

# Request for Brownfield Redevelopment Grant Funding

## Proposed Cleanup & Commercial Redevelopment 1812-1820 Sheridan Road



**Presented By:**  
City of North Chicago  
Community Development Department

### This **New** Project Will:

- ✓ Create Local Jobs
- ✓ Improve the Environment
- ✓ Add Tax Revenue
- ✓ Improve Aesthetics





June 10, 2009

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

**Re: Request for Lake County Brownfield Fund Intergovernmental Effort  
City of North Chicago—Redevelopment of 1812-1820 Sheridan Road  
Proposed Starbuck’s Coffee Shop**

Dear Ms. Schmidt:

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

**Environmental Cleanup and Redevelopment of  
Former Gasoline Service Station at 1812-1820 Sheridan Rd.  
North Chicago, IL.**

Although the brownfield cleanup has not started, the City of North Chicago has completed several key steps to ensuring the success of this new brownfield redevelopment site, including:

- Removal of leaking petroleum underground storage tanks from the former service station property in February 2006.
- Demolition of deteriorating, unsightly buildings in April 2009.

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**

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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

## **2. Public/Private Partners in Project**

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- City of North Chicago
- County of Lake
- Lake County Urban League
- North Chicago Chamber of Commerce
- Illinois EPA

## **3. Narrative Description of Development/Redevelopment/Renovation Project**

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The City of North Chicago's Sheridan Road Corridor is undergoing important transformation as abandoned and underutilized buildings are being renovated, demolished and prepared for new business. The City's Grant Place development has seen the addition of several new tenants this past year. Property owners and existing businesses are obtaining building permits for remodeling and renovation of their streetside buildings up and down Sheridan Road. The City's Sheridan Crossing Site at Martin Luther King Jr. Dr. and Sheridan Rd. will be home to a hotel, restaurants, and shopping. The City wants to prepare a former abandoned service station property for a drive thru style Starbucks Coffee Shop. The site is an excellent location for commuters to Waukegan's County Offices, Great Lakes Naval Base, and office workers from Abbott Labs and Grant Place to frequent. The development work will provide 20-30 near-term construction jobs and 10-15 permanent jobs.

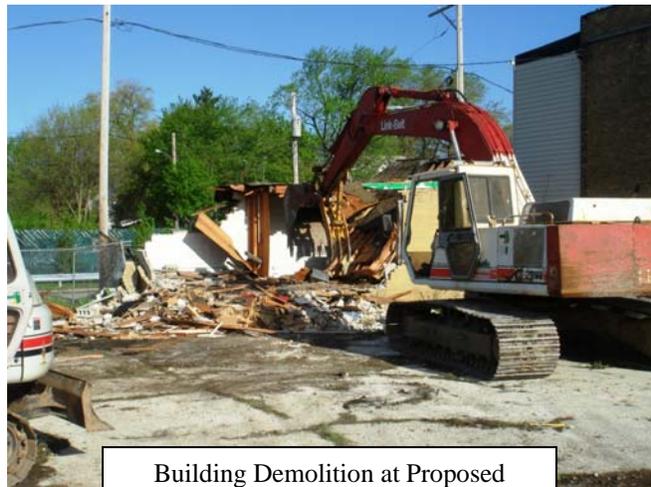
### ***Demolition Work Completed***

The City completed building demolition at the property to prepare the site for cleanup and to improve site aesthetics.

### ***Lake County Brownfield Grant Funding for 2009 Work***

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

- Excavation and off-site landfill disposal of petroleum-contaminated soil from the property.
- Environmental testing of soils and groundwater to confirm cleanup.
- Post-cleanup engineering and administrative work with IEPA to attain an NFR letter that will facilitate investment loans for the project.



Building Demolition at Proposed Starbucks Site, North Chicago

#### **4. Anticipated Cost of Remediation & Cleanup**

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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 as a top quality Starbuck's Retail Facility. Table 1 defines the anticipated County Brownfield Grant work tasks and budget for this new, exciting Sheridan Rd. project.

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

<b>Task</b>	<b>Estimated Cost:</b>
Excavation and off-site landfill disposal of petroleum-contaminated soil from the property. Backfilling/capping excavated areas with clean soil.	\$ 70,000
Environmental testing of soils and groundwater to confirm cleanup.	\$ 20,000
Post-cleanup engineering and administrative work with IEPA to attain the NFR letter.	\$ 15,000
<b>Total Estimate</b>	<b>\$105,000</b>
<b>Matching Funds</b>	<b>\$52,500</b>
<b>County Grant Request</b>	<b>\$52,500</b>

#### **5. Total Project Costs**

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This New Project is anticipated to be a \$5 to 7 million redevelopment project having County-wide benefits.

#### **6. Amount of County Brownfield Funds Requested**

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The City requests **\$52,500** of County Brownfield Funds for this project.

