

Local Government Redevelopment of Brownfields / Contaminated Property in Illinois

Local Government's Point of View:

Village of Bartlett

Town Center Redevelopment

Today's Presenters

Jim Plonczynski, AICP

Community Development Director
Village of Bartlett

Gary J. Deigan

Principal Consultant
Deigan & Associates, LLC
Environmental Consultants
Libertyville, Illinois

Preview

- The Village of Bartlett
- Background of Town Center Project
- Challenges
- Village's Approach
- Developer Solicitation
- Environmental Obstacles
- Current Status & Future Challenges

Village of Bartlett



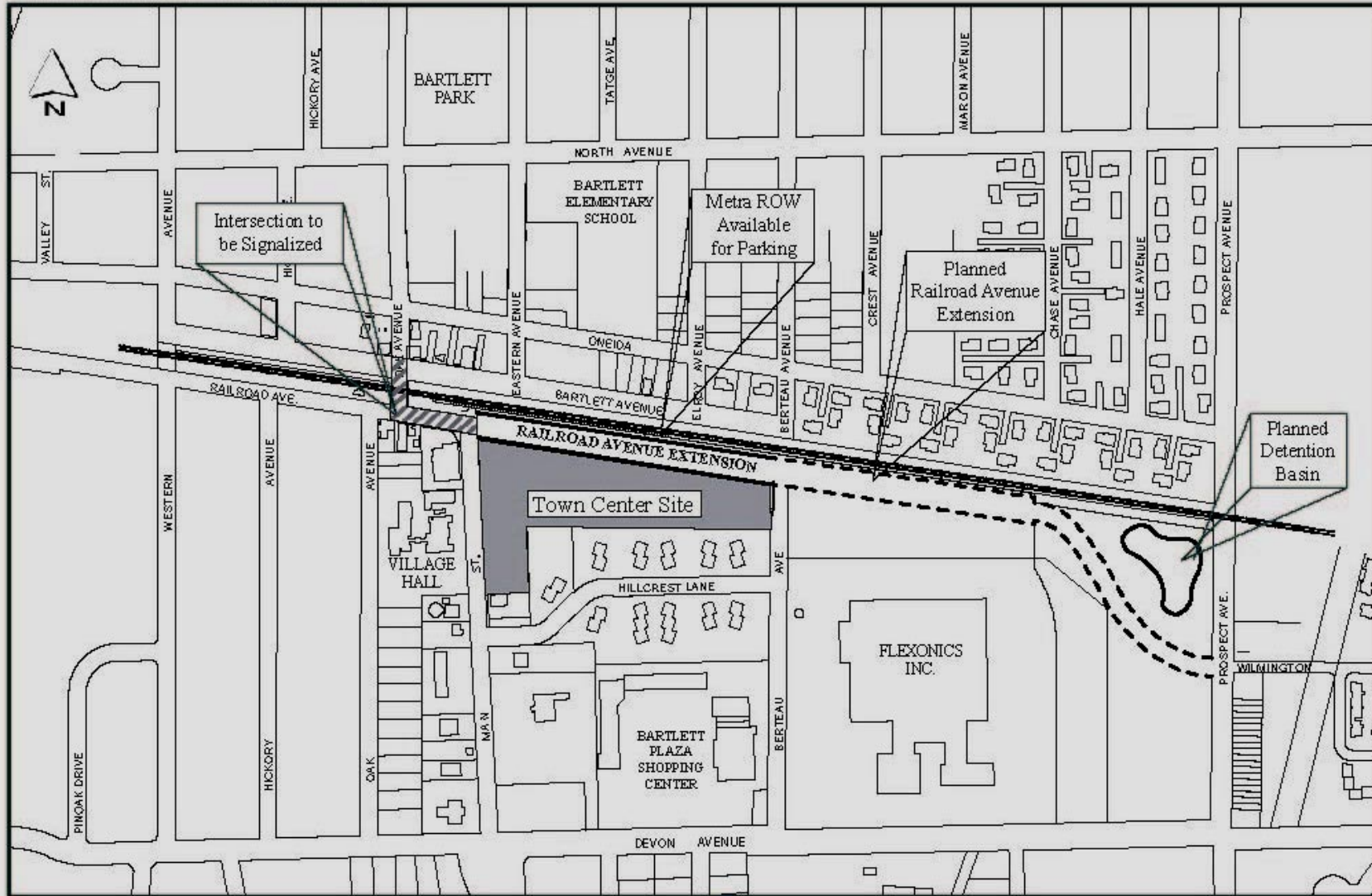
- 36,706 - 2000 Census Population
- 35 miles northwest of Chicago
- Cook, DuPage & Kane Counties
- I-90 4 miles north
- I-88 10 miles south
- IL 59 center of village
- Metra stop -1,200 riders

