



Opportunities Analysis and  
Brownfields Site Identification and Prioritization:

## Village of Robbins, Illinois

October, 2004



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## **ACKNOWLEDGEMENTS**

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## **INTRODUCTION**

This document highlights several key planning and development opportunities for the Village of Robbins. It also identifies and prioritizes brownfield sites that have the potential to undergo successful redevelopment that would spur revitalization of target areas within the Village. Together, the opportunities analysis and brownfield site identification and prioritization process address regional and local redevelopment issues and lay the foundation for a targeted approach to environmental site assessment and remediation.

This planning effort was conducted under the auspices of the South Suburban Chicago Brownfields Coalition (SSCBC). SSCBC is a group of eight municipalities whose goal is to identify, assess, and redevelop brownfields sites in eight south suburban municipalities that are believed to contain a concentration of vacant, abandoned, and possibly contaminated properties because of their industrial histories. This effort was funded through a U.S. Environmental Protection Agency (USEPA) Brownfields Assessment grant that was coordinated by the South Suburban Mayors and Managers Association.

This document represents a planning process developed by VANDEWALLE & ASSOCIATES specifically for SSCBC. This process involves an opportunities analysis and brownfield site identification and prioritization process that are conducted simultaneously. To date, the process has been applied to five coalition member communities, including the Villages of Posen, Riverdale, Lansing, South Chicago Heights, and the City of Chicago Heights. The opportunities analysis prepared for Robbins was also conducted concurrently with similar efforts in the Village of Burnham and the City of Markham. The opportunities analysis identified regional and local strategic opportunities for redevelopment that could strengthen area economic and social fabrics. They are tailored to each community's particular advantages and needs while reflecting trends in a common regional economy.

## **OPPORTUNITIES ANALYSIS**

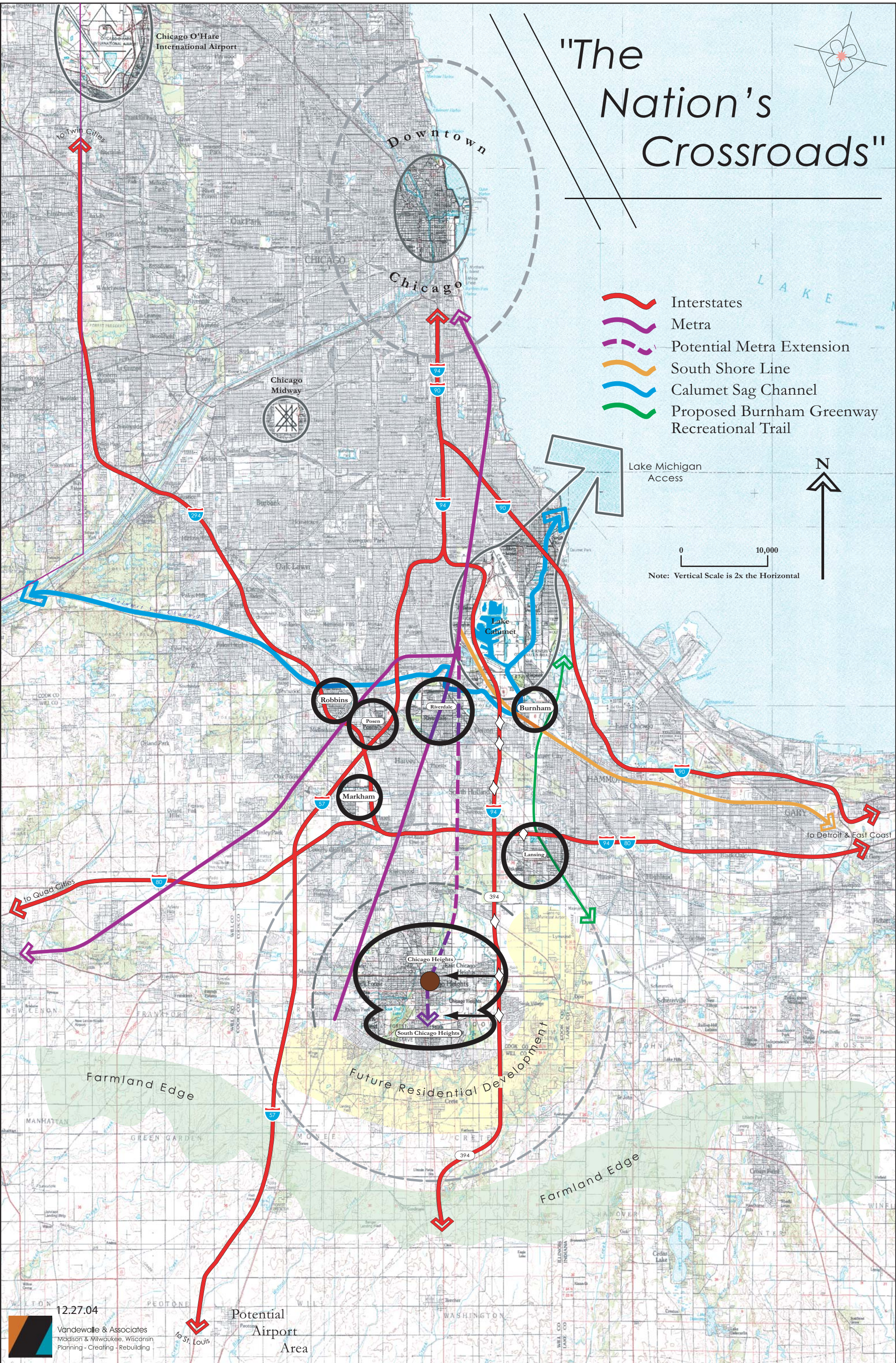
The purpose of an opportunities analysis is to explore a community's untapped potentials, and to offer suggestions on how these potentials can be realized through redevelopment of local brownfields. Factored into the analysis are such things as available land; technology, transportation, power, and communications infrastructure; development trends; regional economic strengths and initiatives; proximity to concentrations of employment, education, and industry; national and regional economic trends and influences; urban design considerations; and perhaps most importantly, the community's development goals. It is designed to provide planning and economic development guidance to Village officials as they contemplate future development opportunities, planning and zoning amendments, capital improvements, intergovernmental discussions, and public-private ventures.







Although focused specifically on the Village of Robbins, the opportunities analysis is an evaluation of the Village's potential economic role in the south suburbs and the Chicago Metro area. It recognizes that the Village is not an island, but that it exists within a complex urban region that presents numerous opportunities and challenges for local development. The opportunities analysis provides a backdrop for evaluation of the brownfield redevelopment opportunities in the Village, and is designed to help focus those opportunities.

## **SITE IDENTIFICATION & PRIORITIZATION**

The site identification and prioritization process, which is outlined in detail on page 15 of this document, includes the following steps. First, VANDEWALLE & ASSOCIATES worked with the Village to identify broad target areas that are in need of redevelopment. Within each of these target areas, potential brownfield sites were identified and ranked based on a redevelopment feasibility analysis and cursory reviews of ownership and environmental status. Concurrently, discussions were held with Village officials in which VANDEWALLE & ASSOCIATES helped prioritize the community's goals for redevelopment based on a recently conducted public participation process with a similar focus. These goals were then used to refine the professional and technical analyses such that if redevelopment of the priority sites occurs, the goals of the community would be achieved. VANDEWALLE & ASSOCIATES then presented the final prioritization to the Village Board to confirm the results. Based on this prioritization, several of the recommended sites in the Village will become the subject of Phase I Environmental Site Assessments that will be funded by the USEPA grant as well as an Illinois EPA (IEPA) brownfields redevelopment grant. The results of the opportunities analysis and site identification and prioritization process follows.

# "The Nation's Crossroads"



-  Interstates
-  Metra
-  Potential Metra Extension
-  South Shore Line
-  Calumet Sag Channel
-  Proposed Burnham Greenway Recreational Trail

Lake Michigan Access

0 10,000

Note: Vertical Scale is 2x the Horizontal

N

## **Regional Opportunities – “Crossroads of the Nation”**

As noted in preceding SSCBC documents, Robbins and neighboring communities are part of a constellation of south suburban communities that are joined by a common geography, economy, and shared elements of the physical and social landscape. Such features include a common street grid, shared regional public transportation services, overlapping school districts, a common labor pool, familiar patterns of ethnic succession, and major transportation corridors that both unite and divide the communities. The previous regional analysis labeled the general area as the “Crossroads of the Nation.”

Many development opportunities for the Robbins area have been previously noted in the overall Opportunities Analysis for the original group of SSCBC members. These opportunities result from a diverse workforce, extensive transportation networks, and ‘industrial-strength’ infrastructure; and are included in the broader context of the entire south suburban region—an area that covers major portions of southern Cook County and portions of Will County.

