



70 E. Main Street
Lake Zurich, IL 60047

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July 17, 2009

William Hunt, AICP
Lake County
Department of Planning, Building &
Development
18 North County Street – 6th Floor
Waukegan, IL 60085

Dear Mr. Hunt:

This is regarding Village of Lake Zurich's application for the Lake County Brownfield Fund. In order to assist the Health and Community Services Committee in understanding this project, staff is providing the following additional information:

1. Please explain the intended use of the property. Your application states in response to Application Item 3 that the Village would like to redevelop the area into a 'vibrant retail and living center? What specific use is planned for the subject and adjacent properties?

Response: The Subject Property is a part of Block B of the Village's Form-Based Regulations, which were adopted in December 2008. The regulations call for mixed-use multi-story buildings on W. Main Street with retail or office uses on the ground floor and either residential or office above. Additionally, an appropriately scaled residential, office, and lodging uses may be located on Park Avenue and Mionske Drive.

2 Please explain how the cleanup of this property promotes economic development.

Response: As a part of the redevelopment of Block B, the Village needs assistance to clean-up Block B, make it "shovel-ready" before the Village can market the Subject Property to a developer. The requested funding will expedite this process and will enable the Village to meet its goal to transfer a 'clean' property in a timely manner.

3. The total project cost for restoration is given as \$214,605.76. The Village is requesting \$100,000 from the County Brownfield Fund. What are the sources of additional funding for the remediation project?

Response: The remaining portion of this project funding will be paid through the Village's funds.

4. Will the restoration project be completed within 12 months of approval by the Lake County Board? Please provide a work schedule and timeline for the remediation.

Response:

Task #1 - Phase I ESA

This work can be completed within 3 weeks of official authorization. A limited Phase I was done in February of 2008, but this needs to be updated per the Grant outline. Asbestos inspection of the 911 call center will occur at the same time as the Phase I. Asbestos testing will be performed as required.

Task #2 - Asbestos Abatement & Site Clearing & Demolition

Asbestos abatement, as required in the 911 center, will occur approximately 2 weeks after the testing (time for results to become available and schedule project). Site clearing in preparation for demolition will occur at this time (perimeter fence, soil disposal sample, final utility clearances). This process will take between 2 weeks and 1 month.

Task #3 - UST Removal(s)

Following demolition, the 1,000-gallon gasoline UST will be removed (the 1,000-gallon diesel UST also if it exists) along with product piping. This will be done with the Office of the State Fire Marshal (OSFM) present and under proper permit. This process will take 2 weeks to 1 month depending upon OSFM availability.

Task #4 - UST Soil & Groundwater Remediation

Following removal, and based upon the condition of the tank(s) and if a LUST was reported by OSFM, up to 195 impacted yards of soil and 400 gallons of cavity water will be removed as an "Early Action" remediation. 215 cubic yards of clean stone will be placed into the cavity. This will take 1 week after UST removals.

Task #5 - Soil Sampling

Soil samples will be collected from the tank(s) base, walls and along with piping run. Soil samples will be analyzed for appropriate indicator contaminants. This will be done at the same time as Task #4, at the limits of the excavation when a suspect clean interface is encountered.

Task #6 - Subsurface Investigation

An investigation will be conducted off of the soil sample results and if groundwater is encountered and suspected to be impacted. This investigation will include at a minimum five (5) monitoring wells and additional soil borings. The site time will be 1 week with the elapsed time including waiting for samples approximately 3 weeks.

Task #7 - Reporting

Based upon soil and groundwater data, regulatory reports will be provided as required. If the data indicates clean conditions and a LUST is reported, the site will receive a "No Further Remediation (NFR)" designation from the IEPA LUST Section. If additional environmental conditions (non-LUST) are brought to light by the Phase I and/or soil cleanup from the LUST appears extensive, the project will likely be incorporated into the SRP. SRP reporting is generally a longer process in duration than the LUST process. This entire process could take at a minimum 4 months to over 1 year.

Task #8 - NFR Recording & Well Abandonment

Upon issuance of NFR, either by SRP or LUST (if this is required), the NFR will be recorded and wells abandoned. This process takes no more than 1 week.

5. Please note that the County's Brownfield Fund Guidelines state that applicants should seek assistance from state and federal funding sources before applying to the County. Does the Village intend to apply for state or federal funding in the future?

