
Updating Cook County's Brownfield Story Map

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Overview

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2. Brownfield Assessment in Cook County
3. The Current Map
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What is a brownfield?

What is a Brownfield?

According to the EPA:

“a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant”



1700 Wentworth Ave, Chicago Heights



533 Ashland Ave, Chicago Heights

Brownfield Assessment in Cook County

Brownfield Assessment in Cook County

West Suburbs

- Bellwood
- Forest Park
- Franklin Park
- Maywood
- Melrose Park
- Northlake
- Schiller Park

27 brownfield sites
137 acres

South Suburbs

- Chicago Heights
- Ford Heights
- Sauk Village

30 brownfield sites
903 acres



Grants & Funding

The Dollars Behind Cook County's Brownfield Work

Funding:

1. U.S. EPA West Suburban Area Brownfield Assessment Grant
2. U.S. EPA South Suburban Area Brownfield Assessment Grant
3. Revolving Loan Fund

The Current Map

West Suburban Brownfield Site

Address 4215 Mannheim Road

City Schiller Park

Size(acres) 0.90

Photo [More info](#)



West Suburban Brownfield Site

Address 8600 W North Ave

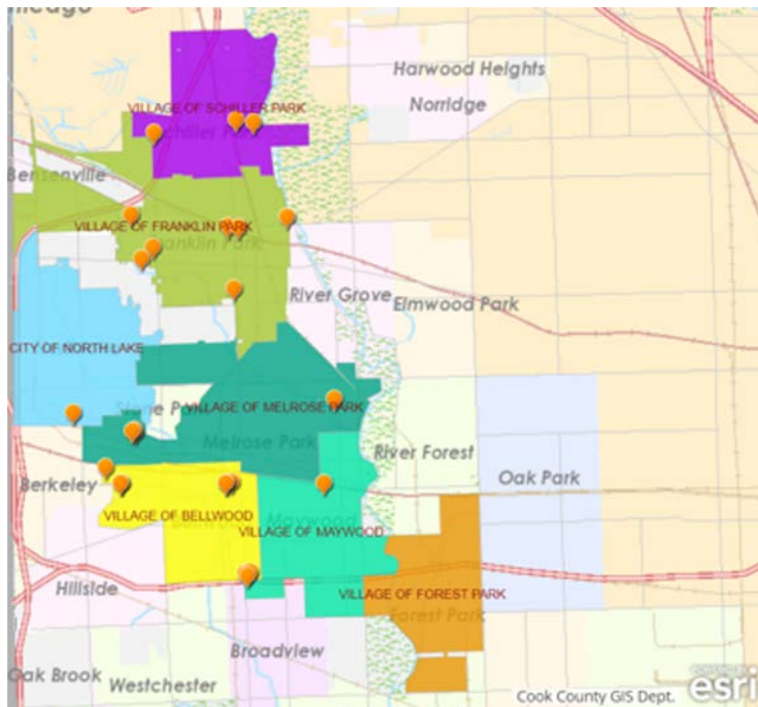
City Melrose Park

Size(acres) 55.58

Photo [More info](#)



The Current Story Map



The current map has information on **West Suburban** brownfield sites that have been assessed.

The Update



17th Avenue &
Madison Street,
Maywood

Motivation for an Update

It was time for an update because:

- Sites assessed more recently in the **West Suburbs** needed to be added
- All of the **South Suburbs** sites needed to be added
- There was an opportunity for more **storytelling**



South 7th Avenue
& Wilcox Street,
Maywood



36 West Lake
Street, Northlake

“This site is fully occupied and in-use. The former shuttered restaurant and community staple “Roggs” has been livened up into a family style restaurant, “Chasers Sports Bar and Grill”, to grab a bite and watch the game. Full commercial renovation with improved outdoor seating area was performed.”

