

REUSE ASSESSMENT

Schroud Property Superfund Site Chicago, Illinois

August 2025

Introduction

The Environmental Protection Agency's (EPA) Superfund Redevelopment Program (SRP) and the EPA's Region 5 developed this reuse assessment for the Schroud Property Superfund site in Chicago, Illinois. To support the EPA during the reuse assessment process, consultants Skeo completed a site document review, coordinated with community groups to collect public input and conducted land use analyses. This report summarizes the reuse assessment findings. It also documents site background information, the site's cleanup status, land use context, stakeholder reuse goals and reasonably anticipated future land uses to help inform the EPA's investigation and remedial process.

Site Background

The 73.97-acre area is located at 12801 South Burley Avenue, southwest of the 126th Place and Avenue O intersection. It is part of the Hegewisch community. Disposal activities are no longer active at the site. The area is vacant.

Site History

This area was used for the storage and disposal of slag material produced during the manufacturing operations of the nearby Republic/LTV Steel facility from the 1950s through the early 1990s. Soil and waste at the property and in nearby Indian Creek are contaminated with lead, chromium, hexavalent chromium and other inorganic compounds. The Schroud Property, known locally as the "Coal Hills," has been an unofficial playground and recreation area for many years.

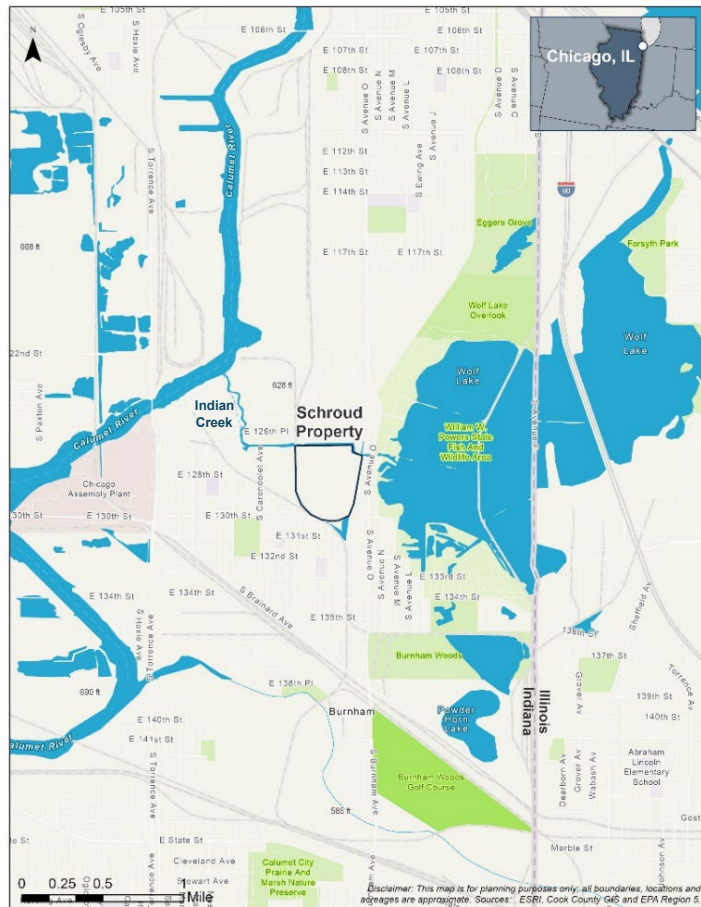
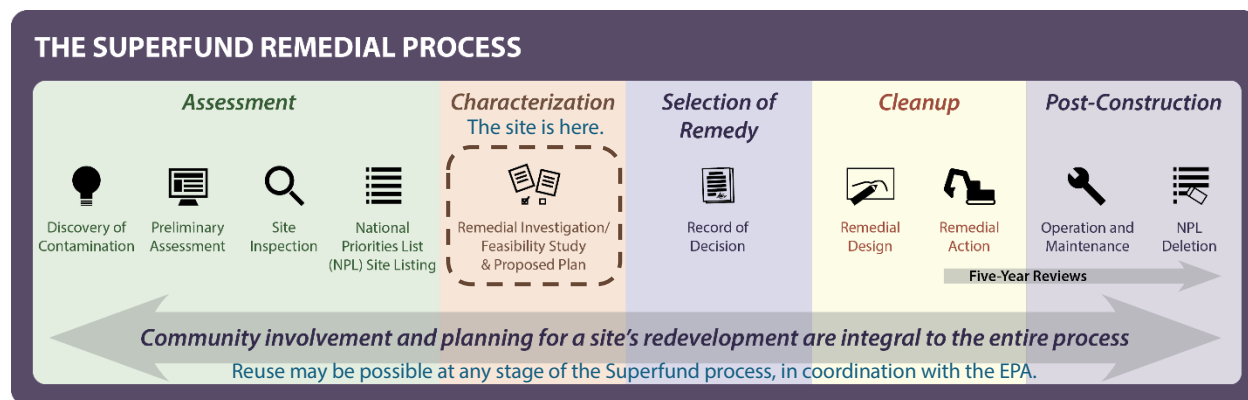


Figure 1. The site is close to the Illinois-Indiana border. It is bookended by the Calumet River to the west and Wolf Lake to the east. Indian Creek, which runs just north of the property, connects the two water bodies.