## **The Calumet Harbor Industrial Complex**

In addition to the surface transportation systems that comprise hundreds of miles of converging freeways and rail lines, southern Cook County also features the Cal Sag Channel that connects the Great Lakes to both the Atlantic Ocean, via the St Lawrence Seaway, and to the Mississippi River. The Village’s location provides excellent access to this vital shipping channel, which is connected to the Calumet Harbor, one of the largest urban industrial complexes in North America. The Calumet Harbor is one of the busiest ports and Foreign Trade Zones on the Great Lakes. Any bulk materials being shipped by sea to the nation’s interior from either the Gulf of Mexico or the Eastern seaboard are likely to pass within close reach of Robbins. This fact holds equally true of finished goods or raw materials being shipped via rail and truck to and/or through the Upper Midwest.

## **I-294 & I-57 Corridors & the Metra Line**

The southern boundary of the Village is bordered by I-294; however the nearest access to this interstate is about three miles to the south in Markham at 159<sup>th</sup> Street and another access is about 4 miles north in Alsip at 127<sup>th</sup> Street. The Village will have more direct access to I-294 if IDOT follows through with construction of a north-bound on ramp and south-bound off ramp two miles to the south in Posen at 147<sup>th</sup> Street. I-57 can be also be accessed at 147<sup>th</sup> Street, at the Dixie Highway/Western Avenue intersection. The Metra Line, which forms a portion of the Village’s eastern boundary, provides connections to downtown Chicago, Joliet, and northwestern Indiana. Residential development in the Village can capitalize on its central location and easy access to employment centers in downtown Chicago, Joliet, and northwestern Indiana.

## **Local Context**

### **Housing**

The majority of the housing stock in the Village was built between 1940 and 1960. New residential development has provided assisted living options for over 210 seniors; however new development of starter homes and family-oriented development is lacking. The residential area in the southeastern corner of the Village is the most physically cohesive neighborhood in terms of consistent occupancy and upkeep. In other areas of the community, well-kept homes are interspersed with vacant and severely deteriorated properties. Because these blighted properties cause significant health risks to the community and are common throughout the Village, the strategy for redeveloping the Village’s brownfields must be community-wide and include blighted residential properties as well as former commercial or industrial uses. The need for such a broad approach to brownfields redevelopment is supported by a recent study from John Hopkins University Hospital that identified a correlation between blighted property and incidence of asthma, particularly in children<sup>1</sup>. In addition to increased health risks, these properties also deter investment in the community and limit the tax base that is generated in the Village. The Village also has a significant share of public housing projects that place a heavy service burden on the Village.

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<sup>1</sup> Dr. Peyton Eggleston of John Hopkins University Hospital, interviewed by Joseph Shapiro. National Public Radio, All Things Considered, April 8, 2004

### **Local Surface Transportation Network**

The primary transportation corridors within the Village include Kedzie Avenue, Claire Boulevard, and 139<sup>th</sup> Street. Land uses along these corridors are primarily residential with scattered retail uses, community services, and vacant properties. There are many opportunities for infill of commercial and mixed use residential redevelopment along these corridors.

### **Commercial Development**

According to residents, the retail and commercial services available in the Village do not meet the community's daily needs. Specific commercial developments suggested by the focus group include a local grocery, laundromat, and discount variety store. Additionally, there is a need for commercial and/or industrial uses that generate low- and medium-skill jobs. Development of a mobile banking center begins to address the need for convenient, local financial services and the Village's acquisition of over 1,300 tax delinquent properties are significant steps to expand and encourage redevelopment opportunities. In addition to these steps, the Village must begin to consolidate the numerous underutilized and vacant parcels in marketable areas, such as along Kedzie Avenue, Claire Boulevard, and 139<sup>th</sup> Street, to create sites to attract larger-scale commercial developments.

### **Community Heritage**

Robbins is the fifth community in the country to be founded by and for African Americans. The Village's contribution to the Civil Rights Movement, advances in aviation training for World War II, entrepreneurialism, entertainment, and athletics can provide the substance and community pride needed to create a nationally recognized African American heritage center. Local efforts to coordinate a heritage museum and historical marking system should continue to be pursued, and opportunities for joint marketing with the Illinois and Michigan Canal Heritage Corridor and assistance from the Chicago Southland Convention and Visitors Bureau should be explored.

### **Social & Political Context**

Some of the most significant issues facing the Village are high unemployment and crime rates and a limited municipal budget to pursue community and economic development opportunities. However, community leadership is strong and is focused on making significant improvements in the quality of life of Village residents. Additionally, the Village maintains solid connections with their local, state, and federal legislators, who are also invested in creating change in the community. This leadership and support will be necessary to achieve economic and community revitalization.

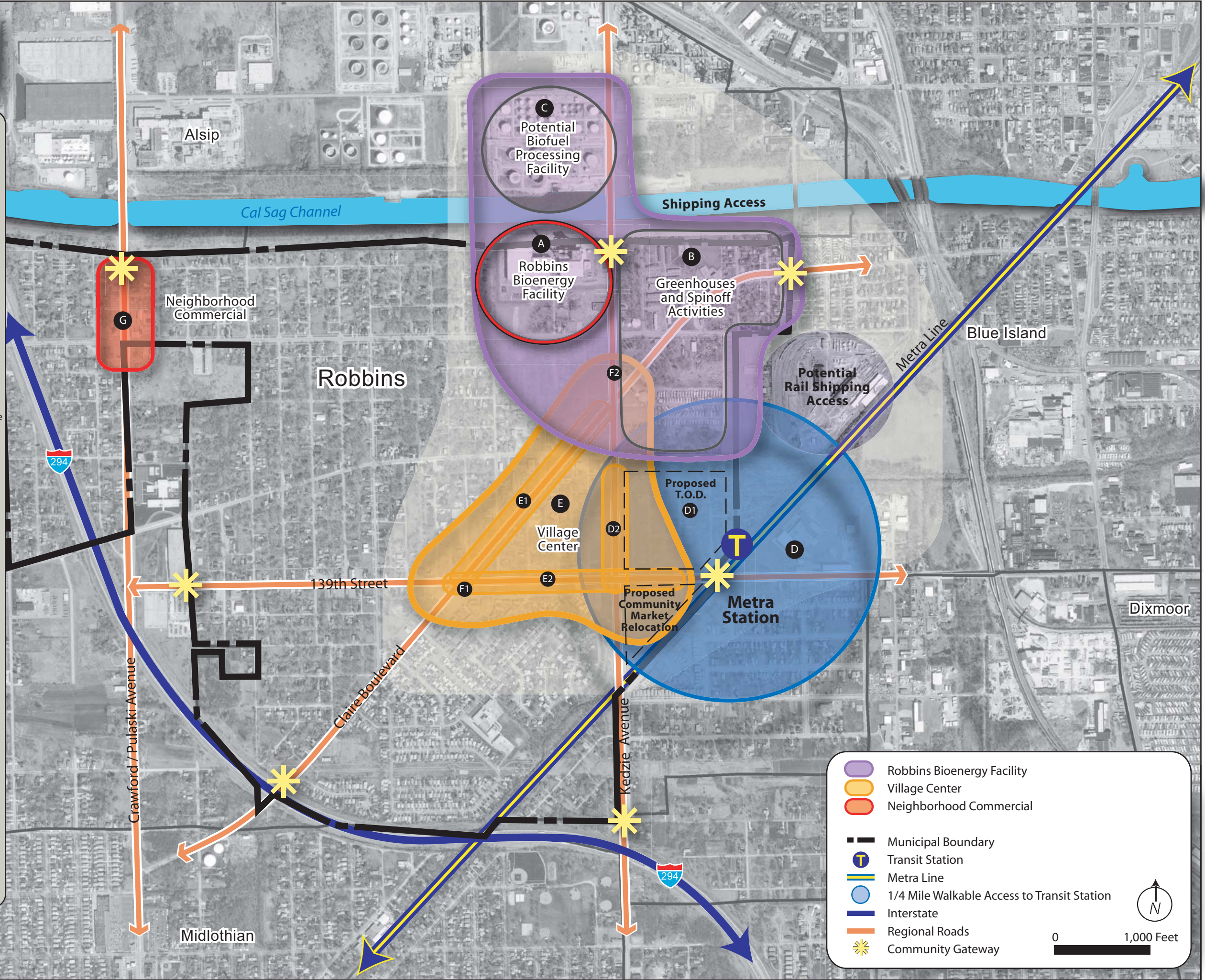
### **Local Opportunities**

The goal of the local opportunities analysis is to identify ways for the Village to capitalize on existing assets that will strengthen its position in the larger regional economy, create a more sustainable local economy, and generate local jobs. The Robbins Energy Facility (REF) is an enormous economic development opportunity because it offers numerous reuse opportunities and because the facility is owned by the Village. The extent to which the facility can revitalize the Village's economy varies significantly. The Village can secure a tenant that is willing to work with the community to return the property to the tax rolls and to replace the 80 jobs that were once held by Village residents when the facility was fully operational. More significantly, the Village can use the facility as the driver of a larger economic development strategy that will generate substantially more employment, education, and redevelopment opportunities that will address the more systemic economic and social issues in the community. If a broader vision for the REF is pursued, the potential of the proposed 139<sup>th</sup> Street Transit Oriented Development (TOD) will increase, and in turn these two developments will encourage redevelopment and investment in the area between 13909-13925 Claire Blvd. & 3413-3433 139th St. site and Fuller Pond Plaza, referred to as the "Village Center." Specific economic development strategies and recommendations for the Energy Facility, TOD, and Village Center are outlined below and are conceptualized on the following graphic.

