

Rochelle, Illinois

Brownfields Program



Brownfields Assessment Final Report

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Project Partners

City of Rochelle, Illinois

United States Environmental Protection Agency

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Introduction

The City of Rochelle, a small community of less than 10,000 located in north-central Illinois, has a long economic legacy of intermodal transportation and manufacturing. Nicknamed the “Hub City,” the City of Rochelle is a regional economic center providing goods, services, and jobs in North Central Illinois. The City of Rochelle is a logistically-strategic location for industry, located at the intersection of two interstate highways and two Class 1 Railroads. Located in a rapidly changing region, influenced by the continuing expansion of the adjoining Chicago and Rockford metropolitan regions and the growing national reliance on intermodal transportation services, the City of Rochelle experienced rapid development. However, due to the economic lapse over the past few years, Rochelle’s dependence on revenue from the transportation and heavy manufacturing industries has reduced its ability to rely on these sectors to progress the older, deteriorating, and underutilized areas of the community, including the original downtown and the fringes of the City which serve as gateways.

Given the community’s history as a hub of industry and transportation, there are numerous properties in the community that could be classified as Brownfield sites today. This includes at least 60 sites ranging in past use from abandoned industrial sites to former dry cleaners and service stations. The presence of these Brownfield sites has a pronounced impact on sensitive populations of the community as most of these sites are located within the downtown district and busy access corridors. In addressing these Brownfields, the City of Rochelle hopes to return each of these sites to a productive use.

In 2014, the United States Environmental Protection Agency (USEPA) awarded the City of Rochelle a \$400,000 Community Wide Brownfield Assessment Grant to assess petroleum and hazardous substance contamination. The goal of this grant has been to understand the nature of contamination at Brownfield sites throughout the City and facilitate their cleanup and redevelopment.

The City has used these USEPA assessment grant funds to investigate Brownfield properties throughout the City, particularly those properties that pose an immediate threat to human health or the environment, have the potential to be immediately redeveloped, stand vacant, and/or have delinquent property taxes.

This USEPA funding has been a tremendously effective catalyst for moving Brownfields toward cleanup and redevelopment. In total, the City of Rochelle completed 23 Phase I Environmental Site Assessments (ESAs) and 10 Phase II ESAs. The City completed remedial planning for 1 site.

Through the use of Brownfields Assessment funding, the City of Rochelle also facilitated the sale of six (6) sites and the redevelopment of two (2) sites. In addition, the Brownfields Grant helped leverage considerable additional funding, including \$60,900 in City of Rochelle-funded redevelopment of 201 North Washington Street and 410 Cherry Avenue, as well as \$2,325,000 in private investment - thus far.

Brownfields by the Numbers

23	Properties with Phase I ESAs completed
48.43	Acres of property with Phase I ESAs completed
10	Properties with Phase II ESAs completed
77.15	Acres of property with Phase II ESAs completed
1	Sites with remedial planning completed
\$2,386,900	Additional funding leveraged



The Brownfields Program has helped the City of Rochelle achieve several goals related to economic development and economic renewal. The Program has:

- helped encourage redevelopment and infill development in the near downtown areas and along the North and South 7th Street corridor that otherwise may not have been possible;
- helped transform under-used properties into productive, tax-contributing properties;
- allowed the City to minimize the public health effects of brownfields sites by either determining that the sites are non-threatening or by helping to provide for site remediation; and
- addressed real or perceived contamination at sites in high profile locations near sensitive populations.



Community Engagement

The *Rochelle Brownfields Advisory Committee* met in October 2014 to preliminarily identify and prioritize brownfields sites. This group was instrumental in determining how sites would be prioritized, and then prioritizing sites and discussing results.

The City of Rochelle held a *community meeting* in January 2015 to solicit public input on the Brownfields Program throughout the grant-funded project period.

The *City of Rochelle Community Development Director and Building Official* have been instrumental during the assessment grant in engaging business owners and attracting potential developers to redevelop Rochelle's Brownfields.

To assist with community education and engagement, the City of Rochelle developed a *Brownfields Fact Sheet* and *Facebook Social Media platform* to provide updates and information related to Brownfields assessments.

A *Brownfields Assessment Map* has also been developed to notify the community of assessed brownfield locations throughout the City of Rochelle.



Results

With the USEPA Brownfields Assessment grant funds, the City of Rochelle was able to complete a tremendous amount of Brownfields assessment, positioning sites for cleanup and redevelopment.

The following pages include detailed information about the brownfields assessment and remedial planning work completed under this project on 23 brownfields properties in the City of Rochelle.

This work resulted in an impressive set of results, including

- ✓ 23 Phase I Environmental Site Assessments completed
- ✓ 1 Phase I Environmental Site Assessment Update completed
- ✓ 10 Phase II Environmental Site Assessments completed
- ✓ 9 property transactions facilitated by this brownfields work
- ✓ Reuse plans facilitated and completed for 3 sites
- ✓ One brownfields property redeveloped into a rickhouse for new downtown distillery



Figure 1.
427 N. 6th Street - Bryant Property
Pre-Development



Figure 2.
427 N. 6th Street - Kennay Farms Distilling Rickhouse
Post-Development



Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

636-642 South 7th Street

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment (ESA), the property was occupied by a collision repair center (636 South 7th Street), vacant restaurant (640 South 7th Street), and storage (642 South 7th Street). The property contains an approximately 51,000 square-foot single-story, multi-unit commercial structure.

