

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 18, 2021

**City of Waukegan, Community Development Block Grant Department
100 N. Martin Luther King Jr. Avenue
Waukegan, IL 60085
847-599-2530**

On or about **August 30, 2021**, the City of Waukegan will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grant funds under Title 1 of the Housing and Community Development Act of 1974, to undertake a project known as 2021 Housing Rehabilitation Program for income qualified homeowners to be determined in the City of Waukegan. The City will utilize \$174,911.00 of its 2021 allocation to fund this program.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements or alternative. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Community Development Block Grant Department at the City of Waukegan located at 100 North Martin Luther King Jr. Avenue, Waukegan, IL 60085. The ERR can also be viewed at www.waukeganil.gov under Block Grant and may be examined or copied weekdays 8am to 5pm and at <https://www.onecpd.info/environmental-review/environmental-review-records>.

TIERED ENVIRONMENTAL REVIEW

In accordance with 24 CFR §58.15, for the 2021 Housing Rehabilitation Program, the City has complied with the following related laws and authorities as part of Tier I of the ERR: Coastal Barrier Resources Act, Clean Air Act, Coastal Zone Management Act, Endangered Species Act, Explosive and Flammable Hazards, Farmland Protection Policy Act, Safe Drinking Water Act and Wild and Scenic Rivers Act.

Tier II of the ERR will address the following related laws and authorities for each individual property: Clear Zones and Accident Potential Zones, Flood Disaster Protection, Contamination and Toxic Substances, Floodplain Management, Historic Preservation, Noise Abatement, Wetlands and Environmental Justice.

If findings are determined as a result of the site specific reviews in Tier II that will not be corrected for that site, it will be treated as a separate project and a separate ERR will be completed for the site.

If no findings or findings that will be mitigated during construction on a specific site are determined the project will proceed without further notice to the public.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Pamela Jeffries, Compliance Coordinator, City of Waukegan. Mr. Wayne Bailey can be reached at the address above, by telephone at 847-599-2530 or via email at wayne.bailey@waukeganil.gov. All comments received by **August 27, 2021** will be considered by the City of Waukegan Community Development Block Grant Department prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Waukegan Community Development Block Grant Department certifies to the U.S. Department of Housing and Urban Development that Ann B. Taylor in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Waukegan to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Waukegan; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Chicago Field Office Attention: Donald Kathan, Director at 77 West Jackson Blvd, Chicago, IL 60604. Potential objectors should contact HUD to verify the actual last day of the objection period.

Ann B. Taylor
Mayor



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 2021-Housing-Rehabilitation-Program

HEROS Number: 900000010206727

State / Local Identifier:

Project Location: Waukegan, IL 60085

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City of Waukegan.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35(a)(1)

58.35(a)(2)

58.35(a)(3)

58.35(a)(4)

58.35(a)(5)

58.35(a)(6)

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
2021	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	

Estimated Total HUD Funded Amount: \$174,911.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$174,911.00

Mitigation Measures and Conditions [40 CFR 1505.2(c)]: Consult the completed environmental review record for information on the mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified.

Determination:

- Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR
- There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature: Jayne Bailey Date: 7/29/21

Name / Title/ Organization: Wayne Bailey / / WAUKEGAN

Responsible Entity Agency Official Signature: Laraesa Gartland Date: 7-29-2021

Name/ Title: Laraesa Gartland, CDBG Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 2021-Housing-Rehabilitation-Program

HEROS Number: 900000010206727

Responsible Entity (RE): WAUKEGAN, 106 N Utica St Waukegan IL, 60085

State / Local Identifier:

RE Preparer: Wayne Bailey

Certifying Officer: Laraesa Garland

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: Waukegan, IL 60085

Additional Location Information:

N/A

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City of Waukegan.

