

LAKE COUNTY 2010 BROWNFIELD GRANT APPLICATION INFORMATION

1. Name of **township, city, or village** applying for the grant. Include name and title of contact person, e-mail address and telephone number.
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City of North Chicago
1850 Lewis Ave.
North Chicago, Illinois 60064

Staff Contact:

Joseph Napolitano, AICP
Director of Community Development
Phone: 847/596-8671
Email: josnap@northchicago.org

Alternate Contact:

Gary J. Deigan
Deigan & Associates, LLC
847/578-5000
gdeigan@deiganassociates.com

2. Amount being requested: \$ **75,000**.
 3. If your request is between \$100,000 and \$200,000, you must be able to demonstrate to the satisfaction of the Health & Community Services Committee that there is (1) a bona fide end user for the property; (2) the business constructed by the end user will provide a minimum of 25 full-time jobs; and (3) employment in the new business will take place within 24 months of the date the Intergovernmental Agreement between the County and the municipality is signed. This information is to be included in the applicant's response to Items 9 and 10.
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The City of North Chicago's grant request is less than \$100,000, however it is important to note that as a result of our project we have:

- A bona fide end user that will begin operations on the site during Fall 2010.
 - An expanding established Lake County business that will take place on the City's brownfield property that will employ an estimated 4 to 6 people.
 - Employment will take place within 24 months of the IGA.
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4. Location of property: Please provide the Street Address of the property, its Permanent Index Number (PIN), a Plat of Survey, the Legal Description, and any Aerial Photos or other exhibits that show the contaminated areas of the property for which Brownfield Grant funds are requested. If the assessment or remediation will only occur on a portion of the property, indicate this area on the Plat of Survey and give the acres involved.

The City will take an abandoned garbage dump (which is the ultimate underutilized brownfield property) located on the north side of Pulaski (14th St.) west of Green Bay Road and correct the brownfield conditions to put the property back into productive use. The property is owned by the City of North Chicago and consists of approximately 11 acres. The address is listed as 0 Casimer Pulaski Dr. in North Chicago. The PIN for the property is 0831113020. The Lake County Tax Map is enclosed for reference.



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5. Provide the future land use and zoning of the property. Please verify that the type of use that is expected to be developed on the property following the cleanup is allowed under the property's zoning.

The future land use will be considered an industrial use – the current zoning for the property is OR, Office Research by the City of North Chicago. Following cleanup, the site is proposed to be utilized as the Whole Earth Organics Yard Waste Compost Facility. In combination with this

development and use, the City of North Chicago is also proposing a renewable energy project on the same property to recover methane gas from the site and develop limited wind energy. These planned uses are consistent with the zoning for the property. Moreover, the planned uses match Lake County's strategic plan to create a sustainable environment. It meets strategy 1: Explore and promote green products, renewable energy technologies (such as solar, wind and biomass, including energy recovery from municipal waste) and green service delivery in County operations where financially responsible. It also meets strategy 2: Consider evaluating and implementing long-term solutions for increasing waste diversion through recycling and composting, reducing the toxicity of our waste, and developing a long-term disposal option that has a positive impact on energy usage, reducing key pollutants and greenhouse gases.

6. If this is a request for funding for an **ASSESSMENT PROJECT**, please provide the following:
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The City of North Chicago is requesting funding for **Remediation Project** work to facilitate this brownfield site redevelopment, not assessment work.

- A. What type of business or industry is the suspected source of the contamination and how long has the property been contaminated? (Points: 0 if no information is provided; 2 if information is provided)
- B. What hazardous materials are suspected of being on the property? (Points: 0 if no information is provided; 2 if information is provided)
- C. Provide information on the groundwater recharge potential of the property. Provide the location of nearby potable water wells. (Points: 0 if no information is provided; maximum of 10 if recharge information is provided and the potential for contamination is high)
- D. Has an attempt been made to have the responsible party pay for the assessment or cleanup? Please explain the efforts taken by the applicant to obtain payment from the responsible party. (Points: 0 if no effort has been made to obtain cleanup from responsible party; maximum of 5 based on the amount of effort)



- E. How many acres will be involved in the assessment? How

many buildings?

