VILLAGE OF NORTH AURORA

COMMITTEE OF THE WHOLE MEETING
MONDAY, JANUARY 21, 2019
(Immediately following the Village Board Meeting)

AGENDA

CALL TO ORDER

ROLL CALL

AUDIENCE COMMENTS

TRUSTEE COMMENTS

DISCUSSION

1. T.I.F. Reimbursement 24 S. Lincolnway
2. FY 2018-19 Mid-Year Financial Update

EXECUTIVE SESSION

ADJOURN

Initials

VILLAGE OF NORTH AURORA
BOARD REPORT

TO:	VILLAGE PRESIDENT & BOARD OF TRUSTEES
	CC: STEVE BOSCO, VILLAGE ADMINISTRATOR
FROM:	MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR
SUBJECT:	24 S. LINCOLNWAY TIF REIMBURSEMENT REQUEST
DATE:	JANUARY 21, 2019 COMMITTEE OF THE WHOLE MEETING

DISCUSSION

The Village purchased the subject property in February, 2016 and would later demolish all on-site structures, remove the underground storage tanks and advertise the property for sale. On March 22, 2018, the property was purchased and a special use would later be granted to allow the buyer of the property to open a drive through coffee shop.

In October 2018, contractors encountered soils that smelled of petroleum during site excavation of the new coffee shop. The property owner immediately informed staff of the incident and was directed to keep record of any costs associated with the cleanup of any contaminated soils. Although the site had been remediated prior to purchase by the Village and the Village removed the two remaining underground storage tanks during demolition (and surrounding soils were tested), contractors encountered the odorous soils deeper in the site, near bedrock. The soils would be testing by Alpha Environmental, Inc. shortly thereafter.

According to records provided by the property owner, trace elements of contamination were indicated and 700 cubic yards of soils were taken to off-site landfills capable of accepting soils that were classified as being exposed to leaking underground storage tanks.

The property owner is now seeking reimbursement of the soil testing and disposal in the amount of $ 39,997.00. Staff notes that the expenses are TIF-eligible and the funds would be dispersed from the Route 31 TIF Fund.

Staff is seeking feedback from the Village Board on the ability to reimburse the property owner for the soil testing and removal. Should the Board support the reimbursement, a resolution would be presented to the Village Board for final consideration at the next meeting.

Attachments:

1) Invoices associated with the testing and soil removal, submitted by the property owner.
2) Landfill records, submitted by the property owner.
3) Disposal Panel Lab Data, prepared by First Environmental Laboratories, Inc.

PARAMOUNT CONSTRUCTION & DEVELOPMENT, INC.

612 S. 4th Ave.
St. Charles, IL 60174

Phone (630)513-8430
Facsimile (630)513-8435

INVOICE

To: Scott Miller
Miller Coffee Property, LLC
28 N. Bennett Street
Geneva, IL 60134

Date: 12/31/18
Invoice No. 18-068
Terms: Due upon Receipt

RE: Additional Charges to Remove Contaminated Soil
Moka Coffee – North Aurora

Environmental Testing –

Sample collection, testing, & profile preparation		$ 2,176.00
	Markup @ 15%	$ 326.40
	Total Cost	$ 2,502.40

Soil Haul Off -

Additional Cost to Remove Contaminated Soil		$32,604.00
(See attached)	Markup @ 15%	$ 4,890.60
	Total Cost	$37,494.60

TOTAL BALANCE DUE THIS INVOICE: $ 39,997.00

Please remit payment payable to:

Paramount Construction & Development, Inc.
612 S. 4th Ave.
St. Charles, IL 60174
(630)513-8430

Alpha Environmental, Inc.
5 Pembroke Circle
Streamwood, IL 60107
Ph: (630) 772-0867 — TJENO@AOL.COM

James Young
Paramount Construction
612 S. 4th Avenue
St. Charles, IL 60174

October 13, 2018

Subject: Invoice for sample collection, testing and profile preparation for the 24 S. Lincolnway project in North Aurora, IL

Dear Mr. Young:

Alpha Environmental, Inc. (AE) performed an environmental soil sampling at the 24 S. Lincolnway site in North Aurora, IL. This represents the invoice for the testing and profile preperation services.

