# Tax Increment Financing Eligibility Study

## North Main Street /Chestnut Street Redevelopment Project Area

Prepared for

**City of Bloomington, Illinois**

Prepared by

PGAV PLANNERS

October 26, 2016

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# CITY OF BLOOMINGTON, ILLINOIS

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# SECTION I

# INTRODUCTION

On May 16, 2016, the Bloomington City Council passed Ordinance 2016-45 providing for a feasibility study and report with respect to the designation of a portion of the City as a tax increment finance ("TIF") redevelopment project area pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, the "Act"). A copy of this Ordinance is contained in this report as **Attachment A** in the Appendix. The area being considered for designation as a TIF is generally within an area along the north side of Chestnut Street and bounded on the west by North Center Street, on the east by North Prairie Street, and on the north by Walnut Street. The area is referred to herein as the North Main Street / Chestnut Street Redevelopment Project Area (the "Area").

The Area contains approximately 11.77 acres, including street and alley rights-of-way (net of rights-of-way, 6.97 acres). There are a total of 10 parcels of real property, of which 9 (90%) have improvements thereon (e.g., buildings, parking areas, etc.). Much of the built environment in this Area suffers from age, physical deterioration, obsolescence, and excessive vacancy. The improvements in public right-of-way suffer from age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "on the whole" meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development tools as available, to facilitate private and public investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop underperforming and obsolete parcels in the Area and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed because it's not anticipated that any redevelopment plan to be prepared for the Area will result in the displacement of ten (10) or more inhabited housing units (there is only one residential unit in the Area).

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area. A prerequisite to establishing such is that the Area meets the eligibility requirements of the Act. The following sections of this report present an overview of TIF and the findings of eligibility for the Area.

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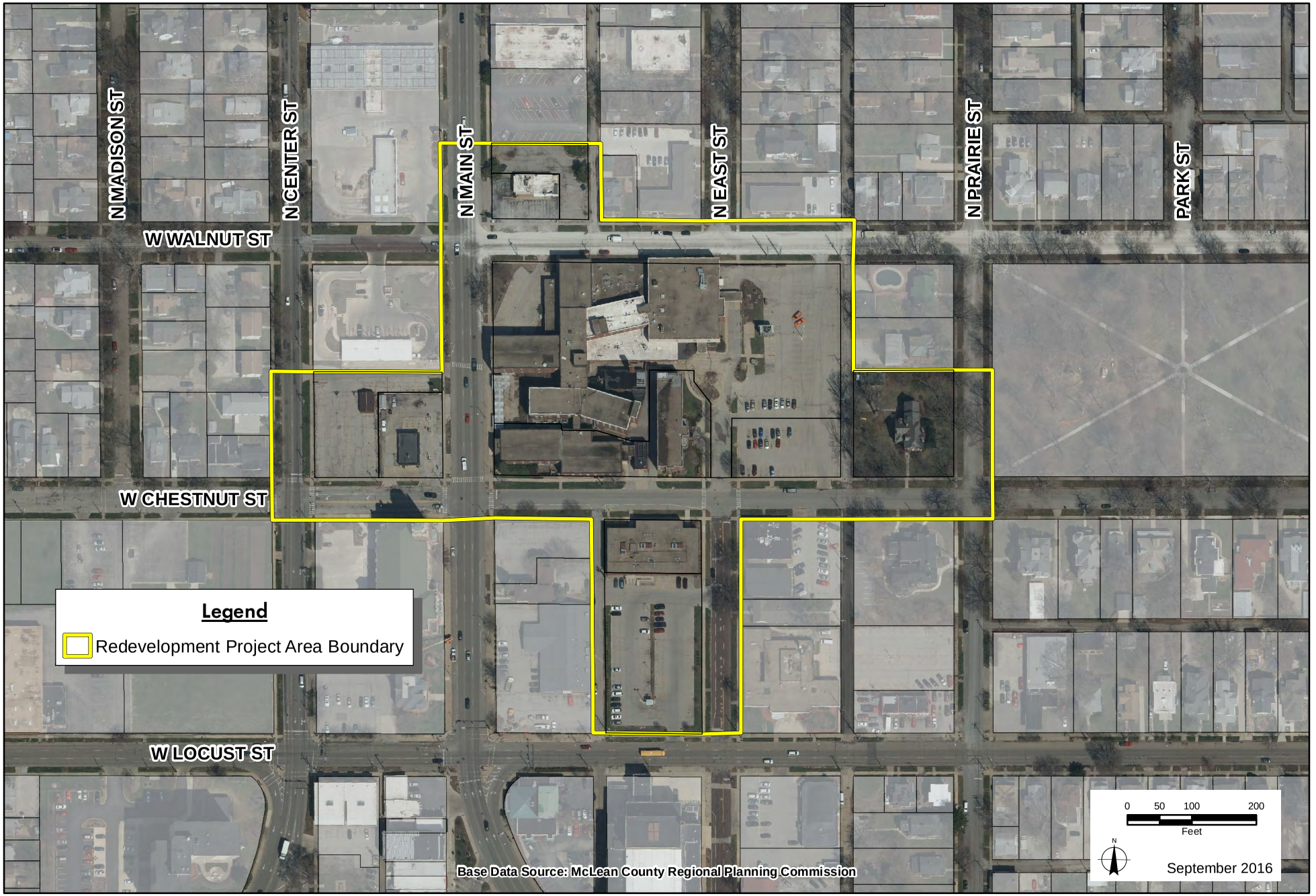


