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LAKE COUNTY  
PLANNING, BUILDING & DEVELOPMENT



70 E. Main Street  
Lake Zurich, IL 60047

Phone: (847) 540-1755  
Fax: (847) 540-1769

VIA EMAIL: [whunt@lakecountyil.gov](mailto:whunt@lakecountyil.gov) (Hard copy – hand delivery)

June 10, 2009

Bill Hunt, Deputy Director  
18 N. County Street – 6<sup>th</sup> Floor  
Waukegan, Illinois 60085

Re: Lake Zurich Brownfield Application for 61 W. Main Street

Dear Mr. Hunt,

I am writing this letter requesting Lake County's assistance from its Brownfield Fund to reduce environmental contamination and promote economic development in Downtown Lake Zurich.

Please consider the attached application seeking \$100,000 in reimbursement for (i) the cost of environmental studies, and (ii) actual remediation costs to clean up the site at 61 West Main Street (former Lake Zurich Police Facility).

If you need any further details regarding this application, please call me at 847-540-1759, or David Heyden, P.W. Director, at 847-540-1754.

Sincerely,

A handwritten signature in black ink, appearing to read "Vijay S. Gadde".

Vijay S. Gadde, AICP  
Planning Manager

cc: Bob Vitas, Village Administrator  
David Heyden, P.W. Director  
Daniel Peterson, Director of Building & Zoning

## VILLAGE OF LAKE ZURICH, IL APPLICATION FOR LAKE COUNTY BROWNFIELD FUND FOR 61 W. MAIN STREET

To apply for brownfield funds, please submit two copies with the following information:

1. Name of unit of local government requesting funds, including name and title of contact person. Contact information should include telephone number, fax number, and email address.

Village of Lake Zurich  
David Heyden  
P.W. Director/Village Engineer  
Phone number: 847-540-5079  
Fax number: 847-726-2182  
Email address: [heyden@volz.org](mailto:heyden@volz.org)

2. Date of request: June 8, 2009
3. Location of property [Street Address/Legal Description/Permanent Index Number (PIN)/Survey/Aerial Photos].

61 W. Main Street, Lake Zurich, IL 60047 (See Site Location & Features Maps attached).

This is the location of the former Lake Zurich Police Facility and the 911 Center, which is a part of Lake Zurich's ambitious downtown redevelopment project offering the village and its resident's economic opportunities and benefits even beyond the beautiful new gathering places, residences, retail spaces and pedestrian ways that will be constructed. Turning this viable but dilapidated area into a vibrant retail and living center will spur economic growth throughout the village—extending well beyond downtown itself.

4. Public/private partners in the project.

Village of Lake Zurich/Lake County

5. Narrative description of the redevelopment project. Include details on economic benefits (job creation/retention and/or other economic development measures) and environmental benefits (groundwater protection and/or health, life and safety issues) that would be realized through completion of the project. Description should include timeline for completion of project. County funds can be used for Phase I / Phase II environmental studies or actual cleanup costs.

The proposed project involves demolition of the building(s), removal of the former pump island, integral associated piping and UST(s) (mobilization to conduct UST removal, assuming that UST(s) were not ever removed and that there are a estimated 1,000-gallon gasoline and estimated 1,000-gallon diesel UST associated with the former Police Station /

911 Center), backfilling of the void spaces and liquids removal as needed, removal of up to 195 cubic yards of impacted backfill materials (as needed for the UST area(s), island, and piping trench), soil confirmation sampling following removal, additional soil, groundwater investigation, and SR reporting required to achieve a focused "No Further Remediation" designation for Benzene, Toluene, Ethyl Benzene and Xylene (BTEX) constituents, as well as Poly-Nuclear Aromatic (PNA) hydrocarbon constituents and Lead (ph, TCLP Lead and Total Lead), as these are the common chemical constituents associated with gasoline and diesel (lead since the gasoline UST probably contained leaded gasoline). The project also includes restoration of the site.

6. Anticipated cost of assessment, remediation / cleanup efforts.

\$164,605.76 and an additional \$50,000 for restoration.

7. Total project cost.

\$214,605.76

8. Amount of County brownfield funds requested, with said amount not to exceed \$100,000 per project location per year. County funds to be provided on a reimbursement basis based upon a one-to-one match from the local sponsor.

\$100,000

9. Detail of other local funds to be used in the project.

None.

10. Copies of any applications for State/Federal funding. If other funding is obtained after receiving a County grant, the County is to be reimbursed to the level matching local funding.

No other funding applied for.

11. List of contaminants (known or suspected) on the subject property.

Following the UST excavation activity, soils samples will be collected for laboratory analysis.