Number of acres: Number of buildings:

- F. Please explain future plans for cleanup following assessment. (Points: 0 if there are no future plans for site cleanup following assessment; maximum of 5 depending upon completeness of plans for the property following assessment)
- G. Is there a prospective end user for the property after it has been cleaned-up? (Points: 0 if there is no prospective end user; 10 if there is a prospective end user)
7. If this is a request for funding for a **REMEDIATION PROJECT**, please provide the following. Describe the cleanup portion of the intended redevelopment project. Include the following information: Please explain how the grant will improve existing environmental conditions. Include the environmental benefits, for example, groundwater protection / clean-up, elimination of hazardous materials within a building (asbestos, lead-based paint), etc. Also:
- A. Please explain how and when the site became contaminated and describe the nature and extent of the contamination. (Points: 0 if no information is provided; 2 if information is provided)

The property was utilized for municipal household and commercial garbage disposal during the period 1971 to 1976. The types of contaminants at the site include both organics and heavy metals that are typical of landfill disposal of household, institutional and industrial waste during that mid- 1970s time frame. Decomposition of buried waste results in landfill gas and leachate generation.

- B. Has an attempt been made to have the responsible party pay for the assessment or cleanup? Please explain the efforts taken by the applicant to obtain payment from the responsible party. (Points: 0 if no effort has been made to obtain cleanup from responsible party; maximum of 5 based on the amount of effort)



Current evidence of gas migration/methane burn out on soil cover system of site

The site was permitted for such disposal by Illinois EPA. Thus, there is no single business or industry that is the suspected source of the contamination or that would be responsible for the site-wide environmental conditions.

- C. List the known or suspected contaminants on the subject property. Include a copy (electronic or hardcopy) of the environmental assessment that has identified the contaminants. (Points: 0 if no information is provided; 2 if information is provided)

The types of contaminants at the site include both organics and heavy metals that are typical of landfill disposal of household, institutional and industrial waste during that mid- 1970s time frame. Decomposition of buried waste results in landfill gas and leachate generation that also contains this type of contaminants.

D. If an environmental assessment has not been conducted, please explain the basis for the list of contaminants. (Points: 0 if no information is provided; 1 if information is provided)

Numerous historical documents and records exist that establish the garbage and debris disposal that occurred at the site. The typical contaminants associated with municipal and commercial/industrial waste disposal is widely known.

E. Provide the estimated cost of the cleanup to the level needed for the intended user. Explain how the estimate was made. Include a copy (electronic or hardcopy) of the engineering study for the cleanup. (Points: 0 if no information is provided; 1 if information is provided)

Table E-1
Cleanup Cost Estimate to Develop Compost Site/Energy Recovery Site

Task	Cost Estimate
1. Site Prep/Acess/Erosion Control	\$36,800
2. Earthwork/Cover System Improvements	\$128,200
3. Leachate/gas recovery mitigation work	\$10,000
4. Environmental Construction Management/Testing	\$30,000
Total Estimate	\$205,000

1. Explain the actual cleanup activities that will be undertaken with the Brownfield Grant and what percentage of the total cleanup will be accomplished with the funds from the grant. (Points: 0 if no information is provided; 1 if information is provided)

Cleanup work will be conducted to safely establish the yard waste compost site operation on top of the landfill property. Figure 1 provides a rendering of the proposed facility after redevelopment. An extra level of work is required to prepare the brownfield site for use as a compost facility. This extra level of work would not normally be required at a “Greenfield” site. By applying brownfield grant funding, the City of North Chicago is able to attract this operation to the former landfill brownfield site and return the site to more active/productive use. Cleanup work will include:

- Providing specialized environmental construction management on the former landfill brownfield site to ensure proper containment and encapsulation of buried waste, landfill gas, and leachate.
- Removing topsoil and grass cover to improve the clay cap of the landfill surface and make suitable for compost operations.
- Constructing a perimeter bioswale system for management of surface water runoff and leachate.
- Constructing improved access to the landfill for truck ingress and egress.

- Installing a gas mitigation/extraction well to define landfill gas quality and flow quantity,
- Determining leachate levels in the waste mass to ensure that compost operations and live structural loads on the former landfill do not result in leachate seeps, and
- Defining baseline groundwater conditions.