# Opportunity Analysis

## Village of Robbins, Illinois

- A Robbins Bioenergy Facility (RBF)**
  - Install steam capture & distribution system
  - Bioenergy & geothermal power production
  - Biomass & bioenergy research & development
  - Consolidate parcels along 135th to create larger redevelopment sites
- B Greenhouses & Spin-off Activities**
  - Greenhouse development: community gardens, production agriculture & biotechnology research & development
  - Indoor aquaculture tanks
  - Food processing activities
  - Relocate public housing development & homes
  - Consolidate parcels to create large redevelopment sites
  - Use geothermal energy to heat & cool structures
  - Coordinate greenhouse development to light recreational areas
- C Biofuel Processing Facility**
  - Develop a bioenergy partnership with Alsip
  - Reuse petroleum tanks for biofuel fermenting process
- D Transit Oriented Development (TOD)**
  - D1** High density, 3 story mixed use: residential & commercial
    - Commuter retail uses: convenience store, news kiosk, day care
    - Market rate & affordable housing
    - Safe and clear pedestrian connections
  - D2** Local retail services
    - Mid-size retail: grocery, discount store
    - Consolidate parcels to create larger redevelopment sites
    - Safe and clear pedestrian connections to Village Center & Robbins Bioenergy Facility
- E Village Center**
  - E1** Community services on Claire Boulevard
    - Consolidate parcels to create larger redevelopment sites
    - Safe and clear pedestrian connections between assisted living facilities & community services
  - E2** Neighborhood commercial service
    - Consolidate parcels to create larger redevelopment sites
    - 2 story mixed use development: retail on 1st floor, residential on 2nd floor
- F Robbins Heritage Development**
  - F1** Heritage museum & community center
    - Consolidate parcels to create a large redevelopment site
    - Landmark quality architecture & design
  - F2** Place Fuller mansion on Historic Register & create heritage kiosk at Fuller Pond Plaza
- G Neighborhood commercial**
  - Consolidate parcels to create larger redevelopment sites
  - Safe and clear pedestrian connections to surrounding neighborhoods
- Community Wide**
  - Redevelop vacant lots as neighborhood gardens
  - Historic markers on important sites
  - Village signs at entry points
  - Update FEMA floodplain maps
  - Develop & implement floodplain management strategy
  - Coordinate development with floodplain management



	Robbins Bioenergy Facility
	Village Center
	Neighborhood Commercial
	Municipal Boundary
	Transit Station
	Metra Line
	1/4 Mile Walkable Access to Transit Station
	Interstate
	Regional Roads
	Community Gateway

0 1,000 Feet

## Introduction

The Robbins Energy Facility (REF) was developed to burn select varieties of household garbage, or municipal waste, as a fuel source to generate electric power. Because of the variable composition of municipal waste, the facility is capable of burning a wide variety of materials cleanly and efficiently. When burned, the heat generated is used to turn water into steam, which is used to power a turbine and create electricity. Generally, the steam that powers the generator is considered a byproduct of this process. However, if captured in a recovery system, the thermal energy of the steam can be used to heat and cool buildings that are located near the facility.

To most effectively capitalize on the thermal energy generated from the facility, the land surrounding it should be redeveloped for uses that rely heavily on high quality and intensity heating and cooling systems. Greenhouse developments are one such land use that would benefit from the availability of thermal energy to help reduce the operating costs associated with environmental control. In fact, one of the main reasons that greenhouse projects fail is because of the frequently extreme costs of heating the glass structures in the winter and cooling them in the summer. Greenhouse developments can be used for a variety of activities that generate jobs and commercial investment, provide educational opportunities, and enhance the community's social and economic networks. Possible greenhouse uses include *community-supported agriculture*, *production agriculture* (including hydroponic, aquaponic, and vermiculture farming), and *biotechnology research* and *technology transfer*. Each of these activities generate clean, plant-based biomass that can be a fuel source for energy production. Educational opportunities for area schools and job training activities can also be included within each of these three areas, which are described below.

This new “green” spin on the use of the facility will recruit the political leaders and environmental groups that originally opposed the facility due to concerns of toxic emission from incineration of municipal waste. Renaming the facility as the “Robbins Bioenergy Facility” will help initiate the change in perception.





### Growing Robbins: Community Supported Agriculture

*Community supported agriculture* provides access to local food sources, expands healthy food choices, and encourages local household self-sufficiency and food-security. In addition to using indoor greenhouse space, many of the vacant lots throughout the community could be developed as neighborhood gardens. Further, demolition of deteriorated buildings that are a danger to the health of residents would provide additional garden space. Beyond growing food for personal consumption, produce grown on these neighborhood lots could be sold at the local flea market and to restaurants in the area as well as at farmers markets throughout the Chicago Metro area. By providing access to year-round greenhouse growing and by converting underutilized and blighted lots to neighborhood gardens, residents would have access to better nutrition and would be offered the opportunity to earn additional income. By maintaining and “greening” the underutilized and blighted properties, the real estate value of the property tends to increase and the land is put to productive temporary use until it is ready to be redeveloped. Further, many politicians, community leaders, and planners are strong supporters of urban agriculture because of its beneficial effects for community sustainability and the urban environment, including cleaner air, better stormwater management, and a cleaner environment.

Growing Power © is a non-profit organization that sets up community food centers, with the purpose of connecting neighborhood farmers with a market to sell their goods. Growing Power also provides training facilities and educational tours at their Milwaukee site and at their new operation in Chicago.

The former Robert Taylor Homes complex housed a successful, education-focused urban agriculture operation, which included a USDA-approved food pantry that fed up to 100 families each week; youth businesses that operated an indoor aquaculture farm and raised tilapia fish to sell to restaurants; and a vermicomposting farm that produced nutrient-rich worm castings sold as fertilizer.



### Creating Jobs: Production Agriculture

*Production agriculture* involves growing fruit, vegetables, and ornamental plants for wholesale markets. Small-scale production agriculture in urban areas has been expanding throughout the U.S. for several years. Although it began primarily among hobbyists and those interested in self-grown, low cost/low preservative produce, lately it has taken off in response to demand for specialty and organic foods and “native” landscaping materials. Urban areas are the largest markets for locally grown specialty produce and ornamental plants, and Robbins’ location provides good access to regional market for small-scale distribution operations. Potential markets include restaurants, farmers markets, specialty food stores, and landscape and garden centers.

Production agriculture is also increasingly seen as a good source of semi-skilled employment for local residents. These operations are neighborhood-friendly and employ workers of a variety of skill-levels, particularly low-skill job opportunities due to the labor intensive nature of agriculture. Additional spin-off activities include food processing and packaging, and flower and garden shops.



Variations on traditional production agriculture that are found in urban areas include hydroponics, aquaculture, aquaponics, and vermiculture. These farming methods allow intensive use of smaller areas to produce fruits, vegetables, fish, and compost.

Hydroponics is a process of growing plants in a nutrient solution rather than in soil. The nutrients in the solution are much more potent than found in soil, which accelerates the speed at which the plants grow.

Aquaculture is the cultivation, or farming, of fish or shellfish in a contained area, such as a tank or constructed pond. The fish can help stock local food pantries as well as be sold to area restaurants and markets.

Aquaponics is the combination of hydroponics and aquaculture; the water in which the fish are grown is the nutrient solution that feeds the plants.

Vermiculture uses worm farms to make nutrient rich soil or compost, which can be used in the Robbins greenhouses and can be packaged for retail sale in garden stores.



## Positioning for the New Economy: Biotechnology

*Biotechnology* is the use of living organisms and other biological systems to create new or improved products or methods of production. Living organisms, such as plants and animals, are generally referred to as biomass. Biological systems are those that occur without human intervention in nature, such as the rotting and breakdown of dead plants or the creation of oxygen from photosynthesis. Biomass and biological systems are the “raw materials” of biotechnology.

