

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.

Village: Village of Kildeer
Contact Person: Michael Talbett
E-mail: mtalbett@villageofkildeer.com
Telephone: (847) 438-6000

2. Amount being requested: \$60,000

If the applicant intends to use in-kind services and resources as part of its match (such as staff salaries plus fringe and overhead or the use of its own heavy equipment for excavation and hauling) please describe the in-kind match and estimate its value.

The Village of Kildeer is contributing in-kind staff and engineering consulting services to this project as an incentive for the development the value of which has not yet been determined.

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.
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.

Street Address: NWC Plum Grove Road & Rand Rd, Kildeer, IL 60074
PIN: 14-34-401-014, 14-34-401-022, 14-34-401-023
Plat of Survey: Attached
Legal Description: Attached
Aerial Photos: Attached

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.

Future Land Use	
POINTS:	0 Low Density Residential, Ag, Open Space, Recreational FLU 1 Medium to High Density Residential FLU 1 Governmental FLU
X	2 Commercial FLU 3 Industrial or Mixed-use FLU
Zoning	0 Low Density Residential, Ag, Open Space, Recreational Zoning 1 Medium to High Density Residential Zoning 1 Governmental Zoning
X	2 Commercial Zoning 3 Industrial or Mixed-use Zoning

6. If this is a request for funding for an **ASSESSMENT PROJECT**, please provide the following:

The Village of Kildeer is applying for a Remediation Project.

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.

The grant will be applied towards the removal of any hazardous surface soils, USTs, buried auto parts, and obsolete, decaying buildings. In addition it will be used towards the construction of the site storm water retention system. This land was previously part of Unincorporated Lake County and the surrounding residents of complained about water run-off issues. The storm water system will significantly reduce groundwater run-off to unincorporated portions of the county which resulted in complaints from adjacent residents in the Randcrest subdivision.

- 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 site previously functioned as an auto service station and auto sales lot. It is unknown what the original construction date was. As a result of the land use underground storage tanks were installed and auto parts were buried within the site.

- 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)

Negotiated price discount on land as a contribution toward remediation efforts

- 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)

*Underground storage tanks and auto parts were identified.
Phase I/II reports and geotechnical report are attached for reference.*

- 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)

Information provided as part of the Village's response to 7.C., above.

- 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)

\$120,000

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)

*Removal of existing buildings, USTs, and auto parts
Approximately 50%*

2. How many acres of the subject property will be cleaned up?

7.88 acres on which there were 17 old buildings and where 3 new commercial buildings will be built totaling over 65,000 square feet.

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)

The grant will be applied towards the cost of removal of USTs, buried auto parts, and obsolete, decaying buildings. In addition it will be used towards the construction of the site storm water retention system. This land was previously part of unincorporated Lake County and the surrounding residents of the Randcrest subdivision complained about water run-off issues. The storm water system will significantly reduce groundwater run-off to unincorporated portions of the county and complaints from Randcrest residents.

- 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)

See attached V3 Well Report for information.

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

Previous Village staff were unaware of any State or Federal Brownfield Cleanup funding opportunities and consequently no attempt was made to obtain funding from other sources.

- 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)

Please see the Village's response to 8.A., above.

- 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)

Please see the Village's response to 8.A., above.

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:
- A. Include details on economic benefits: job creation; job retention; and other indicators of economic development.
- B. 1. Please estimate how many people will be employed during the cleanup. (Points: 0 if no information; 1 for **each** cleanup job)

- 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)

100

- 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.

Whole Foods – 160 employees

Bank of America – 20 employees

Shop space – 50 employees

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)

Please see the Village's response to 9.C., above.

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)

July 1, 2010 – November 1, 2011

Non-construction employment – July 1, 2011

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 Village's request for funding is less than \$100,000.

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)

The property located on Rand Road and the Village of Kildeer was an active participant in the creation of the Route 12 Corridor Council Guidelines. Those guidelines are incorporated into the project.

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.		
2.		
3.		
<i>Name(s) of Private Sector Partner(s)</i>		
1. Bond Capital Investors II, LLC		\$8,997,095
2.		
3.		

Totals: _____ \$8,997,095 _____

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 property will apply for LEED Certification (see attached checklist). Some of the sustainable features include the following:

- Reflective white TPO membrane roofs
- Reflective/permeable pavers
- Bioswales
- Drought resistant landscaping
- Green power through the purchase of renewable energy certificates
- The use of recycled materials
- The use of regional materials
- The use of materials with low VOC (volatile organic compounds)

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:
 - 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.