

COMMUNITY RELATIONS PLAN

**Spartans' Square Shopping Center Redevelopment
NWC Illinois Route 53 & Alexander Circle
(3-23 Terrace Lane, 615-625 Access Drive)
VILLAGE OF ROMEOVILLE, ILLINOIS**

**USEPA CLEANUP GRANT
Hazardous Substance Site
Cooperative Agreement
BF 00E00881-0**

**Prepared by
Village of Romeoville, Illinois**

October 2012

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1.0 OVERVIEW OF THE COMMUNITY RELATIONS PLAN

The Village of Romeoville has developed this site-specific Community Relations Plan (the “Plan”) as a framework for community relations activities prior to and during cleanup activities at Spartans’ Square Shopping Center Redevelopment Site (Site) located at the northwest corner of Illinois Route 53 and Alexander Circle in Romeoville, Illinois. The purpose of this Plan is to comply with Section IV.C.1 *Cleanup Environmental Requirements – Community Relations and Public Involvement in Cleanup Activities*, of Cooperative Agreements BF 00E00881-0. All environmental cleanups conducted with the USEPA Cleanup Grants require a site-specific Community Relations Plan be completed by the recipient.

USEPA has learned that decision-making is enhanced by actively soliciting comments and information from the public, because by expressing its concern, the community is able to assist USEPA in developing a response that more effectively addresses the local needs. This Plan establishes the following procedures and protocols related to the Romeoville community:

- Informing residents of planned activities at the above referenced Site
- Providing an opportunity for public involvement
- Soliciting comments and providing a mechanism for public response
- Ensuring enough time is available for such response
- Responding to comments received
- Establishing a location for the retention of project documents for public review

In particular, this Plan includes the following information:

- Site redevelopment plan and status of activities.
- A discussion of community relations objectives and techniques related to the proposed cleanup project, and activities designed to implement them.
- Appendices that provide the following information:
 - A list of locations for public meetings and information repositories
 - A list of contacts

The objective of community involvement is to engage the public in activities and decisions related to cleanup and re-use of the Sites. The communication framework defined in this Plan is based primarily on input obtained from the Village's Downtown Redevelopment Plan and Comprehensive Plan, which provide a master plan for the future direction of the Site and surrounding neighborhoods. Community involvement was also solicited during committee meetings, a Community Design Charrette and Community Workshops.

2.0 SITE BACKGROUND

The Site is approximately 9.5 -acres in area, which includes Spartans' Square Shopping Center, a 57,187 square foot, one story strip mall in Romeoville, DuPage County, Illinois. Spartans' Square Shopping Center is currently occupied by a restaurant (Subway), a self-serve Laundromat, a currency exchange and a tobacco shop. The Village of Romeoville acquired the Site in March 2008.

Several phases of investigation have been performed at the Site. Results of these site investigations indicate that soil contaminants are present due to chemical spills from the former dry cleaner operations at the Site. The primary contaminants are chlorinated solvents that were historically used at the Site. Some of these compounds are present in soil at levels exceeding Illinois EPA remediation objectives. The soil remediation area measures approximately 85 feet by 120 feet across, with impacted soils generally found at depths of 8 to 12 feet below grade.

Based on this information, the Village's consultant is preparing a Remedial Action Plan (RAP) to guide remediation activities at the site and obtain a No Further Remediation (NFR) letter through the Illinois EPA Voluntary Site Remediation Program (SRP). An Alternative Brownfield Cleanup Analysis (ABCA) will be prepared and made available for a 30-day public comment period. The ultimate goal of this process is to prevent exposure to known contaminants that may pose a threat to human health and the environment, and to prepare the site for beneficial end use. These documents will be placed in the AR

3.0 REDEVELOPMENT PLAN & STATUS

The Site is located in a high-profile portion of the downtown area, within a Tax Increment Finance (TIF) District. The redevelopment of this parcel is intended to provide commercial/retail opportunities as well as community components, such as a recreation/sports center. The redevelopment plan utilizes a portion of the existing infrastructure, provides a mixed-use focus, and will provide jobs.

The Site must be remediated to ensure Site re-use without posing a threat to the public or environment. Furthermore, cleanup and closure of the Site are critical to enable the Village to market the Site to interested parties for redevelopment.