The Site, the Cleanup and the Superfund Process



The EPA added the site to the Superfund program's National Priorities List in November 2019. It is in the remedial investigation and feasibility study phase of cleanup. The EPA is now sampling the site and working to identify the potential impacts of site contamination on human health and the environment. These efforts include sampling on-site soil and slag waste, residential soil next to the site boundary, and surface water and sediment in Indian Creek and Hyde Lake wetlands, as well as shallow groundwater under the site (groundwater is not used as a drinking water source in the area).

Earlier sampling by the Illinois EPA found the highest levels of contamination in areas covered by slag waste. The area of known contamination extends into Indian Creek sediment. As part of the remedial investigation, the EPA is collecting surface water and sediment samples from the Hyde Lake wetlands to the east, west and south of the property. These samples are also being collected both upstream and downstream in Indian Creek. The EPA is collecting residential soil samples from homes just south and southwest of the site. Analysis of these samples will determine if contamination has moved off-site. Monitoring wells and soil gas sampling stations are also being installed on-site to sample groundwater and soil gas.

EPA Superfund Redevelopment Program Support

The EPA's SRP provides reuse planning and technical assistance to communities, stakeholders and EPA site teams. These regional support projects help facilitate redevelopment opportunities, remove barriers to productive reuse, and ensure the future uses of Superfund sites are well aligned with the cleanup and removal/remedial process. These activities are in support of the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, and also known as Superfund). EPA SRP provided technical assistance to EPA Region 5 through its contractor Skeo to develop a reuse assessment for the Schroud Property Site.

After the remedial investigation, the EPA will evaluate cleanup options in a feasibility study and publish these results in a Proposed Plan. The plan will discuss the available cleanup options and EPA's recommendations. The Proposed Plan includes a public comment period. The EPA will then select the site's long-term cleanup plan in a Record of Decision.



Figure 2 (above). This boundary depicts the area where slag disposal is believed to have occurred based on visual impacts. The EPA is working on identifying the locations of site contamination. The site boundary shown on maps in this reuse assessment only includes the Schroud Property and not any of the surrounding waterbodies. The extent of site-related contamination in these water bodies is being determined by the EPA sampling.

This reuse assessment incorporates community perspectives on potential site impacts as well as the site's connections with nearby resources and community assets beyond the Schroud Property, such as Indian Creek and state-protected wetland areas around Wolf Lake. Once the EPA learns more about the locations of site contamination, the site boundary may be updated.

Future Land Use and Redevelopment Roles

As part of the remedial investigation, the EPA assesses future land uses, community goals and plans. At the site, the EPA is working with a diverse range of groups to facilitate future land use discussions.

The EPA

At Superfund sites, the EPA works with diverse groups to facilitate future land use discussions. The EPA's priority at Superfund sites is the continued protection of human health and the environment. The EPA does this by ensuring the long-term protectiveness of site remedies.



To ensure the compatibility of remedy and reuse, the EPA:

- Coordinates with local governments and property owners throughout the Superfund process.

- Reviews site plans and provides comfort letters and liability protection information about a site's status and potential uses.
- Hosts public input opportunities during the cleanup process. During these sessions, community members can share ideas about future land use and how that relates to the remedy.
- Provides technical assistance to communities to facilitate reuse planning and cleanup.

Please note: The EPA does not determine local land uses or pay for redevelopment.

Local Government (City of Chicago)



- Develops, reviews and enacts local land use policies, such as the ongoing Calumet Area Land Use Plan, Design Guidelines, and Zoning regulations.
- Reviews and approves development plans in the context of local land use policies.
- Coordinates with the site owner, developers and other parties interested in marketing and redeveloping the site.
- Works with the EPA to make sure that site land use restrictions are in place and that local land use policies are aligned with the restrictions.
- Seeks community input when land uses change.
- May assist in acquiring or consolidating site properties or be a future owner.

Property Owners (Private Property/Land Trust)

- Pursue redevelopment in coordination with the EPA.
- Understand Superfund liability and available liability protections.
- Make sure planned land uses fit well with site conditions, including remedy components, and local land use policies.
- Are stewards of the site property.
- Can play a role in establishing land use restrictions on owned properties, such as signing or recording deed notices or environmental covenants that may be required to make sure cleaned-up areas are safe for anticipated uses.

Community Organizations (Southeast Environmental Task Force, Calumet Collaborative, Calumet Connect Partnership, Calumet Outdoors, formerly Calumet Stewardship Initiative Neighborhood Groups)

- Work with the EPA and local government share and prioritize community perspectives and priorities regarding cleanup and future land use.
- Establish a community vision for the site or larger area.
- Provide input for land use plans, policies and zoning decisions.
- Advocate for community priorities and perspectives.



Figure 3. A community board in downtown Hegewisch.

Existing Conditions

This section of the report discusses the site and surrounding area's land uses, access and circulation, natural features, ownership and zoning.

Current Site Uses

Slag covers most of the site. There are no buildings, structures or utilities on-site. Vegetation is sparse. Piles of refuse and debris are present across the area. Electric arc furnace dust from steel manufacturing was also deposited on-site. The primary slag disposal areas and Indian Creek are on the northern part of the site. Areas to the west are heavily vegetated and border the Hyde Lake wetlands. Before the site was fenced, people often trespassed to use the area recreationally for ATV off-roading.