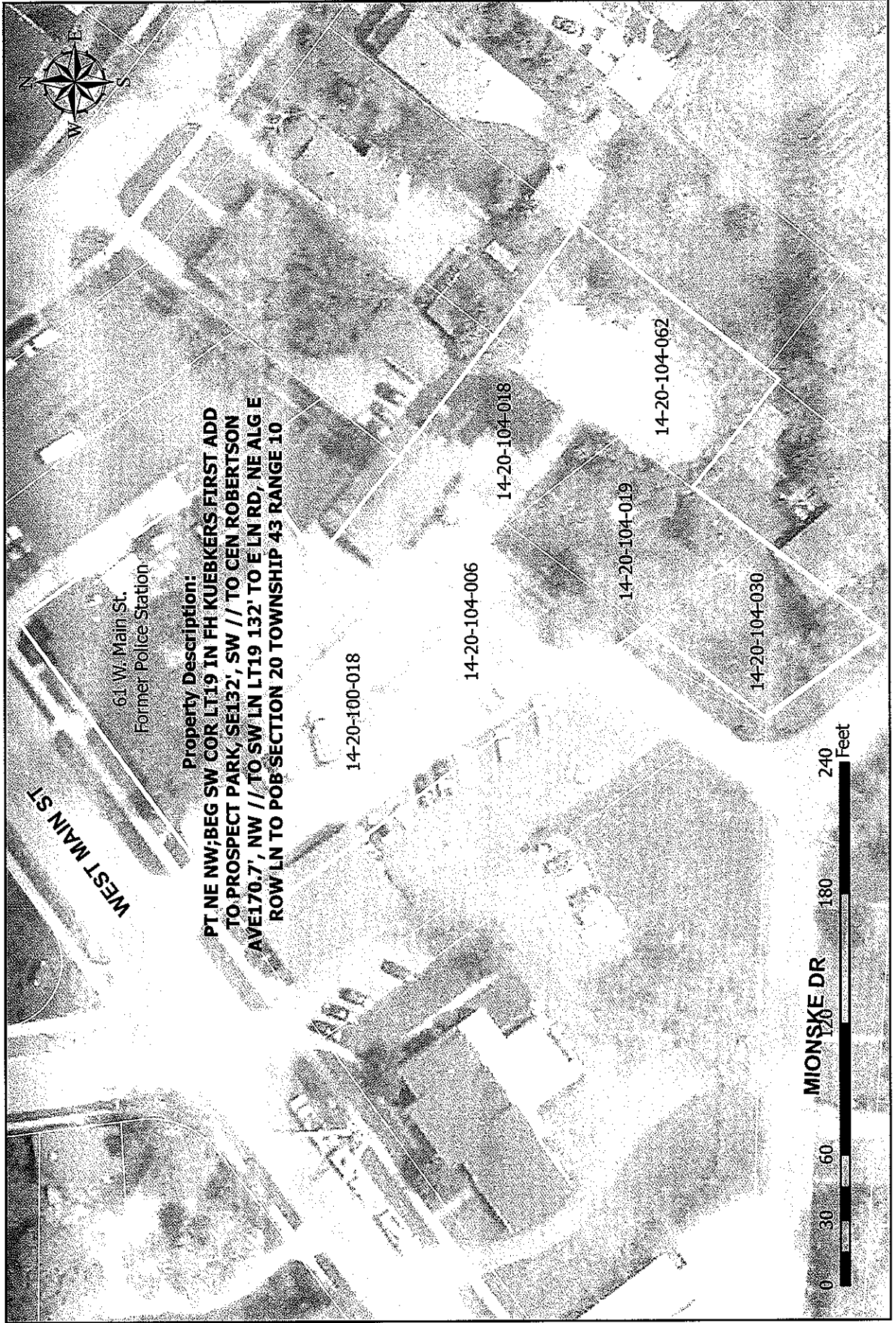
12. Copies of engineering studies (Phase I / Phase II) detailing proposed remediation efforts (when available).