- Scott Bernacki, Village Planner, Schiller Park

Gathering Updated Info: Municipalities

I connected with municipalities by email, and sometimes phone to ask for updates on the sites including:

- Site Use
- Site Ownership
- Plans for Development
- Community Feedback



4255 Old River Road, Schiller Park

Gathering Updated Info: County



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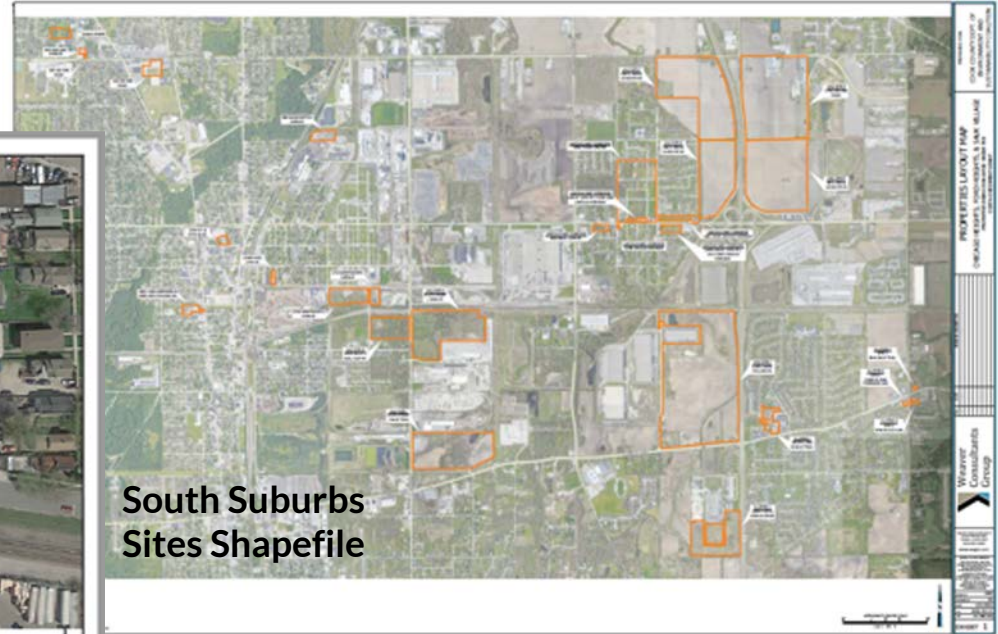
Gathering Updated Info: Consultant

May 11, 2020
Project No. 3896-902-02-01

PHASE I ENVIRONMENTAL SITE ASSESSMENT

COOK COUNTY DEPARTMENT OF
ENVIRONMENT AND SUSTAINABILITY
COALITION

2706 EUCLID AVENUE (CLUSTER 3 SITE 2)
SAUK VILLAGE, ILLINOIS

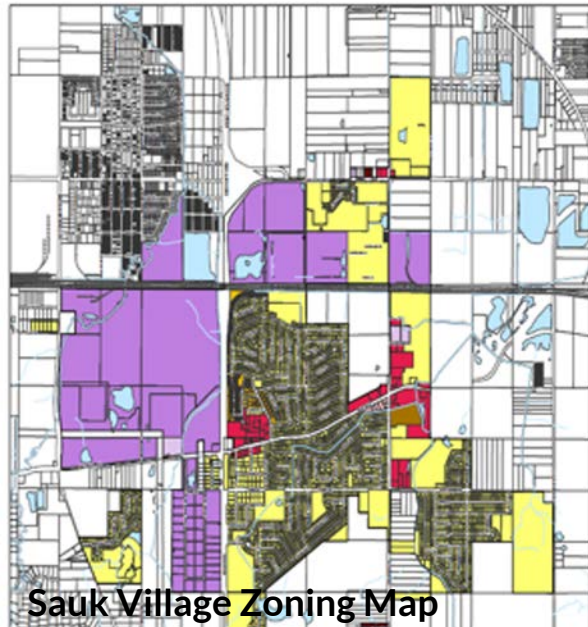


South Suburbs
Sites Shapefile

Gathering Updated Info: Myself

I gathered some info on my own:

