	1923-2004	Residential	Flats
2021 S California Ave	1923-2004	Vacant	Vacant Land

2025-2027 S California Ave	1923-2004	Residential/Commercial	Dwellings with detached garage. Store.
2015-2017 S California Ave	1896	Vacant	Undeveloped Land
2019 S California Ave	1896	Residential	Flat
2021 S California Ave	1896	Vacant	Undeveloped Land

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2814-2830 W 21st St	2014	Residential	Flats. Dwellings. Detached Garages
2814-2830 W 21st St	1896-2004	Residential	Flats. Dwellings. Detached Garages.

Notes:

3. RECORDS REVIEW
   Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property			N/A
Adjoining Property	2026 S California Ave	Even	Jose Galvez. Gasoline LUST reported in 1991 with NFR letter in 1995. 3 Gasoline UST removed in 1991 and last used in 1976
Critical Sites Within 1/8 Mile	2106-2114 S California Ave	Even	Vacant Building owned by Berman Industries. 1 Gasoline LUST reported in 2000 with NFR letter in 2001. 1 Heating Oil UST and 2 Gasoline UST exempt from registration and last used in 1973.
	2150 S California Ave	Even	City of Chicago. Unleaded Gas LUST reported in 1992 with NFR letter in 2002.
	2819 W 21st Pl	L (1ft)	Hammond Charles G School. RCRA Conditionally Exempt Small Quantity Generator of 100 kg or less of hazardous waste each month. D006 Cadmium. D008 Lead. D009 Mercury. X002 PCBs.

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

	1919 S Fairfield Ave	H (3ft)	B & J Wire. RCRA Non-generator handler of hazardous wastes. D001 Ignitable Hazardous Wastes.
	2714-18 W 21st St	H (1ft)	Triner Scale and MFG Co DEL. RCRA Non-generator handler of hazardous waste. F008 plating bath residues.
	2843 W. 19th St	H (4ft)	B & J Wire, Inc. 1 heating Oil UST Exempt from registration and last used in 1973.
	2001 S California Ave	L (1ft)	Boiler Room. 1 Heating Oil UST removed in 2012.

Summary of Additional Site Data Within 1/8 Mile	**Database of Concern**	**Number of Sites Within 1/8 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**10**
	On the Historical Dry Cleaner's List	**1**
	On the Historical Auto Stations List	**3**
	On the Facility Index System/Facility Registry System	**3**

Critical Sites Within ¼ Mile	1801-07 S California Ave	L (1ft)	18th & California LLC. Other Petro LUST reported in 2004 with NFR Letter in 2005
	2645 W 19th St	H (3ft)	B & J Wire, Inc. Fuel Oil LUST reported in 2013.
	2875 W 19th St	L (9ft)	St. Anthony's Hospital. RCRA Non-generator handler of hazardous waste. D001 Ignitable Hazardous Wastes. D002 Waste with a pH below 2 or above 12.5 D003 Reactive hazardous waste. F003 Spent non-halogenated solvents. 2 Diesel UST abandoned in place in 1999. 1 Diesel Fuel UST currently in use.
	2110 S Marshall BLVD	L (2ft)	Brandenburg Demolition Inc. RCRA non-generator handler of hazardous wastes. 1 Diesel UST removed in 1986.
	2751 W Cermak Rd	L (1ft)	California Cleaning Palace. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. F002 Spent Halogenated Solvents.
	2711 W Cermak Rd	L (1ft)	West Side Times, Inc. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste each month. D002. Corrosive waste with a pH of less than 2 or greater than 12.5
	2611 W 21st Place	Even	Little Village Car Wash. Incident reported to the Office of Emergency Response in 1987.

Summary of Additional Site Data Within ¼ Mile	Database of Concern	Number of Sites Within 1/4 A Mile In the Following Database
	Environmental Complaint with the Department of Public Health	**27**
	On the Historical Dry Cleaner's List	**4**
	On the Historical Auto Stations List	**1**
	On the Facility Index System/Facility Registry System	**3**

4. PHYSICAL SETTING
Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"E"	Site falls within "E" and is relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate supporting existing building.
ADJOINING PROPERTY DATA	"E" (∧, ∨, >, <)	The site is surrounded by relatively impermeable geology. Buildings in all directions could imply aggregate at 3 to 4 ft bgs.

Note:
- "E" refers to "uniform, relatively impermeable silty or clayey till at least 50 ft thick; no evidence of interbedded sand and gravel"

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	2050 S California. Ave									Nothing Observed
Adjoining North	Pink Line									Nothing Observed

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on December 17th, 2015 without site access.

Adjoining South	Guerro's Pizza									Nothing Observed
	Nino's Tire Shop									Nothing Observed
Adjoining East	Residential Properties									Nothing Observed
	Pink Line									Nothing Observed
Adjoining West	Residential Properties									Nothing Observed

LITTLE VILLAGE BROWNFIELDS
2358 S. Whipple St.
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Moderate	
Permeable Soil at 3-4 ft bgs *			

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use		X	
Fire station Related Activities	X		
Adjacent to a suspect area		X	
Underground storage tanks		X	
Listed on LIT, RCRA, SRP, TRI (circle)		X	
Listed on other environmental dbase: _____		X	

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
1923-2004	6100	Civic	Fire House	100	City of Chicago
1896	6100	Vacant	Undeveloped Land	0	Vacant

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2342-2356 S. Whipple St.	1923-2004	Residential	Flats, Dwellings, Garages
2342-2356 S. Whipple St.	1896	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2400-2420 S. Whipple St.	1896 - 2004	Residential	Flats, Dwellings, Garages

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2343–2359 S. Whipple St.	1923-2004	Residential	Flats, Dwellings
2343-2359 S. Whipple St.	1896	Vacant	Undeveloped Land
2361 S. Whipple St.	1923-2004	Commercial	Store
2361 S. Whipple St.	1896	Vacant	Undeveloped Land

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2351-2359 S Albany Ave	2004	Residential	Flats, Dwellings, Residential Buildings
2361 S Albany Ave	1923-2004	Residential, Commercial	Flats, Commercial Front, Bake House
2359 S Albany Ave	1988-1994	Vacant	Vacant Lot
2359 S Albany Ave	1923-1975	Residential, Commercial	Store, Dwellings
2351-2357 S. Albany	1975-1994	Residential	Dwellings, Residential Buildings, Garage
2351-2357 S. Albany	1923-1950	Commercial, Residential	Dwellings, Residential Buildings, Garage, Store

2351-2357 S. Albany	1896	Residential, Vacant	Dwellings, Undeveloped Land
1959-1961 S Albany Ave	1896	Vacant	Undeveloped Land

Notes

3. RECORDS REVIEW
Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	2358 S Whipple St.		Nothing Recorded
Adjoining Property	Nothing Recorded	N/A	Nothing Recorded
Critical Sites Within 1/8 Mile	NA	NA	NA
Summary of Additional Site Data Within 1/8 Mile	**Database of Concern**		**Number of Sites Within 1/8 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health		**0**
	On the Historical Dry Cleaner's List		**0**
	On the Historical Auto Stations List		**2**
	On the Facility Index System/Facility Registry System		**0**
Critical Sites Within ¼ Mile	2228 S Whipple St.	H (1 ft)	Our Lady of Tepeyac High School. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Waste. D002 Corrosive Waste. 1 Heating Oil UST last used in 1973 and Exempt from Registration.
	2256 S Kedzie Ave	H (1 ft)	Corral Auto Service. RCRA Non-generator handler of hazardous waste. D001 Ignitable Waste. X001 Waste Oils. 2 Gasoline UST last used in 1973. 1 Unleaded Gas LUST reported in 1995.
	2301-2350 S Kedzie Ave	H (1 ft)	Public Building Commission. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D018 Benzene.

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

	2311 S Kedzie Ave	H (1 ft)	Public Building Commission of Chicago. Other Petro LUST reported in 2009 with NFR recorded in 2011.
	2343 S. Kedzie Ave.	H (1 ft)	Little Village Marshall Library. 2 Heating Oil and 3 Solvent USTs last used in 1973 and exempt from registration.
	2357 S Sawyer	H (1 ft)	LOUs One Stop. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Waste. 1 LUST reported in 1991 with NFR recorded in 2012.
	2357 S Sawyer	H (1 ft)	Jorge Guerreo DBA Lou 1 Stop. 2 Gasoline USTs last used in 1986 and removed in 1991.
	2400 S Marshall Blvd	Even	John Spry Community Academy. RCRA Conditional Exempt small Quantity Generator of 100 kg or less of hazardous waste per month. D006 Cadmium. D008 Lead. D009 Mercury
	2440 S Kedzie Ave.	Even	Erie Lasalle Body Shop. RCRA Conditional Exempt small Quantity Generator of 100 kg or less of hazardous waste per month. D001 Ignitable Waste. F003 Spent Nonhalogenated Solvents. F005 Spent Nonhalogenated Solvents. D006 Cadmium. D007 Chromium. D008 Lead.
	2850 W. 24th Blvd	H	Saucedo Maria School. RCRA Conditional Exempt small Quantity Generator of 100 kg or less of hazardous waste per month. D006 Cadmium. D008 Lead. D009 Mercury.
	3137 W. 25th St.	H	Empire Industrial Coating Corp. RCRA Non-generator Handler of Hazardous Waste. U031 1-Butanol (I) or N-Butyl Alcohol (I). U159 2-Butanone (I,T) or Methyl Ethyl Ketone (MEK) (I,T). U220 Benzene, Methyl- or Toluene.

Summary of Additional Site Data Within ¼ Mile	**Database of Concern**	**Number of Sites Within 1/4 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**0**
	On the Historical Dry Cleaner's List	**7**
	On the Historical Auto Stations List	**17**
	On the Facility Index System/Facility Registry System	**6**

4. PHYSICAL SETTING
   Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"E	Sites fall within "E" and is relatively impermeable. However, 3 to 4 ft bgs the site may have permeable construction aggregate.
ADJOINING PROPERTY DATA	"E" (∧, ∨, >, <)	The site is surrounded by relatively impermeable geology. Buildings in all directions could imply aggregate at 3 to 4 ft bgs.

Note:

- "C1" refers to "permeable bedrock within 20 and 50 feet of surface, overlain by till or other fined grained material"

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	2358 S Whipple St						X			Other: Onsite peeling of paint and debris throughout the site. 4+ ft of standing water in the basement.
Adjoining North										

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on January 16th, 2015 with site access.

Adjoining South										
Adjoining East										
Adjoining West										

LITTLE VILLAGE BROWNFIELDS
2505 W 24th St. and 2514-2520 W 25th St.
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Moderate to Substantial	
Permeable Soil at 3-4 ft bgs *	X		

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use	X		
Adjacent to a suspect area	X		
Underground storage tanks			X
Listed on LIT, RCRA, SRP, TRI (circle)	X (RCRA)		
Listed on other environmental dbase: _SPILLS, Chi_Env_____	X		

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	108,900	Vacant	Vacant	0%	Unknown
1950-2004		Industrial	Paper Towel Factory Building. Rail Lines, Welding, Carton Staging, Heating Plant, Rolled Paper Warehouse. Paper		Lanz T. Corrugated

			Shredding, 10,000 Gallon Tank. Oil Storage.		
1896-1923		Industrial	Casting Factory. Ovens. Melting Furnaces. Storage. Coal Pile. Mason House. Machine Shop. Sanding. Core Storage. Core Ovens. Chipping. Woodworking. Annealing House. Boiler Room. Pickling Room, Soft Rolling Room.		National Malleable Casting Co

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2500 to 2526 W 24th St	2014	Industrial	Industrial Buildings, Rotadyne Industries, Parking Lot
2500 to 2526 W 24th St	1923-2004	Industrial	Ideal Roller and Manufacturing Company. Factory with Rail Connection. Manufacturers of Graphic Rollers. Parking. Benzene Tanks.
2500 to 2526 W 23th St.	1975-2004	Industrial	UNTY Buildings. Warehouse and Factory with Rail Connection
2500 to 2526 W 23th St	1950	Industrial	Bell Telephone Company. General Warehouse
2500 to 2526 W 23th St	1950	Industrial	Schuttler Company. Lumber Yard and Lumber Shed.
2500 to 2526 W 23th St	1896	Vacant	Undeveloped Land
2500 to 2526 W 24th St	1896	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2501-2559 W 25th St.	2014	Industrial, Vacant	La Fortuna, Pallet Building, Burned Out Building
2501-2559 W 25th St.	1950-2004	Industrial	Motor Freight Station. Parking. Tractor Service Station.
2501-2559 W 25th St.	1896-1923	Industrial	National Malleable Casting Company. Melting Furnace. Factory. Annealing House. Flask Storage. Tumbling. Railroad Connection. Foundry. Moulding room. Grinding. Machine Room. Trimming Room. 27,000 Gal cistern. Machine Shop. Pickling Room. Coal Shed.

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
Along S. Campbell Ave.	2014	Industrial	Industrial Freight Lines
Along S. Campbell Ave.	2004	Industrial	11 Freight Railroad Lines. P.C.C.R., B & D C I R R, C S R R, C S R O R. R., etc.
2418-2450 W 25th St.	1896-2004	Residential	Flats. Dwellings
2425-2451 W. 24th Pl	1988-2004	Industrial	CNE MFG. Machine Shop. Factory.
2425-2451 W. 24th Pl	1923-1975	Industrial	Chicago perforating company. Machine Room and Facility with Rail Line
2425-2451 W. 24th Pl	1896	Vacant	Undeveloped Land
2422-2450 W. 24th Pl	1896-2004	Residential, Vacant	Residential Buildings, Flats, Dwellings, Vacant Land
2421-2451 W. 24th St	1896-2004	Residential, Vacant	Residential Buildings, Flats, Dwellings, Vacant Land

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2400-2481 S Rockwell St	2014	Residential	Residential Properties

2400-2481 S Rockwell St	1923-2014	Residential and Commercial	Dwellings and Flats with small Corner Stores on corner of W 24th Place and Rockwell
2400-2481 S Rockwell St	1896	Residential and Vacant	Dwellings mixed with Undeveloped Land.

Notes:

3. RECORDS REVIEW
Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	2500 W 25th St		Incident Reported to the Office of Emergency Response in 2004. Complaints filed with the Chicago Department of Public Health
	2514, 2516, 2519, 2520, 2525,2526, 2530 W 25th St		Complaints filed with the Chicago Department of Public Health
	2514 W 25th St		Incident Reported to the Office of Emergency Response in 2003.
	2514-2520 W 25th St		City of Chicago Department of Abandonment. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste each month. D001 Ignitable Hazardous Waste.
	2445 S Rockwell St		Mack Chicago Corp. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous wastes. D000 Undefined. Enrolled in SRP in 1998. Comprehensive NFR in 1999 and 2004
	2501 W 24th St		Dreamworks Road To Perdition. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Wastes. D035 Methyl Ethyl Ketone. F003 Spent Non-halogenated solvents.
Adjoining Property	2512 W 24th St	Even	Ideal Roller & Graphics Co. RCRA Non-generator handler of hazardous waste. F001 and F005 Spent Non-Halogenated Solvents. 1 Non Petro LUST reported in 1990 with

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

			NFR letter in 1992. Spill reported in 1990 to the Office of Emergency Response. Complaints filed with the Chicago Department of Public Health. 1 Heating Oil UST, 3 Hazardous Substance USTs, and 5 Unknown UST removed in 1986. 3 Hazardous Substance USTs and 1 Unknown Substance UST last used in 1975 and exempt from registration.
	2600 W 24th St	Even	Complaints filed with the Chicago Department of Public Health
	2601 W 24th Pl	L (1 ft)	Complaints filed with the Chicago Department of Public Health
	2600 W 24th Pl	L (1 ft)	Complaints filed with the Chicago Department of Public Health
	2525 S Rockwell St	L (1 ft)	Francisco Barrera. 1 Diesel Fuel UST last used in 1973 and exempt from registration.
Critical Sites Within 1/8 Mile	2512 S Western Ave	L (1 ft)	Instituto Del Progreso Latino. Spill reported in 2001 to the Office of Emergency Response. Other Petro LUST reported in 2011 with NFR letter issued in 2013.
	2510-2518 W 26th St	L (1 ft)	Huizinga Cartage Co. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste each month. D001 Ignitable Hazardous Waste. 1 Gasoline and 1 Diesel LUST reported in 2001 with NFR letter in 2002. 3 Gasoline UST removed in 2001. 1 Diesel Fuel UST removed in 2001. 2 Heating Oil UST exempt from registration and last used in 1973.
	2434 W 25th St	L (1 ft)	MRS Trucking Inc. RCRA Non-generator handler of hazardous waste.
	2429 W 25th St	L (1 ft)	Medalist Champion Screw. RCRA Non-generator Handler of hazardous waste. D001 Ignitable Hazardous Wastes. Incident reported in 1996 with the Department of Emergency Response. 1 Fuel Oil UST Out of Service since 1982. 1 Gasoline UST exempt from registration and last used in 1960.
	2600 W 26th St	L (2 ft)	Listed with the state office of emergency response. No details.
	2427-2445 W 24th Pl	L (1 ft)	Chicago Perforating Company. Enrolled in SRP in 2004 with focused NFR letter given in 2006.

	2401 S Western Ave	L (1 ft)	Motorworks Service Center Inc. 1 Gasoline, Uset Oil, Other Petro LUST reported in 2000. No NFR information. 2 Gasoline UST removed in 1988. 1 Kerosene and 1 used oil UST exempt from registration and last used in 1973
	2323 S Rockwell St	H (1 ft)	Cook County Department of Facilities. Conditionally Exempt Small Quantity Generator of 100 kg or less hazardous waste per month. D001 Ignitable Hazardous Waste. 1 Gasoline LUST reported in 2000 and 1 Fuel Oil LUST reported in 2004. No NFR Information Available. 2 Diesel Fuel and 1 Gasoline UST currently in use. 1 Kerosene, 1 Diesel Fuel, and 1 Gasoline UST exempt from registration. 3 Heating Oil UST abandoned in place. 1 Gasoline and 1 Kerosene UST removed.
	2512 S Western Ave	L (1 ft)	Former Auto Repair Shop (Demolition Site). Heating Oil UST exempt from registration and last used in 1973
	2500 S Western Ave	L (1 ft)	CCT. RCRA Small Quantity Generator of More than 100 kg and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Waste. F002 Spent Halogenated Solvents. D000 Undefined.

Summary of Additional Site Data Within 1/8 Mile	**Database of Concern**	**Number of Sites Within 1/8 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**26**
	On the Historical Dry Cleaner's List	**0**
	On the Historical Auto Stations List	**9**
	On the Facility Index System/Facility Registry System	**2**

Critical Sites Within ¼ Mile	2584 S Blue Island	L (1 ft)	Marathon. 1 Gasoline LUST reported in 1994 with NFR letter issued in 2003. 2 Gasoline UST removed in 1997. 2 Gasoline UST currently in use.
	2800 S Rockwell St	L (2 ft)	Cook County. 1 Fuel Oil, Other Petro LUST reported from 1994 to 2001.
	2303 S Western Ave	L (1 ft)	Speedway LLC. Gasoline, Diesel, and Other Petro LUSTs reported in 1993UST
	2555 S Blue Island Ave	L (5 ft)	Pines Trailer Partnership. Unleaded Gas LUST reported in 1990 with NFR letter

			issued in 2012. 1 Gasoline UST removed in 1990.
	2618 W 26th St	L (2 ft)	City of Chicago. RCRA Non-generator Handler of Hazardous Waste. F001, F002, F003, F006 Spent Halogenated Solvents.
	26th and Western	Even	Norfolk Southern RR. RCRA Non-generator Handler of hazardous waste. D006 Cadmium. D007 Chromium.
	2541 S Washtenaw Ave	L (1 ft)	Tri-Powder Coating. RCRA Non-generator handler of hazardous waste.
	2317 W 23rd Pl	L (2 ft)	De La Cruz Math/Science Spec. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste per month. D008 Lead.
	2235 S Western Ave	L (1 ft)	St. Vincent Depaul. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D002 Corrosive Hazardous Waste of pH less than 2 and greater than 12.5.
	2605 S western Ave	Even	Rauner YMCA. Enrolled in SRP in 2002 with Comprehensive NFR issued in 2006.
	2635 S. Western Ave	L (1 ft)	Frozen Assets Cold Storage. Enrolled in SRP in 2013
	2300 S Western Ave	L (1 ft)	Public Building Commission. Enrolled in SRP in 1994. Comprehensive NFR letter issued in 1999.
	2556 S Blue Island Ave	L (4 ft)	Oakley Oklahoma. Enrolled in SRP in 2007. Gasoline, Diesel, Uset Oil, and Other Petro LUST reported in 2000 with NFR issued in 2004. 1 Diesel Fuel, 2 Gasoline and 2 Heating Oil UST removed in 1999
	2332 S Western Ave	Even	William H Finkl Academy. RCRA Conditionally Exempt Small Quantity Generator of 100 kg or less of hazardous waste per month. D006 Cadmium. D008 Lead. D009 Mercury.
	2701 S Western Ave	L (7 ft)	Pacific Wine Co. RCRA Non-Generator Handler of Hazardous Waste. D001 Ignitable Hazardous Waste. 1 Gasoline and 1 Diesel Fuel UST removed in 1994.
	2235 S Western Ave	L (1 ft)	Pep Boys Inc. RCRA Conditionally Exempt Small Quantity Generator of 100 kg or less of hazardous waste per month. D001 Ignitable Hazardous Waste. 2 Heating Oil UST exempt from registration and last used in 1973.

	2244 S Western Ave	L (1 ft)	Flexi Mat Corporation. 1 Heating Oil UST abandoned in place and last used in 1981.

Summary of Additional Site Data Within ¼ Mile	**Database of Concern**	**Number of Sites Within 1/4 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**82**
	On the Historical Dry Cleaner's List	**3**
	On the Historical Auto Stations List	**17**
	On the Facility Index System/Facility Registry System	**9**

4. PHYSICAL SETTING
Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"C1"	Site falls within "C1" and Delta interpreted as relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate because of former building on site
ADJOINING PROPERTY DATA	"C1" (<, ∨, ∧, >)	The site is surrounded by relatively impermeable geology as interpreted by Delta. Buildings in all directions except to the East could imply aggregate at 3 to 4 ft bgs.

Note:

- "C1" refers to "permeable bedrock within 20 and 50 feet of surface, overlain by till or other fined grained material"

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation for any checked boxes
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	2514-2520 W 25th St. and 2505 W 24th St		X				X	X		Stains: discoloration on concrete. Debris: Tires. Partially Paved. Debris littered throughout. SBA Utility Pole On Site
Adjoining North	Parking Lot									Nothing Observed
	Rotadyne Industries									Nothing Observed
	Industrial Bldgs									Nothing Observed
Adjoining South	Pallet Company					X		X		Drums: One Drum Seen. Debris: Construction Debris littered on site.
	La Fortuna									Nothing Observed
	Fired Building									Nothing Observed
Adjoining East	Freight Line									Nothing Observed
Adjoining West	Residential									Nothing Observed

[4] Based on visual or olfactory observations on December 17th, 2014 with Site Access.

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LITTLE VILLAGE BROWNFIELDS
3101 S. KEDZIE AVE.
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Moderate	
Permeable Soil at 3-4 ft bgs *	X		

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use	X		
Adjacent to a suspect area	X		
Underground storage tanks	X		
Listed on LIT, RCRA, SRP, TRI (circle)	X (RCRA)		
Listed on other environmental dbase: _____		X	

2. CURRENT AND HISTORICAL SITE DESCRIPTION
Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	214,751	Vacant	For Sale Industrial Building	84%	RTC, Inc (MLS)
1987-2004	214,751	Industrial	Machine Shop, Chem Lab, Metal Storage, Paint Roller Storage, Metals Operation, Gypsum	84%	RTC Industries
1975	214,751	Industrial	Chemical Coating, Wallpaper Making, Machine Shop, Chem Lab, Metal	84%	De SOTO Chemical Coating INC – United

			Storage Paint Roller Storage		Wallpaper DIV'N
1951	214,751	Industrial	Enamel Spray Booth, Paint Shop, Sawing Room, Lacquer Spraying, Pickling, Dry Oven	84%	The Liquid Carbonic Corp
1919 - 1896	214, 751	Undeveloped	South Branch of the Chicago River	0%	

Notes: Possibly three individual buildings on one parcel of land. Look to be connected though.

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial or Vacant	Use or Activity
3059 S Kedzie Ave	1950-2004	Commercial	Parking Garage
3044 S Troy St.	1975-2004	Industrial	Pipe Storage
3103 S Albany St.	1975-2004	Vacant	Undeveloped
3041 S Albany St.	1923-1994	Industrial	Manufacturer of Coal Tar Products

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial or Vacant	Use or Activity
3201 S Kedzie Ave.	2014	Industrial	Industrial Building
3201 S Kedzie Ave.	1987-2004	Industrial	Mid-America Warehouse. Chemical Warehouse. Manufacturing. Loading Docks. Parking
3241 S Kedzie Ave	1975-2004	Industrial	Consolidated Distilled Products Inc and Union Liquor Co. Liquor Warehouse.
3201 S Kedzie Ave.	1975	Industrial	Fountain Pen Warehouse and General Bronze Co Steel and Wedments Division. Parking. Loading Dock. Chemical Warehouse.

3201 S Kedzie Ave.	1951	Industrial	The Toni Co. and Western Metal. Toilet Goods Warehouse and Scrap Metal Warehouse. Parking. Loading Dock. Chemical Warehouse.
Between 3129 to 3201 S Kedzie	1951	Industrial	West Branch of South Branch of Chicago River being filled.
3201 S Kedzie Ave.	1919	Industrial	West Branch of South Branch of Chicago River

Note:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
Adjacent to Albany	1975-2004	Industrial	Collateral Channel
3059 S Albany Ave.	1923-1994	Industrial	Manufacturer of Coal Tar Products, Gas Storage, Chemical Labs, Slate, Grit Storage
3041 S Albany Ave.	1923-2004	Industrial	Machine and Fabrication Shop
31st and Albany Ave.	1975-1991	Industrial	Rail Line
3031 S Albany Ave.	1950	Industrial	Car Repair Shop
31st and Albany Ave.	1896	Industrial	West Fork of the South Branch of the Chicago River

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3233 W 31st St	2014	Vacant	City of Chicago. Vacant Land
3233 W 31st St	1975-2004	Industrial	Washburn Trade School & Board of Education. Warehouse. Public space. Loading Docks. Garage Buildings. Refuse Burning. Tool Room. Rail Lines
3233 W 31st St	1910-1951	Industrial	Liquid Carbonic Co. Manufactures of Soda Water Apparatus & Carbonated Gas. Factory Marble Shop Machin Shop. Wash Room. Repair Shop. Packaging. Freight Rail Lines. Burner and Chimney.

Note:

3. RECORDS REVIEW

EDR Data (Use the same abbreviations as EDR)

Summarize EDR Data in the following table[1]:

Proximity	Address	Higher Or Lower Elevation (H/L)	Description
Subject Property	3101 W. Kedzie Ave		RTC Industries. RCRA Small Quantity Generator of more than 100 kg and less than 100 kg monthly of hazardous waste. D001 Ignitable Hazardous Waste
			RTC Industries. 4 heating oil, gasoline and kerosene USTs removed in 1989
			RTC Industries. Gasoline LUST reported in 1992
Adjoining Property	3200 S Kedzie Ave	L (1 ft)	Wyckoff Steel Inc. Diesel Fuel UST removed in 1986 and heating oil UST removed in 1988
	3200 S Kedzie Ave	L (1 ft)	City Of Chicago Dept STS & Sanitation. Conditionally Exempt Small Quantity Generator of 100 kg or les of hazardous waste.
	3200 S Kedzie Ave	L (1 ft)	AMPCO Pittsburgh Corp Wyckoff Steel Division. RCRA Handler.K062 Spent Pickle Liquor. K063 Not Defined. Historical Large Quantity Generators. Fuel Oil LUST reported in 1996. NFR in 2003.
	3200 S Kedzie Ave	L (1 ft)	AMPCO Pittsburgh Corp Wyckoff Steel Division. NY Manifest in 1994 with B003 Petroleum Oil, B007 Other PCB waste, B002 Petroleum Oil, B002 Petroleum Oil
	3200 S Kedzie Ave	L (1 ft)	Tracto Diesel Repair. Historic Auto Stations List from 2007
Within 1/8th Mile	3220 W 31st St	Even	Perkins MFG Co: RCRA Small Quantity Generator of more than 100 kg and less than 100 kg monthly of hazardous waste. D001 Ignitable Hazardous Waste
	3100 S Kedzie	Even	Washburn Trade School. RCRA Small Quantity Generator of more than 100 kg and less than 100 kg monthly of hazardous waste. D001 Ignitable Hazardous Waste. F002 Spent Halogenated Solvents.

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

	3157 S Kezie Ave	Even	Chicago Board of Education. NFR letter in 1999.Groundwater Use Restriction, Asphalt Barrier. In SRP.
	3252 W 31st St	L (1 ft)	Thermo-Met Inc. RCRA NonGen Handler of hazardous waste-cyanides(soluble cyanide salts) (P030)
Within ¼ Mile	3018 S Spaulding Ave	Even	Empire Roofing Co. LUST of Gasoline/Diesel in 1998
	3300 W 31st St	L (1 ft)	Pure Asphalt Company. Hazardous Waste Generator. 2 UST removed in 1998
	3300 W 31st St	L (1 ft)	Nataz Specialty Coatings. LUST reported in 1998
	3240 W 30th St	Even	Historic Auto Station List
	2840 S Kedzie Ave	H (1 ft)	Historic Auto Station List
	3001 S Kedzie Ave	Even	Franks West Side Auto Parts Shop
	3030 S Kedzie Ave	Even	RCRA Non-generator site: Historical Generator of Lead (D008)
	3100 S Sacramento Ave	L (1 ft)	Dept. of Fleet Management. LUST in 1991
	2950 W. 31st St	L (1 ft)	Cook County Division 9. One diesel UST currently in use
	3301 S Kedzie Ave	L (1 ft)	Apex Motor Fuel Co. Non-generator Handler of hazardous waste (D000)

Note:

4. PHYSICAL SETTING
Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	Border between "E" and "C1"	Site falls on the border of two geological classifications and Delta interpreted as relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate supporting existing building.
ADJOINING PROPERTY DATA	"C1" (∧) "E" (∨) Border between "E" and "C1" (>, <)	The site is surrounded by relatively impermeable geology as interpreted by Delta. North was old MGP operation so likely backfilled to 15 ft bgs. Buildings to South and West could imply aggregate at 3 to 4 ft bgs.

Note:

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.

- "E" refers to "uniform, relatively impermeable silty or clayey till atleast 50 ft thick; no evidence of interbedded sand and gravel"
- "C1" refers to "permeable bedrock within 20 and 50 feet of surface, overlain by till or other fined grained material"

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Potential Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Stressed Vegetation	
Subject Site	3101 S Kedzie			X						Odors: Coming from the collateral channel most likely
Adjoining North	Auto Parts Shop									Nothing Observed
	Vacant Lot								X	Stressed vegetation: breaking through old pavement
	New Park									Nothing Observed
Adjoining South	Parking Lot									Nothing Observed
	Large Unoccupied Industrial Lot									Nothing Observed
Adjoining East	Collateral Channel			x	x				x	Odors: Clear putrid odor from the channel carried by the wind Pits, Ponds, Lagoons: Standing water throughout the channel Stressed vegetation: running the length of the channel
	City of Chicago Fleets Facility					x			x	Drums: Appear to be gasoline drums onsite Stressed vegetation: running on the outside of the property and along the collateral channel
Adjoining West	3200 Kedzie									Nothing Observed
	3100 Kedzie (large vacant)					X			X	Drums: 3 drums observed onsite. Stressed Vegetation: observed breaking through pavement throughout.

[4] Based on visual or olfactory observations on December 9th, 2014 without site access.

	31st (down block)					X				Drums: Metal recycler with open drums
										Nothing Observed

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LITTLE VILLAGE BROWNFIELDS
3157 S Kostner Ave
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Light	
Permeable Soil at 3-4 ft bgs *			X

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use		X	
Adjacent to a suspect area	X		
Underground storage tanks		X	
Listed on LIT, RCRA, SRP, TRI (circle)		X	
Listed on other environmental dbase: _____		X	

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	15682	Vacant	Vacant Commercial Lot. Trailer Parking	0%	Unknown
1993-2004	15682	Vacant	Vacant Commercial Lot. Trailer Parking	0%	Unknown
1987-1992	15682	Commercial, Vacant	Vacant Commercial Lot. Trailer Parking. Small commercial building at end of block.	0%	Unknown
1951	15682	Vacant	Undeveloped Land	0%	Unknown

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3115 S Kostner Ave	2014	Commercial	Car Wash
3115 S Kostner Ave	1987-2004	Industrial	Tool Grinding Facility
3115 S Kostner Ave	1951	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3119 S Kostner Ave	2014	Industrial	Little Village Truck Services
3119 S Kostner Ave	1975-2004	Commercial	Private Garage with Storage.
3232 S Kolin Ave	1975-2004	Industrial	Contractor Storage with Rail Connect
3119 S Kostner Ave	1975-2004	Vacant	Undeveloped Land
3232 S Kolin Ave	1975-2004	Industrial	Banana Warehouse with Rail Connect

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3114-3158 S Kolin Ave	2014	Industrial, Commercial	Fish Shop. Scientific Services, Maxwell Service.
3114-3158 S Kolin Ave	1975-2004	Industrial	Northwestern Plating. Manufacturing Buildings. Factories. Machine Shop. Acid Pickling. Plating Works.
3114-3120 S Kolin Ave	1951	Industrial	Northwestern Plating. Manufacturing Plating Works. Acid Pickling.
3142 S Kolin Ave	1951	Industrial	Woodworking.
3150 S Kolin Ave	1951	Industrial	Ornamental Iron Works
3158 S Kolin Ave	1951	Industrial	Machine Shop

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3120 S Kostner Ave	2014	Community Use	Little Village Lawndale High School
3120 S Kostner Ave	2004	Community Use	School Site
3120 S Kostner Ave	1989-1992	Industrial	UNEDO INC. Oil Tanks. Manufacturing. Cooling Towers. Fuel Oil Tanks. Pump House
3120 S Kostner Ave	1987	Industrial	Hunt Wesson Food Co. Manufacturing of Cooking Oil. Oil Tanks. Manufacturing. Cooling Towers. Fuel Oil Tanks. Pump House. Boiler Rooms. Scale House.