Response: The Village has previously applied for Federal funding for another Main Street project-Mexico Lindo. This is very competitive and we were unfortunately not selected. The OBA (Illinois Office of Brownfield Assistance) was in terrible financial straits when the Village applied for the grant. The Village was in line for the grant but the OBA was essentially dismantled. Now the OBA is back in existence but with the OBA down for such a prolonged time and given our current economy (there a lot of half done municipal projects), OBA will almost certainly favor financing previously begun projects, not start-ups such as this.

6. When does the Village expect to have a Phase I study completed?

Response: A limited Phase I was done February 13, 2008. This needs to be updated. The updated and complete Phase I, along with the asbestos sampling of the call center, will be done 3 weeks after authorization is given to the Village.

7. Is the subject property included in an adopted redevelopment plan? If it is, please provide a. summary of the redevelopment plan, noting how remediation of the subject property contributes to the completion of the plan.

Response: As stated above, the Subject Property is a part of Block B of the Village's Form-Based Regulations, which were adopted in December 2008. As a part of the redevelopment of Block B, the Village needs to clean-up Block B, make it "shovel-ready" before the Village can market the Subject Property to a developer.

Please refer to the following attachments summarizing the Form-Based Regulations:

- (i) "Introduction: Form-Based Regulations"
- (ii) "The Regulating Plan"
- (iii) "Regulating Plan: Block B" for a summary of Block B plan, which includes the Subject Property.

8. Have there been any other Brownfield remediation projects In the vicinity of the subject property? If so, please provide:

Response - The PINs of the properties:

- (i) 7 E. Main Street (Former Dave's Auto Repair Facility): 14-20-106-006 and 14-20-106- 007
- (ii) 28 W. Main Street (Former Marathon Gas Station): 14-20-101-036
- (iii) 35 N. Old Rand Road (Mexico Lindo): 14-20-101-046 and 14-20-101-005

The date the funds were received and the amounts of the awards:

- (i) 7 E. Main Street (Former Dave's Auto Repair Facility):
 - \$40,000 received from Lake County Brownfield Fund on 01/05/06
 - \$70,844.76 LUST fund received from IEPA on 05/02/05
 - \$511,428.17 Corrective Action Plan funds from IEPA on 06/26/05
- (ii) 28 W. Main Street (Former Marathon Gas Station):

\$60,000 received from Lake County Brownfield Fund on 05/09/06

\$611,592.95 Corrective Action Plan funds from IEPA on 11/15/05

(iii) 35 N. Old Rand Road (Mexico Lindo):

\$3,000 received from IEPA for enrolling into SRP.

The dates the portions of any projects utilizing County Brownfield Funds were completed:

(i) 7 E. Main Street (Former Dave's Auto Repair Facility): The \$40,000 received from Lake County Brownfield Fund has been paid towards the remediation cost to clean up the Subject Property.

(ii) 28 W. Main Street (Former Marathon Gas Station): As of May 13, 2008, the \$60,000 received from Lake County Brownfield Fund has been paid towards the remediation cost to clean up the Subject Property.

(iii) 35 N. Old Rand Road (Mexico Lindo): On-hold.

Also please provide a map showing the subject property and the location of nearby Brownfields remediation projects.

Attached.

If you have any questions, please contact me at 847-540-1754.