- Property Zones
- Flood Zones
- Photos



Sauk Village Zoning Map



**600 E Sauk Trail,
Chicago Heights**



**1000 Lincoln Highway,
Ford Heights**



**1730 Joe Orr Road,
Ford Heights**

The Final(ish) Product

Cook County Brownfield Redevelopment

No issues detected ✕

Story not shared ✕

Edit ✕

A Story

About

West Suburban Brownfield Assessment

South Suburban Brownfield Assessment

Grants & Funding

Get Involved



1101 Lyman Avenue, 1101
South 24th Avenue & 1116...



4901 & 4905 Saint Charles
Road



2715 Grant Avenue



2801 Grant Avenue



2821 Grant Avenue



10 Davis Drive



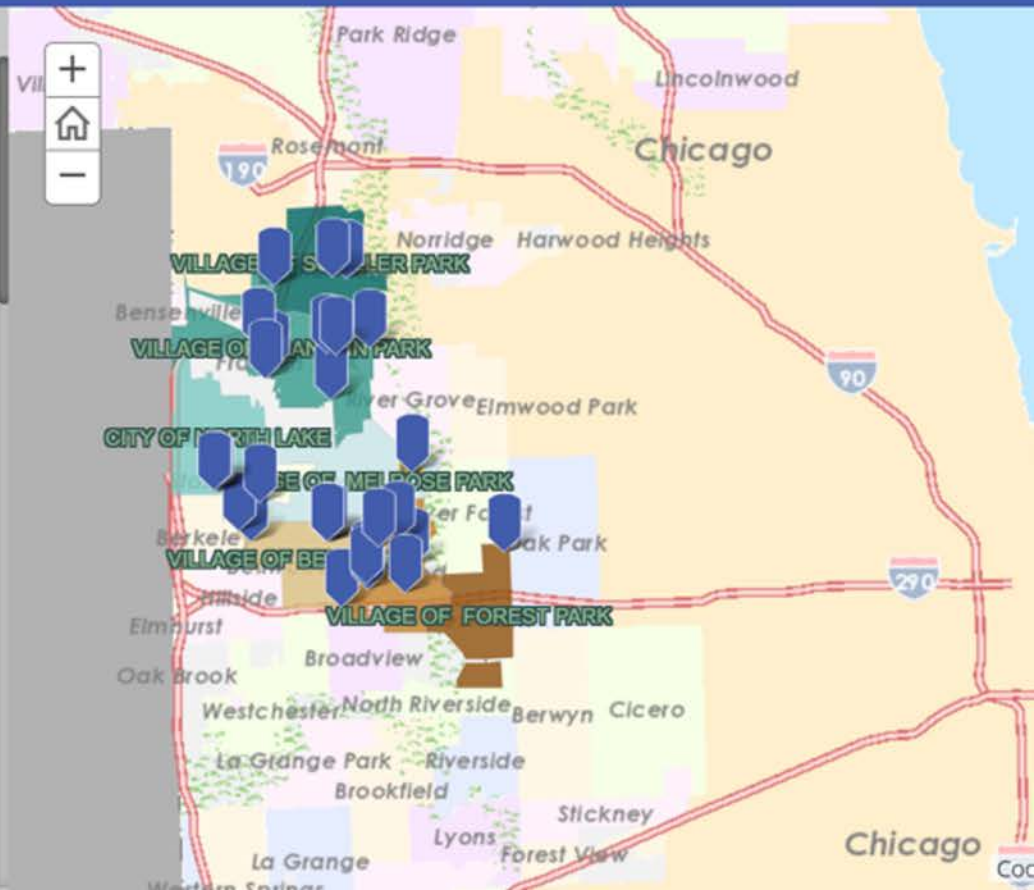
7228 & 7234 Circle Avenue



3010 Mannheim Road



2504 Rose Street



Cook County Brownfield Redevelopment

No issues detected x

Story not shared x

Edit x

A Story Map

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431 West 14th Street



1802-04 Aberdeen Street,
100 West 18th Place, 1800-...