Figure 4. Indian Creek flowing across the northern border of the Schroud property.

Surrounding Land Uses

Indian Creek and industrial land uses are north of the site. Businesses located on the north side of 126th Place include Ford Motor Company, Tower Automotive, ZF Chassis Systems and TDM-CMC (a metal stamping company). The Commonwealth Edison transmission and Linde pipeline corridor is east of the site. The Indiana Harbor Belt Railroad Co. line is south and west of the site. The Hegewisch neighborhood is southwest of the site. The William Powers State Recreation Area is east of the site, across Avenue O, and features a visitor's center, parking, the south Wolf Lake playground and boat ramps. The Hegewisch baseball fields are west of the site.



Figure 5. The Dakota Integrated Systems manufacturing building is one of the many industrial companies that are in the greater Calumet region.

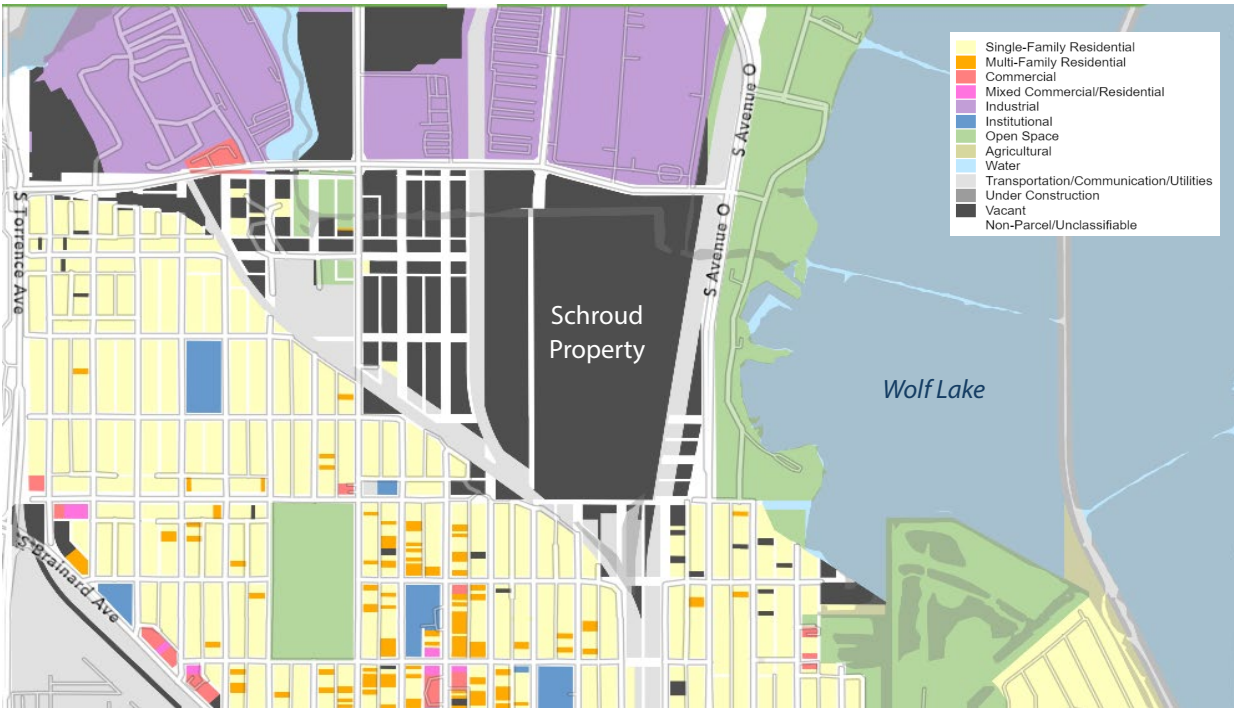


Figure 6. Chicago's 2020 Land Use Inventory map, courtesy of the Chicago Metropolitan Agency for Planning. Land uses around the site are mostly residential, industrial and recreational.

Access and Circulation

- **Vehicular Access:** One of the main access points is via the gravel/dirt road off 126th Place on the northeast side of the site. The site access road is reachable by car from the Hegewisch neighborhood via East 126th Place and South Avenue O.
- **Transit Access:** There are three bus stops along the site's eastern border: Avenue O & 126th Place, 12800 South Avenue O and Avenue O & 130th Street. The stops are a part of the 30 South Chicago route, run by the Chicago Transit Authority. The nearest train station is the Hegewisch Station, just under a mile away. The stop runs on the South Shore Line, an electrically powered interurban commuter rail line operated by the Northern Indiana Commuter Transportation District between downtown Chicago and South Bend, Indiana. A few miles west of the site, the Chicago Transit Authority will be extending its Red Line from the existing terminal at 95th/Dan Ryan to 130th Street. The 5.6-mile Red Line Extension will include four new fully accessible stations near 103rd Street, 111th Street, Michigan Avenue and 130th Street.



Figure 7. One of CTA's Route 30 (South Chicago) bus stops on Avenue O.