*Biomass* can be simply defined as anything that is not a mineral or metal. More specifically, it is material from plants, such as agricultural crops and forestry products. New research has discovered technology that lets us use grasses, weeds, and other quick-growing plants to be converted into electricity, clean-burning fuels, pharmaceuticals, plastics, fibers, lubricants, paints, and many other products in an environmentally-friendly and sustainable way. Because of these benefits, biomass is considered one of America’s most promising renewable energy resources and raw materials. Most states and the federal government have started aggressive programs to further develop their biobased economies.



Biomass electricity generation, or *bioenergy*, is a multi-stage process that turns non-fossil fuels that come from organic material into electricity. Biomass can also be used to produce biofuels for use in vehicles.



Because the vegetation that is the base for all biomass can be regrown, bioenergy and biofuels are renewable. This means that bioenergy and biofuels can help reduce our dependency on fossil fuels, foreign oil sources, and nuclear power.

How biomass works is very simple. Biomass, such as grasses, tree branches, and other plant matter, is fed into an incinerator where it is burned to heat water in a boiler. The steam from the heated water is

*U.S. Department of Energy and Department of Agriculture: Encouraging the Bioeconomic Revolution...*

- Significantly reduce the cost of supply, manufacturing, and application systems for biobased products and bioenergy by 2010.
- Accelerate commercial readiness and acceptance of biobased products and bioenergy systems for fuel, heat, power, chemicals, and materials.
- Study the environmental and ecosystem impacts, and increase the benefits of biobased products and bioenergy systems.
- Encourage innovation of biobased products and energy systems.
- Increase federal government purchases or production of bioenergy by five percent and biobased products purchases to 10% by 2010.
- Work to triple the private use of new biobased products and bioenergy by 2010

Examples of products that can help the federal government meet the Department of Energy and Department of Agriculture’s goals include biobased lubricants, fibers, plastics, and paints.

*European Union:* The EU Directives 2000 calls for new vehicles to be constructed of 80% recycled or recoverable materials by 2006 and 95% by 2015. Components such as car seats, dashboards, floor mats, and upholstery are examples of components that are currently made from biomass and will help American automakers meet the new EU requirements. Recognizing the need to address these requirements, Ford has created an experimental “green car” to explore the possibilities of renewable products in auto products.



thermal energy, which is used to turn turbines and generators. Currently, the facility's system is designed such that the steam produced is cooled then flushed into the Cal Sag Channel. However, by installing a steam capture system, the thermal energy of the steam can be used to heat and cool buildings that are near the facility.

The *bioeconomy* is considered by many to be the next industrial revolution. As advances in research and technology help us tap the renewable resources in biomass and bioenergy, we will be able to create a more sustainable future. In an effort to support the transition from the current economy to the bioeconomy, the federal government has instituted policies, created commissions, dedicated funding, and adopted legislation to promote, support, and encourage the use of bioproducts and bioenergy as well as the expansion of research in biotechnology.

### **The Biotechnology Laboratory**

Biotechnology experimentation occurs in many different forums; however greenhouse laboratories are a common setting because they provide a controlled environment for research of specialty plants.

#### *Biomass Research*

Research to explore the uses of biomass for use in biomedical and bioagriculture products is being conducted at universities, research centers, and private laboratories across the country. Over the past 10 years, investment in the construction of greenhouses in the Midwest has declined because importing produce from other parts of the country and the world with a year-round growing season has become relatively easy and inexpensive. However, as interest in biomass research has increased, the demand for greenhouse space has also increased. The development of greenhouses next to the Robbins Bioenergy Facility would provide a year-round growing season with inexpensive thermal energy for research operations.



#### *Bioenergy Research*

The Robbins Bioenergy Facility is equipped with the appropriate technology to support testing of biomass products as an environmentally safe and effective substitute for coal. The adjacent research greenhouses can be used to grow crops that are designed specifically to enhance the burning qualities of general biomass, like grasses and waste wood. The plant's location on the Cal Sag Channel and access to Interstates 57, 294, and 80 allow for the delivery of raw materials, and the biomass produced throughout the Midwest provides a permanent source of raw materials for experimentation and energy production. By limiting fuel inputs to "clean" biomass, only plant matter and production byproducts, the Robbins Bioenergy Initiative will create allies of those that originally opposed the facility due to toxic emissions and environmental justice concerns.



As the bioenergy research and production processes expand, the facility could incorporate and adaptively reuse the former Clark storage facility across the Cal Sag Channel. The tanks of the Clark facility could be used for the production and storage of biofuels and other biobased liquids, which require large tanks for fermentation and distillation.

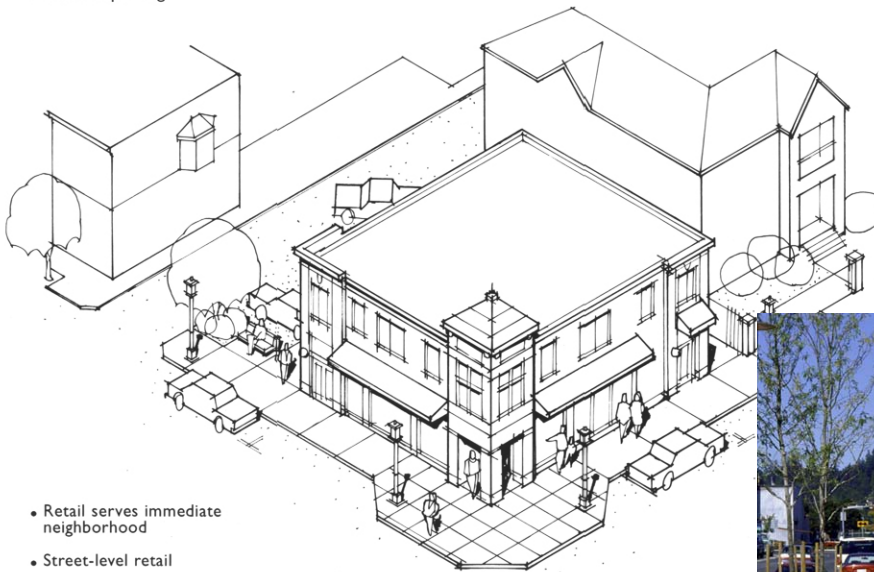
### 139<sup>th</sup> Street Transit Oriented Development

The Village recently undertook a study that put forth a redevelopment scenario for a transit oriented development on the block bordered by 139<sup>th</sup> Street, Kedzie Avenue, 138<sup>th</sup> Street and Sacramento Avenue. The 90-acre TOD will be a critical component of the redevelopment efforts for the area surrounding the REF, as it will provide workforce housing, commercial services, and transit access. The redevelopment scenario proposed for the TOD calls for the construction of new Metra platforms, a warming shelter, and 199 new parking spaces in addition to 350 new residential units, 68,000 square feet of new retail space, 40 acres of open space, and relocation of an expanded community market into the TOD area.

#### *Selection of Uses*

When choosing specific land uses for the TOD it is important to carefully assess the needs of the community, identify the potential market area, and acknowledge limitations of the site. Residential development should target a mix of incomes and offer a variety of housing types that can accommodate families with and without children as well as singles and seniors. Because the TOD area is located on collector streets and not larger, regional arterials with direct access to interstates, retail land uses should focus on meeting local needs, be medium to small in size, and be able to change with shifts in the community's needs over time. Mixed land use development should be prevalent throughout the redevelopment area as it provides 24-hour, natural community policing; residential uses ensure people are present in the evening when businesses are closed, and retail uses ensure people are present during the day when business are open. The basic rules of TOD development recommend that high density, pedestrian scale residential and commercial uses occupy the ¼ mile area that surrounds the station. As the distance from the station increases, these uses should be of lower densities and begin to include recreational open space, and scattered, small commuter parking areas. Possible uses in close proximity to the transit station could include beauty shops, a day care, satellite bank services, and a deli/convenience store or news kiosk. At the northern area of the redevelopment area, land uses should include office, greenhouses, educational venues, and supporting commercial uses that cater to the needs of REF.

