



**Deigan & Associates, LLC**  
**Environmental Consultants**

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August 19, 2010

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

via email to [whunt@lakecountyil.gov](mailto:whunt@lakecountyil.gov)

**Re: City of North Chicago Brownfield Funding  
Request for 1 year Funding Extension  
1812-20 Sheridan Road (\$50,000 Brownfield Grant)**

Dear Mr. Hunt:

The City of North Chicago has maintained diligent progress on the tasks related to cleanup of a former petroleum service station and leaking underground storage tank incident at 1812-20 Sheridan Road designated for commercial/retail redevelopment.

***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 in between the need for IEPA plan reviews. An intense period of underground chemically enhanced bioremediation was recently conducted using 52 oxygen release compound injections.

***Next Steps***

The City requests a one-year extension of the Intergovernmental Agreement to continue our progress toward attaining NFR status with IEPA. We have the following anticipated tasks to complete:

1. Post-treatment groundwater and soil sampling and analysis to demonstrate treatment effectiveness and sufficient reduction in contamination.
2. Potential for additional “spot” treatment in highly contaminated subsurface zones.
3. Iterative reporting to IEPA followed by an uncertain period of IEPA review and comment.
4. Negotiation and conditions of NFR.

We anticipate this work and IEPA review to continue over the next 6 to 8 months, thus substantiating the one-year request for extending the IGA with Lake County.

*Financial Status of Grant*

**1812-1820 Sheridan Rd. Project**

County Grant Amount	<b>\$ 50,000.00</b>
Invoices This Submittal	\$ 23,665.41
City Matching Funds this submittal	\$ 11,832.70
August 18, 2010 Requested County Reimbursement Amount	\$ 11,832.70
Previous Reimbursed (March 2010)	\$ 9,084.22
<b>Balance of Grant Remaining (8/18/10)</b>	<b>\$ 33,625.19</b>
50% of Recent Completed Work Not yet Billed	~\$ 15,000

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

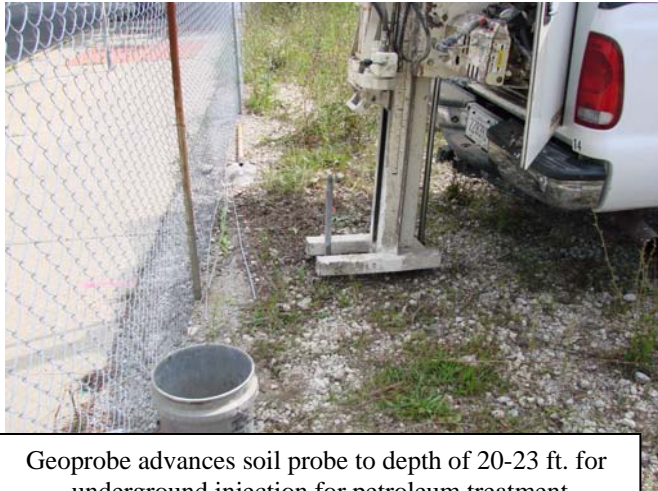
Attachments

Chronology of 1812-1820 Sheridan Road  
North Chicago/County Grant Brownfield Work

Date	Completed Activities
September 22, 2009	County Intergovernmental Agreement Signed
October–December 2009	Submit FOIA requests to obtain past environmental reports/data. Review data/ confer with IEPA/Prepare work plans
January 4, 2010	Amendment to 28 September 2006 site investigation work plan (SIWP) submitted to IEPA
January 6-February 9, 2010	Field work conducted—Surveying, mapping, and sampling
January 25-29, 2010	Lab work conducted—Soil and Groundwater analysis
February 23, 2010	IEPA approval of Stage 2 and 3 SIWP
March 10-25, 2010	Field Work conducted—Well installation and sampling
March 25-April 5, 2010	Lab work conducted—Soil and Groundwater Analysis
May 13, 2010	Site Investigation Completion Report (SICR) submitted to IEPA
June 1, 2010	IEPA rejection of SICR/Requested additional groundwater study
June 9, 2010	Field work conducted—groundwater levels and direction of groundwater flow recorded
June 16, 2010	Corrective Action Plan (CAP) sent to IEPA
July 2 to July 30, 2010	Union Heavy Equipment and Laborers on Strike
July 8, 2010	Follow-up E-Mail to IEPA Requesting approval of CAP
July 15, 2010	Procurement process for chemical treatment/injection
August 4, 2010	Follow-up email to IEPA requesting CAP approval letter/IEPA Response Received requesting additional Site Investigation

Attachment A

August 5, 2010	Delivery of Treatment Chemical Received
August 9 to 17, 2010	Field remediation work of CAP/chemical treatment injections using Geoprobe
August 18, 2010	Installed 3 additional groundwater monitoring wells per IEPA request
August 19, 2010	Post-chemical treatment groundwater sampling and analysis.



Geoprobe advances soil probe to depth of 20-23 ft. for underground injection for petroleum treatment



Completed underground injection probe area



Oxygen Release Compound is mixed to a slurry for injection into contaminated soil and groundwater



1812-20 Sheridan Road Remediation work in progress