- Bicycle Access:** The site is close to a regional park and recreation areas. There is a bicycle corridor along East 126th Place and Indian Creek that leads directly east to the William W. Powers State Park Recreation Area. This corridor can connect the site to the park's visitor center, parking, the south Wolf Lake playground and boat ramp, and is part of the Wolf Lake Trails system. These trails run north to Calumet Park, west to Hegewisch Babe Ruth Field/South Torrence Avenue, east into Indiana and the Bairstow Trailhead, and northeast to the Whiting lakefront. The site's eastern boundary is located along what is known as the "Burnham Gap," a 2.5-mile gap in the Burnham Greenway. The Burnham Greenway/Path is a 5.3-mile trail on the southeast side of the site, running from East 100th Street to South Avenue O; State Street and River Oaks Drive and U.S. Route 6 just east of Torrence Avenue (Calumet City).
- Pedestrian Access:** According to the Chicago Metropolitan Agency for Planning's Regional Sidewalk Inventory, South Avenue O, which runs north-south along the site's eastern border, and Houston Ave along the Hyde Land wetlands, do not have complete sidewalks. Beyond the immediate vicinity of the site, there are existing projects that will improve pedestrian access in the area including the Chicago Department of Transportation (CDOT)'s 130th Street side path project to the southwest, as well as additional extensions to Lake Calumet and Big Marsh park to the northwest.



Figure 8. There has been recent interest in connecting the gaps in this pathway using the old railroad bridge over Indian Creek along the eastern boundary of the site.



Figure 9. Pedestrian access along East 126th Place, along the northern border of the site and Indian Creek. While there is a sidewalk here, there are limited ways the site can be accessed safely on foot.

Avenue O; State Street and River Oaks Drive and U.S. Route 6 just east of Torrence Avenue (Calumet City).

- **Pedestrian Access:** According to the Chicago Metropolitan Agency for Planning's Regional Sidewalk Inventory, South Avenue O, which runs north-south along the site's eastern border, and Houston Ave along the Hyde Land wetlands, do not have complete sidewalks. Beyond the immediate vicinity of the site, there are existing projects that will improve pedestrian access in the area including the Chicago Department of Transportation (CDOT)'s 130th Street side path project to the southwest, as well as additional extensions to Lake Calumet and Big Marsh park to the northwest.



Figure 9. Pedestrian access along East 126th Place, along the northern border of the site and Indian Creek. While there is a sidewalk here, there are limited ways the site can be accessed safely on foot.



Figure 10. The site has a few access points but is generally limited by the wetlands and rail line to the south and west as well as by the Commonwealth Edison transmission corridor and wetlands to the east.

Natural Features – Topography and Hydrology

The slag piles on-site create variable elevations. The slag consists of waste that was produced at the Republic/LTV Steel facility. The slag in some areas is about 20 feet deep. Two large slag piles are about 30 feet tall. There are also several smaller slag piles located across the site.

Several water bodies border the site. To the north lies Indian Creek, a man-made channel created in the early 1900s to drain the wetlands so they could be built upon. Indian Creek connects to two larger waterbodies, Wolf Lake to the east and the Calumet River to the northwest. The creek generally flows toward the Calumet River. However, flow blockages, seasonal precipitation and increased surface water flows can cause backflow into Wolf Lake, with an occasional threat of flooding on the northern border along Indian Creek.

Ownership

There are two corporate owners – Chicago Title Land Trust Company [Trust #118069-08] and Commonwealth Edison Company. The Chicago Title Land Trust Company [Trust #118069-08] owns eight of the site's 27 parcels (68.4 acres). Commonwealth Edison Company owns the other 19 parcels, which consist of 5 acres along the site's southern boundary.



Figure 11 (above). Site parcel and ownership map.

Zoning

The site and its surroundings are part of Planned Manufacturing District (PMD) 6, which covers the historically industrial area of Lake Calumet. This designation is designed to “foster the city's industrial base; maintain the city's diversified economy for the general welfare of its citizens; strengthen existing manufacturing areas that are suitable in size, location and character and which the City Council deems may benefit from designation as a PMD; encourage industrial investment, modernization, and expansion by providing for stable and predictable industrial environments; and help plan and direct programs and initiatives to promote growth and development of the city's industrial employment base.”