Again, the Site is currently enrolled in the SRP, with the goal of obtaining a No Further Remediation (NFR) letter for the Remediation Site.

4.0 COMMUNITY RELATIONS PROGRAM

Community relations objectives and activities have been developed to encourage public participation during upcoming activities at the Site. They are intended to ensure that residents and interested officials are informed about activities taking place and, at appropriate times, have opportunities to provide input during the cleanup process. To be effective, the community relations program is formulated according to the community's need for information, and its interest and willingness to participate in the process.

Throughout the planning process, Romeoville residents have voiced their concerns about the existing property and the reuse of that property. In addition, community residents were concerned and interested in the plans for the land, how this would impact surrounding traffic and neighborhoods, and whether the planned redevelopment would provide jobs for the community.

The following objectives have been developed as a guideline for the implementation of community relations activities related to the Sites.

- **Enlist Local Support and Participation** - Inform and enlist the support and participation of local representatives and officials, including the Village President, Director of Community Development, the Economic Development Commission, Downtown Redevelopment Committee, Route 53 Corridor Planning Committee and other local community groups. The frequent contact between local officials, community leaders, and residents provides a direct line of communication in which questions and concerns may be addressed or referred to USEPA. It is essential that local officials be informed of site activities, plans, findings, and developments.
- **Identify and Assess Citizen Perception** - Information regarding citizen concerns and perceptions of the Site is important. Typical areas of concern to the public are health, funding, time frame and future land use, and the role and working relationship between USEPA, the community, and the Village. Understanding these concerns will help the Village focus on addressing these issues to the satisfaction of the public, and defining the level of effort for community relations.
- **Respond to Citizen Concerns** – Concise, easily understood, and timely information will be made available to area residents, including the schedule of technical activities, their purpose, and their outcome. The staff will also attempt to identify special situations or concerns where more specialized information is desired by individuals or groups. The Village’s website, newsletter and local newspaper will be the communication channels for printed materials. Bilingual receptionists are employed at the Village Hall and we have access to a translator if needed for those residents who do not speak English.

5.0 COMMUNITY RELATIONS TECHNIQUES

Activities that will be conducted in association with planning, cleanup and SRP closure of the Sites are described below.

- **Local Officials and Community Leaders** - The process of community meetings has already established an initial communications link between the community and Village. Access to a contact person reduces the frustration that may accompany attempts to obtain information and communicate with the several agencies and organizations involved in the cleanup. The Assistant Village Manager (AVM) will maintain contact with the appropriate local officials and community leaders, to provide them the opportunity to address any issues that may arise during the cleanup. The AVM will provide local officials and community leaders with periodic updates on site activities. Appropriate officials and community leaders to maintain contact with include: Village President, Village trustees, county environmental and health officials, and local community groups.
- **Area Residents** - The background information that residents may provide about a site is valuable in planning the cleanup of the Site. Residents can voice their concerns regarding the Site via email directly to the designated Village representatives and Village’s consultants listed in Appendix A, or contact the Village via a request for information through the website.

- **Information Repository** - The establishment of an Information Repository (sometimes called an Administrative Record) is necessary for any USEPA grant cleanup. An Information Repository is a designated location (usually a library or other public building), which houses a file of site-specific documents and general information about the project, such as, sampling plans, technical reports, and copies of laws. This repository facilitates public access to site-related information. The Village has established a repository for the Site, at the Romeoville Village Hall – Clerk’s Office, as well as the Village’s Website (Appendix B). Documents, plans and other finalized written materials generated during the investigation and cleanup will be placed in the repository, including this Community Relations Plan.
- **News Releases** - Prepared statements and news releases will be posted on the Village of Romeoville’s website at www.romeoville.org. As possible, statements may also be released to the local newspaper, The Bugle or The Herald News.
- **Fact Sheets and Reports** - Fact sheets, written in non-technical language and produced to coincide with particular milestones, are intended to provide the community with detailed information about the Sites. These will be placed in the information repository. As needed, other fact sheets may be developed to respond to specific community information needs.
- **Websites** - Information related to the overall redevelopment will be placed on the Village of Romeoville’s website (www.romeoville.org).
- **Public Meetings** - Public meetings provide an opportunity for the Village to present specific information and proposed actions, and enable residents to express their concerns to local government officials. Public meetings are held monthly at Village Hall, 1050 West Romeo Road in Romeoville.
- **Advertisements** - A notice and brief explanation of the proposed plan for cleanup may be published in a local newspaper of general circulation, such as, The Bugle or The Herald News. If published, it will be made available in the information repository. Advertisements will also be published to announce all public meetings and if significant technical findings are made.