The work will not only facilitate development of a yard waste compost facility but will also be conducted for purposes of preparing the site for potential ancillary development as a renewable energy recovery project. Benefits of conducting this cleanup work include a higher level of protection for groundwater resources beneath and in the vicinity of the site, improved surface water runoff quality, mitigation of surface gas and leachate seeps, and higher degree of buried waste stabilization will occur as a result of the project.

2. How many acres of the subject property will be cleaned up? 11 acres
3. Describe any additional cleanup activities that will be needed before redevelopment can begin on the property, how these will be funded, and when they will be completed. (Points: 0 if no information is provided; 1 if information is provided)

Cleanup will be done concurrently with development of the property and will include the work elements described above.

- F. Provide information on groundwater recharge potential on the property. Provide the location of nearby potable water wells. (Points: 0 if no information is provided; maximum of 10 if recharge information is provided and the potential for contamination is high)

The former landfill site is located in an area that may provide groundwater recharge due to the presence of wetlands and surface water features in the area. Information on nearby wells was obtained from the ISGS database and indicates that there are five (5) water wells within a ½ mile of the brownfield site. (See **Figure 2**).

8. Include copies of any applications (electronic or hardcopy) for State or Federal Brownfields Cleanup funding.

The State of Illinois has not had funding for its brownfield program for the past 2+ years. The City and State of Illinois applied for a Federal Brownfield Assessment Grant in October 2009. It was recently announced that the State of Illinois will receive a \$400,000 USEPA Brownfield Assessment Grant designated for the City of North Chicago. Cleanup work is not an eligible grant cost under this assessment grant. Thus, we could not use this recent grant award funding to facilitate the Whole Earth Organics Compost Redevelopment project. Based on the timing, the magnitude of the compost facility project, and the county and city environmental goals, a Lake County brownfield grant is more appropriately timed for this Summer 2010 cleanup project.

- A. If the applicant has not attempted to obtain State or Federal Brownfields Cleanup funding for this property, please explain why not. (Points: 0 if no information is provided; 1 if information is provided)

As stated above, the State of Illinois has not had funding for its brownfield program for the past 2+ years. The current federal funding opportunity was for site assessments.

- B. If the applicant has applied for State or Federal Brownfields Cleanup funding for this property, but the application was not funded, please explain why. (Points: 0 if no other grants have been applied for; 5 if other grants have been applied for but were not funded)

As stated above, the State of Illinois has not had funding for its brownfield program for the past 2+ years. The current federal funding opportunity was for site assessments.

- C. If the applicant has received a State or Federal Brownfields Grant for this property, please provide a copy (electronic or hardcopy) of the grant application and a description of the outcome of the project. Please explain how the grant being requested from Lake County furthers the work conducted under the prior State or Federal Brownfield Grant. (Points: 0 if no State or Federal grants for the property have been received; 5 if State or Federal grants were received and completed)

The City has not received any state or federal brownfield grants for this project.

- 9. Identify the end user of the property and name or describe the type of business. If this will be a mixed-use project, please describe the intended uses. (Points: 0 if there is no end user; 10 if there is an end user) Also:

The City of North Chicago has a 10 year development/lease agreement with Whole Earth Organics (aka DK Organics) to operate a yard waste compost facility at the property. DK Organics operates successful yard waste composting facilities in Lake Bluff and is expanding its business to North Chicago. DK provides an essential yard waste management and recycling service, assisting Lake County in meeting its recycling goals. We have attached a letter from SWALCO in support of this North Chicago project. (See Attachment A).



In addition, the City has identified that Proctor & Gamble (P&G) (located across the street on Pulaski Dr.) is interested in purchasing renewable energy that may be recovered or generated at the property via methane gas recovery, as a means of advancing P&G's sustainability goals and objectives.

- A. Include details on economic benefits: job creation; job retention; and other indicators of economic development.

This former refuse landfill/brownfield site will have limited potential future development use due to structural stability issues associated with decomposing, buried refuse. For this reason, landfill brownfield sites are typically not redeveloped or are only utilized for passive, recreational uses that do not provide revenue or jobs.

North Chicago, an economically challenged community, has identified innovate ways to generate revenue from this site that is complimentary to the county's sustainability strategic plan.

Not only has the City identified a compatible use, it has an interested developer for this challenging redevelopment site.