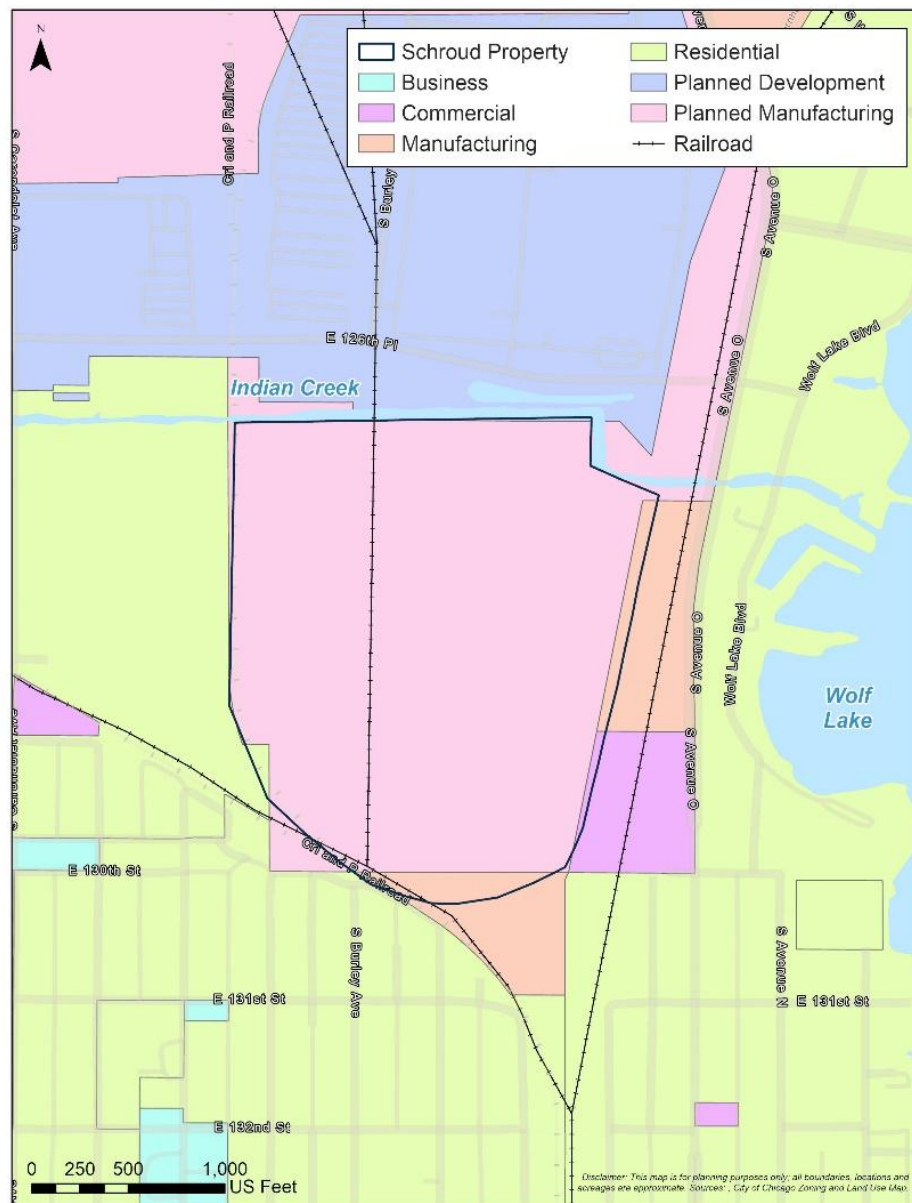


Figure 12. Zoning Districts

The Schroud Site is currently zoned as a PMD. This zoning prohibits residential development and most other nonindustrial land uses. PMDs allow certain commercial and public/civic uses such as postal services, daycares, minor and major utilities and services, financial services, food and beverage retail sales, restaurants and offices. Parks and recreational uses are allowed in PMDs under a special-use approval. With areawide planning efforts underway, this planning district could be subject to change.

Zoning can also be subject to change over time if a property's plans for redevelopment do not align with the current designation. Any changes must be approved by the City Council and can be proposed through a Zoning Reclassification Application which must include specific information with respect to the proposed development after rezoning and be made by the property owner/with their written authorization. Zoning change can also be pursued through an ordinance sponsored by an Alderman.

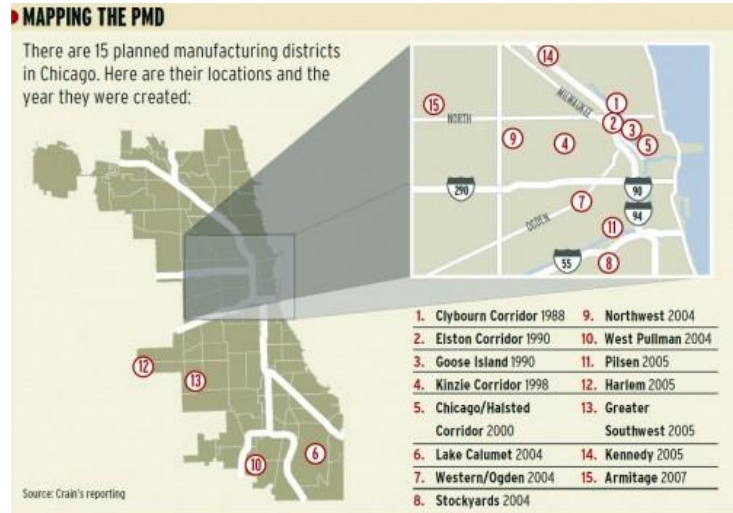


Figure 13. Chicago has 15 PMDs across the city. While many of them are concentrated in the metro area, four (including the Lake Calumet corridor) are to the south. Photo courtesy of the Chicago Architecture Center.

Ongoing Local Planning Efforts

The city of Chicago, non-governmental organizations and the EPA have published or are working on technical, land use and community engagement programs in and around the Calumet region that offer valuable information for the EPA and community stakeholders to consider as part of evaluating future land use considerations for the site.