2116 State Street (LHLC Site
G)



2523 State Street (LHLC Site
H)



600 E Sauk Trail (LHLC Site I)



980 Washington Street



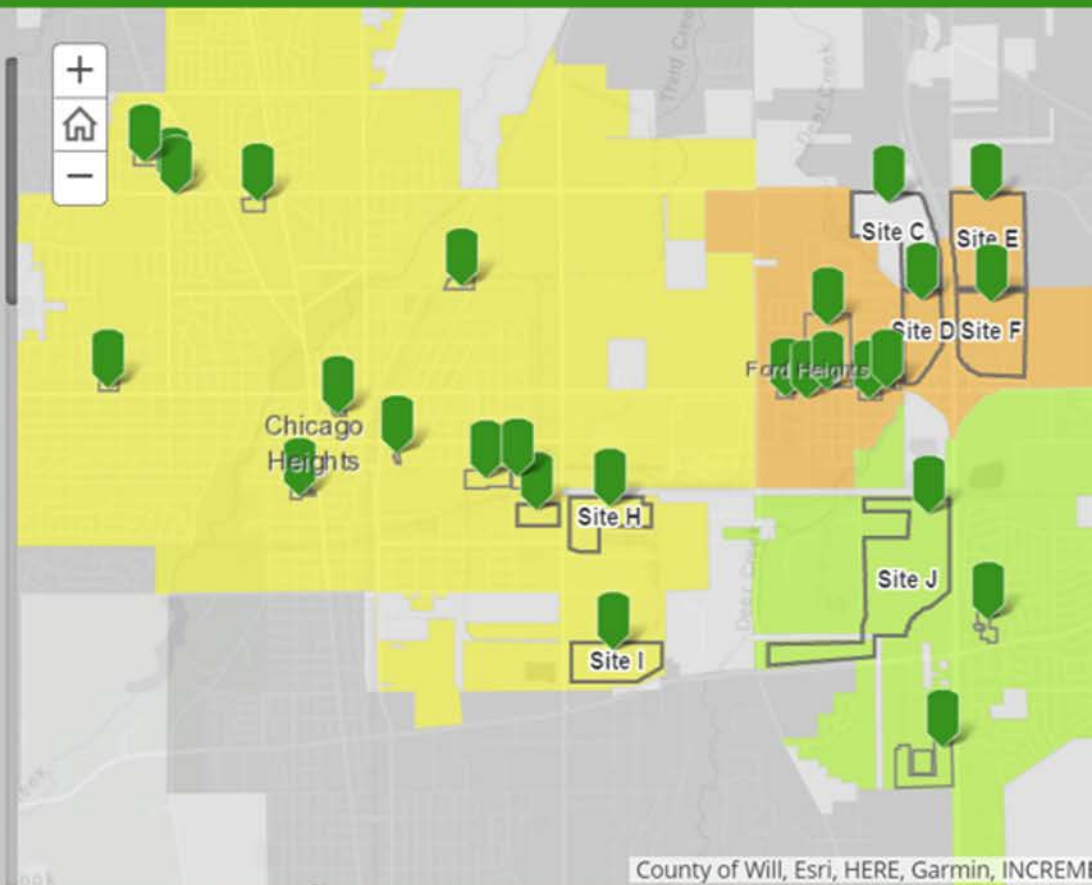
1700 Wentworth Avenue



1715 Wentworth Avenue



East 15th Street & Otto
Boulevard



1001 East 14th Street/1109-1209
Lincoln Highway



Municipality: Ford Heights

Size: 1.54 acres

Owner: Municipal & Private

Brownfield Status: Phase I Environmental Site Assessment completed

Property Zone: B2 - Business District, General Retail

Other Zone: Lincoln 394 - Enterprise Zone

Actual Contamination

Flood Zone: Zone X - area of minimal flood hazard

Past Use: Historical use of this property includes as a gas station, auto repair facility, car wash, and potential junkyard.

Current Use: This property is unoccupied with two vacant buildings - one mixed residential and commercial building in the western portion, and a second commercial building in the eastern portion. A concrete-paved parking lot is located in the easternmost portion of the property, and the remainder consists of undeveloped grass-covered or densely vegetated land.

Phase I Environmental Site Assessment: [Executive Summary](#)

Nearest Expressways: I-57 (8.2mi), I-294 (7.0mi), I-80 (7.0mi), I-394 (0.8mi), I-94 (6.4mi)

Nearest Truck Routes: Lincoln Highway/Route30 (52ft), La Grange Road/Route45 (13.4mi)

Nearest Intermodals: Union Pacific Railroad Global2 (41.1mi), CP-Bensenville Intermodal (48.9mi), BNSF-Cicero Intermodal (35.7mi), CSX Intermodal Terminals (27.9mi), NS 47th Terminal (24.1mi)

7228 & 7234 Circle Avenue



Perceived Contamination



Municipality: Forest Park

Size: 0.48 acres

Owner: Carefree Development, LLC

Brownfield Status: Phase I Environmental Site Assessment completed

Property Zone: B2 - Community Shopping District

Flood Zone: Zone X - area of minimal flood hazard

Past Use: This property was formerly home to several spaces, including a bowling alley and longtime community bar and restaurant Kevil's, which closed in April 2017.

