

FINAL

ENVIRONMENTAL ASSESSMENT
OF THE PROPOSED
DEMOLITION OF QUARTERS AND GARAGES
EDWARD HINES JR. VA HOSPITAL

5000 SOUTH 5TH AVENUE
HINES, COOK COUNTY, ILLINOIS



U.S. DEPARTMENT OF VETERANS AFFAIRS

EDWARD HINES JR. VA HOSPITAL
5000 SOUTH 5TH AVENUE
HINES, COOK COUNTY, ILLINOIS 60141

FEBRUARY 17, 2023

EXECUTIVE SUMMARY

This Environmental Assessment (EA) has been prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with the U.S. Department of Veterans Affairs (VA's) proposed demolition of nine vacant/underutilized buildings within an approximately 5-acre area in the east-central portion of the Edward Hines Jr. VA Hospital (EHVAH) campus, located at 5000 South 5th Avenue, in Hines, Cook County, Illinois. This EA has been prepared as required in accordance with the National Environmental Policy Act of 1969 ([NEPA]; 42 United States Code [USC] 4321 *et seq.*), the President's Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and *Environmental Effects of the Department of Veterans Affairs Actions* (38 CFR Part 26), and in accordance with *VA NEPA Interim Guidance for Projects* (2010).

PROPOSED ACTION

VA's Proposed Action is to demolish nine vacant/underutilized buildings within an approximately 5-acre area in the east-central portion of the EHVAH campus (site). The buildings, residential quarters and associated garages built in the late 1920s and early 1930s, have been mostly vacant for many years and are in poor condition. Following the demolition of the buildings, the site area would become grassy, undeveloped land. No redevelopment of this area is planned at this time; any future site development projects would be subjected to additional environmental impact analysis, if and when appropriate.

PURPOSE AND NEED

The purpose of the Proposed Action is to reduce the number of vacant and unusable buildings on the EHVAH campus and to reduce the capital expenditures required to maintain these deteriorating buildings. The Proposed Action would also create additional space on the space-constrained campus for future development to support the current and growing health care needs of regional Veterans, although no redevelopment of the site area is planned at this time.

The Proposed Action is needed because the existing site buildings have been vacant/underutilized for many years, are in poor condition, and no longer serve a useful purpose for the EHVAH campus. Their sizes, shapes, spacing, configuration, and locations on the EHVAH campus do not lend themselves to adaptive reuse to provide the modern delivery of health care services needed by area Veterans. The Proposed Action is needed to assist VA in meeting the requirements of the 2018 VA Mission Act, which directs VA to identify vacant or underutilized infrastructure and costs for capital needs, and to pursue asset realignment for the identified infrastructure, and VA Handbook 7633, which requires VA to remove underutilized real estate assets from its portfolio that are not feasibly reusable via transfer or demolition.

ALTERNATIVES

This EA evaluates in depth two alternatives, the Proposed Action and the No Action Alternative, defined as follows:

Proposed Action

VA proposes to demolish nine vacant buildings located on the approximately 5-acre site, including Quarters Buildings 23-29 and their associated garages (Buildings 31 and 32). Building demolition would occur under controlled conditions to minimize the impact on the remainder of the EHVAH campus. The buildings would be completely demolished, including the removal of the structures, their below grade foundations/basements, and surrounding pavements. Demolition debris would be placed into trucks and transported to a permitted construction and demolition debris landfill for disposal. Demolition materials would be recycled, where possible. Underground utilities outside of the building footprints would be capped and left in place. Areas excavated during demolition activities would be backfilled with engineered fill. Following the demolition activities, the site area would become grassy, undeveloped land. No redevelopment of the site is planned at this time.

No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented and operations at the EHVAH campus would continue as currently conducted. The existing site buildings would remain vacant/underutilized and would continue to deteriorate.

The No Action Alternative would not allow VA to meet the requirements of the 2018 VA Mission Act or VA Handbook 7633, which require VA to remove underutilized real estate assets from its portfolio.

While the No Action Alternative would not meet the purpose of or need for the Proposed Action, this alternative is retained to provide a comparative baseline against which to analyze the effects of the Proposed Action, as required under CEQ Regulations.

AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

The affected environment of the site and the immediate surrounding area, or the region of influence of the Proposed Action, is discussed in Section 3 of this EA.

The Proposed Action and the No Action Alternative are evaluated in this EA to determine their potential direct and indirect impact(s) on the physical, environmental, cultural, and socioeconomic aspects of the Proposed Action's region of influence. Technical areas evaluated in this EA include:

- *Aesthetics*
- *Air Quality*
- *Cultural Resources*
- *Geology, Topography, and Soils*
- *Hydrology and Water Quality*
- *Wildlife and Habitat*
- *Noise*
- *Socioeconomics*
- *Community Services*
- *Solid Waste and Hazardous Materials*
- *Transportation and Parking*
- *Utilities*
- *Environmental Justice*
- *Cumulative Impacts*

- *Land Use*
- *Floodplains, Wetlands, and Coastal Zone Management*
- *Potential for Generating Substantial Controversy*

Potential Effects of the Proposed Action

The Proposed Action would result in the impacts identified throughout Section 3 and summarized in the table below. These include short-term and/or long-term potential adverse impacts to aesthetics, air quality, cultural resources, soils, hydrology and water quality, wildlife, noise, solid waste and hazardous materials, and transportation. All of these potential impacts are less than significant and would be further reduced through careful coordination and implementation of general best management practices (BMPs); management and minimization; and compliance with regulatory requirements, as identified in Section 5.

The original EHVAH campus was constructed in 1921. Approximately 45 acres of the EHVAH campus are listed on National Register of Historic Places (NRHP) as the EHVAH Historic District (Historic District). The Historic District includes 35 contributing resources, resources that retain their historic integrity and were constructed/utilized with the Historic District's period of significance (1918-1950). All nine site buildings, constructed between 1929 and 1932, are considered contributing resources to the Historic District. Through National Historic Preservation Act (NHPA) Section 106 compliance investigations and consultation, VA determined that the Proposed Action would have an adverse effect on the Historic District. Consequently, VA developed a Section 106 Memorandum of Agreement (MOA) in consultation with the Illinois State Historic Preservation Office (IL SHPO) to mitigate the identified adverse effects. The MOA was executed in September 2022. Mitigation measures specified in the MOA include: development of a NHPA training program and training of key EHVAH personnel who have decision-making responsibilities for projects that may affect the Historic District; and creation of a permanent exhibit placed at the EHVAH campus that documents the history of the site buildings. With the implementation of the NHPA mitigation measures stipulated within the MOA, Proposed Action cultural resources impacts would be less than significant.

The Proposed Action would result in beneficial short-term and long-term impacts to the local socioeconomic environment. Notably, the Proposed Action would enable EHVAH to reallocate resources required to maintain the vacant site buildings for needed Veteran services.

Potential Effects of the No Action Alternative

Under the No Action Alternative, the site buildings would remain vacant with no useful purpose for the EHVAH and would continue to deteriorate. EHVAH resources would be spent to maintain the vacant buildings. No beneficial impacts attributable to the Proposed Action would occur.

Summary of Impact Analysis		
Resource Area	Proposed Action	No Action
Aesthetics	site buildings would be demolished and replaced with undeveloped grassy land. Minor short-term and long-term impact.	None
Air Quality	Dust and particulate matter emissions during demolition managed with BMPs. Minor short-term adverse impact.	None
Cultural Resources	All site buildings are contributing resources to the NRHP EHVAH Historic District. Demolition of the buildings would have adverse effects on the Historic District. Adverse effects would be mitigated through the terms of a September 2022 MOA with IL SHPO. No significant impact with the implementation of the September 2022 MOA stipulations	Historic site buildings would continue to deteriorate
Geology and Soils	Soil erosion and sedimentation impacts during demolition managed through BMPs. Minor short-term adverse impact.	None
Hydrology and Water Quality	Nearest surface water is 2,300 feet from the site. Stormwater runoff during demolition managed through BMPs. Minor short-term adverse impact.	None
Wildlife and Habitat	No habitat for federally or state-listed protected species is present at the site. Potential impacts to nesting chimney swifts in site buildings would be avoided through seasonally-timed demolition or pre-demolition survey. Negligible impact with chimney swift avoidance measures.	None
Noise	Minor short-term noise impacts during demolition managed through BMPs. Minor short-term adverse impact.	None
Land Use	Overall use of the site and EHVAH campus would not change and would remain compatible with surrounding land uses. Negligible impact.	None

Summary of Impact Analysis		
Resource Area	Proposed Action	No Action
Floodplains, Wetlands, and Coastal Zone Management	No wetlands or floodplains are located on the site or surrounding properties. EHVAH campus is not located within a designated coastal zone. No impact.	None
Socioeconomics	Minor short-term localized beneficial impact to employment during demolition. Long-term beneficial impact due to reallocation of VA funds for site building maintenance to Veteran services. Short-term and long-term beneficial impacts.	EHVAH would continue to spend resources on site buildings that are not used for Veteran services
Community Services	Proposed Action would not put an additional load on local community services. Negligible impact.	None
Solid and Hazardous Materials	site buildings contain asbestos and may contain lead-based paint. Asbestos would be removed prior to demolition. Demolition BMPs to control dust would control lead-based paint emissions. Potential impacts from petroleum and hazardous substance handling during demolition would be managed through BMPs and regulatory compliance. Less-than-significant, short-term adverse impacts.	None
Transportation and Parking	Minor short-term impact from demolition traffic. Minor short-term adverse impact.	None
Utilities	No utilities would be required for the site upon completion of the Proposed Action. Negligible impact.	None
Environmental Justice	site is located in an area with a higher minority population and a slightly higher low-income population. Proposed Action would have little impact on area residents. Negligible impact.	None

Cumulative Impacts

This EA also examines potential cumulative effects of implementing each of the considered alternatives. This analysis finds that the Proposed Action, with the implementation of general BMPs, management and minimization measures, and compliance with regulatory requirements

specified in this EA, would not result in significant adverse cumulative impacts to the human environment.

AGENCY AND PUBLIC INVOLVEMENT

Agencies consulted for this EA include:

- U.S. Fish and Wildlife Service (USFWS)
- U.S. Environmental Protection Agency (USEPA)
- U.S. Army Corps of Engineers (USACE)
- U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS)
- Illinois State Historic Preservation Office (IL SHPO)
- Illinois Environmental Protection Agency (IEPA), various bureaus
- Illinois Department of Natural Resources (IDNR)
- Illinois Department of Transportation (IDOT)
- Cook County, various divisions

Responses were received from the USEPA, IEPA Bureau of Water, IEPA FOIA Officer, and IDNR. Input provided by these agencies is summarized in Section 4. Agency information and comments have been incorporated into this EA, as and where appropriate. Copies of relevant correspondence can be found in Appendix A.

Eight federally-recognized Indian Tribes (Forest County Potawatomi, Prairie Band Potawatomi Nation, the Citizen Potawatomi Nation, Menominee Indian Tribe of Wisconsin, Hannahville Indian Community, Miami Tribe of Oklahoma, Kickapoo Tribe of Oklahoma, and Little Traverse Bay Bands of Odawa Indians) were identified as having possible ancestral ties to the EHVAH campus area. VA invited each of these tribes to provide input regarding the Proposed Action and participate in the Section 106 process. No Tribes have responded or elected to participate in the NHPA Section 106 consultation process.

VA published and distributed the Draft EA for a 30-day public comment period, as announced by a Notice of Availability (NOA) published in the Daily Herald newspaper on January 13-15, 2023. A copy of the Draft EA was made available for public review on the EHVAH website (<https://www.va.gov/hines-health-care/>). VA received no public comments regarding the Draft EA.

CONCLUSIONS

This EA concludes there would be no significant adverse impact, either individually or cumulatively, to the human environment associated with the Proposed Action, provided the management, minimization and regulatory compliance measures described in this EA are implemented.

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
EXECUTIVE SUMMARY	E-1
1.0 INTRODUCTION	1
1.1 INTRODUCTION	1
1.2 BACKGROUND	5
1.3 PURPOSE AND NEED	7
1.4 DECISION-MAKING	7
2.0 DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES	9
2.1 INTRODUCTION	9
2.2 PROPOSED ACTION	9
2.3 ALTERNATIVES DEVELOPMENT	9
2.4 ALTERNATIVES EVALUATED IN THIS EA	9
2.5 ALTERNATIVES ELIMINATED FORM FURTHER CONSIDERATION	10
3.0 AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES	11
3.1 INTRODUCTION	11
3.2 AESTHETICS	12
3.3 AIR QUALITY	13
3.4 CULTURAL RESOURCES	15
3.5 GEOLOGY AND SOILS	18
3.6 HYDROLOGY AND WATER QUALITY	21
3.7 WILDLIFE AND HABITAT	22
3.8 NOISE	25
3.9 LAND USE	27
3.10 WETLANDS, FLOODPLAINS, AND COASTAL ZONE MANAGEMENT	28
3.11 SOCIOECONOMICS	28
3.12 COMMUNITY SERVICES	31
3.13 SOLID WASTE AND HAZARDOUS MATERIALS	32
3.14 TRANSPORTATION AND PARKING	33
3.15 UTILITIES	35
3.16 ENVIRONMENTAL JUSTICE	36
3.17 CUMULATIVE IMPACTS	36
3.18 POTENTIAL FOR GENERATING SUBSTANTIAL PUBLIC CONTROVERSY	38
4.0 PUBLIC INVOLVEMENT	39
4.1 AGENCY COORDINATION	39
4.2 NATIVE AMERICAN CONSULTATION	40
4.3 PUBLIC REVIEW	40
5.0 MANAGEMENT AND MINIMIZATION MEASURES	41
6.0 LIST OF PREPARERS	44

7.0 REFERENCES	45
8.0 LIST OF ACRONYMS AND ABBREVIATIONS	47
9.0 AGENCIES AND INDIVIDUALS CONSULTED	49
10.0 LIST OF ENVIRONMENTAL PERMITS REQUIRED	51
10.1 REGULATORY FRAMEWORK	51
10.2 ENVIRONMENTAL PERMITS REQUIRED	52
11.0 GLOSSARY	53

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
Table 1. Federally Listed Species in the Vicinity of the Site	23
Table 2. Peak Noise Levels Expected from Typical Construction Equipment	26
Table 3. Demographic Data	29
Table 4. Regional Income Data	30
Table 5. Area Roadways	34
Table 6. Management and Minimization Measures Incorporated into the Proposed Action	41

LIST OF FIGURES

<u>FIGURE</u>	<u>PAGE</u>
Figure 1. Street Location Map	2
Figure 2. Topographic Location Map (Berwyn, IL 1998)	3
Figure 3. Aerial Photograph of the EHVAH Campus	4
Figure 4. Aerial Photograph of the Site	5
Figure 5. Sensitive Receptors in the Site Area	14
Figure 6. EHVAH Historic District	17
Figure 7. Site Soils	20

LIST OF APPENDICES

APPENDIX A — Agency Correspondence

APPENDIX B — NHPA Section 106 Consultation and Memorandum of Agreement

APPENDIX C — Photograph Logs

APPENDIX D — Other Relevant Environmental Data

APPENDIX E — Public Notices and Comments

SECTION 1: INTRODUCTION

1.1 Introduction

This Section provides the reader with necessary introductory and background information concerning the Proposed Action for proper analytical context and identifies the purpose of and need for the Proposed Action and the federal decision to be made.

This Environmental Assessment (EA) has been prepared as required and in accordance with the National Environmental Policy Act of 1969 ([NEPA]; 42 United States Code [USC] 4321 *et seq.*), the President's Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), *Environmental Effects of the Department of Veterans Affairs Actions* (38 CFR Part 26), and VA's *NEPA Interim Guidance for Projects* (2010). Federal agencies are required to consider the environmental and related social and economic effects of their proposed actions. This EA is required to determine if VA's Proposed Action would have significant environmental impacts.

This EA has been prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with VA's proposed demolition of nine vacant/underutilized buildings within an approximately 5-acre area (site) in the east-central portion of the Edward Hines Jr. VA Hospital (EHVAH) campus, located at 5000 South 5th Avenue, in Hines, Cook County, Illinois. The nine site buildings include Quarters Buildings 23-29 and their associated garages (Buildings 31 and 32). The locations of the EHVAH campus and approximately 5-acre site are shown on Figures 1 through 3. The existing site buildings and features are shown on Figure 4.

In accordance with the above regulations, this EA: allows for public input into the federal decision-making process; provides federal decision-makers with an understanding of potential environmental effects of their decisions, before making these decisions; identifies measures the federal decision-maker could implement to reduce potential environmental effects; and documents the NEPA process.

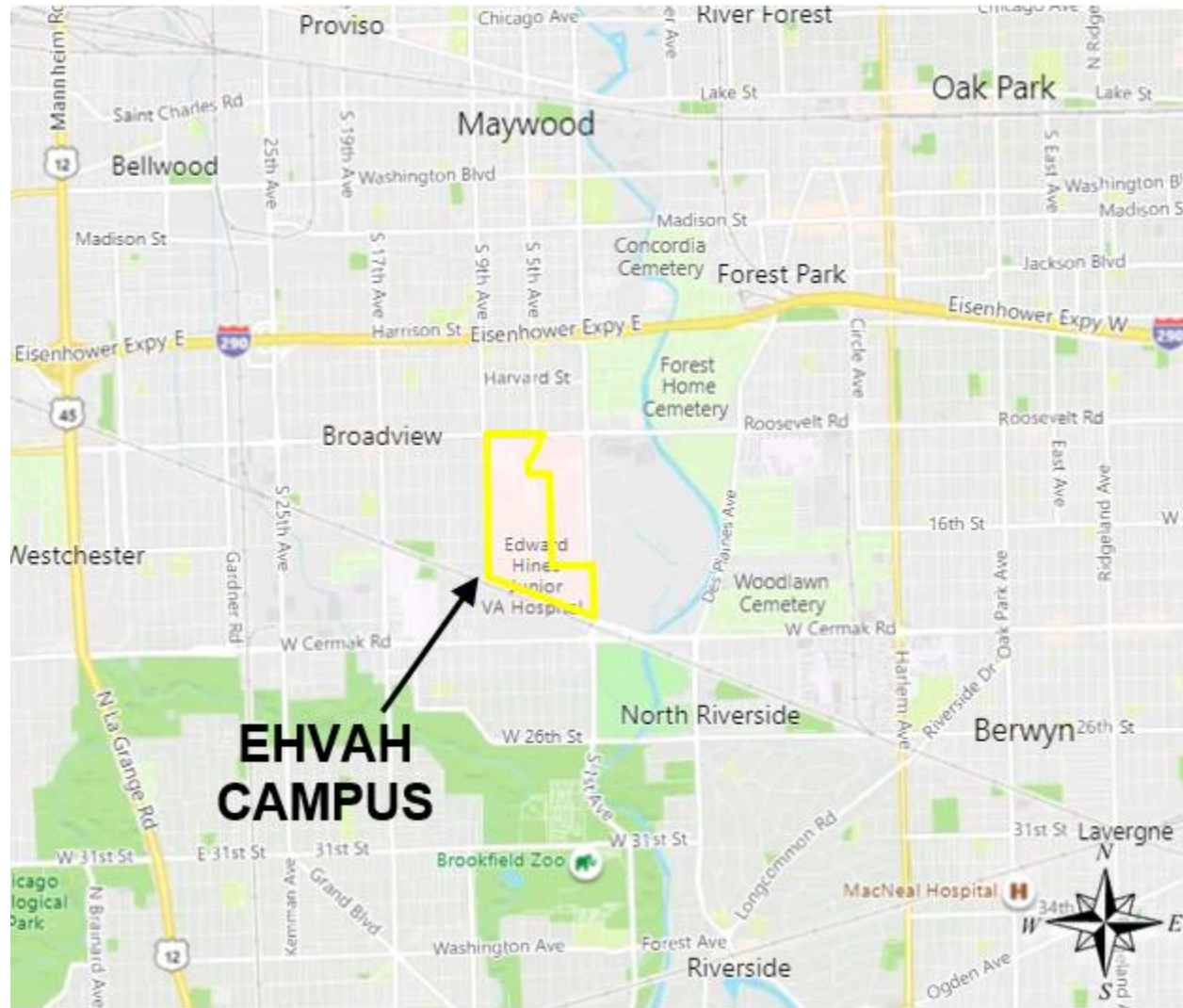


Figure 1 Street Location Map

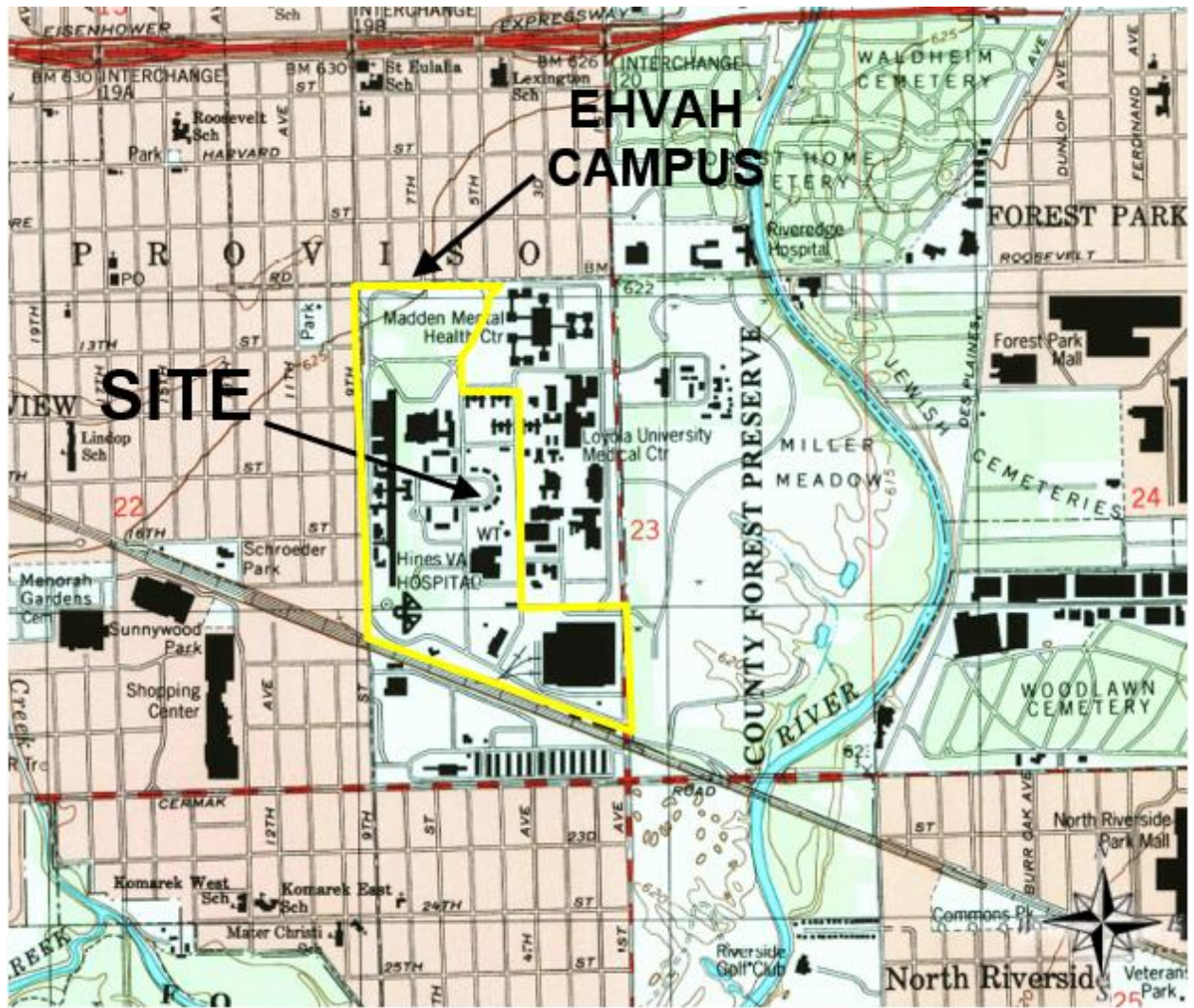


Figure 2 Topographic Location Map (Berwyn, IL 1998)



Figure 3 Aerial Photograph of EHVVAH Campus



Figure 4 Aerial Photograph of Site

1.2 Background

The VA Hines Healthcare System serves Veterans in the metropolitan Chicago and greater northeastern Illinois area, and consists of the EHVAH and six community-based outpatient clinics (CBOCs) in Aurora, Hoffman Estates, Joliet, Bourbonnais, Peru and Oak Lawn, Illinois. The EHVAH is a large medical center that provides comprehensive Veteran health care through primary, mental health, extended and specialty care services and serves as a tertiary care referral

center for all of the Veterans Integrated Service Network (VISN) 12 (Illinois, upper peninsula of Michigan, Wisconsin, and northwestern Indiana).

The original EHVAH campus was constructed in 1921 and included current Buildings 1, 3, 5, 7, 8, 9. In the late 1920s and early 1930s, a complex of 14 buildings (mostly residential and accessory for hospital staff, or administrative and support) was added, including the nine current site buildings. During World War II, a second hospital (Vaughan Hospital complex) was established by the War Department on 100 acres of land located east of the original EHVAH campus. After the war, Vaughn Hospital was added to the EHVAH campus. In 1962, 31 acres of the property were transferred to the State of Illinois Department of Mental Health to establish a new mental health facility. Also in 1962, approximately 60 acres of the Vaughan Hospital complex were leased to the Loyola University Chicago Stritch School of Medicine to establish a medical school (Loyal University Medical Center).

In the mid-1960s, EHVAH started a long-term modernization program, centered by a new 15-story general medical and surgical building (current Building 200), which opened in late 1970. In addition, seven scattered, one-story generator/accessory buildings were constructed across campus to provide utility service.

Since the 1970s, several structures have been added to the campus, including two emergency generator buildings (Buildings 223 and 224) in 1971, a Patient Recreation Pavilion (Building 203) in 1975, an Extended Care Center (Building 217) in 1983, a Magnetic Resonance Imaging (MRI) facility (Building 230) in 1986, a large warehouse facility (Building 220) in 1986, a Spinal Cord Injury (SCI) facility (Building 221) in 1988, the Mental Health Administration Facility (Building 228) in 1989, a research facility (Building 229) in 1991, a Blind Rehabilitation Center (Building 113) in 2005, a SCI and Disorders Center (Building 128) in 2005, and a Fisher House (Building 100) in 2010. A new central boiler plant (Building 205) for the EHVAH campus was constructed just south of the site in 2019. A Ronald McDonald House has also been located in the southern portion of the campus since the mid-1990s. Numerous other small, accessory buildings have also been added to the EHVAH campus, as needed, since the 1970s.