Initial Site visit, sampling and sample transport to the lab 3 H @ $60	$ 180.00
Lab Testing 1 sample for pH, Rush-Rush $1,458.80 plus 10% admin	$1,605.00
Obtain results and prepare Waste profile 3 H @$110	$ 330.00
Travel and sample costs 60 Mi @ .6/mi & PID $25/day	$ 61.00
Total Due this invoice	**$2,176.00**

If you have any questions or require clarification about this invoice please call me at (630) 772-0867.

Sincerely,

Thomas A Eno

Principal

CAMPTON CONSTRUCTION, INC.

Excavating and Underground
825 Hicks Dr., Elburn, IL 60119
(630) 365-9464 Fax (630) 365-9443

Change Order Request

Project Name:	Moka Coffee	**Attention:**	Jim Young
Location:	Aurora, IL	**Company:**	Paramount Construction
		Address:	612 S. 4th Ave
Request	7	**City:**	St. Charles, IL
Date:	11/16/2018	**Phone:**	630-513-8430
Prints Dated:	9/9/2018	**Email:**	jyoung@paramountco.net

Description of work for this change order:
Additional cost to export soils due contamination

ITEM	DESCRIPTION	UNIT	QTY	UNIT COST	COST
UTILITIES					
	Rejected loads to alternate dump	Load	137.75	$ 48.00	$ 6,612.00
	Rejected loads to landfill	Load	57	$ 456.00	$ 25,992.00
			Total C/O Cost		**$ 32,604.00**

Contractor

Signature _____

Date _____

WINNEBAGO LANDFILL COMPANY

NON-SPECIAL WASTE PROFILE and CERTIFICATION

Select Landfill: ___x___ **Winnebago Landfill** ___x___ **Rochelle Landfill**

A) Generator

Generator Name: Miller Coffee Property LLC

Street: 24 S Lincolnway
City: North Aurora
State: IL Zip: 60542
Contact Name: Scott Miller
Phone: 630-485-2100
Fax:
State ID#:
NAICS (SIC) Code:

Bill To

Company Name (Invoice): Paramount Construction
Street: 612 S 4th Avenue
City: St. Charles
State: IL Zip: 60174
Contact Name (Accounting)/ Email Address: James Young
Project Manager Name /Email Address: James Young
Phone: 630-513-8430
Fax:
Transporter/Hauler:
Transporter / Hauler IEPA #:

B) Waste Description

1) Waste Name: LUST contaminated soil
2) **Process Generating Waste:** removal of UST
3) Is this waste a characteristic or listed hazardous waste as defined in CFR 40 Part 261? ___ Yes ___x___ No
4) Method of Shipment: ___ Rolloff ___ Tanker ___x___ Str. Truck / Semi Other
4a) Container Type: dump
5) Frequency of shipment: ☒One Time ☐Monthly ☐Annually ☐Other:

5a) Estimated Volume: 700cy
6) Waste is:
___ Industrial Process Waste
___ Pollution Control Waste
___X___ UST or Spill Related Waste
___ Unused or Off-Spec Product
___ Other, please specify:

7) Analysis attached ___X___ Yes ___ No Comment:
8) MSDS attached ___ Yes ___X___ No Comment:

C) Physical Data

1) Color: brown
2) Odor: ___ None ___X___ Mild ___ Strong
3) # of Layers: 1 Liquid ____% Solids 70-80est% Sludge ____%
4) Free Liquids? ___ Yes ___X___ No
5) Flash Point: ___ <100°F ___ 100-139°F ___ 140-200°F ___x___ >200°F
6) pH: ___ <2 ___ 2.1-3.9 ___x___ 4-10 ___ 10.1-12.5 ___ > 12.5
7) Specific Gravity: ___ <1 ___x___ 1-1 ___ >1.6