Current Use: This site has been purchased by Carefree Development, LLC, a leader in the senior housing industry. This property is now home to Forest Oaks Senior Apartments, a five-story senior housing and accommodation facility.

News: [Developer Pays Over Half Million for Kevil's Site](#)

Phase I Environmental Site Assessment: [Executive Summary](#)

Nearest Expressways: I-290 (1.5mi), I-294 (2.8mi), I-88 (3.4mi)

Nearest Truck Routes: Mannheim Rd/Route45 (5mi), North Ave (2.4mi), Lake St/Route 20 (4.6mi), Harlem Ave/Route43 (0.2mi)

Nearest Intermodals: Union Pacific Railroad Global2 (9.3mi), CP-Bensenville Intermodal (8mi), BNSF-Cicero Intermodal (5.2mi), CSX Intermodal Terminals (9.3mi), NS 47th Terminal (4.5mi)

Get Involved

You can help with brownfield redevelopment in Cook County!



Applications of the Map

Marketing the Sites

Example: 22501-22715 Joshua Drive, Sauk Village

This site is part of active efforts to expand industrial uses in **Sauk Pointe Industrial Park**

Sauk Village could use the story map to promote this site to interested parties



— 22501-22715 Joshua Drive, Sauk Village

Showcasing Good Work

Example: Maywood

As a West Suburb, Maywood is further along in its assessment & development process.

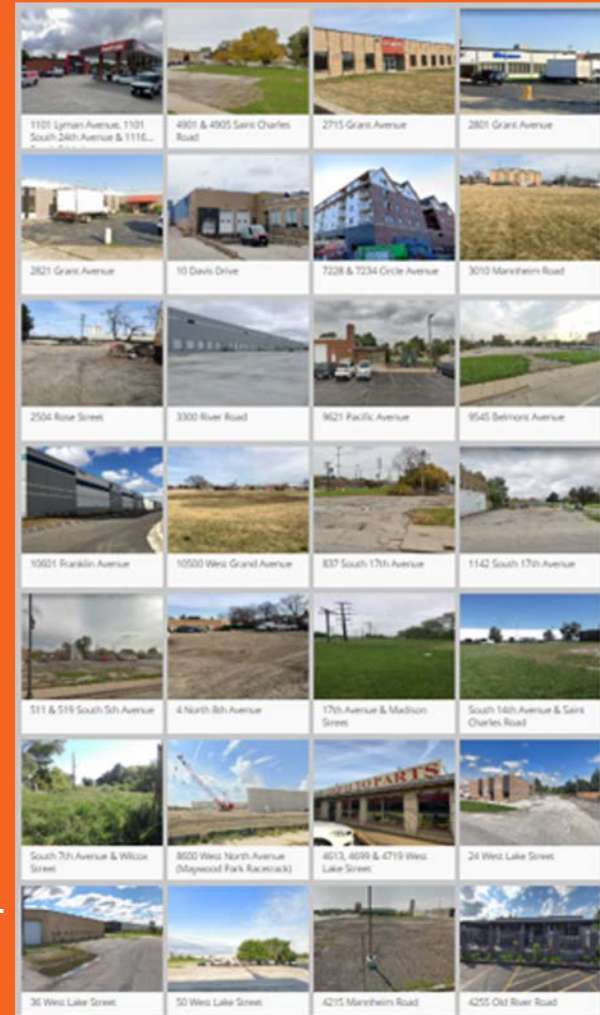
For this municipality, the map could be a great tool to **tell community members about the good work they are doing.**



Conclusion

Lessons & Takeaways

1. Story Maps are awesome!
2. Gathering information takes time
3. Perceived contamination is still a barrier to overcome
4. Grant funding & partnerships are key
5. Brownfields are full of potential



GRC Framework

Greenest Region Compact
objectives met by this project



Land (Sustainable Development)

- Goal: Encourage strategic development that upholds sustainability principles
- Objective: Redevelop underutilized or contaminated properties



Municipal Operations (Lead by Example)

- Goal: Lead by demonstrating sustainable values and practices
 - Objective: Leverage state/federal and private grants and resources to advance sustainability
-

Thanks!

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