Town Center Project



- Enhance and strengthen community's identity
- Link historic railroad past with "Progress with Pride" motto of Village Development
- Create critical mass for an active downtown environment

Town Center Framework



Town Center Properties (Pre-acquisition)



Former Setko Fasteners Property



**Manufacturer of Screws and Fasteners,
Historically a Dairy Production Plant**

Former Flexweld Property



**Flexible Steel Tube Fabricating
Facility**

Former “Keflex” Property



Original Flexweld Plant, Historically an
Auto Service Garage

Village of Bartlett Town Center

- Transit Oriented Development
 - Residential – 200 units
 - Commercial – 45,000 ft²
 - Retail – 36,000
 - Office – 9,000
 - Public Space
 - Open Space
 - Arts Center
 - New Metra Station



Overview of Village's Approach

- Tax Increment Financing District
- Master Planning w/ Public Input
- Developer RFQ
- Environmental Due Diligence
- Property Acquisition
- Environmental Cleanup
- Infrastructure Development

Early Challenges to Town Center Development

- Property Acquisition
- Creating Consensus
- Financing
- Environmental Risks & Uncertainties
- Metra Station Development
- Infrastructure

TIF District

- **Created TIF in 1986**
- **Streetscape improvements**
- **Façade Rebate Program for building owners**
- **Land acquisition**
- **Infrastructure funding**

Master Plan Development

- Friedman & Co hired as development advisor :
 - Conduct Market Studies
 - Conduct design charrette
 - Prepare RFQ
 - Recommend developer
 - Review Development Agreement

Developer Solicitation

- Friedman & Co. developed RFQ
- RFQ sent to 70 developers
- 8 developer teams responded to RFQ
- Trustees chose 3 development teams to develop full proposals
- Proposals due September 13, 2002

Edward R. James Partners Concept Plan



Yes. Learning. Together.

Mesirow Stein Concept Plan



New England Builders Concept Plan

Overcoming Environmental Obstacles

Environmental Due Diligence



- Multi-Phased Environmental Reviews & Investigation
- Focus on Cost Implications of Recognized Environmental Conditions (Business Risk)
- Remedial Cleanup Alternatives & Schedule
- Funding & Acquisition Approach

Recognized Environmental Conditions

Town Center Property	Past Land Uses	RECs
26 Main St.	Fastener Mfg. Dairy Processing	Petroleum LUST Asbestos
221-225 Main St.	Pipe/Tube Mfg. Auto Fueling	Solvent Release to Soil/GW Asbestos Petroleum UST

Recognized Environmental Conditions (cont'd)

Town Center Property	Past Land Uses	RECs
239 Main St.	Contractor Yard Taxi Fleet Garage	Petroleum UST
245 Main St.	Auto Repair Fueling Station	Petroleum LUST Hydraulic Lifts

Environmental Business Ri\$k

Town Center Property	RECs	Potential Environmental Cost Liability
26 Main St.	Petroleum LUST Asbestos Plating Room	\$60,000 to \$90,000
221-225 Main St.	Solvent Release to Soil/GW Asbestos Petroleum UST	\$500, 000 to \$600,000

Environmental Business Ri\$k (cont'd)