Sincerely,






David Heyden

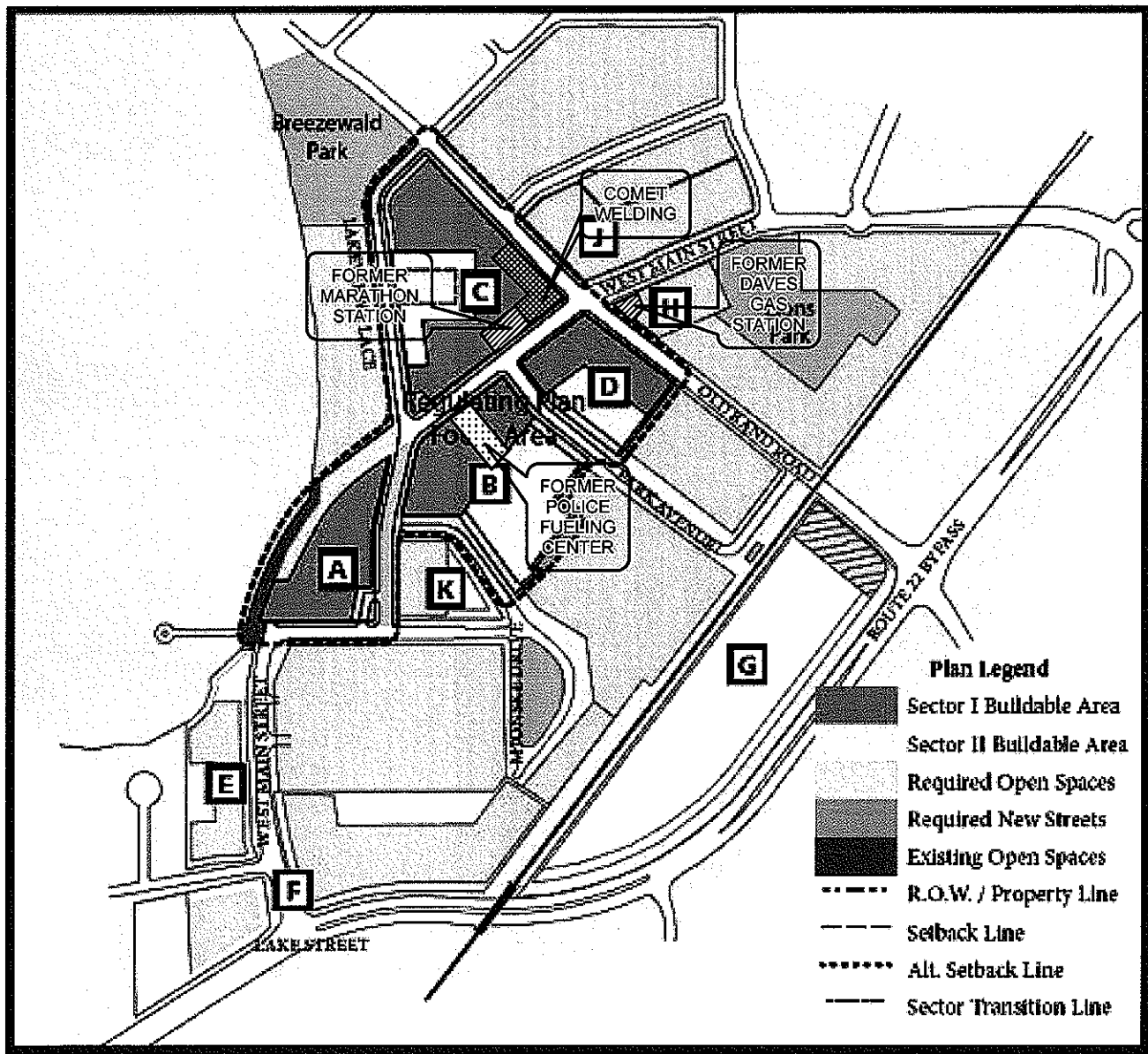
P.W. Director/Village Engineer

CC: Bob Vitas, Village Administrator
Daniel Peterson, Director of Building & Zoning
Vijay Gadde, Planning Manager

ADJACENT BROWNFIELD REMEDiations

LEGEND

-  FUTURE
-  COMPLETED
-  PROPOSED



Introduction: Form Based Regulations

These regulations are the primary means by which the Vision Plan developed during the Lake Zurich Planning Charrette (and discussed in the last of the issues) will be realized. Conversely, the Vision Plan is the foundation upon which these regulations are built, and the success of the regulations are wholly dependent on a complete understanding of the form and design intent conveyed throughout the Vision Plan document. These Form-Based Regulations are structured to achieve a particular urban form as conveyed in the Vision Plan. The overarching principle governing these regulations will be the block structure and form type.

Notes: The Lake Zurich Form-Based Regulations were based on a combination of field measurements, drawings provided by the Village, and other mapping sources. The drawings and diagrams included herein are for illustrative purposes and should be considered for their directional intent and shall not be measured from.

Discretionary requirements that are stated or called out may sometimes be "to scale," but are intended as written. Alternative photographic images are intended to support and convey the ideas discussed within the document and should not be considered as illustrations of the "preferred alternative."

It is the intent of this Regulation that final locations of all references should be in compliance with the standards in these regulations and in the spirit of the vision set forth in the Lake Zurich Planning Charrette in June of 2008. Therefore, the specific locations of buildings and other elements of the Vision Plan will be subject to the transactions identified through final surveys and other walls, and interpretation of these regulations with respect to actual conditions on the ground will be the responsibility of the Village of Lake Zurich.

