Fact Sheet

City of Rochelle, Illinois
Brownfields Assessment Program

What are Brownfields?	The United States Environmental Protection Agency (USEPA) defines a brownfield as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant". Brownfields can take many forms – former dry cleaning operations, historic gasoline stations, vacant industrial buildings – and present environmental, public health, economic, and quality of life challenges to communities.
How is Rochelle addressing brownfields?	In 2013, Rochelle built an inventory of potential brownfield properties. Using that inventory, the City applied for a USEPA brownfields grant to begin to address these properties. In 2014, the USEPA awarded Rochelle $400,000 in federal grant funds. The three-year grant runs from October 2014 to September 2017. During that time, Rochelle will inventory, characterize, investigate, and complete remedial planning on brownfield properties.
What has happened so far?	The City of Rochelle formed a Brownfields Revitalization Advisory Committee (BRAC) to help guide the brownfields assessment program. Members of the BRAC represent local business owners, education, parks and recreation, service groups, and others. These members met in October 2014 to review Rochelle's brownfields inventory and provide suggestions on which sites ought to be addressed first. *Former Hub City Cleaners* Then in January 2015, the City held a public meeting to introduce the brownfields program to the community. More than 30 people attended, learned about brownfields, and provided their input on brownfields priorities. Using the input from the BRAC meeting and the public meeting, the City has set brownfields assessment priorities. Most of the high priority sites are along the Highway 251 Corridor and in downtown Rochelle along the 2nd Avenue Corridor.
How are brownfields prioritized?	The three main criteria for prioritizing brownfields are • The level of contamination and threat to human health and the environment • Redevelopment potential of the site • Community goals and priorities

Which properties are eligible for grant funding?	For a property to be eligible for USEPA Brownfields Assessment Grant Funds, it must meet all of the following requirements: 1. It must meet the definition of a brownfield 2. The current property owner cannot be the cause of the contamination 3. The property owner must agree to provide access to the property 4. All grant-funded materials must be made available to the public
What kinds of activities can be funded under the grant?	There are four categories of activities that can be funded using these grant dollars: **Former Filling Station** 1. Phase I Environmental Site Assessments (ESA). A Phase I ESA involves a review of public and historic records, maps and photographs, an inspection of the property, and interviews with owners, occupants, neighbors, and local government officials. The purpose of a Phase I ESA is to discover any historic uses of the property that may point toward possible contamination. 2. Phase II Environmental Site Assessments (ESA). If a Phase I ESA indicates the possibility of contamination, the next step could be a Phase II ESA, which involves sampling and laboratory analysis. The types of activities often included in a Phase II ESA are soil and groundwater sampling, materials testing, and testing storage tanks and other vessels. 3. Site Investigations. If a Phase II ESA identifies contamination, the next step may be a Site Investigation. This is done to further define the nature and extent of any contamination. 4. Remedial Planning. Once site investigation has been completed, the next step is remedial planning. During this step, various remediation strategies are evaluated based on effectiveness, total cost, and compatibility with proposed redevelopment plans.
How can I learn more?	 **Former Rochelle Printing** Please contact Michelle Pease, Rochelle's Community Development Director, at mpease@rochelleil.us or visit the Rochelle Brownfields Initiative Facebook page at www.facebook.com/RochelleBrownfields.