

# CITY OF WARRENVILLE

## MEMORANDUM

TO: Mayor, City Council, and City Administrator White

FROM: Kristine Hocking,<sup>KH</sup> Senior Civil Engineer and Ronald Mentzer,<sup>RM</sup> Director  
of Community and Economic Development

SUBJECT: INFORMATIONAL UPDATE ON OLD TOWN  
REDEVELOPMENT SITE #2

DATE: May 17, 2023

The following actions have been undertaken on or related to Old Town Redevelopment Site #2 since staff's last update at the July 11, 2022, Community Development Committee of the Whole meeting.

### **Leaking Underground Fuel Storage Tanks (LUST)**

- Received a reimbursement payment from the IEPA LUST Program for the LUST Stage 1 site investigation work for a total amount of \$13,903.
- Completed LUST Stage 3 site investigations and received IEPA approval of LUST Stage 3 Completion Report.
- Submitted a reimbursement request to the IEPA LUST Program for completed Stage 3 site investigation work.
- Submitted a draft Completion Action Plan to the IEPA for approval of proposed LUST remediation activities.

### **IEPA Brownfields Assistance Revolving Loan Fund (RLF) Agreement**

- Completed final sampling of wells for iron concentrations.
- At January 9<sup>th</sup> Community Development Committee of the Whole, staff presented and City Council approved:
  - Staff to prepare a limited area groundwater ordinance to prohibit installation of use of potable water supply wells on OTRS #2 and adjacent Voegtle property. A draft ordinance was recommended for approval by the City Council at the April 10 Public Works and Infrastructure Committee of the Whole meeting. The ordinance will be included in the consent agenda at an upcoming City Council meeting after final review and approval by the IEPA.
  - Staff to pursue a focused no further remediation letter that would cover comprehensive list of contaminants of concern except iron.
- Requested and received approval of an extension of the IEPA NFR letter due date to September 2024. All remediation activities must be completed by this date in order to receive Revolving Loan Fund loan payments.
- Submitted a Remedial Action Plan Addendum to the IEPA for approval of revised proposed remediation activities which includes excludes iron.

### **Preliminary Site Planning & Engineering Efforts**

- Contracted with Engineering Resource Associates (ERA) to develop a Preliminary Engineering plan based upon the preferred concept plan.
  - ERA is currently finalizing the preliminary plan and cost estimates.
- Contracted with Kimley Horn to develop design visualizations to enhance the overall design and to help market the property.
  - Presentations of these visualizations will occur at the May 22 Public Safety and Finance Committee of the Whole.
- Held three meetings with Voegtle ownership regarding terms of potential land exchange & property improvement agreement.
- Consultant contracts for construction bidding documents and specifications for remediation activities are being finalized and will be presented for consideration at an upcoming Committee meeting.
- Anticipated construction of remediation activities is anticipated in early 2024.