The nine site buildings include two, two-story, single-family residences (Buildings 23 and 27); a small two-story apartment building (Building 24); four, two-story, residential duplexes (Buildings 25, 26, 28, and 29); and two, one-story, 10 and 11-car garages (Buildings 31 and 32) The site buildings have been vacant/underutilized for many years.

In 2017, the EHVAH completed a Facility Condition Assessment (FCA) to estimate the risk levels associated with the campus buildings' infrastructure. The FCA concluded that the extensive deterioration of the site buildings, coupled with their historic nature, make the renovation of the structures very costly. Collectively, the buildings have over \$3 million (2017) worth of deficiencies. Following the guidance of the Presidential Memo, *Disposing of Unneeded Federal Real Estate* (2010) and Office of Management and Budget (OMB) Memos for *Freeze the Footprint* (2012, 2013) and *Reduce the Footprint* (2015-2020), VA discontinued the residential use of the site buildings due to the identified deficiencies in 2018.

In 2018, Congress established the VA Mission Act, which directed VA to identify vacant or underutilized infrastructure and costs for capital needs, and directed VA to pursue asset realignment for the identified infrastructure. The purpose being to streamline VA's process for addressing underutilized infrastructure and improving the effective use of resources through

optimizing investments, recognizing potential savings and efficiencies, and considering the value of Veteran and employee experience and innovation.

VA established VA Handbook 7633, *Managing Underutilized Real Property Assets, Including Options for Reuse and Disposal* (dated January 11, 2018), that details priorities and procedures for managing underutilized real property assets in VA's portfolio. VA Handbook 7633 requires VA to identify and track real properties with less than 50 percent utilization to determine if said real properties can be reused by VA or other stakeholders (enhance use lease, out lease, or historic out lease/exchange), or if reuse is not feasible, removed from VA's portfolio via transfer or demolition. The purpose being to increase cost savings and efficiencies by reducing costs associated with maintenance and upkeep of underutilized real properties, and creating space for future development of clinical space, patient and staff parking, and other facilities.

1.3 Purpose and Need

The purpose of the Proposed Action is to reduce the number of vacant and unusable buildings on the EHVAH campus and reduce the capital expenditures required to maintain these deteriorating buildings. The Proposed Action would also create additional space on the space-constrained campus for future development to support the current and growing health care needs of regional Veterans, although no redevelopment of the site area is planned at this time.

The Proposed Action is needed because the existing site buildings have been vacant/underutilized for many years, are in poor condition, and no longer serve a useful purpose for the EHVAH campus. Their sizes, shapes, spacing, configuration, and locations on the EHVAH campus do not lend themselves to adaptive reuse to provide the modern delivery of health care services needed by area Veterans. The Proposed Action is needed to assist VA in meeting the requirements of the 2018 VA Mission Act, which directed VA to identify vacant or underutilized infrastructure and costs for capital needs, and to pursue asset realignment for the identified infrastructure, and VA Handbook 7633, which requires VA to remove underutilized real estate assets from its portfolio that are not feasibly reusable via transfer or demolition.

1.4 Decision-Making

This EA has been prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with VA's proposed demolition of nine vacant/underutilized buildings on approximately 5 acres of land in the east-central portion of the of the EHVAH campus.

VA, as a federal agency, is required to incorporate environmental considerations into their decision-making process for the actions they propose to undertake. This is done in accordance with the regulations identified in Section 1.1.

In accordance with the above regulations, VA has prepared this EA. This EA allows for public input into the federal decision-making process; provides federal decision-makers with an understanding of potential environmental effects of their decisions, before making these decisions; and documents the NEPA process.

Ultimately, VA will decide, in part based on the analysis presented in this EA and after having taken potential environmental, cultural, and socioeconomic effects into account, whether VA should implement the Proposed Action, and, as appropriate, carry out mitigation and management measures to reduce effects on the environment.

SECTION 2: DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 Introduction

This Section provides information regarding the Proposed Action and its alternatives, including those that VA initially considered, but eliminated, and the reasons for eliminating them. The screening criteria and process developed and applied by VA for selection of viable alternatives are described, providing an understanding of VA's rationale in ultimately analyzing the Proposed Action and the No Action Alternative in this EA.

2.2 Proposed Action

VA's Proposed Action is to demolish nine vacant/underutilized buildings within an approximately 5-acre area (site) in the east-central portion of the EHVAH campus. Following the demolition of the buildings, the site area would become grassy, undeveloped land. No redevelopment of this area is planned at this time; any future site development projects would be subjected to additional environmental impact analysis, if and when appropriate.

2.3 Alternatives Development

VA considered several options for the vacant/underutilized and deteriorating site buildings, including repair/renovation for reuse by the EHVAH, reuse by other stakeholders through a lease arrangement, and demolition. The site buildings were originally designed and constructed in the late 1920s/early 1930s to provide housing to key hospital staff. This function is no longer needed at the EHVAH. The size and/or configurations of the buildings are inadequate for other functions currently needed by the EHVAH, and the costs for repairing the buildings are over \$3 million (2017); consequently, repairing and reusing the buildings for another EHVAH use was not considered to be a reasonable alternative. VA also evaluated the potential for the lease, renovation, and reuse of the site buildings by other stakeholders that provide Veterans services, such as low-income Veteran housing, but determined there was no viable opportunity for adaptive reuse of the buildings by others. Consequently, VA determined that demolition of the site buildings was the only viable and reasonable alternative to meet the purpose and need of the Proposed Action.

2.4 Alternatives Evaluated in this EA

This EA evaluates in depth two alternatives, the Proposed Action and the No Action Alternative.

2.4.1 Proposed Action

VA proposes to demolish nine vacant buildings located on the approximately 5-acre site, including Quarters Buildings 23-29 and their associated garages (Buildings 31 and 32). Building demolition would occur under controlled conditions to minimize the impact on the remainder of the EHVAH campus. The buildings would be completely demolished, including the removal of the structures, their below grade foundations/basements, and surrounding pavements. Demolition debris would be placed into trucks and transported to a permitted construction and demolition debris landfill for

disposal. Demolition materials would be recycled, where possible. Underground utilities outside of the building footprints would be capped and left in place. Areas excavated during demolition activities would be backfilled with engineered fill. Following the demolition activities, the site area would become grassy, undeveloped land. No redevelopment of the site is planned at this time.

2.4.2 No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented and operations at the EHVAH campus would continue as currently conducted. The existing site buildings would remain vacant/underutilized and would continue to deteriorate.

The No Action Alternative would not allow VA to meet the requirements of the 2018 VA Mission Act or VA Handbook 7633, which require VA to remove underutilized real estate assets from its portfolio.

While the No Action Alternative would not meet the purpose of or need for the Proposed Action, this alternative is retained to provide a comparative baseline against which to analyze the effects of the Proposed Action, as required under CEQ Regulations.

2.5 Alternatives Eliminated From Further Consideration

As described in Section 2.3, VA considered other options for the vacant/underutilized site buildings, including repair/renovation for reuse by the EHVAH and reuse by other stakeholders through a lease arrangement. However, due to the size, configuration, and condition of the buildings, neither of these options was found to be viable.

SECTION 3: AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 Introduction

This Section describes the baseline (existing) environmental, cultural, and socioeconomic conditions at the site (see Figures 1-4) and its general vicinity (i.e., the Proposed Action's region of influence), with emphasis on those resources potentially impacted by the Proposed Action. Appendix C provides photographs, with captions, of the site and its vicinity. Under each resource area (Sections 3.2 through 3.16), the potential direct and indirect effects of the Proposed Action and the No Action Alternative are identified. Potential cumulative impacts are discussed in Section 3.17.

In this EA, impacts are identified as either significant, less than significant (i.e., common impacts that would not be of the context or intensity to be considered significant under the NEPA or CEQ Regulations), or no/negligible impact. As used in this EA, the terms "effects" and "impacts" are synonymous. Where appropriate and clearly discernible, each impact is identified as either adverse or beneficial.

The CEQ Regulations specify that in determining the significance of effects, consideration must be given to both "*context*" and "*intensity*" (40 CFR 1508.27):

Context refers to the significance of an effect to society as a whole (human and national), to an affected region, to affected interests, or to just the locality. Significance varies with the setting of the Proposed Action.

Intensity refers to the magnitude or severity of the effect, whether it is beneficial or adverse.

In this EA, the significance of potential direct, indirect, and cumulative effects has been determined through a systematic evaluation of each considered alternative in terms of its effects on each individual environmental resource component.

Resource areas considered in this EA are as follows:

- *Aesthetics*
- *Air Quality*
- *Cultural Resources*
- *Geology, Topography, and Soils*
- *Hydrology and Water Quality*
- *Wildlife and Habitat*
- *Noise*
- *Land Use*
- *Floodplains, Wetlands, and Coastal Zone Management*
- *Socioeconomics*
- *Community Services*
- *Solid Waste and Hazardous Materials*
- *Transportation and Parking*
- *Utilities*
- *Environmental Justice*
- *Cumulative Impacts*
- *Potential for Generating Substantial Controversy*

3.2 Aesthetics

The EHVAH campus is located in a mixed use institutional, residential, recreational, and commercial urban area in the west-central portion of Cook County, approximately 11 miles west of downtown Chicago and approximately 3 miles west of the City of Chicago municipal boundary. The 174-acre EHVAH campus includes approximately 50 buildings, approximately 15 accessory structures (i.e., sheds and garages), 12 large surface-level parking lots scattered across the campus, and numerous small parking areas (building-specific and overflow). EHVAH campus buildings range in height between 1 and 15 stories tall. The original four-story main hospital building (Building 1) is located in the western portion of the campus, approximately 750 feet west of the site, and is over 2,000 feet in length. The current main hospital building (Building 200) is 15 stories in height and is located in the north-central portion of the campus, approximately 500 feet northwest of the site. The remaining campus buildings are five stories or less, and are distributed throughout the campus.

The approximately 5-acre, horseshoe-shaped site is located in the east-central portion of the campus with Crossman Circle defining the inner diameter of the site boundary and McCoy Drive plus some additional lands generally defining the outer diameter of the site boundary (Figure 4). The site currently includes seven vacant, two-story brick residential buildings (Buildings 23-29) and two associated 10 and 11-car garages (Buildings 31 and 32), all built between 1929 and 1932. The remaining areas of the site are generally maintained grassy land with scattered trees. The site buildings have been mostly vacant for several years and are in poor condition.

The site is bordered to the north by EHVAH Visitor Parking Lot E, undeveloped grassy land, and a small campus electrical substation (Building 202). The site is bordered to the east by a small area of undeveloped grassy land and across Hines Boulevard/South 5th Avenue by Loyola University Medical Center (LUMC) Stritch School of Medicine, Fitness Center, and two parking garages. The site is bordered to the south by the new campus boiler plant (Building 205) and an above ground water tank. The site is bordered to the west by a Fisher House (Building 100) and across Tripp Avenue by Building 14 (Catholic Charities – Cooke’s Manor), Building 18 (VA Information Resource Center), and undeveloped grassy land.

3.2.1 Effects of the Proposed Action

The Proposed Action would result in minor aesthetic impacts. The demolition of the site buildings would change the appearance of the site, but would result in only a minor change to the visual resources of the area, as the creation of additional greenspace would be consistent with other portions of the campus.

Aesthetics impacts associated with the Proposed Action demolition activities would be temporary and less than significant.

3.2.2 Effects of the No Action Alternative

Under the No Action Alternative, the site would remain mostly unused with no notable alterations. The site buildings would continue to deteriorate, with increasing less-than-significant, adverse aesthetic impacts.

3.3 Air Quality

3.3.1 Ambient Air Quality

The ambient air quality in an area can be characterized in terms of whether or not it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The Clean Air Act, as amended (CAA and CAAA) requires the U.S. Environmental Protection Agency (USEPA) to set NAAQS for pollutants considered harmful to public health and the environment. NAAQS are provided for the following principal pollutants, called “criteria pollutants” (as listed under Section 108 of the CAA):

- Carbon monoxide (CO)
- Lead (Pb)
- Nitrogen oxides (NO_x)
- Ozone (O₃)
- Particulate matter (PM), divided into two size classes:
 - Aerodynamic size less than or equal to 10 micrometers (PM₁₀)
 - Aerodynamic size less than or equal to 2.5 micrometers (PM_{2.5})
- Sulfur dioxide (SO₂)

Areas are designated by the USEPA as “attainment”, “non-attainment”, “maintenance”, or “unclassified” with respect to the NAAQS. Regions in compliance with the standards are designated as “attainment” areas. In areas where the applicable NAAQS are not being met, a “non-attainment” status is designated. Areas that have been classified as “non-attainment”, but are now in compliance can be re-designated “maintenance” status if the state completes an air quality planning process for the area. Areas for which no monitoring data is available are designated as “unclassified”, and are by default considered to be in attainment of the NAAQS.

According to the USEPA Green Book (August 2022), Cook County is part of the Chicago Non-attainment Area for 2015 8-hour ozone (marginal). The County was also formerly designated as a non-attainment area for 2008 8-hour ozone (serious), but was redesignated as a maintenance area in May 2022.

3.3.2 Sensitive Receptors

Sensitive air quality receptors in the immediate vicinity of the site include the EHVAH (north, south, and west) and LUMC (east across Hines Boulevard/South 5th Avenue) medical facilities and the associated residential facilities, including the Fisher House located adjacent to the west of the site, the Catholic Charities – Cooke’s Manor to the west of the site across Tripp Avenue, and the Catholic Charities – Bishop Goedert Residence is located approximately 200 feet north of the site. No other sensitive air quality receptors were identified in the immediate site area. The nearest private residences are located approximately 1,000 feet west of the site. Sensitive air quality receptors in the vicinity of the site are depicted on Figure 5.

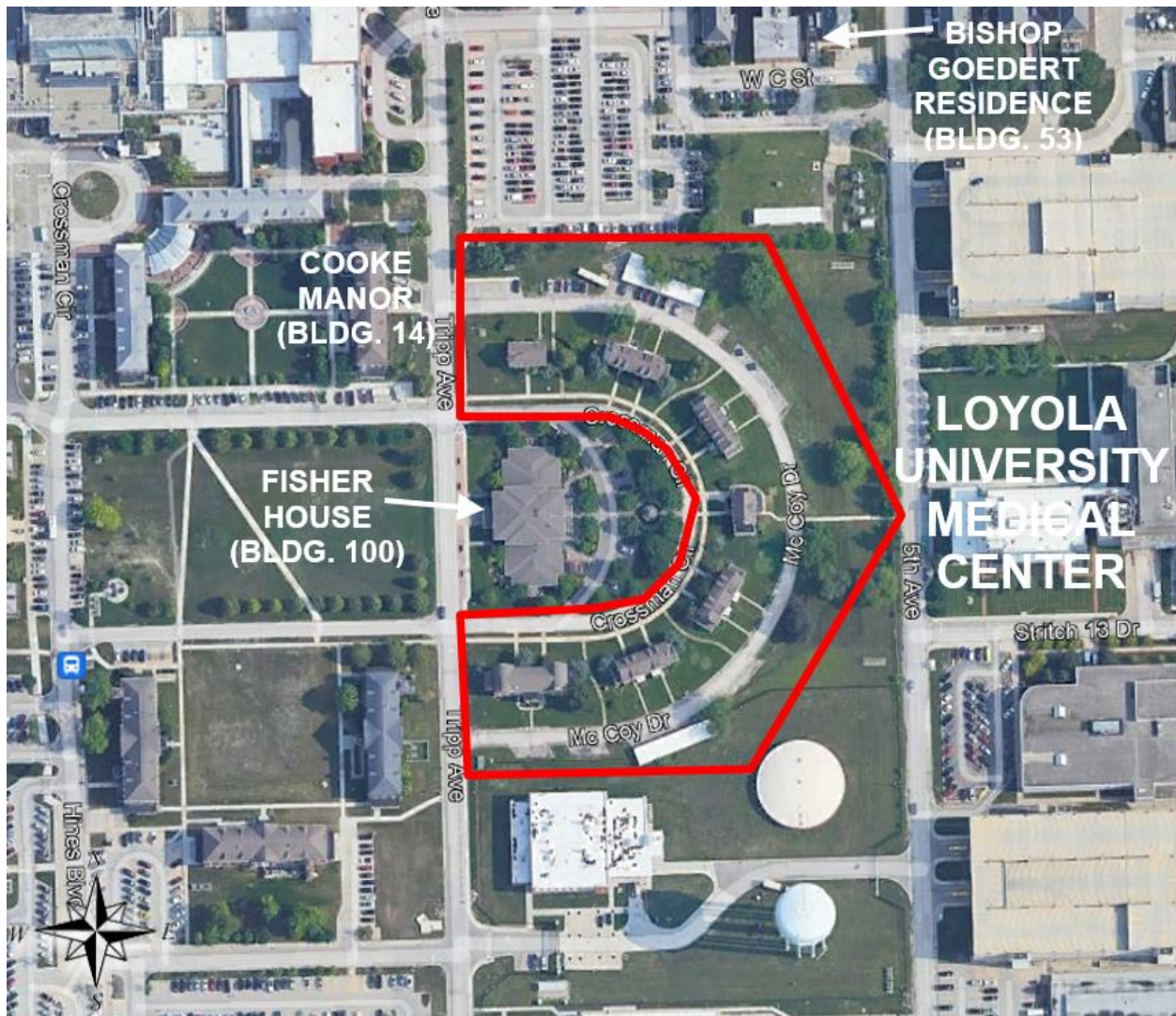


Figure 5 Sensitive Receptors in the Site Area

3.3.3 Effects of the Proposed Action

The Proposed Action would have less-than-significant direct and indirect, short-term adverse impacts to the existing air quality environment around the site as a result of air emissions from demolition activities.

Demolition activities would be performed in accordance with federal, state, and local air quality requirements. Demolition-related emissions are generally short-term, but may still have adverse impacts on air quality, primarily due to the production of dust. Dust can result from a variety of activities, including excavation, grading, and vehicle travel on paved and unpaved surfaces. Dust from demolition can lead to adverse health effects and nuisance concerns, such as reduced visibility on nearby roadways. The amount of dust is dependent on the intensity of the activity, soil

type and conditions, wind speed, and dust suppression activities used. Implementing dust control measures (BMPs) significantly reduces dust emissions from demolition and construction. Demolition-related emissions also include the exhaust from the operation of equipment, including diesel particulate matter (DPM). The use of newer equipment with emissions controls and minimizing the time that the equipment is idling (BMPs) reduces equipment exhaust emissions. Implementation of BMPs, discussed in Section 5, would minimize these anticipated less-than-significant adverse, short-term demolition-related, air quality impacts.

The structures to be demolished at the site contain asbestos-containing building materials (ACM) and may contain lead-based paint (LBP). Identified ACM would be removed by licensed asbestos abatement contractors in accordance with the federal Clean Air Act National Emission Standards for Hazardous Air Pollutants (NESHAP) and Illinois Environmental Protection Agency (IEPA) requirements prior to building demolition. Asbestos abatement procedures require the removal of ACM with various controls and monitoring to prevent asbestos emissions. The demolition of buildings containing LBP can result in the generation of LBP-containing dust. Standard demolition BMPs to control dust would reduce LBP dust emissions during demolition to less-than-significant levels.

The EHVAH campus is included in the Chicago Non-attainment Area for 2015 8-hour ozone (marginal) and a maintenance area for 2008 8-hour ozone. The general conformity provision of the CAA prohibits the federal government from conducting, supporting, or approving any actions that do not conform to a USEPA-approved State Implementation Plan (SIP), the state's plan for achieving and maintaining compliance with the goals of the CAA. Federal actions with emissions below de minimis levels are exempt from the general conformity regulations. The Proposed Action would result in minor short-term air emissions from demolition activities; however, no other air emissions are anticipated. Proposed Action emissions would be well below the general conformity de minimis levels for ozone precursor pollutants (VOCs and NOx).

No operational (long-term) air quality impacts would occur as a result of the Proposed Action.

The EHVAH currently maintains Title V operating permit. The Proposed Action is not anticipated to require any modifications to the EHVAH Title V permit. However, VA would secure any required demolition-related air emissions permits from the IEPA and Cook County prior to demolition, as appropriate.

3.3.4 Effects of the No Action Alternative

Under the No Action Alternative, no air quality effects from the Proposed Action would occur. Air emissions from the site, which would remain unused, would remain near current levels (negligible).

3.4 Cultural Resources

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, or approve throughout the country. The process begins when a federal or federally-assisted project has the potential to affect historic properties, if any are present.

The original EHVAH campus was constructed in 1921 and included the original main hospital (Building 1), an approximately 2,000 feet long, four-story building located in the western of the campus and seven smaller buildings. In the late 1920s and early 1930s, 14 buildings (mostly residential and accessory for hospital staff, or administrative and support) were added, including the nine current site buildings. In the early 1940s, during World War II, a second hospital (Vaughan Hospital complex) was established by the War Department on land located east of the original EHVAH campus. After the war, Vaughn Hospital was added to the EHVAH campus. In 1962, the majority of the former Vaughn Hospital complex was transferred to the State of Illinois Department of Mental Health (31 acres) or leased to the Loyola University Chicago Stritch School of Medicine; however, a small portion of the complex (Buildings 45, 51 and 53) remains part of the EHVAH campus. In the mid-1960s, EHVAH started a long-term modernization program, centered by a new 15-story general medical and surgical building (current Building 200), which opened in late 1970. In addition, seven scattered, one-story generator/accessory buildings were constructed across campus to provide utility service. Since the 1970s, numerous additional structures have been added to the campus.

In 2012, the EHVAH campus was evaluated for its eligibility for listing on the National Register of Historic Places (NRHP). Approximately 45 acres of the 174-acre campus, with a period of significance of 1918-1950, were found to be eligible and were approved for listing on the NRHP in 2013 as the EHVAH Historic District (Historic District). The Historic District is irregularly shaped and includes the main entrance drive from Roosevelt Road and the central portion of the campus where the early campus buildings were constructed. The Historic District boundaries are depicted on Figure 6. The Historic District includes 35 contributing resources, resources that retain their historic integrity and were constructed/utilized with the Historic District's period of significance (1918-1950). All nine site buildings, described below, are considered contributing resources to the Historic District.

- Building 23 – Former Bachelor's Quarters. Two-story brick, single-family residence/small apartment building constructed in 1929.
- Building 24 – Former Apartment House. Two-story brick, small apartment building constructed in 1929.
- Building 25 – Former Officers' Duplex Quarters. Two-story brick, duplex building constructed in 1929.
- Building 26 – Former Officers' Duplex Quarters. Two-story brick, duplex building constructed in 1929.
- Building 27 – Manager's Residence. Two-story brick, single-family residence constructed in 1929.
- Building 28 – Former Officers' Duplex Quarters. Two-story brick, duplex building constructed in 1929.
- Building 29 – Former Officers' Duplex Quarters. Two-story brick, duplex building constructed in 1929.
- Building 31 – Personal Garage. One-story brick, 10-car garage constructed in 1932.
- Building 32 – Personal Garage. One-story brick, 11-car garage constructed in 1932.

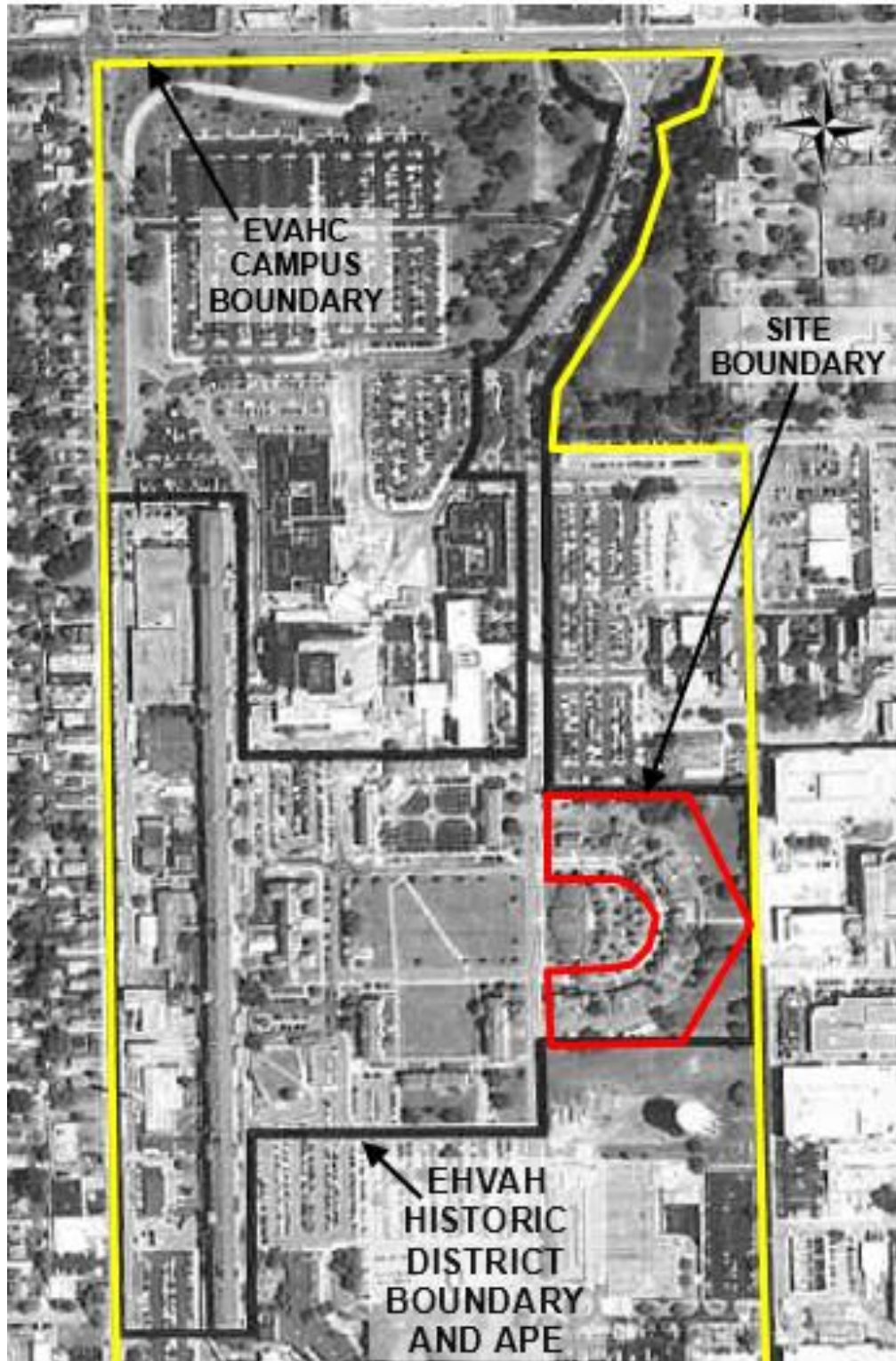


Figure 6 EHVVAH Historic District

3.4.1 Effects of the Proposed Action

In August 2021, VA initiated NHPA Section 106 consultation for the Proposed Action (undertaking) with the Illinois Department of Natural Resources (IDNR) State Historic Preservation Office (IL SHPO) through a Notice of Undertaking (NOU). In the NOU, VA determined that the proposed demolition of the site buildings would have an adverse effect on the EHVAH Historic District. The NOU also identified VA's intention of mitigating adverse effects through a Memorandum of Agreement (MOA).