Notes:

3. RECORDS REVIEW
Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	3157 S. Kostner Ave		Nothing Recorded
Adjoining Property	3115 S Kostner Ave	Even	Kostner Auto Shop EDR Gas Stations. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste each month. D001 Ignitable Hazardous Wastes.
	3114 S Kolin Ave	L (2 ft)	Northwestern Plating Works, INC. RCRA Non-generator handler of hazardous waste. F006 wastewater treatment sludges from electroplating. Operated as a large quantity generator as well. CERCLIS site cleaned up in 2006 after being abandoned. Large amounts of plating waste found within the building.
	3125 S Kolin Ave	L (2 ft)	Art Metal Products Co. RCRA Non-generator handle of hazardous waste. F001

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

			Spent Halogenated Solvents used in Degreasing.
	3150 S Kolin Ave	L (2 ft)	Modern Process Equipment. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Waste. D002 Corrosive Hazardous Waste with pH less than 2 or greater than 12.5. F002 Spent Halogenated Solvents.
	3158 S Kolin Ave	L (2 ft)	Scientific Control Laboratories. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D002 Corrosive Hazardous Waste with pH less than 2 or greater than 12.5. D003 Reactive Hazardous Waste.
	4421 W 31st St	H (2 ft)	Universal Edible Oils Inc. 5 Fuel Oil removed in 1986. 1 Gasoline UST removed in 1992 and last used in 1983. 1 Water and Heating Oil UST exempt from registration and last used in 1973 and 1974, respectively.
	4421 W 31st St	H (2 ft)	Central Soya, Inc. RCRA Non-generator handler of hazardous waste. D001 Ignitable Hazardous Waste. D002 Corrosive Hazardous Waste with pH less than 2 or greater than 12.5. 1 Fuel Oil and 1 Other Petro LUSTs reported in 1990 and 1991 with NFR letters issued in 2005. Enrolled in SRP in 1995 with Residential Comprehensive NFR Letter issued in 2005.
Critical Sites Within 1/8 Mile	4358 W 31st St	L (1 ft)	Michael. H. Eiserman. Used Oil LUST reported in 1991 with no information about NFR available. Incident reported to the Office of Emergency Response in 1991.
	3201 S Kostner Ave	L (2 ft)	Helders Motor Service Co. 1 Gasoline and 1 Dies Fuel UST removed in 1986. 1 Gasoline UST exempt from registration and last used in 1955.

	Database of Concern	**Number of Sites Within 1/8 A Mile In the Following Database**
Summary of Additional Site Data Within 1/8 Mile	Environmental Complaint with the Department of Public Health	**6**
	On the Historical Dry Cleaner's List	**0**
	On the Historical Auto Stations List	**4**
	On the Facility Index System/Facility Registry System	**1**

Critical Sites Within ¼ Mile	3223 S Kolin Ave	L (3 ft)	W.E.S. Enterprises Inc. Diesel, Other Petro LUST reported in 1997 with NFR ketter issued in 1998. 1 Heating Oil and 1 Diesel Fuel UST removed in 1992.
	3200 S Kilborn Ave	Even	Bway Corp. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Waste. D009 Mercury. Listed on the Toxic Chemical Release Inventory System. Non Petro LUST in 1989 with NFR letter issued in 1995. 5 Hazardous Substance UST removed in 1986. 2 Heating Oil UST abandoned in place with notification happening in 1992 and last used in 1977. Enrolled in SRP in 2008 with Industrial/Commercial Focused NFR letter issued in 2009.
	3100 S Kilborn Ave	H (4 ft)	David Architectural Metals Inc. RCRA Non-generator handler of hazardous waste. D008 Lead. 2 Heating Oil USTs exempt from Registration and last used in 1962
	4544 W 31st St	H (5 ft)	Incident reported to the Office of Emergency Response in 2005
	3001 S Kilbourn Ave	H (4 ft)	Aristocraft Company. 1 Heating Oil UST exempt from registration and last used in 1973.
	4247 W 31st St	L (3 ft)	Piotrowski Park Fieldhouse. 2 Heating Oil USTs removed in 1992

Summary of Additional Site Data Within ¼ Mile	**Database of Concern**	**Number of Sites Within 1/4 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**7**
	On the Historical Dry Cleaner's List	**2**
	On the Historical Auto Stations List	**0**
	On the Facility Index System/Facility Registry System	**0**

4. PHYSICAL SETTING
Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"C1"	Site falls within "C1" and Delta interpreted as relatively impermeable.
ADJOINING PROPERTY DATA	"C1" (∨, >, <, ∧)	The site is surrounded by relatively impermeable geology as interpreted by Delta. Buildings in all directions could imply aggregate at 3 to 4 ft bgs.

Note:

- "C1" refers to "permeable bedrock within 20 and 50 feet of surface, overlain by till or other fined grained material"

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	3117 S Kostner							X		Debris: Large Cement Blocks
Adjoining North	Car Wash									Nothing Observed
Adjoining South	Little Village Truck Services									Nothing Observed
Adjoining East	3158 S Kolin Ave					X		X		Scientific Services: Old drums and industrial material observed in alley
	3130 S Kolin Ave									Maxwell Service. Nothing Observed
	4345 W 31st St									La Pescaderia Fish Market. Nothing Observed
Adjoining West	School									Nothing Observed

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on January 16th, 2015 without site access.

LITTLE VILLAGE BROWNFIELDS
3241 W Cermak RD
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Moderate	
Permeable Soil at 3-4 ft bgs *	X		

***** If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use	X		
Adjacent to a suspect area		X	
Underground storage tanks			X
Listed on LIT, RCRA, SRP, TRI (circle)	X (LIT LIT-GIS RCRA)		
Listed on other environmental dbase: __EDR Historic Gas Station List. NFR Letter in 2008 for LUST_____	X		

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	6098	Commercial	Vacant Commercial Building	100%	Adolfo Diaz
2004	6098	Commercial	Commercial Building	100%	
1923-1994	6098	Commercial	Auto Garage	100%	
1896		Residential	Dwelling		

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3238-3254 W Cermak Rd	2014	Vacant, Commercial	Vacant, Stores, Muffler and Brakes Shop
3234 W. Cermak Rd	1975-2004	Industrial	Auto Body Shop, Manufacturing
3236-3240 W. Cermak Rd	1923-2004	Commercial	Commercial Buildings, Stores
3244 W. Cermak Rd	1923-2004	Industrial	22nd St Sub-Station
3252-3258 W. Cermak Rd	1994-2004	Commercial	Stores and Commercial Buildings
3252-3254 W. Cermak Rd	1950-1991	Commercial	Stores and Commercial Buildings
3256-3258 W. Cermak Rd	1988-1991	Vacant	Vacant Land
3256-3258 W. Cermak Rd	1950-1975	Commercial	Filling Station with Gas Tanks
3234 W. Cermak Rd	1923-1975	Commercial	Douglas Motion Picture Theater
3246-3258 W. Cermak Rd	1923	Vacant	Undeveloped Land
3232-3258 W. Cermak Rd	1896	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
2214 S Sawyer Ave. and 2215 S Spalding Ave.	2014	Residential	Residential Dwellings.
2214 S Sawyer Ave.	2004	Residential, Commercial	1 Small Commercial Building and 1 Dwelling
2215 S Spalding Ave.	1896-2004	Residential	Dwellings
2214 S Sawyer Ave.	1950-1994	Residential	Dwellings with Garage
2214 S Sawyer Ave.	1950-1994	Residential, Industrial	Crescent Dental Manufacturing Company. Machine Shop. 2 Residential Dwellings

2214 S Sawyer Ave.	1896	Residential	Dwelling

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3233-3237 W. Cermak Rd.	2014	Commercial	Stores
3233-3237 W. Cermak Rd.	2004	Commercial	Large Commercial Site
3237 W. Cermak Rd.	1975-1994	Commercial	Store
3233 -3235 W. Cermak Rd.	1988-1994	Vacant	Vacant Land
3233 -3235 W. Cermak Rd.	1896-1975	Commercial	Furne, Drug Store, Stores
3237 W. Cermak Rd.	1896-1950	Residential	Dwelling

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3245-3247 W. Cermak Rd	2014	Commercial	Stores
3245-3247 W. Cermak Rd	1896-2004	Commercial	Stores with Garage

Notes:

3. RECORDS REVIEW
   Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	3241 W Cermak Rd.		D & L Body Shop. Gasoline LUST reported in 1997. NFR reported in 1998. Gasoline UST removed in 1997.
			Diaz Mufflers Inc. Conditionally Exempt Small Quantity Generator of less than 100 kg per month of Hazardous Waste. F003 Spent Non-Halogenated solvents. F005 Spent Non-Halogenated Solvents.

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

			Kolar Lewis Automobile Garage. Listed on the EDR Historical Auto Stations List in 1923
Adjoining Property			Nothing Reported
Within 1/8th Mile	3202 W. Cermak Rd	Even	CITGO Gas Station. 3 Gasoline UST currently in Use
	3202 W. Cermak Rd	Even	Shell Station 1543-32. 3 Gasoline UST and 1 Used Oil UST exempt from registration in 1986. Listed on the Historic Auto Stations List in 1981
	3202 W. Cermak Rd	Even	Earl S ARCO STA: Listed on the Historic Auto Stations List in 1981
	3215 W Cermak Rd	Even	Rosenbaum James. Listed on the Historical Cleaners List in 1923
	2202 S Kedzie Ave	Even	Nicholas Geo. Listed on the Historic Cleaners List in 1928
	3203 W Cermak Rd	Even	Neighbor's Laundromat. Listed on the Historical Cleaners List in 1981
	3154 W Cermak Rd	Even	Barron Cleaners. Listed on the Historic Cleaners List in 1981
	3141 W Cermak Rd	Even	Harts Coin Laundry. Listed on the Historic Cleaners List from 2000 to 2012
	2216 S Kedzie Ave	Even	Aztecas Mufflers and Brakes. Listed on the Historic Auto Stations List in 2010-2012
	2233 S Kedzie Ave	Even	Moy Gerge. Listed on the Historic Cleaners List in 1923
	2256 S Kedzie Ave.	Even	Corral Auto Service. RCRA Non-Generator Handler of Hazardous Waste. D001 Ignitable Hazardous Waste. Unleaded Gas LUST reported in 1995. 2 Gasoline UST exempt from registration and last uses in 1973
	3256 W Cermak Rd	Even	Moses Auto Repair. Listed on the Historical Auto Stations List from 2005 to 2011.
	3266 W Cermak Rd	Even	Moses Auto Repare. Listed on the Historic Auto Stations List in 1999, 2000 and 2002.
	3300 W Cermak Rd	Even	Triple J Auto Body. Listed on the Historic Auto Stations List in 2003-2004.
	3305 W Cermak Rd	Even	Ramirez & Romero Auto Parts. Listed on the Historic Auto Stations List in 2011
	3324 W Cermak Rd	H (1 ft)	Noes Auto Body Repair. Listed on the Historic Auto Stations List
	2136 S Sawyer Ave.	H (1 ft)	US Plating Corp. RCRA Large Quantity Generator of more than 1,000 kg per month. F006 Wastewater Treatment Sludges from Electroplating.

	2106 S Kedzie Ave	Even	Chilo Manufacturing & Plating Company. 2 Heating Oil Tanks exempt from registration and last used in 1973
	2106 S Kedzie Ave	H (1 ft)	Chilo Manufacturing & Plating Company. RCRA Non-generator Handler of Hazardous Waste. In SRP in 2014
	2130 S Kedzie Ave	H (1 ft)	Duck's Car Wash. In SRP in 2010 with Focused NFR issued in 2010
Critical Sites Within ¼ Mile	2301-2359 S Kedzie Ave.	Even	Public Building Commission. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of Hazardous Waste per month. D018 Benzene.
	2311 S Kedzie Ave	Even	Public Building Commission of Chicago. Other Petro LUST reported in 2009.
	2343 S Kedzie Ave	Even	Little Village Marshall Library. 2 Heating Oil and 3 Solvent USTs exempt from registration and last used in 1973
	2357 S Sawyer St.	Even	Louis One Stope Jorge Guerrero. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste. D001 Ignitable Hazardous Waste. 1 Gasoline LUST reported in 1991. 2 Gasoline UST removed in 1991
	2345 S Christiana	H (1 ft)	David GF Farragut Career Academy. Conditionally Exempt Small Quantity Generator of 100 kg or less per month of Hazardous Waste. D001 Ignitable Hazardous Waste. D002 Waste with a pH of less than 2 or greater than 12.5. D022 Chloroform. P022 Carbon Disulfide. U044 Chloroform U201 1,3-Benzenediol. D008 Lead. D001 Ignitable Hazardous Waste
	3357 W Cermak Rd	H (1 ft)	Joe Alvandi. Gasoline LUST reported in 1989
	3357 W Cermak Rd	H (1 ft)	Horacek Laddie J. 2 Gasoline USTs
	2141 S Troy St	H (1 ft)	City of Chicago Abandonment. RCRA Small Quantity Generator of more than 100 kg and less than 1000 kg of hazardous waste each month. D001 Ignitable Hazardous Wastes
	2121 27 S Troy St	H (1 ft)	ABC Enameling Co. RCRA handler of hazardous waste. F017 Undefined.

Summary of Additional Site Data Within ¼ Mile	**Database of Concern**	**Number of Sites Within 1/4 a Mile In the Following Database**

	Environmental Complaint with the Department of Public Health	7
	On the Historical Dry Cleaner's List	9
	On the Historical Auto Stations List	14
	On the Facility Index System/Facility Registry System	2

4. PHYSICAL SETTING
   Subsurface geology[2]

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"C1"	Site falls within "C1" and Delta interpreted as relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate supporting existing building.
ADJOINING PROPERTY DATA	"E" (∧,) "C1" (∨, >, <)	The site is surrounded by relatively impermeable geology as interpreted by Delta. Buildings in all directions could imply aggregate at 3 to 4 ft bgs.

Note:
- "E" refers to "uniform, relatively impermeable silty or clayey till atleast 50 ft thick; no evidence of interbedded sand and gravel"
- "C1" refers to "permeable bedrock within 20 and 50 feet of surface, overlain by till or other fined grained material"

5. SITE RECONNAISSANCE[4]

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	3241 W Cermak Rd.									Other: Red X on it to alert emergency personnel that a building is vacant and not to put themselves in jeopardy to

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.
[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on December 17th, 2014 without site access.

										search for occupants in the case of a fire.
Adjoining North	3242 W Cermak Rd									Other: Blighted Building Listed as "Bureau of Sanitation"
	3256 W Cermak Rd – Muffler and Break Shop									Nothing Observed
Adjoining South	Residential									Nothing Observed
Adjoining East	Commercial and Retail Properties									Nothing Observed
Adjoining West	Commercial and Retail Properties									Nothing Observed

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LITTLE VILLAGE BROWNFIELDS
3301 S Kedzie Ave.
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Substantial	
Permeable Soil at 3-4 ft bgs *	X		

***** If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use	X		
Adjacent to a suspect area	X		
Underground storage tanks			X (Exempt)
Listed on LIT, RCRA, SRP, TRI (circle)	X (RCRA SRP)		
Listed on other environmental dbase:		X	

2. CURRENT AND HISTORICAL SITE DESCRIPTION

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	8712	Vacant	Vacant Industrial Lot	0%	City of Chicago. MWRD was SRP Applicant
1951-2004	8712	Industrial	Fuel Oil Bulk Storage. 6 Large Tanks. Heater and Pump Room		APEX Motor FUEL CO
1919	8712	Vacant	Undeveloped Land		

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3261 S Kedzie Ave	2014	Industrial	C & IW Rail Road
3261 S Kedzie Ave	1919-2004	Industrial	C & IW Rail Road
3233-3247 S Kedzie Ave	1975-2004	Industrial	Consolidated Distilled Products Inc. & Union Liquor Co. Liquor Warehouse
3217 S Kedzie Ave	1987-2004	Industrial	Mid-America Warehouse with Chemical Warehouse.
3217 S Kedzie Ave	1975	Industrial	Fountain Pen Ware House
3217 S Kedzie Ave	1951	Industrial	The Toni Co. Toilet Goods Warehouse with Heating Room and 10,000 Gravity Tank above Ground
3243 S Kedzie Ave	1951	Industrial	Certified Grocers of Illinois Ink Warehouse with a 35,000 above ground tank.
3200 S Kedzie Ave to 3300 S Kedzie Ave	1919	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
Between 3329 and 3300 S Kedzie Ave	2014	Industrial	IC Railroad (Omaha Division) on Embankment
Between 3329 and 3300 S Kedzie Ave	1919-2004	Industrial	IC Railroad (Omaha Division) on Embankment
3300 S Kedzie Ave	1951-2004	Industrial	Chicago Sanitary And Ship Canal
3329 S Kedzie Ave	1951-2004	Industrial	Contractor's Storage Yard

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity

3100 S Albany	2014	Industrial	Collateral Channel and Sanitary and Ship Canal
3100 S Albany	1919-2004	Industrial	Collateral Channel and Sanitary and Ship Canal

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
Between 3250 and 3300 S Kedzie Ave	2014	Industrial	IC Railroad (Omaha Division) on Embankment
Between 3250 and 3300 S Kedzie Ave	1919-2004	Industrial	IC Railroad (Omaha Division) on Embankment
3300 S Kedzie Ave	1919-2004	Industrial	Sanitary District Land with IE Rail Road on Embankment.
3000-3222 S. Kedzie Ave	1951-2004	Industrial	Wyckoff Steel Co. Steel Manufacturing, Steel Warehouse. Annealing Room. Quenching Room. Oil Storage with 2 Underground Storage Tank. Pickling room.
3000-3222 S. Kedzie Ave	1919	Vacant	Undeveloped Land
3250 S Kedzie Ave	1987-2004	Industrial	The Paper Company. Synthetic Fiber Processing. Oil onsite for steam power. Parking Lot Onsite
3250 S Kedzie Ave	1975	Industrial	Fibre Bond Corp. Synthetic Fiber Processing. Oil onsite for steam power. Parking Lot Onsite
3250 S Kedzie Ave	1951	Industrial	Stepan Chemical Co. Inactive Chemical Warehouse
3250 S Kedzie Ave	1919	Vacant	Undeveloped Land

Notes:

3. RECORDS REVIEW

EDR Data (Use the same abbreviations as EDR)

Summarize EDR Data in the following table[1]:

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	3301 S Kedzie Ave		APEX Motor Fuel Co. RCRA handler of Oil. D000 Undefined. Exempt UST with unknown Status. In IL SRP in 2010.

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

Adjoining Property	3250 South Kedzie Ave	Even	3250 S Kedzie Trust. Two exempt underground storage tanks for heating oil last used in 1973.
		Even	Howard Zuker. LUST and Spill reported to the office of emergency response in 2004 with NFR supplied in 2006 through focused engineering controls. Enrolled in SRP in 2004 with Focused NFR recorded in 2006
	3247 S. Kedzie Ave.	Even	Consolidated Distilled Products Inc. RCRA small quantity generator who generates more than 100 and less than 1000 kg of waste per month. D001 Ignitable Hazardous Waste. Two gasoline USTs removed and last used in 1990. Four heating oil USTs exempt from registration and last used in 1960, 1970, 1988, and 1988. Diesel LUST reported in 1991 with NFR in 1993. Unleaded Gas LUST reported in 1990 with NFR in 1997. Enrolled in SRP
	3200 S Kedzie Ave	Even	Wyckoff Steel Inc. Diesel Fuel UST removed in 1986 and heating oil UST removed in 1988
	3200 S Kedzie Ave	Even	City Of Chicago Dept STS & Sanitation. Conditionally Exempt Small Quantity Generator of 100 kg or les of hazardous waste.
	3200 S Kedzie Ave	Even	AMPCO Pittsburgh Corp Wyckoff Steel Division. RCRA Handler.K062 Spent Pickle Liquor. K063 Not Defined. Historical Large Quantity Generators. Fuel Oil LUST reported in 1996. NFR in 2003.
	3200 S Kedzie Ave	Even	AMPCO Pittsburgh Corp Wyckoff Steel Division. NY Manifest in 1994 with B003 Petroleum Oil, B007 Other PCB waste, B002 Petroleum Oil, B002 Petroleum Oil
	3200 S Kedzie Ave	Even	Tracto Diesel Repair. Historic Auto Stations List from 2007
Within 1/8th Mile	3400 S Kedzie Ave	Even	Kedzie Ave Bridge. RCRA Large quantity generator of more than 1,000 kg of hazardous waste each month. D008 Lead
	3350 S Kedzie Ave	H (11 ft)	Job Corps Training Center. NY Manifest for B007 Other Miscellaneous PCB Waste in 1995.

	3350 S Kedzie Ave	H (11 ft)	Job Corps Training Center. RCRA Small Quantity generator of more than 100 and less than 1000 kg of hazardous waste monthly. D008 Lead
Within ¼ Mile	3425 S Kedzie Ave	H (1 ft)	Colonial Brick Company. Solid Waste Management List in IL. Closed with no final cover in 1979.
	3426 S Kedzie Ave	H (2 ft)	Lavin, R & Sons, Inc. WI Manifest for Large Hazardous Waste Generator. 1 UST last used in 1990 and removed. RCRA conditionally exempt small quantity generator or100 kg or les of hazardous waste. D000 Undefined. NY Manifest for B001 PCB Oil from Trans, CAP, ETC.
	3157 S Kedzie Ave	H (1 ft)	Chicago Board of Education. In SRP and issued comprehensive NFR in 1999
	3100 S Kedzie Ave	H (1 ft)	Washburne Trade School. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Waste. F002 Halogenated Solvents.
	3315 W 31st St	Even	Action Iron Metals. Listed with the Chicago Department of the Public Health
	3300 W 31st St	Even	Pure Asphalt Co. 2 UST of Hazardous Material removed in 1998. Monitored for Air Emissions. Listed with the Chicago Department of Public Health
	3300 W 31st St	Even	Nataz Specialty Coatings. LUST reported in 1998
	3252 W 31st St	Even	Thermo-Met Inc. Complaints filed with the Chicago Department of the Environment. RCRA non-generator handler of hazardous waste. P030 Cynides
	3249 W 31st St	Even	Listed with the Chicago Department of Public Health
	3233 W 31st St	H (1 ft)	Washburne Trade School. Solvent 4 Solvent UST and 4 Heating Oil USTs last used in 1973. RCRA Small Quantity Generator of hazardous Waste. D001 Ignitable Hazardous Wastes. F002 Spent Halogenated Solvents. Listed with the Chicago Department of Public Health
	3233 W 31st St	H (1 ft)	Chicago Public Schools. Used Oil LUST reported in 2010.
	3240 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health

	3215 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3214 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3234 W 31st St	H (1 ft)	Imperial Steel Tank Co. Listed with the Chicago Department of Public Health. On the Air Inventory List AIRS.
	3220 W 31st St	H (1 ft)	Perkins Manufacturing Co. Listed with the Chicago Department of Public Health. On the Air Inventory List AIRS.
	3220 W 31st St	H (1 ft)	Perkins Manufacturing Co. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste. D001 Ignitable Hazardous Wastes
	3228 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3230 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3210 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3101 S Kedzie Ave	Even	RTC Industries. RCRA Small Quantity Generator of more than 100 kg and less than 100 kg monthly of hazardous waste. D001 Ignitable Hazardous Waste. 4 heating oil, gasoline and kerosene USTs removed in 1989
	3148 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3150 W 31st St	H (1 ft)	Listed with the Chicago Department of Public Health
	3115 W 31st ST	Even	Listed with the Chicago Department of Public Health
	3124 W 31st St	Even	Listed with the Chicago Department of Public Health
	3101 W 31st St	Even	Listed with the Chicago Department of Public Health
	3105 W 31st St	Even	Listed with the Chicago Department of Public Health

4. PHYSICAL SETTING
   Subsurface geology[2]

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"E	Site falls within "E" and is relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate from former buildings.
ADJOINING PROPERTY DATA	"E" (∧, ∨, >, <)	The site is surrounded by relatively impermeable geology. Former structural changes in all directions except East could imply aggregate at 3 to 4 ft bgs.

Note:

- "E" refers to "uniform, relatively impermeable silty or clayey till at least 50 ft thick; no evidence of interbedded sand and gravel"

5. SITE RECONNAISSANCE[4]

Fuel oil bulk storage occurred on site by the Apex Motor Fuel Company, and based upon information received from the MWRD in June 2015, APEX had graded the property to allow free source fuel oil to migrate to an oil water separator which still exists on-site. Vandalism on the site within the last five years released a heavy slurry oil. The site experienced heavy contamination but the surface contamination was remediated by MWRD. To date, MWRD has not identified any hazardous waste but is quantifying heavy metals on site and what this means to potential exposure and cleanup. Petroleum levels are above the saturation limit. Of the 4.5 property acreage, the MWRD believes that about one third of the property is contaminated. Fortunately, the property has clay at six feet below ground surface which may limit migration of previous surface contamination to five feet below ground surface. The parcel has a precipitous slope into the collateral channel and needs to be heavily re-graded.

		Please check all that are observed onsite								
Description	**Address and Description**	Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	**Explanation**
Subject Site	3301 S Kedzie Ave				X				X	Ponds: Ponds exist onsite with known contamination from oil tanks Vegetation: Overgrown throughout the site Other: Exposed oil/water separator still onsite

[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on January 16th, 2015 with site access.

Adjoining North	Railroad Lines									Nothing Observed
	Large Industrial Building		X							Drains or Sumps: Sign showing a pumping room
Adjoining South	Railroad Lines									Nothing Observed
Adjoining East	Collateral Channel			X					X	Odors: Smells from the channel Vegetation: Observed all along the channel
Adjoining West	Vacant Land as Train Tracks Move together									Nothing Observed

LITTLE VILLAGE BROWNFIELDS
3321 S Pulaski Rd
Preliminary Environmental Review

1. FINDINGS
   Summarize your findings as follows:

DETERMINATION	Likely	Potential Contamination? Substantial, Moderate, or Light?	Unlikely
Likely Brownfield *	X	Light to Moderate	
Permeable Soil at 3-4 ft bgs *	X		

* If answer to both questions is "Yes", at a minimum an engineered barrier will be needed for industrial/commercial re-use or cleanup will be needed for residential/green space re-use.

Site is likely a Brownfield BECAUSE it has the following features:

REASON	YES	NO	Unknown
Past industrial use	X		
Adjacent to a suspect area	X		
Underground storage tanks		X	
Listed on LIT, RCRA, SRP, TRI (circle)	X (RCRA)		
Listed on other environmental dbase: __CERCLIS – with NFRAP_____	X		

2. CURRENT AND HISTORICAL SITE DESCRIPTION
   Sanborn Map Data

YEAR	AREA (Square feet)	Residential, Commercial, Industrial, or Vacant?	Use or Activity on Site	% Building on Site	LAST SUSPECTED OWNERSHIP (Including Source)
2014	57935	Vacant	Vacant Lot	0%	JD Realty(Cook County)/Cerny-Pickas(LVEJO)/Butler Partners (MLS)
2004	57935	Vacant	Vacant Lot	0%	Cerny-Pickas Co-Owners
1975-1993	57935	Industrial	Private Garage, Various Occupancies. Metal Plating Factory.	~100%	Cerny-Pickas Co-Owners

1951	57935	Industrial	Paste Factory. Universal Storage Corp Factory	~100%	Lind Past Co, Inc. & Universal Storage Corp
1919	57935	Industrial	Manufactures of Structural Steel and Ornamental Iron	~50%	Cerny, Pickas & Co.

Notes:

CURRENT & HISTORICALLY ADJOINING PROPERTIES (If adjacent use presents a barrier to movement of contamination i.e. River, major highway such as I-55) adjacent use = the barrier, If adjacent use is a public city street, record adjacent use across the street).

NORTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3301 S Pulaski Rd.	2014	Industrial	I.C. Rail Road
3301 S Pulaski Rd.	1919-2004	Industrial	I.C. Rail Road
3259 S Pulaski Rd	1991-2004	Commercial	Parking
3250 S Hardin Ave	1987-2004	Commercial	Sign Storage
3259 S Pulaski Rd	1951-1987	Commercial	Filling Station, Greasing
3250 S Hardin Ave	1919-1975	Vacant	Undeveloped Land
3259 S Pulaski Rd	1919	Vacant	Undeveloped Land

Notes:

SOUTH

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3501 S Pulaski Rd	2014	Industrial	Vacant Crawford Power Plant
3501 S Pulaski Rd	1924-2004	Industrial	Crawford Power Plant. Tanks. Coal Piles. Turbine Room. Transformers. Battery Houses. Discharge Tunnels. Intake Flume. Crib House. Coal Conveyor. Boilers
3501 S Pulaski Rd	1924-2004	Industrial	Crawford Power Plant. Tanks. Coal Piles. Turbine Room. Transformers. Battery Houses. Discharge Tunnels.

			Intake Flume. Crib House. Coal Conveyor. Boilers

Notes:

EAST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3950 W Access Rd	2004	Industrial	Vacant Crawford Power Plant
3950 W Access Rd	1975-2004	Industrial	Coal Piles
3950 W Access Rd	1919-1951	Vacant	Unused Vacant Land
3950 W Access Rd	1919-1941	Industrial	West Branch of South Branch of Chicago River

Notes:

WEST

ADDRESS	YEAR	Residential, Commercial, Industrial, or Vacant	Use or Activity
3300 S Pulaski Rd	2004	Industrial	Tractor and Truck Parking Facility
3300 S Pulaski Rd	2004	Industrial	Warehouse
3300 S Pulaski Rd	1936-1992	Industrial	Steel Sales Corporation. Steel Warehouse. Rolling Mills. Wire and Cable Machine Shop.
3300 S Pulaski Rd	1919	Vacant	Undeveloped Land

Notes:

3. RECORDS REVIEW
Summarized EDR Data (Use the same abbreviations as EDR) [1]

Proximity	Address	Higher or Lower Elevation (H/L)	Description
Subject Property	3321 S Pulaski Rd		Double A Metals, Inc. RCRA Non-generator handler of hazardous waste. CERCLIS site that was abandoned with waste piles, drummed solvents and compressed gas cylinders. Included in the integrated compliance information system for

[1] Anything further than ¼ mile in this area is considered unlikely to have an impact.

			agreements for cost recovery for cleanup in 2000. Referred for Removal in 2003 with NFRAP. On the Facility Index System/Facility Registry System
Adjoining Property	3330 S Pulaski Rd	L (1 ft)	Blitz Body. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Wastes.
	3348 S Pulaski Rd	L (2 ft)	NuTemp Inc. 1 Diesel LUST reported in 1992 with NFR letter issued in 1999. 1 Diesel Fuel UST removed in 1986. 1 Gasoline UST abandoned in place and last used in 1981. 1 Heating Oil UST removed in 1992.
	3348 S Pulaski Rd	L (2 ft)	Edgecomb Metals. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. D001 Ignitable Hazardous Waste. D008 Lead. RCRA Non-generator Handler of Hazardous Waste. K062 Spent Pickle Liquor Generated By Steel Finishing. and RCRA SQG. On the Facility Index System/Facility Registry System
	3501 S Pulaski Rd	L (5 ft)	Midwest Generation Crawford Station. RCRA Small Quantity Generator of more than 100 and less than 1000 kg of hazardous waste per month. Intermittently Listed as a Large Quantity Generator as well. D001 Ignitable Hazardous Waste. D002 Corrosive Waste with a pH less than 2 and greater than 12.5. D009 Mercury. D018 Benzene. F001 and F002 Spent Halogenated Solvents. U103 Dimethyl Sulfate. U133 Hydrazine (R,T). U227 1,1,2-TriChloro-Ethane. Listed as a Coal Ash Site. 1 Diesel LUST reported in 2012 with NFR letter issued in 2012. Incidents reported to the Office of Emergency Response in 1988, 1988, and 1990. 1 Gasoline UST and 1 Diesel Fuel UST removed in 1998.
	3501 S Pulaski Rd	L (5 ft)	COMED-Crawford Station Manufactured Gas Plant.
Critical Sites Within 1/8 Mile	3250 S Pulaski Rd	L (3 ft)	Church of Latter Day Saints. 1 Other Petro LUST reported in 1999 with NFR letter issued in 2004. 1 Heating Oil UST exempt from registration and last used in 1973.