D) Waste Composition

see attached analysis

	%		%
	%		%
	%		%

E) Sample Information ___N/A Date Collected: 10/9/18

Sampled by: TE

Grab or Composite (circle)

I hereby certify, to the best of my knowledge and belief, the sample collected and analyzed is representative of the waste to be managed. If a Material Safety Data Sheet (MSDS) is provided, I hereby certify, to the best of my knowledge and belief, that it is representative of the waste to be managed. Initial

F) Non-Special Waste Certification

1. Is the waste a hazardous waste as determined in accordance with 35 IAC 722.111?	YES	NO
2. Is the waste a liquid waste as determined by SW-846 Method 9095 (Paint Filter test)?	YES	NO
3. Does the waste contain Potentially Infectious Medical Waste (PIMW) as defined in Section 3.84 of the Act?	YES	NO
4. Does the waste contain regulated asbestos-containing material (ACM) as defined in 40 CFR 61.141?	YES	NO
5. Does the waste contain polychlorinated biphenyls (PCBs) as defined in 40 CFR 761?	YES	NO
6. Is the waste generated by shredding recyclable materials?	YES	NO
7. Is the waste a hazardous waste that has been treated to render it non-hazardous?	YES	NO

G) Non-Hazardous Waste Certification

I hereby certify that the waste identified in this profile does not contain or has not come into contact with any hazardous waste listed in 40 CFR 261.30 – 261.33 and 35 Ill. Adm. Code 721.130 – 721.133 and is non-hazardous according to 40 CFR 261.1 – 261.20 and 35 Ill. Adm. Code 721.101 – 721.133.

I hereby agree to hold Winnebago Landfill Company harmless from any cost, damages or other liability resulting from the breach of this warranty. Generator's Initials _____

H) RCRA Pesticide/Herbicide Certification

I hereby certify that none of the following RCRA pesticides or herbicides listed below were used in the generation processes involved in the production of the waste identified in this profile and, to the best of my knowledge and belief, the waste does not contain hazardous concentrations of these substances.

Chlordane, Endrin, Heptachlor and its epoxide, Lindane, Methoxylchlor, Toxaphene, 2,4-D and 2,4,5-TP Silvex

Generator's Initials _____

I) PCB/Waste Solvents Certification

I hereby certify that no polychlorinated biphenyls (PCBs) or RCRA F-Listed waste solvents were used in the generation processes involved in the production of the waste identified above and, to the best of my knowledge and belief, the waste does not contain hazardous concentrations of these substances.

I hereby agree to hold Winnebago Landfill Company harmless from any cost, damages or other liability resulting from the breach of this warranty.

Generator's Initials _____

J) Cyanide/Sulfide Certification

For wastes containing greater than 10 ppm reactive cyanide or reactive sulfide, I hereby certify that none of the following has occurred:

1. The waste has caused injury to a worker because of H_2S or HCN generation;
2. The OSHA work place air concentration limits for H_2S or HCN have been exceeded in areas where the waste is generated, stored or otherwise handled; and
3. Air concentrations of H_2S or HCN have been encountered above a few ppm in areas where the waste is generated, stored or otherwise handled.

Generator's Initials _____

GENERATOR CERTIFICATION

I, Thomas A. Enc

hereby certify that the above and attached documentation is complete and accurate to the best of my knowledge and ability. No deliberate or willful omissions of composition or properties exist and that all known or suspected hazards have been disclosed. I also certify that the waste stream is, to the best of my knowledge, non-hazardous and as such does not contain any constituent that would cause the waste to be a listed or characteristic waste under RCRA.

Signature _____ Title Pres. Alpha Env. Date 10-12-18

Office Use Only: Profile #

Submit by email to: specialwaste@rresvcs.com and tkeip@rresvcs.com

First Environmental Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

October 11, 2018

Mr. Tom Enno
ALPHA ENVIRONMENTAL, INC.
5 Pembroke Ct.
Streamwood, IL 60107

Project ID: 24 S Lincolnway N. Aurora
First Environmental File ID: 18-5944
Date Received: October 09, 2018

Dear Mr. Tom Enno:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number 004324: effective 02/27/2018 through 02/28/2019.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Bill Mottashed
Project Manager

First
Environmental
Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
1600 Shore Road • Naperville, Illinois 60563 • Phone (630) 778-1200 • Fax (630) 778-1233

Case Narrative

ALPHA ENVIRONMENTAL, INC.