- On-street and rear parking
- Multiuse parking



- Retail serves immediate neighborhood
- Street-level retail

**NEIGHBORHOOD CENTER**



### *Site Layout and Design*

The layout and design of the TOD is critical to accomplish successful redevelopment of all three activity centers. Effective site layout and design can deter crime, reduce flooding of the Midlothian Creek, and create clear, safe pedestrian connections between the Village Center, Robbins Bioenergy Facility, and TOD. In addition to the 24-hour presence of mixed-use development, the basic tenants of Crime Prevention through Environmental Design (CPTED) should be employed in the redevelopment design. The goal of CPTED is to reduce the opportunities for crime to occur by employing physical design features that discourage crime, while at the same time encouraging acceptable use of the environment. Proper placement and design of buildings as well as sizes and locations of parking areas can deter crime by creating opportunities for “natural policing” of the area by residents and transit users, allowing for easy policing by local law enforcement, and by eliminating “blind” areas. Rather than built as large, open areas that are difficult to monitor and are removed from active land uses, parking areas should be small in size, be scattered throughout the development, and be flanked by commercial and residential developments. These considerations should be extended to the open space areas of the TOD. The open space and recreation areas of the development should also be dispersed, flanked by active uses that provide 24-hour community policing, and also laid out in a manner that allows for easy surveillance by area residents and law enforcement. Landscaping and lighting should also follow the tenets of CPTED and should be consistent throughout the development area.

Given the repetitive flooding problems of Midlothian Creek and the high percentage of the redevelopment area that is designated as floodplain by FEMA, it is imperative that the site design employs best stormwater management practices. Examples of such practices include permeable surfaces rather than traditional pavement, and rain gardens and constructed wetlands to help hold storm runoff.

### **Village Center**

The majority of community support and governmental services are located in the area from 139<sup>th</sup> to Kedzie along Claire Boulevard. This area constitutes the de facto Village Center and contains the activities that solidify the physical and social connections between the jobs of the REF and the housing, recreation, and commercial services of the TOD. Future community support and governmental services as well as neighborhood and small-scale community retail uses should be located in this area to grow the existing Village Center and to provide convenient access to these services and amenities by residents and users of the TOD and the labor force of the REF.

### **Creating Connections**

Because the Robbins Bioenergy Facility, TOD, and Village Center feed off of and support one another, their redevelopment should be planned together. Clear physical connections between these activity centers and well-planned land use patterns will help create a cohesive community center that provides safe and convenient access to jobs, housing, and social and commercial services. In addition to pedestrian access to the Village Center and facility via the TOD redevelopment, the triangle created by Kedzie Avenue, 139<sup>th</sup> Street, and Claire Boulevard provides line-of-sight and vehicular connections to all three areas.

### *Fuller Pond Plaza*

Fuller Pond Plaza is the point of overlap between the Robbins Bioenergy Facility, TOD, and Village Center. From this location there is physical connection and a clear line-of-sight to each activity center. As such, the Plaza should be developed as a focal point of the community. Because of its historic significance and prominent location, design and development of the plaza should incorporate the Village’s rich history. Regardless of the plaza’s ultimate land use, a kiosk that relates community history and provides direction to important locations, such as the Village Hall, Robbins Bioenergy Facility, Metra station, the flea market, and future heritage museum should be located on the site.



*Linking the TOD and the Robbins Bioenergy Facility*

A clear, direct link between the Metra station and Robbins Bioenergy Facility will help ensure a supporting development pattern between the two areas. The commercial and open space/recreation uses proposed for the block bounded by 135<sup>th</sup> Street, Sacramento Avenue, 137<sup>th</sup> Street, and Kedzie Avenue should be oriented to both the residential and commercial development of the TOD and to the Robbins Bioenergy Facility employment center to the north. Coordinated site planning between these areas will encourage more intensive use of the open space and recreational areas; during working hours, the open space area can provide a reprieve for employees of the REF employment center, and in the evening, the ambient light from strategically located greenhouses can help illuminate the open space and recreational evening activities. The problems with drugs, gangs, and crime in the northern public housing development will negatively impact redevelopment efforts of the area surrounding the REF, and the Village should work with surrounding communities to relocate the residents to new and existing developments and to eliminate the public housing development. The mixed income multi-family housing proposed in the TOD could provide a portion of the replacement housing. The northern public housing development and the block to the north of the proposed TOD redevelopment area should be viewed and planned as one sub-area of the Robbins Bioenergy Facility. This area should be redeveloped as greenhouses and supporting uses, such as offices, laboratories, and educational venues.

The area directly to the south of the REF should be viewed as longer-term redevelopment. Presumably this area could also benefit from the thermal power generated by the facility, and future land uses should be dictated by the demands created by the growth of the REF. Future redevelopment of this area would strengthen the connections between the REF and the Village Center.

*Claire Boulevard*

Although Kedzie Avenue carries the most traffic through the Village, Claire Boulevard is the primary local spine of the community, providing connection between important cultural and governmental activity centers. Currently the flea market and the Village Hall function as bookends of the corridor, the former maintaining a social focus and the latter a political and governmental focus. Once the flea market is relocated to the south of the Metra station, the current site should be the location of the future community heritage center. The design of the center should be of a quality that will convey the pride in, and importance of, the Village's history.

*139<sup>th</sup> Street*

139<sup>th</sup> Street is the primary east-west corridor of the Village and provides the most direct access to the Metra station and future TOD. Redevelopment of this corridor should include moderate density mixed use development that builds from the social service and health focus of current land uses between the Metra station and Claire Boulevard. If demand continues, additional senior housing and supporting medical and social services would be appropriate land uses.

*Kedzie Avenue*

Kedzie Avenue generally forms the Village's eastern border and is the primary connector street between Robbins and communities to the north and south. Approximately 1 ½ miles south in Posen, Kedzie sees approximately 24,000 vehicles per day where it intersects with Sibley/147<sup>th</sup> Street. Redevelopment should include two story, residential over commercial, mixed-use development, as well as mid-size commercial development such as a community grocery or discount store.



### **Implementation**

It will take substantial effort and funding to make this vision a reality; however the determination of the community and Village administration can realize success. Many of the activities in the following implementation strategy may need to be pursued in unison and may require that the Village mobilize local leadership and their local, state, and federal legislators to accomplish the task.

1. Secure rights to thermal energy produced at the RBF
2. Identify politicians and local stakeholders to champion the vision
3. Begin to develop vacant Village owned lots as community garden space
4. Develop partnerships with supporting institutions, organizations, and agencies (see Potential Partners and Funding Opportunities in appendix A)
5. Pursue funding opportunities from foundations and state and federal agencies (see Potential Partners and Funding Opportunities in appendix A)
6. Put necessary zoning and in place for development of the TOD and areas surrounding the RBF
7. Establish a Tax Increment Financing district for the TOD
8. Work with local housing authority and HUD to eliminate the Northern Public Housing development
9. Continue acquisition of tax delinquent properties within and surrounding the Robbins Bionergy Facility and the TOD



## **BROWNFIELD SITE IDENTIFICATION AND PRIORITIZATION**

A multi-step process designed by VANDEWALLE & ASSOCIATES for SSCBC members was used to identify and prioritize Village brownfield sites and is outlined below. The prioritization process conducted with Robbins was refined from the earlier process conducted with the five previous South Suburban Chicago Brownfields Coalition members; therefore the scores that resulted from the process with Robbins cannot be directly compared with those of the original member. Further, rather than conducting a community focus group, the Village preferred to use the results of a recent, and extensive, community goals visioning program. However, given that the goals and data used for the site identification and prioritization process are similar, general comparisons can be made. The final section of the report provides the results of this process for the Village. The scoring matrices from both the Redevelopment Feasibility Outcome and the Community Values Analysis can be found in Appendix A and profiles of the priority sites can be found in Appendix B.

### **Identification and Prioritization Process**

The first step of this process involved working with the Village to identify potential redevelopment target areas. After the target areas were identified, a series of evaluation criteria was applied to the potential brownfields in these areas.

VANDEWALLE & ASSOCIATES first conducted a redevelopment planning analysis of the key redevelopment sites within each target area to determine which sites have the greatest redevelopment potential. This analysis produced a *Redevelopment Index* score for each property. Next, the sites were assessed to determine which would be most likely to have the greatest redevelopment success in the near term based on a review of current ownership status by co-consultant ChicagoLand REDI and a cursory environmental review by co-consultant URS Corporation. The result was a *Redevelopment Feasibility* score for each property.

The redevelopment goals of the Village were based on a previously conducted public visioning process funded under the Illinois EPA Green Communities Demonstration Program, rather than identified via a focus group component of the SSCBC site identification and prioritization process. Given the breadth of the Green Communities project, the Village did not want to undertake duplicate efforts with grant funds. The primary redevelopment goals of the Village include job and tax base creation.

Final recommendations for sites that should undergo environmental assessment were derived by evaluating the potential brownfield's ability to achieve the Villages redevelopment goals based on the *Redevelopment Index* and *Feasibility* scores. The results of this two-tiered prioritization process provide the Village with a prioritization of potential brownfield sites that is based upon both a professional planning evaluation and the community's redevelopment goals.

The results of this analysis and the final recommendation for sites to be assessed under the Illinois EPA Brownfields Redevelopment Grant program are summarized below.