	3400 S Pulaski Rd	L (4 ft)	Comed West Tech FAC. RCRA Conditionally Exempt Small Quantity Generator of less than 100 kg of hazardous waste per month. D000 Undefined. D001 Ignitable Hazardous Waste.
	3400 S Pulaski Rd	L (4 ft)	Willett Trucking. Fuel Oil LUST reported in 1988 with no information on NFR letter. Incident reported to the Office of Emergency Response in 1988.
	3400 S Pulaski Rd	L (4 ft)	Hinchcliff JR WM & Agnes. 2 Diesel Fuel USTs removed in 1986.
	3249 Pulaski Rd	L (3 ft)	Humberto Mojica.1 Unknown LUST reported in 1991 with NFR letter issued in 2009.
	3257 S Hardin Ave	L (5 ft)	JAS D Ahern Co. 1 Gasoline UST out of service since 1990.

Summary of Additional Site Data Within 1/8 Mile	**Database of Concern**	**Number of Sites Within 1/8 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**0**
	On the Historical Dry Cleaner's List	**0**
	On the Historical Auto Stations List	**0**
	On the Facility Index System/Facility Registry System	**1**

Critical Sites Within ¼ Mile	Nothing Critical Recorded in EDR Database greater than 1/8 and less than ¼

Summary of Additional Site Data Within ¼ Mile	**Database of Concern**	**Number of Sites Within 1/4 A Mile In the Following Database**
	Environmental Complaint with the Department of Public Health	**3**
	On the Historical Dry Cleaner's List	**1**
	On the Historical Auto Stations List	**0**
	On the Facility Index System/Facility Registry System	**0**

4. PHYSICAL SETTING
   Subsurface geology[2]

[2] Using "Potential for Contamination of Shallow Aquifers" ISGS Circular 532.

Property	Geology Classification[3]	Description
SUBJECT PROPERTY	"E	Site falls within "E" and is relatively impermeable. However, 3 to 4 ft bgs is likely permeable construction aggregate supporting existing building.
ADJOINING PROPERTY DATA	"E" (∧, ∨, >, <)	The site is surrounded by relatively impermeable geology. Buildings in all directions except East could imply aggregate at 3 to 4 ft bgs.

Note:

- "E" refers to "uniform, relatively impermeable silty or clayey till atleast 50 ft thick; no evidence of interbedded sand and gravel"

5. SITE RECONNAISSANCE[4]

Fuel oil bulk storage occurred on site by the Apex Motor Fuel Company, and based upon information received from the MWRD in June 2015, APEX had graded the property to allow free source fuel oil to migrate to an oil water separator which still exists on-site. Vandalism on the site within the last five years released a heavy slurry oil. The site experienced heavy contamination but the surface contamination was remediated by MWRD. To date, MWRD has not identified any hazardous waste but is quantifying heavy metals on site and what this means to potential exposure and cleanup. Petroleum levels are above the saturation limit. Of the 4.5 property acreage, the MWRD believes that about one third of the property is contaminated. Fortunately, the property has clay at six feet below ground surface which may limit migration of previous surface contamination to five feet below ground surface. The parcel has a precipitous slope into the collateral channel and needs to be heavily re-graded.

Description	Address and Description	Please Check all that are observed onsite								Explanation
		Possible Indication of UST	Drains or Sumps	Odors	Pits, Ponds, Lagoons	Drums	Stains or Corrosion	Industrial Debris	Breakthrough Vegetation	
Subject Site	3321 S Pulaski Rd							X	X	Garbage, Gravel, Broken Concrete
Adjoining North	Rail Line									Nothing Observed
	Parking									Nothing Observed
	Sign Storage									Nothing Observed
Adjoining South	Crawford Power Station	X	X		X		X	X		Coal Facility with all observed

[3] <, ∨, ∧, and > refer to East, South, North, and West, respectively.
[4] Based on visual or olfactory observations on January 16th, 2014 without site access.

Adjoining East	Crawford Power Station	X	X		X		X	X		Coal Facility with all observed
Adjoining West	3300 S Pulaski Rd									Tractor and Truck Parking with nothing observed
	Bus and Truck of Chicago									Facility is being demolished.

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REUSE STRATEGIES

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COMMUNITY-BASED BIODIESEL OPERATION

Biodiesel is an alternative to petroleum diesel fuel that can be used in many light, medium, and heavy-duty standard diesel vehicles and as a heating fuel in some domestic and commercial boilers. Biodiesel is made through a chemical process called transesterification whereby sodium hydroxide and methanol are used to separate glycerin out of waste vegetable oil or animal fat. The process leaves behind two products – methyl esters (the chemical name for biodiesel) and glycerin (a valuable byproduct usually sold to produce soaps and other products).

Biodiesel can be used pure, or unblended (known as B100), or blended with petroleum-based diesel fuel, the most common blend being B20 (20 percent biodiesel). Both can be used in diesel vehicles, although the use of B100 can have some limitations. Biodiesel is better for the environment than petroleum because it is made from renewable resources and has lower emissions compared to petroleum diesel. It is available nationwide and can be purchased directly from biodiesel producers and marketers, petroleum distributors, or at a small number of commercial public retailers throughout the nation.

In the Chicago area, Chicago Biofuels was started as a non-profit organization in 2006 by diesel car owners who were concerned about the lack of biodiesel availability in the area. The non-profit dissolved and was transitioned into Chicago Biofuels, LLC. Chicago Biofuels works closely with cafeterias and restaurants to collect their used vegetable oil and supply the Loyola Biodiesel Program out of Loyola University. The Loyola Biodiesel Program in turn provided guidance to a small neighborhood-based biodiesel operation run by the Loud Grade Produce Squad (LGPS). LGPS's operation serves as a low-cost, viable entrepreneurial business model for neighborhoods and communities to develop their own biodiesel operations to produce and use biodiesel.

Example Biodiesel Equipment

Photo courtesy of Loud Grade Produce Squad

COMMUNITY BENEFITS

Creating a small number of living wage jobs for local residents with an entrepreneurial spirit.

- Promoting LVEJO environmental justice goals by reducing waste and reducing emissions from diesel vehicles.
- Promoting environmental food justice by reducing the impact of the community's involvement in the food system.
- Assisting Little Village in retaining and building wealth that may be otherwise disinvested from the community.

POTENTIAL USERS/CUSTOMERS

1. **Local Entrepreneurs** – Little Village is known for its strong entrepreneurial spirit, as evidenced by the numerous local, family-run small businesses located along 26th Street, Kedzie Avenue, and other major thoroughfares in Little Village.[1] In addition, according to the Little Village Chamber of Commerce and LVEJO, there are a considerable number of local vehicle mechanics who informally service light trucks and cars out of their home garages. Based on the LGPS model (described

1 Per the Little Village SSA #2 Market Analysis and Economic Development Plan, there are over 600 business licenses in SSA #25, with a prevalence of restaurants, specialty grocery stores, and bridal/quinceañera stores

below), a start-up biodiesel operation in Little Village would require two or three Little Village residents with an entrepreneurial spirit and mechanical aptitude to start the operation. It is likely that a few residents with both of these attributes can be identified.

2. **Local Diesel Vehicle Owners** – According to LVEJO, the Little Village community also has a number of local owners of small businesses, such as landscaping operations that use light diesel trucks. Based on the LGPS model, these individuals could potentially serve as initial customers to purchase biodiesel produced from a start-up operation.

3. **Local Restaurants** – Currently, many of the 110 local restaurants in Little Village pay companies to dispose of their waste cooking oil or are paid for their waste. A survey conducted by LVEJO interns in 2015 demonstrated that those interviewed at many restaurants are interested in learning more about a biodiesel operation. It is likely that some of these restaurants (particularly those who pay to have their waste cooking oil picked up and disposed of) might be willing to provide their used cooking oil as feedstock to a biodiesel operation thereby serving as local suppliers of feedstock.

MOVING FORWARD

Delta and LVEJO have assessed and determined high-level feasibility for a community-based biodiesel operation in Little Village. To start and sustain this type of venture in Little Village and to redevelop brownfield properties for this use, extensive further planning and development is needed. The remainder of this strategy provides basic information (gleaned from the high-level feasibility work already conducted) which can help to guide and facilitate future planning and development efforts.

Feasibility Study and Business Plan

The champion for this enterprise will need to conduct a more detailed feasibility study to objectively identify the strengths and weaknesses inherent in starting and operating a community-based biodiesel operation in Little Village, particularly on a former brownfield. Subsequently, or possibly concurrently, the entrepreneur will need to create a detailed business plan to drive implementation. While there may be some overlap between a feasibility plan and a business plan, these are two distinct planning processes with distinct objectives and outputs.

Please refer to the *Creating a Feasibility Study and Business Plan* attachment, the *Project Leadership* attachment and the *Basic Financial Concepts for Businesses* attachment for further guidance on these tasks and roles.

Because LGPS has created a local model for a community-based biodiesel operation that may also be applicable for Little Village, details about this operation that can inform a feasibility plan and/or a business plan for Little Village are provided below. However, to start and maintain a similar operation in Little Village, the champion and/or entrepreneur will need to adapt or translate this model for use specifically in Little Village. For example, planning may need to consider: the best ways to conduct outreach to Little Village restaurant suppliers and customers; which brownfield property in Little Village is best suited for a biodiesel operation; whether a possible educational or training program for restaurants will be needed to adapt current kitchen processes to effectively supply waste cooking oil to a biodiesel operation; how pickup of biodiesel will be managed; and how Little Village would like to grow its operation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital.

Existing Local Model

A small, local, community-based pilot operation is already underway in Chicago's Uptown neighborhood and is owned and managed by LGPS. LGPS is a 501 (c)(3) non-profit that started its biodiesel operation in 2011. The operation works out of an approximately 300-square-foot office space in a commercial building located in the Institute of Cultural Affairs, 4750 N. Sheridan. Will Pool is the Founder and Executive Director of LPGS which consists of about ten board members and staff.

As a small, community-based biodiesel operation that does not require extensive infrastructure, funding needed to start the facility was a nominal $5,000 put up by a handful of investors. This demonstrates that the financial barrier to enter the market for community-based biodiesel can be relatively low. This funding covered the purchase of[2]:

- ☐ Two 250-gallon plastic receptacles
- ☐ Extra plastic receptacle
- ☐ Tubing, clamps, pumps, heating elements, and hose nozzles
- ☐ Basic garage tools (wrenches, screwdrivers, hammers, etc.)
- ☐ Work benches, tables, and chairs
- ☐ Storage containers
- ☐ Chemicals: Sodium hydroxide, Methanol (expendable)

LPGS estimates its monthly operating costs at about $500 for rent, utilities, and expendable supplies.

2 Purchase of a pre-owned light diesel truck to accommodate a distribution channel (discussed below) is not included in the $5,000 of funding mentioned above can add another approximately $2,000 to $3,000.

COMMUNITY-BASED BIODIESEL OPERATION

Will does not have a background in science, but he does have mechanical aptitude and a background in the trades. He asserts that a mechanical aptitude is needed to successfully run a biodiesel operation. Will also attended a biodiesel production class run by Zach Waickman (Biodiesel Lab Manager for the Biodiesel Production Program at the Institute of Environmental Sustainability at Loyola University) through Loyola's Continuing Education Program where he learned the technical production aspects of biodiesel production. Will shares this knowledge with others through his fee-based consulting service, which is a part of LGPS.

Weekly production at LGPS's operation varies, because it is based on customer demand. Some weeks, LGPS produces zero product, but the minimum production is generally about 40 gallons per week. Average production is approximately 100 gallons per week with the maximum weekly production capacity of the current equipment at about 500 gallons. LGPS could theoretically add another set of tanks in its current space to double the weekly maximum production. Production occurs typically from March through October. From November to February, cold temperatures preclude the use of B100 in vehicles due to freezing, so LGPS does not produce for its customers during these months. For each gallon of waste oil put into the system, LGPS estimates that it produces about one gallon of biodiesel.

LGPS's customer base currently consists of about five to ten private residents who own diesel vehicles and use the B100 biodiesel they purchase from LGPS directly in their vehicles. LGPS delivers the biodiesel via a small receptacle on a hand cart. While use of B100 technically voids a vehicle's warranty, LPGS asserts that it does not damage the engine itself.

LGPS does not purchase used cooking oil, or "feedstock", from restaurants; rather, as a non-profit, it offers its restaurant suppliers a tax-deductible donation letter which values the waste oil at the price of yellow grease in the commodities market. LGPS cautions that it is important to be clear with suppliers on the quality of feedstock waste oil needed. The dirtier the waste oil is, the more acidic it is, and the more work that is required to produce biodiesel. Sometimes LGPS rejects dirtier batches that result when waste cooking oil has been reused too many times. Consequently, LGPS cautions that it is important for a biodiesel operator to develop individual relationships with suppliers, so that the quality of the feedstock is assured. LGPS also has a relationship with Loyola's biodiesel operation. LGPS's operation is not technically sophisticated enough to produce soap out of the glycerin by-product of a biodiesel operation. Consequently, LGPS sends its glycerin to Loyola for removal of methanol and further processing.

To begin a start-up biodiesel operation, LGPS recommends getting the pieces in place and starting small by having only one restaurant as a supplier. The operation can purchase a relatively inexpensive, pre-owned diesel truck to conduct local waste oil pickups and fuel it with the biodiesel that the operation produces. The first year of operations should be considered experimental, and this strategy will allow the operation, over time, to learn how to produce biodiesel and manage challenges.

LPGS recommends starting with at least two dedicated workers that have some technical aptitude and mechanical talent so that workload can be shared. The biodiesel production process starts slow, and execution for specific steps can occur at odd times. Consequently, having several committed workers during the startup phase can create flexibility in scheduling work time. The next step would be to find one or two residents with diesel vehicles who would like to purchase biodiesel, and the third step would be to slowly build relationships with restaurant suppliers and new customers.

A start-up operation may not see net profits until the second or third year of operation. However, once the operation is producing 200 gallons per week and assuming a sales price of $2.50/gallon (LGPS sells its biodiesel for approximately fifty cents off the commercial pump price for diesel fuel), approximately $500/week in gross revenue can be generated. Deducting monthly operating costs of approximately $500/month equates to a monthly net profit of $1,500, or $11,000 a year, based on eight months of production per year. (This estimate assumes that rent and some utilities are a fixed expense and continue to be incurred during the four months when production is on hiatus.) At this stage of the development, net profits may represent a supplementary income for two or three workers as opposed to a living wage job. However, if the operation can grow to the point where it is producing 1,000 gallons/week, net annual profit can reach the range of $70,000. With this level of growth, however, additional storage space would likely be needed, which could increase the monthly operating expense.

LGPS has started two other biodiesel operations, one in Washington D.C. and the other in Chile. Depending on the learning curve of the entrepreneurs, LGPS estimates that between 80 and 160 hours of consulting time may be needed.

LGPS recognizes that aspects of the biodiesel operation at Loyola can also help inform a model for Little Village. Loyola's operation is much larger, with annual production of about 20,000 to 25,000 gallons of biodiesel per year, and more complicated in that it uses geothermal energy. Because Loyola sells biodiesel in bulk containers to shuttle bus transportation companies (via a separate legal

entity), commerce rules applying to regulated fuels are triggered. Consequently, its operation must be licensed and file extensively with the City of Chicago, Cook County, Illinois Environmental Protection Agency, United States Environmental Protection Agency, the Internal Revenue Service, the National BioDiesel Board, and the local Fire Inspector. Licensing allows Loyola's operation to sell its product as regulated fuel, and Zach Waikman estimates spending eight to sixteen hours a month on tax and regulatory-related paperwork.

Project Goal and Timeline

LVEJO's goal for a Little Village biodiesel operation is for the enterprise to serve as a commercial operation (perhaps organized as a cooperative) that creates jobs, promotes the concept of "zero waste", and encourages environmental food justice.

This is a higher priority brownfield reuse idea that LVEJO would like to see implemented in the near term.

Project Leadership

To develop a biodiesel operation in Little Village, LVEJO will take on the role of broker.

Please refer to the *Project Leadership* attachment for details about this role.

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support for the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **Champion TBD**[3]: Explore feasibility, drive the idea, and find seed funding
- **Entrepreneur(s) TBD**: Local residents to run and build the operation.
- **Property Owner (i.e. City of Chicago Department of Planning & Development):** Negotiate sale or lease terms for a building.
- **Loud Grade Produce Squad:** Provide fee-based consulting assistance on starting/running a biodiesel operation.
- **Biodiesel Production Program at Loyola Institute of Environmental Sustainability:** Provide technical advice for production of biodiesel, glycerin processing, potential source for purchasing methanol.
- **Chicago Department of Business Affairs and Consumer Protection's Small Business Center (SBC):** Provide assistance with business licensing, zoning, business education workshops, business startup, free legal and business planning advice from Accion, The Law Project, SCORE, WBDC and the IRS, microlending, and connecting entrepreneurs to business resources. http://www.cityofchicago.org/city/en/depts/bacp/sbc/small_business_centerhome.html
- **Paul Simon Job Corp:** Provide painting and carpentry for rehab, administrative interns.
- **Cook County Sheriff's Office:** Provide demolition/deconstruction for rehab through RENEW program, advice from its small culinary program.
- **City of Chicago Fleets & Facility Management:** Provide assistance with Phase I and Phase II ESAs if awarded a site assessment grant in 2016.
- **Illinois Environmental Protection Agency**: Provide targeted brownfield site assessment and cleanup assistance.
- **US Environmental Protection Agency Region 5**: Provide targeted brownfield site assessment and cleanup assistance. *Please refer to the Environmental Assessment and Cleanup attachment for additional guidance*.

Potential Resources

- **Chicago BioDiesel:** education on biodiesel http://www.chicagobiofuels.org/about.html
- **Utah Biodiesel Supply:** source for equipment recommended by LGPS http://www.utahbiodieselsupply.com/
- **Essential Depot:** source for potassium hydroxide http://www.essentialdepot.com/ recommended by LGPS
- **National Biodiesel Board:** largest library of biodiesel information in the US. http://www.nbb.org
- **The Plant and Plant! Chicago:** advice on creating closed loop waste systems
- **A workforce development group TBD:** consultation on creating equity in staffing

Property and Building Needs

The space needed for a biodiesel operation can range from 300 square feet (LGPS) to upwards of 3,000 square feet (Loyola) depending on the scope and complexity of the operation. It is recommended that an existing building or portion thereof be employed to house the biodiesel operation. In identifying an appropriate building or space, physical considerations should include:

3 Delta recognizes that Loud Grade Produce Squad possesses characteristics that could make it a potential champion for this project.

- Ground-level space and large access door for moving waste oil in and biodiesel out.
- Close water access.
- Strong ventilation capabilities.
- Level of rehabilitation a building needs

A customized space may not be needed to start a biodiesel operation. The space used by LGPS is a generic commercial office space with typical access to power.

Zoning Needs

A biodiesel operation could likely be treated by the Chicago Zoning Ordinance as a Liquid Waste Handling Facility which is only allowed as a Special Use in zone **M3**. Alternatively, it could be viewed as a Class III Recycling operation which is allowed as a Special Use in zone **M2** and a Permitted use in zone **M3** (similar to composting). For both categories, the zoning ordinance references Section 17-9-0117 Waste Related Uses, Recycling Facilities and mining/Excavation Uses which states: "Buildings, storage areas and work areas on the site of all waste-related uses, Class III, Class IVB, and Class V Recycling Facilities, and mining/excavation uses must be located at least 150 feet from all R zoning district boundaries, provided that landfills, hazardous waste disposal/storage, and windrow composting facilities (facilities that compost by piling organic matter in long rows) must be located at least 660 feet from R zoning district boundaries." However, it is important to note that for some composting operations, City of Chicago has reduced the residential setback to 50 feet. As has occurred with composting operations, the champion/entrepreneurs for a biodiesel operation would be advised to consult with the City of Chicago on a small start-up operation. Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

Brownfield Site Candidates

Of the ten properties prioritized in Little Village's brownfields inventory, properties with existing buildings that potentially fit some property/building and zoning considerations include the following:

Attribute/ Property	3241 W. Cermak C1-2	2014 S. California B3-2	3101 S. Kedzie M3-3	2358 S. Whipple RT-4
Zoning	N	N	Y	N
Ground Level Space	Y	Y	Y	Y
Close Water Access	Y	NA	NA	Y
Excellent Ventilation	NA	NA	NA	Y
Limited Rehab	N	N	NA	N

NA = Information not available, Y = Yes, N= No

Licensing

Large, commercial biodiesel plants may be required to obtain permits, such as an air quality construction permit (for methanol that may be emitted from storage tanks, pumps and reactions), a National Pollution Discharge Elimination (NPDES) permit if discharging wastewater to the environment, and/or an Operating Permit. However, it appears that when production levels are de minimus[4] some elements of permitting may not be applicable to a small, community-based operation. See http://biodieselmagazine.com/articles/1869/a-permitting-primer/. The champion for a Little Village biodiesel operation should consult with a legal authority (via one of the free resources listed above) to confirm if permitting requirements would be applicable to a small community -based start-up operation in Illinois, and if not, at what level of production would permits be required. The Loyola Biodiesel Program operation complies with

4 Minor or small to lack significance or importance.

considerable permitting and license requirements. However, some of these are triggered by the fact that the biodiesel produced by the operation is sold to a separate legal entity as part of commerce, and some may be triggered by the operation's production levels. It may also be advisable to informally keep the City of Chicago apprised of the start-up operation in Little Village, as done by some small composting operations in Chicago.

Business Structure

A small, community-based biodiesel operation can be operated as a for-profit, non-profit, or cooperative enterprise.

A cooperative model may be a good fit for a community-based operation, because it could allow members to both produce and use the produced biodiesel without triggering commerce rules applicable to regulated fuels. A cooperative model could operate similarly to a non-profit model, but it would likely require a strong and dedicated user group. These users would need to contribute financially and/or through donation of waste vegetable oil or through donation of volunteer time. The users would become members of the cooperative, sharing responsibilities described within the staffing section in exchange for personal use of biodiesel produced.[5] Funds would still need to be raised for start-up costs, to establish the space, and to pay bills associated with operation. The establishment of membership fees may need to take into account the ability to eventually pay workers if this is desired.

Alternately, a non-profit model could apply. As a 501 (c) (3), LGPS is able to provide tax deductions to its restaurant suppliers in lieu of remitting payment thereby reducing ongoing operating costs. The non-profit structure also opens up grant and funding opportunities to assist with startup costs and business support, and it can serve as a platform to grow opportunities around food and social justice.

Please refer to the *Comparison of Business Models* attachment for further detail on prospective business models.

OPPORTUNITIES TO LEVERAGE WITH OTHER RE-USE IDEAS

A community-based biodiesel operation can be a stand-alone use for any of the four brownfield sites identified. Alternately, given the limited space requirements for a start-up operation, it can be part of a leveraged mixed-used with the following other reuse ideas to create a closed-loop food system in Little Village:

- **Shared Commercial Kitchens** – Shared kitchens could support a growing interest in a biodiesel operation in the area by contributing to the needed feedstock of waste cooking oil. A shared kitchen and a biodiesel operation could be a mutually beneficial relationship, providing waste diversion services for the kitchen users and a feedstock for the biodiesel operation.
- **Commercial Composting** – Because pickup of waste cooking oil and organic waste would follow similar routes through the Little Village neighborhood, these two reuse strategies have the opportunity to combine pickup operations, saving time and lowering operating costs.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please refer to the *Funding Sources and Resources* attachment and filter on the BD code to identify possible funding sources for this reuse strategy.

5 However, tax implications for receipt of biodiesel produced would need to be explored.

COMMUNITY COMPOSTING FACILITY

Healthy soil is an essential element of Chicago's burgeoning urban agriculture system. Unfortunately, due to years of industrial fall-out and urbanization, there is little soil in the city that is healthy enough to produce food, let alone food safe enough to eat. To remedy this, many urban farms and community gardens pay to truck in large quantities of compost and nutrient-rich soil from outside of the city. At the same time, much of Chicago's compostable waste is collected and hauled to compost facilities outside of the city's limits or along its periphery. Businesses and residents that wish to compost must then pay for the material to be hauled out to these distant compost facilities, making wider adoption of composting within Chicago financially inaccessible. These two current systems are not only cost-prohibitive,but they also represent a serious missed economic development opportunity for communities across the city.

Hypothetically, a commercial composting facility in Little Village would be positioned very well to contribute to Chicago's urban agriculture system. Collecting and composting food-scraps from residents and the many local restaurants, a commercial facility could then distribute the finished product to local urban agriculture projects, garden centers, or landscapers. This closed-loop system could feasibly create jobs in Little Village and be replicated in communities around Chicago.

COMMUNITY BENEFITS

- Provides opportunities for local economic development and possibly employment.
- Supports a local and resilient urban agriculture system in Chicago.
- Captures waste and turns it into a community asset.
- Reduces the community's overall greenhouse gas emissions from landfill waste.
- Promotes environmental food justice.
- Supports community initiatives.

POTENTIAL USERS/CUSTOMERS

1. **Local Restaurants -** A commercial compost facility can provide local restaurants with an outlet for their organic waste. Eventually, this can help reduce or offset the costs of their traditional waste hauling contracts, and compost generated from their food scraps could be used to grow food for the restaurant to purchase.

2. **Local Residents** – A commercial compost facility can provide local residents with a place to compost their food scraps and purchase finished compost for their personal gardens. It can also provide opportunities to educate residents on the role of urban agriculture in their community. The facility could also provide opportunities for employment and training.

3. **Urban Gardeners and Farmers** – A commercial compost facility can provide urban gardeners and farmers with access to locally produced soil amendments. It can also serve as a site to drop off excess food-scraps or carbon input that they cannot process on their farm.

4. **Little Village Landscapers** – A commercial compost facility can provide access to locally produced soil amendments.

MOVING FORWARD

Delta and LVEJO have determined that there is already a significant amount of informed interest in Little Village for a commercial composting operation, as well as some hands-on experience in composting. However, to start and sustain a commercial composting operation in Little Village and to redevelop a brownfield property for this use, extensive planning and development is needed. The remainder of this strategy provides basic information (gleaned from Delta and LVEJO stakeholder visits and research) which can help to guide and facilitate future planning and development efforts.

COMMUNITY COMPOSTING FACILITY

Feasibility Study and Business Plan

The champion for this enterprise will need to conduct a more detailed feasibility study to objectively and rationally uncover the strengths and weaknesses inherent in starting and running a commercial composting facility in Little Village, particularly on a former brownfield. For example, the champion will need to identify which composting method is appropriate for the community, and whether an educational or training program can be designed to successfully assist restaurants to modify existing kitchen waste practices to effectively capture organic waste without undue stress to kitchen operations[1]. The champion will need to identify desirable neighborhood geographies and decide on locations for the venture. Subsequently (or possibly concurrently), the entrepreneur for this venture will need to create a detailed business plan to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these require two distinct planning processes with distinct objectives and outputs.

Please refer to the *Creating a Feasibility Study and Business Plan* attachment, the *Project Leadership* attachment and the *Basic Financial Concepts for Businesses* attachment for further guidance on these tasks and roles.

This information is not meant to be all inclusive but to demonstrate with a little more detail important elements that should be considered in a feasibility study.

Composting Facility Methods

There are several models[2] to consider when determining the best method or scale for a commercial composting facility. For a community like Little Village, where dense residential areas closely abut to manufacturing and industrial districts, in-vessel[3] composting is strongly recommended, and in many cases it may be required to mitigate and reduce odors.

An in-vessel composting facility in Little Village may incorporate large-scale vermicompost (worm) containers, or it could incorporate standard in-vessel composting containers that rely on aeration to do the composting.

Which composting method is right for a particular space is largely dependent on zoning, funding, space, and overall demand for compost and food scrap collection.

1 During a survey of restaurants that LVEJO conducted in summer 2015, this was identified as a significant potential feed-stock/supply issue for a composting operation in Little Village.

2 This information is not meant to be all-inclusive but to highlight in greater detail the important elements that should be considered in a feasibility study.

3 In-vessel means composting that takes place entirely within a fully enclosed container.

Because there is a relatively limitless supply of food-scrap waste coming out of our communities, it is possible to make the case for a compost facility in any community. The bigger challenge is avoiding the outpacing of a facility's overall capacity and mitigating contamination. Composting facilities of any size or method can quickly become overwhelmed by the inflow of material, and without a proper strategy in place, this can lead to serious environmental problems and loss of community support. Therefore, it is essential for an operation, especially one working close to or within a residential community, to start small and expand capacity carefully.

Staffing

Commercial composting facilities require a great deal of organizing and management. Staffing for a community compost facility will depend on the scale of the operation and the method of composting. For example, a vermicompost operation will require a far more rigorous maintenance plan than a strictly aerobic, in-vessel compost method. Beyond maintaining proper licenses and ensuring health and safety requirements, management staff must also maintain records of food-scrap and carbon intake, as well as ensure proper handling of materials, process billing, and handle outreach, marketing, and education. This will likely require at least one full-time staff member, but under a cooperative model, these tasks could be handled by committees of members.

Capital Equipment

The following is a list of necessities for an indoor commercial composting facility.

- ☐ Wired for electric
- ☐ Adequate floor drainage
- ☐ Mop sink for rinsing equipment and food-scrap collection buckets
- ☐ Drop sink
- ☐ In-vessel composting bins (vermicompost bins or other in-vessel)
- ☐ Industrial grinder for grinding down food scraps for easier composting
- ☐ Tools for turning, raking, and separating finished compost
- ☐ Bagging equipment for finished compost (only if sales are allowed)

Example Pricing Vermicompost Bins from Sustainable Agriculture Technologies, INC.

Model	Input Per Day	Output Per Week	Pricing
Worm Wigwam	10-15 lbs	45-70 lbs	Varies
Model 5' x 4'	30-40 lbs	140-185 lbs	$2,200.00
Model 5' x 6' (Inst. Unit)	45-55 lbs	200-250 lbs	$6,205.00
Model 5' x 8'	50-75 lbsg	230-350 lbs	$5,135.00
Model 5' x 16'	100-150 lbs	460-690 lbs	$8,428.00
Model 5' x 24'	50-225 lbs	693-1040 lbs	$11,724.00
Model 5' x 32'	200-300 lbs	924-1386 lbs	$15,021.00
Model 5' x 40'	250-375 lbs	1155-1732 lbs	$18,318.00
Model 5' x 48'	300-450 lbs	1386-2079 lbs	$21,615.00
Model 5' x 96'	600-900 lbs	2772-4158 lbs	$45,230.00
Finished Vermicompost			$0.85 p/lb

Examples of In-Vessel Composting Systems

Green Mountain Technologies, Earth Tub

Source: Composting Technology
http://compostingtechnology.com/products/compost-systems/earth-tub/

Model	Input Per Day	Pricing
1 Earth Tub	100lbs	$9,975
2 Earth Tub Package	200lbs	$17,895
3 Earth Tub Package	300lbs	$26,975

Green Mountain Technologies, Comptainer Containerized Composting Systems

Source: Composting Technology
http://compostingtechnology.com/products/compost-systems/comptainer/

Can process 2 to 50 tons of organic waste per day.

COMMUNITY COMPOSTING FACILITY

Project Goal and Timeline

LVEJO's goal for a commercial composting facility in Little Village is for the enterprise to serve as a social venture that creates jobs in the community, supports the growing local agriculture movement, and diverts organic waste from the landfill, thereby mitigating a portion of the community's greenhouse gas emissions.

This is a higher priority brownfield reuse idea that LVEJO would like to see implemented in the near term.

Project Leadership

To develop a commercial compost facility in Little Village, LVEJO will take on the role of champion.

Please refer to the *Project Leadership* attachment for details about this role.

Existing Community Efforts

Currently, LVEJO manages a small-scale composting operation at their 1.5-acre community garden, Semillas de Justicia. Managing this facility has given LVEJO a solid foundation of resources and skills to build upon in their pursuit of a larger compost facility for the community.

Outside of Little Village, there are several composting operations at work in Chicago. Most of these operations are tied directly to some level of urban agriculture, whether they are community gardens or urban farms. Under current city ordinances, most of these operations are allowed to dedicate only a small percentage (less than 2%) of their site to composting. Of these few sites, only a handful operate collection programs to bring food-scraps and input from off-site. Prior to 2015, it was illegal to bring food scraps and organic waste input from off-site and illegal to use finished compost off-site. However, based on recent changes to the City of Chicago's composting ordinance, both of these activities are now legal for urban farms (where composting makes up less than 2% of the operation) without the operation being considered a commercial composting operation (where composting makes up more than 2% of an operation), which would require a Class III Recycling Permit.

Of these sites, one is managed by The Urban Canopy, a local urban agriculture company with a social mission. They currently operate an indoor growing space for wheatgrass and micro-greens, community and school garden programs, and a two-acre community farm in Englewood. They are also rapidly growing a city-wide food-scrap collection service and composting operation. Each week, Urban Canopy collects food scraps from close to 200 households around Chicago, many of which are located in a densely populated area in Andersonville and Edgewater on the north side. The roughly 140 households in this particular area were part of a community compost collection pilot program which started in 2013, and the purpose of the pilot program was to prove that with a certain density of participating households, compost collection could be affordable, efficient, and job creating and could be accomplished without a major waste hauler. Two years after the project was launched, Urban Canopy continues to grow the number of participating households, as well as the amount of finished compost they produce each year, and expand the growing potential of their Englewood farm.

The Urban Canopy
www.theurbancanopy.org/
1400 W 46th St,
Chicago, IL 60609
(224) 619-5800
Contact:
Alex.Polotorak@gmail.com

The Urban Canopy does not sell any finished compost, but it is one of the only urban farms in the city that runs a compost collection service to create compost for growing food here in the city. Nearly all of the other food-scrap collection services in the city haul to industrial-sized composting facilities on the outskirts of the city. These facilities are owned by larger companies, such as Waste Management, and the compost they generate does not come back into Chicago to grow food.