Phase I Environmental Site Assessment (ESA)

Working with a Qualified Environmental Consultant (QEC), the City of Rochelle completed a Phase I ESA on this site on December 28, 2015. The ESA identified the following recognized environmental conditions (RECs) associated with adjacent properties: 1) historical metal finishing operations; 2) reported historical use of the Property as a landfill; 3) interior floor drains which discharge to the ground surface outside the building; and 4) historical printing operations on the north near proximity site at 600 South 7th Street.



Figure 3.
642 South 7th Street - West side of Property Building

The ESA further identified significant data gaps that have the potential to lead to the identification of additional RECs, including a reported in-ground cylinder lift with unknown hydraulic or mechanic operation, and near proximity database listings with poor/unclear location information. In addition, the ESA noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property: 1) based on the construction dates of the building on the property (circa 1955), there is a potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels; 2) storage of open drums; and 3) mold and mildew present on walls and ceiling panels due to a historical roof leak.

Recommendations in the Phase I ESA included confirmation sampling of soils, soil gas, and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum associated with the identified RECs.

Planned Next Steps and Potential Site Reuse Plans

Likely next steps on this property include a Phase II Environmental Site Assessment as recommended in the Phase I ESA.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

108 South Main Street - Lincoln Elementary School

Current and Historic Uses

The 3.6-acre property was used as an elementary school from approximately 1909 to 2013. Private residences additionally occupied portions of the property until about 1980. At the time of the Phase I ESA, the property was owned by Rochelle Community Consolidated School District #231 and had been vacant since at least 2013.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property on March 9, 2016, which did not identify any Recognized Environmental Conditions (RECs) in connection with the property.

The Phase I ESA identified one significant data gap pertaining to potential historical dry-cleaning operations at the north adjacent site (301 West 1st Avenue). In addition, the ESA noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels. During an interview, the site maintenance manager reported a previous asbestos survey had identified asbestos in floor tiles and piping wrap.



Figure 4.
108 South Main Street
Former Lincoln Elementary School

An asbestos inspection was completed on April 30, 2018.

Planned Next Steps and Potential Site Reuse Plans

The Property changed ownership two times during the assessment grant. Vince Carney Community Theatre, a local non-profit community theater, took ownership of the Property with plans to redevelop into their primary venue. They are working to address asbestos-containing building materials during the reconstruction of the school into the theatre.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

401 West 2nd Avenue - MG Collision Center

Current and Historic Uses

This 0.15-acre property was first developed in 1893 with a storage warehouse and was utilized for various residential and commercial purposes (i.e. warehousing, storefront, restaurant) until automotive repair operations were initiated in the 1940s. At the time of the Phase I ESA, the property was occupied by MG Collision Center and was developed with an approximately 3,420 square foot building utilized as an automotive maintenance and repair facility.

Phase I Environmental Site Assessment (ESA)

On July 6, 2016, the City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property that identified the following Recognized Environmental Conditions (RECs): 1) current and historical automotive repair operations; 2) north-adjacent historical railyard; 3) multiple near proximity historical automotive fueling stations with reported releases; and 3) historical lumber, coal, and automotive repair operations on the west-adjacent site.

In addition, the Phase I ESA identified three (3) significant data gaps, which have the potential to lead to the identification of additional RECs: 1) vent and fill pipes observed along building exterior, potentially indicating existing or former underground storage tank (UST) or above-ground storage tank (AST) on the property; 2) integrity and termini of interior collection basins in the vicinity of the paint booth and hydraulic hoist; and 3) the condition of subgrade components of the hydraulic hoist. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs and significant data gaps.



Figure 5.
401 West 2nd Avenue - MG Collision Center

Phase II ESA

The City of Rochelle, working with a qualified environmental consultant, completed a Phase II ESA on this property on September 26, 2016, to evaluate the RECs and significant data gaps identified in the Phase I ESA. The investigative activities included ground penetrating radar (GPR) and electromagnetic (EM) survey in the vicinity of the observed vent/fill pipes and four (4) soil borings to facilitate soil sampling. Groundwater sampling was not completed during the Phase II ESA because groundwater was not encountered above bedrock.

Soil samples were laboratory analyzed for volatile organics compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), Resource Conservation and Recovery Act (RCRA) metals, and pH. A review of soil samples lab results concluded minimal inorganic constituents (lead, arsenic) exceeding Tier 1 Soil Remediation Objectives for industrial/commercial land use and Class I groundwater ingestion.

The Phase II ESA included a recommendation for further investigation and/or remediation of identified inorganic constituents in soil. The Phase II ESA was used by a private party and lender to purchase the business and building for similar operations.

Next Steps and Potential Site Reuse Plans

The property has been put back into productive re-use following a land transaction.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

121 North 7th Street - Former Residential Property

Current and Historic Uses

At the time of the Phase I ESA, this 0.19-acre property contained a vacant, single-story residential building. The residence was constructed prior to 1931, the earliest historical record available.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property on January 31, 2017. This assessment identified the following recognized environmental conditions (RECs) in connection with property: 1) recent fire affecting the property building and a parked car; 2) long-term operation of the south-adjacent site as a railroad corridor; and 3) historical operation of multiple up-gradient automotive fueling stations including documented releases.