The site will provide for economical, local yard waste management by numerous local landscape contractors and various municipal and County Public Works Departments. It will also provide near-term construction jobs and permanent jobs for laborers, truckers, and heavy equipment operators.

In the future, the landfill gas to energy project, may provide renewable energy to P&G and others.

- B. 1. Please estimate how many people will be employed during the cleanup.
(Points: 0 if no information; 1 for **each** cleanup job)

During the cleanup, we estimate that 4 to 6 week work backlog will be created for:

- 1 part-time construction manager
- 1 part-time field grade foreman/surveyor
- 1 bulldozer operator
- 1 driller
- 1 environmental technician
- 1 loader operator
- 6-8 truck drivers
- 2-3 landscape workers

- B. 2. Please estimate how many construction jobs will be created in the redevelopment of the site for the end user. (Points: 0 if no information; 1 for **each** construction job)

During redevelopment, we estimate that the Compost Facility will have 3 to 4 weeks of work backlog will be created for:

- 1 part-time construction manager
- 1 part-time field grade foreman/surveyor
- 1 bulldozer operator
- 3 person asphalt crew

During redevelopment, we estimate that the Energy Plant will have approximately 20 – 30 workers during fabrication and start-up.

- C. How many people will be employed by the end user? Specify the number of full-time jobs and the number of part-time jobs.

During operations, the new Compost Facility will employ:

- 1 part-time Facility Manager



Capital equipment and workers will recycle yard waste at the North Chicago Facility

- 1 full-time Equipment Operator
- 1 full-time laborer
- 2 to 4 truck drivers

During operations, the new Energy Plant will employ a part-time facility manager and various operations and maintenance personnel over the next decade.

If you are applying for a grant between \$100,000 and \$200,000, you must identify the end user and demonstrate that the end user will provide at least 25 full-time jobs.

POINTS: 5 for each full-time job

2 for each part-time job

- D. If there is no prospective end user, please describe the effort that has been made to attract a developer to the property and indicate the general type of use the applicant would like to have on the property: residential, commercial, industrial, mixed-use, other. Describe how the cleanup will help attract a prospective end user. (Points: 0 if no information is provided; 1 if information is provided)
10. Include a timeline for the completion of the redevelopment project and the **anticipated date when non-construction employment will begin**. (Points: 0 if there is no date for completion; 5 if there is a projected completion date)

For requests between \$100,000 and \$200,000, verify that employment will take place within 24 months of the date the Intergovernmental Agreement between the County and the municipality is signed. Please include a copy (electronic or hardcopy) of the redevelopment plan for the property. (Points: 0 if there is no date for completion; 5 if there is a projected completion date)

The cleanup and redevelopment work is for the Compost Facility and Energy Plant is expected to begin in late June 2010. The Compost Facility will be completed and operational by September/October 2010. Non-construction employment for the Compost Facility will begin in September 2010. The Compost Facility goal is to get the site functional and operating for the Fall peak yard waste season that is experienced from October to early December each year. The Energy Plant is expected to come online in late 2011.

11. If the property is in a TIF and/or included in an economic, neighborhood redevelopment or other plan, please provide information from the TIF Project Area Redevelopment Plan and/or other plan (electronic or hardcopy) as it applies to the subject property. (Points: 0 if not in a TIF or other redevelopment area; 2 if in a TIF or other redevelopment area)
12. Other funds to be used in the cleanup and redevelopment of the property: Please fill in the table below with the names of public and private sector partners and the amounts they will be providing towards the redevelopment of the subject property.

Sources of Funds	Cleanup Funds	Redevelopment Funds
<i>Name(s) of Public Sector Partner(s)</i>		
1. County of Lake Brownfield Grant	\$ 75,000	
2. City of North Chicago*	\$ 75,000	
<i>Name(s) of Private Sector Partner(s)</i>		
3. Whole Earth Organics, Inc.	\$ 55,000	\$ 500,000+
4. Private Investment Partner (Renewable Energy Capital Project)		\$ 4,000,000+
Totals	\$205,000	\$4,500,000

*Required match funding from City that will be recovered from Developer fees and potential renewable energy sale offsets.

POINTS: 0 if there are no partners
5 if there is a partner

13. What green building / sustainable features, if any, will be utilized on the subject property when the redevelopment of the site has been completed? Is the property within .5 miles of a bus stop or Metra station?