In December 2021, IL SHPO responded and concurred with VA's determination that the proposed demolition of the site buildings would result in an adverse effect to the Historic District, and stated VA should continue to work with the IL SHPO to develop a plan (MOA) to mitigate the adverse effects.

In early 2022, VA invited, Proviso Township, Village of Broadview, Village of North Riverside, Maywood Historic Preservation Commission, Historical Society of Forest Park, Cook County, City of Chicago Historic Preservation Division, Landmarks Illinois and eight federally-recognized Indian Tribes with possible ancestral ties to the EHVAH campus area (Forest County Potawatomi, Prairie Band Potawatomi Nation, the Citizen Potawatomi Nation, Menominee Indian Tribe of Wisconsin, Hannahville Indian Community, Miami Tribe of Oklahoma, Kickapoo Tribe of Oklahoma, and Little Traverse Bay Bands of Odawa Indians) to provide input on the Proposed Action and participate in the Section 106 consultation. None of these agencies, organizations, and Tribes responded or elected to participate in the Section 106 consultation process.

On June 1, 2022, VA held a meeting with the IL SHPO and the Advisory Council on Historic Preservation (ACHP) to review the Proposed Action and potential adverse effects, and to identify potential mitigation measures to mitigate the adverse effects. Following the meeting, ACHP chose not to participate further in the Section 106 consultation. Between June and August 2022, VA worked with IL SHPO to develop a MOA to mitigate the adverse effects of the Proposed Action. The MOA was executed in September 2022. Mitigation measures specified in the MOA include: development of a NHPA training program and training of key EHVAH personnel who have decision-making responsibilities for projects that may affect the Historic District; and creation of a permanent exhibit placed at the EHVAH campus that documents the history of the site buildings.

With the implementation of the NHPA mitigation measures stipulated within the MOA, Proposed Action cultural resources impacts would be less than significant.

3.4.2 Effects of the No Action Alternative

Under the No Action Alternative, the historic site buildings would remain vacant and would continue to deteriorate, resulting in adverse cultural resources impacts.

3.5 Geology and Soils

Cook County, Illinois regionally lies in the Eastern Lake physiographic section of the Central Lowland physiographic province of the Interior Plains physiographic region. The Quaternary Deposits of Illinois, published by the Illinois State Geological Survey (IGS) and dated 1979, indicated that the Eastern Lake physiographic section is an area where surficial deposits are less

than 100 feet thick and consist of Cahokia Alluvium (sand, silty, or clay containing local deposits of sandy gravel in floodplains and channels of modern rivers) and Wadsworth Till (glacial lake deposits of clay and silty clay till). The Karst Terrains and Carbonate Rock of Illinois, published by IGS and dated 1997, indicated that the EHVAH campus is not located in an area of karst potential. In addition, the EHVAH area is not located in an area anticipated to experience earthquakes.

The 1998 Berwyn, Illinois United States Geological Survey (USGS) Topographic Quadrangle (Figure 2) indicates that the EHVAH campus is located in a relatively level area [elevation approximately 622 feet above mean sea level (amsl)]. Regionally, the ground surface generally slopes down to the east towards the Des Plaines River (elevation 610 feet amsl), located approximately 4,500 feet east of the site.

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey indicates the site soils consist of Orthents, clayey, nearly level (majority of site) and Urban Land (northwest corner of site). The silty clay Orthents soils are moderately well drained, shallow dense materials with a moderately low permeability. Urban land consists mainly of buildings, streets, and parking lots, with small areas of open space where the soils have been disturbed. Very little natural soil remains and identification of the original soils is not feasible. site soils are depicted on Figure 7.

3.5.1 Prime and Unique Agricultural Land Soils

Prime and unique farmlands are regulated in accordance with the Farmland Protection Policy Act (FPPA) (7 USC 4201, *et seq.*) to ensure preservation of agricultural lands that are of Statewide or local importance. Soils designated as prime agricultural land are capable of producing high yields of various crops when managed using modern farming methods. Prime agricultural land is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Unique agricultural lands are also capable of sustaining high crop yields and have special combinations of favorable soil and climate characteristics that support specific high-value foods or crops.

According to the USDA NRCS Web Soil Survey, none of the soils at the site are classified as prime farmland. In addition, the EHVAH campus is located in an urbanized area that is exempt from the FPPA.



Figure 7 Site Soils

3.5.2 Effects of the Proposed Action

No major changes to topography or drainage would occur on the site due to the Proposed Action. As part of demolition activities, below grade building foundations would be removed and backfilled with engineered fill. The site would be returned to its natural level state and planted with grass. The EHVAH campus is not located in an area known for karst conditions or major earthquakes. Consequently, no sinkhole development concerns or seismic hazards are identified.

During demolition, less-than-significant, direct and indirect, short-term soil erosion and sedimentation impacts would be possible as the existing buildings and pavements are removed. Demolition activities would expose and disturb the soil surface and compact the soil. The soil

would then be susceptible to erosion by wind and surface runoff. Exposure of the soils during demolition has the potential to result in increased sedimentation to stormwater management systems and offsite discharges of sediment-laden runoff. However, such potential adverse erosion and sedimentation (E&S) effects would be prevented through utilization of appropriate BMPs as described in Section 5 and adherence to the terms of approved IEPA National Pollutant Discharge Elimination System (NPDES) stormwater permit requirements, including the development and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP).

The IEPA Bureau of Water, Permits Section stated that General NPDES Permits for Stormwater Discharges from Construction site Activities are obtained through the Central Data Exchange (CDX), the USEPA's electronic reporting site, which is coordinated in Illinois through the IEPA. A copy of the permit is also required to be submitted to the Metropolitan Water Reclamation District of Greater Chicago.

Once construction is complete, no significant long-term soil erosion and sedimentation impacts would occur. Additional information regarding stormwater management is provided in Section 3.6.

3.5.3 Effects of the No Action Alternative

Under the No Action Alternative, no earth-disturbing demolition would occur and there would be no impacts to soil, topography or geology.

3.6 Hydrology and Water Quality

3.6.1 Surface Waters

The site is located in the southern portion of the Upper Des Plaines River watershed. The nearest surface water to the site is an unnamed, intermittent tributary to the Des Plaines River, located approximately 2,300 feet east of the site. The Des Plaines River is located approximately 4,500 feet east of the site (Figure 2). No surface waters were identified at the site or adjacent properties. No natural surface waters are present at the EHVAH campus. An area in the northeastern portion of the campus, approximately 1,500 feet north of the site, is frequently flooded, likely due to stormwater runoff from the surrounding development, but is not identified as a formal stormwater retention area or natural surface water feature.

Stormwater at the EHVAH campus generally is directed to stormwater inlets located throughout the campus, which discharge to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) stormwater sewer system. According to MWRD, stormwater in the municipal stormwater sewer system discharges to the Stickney Water Reclamation Plant in Cicero, Illinois.

Stormwater at the site generally infiltrates in unpaved areas or is directed to unpaved areas from paved areas for infiltration. Inlets to the campus stormwater system are located along the site boundaries (Tripp Avenue, McCoy Drive, and Crossman Circle) and likely catch limited quantities of surface runoff from the site that does not infiltrate.

3.6.2 Groundwater

According to the Groundwater Atlas of the United States, Cook County is underlain by the exposed Silurian-Devonian (dolomite and limestone) aquifer system, overlain by shallow sand and gravel Quaternary deposits containing surficial aquifers, and underlain by several confined Cambrian-Ordovician (sandstone and dolomite) aquifer systems.

The Hines area, including the EHVAH campus, is serviced by a municipal potable water system. The EHVAH campus is located within the Bensenville Ditch – Des Plaines River wellhead protection area.

3.6.3 Effects of the Proposed Action

The Proposed Action would not result in significant impacts to surface waters, provided that the BMPs described in Section 5 are implemented. These BMPs would control demolition-related impacts of soil erosion and sedimentation and would provide proper stormwater management following the completion of the Proposed Action. Stormwater at the site would largely infiltrate into site soils. Excess stormwater would continue to be collected and managed through the campus stormwater collection and conveyance system, and discharged to the MWRD stormwater sewer system.

It is not anticipated that groundwater would be encountered or impacted by the Proposed Action. If shallow groundwater is encountered during construction, appropriate engineering controls would be utilized to ensure there are no adverse impacts to groundwater. Groundwater impacts would be less than significant.

3.6.4 Effects of the No Action Alternative

Under the No Action Alternative, no ground-intrusive demolition would occur at the site and there would be no impacts to hydrology and water quality.

3.7 Wildlife and Habitat

3.7.1 Vegetation and Wildlife

The approximately 5-acre site is mostly unused and includes seven vacant, two-story residential buildings and two associated 10-car garages surrounded by maintained grass and a few scattered trees on a largely developed VA medical center campus. The surrounding area is fully developed with additional areas of the EHVAH campus to the north, south, and west, and LUMC to the east across Hines Boulevard/South 5th Avenue. The vegetative communities on the site could support wildlife species associated with developed urban areas within metropolitan Chicago.

3.7.2 Threatened and Endangered Species

As part of the preparation of this EA, the U.S. Fish and Wildlife Service (USFWS) and the Illinois Department of Natural Resources (IDNR) were contacted to identify the potential for the presence of state or federally-listed protected species on or in the vicinity of the site.

The USFWS Information for Planning and Conservation (IPaC) internet application indicated the site is within the range of one federally-listed threatened mammal species (northern long-eared bat), one federally-listed endangered bird species (piping plover), one federally-listed threatened bird species (red knot), one federally-listed threatened reptile species (eastern massasauga), one federally-listed endangered insect species (Hine's emerald dragonfly), one federally-listed candidate insect species (monarch butterfly), one federally-listed threatened plant species (eastern prairie-fringed orchid), and one federally-listed endangered plant species (leafy prairie-clover). The IPaC report did not identify any critical habitat of protected species at the site. The IPaC report for the site is provided in Appendix D. Table 1 provides a summary of the federally-protected species listed in the IPaC report, their habitat requirements, and the potential presence of their required habitat at the site. Based on their habitat requirements, none of these species are likely to be present at the site.

Table 1. Federally Listed Species in the Vicinity of the Site			
Species	Status	Habitat	Potential Habitat Present at the Site
<i>Mammals</i>			
Northern Long-Eared Bat (<i>Myotis septentrionalis</i>)	Threatened	Found in a variety of forested and wooded habitats. During summer, roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. In winter, hibernates in caves and mines.	No
<i>Birds</i>			
Piping Plover (<i>Chardradrius melodus</i>)	Endangered	Sandy upper beaches, especially where scattered grass tufts are present, and sparsely vegetated shores and islands of shallow lakes, ponds, rivers, and impoundments.	No
Red Knot (<i>Calidris canutus rufa</i>)	Threatened	Primarily seacoasts on tidal flats and beaches, less frequently in marshes and flooded fields.	No
<i>Reptiles</i>			
Eastern Massasauga (<i>Sistrurus catenatus</i>)	Threatened	Wet areas including wet prairies, marshes and low areas along rivers and lakes. In many areas massasaugas also use adjacent uplands during part of the year.	No
<i>Insects</i>			
Hine's Emerald Dragonfly (<i>Somatochlora hineana</i>)	Endangered	Shallow, calcareous seepage marshes or marshy margins of small, sluggish, calcareous streams overlaying dolomite bedrock.	No
Monarch Butterfly (<i>Danaus plexippus</i>)	Candidate	Shallow, calcareous seepage marshes or marshy margins of small, sluggish, calcareous streams overlaying dolomite bedrock.	No

<i>Flowering Plants</i>			
Eastern Prairie Fringed Orchid (<i>Platanthera leucophaea</i>)	Threatened	Variety of habitats from mesic prairie to wetlands such as sedge meadows, marsh edges, even bogs. Requires full sun for optimum growth and flowering and a grassy habitat with little or no woody encroachment.	No
Leafy Prairie-clover (<i>Dalea foliosa</i>)	Endangered	Open, thin-soiled limestone glades and limestone barrens, and wet calcareous barrens and moist prairies or cedar glades, usually near a stream or where some seepage from limestone provides seasonal moisture.	No

The IPaC report also identified 14 Birds of Conservation Concern (BCC) protected under the Migratory Bird Treaty Act (MBTA) for the general EHVAH campus area. Based on the nesting habitat requirements of these bird species and the Probability of Presence Summary provided as part of the IPaC report, 13 of the 14 BCC species are unlikely to nest at the site. The fourteenth bird species, the chimney swift, occurs in the EHVAH campus area during its breeding season (March 15 through August 20) and may nest in the chimneys of the vacant site buildings.

The IDNR Illinois Natural Heritage Database identified 135 state protected plant and animal species for Cook County. Based on the urban, developed nature of the site and the surrounding area, no State protected plant and animal species are likely to be present at the site. The IDNR stated that they have no objections to the Proposed Action.

3.7.3 Effects of the Proposed Action

The Proposed Action demolition activities would be conducted in areas of the site that are already developed. It is not anticipated that the scattered trees at the site would be removed; however, some vegetation cover removal would occur as part of the demolition activities. Following the proposed demolition, unpaved disturbed areas would be revegetated.

Based on information from USFWS and IDNR regarding protected species that have the potential to occur in the general site area and their habitat requirements, the Proposed Action would not affect federally-listed or state-listed protected species or their critical habitats.

Demolition of the site buildings has the potential to impact chimney swifts, a BCC protected under the MBTA. To avoid impacts to chimney swifts, the site buildings would be demolished outside its nesting season (March 15 to August 20). If seasonally-timed demolition is not possible, a qualified biologist would survey the buildings to ensure no active chimney swift nests are present prior to demolition.

With these avoidance measures, Proposed Action impacts on wildlife and habitat would be negligible.

3.7.4 Effects of the No Action Alternative

Under the No Action Alternative, no demolition or vegetation removal at the site would occur. No impacts to biological resources would occur.

3.8 Noise

The existing noise environment around the site is typical of a fully developed, mixed institutional, residential, and commercial area with noise primarily associated with vehicle traffic along Hines Boulevard/South 5th Avenue and Tripp Avenue and the southerly adjacent EHVAH boiler plant, with additional, more distant noise associated with vehicle traffic, mechanical equipment, and routine landscaping at the EHVAH and LUMC campuses. In addition, the LUMC campus includes a helipad located approximately 750 northeast of the site. No other notable noise-generating sources are present in the immediate site vicinity.

3.8.1 Sensitive Receptors

Sensitive noise receptors in the site vicinity include the EHVAH (north, south, and west) and LUMC (east across Hines Boulevard/South 5th Avenue) medical facilities and the associated residential facilities, including the Fisher House located adjacent to the west of the site, the Catholic Charities – Cooke’s Manor to the west of the site across Tripp Avenue, and the Catholic Charities – Bishop Goedert Residence is located approximately 200 feet north of the site. No other sensitive noise receptors were identified in the immediate site area. The nearest private residences are located approximately 1,000 feet west of the site. Sensitive noise receptors in the vicinity of the site are depicted on Figure 5.

3.8.2 Effects of the Proposed Action

The Proposed Action would have short-term impacts to the existing noise environment due to demolition activities. Noise generating sources during demolition would be associated building demolition, standard demolition equipment operation, and materials and equipment transportation. These increased noise levels could directly affect the neighboring areas.

Demolition activities generate noise by their very nature and are highly variable, depending on the type, number, and operating schedules of equipment. Demolition projects are usually executed in stages, each having its own combination of equipment and noise characteristics and magnitudes. Proposed Action demolition activities are expected to generally be typical of other similar construction projects and would include mobilization, building demolition, excavation of building foundations, heavy equipment movement, transportation of demolition debris from the site and engineered fill to the site, and re-grading. The most prevalent noise source at typical demolition sites is the internal combustion engine. General demolition equipment using engines includes, but is not limited to: heavy, medium, and light equipment such as excavators; roller compactors; front-end loaders; bulldozers; graders; backhoes; dump trucks; water trucks; utility trucks; and lube, oil, and fuel trucks.

Peak noise levels vary at a given location based on line of sight, topography, vegetation, and atmospheric conditions. In addition, peak noise levels would be variable and intermittent because each piece of equipment would only be operated when needed. However, peak noise levels

(during demolition, site preparation, and earthwork), would be considerably higher than existing noise levels. Relatively high peak noise levels in the range of 93 to 108 dBA (decibels, A-weighted scale) would occur on the active demolition site, decreasing with distance from the demolition areas. Generally speaking, peak noise levels within 50 feet of active demolition areas and material transportation routes would most likely be considered “striking” or “very loud”, comparable to peak crowd noise at an indoor sports arena. At approximately 200 feet, peak noise levels would be loud - approximately comparable to a garbage disposal or vacuum cleaner at 10 feet. At 0.25-mile, demolition noise levels would generally be quiet enough so as to be considered insignificant, although transient noise levels may be noticeable at times. Table 2 presents peak noise levels that could be expected from a range of equipment during proposed demolition activities.

Combined peak noise levels, or worst-case noise levels when several loud pieces of equipment are used in a small area at the same time, are expected to occur rarely, if ever, during the project. However, under these circumstances, peak noise levels could exceed 90 dBA within 200 feet of the demolition area, depending on equipment being used.

Although noise levels would be quite loud in the immediate area, the intermittent nature of peak demolition/construction noise levels would not create the steady noise level conditions for an extended duration that could lead to hearing damage. Workers would follow standard Federal Occupational Safety and Health Administration (OSHA) requirements to prevent hearing damage.

Areas that could be most affected by noise from demolition include those closest to the demolition footprint, including the EHVAH and LUMC campus medical buildings and the associated adjacent/nearby residential facilities (the Fisher House and Catholic Charities residences). Private residences, located 1,000 feet away from the site and partially shielded from noise impacts by EHVAH campus buildings, would be much less affected. Indoor noise levels would be expected to be 15-25 decibels lower than outdoor levels. In addition, BMPs (described in Section 5) would be implemented to reduce noise impacts. These would include limiting most demolition noise to Monday through Friday from 7 AM to 7 PM. Direct demolition and construction noise impacts would be temporary and less than significant.

Indirect impacts include noise from workers commuting and material transport. Area traffic volumes and noise levels would increase as demolition contractor employees commute to and from work at the project area, and delivery and service vehicles (including trucks of various sizes) transit to and from the site. Persons in the project area would experience temporary increases in traffic noise during day-time hours. These effects are not considered significant because they would be temporary, intermittent, and generally similar to existing traffic noise levels in the area.

Table 2. Peak Noise Levels Expected from Typical Construction Equipment

Source	Peak Noise Level (dBA, attenuated)							
	Distance from Source (feet)							
	0	50	100	200	400	1,000	1,700	2,500
Heavy Truck	95	84-89	78-93	72-77	66-71	58-63	54-59	50-55
Dump Truck	108	88	82	76	70	62	58	54
Concrete Mixer	108	85	79	73	67	59	55	51
Jack-hammer	108	88	82	76	70	62	58	54
Scraper	93	80-89	74-82	68-77	60-71	54-63	50-59	46-55
Bulldozer	107	87-102	81-96	75-90	69-84	61-76	57-72	53-68
Generator	96	76	70	64	58	50	46	42

Crane	104	75-88	69-82	63-76	55-70	49-62	45-48	41-54
Loader	104	73-86	67-80	61-74	55-68	47-60	43-56	39-52
Grader	108	88-91	82-85	76-79	70-73	62-65	58-61	54-57
Pile driver	105	95	89	83	77	69	65	61
Forklift	100	95	89	83	77	69	65	61
Worst-Case Combined Peak Noise Level (Bulldozer, Jackhammer, Scraper)								
Combined Peak Noise Level	Distance from Source (feet)							
	50	100	200	¼ Mile		½ Mile		
	103	97	91	74		68		

Source: Tipler 1976

No significant long-term (operational) noise impacts would occur as a result of the Proposed Action. The Proposed Action would result in the site being undeveloped grassy land with occasional noise associated with grounds maintenance.

3.8.3 Effects of the No Action Alternative

Under the No Action Alternative, the noise environment of the site would not change. The site would remain mostly unused with minor noise associated with occasional vehicles and grounds maintenance.

3.9 Land Use

The approximately 5-acre site includes seven two-story brick residential buildings (Buildings 23-29) and two associated 10 and 11-car garages (Buildings 31 and 32), all built between 1929 and 1932. The remainder of the site is generally maintained grassy land with scattered trees. The site buildings have been mostly vacant for several years and are in poor condition. The EHVAH campus is located within unincorporated Cook County and; therefore, is zoned by the County. Cook County zoning maps indicate the EHVAH campus is zoned R-5 (Single Family Residential). Health, medical and care institutions are listed special permitted uses within R-5 Districts.

The site is surrounded by the EHVAH and LUMC campuses, including medical facilities, supporting infrastructure and operational facilities, and associated residential facilities. The entirety of the EHVAH and LUMC campuses are also zoned R-5.

3.9.1 Effects of the Proposed Action

The Proposed Action would result in negligible land use effects. The Proposed Action would remove unused buildings and create additional greenspace at the EHVAH campus. The overall use of the site and EHVAH campus would not change and would remain compatible with surrounding land uses.

Although, as a Federal agency, VA is not subject to local zoning regulations or restrictions, the Proposed Action would be consistent with Cook County zoning.

3.9.2 Effects of the No Action Alternative

Under the No Action Alternative, no direct land use impacts due to VA's Proposed Action would occur. The site would remain an unused portion of the EHVAH campus with vacant buildings.

The No Action Alternative would not allow VA to meet the requirements of the 2018 VA Mission Act or VA Handbook 7633, which require VA to remove underutilized real estate assets from its portfolio.

3.10 Wetlands, Floodplains, and Coastal Zone Management

3.10.1 Wetlands

This section discusses wetlands at and near the site and surface waters (streams) as they pertain to wetlands. Additional information regarding surface waters is provided in Section 3.6.

No wetlands were identified on or adjacent to the site, or elsewhere on the EHVAH campus, on the USFWS National Wetland Inventory (NWI) online wetland mapper (Appendix D). In addition, no visual or other evidence of wetlands was identified on the site or adjacent areas.

3.10.2 Floodplains

According to Federal Emergency Management Agency (FEMA) floodplain mapping, the EHVAH campus, including the site, and surrounding properties are not located in the 100-year or 500-year floodplains (FEMA Flood Insurance Rate Map No. 17831C0477J dated August 19, 2008). The FEMA floodplain map for the site area is provided in Appendix D.

3.10.3 Coastal Zone

The Coastal Zone Management Act (CZMA) was promulgated to control nonpoint pollution sources that affect coastal water quality. The CZMA of 1990, as amended (16 USC 1451 *et seq.*) encourages states to preserve, protect, develop, and where possible, restore or enhance valuable natural coastal resources such as wetlands, floodplains, estuaries, beaches, dunes, barrier islands, and coral reefs, as well as the fish and wildlife using those habitats.

The Illinois Coastal Management Program (CMP), managed by the IDNR, has established a designated coastal zone along Lake Michigan, including the eastern portion of Cook County. However, the EHVAH campus is located approximately 10 miles west of the designated coastal zone; therefore, the Proposed Action is not subject to the CZMA.

3.10.4 Effects of the Proposed Action

The Proposed Action would not result in impacts to wetlands, floodplains, or coastal zones.

3.10.5 Effects of the No Action Alternative

The No Action Alternative would not result in impacts to wetlands, floodplains, or coastal zones.

3.11 Socioeconomics

The following subsections identify and describe the socioeconomic environment of the communities surrounding the EHVAH campus (Broadview Village, Maywood Village, Forest Park Village, and North Riverside Village), Cook County, and the State of Illinois. Presented data

provide an understanding of the socioeconomic factors that have developed the area. Socioeconomic areas of discussion include the local demographics of the area, regional and local economy, and local recreation activities. Data used in preparing this section were collected from the 2020 Census of Population and Housing (US Census Bureau), subsequent US Census Bureau data, and the US Department of Commerce Bureau of Economic Analysis (BEA).

Demographics

The estimated populations of the communities surrounding the EHVAH in 2021 ranged from 7,249 residents to 23,112 residents, with the larger populations to the east and northeast. Cook County's estimated population in 2021 was 5,173,146 residents. The estimated population for Illinois in 2021 was 12,671,469 residents (Table 3). High school graduation rates are lower within Maywood Village and generally similar for the remaining communities surrounding the EHVAH, Cook County, and Illinois. The communities surrounding the EHVAH and Cook County have generally similar percentages of the population under 18 years and over 65 years as that of the State of Illinois as a whole. Two of the communities surrounding the EHVAH (Broadview Village and Maywood Village) and Cook County have higher minority populations than that of the State of Illinois as a whole. Minority population rates specific to the site area are discussed in Section 3.16 (Environmental Justice).