Urban Canopy's operation currently falls within an M-1 zoning district (see Zoning Needs section). Currently, commercial composting and recycling facilities are only allowed in M-2 and M-3 zones, and they are required to obtain a Class III recycling permit from the City. However, because Urban Canopy's composting operation is located on their farm site and it does not make up the majority use of their space, they are currently not required to obtain a Class III[4] recycling permit. Any facility that dedicates its majority use to composting will likely need to obtain a Class III recycling permit from the City. A class III permit will also be needed for any sales of finished compost, which will likely be required for a composting facility in Little Village. The cost of a Class III recycling permit is $3,000 for three years (plus possibly another $1,000 for an Illinois Environmental Protection Agency permit), and the time and effort to get through the permitting process could cost a considerable amount. Growing Power, a Class III commercial composting operation in Chicago, spent approximately $20,000 in legal labor to obtain its permit.

A second scalable compost facility model that is currently operating within the city is Nature's Little Recyclers (NLR). NLR is an indoor vermicompost and worm breeding

4 Class III recycling facilities are for the collection and separation of Type A and B recyclable materials only. Class III facilities may also engage in composting. Type A recyclable material(s) means any paper, glass, plastic, aluminum or scrap metal. Type B recyclable material(s) means organic waste.

operation located in Chicago's Back of the Yards Neighborhood.

Nature's Little Recyclers
http://nlrwormshop.com/
1111 W. 48th Street
Chicago, IL 60609
312-324-4701
Contact: Dale@NLRWorms.com

NLR diverts organic waste, such as coffee grounds and vegetables, from landfills to feed and grow their stock of Red Wiggler worms. The worms recycle these materials, and turn them into worm castings, which are rich in nutrients and free of chemicals. Worm castings are widely considered to be one of the best quality fertilizers for both conventional and organic plants. Nature's Little Recyclers has begun to capitalize on this market by packaging, branding, and selling their own high-quality worm castings around the country. They also breed and sell worms to help other people or businesses launch their vermicompost operations.

Nature's Little Recyclers recently received a Class III recycling permit from the City of Chicago, and their facility lies within an area zoned PMD8. For any facility where composting makes up the majority use, they will be required to apply for Class III facility permit.

Potential Partners, Collaborators and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support for the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **LVEJO as the champion**: Continue to explore feasibility and drive the idea.
- **Entrepreneur TBD:** Provide financial investment and/or run the operation.
- **The Urban Canopy:** Share knowledge of composting and collection best practices and policies.
- **Nature's Little Recyclers:** Share knowledge of vermicomposting best practices.
- **The Ground Rules:** Share knowledge of composting best practices and knowledge of Little Village urban agriculture scene.
- **Chicago Food Policy Advisory Council:** Provide assistance with compost policies, practices, and necessary ordinance changes.
- **Illinois Environmental Council**: Provide assistance with navigating compost policies, practices, and procedures. Additionally they can assist with drafting new, more favorable, policies at the state and municipal level.
- **The Plant and Plant! Chicago**: Provide intricate knowledge of and experience working with closed loop waste systems.
- **Advocates for Urban Agriculture (AUA)**: Provide assistance with composting best practices.
- **Chicago Department of Public Health**: Provide assistance with navigating existing composting regulations and procedures.
- **Collective Resource, Inc.:** Has intricate knowledge and experience with starting a food-scrap collection service for businesses and residents.

Potential Resources

- **Report: Small to Medium Scale Composting of Food Waste in New York City** http://compost.css.cornell.edu/NYCComposting.pdf
- **US Composting Council Guides and Toolkits:** http://compostfoundation.org/c2c/Home/tabid/100/Default.aspx
- **Composting Council: Curb to Compost Toolkit:** http://compostfoundation.org/c2c/Home/tabid/100/Default.aspx
- **Compost Foundation: Food Waste Diversion and Utilization Guide** http://compostfoundation.org/Portals/1/Documents/foodwaste_compostingtraining.pdf
- **Cornell University Waste Management Institute: Municipal Solid Waste Site:** http://compost.css.cornell.edu/
- **New York City MSW Composting Report:** http://www1.nyc.gov/assets/dsny/downloads/pdf/studies-and-reports/2004-municipal-solid-waste-composting-report.pdf
- **New York City MSW Composting Opportunities Report:** http://www1.nyc.gov/assets/dsny/downloads/pdf/studies-and-reports/2012-assessment-of-composting-opportunities.pdf
- **City of San Francisco Recycling and Composting Guides:** http://www.sfenvironment.org/zero-waste/recycling-and-composting
- **Australian Government Guide to Commercial Composting:** http://www.environment.act.gov.au/__data/assets/pdf_file/0005/576932/Commercial_Composting_Guide.pdf
- **Green Mountain Technology, In-Vessel Composting Systems:** http://compostingtechnology.com/

- **In-Vessel Composting Options for Mid-Size Waste Generators:** http://cwmi.css.cornell.edu/invesselcomposting.pdf

Property and Building Needs

Commercial composting facilities vary greatly in size and practice. At the community level, it is recommended that an existing building be employed to house a commercial composting operation. In identifying an appropriate building, considerations should include:

- Sufficient water service to accommodate cleanup and sanitization as needed.
- Bay doors to accommodate delivery of food scraps in and out of the building is a plus.

Whether or not a building needs extensive rehabilitation should be considered. Chicago Department of Business Affairs and Consumer Protection can provide guidance on the design and buildout of an existing building to serve as a composting operation, but it will also require Zoning Department approval, either a Repair and Replace Permit or a Building Permit with the Department of Buildings, and a review by the Department of Public Health.

Zoning Needs

Commercial composting facilities are allowed in the following zones: **M-2, M-3, and specific PMD, or Planned Manufacturing District.** In specific cases properties can get a special use designation with the assistance of local elected officials and community partners. Requesting a special use or zoning change for locating and establishing an indoor vermicompost facility within a residential or commercial zone may need to be considered.

Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

Brownfield Site Candidates

Of the ten properties prioritized in Little Village's brownfields inventory, properties with existing buildings that potentially fit some property/building and zoning considerations include the following:

Attribute/ Property	3241 W. Cermak C1-2	2014 S. California B3-2	3101 S. Kedzie M3-3	2358 S. Whipple RT-4
Zoning	N	N	Y	N
Bay Doors	Y	NA	NA	Y
Ample Water Hookup	Y	NA	NA	Y
Limited Rehab	N	N	NA	N

NA = Information not available, Y = Yes, N= No

Licensing

An establishment used primarily as a commercial composting facility (composting takes up more than 2% of a property or operation) will need to be licensed by the City of Chicago. To start a facility in Little Village on one of the brownfield sites, the entrepreneur would have to meet with the Department of Public Health and the Department of Planning to make sure that all of the City offices understand what is being proposed, how the facility would be used, and how the facility would ensure proper licensing and management of liability.

The organizer(s) would likely be required to apply for a Class III recycling permit to meet legal requirements recently put in place for composting facilities by the City of Chicago.

The fees associated with licensing are $3,000 per three-year period for a Class III recycling facility, although fees for legal support to obtain the permit can run into the thousands of dollars. However, for a facility that processes fewer than 4,000 tons of material per year and is managed by a non-profit the fee for a Class III permit is reduced to $300 per 3 year period. Nonprofit composting facilities can also sell finished compost so long as they comply with all applicable standards and testing procedures for end-product compost produced by compost facilities.

For more information on licensing and zoning please refer to ARTICLE XX. RECYCLING FACILITY PERMITS (11-4-2510 et seq.)*[5]

Business Structure

Commercial composting operations can be operated as for-profit enterprises, non-profits, or cooperatives. In a for-profit composting facility, the entrepreneur would set up the facility, make the initial investment and handle all the legal and regulatory parameters. The business would then charge existing food scrap collectors to drop off their materials to be composted at the facility. Typically, these rates depend on weight and frequency of collection or drop-off and can be determined to be competitive with existing large-scale compost operations along the perimeter of the city. Alternatively, the compost facility could invest in their own food scrap collection service. The service could collect from local residents and businesses on a daily, weekly, or even monthly basis. The entrepreneur would then charge based on the frequency of collection.

Under a non-profit model, users would likely still be charged

5 http://library.amlegal.com/nxt/gateway.dll/Illinois/chicago_il/title11utilitiesandenvironmentalprotecti/chapter11-4environmentalprotectionandcon?f=templates$fn=default.htm$3.0$vid=amlegal:chicago_il$anc=JD_11-4-2510

a fee, although it could be a reduced amount if supplemented by other funding. Additionally, the non-profit structure opens up grant and funding opportunities to assist with startup costs, to provide job training or business support, and to grow opportunities around food and social justice.

A cooperative model could operate similarly to the non-profit model, but it would likely require a strong and dedicated user group. These users would need to contribute financially and/or through volunteer time. The users would become members of the cooperative, sharing responsibilities described within the staffing section in exchange for payment, job training, and/or use of the facility. Funds would still need to be raised to establish the space and pay bills associated with operation.

Please refer to the *Comparison of Business Models* attachment for further detail on prospective business models.

OPPORTUNITIES TO LEVERAGE WITH OTHER RE-USE IDEAS

A commercial composting facility in Little Village can be a stand-alone use for any of the four brownfield sites identified. Alternately, it can be part of a leveraged mixed-use operation with the following reuse ideas to create a closed-loop food system in Little Village:

- **Shared Commercial Kitchens** – A community compost facility could provide waste diversion services for the shared kitchen users.
- **Urban Indoor Farm** – A community compost facility could provide urban farmers with easily-accessible, nutrient-rich soil amendments for use in their growing operations. The compost operation could also help in the diversion of waste plant material from the farming operations.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please refer to the *Funding Sources and Resources* attachment and filter on the "CP" code to identify possible funding sources for this reuse strategy.

DEFINITIONS[6]

Recycling facility: Any building, portion of a building, or area in which recyclable material is collected, stored, or processed for the purpose of marketing the material for use as raw material in the manufacturing process of new, reused, or reconstituted products.

Composting: A controlled process which transforms organic waste and/or livestock waste into products useful as soil amendments. Composting shall include: windrow composting, in-vessel aerobic composting, and anaerobic digestion composting technologies.

Composting facility: Any building, portion of a building, or area in which organic waste and/or livestock waste is collected, stored, or processed.

Food scrap: Waste that is capable of being decomposed into compost by composting, (ii) separated by the generator from other waste, including, but not limited to, garbage that is not capable of being decomposed into compost by composting; and (iii) managed separately from other waste, including, but not limited to, garbage that is not capable of being decomposed into compost by composting. Food scrap includes, but is not limited to: packaging, utensils, and food containers composed of readily-biodegradable material in accordance with the ASTM D6400 standard required for use under Section 3.197 of the Illinois Environmental Protection Act, as amended.

Recyclable material: Categorized as Type A, Type B, Type C, or Type D. Type B recyclable materials is organic waste and any other material designated as Type B recyclable material by the Commissioner in duly promulgated rules and regulations.

Organic waste: Food scrap, landscape waste, uncontaminated wood waste, or other non-hazardous carbonaceous waste, such as paper, corrugated paper, or cardboard that is collected and processed separately from the rest of the municipal waste stream.

In-vessel: Method of composting which is conducted entirely within a fully-enclosed container, with no opening having a dimension greater than 1/4 inch in any direction.

Landscape waste: Grass or shrubbery cuttings, leaves, tree limbs, and other materials accumulated as a result of the care of lawns, shrubbery, vines, and trees, including any discarded fruits, vegetables, and other vegetative material or crop residue generated in the care of a garden. The term "landscape waste" does not include soil other than incidental soil (e.g., soil attached to sod or attached to other materials accumulated as a result of the care of lawns, shrubbery, vines, trees, or a garden).

Carbon input: Untreated, unpainted, and unvarnished wood and paper products

Vector: Any living agent, other than human, capable of transmitting, directly or indirectly, an infectious disease.

6 Per City of Chicago Municipal Code: http://library.amlegal.com/nxt/gateway.dll/Illinois/chicago_il/title11utilitiesandenvironmentalprotecti/chapter11-4environmentalprotectionandcon?f=templates$fn=default.htm$3.0$vid=amlegal:chicago_il$anc=JD_11-4-2510

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MULTIPURPOSE ADA FIELD

Passed in 1990, the Americans with Disabilities Act (ADA) ensured the equal treatment and equal access of people with disabilities to employment opportunities and to public accommodations. However, in 2015 people with disabilities can still face prejudice and be challenged by physical barriers that prevent access to some buildings and activities, such as physical recreation.

In recent years, ADA athletic fields (sometimes called "Miracle Fields") have been emerging around the country. These are physical recreation spaces that are designed to accommodate and support the special needs of the disabled and provide those individuals with the platform for a fulfilling athletic or recreational experience.

For example, a recent Cubs Care grant partially funded construction of the first wheelchair softball park in Illinois for use by the Rehabilitation Institute of Chicago (RIC) Cubs and other athletes with disabilities. This state-of-the-art field, built in partnership with the Chicago Park District and the Mayor's Office for People with Disabilities, features a specially designed asphalt playing surface, an electronic scoreboard, and a spectator area. Learn more: http://chicago.cubs.mlb.com/chc/community/com_wheelchair.jsp. Other examples include the Joe Nuxhull Miracle League Field in Fairfield, Ohio and the White Sox Baseball Miracle Field located at Mt. Greenwood Park on 111th Street in Chicago.

LVEJO recognizes that an ADA athletic field may be needed in Little Village for community members with physical special needs. However, there is currently incomplete information regarding the size and demographics of this population. There is also a recognition that a multi-purpose ADA athletic field that could accommodate both the needs of residents with physical challenges as well as other residents who do not have physical disabilities (for example those who play volleyball and tennis) could receive the most use and best meet the recreational needs of the Little Village community as a whole.

The RIC Cubs pose for a team picture at California Park, the first wheelchair softball park in Illinois.
Source: www.chicago.cubs.ml.com

Awards Ceremony,Tennis, 2011 Special Olympics
Source: Flickr User Tilemahos Efthimiadis

MULTIPURPOSE ADA FIELD

COMMUNITY BENEFITS

- Provide access to a much needed outdoor, fenced athletic court on the west side of the community for use by Little Village's numerous volleyball players.
- Enable physically disabled residents of Little Village to more fully participate in the Special Olympics currently held each summer at Piotrowski Park.
- Encourage and facilitate physical recreation both for residents with special physical needs as well as residents who are not physically challenged.
- Increase the very limited amount of safe, recreational space available to Little Village residents.

POTENTIAL USERS/CUSTOMERS

1. **Special Needs Adults and Children** – According to Rob Castaneda, Executive Director of Beyond the Ball, a sports-based youth and community development organization in Little Village, Beyond the Ball includes kids with physical special needs such as Down syndrome and cerebral palsy in its programming. Beyond the Ball's programming is more recreational in nature and welcomes the participation for kids with special physical needs. However, Piotrowski Park holds a Special Olympics each year, and a smaller park with fencing for safety could create capacity and prove useful for some Special Olympics events. Currently, it is not feasible to fence in portions of Piotrowski Park.

2. **Recreational Volleyball Players** – According to Rob Castaneda, thousands of people in Little Village enjoy playing volleyball in a recreational, non-competitive setting. Of all the neighborhood sports in played in Little Village, volleyball is the most popular. However, access to indoor volleyball courts is limited.

MOVING FORWARD

Feasibility Study and Business Plan

The champion for this enterprise will need to conduct a more detailed feasibility study to objectively and rationally uncover the strengths and weaknesses inherent in developing a multipurpose, fenced ADA athletic field in Little Village, particularly on a former brownfield. For example, the champion will need to more formally assess demand for this type of use from both the special needs community in Little Village, the local Special Olympics organizers, and from local recreational athletes. The most desirable neighborhood geography for this type of use should be considered, as should the need for amenities, such as restrooms. Determining the interest level of the Chicago Park District, or perhaps cultivating this interest, will also be key. While the multi-purpose ADA athletic field does not have the same level of complexity as other reuse strategies, it will nonetheless require the entrepreneur to create a detailed business plan to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these are two separate planning processes with distinct objectives and outputs. *Please refer to the Creating a Feasibility Study and Business Plan attachment, the Project Leadership attachment and the Basic Financial Concepts for Businesses attachment for further guidance on these tasks and roles.*

Project Goal and Timeline

LVEJO's goal for a multi-purpose ADA athletic field in Little Village is to increase the amount of green recreational space in Little Village.

This is a lower-priority brownfield reuse idea that LVEJO would like to see implemented in the long-term.

Project Leadership

To develop a multi-purpose ADA athletic field in Little Village, LVEJO will take on the role of broker.

Please Refer to the Project Leadership attachment for details about this role.

Existing Community Efforts

Over the past ten years, LVEJO has been a strong advocate for increasing green recreation space in Little Village. However, community organizing around a multipurpose, fenced ADA field is just beginning. Currently, these efforts can be characterized as both a recognition of a possible local need and ongoing discussion and cultivation of ideas.

Beyond the Ball's Rob Castenada provided additional feedback on this reuse idea. If a new field was designed for playing volleyball, it might also make sense to use ground caps and in-ground sleeves and avoid using permanent cement poles, needed for hanging the net. This would build in flexibility for the multi-use field to be used as a volleyball court, as a tennis court, and for recreational opportunities for special needs individuals. It is important that the field be fenced in, to make it safer for use by children with special needs. In addition, the field could have a hard surface, which would be better for special needs residents and would enable the field to be used for soccer, which is not currently an option at Piotrowski Park

MULTIPURPOSE ADA FIELD

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support for the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **Champion TBD**: Continue to explore feasibility and drive the idea[1]
- **Entrepreneur(s) TBD**: Provide financial investment and/or run the operation.[2]
- **Property Owner, i.e. Broker CTK Chicago Partners:** Negotiate sale or lease terms for the property.
- **Chicago Mayor's Office for People with Disabilities:** Provide information and data. http://www.cityofchicago.org/city/en/depts/mopd.html
- **Chicago Park District Special Olympics Program:** Provide guidance on needs for an ADA field. http://www.chicagoparkdistrict.com/programs/special-olympics-chicago/
- **Chicago professional sports organizations:** Chicago Cubs, Fire, Bulls, or Bears could potential provide in-kind or financial support or guidance.
- **Rehabilitation Institute of Chicago:** Provide in-kind support. http://www.ric.org/about/
- **Scientific Control Labs:** Due to their strong presence near proposed site, they should be engaged around possible impacts and/or strategy.
- **Paul Simon Job Corp:** Provide painting and carpentry assistance.
- **City of Chicago Fleets & Facility Management:** Provide assistance with Phase I and Phase II ESAs if awarded a site assessment grant in 2016.
- **Illinois Environmental Protection Agency:** Provide a targeted brownfield site assessment and cleanup assistance.
- **US Environmental Protection Agency Region 5:** Provide targeted brownfield site assessment and cleanup assistance. *Please refer to the Environmental Assessment and Cleanup attachment for additional guidance*.

Potential Resources

- **RIC Cubs:** Knowledge about challenges of creating an ADA field. http://www.ric.org/services/sports-and-fitness/sports-programs/softball/
- **Therapeutic Recreation for the Disabled:** Guidance and advice around creating an ADA field and around fundraising for the effort. http://www.trdonline.org/
- **The Miracle League:** Advice on design contractors, sponsors, and other potential partners. http://www.themiracleleague.net/
- **ADA Compliance Consultant:** Information on complying with the Americans with Disabilities Act http://www.ada-pros.com/new-2014-ada-requirements-for-sports-facilities/

Property and Building Needs

To develop a multi-purpose, fenced ADA athletic field in Little Village, about one acre of land would suffice, and an existing building is not needed. However, a small building located on-site for amenities, such as a Type D field house for restrooms and concessions, could be helpful. Since this reuse strategy is for recreational purposes, property that is not located in an industrial sector is desired, and property in or near a residential area of the neighborhood or a natural area would be best for accommodating this type of use. Since users of the field would be recreating outside in a public area, siting the field in a low-crime area of Little Village would also be desirable.

Zoning Needs

The Chicago Zoning Ordinance currently allows recreational use in the following zones: **POS -1,** and **POS-2.** However, it also appears that this reuse strategy may be allowed in zones **B1, B2, B3, M1, M2** and **M3** under the Public and Civic category as Parks and Recreation except as more specifically regulated. In addition, because one of the properties related to this strategy (3301 S. Kedzie) is located adjacent to the Chicago Sanitary and Shipping Canal, a Planned Development (PD) review may also be required.

Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

1 Beyond the Ball's Rob Castaneda is a member of the Little Village Chamber of Commerce Board of Directors. Delta recognizes that Rob possesses characteristics that could make him a potential champion for this project.

2 Delta recognizes that the Chicago Park District could play the role of entrepreneur here.

MULTIPURPOSE ADA FIELD

Brownfield Site Candidates

Of the ten brownfield sites identified by Delta and LVEJO, the 3157 Kostner property lends itself the best to this reuse strategy. However, a portion of the property at 3301 S. Kedzie might be appropriate as well. The Kostner property sits between Little Village High school and Piotrowski Park, so it has an increased police presence and a Safe Passage designation, which should provide increased safety to users. The property does not have a structure, so demolition would not be required. Additionally, the site is near a residential area. It is however, near to some commercial/light industrial activity. The 3301 S. Kedzie site is located adjacent to the Chicago Sanitary and Shipping Canal.

Attribute/Property	3157 Kostner M1-2	3301 S. Kedzie M3-3
Zoning	Y	Y
Near Residential or Natural Area	Y	Y
At least 1 Acre in Size	Y	Y
No Building or Only Small Building On Site	Y	Y
In Below Average or Average Crime Area	Y	Y

NA = Information not available, Y = Yes, N= No

Licensing

High-level research on this reuse strategy did not identify any special licensing requirements from the City of Chicago, but this should be further explored. For the safety of persons with physical special needs, design of the field should be compliant with requirements for sports facilities as determined by the Americans with Disabilities Act and in compliance with any requirements of the Chicago Park District.

Business Structure

Please refer to the Comparison of Business Models attachment for further detail on prospective business models.

OPPORTUNITIES TO LEVERAGE WITH OTHER RE-USE IDEAS

The multipurpose, fenced ADA athletic field is a stand-alone use in regards to the other reuse strategies in this comprehensive plan. However, because it is likely that the champion for this reuse strategy would engage the Chicago Park District either as a collaborator or partner, it may make sense for the champion to be collaborating with the champion for the Public Green Space and Multimodal Center reuse strategy, as this implementation will also likely occur in partnership with the Chicago Park District.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please Refer to the Funding Sources and Resources attachment and filter on the "ADA" code to identify possible funding sources for this reuse strategy.

PRIVATE MARKET REDEVELOPMENT

According to the January 2015 Pilsen and Little Village Land Use Plan Existing Conditions Report created by the City of Chicago Department of Planning and Development (DPD) and the Chicago Metropolitan Agency for Planning (CMAP), industry has been an essential element in the history of Little Village. When coupled with uses related to transportation and utilities, overall industrial uses continue to make up 38.9%, or the largest portion of land use in Little Village.

Furthermore, general industrial facilities smaller than 100,000 square feet (less than two acres) account for 45% or the largest share of industrial land in Little Village. These facilities house smaller-scale manufacturing and warehousing operations. Uses focused on shipping and trade such as, warehousing/distribution and intermodal transfer, make up only 2.8% of industrial land use in Little Village despite the presence of many freight rail right-of-ways that pass through and terminate in the community.

The Little Village industrial corridor runs from Cicero Avenue on the west to Western Avenue on the east and from 34th Street on the north to I-55 on the south. At 1,252 acres, it contains 86% of the industrial land in Little Village. Additionally, there have been conversations in the Little Village community and within CMAP and DPD regarding turning 33rd Street into an industrial road, and some interest has been expressed in designating the Western Avenue/Ogden Industrial Corridor as a Planned Manufacturing District to further protect industrial uses.

According to the Existing Conditions Report, transportation and warehousing in Little Village grew more than 580% from 2002 to 2011. During the same period, this industry grew by only 8% in Chicago as a whole, suggesting "particular strength and resilience of this industry in the [Little Village] community... The community's employment was also bolstered by a renewal of manufacturing, which after a period of sustained losses from 2002 through 2010, grew by 20% in 2011." LVEJO understands the importance of industrial growth in Little Village because of the living wage jobs that these enterprises can bring to the community. However, it also recognizes that industry can have impacts on the health and well-being of the community in terms of air quality, waste management, safety, public recreational access to the edge of the Chicago Sanitary and Shipping Canal, equity in workforce development, localized flooding, and investment in the community.

Source: By Plij1 (Own work CC BY-SA 3.0) http://bit.ly/1Orbt64

Table 4.4: Little Village Industrial Land Use Breakdown

Land Use Category	Area (acres)	Share
General Industrial (<100,000 ft2)	413.4	45.4%
Transportation or Utility Right-of-Way	256.0	28.1%
Utility/Waste	129.1	14.2%
Manufacturing/Processing (U100,000 ft2)	74.1	8.1%
Warehousing/Distribution (U100,000 ft2)	25.3	2.8%
Industrial Flex (U100,000 ft2)	8.5	0.9%
Storage	1.4	0.2%
Transportation w/ Associated Facilities	1.5	0.2%
Communications	1.1	0.1%
Intermodal Transfer	0	0.0%
Non-residential Off-street Parking	0	0.0%
Total	910.5	100.0%

Source: January 2015 Pilsen and Little Village Land Use Plan Existing Conditions Report

LVEJO has created a list of the community's priority areas that can be impacted by industrial (and other development) within Little Village. LVEJO hopes to work together with local leaders, decision makers, and potential redevelopers to determine how best to implement strategies in a way that benefits both the community as well as development. LVEJO also hopes to create a Community Benefits Agreement (CBA) as part of this process to clarify any agreements. Please refer to the LVEJO Principles of Development attachment for further details.

PRIVATE MARKET REDEVELOPMENT

COMMUNITY BENEFITS

- Preserves and enhances the community's health, safety, and well-being.
- Promotes environmental justice and equity in the community.
- Creates partnership between the community and developers to promote goodwill.

POTENTIAL USERS/CUSTOMERS

LVEJO will share its Principles of Development document with Little Village aldermen, the Chamber of Commerce, developers with an interest in building in Little Village, and the leaders of industrial companies and enterprises looking to expand or relocate to Little Village.

A Community Benefits Agreement that can develop out of dialogue related to the document has the potential to benefit all residents of Little Village as well as businesses expanding or relocating to the neighborhood

MOVING FORWARD

Project Goal and Timeline

LVEJO's goal is to encourage industrial redevelopment, including transportation and warehousing, and the living wage jobs it can bring to Little Village, while preserving and enhancing the community's health, safety, and well-being and promoting environmental justice and social equity.

LVEJO will share and engage in discussion around the Principles of Development document as industrial redevelopment opportunities present themselves

Project Leadership

To work with local leaders, decision makers, developers, and companies looking to bring or expand industrial enterprises in Little Village, LVEJO will take on the role of champion.

Please Refer to the Project Leadership attachment for details about this role.

Existing Community Efforts

In 2015, Unilever worked with Enlace Chicago, Little Village's community economic development agency, to draft a Community Benefits Agreement (CBA) related to its expansion near 26th Avenue and Kostner Avenue in Little Village. Among other elements of the CBA is an expectation that Unilever will donate land to nearby Zapata Elementary School. During community discussion and negotiations related to the CBA, however, there was a perception on the part of LVEJO that its concerns regarding additional pollution that could come with extra diesel trucks traveling through the neighborhood were not adequately taken into account.

The existence and communication of LVEJO's Principles of Development document may help to ensure that during community conversations regarding industrial redevelopments, LVEJO's concerns and the concerns of the residents they represent are taken into account earlier in the process and considered by relevant stakeholders to LVEJO's satisfaction.

Potential Partners, Collaborators, and Roles

- **LVEJO as champion:** Disseminate/communicate the LVEJO Principles of Development and engage in negotiations to reach agreements and/or CBAs as needed
- **Aldermen Cardenas, Munoz and Scott:** Support and communication of the LVEJO Principles of Development
- **Little Village Chamber of Commerce and City of Chicago Department of Planning & Development:** Support and communication of the LVEJO Principles of Development
- **Private Companies/Developers Expanding or Relocating to Little Village:** Engage in dialogue and partnership around LVEJO Principles of Development, and engage in negotiations to reach agreements and/or CBAs as needed.

PRIVATE MARKET REDEVELOPMENT

Brownfield Site Candidates

Of the ten brownfield sites identified by Delta and LVEJO, the two properties on Pulaski and the two properties located along 24th and 25th Streets lend themselves best to this reuse strategy.

All four properties are located in industrial corridors, zoned for industrial redevelopment, and based upon their size and location near other industrial properties, they will most likely be redeveloped by the private sector for industrial use.[1]

Attribute/ Property	2505 W 24th M1-3	2514-2520 W 25th M1-3	3321 S. Pulaski M3-3	3501 S. Pulaski M3-3
Zoning	Y	Y	Y	Y
Located in Industrial Corridor	Y	Y	Y	Y
Larger than 1.5 acres	Y	Y	Y	Y

NA = Information not available, Y = Yes, N= No

OPPORTUNITIES TO LEVERAGE WITH OTHER RE-USE IDEAS

The LVEJO Principles of Development, while created with the intent to influence industrial redevelopment, contains elements which can also be applied to any of the other seven reuse strategies included in this report.

1 Little Village has taken initial steps to engage in a planning process for 3501 Pulaski that would focus on using this property for a training school for jobs in the trades or a maker space. Both uses complement industrial use of property.

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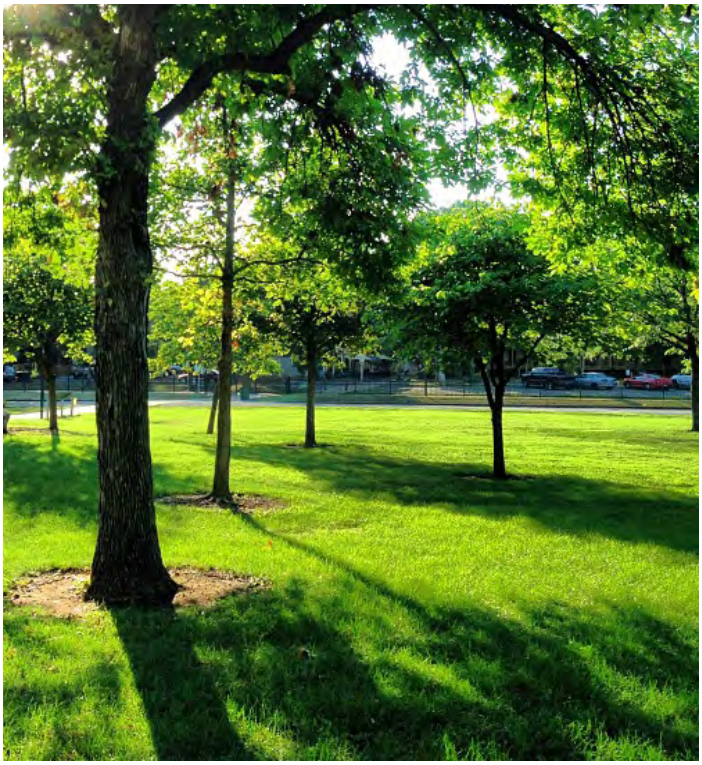
PUBLIC GREEN SPACE AND MULTIMODAL CENTER

According to the 2013 Little Village Quality of Life Plan, "Little Village is one of the youngest and densest communities in Chicago, and has the least green space per resident...With one of the city's highest obesity rates, and lowest activity rates, access to recreational space and food-producing gardens remains a pressing concern."

Since 2005, Little Village has made good progress on this issue. A new skate park plaza was created at Piotrowski Park; community gardens, including Troy Gardens, have been started; a $1.5 million artificial-turf field was laid at Gary Ortiz School; and the 22-acre La Villita park was opened on the southeast side of Little Village. However, additional green or recreational space is needed, and increases in programs, partnerships, and overall quality of parks is necessary to serve local needs. For example, Piotrowski Park field house is operating at full program capacity and per Rob Castenada, Executive Director and Founder of Beyond the Ball, the problem is not always a lack of green space but a perception that available green space is not safe.

LVEJO recognizes that more safe, green, recreational space is needed in Little Village. Additionally, green space along the Chicago Sanitary and Shipping Canal (Canal) could afford much desired public recreational access and potentially provide commercial access via a water taxi dock. This Canal transportation element could be of great benefit to the community, as a boat dock could provide an entry point to Little Village by downtown Chicago tourists and could also connect Little Village residents to downtown Chicago. Additional add-ons to this strategy could include:

- A linkage to the proposed green redevelopment of the Metropolitan Water Reclamation District (MWRD) Collateral Channel to further expand green space;
- Overflow parking for La Villita Park and/or the Cook County jail;
- Transportation linkages into Little Village's commercial area for tourists; and/or
- Establishment of light retail, small restaurants, or food kiosks to accommodate Little Village residents or tourists coming into Little Village.



Source: Flick User Micaht2000

COMMUNITY BENEFITS

- Increase the amount of safe, recreational space available to residents, thereby helping to facilitate increased health in the community.
- Provide residents with safe recreational and/or transportation access to the Canal.
- Bring more tourism dollars to Little Village's commercial district.
- Provide light retail opportunities.
- Increase parking for La Villita Park and the Cook County Jail.