6.0 EXECUTION OF COMMUNITY RELATIONS ACTIVITIES

The Village of Romeoville understands that developing community support by building a consensus is as critical as raising potential developer awareness of opportunities in Romeoville. The Village anticipates that communications will include making the community aware of specific redevelopment proposals and in redevelopment decisions. The Village Board has executed a model that fosters community ownership of the redevelopment efforts. This approach will not only benefit the residents of the community, but will build a positive reputation for the Village of Romeoville and the developer of the Site. This model includes soliciting/sharing information via:

- Village board meetings
- Village newsletters
- Local newspapers
- Soliciting community input for proposed redevelopment
- Community meetings

The Village has worked and consulted with numerous state, federal and community representatives in developing the overall strategic redevelopment plan, and ensuring the participation of both Village residents and surrounding communities. This has included involvement in planning and consideration of defining priority sites, performing environmental assessments, and enrolling the Site in the SRP. The Village envisions continuing and augmenting these successful partnerships.

During the establishment of the Downtown Redevelopment Plan and the Comprehensive Plan, the neighborhoods surrounding the brownfield area were targeted for inclusion in the redevelopment process. Not only were residents of the neighborhoods adjacent to the properties invited to public meetings, they were also included in discussions on how, when and where future development and redevelopment would occur.

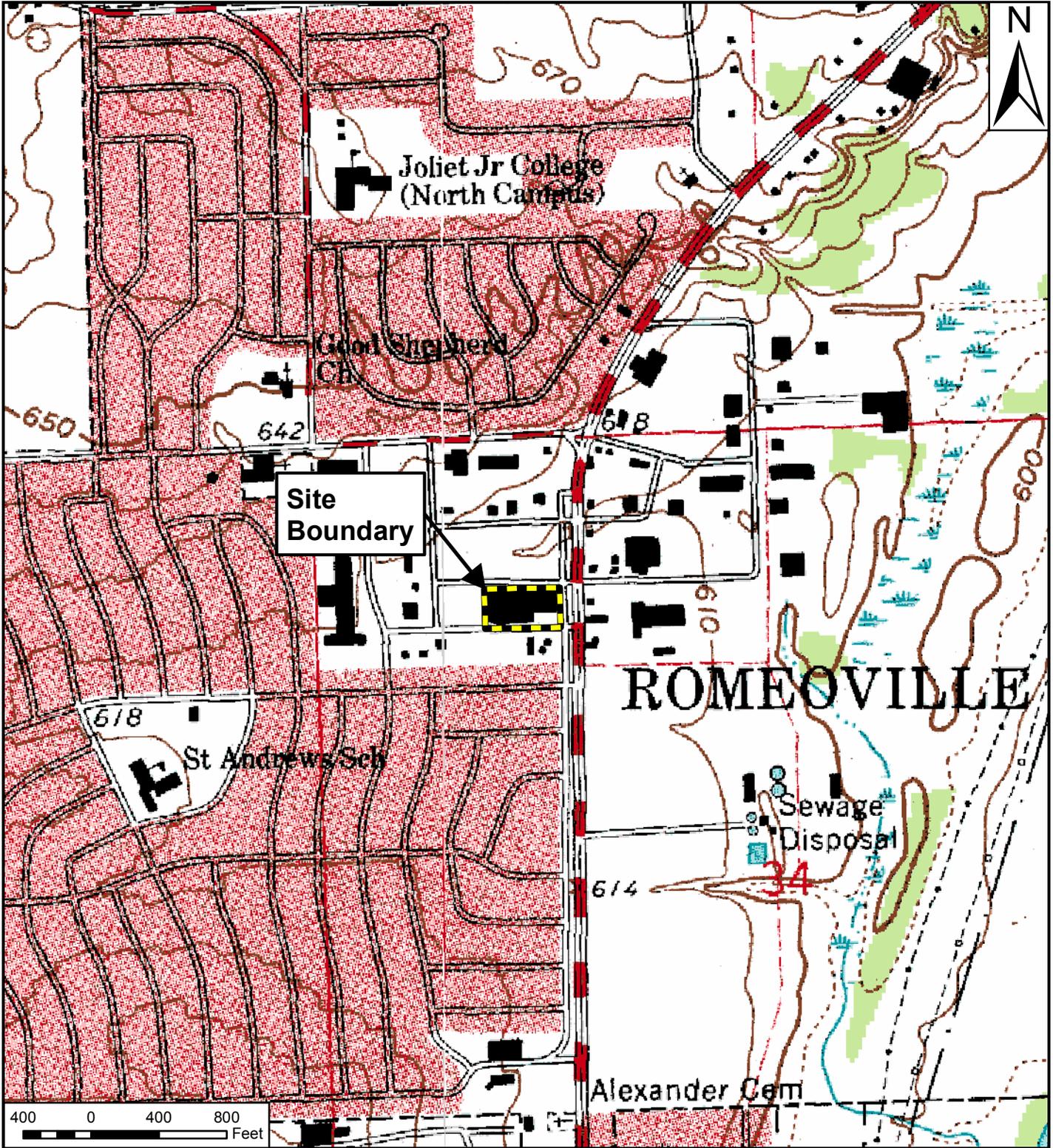
The following community organizations have enthusiastically supported and contributed to the community involvement process:

- State Senator A.J. Wilhelmi, 43rd District
- Romeoville Chamber of Commerce
- Romeoville Economic Development Commission
- General community and Village representatives that have helped in planning the Downtown Redevelopment Plan and Comprehensive Plan.

These organizations have been very supportive of Romeoville's brownfields initiative and are partners in the redevelopment process. These groups have assisted in the planning process and have solicited comments and program suggestions for the redevelopment project from their constituents.

The overall support from the Romeoville community has been and will continue to be of great benefit as the Village and its partners continue the redevelopment of the Spartans' Square Shopping Center Redevelopment Site.

- **Public Comment Period – Alternative Brownfield Cleanup Analysis (ABCA)** – The ABCA document will be provided for public review and comment for a period of not less than 30 days. The public shall be notified of the availability of this document for review and comment through various media, including the website. The Village's environmental consultant shall consider all comments received and provide responses to those comments. Comments that may change or supplement the Remedial Action Plan will be provided to the Illinois EPA SRP Project Manager for review. Residents can submit questions and concerns regarding the ABCA via email directly to the Village's consultants listed in Appendix A.



 <p>V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com</p>	<p>TITLE: Site Location Map</p>		<p>PROJECT AND SITE LOCATION: Spartans' Square Shopping Center NWC Illinois Route 53 and Alexander Circle Romeoville, Illinois 60446</p>		
	<p>BASE LAYER: USGS Topographic Map (1993)</p>		<p>PROJECT No. 07292</p>	<p>FIGURE: 1.1</p>	<p>SHEET: OF: 1 1</p>
	<p>CLIENT: Village of Romeoville 13 Montrose Drive Romeoville, Illinois 60446</p>		<p>QUADRANGLE: Romeoville, IL</p>	<p>DATE: 12/04/09</p>	<p>SCALE: See Scale Bar</p>

APPENDIX A

COMMUNITY AND AGENCY CONTACTS

Local Officials

Dawn Caldwell, Assistant Village Manager

Village of Romeoville
1050 W. Romeo Road
Romeoville, IL 60446
(815) 886-0279
DCaldwell@Romeoville.org

Site Environmental Consultant

Craig McCammack, P.G.
Rachael Berthiaume, P.E., LEED AP

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630-724-9200
cmccammack@v3co.com
rberthiaume@v3co.com

Federal and State Agencies

U.S. EPA

Jan Pels, U.S. EPA Project Manager
Brownfields Project Manager
Land Revitalization Branch, SE-7J
Superfund Division
USEPA Region 5
77 W. Jackson Blvd.
Chicago, IL 60604
312-886-3009
Pels.jan@Epa.gov

Illinois EPA

Mr. Todd Gross, SRP Project Manager
Illinois Environmental Protection Agency
Bureau of Land
Division of Remediation Management
Remedial Project Management Section
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
217-557-8084
Todd.Gross@illinois.gov

APPENDIX B

INFORMATION REPOSITORY AND PUBLIC MEETING LOCATIONS

Public Meetings

All public meetings are held at Village Hall, 1050 West Romeo Road in Romeoville, IL.