Area	All Individuals (2021 Estimate)	Population Under 18 Age Years (2021)	Population Over 65 Age Years (2021)	Minority (2021)	High School Graduates (2021)	Veterans (2021)
Illinois	12,671,469	22.1%	16.6%	40.0%	89.7%	553,593
Cook County	5,173,146	21.5%	15.6%	58.5%	87.7%	152,483
Broadview Village	7,956	21.0%	19.3%	87.9%	91.4%	311
Maywood Village	23,112	20.8%	13.9%	94.8%	78.5%	1,185
Forest Park Village	14,012	14.7%	15.8%	47.9%	95.9%	848
North Riverside Village	7,249	20.4%	18.6%	35.4%	94.9%	432

Source: US Census Bureau, 2020 Census, updated estimates July 2021.

Employment and Income

Forest Park Village has a similar median household income as that of Cook County and the State of Illinois as a whole, while the remaining communities surrounding the EHVAH campus have lower median household incomes. Broadview Village, Forest Park Village and North Riverside Village have lower percentages of their populations below the poverty line than Maywood Village, Cook County and the State of Illinois as a whole. Maywood Village and Forest Park Village had higher unemployment rates in July 2022 than Broadview and North Riverside Villages, Cook County, and the State of Illinois as a whole (Table 4). Household incomes specific to the site area are discussed in Section 3.16.

Area	Number of Households	Median Household Income	Population Below Poverty Level	Unemployment Rate July 2022
Illinois	4,884,061	\$ 68,428	11.0%	4.4%
Cook County	1,991,474	\$ 67,886	12.9%	5.4%
Broadview Village	3,009	\$ 54,537	7.6%	4.6%
Maywood Village	7,634	\$ 56,623	11.7%	8.9%
Forest Park Village	6,695	\$ 70,670	9.1%	7.6%
North Riverside Village	2,626	\$ 55,879	5.8%	4.6%*

Source: US Census Bureau, 2020 Census, Profile of General Demographic Characteristics, 2016-2020.
* - May 2022

Commuting Patterns

Residents of areas around the EHVAH campus are largely dependent on personal automobiles for transportation to and from work. Other methods of transit include public transportation, carpooling, and walking. Public transportation is provided by Pace Suburban Bus (Pace Bus) with three bus routes (Bus Routes 301, 308, and 331) with stops on the EHVAH campus. The average commuting time in Cook County was approximately 31 to 34 minutes in 2019.

Protection of Children

Because children may suffer disproportionately from environmental health risks and safety risks, EO 13045, *Protection of Children From Environmental Health Risks and Safety Risks*, was introduced in 1997 to prioritize the identification and assessment of environmental health risks and safety risks that may affect children and to ensure that federal agencies' policies, programs, activities, and standards address environmental risks and safety risks to children. This section identifies the distribution of children and locations where numbers of children may be proportionately high (such as schools, childcare centers, family housing) in areas potentially affected by the Proposed Action.

Children are not regularly present on the site, the EHVAH campus, or the easterly adjacent LUMC campus. Children may be present in the residential area located approximately 1,000 feet west of the site. No schools or playgrounds are located within 1,000 feet of the site. Miller's Meadow Forest Preserve (park), located approximately 1,200 feet east of the site, is the closest recreational facility to the site.

3.11.1 Effects of the Proposed Action

The Proposed Action would provide additional temporary jobs (demolition) in the private sector, providing minor short-term socioeconomic benefit to the area through increased employment and increased spending at local businesses. The Proposed Action would also provide a long-term

socioeconomic benefit for area Veterans. EHVAH resources required to maintain the vacant site buildings would be reallocated for needed Veteran services.

No adverse health or safety risks to children are anticipated to result from the Proposed Action. Children are not regularly present at the site or the surrounding properties. Demolition areas would be secured to prevent unauthorized access by children from the nearby residential areas. The demolition contractors would limit and control dust and noise, as discussed in Section 5, thereby minimizing adverse effects to children in the area.

3.11.2 Effects of the No Action Alternative

The No Action Alternative would have no socioeconomic impacts.

3.12 Community Services

The EHVAH campus is split between the Maywood-Melrose Park-Broadview School District (District 89) and the Komarek School District (District 94), with the site located in District 89. There are no schools located within 0.50-mile of the site (Google Earth 2022).

The EHVAH campus is located in an unincorporated area of Cook County; as such, the Cook County Sheriff's Department provides police protection and emergency services to the EHVAH campus and its vicinity. However, each of the surrounding communities also maintains independent police departments. In addition, each of the communities surrounding the EHVAH campus maintains its own fire protection and emergency medical services.

The Illinois Department of Transportation and Cook County Department of Transportation and Highways provide maintenance to primary roads and bridges in the vicinity of the EHVAH campus.

No parks or developed recreational facilities are located in the immediate vicinity of the site. The nearest recreational facility is Miller's Meadow Forest Preserve, located approximately 1,200 feet east of the site.

Other than the EHVAH and the east adjoining LUMC, no hospitals or other major medical facilities are located within one mile of the site.

Public transportation in the site area is provided by Pace Bus, with three bus routes (Bus Routes 301, 308, and 331) including stops on the EHVAH campus.

3.12.1 Effects of the Proposed Action

No significant additional load is expected to be placed on the local fire or police departments as the result of the Proposed Action. No increased use of other public or community services as a result of the Proposed Action is expected. As such, the Proposed Action is expected to have a negligible impact on local public services.

3.12.2 Effects of the No Action Alternative

Under the No Action Alternative, no demolition would occur at the site and no impacts to community services would be anticipated.

3.13 Solid and Hazardous Materials

Hazardous and toxic materials or substances are generally defined as materials or substances that pose a risk (i.e., through either physical or chemical reactions) to human health or the environment.

The EHVAH was established in 1921 (originally Public Health Service Hospital #76). The approximately 5-acre site includes seven vacant, two-story brick residential buildings and two associated 10 and 11-car garages, all built between 1929 and 1932. The remaining areas of the site are generally maintained grassy land with scattered trees. The residential site buildings were originally used as quarters for officers and hospital staff with associated garages, but were phased out of residential use over the years and have been vacant since 2018 and are in poor condition.

EHVAH staff indicated that the site residential buildings have been heated via steam from the campus central boiler plant and no heating current or former underground storage tanks (USTs) are known to be present on the site. The USTs nearest to the site are located at the southerly adjacent new central boiler plant (Building 205) that was constructed in 2017. The USTs are located south of Building 205, approximately 180 feet from the site. No releases from the Building 205 UST systems are known to exist or are likely based on their recent installation.

Information from the IEPA Bureau of Land Databases, Leaking UST (LUST) database indicated that the EHVAH has historically experienced five releases from its UST systems. Four of those releases have received IEPA regulatory closure [no further remediation (NFR) status] and were located in the vicinity of Building 5 (former central boiler plant), approximately 850 feet west-southwest of the site. The remaining LUST release was identified as Incident No. 20191277, dated December 2019, was also located in the vicinity of Building 5. The LUST database indicates that a Corrective Action Completion Report was submitted for this release in June 2022 and is currently under IEPA review. Based on their distance from the site and regulatory status, none of the LUSTs incidents are likely to pose an environmental risk to the site.

No contamination from current or previous EHVAH operations is known or suspected to be present at the site.

LUMC also was identified has have two LUST incidents in 1993 and 1994. IEPA information identified the LUST locations as near the LUMC helipad and near the boiler plant/incinerator building, both at least 500 feet northeast and southeast, respectively, from the site. Both incidents have received regulatory closure from IEPA (NFR status) and are not likely to pose an environmental risk to the site.

TTL Associates, Inc. completed an asbestos survey for the nine site buildings in October 2020. Asbestos-containing building materials (ACM) were identified in each of the buildings. In addition, the buildings may contain lead-based paint (LBP) based on their construction dates (1929-1932).

USEPA recommended testing the site buildings and soil for lead paint, asbestos, and polychlorinated biphenyl compounds (PCBs) before pursuing any demolition work. USEPA further recommended that soil should be tested for contaminants after demolition is complete and hazardous waste and/or contaminated soil should be disposed of and/or remediated in accordance with state and federal regulations. USEPA also recommended the reuse and/or recycling of demolition debris to the maximum extent possible.

IEPA provided information regarding the EHVAH RCRA compliance. The IEPA information indicated that the EHVAH has been a generator of hazardous wastes since at least 2005 with only minor, administrative violations.

3.13.1 Effects of the Proposed Action

The Proposed Action could result in short-term, less-than-significant adverse impacts due to the increased presence and use of petroleum and hazardous substances during demolition. An increase in construction/demolition vehicle traffic would increase the likelihood for release of vehicle operating fluids (e.g., oil, diesel, gasoline, antifreeze, etc.) and maintenance materials. As such, a less-than-significant, direct, short-term adverse impact is possible. Implementation of standard BMPs would serve to ensure this impact is further minimized.

Buildings that would be demolished as part of the Proposed Action contain ACMs and likely contain LBP. Identified ACM would be removed by licensed asbestos abatement contractors in accordance with the NESHAP and IEPA requirements prior to building demolition. Asbestos abatement procedures require the removal of ACM with various controls and monitoring to prevent asbestos emissions. The demolition of buildings containing LBP could result in the generation of LBP-containing dust. Standard demolition BMPs to control dust would reduce LBP dust emissions during demolition to less-than-significant levels.

The site buildings may also contain caulk that contains PCBs. Building caulk would be tested and removed from the buildings by trained contractors prior to demolition, if found to be PCB-containing. PCB wastes would be properly handled and disposed of. Soils removed from the site, if any, would be characterized and properly disposed of.

No long-term solid waste and hazardous materials impacts are anticipated as the site would be unused, undeveloped grassy land.

3.13.2 Effects of the No Action Alternative

Under the No Action Alternative, no demolition by VA would occur, none of the building materials would be disturbed, and no potential solid waste and hazardous substances impacts associated with the Proposed Action would occur.

3.14 Transportation and Parking

Public transportation in the EHVAH vicinity is provided by Pace Bus, with three bus routes (Bus Routes 301, 308, and 331) including stops on the EHVAH campus.

Traffic in the vicinity of the EHVAH campus is regulated by the Illinois Department of Transportation (ILDOT) and the Cook County Department of Transportation and Highways (CCDOTH).

Primary access to the EHVAH campus is provided by West Roosevelt Road at the fully signalized intersection with Tripp Avenue (primary road on the EHVAH campus), with secondary access from one location along West Roosevelt Road at Fears Drive (unsignalized), three locations along South 9th Avenue (all unsignalized), and two locations along 1st Avenue (both signalized).

West Roosevelt Road is an east-west oriented, four-lane road with a current estimated Level of Service¹ (LOS) rating of B or better. 1st Avenue is a north-south oriented, four-lane road with a current estimated LOS rating of C or better.

According to ILDOT, the 2018 annual average daily traffic (AADT) for West Roosevelt Road in the vicinity of the site ranged from 25,300 to 29,800 vehicles and the 2018 AADT for 1st Avenue in the vicinity of the site from 26,500 to 29,100 vehicles. AADT values from ILDOT for Hines Boulevard/South 5th Avenue and South 9th Avenue were not available. Roads near the site and serving the EHVAH campus are summarized below in Table 5 and depicted on Figure 3.

Type	Route	Direction	Road Width (feet)	Lanes	Average Daily Traffic (year)	Estimated Level of Service
Neighborhood Collector	West Roosevelt Road	East-West	45	4	25,300 to 29,800 (2018)	B or better
Local Access	Hines Boulevard/South 5 th Avenue	North-South	25	2	N/A	B or better
Local Access	South 9 th Avenue	North-South	25	2	N/A	B or better
Principal Arterial	1 st Avenue	North-South	65	4	26,500 to 29,100 (2018)	C or better

AADT Data Source: ILDOT Traffic Count Database System
Estimated LOSs based on TTL's site reconnaissance on September 21, 2021

3.14.1 Effects of the Proposed Action

The Proposed Action could have minor short-term, direct and indirect, transportation impacts. Demolition traffic, consisting of trucks, workers' personal vehicles, and associated equipment, would increase traffic volumes in the local area, and could cause delays if this occurred during morning and evening peak periods.

The Proposed Action would have no long-term traffic or parking impacts, as the site would be undeveloped grassy land.

¹ **Level of Service** – LOS represents a set of qualitative descriptions of a transportation system's performance. The Federal Highway Administration Highway Capacity Manual defines levels of service for intersections and highway segments, with ratings that range from A (best) to F (worst). Generally, a LOS of D or higher is considered acceptable by transportation planning agencies.

3.14.2 Effects of the No Action Alternative

Under the No Action Alternative, no short-term transportation impacts associated with VA's Proposed Action would occur. The site buildings would remain unused with no traffic or parking demand.

3.15 Utilities

Basic utilities in the EHVAH campus vicinity (i.e., water, sewer, natural gas, and electricity) are provided by various utility providers.

- **City of Chicago Department of Water Management (CDWM)** supplies municipal water to the EHVAH campus. Water is stored in a large aboveground storage tank and a water tower adjoining to the south of the site. Potable water lines currently extend to the site buildings.
- **Metropolitan Water Reclamation District of Greater Chicago (MWRD)** - Municipal storm and sanitary services are provided to the EHVAH campus by the MWRD. Sanitary and storm sewer lines currently extend to the site.
- **Commonwealth Edison Company (ComEd)** supplies electrical utility services to the EHVAH campus. The campus electricity services currently extend to the site.
- **Nicor Gas** supplies natural gas services to the EHVAH campus. The campus natural gas services currently extend to the site.
- **Various companies** provide telecommunication services to the EHVAH campus via fiber optic lines.

IEPA provided information regarding the EHVAH public water system compliance dating back to 1998. The information indicated that the EHVAH campus public water supply has generally been in compliance since 1998 with minor system upgrades. A series of major system upgrades was completed in 2019, including a new main water supply connection, water distribution piping and valves, and a chlorination system.

3.15.1 Effects of the Proposed Action

The Proposed Action would result in a minor decrease in the consumption of utilities. Although the site buildings are currently vacant, they are still connected to utilities with minimal consumptive use. After the implementation of the Proposed Action, the site would be an undeveloped grassy portion of the EHVAH campus without buildings or utility use. Utilities provided to the current site structures would be disconnected and capped.

3.15.2 Effects of the No Action Alternative

Under the No Action Alternative, no demolition would occur at the site. The site buildings would remain vacant and unused. Current minimal site utility use would remain unchanged.

3.16 Environmental Justice

In 1994, EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, was issued to focus attention of Federal agencies on human health and environmental conditions in minority and low-income communities and to ensure that disproportionately high and adverse human health or environmental effects on these communities are identified and addressed.

According to the USEPA-developed EJSCREEN (an environmental justice mapping and screening internet application), the site is located in an area with disproportionately high minority population (82 percent) and a slightly higher low-income population (29 percent) relative to the State of Illinois as a whole (39 percent and 28 percent, respectively).

3.16.1 Effects of the Proposed Action

The Proposed Action would have negligible environmental justice effects. The EHVAH campus is located in an area with a disproportionately high minority population and a slightly higher low-income population; however, the Proposed Action would have only very minor impacts on the residents in the area. During demolition, effects on nearby residents, such as through noise and dust, would be limited and controlled through BMPs described in Section 5.

Proposed Action activities are anticipated to have a minor short-term beneficial socioeconomic (and environmental justice) effect on the local employment and personal income in the ROI, as described in Section 3.11. No long-term environmental justice effects are anticipated since the site will be an unused, undeveloped grassy portion of the EHVAH campus.

3.16.2 Effects of the No Action Alternative

Under the No Action Alternative, the proposed VA demolition activities would not occur and there would be no environmental justice effects.

3.17 Cumulative Impacts

As defined by CEQ Regulations in 40 CFR Part 1508.7, cumulative impacts are those which “result from the incremental impact of the Proposed Action when added to other past, present, and reasonably foreseeable future actions, without regard to the agency (Federal or non-Federal) or individual who undertakes such other actions.” Cumulative impact analysis captures the effects that result from the Proposed Action in combination with the effects of other actions taken in the same geographic area.

The EHVAH campus is located in the west-central portion of Cook County, approximately 11 miles west of downtown Chicago, in a mixed use, urban area. The area surrounding the EHVAH campus has been fully developed with institutional, residential, recreational, and commercial properties for many years. Further development in the surrounding area is generally limited due to the fully developed nature of the area. Potential future development in the area would be a result of the replacement of older developments that have reached the end of their effective useful lives. No off-site major recent or planned future development in the EHVAH campus area was identified.

As described in Section 1.2, the EHVAH campus has evolved over the years to meet the changing health care needs of area Veterans. Notable recent construction projects at the campus include the development of the new Fisher House (Building 100) west of the site in 2010 and the construction the new central boiler plant and large aboveground water storage tank south of the site in 2017. Other planned construction for the EHVAH campus includes the electronic health record modernization (EHRM) infrastructure project, during which fiber optic communication lines will be installed throughout the campus and a new small data center building would be constructed.

3.17.1 Effects of the Proposed Action

The Proposed Action would result in the impacts identified throughout Section 3. These include potential short-term and/or long-term adverse impacts to aesthetics, air quality, cultural resources, soils and geology, hydrology and water quality, wildlife, noise, solid and hazardous materials, and transportation. All of these potential impacts are less than significant and would be further reduced through careful implementation of general BMPs; management and minimization measures; and compliance with regulatory requirements, as identified in Section 5. Given the nature and limited region of influence of the Proposed Action and the limited recent and potential future, off-campus development in the EHVAH campus area, no significant cumulative adverse effects to any of these resource areas are anticipated. Other potential off-campus development in the EHVAH campus area would be subject to zoning requirements and site plan approval by Cook County or the applicable municipality, which would serve to maintain and control regional, potentially significant impacts.

The Proposed Action could have cumulative impacts with respect to other recent and future EHVAH VAMC campus projects. Collectively, these projects provide significant beneficial cumulative impact to the health of Veterans in the region. VA has planned the sequencing of campus improvement projects to avoid potential adverse cumulative effects caused by conducting several construction projects the same time. VA would continue to carefully coordinate projects at the campus to minimize impacts to campus operations and the surrounding area. With this coordination, potential cumulative adverse impacts would be minor.

No significant adverse cumulative impacts to the environment induced by the Proposed Action are anticipated within the region. Close coordination between federal and state agencies, Cook County, and community representatives would serve to manage and control cumulative effects within the region, including managing regional transportation increases with adequate infrastructure. Implementation of local land use and resource management plans would serve to control the extent of environmental impacts, and continued planning would ensure future socioeconomic conditions maintain the quality of life the area's residents currently enjoy. Implementation of effective resource management plans and programs should minimize or eliminate any potential cumulative degradation of the natural ecosystem, cultural, or human environment within the region of influence of the Proposed Action.

3.17.2 Effects of the No Action Alternative

Under the No Action Alternative, no cumulative impacts induced by the Proposed Action would occur.

3.18 Potential for Generating Substantial Public Controversy

As discussed in Section 4, VA has solicited input from various federal, state, and local government agencies regarding the Proposed Action. Several of these agencies have provided input; none of the agency input has identified opposition or controversy related to the Proposed Action.

VA published and distributed the Draft EA for a 30-day public comment period. VA received no public comments regarding the Draft EA. Based on the benefits of the Proposed Action and the findings of this EA (no significant adverse environmental impact), it is not anticipated that there would be substantial public controversy regarding the Proposed Action.

SECTION 4: PUBLIC INVOLVEMENT

VA invites public participation in decision-making on new proposals through the NEPA process. Public participation with respect to decision-making on the Proposed Action is guided by 38 CFR Part 26, VA's policy for implementing the NEPA. Additional guidance is provided in VA's *NEPA Interim Guidance for Projects* (VA 2010). Consideration of the views and information of all interested persons promotes open communication and enables better decision-making. Agencies, organizations, and members of the public with a potential interest in the Proposed Action, including minority, low-income, and disadvantaged persons, are urged to participate. A record of agency coordination and public involvement associated with this EA is provided in Appendix A and Appendix E.

4.1 Agency Coordination

Agencies consulted for this EA include:

- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency
- U.S. Army Corps of Engineers
- U.S. Department of Agriculture, Natural Resource Conservation Service
- Illinois State Historic Preservation Office
- Illinois Environmental Protection Agency (various bureaus)
- Illinois Department of Natural Resources
- Illinois Department of Transportation
- Cook County (various departments)

VA initiated Section 106 consultation with the IL SHPO in August 2021. VA emailed NEPA scoping letters regarding the Proposed Action to the remaining agencies in July 2021. Responses were received from the USEPA, IEPA Bureau of Water, IEPA FOIA Officer, and IDNR. Input provided by these agencies is addressed in the appropriate resource sub-sections of Section 3. Written correspondence from the agencies is provided in Appendix A. The following summarizes that input, which VA used to focus this EA's analysis:

- VA submitted information regarding historic properties at the site and the Proposed Action (undertaking) to **IL SHPO** and initiated NHPA Section 106 consultation in August 2021. VA determined that the proposed demolition of the site buildings, all contributing resources to the EHVAH Historic District would have an adverse effect on the Historic District. VA developed a MOA in consultation with IL SHPO to mitigate the adverse effects. The MOA was executed in September 2022. VA also invited the Advisory Council on Historic Preservation (ACHP), Proviso Township, the Village of Broadview, the Village of North Riverside, the Maywood Historic Preservation Commission, the Historical Society of Forest Park, Cook County, the City of Chicago Historic Preservation Division, Landmarks Illinois, and eight federally recognized tribes identified as having potential ancestral ties to the EHVAH area (see Section 4.2) to participate in the Section 106 consultation; however, none chose to participate.
- The **USEPA** provided general recommendations regarding the preparation of the EA (attaching consultation records and use of USEPA GIS-based platforms EJSCREEN and

NEPAssist) and provided recommendations for the implementation of the Proposed Action, including: air quality BMPs for demolition, planting native species and pollinator-friendly plants, testing site buildings and soil for lead paint, asbestos and PCBs, and reusing/recycling demolition debris to the extent possible. USEPA also requested a copy of the Draft EA for review, once available.

- **IEPA Bureau of Water, Permits Section** stated that General NPDES Permits for Stormwater Discharges from Construction site Activities (CGP) are obtained through the Central Data Exchange (CDX), the USEPA's electronic reporting site, which is coordinated in Illinois through the IEPA. A copy of the permit is also required to be submitted to the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC).
- The **IEPA FOIA Officer** provided information regarding the EHVAH Title V permit, air quality compliance with the NAAQS for priority pollutants, asbestos project notifications, RCRA compliance, and public water system compliance. The information provided by IEPA indicated that the EHVAH has maintained a Title V permit since at least 1996. An IEPA 5-year Full Compliance Inspection indicated that the EHVAH had met the requirements of their Title V permit as of December 2020. The IEPA information also indicated that the EHVAH has been a generator of hazardous wastes since at least 2005 with only minor, administrative violations.
- **IDNR** stated that they reviewed the Proposed Action and have no objections to the project.

4.2 Native American Consultation

VA initiated consultation with eight federally-recognized Indian Tribes (Forest County Potawatomi, Prairie Band Potawatomi Nation, the Citizen Potawatomi Nation, Menominee Indian Tribe of Wisconsin, Hannahville Indian Community, Miami Tribe of Oklahoma, Kickapoo Tribe of Oklahoma, and Little Traverse Bay Bands of Odawa Indians) as part of the NHPA Section 106 process, in accordance with 36 CFR 800.2 and EO 13175, *Consultation and Coordination with Indian Tribal Governments*, November 2000. These Tribes, identified as having possible ancestral ties to the area of the EHVAH campus, were invited by VA to provide input on the Proposed Action and participate in the NHPA Section 106 consultation process. No Tribes have responded or elected to participate in the NHPA Section 106 consultation process.

4.3 Public Review

VA published and distributed the Draft EA for a 30-day public comment period, as announced by a Notice of Availability (NOA) published in the Daily Herald newspaper on January 13-15, 2023. A copy of the Draft EA was made available for public review on the EHVAH website (<https://www.va.gov/hines-health-care/>). VA received no public comments regarding the Draft EA.

SECTION 5: MANAGEMENT AND MINIMIZATION MEASURES

This section summarizes the management and minimization measures that are proposed to minimize and maintain potential adverse effects of the Proposed Action at acceptable, less-than-significant levels.

Per established protocols, procedures, and requirements, VA and its construction contractors would implement BMPs and would satisfy all applicable regulatory requirements in association with the demolition of the existing site buildings. These “management measures” are described in this EA, and are included as components of the Proposed Action. “Management measures” are defined as routine BMPs and/or regulatory compliance measures that are regularly implemented as part of proposed activities, as appropriate, throughout the Cook County, Illinois area. In general, implementation of such management measures would maintain impacts at acceptable levels for all resource areas analyzed. These are different from “mitigation measures,” which are defined as project-specific requirements, not routinely implemented as part of development projects, necessary to reduce identified potentially significant adverse environmental impacts to less-than-significant levels.

The management and minimization measures summarized in Table 6 would be included by VA in the Proposed Action to minimize and maintain adverse effects at less-than-significant levels.

Table 6. Management and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Management/Minimization Measure
Aesthetics	None required.
Air Quality	Use appropriate dust suppression methods (such as the use of water, dust palliative, covers, suspension of earth moving in high wind conditions) during onsite demolition/construction activities.
	Stabilize disturbed areas through re-vegetation or mulching if the area would be inactive for several weeks or longer.
	Implement measures to reduce diesel particulate matter emissions from construction equipment, such as reducing idling time and using newer equipment with emissions controls.
Cultural Resources	Comply with the terms of the September 2022 Memorandum of Agreement with the Illinois SHPO to mitigate historic property effects.
Geology and Soils	Control soil erosion and sedimentation impacts during construction by implementing erosion prevention measures and complying with the IEPA National Pollutant Discharge Elimination System (NPDES) stormwater permit, including the development and implementation of a site-specific Stormwater Pollution Prevention Plan (SWPPP). The NPDES permit would require stormwater runoff and erosion management using BMPs, such as earth berms, vegetative buffers and filter strips, and spill prevention and management techniques.