PUBLIC GREEN SPACE AND MULTIMODAL CENTER

POTENTIAL USERS/CUSTOMERS

1. **Little Village Residents** - Although the new, 22-acre La Villita Park is located only about one block north and one block east of the northern boundary of a potential site for this reuse strategy, no Little Village parks afford residents recreational access to the Canal. A potential walkway between La Villita and the site could create a "green district" at the southeast corner of Little Village allowing residents to enjoy and leverage amenities at both sites. Additionally, if the paseo (local walking path) is developed in Little Village, residents who live on the west side of Little Village could easily access the "green district" by walking the paseo.

2. **Downtown Chicago Tourists** - Per the Little Village SSA #2 Market Analysis and Economic Development Plan, there are over 600 business licenses in SSA #25, with a prevalence of restaurants, specialty grocery stores, and bridal/ quinceañera stores. Little Village boasts over a hundred local restaurants, and its commercial district has an authentic Mexican atmosphere that cannot be found anywhere else in Chicago.

3. **Cook County Jail and La Villita Park Users** - The jail, as well as park users, have identified the need for more parking in the area. The site can serve as a parking facility and gateway to Little Village, supporting this need.

MOVING FORWARD

Delta and LVEJO have already identified some informed interest in Little Village for a public green space and multimodal center, but further planning and development is needed to redevelop brownfield properties for this use. The remainder of this strategy provides basic information gleaned from Delta and LVEJO stakeholder and site visits which can help to guide future planning and development efforts.

Feasibility Study and Business Plan

The champion will need to conduct a more detailed feasibility study to objectively identify the strengths and weaknesses inherent in developing a public green space and multimodal center in Little Village, particularly on a former brownfield. First and foremost, the champion will need to work with potential partners, collaborators, Little Village residents, and other stakeholders to narrow down the potential uses to those that can be supported by the selected site and those that would be of most use to the community. In the overview for this strategy, several possible uses for a new recreational green space are identified.

The feasibility of each one of the possible uses must be explored as well as feasibility of combinations of these uses. Determining the interest level of the Chicago Park District, or perhaps cultivating this interest, will also be key. Additionally, the owner of one of the potential sites for this strategy is the MWRD, therefore, MWRD's detailed leasing structures must be understood as they apply to the potential site. It will be necessary for the entrepreneur to create a detailed business plan that incorporates all desired uses to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these are two separate planning processes with distinct objectives and outputs.

Please refer to the Creating a Feasibility Study and Business Plan attachment, the Project Leadership attachment and the Basic Financial Concepts for Businesses attachment for further guidance on these tasks and roles.

Project Goal and Timeline

LVEJO's goal for a public green space and multimodal center in Little Village is to promote recreational opportunities related to the Canal and to increase tourism to Little Village.

This is a lower-priority brownfield reuse idea that LVEJO would like to see implemented in the long-term.

Project Leadership

To develop a recreational green space with transportation elements in Little Village, LVEJO will take on the role of champion.

Please refer to the Project Leadership attachment for details about this role.

PUBLIC GREEN SPACE AND MULTIMODAL CENTER

Existing Community Efforts

Over the past ten years, LVEJO has been a strong advocate for increasing green/recreation space in Little Village. However, community efforts around this particular reuse strategy are just beginning. Currently, these efforts can be characterized as an ongoing discussion and a cultivation of ideas.

In July 2015, Alderman Cardenas, representatives from Delta Institute, LVEJO, Friends of Chicago River, and the MWRD toured the brownfield property located at 3301 S. Kedzie (which is owned by MWRD). This property is located on the north bank of the Canal and across the street from the Paul Simon Job Corp, and it is the most likely candidate for this reuse strategy. The group discussed how this property could be reused as green space, and the ideas include:

- Redesigning the former barge dock at the site to create a commercial water taxi stop that could bring Chicago downtown tourists to Little Village two to three times a year for festivals and other special events, such as the Mexican Independence Day celebrations. In time, perhaps service could be expanded. The Paul Simon Job Corp located directly across Kedzie Avenue has speculated that its residential students who typically do not have cars, as well as other Little Village residents, could use the return trip of a water taxi for a streamlined transportation route to downtown Chicago.
- Leveraging the green space on this property with an idea currently being discussed by MWRD, Chicago Park District, and LVEJO to transform the adjacent MWRD Collateral Channel into a biosolids park. A concept for transforming portions of the two adjacent properties into a Monarch Butterfly habitat has been contemplated, and the group recognized that substantial regrading would be needed to eliminate a precipitous slope from the property to the channel.
- Adding light retail, small restaurants, or food kiosks to the site serve Little Village residents or to accommodate potential tourists who might enter the site via the water taxi.
- Adding overflow parking to the site for the Cook County Jail on 26th Street and/or for La Villita Park located off 31st Street approximately two blocks away.
- Adding a Divvy bike station so that tourists and residents could get from the green space to other portions of Little Village like the shops in the commercial district by Divvy bike.
- Working with the Chamber of Commerce SSA to add a 31st Street route to the Chamber's free trolley that will begin to service 26th Street beginning in 2016. Visitors to the park could walk one block to 31st Street to take the free trolley along Little Village's commercial district if 31st Street were added to the route.

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott: S**upport for the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **LVEJO as the champion: C**ontinue to explore feasibility and drive the idea.
- **Entrepreneur(s) TBD:** Provide financial investment and/or run the operation[1].
- **Property Owner/Metropolitan Water Reclamation District (MWRD):** Negotiate lease terms for the property and coordinate with redevelopment efforts related to the MWRD Collateral Channel.
- **Chicago Park District:** Act as potential lessee of property, managing green/park space, and helping to coordinate redevelopment efforts related to the Collateral Channel and possible additional parking for La Villita Park.
- **"Great Chicago Rivers" Initiative:** Coordinate long-term vision and plan for economic and community development along Chicago's riverfront. http://www.greatchicagorivers.com/index.html http://www.cityofchicago.org/city/en/depts/mayor/press_room/press_releases/2015/march/mayor-rahm-emanuel-and-metropolitan-planning-council-launch-grea.html
- **Friends of the Chicago River:** Plan for the water front portion of the green/park space
- **Boat taxi company[2]:**Develop and run boat taxi stop in Little Village.
- **Paul Simon Job Corp:** Student users of Divvy bikes and boat taxi
- **Chamber of Commerce SSA:** Provide link to 26th Street free trolley starting operation in 2016.
- **Divvy Bike Share Program:** Add a Divvy station on the property. https://www.divvybikes.com/
- **Cook County Sheriff's Office:** Coordinate possible Sheriff's office parking

1 Delta recognizes that the Chicago Park District and/or water taxi company could play this role.

2 Local companies could include Shoreline Water Taxi Chicago or Chicago Water Taxi.

- **City of Chicago Fleets & Facility Management:** Assist with Phase I and Phase II ESAs if awarded a site assessment grant in 2016
- **Illinois Environmental Protection Agency**: Assist with targeted brownfield site assessment and cleanup assistance
- **United States Environmental Protection Agency Region 5:** Provide targeted brownfield site assessment and cleanup assistance. Please refer to the Environmental Assessment and Cleanup attachment for additional guidance.

Property and Building Needs

To develop a public green space and multimodal center in Little Village, at least one acre of land very near or adjacent to the Canal would suffice, and an existing building is not needed. However, the existence of a small building on-site to house small retail shops or food kiosks could be helpful. Since this reuse strategy is for recreational purposes, property that is not located in an industrial sector is desired, and property in or near a residential area of the neighborhood or a natural area would likely be accommodating to this type of use. Since users of the space would be recreating outside in a public area, siting the field in a low-crime area of Little Village would also be desirable.

Zoning Needs

The Chicago Zoning Ordinance allows a variety of recreational uses in the zones **POS -1, and POS-2**. However, it also appears that this reuse strategy may be allowed in zones **B1, B2, B3, M1, M2** and **M3** under the Public and Civic category as Parks and Recreation, except as more specifically regulated. In addition, because the properties related to this strategy are located adjacent to the Canal, a Planned Development (PD) review may also be required. *Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances, changes and planned development reviews.*

Brownfield Site Candidates

Of the ten brownfield sites identified by Delta and LVEJO, the property at 3301 S. Kedzie lends itself the best to this reuse strategy. Substantial in size, this property sits along the Canal and can leverage access to nearby La Villita park, the proposed redevelopment efforts for the MWRD Collateral Channel, and 31st street where the Chamber of Commerce could add a route for its free trolley. Its also located across the street from the Paul Simon Job Corp whose students could be potential users of the Divvy bike station and a water taxi between Little Village and downtown Chicago. The property is near some commercial/light industrial activity, but if the proposed St. Anthony Hospital development (currently planned for one block to the north) is implemented, this large health care development will help to significantly reduce the commercial/light industrial character along Kedzie Avenue. The former Crawford coal plant site at 3501 S. Pulaski and the adjacent property at 3321 S. Pulaski are also possible candidate sites, as both are located adjacent to the Canal. However, they are both located in the Little Village industrial corridor, have higher-than-average crime, and geographically are not as conveniently located near to a 31st Street trolley route or to overflow parking for La Villita Park and the jail. Additionally, the 3501 S. Pulaski site would require the demolition/deconstruction of most if not all of the former Crawford coal plant before it could be used for green space, which would negate the possibly valuable reuse of these structures.

Attribute/ Property	3301 S. Kedzie M3-3	3501 S. Pulaski M3-3	3321 S. Pulaski M3-3
Zoning	Y	Y	Y
Adjacent to Canal	Y	Y	Y
At least 1 Acre in Size	Y	Y	Y
No Building or Only Small Building On Site	Y	N	N
Not in Industrial Corridor	Y	N	N
In Below Average or Average Crime Area	Y	N	N
Geographically Conducive to Overflow Parking or Connecting to Trolley	Y	N	N

PUBLIC GREEN SPACE AND MULTIMODAL CENTER

Licensing

High-level research on this reuse strategy did not identify any special licensing requirements from City of Chicago. However, a boat taxi company would likely need to be licensed to do business at any of the three possible sites, and if food establishments were allowed on the site they would also need inspection and approval from the Chicago Department of Public Health.

Business Structure

Please Refer to the Comparison of Business Models attachment for further detail on prospective business models for this reuse strategy.

OPPORTUNITIES TO LEVERAGE WITH OTHER REUSE IDEAS

A public green space and multimodal center is a stand-alone use in regards to the other reuse strategies in this comprehensive plan. However, because it is likely that the champion for this reuse strategy would engage the Chicago Park District as a partner, it may make sense for the champion of this strategy to collaborate with the champion for the multipurpose ADA field reuse strategy, as this implementation will also likely occur in collaboration with the Chicago Park District.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please Refer to the Funding Sources and Resources attachment and filter on the "GSM" code to identify possible funding sources for this reuse strategy.

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SHARED COMMERCIAL KITCHEN

Shared-use commercial kitchens can be defined in a number of ways, but at their core, they are commercial/industrial kitchen spaces where entrepreneurs, cooks, and vendors can legally and safely produce food items. These spaces have been referred to as kitchen incubators, cooperative kitchens, or test kitchens. Typically, space is available on a flexible timeframe to users at reasonable hourly, half-day or daily rates that allow users to access commercial food preparation space in exchange for sharing operating costs and without having to incur extensive capital costs.

While these spaces are generally used by entrepreneurs trying to start food-related businesses, they can also provide a communal space that can be used for other food preparation activities and events, such as training and certification, demonstrations on food safety, packaging, menu prepping, business expansion, product development, catering, and larger-scale production. All users must be properly licensed as a shared-kitchen user with a valid City of Chicago Food Sanitation Manager Certificate, and the kitchen must be licensed with the City.

Shared commercial kitchens have a rocky recent history in the City of Chicago. A number of kitchens have been started only to face confusing legal questions around permittable uses, zoning, and safety that eventually lead to their closure. To start a shared commercial kitchen in Little Village on a brownfield sites, the champion and/or entrepreneur would have to meet with the Mayor's Office, the Department of Public Health, and the Department of Planning to make sure that all of the City offices understand what is being proposed, who would be using the kitchen, and how the facility would ensure proper licensing and liability of all users. By taking these steps, shared commercial kitchens can prevent further complications.

COMMUNITY BENEFITS

- Reduce barriers to entry (i.e. capital cost) for food entrepreneurs.
- Help street vendors comply with food regulations in the new vendor ordinance.
- Support community initiatives, such as the Troy Community Garden.
- Promote environmental food justice.

Mama's Small Business Kitchen Incubator in Pasadena, CA.
Source: http://bit.ly/1Q9hEMe

SHARED COMMERCIAL KITCHEN

POTENTIAL USERS/CUSTOMERS

1. **Street Vendors** – The City of Chicago recently passed an amendment to Chapter 4-5 of the Municipal Code of Chicago that required licensing of the already prominent food vending industry within Chicago. Under the new ordinance, to be a legal food vendor, items must be cooked and packaged within a licensed food establishment. It has been estimated that Little Village has as many as 180 local unlicensed food vendors that are working out of carts or small street booths and would be in need of a shared commercial kitchen in which to prepare and package food. The proposed ordinance can be found here: https://streetvendorsjustice.files.wordpress.com/2013/03/ordinance-introduced-5-22-15.pdf

2. **Food Entrepreneurs** – The Little Village community has a number of food entrepreneurs who are presently working out of homes and other informal spaces to produce items, such as salsa, tortillas, cookies, cakes, breads, and cheeses. Los Mangos is a good example of a local Little Village business that incubated and expanded. These users would like to grow their businesses and market their products according to ordinances and regulations, requiring that they meet sanitation conditions by preparing their food products in a licensed food establishment/commercial kitchen.

3. **Urban Gardeners** – Shared commercial kitchens can provide the urban gardeners in Little Village a sanitized space in which to package locally-grown produce.

MOVING FORWARD

Delta and LVEJO have determined high-level feasibility for a shared commercial kitchen in Little Village. In fact, taking into account the growing need for shared commercial kitchen space among street vendors and other potential users in Little Village, potential community demand could support several larger shared kitchens.[1] To start and sustain commercial shared kitchens in Little Village and to redevelop brownfield properties for this use, extensive further planning and development is needed. The remainder of this strategy provides basic information, gleaned from the high-level feasibility work already conducted, which can help to guide future planning and development efforts.

Feasibility Study and Business Plan

The champion will need to conduct a more detailed feasibility study to objectively identify the strengths and weaknesses inherent in starting and running a shared commercial kitchen in Little Village, particularly on a former brownfield. For example, the champion will need to more formally assess demand for a shared commercial kitchen by confirming commitments from potential users of the space and will need to identify desirable neighborhood geographies and locations for the venture. Subsequently, or possibly concurrently, the entrepreneur will need to create a detailed business plan to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these are two separate planning processes with distinct objectives and outputs.

Please refer to the Creating a Feasibility Study and Business Plan attachment, the Project Leadership attachment and the Basic Financial Concepts for Businesses attachment for further guidance on these tasks and roles.

Shared commercial kitchens have specific planning needs, and several excellent guidance documents have already been created by organizations to address feasibility and business startup and operational needs, such as determining the appropriate size of the kitchen, the number of viable users, equipment needs, staffing needs, storage, health and safety, management, operating policies and procedures, operating budgets, insurance, and outreach/marketing. These publications can assist the champion and/or entrepreneur with conducting the feasibility study and business plan, respectively.

- Shared Use Kitchen Planning ToolKit from Iowa State University: https://www.leopold.iastate.edu/sites/default/files/pubs-and-papers/2014-09-shared-use-kitchen-planning-toolkit.pdf

- Food Enterprise & Economic Development Kitchens Project Business Plan - Northside Planning Council of Madison Wisconsin: http://feedkitchens.org/wp-content/uploads/FEEDBPLAN0813.pdf

- User Rates for Kitchen Chicago a shared commercial kitchen on Leavitt in Chicago: http://www.kitchenchicago.com/kitchen/rates

Project Goal and Timeline

LVEJO's goal is for a shared commercial kitchen in Little Village to serve as a social venture that preserves jobs in the community, acts as an incubator for local food production businesses, and potentially spawns its own cooperative.

This is a higher-priority brownfield reuse idea that LVEJO would like to see implemented in the near-term.

1 Local aldermen have suggested that as many as three commercial kitchens will be needed in Little Village.

SHARED COMMERCIAL KITCHEN

Project Leadership

To develop a shared commercial kitchen in Little Village, LVEJO will take on the role of broker.

Please Refer to the Project Leadership attachment for details about this role.

Existing Community Efforts

A potential pilot shared commercial kitchen pilot project is already underway in Little Village and being led by the project team of New Life Church, EnLace Chicago, Food Empowerment Design (FED), and the Institute for Justice Clinic (IJC) at University of Chicago. As of July 2015, FED had created a design for a 1,300 square foot, two to four station shared commercial kitchen to be built and run in the basement of the New Life Church. FED estimated that a conservative cost to build the operation if using non-union labor and new equipment (clinical surfaces, cold storage, necessities) was approximately $230,000. The project team's design includes a demonstration area for training and education, as well as shared storage. For the kitchen to be certified, both ingredients and final product must be stored on-site.

The team recognizes that creation of rules around shared storage for users, ie, creating separation between certain types of foods, is key for food health and safety. Staff must be trained on food safety and health codes and be able to communicate rules, supervise, and manage scheduling and records. IJC is preparing a guide on shared commercial kitchens regarding legal regulations, mandates, City requirements, design, and other elements. In terms of business structure, one option the project team is considering is if the Association of Street Vendors (AVA) can be a shared kitchen user as an organization and then allow its members (street vendors) to be users through this affiliation. This might eliminate the need for its member vendors to be individually licensed. New Life Church appears to be the champion on this project. As of July 2015, New Life was considering whether it would want to start a capital campaign to raise funds to build and operate the shared kitchen.

The next closest shared commercial kitchen that has been identified is in Pilsen, but the team believed that this kitchen is used more as a commissary for food trucks. Kitchen Chicago, in the Chicago's West Town neighborhood, is a shared kitchen with a business model more in line with this reuse strategy, the champion could contact this organization for price, customer, and space comparisons (http://www.kitchenchicago.com/). Also, there is a rumor that the Chicago Small Business Center may be looking into starting a shared kitchen.

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **Champion TBD:** Explore feasibility and drive the idea.
- **Entrepreneur TBD:** Provide financial investment and/or run the operation.
- **Property Owner, i.e. City of Chicago Department of Planning & Development or Llamedo family**: Negotiate sale or lease terms for a building.
- **Chicago Department of Business Affairs and Consumer Protection's Small Business Center (SBC):** Assist with business licensing, zoning, business education workshops, business start up, free legal and business planning advice from Accion, The Law Project, SCORE, WBDC and the IRS, microlending, and connecting entrepreneurs to business resources. http://www.cityofchicago.org/city/en/depts/bacp/sbc/small_business_centerhome.html
- **Food Empowerment Design:** Provide pro-bono design support.
- **Paul Simon Job Corp:** Provide painting and carpentry for rehab, administrative interns.
- **Cook County Sheriff's Office:** Provide demolition/deconstruction for rehab through RENEW program, advice from its small culinary program.
- **A workforce development group TBD:** Provide consultation on creating equity in staffing.
- **City of Chicago Fleets & Facility Management:** Assist with Phase I and Phase II ESAs if awarded a site assessment grant in 2016.
- **Illinois Environmental Protection Agency:** Provide targeted brownfield site assessment and cleanup assistance.
- **US Environmental Protection Agency Region 5:** Provide targeted brownfield site assessment and cleanup assistance.

Please refer to the Environmental Assessment and Cleanup attachment for additional guidance.

Potential Resources

- **Enlace Chicago**: Provide knowledge about potential pilot at New Life Church.
- **New Life Church**: Provide knowledge about potential pilot at New Life Church.

SHARED COMMERCIAL KITCHEN

- **Institute for Justice Clinic (IJC) at University of Chicago:** Provide commercial kitchens guidebook, free legal assistance, access to resources for entrepreneurs and legal advocacy.
- **The Plant and Plant! Chicago**: Provide advice on creating closed loop waste systems.
- **A workforce development group TBD**: Provide consultation on creating equity in staffing.
- **U.S. Kitchen Incubators:** An Industry Snapshot http://bit.ly/1lDK31w : Provide source of commercial kitchen trends, best management practices, and list of existing commercial kitchens.
- **LaCocina http://lacocinastore.mybigcommerce.com/(Latino commercial kitchen in San Francisco that cultivates low income food entrepreneurs):** Provide advice from Latino perspective.
- **City of Chicago Small Business Center Shared Kitchens in Chicago Fact Sheet:** http://bit.ly/1PAyMbF
- **Shared Use Kitchen Planning Guide: http://bit.ly/1QZcAum**
- **Linda Jilkerson, Indy's Kitchen:** Provide advice from a successful commercial kitchen that capitalized itself out a small SBA loan and grants around $100,000.
- **Zina Murray, Logan Square Kitchen: P**rovide advice or consulting on shared kitchens start-up needs, complying with City code, and managing day-to-day operations.

Property and Building Needs

Commercial shared kitchens can range in size from 1,000 square-feet to upwards of 10,000 square-feet depending on the number of users and the preparation and cooking space needed. It is recommended that an existing building be used to house the shared commercial kitchen. In identifying an appropriate building, physical considerations should include:

- Sufficient water service to accommodate potable water use for cooking, cleanup, and sanitization is needed.
- Bay doors to accommodate shipments of food products in and out of the building is a plus.
- Covered access doors for street vendors to load carts.
- Existence of a working kitchen on site is a plus.
- Whether a building needs extensive rehabilitation or not

Guidance on design and build-out of an existing building to serve as a commercial kitchen is provided by the Chicago Department of Business Affairs and Consumer Protection, but it generally will require Zoning Department approval, either a Repair and Replace Permit or a Building Permit with the Department of Buildings (this can involve 8 or 9 separate reviews and could take 2 to 3 months), and a review by the Department of Public Health to ensure that the operation is in compliance with health codes and appropriate staff are certified in food safety prior to opening. An architect should be involved before a property is purchased or a lease is signed to make sure that the building or space is feasible for the planned operation. The architect can be involved in negotiating a lease and may be able to assist with securing a contingency in case the entrepreneur cannot secure the building permit.

General timelines for a space build-out are:

- Design: 2 to 3 months
- Obtain building permit: 1 to 3 months
- Obtain zoning approval: 30 days[2]
- Construction: 3 to 5 months.

Brownfield Site Candidates

Of the ten properties in Little Village's brownfields inventory, properties with existing buildings that potentially fit some property/building and zoning considerations include:

Attribute/ Property	3241 W. Cermak C1-2	2014 California B3-2	3101 S. Kedzie M3-3	2358 S. Whipple RT-4
Zoning	Y	Y	N	N
Bay Doors	Y	NA	NA	Y
Ample Water Hookup	Y	NA	NA	Y
Existing Kitchen or Hookups	NA	NA	NA	Y
Limited Rehab	N	N	NA	N

Zoning Needs

The Chicago Zoning Ordinance currently allows commercial shared kitchens in the following zones: **B3, C1, C2 and C3** *Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.*

2 This estimate does not take into account a request for a variance or change.

SHARED COMMERCIAL KITCHEN

Licensing

An establishment used primarily as a shared commercial kitchen will need to be licensed by the City of Chicago. To start a shared kitchen in Little Village on one of the brownfield sites, the champion and/or entrepreneur would have to meet with the Mayor's Office, the Department of Public Health, and the Department of Planning to make sure that all of the City offices understand what is being proposed, who would be using the kitchen, and how the facility would ensure proper licensing and management of liability.

In addition, users of shared kitchens must be licensed as short-term or long-term users. The fees associated with licensing are $660 per two-year period for a shared kitchen and $330 and $75 for long- and short-term users, respectively.

For more information on licensing and zoning please refer to the Small Business Center's Shared Kitchens in Chicago Factsheet which can be found here: http://bit.ly/1PAyMbF

Business Structure

Shared commercial kitchens can be operated as for-profit enterprises, non-profits, or cooperatives. In a for-profit shared kitchen, the entrepreneur would set up the facility, making the initial investment and handling all the legal and regulatory parameters. The business would then charge a monthly or hourly rate to users. These rates tend to range from $10 to $25 per hour depending on usage with storage fees at an additional charge.

Under a non-profit model, users would likely still be charged an hourly rate, although this could be subsidized by outside funding and donations. Additionally, the non-profit structure opens up grant and funding opportunities to assist with startup costs, potentially providing job training or business support, and grow opportunities around food and social justice.

A cooperative model could operate similarly to the non-profit model, but it would require a strong and dedicated user group. These users would need to contribute financially and/or through volunteer time. The users would become members of the cooperative, sharing responsibilities described within the staffing section in exchange for use of the kitchen. Funds would still need to be raised to establish the space and pay bills associated with operation.

Please Refer to the Comparison of Business Models attachment for further detail on prospective business models for this reuse strategy.

OPPORTUNITIES TO LEVERAGE WITH OTHER REUSE IDEAS

A shared commercial kitchen can be a stand-alone use for any of the four brownfield sites identified. Alternatively, it can be part of a leveraged mixed-used strategy with the following other reuse ideas to create a closed-loop food system in Little Village:

- **Vendor Cart Storage and Sanitization** - A shared commercial kitchen, coupled with a vendor cart storage and sanitation station, could provide the street vendors the proper setting to maintain a compliant operation.
- **Commercial Composting**- A shared commercial kitchen working with a commercial composting operation would be mutually beneficial by providing waste diversion services for the kitchen users and a feedstock for the composting operation.
- **Biodiesel** - A shared commercial kitchen could support a growing interest in a biodiesel operation in the area by contributing to the needed feedstock of waste cooking oil. A biodiesel operation working with a commercial composting operation could be mutually beneficial by providing waste diversion services for the kitchen users.
- **Indoor Urban Farm** – Established opportunities for Little Village urban food production could use a shared commercial kitchen space for sanitary packaging of produce, which could be sold locally. Additionally, an on-site indoor urban farm could grow produce to be consumed by users of the shared commercial kitchen and could help to create leveraged funding opportunities.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please Refer to the Funding Sources and Resources attachment and filter on the "CK" code to identify possible funding sources for this reuse strategy.

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URBAN INDOOR FARMS

As populations grow in urban environments, a number of entrepreneurs, non-profits, cooperatives, and governmental groups are identifying ways to increase access to healthy food at reasonable costs. This has lead groups to pursue urban indoor farming, the process of growing insects, fish, vegetables, and greens within urban buildings with the assistance of nutrient additives and artificial sunlight. These projects primarily fall under two categories: aquaponics and hydroponics. Aquaponics is a combination of plant and fish production where fish waste becomes the nutrient source for the plants, which then clean the water to be returned to the fish tanks.

This recirculation is modeled after natural processes and most often involves high density fish, such as tilapia. Hydroponics is a similar process, although nutrient solutions are added to the feed water as it cycles through, providing the necessary balance in the system without the need for aquacultures.

The entrepreneur establishing an indoor urban agriculture operation should consider both options in a business plan, weigh space constraints, capital and operating costs, as well as expertise before beginning any operation. Ultimately, a successful indoor farm within Little Village would be an environmental and food justice win for the community, increasing access for locally-grown vegetables within the community.

In the Chicago region, there are a few indoor farm operations that have expertise on how to set up an operation within the City. Farmed Here, Green Spirit Farms, and the growing operations at Plant!Chicago should all be engaged for advice and support in the process. Advocates for Urban Agriculture (AUA) could provide another source of guidance from those already in the industry.

Photo credit: Ben Shorofsky

COMMUNITY BENEFITS

- Create a small number of living wage jobs for local residents with an entrepreneurial spirit.
- Promote environmental justice goals by reducing the need for long haul transport of food and the associated truck emissions within the community.
- Promote environmental food justice by increasing access and availability of healthy, sustainably-produced vegetables.
- Help Little Village to retain and build wealth that may be otherwise disinvested from the community.

POTENTIAL USERS/CUSTOMERS

1. **Local Urban Farmers** - Because of Troy Gardens and a number of other community gardens, the Little village community has a number of urban gardeners who could use an indoor growing space to grow food year-round. In addition, this space could allow gardeners interested in taking their growing operations from the hobby level to the commercial level the opportunity to do so.

2. **Local Restaurants** – Currently, many of the 110 local restaurants in Little Village are purchasing food from large distributors with food grown many miles away from their community. If there was a local producer of key items used by local restaurants, businesses could decrease their environmental impacts and source more items locally.

3. **Residents** - Depending on the size and structure of an urban indoor farm, a facility could provide healthy, locally-grown food to community residents surrounding the farm. This type of local access will assist LVEJO in addressing food justice concerns in their community.

4. **Local Entrepreneurs -** Little Village is known for its strong entrepreneurial spirit in the community, as evidenced by the numerous local, family-run small businesses located along 26th Street, Kedzie Avenue, and other major thoroughfares in Little Village. In addition to the small businesses, there are a number of entrepreneurs selling food products out of their homes. These groups, as well as users of a shared commercial kitchen (see shared commercial kitchen reuse strategy), could utilize produce grown in the urban indoor farm, supporting the economic well-being of their community by sourcing locally.

MOVING FORWARD

Delta and LVEJO have determined that there is already some informed interest in Little Village for an urban indoor farm, but further planning and development is needed to redevelop brownfield properties for this use. The remainder of this strategy provides basic information gleaned from Delta and LVEJO stakeholder visits which can help to guide future planning and development efforts.

Feasibility Study and Business Plan

The champion for this enterprise will need to conduct a more detailed feasibility study to objectively identify the strengths and weaknesses inherent in starting and operating an urban indoor farm in Little Village, particularly on a former brownfield. For example, the champion will need to more formally assess demand for locally-grown produce or fish by confirming commitments from potential users to purchase vegetables, greens, or livestock. Requirements for producing particular types of produce or fish desired will need to be further explored and understood. The champion will need to identify desirable neighborhood geographies for the venture. Subsequently, or possibly concurrently, the entrepreneur for this enterprise will need to create a detailed business plan to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable such as costs of seeds versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these are two separate planning processes with distinct objectives and outputs.

Please refer to the Creating a Feasibility Study and Business Plan attachment, the Project Leadership attachment and the Basic Financial Concepts for Businesses attachment for further guidance on these tasks and roles.

Urban indoor farms have specific planning needs. Several examples of indoor farms have been provided below under Existing Community Efforts and in the Resources section. The champion is advised to reach out to leaders at these organizations to talk through elements related to feasibility and start-up and operational needs, such as determining which types of produce can be successfully grown indoors, the types and appropriate size of growing areas, the number of viable buyers, equipment needs, staffing needs, storage, health and safety, management, operating policies and procedures, operating budgets, insurance, and outreach/ marketing. Additionally, the publication "Advocates For Urban Agriculture Resource Guide" (http://chicago-urban-agriculture.wikispaces.com/) can assist the champion and/ or entrepreneur with conducting the feasibility study and business plan, respectively.

Two existing community efforts around indoor urban farming have been researched and documented below. Some elements which may be applicable to a Little Village urban indoor farm and can help to inform a feasibility study or business plan have been included for illustrative purposes. However, specific needs and requirements for a Little Village operation need to be further thought through and thoroughly explored by the champion and/or entrepreneur. For example, the Green Spirit Farms model discussed below is a true vertical farm where greens and produce are grown vertically on racks. Because of this business model a particular height and size of building is needed and artificial lighting has been tailored to the types of produce being grown. These parameters may be very different for a growing operation using for example raised beds stationed on multiple floors or for an aquaponics operation.

Project Goal and Timeline

LVEJO's goal is for an urban indoor farm to serve as a social venture that sells local organic food year-round to restaurants, commercial kitchens, and residents to promote local food justice and create a local food system.

This is a higher-priority brownfield reuse strategy that LVEJO would like to see implemented in the near-term.

Project Leadership

To develop an indoor urban farm facility in Little Village, LVEJO will need to take on the role of champion. LVEJO should identify and recruit the stakeholders who can provide technical and financial resources, and collaborators who can help with the feasibility study, the business plan, and the business launch. LVEJO would form and lead a task force comprised of interested individuals and organizations should be established by the champion to provide ongoing support to the development and launch of the enterprise. The composition of this task force might change for each phase in this process from feasibility study to business plan to launch.

Please Refer to the Project Leadership attachment for details about this role.

Existing Local Models:

Green Spirit Farms (GSF)

GSF is a for-profit farm that was started by engineer Milan Kluko over 4 years ago in New Buffalo, Michigan. The farm uses a vertical hydroponics system developed in-house that focuses on growing greens, such as kale and romaine lettuce, as well as produce. By GSF's calculations, they can grow a head of romaine lettuce with 0.3 gallons of water as compared to traditional methods that need 8.5 gallons. GSF's annual net profit generated by its 10,000 square-foot growing system is approximately $35,000.

The GSF model rests upon finding the proper building to be able to grow vertically. To do this, they recommend at least a 10,000 square-foot building with 18-foot ceilings so that racks can be built with four levels up to 16 feet. This height is considered the maximum feasible height for growing, so farmers can work on ladders and lifts without creating too many complications. Additionally, GSF has determined that 16 vertical feet of growing space is needed to produce enough greens to generate sufficient net profits and make its business model work. Milan recommends steel and concrete construction, as wood buildings present a bacteria risk resulting from moisture. In addition to building size and construction, having three-phase power and a high-quality roof with ventilation are necessary to control high start-up costs.