### **Redevelopment Index Score**

The 11 sites identified on the following map were evaluated by real estate professionals using a series of redevelopment criteria to determine their immediate potential to be redeveloped based on common development determinants, such as access to major transportation networks, adjacent uses, site size, infrastructure provision, etc, as well as the site's immediate potential to have a positive impact on the surrounding neighborhood and community as a whole. The top scoring sites in this analysis were the northwest corner of Kedzie Avenue and 135<sup>th</sup> Street (Site #4), 2945 Broadway Ave. (Site #11), 13909-13925 Claire Blvd. & 3413-3433 139<sup>th</sup> St. (Site #9), and the northeast corner of Pulaski/Crawford Avenue and 135<sup>th</sup> Street. Redevelopment of these four properties, which are located at prominent intersections along main community thoroughfares, maintain market potential and could spur redevelopment of neighboring parcels.

### **Redevelopment Feasibility Analysis (Refer to table in Appendix A)**

VANDEWALLE & ASSOCIATES further analyzed the redevelopment potential of these 11 sites in reference to a cursory environmental review and ownership status. This analysis showed that four of the 11 sites may have, or are likely to

have, significant environmental conditions. Of the 11 sites evaluated, eight were either currently owned by the Village or County, or were being acquired by the Village via the Cook County scavenger sale; and ten maintained tax liens.

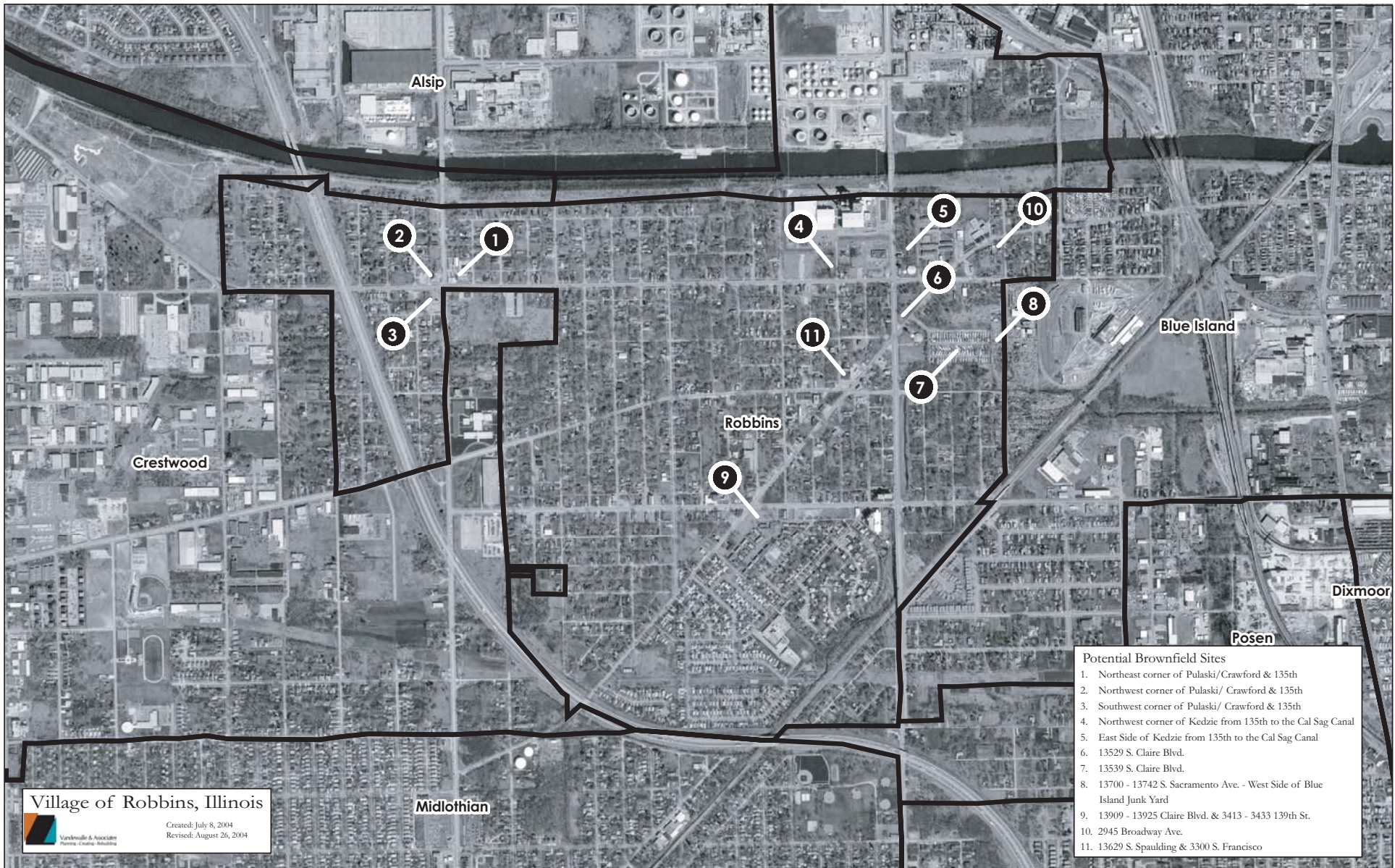
**Community Values Analysis (Refer to table in Appendix A)**

The 11 sites were evaluated in relation to each site's ability to achieve the Village's redevelopment goals of creating jobs and generating tax revenue. The following sites maintained the highest cumulative scores: 13529 S. Claire Blvd. (Site #6), 13539 South Claire Blvd. (Site #7), the northeast corner of Pulaski/Crawford Avenue and 135<sup>th</sup> Street (Site #1), and the northwest corner of Kedzie Avenue and 135<sup>th</sup> Street (Site #4). The following sites scored the well with reference to the Village's primary redevelopment goals: 13529 S. Claire Blvd. (Site #6), 13629 S. Spaulding & 3300 S. Francisco (Site #11), the northeast corner of Pulaski/Crawford Avenue and 135<sup>th</sup> Street (Site #1), and the northwest corner of Kedzie Avenue and 135<sup>th</sup> Street (Site #4).

**Final Recommendation for Assessment and Planning Under the IEPA BRG Program**

The results of compiled redevelopment analyses and the community goals analyses suggest that the IEPA Brownfields Redevelopment Grant funds should be used to conduct Phase I and II Environmental Site Assessment activities at the northwest corner of Kedzie Avenue and 135<sup>th</sup> Street (Site #4), 13529 S. Claire Blvd. (Site #6), 13629 S. Spaulding & 3300 S. Francisco (Site #11) Based on VANDEWALLE & ASSOCIATES' professional evaluation, these sites have the most potential to invoke the results prioritized by the community, and to be most easily absorbed into the market.

The northwest corner of Kedzie Avenue and 135<sup>th</sup> Street (Site #4) and 13529 S. Claire Blvd.(Site #6) tied for the highest priority site. The northwest corner of Kedzie Avenue and 135<sup>th</sup> Street is ranked first due to its location in a Tax Increment Financing district, estimated low cost of redevelopment, the potential development synergy due to its proximity to the Robbins Energy Facility; accessible location; expansion potential given vacant; Village-owned parcels to the west; its ownership status; projected 3-5 year redevelopment potential; limited concern for environmental contamination; and ability to generate jobs and tax revenue. 13529 S. Claire Blvd. (Site #6) ranked well based on its location; site marketability; ownership status; projected 3-5 year redevelopment potential; and potential to generate low to moderate skill jobs. There is likely concern that this site maintains environmental conditions that may require environmental cleanup; however, given its location at the confluence of three major local streets, market demand may override this issue. 13629 S. Spaulding & 3300 S. Francisco (Site #11) ranked third based on its location, site marketability, ownership status, projected 3-5 year redevelopment potential; elimination of blight upon redevelopment; limited concern for environmental contamination; and potential to generate low to moderate skill jobs and tax revenue. Site preparation costs are slightly higher on this site, as redevelopment would require demolition of the structure.