Figure 6.
121 North 7th Street - Former Residential Property

In addition, the Phase I ESA identified two (2) significant data gaps, which have the potential to lead to the identification of additional RECs: 1) unidentified utility pipe along the building's exterior wall, potentially indicating existing or former underground storage tank (UST) or above-ground storage tank (AST) on the property; and 2) lack of access to the interior portion of the property due to fire damage. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soils, soil gas, and/or groundwater to confirm or refute the presence of hazardous substances and/or petroleum products associated with the identified RECs.

Planned Next Steps

This property is part of a larger area of focus and assemblage under the City of Rochelle redevelopment plan along West 2nd Avenue. Eventual redevelopment of this property will likely include industrial/manufacturing operations, considering the near proximity rail corridor.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

403 Lincoln Highway

Current and Historic Uses

This 0.12-acre property was used for commercial storefronts as early as 1886, with occupants including a harness shop, shoemaker, meat shop, wagon shop, and barber. At the time of the Phase I Environmental Site Assessment (ESA), the property was occupied by commercial storefronts (nail salon, balloon company) and multi-tenant residential units (upper levels).

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on the property on January 24, 2017. This assessment identified recognized environmental conditions (RECs) in connection with the property: 1) historical use of an elevator from at least 1912-1949; 2) observed staining in the basement of unknown source/origin; 3) historical paint sales operations at the west-adjacent, up-gradient site; and 4) historical gasoline underground storage tanks (USTs) located within 180 feet of the property from at least 1886 to 1922.



Figure 7.
403 Lincoln Highway

In addition, the Phase I ESA identified the following significant data gap, which has the potential to lead to the identification of additional RECs: unknown use of the footings and utility piping observed in the basement of the property building. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including observed mold and water damage in the basement, and the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the identified RECs and the significant data gap.

Planned Next Steps and Potential Site Reuse Plans

The property was acquired by a private developer following the Phase I ESA. Since the acquisition, the owner has spent approximately \$50,000 in the redevelopment of the building.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

407 Lincoln Highway

Current and Historic Uses

This 0.06-acre property was first developed prior to 1886 and used for commercial retail and storage operations, including a furniture store, warehouse, grocery, and similar businesses. At the date of the Phase I Environmental Site Assessment, the property was occupied by an antique store (street level) and multi-tenant residential units (upper level).

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property on February 13, 2017. This assessment identified the following recognized environmental conditions (RECs) in connection with the property: 1) near proximity historical dry-cleaning operation and associated gas tanks at 411 Lincoln Highway from approximately 1922-1949; and 2) near proximity, up-gradient properties with multiple gasoline underground storage tanks (USTs) identified from at least 1886 to 1922.



Figure 8.
407 Lincoln Highway (red brick building)

In addition, the Phase I ESA identified the following significant data gap that has the potential to lead to the identification of additional RECs: unknown utility piping in the basement and the northwest corner of the exterior of the property building. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the identified RECs and significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

The property was acquired by a private developer following the Phase I ESA. Since the acquisition, the owner has spent approximately \$75,000 in the redevelopment of the building for art shop and upper floor apartment rentals.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

1123 North 7th Street - Hickory Grove

Current and Historic Uses

The property was utilized for agricultural purposes until the construction of a hotel/resort in the late 1960s. At the time of the Phase I ESA, this 2.37-acre property was used as a banquet and conference center, restaurant, fitness center and pool, and retail store.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property on February 4, 2019, which did not identify any recognized environmental conditions (RECs) or significant data gaps associated with the property.

The Phase I ESA noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including observed mold in the walkway adjacent to the pool room, and the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.



Figure 9.
1123 North 7th Street - Hickory Grove

The Phase I ESA did not include a recommendation for further assessment. Asbestos and lead-based paint inspections were completed by the City of Rochelle to help facilitate a future request for proposal.

Planned Next Steps and Potential Site Reuse Plans

There are opportunities for redevelopment of this under-used site into commercial and retail operations. The City of Rochelle plans to release a request for proposals for future redevelopment of the site.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

961 South 7th Street

Current and Historic Uses

The 1.8-acre property was utilized for agricultural purposes until approximately the 1940s when it was first developed for commercial purposes. However, historical occupants/operations could not be determined until 1996, when City directories indicate that the property was occupied by Midwest Paving and Excavating. In the early 2000s, the property was re-developed as a paved car dealership lot. At the time of the Phase I Environmental Site Assessment, the property was a vacant parking lot.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on this property on December 18, 2015. The Phase I ESA identified the following recognized environmental condition (REC) in connection with the property: historical release(s) of hydraulic oil and documented contamination on the south-adjacent site.



Figure 10.
961 South 7th Street

In addition, the Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) unknown

industrial/commercial use of the property from at least 1956 to 1974; 2) unknown use of the property while occupied by Midwest Paving & Excavating; 3) documented above-ground storage tank (AST) staging on the south-adjacent site in an area near the property boundary; and 4) documentation of groundwater investigation and backfill testing (as requested by the Illinois EPA) associated with the south-adjacent leaking underground storage tank (LUST) site at 981 South 7th Street.

The Phase I ESA further noted a business environmental risks (BER) that exists beyond CERCLA liability and may be associated with the property, consisting of outdoor storage of wood pallets, tires, and gravel piles on the south-adjacent site which was observed to be encroaching onto the property.