Components

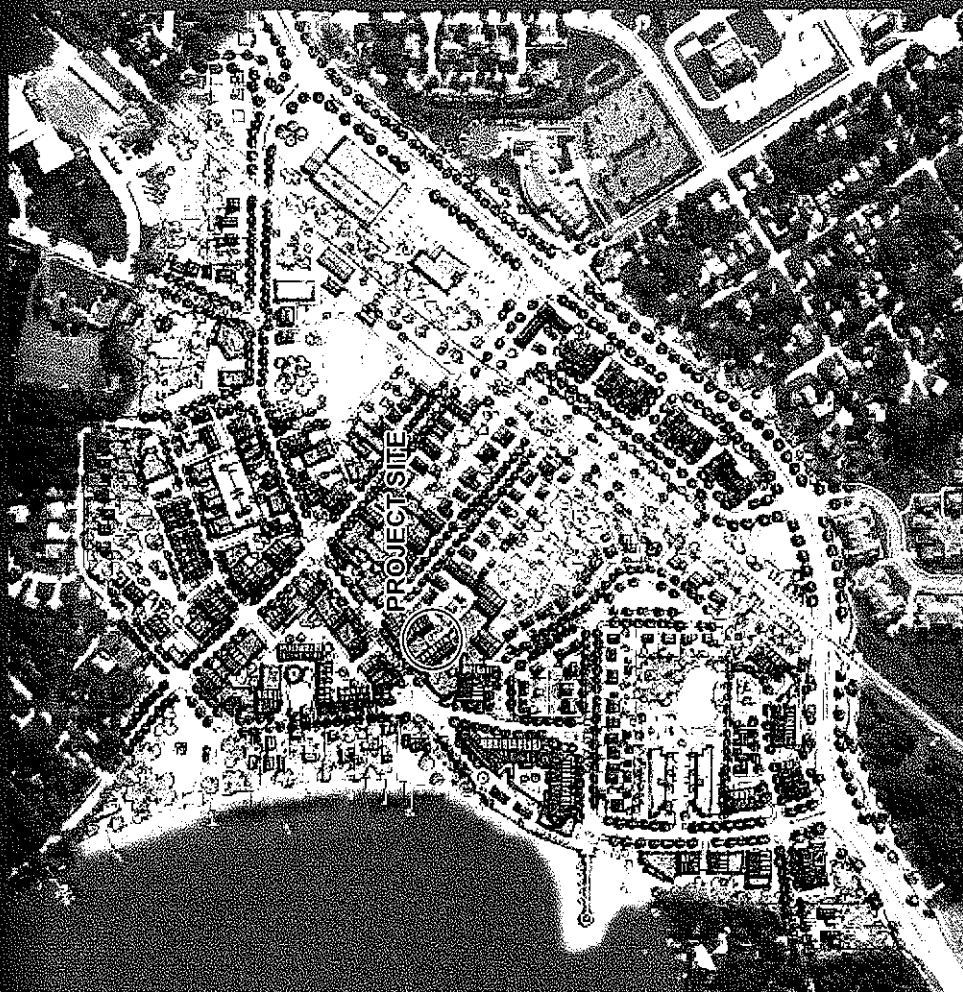
The regulations are composed of the basic components:

- Regulating Plans
- Threshold Standards
- Forming Types
- Open Space Standards
- General Development and Design Standards
- Glossary of Terms

These regulations are intended to be used in their entirety and each section should be read in conjunction with the others. It is the combination of these parts that work together to create an understanding of this whole.

The Regulating Plans and Forming Types are the primary means for generating the form and character of buildings. The Threshold Standards provide a guide for the interpretation of these concepts and provide a set of very specific planning rules.

Open Space Standards provide a character outline for each of the plans and yards that create a coherent sequence throughout the Main Street corridor.



PROJECT SITE
DOWNTOWN LAKE ZURICH

Regulating Plan: Block B

The regulatory intent for this block is to create a mixed-use environment on Main Street reflected in a diverse streetscape composed of multi-story buildings with retail on the ground floor and either residential or office above. Additionally, an appropriately scaled residential streetscape is created on both Monake Drive and Park Avenue. The street edge is predominantly three stories. When the building(s) becomes 3+1 stories, architectural devices such as strong corners, continuous canopies or setbacks may be employed to maintain a consistent three story appearance. Elements of the building may be stepped up or down to create variation in massing and compositional interest.