Green Spirit Farms operates 80% of the space as grow area, while 20% of the space is reserved for sanitization and packaging. They installed a number of environmental controls, such as air blowers to prevent bugs from getting into the building. In addition, they have zero waste on site. They use water at a pH of 5.6 with water kept at 50 degrees Fahrenheit. The facility is presently using a combination of traditional grow lights and LEDs, with the intention of converting all the lights to LED in the future to reduce electricity costs. Plants are grown in a rockwool media that is placed on insulation board that floats in a water bed. In addition, GSF has air circulating the building and the water is laced with a 17-nutrient mix that they created to ensure plant growth. Under these conditions, GSF creates an optimal grow environment for greens and vegetables where harvesting can take place every 21 days.

GSF has also emphasized the importance of marketing and sales. They focus on buying locally and helping customers understand their footprint when they buy food. In addition, the farm has developed custom packaging to better display their produce, helping them sell wholesale in retail outlets. They have developed relationships with a number of restaurants in the area, providing vegetables throughout the year, and they have also decided to complement farmers by growing food that is out of season so as to not compete with local farmers.

While GSF's mission has attracted customers, it must also be a sustainable operation covering its costs. Capital costs for the initial 10,000 square-foot operation were approximately $1 million. GSF leases the building for between $4 and $6 per-square-foot. One rack of equipment costs $92,500. Milan recommends adding 20% on top of any capital costs for incidentals and growth opportunities.The facility also has ongoing operating expenses, the largest of which are electricity, growing medium, and labor. GSF buys electricity at 10 cents per kWH and is able to employ 10 individuals full-time. Farm technicians are paid hourly, starting at $9.50, for an initial trial period before getting salary increases with performance. Floor supervisors are salaried, making over $30,000 per year. In addition to these expenses, grow nutrients and seeds are also recurring expenses. Under these conditions, the facility has a 3- to 4-year payback, and GSF has been consulting and contracting their proven technology to other growers.

Ultimately, Milan stresses two things about his facility that makes vertical hydroponics attractive to customers: 1) They are growing every day of the year; and 2) They are vertical farm-to-table and local.

URBAN INDOOR FARMS

The Plant

The Plant is a 93,500 square-foot former meat-packing facility in the Back of the Yards neighborhood that was converted into an indoor food incubator and urban farm. The building is a project of Bubbly Dynamics, LLC, a for-profit business who purchased the space in 2010 and has spawned a non-profit, Plant! Chicago, NFP, which demonstrates farming techniques and acts as an education resource. Bubbly Dynamics started slowly, rehabbing The Plant (the building) while tenants began to fill the spaces. In addition to housing a number of growing operations, Bubbly Dynamics is building a 30-ton anaerobic digester to manage organic waste generated in the building and create a closed-loop waste system for tenants. Methane produced by the digester will also become a source of clean energy. Within the building, there are a number of farm operations, including traditional aquaponics (using tilapia), hydroponics, mushroom farming, saltwater shrimp growing, and a chicken farm. The operations work together in an attempt to create a closed-loop food system.

Currently, The Plant is funded in a variety of ways. Bubbly Dynamics collects rent from the various tenants, and they rent space on occasion for storage or one-off uses. Indoor rent is presently set at between $6 and $14 per square foot. In addition, Bubbly Dynamics received a $1.7 million F-Scrap Grant from the Illinois Department of Commerce and Economic Opportunity (DCEO) to support the digester. Alternatively, Plant! Chicago, NFP raises money through grant funding, donations, and tour tickets.[1] In 2015, the nonprofit was able to hire its first full-time Executive Director. John Mulrow, a member of Plant!, NFP's Board of Directors, recommends that enterprises solicit support from the community before any endeavor, as that was a critical component of The Plant's early success.

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **LVEJO as the champion:** Explore feasibility and drive the idea.
- **Entrepreneur TBD:** Provide financial investment and/or run the operation.
- **Property Owner:** Negotiate sale or lease terms for a building.
- **Chicago Department of Business Affairs and Consumer Protection's Small Business Center (SBC):** Assist with business licensing, zoning, business education workshops, business start up, free legal and business planning advice from Accion, The Law Project, SCORE, WBDC and the IRS, microlending, and connecting entrepreneurs to business resources. http://www.cityofchicago.org/city/en/depts/bacp/sbc/small_business_centerhome.html
- **Food Empowerment Design:** Provide pro-bono design support.
- **Paul Simon Job Corp:** Provide painting and carpentry for rehab, administrative interns.
- **Cook County Sheriff's Office:** Provide demolition/deconstruction for rehab through RENEW program, advice from its small culinary program.
- **A workforce development group TBD:** Provide consultation on creating equity in staffing.
- **City of Chicago Fleets & Facility Management:** Assist with Phase I and Phase II ESAs if awarded a site assessment grant in 2016.
- **Illinois Environmental Protection Agency:** Provide targeted brownfield site assessment and cleanup assistance.
- **US Environmental Protection Agency Region 5:** Provide targeted brownfield site assessment and cleanup assistance.

Please refer to the Environmental Assessment and Cleanup attachment for additional guidance.

Potential Resources

- **Green Spirit Farms:** Provide advice on creating an indoor hydroponics farm.
- **The Plant and Plant! Chicago**: Provide advice on creating closed loop waste systems.
- **Gotham Greens:** Provide advice on creating an urban indoor farm. http://gothamgreens.com/greenhouse-grown
- **Advocates for Urban Agriculture (AUA)**: Provide network of urban farmers who can advise on farming techniques.

Property and Building Needs

Urban indoor farms tend to require large buildings to be viable operations. It is recommended that an existing building be employed to house the urban farm and that it be accomplished in stages, starting small with one or two growing racks, then building out into a larger space. In identifying an appropriate building, physical considerations should include:

1 In time, Plant! Chicago hopes to generate 25% of its revenue through tour tickets sales.

- Sufficient water service to accommodate potable water used for growing
- Bay doors to accommodate shipments of materials and equipment
- A strong roof in good condition
- Ventilation and air flow
- Level of rehabilitation needed for building

Guidance on design and buildout of an existing building to serve as an urban indoor farm is provided by the Chicago Department of Business Affairs and Consumer Protection, but it generally will require Zoning Department approval, either a Repair and Replace Permit or a Building Permit with the Department of Buildings (this can involve 8 or 9 separate reviews and could take 2 to 3 months), and a review by the Department of Public Health to ensure that the operation is in compliance with health codes and appropriate staff are certified in food safety prior to growing. An architect should be involved before property is purchased or a lease is signed to make sure that the building or space is feasible for the planned operation. The architect can also be involved in negotiating a lease (ex. to articulate what the building owner can do or provide) and may be able to assist with securing a contingency in case the entrepreneur cannot secure the building permit.

General timelines for a space buildout are:

- Design: 2 to 3 months
- Obtain building permit: 1 to 3 months
- Obtain zoning approval: 30 days[2]
- Construction: 3 to 5 months.

Zoning Needs

The Chicago Zoning Ordinance currently allows urban indoor farming in the following zones: **B3, C1, C2, C3, DS, PMD, M1, M2, and M3.**

Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

2 This estimate does not take into account a request for a variance or change.

Brownfield Site Candidates

Of the ten properties in Little Village's brownfields inventory, properties with existing buildings that potentially fit some property/building and zoning considerations include:

Attribute/ Property	2358 S. Whipple RT-4	3101 S. Kedzie M3-3	3241 W. Cermak C1-2	3501 S. Pulaski M3-3
Zoning	N	Y	Y	Y
Bay Doors	Y	Y	Y	NA
Ample Water Hookup	Y	NA	Y	NA
High Ceilings	N	Y	NA	Y
Limited Rehab	N	NA	N	N

Licensing

Urban farms require building permits and zoning approvals prior to any construction. Other forms of City review may be required, depending on specific structures, activities, public health, and stormwater management issues.

A number of business licenses could apply depending on the site use, and the City of Chicago recommends contacting the Department of Business Affairs and Consumer Protection to assist in determining the necessary business license. (http://www.cityofchicago.org/city/en/depts/bacp.html)

Business Structure

Urban indoor farms can be operated as for-profit enterprises, non-profits, or cooperatives. In a for-profit farm, the entrepreneur would set up the facility, making the initial investment and handling all the legal and regulatory parameters. The business would then grow in the space and sell produce in the market. The entrepreneur would have to determine the right produce to sell and to whom it should be sold, whether that's local groups or within a broader geography.

Under a non-profit model, the urban farm could grow food with a mission-focused business plan. In the case of an urban indoor farm in Little Village, food justice would likely take precedent, and the food grown in the facility would be used to support the local community. A non-profit model may include job training and opportunities for volunteers and education, and grant funding opportunities could assist with startup costs, job training or business support, and programming around food and social justice.

URBAN INDOOR FARMS

A cooperative model could operate similarly to the non-profit model, but it would require a strong and dedicated user group. These users would need to contribute financially and/or through volunteer time. The users would become members of the cooperative, sharing responsibilities for food production. The group would decide whether to use the food among the members or to sell it as a group. Funds would still need to be raised to establish the space and pay bills associated with operation.

Please Refer to the Comparison of Business Models attachment for further detail on prospective business models for this reuse strategy.

OPPORTUNITIES TO LEVERAGE WITH OTHER REUSE IDEAS

An urban indoor farm can be a stand-alone use for any of the brownfield sites identified. Alternately, it can be part of a leveraged mixed-used strategy with the following other reuse ideas to create a closed-loop food system in Little Village:

- **Commercial Kitchen** - An on-site urban indoor farm could grow produce for users of a shared commercial kitchen and could help to create leveraged funding opportunities.The urban indoor farm could use the shared commercial kitchen space for sanitary packaging of produce, which could be sold locally.
- **Commercial Composting -** An urban indoor farm working with a commercial composting operation could create a mutually beneficial relationship. The commercial composting operation could provide waste diversion services for organic waste from the urban indoor farm, and the farm could provide organic waste feedstock for the composting operation. The produced compost could then be used by the indoor farm within its operations.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please Refer to the Funding Sources and Resources attachment and filter on the "UIF" code to identify possible funding sources for this reuse strategy.

Photo credit: Ben Shorofsky

VENDOR CART SANITIZING AND STORAGE SPACE

Chicago was one of the last major cities to legalize street vendors to sell prepared food on sidewalks, with the exception of whole fruit and packaged frozen food. On September 24, 2015, the Chicago City Council passed an ordinance to require all food sold by vendors to be cooked in a licensed and inspected kitchen. Little Village has a thriving informal street vendor industry, where elote, tamales, tacos, and a number of other dishes are sold from push carts by entrepreneurs who now need to come into compliance with the recently passed ordinance.

Co-locating with a shared commercial kitchen (*please refer to the Shared Commercial Kitchen Reuse Strategy*) will provide the proper setting for street vendors to operate legally under the new ordinance. In addition, vendors need to be properly licensed and have storage and sanitizing facilities for their pushcarts. This reuse strategy addresses the needs for a street vendor cleaning and storage facility that can be used by local vendors to ensure that their operations are healthy, safe and legal.

COMMUNITY BENEFITS

- Lower barriers to entry for food entrepreneurs.
- Help street vendors comply with food regulations in the new vendor ordinance: https://streetvendorsjustice.files.wordpress.com/2013/03/ordinance-introduced-5-22-15.pdf.
- Promote environmental food justice.

POTENTIAL USERS/CUSTOMERS

Street vendors are the major user group of this space. Under the new ordinance, to be a legal food vendor, items must be cooked and packaged within a licensed kitchen and then stored in clean carts that can be washed and sanitized. As such, there is immediate need to identify either one centralized location for cart storage and cleaning that is convenient for a large number of vendors, or to identify several decentralized locations convenient to vendors who reside or sell in different geographical sections of Little Village.

If this space is coupled with a shared commercial kitchen, it will have added benefits for this user group by creating a convenient one-stop-shop for the vendors to prepare for business. It has been estimated that Little Village has as many as 180 local food vendors working out of carts or small street booths that are not currently licensed and would be in need of a vendor cart sanitization and storage facility and a shared commercial kitchen.

Source: By Takeaway (Own work CC BY-SA 3.0) http://bit.ly/1IwO3G9

MOVING FORWARD

Delta and LVEJO have determined high-level feasibility for a vendor cart space in Little Village. Taking into account the growing need for storage and sanitizing facilities among street vendors, potential community demand could support several larger vendor cart facilities.

To start and sustain a vendor space in Little Village and to redevelop brownfield properties for this use, extensive further planning and development is needed. The remainder of this strategy provides basic information, gleaned from the feasibility work already conducted, which can help to guide future planning and development efforts

Feasibility Study and Business Plan

The champion will need to conduct a more detailed feasibility study to objectively identify the strengths and weaknesses inherent in starting and running a vendor space in Little Village, particularly on a former brownfield. For example the champion will need to: formally assess demand for a space by confirming commitments from potential users of the space, identify desirable neighborhood geographies and sites for the venture, and consider leveraging with a potential shared commercial kitchen.

Subsequently, or possibly concurrently, the entrepreneur will need to create a detailed business plan to drive implementation. Among other considerations, the business plan will need to identify and analyze specific capital costs versus operating costs (both variable versus fixed) and create plans for working capital. While there may be some overlap between a feasibility plan and a business plan, these are two separate planning processes with distinct objectives and outputs.

Please refer to the Creating a Feasibility Study and Business Plan attachment, the Project Leadership attachment and the Basic Financial Concepts for Businesses attachment for further guidance on these tasks and roles.

As street vending has only recently been legalized in Chicago, no vendor cart spaces presently exist in the city. Food truck commissaries, used to store and clean food trucks would be the closest analogous space. When working through the feasibility study and business plan, the champion and entrepreneur, respectively, will need to address feasibility as well as business startup and operational needs, such as determining the appropriate size for the space, the number of viable users, equipment needs, staffing needs, storage, health and safety, management, operating policies and procedures, operating budgets, insurance, and outreach/

VENDOR CART SANITIZING AND STORAGE SPACE

marketing. Because research identified no existing planning documents for this type of reuse, it is recommended that the champion and entrepreneur rely on the information found in the *Creating a Feasibility Study and Business Plan attachment* and apply the related principles to the specific anticipated concerns, challenges, and opportunities of a vendor cart sanitizing and storage space enterprise.

To facilitate this process, it is also recommended that both roles work closely with the City of Chicago Department of Public Health, the Street Vendor Association, the City department who will enforce the new vendor ordinance, and the local alderman to make sure that all necessary requirements and needs are addressed by the planned operation and that due diligence is given to planning.

Project Goal and Timeline

LVEJO's goal is for a vendor space to serve as a social venture that preserves jobs in the community and has the potential to spawn its own cooperative.

This is a higher-priority brownfield reuse idea that LVEJO would like to see implemented in the near-term.

Project Leadership

To develop a vendor space in Little Village, LVEJO will take on the role of broker.

Please Refer to the Project Leadership attachment for details about this role.

Existing Community Efforts:

As street vending has only recently been legalized in Chicago, no vendor spaces presently exist in the city. Food truck commissaries, used to store and clean food trucks would be the closest analogous space. One example of this is the Garage, located at 115 N. Aberdeen in Chicago. This facility was developed by The Salsa Truck, the first licensed food truck in Chicago, and serves as a kitchen space, a storage facility, and a small retail space to sell packaged goods and food from a rotating menu of food trucks.

Outside Chicago, a number of commissaries exist, mostly linked to shared kitchens in order to comply with food preparation regulations that require food to be cooked in a licensed kitchen (similar to Chicago's new ordinance). For a list of commissaries in New York for reference, please refer to the Licensed Commissaries and Depots for Cart Storage on the New York Department of Health Website: http://www.nyc.gov/html/doh/downloads/pdf/cdp/licensed-commissaries-depots.pdf.

Potential Partners, Collaborators, and Roles

- **Aldermen Cardenas, Munoz and/or Scott:** Support the reuse strategy and any necessary zoning variances, special use reviews, or zoning changes.
- **Champion TBD:** Explore feasibility and drive the idea.
- **Entrepreneur TBD:** Provide financial investment and/or run the operation.
- **Property Owner, i.e. City of Chicago Department of Planning & Development or Llamedo family:** Negotiate sale or lease terms for a building.
- **Chicago Department of Business Affairs and Consumer Protection's Small Business Center (SBC):** Assist with business licensing, zoning, business education workshops, business start up, free legal and business planning advice from Accion, The Law Project, SCORE, WBDC and the IRS, microlending, and connecting entrepreneurs to business resources. http://www.cityofchicago.org/city/en/depts/bacp/sbc/small_business_centerhome.html
- **Food Empowerment Design:** Provide pro-bono design support.
- **Cook County Sheriff's Office:** Provide demolition/deconstruction for rehab through RENEW program, advice from its small culinary program.
- **A workforce development group TBD:** Provide consultation on creating equity in staffing.
- **Paul Simon Job Corp:** Provide painting and carpentry for rehab, administrative interns.
- **Cook County Sheriff's Office:** Provide demolition/deconstruction for rehab through RENEW program, advice from its small culinary program.
- **City of Chicago Fleets & Facility Management:** Assist with Phase I and Phase II ESAs if awarded a site assessment grant in 2016.
- **Illinois Environmental Protection Agency:** Provide targeted brownfield site assessment and cleanup assistance.
- **US Environmental Protection Agency Region 5:** Provide targeted brownfield site assessment and cleanup assistance.

Please refer to the Environmental Assessment and Cleanup attachment for additional guidance.

Potential Resources

- **Institute for Justice Clinic (IJC) at University of Chicago:** Provide commercial kitchens guidebook, free legal assistance, access to resources for entrepreneurs and legal advocacy
- **The Plant and Plant! Chicago**: Provide advice on creating closed loop waste systems.

VENDOR CART SANITIZING AND STORAGE SPACE

Property and Building Needs

The largest requirement for a vendor space would be a space to clean and sanitize the equipment. This can be done by hand, although some street vendor commissaries in New York and other major cities have developed "vendor cart showers" to speed up the cleaning process using a mobile pressure washer (ex: http://www.sagesanitizingsystems.com/Pressure_Washer_Mobile.html). A requirement for the space would be floor drainage for the cleaning station. In addition, some spaces have disposal and mechanical areas for street vendor usage. Again, consultation with the Street Vendor Association, Chicago Department of Public Health and the City department that will enforce the new vendor ordinance is advised to make sure that all building needs for this type of enterprise are considered in planning processes.

A vendor space could range from several hundred feet to several thousand feet depending on the number of users and whether or not it was co-located with a shared kitchen or private kitchen for food preparation. A typical food cart ranges from 20 to 50 square-feet in size. Using this range and the number of interested users, one can determine whether a necessary space is suitable for the user group. It is recommended that an existing building be employed to house the space. In identifying an appropriate building, considerations should include:

- Sufficient water service to accommodate potable water use for cleaning and sanitizing
- Floor drainage of wastewater
- Bay doors for easy access for street vendor carts
- Ground floor access
- Existence of a working kitchen for shared kitchen collocation on-site

Whether or not a building needs extensive rehabilitation should also be considered. When considering a building, an entrepreneur should consult with the Chicago Department of Business Affairs and Consumer Protection and the Department of Public Health

Zoning Needs

As licensing for street vending has only recently been legalized, no vendor spaces have yet to be developed within the City. If the vendor space collocates with a shared kitchens, it will have to meet permissible zoning for that use which is allowed in the following zones: **B3, C1, C2 and C3.**

If a vendor storage and cleaning facility were to locate separately, it could possibly fall under one of two use categories: Industrial Services or Warehousing. Industrial Services is allowable in **M1, M2, M3, DS, B3, C1,C2,C3, and PMD,** while Warehousing is permitted in **M1,M2,M3, DX, DS, C1,C2,C3, and PMD.**

While zoning for a vendor space is not yet specified, it is imperative that the champion and/or entrepreneur consult with the City's Zoning Administrator and local alderman to identify the use classification before engaging in any further activity. (https://www.cityofchicago.org/city/en/depts/dcd/supp_info/office_of_the_zoningadministrator.htm)

Please refer to the Zoning Guidance attachment for details regarding achieving zoning compliance and applying for zoning special use reviews, variances and changes.

Brownfield Site Candidates

If coupled with a shared commercial kitchen, properties with existing buildings that potentially fit some property/building and zoning considerations include:

Attribute/ Property	2358 S. Whipple RT-4	3101 S. Kedzie M3-3	3241 W Cermak C1-2	2014 S California B3-2
Zoning	N	Y	Y	Y
Bay Doors	Y	NA	Y	NA
Ample Water Hookup	Y	NA	Y	NA
Existing Kitchen or Hookups	Y	NA	NA	NA
Floor Drainage	Y	NA	Y	NA
Limited Rehab	N	NA	N	NA

Licensing

The new ordinance adds the following definition to the Mobile Food Vendor ordinance allowing for the inclusion of food vendors:

"'Mobile prepared food vendor' means any person who, by traveling from place to place upon the public ways, serves from a wheeled non-motorized vehicle, pushcart, or handcart individual portions of food, coffee or other beverages that are totally enclosed in a wrapper or container and which has been manufactured prepared or wrapped in a licensed food establishment."

With the addition of this definition to the Chicago Municipal Code, street vendors must obtain a mobile food vendor license to engage in a mobile prepared food vendor business. As part of that license, there must be a designated commissary where the cart is cleaned and serviced, and a commissary where carts will be stored after use. As a licensed Mobile Food Dispenser, the street vendors will be subject to a $700 fee every two years. In terms of spaces, the storage facility will not have any special licensing but will

VENDOR CART SANITIZING AND STORAGE SPACE

need to prove their capabilities in cleaning, sanitizing, and storing street vendor carts to be of use to the street vendors and help them fulfill their obligations to the Department of Public Health under the new ordinance.

For more information on the licensing process for street vendors please refer to the street vendor ordinance: https://streetvendorsjustice.files.wordpress.com/2013/03/ordinance-introduced-5-22-15.pdf

Business Structure

Vendor spaces can be operated as for-profit enterprises, non-profits, or cooperatives. In a for-profit vendor space, the entrepreneur would set up the facility, making the initial investment and handle all the legal and regulatory parameters. The business would then charge a monthly or yearly rate to licensed users. In New York, where carts have a long prominent history, cart storage ranges from $250 to $300 per month. (http://nymag.com/restaurants/features/33530/)

Under a non-profit model, users would likely still be charged a storage rate, although this could be reduced through funding opportunities. Additionally, the non-profit structure opens up grant and funding opportunities to assist with startup costs, potentially providing job and health and safety training or business support. The non-profit model could allow for greater growth opportunities around food and social justice, as well as making collocation with other reuse strategies more advantageous.

A cooperative model could operate similarly to the non-profit model, but it would require a strong and dedicated street vendor user group. These users would need to contribute financially and/or through volunteer time. The users would become members of the cooperative, sharing responsibilities in exchange for use of the facility. Funds would still need to be raised to establish the space and pay bills associated with operation.

Please Refer to the Comparison of Business Models attachment for further detail on prospective business models for this reuse strategy.

OPPORTUNITIES TO LEVERAGE WITH OTHER REUSE IDEAS

A vendor cart sanitizing and storage space can be a stand-alone use for any of the four brownfield sites identified. Alternately it can be part of a leveraged mixed-used strategy with the following other reuse ideas to create a closed-loop food system in Little Village:

- **Commercial Shared Kitchens -** A shared commercial kitchen, coupled with a storage and sanitation station, would provided the street vendors with the proper setting to maintain a compliant operation daily without having to travel to multiple locations.
- **Commercial Composting-** A vendor space could support a growing interest in food waste composting in the area by contributing to the needed continuous feed stock of organic waste. A vendor space working with a commercial composting operation would be mutually beneficial with commercial composting, providing waste diversion services for the wasted/unsold food brought in at the end the day by vendor carts.
- **Indoor Urban Farm –** An indoor urban farm could establish opportunities for more Little Village urban food production but with food grown indoors year-round. The food produced could be distributed/loaded onto vendor carts at the beginning of each day if the vendor space were co-located with an indoor urban farm. An on-site indoor urban farm might also help to bring in leveraged funding.

FUNDING RESOURCES FOR PLANNING & IMPLEMENTATION

Please Refer to the Funding Sources and Resources attachment and filter on the "VS" code to identify possible funding sources for this reuse strategy.

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ATTACHMENTS

Project Leadership

Creating a Feasibility Study and Business Plan

Basic Financial Concepts for Businesses

Comparison of Business Models

Environmental Assessment and Cleanup Guidance

Zoning Guidance

LVEJO Principles of Development

Funding Sources and Resources Information

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PROJECT LEADERSHIP

LVEJO AS BROKER

As a broker, LVEJO will support, but not lead, the effort to develop a feasibility study to determine whether it is possible to establish a particular reuse enterprise in Little Village. If an enterprise is found to be feasible, a full business plan should be developed by the entrepreneur to determine how it should be structured, funded and managed. (As part of Delta and LVEJO's work together a light, high-level feasibility review was conducted for each reuse strategy. However, a more in-depth feasibility study is needed to fully assess viability of each reuse idea.)

As a broker, LVEJO should first identify a champion or leader for the feasibility assessment. The champion should have a basic understanding of community economic development, environmental justice, and business principles, and should agree that the reuse enterprise should balance these three goals.

The champion, with support from LVEJO, should identify and recruit the stakeholders, technical and financial resources, and partners who can help with the feasibility study, the business plan, and the business launch[1]. A task force comprised of interested individuals and organizations should be established by the champion to provide ongoing support to the development and launch of the enterprise. The composition of this task force might change for each phase of this process from feasibility study to business plan to business launch. LVEJO could be a member of the task force and continue to broker resources whenever possible.

[1]Likely resources and potential local partners are identified within each reuse strategy.

The champion could also be the likely entrepreneur using the knowledge gained through the feasibility process to successfully launch the enterprise. However, the champion for the feasibility phase may not be the ultimate entrepreneur. In this case, the champion should be in a position to identify and recruit the entrepreneur. The entrepreneur will play a key role, with help from the champion, in developing the full business plan once preliminary feasibility is established and then launch the business. In identifying an entrepreneur, the champion should seek an individual who:

- Has dedication and commitment fueled by passion
- Is resourceful and takes initiative
- Is a flexible, open-minded leader who is willing to seek advice
- Has, or is willing to gain subject matter expertise
- Is creative and innovative
- Thinks ahead
- Understands the financial commitments of the enterprise

LVEJO AS CHAMPION

As a champion, LVEJO will lead the effort to develop a feasibility study to determine whether it is possible to establish a particular reuse enterprise in Little Village and fulfill other responsibilities of the champion as described above.

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CREATING A FEASIBILITY STUDY AND BUSINESS PLAN

Before launching a for profitbusiness, nonprofit, or cooperative, the champion and entrepreneur should respectively do their due diligence by conducting a business feasibility analysis and then developing a business plan. A feasibility study looks at the market for a business and the ability for that business to be successful, and it includes calculations and analysis estimating the projected business opportunity. A business plan is developed only after a feasibility plan has proven that a venture is worthwhile, and it focuses on how the venture will be launched and operated. In essence, a feasibility study determines if a potential venture idea has market traction, while a business plan defines the mechanics of how the venture will work.

There are many templates and resources available for both feasibility studies and business plans.

Elements of a feasibility plan include but are not limited to:

1. Industry or Market Description
2. Market Environment
3. Potential Customers
4. Need for Venture
5. Accessibility to the Market
6. Competition
7. Risk Factors
8. Market Growth Potential
9. High Level Operating Requirements and Financial Projections
10. Recommendations and Findings

Example Outlines:

http://www.projectmanagementdocs.com/project-initiation-templates/feasibility-study.html#axzz3qRzP1nSS

http://bestentrepreneur.murdoch.edu.au/Business_Feasibility_Study_Outline.pdf

http://www.ivrs.iowa.gov/IowaSelfEmploymentProgram/GuidetoConductingaFeasabilityAssessmt0711.doc

In addition, there are many templates and resources available for business planning.

Elements of a business plan include but are not limited to:

1. Company Overview
    a. Description
    b. Key Employees
2. Market Research Summary
    a. Customers
    b. Company Advantages and Disadvantages
    c. Regulations, Licenses, and Ordinances Impacting Idea
    d. Intellectual Property Concerns
3. Venture Model
    a. Production Needed or Operating Space
    b. Materials or Resources Needed
    c. Operating Costs
    d. Pricing Structure
    e. Research and Development
4. Marketing
    a. How will you communicate with customers?
    b. How will you grow business?
    c. How will you advertise space, service, or products?

Example Outlines:

Numerous business plan templates exist and can serve as a resource when further developing a feasible idea into a business. The U.S. Small Business Administration provides a comprehensive business plan tool that can be completed online :

https://www.sba.gov/tools/business-plan/1

or downloaded in PDF format from:

https://www.sba.gov/sites/default/files/SBA%201010C.pdf.

BASIC FINANCIAL CONCEPTS FOR BUSINESSES

There are three basic but critically important concepts to understand when assessing the financial feasibility, budgeting for, and/or capitalizing a business venture: capital versus operating costs, fixed versus variable costs, and working capital.

Capital costs tend to cover physical assets, such as machinery, vehicles, and building purchases or improvements, although they can cover non-physical expenses, such as advertising and research and design, that are expected to **benefit the company for more than one year**. Capital costs, especially the cost of physical assets, can often be financed.

Operating costs are expenditures on items that are consumed and **used up within one year**. Operating costs can be recurrent, such as salaries, rent, and utilities, or non-recurrent,such as special consulting services. Operating costs for a business are covered through sales of goods or services. For a non-profit enterprise, they may also be subsidized with grants and/or donations.

Operating costs can be further categorized as fixed or variable costs. **Fixed costs do not fluctuate** with the level of production of goods or services. Some examples of fixed costs include rent, insurance payments, loan payments, and management salaries. **Variable costs change proportionally with the level of production of goods or services**. Examples of variable costs are production worker salaries, raw materials, utilities, packaging, and shipping costs. For businesses, especially during their start-up phase, it is important to **keep fixed costs as low as possible**, because they will have to be covered even when the production volumes are low. The fixed cost per unit of output will be higher when production is low; similarly, the fixed cost per unit of output will be lower when production is high.

Working capital represents the liquid assets of the business—those that are available to pay the operating costs. It is the cash that is accessible to pay the bills. All businesses, whether for-profit, non-profit, or cooperatives, need adequate working capital to survive. Often, especially when businesses are starting, they do not have enough working capital to make it from start-up to the point where production and sales can cover their operating costs. Patient, start-up, or seed capital is needed to make it through this period. It is also important to structure each business enterprise so that there is enough working capital on hand throughout the life of the business. For example, a service provider might require 50% to be paid up front and 50% to be paid once a service is delivered to generate enough cash to operate while the service is being provided. In other cases, a membership fee might be charged upfront to generate early cash flow in exchange for lower prices for members when actual purchases are made at a later date.

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COMPARISON OF BUSINESS MODELS

No matter the reuse strategy employed on a site, an entrepreneur will need to identify the best business structure for the project. This chart provides an overview of the four business structures most likely to be employed in Little Village for the venture related reuse ideas. While this overview is intended to provide a high-level overview, determining the most appropriate structure for a business enterprise can be complicated, and decisions can affect future growth and development of the business. It is recommended that LVEJO, the champion, or the entrepreneur contact and join the Community Economic Development Law Project at The Law Project (http://www.thelawproject.org/services/) or a similar organization that provides pro bono legal consultation and services to non-profits and small businesses.

Business Structure	LLC (Limited Liability Company)	L3C (Low Profit Limited Liability Company)	Non-profit	Cooperatives
Definition	A for profit business structure that combines the pass-through taxation of a partnership or sole proprietorship with the limited liability of a corporation. *	Hybrid structure that combines the legal and tax flexibility of a traditional LLC, the social benefits of a non-profit organization, and the branding and market positioning advantages of a social enterprise.	An organization that uses its surplus revenues to further achieve its mission, rather than distributing its surplus income to the organization's directors (or equivalents) as profit or dividends.	A cooperative business is owned and democratically controlled by its member patrons. Any profit is distributed to member patrons in proportion to their use, or "patronage," of the cooperative's services.
Likely capital source	Private	Private and Public	Funders and Donations	Members
Oversight	Private	Private	Board and Staff	Members
Ease of Establishment	Easiest	Medium	Medium	Medium
Tax Implications	• The members' share of the bottom-line profit of an LLC is not considered earned income, and therefore is not subject to self-employment tax. • The managing member of an LLC can deduct 100 percent of the health insurance premiums he or she pays.	• Follows similar tax structure of LLC	• Tax-exempt status	• Members on qualified profit distributions based on patronage. Co-op pays on nonqualified and unallocated profits.

Business Structure	LLC (Limited Liability Company)	L3C (Low Profit Limited Liability Company)	Non-profit	Cooperatives
Liability Implications	Members are personally protected from any liability of the LLC and successful judgments, as well as from the LLC itself.	Members are personally protected from any liability of the L3C and successful judgments, as well as from the L3C itself.	Limited liability for founders or others affiliated with the organization.	Liability is limited to the member's investment.
Donation Implications	Donations are not made.	• Donation are not deductible. • Allows for leveraging of program-related investments from private foundations.	• Donations are tax-deductible. • Eligible for public and private grants	Donations are not tax-deductible.
Other Pros	• Allows for an unlimited number of members (owners) • Allows for the "special allocation" of profits--the disproportionate splitting of member profits and losses. • Members are compensated using either distributions of profit or guaranteed payments. A distribution of profit allows each member to pay themselves by merely writing checks. • A corporation can be a member of an LLC. • As a member, you can contribute capital or other assets to the LLC, or loan the LLC money to put dollars or value into the business.	• Allows you to pursue social missions while also attracting investment from a variety of investors. • Designed to take advantage of program-related investments by private foundations. • L3C's may work best for entities with a clear business plan identifying committed private foundation investors whose purpose is consistent with the objective of the L3C.	• Organizational perpetuity so that it will continue beyond the initial founders. • Creates a structure such as mission, operating rules, and decision making procedures.	• Contribute to the health and the autonomy of the community. • Involve and empower members allowing them to have input on what happens in their community. • Flexibility - as long as the basic principles are followed they can be crafted to suit many goals. • Fewer reporting obligations than corporation or nonprofit.