Table 6. Management and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Management/Minimization Measure
Hydrology and Water Quality	Control soil erosion and sedimentation impacts during construction by complying with the IEPA NPDES stormwater permit requirements.
	Ensure the design of the Proposed Action includes sufficient on-site stormwater management so as not to adversely affect the water quantity/quality in receiving waters and/or offsite areas.
	Design improvements in accordance with the requirements of Energy Independence and Security Act Section 438 with respect to stormwater runoff quantity and characteristics.
Wildlife and Habitat	Use native species to the extent practicable when re-vegetating land disturbed during construction to avoid the potential introduction of non-native or invasive species.
	Demolish site buildings outside the chimney swift nesting season (March 15 to August 20). If seasonally-timed demolition is not possible, a qualified biologist would survey the buildings to ensure no active chimney swift nests are present prior to demolition.
Noise	Limit, to the extent possible, demolition and associated heavy truck traffic to occur between 7:00 a.m. and 7:00 p.m. on Monday through Friday.
	Locate stationary operating equipment as far away from sensitive receptors as possible.
	Shut down noise-generating heavy equipment when it is not needed.
	Maintain equipment per manufacturer's recommendations to minimize noise generation.
	Encourage construction personnel to operate equipment in the quietest manner practicable (e.g., speed restrictions, retarder brake restrictions, engine speed restrictions, etc.).
Land Use	None required.
Wetlands, Floodplains, and Coastal Zone Management	None required.
Socioeconomics	Secure construction areas to prevent unauthorized access by children from residential areas.
Community Services	None required.

Table 6. Management and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Management/Minimization Measure
Solid and Hazardous Materials	Comply with applicable federal and state laws governing the use, generation, storage, and transportation of solid waste and hazardous materials.
	Remove identified ACM from site buildings using licensed asbestos abatement contractors and following NESHAP and State of Illinois requirements prior to demolition.
	Implement dust control measures, such as the use of water, during building demolition to control potential lead-based paint emissions.
	Sample and test site building caulk for polychlorinated biphenyls (PCBs). Properly remove and dispose of PCB-containing caulk prior to building demolition.
	Characterize and properly dispose of soils removed from the site.
Transportation and Parking	Ensure construction traffic does not adversely affect traffic flow on local roadways. Time construction traffic and select transportation routes to minimize transportation impacts.
	Ensure debris and/or soil is not deposited on local roadways during the demolition and construction activities.
Utilities	None required.
Environmental Justice	None required.

SECTION 6: LIST OF PREPARERS

DEPARTMENT OF VETERANS AFFAIRS STAFF

Mr. Lawrence Doyle
 Chief, Project Planning Section
 Engineering Services
 Edward Hines Jr. VA Hospital

TTL ASSOCIATES, INC. (CONSULTANTS)

Name	Role	Degree	Years of Experience
Paul J. Jackson	Research and Data Gathering, Document Preparation, Affected Environment, Environmental Impact Analysis, and Scoping Coordination	B.A., Biology/English 1992	22
Robin J. Clark	Project Manager, Technical Lead Technical QA/QC Review, Program Management/Project Coordination	B.S., Aquatic Environments/ Environmental Science, 1985	36

SECTION 7: REFERENCES

- 38 CFR Part 26. Environmental Effects of the Department of Veterans Affairs Actions. 1 July 2008.
- Clean Air Act of 1970 (42 U.S. Code [USC] 7401 et. seq.; 40 CFR Parts 50-87) Section 176(c).
- Cook County Department of Environment and Sustainability, 2021.
- Cook County Building and Zoning, 2021.
- Cook County Forest Preserves, 2021.
- Cook County Planning and Development, 2021.
- Cook County Transportation and Highways, 2021.
- Council on Environmental Quality. 40 CFR Parts 1500-1508, Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA).
- Department of Veterans Affairs 1998. Environmental Compliance Manual. Last updated July 1998.
- EO 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations. 1994.
- EO 13045, Protection of Children From Environmental Health Risks and Safety Risks. 1997.
- EO 13175, Consultation and Coordination with Indian Tribal Governments. 6 November, 2000.
- EISA Section 438, Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act (EISA), 2007.
- Farmland Protection Policy Act (FFPA) (7 USC 4201, et seq.), 1994.
- Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map No. 0413C2210L, dated 16 October 2013.
- Highway Functional Classification Concepts, Criteria, and Procedures, 2013 Edition, U.S. Department of Transportation, Federal Highway Administration.
- Illinois Department of Natural Resources, 2021.
- Illinois Department of Transportation, 2021.
- Illinois Environmental Protection Agency, 2021.
- U.S. Army Corps of Engineers, 2021.
- U.S. Department of Commerce Bureau of Economic Analysis, 2022.
- U.S. Census Bureau. 2020 and 2021.
- U.S. Department of Agriculture, Natural Resources Conservation Service Web Soil Survey, 2021.
- U.S. Environmental Protection Agency (USEPA), 2021.

U.S. Environmental Protection Agency (USEPA) National Ambient Air Quality Standards (NAAQS). 2008.

USEPA's Total Maximum Daily Loads (TMDL) Report (USEPA 2006, Total Maximum Daily Loads, Section 303[d] List).

U.S. Fish and Wildlife Service (USFWS), 2021.

USFWS National Wetlands Inventory Online Mapper, 2021.

Other internet searches and data (accessed April 2021 – October 2022):

Cook County: [Cook County Government, Illinois | CookCountyIL.gov](https://www.cookcountyil.gov/)

Illinois Environmental Protection Agency: [Home \(illinois.gov\)](https://www.epa.gov/illinois)

Illinois Department of Natural Resources: [Welcome to Illinois DNR - Illinois DNR](https://www.idnr.gov/)

Illinois Historic Preservation Division – SHPO: [Illinois Historic Preservation Agency](https://www.shpo.org/)

Illinois Department of Transportation: [Home \(illinois.gov\)](https://www.idot.gov/)

National Wetlands Inventory: [National Wetlands Inventory \(fws.gov\)](https://www.fws.gov/nwi/)

US Army Corps of Engineers: [Headquarters U.S. Army Corps of Engineers](https://www.army.mil/)

FEMA Flood Hazard Insurance Map: [FEMA Flood Map Service Center | Welcome!](https://www.fema.gov/flood-hazard-insurance-map)

US Bureau of Census (2000 and 2010 US Census Data): [U.S. Census Bureau QuickFacts: United States](https://www.census.gov/quickfacts/)

USDA NRCS Web Soil Survey: [Web Soil Survey \(usda.gov\)](https://websoilsurvey.sc.egov.usda.gov/)

US Environmental Protection Agency: [United States Environmental Protection Agency | US EPA v](https://www.epa.gov/)

US Fish and Wildlife Service: [U.S. Fish and Wildlife Service \(fws.gov\)](https://www.fws.gov/)

US Geological Survey: [USGS.gov | Science for a changing world](https://www.usgs.gov/)

Various mapping tools: [Google Maps](https://www.google.com/maps/), [Google Earth](https://www.google.com/earth/), etc.

SECTION 8: LIST OF ACRONYMS AND ABBREVIATIONS

ACHP	Advisory Council on Historic Preservation	IDNR	Illinois Department of Natural Resources
AHPA	Archaeological and Historic Preservation Act	IDOT	Illinois Department of Transportation
AIRFA	American Indian Religious Freedom Act	IEPA	Illinois Environmental Protection Agency
amsl	above mean sea level	IICEP	Interagency and Intergovernmental Coordination for Environmental Planning
BEA	Bureau of Economic Analysis	LOS	Level of Service
BCC	Birds of Conservation Concern	MBTA	Migratory Bird Treaty Act
bgs	Below Ground Surface	MOA	Memorandum of Agreement
BMP	Best Management Practice	NAAQS	National Ambient Air Quality Standards
CAA	Clean Air Act	NAGPRA	Native American Graves Protection and Repatriation Act
CBOC	Community Based Outpatient Clinic	NEPA	National Environmental Policy Act of 1969
CCBZ	Cook County Building and Zoning	NESHAP	National Emission Standards for Hazardous Air Pollutants
CCDES	Cook County Department of Environment and Sustainability	NHPA	National Historic Preservation Act
CCFP	Cook County Forest Preserves	NOA	Notice of Availability
CCPD	Cook County Planning and Development	NO _x	Nitrogen Oxides
CCTH	Cook County Transportation and Highways	NPDES	National Pollution Discharge Elimination System
CEQ	Council on Environmental Quality	NPS	National Park Service
CFR	Code of Federal Regulations	NRCS	Natural Resources Conservation Service
CMP	Coastal Management Program	NRHP	National Register of Historic Places
CWA	Clean Water Act	NWI	National Wetlands Inventory
CZMA	Coastal Zone Management Act	O ₃	Ozone
EA	Environmental Assessment	Pb	Lead
EHVAH	Edward Hines Jr. VA Hospital	PCB	Polychlorinated biphenyls
EIS	Environmental Impact Statement	PM	Particulate matter
EO	Executive Order	PM ₁₀	Particulate matter less than or equal to 10 micrometers in aerodynamic size
ESA	Endangered Species Act	PM _{2.5}	Particulate matter less than or equal to 2.5 micrometers in aerodynamic size
FAA	Federal Aviation Administration		
FEMA	Federal Emergency Management Agency		
FHA	Federal Highway Administration		
FONSI	Finding of No Significant Impact		
FPPA	Agricultural Protection Policy Act		
HAP	Hazardous Air Pollutant		

RCRA	Resource Conservation and Recovery Act
ROI	Region of Influence
SCD	Soil Conservation District
SIP	State Implementation Plan
SHPO	Illinois Historic Preservation Division – State Historic Preservation Office
SO ₂	Sulfur dioxide
TPY	Tons per year
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VA	Department of Veterans Affairs

SECTION 9: AGENCIES AND INDIVIDUALS CONSULTED

Agencies Consulted
U.S. Fish and Wildlife Service

Chicago Ecological Services Office
 Kristopher Lah
Endangered Species Coordinator
 230 South Dearborn Street, Suite 2938
 Chicago, Illinois 60604-1507
 Phone: (847) 366-2347
kristopher.lah@fws.gov

**US Environmental Protection Agency, Region 5
Office of the Regional Administrator**

Cheryl Newton
 77 West Jackson Boulevard
 Chicago, Illinois 60604
 Phone: (312) 353-2000
Newton.Cheryl@epa.gov

**US Army Corps of Engineers – Chicago District
Regulatory Branch**

231 South LaSalle Street
 Chicago, Illinois 60604
 Phone: (312) 846-5530
Ircregweb@usace.army.mil

**Illinois Environmental Protection Agency
Bureau of Land– Region 2 (Des Plaines)**

Paul Eisenbrandt
 9511 Harrison Street
 Des Plaines, Illinois 60016
 Phone: (847) 294-4000
paul.eisenbrandt@illinois.gov

**Illinois Environmental Protection Agency
Bureau of Air**

Brad Frost
 1021 North Grand Avenue East
 P.O. Box 19276
 Springfield, Illinois 62794-9276
 Phone: (217) 524-3300
Brad.Frost@illinois.gov

**Illinois Environmental Protection Agency
Bureau of Water– Region 2 (Des Plaines)**

Jay Patel
 9511 Harrison Street
 Des Plaines, Illinois 60016
 Phone: (847) 294-4000
jay.patel@illinois.gov

**Illinois Department of Transportation - District 1
Bureau of Planning**

Holly Bieneman, Bureau Chief
 201 West Center Court
 Schaumburg, Illinois 60196-1096
 Phone: (847) 705-4000
holly.bieneman@illinois.gov

**Illinois Department of Natural Resources
Endangered Species Consultation**

Impact Assessment Section Manager
 Office of Realty and Environmental Planning
 One Natural Resources Way
 Springfield, Illinois 62702
 Phone: (217) 785-5500
DNR.EndSpec@illinois.gov

**Illinois Department of Natural Resources
Office of Water Resources**

Barbara Bragg
 One Natural Resources Way, 2nd Floor
 Springfield, Illinois 62702-1271
 Phone: (217) 785-3334
Barbara.Bragg@Illinois.gov

**Illinois Department of Natural Resources
Wildlife Resources**

Dan McGuire
 One Natural Resources Way
 Springfield, Illinois 62702
 Phone: (309) 543-3262
Dan.McGuire@illinois.gov

**Natural Resources Conservation Service
New Lenox Service Center**

Trenton Rader
 1201 Gougar Road
 New Lenox, Illinois 60451-9748
 Phone: (815) 937-2065
trenton.rader@usda.gov

**Cook County Department of Environment and
Sustainability**

69 W. Washington Street, Room 1900
 Chicago, Illinois 60602
 Phone: (312) 603-8200
environment@cookcountyil.gov

Cook County Building and Zoning

69 W. Washington Street, Suite 2830
 Chicago, Illinois 60602
 Phone: (312) 603-0500
info.bnz@cookcountyil.gov

Cook County Forest Preserves

Brandon Johnson
 69 W. Washington Street, Suite 2060
 Chicago, Illinois 60602
 Phone: (708) 771-1511
brandon.johnson@cookcountyil.gov

Cook County Planning and Development

Susan Campbell
69 W. Washington Street, Suite 2900
Chicago, Illinois 60602
Phone: (312) 603-1000
susan.campbell@cookcountyil.gov

Cook County Transportation and Highways

69 W. Washington Street, 24th Floor
Chicago, Illinois 60602
Phone: (312) 603-1601
HWY.supt@cookcountyil.gov

SECTION 10: LIST OF ENVIRONMENTAL PERMITS REQUIRED

10.1 Regulatory Framework

This EA has been prepared under the provisions of, and in accordance with the NEPA, the CEQ Regulations Implementing the Procedural Provisions of NEPA, and VA's regulations for implementing NEPA (38 CFR Part 26). In addition, the EA has been prepared as prescribed in VA's *NEPA Interim Guidance for Projects* (VA 2010). Federal, state, and local laws and regulations specifically applicable to this Proposed Action are specified, where appropriate, within this EA, and include:

- Endangered Species Act (ESA) of 1973, as amended (7 USC 136; 16 USC 1531 et seq.).
- Energy Independence Security Act Section 438.
- Executive Order 11988, *Floodplain Management* (24 May 1977).
- Executive Order 11990, *Protection of Wetlands* (24 May 1977).
- Executive Order 12898, *Environmental Justice* (11 February 1994).
- Executive Order 13824, *Efficient Federal Operations* (17 May 2018).
- Farmland Protection Policy Act (FPPA) (7 USC 4201, et seq.)
- Federal Clean Air Act (CAA) of 1990 (42 USC 7401 et seq., as amended).
- Federal Clean Water Act (Federal Water Pollution Control Act) of 1948, as amended (1972, 1977) (33 USC 1251 et seq.); Sections 401 and 404.
- Migratory Bird Treaty Act (MBTA; 16 USC 703-712, 3 July 1918; as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986, and 1989).
- Native American Graves Protection and Repatriation Act, as amended (NAGPRA) (25 USC 3001 et seq.).
- National Historic Preservation Act (NHPA) of 1966, as amended (36 CFR Part 800).
- National Emission Standards for Hazardous Air Pollutants (NESHAP).
- Illinois Environmental Protection Agency Pollutant Discharge Elimination System (NPDES) regulations.
- Cook County Code of Ordinances.

10.2 Environmental Permits Required

In addition to the regulatory framework of the NEPA, the CEQ Regulations Implementing the Procedural Provisions of NEPA, VA's NEPA regulations (38 CFR Part 26), and VA's *NEPA Interim Guidance for Projects*, the following federal, state, and/or local environmental permits are required as part of this Proposed Action, and include:

- Illinois Environmental Protection Agency (IEPA) National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit.
- USEPA and IEPA Notification of Intent to Renovate/Demolish Form for asbestos abatement and building renovation/demolition.

SECTION 11: GLOSSARY

100-Year Flood – A flood event of such magnitude that it occurs, on average, every 100 years; this equates to a one percent chance of its occurring in a given year.

Aesthetics – Pertaining to the quality of human perception of natural beauty.

Ambient - The environment as it exists around people, plants, and structures.

Ambient Air Quality Standards - Those standards established according to the CAA to protect health and welfare (AR 200-1).

Aquifer - An underground geological formation containing usable amounts of groundwater which can supply wells and springs.

Asbestos - Incombustible, chemical-resistant, fibrous mineral forms of impure magnesium silicate used for fireproofing, electrical insulation, building materials, brake linings, and chemical filters. Asbestos is a carcinogenic substance.

Attainment Area - Region that meets the National Ambient Air Quality Standard (NAAQS) for a criteria pollutant under the CAA.

Bedrock - The solid rock that underlies all soil, sand, clay, gravel and loose material on the earth's surface.

Best Management Practices (BMPs) - Methods, measures, or practices to prevent or reduce the contributions of pollutants to U.S. waters. Best management practices may be imposed in addition to, or in the absence of, effluent limitations, standards, or prohibitions (AR 200-1).

Commercial land use – Land use that includes private and public businesses (retail, wholesale, etc.), institutions (schools, churches, etc.), health services (hospitals, clinics, etc.), and military buildings and installations.

Compaction - The packing of soil together into a firmer, denser mass, generally caused by the pressure of great weight.

Contaminants - Any physical, chemical, biological, or radiological substances that have an adverse effect on air, water, or soil.

Council on Environmental Quality (CEQ) - An Executive Office of the President composed of three members appointed by the President, subject to approval by the Senate. Each member shall be exceptionally qualified to analyze and interpret environmental trends, and to appraise programs and activities of the Federal Government. Members are to be conscious of and responsive to the scientific, economic, social, aesthetic, and cultural needs of the Nation; and to formulate and recommend national policies to promote the improvement of the quality of the environment.

Criteria Pollutants - The CAA of 1970 required the USEPA to set air quality standards for common and widespread pollutants in order to protect human health and welfare. There are six "criteria pollutants": ozone (O₃), carbon monoxide (CO), sulfur dioxide (SO₂), lead (Pb), nitrogen dioxide (NO₂), and particulate matter.

Cultural Resources - The physical evidence of our Nation's heritage. Included are: archaeological sites; historic buildings, structures, and districts; and localities with social significance to the human community.

Cumulative Impact - The impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).

Decibel (dB) - A unit of measurement of sound pressure level.

Direct Impact - A direct impact is caused by a Proposed Action and occurs at the same time and place.

Emission - A release of a pollutant.

Endangered Species - Any species which is in danger of extinction throughout all or a significant portion of its range.

Environmental Assessment (EA) - An EA is a publication that provides sufficient evidence and analyses to show whether a proposed system will adversely affect the environment or be environmentally controversial.

Erosion - The wearing away of the land surface by detachment and movement of soil and rock fragments through the action of moving water and other geological agents.

Agricultural land - Cropland, pastures, meadows, and planted woodland.

Fauna - Animal life, especially the animal characteristics of a region, period, or special environment.

Flora - Vegetation; plant life characteristic of a region, period, or special environment.

Floodplain - The relatively flat area or lowlands adjoining a river, stream, ocean, lake, or other body of water that is susceptible to being inundated by floodwaters.

FONSI - Finding of No Significant Impact, a NEPA document.

Fugitive Dust - Particles light enough to be suspended in air, but not captured by a filtering system. For this document, this refers to particles put in the air by moving vehicles and air movement over disturbed soils at construction sites.

Geology - Science which deals with the physical history of the earth, the rocks of which it is composed, and physical changes in the earth.

Groundwater - Water found below the ground surface. Groundwater may be geologic in origin and as pristine as it was when it was entrapped by the surrounding rock or it may be subject to daily or seasonal effects depending on the local hydrologic cycle. Groundwater may be pumped from wells and used for drinking water, irrigation, and other purposes. It is recharged by precipitation or irrigation water soaking into the

ground. Thus, any contaminant in precipitation or irrigation water may be carried into groundwater.

Hazardous Substance - Hazardous materials are defined within several laws and regulations to have certain meanings. For this document, a hazardous material is any one of the following:

Any substance designated pursuant to section 311 (b)(2)(A) of the Clean Water Act.

Any element, compound, mixture, solution, or substance designated pursuant to Section 102 of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Any hazardous substance as defined under the Resource Conservation and Recovery Act (RCRA).

Any toxic pollutant listed under TSCA.

Any hazardous air pollutant listed under Section 112 of CAA.

Any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action pursuant to Subsection 7 of TSCA.

The term does not include: 1) Petroleum, including crude oil or any thereof, which is not otherwise specifically listed or designated as a hazardous substance in a above. 2) Natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). A list of hazardous substances is found in 40 CFR 302.4.

Hazardous Waste - A solid waste which, when improperly treated, stored, transported, or disposed of, poses a substantial hazard to human health or the environment. Hazardous wastes are identified in 40 CFR 261.3 or applicable foreign law, rule, or regulation.

Hazardous Waste Storage - As defined in 40 CFR 260.10, ". . . the holding of hazardous waste for a temporary period, at the end of which the hazardous waste is treated, disposed of, or stored elsewhere".

Hydric Soil - A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic (oxygen-lacking) conditions that favor the growth and regeneration of

hydrophytic vegetation. A wetland indicator.

Indirect Impact - An indirect impact is caused by a Proposed Action that occurs later in time or farther removed in distance, but is still reasonably foreseeable. Indirect impacts may include induced changes in the pattern of land use, population density or growth rate, and related effects on air, water, and other natural and social systems. For example, referring to the possible direct impacts described above, the clearing of trees for new development may have an indirect impact on area wildlife by decreasing available habitat.

Industrial Land Use – Land uses of a relatively higher intensity that are generally not compatible with residential development. Examples include light and heavy manufacturing, mining, and chemical refining.

Isolated Wetland – Areas that meet the wetland hydrology, vegetation, and hydric soil characteristics, but do not have a direct connection to the Waters of the US.

Jurisdictional Wetland – Areas that meet the wetland hydrology, vegetation, and hydric soil characteristics, and have a direct connection to the Waters of the US. These wetlands are regulated by the USACE.

Listed Species - Any plant or animal designated as a State or Federal threatened, endangered, special concern, or candidate species.

Mitigation - Measures taken to reduce adverse impacts on the environment.

Hines Sources - Vehicles, aircraft, watercraft, construction equipment, and other equipment that use internal combustion engines for energy sources.

Monitoring - A process of inspecting and recording the progress of mitigation measures implemented.

National Ambient Air Quality Standards (NAAQS) - Nationwide standards set up by the USEPA for widespread air pollutants, as required by Section 109 of the Clean Air Act (CAA). Currently, six pollutants are regulated by primary and secondary NAAQS: carbon monoxide (CO), lead (Pb), nitrogen dioxide (NO₂), ozone (O₃),

particulate matter, and sulfur dioxide (SO₂).

National Environmental Policy Act (NEPA) - U.S. statute that requires all Federal agencies to consider the potential effects of Proposed Actions on the human and natural environment.

Non-attainment Area - An area that has been designated by the EPA or the appropriate State air quality agency as exceeding one or more National or State ambient air quality standards.

Parcel - A plot of land, usually a division of a larger area.

Particulates or Particulate Matter - Fine liquid or solid particles such as dust, smoke, mist, fumes, or smog found in air.

Physiographic Region - A portion of the Earth's surface with a basically common topography and common morphology.

Pollutant - A substance introduced into the environment that adversely affects the usefulness of a resource.

Potable Water - Water which is suitable for drinking.

Prime Agricultural land - A special category of highly productive cropland that is recognized and described by the US Department of Agriculture's Soil Conservation Service and receives special protection under the Surface Mining Law.

Remediation - A long-term action that reduces or eliminates a threat to the environment.

Riparian Areas - Areas adjacent to rivers and streams that have a high density, diversity, and productivity of plant and animal species relative to nearby uplands.

River Basin - The land area drained by a river and its tributaries.

Sensitive Receptors - Include, but are not limited to, asthmatics, children, and the elderly, as well as specific facilities, such as long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, and childcare centers.

Significant Impact - According to 40 CFR 1508.27, "significance" as used in NEPA requires

consideration of both context and intensity.

Context. The significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the Proposed Action. For instance, in the case of a site-specific action, significance would usually depend upon the effects in the locale rather than in the world as a whole. Both short- and long-term effects are relevant.

Intensity. This refers to the severity of impact. Responsible officials must bear in mind that more than one agency may make decisions about partial aspects of a major action.

Small quantity generator - A generator who generates greater than 220 pounds but less than 2,200 pounds of hazardous waste in a calendar month and who does not accumulate more than 13,200 pounds of hazardous waste at any one time (if either threshold is exceeded, the generator becomes a large quantity generator). A small quantity generator may accumulate hazardous waste up to 180 days from the accumulation start date.

Soil - The mixture of altered mineral and organic material at the earth's surface that supports plant life.

Solid Waste - Any discarded material that is not excluded by section 261.4(a) or that is not excluded by variance granted under sections 260.30 and 260.31.

Threatened species - Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Topography - The relief features or surface configuration of an area.

Toxic Substance - A harmful substance which includes elements, compounds, mixtures, and materials of complex composition.

Waters of the United States - Include the following: (1) All waters which are currently being used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject

to the ebb and flow of the tide. (2) All interstate waters including interstate wetlands. (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds; the use, degradation or destruction of which could affect interstate or foreign commerce.

Watershed - The region draining into a particular stream, river, or entire river system.

Wetlands - Areas that are regularly saturated by surface or groundwater and, thus, are characterized by a prevalence of vegetation that is adapted for life in saturated soil conditions. Examples include swamps, bogs, fens, marshes, and estuaries.

Wildlife Habitat - Set of living communities in which a wildlife population lives.

APPENDIX A

Agency Correspondence



44265 Plymouth Oaks Blvd.
Plymouth, MI 48170
T 734-455-8600
F 734-455-8608
www.tlassoc.com

July 6, 2021

Ms. Cheryl Newton, Regional Administrator
US Environmental Protection Agency
77 West Jackson Boulevard
Chicago, Illinois 60604

**SUBJECT: NEPA Scoping Letter
US Department of Veterans Affairs
Proposed Demolition of Quarters and Garages
Edward Hines Jr. VA Hospital
5000 South 5th Avenue
Hines, Cook County, Illinois**

Dear Ms. Newton,

The U.S. Department of Veterans Affairs (VA) is conducting an environmental impact analysis of the proposed demolition of nine vacant/underutilized buildings within an approximately 5-acre area (Site) in the east-central portion of the Edward Hines Jr. VA Hospital (EHVAH) campus, located at 5000 South 5th Avenue, in Hines, Illinois (Proposed Action). The location of the EHVAH campus and the Site are shown on Attachments 1A through 1C.

The nine Site buildings include Quarters Buildings 23-29 and their associated garages (Buildings 31 and 32), which are located within the approximately 45-acre National Register of Historic Places (NRHP)-listed Historic District at the EHVAH campus. The EHVAH was established in 1918 and the Site buildings were constructed between 1929 and 1932. Buildings 23-29 are contributing resources to the Historic District. The existing Site buildings are shown on Attachment 1D.