Lab File ID: **18-5944**

Project ID: **24 S Lincolnway N. Aurora**

Date Received: **October 09, 2018**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected
18-5944-001	B-1	10/9/2018 11:57

Sample Batch Comments:

Sample acceptance criteria were met.

First Environmental Laboratories, Inc.
IL ELAP / NELAC Accreditation # 100292
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Case Narrative

ALPHA ENVIRONMENTAL, INC.

Lab File ID: **18-5944**

Project ID: **24 S Lincolnway N. Aurora**

Date Received: **October 09, 2018**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
A	Method holding time is 15 minutes from collection. Lab analysis was performed as soon as possible.		
B	Analyte was found in the method blank.	L	LCS recovery outside control limits.
<	Analyte not detected at or above the reporting limit.	M	MS recovery outside control limits; LCS acceptable.
C	Sample received in an improper container for this test.	P	Chemical preservation pH adjusted in lab.
D	Surrogates diluted out; recovery not available.	Q	Result was determined by a GC/MS database search.
E	Estimated result; concentration exceeds calibration range.	S	Analysis was subcontracted to another laboratory.
G	Surrogate recovery outside control limits.	T	Result is less than three times the MDL value.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.

First Environmental Laboratories, Inc.
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Analytical Report

Client: ALPHA ENVIRONMENTAL, INC.
Project ID: 24 S Lincolnway N. Aurora
Sample ID: B-1
Sample No: 18-5944-001

Date Collected: 10/09/18
Time Collected: 11:57
Date Received: 10/09/18
Date Reported: 10/11/18

Results are reported on an "as received" basis.

Analyte		Result	R.L.	Units	Flags
Cyanide, Reactive	**Method: 7.3.3.2.**				
Analysis Date: 10/11/18					
Cyanide, Reactive		< 10	10	mg/kg	N
Sulfide, Reactive	**Method: 7.3.4.2.**				
Analysis Date: 10/11/18					
Sulfide, Reactive		53	10	mg/kg	N
Flash Point - Open Cup	**Method: 1010A-M**				
Analysis Date: 10/11/18 13:00					
Flash Point - Open Cup		No Flash @		212 °F	N
Paint Filter Test	**Method: 9095B**				
Analysis Date: 10/11/18					
Paint Filter Test		No Liquid			
pH @ 25°C, 10% solution	**Method: 9045D 2004**				
Analysis Date: 10/10/18 9:15					
pH @ 25°C, 10% solution		8.10		Units	
Phenols	**Method: 420.1**				
Analysis Date: 10/11/18					
Phenols		2.8	2.5	mg/kg	N
TCLP ZHE Preparation	**Method: 1311**				
Analysis Date: 10/10/18					
ZHE Volatiles Extraction		Complete			
TCLP Extraction	**Method: 1311**				
Analysis Date: 10/10/18					
TCLP Extraction		Complete			
TCLP Volatiles Method 1311	**Method: 5030B/8260B**				
Analysis Date: 10/11/18					
Benzene		< 0.050	0.050	mg/L	
2-Butanone (MEK)		< 0.100	0.100	mg/L	
Carbon tetrachloride		< 0.050	0.050	mg/L	
Chlorobenzene		< 0.050	0.050	mg/L	
Chloroform		< 0.050	0.050	mg/L	
1,2-Dichloroethane		< 0.050	0.050	mg/L	
1,1-Dichloroethene		< 0.050	0.050	mg/L	
Tetrachloroethene		< 0.050	0.050	mg/L	
Trichloroethene		< 0.050	0.050	mg/L	

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Analytical Report

Client: ALPHA ENVIRONMENTAL, INC.
Project ID: 24 S Lincolnway N. Aurora
Sample ID: B-1
Sample No: 18-5944-001

Date Collected: 10/09/18
Time Collected: 11:57
Date Received: 10/09/18
Date Reported: 10/11/18

Results are reported on an "as received" basis.