Related reports and plans include:

- Lake Calumet: Bicycle Network Study (2024)
- Hegewisch Neighborhood Plan (2023)
- EPA Superfund Redevelopment Program Equity Assessment (2023)
- East Side Neighborhood Connectivity Plan (2023)
- Calumet Heritage Area Management Plan (2023)



Figure 14. The neighborhood plan focused on how to make Hegewisch's central business area a more vibrant place to live, work and play.

- Chicago Waterways Restoration Framework (2023)
- 100th Street River Access Concept Plan Update (2023)
- Illinois International Port District Master Plan (2022)
- Calumet Collective Qualitative Community Needs Assessment (2020)
- EPA Community Involvement Plan (2020)
- Calumet River Communities Planning Framework (2019)

Through the Calumet Area Land Use Plan and Design Guidelines update process, the Chicago Department of Planning and Development (DPD) is studying industrial uses on Chicago's Far South Side, including the Calumet, Burnside, and Pullman industrial corridors; Lake Calumet; the Illinois International Port District; portions of the Calumet and Little Calumet rivers; along with hundreds of acres of protected open spaces.

Initiated in the spring of 2024, this study will update the 2002 Calumet Area Land Use Plan which laid out a vision for protecting the unique environmental assets of the Lake Calumet region while also expanding opportunities for industrial development in the area, and the 2004 Calumet Design Guidelines which established landscape, site design, and river edge standards for projects totaling four or more acres.

This multi-year planning effort will create a formal, 20-year vision that balances the City's economic development, public health, and environmental sustainability goals. An updated land use plan will identify appropriate future land uses while updated design guidelines incorporate best practices in site design and landscaping, stormwater management and sustainability. The study is also incorporating major themes from the 2023 Citywide Plan.

Throughout this process, DPD is working closely with local stakeholders to engage community and develop plan recommendations. As a key community partner, Calumet Connect has provided DPD with resources and feedback collected over many years of community-based planning work in Calumet. This includes the following policies that are reflected in a Calumet Connect Position Statement for DPD to consider during the planning process:

- Redevelop abandoned and underused brownfield sites.
- Promote business training and equitable financing for community investment in local businesses, including startups.
- Provide job training for community residents with an interest in sustainable jobs -- prioritizing local hiring of current community residents.

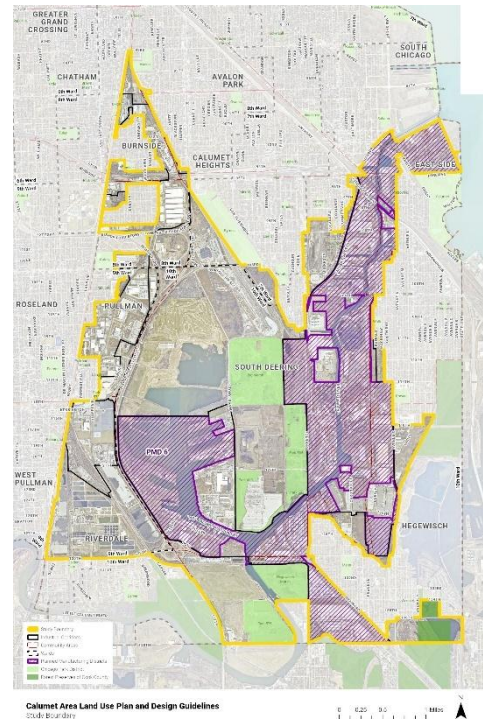


Figure 15. The updated 10–20-year Land use Plan will allow for an updated look at current and proposed land uses in the region to ensure that future development balances the City's economic, job creation, health and safety, and environmental goals.

- Foster local businesses and attract outside businesses that adhere to established standards of excellence for sustainability.
- Redevelop area infrastructure to reduce energy and resource demand and create locally produced energy and transportation fuels and people and maximize their local use.
- Respect the unique nature of the Calumet Region in a manner that preserves, protects and enhances natural areas as a right of future generations.
- Expand access to recreation opportunities in the Calumet Region.
- Make the entire Calumet Region a showcase for sustainability and a gateway for Indiana and Illinois.

Community, Outreach and Public Input

Community Context

The community is home to tens of thousands of residents living in several thousand households. The population is diverse, with a majority identifying as Hispanic/Latino. Smaller groups include Black, White, Asian, and Hawaiian/Pacific Islander residents, along with individuals of mixed racial backgrounds. Many residents are older adults, and a considerable segment of the population faces economic challenges. Homeownership is common, with most households living in owner-occupied units.

This site is also one of the three Superfund sites in between Lake Calumet and Wolf Lake, the others being Acme Steel Coke Plant and Lake Calumet Cluster. The Federated Metals Corporation Whiting site is just due east of the state line in Indiana and the Estech General Chemical Company site is south in Burnham/Calumet City. The area is a former industrial corridor and their proximity to multiple sites with contamination impacts contribute to the potential for local exposure to contamination. Community health outcomes include high rates of coronary heart disease and chronic obstructive pulmonary disease compared to the rest of Chicago.