To this end:

- The Main Street frontage calls for mixed-use buildings with residential or office above retail. These buildings can be two, three or 3+1 stories tall with respect to the areas shown on the plan as well as the percentages shown in the table.
- Monake Drive and Park Avenue will transition from their residential frontage to a commercial frontage along Main Street. To this end, two setbacks are established to transition building height from two and three story buildings nearest the existing residential properties to three and 3+1 story buildings along Main Street.

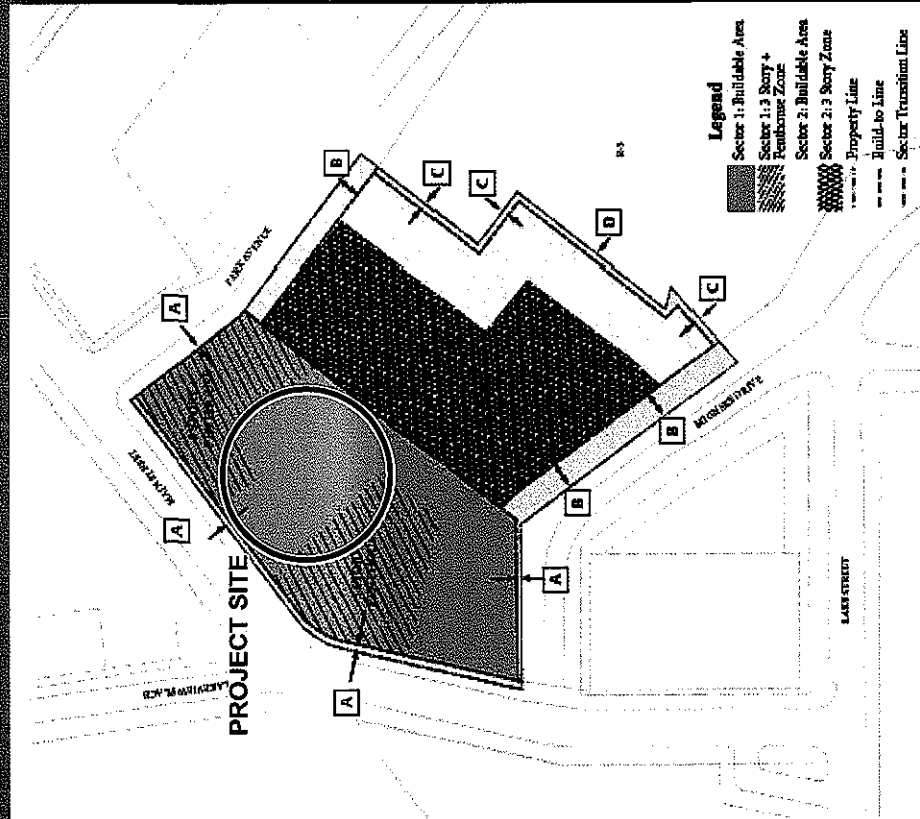
Buildable Area			
Build-to Lines (Setback from Property Line)			
Primary Frontage (at Main Street, Park Avenue and Monake Drive)	1'	A	A
Portion of Building Facade Required to be Built to BTL	80% min.		
Secondary Frontage (at Park Avenue and Monake Drive)	15'	B	B
Portion of Building Facade Required to be Built to BTL	60% min.		
Setbacks (From Adjacent Property)			
Minimum from Blotting (2-5 Zone)	7 min.	C	C
Transition Zone (setback to street 3 stories in height)	40 min.	D	D
<small>1. Setback to apply only to buildable area on adjacent property line. 2. No setback required from existing 2-3 Zone (7 min. min.) but if a setback is provided, it must meet the minimum requirement.</small>			

All buildings will be reviewed for compliance with the following:

- Building Height
- Building Footprint
- Building Separation and
- Building Setbacks

