



Philip J. Rovang
Director

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June 25, 2009

Mr. Joseph Napolitano, AICP
Community Development Director
City of North Chicago
1850 Lewis Ave.
North Chicago IL 60064

(By US Mail and email)

Dear Mr. Napolitano:

Staff has reviewed the two applications for the Lake County Brownfield Fund submitted by the City of North Chicago. In order to assist the Health and Community Services Committee in understanding your projects, staff is requesting the following additional information:

1. Please clarify the use of the property at 1812 – 1820 Sheridan Road. Your application states the proposed use is a Starbucks Coffee Shop; but the response to Application Item 12 states the remediation is to prepare the property for developer interest. Does the City have a formal commitment from Starbucks for the property?
2. According to the County's records, 1812 – 1820 Sheridan Road received an award in 2005 for \$47,500 that the City did not use (the present request for this property is for \$52,500). Does the City currently have sufficient TIF monies to complete the remediation of both properties for which funding has been requested?
3. Will the projects utilizing funds from the County be completed within 12 months of approval by the Lake County Board? Please provide a work schedule and timeline for the remediation of the properties in the City's two applications.
4. Please provide copies of the environmental studies that have been completed for the properties in the City's two applications. If these are in electronic form, please email copies to me. If you have only paper copies, please provide one copy for each property and these copies will be returned to you after the meeting with the Health & Community Services Committee.
5. The County's Brownfield Fund Guidelines state that applicants should seek assistance from state and federal funding sources before applying to the County. The City's application for the Pettibone Creek Area states that Illinois EPA and USEPA are partners; the application for 1812 – 1820 Sheridan Road lists Illinois EPA as a partner. However, the response to Item 8 on the County's Brownfield

Development Review
Bob Mosteller
Deputy Director

Zoning Administration
Sheel Yajnik
Zoning Administrator

Planning and Support Services
Dennis Sandquist
Deputy Director

Community Development
Vern Witkowski
Deputy Director

Application for both properties states that it has not received state or federal funding that will accomplish the activities specified in the City's funding requests.

6. Has the City applied for funding from IEPA or USEPA for cleanup funds for either of these properties? If it has, please provide copies of the applications.
7. Please describe the contributions being made by the public / private partners listed for the two projects.
8. Please provide an explanation of how redevelopment of the subject properties contributes to the master plan for the Sheridan Road Redevelopment Project.
9. Please explain how remediation of the Pettibone Creek Area property promotes economic development.
10. Have there been any other Brownfield remediation projects in the vicinity of the subject properties? If so, please provide:

The PINs of the properties,
The date the funds were received and the amounts of the awards, and
The dates the portions of any projects utilizing County Brownfield Funds were completed.

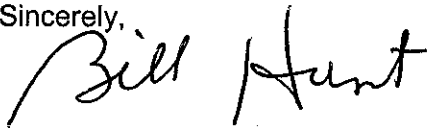
Also please provide a map showing the subject properties and the location of nearby Brownfields remediation projects.

This additional information should be received no later than July 17, 2009. County staff will distribute copies of the Brownfield Fund applications, and the additional information, to the members of the Health and Community Services Committee beginning on July 20th.

We anticipate that the requests for Brownfield Funding will be on the agenda of the Committee's meeting of August 4th. The meeting will be held in the Lake County Administration Building, 18 North County Street, 10th Floor, Waukegan, beginning at 1:00 p.m. It is important that a representative for North Chicago be present at the August 4th meeting to present the City's applications and answer questions. Your office will be contacted to confirm the meeting date and time.

If you have any questions, please contact me by phone (847.377.2123) or email (whunt@lakecountyl.gov).

Sincerely,



William B. Hunt, AICP
Deputy Director

c: Gary Deigan (email and US Mail)