Information Repository

An Information Repository has been established at the Romeoville Village Hall – Clerk’s Office. Site information is available for viewing during normal business hours.

Office of the Village Clerk
Village Hall
1050 West Romeo Road
Romeoville, IL
(815) 886-7200

Village Clerk Hours:

Monday - Friday 9:00 a.m. – 5:00 p.m.

APPENDIX C
PROJECT SCHEDULE

Spartans' Square, Romeoville, IL

ID	Task Name	Notes	Duration	Start	Finish	Predecessors
1	Spartans' Square Assessment Scope	Non-Grant	152.25 days	Tue 5/1/12	Thu 11/29/12	
2	Soil Gas Survey [non-grant item]		152.25 days	Tue 5/1/12	Thu 11/29/12	
3	Site Sampling and Analysis Plan (SAP)		124.25 days	Tue 5/1/12	Mon 10/22/12	
4	Prepare Site SAP draft		45 days	Tue 5/1/12	Mon 7/2/12	
5	Submit SAP for IEPA review		5 days	Tue 7/17/12	Tue 8/28/12	4FS+40 days
6	IEPA approval of SAP (verbal review only)		39 days	Tue 8/28/12	Mon 10/22/12	5
7	Soil Gas Survey Field Activities		28 days	Mon 10/22/12	Thu 11/29/12	
8	Prepare for field work (schedule lab, driller, utility locator, etc.)		12 days	Mon 10/22/12	Wed 11/7/12	6
9	Field Work		4 days	Wed 11/7/12	Tue 11/13/12	8
10	Laboratory Analysis		12 days	Tue 11/13/12	Thu 11/29/12	9
11	Site Remediation & Closure Scope		621 days	Thu 12/1/11	Thu 4/17/14	
12	Item 1A: Response letter to CSI/ROR [non-grant item]	Non-Grant	60 days	Thu 11/22/12	Thu 2/14/13	
13	Prepare Response Letter to CSI/ROR and Submit for review		4 wks	Thu 11/22/12	Thu 12/20/12	17FF
14	Response Letter - IEPA review		8 wks	Thu 12/20/12	Thu 2/14/13	13
15	Approval of Response Letter		0 days	Thu 2/14/13	Thu 2/14/13	14
16	Item 1B: Remedial Action Plan (RAP) [non-grant item]	Non-Grant	105 days	Thu 11/15/12	Thu 4/11/13	
17	Prepare RAP and Submit for review		5 wks	Thu 11/15/12	Thu 12/20/12	10FS-10 days
18	RAP - IEPA review		8 wks	Thu 12/20/12	Thu 2/14/13	17
19	Provide response to RAP questions, if any		10 days	Thu 2/14/13	Thu 2/28/13	18
20	Approval of RAP (IEPA)		30 days	Thu 2/28/13	Thu 4/11/13	19
21	Cleanup Grant Items		621 days	Thu 12/1/11	Thu 4/17/14	
22	Authorization of EPA cleanup funds		5 days	Thu 12/1/11	Wed 12/7/11	
23	Item 2: Community Relations Plan (CRP)	Grant	130 days	Fri 5/11/12	Thu 11/8/12	
24	Prepare CRP & Administrative Record, Submit draft for review	Village	23 wks	Fri 5/11/12	Thu 10/18/12	
25	CRP & Administrative Record (AR) draft - USEPA review		3 wks	Fri 10/19/12	Thu 11/8/12	24
26	Approval of CRP (USEPA)		0 days	Thu 11/8/12	Thu 11/8/12	25
27	Item 3: Alternative Brownfield Cleanup Analysis (ABCA)	Grant	194.25 days	Mon 9/3/12	Fri 5/31/13	
28	Prepare ABCA and Submit draft for review		8 wks	Mon 9/3/12	Fri 10/26/12	
29	ABCA draft - USEPA review		3 wks	Mon 10/29/12	Fri 11/16/12	28
30	Setup Public Notice, update AR	Village	15 days	Tue 1/1/13	Mon 1/21/13	29,26,13,17