The Site buildings have been vacant/underutilized for many years and their sizes, shapes, spacing, configuration, and locations on the EHVAH campus do not lend themselves to adaptive reuse. None of the buildings are accessible per Americans with Disabilities Act (ADA) and VA standards. Also, the extensive deterioration of the buildings, coupled with their historic nature, make the renovation of the structures very costly. Collectively, the buildings have over \$4 million worth of deficiencies.

Following the demolition of the buildings, the Site area would become grassy, undeveloped land. No redevelopment of this area is planned at this time; any future Site development projects would be subjected to additional environmental impact analysis, if and when appropriate.

VA is conducting a National Environmental Policy Act (NEPA) Environmental Assessment (EA) to evaluate the environmental, cultural, and socioeconomic issues associated with the Proposed Action.

Information Request: Information your agency can provide on any of the following environmental issue areas (at or in the vicinity of the Site) would be appreciated. Examples of such information include, but are not limited to:

- Potential environmental concerns or issues;
- Surface and groundwater resources, including streams, wetlands, floodplains, open water features, wells, and local aquifers;
- Federally or state listed threatened or endangered species, or any species proposed for such listing, or critical habitat for such species that may occur within a one-mile radius around the proposed Site;
- Parks, nature preserves, conservation areas, designated wild or scenic rivers, migratory bird habitats, or special wildlife issues;
- Natural resource issues;
- Soils and geologic data, including lists of hydric soils;
- Traffic, noise, or socioeconomic concerns;
- Air quality concerns; and
- Additional environmental, cultural, land use, or socioeconomic information or concerns your agency may have with regard to the referenced properties.

Data that you make available will be used to scope the NEPA analysis and will provide valuable and necessary input into the EA process. As part of the NEPA process, local citizens, groups, and agencies, among others, will have opportunity to review and comment on the information and alternatives addressed in the Draft EA.

Other Agencies and Organizations: A listing of agencies and organizations to which this request was sent is provided in Attachment 2. Should you know of any additional agencies or organizations that may have data or concerns relevant to this project, please forward them a copy of this letter, include their information in your response, or contact us directly with this information.

VA is conducting separate consultation with the Illinois State Historic Preservation Office (SHPO) and Native American Tribes to identify historic properties that may potentially be affected by the undertaking, and to seek ways to avoid, minimize, or mitigate potential adverse effects.

We look forward to and welcome your participation in this process. **Please respond on or before August 6, 2021** to enable us to complete the scoping phase of the project within the scheduled timeframe. TTL Associates, Inc. is assisting VA in conducting this NEPA process.

Please send your written responses via e-mail to:

TTL Associates, Inc.
44265 Plymouth Oaks Boulevard
Plymouth, Michigan 48170
ATTN: Paul J. Jackson, Environmental Scientist
pjackson@tlassoc.com

If you have any questions concerning this request, please direct them to Mr. Jackson at (734) 582-4960.

Sincerely,

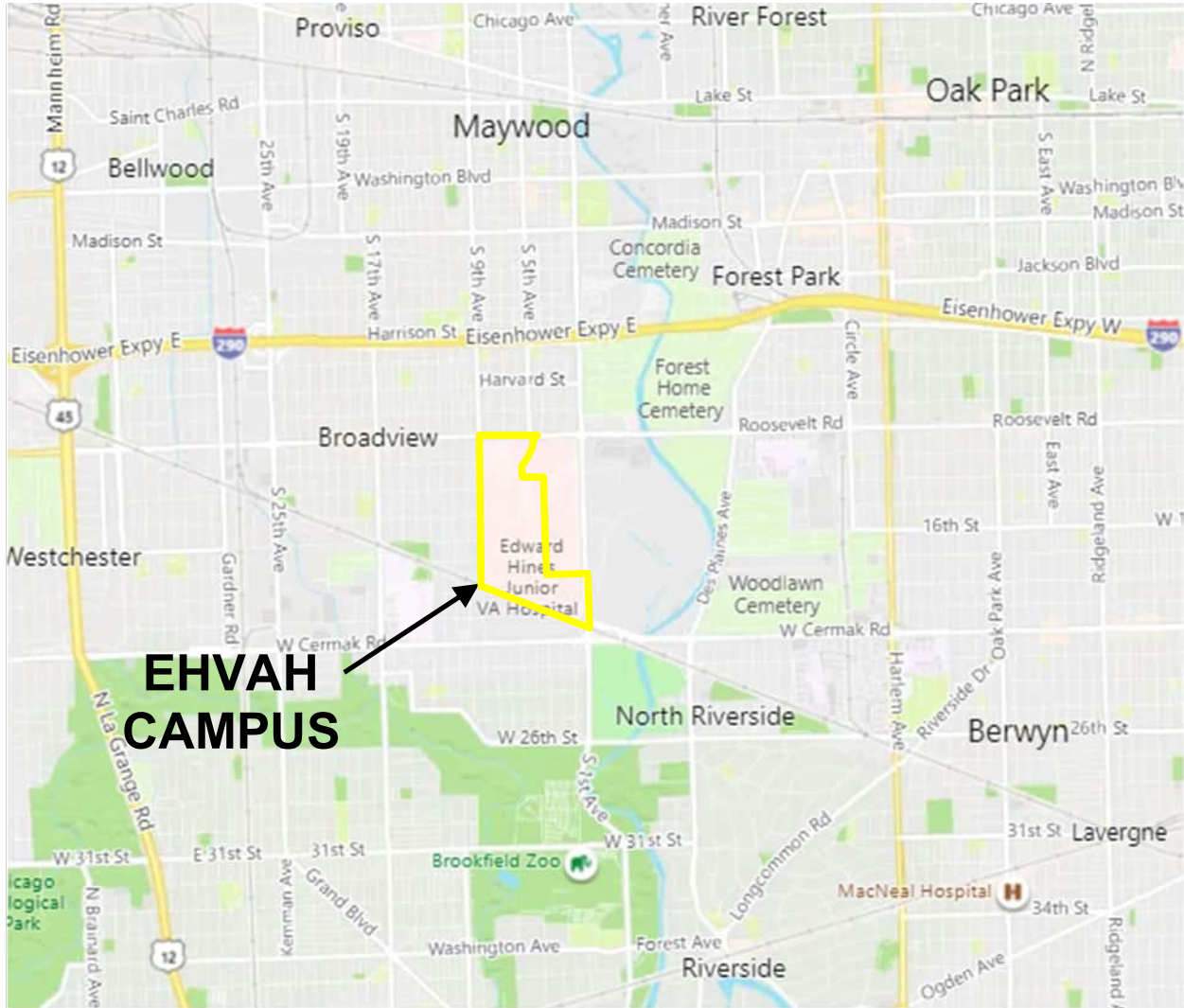


Paul J. Jackson
Environmental Scientist

Attachment 1A through 1D: Edward Hines Jr. VA Hospital Campus and Site Location Maps
Attachment 2: List of Agencies and Organizations Contacted

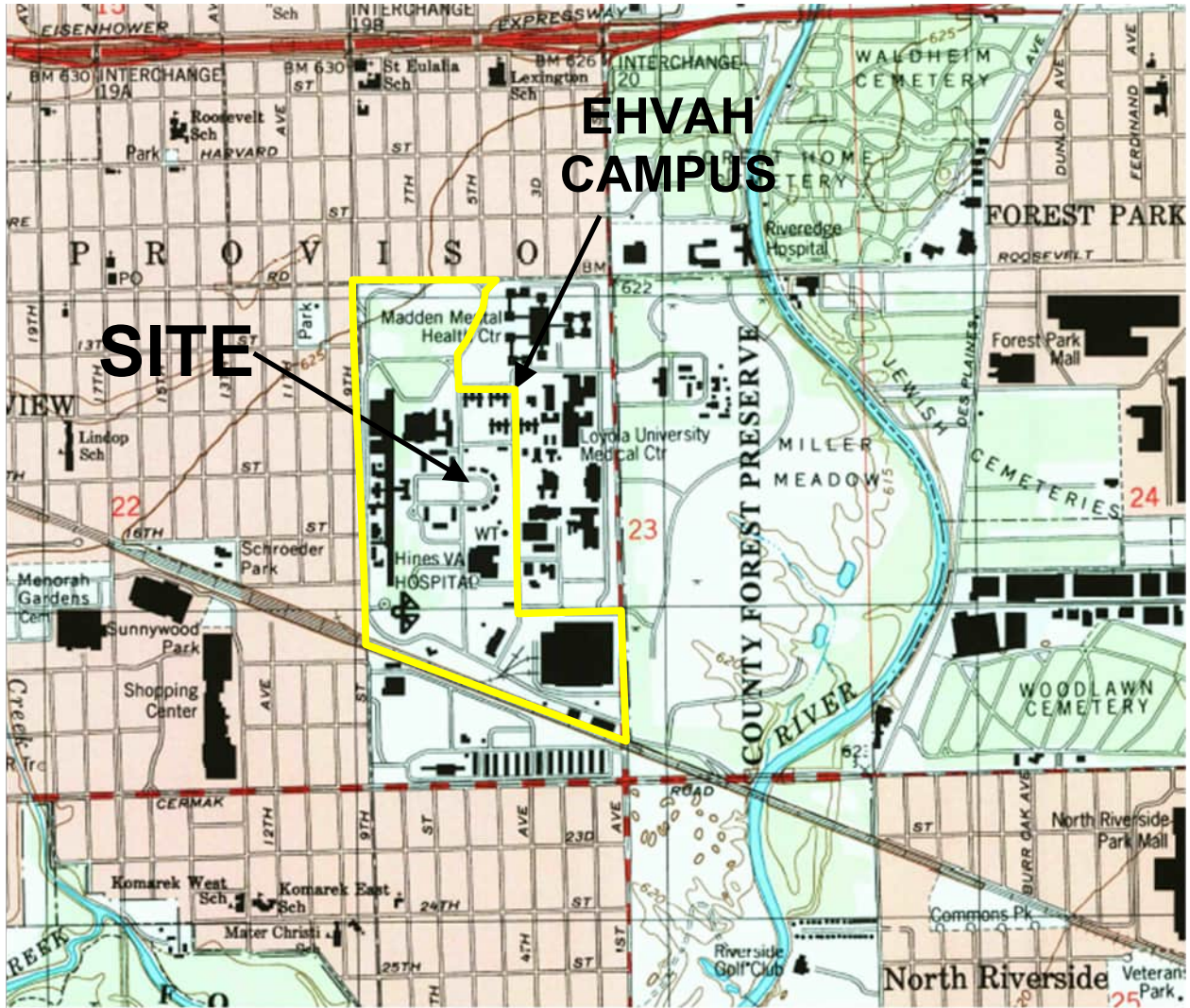
ATTACHMENT 1A

STREET LOCATION MAP
Proposed Demolition of Quarters and Garages
Edward Hines Jr. VA Hospital
5000 South 5th Avenue
Hines, Cook County, Illinois



ATTACHMENT 1B

TOPOGRAPHIC LOCATION MAP
Proposed Demolition of Quarters and Garages
Edward Hines Jr. VA Hospital
5000 South 5th Avenue
Hines, Cook County, Illinois



ATTACHMENT 1C

CAMPUS LOCATION MAP (2018 AERIAL PHOTOGRAPH)

Proposed Demolition of Quarters and Garages

Edward Hines Jr. VA Hospital

5000 South 5th Avenue

Hines, Cook County, Illinois



ATTACHMENT 1D

SITE LOCATION MAP (2019 AERIAL PHOTOGRAPH)

Proposed Demolition of Quarters and Garages

Edward Hines Jr. VA Hospital

5000 South 5th Avenue

Hines, Cook County, Illinois



Attachment 2
List of Agencies and Organizations Contacted
Department of Veterans Affairs
NEPA Environmental Assessment
Proposed Demolition of Quarters and Garages
Edward Hines Jr. VA Hospital
5000 South 5th Avenue
Hines, Cook County, Illinois

U.S. Fish and Wildlife Service

Chicago Ecological Services Office
Kristopher Lah
Endangered Species Coordinator
230 South Dearborn Street, Suite 2938
Chicago, Illinois 60604-1507
Phone: (847) 366-2347
kristopher.lah@fws.gov

US Environmental Protection Agency, Region 5
Office of the Regional Administrator

Cheryl Newton
77 West Jackson Boulevard
Chicago, Illinois 60604
Phone: (312) 353-2000
Newton.Cheryl@epa.gov

US Army Corps of Engineers – Chicago District
Regulatory Branch

231 South LaSalle Street
Chicago, Illinois 60604
Phone: (312) 846-5530
lrcregweb@usace.army.mil

Illinois Environmental Protection Agency
Bureau of Land– Region 2 (Des Plaines)

Paul Eisenbrandt
9511 Harrison Street
Des Plaines, Illinois 60016
Phone: (847) 294-4000
paul.eisenbrandt@illinois.gov

Illinois Environmental Protection Agency
Bureau of Air

Brad Frost
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
Phone: (217) 524-3300
Brad.Frost@illinois.gov

Illinois Environmental Protection Agency
Bureau of Water– Region 2 (Des Plaines)

Jay Patel
9511 Harrison Street
Des Plaines, Illinois 60016
Phone: (847) 294-4000
jay.patel@illinois.gov

Illinois Department of Transportation - District 1
Bureau of Planning

Holly Bieneman, Bureau Chief
201 West Center Court
Schaumburg, Illinois 60196-1096
Phone: (847) 705-4000
holly.bieneman@illinois.gov

Illinois Department of Natural Resources
Endangered Species Consultation

Impact Assessment Section Manager
Office of Realty and Environmental Planning
One Natural Resources Way
Springfield, Illinois 62702
Phone: (217) 785-5500
DNR.EndSpec@illinois.gov

Illinois Department of Natural Resources
Office of Water Resources

Barbara Bragg
One Natural Resources Way, 2nd Floor
Springfield, Illinois 62702-1271
Phone: (217) 785-3334
Barbara.Bragg@illinois.gov

Illinois Department of Natural Resources
Wildlife Resources

Dan McGuire
One Natural Resources Way
Springfield, Illinois 62702
Phone: (309) 543-3262
Dan.McGuire@illinois.gov

Natural Resources Conservation Service
New Lenox Service Center

Trenton Rader
1201 Gougar Road
New Lenox, Illinois 60451-9748
Phone: (815) 937-2065
trenton.rader@usda.gov

Cook County Department of Environment and
Sustainability

69 W. Washington Street, Room1900
Chicago, Illinois 60602
Phone: (312) 603-8200
environment@cookcountyil.gov

Cook County Building and Zoning

69 W. Washington Street, Suite 2830
Chicago, Illinois 60602
Phone: (312) 603-0500
info.bnz@cookcountyil.gov

Cook County Forest Preserves

Brandon Johnson
69 W. Washington Street, Suite 2060
Chicago, Illinois 60602
Phone: (708) 771-1511
brandon.johnson@cookcountyil.gov

Cook County Planning and Development

Susan Campbell
69 W. Washington Street, Suite 2900
Chicago, Illinois 60602
Phone: (312) 603-1000
susan.campbell@cookcountyil.gov

Cook County Transportation and Highways

69 W. Washington Street, 24th Floor
Chicago, Illinois 60602
Phone: (312) 603-1601
HWY.supt@cookcountyil.gov



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

July 19, 2021

REPLY TO THE ATTENTION OF:
Mail Code RM-19J

Lawrence Doyle
Edward Hines Jr. Hospital
U.S. Department of Veterans Affairs
5000 5th Avenue
Hines, Illinois 60141

Re: Project Scoping for the Demolition of Quarters and Garages Project at Edward Hines, Jr. VA Hospital, Cook County, Illinois

Dear Mr. Doyle:

The U.S. Environmental Protection Agency (EPA) has reviewed the referenced project scoping document (scoping), which was prepared by TTL Associates, consultant to the U.S. Department of Veterans Affairs (VA). We are providing comments pursuant to our authorities under the National Environmental Policy Act (NEPA), Council on Environmental Quality regulations (40 CFR Parts 1500-1508), and Section 309 of the Clean Air Act.

VA proposes demolition of nine vacant/underutilized buildings within an approximately 5-acre area in the east-central portion of the Edward Hines Jr. VA Hospital campus. The nine buildings include Quarters Buildings 23-29 and their associated garages (Buildings 31 and 32), which are located within the approximately 45-acre National Register of Historic Places (NRHP)-listed Historic District. Following the demolition of the buildings, the site area would become grassy, undeveloped land. No redevelopment of this area is planned at this time.

Our comments include air quality strategies, pollinators and native plant species, hazardous waste disposal and recycling, consultation records, and EJSCREEN and NEPAassist, as stated below.

Air Quality Strategies

We recommend VA consider implementing air quality best management practices (BMPs) for the proposed demolition activities. Several recommendations are included in an enclosure entitled, *U.S. Environmental Protection Agency Construction Emission Control Checklist*.

Pollinators and Native Plant Species

Pollinators are critical contributors to our nation's economy, food system, and environmental health. Vegetation within the project site area can provide vital habitat for pollinators, providing food, shelter, and connections to other patches of habitat. Where feasible, we recommend VA consider planting native species and pollinator-friendly plants.

Hazardous Waste Disposal and Recycling

We recommend VA test buildings and soil for lead paint, asbestos, and polychlorinated biphenyl compounds before pursuing any demolition work. Soil should be tested for contaminants after demolition is complete. Hazardous waste and/or contaminated soil should be disposed of and/or remediated in accordance with state and federal regulations before planting grass. We also recommend reuse and/or recycling of demolition debris to the maximum extent possible.

Consultation Records

EPA recommends attaching to the forthcoming draft environmental assessment (EA) inter-agency consultation documents regarding historical and cultural resources (Illinois State Historic Preservation Office), wetlands and streams (U.S. Army Corps of Engineers), and Federal and state threatened and endangered species (U.S. Fish and Wildlife Service and the Illinois Department of Natural Resources, respectively).

EJSCREEN and NEPAAssist

Our comments are based, in part, on information and data from two of EPA's geographic information system (GIS)-based platforms, EJSCREEN and NEPAAssist.¹ We encourage VA to utilize EJSCREEN and NEPAAssist to assist in identifying potential environmental, socioeconomical, health, and/or cultural/historical resources that may be affected by the proposed action.

Please send us the EA when it becomes available. We are available to discuss these comments at your convenience. Please feel free to contact Mike Sedlacek of my staff at 312-886-1765, or by email at sedlacek.michael@epa.gov.

Sincerely,

KENNETH WESTLAKE Digitally signed by
KENNETH WESTLAKE
Date: 2021.07.19
15:05:42 -05'00'

Kenneth A. Westlake
Deputy Director, Tribal and Multimedia Programs Office
Office of the Regional Administrator

Encl: U.S. Environmental Protection Agency Construction Emission Control Checklist

cc: Paul Jackson, TTL Associates

¹ EJSCREEN and NEPAAssist may be accessed at: <https://ejscreen.epa.gov/mapper/> and <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>, respectively.

U.S. Environmental Protection Agency **Construction Emission Control Checklist**

Diesel emissions and fugitive dust from project construction may pose environmental and human health risks and should be minimized. In 2002, EPA classified diesel emissions as a likely human carcinogen, and in 2012 the International Agency for Research on Cancer concluded that diesel exhaust is carcinogenic to humans. Acute exposures can lead to other health problems, such as eye and nose irritation, headaches, nausea, asthma, and other respiratory system issues. Longer term exposure may worsen heart and lung disease.² We recommend VA consider the following protective measures and commit to applicable measures in the EA.

Mobile and Stationary Source Diesel Controls

Purchase or solicit bids that require the use of vehicles that are equipped with zero-emission technologies or the most advanced emission control systems available. Commit to the best available emissions control technologies for project equipment in order to meet the following standards.

- On-Highway Vehicles: On-highway vehicles should meet, or exceed, the EPA exhaust emissions standards for model year 2010 and newer heavy-duty, on-highway compression-ignition engines (e.g., long-haul trucks, refuse haulers, shuttle buses, etc.).³
- Non-road Vehicles and Equipment: Non-road vehicles and equipment should meet, or exceed, the EPA Tier 4 exhaust emissions standards for heavy-duty, non-road compression-ignition engines (e.g., construction equipment, non-road trucks, etc.).⁴
- Low Emission Equipment Exemptions: The equipment specifications outlined above should be met unless: 1) a piece of specialized equipment is not available for purchase or lease within the United States; or 2) the relevant project contractor has been awarded funds to retrofit existing equipment, or purchase/lease new equipment, but the funds are not yet available.

Consider requiring the following best practices through the construction contracting or oversight process:

- Establish and enforce a clear anti-idling policy for the construction site.
- Use onsite renewable electricity generation and/or grid-based electricity rather than diesel-powered generators or other equipment.
- Use electric starting aids such as block heaters with older vehicles to warm the engine.
- Regularly maintain diesel engines to keep exhaust emissions low. Follow the manufacturer's recommended maintenance schedule and procedures. Smoke color can signal the need for maintenance (e.g., blue/black smoke indicates that an engine requires servicing or tuning).
- Where possible, retrofit older-tier or Tier 0 nonroad engines with an exhaust filtration device before it enters the construction site to capture diesel particulate matter.
- Replace the engines of older vehicles and/or equipment with diesel- or alternatively-fueled engines certified to meet newer, more stringent emissions standards (e.g., plug-in hybrid-electric vehicles, battery-electric vehicles, fuel cell electric vehicles, advanced technology locomotives, etc.), or with zero emissions electric systems. Retire older vehicles, given the significant contribution of vehicle emissions to the poor air quality conditions. Implement programs to encourage the voluntary removal from use and the marketplace of pre-2010 model year on-highway vehicles (e.g., scrappage rebates) and replace them with newer vehicles that meet or exceed the latest EPA exhaust emissions standards, or with zero emissions electric vehicles and/or equipment.

² Carcinogenicity of diesel-engine and gasoline-engine exhausts and some nitroarenes. *The Lancet*. June 15, 2012

³ <http://www.epa.gov/otaq/standards/heavy-duty/hdci-exhaust.htm>

⁴ <http://www.epa.gov/otaq/standards/nonroad/nonroadci.htm>

Fugitive Dust Source Controls

- Stabilize open storage piles and disturbed areas by covering and/or applying water or chemical/organic dust palliative, where appropriate. This applies to both inactive and active sites, during workdays, weekends, holidays, and windy conditions.
- Install wind fencing and phase grading operations where appropriate, and operate water trucks for stabilization of surfaces under windy conditions.
- When hauling material and operating non-earthmoving equipment, prevent spillage and limit speeds to 15 miles per hour (mph). Limit speed of earth-moving equipment to 10 mph.

Occupational Health

- Reduce exposure through work practices and training, such as maintaining filtration devices and training diesel-equipment operators to perform routine inspections.
- Position the exhaust pipe so that diesel fumes are directed away from the operator and nearby workers, reducing the fume concentration to which personnel are exposed.
- Use enclosed, climate-controlled cabs pressurized and equipped with high-efficiency particulate air (HEPA) filters to reduce the operators' exposure to diesel fumes. Pressurization ensures that air moves from inside to outside. HEPA filters ensure that any incoming air is filtered first.
- Use respirators, which are only an interim measure to control exposure to diesel emissions. In most cases, an N95 respirator is adequate. Workers must be trained and fit-tested before they wear respirators. Depending on the type of work being conducted, and if oil is present, concentrations of particulates present will determine the efficiency and type of mask and respirator. Personnel familiar with the selection, care, and use of respirators must perform the fit testing. Respirators must bear a NIOSH approval number.

NEPA Documentation

- Per Executive Order 13045 on Children's Health⁵, EPA recommends the lead agency and project proponent pay particular attention to worksite proximity to places where children live, learn, and play, such as homes, schools, and playgrounds. Construction emission reduction measures should be strictly implemented near these locations in order to be protective of children's health. Specify how impacts to sensitive receptors, such as children, elderly, and the infirm will be minimized. For example, locate construction equipment and staging zones away from sensitive receptors and fresh air intakes to buildings

⁵ Children may be more highly exposed to contaminants because they generally eat more food, drink more water, and have higher inhalation rates relative to their size. Also, children's normal activities, such as putting their hands in their mouths or playing on the ground, can result in higher exposures to contaminants as compared with adults. Children may be more vulnerable to the toxic effects of contaminants because their bodies and systems are not fully developed and their growing organs are more easily harmed. EPA views childhood as a sequence of life stages, from conception through fetal development, infancy, and adolescence.

Paul Jackson

From: Parrott, Melissa <Melissa.Parrott@Illinois.gov>
Sent: Friday, June 25, 2021 11:38 AM
To: Paul Jackson
Cc: LeMasters, Terri
Subject: FW: IL NPDES in Cook County
Attachments: website copy of Stormwater Construction CDX Migration Letter (003).docx

You don't often get email from melissa.parrott@illinois.gov. [Learn why this is important](#)

Hi Paul, I do not know how the other agencies operate in accordance with our storm water construction general permit although I believe the MWRDGC requires a copy of our permit when it is issued. In order to obtain a construction general permit you must register in our new cdx system and apply through there. You must complete the application for, upload your SWPPP and submit a fee in the form of a check depending on who the owner will be. I have attached a copy of the instructions on how to get registered in the cdx system. If you have anymore questions please let me know. Thanks.

From: LeMasters, Terri
Sent: Friday, June 25, 2021 10:17 AM
To: Parrott, Melissa <Melissa.Parrott@Illinois.gov>
Subject: FW: IL NPDES in Cook County

Did you respond to this one?

Terri LeMasters
Storm Water Coordinator
Permit Section – Bureau of Water
IL Environmental Protection Agency
217/785-3954

From: Fleming, Brant <Brant.Fleming@Illinois.gov>
Sent: Thursday, June 24, 2021 11:32 AM
To: LeMasters, Terri <Terri.LeMasters@illinois.gov>; Parrott, Melissa <Melissa.Parrott@Illinois.gov>
Cc: LeCrone, Darin <Darin.LeCrone@Illinois.gov>
Subject: FW: IL NPDES in Cook County

Terri or Melissa,
Will one of you please get back to Paul regarding the Construction Stormwater Permit?