The Phase I ESA did not include a recommendation for further assessment.

Planned Next Steps and Potential Site Reuse Plans

No further steps have been taken at this time. The site was redeveloped by a local business for agricultural implement equipment sales.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

101 East First Avenue

Current and Historic Uses

Since 1953, this 1.1-acre property has been owned and occupied by various transit/trucking businesses. At the time of the Phase I ESA, the property was developed with a 4,700 square-foot, single-story commercial building consisting of an office and garage and was occupied by a trucking business, Cushing Transportation Incorporated.

Phase I Environmental Site Assessment (ESA)

On September 22, 2017, the City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA for this property. Recognized environmental conditions (RECs) identified in the Phase I ESA included: 1) potential release from historical use of at least three (3) underground storage tanks (USTs); 2) historical and current railway operations on the up-gradient, north-adjacent site; and 3) ongoing site assessment and remedial activities at 100 and 101 East 2nd Avenue, located northwest-adjacent and up-gradient from the property.



Figure 11.
101 East First Avenue

In addition, the Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) unidentified piping near the property building interior and exterior, potentially associated with former UST or aboveground storage tank (AST) system; and 2) interior floor drain with observed sheen and unknown discharge. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included an opinion recommending additional sampling of soil, soil gas, and/or groundwater to define the extent of hazardous substances and/or petroleum products associated with the identified RECs and the significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

The adjacent property owner took ownership of the property following the Phase I ESA and has since redeveloped the site to be incorporated into a landscape contractor staging area. Phase II ESA work was not completed.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

150 Avenue E - Former Caron International

Current and Historic Uses

This 17.13-acre property was utilized for manufacturing and dyeing yarns from as early as 1904 to 1995. Historical operations included the use of subsurface vats, wastewater cistern, drainage trenches, and a railroad spur. The yarn dyeing facilities were demolished in 2014, and subsurface vats and associated infrastructure were filled with demolition debris. At the time of the Phase I Environmental Site Assessment (ESA), the property included three (3) warehouse buildings and vacant land, including a large portion containing concrete slabs from demolished buildings. During the Phase I ESA, the property was owned by La Grou Distribution System, Inc. and the buildings were for warehousing canned goods.

Phase I Environmental Site Assessment (ESA)

Working with a qualified environmental consultant (QEC), the City of Rochelle completed a Phase I ESA on this property on October 18, 2016. This ESA identified the following recognized environmental conditions: 1) historical yarn dyeing and manufacturing from approximately 1904 to 1995, including the use of subsurface vats, wastewater cistern, and drainage trenches; 2) historical use of a railroad spur on the property; 3) historical use of underground storage tanks (USTs) and aboveground storage tanks (ASTs); 4) observed staining and spills in an interior portion of the property; documented aldrin contamination addressed through the Illinois EPA Site Remediation Program (SRP) and addressed using land use controls; and 5) east-adjacent railroad corridor.



Figure 12.
150 Avenue E - Former Caron International

In addition, the Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) limited or no observations of the integrity of former dyeing vats, drains, and storage tanks; 2) unknown SRP remediation area; 3) unknown/undocumented UST removal sampling; 4) unidentified gas tank on 1904 Sanborn map with no identified records of removal or abandonment; and 5) lack of groundwater investigation during SRP activities. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.



Phase II Environmental Site Assessment

Working with a QEC, the City of Rochelle completed Phase II Environmental Site Assessment field activities on this property between November 2016 and March 2017. The purpose of this assessment was to conduct soil and groundwater investigative sampling at or near the RECs identified in the Phase I ESA. This Phase II ESA involved the completion of soil borings and installation of groundwater monitoring wells to facilitate the collection of soil and groundwater samples; and completion of a ground penetrating radar (GPR) survey to evaluate the suspect former UST area.

Soil and groundwater samples collected from the property were laboratory analyzed for suspect chemical constituents based on the identified RECs, consisting of the following: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), metals, pesticides, and polychlorinated biphenyls (PCBs). The results of the Phase II investigation activities concluded 1) minimal concentrations of dieldrin and select PNAs and inorganics in soil exceeding Tier 1 Soil Remediation Objectives; and 2) minimal concentrations of select inorganics exceeding Class I Groundwater Remediation Objectives. A draft Phase II ESA was completed on April 27, 2017.

Remedial Planning

Based on the investigation findings, the City of Rochelle initiated remedial planning efforts with a QEC, with the intention of enrolling a 6.4-acre portion of the property in the Illinois EPA SRP. A draft *Site Investigation Report, Remedial Objectives Report, and Remedial Action Plan (SIR/ROR/ RAP)* was prepared to document the completed site characterization and propose a strategy for mitigation of identified impacts in accordance with Illinois EPA requirements. The proposed strategy to protect human health and the environment from chemical concentrations in soil and groundwater on the property consists of institutional controls, including an industrial/commercial land use restriction, engineered barriers, construction worker notification, slab-on-grade or full concrete basement construction, and reliance on the existing City-wide groundwater use ordinance. These controls congruent with anticipated future land use and minimize cost while mitigating potential receptor exposure to subsurface chemical impacts. As of the expiration of the assessment grant, the City of Rochelle was still in discussions with the landowner regarding SRP enrollment of the site and submittal of the draft SIR/ROR/RAP.