Business Structure	LLC (Limited Liability Company)	L3C (Low Profit Limited Liability Company)	Non-profit	Cooperatives
Other Cons	• Member's share of profits represents taxable income--whether or not a member's share of profits is distributed to him or her. • The managing member's share of the bottom-line profit of the LLC is considered earned income, and therefore is subject to self-employment tax. • The members do not qualify for special tax-favored "fringe benefit" treatment if they are considered "inactive members". • As a member of an LLC, you are not allowed to pay yourself wages.	• Only really suited for organizations with a strong charitable mission and limited profit possibilities. • Program-related investments are not common among private foundations and therefore securing them may be difficult. • Hard to find investors outside of non-profits	• Requires significant time and money to set up. • Auditing and additional paperwork required by the IRS. • May be harder to access private investment dollars from those looking for a return.	• It can be difficult to attract outside investment. • They tend to be unwieldy to manage because of the equal power among members. • Often demand time commitment from members, which can limit potential membership.

* An LLC is not double taxed. With a corporation the legal entity is taxed on profits AND shareholders or owners are also taxed individually on their share of profits creating in essence double taxation. With an LLC owners (or members) are taxed only on their share of income. Similar to a partnership or sole proprietorship, the LLC is not itself taxed.

In addition to this chart, please refer to http://www.uwcc.wisc.edu/whatisacoop/BusinessStructureComparison/ for further information on business structures.

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ENVIRONMENTAL ASSESSMENT & CLEANUP GUIDANCE

The assessment and cleanup of environmental contamination on brownfield properties can be complicated, expensive, and time consuming. However, the process can be explained and understood in terms of three distinct steps with resources that exist for funding and assistance at each of these steps.

BROWNFIELD ENVIRONMENTAL ASSESSMENT AND REMEDIATION STEPS

Phase I Environmental Site Assessment (ESA)

Simply put, a Phase I ESA is a research report that examines and assesses the potential for environmental contamination on a property. Characteristics include:

- Conducted by a licensed, environmental professional according to the American Standards for Testing and Materials (ASTM) standard 1527-13. When performed prior to purchase of a property, affords *very important liability protection* to new owner. **A Phase I should be performed or updated before purchasing a brownfield property**.

- Activities may include: a review of public historical information about a property; interviews with those who may be knowledgeable about the property's past use; a title search to understand ownership; and a site walk-through to identify physical signs of contamination.

- Typical cost can range from $2,500 to $5,000.

As part of this project, Delta Institute conducted preliminary environmental reviews of nine of the ten Little Village brownfield properties using means and methods similar to that used for a Phase I ESA. ***However, these reviews were not conducting in accordance with ASTM 1527-13, should not be considered substitutes for Phase I ESAs and do not offer the liability protection that can be afforded by Phase I ESAs conducted according to ASTM standard 1527-13.***

Phase II ESA

A Phase II ESA is a physical investigation of the soil and groundwater on a property to identify if *actual* contamination exists and, if so, what type of contamination is present and the depth and extent of that contamination. Characteristics include:

- Conducted by a licensed, environmental professional according to (ASTM) standard 1911-13.

- In Illinois, the results from analysis of soil, water, or vapor tests are compared to the acceptable levels of contaminant concentrations per the Tiered Approach to Corrective Actions Objectives (TACO). TACO levels allow for *risk-based cleanup* meaning that levels vary based on the intended future use of the site. Residential levels are most stringent. Industrial levels are less stringent.

- Cost can range from approximately $20,000 to several hundred thousand dollars depending upon the specific characteristics of a site. Typical costs can range from $25,000 to $40,000.

Remediation

Site remediation (or cleanup) may be needed if contaminant levels exceed TACO levels indicating a possible threat to human or environmental health. Characteristics include:

- In Illinois, site will likely be enrolled in the Illinois Site Remediation Program (SRP) with cleanup being regulated by the Illinois Environmental Protection Agency (IEPA). For more information, see http://www.epa.illinois.gov/topics/cleanup-programs/srp/index.

- A Remedial Action Plan (RAP) and a Remedial Objectives Report (ROR) will be prepared by a licensed environmental professional and used to guide the cleanup.

- Risk-based cleanup may consist of removing contaminated soil or groundwater; removing contaminants only through technical means; and/or controls, i.e. placing a physical barrier over the site to prevent future users from being exposed to contamination left on the site.

- Remediation can cost anywhere from tens of thousands of dollars to hundreds of thousands of dollars (more typical) or millions of dollars for more large and challenging sites.

- When completed, environmental consultants prepare a Remedial Action Completion Report (RACR). If approved by IEPA SRP, a No Further Remediation (NFR) letter is issued indicating exposure to potential users of the site and the environment has been controlled.

City of Chicago Tax Increment Financing (TIF) Program

The Chicago TIF program is run by the Department of Planning and Development (DPD). Several of the ten Little Village properties are located in Chicago TIF districts. Brownfield site cleanup may be an eligible activity for TIF funding. For more information, see http://www.cityofchicago.org/city/en/depts/dcd/provdrs/tif.html.

City of Chicago Brownfields Initiative

The Department of Fleets & Facility Management (2FM) absorbed many of the brownfield-related activities of the former Department of Environment and manages some brownfield assessment and remediation in Chicago. In Fall 2015, 2FM will re-apply to the United States Environmental Protection Agency (US EPA) for a brownfield assessment grant, which, if awarded, can provide funding for Phase I and Phase II ESAs in Pilsen and Little Village. While 2FM is most focused on brownfield properties near the paseo walking path, the champion or entrepreneur for this project is advised to reach out to 2FM for possible assistance. For more information, see http://www.cityofchicago.org/city/en/depts/dgs/supp_info/chicago_brownfieldsinitiative.html.

IEPA

The Illinois Environmental Protection Agency (IEPA) of Brownfields Assistance manages the state's brownfields grant and revolving loan programs and offers technical support to communities through the services of its Brownfields Representatives. Please note that to receive this assistance it may be necessary for City of Chicago to be a partner. IEPA can conduct targeted brownfield Phase I and Phase II ESAs for communities at no cost to the property owner and/or provide funding for ESA's and cleanup. For more information, see http://www.epa.illinois.gov/topics/cleanup-programs/brownfields/index.

US EPA

Through its Region 5 office, US EPA has $100,000 in funding available in 2015 and again in 2016 to offer targeted brownfield assessments and assistance with area wide planning and cleanup planning through its contracted consultant Tetratech Inc. As of August 2015, EPA Region 5 offered assistance to LVEJO for a selected property. USEPA also runs a grant competition each fall to offer assessment grants, cleanup grants, and revolving loan fund grants (ARC grants). Revolving loan funds can be loaned or granted for cleanup activities. Eligibility for assessment grants and revolving loan funds is limited to local and state governments and tribes, but non-profits may be eligible to apply for cleanup grants. For more information, see http://www2.epa.gov/brownfields.

US EPA also offers the "Make a Visible Difference in Communities" program. This program coordinates technical assistance and other resources across EPA programs with federal agencies, states, tribes, and local governments, and funds are meant to support communities as they pursue environmental improvements that enhance economic opportunity and quality of life. EPA has identified more than 50 communities where it will prioritize funding in 2016 - 2017. Chicago is

one of these communities, and the City of Chicago's 2FM is believed to be the department that is managing communication regarding needed assistance to communities in Chicago.

Technical Assistance for Brownfields (TAB) Program

Through US EPA's TAB program, local governments, tribes, economic development agencies, and community and non-profit groups, such as LVEJO, can receive *free* technical assistance for redeveloping brownfields. If assistance is requested by a non-government entity, such as a community group, the organization needs to be willing to have a productive relationship with the local government and other stakeholders necessary to advance their goals. TAB can provide *free* assistance with:

- Technical presentations, workshops, and seminars on brownfields-related topics
- Strategic planning and redevelopment visioning workshops
- Economic feasibility and sustainability analysis
- Identification of potential funding sources
- Assistance with environmental justice issues
- Guidance in finding and contracting with environmental firms
- Independent review and summary of technical documents
- Community outreach liaison service between you, state or federal agencies, or other entities
- Assistance with sustainability education and planning.
- Assistance with soil analyses for community gardens placed on brownfields
- Using the free online TAB Brownfield Inventory Tracking (BIT) tool
- Using the free federal grant writing tool (TAB EZ)

For more information, see www.ksutab.org.

Other Public Agencies

Depending on the objectives of the reuse strategy implemented on a brownfield site, it may be possible for the entrepreneur to apply for funding from other federal government agencies. See the *Funding Sources & Resources* attachment for examples. While these funds are more likely applicable to redevelopment activities, use of funds for assessment and cleanup should still be explored.

Private Sector

Sometimes public investment in a brownfield assessment or cleanup may be enough to complete needed activities, but in many cases, additional funds are required. Once public dollars are invested to initiate the redevelopment process, however, a property may become more attractive for private sector investment. Depending on the entrepreneur for the project, it may be possible to leverage this funding into equal or larger amounts of funding from the private sector.

ZONING GUIDANCE

It is important to review the applicable elements of the Chicago Zoning Ordinance to ensure that the intended or proposed use of a property is compliant with existing zoning either as a Permitted Use or a Special Use. This review will help to if the intended use will require a Special Use Review, a Zoning Variance, a Zoning Change, or a Planned Development Review.

Special uses, because of their wide and varying land use and operational characteristics, require case-by-case review in order to determine whether they will be compatible with surrounding uses and development patterns.

Planned Development review and approval may be required under certain circumstances. For example, it may be required for development of land for any building, structure, or parking area, when any portion of the land is located within 100 feet of any waterway, such as the Chicago Sanitary and Ship Canal, and may be required for certain large commercial developments.

Key definitions from the zoning code are listed below and are subject to compliance with all other applicable standards of the Zoning Ordinance:

- **Permitted Uses "P"** are permitted by-right (or as listed) in the subject zoning district.
- **Special Uses "S"** may be allowed if reviewed and approved in accordance with the *special use* procedures of Sec. 17-13-0900.
- **Planned Developments "PD"** may be allowed if reviewed and approved in accordance with the *planned development* procedures of Sec. 17-13-0600. Other uses and development activities may also require review and approval as a *planned development* based on their size, height, or other threshold criteria. (See the mandatory *planned development* thresholds of Sec. 17-8-0500)
- **Prohibited Uses "-"** are expressly prohibited.
- **Use Standards.** This column identifies use-specific standards that apply to some uses. Compliance with standards is required whether the use is a Permitted (P) or *special use* (S).
- **Parking Standards.** This column contains a reference to the applicable off-street parking ratio for the listed use. Off-street parking regulations located in Chapter 17-10.

DETERMINING A PROPERTY'S EXISTING ZONING

The party developing a property should check to make sure that the anticipated or proposed use of the property is in compliance with the existing zoning of the property.

To determine a property's existing zoning, the Chicago Zoning Ordinance should be referenced. The ***Chicago Zoning Ordinance*** is a part of the Chicago Municipal Code accessible through American Legal Publishing Corporation at http://amlegal.com/. Click on: Code Library, Illinois, Chicago, View Code, and scroll down to Title 17 Chicago Zoning Ordinance.

If rehabilitation of a building is part of the development of a property in the City of Chicago, the Zoning Administrator/Zoning Ordinance Administration Division at City Hall (http://www.cityofchicago.org/city/en/depts/dcd/provdrs/admin.html) will automatically review the building permit application to ensure compliance to the Chicago Zoning Ordinance. This takes approximately 30 days. However, it is in the best interest of the party developing a property to ensure compliance with zoning (or take necessary measures to achieve compliance discussed further below) prior to submitting for a building permit. Below is an excerpt of a zoning use table from the Chicago Zoning Code.

USE GROUP		Zoning Districts						Use Standard	Parking Standard
Use Category		B1	B2	B3	C1	C2	C3		
	Specific Use Type								
3.	Veterinary	-	-	P	P	P	P		§17-10-0207-K
4.	Stables	-	-	-	S	S	S		§17-10-0207-K
R. Artist Work or Sales Space		P	P	P	P	P	P		§17-10-0207-M
S. Body Art Services		-	-	S	P	P	P		§17-10-0207-M
T. Building Maintenance Services		P	P	P	P	P	P		§17-10-0207-N
U. Business Equipment Sales and Service		P	P	P	P	P	P		§17-10-0207-N

CITY OF CHICAGO ZONING DISTRICTS

Below is a list of the primary Zoning Categories relevant to Little Village allowed in Chicago with a brief description of each:

"R", Residential Districts *are intended to create, maintain, and promote a variety of housing opportunities for individual households and to maintain the desired physical character of the city's existing neighborhoods.* ***While the districts primarily accommodate residential use types, nonresidential uses that are compatible with residential neighborhoods are also allowed.***

- **RS, Residential Single-Unit (Detached House) Districts:** Detached houses on individual lots.
- **RT, Residential Two-Flat, Townhouse, and Multi-Unit Districts:** Mixed housing types: detached houses, two-flats, townhouses, and low-density, multi-unit residential buildings.\
- **RM, Residential Multi-Unit Districts:** Greater density mixed housing types: detached houses, two-flats, townhouses, and moderate- to high-density multi-unit residential buildings.

"B" and "C" Business and Commercial Districts are intended to accommodate retail, service, and commercial uses and to ensure that business and commercial-zoned areas are compatible with the character of existing neighborhoods.

- **B1, Neighborhood Shopping District:** Broad range of small-scale retail and service uses. Storefront-style shopping *streets* that are oriented to pedestrians. Permits dwelling units above the ground floor.

- **B2, Neighborhood Mixed-Use District:** Greater range of development options for *streets* where market demand for retail and service uses is relatively low.

- **B3, Community Shopping District**: Shopping centers, large stores, and retail storefronts, often along major streets. Apartments permitted above the ground floor.

- **C1, Neighborhood Commercial District:** Retail storefronts. Allows more business types than B1 districts, including liquor stores, warehouses, and auto shops. Apartments permitted above the ground floor.

- **C2, Motor Vehicle-Related Commercial District:** Shopping centers. Allows more business types than B1 districts, including liquor stores, warehouses, and auto shops. Apartment allowed above the ground floor.

- **C3, Commercial, Manufacturing, and Employment District:** Businesses and factories, no housing allowed. Serves as a buffer between manufacturing and residential/commercial districts.

"M", Manufacturing Districts are intended to accommodate manufacturing, warehousing, wholesale, and industrial uses outside the Central Area.

- **M1, Limited Manufacturing/Business Park District:** Low-impact manufacturing, wholesaling, warehousing, and distribution activities within enclosed buildings.

- **M2, Light Industry District:** Moderate-impact manufacturing, wholesaling, warehousing, and distribution uses, including storage and work-related activities outside of enclosed buildings.

- **M3, Heavy Industry District:** High-impact manufacturing and industrial uses, including extractive and waste-related uses.

"POS", Parks and Open Space Zoning District is intended to preserve, protect, and enhance lands set aside for public open space, public parks, and public beaches. Other than cemeteries, the POS district is intended to be applied exclusively to public-owned lands.

- **POS-1:** Regional or Community Park, **POS-2:** Neighborhood Park, Mini-Park or Playlot, **POS-3:** Open Space or Natural Area, **POS-4:** Cemetery

GUIDANCE FOR OBTAINING A ZONING REVIEW, VARIANCE OR CHANGE

If an intended or proposed reuse of a property is not allowed by the property's existing zoning, a Special Use review, a Zoning Variance, or a Zoning Change may be needed.

- A Special Use review may be needed to determine if a special use is compatible with surrounding uses and development patterns.

- A Zoning Variance is a specific waiver of requirements of the zoning ordinance when regulations present a practical difficulty in making use of the property, i.e., an increase in the height of a building is being requested.

- A Zoning Change is an amendment to the zoning laws in order to change the zoning classification of the property.

Before seeking a zoning review or approval for a variance or change, LVEJO is advised to first discuss the reason for the change with the alderman of the ward in which the property is located. Aldermen possess considerable political influence regarding zoning. They should be involved from the beginning of the planning process for a property and should be supportive for the need for a variance or change.

Zoning Change

To request a Zoning Change, the party developing the property will need to prepare applicable forms and comply with requirements identified and described in the City of Chicago Department of Planning and Development Bureau of Zoning and Land Use's *Zoning Amendment Application & Information Packet* found at: http://www.cityofchicago.org/content/dam/city/depts/zlup/Administrative_Reviews_and_Approvals/Publications/Zoning_Amendment_Application_3-3-10.pdf

Requirements include but are not limited to:

- Providing written notice to property owners within a certain distance from the subject site
- Posting of a public notice sign on the property and providing property plat of survey
- Written authorization from the owner of the property if the applicant is not the owner
- Filing of an Economic Disclosure Statement (EDS) by the applicant and/or property owners(s)
- Filing Fee of $1,025 for a zoning change and $1,500 for Planned Development

It may also be advisable to enlist the assistance of an attorney experienced in zoning changes. The completed application with related documentation and filing fee is submitted to the City Council and reviewed and voted on by the Committee on Zoning, Landmarks, and Building Standards and possibly by the Chicago Plan Commission http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_plan_commission.html if the project is a Planned Development.

If the request for a Zoning Change is declined, the decision may be appealed through The Zoning Board of Appeals.

The timeline for obtaining a Zoning Change varies depending on how strongly the local aldermen supports the amendment and how quickly a project team can pull together applicable documentation and file the application. However, once an application is submitted, the average timeline to receive a ruling is two to three months.

Zoning Variance, Special Use Review or Appeal

The mission of the Zoning Board of Appeals (ZBA) is to:

- Hear appeals of decisions made by the Zoning Administrator (and Planning Committee).
- Review applications for Special Uses
- Review Variances from the terms in the Zoning Ordinance

The applications for a Zoning Variance (fee of $525), a Special Use review (fee of $1,025), and an Appeal (fee of $500), as well as the ZBA's rules and regulations, can be found at the below link. For all three applications, documentation of notifications of nearby property owners, EDS, and site plans are required. http://www.cityofchicago.org/city/en/depts/dcd/supp_info/zoning_board_of_appeals.html

The timeline for obtaining a decision from the ZBA on a Zoning Variance, a Special Use review, or an Appeal varies depending on how strongly the local aldermen supports the initiative, as well as the ZBA's meeting schedule (generally the third Friday of every month). However, the ZBA must render a decision within 120 days of an application day, or the application is deemed approved.

CHICAGO'S PLANNED DEVELOPMENT (PD) ZONING PROCESS

New development of significant size or impact will require review and approval by the City through the Planned Development (PD) process. The PD process provides for enhanced review by the City of site planning, traffic, and parking impacts, buildings design, and other aspects of new development that the standard zoning change process does not involve. Among the minimum thresholds requiring PD review that are relevant to Little Village are the following:

- New development within 100 feet of any waterway
- New development in industrial districts on sites of eight acres of net site area or more

Among the key elements and requirements for PD approval are the following:

River-edge set-back. Any new development along the river must be a minimum of 30 feet from the river's edge. In industrial areas with more traditional and heavier industry, this set-back often serves the purpose of protecting the river from adjacent industrial activities. Where new development includes more commercial and office uses, the set-back is viewed as more of an amenity, and any connections to adjacent public trails or rights-of-way are likely to be encouraged. Whether or not the set-back becomes a publicly-accessible river-edge trail is a matter of negotiation with the developer, and will need to take into account the requirements of adjacent private companies, the potential for public use, and the ability to provide adequate maintenance and security for the space.

Sustainability. New construction will be required to incorporate green roof design, where feasible, and a range of other green and sustainable elements to achieve at least minimum LEED certification for new buildings as identified in the City's 'Green Matrix.'

Use	*With Incentives*	*Without Incentives*
Industrial	100% green roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20% or 50% green roof + 50% VUA shading in 5 years	100% green roof + exceed ASHRAE 90.1-2004 or LEED Certification or Exceed Stormwater Ordinance by 20% or 50% green roof + 50% VUA shading in 5 years
Office	100% green roof + exceed ASHRAE 90.1-2004 or 50% green roof + LEED Certification	50% green roof + LEED Certification
Existing Building	50% green roof + exceed ASHRAE 90.1-2004 or LEED Certification	50% green roof + exceed ASHRAE 90.1-2004 or LEED Certification

Site Planning and Design. Site planning and building design review for traditional industrial activities tends to be minimal. However, for creative and tech office development and ancillary commercial uses, there will likely be much more focus on the how the site is organized and designed. The City will likely encourage a pedestrian-friendly environment, with buildings holding the corners, glass and other transparent and active building facades, public amenities, and adequate/safe public access through the site for multiple modes of transit.

Traffic and Parking. While traffic and parking are often not significant issues for traditional industrial development, the uses likely to be developed on the site will be much more employment dense and interconnected with adjacent neighborhoods. As such, the City will almost certainly require fully-developed traffic and parking demand studies to ensure that impacts on traffic flow and on-street parking in the study area and adjacent communities are minimized and managed effectively. The role that alternative modes of transportation play will be critical, such as convenient connections to mass and rapid transit, car sharing services, bike facilities, and linkages to bike routes and water taxis.

The Planned Development review and approval process can range from as short as five months -- for straightforward and minimal-impact projects without a community process -- to a year or more. The length of the approval process is a function of the complexity of the project, scope of community process, nature of impacts, and degree of controversy. The general steps and milestones in the process are detailed below.

1. Intake meeting is conducted between the applicant and Department of Planning & Development (DPD) to discuss proposal and receive preliminary feedback.
2. PD application is formally filed.
3. Once completeness is verified by DPD, the application is forwarded to the City Clerk. The Clerk then introduces the application to the City Council at the Council's next scheduled meeting, at which it is referred to the Council Committee on Zoning, Landmarks, and Building Standards.
4. The DPD reviews the application, which typically takes 90-120 days, depending on the number of public hearings scheduled for community input.
5. *Note that any community process deemed necessary to secure neighborhood support and aldermanic approval should be concluded prior to the conclusion of DPD review and formal submittal to Plan Commission. Often, it is the community process, and not departmental review, that defines the overall timeline.*

6. Concurrent with DPD review is a review by other departmental agencies, including the Chicago Department of Transportation (CDOT), the Chicago Fire Department. Law Department, and Mayor's Office for People with Disabilities (MOPD).
7. Applicant prepares the hearing packet, including all required documentation and incorporating comments and revisions as a result of departmental review and public hearing.
8. Application is placed on the agenda of the Chicago Plan Commission once the packet is determined to be complete.
9. Notices are posted of the of the upcoming Plan Commission hearing by DPD at least 15 days prior to the hearing, notice by the applicant no more than 20 days and not less than 15 days prior to the hearing, and posted notice of the hearing by the applicant not less than 10 days prior to the hearing.
10. Plan Commission public hearing is held.
11. A recommendation is made by the Plan Commission to the City Council Committee on Zoning, Landmarks, and Building Standards, and public hearing by the Committee.
12. City Council votes.

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LVEJO PRINCIPLES OF DEVELOPMENT

INTRODUCTION

Chicago has 77 distinct community areas. Our diverse communities make Chicago a dynamic, culturally-vibrant city. Many of these same communities are at times compromised by development that can inadvertently have negative consequences for residents and the environment.

As one of the most vibrant communities in Chicago, Little Village wants to preserve the diversity and cultural richness of these communities. More than geographic locations on a map, they are centers of culture and ethnic heritage. Most importantly, they are home to the people who live and work there. Communities define their own identities because of the relationships that develop between neighbors, businesses, and the land.

Community development should, first and foremost, be concerned with the long-term sustainability of our communities, environment, and economy through building active and sustainable communities based on social justice and mutual respect. It involves exchanging ideas through participation, consultation, and education to achieve empowerment and social justice within communities. Community development also aims to assist communities to become better informed and to have a more effective voice in the determination of matters affecting their common welfare.

The Little Village Environmental Justice Organization (LVEJO) is a nationally recognized environmental justice organization whose vision is to build a sustainable community that promotes the healthy development of youth, provides economic justice, and practices participatory democracy.

Below is a list of LVEJO's community priority areas related to development impacts. LVEJO hopes to work together with potential redevelopers to determine how best to implement these strategies, and they are happy to host and facilitate community engagement and to bring resources where possible to the conversation. LVEJO hopes to establish a Community Benefits Agreement as part of this process to clarify any agreements. The goal is for this dialogue to lead to successful redevelopment from both the developer and community perspectives.

LVEJO has a stellar record of over twenty years organizing for environmental justice in Chicago leading to the retirement of the Fisk and Crawford coal power plants, the extension of the 31st street CTA bus route, and the recent opening of the 22-acre La Villita Park.

A win-win process:
The Fisk and Crawford Reuse Task Force process involved a broad-based citizenry, including public and private sector leaders, community interest groups, and multi-disciplinary professionals. The Task Force enabled the growth of a positive relationship between development and the community by establishing a citizen-based participatory planning and design process.

Community Principles:

1. **Reducing Air Emission Exposure.** Air quality in Little Village has historically been a problem. There are serious public health concerns associated with goods movement due to the high level of air pollution and its associated health effects. The distribution of freight (goods movement) in the U.S. involves an entire system of transportation facilities, including seaports, airports, railways, truck lanes, logistic centers, and border crossings. The vehicles and equipment that move goods today are predominantly powered by large diesel engines that emit particulate matter (PM), nitrogen oxides (NOx) that form ozone and fine particles in the atmosphere, hydrocarbons, and other air toxics. These air pollutants contribute to respiratory illness, heart disease, cancer, and premature death. The environmental, public health, and quality of life impacts of goods movement on communities are more pronounced in areas with major transportation hubs and high traffic roads. Minority and low-income communities near these hubs and throughways bear disproportionate impacts because of their close proximity to multiple pollution sources. There are many areas in which a company can minimize impact on air quality, including but not limited to:

    a. Worker Travel
    b. Shipping Emissions
    c. Production Facility Emissions

    Example: Ozinga Bros. Inc.'s fleet of Compressed Natural Gas (CNG) powered concrete mixers is one of the largest in the world. With over 150 concrete trucks and support vehicles already running on compressed natural gas, Ozinga is on track to convert its entire fleet to CNG in coming years while continuing to build CNG fueling stations and expanding the Midwest's alternative fuel infrastructure.

2. **Health and Safety of Operations.** There are many areas in which a company can promote health and safety of operations, including but not limited to:

    a. Truck Routes
    b. Hazardous Chemicals
    c. Emergency Response

    Example: In 1994, LVEJO worked with Waste Management to re-route the City of Chicago garbage trucks through the Crawford Industrial Road instead of taking shortcuts down residential streets in Little Village.

3. **Public Access and/or Best Use of River's Edge.** Currently, the Little Village community lacks access to the River. Much like Lake Michigan is Chicago's front yard, the Chicago Sanitary and Ship Canal is our backyard and should be an asset that people across the city enjoy. That pathway is being created through improved water quality and balanced usage, from freight access to recreational options to invasive species management. Coupled with riverfront improvements, this vision has the potential to transform the Canal into a fully integrated network of economic, recreational, and community amenities. There are many areas in which a company can promote public access and best use of the River's edge including but not limited to:

    a. Required River Set-backs
    b. Public Use
    c. Barge Use

4. **Equity and Workforce Development.** Promoting social equity in Little Village means providing economic opportunity and securing high-quality jobs for all residents. Development should provide education and workforce training opportunities that are targeted to residents from a variety of backgrounds and education levels, with an emphasis on outreach to low-income residents, to ensure that all individuals can participate fully in regional growth industries and the competitive economy. It also means creating high-quality, middle-income jobs that lower-income residents can obtain with proper training.There are many areas in which a company can promote equity and workforce development, including but not limited to:

    a. Local Hiring
    b. Fair Hiring
    c. Job Training

5. **Green Infrastructure and Stormwater Management.** An estimated 10 trillion gallons a year of untreated stormwater runs off roofs, roads, parking lots, and other paved surfaces, often through the sewage systems, into rivers and waterways, increasing health risks, degrading ecosystems, and damaging tourist economies. But cities of all sizes are saving money by employing green infrastructure as part of their solutions to stormwater pollution and sewage overflow problems. Green infrastructure helps mitigate runoff pollution by capturing rainwater and either storing it for use or letting it filter back into the ground, replenishing vegetation and groundwater supplies. Examples of green infrastructure include: green roofs, street trees, increased green space, rain barrels, rain gardens, and permeable pavement. These solutions have the added benefits of beautifying neighborhoods, cooling and cleansing the air, reducing asthma and heat-related illnesses, lowering heating and cooling energy costs, boosting economies, and supporting American jobs. In Little Village Green infrastructure can be used to:

    a. Mitigate Local Flooding

6. **Health and Safety of Remediation Practices.** Federal hazardous waste worker training programs, such as the National Institute of Environmental Health Sciences (NIEHS), Worker Education and Training Program (WETP), and the U.S. Environmental Protection Agency's (EPA) Brownfields Job Training Program, have emerged at the same time as the environmental justice movement. These programs were recommended by and have the support of environmental justice advocates, because they effectively reach out to the community residents who are disproportionately-impacted by environmental hazards and provide them with the training needed for jobs associated with assessing, remediating, and reusing the properties in their community that need to be cleaned up. As these training programs evolve to reach out to the trainees from disadvantaged communities, they empower residents and allow trainees and their communities to be meaningfully involved in environmental decisions. There are many areas in which a development can promote health and safety during the remediation process, including but not limited to:

    a. Ensuring Best Practices are Used
    b. Air Monitoring
    c. Disposal of Materials
    d. Local Hiring or Local Job Training Partnerships

    Example: The Crawford MPG site is the fifth largest MPG site in the world but local hiring was not used as part of this project resulting in a missed opportunity in the area of Local Hiring or Local Job Training Partnerships

7. **Encouraging Renewable Energy and Green Business Practices.** Green companies adopt principles and practices that protect people and the planet. They challenge themselves to bring the goals of social and economic justice, environmental sustainability, as well as community health and development, into all of their activities — from production and supply chain management to employee relations and customer service. There are many areas in which a company can encourage renewable and green business practices, including but not limited to:

    a. Use of Renewable Energy
    b. Waste Disposal – Composting and Diversion
    c. Pollution Prevention

    Example: Testa Warehouse is located in the Back of the Yards neighborhood in Chicago's industrial stockyards corridor. The land was previously a brownfield site, and it has been restored into an entirely green, sustainable facility. There is no blacktop on the premises; instead, they used five-acres of white concrete throughout the site. All cleaning and pest control in the building is done using certified green products. All paints and adhesives used were low VOC, and only low-emitting finishing products were used throughout the building to maintain good air quality. The energy efficient mechanical design of the building results in a 30% reduction in energy consumption. Renewable energy accounts for another 50% energy reduction, which saves an estimated $185,000 each year. Decreased energy consumption, along with wind and solar energy savings result in a 57% reduction in energy use, which is approximately 1,925,844 kWh/ year. Testa is saving enough energy in one year to fulfill the equivalent demand of approximately 175 typical U.S. homes.

8. **Investing in the Community.** Businesses everywhere have the resources and reach to provide a major positive impact in their communities by: 1) building respect and a good reputation in the community; 2) making the community a better place to live; 3) Employees respect leaders who do good. There are many opportunities for companies to invest in the community, including but not limited to:

    a. Organizing opportunities for employees to volunteer in the community
    b. Providing grants or donations to support local groups or community efforts
    c. Prioritizing local purchasing
    d. Engaging in other community development efforts

    Example: Many of the local businesses in Little Village, such as Los Mangos and Dulcelandia are members of the Little Village Chamber of Commerce and give back to the community through different giving initiatives, including scholarships, food baskets, grants, sponsorships, and many others.

Contact Information

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FUNDING SOURCES & RESOURCES

FUNDING TABLE

The attached table provides a summary of possible funding sources to continue planning and implementation efforts for brownfield redevelopment via the various reuse strategies. The chart includes local, state, and federal programs, private charitable foundation grants, corporate sources of funds, loan options, and equity investors. The chart should not be viewed as exhaustive but more as representative of possible funding sources. The reuse strategy that each funding source may be applicable to (based on a high level scan) has been indicated by an "x". The codes for the eight reuse strategies are:

Reuse Strategy Name	*Code*	*Reuse Strategy Name*	*Code*
Multi-purpose ADA Field	ADA	Public Green Space and Multimodal Center	GSM
Community-Based Biodiesel	BD	Private Market Strategy	PM
Shared Commercial Kitchen	CK	Urban Indoor Farm	UIF
Commercial Composting	CP	Vendor Storage & Sanitization Space	VS

Filter boxes within each reuse strategy code can be used to filter out the possible funding sources for a particular reuse strategy. For example, to identify sources for the Biodiesel Reuse Strategy within the Biodiesel filter, select "x" and only those funding sources applicable to Biodiesel will be displayed. Some relevant information has been included about each funding source. However, it is up to the champion and/or entrepreneur to thoroughly explore a source and confirm applicability to a reuse strategy.

Important Note: Funding sources for environmental site assessment and remediation have not been included on this chart. Because of the specificity of these funding sources to address environmental contamination, they have been included separately and with more detail in the Environmental Assessment and Cleanup Guidance.

RESOURCES TABLE

Within each of the eight reuse strategies, possible partners, collaborators, and resources have been identified. When possible, contact information (contact name, e-mail, and phone number) for identified organizations has been included in the Resources table.