The Compost Facility and the Energy Plant proposed on the brownfield/former landfill site each represent sustainable practices in re-use/recycling of materials, as well as smart growth development principles. The restricted use former landfill area will be put back into productive use rather than have the developer occupy other valued land parcels. The site is strategically located near transportation corridors and high volume yard waste generators to reduce truck-miles for incoming and out-going materials, thus reducing air emissions.

The development plan has incorporated the use of a bioswale/wetland feature to treat and release storm water and leachate.

POINTS: 0 if no green building / sustainable features
1 for **each** green building / sustainable feature
2 if property is within .5 miles of a bus stop or Metra station

14. If any previous Lake County Brownfield Grants were awarded for property located in the vicinity (within 1000 feet) of the property for which this grant is being sought, please provide an electronic copy of the grant application and the following information:

No other Lake County Brownfield Grants have been requested for properties on or in the vicinity of this site.

- A. The date the grant was awarded, the amount of the grant and the final amount that was reimbursed to the applicant from Lake County.
- B. The PIN, address, and plat of survey of the property. Indicate on the plat the area where cleanup work occurred.
- C. The date the cleanup work was completed.
- D. The current use of the property, including the name of the business.
 - 1. Include the month and year when the certificate of occupancy was issued.
 - 2. How many people are now employed on the property? How many are: full-time jobs? How many are part-time jobs.
 - 3. What was the approximate construction cost of the redevelopment project?
 - 4. Approximately how many cleanup and construction jobs were created in the redevelopment project on the property?

Applications must be received by May 10, 2010

Applications may be mailed or hand delivered to the Lake County Planning, Building and Development Department, 500 West Winchester Road, Unit #101, Libertyville IL 60048-1331. An application can be emailed to the following address: whunt@lakecountyil.gov.

Questions on the preparation of materials, or any other aspect of this program, should be referred to Bill Hunt, Deputy Director, by phone at 847.377.2123 or email whunt@lakecountyil.gov.