Maps, photographs, and other documentation of project location and description:

Approximate size of the project area: more than 1 square mile

Length of time covered by this review: 2 Years

Maximum number of dwelling units or lots addressed by this tiered review:
30

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35(a)(1)

58.35(a)(2)

58.35(a)(3)

58.35(a)(4)

58.35(a)(5)

58.35(a)(6)

Determination:

<input type="checkbox"/>	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
<input checked="" type="checkbox"/>	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant Number	HUD Program	Program Name
2021	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: \$174,911.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$174,911.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Was compliance achieved at the broad level of review?	Describe here compliance determinations made at the broad level and source documentation.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Coastal Barrier Resources Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no Coastal Barrier Resource Units in the State of Illinois. The attached map from the U.S. Fish and Wildlife Service documents this information.
Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	the proposed projects do not include new construction or conversion of land use. the project will not affect the air quality during or after the rehab of project. All projects will be located within the city limits of Waukegan, Illinois which is in moderate nonattainment of the 8-hour ozone standard thereby being in compliance with state implementation Plan.
Coastal Zone Management Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed projects are in compliance with the Coastal Zone Management Act in that all units are existing residential units in an existing urban area and a federal consistency determination is not required based on the funding source. Please see IDNR Program Document Chapter 11 Page 167. at https://www.dnr.illinois.gov/cmp/Pages/documentation.aspx
Contamination and Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The City has determined that in accordance with the U.S. Fish and Wildlife Service's process for determining "no effect" findings, that the proposed project will not present an adverse affect on federally listed species. The projects are in an existing urban area, does not disturb any undisturbed areas and will not consist of

		new construction.
Explosive and Flammable Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	In accordance with 24CFR Part 51 (c) the proposed projects meet the exception criteria in that the scope of work will include residential rehabilitation without an increase in density.
Farmlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The projects will not include activities that could potentially convert agricultural land to non-agricultural use therefore the project is in compliance with the Farmland Protection Act. The properties are on "land already in urban development or used for water storage" and are thereby not subject to the Farmland Protection Act. See: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/cid=nrcs143_008275
Floodplain Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Historic Preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Noise Abatement and Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sole Source Aquifers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no Sole Source Aquifers near the City of Waukegan.
Wetlands Protection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wild and Scenic Rivers Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no Wild and Scenic rivers in the City of Waukegan.
ENVIRONMENTAL JUSTICE		
Environmental Justice	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Supporting documentation

[Coastal Barrier Resource Map.pdf](#)

Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

1	Airport Hazards
	Upon identification of the project locations, a determination of whether the project location is within 2500 feet of the Waukegan Municipal Airport will be made and documentation will be provided. In the event the property is located within a CZ or APZ the required documentation will be obtained from the homeowner.
2	Flood Insurance
	Based on the FEMA floodplain Map for each property a compliance determination will be made and documentation will be provided, The homeowner will be required to comply with National Flood Insurance Reform Act before eligibility is determined.
3	Contamination and Toxic Substances

	Lead Based Paint and Radon inspections will be performed on each property location and based on the results lead abatement and radon mitigation will be included as part of the scope work for each rehabilitation project. In the event other contamination and toxic substances are identified removal of hazards will be incorporated into the rehabilitation specifications.
4	Floodplain Management
	Upon identification of the project locations, it will determine if the project is located within a floodplain and documentation will be provided. The 8- step process will be conducted in the event a property located within a flood plain.
5	Historic Preservation
	City staff will consult with the Illinois Historic Preservation Agency to determine compliance with section 106. The record will be documented with results.
6	Noise Abatement and Control
	Upon identification of the project locations, a noise calculation will be completed and documentation will be provided, If necessary measures to mitigate noise are required, they will be incorporated in the rehabilitation specifications.
7	Wetlands Protection
	The U.S. Fish and Wildlife Service Wetlands Mapper will be used to determine the proximity of the property to any wetlands. If a property is located near a wetland determination will be made in accordance with Executive Order 11988
8	Environmental Justice
	Upon review of the environmental factors a determination will be made regarding adverse affects on the environmental impact to sensitive populations.

Supporting documentation

[Wild and Scenic Rivers.pdf](#)

[Mahomet Sole Source Aquifer.pdf](#)

[CBRA Coastal Barrier map.pdf](#)

[Air Quality.pdf](#)

[City Hall Endangered Species.pdf](#)

APPENDIX A: Site Specific Reviews

HUD Environmental Review Online System (HEROS) Skip navigation

HEROS Home

Guide to HEROS

Assign Review

My Environmental Reviews Reports Admin Switch Profile Logout

- My Tiered Environmental Reviews
- Initial Screen
- Level of Review Determination
- Project Summary
- Related Laws and Authorities
- Written Strategy
- Environmental Finding Package
- Signature and Posting
- NOI-RROF
- RROF (7015.15)
- AUGF (7015.16)
- Complete and Archive
- Site-Specific Reviews

1252 -Tiered Review: Written Strategy (50/58)

Project Name: 2021-Housing-Rehabilitation-Program

Written Strategy

In the section below, provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

***Airport Hazards** [Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D]

Upon identification of the project locations, a determination of whether the project location is within 2500 feet of the Waukegan Municipal Airport will be made and documentation will be provided. In the event the property is located within a CZ or APZ the required documentation will be obtained from the homeowner.