Outreach

As a part of the reuse assessment, the EPA has met regularly with the following site and Calumet area partners:

- Calumet Collaborative
- Calumet Connect Partnership
- Southeast Environmental Task Force (SETF)
- Alliance for the Great Lakes
- Metropolitan Planning Council
- Chicago Department of Public Health
- Trust for Public Land
- Great Cities Institute, University of Illinois Chicago
- Delta Institute
- Greater Chicago Legal Clinic
- NeighborSpace

SETF-Hosted Events

The SETF, a main partner for this assessment, is a nonprofit serving the southeast side and south suburbs of Chicago. As part of generating awareness for the Schroud site, they hosted several community film screenings throughout 2023 and 2024 of the documentary, *"The Hills"* by Ines Sommer. The film covers community perspectives on contaminated land, water and wildlife from the Site into the wider area, as well as the Calumet region's history of industry, labor and justice issues.

EPA-Hosted Events

Starting in 2023, regular meetings enabled these partners to share community-based reuse goals and coordinate community engagement processes related to the site and surrounding area. Separately, on June 8 and June 18, 2024, local partners and the EPA hosted open houses to identify the community's future use priorities for the site.



Figure 16 (left). An open house shared information about the site with the community and identified local reuse priorities for the site.



Figure 17 (right). Participants reviewed a map of the area and discussed the land uses and amenities they would like to see at the site in the future.

Reuse Goals

The June 2024 open houses and ongoing discussions among site partners identified the following future use goals for the site and the surrounding area:

- Keeping the Schroud property open to a variety of uses due to the large nature of the property.
- There were many considerations for mixed use on the site, including urban farming, open space and recreation.

- Attendees noted that because the site was still in the early stages of cleanup planning, it was difficult to place exactly where each use should be on the site.
- Improve habitat connectivity between the Calumet River and Wolf Lake.
- Extend recreational connectivity east-west across the site and north-south along Avenue O.

Additionally, a community involvement plan in 2020 included other reuse goals such as:

- Continue to plan for light industrial manufacturing and office space in the area.
- Keep a planned solar farm in mind.
- Re-create high-revenue earnings in the area, similar to Chicago's westside suburbs, by focusing on industry and generating more jobs.
- Make it possible for people to fish safely in Indian Creek and Wolf Lake again.

Cleanup and Redevelopment Process Goals

The community also identified the following key general considerations for the site for the EPA and other state agencies to consider during ongoing and upcoming policy and decision-making processes.

- Community members want to better understand the Superfund process and range of cleanup options before providing more detailed feedback on future use considerations for the site.
- Residents request a clear timeline with appropriate time stamps for major milestones in the cleanup process.
- Attendees want prioritized testing and cleanup of Indian Creek in addition to overall waste management and cleanup of the Schroud Property.
- There may be an opportunity for the city to initiate a process to consolidate site parcels to ensure more effective stewardship of the site. Residents noted that the site is large enough to host multiple uses that could address a variety of community goals. Further discussion and evaluation of parcel consolidation could help facilitate reuse outcomes.
- Future use and redevelopment planning for the site and surrounding areas should incorporate and prioritize public health concerns and center residents' voices.



Figure 18. *Indian Creek is an important waterway for the habitat surrounding the Schroud site.*

Future Land Use Considerations

This section of the report highlights key factors likely to inform future land use and municipal property acquisition considerations for the site.

Cleanup: The EPA is studying site contamination and working closely with the local government and community groups to gather information about land use goals and plans that may inform the site's future use. This information can help guide local planning efforts and the EPA's remedial investigation.

- Potential contaminants of concern at the site include arsenic, cadmium, chromium, copper, lead, manganese, silver and nickel in soil, groundwater, sediment and surface water.
- Site characterization and sampling are ongoing. The nature and extent of contamination is not yet fully defined. It could potentially extend beyond the boundaries of sampling in the surrounding wetlands and Indian Creek.

Natural Resources: Community perspectives highlighted the importance of wetland resources around the site such as Indian Creek, Hyde Lake wetlands and Wolf Lake as part of the area's overall ecological health and well-being.

- People are concerned that cleanup may not adequately address impacts on Indian Creek. At both Wolf Lake and Indian Creek, swimming and wading are prohibited. Input suggests local area residents would like to return the creek and nearby state-protected wetlands at Wolf Lake to a state that is fishable and swimmable.
- As part of the ongoing remedial investigation, EPA is conducting an ecological investigation to document habitat conditions across the site, including Indian Creek and the Hyde Lake wetlands. Findings will be shared in a habitat characterization report.
- The state and other federal agencies could consider a separate natural resource damages assessment (NRD) that considers the impact of contamination on natural resources:
 - While remedial actions undertaken by Superfund are focused on current and prospective risk to human health and the environment, NRD assessments are focused on returning injured natural resources to their pre-release condition.
 - Since the choices made in cleanup decisions can affect the amount of NRD, the EPA coordinates with Trustee agencies on cleanup decisions. This coordination



Figure 19. The welcome sign for William Powers State Park.

helps to inform the EPA about the potential impacts of different cleanup alternatives on natural resources, which can help to reduce the potential liability for the damage caused by contamination.

- The EPA is not a Natural Resource Trustee, nor is it authorized to act on behalf of Natural Resource Trustees. Rather, under Superfund, EPA shares with the U.S. Coast Guard the general responsibility for investigating and responding to contamination by hazardous substances or oil.

