

Request for Brownfield Redevelopment Grant Funding

Proposed Cleanup & Recreational/Open Space Redevelopment
Pettibone Creek Area along Martin Luther King Jr. Dr.
North Chicago, Illinois



This **New** Project Will:

- ✓ Create Local Jobs
- ✓ Improve the Environment
- ✓ Enhance Water Quality
- ✓ Add Storm Water Control
- ✓ Add Habitat Value
- ✓ Improve Aesthetics
- ✓ Provide Open Space/Bike Trail

Presented By:

City of North Chicago
Community Development Department





June 10, 2009

Ms. Suzi Schmidt
Chair
Lake County Board
18 North County Street
10th Floor
Waukegan, Illinois 60085

**Re: Request for Lake County Brownfield Fund Intergovernmental Effort
City of North Chicago—Redevelopment of Pettibone Creek Open Space
Area along Martin Luther King Jr. Dr.**

Dear Ms. Schmidt:

The City of North Chicago gratefully requests the County's financial assistance using Lake County Brownfield Grant Funds for this NEW BROWNFIELD DEVELOPMENT PROJECT:

**Redevelopment of Pettibone Creek Brownfield Site
To Create Open Space/Bicycle Trail Area
Along Martin Luther King Jr. Dr.**

The City of North Chicago has worked cooperatively with Lake County's Division of Transportation and EMCO Chemical Co. to acquire the land for this project and facilitate this brownfield redevelopment project:

- Lake County will vacate a section of Commonwealth Ave. north of Martin Luther King Jr. Drive and Broadway Ave.
- The City is completing a land swap with EMCO Chemical Co. to acquire the land parcel on the East side of Pettibone Creek.
- The City will appropriately manage contaminated soil and redevelop the 4.2 acre site with new storm water detention, wetlands, and a walking/bicycle trail.

This application addresses the 13 points of information requested in the County's application guidance. **This is a new project for which County Brownfield Funding has not been sought.**

1. Name of Local Government

City of North Chicago
1850 Lewis Ave.
North Chicago, Illinois 60064

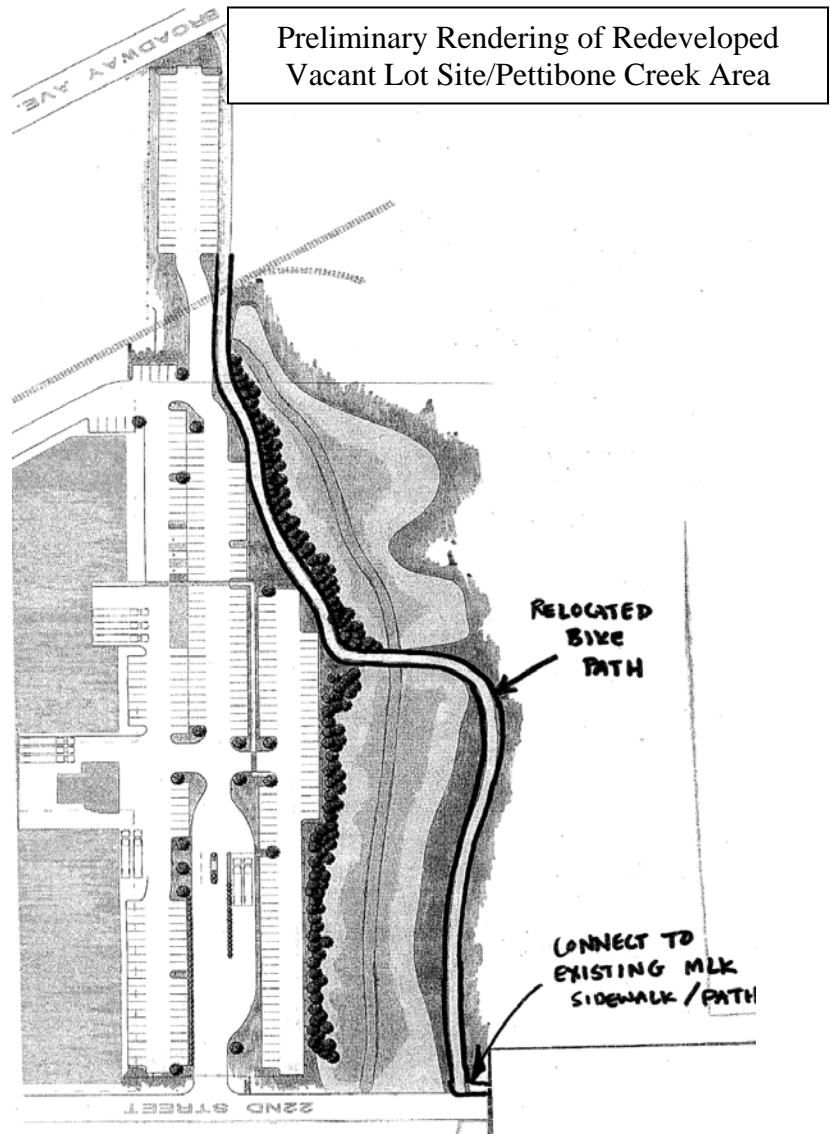
Staff Contacts:

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

Joshua Wheeler, P.E.
City Engineer
(847) 596-8691
jwheeler@ciorba.com

2. Public/Private Partners in Project

- City of North Chicago
- County of Lake
- Naval Base Great Lakes
- Lake County Urban League
- North Chicago Chamber of Commerce
- Illinois EPA/USEPA



3. Narrative Description of Development/Redevelopment/Renovation Project

The City of North Chicago has identified this important new project to address brownfield conditions adjoining Pettibone Creek at the "Vacant Lot Site." Environmental conditions on this property date back to the 1930s when it was owned by a metals smelter, Vulcan Louisville Smelting Co. In the 1950s it was owned by an individual who filled the property with fill from various industrial sources, further creating contaminated soil conditions throughout the property. The site has been subject to partial cleanups in 1998 and 2007 by USEPA. However, these cleanups were not conducted to a level that has removed the brownfield conditions that continue to stifle redevelopment and re-use

nor made the property suitable for limited recreational/open space and storm water management uses, as now proposed. The site contains elevated levels of heavy metals, primarily lead, PCBs, and lower levels of volatile organic compounds. The County Brownfield Grant and Local City matching Funds can reduce these contaminant risk levels and achieve redevelopment goals for the property by implementing the scope of work described below.

Lake County Brownfield Grant Funding for 2009 Work

The scope of County Brownfield Grant fund work proposed by North Chicago for 2009 will include:

- Developing a soil management plan and site capping plan that will prevent exposure to contaminants via surface water and limited recreational uses.
- Performing treatment and off-site disposal of higher concentration contaminated near-surface soils.
- Install clean soil cap and/or pave surface contaminated areas.
- Environmental testing of soils and groundwater to confirm cleanup to acceptable levels for planned land use/development.
- Documentation and reporting and recording of land use restrictions.

The outcome of this work will result in new bike trail/walking path, controlled storm water management, enhanced habitat conditions including wetlands and water features adjoining Pettibone Creek. Removal and encapsulation of soil contaminants combined with stabilized vegetation will greatly improve water quality in Pettibone Creek and its watershed downstream to Lake Michigan.

4. Anticipated Cost of Remediation & Cleanup

The implementation of this environmental work will result in job creation, water and soil quality improvement for Lake County and further facilitate cleanup and redevelopment. Table 1 defines the anticipated County Brownfield Grant work tasks and budget for this new, exciting Brownfield conversion to Open Space project.

**Table 1
 County Grant/Matching Expenditure Estimate**

Task	Estimated Cost:
1) Developing a soil management plan and site capping plan and risk assessment.	\$20,000
2) Performing treatment and off-site disposal of higher concentration contaminated near-surface soils.	\$ 100,000
3) Install soil cap and/or pave surface contaminated areas	\$60,000
4) Environmental testing of soils and groundwater	\$ 20,000
Total Estimate	\$200,000
Matching Funds	\$100,000
County Grant Request	\$100,000

5. Total Project Costs

This New Project is anticipated to be a \$500,000 to \$750,000 open space, storm water and limited recreational use development project having County-wide benefits.

6. Amount of County Brownfield Funds Requested

The City requests **\$100,000** of County Brownfield Funds for this project.

7. Detail of Other Local Funds to be Used as Part of Project

The City will match this funding with TIF monies set-aside for the Sheridan Rd. Redevelopment work.

8. State/Federal Funding

The properties have not received State or Federal Funding that will accomplish the tasks outlined herein.

9. Location of Property

- Figure 1 shows the location of the property.

10. Listing of Contaminants

Chemical groupings measured in soil on the Properties that may impede redevelopment objectives included: **Heavy metals, PCBs, semi-volatile and volatile organic compounds.**

11. Copies of Engineering Studies

Existing environmental studies are available upon request.

12. County Funds to be Reimbursed if Provided for Phase I and/or II Studies and Project Completion is Not Finalized.

The City is confident that this project will be completed and that work conducted under this project will be beneficial to the watershed and adjoining property by removing environmental conditions on the property.

13. County Brownfield Funds to be Contributed on a Reimbursement Basis

City of North Chicago
County Brownfield Grant Application
June 10, 2009

The City of North Chicago effectively manages several reimbursement-type grant programs and has a demonstrated proficiency in administratively tracking and documenting eligible reimbursement costs.

The City of North Chicago appreciates the County's review and consideration of this Brownfield Grant request. We would be pleased to discuss the project and answer any questions the County's Community & Economic Development Committee may have related to this Brownfield Grant request. Please do not hesitate to contact Joseph Napolitano and at 847/596-8670.

Sincerely,
City of North Chicago



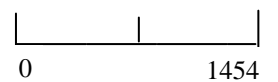
Leon Rockingham, Jr.
Mayor

cc:
Dusty Powell, County Administrator's Office

Enclosure--Figure 1



Figure 1 - Site Location Map
Vacant Lot
North Chicago, IL



Scale (Approx.)