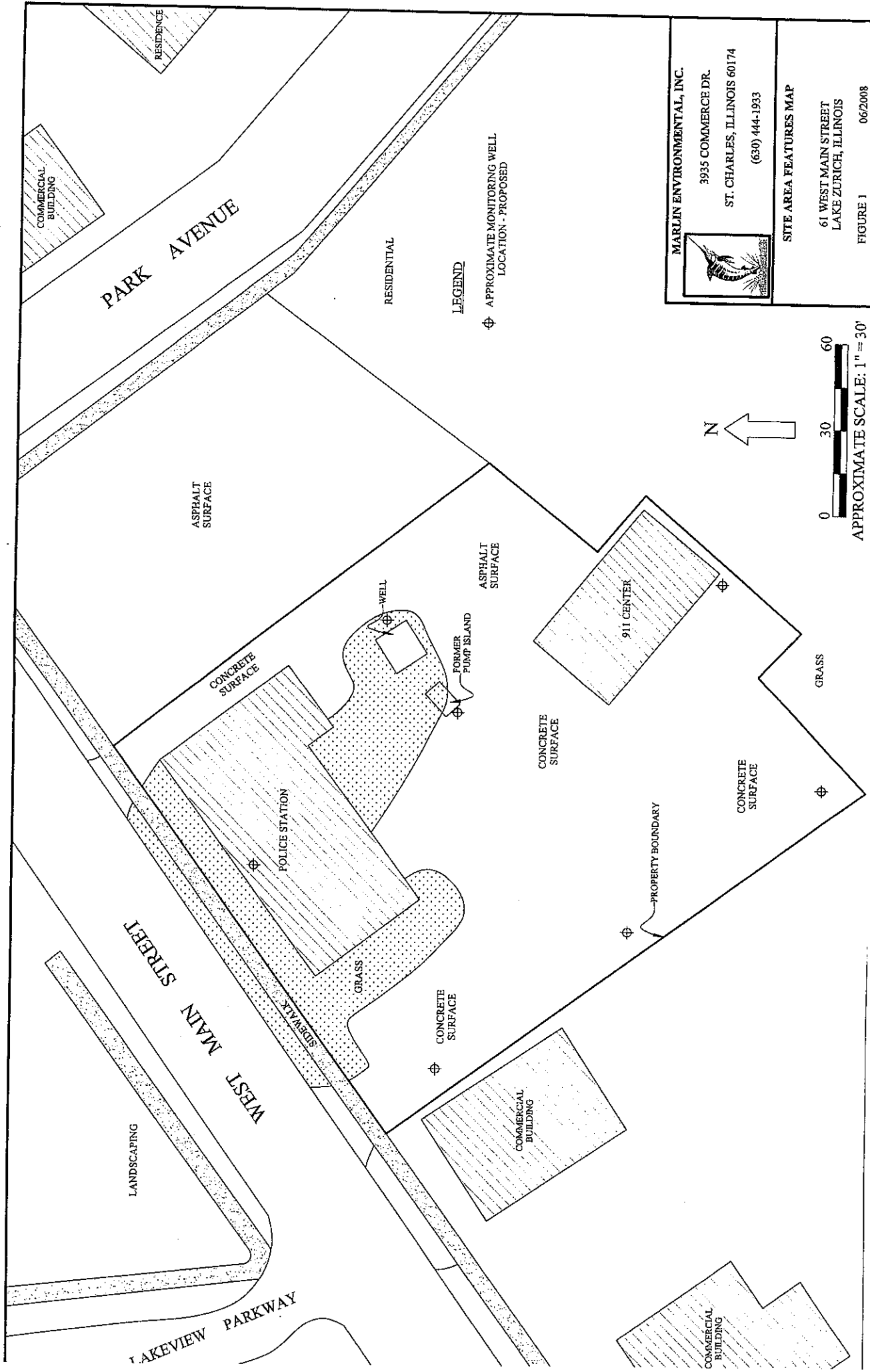
Phase I environmental site assessment for the Subject Property is to be prepared.

Applications may be mailed or hand delivered to the Lake County Department of Planning, Building and Development, 18 North County Street, 6th Floor, Waukegan, IL 60085. An application can be emailed to the following address: [whunt@lakecountyil.gov](mailto:whunt@lakecountyil.gov). Applications must be received by June 12, 2009.

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](mailto:whunt@lakecountyil.gov).

VILLAGE OF LAKE ZURICH  
SITE LOCATION MAP  
61 W. Main St.





**LEGEND**

⊕ APPROXIMATE MONITORING WELL LOCATION - PROPOSED



APPROXIMATE SCALE: 1" = 30'

MARLIN ENVIRONMENTAL, INC.

3935 COMMERCE DR.

ST. CHARLES, ILLINOIS 60174

(630) 444-1933



SITE AREA FEATURES MAP

61 WEST MAIN STREET  
LAKE ZURICH, ILLINOIS

FIGURE 1

06/2008

**Breakdown Table of Proposed Tasks**

<b>Proposed Activity</b>	<b>Proposed Activity Sequence</b>	<b>Number and Type of Samples Involved</b>	<b>Costs Involved Per Task</b>	<b>Related Reporting Required</b>
Phase I ESA	#1	NA	\$3,500.00	Phase I ESA
Asbestos Sampling	#2	20 / ACM	\$900.00	Asbestos Inspection Report
SRP Enrollment	#3	NA	\$1,250.00	DRM-1
Asbestos Abatement	#4	NA	\$7,500.00	Asbestos Removal Report
Site Clearing	#5	NA	\$10,047.16	NA
Building Demolition	#6	NA	\$60,781.86	NA
UST Removal / Remediation	#7	10 BTEX/PNA/Lead/TCLP Lead/pH	\$37,735.00	UST Removal Report
Subsurface Investigation	#8	18 BTEX/PNA/Lead/TCLP Lead soil and 8 BTEX/PNA/Lead water	\$27,561.74	SIR for SRP
SRP Reports / NFR Closure Actions	#9	NA	\$15,330.00	ROR for SRP, RAP and RACR for SRP