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

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

#### **8. State/Federal Funding**

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

#### **9. Location of Property**

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- 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: **Petroleum.**

#### **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.**

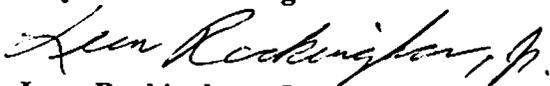
The City is confident that this project will be completed and that work conducted under this project will be beneficial to the Sheridan Corridor redevelopment by removing environmental conditions on the property and preparing the property for developer interest.

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

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.

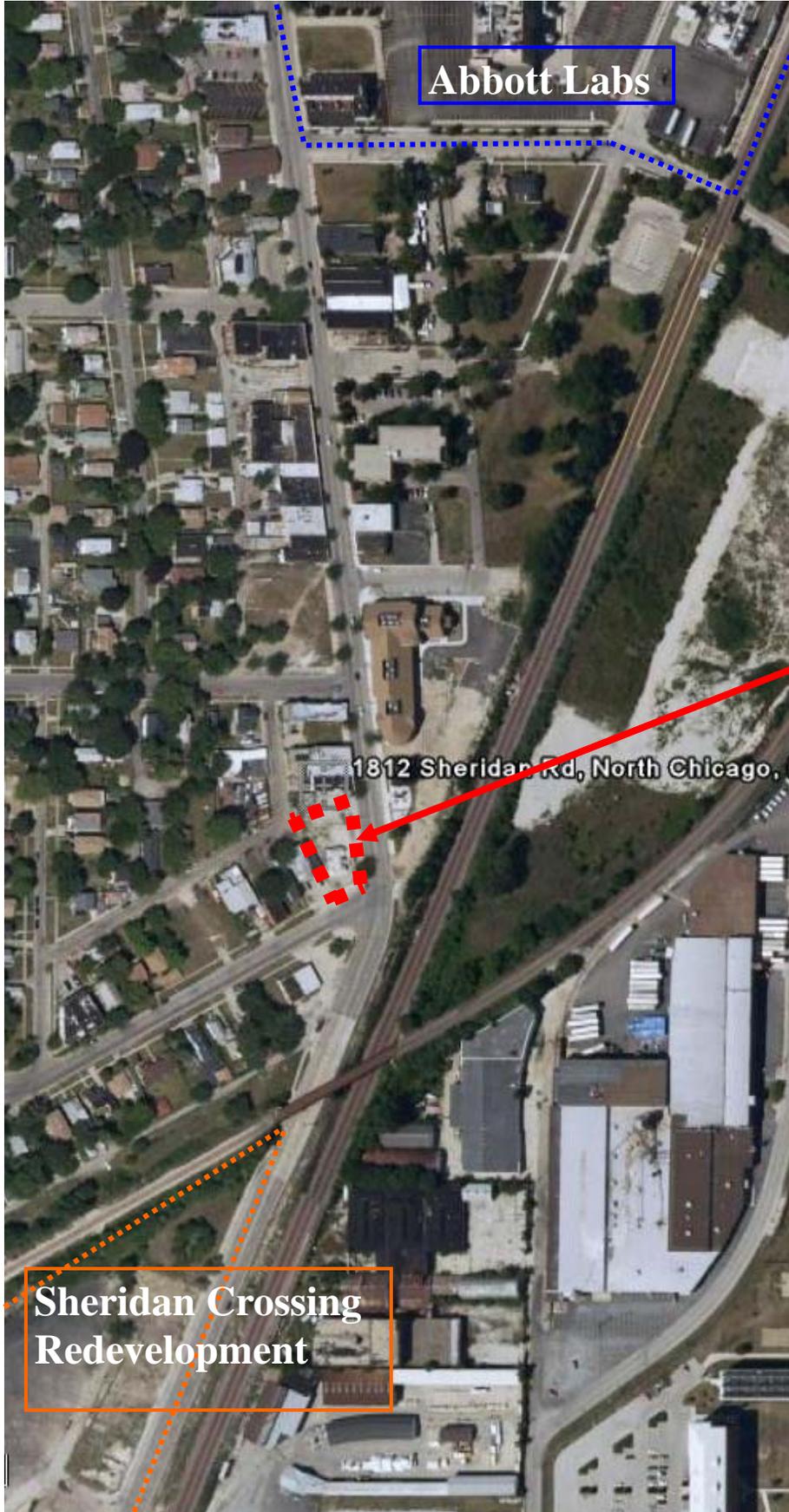
Sincerely,  
City of North Chicago



**Leon Rockingham, Jr.**  
**Mayor**

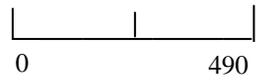
cc:  
Dusty Powell, County Administrator's Office

Enclosure--Figure 1



**Site Location**

**Sheridan Crossing  
Redevelopment**



**Figure 1 - Site Location Map**  
1812-1820 Sheridan Road  
North Chicago, IL

Scale (Approx.)