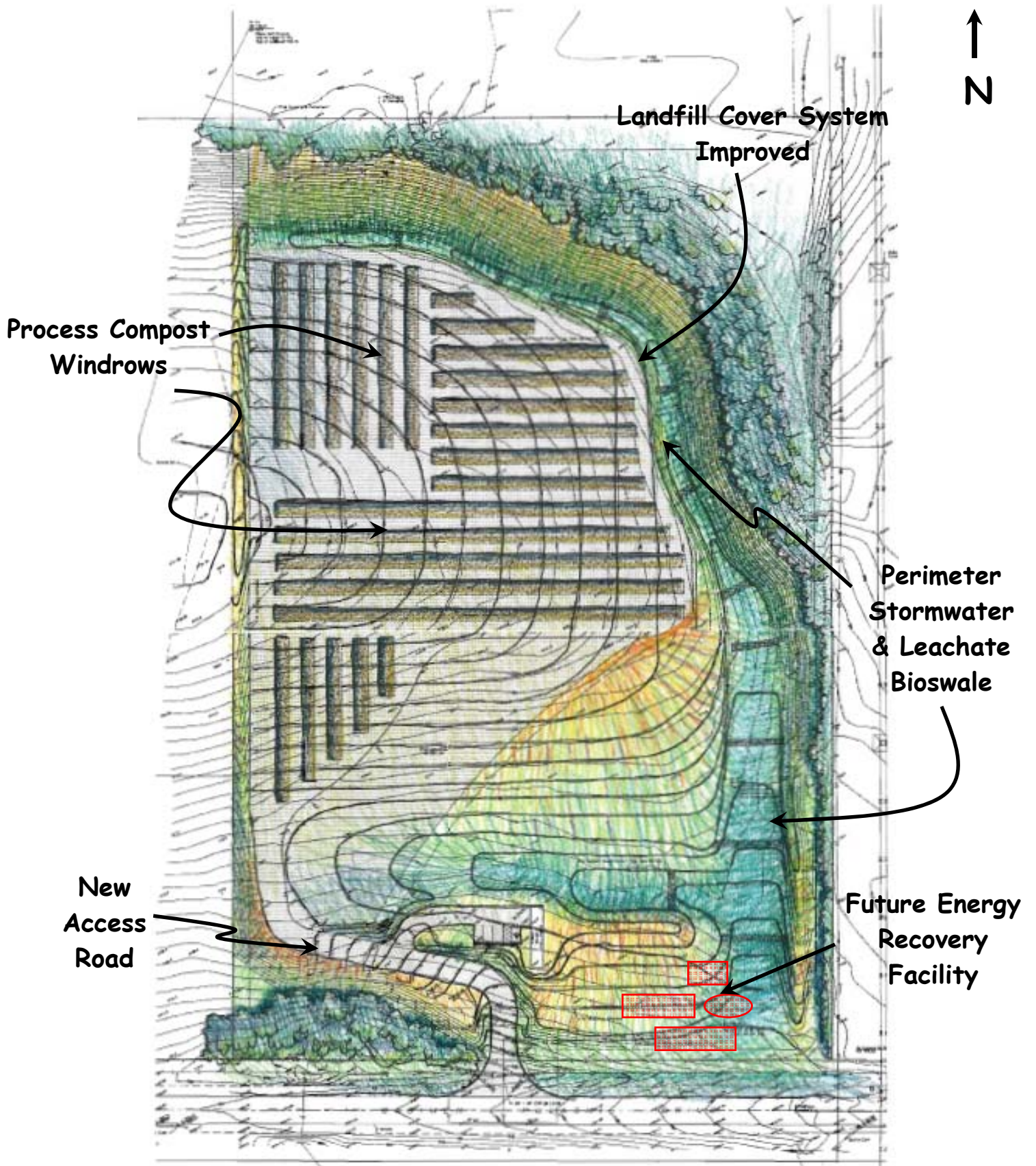
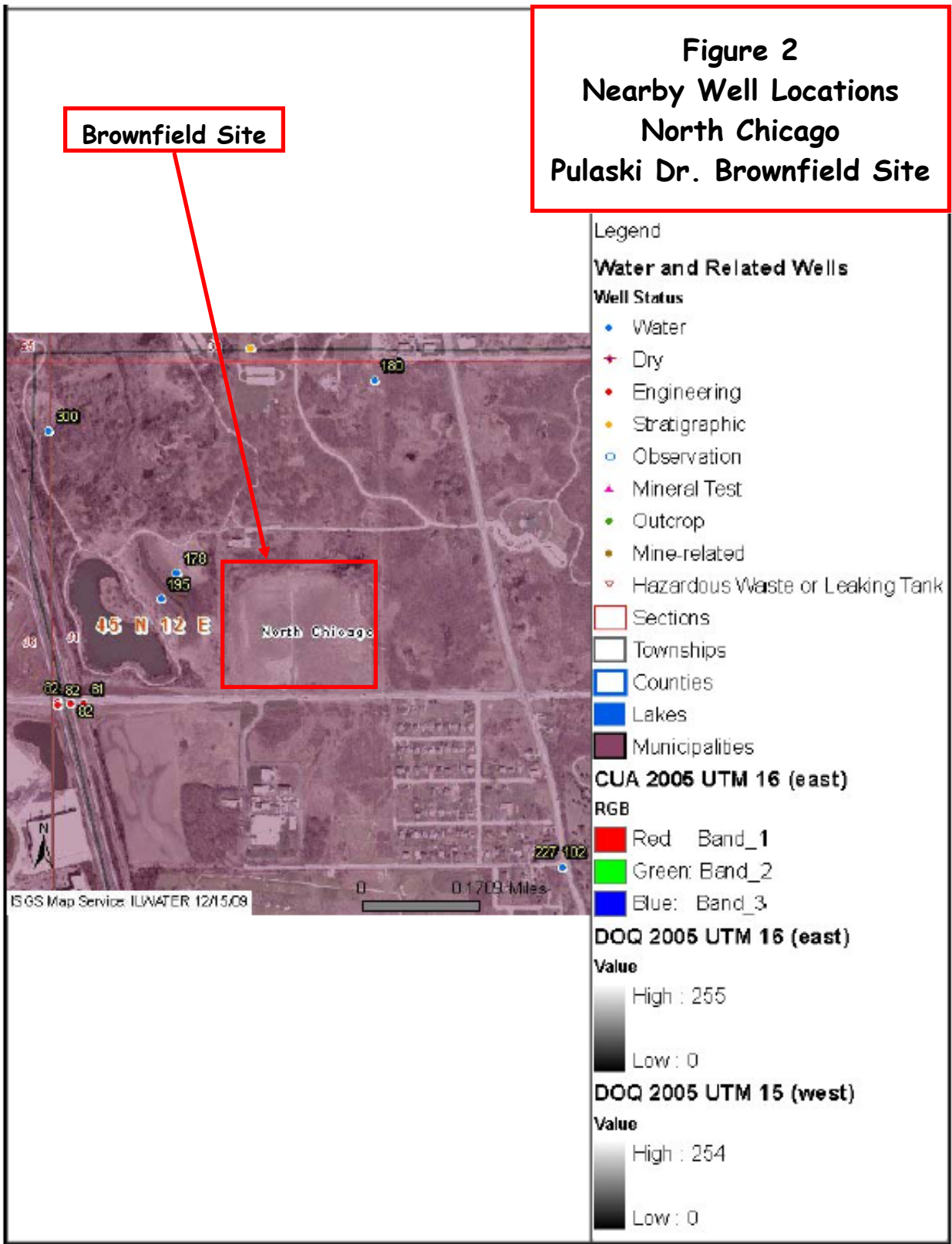