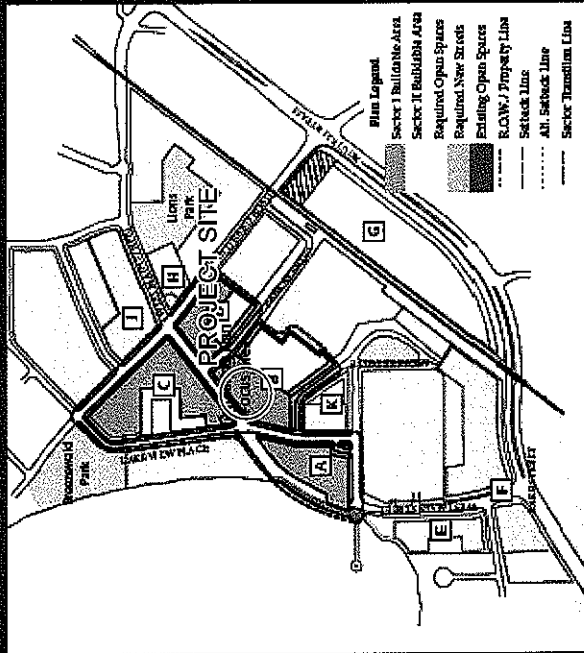
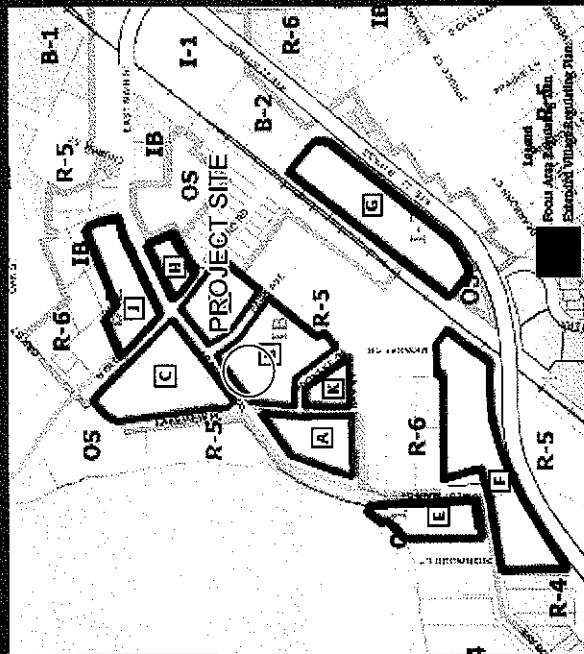
 for the following:

Building Character	
Sector 1: Buildable Area	3+1 Stories
Building Height (maximum)	no limit
3-Story Site Coverage (Percentage of site area)	20% min.
3-Story + Penthouse Site Coverage (Percentage of site area)	no limit
Ground Floor Uses	20% min.
Retail/Service/Office/Office	no limit
Access to Main Street for Pedestrians or Office Above	no limit
Sector 2: Buildable Area	3 Stories
Building Height (maximum)	80% min.
3-Story Site Coverage (Percentage of site area)	no limit
Ground Floor Uses	no limit
Residential, Office or Office or Office	no limit
Upper Floor Uses (Both Sector Areas)	no limit
Residential, Office or Office	no limit



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WILLIAMSON & ASSOCIATES
ARCHITECTS



The Regulating Plan

The Regulating Plan establishes the basic framework for the downtown core of the Village by locating streets and civic/public spaces (such as plazas, green spaces, etc.), defining setbacks and building lines, and specifying street frontage requirements and allowable building heights.

The Regulating Plan is divided into two sub-sections to address two aspects of the Village Plan for Lake Zurich. The Focus Area Regulating Plan provides guidance for the primary land use that is the focus of the redevelopment effort, and is divided into four blocks A, B, C, and D. Additional areas were

identified and studied during the community character study in addition to the proposed design ideas. These key parcels are identified as the Extended Area Regulating Plan, and are divided into blocks E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z. Each of the blocks is provided a detailed regulating plan that is a type of zoning map, but with plan frontage requirements. With the exception of the new segment of West Main Street, all street right-of-way widths are already established within existing property lines, and are not changed by this plan.

Because each block represents a unique infill redevelopment opportunity, the regulations

for each block have been tailored to reflect both the existing conditions and context of that block, as well as the intent of the Village Plan for that block. Some blocks are divided into Sector areas. Generally the Sector area regulations seek to create a greater variety along the primary street frontage, and to provide for an appropriate transition through to existing developed areas, which are mostly residential and generally have more trees.

The Regulating Plan is the basic framework, and combined with the additional standards in the Zoning Ordinance and Planning Standards, Open Space and Landscape Standards, and

General Development Standards, becomes the complete framework for building public open space within the downtown.