



**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

Handwritten initials "SB" in black ink.

**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%	<u>\$ 326.40</u>
Total Cost	\$ 2,502.40

Soil Haul Off -

Additional Cost to Remove Contaminated Soil	\$32,604.00
(See attached) Markup @ 15%	<u>\$ 4,890.60</u>
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:

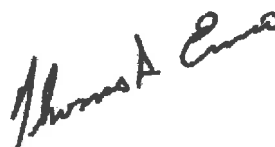
Alpha Environmental, Inc. (AE) performed an environmental soil sampling at the 24 S. Lincolnway site in North Aurora, IL. This represents the invoice for the testing and profile preparation services.

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,



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

Location: Aurora, IL

Request 7

Date: 11/16/2018

Prints Dated: 9/9/2018

Attention:

Jim Young

Company:

Paramount Construction

Address:

612 S. 4th Ave

City:

St. Charles, IL

Phone:

630-513-8430

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 _____

NON-SPECIAL WASTE PROFILE and CERTIFICATION

Select Landfill: Winnebago Landfill 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 _____

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 No
4) Method of Shipment: ___ Rolloff ___ Tanker 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 ___ Unused or Off-Spec Product
___ Pollution Control Waste ___ Other, please specify:
 UST or Spill Related Waste

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

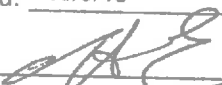
C) Physical Data

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

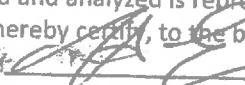
D) Waste Composition
see attached analysis

	%		%
	%		%
	%		%

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?
2. Is the waste a liquid waste as determined by SW-846 Method 9095 (Paint Filter test)?
3. Does the waste contain Potentially Infectious Medical Waste (PIMW) as defined in Section 3.84 of the Act?
4. Does the waste contain regulated asbestos-containing material (ACM) as defined in 40 CFR 61.141?
5. Does the waste contain polychlorinated biphenyls (PCBs) as defined in 40 CFR 761?
6. Is the waste generated by shredding recyclable materials?
7. Is the waste a hazardous waste that has been treated to render it non-hazardous?

YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 YES NO
 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 AE

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, Methoxychlor, Toxaphene, 2,4-D and 2,4,5-TP Silvex

Generator's Initials AE

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 AE

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 H₂S or HCN generation;
2. The OSHA work place air concentration limits for H₂S or HCN have been exceeded in areas where the waste is generated, stored or otherwise handled; and
3. Air concentrations of H₂S or HCN have been encountered above a few ppm in areas where the waste is generated, stored or otherwise handled.

Generator's Initials AE

GENERATOR CERTIFICATION

I, Thomas A. Enca 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 Thomas A. Enca

Title President

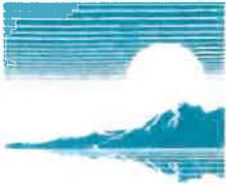
Date 10-12-18

Alpha Env.

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:

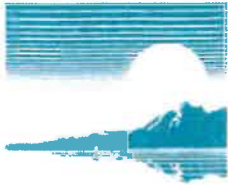
The above referenced project was analyzed as directed on the enclosed chain of custody record.

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



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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 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.



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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.



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 Analysis Date: 10/11/18 Cyanide, Reactive	Method: 7.3.3.2. < 10	10	mg/kg	N
Sulfide, Reactive Analysis Date: 10/11/18 Sulfide, Reactive	Method: 7.3.4.2. 53	10	mg/kg	N
Flash Point - Open Cup Analysis Date: 10/11/18 13:00 Flash Point - Open Cup	Method: 1010A-M No Flash @		212 °F	N
Paint Filter Test Analysis Date: 10/11/18 Paint Filter Test	Method: 9095B No Liquid			
pH @ 25°C, 10% solution Analysis Date: 10/10/18 9:15 pH @ 25°C, 10% solution	Method: 9045D 2004 8.10		Units	
Phenols Analysis Date: 10/11/18 Phenols	Method: 420.1 2.8	2.5	mg/kg	N
TCLP ZHE Preparation Analysis Date: 10/10/18 ZHE Volatiles Extraction	Method: 1311 Complete			
TCLP Extraction Analysis Date: 10/10/18 TCLP Extraction	Method: 1311 Complete			
TCLP Volatiles Method 1311 Analysis Date: 10/11/18	Method: 5030B/8260B			
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				
Analysis Date: 10/11/18				
Preparation Method 3510C				
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				
Analysis Date: 10/11/18				
Preparation Method 3010A				
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	