Site Redevelopment

The City of Rochelle is pursuing a development agreement with the landowner. The landowner has indicated they wish to pursue a No Further Remediation letter for the property and redevelop the site into commercial/industrial reuse while considering the necessary institutional controls and engineered barriers.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

194 North 15th Street - Former Del Monte Plant #194

Current and Historic Uses

This 5.82-acre property was utilized for industrial-scale food canning from prior to 1904 until at least 1982. Operations included the use of railroad spurs, aboveground and underground storage tanks, an incinerator, and repair shop. At the time of the Phase I ESA, the property was largely vacant, with a small portion of the property building leased for storage.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on March 12, 2018. The Phase I ESA identified the following recognized environmental conditions (RECs) in connection with the property: 1) historical, long-term bulk storage of petroleum products associated with industrial operations; 2) historical, long-term use of rail spurs; 3) documented release of heating oil from a underground storage tank (UST), with regulatory closure relying on industrial/commercial land use restriction; 4) near proximity, up-gradient leaking UST incident that has not received regulatory closure; and 5) long-term adjacent railroad use.



Figure 13.
194 North 15th Street - Former Del Monte Plant #194

In addition, the Phase I ESA identified the following significant data gaps that have the potential to lead to the identification of additional RECs: 1) unidentified pipes protruding from the ground adjacent to the building with potential to be associated with current or former USTs; 2) no records of removal or abandonment of a 500-gallon gasoline UST identified in the 1962 facility map; and 3) use, contents, and integrity of a concrete reservoir historically located near the boiler room, rail spur termination, and repair shop. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

The property was purchased by a local developer for indoor/outdoor storage. Approximately \$200,000 have been spent to fortify the building and prepare for storage operations.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

507 West 4th Avenue - El Sol Restaurant

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.05-acre property was occupied by a restaurant and retail store. The property was first developed for commercial purposes prior to 1886, with historical occupants including a wagon shop, print shop, hand laundry, barber, realtor, and restaurant.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on June 14, 2018. The Phase I ESA identified no recognized environmental conditions (RECs) or significant data gaps in connection with the property.

The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.



Figure 14.
507 West 4th Avenue - El Sol Restaurant

The Phase I ESA did not include recommendations for further assessment.

Planned Next Steps and Potential Site Reuse Plans

The current restaurant operations will remain at this site, with some discussion of moving into the east adjacent site (Hallmark Building). Commercial and retail additions to the downtown district help to make this site a prime location for future redevelopment.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

427 North 6th Street

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.19-acre property was occupied by a two-story, multi-tenant residential structure and detached garage. The property was utilized for residential purposes since prior to 1886.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on July 11, 2018. The Phase I ESA identified the following recognized environmental condition (REC) in connection with the property: inground capped pipe along garage exterior with the potential to be associated with a current or former underground storage tank (UST).



Figure 15.
427 North 6th Street

In addition, the Phase I ESA identified the following significant data gap that has the potential to lead to the identification of additional RECs: an unidentified pipe with a curved top which may be part of a former or existing water well, septic system, or UST system. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for ground penetrating radar (GPR) or similar subsurface scanning technology to confirm or refute the presence of USTs.

Phase II ESA

The City of Rochelle, working with a qualified environmental consultant, completed a limited Phase II ESA on this property on August 7, 2018, to evaluate the REC and significant data gap identified in the Phase I ESA. The investigative activities included ground penetrating radar (GPR) and electromagnetic (EM) survey in the vicinity of observed inground pipes. The GPR and EM scans revealed no indications of a UST within the scan area.

Planned Next Steps and Potential Site Reuse Plans

This property was part of a larger assemblage of parcels for a local developer. A new distillery has been constructed in downtown Rochelle, and this property and the south adjacent parcels were cleared and redeveloped as a rickhouse for the distillery. The rickhouse redevelopment cost approximately \$2,000,000.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

1380 North 7th Street - Former Krahenbuhl Dealership

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 3.84-acre property was developed with two, vacant single-story commercial buildings with miscellaneous storage. The property was historically occupied by an automotive dealership and vehicle repair facility from the late 1960s until at least 2014.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on August 9, 2018. The Phase I ESA identified the following recognized environmental condition (REC) in connection with the property: historical use of a 500-gallon gasoline underground storage tank (UST).

In addition, the Phase I ESA identified the following significant data gap that has the potential to lead to the identification of additional RECs: environmental complaint submitted to the US EPA in 1994 indicated the 500-gallon UST may not have been removed as reported and other USTs may exist. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.

Phase II ESA

The City of Rochelle, working with a qualified environmental consultant, completed a limited Phase II ESA on this property on October 17, 2018, to evaluate the REC and significant data gap identified in the Phase I ESA. The Phase II ESA involved the completion of soil borings to facilitate the collection of soil samples; and completion of a ground penetrating radar (GPR) survey to evaluate the suspect former UST area. Groundwater was not encountered during Phase II drilling activities, which were extended to bedrock.

Soil samples collected from the property were laboratory analyzed for suspect chemical constituents based on the identified REC, consisting of the following: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and Resource Conservation and Recovery Act (RCRA) metals.