Town Center Property	RECs	Potential Environmental Cost Liability
239 Main St.	Petroleum UST	< \$10,000
245 Main St.	Petroleum LUST Hydraulic Lifts	\$30,000 to \$100,000

Village's Approach to Funding Environmental Cleanup

- TIF Monies
- Negotiated Reduction in Property Purchase Price
- Environmental Escrows w/Seller
- IEPA Brownfield Redevelopment Grant
- Illinois LUST Fund (when eligible)

Village Implements Environmental Cleanups



- Demolition & Abatement Plans/Specs
- Asbestos Abatement
- Pre-demolition hazardous substance removal

Implementing Environmental Cleanup...Demolition



Village Implements Environmental Cleanups

- UST Removals
- GW Remediation
 - Technology Selection
 - Cleanup Goals
 - Performance-based contract
- Soil Remediation
 - Pre-Treatment
 - Dig & Haul
 - Soil Management Zones

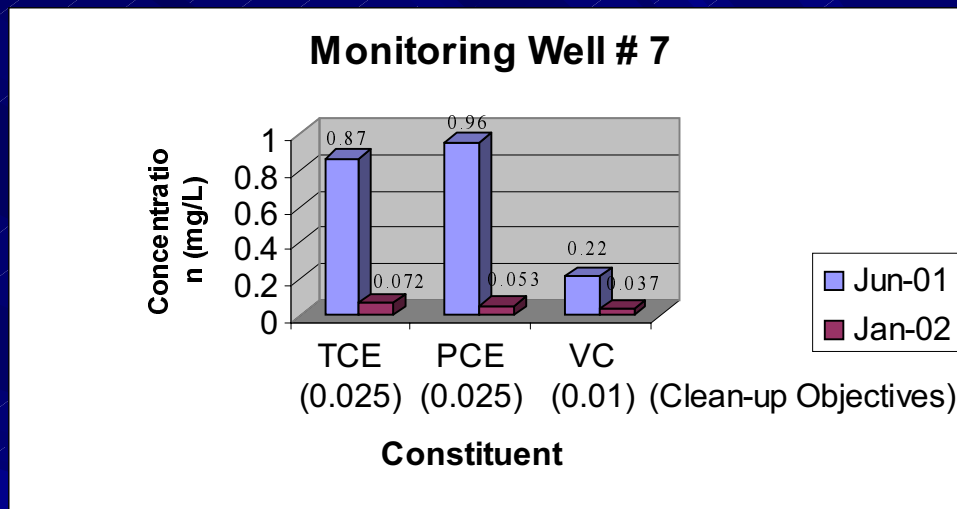


UST Removals

- 10,000 gal. buried rail car removal
- 2,000 gal. gasoline UST removal
- Assumed incomplete remediation of Former LUST Incident
- Petroleum Contaminated Soil Removal



Groundwater Remediation



- VOC-Impacted Shallow Groundwater
- PCE and its breakdown compounds
- Clay aquitard reduced migration
- Applied Aggressive Chemical Oxidation Treatment

Cleanup Standards



- Minimize Land Use Restrictions
 - Maximize development/resale potential
 - Groundwater Use Restriction OK
 - Residential/commercial mixed use receptors
- Address off-site migration to residential use
- Maintain Schedule & Budget

Overall Town Center Redevelopment Timeline

- 1986 TIF District/Initial Concept Planning
- 1990 to 2001 Pre-acquisition Due Diligence
- 2000 to 2001 Acquire Properties/Relocations
- 2001 Demolition/Pre-remediation
- 2001 to 2003 Environmental Remediation
- 2001 to 2003 Planning, Infrastructure Improvements
- 2003 to 2004 Town Center Construction
- 2005 Open for Business (Target Goal)

Future Challenges



- Select developer
- Negotiate development agreement
- Complete clean-ups
- Attain “No Further Remediation” status from IEPA
- Coordinate new Metra Station with Town Center

Questions and Answers

Also visit Our Web sites:

www.village.bartlett.il.us

www.deiganassociates.com