Ownership: Site ownership is fragmented and divided between city-owned property, utility-owned property, and land held by the trust of former owners.

- Community groups would like to see a plan for consolidation of the site parcels. The Cook County Landbank and the city of Chicago could be key partners in consolidating site ownership.
 - Per city zoning regulations, an application must be initiated with the authorization of the property owners. Additional visioning and development plans underway aim to define the vision the community has for this property. This includes how to re-configure the large areas and multiple parcels into discreet uses. Future subdivision efforts would likely need to consider which uses are appropriate for northern industrial areas, as well as for southern and western portions of the site, closest to residential neighborhoods.
 - Local partners noted that a zoning change would be needed to enable the site to be transitioned to a combination of uses. Since the original site owner is no longer alive and the property is owned by a trust, one option could be for current 10th Ward Alderman to sponsor the zoning change application. Outcomes and recommendations from the Calumet Land Use Plan update and Schroud Site visioning process could also help to inform a future zoning application.
- Local partners recommended that the city initiate a process through CDOT to consolidate properties at the site through a subdivision process. Examples of future actions for site properties could include a consolidation plan for the parcels, delineating potential new owners with considerations for single and multiple owners, and provisions for both public some private land.
- Local partners also emphasized that future ownership and the land use vision are interrelated. Given the size of the site, the parcels could support a combination of different types of land uses. Further visioning work undertaken by local partners may help to identify desired mixes of land uses for the site.

Future Land Use Goals:

- The update of the Calumet Land Use Plan could possibly see changes in the designated land use and balance of industry in the area. While the property is in a PMD now, updates to the plan can reflect the community's desire to move towards mixed land uses, keeping the area flexible for a variety of opportunities.

- Community groups and residents would like to see multiple uses addressing multiple needs at the site in the future. These uses could include commercial, environmental, recreational and municipal areas.
- Community visioning ideas gathered to date include:
 - Improve habitat connectivity between the Calumet River and Wolf Lake.
 - Recreational connectivity east-west across the site and north-south along Avenue O.
 - Continued light industrial manufacturing or office space.
 - A planned solar farm.
 - Want to recreate high revenue earnings like Chicago's westside suburbs through returning to industry and generating more jobs.
 - For Indian Creek and Wolf Lake to be safe to fish again.
 - A property that grows and sells food and includes open space and recreation.

Community Engagement and Land Use Decision Making: People are eager to better understand site contamination, to share local perspectives and to imagine a productive and beneficial future for the site. Future land use decision-making is an iterative process. It is likely too early for the EPA to expect definitive community input on the future use of the site.

- There is a need for a more robust and targeted community engagement process after more is known about site contamination. After the remedial investigation, community members can make more informed decisions about the future of the site and how future uses can be delineated within the property.
- Future engagement can be strategic and prioritize community participation in decision-making while not overburdening residents with over-engagement across the governmental and non-profit organizations working in the larger Calumet region.
- Previous studies and plans should be reviewed and taken into account as part of cleanup and reuse planning activities for the site.
- Agencies and organizations can work together to align and streamline engagement opportunities covering similar topics.

Reasonably Anticipated Future Land Uses

Considering land use as part of making remedy selection decisions is an important part of the EPA's remedial investigation and feasibility study and Proposed Plan. Discussions with local land use planning authorities, officials and the public help the EPA understand a site's reasonably anticipated future uses. In turn, this helps inform the EPA's cleanup planning. Future use will inform the type and frequency of any exposures that may occur due to residual contamination remaining on-site, which in turn informs the remedies chosen to ensure long-term protectiveness at Superfund National Priorities List sites.

Based on information to date, the reasonably anticipated future land use for the site is mixed-use and will not include residential areas. Community input to date has highlighted local interest in commercial, recreational and open space uses at the site.

Once EPA has identified possible remedial alternatives, or selected a remedy, the community and site would likely benefit from future opportunities to delve deeper into potential future uses and of the Schroud Property. Additionally, community partner discussions held as part of the reuse assessment highlighted other information gaps and areas that could benefit from further investigation based on:

- More sampling and cleanup related information about the property, such as the remedial investigation and feasibility study, is needed. Once this information is available, it could be helpful to further divide the site into distinct areas with that could support various future uses.
- More funding and support are needed to continue moving forward with the community's broader revitalization goals. Additional community discussion with community members on the site specifics once more is known about site contamination, such as:
 - How should the Schroud Property be divided?
 - What are the types of uses community members would like to see and where?
 - Where would they like access points to the site?
 - How will the ownership of the site be handled and who will control the site?
- Ongoing collaboration with the larger DPD-led planning processes to provide continuity with the larger Calumet industrial corridor. It is important to identify areas of synergy and further clarify the types of uses the community needs and values.

Conclusions

Overall, the site is well-positioned for reuse after remediation. Community groups, city government and the EPA have well-established roles and coordinate regularly. While the site remains zoned for industrial uses, community voices emphasize opportunities for mixed commercial, environmental, recreational and municipal uses at the site in the future.

This reuse assessment is a snapshot in time. Looking forward, it should be updated regularly with information from local and regional planning initiatives, zoning changes, and cleanup decisions and outcomes.



Figure 20. A view of Indian Creek from its banks.

EPA CONTACT INFORMATION

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