Thanks
Brant

From: Paul Jackson <pjackson@tlassoc.com>
Sent: Thursday, June 24, 2021 10:48 AM
To: amy.dragovich@illinois.gov; Fleming, Brant <Brant.Fleming@Illinois.gov>
Subject: [External] IL NPDES in Cook County

Ms. Dragovich/Mr. Fleming:

I am looking for some assistance in understanding the NPDES CGSP process for projects in Cook County, IL. It appears that IEPA is the issuing agency for the CGSP, but Cook County stormwater documents make that really unclear and they have been generally unresponsive to my inquiries. Cook County has 2 agencies that have stormwater management programs/SWMPs (CC Dept. of Transportation and Highways, and Metropolitan Water Reclamation District of Greater Chicago), so my interpretation is that the NPDES CGSP permit process goes through IEPA and the permit requirements include all of the SWMPs (IEPA and both Cook County agencies). Does IL Dept. of Health just get a copy of the application, NOI, etc? Do the Cook County agencies get copies of the application or are they just providing requirements/guidance through their SWMPs?

Thanks,

Paul Jackson

Environmental Scientist

TTL Associates, Inc.

44265 Plymouth Oaks Boulevard | Plymouth, MI 48170 | tlassoc.com

Direct: (734) 582-4960 | Fax: (734) 582-4961



State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

September 15, 2020

The Illinois EPA is in the process of migrating all General NPDES Permits for Stormwater Discharges From Construction Site Activities (CGP) to the Central Data Exchange (CDX), the USEPA's electronic reporting site. CDX is a Web-based tool that allows NPDES permittees to electronically sign and submit permit requirements.

This communication is to let permit holders and other stakeholders know how to register for and access CDX and provide information about using CDX.

Beginning October 2, 2020, all applications for coverage under the Construction General Stormwater Permit and requirements of the General Permit shall be submitted through CDX. All existing permit holders and applicants must be transitioned to CDX no later than October 31, 2020.

If you already have a CDX account, you will have to add the NeT: NPDES eReporting Tool program service to your existing CDX account. If you do not have a CDX account, then you will have to register in order to create one.

Information on accessing existing accounts and registration for new accounts can be found at <https://cdxnodengn.epa.gov/net-cgp/action/login>. We ask that you follow the step-by-step instructions listed in **Attachment A** or contact our Stormwater coordinators immediately for assistance in transitioning to CDX. Our CDX coordinators can be reached by email at Melissa.parrott@illinois.gov or terri.lemasters@illinois.gov or by phone at (217)-782-0610.

Sincerely,

A handwritten signature in black ink that reads "Amy L. Dragovich".

Amy L. Dragovich
Manager, Permit Section
Division of Water Pollution Control

ATTACHMENT A

The Illinois Environmental Protection Agency (IEPA) in compliance with the Federal Electronic Reporting Rule has transitioned all General Storm Water Permits for Construction Site Activities to the Central Data Exchange (CDX).

To further assist in this transition, the steps need to gain access to the CDX environmental are below.

https://cdxnodengn.epa.gov/net-cgp/documents/CGP_SUR_Guide.pdf

Step 1: Register for CDX Account

- Go to: <https://cdxnodengn.epa.gov/net-cgp/action/login>
- **Select create a new account**
- Select Role: **Signatory** (Individual who will be signing/certifying submissions or managing facility user permissions. Signatories can also prepare forms. **Preparer** (Individual who will be viewing and editing forms. Preparers are not authorized to sign and certify forms.
- Fill out all required information and click Submit. Confirm that the information is correct.
- Submit **Request for Access** – An access code will be emailed to you for verification – Enter the access code – You are now approved to login to NETCGP.

Step 2: Request Access to your Permit(s)

- Sign in <https://cdxnodengn.epa.gov/net-cgp/action/login>
- From the **MyCDX** Tab click on the **Role** you are registered to (Signatory or Preparer) for the Program Service of NETCGP: NeT - NPDES Stormwater Construction General Permit
- Click **Request Permissions to an existing NOI** – Search for your NPDES ID (Permit Number) Click Request Permissions for your NPDES ID and Project/Site
- Signatory Roles should request the specific permissions for View, Edit, Sign and Manage
Preparer Roles should request View and Edit only
IEPA will be notified of your request and you will receive a copy of the request email.

After your permission requests have been approved, you will receive an email granting your permissions with instruction to log in and, after launching the CGP application, the project/site will be listed on the NeT CGP home page.

Information on using the NPDES eReporting Tool (NeT) can be found on the following website: <https://epanet.zendesk.com/>

Step 3: Begin Using your NeT NPDES

- Once you have been granted access you are able to enter, sign and submit Notice of Intents as well as approve other who request access to your permit. For information on any of these activities view our training materials at the website listed above.

Paul Jackson

From: Dowson, Sharon <Sharon.Dowson@Illinois.gov>
Sent: Friday, July 16, 2021 1:39 PM
To: Paul Jackson
Subject: Illinois EPA FOIA Response

You don't often get email from sharon.dowson@illinois.gov. [Learn why this is important](#)



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

JB PRITZKER, GOVERNOR

JOHN J. KIM, DIRECTOR

July 16, 2021

TTL Associates, Inc.
Attn: Mr. Paul Jackson
44265 Plymouth Oaks Blvd.
Plymouth, MI 48170

Re: Freedom of Information Act Request - 117397

Dear Mr. Jackson:

This letter is in response to your Freedom of Information Act (FOIA) (5 ILCS 140/1 et seq.) request dated July 6, 2021 and received by the Illinois Environmental Protection Agency (Illinois EPA) on July 7, 2021.

After reviewing the Illinois EPA's files, and pursuant to Section 7 of FOIA and 2 Ill. Adm. Code 1828.202, the Illinois EPA has determined that some of the public records requested are exempt from disclosure under FOIA. A list of the public records that are exempt from disclosure will be enclosed, including a detailed factual basis for why an exemption is being claimed. Pursuant to Section 9.5 of FOIA and 2 Ill. Adm. Code 1828.505, you may file a request for review with the Public Access Counselor (PAC) established in the Office of the Attorney General no later than 60 days after the date of the Illinois EPA's final denial. Contact information for the PAC is as follows:

Sarah Pratt
Public Access Counselor
Office of the Attorney General
500 S. 2nd Street
Springfield, Illinois 62706
Phone: 312-814-5526 or
1-877-299-FOIA (1-877-299-3642)
Fax: 217-782-1396
E-mail: publicaccess@atg.state.il.us

You also have the right to seek judicial review of the denial of your request by filing a lawsuit in circuit court, pursuant to 5 ILCS 140/11.

The public records that are not exempt from disclosure are described below.

Requested Information
1. Edward Hines Jr VA Hosp – 5000 S 5 th Ave, Hines (031817AAL) (0318995001)
2. Great Lakes Consolidated Mail Outpatient Pharmacy – 5000 S 5 th Ave Bldg 37 NW, Hines
3. Edward Hines Jr VA Hosp PWS – 5000 S Roosevelt, Hines

A portion of the records responsive to your request are attached.

The information responsive to your request is being sent using the State of Illinois CMS file transfer utility. An email message will shortly follow this response that will contain a link allowing you to download the information. Please download the information at your earliest convenience as the link will expire in five (5) days.

Please be advised that all or a portion of the records responsive to your request include digital documents available on the Illinois EPA web site. Pursuant to Illinois FOIA (5 ILCS 140/8.5(a)), you are being notified that these records are available online at <http://external.epa.illinois.gov/DocumentExplorer> where you can search known site locations, view, print or download to PDF documents of interest. The categories of online documents include:

- **Air construction and operating permits**
- National Pollution Discharge Elimination System (NPDES) water discharge permits
- **Leaking Underground Storage Tank (LUST) technical documents**
- Site Remediation Program (SRP) technical documents
- State Response Action technical documents

Please be advised that because these records are available online they will not be copied and included in response to this FOIA request.

Due to the volume of records responsive to items 1 and 3 of your request, you will need to schedule an on-site records review at the Illinois EPA headquarters located at 1021 North Grand Avenue East, in Springfield. The total volume of responsive records to this item of your request(s) exceeds **7.5** linear inches of paper files and **16** microfilm jackets.

Please contact my staff by **August 17, 2021**, at (217)558-5101 to arrange an appointment to inspect the files. Appointments are scheduled during normal business hours, which are 8:30 AM to 5:00 PM Monday through Friday, exclusive of State holidays.

Sincerely,



Anwar Johnson
Illinois EPA FOIA Officer
217.558.5101

<http://www.epa.illinois.gov/foia/index>

State of Illinois - CONFIDENTIALITY NOTICE: The information contained in this communication is confidential, may be attorney-client privileged or attorney work product, may constitute inside information or internal deliberative staff communication, and is intended only for the use of the addressee. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately by return e-mail and destroy this communication and all copies thereof, including all attachments. Receipt by an unintended recipient does not waive attorney-client privilege, attorney work product privilege, or any other exemption from disclosure.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

8 July 2021

Mr. Paul Jackson
TTL Associates, Inc
44265 Plymouth Oaks Boulevard
Plymouth, MI 48170

**RE: U.S. Department of Veterans Affairs: Proposed Demolition of Quarters and
Garages
Consultation Program
EcoCAT Review #2200240
Cook County**

Dear Mr. Jackson:

The Illinois Department of Natural Resources has reviewed the above-mentioned project as part of the NEPA scoping process and has no objections to this project described.

Please note that this review does not preclude permit decisions made by the IDNR Office of Water Resources under the Illinois Rivers, Lakes, and Streams Act or determination by the IDNR State Historic Preservation Office.

Please contact me if you have any questions regarding this review.

Sincerely,

A handwritten signature in black ink that reads "Bradley Hayes". The signature is written in a cursive, flowing style.

Bradley Hayes
Resource Planner
Office of Realty & Capital Planning
Illinois Dept. of Natural Resources
One Natural Resources Way
Springfield, IL 62702-1271
bradley.hayes@illinois.gov
Phone: (217) 782-0031

APPENDIX B

NHPA Section 106 Consultation and Memorandum of Agreement



DEPARTMENT OF VETERANS AFFAIRS
Edward Hines Jr. VA Hospital
5000 S. Fifth Avenue
Hines, IL 60141-5000

August 4, 2021

State Historic Preservation Office
(Preservation Services)
IDNR-One Natural Resources Way
Springfield, IL 62702-1271
VIA ELECTRONIC MAIL

RE: Notice of Undertaking: Demolition of Quarters Buildings and Garages,
Edward Hines Jr. Veterans Affairs Hospital, Hines, Illinois

Dear Reviewer:

The Department of Veterans Affairs has contracted Guidon Design Inc. to provide design and consultation services for the demolition of 9 historic buildings on the Edward Hines Jr. Veterans Affairs Hospital (EHVAH). Guidon design designates Adam Ogrzewalla as the Project Manager and primary point of contact for the duration of this project. The EHVAH has designated Lawrence Doyle, Chief of Project Planning, as the Contracting Officer's Technical Representative and point of contact.

Project Description:

This project is to develop a report and contract documents for the demolition of the Quarters buildings and the associated garages. The scope of work shall include obtaining all federal, state, and local approvals, provide all necessary documentation, and demolition plans and specification in accordance with Section 106 of NHPA, (16 U.S. C. 470f) and all other applicable laws, codes, and regulations.

EHVAH recognizes the historical importance of the buildings but their size, shape, spacing, configuration, and location on the campus do not lend themselves to adaptive reuse. None of the building are accessible per ABA and VA standards. The extensive deterioration coupled with their historic nature make the cost of repairing the structures more costly. Collectively, the buildings and structures have over \$3 million worth of deficiencies.

The demolition of these structures adheres to other federal guidance including:

- 1) Presidential Memo, Disposing of Unneeded Federal Real Estate (2010).
- 2) OMB Memos for Freeze the Footprint (2012, 2013) and Reduce the Footprint (2015-2020).
- 3) VA Mission Act of 2018, to repurpose or dispose of real property that no longer meets VA needs.

Demolition of Buildings 23, 24, 25, 26, 27, 28, 29, 31 and 32

- Nine structures will be removed from the campus: Buildings 23, 24, 25, 26, 27, 28, and 29 are former quarters and contributing resources to the historic district, located East of the Quarter buildings and across McCoy Drive; Buildings 31 and 32 are former residential garages and contributing resources to the historic district, located behind the quarters.

The projects are being done under authority of the U.S. Department of Veterans Affairs on federal land with federal funds. The area of potential effects is the entire EHVAH campus. See attached maps.

§800.11(e)(2). The steps taken to identify historic properties included referencing the 2013 NRHP Reference number #13000814, and consulting with the SHPO.

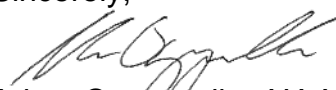
§800.11(e)(3). The affected historic property is the Edward Hines Jr. Veterans Affairs Medical Center Historic District. The district has 35 contributing and 12 noncontributing resources and qualifies for NRHP listing under Criteria A and C for representing early- to- mid-twentieth century institutional architecture and being representative of a major movement in both theory and practice for healthcare for veterans in its period of significance (1931-1946). The characteristics that qualify this campus for the NRHP include the type and design of the buildings, relationship of the buildings to one another, open green spaces, and street system.

§800.11(e)(4). The undertakings' effects on historic properties includes infill construction within the existing campus, changing the spatial and visual relationships between contributing resources. The construction includes temporary effects such as increase in construction noise and equipment; however, these effects will only be present during the project construction. Long term effects such as reduction of open space between the historic buildings will affect the original design and layout of the facility. In addition, 7 contributing resources will be demolished: Buildings 23, 24, 25, 26, 27, 28, and 29. 31 and 32 will also be demolished but are not a contributing resource.

§800.11(e)(5). The criteria of adverse effect, §800.5(a)(1), apply due to the physical destruction of part of the historic property from demolition of multiple contributing resources. Further, the setting will be affected by the creation of open green space. Future design efforts will seek to avoid or minimize adverse effects from the planned additional construction. We plan to execute a MOA to mitigate for the adverse effects and establish a process for future design review.

If you have questions, please contact me at: or (317) 800-6388 X 103.

Sincerely,



Adam Ogrzewalla, AIA NCARB
Senior Project Manager

aogrzewalla@guidondesign.com



**DEPARTMENT OF VETERANS AFFAIRS
Edward Hines Jr. VA Hospital
5000 S. Fifth Avenue
Hines, IL 60141-5000**

August 4, 2021

State Historic Preservation Office
(Preservation Services)
IDNR-One Natural Resources Way
Springfield, IL 62702-1271
VIA ELECTRONIC MAIL

RE: Notice of Undertaking: Demolition of Quarters Buildings and Garages, Edward Hines Jr. Veterans Affairs Hospital, Hines, Illinois

Attached are the current photos of the structures to be demolished and the campus maps with the buildings identified.

A handwritten signature in black ink, appearing to read "Adam Ogrzewalla".

Adam Ogrzewalla
Senior Project Manager
Guidon Design Inc.



BUILDING 23



BUILDING 24



BUILDING 25



BUILDING 26



BUILDING 27



BUILDING 28



BUILDING 29



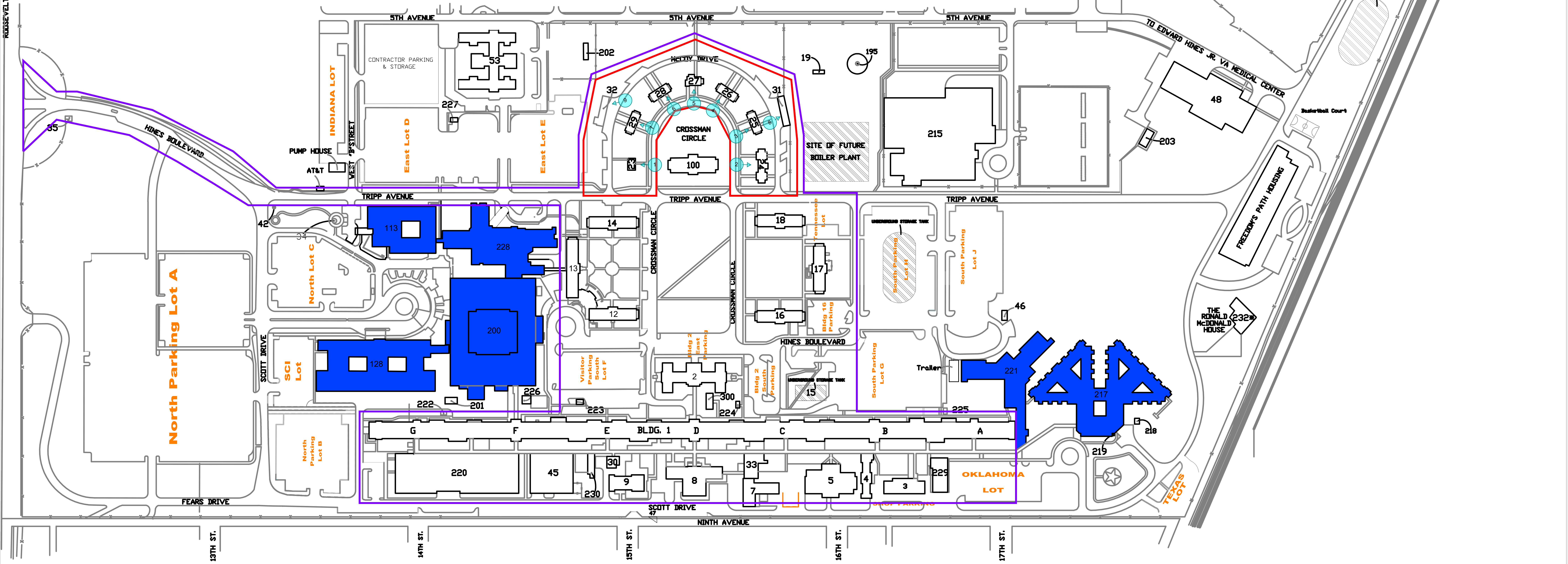
BUILDING 31



BUILDING 32

BUILDING DIRECTORY

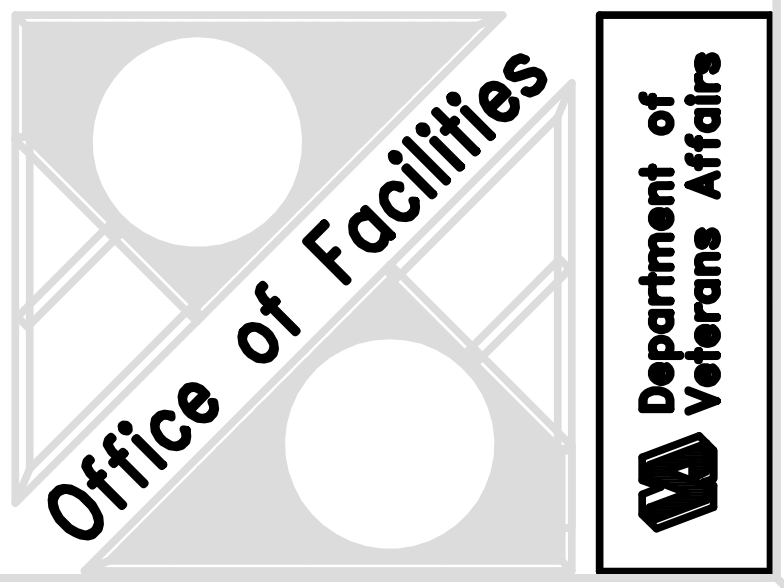
- | | | | | |
|---|-------------------------------------|---|---|-----------------------------------|
| 1 OUTPATIENT CLINICS, ADMINISTRATION OFFICES AND RESEARCH | 19 BASEBALL FIELD and SEATING STAND | 37 NAC / CMDP | 202 ELECTRICAL SUBSTATION | 227 EMERGENCY GENERATOR |
| 2 ENGINEERING, FISCAL, SAFETY OFFICES | 20 MOTOR POOL | 42 FLAG POLE | 203 PATIENT RECREATION PAVILION | 228 CLINICAL AREAS |
| 3 ENGINEERING SHOPS | 21 MAINTENANCE STORAGE | 45 CANTEEN & POST OFFICE | 204 GREENHOUSE | 229 RESEARCH |
| 4 ORM | 23 HOUSEKEEPING QUARTERS | 46 FORMER GOLF COURSE RECREATION BUILDING | 215 DATA PROCESSING CENTER | 230 EMS / ARMY CORPS OF ENGINEERS |
| 5 POWER HOUSE | 24 HOUSEKEEPING QUARTERS | 47 GAS METER HOUSE | 217 EXTENDED CARE | 231 SALT STORAGE |
| 7 STRUCTURES SHOP | 25 HOUSEKEEPING QUARTERS | 48 LAUNDRY DISTRIBUTION | 218 EMERGENCY GENERATOR FOR BUILDING 217 | 232 RONALD McDONALD HOUSE |
| 8 ENGINEERING, MRW / POLICE | 26 HOUSEKEEPING QUARTERS | 53 CATHOLIC CHARITIES | 219 CHILLER FOR BLDG 217 | 240 FREEDOM'S PATH |
| 9 AUDITORIUM, RECREATION AND VOLUNTARY SERVICES | 27 HOUSEKEEPING QUARTERS | 100 FISHER HOUSE FOUNDATION | 220 WAREHOUSE/SERVICE BUILDING | 300 TRAILER (CONTRACTOR USAGE) |
| 12 EMPLOYEE GYM, COMP & PEN | 28 HOUSEKEEPING QUARTERS | 113 BLIND REHABILITATION CENTER | 221 RCF LONG TERM SPINAL CORD INJURY UNIT | |
| 13 COUNSELING CENTER | 29 HOUSEKEEPING QUARTERS | 128 SPINAL CORD INJURY AND DISORDERS CENTER | 222 EMERGENCY GENERATOR | |
| 14 CATHOLIC CHARITIES | 30 EMS STORAGE | 195 WATER STORAGE TANK (1,000,000 GALLON) | 223 EMERGENCY GENERATOR | |
| 15 UNDERGROUND WATER RESERVOIR (700,000 GALLON) | 31 QUARTERS | 197 VALVE HOUSE | 224 EMERGENCY GENERATOR | |
| 16 I. G. OFFICE OF AUDIT | 32 QUARTERS | 200 MAIN HOSPITAL | 225 EMERGENCY GENERATOR | |
| 17 HUMAN RESOURCES | 33 RADIATION LABORATORY | 201 OXYGEN STORAGE | 226 EMERGENCY GENERATOR | |
| 18 VIREC | 34 GEORGE DILBOY MEMORIAL STATUE | | | |
| | 35 MAIN GATE HOUSE | | | |



HISTORIC DISTRICT
 AREA OF POTENTIAL EFFECT

SCALE 1" = 130'-0"

						Project Title Hines VA Campus Map	Date 10/17/15
						Building No. Checked Drawn	Project No.
						Location V.A. HOSPITAL, HINES, IL	DRAWING NO.
						Approved: Chief Maintenance & Repair	Dwg. Of
						Approved: Service Director	





Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

Cook County
Hines

Demolition of Quarters Buildings and Garages
Buildings 23, 24, 25, 26, 27, 28, 29, 31, 32
SHPO Log #007080321

December 10, 2021

Adam Ogrzewalla
Guidon Design
1221 N. Pennsylvania St.
Indianapolis, IN 46202

Dear Mr. Ogrzewalla:

Thank you for requesting comments from our office concerning the possible effects of your project on cultural resources. Our comments are required by Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations, 36 CFR 800: "Protection of Historic Properties". These buildings are contributing structures to the Edwards Hines Jr. Veterans Administration Hospital Historic District, which was listed on the National Register of Historic Places on October 9, 2013.

The proposal to demolish these buildings constitutes an adverse effect as defined in 36 CFR 800.5.

You should continue to work with this office to develop a plan to mitigate this adverse effect. Please note that these buildings must not be demolished prior to the resolution of the disposition of these historic properties.

Please contact CJ Wallace, Cultural Resources Coordinator, at 217/785-5027 or at Carol.Wallace@illinois.gov with any questions.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer

**MEMORANDUM OF AGREEMENT AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS (VA) AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
DEMOLITION OF BUILDINGS 23, 24, 25, 26, 27, 28, 29, 31, AND 32
AT THE EDWARD HINES JR VAMC
(SHPO LOG #007080321)**

WHEREAS, the U.S. Department of Veterans Affairs (VA) is a federal agency that operates the Edward Hines Jr. VA Medical Center (VAMC) located at 5000 5th Ave, Hines, Cook County, Illinois, and has identified nine (9) buildings that do not support current or future operations; and

WHEREAS, the Hines VAMC has determined that the proposed demolition of Buildings 23, 24, 25, 26, 27, 28, 29, 31, and 32 is a federal action that meets the definition of an undertaking, per 36 CFR § 800.16(y), and is the type of activity that has the potential to cause effects on historic properties, and therefore subject to Section 106 of the National Historic Preservation Act (NHPA) (54 USC § 306108) and its implementing regulations (36 CFR Part 800 — Protection of Historic Properties); and

WHEREAS, the VAMC has defined the Undertaking's Area of Potential Effects (APE) as the Edward Hines Jr. Veterans Affairs Hospital Historic District described in Attachment 1; and

WHEREAS, the VAMC has consulted with the Illinois State Historic Preservation Office (Office), a Division of the Illinois Department of Natural Resources (IDNR), pursuant to the Act; and

WHEREAS, the Office currently resides within IDNR, and the Director of IDNR is the duly designated State Historic Preservation Officer (SHPO); and

WHEREAS, the buildings at 5000 S. Fifth Avenue Hines, IL contribute to the Edward Hines Jr., Veterans Administration Hospital National Register of Historic Places (NRHP) Historic District; and

WHEREAS, the SHPO has determined on December 10, 2021, that the Undertaking will have an adverse effect on the buildings that contribute to the Edward Hines, Jr. Veterans Administration Hospital Historic District (District); and

WHEREAS, pursuant to 36 CFR 800.2(c)(2), the VAMC has invited the following federally-recognized Indian tribes to consult, the Forest County Potawatomi, the Prairie Band Potawatomi Nation, the Citizen Potawatomi Nation, the Menominee Indian Tribe of Wisconsin, the Hannahville Indian Community, the Miami Tribe of Oklahoma, the Kickapoo Tribe of Oklahoma, and the Little Traverse Bay Bands of Odawa Indians, and none of the Indian tribes have chosen to participate; and

WHEREAS, pursuant to 36 CFR 800.2(c)(3) and 36 CFR 800.2(c)(5), the VAMC has invited

the Proviso Township, the village of Broadview, the village of North Riverside, the Maywood Historic Preservation Commission, the Historical Society of Forest Park, Cook County, the City of Chicago Historic Preservation Division, and Landmarks Illinois to consult regarding the effects of the undertaking on historic properties, and none of these entities have chosen to participate; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) and 36 CFR § 800.10(b), the VAMC has notified the Advisory Council on Historic Preservation (ACHP) of the adverse effect determination, and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR§ 800.6(a)(1)(iii);

NOW, THEREFORE, the VAMC and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in this Memorandum of Agreement (Agreement) in order to mitigate the adverse effects of this Undertaking to the properties that contribute to the district.