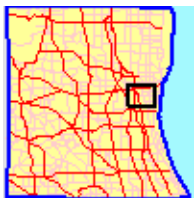
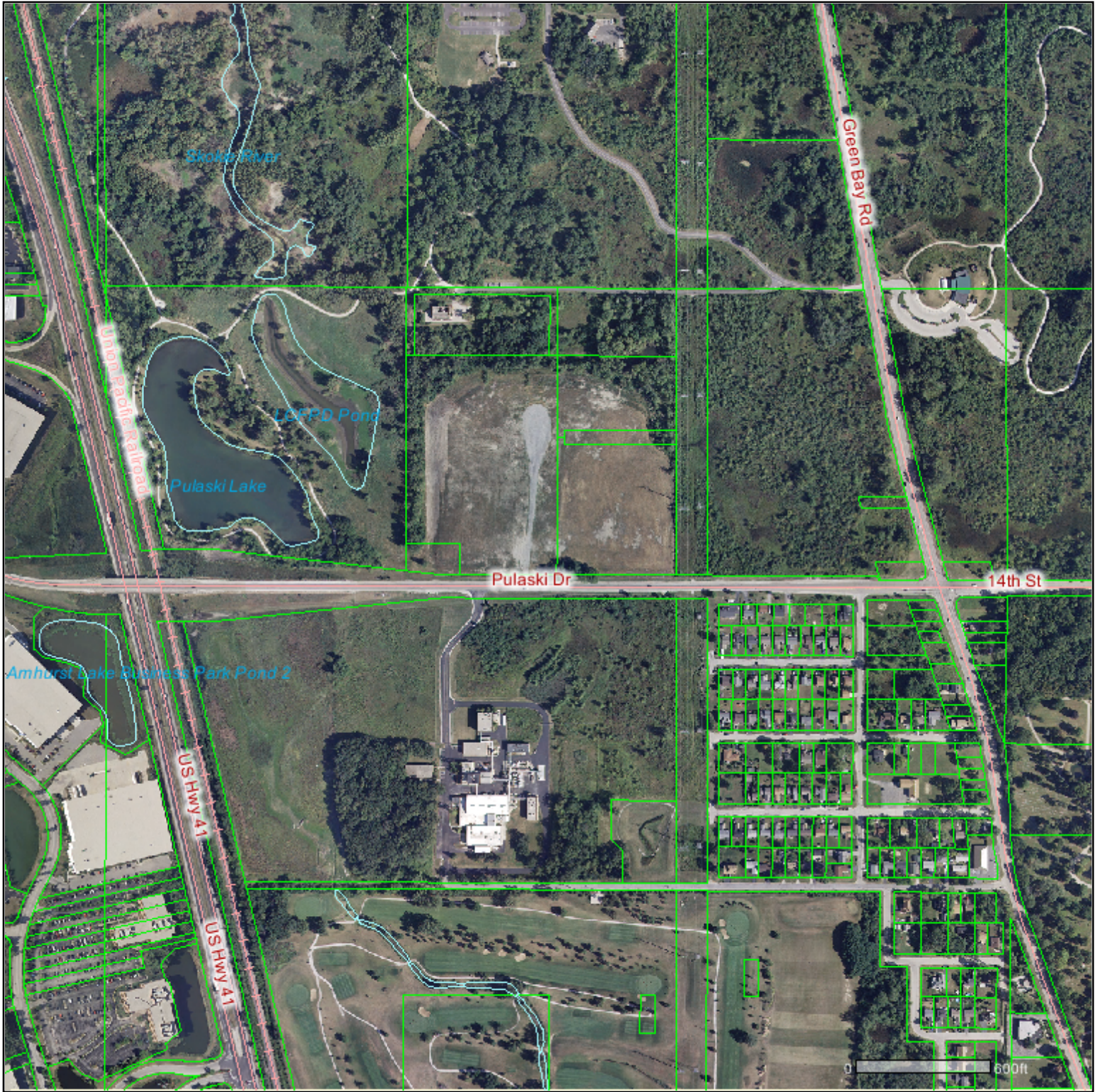