# Exhibit A - Redevelopment Project Area Boundary

North Main Street / Chestnut Street Redevelopment Project Area

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# SECTION II

# STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

## A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act" (the "Act"). The Act is found at 65 ILCS 5/11-74.4-1 *et seq*.

As used, herein, the term Redevelopment Project means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term Redevelopment Project Area means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. Redevelopment Plan means the comprehensive program of the municipality for development or redevelopment intended by the payment of Redevelopment Project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation ("EAV") of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other Redevelopment Project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by Redevelopment Projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

## B. Summary of Findings

The following findings and evidentiary documentation are made with respect to the proposed Redevelopment Project Area:

1. The Area, as a whole, meets the statutory requirements as ***conservation area*** and a ***blighted area.*** The Area qualifies as a conservation area and a blighted area because of building ages and a presence of certain factors specified in the definition of "conservation area" and "blighted area". Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.
2. The Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Area contains contiguous parcels of real property.

# SECTION III

# BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

## A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

## B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

### 1. Eligibility of a Blighted Area

The Act states that a ***blighted area*** means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:" [1]

a. "***If improved***, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:"

(1) "Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed."

[1] Emphasis added with bold or underlined text.

(2) "Obsolescence: The condition or process of falling into disuse. Structures have become ill-suited for the original use.

(3) "Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces."

(4) "Presence of structures below minimum code standards: All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes."

(5) "Illegal use of individual structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards."

(6) "Excessive vacancies: The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies."

(7) "Lack of ventilation, light, or sanitary facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building."

(8) "Inadequate utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area."

(9) "Excessive land coverage and overcrowding of structures and community facilities: The over-intensive use of property and the crowding of buildings and ac-

cessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service."

(10) "Deleterious land use or layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area."

(11) "Environmental clean-up: The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area."

(12) "Lack of community planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning."

(13) "The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three

(3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated."

b. "***If vacant***[2], the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:"

(1) "Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities."

(2) "Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development."

(3) "Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years."

(4) "Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land."

(5) "The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area."

(6) "The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3)

[2] 65 ILCS 5/11-74.4-3 (a) (2)

of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated."

c. "***If vacant***[3], the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(1) The area consists of one or more unused quarries, mines, or strip mine ponds.

(2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

(3) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(5) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75 % of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### 2. Eligibility of a Conservation Area

The Act further states that a ***conservation area*** means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which ***50% or more of the structures in the area have an age of 35 years or more***. Such an area is not yet a blighted area, but because of a combination of three (3) or

[3] 65 ILCS 5/11-74.4-3 (a) (3)

more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area." *[Bracketed text replaces "following factors" from the Act.]*

## C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of Bloomington staff who are knowledgeable of Area conditions, building and zoning violations, and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of McLean County real property tax assessment records.

The result and documentation of this effort are summarized below.