Figure 16.
1380 North 7th Street - Former Krahenbuhl Dealership



The results of the Phase II investigation activities identified 1) a suspect UST removal cavity in the vicinity of the reported historical UST; and 2) concentrations of arsenic in three (3) soil shallow samples slightly exceeding the Tier 1 Soil Remediation Objective (non-metropolitan statistical area background concentration). Given that arsenic is not an indicator contaminant of gasoline or oil and is likely indicative of natural concentrations in soil, and no VOCs or PNAs were identified exceeding Soil Remediation Objectives, the Phase II ESA concluded that the former UST does not appear to have impacted the property.

Planned Next Steps and Potential Site Reuse Plans

The property is currently being marketed using the Phase I and Phase II ESAs for transaction and redevelopment. This site is located in an Opportunity Zone and newly-invoked TIF district, providing plenty of incentives for commercial/retail redevelopment.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

1382-1384 North 8th Street - School Bus Barn

Current and Historic Uses

This 2.0-acre site was undeveloped and/or agricultural land until being developed as a bus transportation hub in the 1970s. At the time of the Phase I Environmental Site Assessment, the property was occupied by the Rochelle Township High School Transportation Department for the storage and maintenance of school buses.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on August 13, 2018. The Phase I ESA identified the following recognized environmental condition (REC) in connection with the property: floor drains which discharge directly to the exterior ground surface and are in the vicinity of motor oil above ground storage tanks (ASTs) and miscellaneous automotive solvents and chemicals.



Figure 17.
1382-1384 North 8th Street - School Bus Barn

In addition, the Phase I ESA identified the following significant data gap that has the potential to lead to the identification of additional RECs: possible private well and septic system. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA

liability and may be associated with the property, including the following: 1) on-going operations necessitating future spill prevention and regulatory permitting for the diesel AST; 2) possible presence of a well and septic system requiring proper maintenance and presenting the risk of subsurface contamination; and 3) the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.

Planned Next Steps and Potential Site Reuse Plans

The property owner elected to not move forward with Phase II ESA work. This property is now located in an Opportunity Zone and TIF district, which in conjunction with the Phase I ESA, will allow for future redevelopment.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

410 Cherry Avenue

Current and Historic Uses

This 0.1-acre site was first developed prior to 1886 and has been utilized for various commercial/retail enterprises, including restaurant, bakery, grocery, plumber, paint store, and decorating. At the time of the Phase I Environmental Site Assessment, the property was occupied by a vacant commercial building.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on November 28, 2018. The Phase I ESA identified no recognized environmental conditions (RECs) or significant data gaps in connection with the property.

The Phase I ESA noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including observed mold in the property building and the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA did not include recommendations for further assessment. The City of Rochelle moved forward with asbestos and lead-based paint inspections, which did not identify significant findings of hazardous building materials.



Figure 18.
410 Cherry Avenue

Planned Next Steps and Potential Site Reuse Plans

The City of Rochelle purchased the property and released a Request for Proposals for redevelopment. The Phase I ESA and hazardous building material inspections have paved the way for a developer to put the property building back into productive re-use.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

201 North Washington Street and 512 West 2nd Avenue -
JH Patterson Lumber

Current and Historic Uses

The property consists of two non-contiguous parcels encompassing a total of 0.94 acres and was historically occupied by a lumber yard (northeast parcel) and grain elevator, hatchery, and automobile sales and service (southwest parcel). At the time of the Phase I and Phase II Environmental Site Assessments, the property was vacant.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, reviewed a Phase I ESA completed on behalf of others on September 21, 2015 and revised on April 25, 2016. The City of Rochelle was issued a reliance letter for the Phase I ESA and associated update on April 27, 2016. Based on review of the Phase I ESA, the following recognized environmental conditions (RECs) were identified in connection with the property: 1) approximately 40 drums of oily water and other substances that were removed in September 2015; 2) Quonset hut contents including tar, old paint, solvent containers, and discarded batteries; 3) historical lumber yard operations and coal storage; 4) former automobile sales and service operations; 5) historical use of a rail spur; 6) vehicle storage; and 7) historical underground storage tanks (USTs).



Figure 19.
201 North Washington Street and 512 West 2nd Avenue -
JH Patterson Lumber

In addition, the Phase I ESA identified the following business environmental risks (BERs) that exist beyond CERCLA liability: the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

Phase II ESA

The City of Rochelle, working with a qualified environmental consultant, completed a focused Phase II ESA on this property on September 27, 2016, to evaluate the RECs identified during review of the Phase I ESA. The Phase II ESA involved the completion of soil borings to facilitate the collection of soil samples. Groundwater was not encountered during Phase II drilling activities, which were extended to bedrock.

Soil samples collected from the property were laboratory analyzed for suspect chemical constituents based on the identified REC, consisting of the following: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), polychlorinated biphenyls (PCBs), and Resource Conservation and Recovery Act (RCRA) metals.



The soil sample results revealed that none of the analyzed constituents were present in soil at concentrations exceeding Tier 1 Soil Remediation Objectives, with the exception of arsenic in one (1) shallow sample, which was attributed to urban fill material and/or railroad operations. The Phase II ESA recommended potential mitigation actions for the identified arsenic concentrations, including excavation or installation of an engineered barrier.

Supplemental Phase II ESA

Following the completion of the Phase I and Phase II ESA, the City of Rochelle was contacted by an individual with knowledge of historical operations on the property, who indicated suspect USTs in the southern portion of the property. Based on this new information, the City of Rochelle, working with a qualified environmental consultant, completed a supplemental Phase II ESA on May 24, 2017. The supplemental Phase II investigation activities consisted of a ground penetrating radar (GPR) survey and completion of additional soil borings.

