



Deigan & Associates, LLC
Environmental Consultants

1801 Sheridan Rd., Suite 103
North Chicago, Illinois 60064

847.578.5000

fax 847.578.5010

August 23, 2010

Mr. William B. Hunt, AICP
Deputy Director, Planning
Lake County
18 North County Street
Waukegan, Illinois 60085

via email to whunt@lakecountyil.gov

**Re: City of North Chicago Brownfield Funding
Request for 1 year Funding Extension
Vacant Lot/Pettibone Creek Area (\$100,000 Brownfield Grant)**

Dear Mr. Hunt:

The City of North Chicago has continued progress on the tasks related to cleanup of the Vacant Lot/Pettibone Creek site near Commonwealth Ave. and MLK Dr. This site is designated for new storm water detention and bicycle path development as part of the larger, adjoining Sheridan Crossing Town Center Development.

Completed Work

Attachment A presents a chronological summary of the work completed through the date of this letter. Field investigative testing work and remediation work have been steadily completed. We have experienced some delay in the continued cleanup due to the unanticipated need to have a wetland jurisdictional determination and Base Flood Elevation (BFE) of Pettibone Creek made with input from the US Army Corps of Engineers.

Next Steps

The City requests a one-year extension of the Intergovernmental Agreement to continue our progress toward cleanup and redevelopment of the site. We have the following anticipated tasks to complete following approval of the BFE and wetland delineation:

1. Excavation and disposal of contaminated soil, concurrently with the storm water detention pond excavation.
2. Excavation of contaminated soil in the vicinity of the proposed bike path relocation.

We anticipate this work to continue in Fall 2010 and/or Spring 2011, thus substantiating the one-year request for extending the IGA with Lake County.

Financial Status of Grant

Vacant Lot/Pettibone Creek Area Project

| | |
|--|----------------------|
| County Grant Amount | \$ 100,000.00 |
| Invoices 8/18/10 Submittal | \$ 26,986.65 |
| City Matching Funds 8/18/10 submittal | \$ 13,493.32 |
| 8/18/10 Requested County Reimbursement Amount | \$ 13,493.32 |
| Previous Reimbursed (This Grant) | \$ 9,441.38 |
| Balance of Grant Remaining | \$ 77,065.30 |
| 50% of Recent Completed Work Not yet Billed | ~\$ 12,000 |

We appreciate the Committee's review and consideration of this request. A representative will be available at the September 7 Committee meeting to answer questions.

Sincerely,

Deigan & Associates, LLC



Gary J. Deigan
Principal

Cc:

J. Napolitano, Director, Community Development

J. Gantz, Comptroller

J. Wheeler, P.E., City Engineer

Attachment—Chron Table

Chronology of North Chicago's

Vacant Lot/Pettibone Creek Brownfield Cleanup Work

| Date | Completed Activities/Status |
|------------------------------|--|
| October, 2009 | Land Clearing and Preparation of Pettibone Creek Lot |
| October 28–November 20, 2009 | Field Work conducted—Soil Sampling |
| November 20, 2009 | Lab work conducted—Soil Sample Analysis |
| March 2010 | Field Work Conducted—Soil and Groundwater Sampling, Piezometer and Soil Borings completed |
| April 15, 2010 | Lab work conducted—Soil and Groundwater Sample Analysis |
| May 3, 2010 | Lake County Grading Co. removal of contaminated surface soil above high pressure gas main |
| May 25, 2010 | Presentation of Progress Report to County |
| May 27, 2010 | Contaminated surface soil from above high pressure gas line mixed with treatment chemical to render non-hazardous |
| June 1-15, 2010 | Wetland delineation study |
| June 15, 2010 | Additional treatment of contaminated soil required based on lab analysis |
| June 22, 2010 | Lab analysis results confirm treatment completed for landfill disposal. |
| June 30, 2010 | Bike Path and Detention Pond plans submitted for various reviews (LCDOT and LCSMC) |
| July 2 to July 30, 2010 | Union Heavy Equipment and Laborers on Strike—NO WORK |
| July 21, 2010 | LCSMC required wetland jurisdiction and Base Flood Elevation concurrence. US Army Corps of Engineers review solicited by LCSMC. |
| July 21- Present | Additional contaminated soil excavation and concurrent detention pond excavation delayed pending wetland jurisdiction and BFE determination/approvals by LCSMC |
| August 16, 2010 | 50 truck loads of contaminated soil from Vacant Lot and Sheridan Xing transported to Zion Landfill |