31	30-Day Public Review of ABCA		30 days	Thu 2/14/13	Thu 3/28/13	30,18
32	Develop response letter to any public comments, update AR		6 days	Thu 3/28/13	Fri 4/5/13	31
33	Develop Decision Memorandum, update AR		6 days	Fri 4/5/13	Mon 4/15/13	32
34	Provide Amendments to RAP, if necessary. Update AR		10 days	Fri 4/5/13	Fri 4/19/13	32
35	RAP Amendment- IEPA review, if RAP Amended		6 wks	Fri 4/19/13	Fri 5/31/13	34
36	Approval of ABCA Decision Memo (USEPA)		14 days	Fri 4/5/13	Thu 4/25/13	32
37	Item 4: Remediation	Grant	192.75 days	Wed 11/7/12	Fri 8/2/13	
38	Obtain Waste Characterization Sample for Contained-Out Determinati		10 days	Wed 11/7/12	Wed 11/21/12	8
39	Prepare Contained-Out Determination and submit to IEPA Permits Se		14 days	Thu 12/20/12	Wed 1/9/13	38,17
40	Contained-Out Determination- IEPA Permits review		30 days	Wed 1/9/13	Wed 2/20/13	39
41	Approval of Contained-Out Determination		0 days	Wed 2/20/13	Wed 2/20/13	40
42	Prepare Remediation Specification		6 wks	Tue 1/22/13	Mon 3/4/13	30
43	Bid Solicitation and Remediation Contract Award		4 wks	Fri 4/19/13	Fri 5/17/13	42,20,41,34,33
44	Negotiate/Set up Remediation Contracts		10 days	Fri 5/17/13	Fri 5/31/13	43
45	*Demolition of building (completed by others)		23 days	Mon 6/3/13	Wed 7/3/13	
46	Health & Safety Plan (HASP)		71.75 days	Thu 4/25/13	Fri 8/2/13	
47	Prepare HASP		2 days	Thu 4/25/13	Mon 4/29/13	36
48	USEPA review of HASP		10 days	Mon 4/29/13	Mon 5/13/13	47
49	Remediation mobilization- V3		2 wks	Mon 6/10/13	Fri 6/21/13	44,48,20,35,36,4
50	On-Site Remediation & Cleanup Oversight		3 wks	Mon 6/24/13	Fri 7/12/13	49
51	Laboratory Analysis-Cleanup Verification		10 days	Mon 7/15/13	Fri 7/26/13	50
52	Site Restoration and Demobilization		1 wk	Mon 7/29/13	Fri 8/2/13	51
53	Item 5: Remedial Action Completion Report (RACR)	Grant	112 days	Mon 7/22/13	Tue 12/24/13	
54	Prepare RACR and Submit for Review, update AR		4 wks	Mon 7/22/13	Fri 8/16/13	51FS-1 wk
55	RACR- IEPA/RELPE review		8 wks	Mon 8/19/13	Fri 10/11/13	54
56	Respond to any IEPA Comments, update AR		7 days	Mon 10/14/13	Tue 10/22/13	55
57	Approval of RACR		45 days	Wed 10/23/13	Tue 12/24/13	56
58	Item 6: No Further Remediation Letter	Grant	37 days	Wed 12/25/13	Thu 2/13/14	

Spartans' Square, Romeoville, IL

ID	Task Name	Notes	Duration	Start	Finish	Predecessors
59	Recieve Draft NFR Letter from IEPA		4 wks	Wed 12/25/13	Tue 1/21/14	57
60	Provide comments to Draft NFR letter to IEPA		1 wk	Wed 1/22/14	Tue 1/28/14	59
61	Receive Final NFR letter, update AR		12 days	Wed 1/29/14	Thu 2/13/14	60
62	Prepare Final Grant Report		15 days	Fri 3/28/14	Thu 4/17/14	61FS+30 days
63	File NFR letter for inclusion on property deed (Village)		30 days	Fri 2/14/14	Thu 3/27/14	61