Analyte	Result	R.L.	Units	Flags
TCLP Volatiles Method 1311 **Method: 5030B/8260B**				
Analysis Date: 10/11/18				
Vinyl chloride	< 0.100	0.100	mg/L	
TCLP Semi-Volatiles Method 1311 **Method: 8270C**		**Preparation Method 3510C**		
Analysis Date: 10/11/18		Preparation Date: 10/11/18		
1,4-Dichlorobenzene	< 0.10	0.10	mg/L	
2,4-Dinitrotoluene	< 0.10	0.10	mg/L	
Hexachlorobenzene	< 0.10	0.10	mg/L	
Hexachlorobutadiene	< 0.10	0.10	mg/L	
Hexachloroethane	< 0.10	0.10	mg/L	
2-Methylphenol	< 0.10	0.10	mg/L	
3 & 4-Methylphenol	< 0.10	0.10	mg/L	
Nitrobenzene	< 0.10	0.10	mg/L	
Pentachlorophenol	< 0.50	0.50	mg/L	
Pyridine	< 0.50	0.50	mg/L	
2,4,5-Trichlorophenol	< 0.10	0.10	mg/L	
2,4,6-Trichlorophenol	< 0.10	0.10	mg/L	
TCLP Metals Method 1311 **Method: 6010C**		**Preparation Method 3010A**		
Analysis Date: 10/11/18		Preparation Date: 10/11/18		
Arsenic	0.012	0.010	mg/L	
Barium	< 1.0	1.0	mg/L	
Cadmium	< 0.005	0.005	mg/L	
Chromium	< 0.005	0.005	mg/L	
Lead	0.022	0.005	mg/L	
Selenium	< 0.010	0.010	mg/L	
Silver	< 0.005	0.005	mg/L	
TCLP Mercury Method 1311 **Method: 7470A**				
Analysis Date: 10/11/18				
Mercury	< 0.0005	0.0005	mg/L	

CHAIN OF CUSTODY RECORD

Page____ of ____ pgs

First Environmental Laboratories, Inc.

First Environmental Laboratories
1600 Shore Road, Suite D
Naperville, Illinois 60563
Phone: (630) 778-1200 • Fax: (630) 778-1233
E-mail: firstinfo@firstenv.com • www.firstenv.com
IEPA Certification #100292

Company Name: Alpha Environmental inc
Street Address: 5 Pembroke Cir
City: Streamwood State: IL Zip: 60107
Phone: 630-772-0867 e-mail: tjeno@aol.com
Send Report To: Thomas Enno
Sampled By: Q. Enno

Project I.D.: 24 S Lincolnway N. Aurora

P.O. #:

Matrix Codes: S = Soil W = Water O = Other

Analyses

Date/Time Taken	Sample Description	Matrix	Calc RE PEST PCB (crossed out)		No Cole R-PEST & PCB					Hold – Do Not Analyze	Comments	Lab I.D.
10/9 11:57	B-1				X						Rush	18-5944-001

FOR LAB USE ONLY:

Cooler Temperature: 0.1-6ºC Yes✓ No.__ 4 ºC
Received within 6 hrs. of collection:_____
Ice Present: Yes✓ No__

Sample Refrigerated: Yes__ No__
Refrigerator Temperature:_______ºC
5035 Vials Frozen: Yes__ No__
Freezer Temperature:______ºC

Program: ☐ TACO/SRP ☐ CCDD ☐ NPDES ☐ LUST ☐ SDWA

Notes and Special Instructions: ~~3 day TAT~~ ~~Standard TAT~~ - RG 10/9
RUSH TAT → 10/10

Relinquished By: [signature] Date/Time 10/9 12:23 Received By: [signature] Date/Time 10/9/18 1223

Relinquished By: ____________ Date/Time ____________ Received By: ____________ Date/Time ____________

Rev. 5/17