STIPULATIONS

I. MITIGATION

Prior to the initiation of this mitigation, the VAMC must consult with SHPO to ensure that expectations are understood.

A. PERSONNEL TRAINING

1. The VAMC shall ensure that key personnel, including the Historic District Liaison, complete Section 106 and 110 training, as offered by qualified historic preservation specialists.
2. Within six months of the MOA execution, the VAMC shall develop, with assistance of persons meeting the professional qualification standards specified by the Secretary of the Interior in 36 CFR Part 61, a Training Program plan for VAMC employees, including but not limited to project managers, project engineers, and contract personnel, who are responsible for decision-making related to projects that may affect Historic Properties. This training plan will be submitted to SHPO for review and comment. SHPO will provide any comments in writing within 30 days of receipt. After considering all comments, the VAMC shall distribute to SHPO the final Training Program plan.
3. The Training Program shall include, but is not limited to explanations, descriptions, and representations:
 - a. for the Application of the Secretary of the Interior's Standards and guidelines for the Treatment of Historic Properties;
 - b. of archaeological principles for the identification and treatment of buried resources;
 - c. of the various parties' responsibilities under the NHPA.
4. The VAMC shall implement the Training Program within six months of finalization of the Training Program plan.

5. Training completed by VA employees will be recorded in the Training Management System (TMS) already used by VA employees and the VAMC shall distribute a one-time training completion record to all consulting parties.

B. EXHIBIT SPACE

1. Within five (5) years following the demolition of Buildings 23, 24, 25, 26, 27, 28, 29, 31, and 32, the VAMC shall dedicate a display case to a permanent exhibit interpreting the history of Buildings 23, 24, 25, 26, 27, 28, 29, 31, and 32.
2. The design and draft content of the proposed exhibit case will be provided to the SHPO for review and comment. The SHPO will provide any comments in writing on the proposed exhibit materials within 30 days of receipt.
3. The VAMC shall place the exhibit case in a public location within the VAMC.

C. RECORDATION

The recordation of Buildings 23, 24, 25, 26, 27, 28, 29, 31, and 32 within the National Register of Historic Places registration satisfies the recordation requirements of the SHPO for the NRHP-eligible properties.

II. DURATION

This Agreement shall be effective until such time as all of its terms are satisfied, or it is amended or terminated and replaced. Prior to such time, the VAMC may consult with the other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI AMENDMENTS below. The VAMC shall notify the signatories as to the course of action it will pursue.

III. POST-REVIEW DISCOVERIES

If potential historic properties are discovered or unanticipated effects on historic properties found, the VAMC shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, the VAMC understands and agrees that it must immediately stop work within the area of discovery and consult with the SHPO.

IV. MONITORING AND REPORTING

Each Year following the execution of this Agreement until it expires or is terminated, VAMC shall provide all parties to this Agreement and the ACHP a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received

in the VAMC's efforts to carry out the terms of this Agreement.

V. DISPUTE RESOLUTION

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the VAMC shall consult with SHPO to resolve the objection. If the VAMC determines that such objection cannot be resolved, the VAMC will:

- A. Forward all documentation relevant to the dispute, including any timely advice or comments regarding the dispute from SHPO and the VAMC's proposed resolution, to the ACHP. The ACHP shall provide VAMC with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, VAMC shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. VAMC will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, the VAMC may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the VAMC shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement and provide them and the ACHP with a copy of such written response.
- C. VAMC's responsibility to carry out all other actions subject to the terms of this Agreement that are not the subject of the dispute remain unchanged.

VI. AMENDMENTS

This Agreement may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all of the signatories.

VII. TERMINATION

If any signatory to this Agreement determines that its terms become impossible to carry out, that party shall immediately consult with the other signatories to attempt to develop an amendment per Stipulations V and VI above. If within thirty (30) days an amendment cannot be reached, any signatory may terminate the Agreement upon written notification to the other signatories.

Once this Agreement is terminated, and prior to work continuing on the Undertaking, the VAMC must either (a) execute a Memorandum of Agreement pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under

36 CFR § 800.7. VAMC shall notify the signatories as to the course of action it will pursue.

VIII. COUNTERPARTS; FACSIMILE OR .PDF SIGNATURES

This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement. A facsimile or .pdf copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

IX. DISTRIBUTION OF AGREEMENT

In order to meet the requirements of Section 106. 36 CFR § 800.6(b)(1)(iv), upon the execution of this Agreement and prior to approving the Undertaking, the VAMC must transmit to the ACHP the executed Agreement along with the documentation specified in Section 800.11(f).

X. ANTI-DEFICIENCY ACT

The VAMC obligations under this MOA are subject to the availability of funds and the stipulations of this MOA are subject to the provisions of the Anti-Deficiency Act (31 USC § 1341). The VAMC will make reasonable and good faith efforts to secure the necessary funds to implement this MOA in its entirety. If compliance with the Anti-Deficiency Act alters or impairs its ability to implement the stipulations of this MOA, the VAMC will consult with SHPO in accordance with the amendment and termination procedures in Stipulations VI and VII.

EXECUTION of this Agreement by signatories and invited signatories, and the implementation of its terms evidence that the VAMC has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment on the effects of the Undertaking in compliance with the NHPA and its implementing regulations.

[Signature Pages to follow]

**MEMORANDUM OF AGREEMENT AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS (VA),
EDWARD HINES JR. VA MEDICAL CENTER (VAMC), AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
DEMOLITION OF BUILDINGS 23, 24, 25, 26, 27, 28, 29, 31, AND 32
AT THE EDWARD HINES JR VAMC
(SHPO LOG #007080321)**

SIGNATORY

Edward Hines Jr. Veterans Affairs Medical Center (VAMC)

Signature: _____

Date: _____

Name: _____

Title: _____

**MEMORANDUM OF AGREEMENT AMONG
THE U.S. DEPARTMENT OF VETERANS AFFAIRS (VA),
EDWARD HINES JR. VA MEDICAL CENTER (VAMC), AND THE
ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
DEMOLITION OF BUILDINGS 23, 24, 25, 26, 27, 28, 29, 31, AND 32
AT THE EDWARD HINES JR VAMC
(SHPO LOG #007080321)**

SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (SHPO)

By: Carey L. Mayer Date: 09/13/2022
Carey L. Mayer, AIA
Deputy State Historic Preservation Officer
Illinois Department of Natural Resources

APPENDIX C

Photograph Logs

SITE PHOTOGRAPHS



Photo #1:	Typical Site single-family residence (Building 27)
-----------	--



Photo #2:	Former Site Apartment House (Building 24)
-----------	---



Photo #3:	Typical Site garage (Building 32)
-----------	-----------------------------------



Photo #4:	Looking west across the Site (at Building 27) from the eastern boundary
-----------	---



Photo #5:	Looking south across the southern portion of the Site
-----------	---



Photo #6:	Looking north across the northern portion of the Site
-----------	---

SITE PHOTOGRAPHS



Photo #7: Looking north across the northeastern portion of the Site



Photo #8: Looking south across the southeastern portion of the Site



Photo #9: Looking north along the western boundary of the Site



Photo #10: Westerly adjoining Fisher House (Building 100)



Photo #11: North adjoining surface parking and EHVAH Building 228 (hospital)

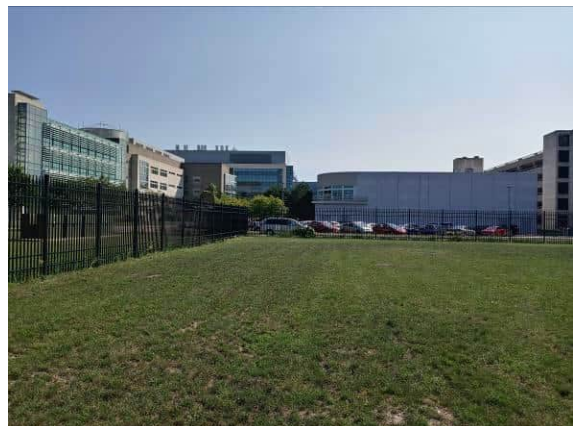


Photo #12: East adjoining Loyola University across 5th Avenue

SITE PHOTOGRAPHS



Photo #13:	South adjoining boiler plant
------------	------------------------------



Photo #14:	South adjoining water aboveground storage tank
------------	--



Photo #15:	West adjoining grassy land across Tripp Avenue
------------	--



Photo #16:	West adjoining grassy land across Tripp Avenue
------------	--



Photo #17:	West adjoining VA Resources Information Center (VIREC)/Building 18 across Tripp Avenue
------------	--



Photo #18:	West adjoining Catholic Charities – Cooke Manor (Building 14)
------------	---

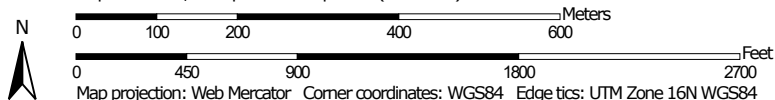
APPENDIX D

Other Relevant Environmental Data

Soil Map—Cook County, Illinois



Map Scale: 1:9,370 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
 Survey Area Data: Version 14, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Jul 6, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

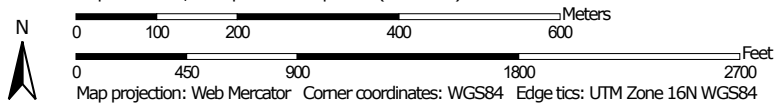
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	2.7	0.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	78.0	19.1%
533	Urban land	218.5	53.6%
534A	Urban land-Orthents, clayey, complex, nearly level	57.4	14.1%
805A	Orthents, clayey, nearly level	18.9	4.6%
2811A	Urban land-Anthroportic Udorthents complex, 0 to 2 percent slopes	0.8	0.2%
2822A	Anthroportic Udorthents-Urban land-Elliott complex, 0 to 2 percent slopes	31.4	7.7%
Totals for Area of Interest		407.8	100.0%

Hydric Rating by Map Unit—Cook County, Illinois




Map Scale: 1:9,370 if printed on A portrait (8.5" x 11") sheet.









MAP LEGEND

Area of Interest (AOI)







 Area of Interest (AOI)

Soils







Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available


Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available






Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cook County, Illinois
 Survey Area Data: Version 14, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 3, 2019—Jul 6, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	4	2.7	0.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	97	78.0	19.1%
533	Urban land	0	218.5	53.6%
534A	Urban land-Orthents, clayey, complex, nearly level	5	57.4	14.1%
805A	Orthents, clayey, nearly level	6	18.9	4.6%
2811A	Urban land-Anthropotic Udorthents complex, 0 to 2 percent slopes	5	0.8	0.2%
2822A	Anthropotic Udorthents-Urban land-Elliott complex, 0 to 2 percent slopes	5	31.4	7.7%
Totals for Area of Interest			407.8	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX E

Public Notices and Comments

Legal notices

to place a legal advertisement, email: legals@dailyherald.com or call 847-427-4671 8:30 a.m. - 4:30 p.m.

business & service directory

to place an ad in the service directory, email: kthomson@dailyherald.com or call 847-427-4780

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT, DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Maximilian DeGasper, DECEASED.
22 PR 870
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Judith A. Gombosi, 10831 Bloomfield Street, North Hollywood, California 91602, who is the attorney for the estate, on or before July 6, 2023, or if mailing or delivery of a notice from the representative is required by section 518-3 of the Probate Act, the date stated in that notice. Any claim not filed or barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Arlene T. Hoys, Esq., Hays Firm LLC (44667)
200 North LaSalle Street, Suite 2150
Chicago, Illinois, 60601
(312) 626-2537
(312) 714-4393(2528)

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT, DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Sam D. Gambino, DECEASED.
22 PR 865
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Michael Gambino, 10831 Bloomfield Street, North Hollywood, California 91602, who is the attorney for the estate, on or before July 6, 2023, or if mailing or delivery of a notice from the representative is required by section 518-3 of the Probate Act, the date stated in that notice. Any claim not filed or barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Arlene T. Hoys, Esq., Hays Firm LLC (44667)
200 North LaSalle Street, Suite 2150
Chicago, Illinois, 60601
(312) 626-2537
(312) 714-4393(2528)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00041
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Michael Biewer whose address was 524 E. McLeone, Lombard, IL 60148.
Letters of Office were issued on January 9, 2023 to Lisa DiGiacomo, 3765 Wisconsin Trails Drive, Hoffman Estates, IL 60139.
Independent Executor whose attorney is Dorray Rosenzweig/Leonard J. Marturano, 100 Clearfield Street, Suite 1910, Chicago, IL 60602.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court of the will to probate. Claims against the estate may be filed on or before June 20, 2023, in the office of Theresa E. Barreiro, Circuit Court Clerk, 540 South Randall Rd., St. Charles, IL 60138. If you are an interested person terminating independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
(630) 453-8884
Attorney for the Independent Executor
Published in Daily Herald Dec. 30, 2022 (4593263)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00072
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Michael Biewer whose address was 524 E. McLeone, Lombard, IL 60148.
Letters of Office were issued on January 9, 2023 to Lisa DiGiacomo, 3765 Wisconsin Trails Drive, Hoffman Estates, IL 60139.
Independent Executor whose attorney is Dorray Rosenzweig/Leonard J. Marturano, 100 Clearfield Street, Suite 1910, Chicago, IL 60602.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
(630) 453-8884
Attorney for the Independent Executor
Published in Daily Herald Dec. 30, 2022 (4593263)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Melrose Park
4501 W North Ave
Melrose Park, IL 60160
#1356-Andres Goray
#104-Victor Serrano
#105-Eugene Liberman
#1207-Mattie Walcott
#1422-Ruben Serrato
#1007-Thomas Gierut
#45-Resmond Robertson
#131-Luis Valadez
#1051-Gilbram Castrejon
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593870)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Elmhurst
87 E. 111 Elmhurst
Elmhurst, IL 60126
630-301-1800
#2062-Josiah Arlington
#2012-Brian Avington
#2015-Miranda Thompson
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593873)

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT, DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Sam D. Gambino, DECEASED.
22 PR 865
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Michael Gambino, 10831 Bloomfield Street, North Hollywood, California 91602, who is the attorney for the estate, on or before July 6, 2023, or if mailing or delivery of a notice from the representative is required by section 518-3 of the Probate Act, the date stated in that notice. Any claim not filed or barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Arlene T. Hoys, Esq., Hays Firm LLC (44667)
200 North LaSalle Street, Suite 2150
Chicago, Illinois, 60601
(312) 626-2537
(312) 714-4393(2528)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00072
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Michael Biewer whose address was 524 E. McLeone, Lombard, IL 60148.
Letters of Office were issued on January 9, 2023 to Lisa DiGiacomo, 3765 Wisconsin Trails Drive, Hoffman Estates, IL 60139.
Independent Executor whose attorney is Dorray Rosenzweig/Leonard J. Marturano, 100 Clearfield Street, Suite 1910, Chicago, IL 60602.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
(630) 453-8884
Attorney for the Independent Executor
Published in Daily Herald Dec. 30, 2022 (4593263)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00072
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Michael Biewer whose address was 524 E. McLeone, Lombard, IL 60148.
Letters of Office were issued on January 9, 2023 to Lisa DiGiacomo, 3765 Wisconsin Trails Drive, Hoffman Estates, IL 60139.
Independent Executor whose attorney is Dorray Rosenzweig/Leonard J. Marturano, 100 Clearfield Street, Suite 1910, Chicago, IL 60602.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Theresa E. Barreiro, Esq., Judith A. Schening, Esq., Law Office of Judith A. Schening, LLC, 107 S. McLean Blvd., South Elgin, IL 60177.
(630) 453-8884
Attorney for the Independent Executor
Published in Daily Herald Dec. 30, 2022 (4593263)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Westmont
701 Blackhawk Dr
Westmont, IL 60159
630-418-8752
#6179-Deirdre Rawls
#5134-Alexus Nelson
#2022-Michael Gorman
#1141-Rajah Banks
#2010-Leann Shabryk
#2011-Kenneth Williams
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593869)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Streamwood
145 W. Irving Street
Streamwood, IL 60107
630-372-4636
#2071-Brandon Brooks
#4023-Hector Cruz
#3003-Jeff Sears
#1919-Larry Martin
#2026-Raul Perez
#1108-Kassie Kostelyk
#1919-Jeff Sears
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593872)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Lisle
2100 Oaden Ave.
Lisle, IL 60532
#CC205-Aga Bowen
#1125-Tiffany Murphy
#2019-Liam Berry
#6019-Heather Salley
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593871)

Probate

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT, DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Zar V. Erickman, DECEASED.
22 PR 870
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Barbara Erickman, 24630 Warrenville Road, Naperville, Illinois 60563 and Linda Althoff, 926 Ash Street, Winnetka, Illinois 60093, as independent Co-Executors, whose attorney of record is Julie F. Gardner, Chuah & Tescon, PC, 30 South Wacker Drive, Suite 2600, Chicago, Illinois 60606.
The estate will be administered without court supervision, unless under section 528-4 of the Probate Act, 1992, Ch. 755, par. 528-4) any interested person terminates independent administration of any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before July 6, 2023, or if mailing or delivery of a notice from the representative is required by section 518-3 of the Probate Act, the date stated in that notice. Any claim not filed or barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Julie F. Gardner, Esq., Chuah & Tescon, PC (14300)
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606
(312) 444-9300
(312) 708-4393(2527)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00054
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Leonard I. Hattendorf whose address was 211508 Acom Avenue, Glen Ellyn, IL 60137.
Letters of Office were issued on January 9, 2023, to Arvia Berthold, 211508 Acom Avenue, Glen Ellyn, IL 60137, as Independent Executor whose attorney is Trevor J. Group, P.C.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Trevor J. Group, Esq., Orsinger Law Group, PC (14300)
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606
(312) 708-4393(2527)

Probate

LEGAL NOTICE UNITED STATES OF AMERICA STATE OF ILLINOIS COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT, STATE OF MICHIGAN, Biewer Court, 2022 PR 00054
Date of Death: May or 2021
PUBLICATION NOTICE OF INDEPENDENT EXECUTOR TO CREDITORS, CLAIMANTS, UNKNOWN HEIRS AND LEGATEES: Notice is hereby given of the death of Leonard I. Hattendorf whose address was 211508 Acom Avenue, Glen Ellyn, IL 60137.
Letters of Office were issued on January 9, 2023, to Arvia Berthold, 211508 Acom Avenue, Glen Ellyn, IL 60137, as Independent Executor whose attorney is Trevor J. Group, P.C.
Notice to Heirs & Legatees: Notice is hereby given to you who are heirs or legatees of the above probate estate.
To probate a will and to admit the will to probate, that an order to show cause for the Court on January 9, 2023, admitting or admitting a will to probate, you may file a petition with the Court to require proof of the validity of the will by filing a petition with the Court within 6 months after the admission of the will to probate. The estate will be administered without court supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) an interested person terminates independent administration by filing or delivering a petition to terminate to the Circuit Court, you must first create an account with an e-filing service provider. Visit <http://efile.illinoiscourts.gov/service-providers.htm> to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit <http://www.illinoiscourts.gov/FAQ/gethelp.asp>.
Trevor J. Group, Esq., Orsinger Law Group, PC (14300)
30 South Wacker Drive, Suite 2600
Chicago, Illinois 60606
(312) 708-4393(2527)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Beverly
7730 W. 130th Street
Chicago, IL 60655
#424-Karen Berry
#620-Mya Smith
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593867)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Oak Park
2100 Oaden Ave.
Lisle, IL 60532
#CC205-Aga Bowen
#1125-Tiffany Murphy
#2019-Liam Berry
#6019-Heather Salley
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593871)

Storage

Notice of Public Sale of Personal Property
Notice is hereby given that the self-storage units listed below will be sold on a public website by competitive bidding ending on January 27, 2023 @ 10AM at www.selfstorageauction.com.
U-Store-It Lisle
2100 Oaden Ave.
Lisle, IL 60532
#CC205-Aga Bowen
#1125-Tiffany Murphy
#2019-Liam Berry
#6019-Heather Salley
Payments must be made with cash only and paid at the facility within 72 hrs. All goods are sold as is and must be removed at the time of payment. Sale is subject to adjournment.
Published in Daily Herald January 13, 2023 (4593871)

Looking to Hire???

TAKE ADVANTAGE OF THE DAILY HERALD CLASSIFIEDS
FIRST TIME ADVERTISERS RECEIVE 25% DISCOUNT
CALL KEVIN THOMSON AT 847-427-4780
FOR YOUR RECRUITMENT NEEDS

Looking to Hire???

TAKE ADVANTAGE OF THE DAILY HERALD CLASSIFIEDS
FIRST TIME ADVERTISERS RECEIVE 25% DISCOUNT
CALL KEVIN THOMSON AT 847-427-4780
FOR YOUR RECRUITMENT NEEDS

Did You Know That All Real Estate Advertisements Can Also Be Found Online?

Just Go To: www.dailyherald.com
Then Click on the Homes For Sale or Rental Links Under the Marketplace Header to Find All of Your Local Real Estate

Public Hearings & Notices

NOTICE OF AVAILABILITY OF AUDIT REPORT OF LIBERTYVILLE FIRE PROTECTION DISTRICT
The Libertyville Fire Protection District has published notice that an audit of its funds for the period June 1, 2021 through May 31, 2022, has been completed and that a report of such audit has been filed with the County Clerk, Dupage County, Illinois in accordance with 30 ILCS 150.01 et seq. The full report of the audit is available for public inspection at the Libertyville Fire Protection District, 13411 Anderson Road, Libertyville, Illinois during regular business hours.
Published in Daily Herald January 13, 2023 (4593828)

Public Hearings & Notices

NOTICE OF AVAILABILITY OF AUDIT REPORT OF DRAFT ENVIRONMENTAL ASSESSMENT OF DRAFT EIR FOR THE PROPOSED DEMOLITION OF QUARTERS AND GARAGES
Edward Hines Jr. VA Hospital
630-637-9773
The U.S. Department of Veterans Affairs (VA) announces the availability of a Draft Environmental Assessment (Draft EA) for public review and comment. The Draft EA evaluates the potential environmental effects of the proposed demolition of nine vacant/underutilized buildings within an approximately 5-acre area (site) in the east-central portion of the Edward Hines Jr. VA Hospital (EHVAH) campus. The buildings have been vacant/underutilized for many years and their sizes, shapes, spacing, construction and location above existing EHVAH campus do not lend themselves to adaptive reuse. Following the demolition of the buildings, the site area would become grassy, undeveloped land.
VA prepared the Draft EA in accordance with the National Environmental Policy Act (NEPA) and the National Historic Preservation Act. The 30-day public comment period ends on February 15, 2023.
The Draft EA is available for review online at: <https://www.va.gov/hines-health-care/news-releases/hines-vp-seeks-to-raise-vacant-and-underutilized-buildings-at-main-campus/>
VA will prepare and publish a Final EA following the 30-day comment period. The Final EA will summarize and address comments on the Draft EA.
Please email comments by February 15, 2023 to lawrence.doyle@va.gov. If you have any questions or are unable to provide comments online, please contact Lawrence Doyle at (708) 202-8387 ext. 24017.
Published in Daily Herald Jan. 13, 14, 15, 2023 (4593860)

All Other

In the Circuit Court of the Nineteenth Judicial Circuit Lake County, Illinois Rebecca Vega Petitioner vs. Joseph Sanchez respondent Case No. 22FA00000722
Notice by Publication
The requisite affidavit for publication having been filed, NOTICE IS HEREBY GIVEN TO ALL PERSONS (s) named above that this case has been commenced in this court by the petitioner against you for Petition for Allocation of Parental Responsibilities and other matters.
UNLESS YOU file your answer or otherwise file your appearance in this case in the office of the clerk of this court in the Lake County Courthouse, Chicago, Illinois, on or before March 8, 2023, *A JUDGMENT BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE MATTER ASKED IN THE COMPLAINT.
Dated: December 28, 2022
s/ Erin Cartwright
Weinstock Law Firm, LLC
Lake County Circuit Clerk
Published in Daily Herald Jan 13, 20, 27, 2023 (4593917)

Electrical Contractors & Supplies
UPGRADE ELECTRIC INC.
Lighting The Way Since 1965
No Interest Payment Plan
Residential / Industrial / Commercial
Specialists in Electrical Home Improvements
Home Generator Systems / Circuit Panel Upgrades & Service Overloads/Panels / Whole House Bath & Attic Fans / Hoods / TV Outlets / Phone / TV No Damage Installation
Builders Welcome.
New Homes/Additions / Garages/Spas / Swimming Pool Outlets / Outdoor Lighting & Light Pole Maint. Security Lighting / LED Retrofit for Warehouse, Office & Outdoor Parking Lot Lighting
Lic./Ins. • Free Estimates
847-228-7266
847-255-7266

Bathtub Resurfacing
Arlington Porcelain Refinishing
Quality Bathtub & Ceramic Tile Refinishing Since 1985
5 Year Guarantee
847-776-0050
www.arlingtonbathtubs.com

Carpeting & Services
JIM'S EXPERIENCED CARPET REPAIRS
RESTRETCHING SEAM REPAIRS PATCHES REPAIRS OF ALL TYPES
45 yrs. exp
630-766-2015

Fencing
RICH'S POWER WASH AND STAIN
Professional Power Washing Staining and Sealing
• Decks
• Fence
• Concrete
• Siding
• Houses
richhays@sbglobal.net
847-962-4622
www.richshandyservice.com

Cleaning
LUCY'S MAID SERVICE
We are 2 Women who will clean your Home, Small Office 20+ Exp./Refs/Ins.
★224-622-4428★

</