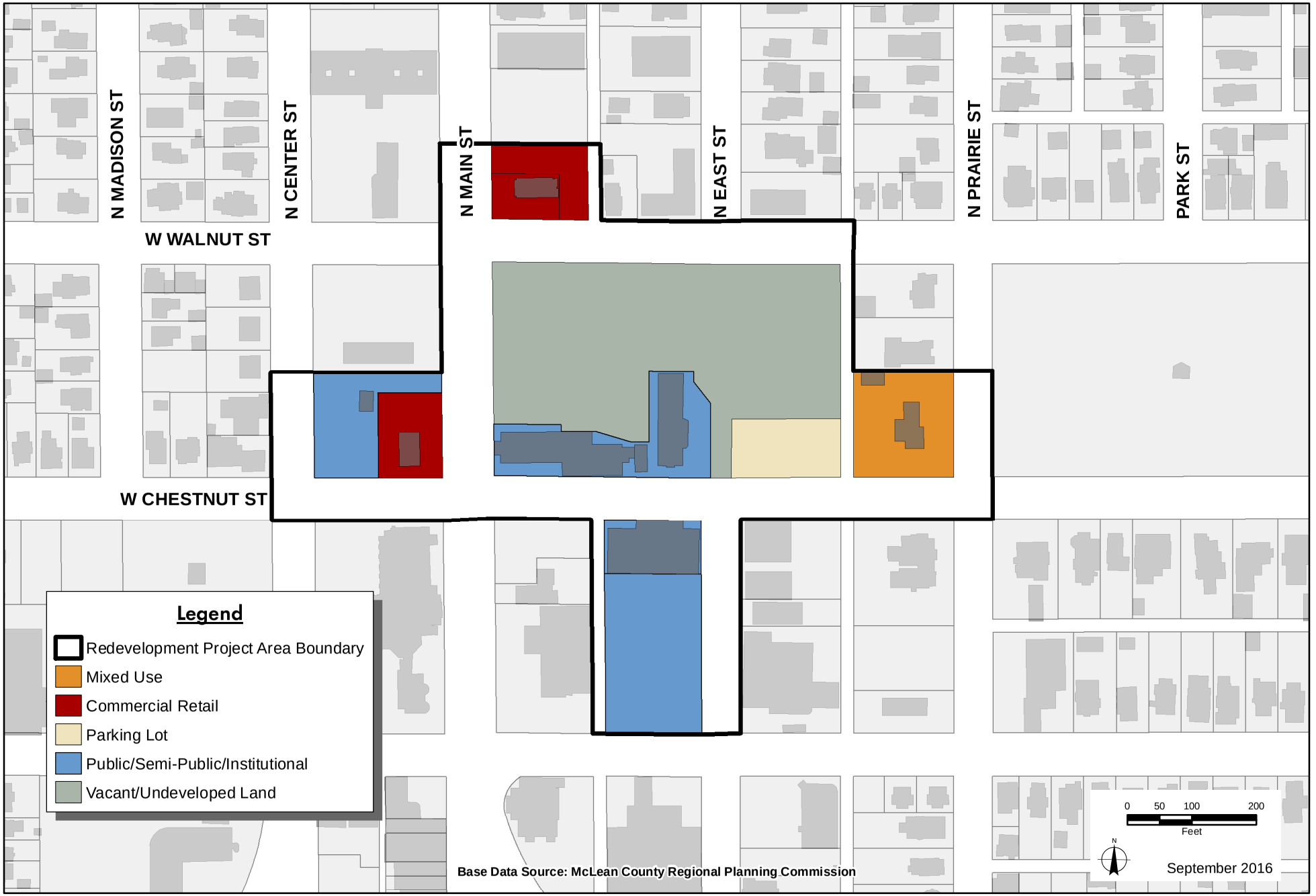
## D. Analysis of Conditions in the Area

PGAV staff conducted a parcel by parcel survey to document existing conditions in the Area on June 16, 2016. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated in **Exhibit B - Existing Land Use Map**. This field work was supplemented with information provided by City staff and an analysis of property assessment data from the City of Bloomington Township Assessor's office. **Exhibit C - Summary of Blighting and Conservation Area Factors** provides a graphic depiction of certain blighting factors that were determined to exist within the Area. **Exhibit D – Existing Conditions** provides a quantitative breakdown of the various factors.

### 1. Findings on Improved Area

The following presents the findings on the conservation area factors that are present to a meaningful extent within the Area.

a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of the Area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criterion.