**APPENDIX A – REDEVELOPMENT FEASIBILITY MATRICES**

Ranking	Site #	Potential Brownfield Site	Redevelopment Feasibility Score	Ownership Status (1)	Environmental Score (2)
1	4	Northwest Corner of Kedzie Ave. & 135th	36	VO/PO/MO/TL	1
1	6	13529 S. Claire Blvd.	31	CO/SO/TL	3
2	11	13629 S. Spaulding & 3300 S. Francisco	36	VO/TL	1
2	9	13909-13925 Claire Blvd. & 3413-3433 139th St. Site	35	VO/SO/TL	2
3	10	2945 Broadway Ave.	32	VO/MO/TL	1
4	7	13539 South Claire Blvd.	29	VO/SO/TL	3
5	5	East Side of Kedzie from 135th to the Cal Sag Canal	30	VO/PO/MO/TL	1
6	1	Northeast corner of Pulaski/Crawford & 135 <sup>th</sup>	34	SO/PO/TL	3
7	2	Northwest corner of Pulaski/ Crawford & 135 <sup>th</sup>	33	SO/PO/TR/TL	1
7	3	Southwest corner of Pulaski/ Crawford & 135 <sup>th</sup>	33	SO/PO	1
8	8	13700-13742 S. Sacramento Ave. -- West Side of Blue Island Junkyard	20	VO/PO/MO/TL	3

(1) Ownership Status:

CO: County Owned  
 VO: Village Owned  
 SO: Single Owned  
 MO: Multiple Owners  
 TR: Trust Owned  
 PO: Privately Owned  
 TL: Tax Leins

(2) Environmental Ranking:

1 Limited Concern  
 2 Possible Concern  
 3 Likely Concern

## APPENDIX A – COMMUNITY GOALS MATRICES

Ranking	Site #	Potential Brownfield Site	Job Creation Potential †	Blight Elimination	Tax Base Creation Potential †	3 - 5 Year Redevelopment Potential †	Contribution to Civic Development	Meets Recreation/ Open Space Needs	Sales Tax Creation Potential	Contributes to Community Character	Contributes to Historic Preservation	Help Distressed Neighborhoods	Creation of New Housing	Reduces Crime	Encourage Community Cohesion	Nominal Totals
1	4	Northwest Corner of Kedzie & 135th	2	3	3	3	1	1	2	3	1	3	1	2	3	28
1	6	13529 S. Claire Blvd.	3	2	3	3	3	1	3	3	1	3	1	3	3	32
2	11	13629 S. Spaulding & 3300 S. Francisco	3	3	3	3	1	1	2	2	1	3	1	3	3	29
2	9	13909-13925 Claire Blvd. & 3413-3433 139th St. Site	2	1	2	3	3	1	2	3	1	3	1	2	2	26
3	10	2945 Broadway Ave.	2	2	2	2	1	1	2	2	1	3	1	2	1	22
4	7	13539 South Claire Blvd.	2	3	3	2	2	2	2	3	1	3	3	3	3	32
5	5	East Side of Kedzie from 135th to the Cal Sag Canal	3	1	3	2	1	1	2	3	1	3	1	2	2	25
6	1	Northeast corner of Pulaski/ Crawford & 135th	3	3	3	3	1	1	3	2	1	3	1	3	2	29
7	2	Northwest corner of Pulaski/ Crawford & 135th	2	3	2	3	1	1	2	2	1	3	1	3	2	26
7	3	Southwest corner of Pulaski/ Crawford & 135th	2	3	2	3	1	1	2	2	1	3	1	3	2	26
8	8	13700-13742 S. Sacramento Ave. -- West Side of Blue Island Junkyard	2	3	2	1	1	2	1	2	1	3	2	3	2	25

Ratings are on a three-point scale — from 1 to 3 (3 indicates the highest importance or most potential.)

\* Rather than conducting the Community Goals work session, the Village provided the consultant team with results from recent public participation forums on a similar topic.

† Job Creation, Tax Base Creation, and 3-5 Year Redevelopment Potential were the most important redevelopment goals.

**APPENDIX B – PROFILES OF PRIORITY SITES**

<b>Northwest Corner of Kedzie &amp; 135th</b>	
Site Address	3200 W. 135 <sup>th</sup> St.
Site Number	4
Size (Acres)	.5 acre
Notes:	This site consists of a vacant gravel lot, a portion of which appears to be used for parking for the adjacent Cook County facility to the north. Petroleum pipeline signage was observed at various portions of the site and surrounding area. This site is located within a TIF district and is both Village owned and privately owned. If redeveloped, this parcel has high potential to eliminate blight as well as create a positive impact.

<b>East Side of Kedzie, from 135<sup>th</sup> to Cal Sag</b>	
Site Address	13359-13401 S. Kedzie Ave.
Site Number	5
Size (Acres)	3 acres
Notes:	Residential structures were observed on block 309 and 311; however, the location of 134 <sup>th</sup> St., which divides the two blocks according to the Sidwell map provided by the Village, was not evident. The Village of Robbins/Cook County Pump Station and Water Tank Restoration are located at the south end of block 311 (near the intersection of 135 <sup>th</sup> St. and Kedzie Ave.) This site has multiple owners, including private owners and the Village. There are tax liens on this property. This property holds high potential to add value to the marketplace.

<b>13529 S. Claire Blvd.</b>	
Site Address	13529 S. Claire Blvd.
Site Number	6
Size (Acres)	.14 acres
Notes:	Robbins' Village Planner indicated that this site was formerly a gas station. The site is currently vegetated and vacant. The only evidence of a gas station observed were two potential vent pipes located at the south end of the site. There is a tax lien on the property. Owned entirely by the county, this site has a high potential to add value to the marketplace as well as creating an overall positive impact. The site is in close proximity to transportation and is accessible to the community.

<b>13700-13742 S. Sacramento Ave. -- West Side of Blue Island Junkyard</b>	
Site Address	13700-13742 S. Sacramento Ave.
Site Number	8
Size (Acres)	.15 acres
Notes:	This site is an active automotive junkyard facility owned by multiple owners, including the Village and private owners. This site is part of the TOD plan and has the potential to eliminate blight if redeveloped.

<b>2945 Broadway Ave.</b>	
Site Address	2945 Broadway Ave.
Site Number	10
Size (Acres)	.2 acres
Notes:	This was a former gas station. The store building and fuel islands are still present. This parcel has multiple owners and tax liens. The former gas station is accessible and serviced with utilities. If redeveloped, this parcel has potential to eliminate blight.

<b>13909-13925 Claire Blvd. &amp; 3413-3433 139th St. Site</b>	
Site Address	13909-13925 Claire Blvd. & 3413-3433 139 <sup>th</sup> St.
Site Number	9
Size (Acres)	1.5 acres
Notes:	This site consists of a vacant gravel lot. Only owned by the Village, this property has high potential to eliminate blight. With access to transportation and close proximity to viable uses, this site has the potential to create a positive impact.

<b>13629 S. Spaulding &amp; 3300 S. Francisco</b>	
Site Address	13629 S. Spaulding & 3300 S. Francisco
Site Number	11
Size (Acres)	.5 acre
Notes:	This site is occupied by a vacant grocery store building with no obvious environmental concerns. The Robbins Park District currently owns this site, which has a high proximity to viable uses and is accessible.

<b>13539 South Claire Blvd.</b>	
Site Address	13539 South Claire Blvd.
Site Number	7
Size (Acres)	.84 acre
Notes:	This site was a former trailer park and is now Village owned. The site is part of the TOD plan and has the potential for positive impact if redeveloped.

<b>Northeast corner of Pulaski/Crawford &amp; 135th</b>	
Site Address	13500 South Crawford Ave
Site Number	1
Size (Acres)	1.25 acres
Notes:	This site has commercial structures on the site. The parcel has a single, private owner.

<b>Northwest corner of Pulaski/ Crawford &amp; 135th</b>	
Site Address	4000 W 135th St
Site Number	2
Size (Acres)	.76 acre
Notes:	This site is a former gas station with adjoining vacant lots. The redevelopment of this site has the potential to eliminate blight. This site has a single private owner and it is held in a trust with tax liens.

<b>Southwest corner of Pulaski/ Crawford &amp; 135th</b>	
Site Address	4005 W. 135th St. 4004 W. 135th Pl 13506, 13508, 13510, 13518 S. Crawford Ave.
Site Number	3
Size (Acres)	1.5 acres
Notes:	This site is by a single private owner. It has mixed use residential and commercial/office building on the site as well as vacant lots. With redevelopment, blight elimination is a possibility along with having potential to make a positive impact.