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Reuse Strategy									General Fund Information						Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date	Equity	Grant	Rebat	Free	Loan
	x	x	x			x		Could be a source of funding for food related reuse strategies	Surdna Foundation	Planning and engagement	Sustainable Environments - Regional Food Supply; Strong Local Economies - Business Development and Acceleration	http://www.surdna.org/what-we-fund/funding-overview.html	$30,000-$600,000	Annual	Rolling		X			
	x	x	x	x	x	x	x	Could assist with transportation/traffic planning for reuse strategies	CMAP	Planning assistance to address local issues at the intersection of transportation, land use, and housing, including the natural environment, economic growth, and community development.	CMAP Local Technical Assistance	http://www.cmap.illinois.gov/programs-and-resources/lta	$100,000 - $125,000	Annual	Spring/Summer				X	
	x		x					May be able to assist with education, training and creating strategies for changing restaurant waste systems	Do Something/ GameStop	"Get things going in neighborhoods" around i.e. changing behavior	Do Something	https://www.dosomething.org/about/who-we-are	5 receive $10k and one receives $100k	Annual	Spring		X			
x	x	x	x	x		x	x	Discrete components of venture related strategies? i.e. elevator for CK, infrastructure components for ADA, capital equipment for BD	Lowe's Charitable and Education Foundation Grants	Community Improvement Projects - i.e. funding for a new school cafeteria or new playground equipment after a tornado	Lowe's Charitable and Education Foundation Grants	http://www.lowes.com/cd_Charitable+and+Educational+Foundation_936258779_	$5,000-$50,000	Annual			X			
	x	x	x			x	x	Possibly applicable to venture related reuse strategies	U.S. Department of Treasury Community Development Financial Institutions (CDFI) Fund through Community Development Entities like IFF, LISC, Chicago Development Fund	Incents private investment into profit generating enterprises in Enterprise Zones/low income or distress designated communities	New Market Tax Credits	https://www.cdfifund.gov/programs-training/Programs/new-markets-tax-credit/Pages/default.aspx								
x	x	x	x	x	x	x	x	Reuse stategy must be implemented on property within one of the five TIF districts in Little Village or for which a TIF can be created or expanded to include	City of Chicago Department of Planning and Development (DPD)	Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects that pay real estate taxes	Tax Increment Financing (TIF)	http://www.cityofchicago.org/city/en/depts/dcd/provdrs/tif.html					X			
	x	x	x			x	x	Discrete structural/building components of venture related strategies? i.e. elevator for CK, infrastructure components for ADA, capital equipment for BD. Property must be located in a TIF.	Somercor	Could get $80 to $100K of grant to structurally improve a building, could pay for elements such as duct work, a loading dock or an elevator.	SBIF (Small Business Improvement Fund)	http://somercor.com/sbif/					X			
	x	x	x			x	x	Facade improvement for reuse strategies that use existing buildings	Little Village Chamber of Commerce SSA #25	By levying additional real estate property tax on business can provide funding for improving a building facade	Active Program - Little Village Facade Rebate Program (Other programs listed - Landscape Maintenance and Installation, Sidewalk Litter, Beautification of Business District, Holiday Decorations, Business Retention/Attraction)	http://littlevillagechamber.org/ssa-25/programs/	$7,000	Annual	Rolling			X		

Reuse Strategy									General Fund Information						Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date	Equity	Grant	Rebat	Free	Loan
		x	x		x	x	x	Would need to get support from state political leaders depending on the state program, but could provide assistance to venture related reuse strategies	Illinois Department of Community and Economic Opportunity (DCEO)	Sometimes can fund incubators like Eiger Lab, REM program for recycling project, EDGE tax credit to bring businesses to Illinois (note: EDGE has had bad press)	Small Business Assistance	http://www.illinois.gov/dceo/SmallBizAssistance/Pages/default.aspx								
	x		x					Most applicable to composting reuse strategy but possibly explore for biodiesel as well?	Illinois Department of Community and Economic Opportunity (DCEO)	The Plant received $1.7M for its anaerobic digestor - support projects that will divert food scraps and other organic material, excluding yard waste, from Illinois landfills for composting or as a source for digestion and increase the quantity of materials composted or digested in Illinois. This grant is open once each year, and targets capital improvements and expansions that create jobs within composting and recycling operations.	Food Scrap Composting Revitalization & Advancement (F-SCRAP) Program	http://www.illinois.gov/dceo/whyillinois/KeyIndustries/Energy/Recycling/Pages/REM_Program.aspx	Typically $20,000 to $500,000							
	x		x					Most applicable to composting reuse strategy but possibly explore for biodiesel as well?	Illinois Department of Community and Economic Opportunity (DCEO)	Provides matching grants to assist local governments, for-profit, and not-for-profit businesses and organizations with establishing or expanding recycling efforts	Illinois Recycling Grants Program (IRGP)	http://www.illinois.gov/dceo/whyillinois/KeyIndustries/Energy/Recycling/Pages/REM_Program.aspx								
				x	x			May apply to larger transportation elements of larger projects in re-use	Illinois Department of Transportation (IDOT)	Transportation related facets of a project (usually large projects)		http://www.idot.illinois.gov/								
	x	x	x		x	x	x	Would need to get support from state political leaders	US Economic Development Administration (EDA)	Has funded $150K to millions for incubators		http://www.eda.gov/								
x				x	x			Possibly more applicable to reuse strategies employing properties without buildings	HUD - Office of Economic Resilience	COC DPD applying for funding for Little Village and Pilsen to fund implementation of GI to reduce flooding.	Community Challenge Planning Grant Program?- ask DPD								
	x	x	x			x	x	Would need to hire a consultant who knows how to write this type of grant. Obtain advice from Howard Snyder	US Department of Health & Human Services - Administration for Children and Families - Office of Community Services (OCS)	Grants for certain community)projects for low income communities. Grants are very competitive. Howard Snyder Northwest Side Community Development Corporation in Milwaukee has been very successful at receiving grants. In Chicago, North Branch Works received a grant.	ACF Grants & Funding	http://www.acf.hhs.gov/grants	$500,000				X			
	x	x	x			x	x	Possibly applicable to venture related re-use	MacArthur Foundation and Chicago Community Trust	No or low interest loans (larger amount of funding than grants)	Chicago Fund (will be announced and available January 2016) Private Foundation Program		$100,000 million dollar fund						X
	x	x	x			x	x	Possibly applicable to venture related reuse strategies	Local Initiatives Support Corporation (LISC). Chicago Funds funnel through ENLACE the Neighborhood Lead Agency for Little Village	Project grants can help cover costs associated with real estate development that further neighborhood revitalization goals. Focus is more on planning but examples of past fundable projects are supporting startup businesses in incubator space, advancing small business development.	Grant and loan programs	http://www.lisc-chicago.org/index.html					X		X

Reuse Strategy									General Fund Information							Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date	Equity	Grant	Rebat	Free	Loan
x				x				Possibly related to green space and recreational reuse strategies	Private Corporations and related foundations i.e. Lurie Children's Hospital, Chicago Fire Foundation, Chicago Cubs or Chicago White Sox Community Fund	Funding for health or athletic related projects for underserved communities i.e. Cubs Care grants are made to qualified nonprofit organizations with programs that concentrate on child and youth education; health and wellness. i.e. Lurie Children's Hospital is conducting study on play and resiliency in Little Village. Could Community	Various	http://chicago.cubs.mlb.com/chc/community/charities/donation.jsp http://www.mccormickfoundation.org/page.aspx?pid=705 https://www.luri								
x				x				Would need to garner the Trust's interest for reuse	Trust for Public Land	Planning/funding for acquisition and improvements for parks		http://www.tpl.org/								
x	x	x	x	x		x	x	Would need to garner the	Local Aldermen Munoz and	Up to discretion of alderman	municipal funds									
	x	x	x			x	x	Possibly applicable to venture related reuse strategies	Chicago Community Loan Fund	Real estate and community based creative businesses - affordable and responsible financing and technical assistance for community stabilization and development efforts and initiatives that benefit low- to moderate-income neighborhoods, families and individuals throughout metropolitan Chicago.	loans	http://cclfchicago.org/								X
				x				Development of property for recreational and green space related reuse	Illinois Department of Natural Resources (IDNR)	Program that provides sediment from dredging as fill	Mud to Parks	http://www.dnr.illinois.gov/conservation/m2p/Page	Max request $250,000						X	
				x				Development of property for recreational and green space related reuse strategies	Morton Arboretum	Funds to plant trees or periodically trees themselves may be donated	Individual donors to Morton Arboretum, occassionally may work through the Morton to find homes for trees									
		x				x														
x	x							A joint produce growing operation (IUF) and a community kitchen (CK) may create eligibility.	US Department of Agriculture (USDA)	Funds for agricultural producers for planning activities or working capital expenses to help them enter into value added activities related to the processing or marketing of bio based value added products.	Value Added Producer Grants	http://www.rd.usda.gov/programs-services/value-added-producer-grants	Max Grant Amount $75,000 for Planning Grants; $250,000 for working capital grants. Requires a 50% match.							
x	x							Possibly applicable to activities coordinated to food production related reuse strategies	US Department of Agriculture (USDA)	The Plant used to support agri tools and activities for their farmers market	Agriculture Marketing Services (AMS)	http://www.usda.gov/wps/portal/usda/usdahome?contentid=AMS_Agency_Splash.x								
x	x							May be applicable to food related reuse strategies that focus on food production (as opposed to waste management)	US Department of Agriculture (USDA)	The Plant had activities eligible for this program but was not awarded a grant - very competitive grant. LFPP Planning Grants are used in the planning stages of establishing or expanding a local and regional food business enterprise. Activities can include but are not limited to market research, feasibility studies, and business planning. LFPP Implementation Grants are used to establish a new local and regional food business enterprise, or to improve or expand an existing local or regional food business enterprise. Activities can include but are not limited to training and technical assistance for the business enterprise and/or for producers working with the business enterprise; outreach and marketing to buyers and consumers; and non-construction infrastructure improvements to business enterprise facilities or information technology systems.	Local Food Promotion Program(LFP) - LFPP Planting and Implementation Grants	http://www.ams.usda.gov/services/grants/lfpp							

Reuse Strategy									General Fund Information								Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date		Equity	Grant	Rebat	Free	Loan
		x				x		Possibly applicable to activities coordinated to food production related reuse strategies	USDA - Food and Nutrition	The Plant received $16K to do SNAP benefits outreach	Supplemental Nutrition Assistance Program (SNAP)	http://www.usda.gov/wps/portal/usda/usdahome?navid=food-nutrition									
		x				x		May be applicable to food production related reuse strategies	USDA - National Institute of Food and Agriculture	Food projects to promote self-sufficiency of low income populations	USDA Community Food Projects (CFP) Competitive Grant Program	http://nifa.usda.gov/funding-opportunity/com	$500,000 max	Annual				X			
				x				Development of property for recreational and green space related reuse strategies	Monarch Joint Venture, National Fish and Wildlife Foundation	Habitat restoration to plant native milkweed for caterpillars and nectar plants for adults in both large, contiguous areas as well as in smaller patches, especially in edge habitat along the butterfly's migration route.	Monarch Butterfly Conservation Fund	http://monarchjointventure.org/news-events/news/request-for-proposals-national-fish-and-	$50,000 to $250,000	May to July 2015 - may be a 2016 round							
	x		x	x		x		Perhaps can be used to engage youth in maintainingg green infrastructure or habitats created as part of one of the green/recreational reuse strategies or through	Captain Planet Foundation	Youth must be involved in a project which either provides hands-on environmental stewardship opportunities for youth; serves as a catalyst to getting environment-based education in schools; or inspires youth and	Small Grants and Ecotech Projects	http://captainplanetfoundation.org/apply-for-grants/	$500 to $2,500					x			
	x	x	x			x	x	May be applicable to designing facilities for venture related reuse strategies	Design Corps and Social Economic Environmental Design® (SEED) Network	Design projects with exceptional social, economic, and environmental impact. Many international recipients but appears that a least one project within the United States is awarded each year.	SEED Awards for Excellence in Public Interest Desig	https://designcorps.org/seed-awards-about/	$1,000 honorarium but based on projects awarded funded may be significant								
x								Per Dave Koch of the Technical Assistance for Brownfields (TAB) could possibly bring funding to biodiesel operation in Little Village-Need to involve TAB through Delta to explore this funding source	Terracon Foundation	Supports local, nonprofit programs and initiatives in which there is active engagement of a Terracon employee in communities where Terracon employees live and work. Terracon employees may apply for support on behalf of a nonprofit, Community Grants will be disbursed geographically. Preference will be given to non-profits and programs that focus on education and the built and natural environment.	Grants to communities - would need to have a partnership with Terracon's Chicago office.	http://www.terracon.com/about/terracon-foundation/community-investment/#cgrants	$2,000 to $10,000 up to a max of $150,000 annually	September 30th, March 31st				X			
x	x	x				x		Seems most applicable to food and technology related reuse strategies	Kickstarter and other crowdfunding mechanisms	Capital for unique projects and creative projects in food, technology and other areas	Various	https://www.kickstarte	Thousands to hundreds of thousands of dollars								
X		X					X	Per LVEJO, 2016 grant received for Vivianna to explore cooperatives. Most applicable to reuse strategies where a cooperative is most likely	Crossroads Fund	Supports community organizations working on issues of racial, social and economic justice in the Chicago area.	Seed Fund, Technical Assistance Fund, Youth Fund, Emergency Fund ::$3K to $5k local funding received by LVEJO for 2016	http://www.crossroadsfund.org/					X			
				X		X		May be applicable to green recreation strategy if involves habitat restoration and food production related reuse strategies	Corporations like Patagonia, Cliff Bar, North Face	Patagonia - Supports initiatives such as protecting threatened and endangered plants and animals or supporting local, organic and sustainable agriculture i.e. The Plant received $10K to due fly larvae experiment. Cliff Bar - Direct volunteer service in communities by volunteering in those communities for a week at a time, hands-on. Tackling projects focused on food, housing and environmental restoration.	Patagonia - Environmental Grants and Supportt, Cliff Bar - In Good Company	http://www.patagonia.com/us/patagonia.go?assetid=2927 http://www.clifbar.com/article/in-good-company	Patagonia - $12,000 maximum ,Cliff Bar - In Kind				X		X	

Reuse Strategy									General Fund Information							Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date	Equity	Grant	Rebat	Free	Loan
	X	X	X			X	X	May be applicable to venture related reuse strategies	National Cooperative Bank	NCB's loan programs are designed for the core markets that are its focus – housing cooperatives, community associations, business cooperatives and socially responsible enterprises.	Provides comprehensive banking services to cooperatives and other member-owned organizations throughout the country https://www.ncb.coop/default.aspx?id=3682	https://www.ncb.coop/								X
						x		Scholarships may be applicable for funding LVEJO graduate student staff to study agriculture issues. Contributions may be applicable to food production related reuse strategies	Annie's Homegrown	Annie's scholarship program assists undergraduate and graduate students pursuing studies in sustainable and organic agriculture, Contributions program donates to programs that connect people directly to real food, and we partner with like-minded organizations committed to healthier people and a healthier planet	Giving Back - Sustainable Agriculture Scholarship, Contributions P	http://www.annies.com/giving-back		Annual	January 5, 2016 for scholarship program		X			
						x		May be applicable to food production related reuse strategies	National Gardening Association	Grants vary over time i.e. $1,000 in reimbursable expenses at Home Depot for garden supplies, $1,500 cash grant. Activities must focus on kids and gardening	Jamba Guice Garden Grant	http://blog.kidsgardening.org/2015/09/28/grant-opportunity-jamba-juice-garden-grant/	$400 to $1,500	Annual			X			
x	x	x	x	x	x	x	x	May be applicable to all reuse strategies as a whole?	Robert Wood Johnson Foundation	he RWJF Culture of Health Prize recognizes and celebrates communities that have placed a priority on health and are creating powerful partnerships and deep commitments to make change -- change that will enable all in our diverse society to lead healthier lives now and for generations to come. Evaluating High Value Innovations is committed to seeking value from all levels of investment in health care, public health, and population health	RWJF Culture of Health Prize, Evaluating High-Value Innovations from Low-Resource Communities	http://www.rwjf.org/en/library/funding-opportunities/2015/2016-rwjf-culture-of-health-prize.html http://www.rwjf.org/en/library/funding-opportunities/2015/evaluating-high-value-innovations-from-low-resource-communities.html	RWJF - $25,000				X			
	x	x	x			x	x	May be applicable to the venture related reuse	Delta Institute	Seed money for green entrepreneurs	Building Opportunities for Original and Sustainable Thinking (BOOST)	http://delta-institute.org/boo	$2,500 to $3,500	Annual or Semi-Annual			X			
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Do not lend to startups, but do lend to existing non-profits	Calvert Foundation	Lends to established community organizations, including CDFIs, loan funds, microfinance institutions, affordable housing developers, and social enterprises. Through your work, we are building strong, healthy communities.	Calvert Foundation	http://www.mixmarket.org/funders/calvert-foundation				X				X
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Funds mostly venture capital funds (funds of funds investment), or expansion of for-profit businesses (co-funding)	Central Funds	"Provide equity capital to businesses in underinvested markets, seeking market-rate financial returns, as well as the creation of jobs, wealth, and entrepreneurial capacity"	Central Funds	http://cdvca.org/cdvc-fund-database/central-fund/				X				
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Provides funding to for-profit entrepreneurs and startups. Does not provide funding for non-profit organizations	Investors' Circle	Our network of investors look for enterprises that are both for-profit and offer social and/or environmental solutions. IC companies strive to solve some of the world's toughest challenges through creative, sustainable and scalable business models.	Investors' Circle	http://www.investorscircle.net/our-funding-process				X				

Reuse Strategy								General Fund Information							Funding Type				
ADA	BD	CK	CP	GSM	PM	UIF	VS	Reuse Strategy	Agency or	Funded Actions	Name of Applicable Fund/Program Area	Link	Funding Range or	Applicatio	Due Date	Equity	Grant	Rebat	Free	Loan
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Offer funding for startups, does not fund expansion of existing organization. Does fund non-profit organizations.	Echoing Green- Impact Inve	Echoing Green is one of the few seed funders for social enterprises. Through regional site visits and thought leadership, we are spreading urgency around this lack of appropriate capital, and are encouraging others to join us and also provide follow-on investment	Echoing Green- Impact Investing	http://www.echoinggreen.org/impact-investing				X				
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Funds startup businesses, not non-profits	Renewal2	Funding Criteria: 1) Operate in one of our primary sectors of: Organic and natural foods, Green Products, Environmental, and Social innovation. 2) Have scalable business model, 3) generate annual revenues of $1MM- $20MM, 4) seeking investment between $500,000 and $2MM, 5) headquartered in US or Canada.	Renewal2	http://renewalfunds.com/category/tags/renewal2				X				
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Funds entrepreneurs and startups. Does not fund non-profits	Sustainable Jobs Fund	Through its investment funds, the firm provides equity financings from $1MM to $10MM, solo or in syndicates, to companies seeking growth capital. "Representative investment areas include efficiency and infrastructure, asset recovery including reuse and recycling "	Sustainable Jobs Fund	http://www.sjfventures.com/				X				
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Has previously funded start-ups or expansion of non-profits	Mission Markets	We provide access to an impact investor network empowering funds, public and private companies, non-profits, CDFI's, and project developers in a variety of sectors to raise capital. Our marketplace supports funding for a variety of impact and impact-related investment securities, structures and geographies.	Mission Markets	http://www.missionmarkets.com/				X				
	x	x	x			x	x	May be applicable to the venture related reuse strategies, Has previously funded start-ups or expansion of non-profits	William James Foundation	"Our Sustainable Business Plan competition is different because it is not about competition. Its about astounding collaboration between mentors and social enterprise creators. It's the investment in expertise that defines the Mentor Capital Network. Through our competition, we connect entrepreneurs who are passionate about their ideas and inventions with a team of mentors who have the experience and perspective to support these entrepreneurs to create and grow successful enterprises. The skills and knowledge this network of people share is something we call mentor capital."	William James Foundation	http://www.williamjamesfoundation.org/				X				

Resource Name	Contact Person	Title	Contact Information 1	Contact Information 2
Enlace Chicago	Simone Alexander	Director of Community Development	salexander@enlacechicago.org	
New Life Church	Jaemey Bush	Volunteer	jaemeybush@gmail.com	
Institute for Justice Clinic at University of Chicago	Beth Milinker Kregor	Clinic Director	bkregor@ij.org	
Food Empowerment Design	Joseph M. Junius	Co-Founder, Executive Director	jjunius@get-fed.org	
Paul Simon Job corp	Beth Allen	Community and Business Liaison	business@jobcorps.gov	773 890-3100
Cook County Sheriff's Office	Willie Winters	Director - Neighborhood Restoration Initiative	willie.winters@cookcountyil.gov	708 633-2047
The Plant	John Mulrow	Board Member	jmulrow@plantchicago.org	
Linda Jilkerson Indy's Kitchen	Linda Jilkerson	Company Owner	ljilkerson@indyskitchen.com	317 690-9089
Zena Murray of Logan Square Kitchen	Zena Murray	Former Company Owner		
Illinois Environmental Protection Agency	Mike Charles	Office of Brownfields Assistance	Mike.Charles@illinois.gov	217 785-3846
United States Environmental Protection Agency Region 5	Rosita Clark		clarke.rosita@epa.gov	
Chicago of Chicago Department of Fleets & Facility Management	Sarah Rubin	Environmental Engineer III	Sarah.Rubin@cityofchicago.org	312.744.3639
Loud Grade Produce Squad	Will Pool	Founder & Executive Director	will@loudgradeproducesquad.org	
Biodiesel Production Program at Loyola Institute for Environmental Sustainability	Zack Waikman	Biodiesel Lab Manager	zwaickm@luc.edu	(773) 508-8852
Metropolitan Water Reclamation District - Manager of 3301 S. Kedzie	Susan Morakalis	Head Assistant Attorney	Susan.Morakalis@mwrd.org	(312) 751-6557
Metropolitan Water Reclamation District - Manager of 3301 S. Kedzie	Mark Liebrock		Mark.Leibrock@mwrd.org	
Metropolitan Water Reclamation District - Manager of 3301 S. Kedzie	Cameron Walker	Site Remediation Section of Maintenance & Operations	Cameron.Walker@mwrd.org	708-588-4312
CTK Chicago Properties - Broker for 3157 Kostner	Nick Saraceno	Broker	nsaraceno@ctkcp.com	312 337-1334
Chicago Park District	Doreen O'Donnell			
Chicago Park District	Bob Foster		robert.foster@chicagoparkdistrict.com	
Beyond the Ball	Rob Castenada	Founder and Executive Director	rob@beyondtheball.org	773.847.6207
Little Village Chamber of Commerce	Jaime di Paulo	Executive Director	jaime@littlevillagechamber.org	773 521-5387
Friends of the Chicago River	Margaret Frisbie	Executive Director	mfrisbie@chicagoriver.org	312 939-0490 X 22
City of Chicago Department of Planning and Development - Manager of 2358 S. Whipple	Christopher Jang	Assistant Commissioner	cjang@cityofchicago.org	312 744-7885
City of Chicago Department of Planning and Development - Manager of 2358 S. Whipple	Robert Wolf	Assistant Commissioner	robert.wolf@cityofchicago.org	312 744-2777
City of Chicago Department of Planning and Development - Manager of 2358 S. Whipple	Michelle Nolan	Assistant Commissioner	michelle.nolan@cityofchicago.org	312 744-0518
City of Chicago Department of Fleet & Facility Management	Kimberly Worthington	Deputy Commissioner	kimberly.worthington@cityofchicago.org	312 744-9139
City of Chicago Department of Fleet & Facility Management	Sarah Rubin	Environmental Engineer III	Sarah.Rubin@cityofchicago.org	312 744-3639
12th Ward Office	Samie Martinez	Legislative Assistant	ward12@cityofchicago.org	312 744-4482
Llamedo Family - Owner of 2014 S. California Avenue	Laura Llamedo	Co Owner		773 583-5449
RTC Industries - Owner of 3101 S. Kedzie Avenue	Richard Nathan	Owner	rnathan@rtc.com	847 561-9911
Adolfo Diaz - Owner of 3241 W. Cermak	Adolfo Diaz	Owner	2619 W. 22nd Place Chicago Illinois 60608	
Gold Realty - Previous Owner of 2505 W. 24th Street and 2514-2520 W 25th Street up to June 2015	Michael Goldstein			773 504-1200
NRG Energy - Owner of 3501 S. Pulaski	In possession of LVEJO	In possession of LVEJO	In possession of LVEJO	In possession of LVEJO
JD Realestate/JD Realty - Possible broker for 3321 Pulaski			4333 S. Pulaski Road, Chicago Illinois	773 843-1400, 773 436 4322
The Urban Canopy	Alex Poltorak	Founder	alex.poltorak@gmail.com	(224) 619-5800
Nature's Little Recyclers	Dale	Founder	Dale@NLRWorms.com	312-324-4701
The Ground Rules	Nance Klehm	Founder	nettlesting@yahoo.com	
Chicago Food Policy Advisory Council			cfpacmail@gmail.com	(773) 486-6005
Illinois Environmental Council	Jen Walling	Director	jwalling@ilenviro.org	(217) 544-5954
Advocates for Urban Agriculture	Billy Burdett		billy.burdett@gmail.com	
Collective Resource	Erlene Howard	Founder	erlene@collectiveresource.us	(847) 733-7665
Chicago Department of Public Health				(312) 747-9884
Green Spirit Farms	Milan Kluko	Founder and Owner	mkluko@fountainheadengineering.com	
Plant! Chicago AND The Plant	John Mulrow	Board Member	jmulrow@plantchicago.org	

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CASE STUDY

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BEST PRACTICES FOR COMMUNITY ENGAGEMENT IN BROWNFIELD REDEVELOPMENT

Community engagement on redevelopment projects is sometimes viewed as time-consuming, and unproductive. When done effectively, however, it can yield critical information from the community that can drive successful redevelopment.

In 2014, the Delta Institute (Delta) and the Little Village Environmental Justice Organization (LVEJO), embarked on a two-year partnership to inventory and prioritize the many brownfields in Little Village and create plans for redevelopment. The overall objectives were to:

1. Identify ten properties with the highest chance for successful redevelopment, i.e., redevelopment that meets community needs and occurs within time and cost parameters; and
2. Create actionable reuse strategies and redevelopment roadmaps for the ten sites.

Figure 1. A community meeting in Little Village

Delta Institute

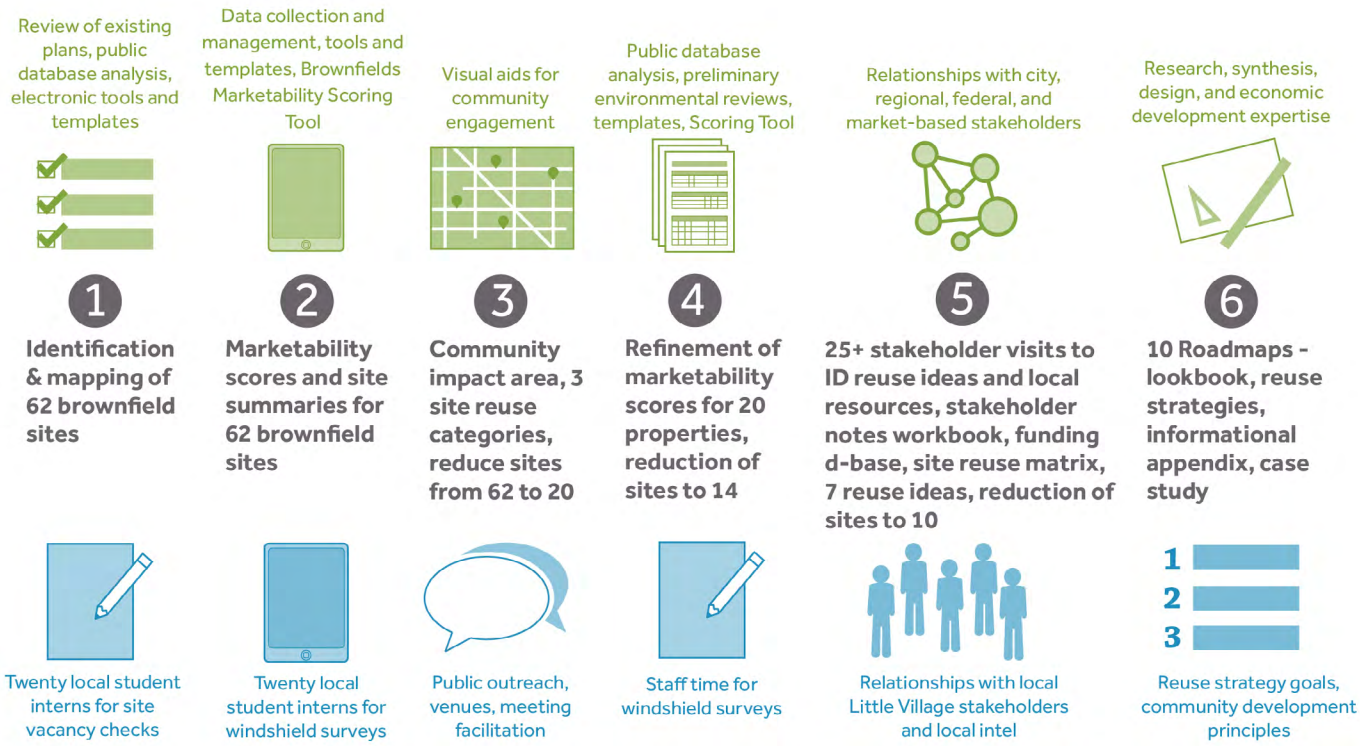
Founded in 1998, Delta is a Chicago-based nonprofit working throughout the Great Lakes region to build a more resilient environment and economy. With staff expertise in urban planning, environmental science and engineering, urban planning, finance, and economics, Delta provides sustainable solutions and technical assistance to local governments and communities. Visit **delta-institute.org** for more information.

Little Village Environmental Justice Organiztion

LVEJO is a Chicago-based environmental justice organization and community group whose vision is to build a sustainable community that promotes the healthy development of youth, provides economic justice, and practices participatory democracy. Visit **lvejo.org** for more information.

Figure 2. The collaborative process between Delta and LVEJO

DELTA'S ROLE



LVEJO'S ROLE

Process

The above graphic highlights the key contributions that both Delta and LVEJO (and the Little Village community) made to this project over the six project phases.

Delta's key role (shown above in green) was to serve as: a facilitator of the initial phases of the brownfield redevelopment process; a translator of technical information; and a reuse strategist. Delta provided technical assistance to LVEJO and opened channels to city, county, state, and federal stakeholders to empower LVEJO to establish its brownfields initiative.

LVEJO's role (shown above in blue) was to: generate field-based data; serve as a liaison with the community to solicit stakeholder input around redevelopment goals, specific site reuse concepts, and site selection; and incorporate an environmental justice focus.

Best Practices

To collaborate effectively on this project and to obtain crucial input from the community, Delta and LVEJO employed key strategies which we believe can serve as "best practices" for community engagement on other community-based brownfield redevelopment projects.

1. Partnership

Recognize and leverage the unique strengths of both the technical and community partner for greater efficiency and productivity.

- Delta recognized the LVEJO interns' aptitude with technology, so we created electronic field data collection templates for interns to use to collect and enter data on brownfield sites for the inventory. Electronic data collection leveraged their technological aptitude and eliminated the

need for double entry of data.

- Delta is recognized as a trusted advisor and collaborator with robust cross-sector partnerships, and LVEJO is deeply rooted in the Little Village community. To ensure that the stakeholder engagement component of this project was comprehensive, Delta leveraged its relationships with city, regional, and federal stakeholders, while LVEJO called upon its relationships with local Little Village stakeholders.

2. Flexible engagement

Take a flexible approach to community engagement. To obtain more authentic input that reflects the needs of the community and to engage stakeholders who might not attend traditional community meetings, it is helpful to have an adaptable process. For this project, that meant:

1. Using multiple styles of engagement.

- By holding one-on-one meetings with over 25 stakeholders (who did not attend the projects two community meetings), the project team obtained informed, detailed, and community-specific input on site reuse ideas, site histories, community needs, potential local collaborators and partners, and community resources available for redevelopment. These individual meetings also allowed the project team to better understand and the explore motivations and needs of local residents.
- In addition to one-on-one meetings, the project team convened informal community conversations with attendees of a weekly potluck event. In these group conversations, local residents provided input to LVEJO in a relaxed and familiar environment, and they were able to engage with each other and build off of their peers' input.

2. Meeting the community where they are.

- Delta and LVEJO held stakeholder meetings at locations and times that were comfortable and convenient for stakeholders, as opposed to the project team.
- In terms of internal project team communications, text messaging often proved to be the most effective and flexible style of communication between Delta and LVEJO.

3. Engaging the community throughout the life of the project to ensure that the right level of input is obtained at the right time.

- To identify high-level reuse goals needed at the beginning of the project, Delta consulted existing planning documents related to Little Village and used on-the-ground community knowledge from its community partner.
- In Phase 3, we convened two community meetings to ground-truth these high-level reuse goals within the broader Little Village community.
- In Phase 5, we used one-on-one stakeholder meetings to obtain specific and informed reuse ideas for individual properties.

3. Time & resources

Allocate substantial time and resources to community engagement, as it is an integral component of the project.

- Community engagement as a whole represented more than 20 percent of Delta's project budget.
- Community engagement included extensive Delta staff time to: schedule and travel to stakeholder meetings, document and synthesize input received, and conduct the appropriate follow up.

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