***Flood Insurance** [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]]

Based on the FEMA floodplain Map for each property a compliance determination will be made and documentation will be provided. The homeowner will be required to comply with National Flood Insurance Reform Act before eligibility is determined.

***Contamination and Toxic Substances** [24 CFR 50.3(i) & 58.5(i)(2)] (HUD Standard)

Lead Based Paint and Radon inspections will be performed on each property location and based on the results lead abatement and radon mitigation will be included as part of the scope work for each rehabilitation project. In the event other contamination and toxic substances are identified removal of hazards will be incorporated into the rehabilitation specifications.

***Floodplain Management** [Executive Order 11988, particularly section 2(a); 24 CFR Part 55]

Upon identification of the project locations, it will determine if the project is located within a floodplain and documentation will be provided. The 8- step process will be conducted in the event a property located within a flood plain.

***Historic Preservation** [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR Part 800]

City staff will consult with the Illinois Historic Preservation Agency to determine compliance with section 106. The record will be documented with results.

***Noise Abatement and Control** [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B]

Upon identification of the project locations, a noise calculation will be completed and documentation will be provided. If necessary measures to mitigate noise are required, they will be incorporated in the rehabilitation specifications.

***Wetlands Protection** [Executive Order 11990, particularly sections 2 & 5]

The U.S. Fish and Wildlife Service Wetlands Mapper will be used to determine the proximity of the property to any wetlands. If a property is located near a wetland determination will be made in accordance with Executive Order 11988

***Environmental Justice** [Executive Order 12898]

Upon review of the environmental factors a determination will be made regarding adverse affects on the environmental impact to sensitive populations.

Provide all supporting documentation, including a site-specific checklist, here:

File Upload

- Wild and Scenic Rivers.pdf ✕
- City Hall Endangered Species.pdf ✕
- CBRA Coastal Barrier map.pdf ✕
- Mahomet Sole Source Aquifer.pdf ✕
- Air Quality.pdf ✕

Save and Go Back

Save and Continue

This HEROS version was deployed on Fri Jul 23, 2021 at 22:12



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 2021-Housing-Rehabilitation-Program

HEROS Number: 900000010206727

Responsible Entity (RE): WAUKEGAN, 106 N Utica St Waukegan IL, 60085

State / Local Identifier:

RE Preparer: Wayne Bailey

Certifying Officer: Laraesa Garland

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: Waukegan, IL 60085

Additional Location Information:

N/A

Direct Comments to: wayne.bailey@wakeganil.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City of Waukegan.

Maps, photographs, and other documentation of project location and description:

Approximate size of the project area: more than 1 square mile

Length of time covered by this review: 2 Years

Maximum number of dwelling units or lots addressed by this tiered review:
20

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35(a)(1)

58.35(a)(2)

58.35(a)(3)

58.35(a)(4)

58.35(a)(5)

58.35(a)(6)

Determination:

	Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR
✓	There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Approval Documents:

[Signature Doc.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant Number	HUD Program	Program Name
2021	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

Estimated Total HUD Funded Amount: \$174,911.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$174,911.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6</p>	<p>Was compliance achieved at the broad level of review?</p>	<p>Describe here compliance determinations made at the broad level and source documentation.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6</p>		
<p>Airport Hazards</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Coastal Barrier Resources Act</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>There are no Coastal Barrier Resource Units in the State of Illinois. The attached map from the U.S. Fish and Wildlife Service documents this information.</p>
<p>Flood Insurance</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5</p>		
<p>Air Quality</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>the proposed projects do not include new construction or conversion of land use. the project will not affect the air quality during or after the rehab of project. All projects will be located within the city limits of Waukegan, Illinois which is in moderate nonattainment of the 8-hour ozone standard thereby being in compliance with state implementation Plan.</p>
<p>Coastal Zone Management Act</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The proposed projects are in compliance with the Coastal Zone Management Act in that all units are existing residential units in an existing urban area and a federal consistency determination is not required based on the funding source. Please see IDNR Program Document Chapter 11 Page 167. at https://www.dnr.illinois.gov/cmp/Pages/documentation.aspx</p>
<p>Contamination and Toxic Substances</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>Endangered Species Act</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The City has determined that in accordance with the U.S. Fish and Wildlife Service's process for determining "no effect" findings, that the proposed project will not present an adverse affect on federally listed species. The projects are in an existing urban area, does not disturb any undisturbed areas and will not consist of</p>