## APPENDIX C – POTENTIAL FUNDING SOURCES

COMMUNITY SUPPORTED AGRICULTURE
<p><b>Growing Power Inc.</b> is a Milwaukee, Wisconsin based non-profit community gardening cooperative that has grown to other locations in the Midwest including Chicago and St Louis. Growing Power Centers are leaders in the urban and community-supported agriculture movements. They specialize in the production and sale of greenhouse-grown organic and hydroponic produce and aquaculture. A large part of their mission is to educate the community about agriculture and the organic growing process.</p> <p><a href="http://www.growingpower.org/">http://www.growingpower.org/</a></p>
<p><b>USDA Conservation Innovation Grants Program</b> supports projects using innovative approaches to support environmental enhancement and protection activities related to agricultural production through the Natural Resources Conservation Service.</p> <p><a href="http://www.nrcs.usda.gov/programs/cig/index.html">http://www.nrcs.usda.gov/programs/cig/index.html</a></p>
<p><b>USDA funded Sustainable Agriculture Research and Education (SARE)</b> provides grants for researchers, producers, farmers, students, and educators.</p> <p><a href="http://sare.org">http://sare.org</a></p>
BIOENERGY
<p><b>IIT Center for Sustainable Enterprise</b>, funded by the Illinois Clean Energy Community Foundation, helps start new business development by incubating start-up companies that promote sustainable environmental technologies and/or practices with the center's Strategic Workgroup on Alternative Paradigms (SWAP).</p> <p><a href="http://www.stuart.iit.edu/cse/">http://www.stuart.iit.edu/cse/</a></p>
<p><b>The Illinois Sustainable Education Project (ISTEP)</b>, developed by the Bureau of Energy and Recycling, provides educational resources in partnership with the National Energy Education Development (NEED) Project.</p> <p><a href="http://www.illinoisbiz.biz/com/energy/istep.html">http://www.illinoisbiz.biz/com/energy/istep.html</a></p>
<p><b>National Ethanol Research Pilot Plant at Southern Illinois University - Edwardsville</b> leases space and time to private companies and other universities to test new bioenergy technology.</p> <p><a href="http://www.illinoisbiz.biz/com/energy/ethanol.html">http://www.illinoisbiz.biz/com/energy/ethanol.html</a></p>
<p><b>Illinois Clean Energy Community Foundation</b> provides grants for state and local government agencies working to move their community towards energy efficiency.</p> <p><a href="http://www.illinoiscleanenergy.org/apply/apply.htm">http://www.illinoiscleanenergy.org/apply/apply.htm</a></p>
<p><b>Renewables Portfolio Goal</b> of the 2001 Illinois Resource Development and Energy Security Act strives to obtain at least 5% of total energy by 2010, and at least 15% by 2020 from renewable resources. This act authorizes up to \$500 million of new state revenue bonding to support the development of technologies for wind, biomass, and solar power in Illinois.</p> <p><a href="http://www.dsireusa.org/library/includes/incentive2.cfm?Incentive_Code=IL04R&amp;state=IL&amp;CurrentPageID=1">http://www.dsireusa.org/library/includes/incentive2.cfm?Incentive_Code=IL04R&amp;state=IL&amp;CurrentPageID=1</a></p>

<p><b>USDA Renewable Energy Systems and Energy Efficiency Improvements Program</b> provides grants for eligible agricultural producers and rural small businesses to purchase renewable energy systems and make energy improvements.</p> <p><a href="http://www.rurdev.usda.gov/rd/farbill/9006resources.html">http://www.rurdev.usda.gov/rd/farbill/9006resources.html</a></p> <p><a href="http://www.rurdev.usda.gov/rd/farbill2002.html">http://www.rurdev.usda.gov/rd/farbill2002.html</a></p>
<p><b>USEPA Collaborative Science &amp; Technology Network for Sustainability</b> funds innovative regional projects that address problems or opportunities relating to sustainability.</p> <p><a href="http://es.epa.gov/ncer/rfa/2004/2004_collab_science.html">http://es.epa.gov/ncer/rfa/2004/2004_collab_science.html</a></p>
<p><b>Renewable Energy Resources Trust Fund</b> supports renewable resources through grants, loans and other incentives administered by the Department of Commerce and Community Affairs. The fund provides investment for solar water heat, solar space heat, solar thermal electric, solar thermal process heat, photovoltaic, wind, biomass, hydroelectric, geothermal electric, and fuel cells.</p> <p><a href="http://www.illinoisbiz.biz/com/energy/renewable.html">http://www.illinoisbiz.biz/com/energy/renewable.html</a></p>
<p><b>Small Business Innovation Research Program (SBIR) and Small Business Technology Transfer Program (STTR)</b>, of the Small Business Administration, provides funding for small businesses to foster innovation and technology research.</p> <p><a href="http://www.sba.gov/SBIR/indexsbir-sttr.html#sbir">http://www.sba.gov/SBIR/indexsbir-sttr.html#sbir</a></p>
<p><b>ECONOMIC DEVELOPMENT</b></p>
<p><b>USEPA</b> provides assistance for smart growth, brownfields, open space and farmland preservation, water quality, transportation.</p> <p><a href="http://www.epa.gov/smartgrowth/topics/funding.htm">http://www.epa.gov/smartgrowth/topics/funding.htm</a></p>
<p><b>Economic Development Assistant Programs</b> through the Economic Development Administration in the U.S. Department of Commerce provide funding for economic development of areas with financial need.</p> <p><a href="http://12.39.209.165/xp/EDAPublic/InvestmentsGrants/FFON.xml">http://12.39.209.165/xp/EDAPublic/InvestmentsGrants/FFON.xml</a></p>
<p><b>HUD Brownfields Economic Development Initiative (BEDI)</b> funds the redevelopment of brownfields when the project has the potential to increase economic opportunities for low-and-moderate-income persons as part of the creation or retention of businesses, jobs and increases in the local tax base.</p> <p><a href="http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm">http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm</a></p>
<p><b>Job Training and Economic Development Grant Program</b>, administered by DECO, provides funding for training of low wage and low skill employed workers to meet the needs of local industry.</p> <p><a href="http://www.illinoisbiz.biz/bus/employ_job_training.html">http://www.illinoisbiz.biz/bus/employ_job_training.html</a></p>
<p><b>The Employer Training Investment Program</b>, also administered by DECO, provides state funding to train employees for new technologies and business practices.</p> <p><a href="http://www.illinoisbiz.biz/bus/employ_ind_training.html">http://www.illinoisbiz.biz/bus/employ_ind_training.html</a></p>
<p><b>Experience Illinois! Pilot Program</b> provides funding for tourism programs relating to historic preservation, tourism development, or community enhancement.</p> <p><a href="http://www.state.il.us/treas/Programs/Experience.htm">http://www.state.il.us/treas/Programs/Experience.htm</a></p>

<p><b>Local Tourism and Convention Bureau Program (LTCB)</b> provides matching grants to tourism and convention bureaus.</p> <p><a href="http://www.illinoisbiz.biz/bus/gri/grants_tour_ltcb.html">http://www.illinoisbiz.biz/bus/gri/grants_tour_ltcb.html</a></p>
<p><b>Pay it Forward Foundation</b> provides \$500 mini-grants to school, church, and community based youth groups for supplies, materials, equipment, or transportation.</p> <p><a href="http://www.payitforwardfoundation.org/educators/grant.html">http://www.payitforwardfoundation.org/educators/grant.html</a></p>
<p><b>COMMUNITY DEVELOPMENT</b></p>
<p><b>Engineers without Borders</b>, a not-for-profit humanitarian organization, provides technical assistance with stormwater management and public infrastructure improvements.</p> <p><a href="http://www.ewb-usa.org/">http://www.ewb-usa.org/</a></p>
<p><b>Trinity Christian College</b> provides numerous student volunteer-based community assistance programs. The college may provide assistance with fund procurement and community and business programs.</p> <p><a href="http://www.trnty.edu">http://www.trnty.edu</a></p>
<p><b>Community Development Assistance Program</b> is a federally funded grant program administered by Illinois Department of Commerce and Economic Opportunity (DCEO) that provides funding targeting low-to-moderate income people by assisting with economic development, public facilities, and housing rehabilitation projects.</p> <p><a href="http://www.illinoisbiz.biz/bus/gri/grants_comm.html">http://www.illinoisbiz.biz/bus/gri/grants_comm.html</a></p>
<p><b>Community Development Block Grant</b> provides grants through the U.S. Department of Housing and Urban Development for communities through a variety of programs including Entitlement Communities, Section 108 Program, and Renewal Communities/Empowerment Zones/Enterprise Communities (RC/EZ/EC).</p> <p><a href="http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm">http://www.hud.gov/offices/cpd/communitydevelopment/programs/index.cfm</a></p>
<p><b>Community Food and Nutrition Program</b> provides federal funding to improve the ability to get food and other nutritional assistance to low-income residents through the Office of Community Services in the Department of Health and Human Services.</p> <p><a href="http://www.frac.org/html/federal_food_programs/programs/cfnp.html">http://www.frac.org/html/federal_food_programs/programs/cfnp.html</a></p>
<p><b>Alcan Prize for Sustainability</b> supports economic, environmental, and social sustainability with funding assistance.</p> <p><a href="http://www.alcanprizeforsustainability.com/en/alcan.asp">http://www.alcanprizeforsustainability.com/en/alcan.asp</a></p>
<p><b>Surdna Foundation</b> provides funding for community revitalization projects as well as projects related to sustainable energy and land use.</p> <p><a href="http://www.surdna.org/programs/community.html">http://www.surdna.org/programs/community.html</a></p>