The GPR scan identified a subsurface anomaly which resembled a backfilled excavation (i.e. possible UST removal cavity). Soil borings were subsequently completed in and immediately adjacent to the identified subsurface anomaly to facilitate collection of soil samples from depth intervals where suspect UST chemicals of concern would most likely be encountered. Soil samples collected from the suspect UST excavation were laboratory analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) and PNAs. None of the analyzed constituents were detected above Tier 1 Soil Remediation Objectives.

The supplemental Phase II ESA concluded that a UST is not currently present in the investigated area, and the soil does not appear to be impacted in the suspected former UST area.

Planned Next Steps and Potential Site Reuse Plans

The City of Rochelle took ownership of these properties for future development. The building at 201 North Washington Street has been re-purposed for municipal equipment storage. The parcels at 512 West 2nd Avenue are proposed to be redeveloped as a new well house for Rochelle Municipal Utilities.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

300 East Steward Road

Current and Historic Uses

This 48.01-acre site has been utilized for agricultural purposes from prior to 1939 to the time of the Phase II Environmental Site Assessment.

Phase II Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase II ESA on April 2, 2018. A Phase I ESA was completed on behalf of others in December 2017 and identified the following recognized environmental condition (REC): select chemical constituents in groundwater at levels exceeding Tier 1 Groundwater Remediation Objectives identified at the nearby site located at 8431 South Main Street, with potential to migrate to the property. The Phase I ESA additionally identified anecdotal reports of used oil dumping in a portion of the property and private well contamination at the adjacent residences in the late 1970s. The Phase II ESA was intended to evaluate the potential presence of soil and/or groundwater contamination associated with the identified REC and anecdotal reports.



Figure 20.
300 East Steward Road

The Phase II ESA involved the completion of soil borings and installation of groundwater monitoring wells to facilitate collection of soil and groundwater samples for chemical analysis. Soil and groundwater samples collected from the property were laboratory analyzed for volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PNAs). None of the analyzed constituents were detected in soil or groundwater above laboratory reporting limits.

The Phase II ESA concluded that the shallow soil and groundwater at the property did not appear to be impacted by the historical petroleum contamination on the nearby site and no evidence of risk to human health or the environment was identified.

Planned Next Steps and Potential Site Reuse Plans

The site is being considered for commercial, retail, or hotel development. Multiple developments are currently being completed to the west of the site, including a fueling station and agricultural implement equipment sales operation. Considering the ease of access to Interstate 88, the site should experience development within the next few years.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

287 West Illinois Route 38

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.6-acre property was occupied by a single-story residential structure and detached garage. The property was undeveloped and/or used for agricultural purposes until being developed for residential purposes in the late 1950s.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on November 17, 2017. The Phase I ESA identified no recognized environmental conditions (RECs) or significant data gaps in connection with the property.

The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the use of a septic system and the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.



Figure 21.
287 West Illinois Route 38

The Phase I ESA did not include recommendations for further assessment.

Planned Next Steps and Potential Site Reuse Plans

The property remains for sale by the property owner for proposed redevelopment.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

400 Lincoln Highway - Hallmark Building

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.08-acre property was occupied by a vacant commercial building. Historically, the property has been utilized for various commercial storefronts since prior to 1886, and was most recently occupied by Stone's Hallmark Shops, Inc., a stationary and gift store.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on June 14, 2018. The Phase I ESA identified no recognized environmental conditions (RECs) or significant data gaps in connection with the property. Historical commercial operations which likely included small quantities of paint, textile work, and metalworking were identified as a de minimis condition.

The Phase I ESA did not include recommendations for further assessment.



Figure 22.
400 Lincoln Highway - Hallmark Building

Planned Next Steps and Potential Site Reuse Plans

Commercial and retail additions to the downtown district help to make this site a prime location for future redevelopment.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

600 and 616 South 7th Street - Former Rochelle Printing Company

Current and Historic Uses

This 3.83-acre property was utilized for large-scale printing operations from prior to 1948 until 2010. At the time of the Phase I Environmental Site Assessment, the property consisted of a vacant 70,000 square-foot single-story commercial building.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant (QEC), completed a Phase I ESA on this property on June 26, 2018; however, access the interior portions of the property was not available at that time. Once access was obtained, a Phase I ESA Update was completed on December 5, 2018.



Figure 23.
600 and 616 South 7th Street
Former Rochelle Printing Company

The ESA and subsequent update identified the following RECs in connection with the property: 1) documented hydrocarbon contamination in soil during limited Phase II ESA in 2013; 2) presence and historical use of a 1,000-gallon underground storage tank (UST) installed in 1974; 3) historical printing operations with documented hazardous waste generation and observed floor staining; 4) reported historical landfill operations; and 5) documented leaking UST (LUST) on the north-adjacent site with regulatory closure contingent on the use of institutional controls and without evaluation of potential impacts to soil vapor.

The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels. Following interior observations, the Phase I ESA Update identified an additional BER due to observed mold on walls throughout the building.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs.