		new construction.
Explosive and Flammable Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	In accordance with 24CFR Part 51 (c) the proposed projects meet the exception criteria in that the scope of work will include residential rehabilitation without an increase in density.
Farmlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The projects will not include activities that could potentially convert agricultural land to non-agricultural use therefore the project is in compliance with the Farmland Protection Act. The properties are on "land already in urban development or used for water storage" and are thereby not subject to the Farmland Protection Act. See: https://www.nrcs.usda.gov/wps/portal/nrcs/detail/cid=nrcs143_008275
Floodplain Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Historic Preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Noise Abatement and Control	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sole Source Aquifers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no Sole Source Aquifers near the City of Waukegan.
Wetlands Protection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wild and Scenic Rivers Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are no Wild and Scenic rivers in the City of Waukegan.
ENVIRONMENTAL JUSTICE		
Environmental Justice	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Supporting documentation

[Coastal Barrier Resource Map.pdf](#)

Written Strategies

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

1	Airport Hazards
	Upon identification of the project locations, a determination of whether the project location is within 2500 feet of the Waukegan Municipal Airport will be made and documentation will be provided. In the event the property is located within a CZ or APZ the required documentation will be obtained from the homeowner.
2	Flood Insurance
	Based on the FEMA floodplain Map for each property a compliance determination will be made and documentation will be provided, The homeowner will be required to comply with National Flood Insurance Reform Act before eligibility is determined.
3	Contamination and Toxic Substances

	Based on the FEMA floodplain Map for each property a compliance determination will be made and documentation will be provided, The homeowner will be required to comply with National Flood Insurance Reform Act before eligibility is determined.
4	Floodplain Management
	Lead Based Paint and Radon inspections will be performed on each property location and based on the results lead abatement and radon mitigation will be included as part of the scope work for each rehabilitation project. In the event other contamination and toxic substances are identified removal of hazards will be incorporated into the rehabilitation specifications.
5	Historic Preservation
	Upon identification of the project locations, it will determine if the project is located within a floodplain and documentation will be provided. The 8- step process will be conducted in the event a property located within a flood plain.
6	Noise Abatement and Control
	City staff will consult with the Illinois Historic Preservation Agency to determine compliance with section 106. The record will be documented with results.
7	Wetlands Protection
	Upon identification of the project locations, a noise calculation will be completed and documentation will be provided, If necessary measures to mitigate noise are required, they will be incorporated in the rehabilitation specifications.
8	Environmental Justice
	The U.S. Fish and Wildlife Service Wetlands Mapper will be used to determine the proximity of the property to any wetlands. If a property is located near a wetland determination will be made in accordance with Executive Order 11988

Supporting documentation

[Wild and Scenic Rivers.pdf](#)

[Mahomet Sole Source Aquifer.pdf](#)

[CBRA Coastal Barrier map.pdf](#)

[Air Quality.pdf](#)

[City Hall Endangered Species.pdf](#)

APPENDIX A: Site Specific Reviews



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Tiered Environment Review
for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 2021-Housing-Rehabilitation-Program

HEROS Number: 900000010206727

State / Local Identifier:

Project Location: Waukegan, IL 60085

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Housing Rehabilitation Program provides up to \$40,000 per property for substantial rehab and individual project cost for emergency rehab for owner occupied single family units owned by income eligible households in order to ensure safe, decent and affordable housing options for homeowners within the City of Waukegan.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35(a)(1)

58.35(a)(2)

58.35(a)(3)

58.35(a)(4)

58.35(a)(5)

58.35(a)(6)

Funding Information

Grant Number	HUD Program	Program Name	Funding Amount
2021	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	

Estimated Total HUD Funded Amount: \$174,911.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$174,911.00

Mitigation Measures and Conditions [40 CFR 1505.2(c)]: Consult the completed environmental review record for information on the mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified.

Determination:

- Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA) ; OR
- There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST.

Preparer Signature: Wayne Bailey Date: 7/29/21

Name / Title / Organization: Wayne Bailey / / WAUKEGAN

Responsible Entity Agency Official Signature: Larasa Gartland Date: 7-29-2021

Name / Title: Larasa Gartland, CDBA Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).