Figure 1
Proposed Whole Earth Organics Yard Waste Compost Facility
North Chicago Pulaski Dr. Brownfield Site

Figure 2
Nearby Well Locations
North Chicago
Pulaski Dr. Brownfield Site



Lake County Tax Parcel Map








LakeCounty
Geographic Information System

Lake County Department of
Information Technology
18 N County St
Waukegan IL 60085

Map Printed on 5/3/2010
Parcel 1205411014 is shaded.



-  Major Roads
-  Railroads
-  Major Water
-  Parcels
-  2008 Aerial Photography

Disclaimer:

This map is for general information purposes only. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



SOLID WASTE AGENCY OF LAKE COUNTY, IL

- | | | | |
|------------------------|------------------------|---------------------------|------------------------|
| <i>Antioch</i> | <i>Highland Park</i> | <i>Lindenhurst</i> | <i>Round Lake Park</i> |
| <i>Beach Park</i> | <i>Island Lake</i> | <i>Long Grove</i> | <i>Third Lake</i> |
| <i>Deer Park</i> | <i>Kildeer</i> | <i>Mundelein</i> | <i>Tower Lakes</i> |
| <i>Deerfield</i> | <i>Lake Barrington</i> | <i>North Barrington</i> | <i>Vernon Hills</i> |
| <i>Fox Lake</i> | <i>Lake Bluff</i> | <i>North Chicago</i> | <i>Wadsworth</i> |
| <i>Grayslake</i> | <i>Lake County</i> | <i>Park City</i> | <i>Wauconda</i> |
| <i>Great Lakes NTC</i> | <i>Lake Forest</i> | <i>Port Barrington</i> | <i>Waukegan</i> |
| <i>Green Oaks</i> | <i>Lake Villa</i> | <i>Riverwoods</i> | <i>Winthrop Harbor</i> |
| <i>Gurnee</i> | <i>Lake Zurich</i> | <i>Round Lake</i> | <i>Zion</i> |
| <i>Hainesville</i> | <i>Libertyville</i> | <i>Round Lake Beach</i> | |
| <i>Hawthorn Woods</i> | <i>Lincolnshire</i> | <i>Round Lake Heights</i> | |

April 12, 2010

Subject: Letter of Support for Whole Earth Organics' Permit Application for a Composting Facility in North Chicago, IL

To Whom It May Concern:

The Solid Waste Agency of Lake County (SWALCO) supports the efforts of Whole Earth Organics to permit a landscape waste composting facility in the City of North Chicago on property owned by the City. The City of North Chicago is a SWALCO member and has entered into a lease agreement with Whole Earth Organics that will provide many benefits to the City and nearby units of local government.

The proposed composting site is also consistent with the Lake County Solid Waste Management Plan because it will provide additional and needed composting infrastructure in Lake County. As of right now, a majority of Lake County's landscape waste is exported out of county to more distant facilities. By providing a local, in-county solution, the proposed Whole Earth Organics facility will reduce transportation costs and associated traffic and pollution.

Please feel free to contact me if you have any questions.

Sincerely,

Walter S. Willis
Executive Director