Phase II Environmental Site Assessment

The City of Rochelle, working with a QEC, completed a Phase II ESA on this property on December 19, 2018. The field activities included a ground penetrating radar (GPR) scan to identify USTs and/or backfilled excavations along the west side of the property building; and completion of four (4) soil borings and installation of four (4) temporary groundwater monitoring wells to facilitate soil and groundwater sampling. Samples were laboratory analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and Resource Conservation and Recovery Act (RCRA) metals.



Sample results identified select metals and PNAs in soil exceeding one or more Tier 1 Soil Remediation Objective. None of the analyzed constituents were detected in groundwater at concentrations exceeding Class I Groundwater Remediation Objectives. In addition, the GPR survey identified at least one (1) UST was still present on the property.

The Phase II ESA included recommendations for UST removal and mitigation strategies to ensure the protection of human health and the environment from the identified subsurface impacts. In addition, the Phase II suggests enrollment in the Illinois EPA Site Remediation Program (SRP), if a No Further Remediation (NFR) letter is desired.

Planned Next Steps

Following the ESAs, the site was purchased by a local developer. The southern parcel was purchased by the south adjacent vehicle sales operation and will be converted to a parking lot for additional vehicle staging. The north parcel and building are proposed to be demolished and redeveloped into a warehousing facility.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

420 South 7th Street - Oaks Restaurant

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 2.4-acre property was an unoccupied, vacant lot. Historically, the property contained a commercial structure, operated as an automotive fueling and service station and restaurant.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant, completed a Phase I ESA on June 28, 2018. The Phase I ESA identified the following recognized environmental conditions (RECs) in connection with the property: 1) leaking underground storage tank (LUST) incident on the property with regulatory closure relying on institutional controls; 2) reported historical landfill operations; and 3) historical south-adjacent printing operations.



Figure 24.
420 South 7th Street - Oaks Restaurant

The Phase I ESA did not identify any significant data gaps which may lead to the identification of additional RECs; or business environmental risks (BERs) that exist beyond CERCLA liability.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs.

Planned Next Steps and Potential Site Reuse Plans

The property owner has not been receptive to redevelopment discussions with the City of Rochelle. However, given the location of this site along the busy South 7th Street corridor, it is likely the site will be redeveloped in the future for commercial/retail purposes.





Brownfields Fact Sheet

Rochelle, Illinois Brownfields Program

429 Lincoln Highway - Hub City Furniture

Current and Historic Uses

At the time of the Phase I Environmental Site Assessment, this 0.19-acre property consisted of a commercial structure operating as a furniture sales showroom. Historically, the property contained a 40-car garage from approximately 1922 to 1935, during which time two (2) gasoline underground storage tanks (USTs) were present along the property boundary in the adjacent right-of-way.

Phase I Environmental Site Assessment (ESA)

The City of Rochelle, working with a qualified environmental consultant (QEC), completed a Phase I ESA on this property on December 20, 2017. The ESA identified the following RECs associated with the property: 1) historical automotive garage operations; 2) historical use of USTs located in the adjacent right-of-way; 3) historical automotive fueling and repair operations including the use of USTs on the west-adjacent site; and 4) historical dry-cleaning operations approximately 70 feet south of the property.



Figure 25.
429 Lincoln Highway - Hub City Furniture

In addition, the Phase I ESA identified the following significant data gap that has the potential to lead to the identification and/or clarification of RECs: it is unknown if the historical USTs in the adjacent right-of-way were removed, and their exact location and use could not be determined. The Phase I ESA further noted business environmental risks (BERs) that exist beyond CERCLA liability and may be associated with the property, including the potential for building materials to contain asbestos and/or for painted surfaces to contain lead above regulatory levels.

The Phase I ESA included a recommendation for confirmation sampling of soil, soil gas, and/or groundwater to confirm or refute the presence of petroleum products and/or hazardous substances associated with the RECs and significant data gaps.

Phase II Environmental Site Assessment

The City of Rochelle, working with a QEC, completed a Phase II ESA on this property on March 20, 2018. The field activities included the collection of soil gas samples to provide quantitative information regarding the potential for chemical vapor intrusion into the property building. Soil sampling was additionally planned but could not be completed given that bedrock was encountered beneath the building slab. Sample gas results revealed detected concentrations of select volatile constituents, but all concentrations were below Tier 1 Soil Gas Remediation Objectives.

The QEC concluded that soil gas on the property was not negatively impacted by the identified RECs and did not recommend further assessment. An asbestos inspection was also completed, identifying significant asbestos in building materials, specifically flooring throughout the building.

Planned Next Steps

Developers have expressed interest in redeveloping the furniture store into a banquet event facility. Ongoing development discussions are being held between the landowner and developers.



Next Steps

The City of Rochelle was able to accomplish a great deal under this Brownfields Assessment Project. However, much work remains to be done. Rochelle's brownfields site inventory still contains more than 30 sites that need to be addressed. In January 2019, the City applied for \$300,000 in additional USEPA Assessment Grant funds to continue this work, with a focus on the Downtown District and 7th Street Corridor.

The City continues to pursue additional assessment and cleanup activities at 150 East Avenue E, once discussions and negotiations with the property owner allow these next steps to proceed.

The activities carried out under this project have generated interest among businesses and property owners in Rochelle. In conjunction with private development dollars in Downtown Rochelle, a new optimism among residents and business leaders is evident, as people have seen the possibilities - and results - that an effective brownfields program can have in a community.