# Exhibit B - Existing Land Use

North Main Street / Chestnut Street Redevelopment Project Area

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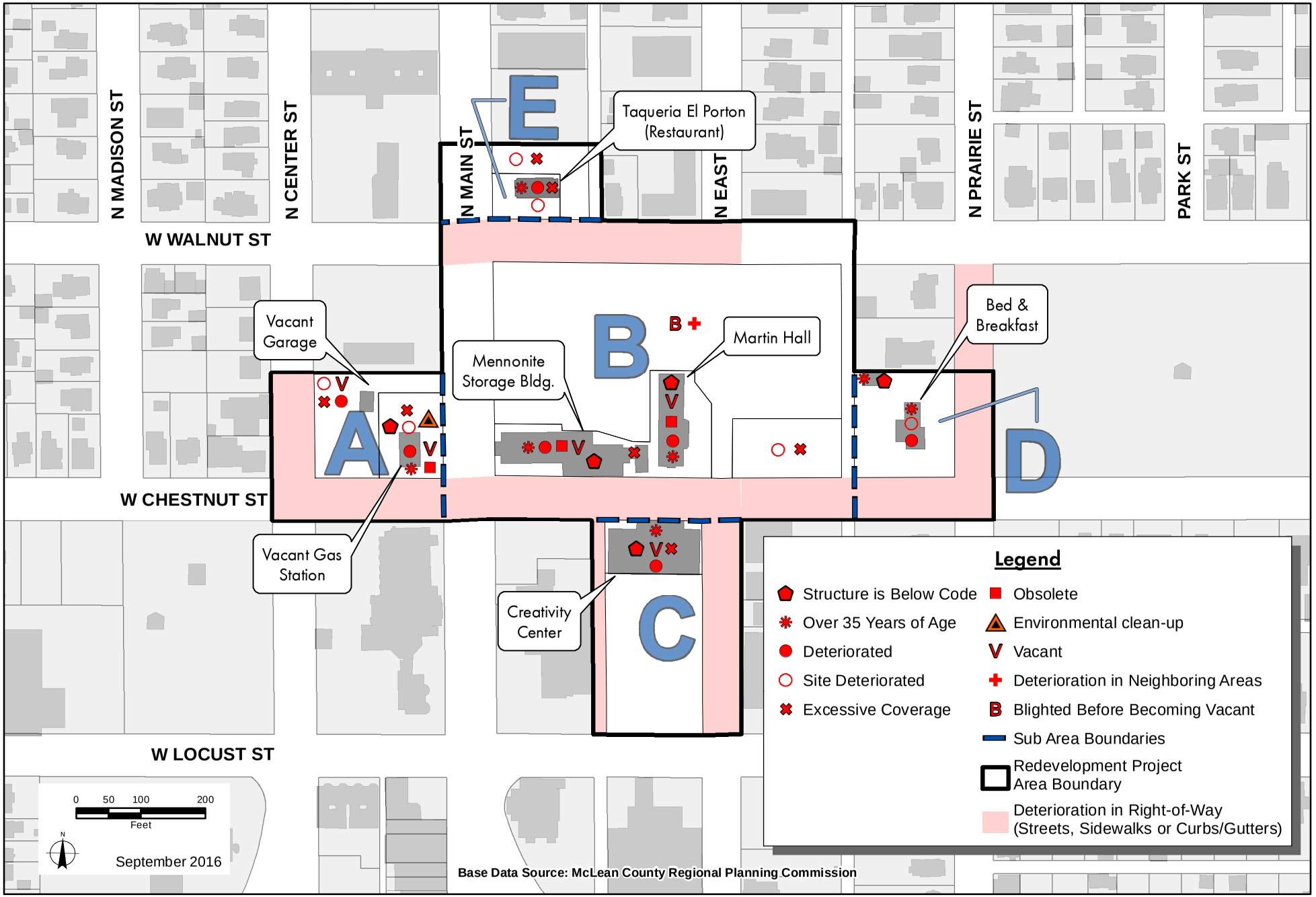
City of Bloomington Illinois

## Exhibit C
## SUMMARY OF BLIGHTING AREA FACTORS
North Main Street / Chestnut Street Redevelopment Project Area
City of Bloomington, Illinois

| | Total | % |
|---|---|---|
| No. of improved parcels | 9 | 90% |
| No. of vacant parcels | 1 | 10% |
| Total parcels | 10 | 100% |
| No. of buildings | 9 | 100% |
| No. of buildings 35 years or older | 7 | **78%** |
| No. housing units | 88 | |
| No. housing units occupied | 1 | |
| Sub-Area Count | 5 | |
| **IMPROVED LAND FACTORS:** | | |
| No. of deteriorated buildings | 6 | **67%** |
| No. of parcels with site improvements that are deteriorated | 6 | **67%** |
| Deteriorated street and/or sidewalk pavement (by Sub-Area) | 5 | **100%** |
| No. of dilapidated buildings | 0 | 0% |
| No. of obsolete buildings | 3 | 33% |
| Building square footage obsolete | 55,313 | **59%** |
| No. of buildings below minimum code standards | 5 | **56%** |
| No. of buildings lacking ventilation, light or sanitation facilities | nd [1] | |
| No. of building with illegal uses | nd [1] | |
| Approximate total building square footage | 93,437 | |
| Approximate vacant building square footage | 71,930 | **77%** |
| No. of parcels with excessive land coverage or overcrowding of structures | 7 | **78%** |
| Inadequate utilities (by Sub-Area) | nd [1] | |
| Deleterious land use or layout (by Sub-Area) | nd [1] | |
| Lack of community planning | nd [1] | |
| Declining or Sub-par EAV Growth | **YES** | |
| **VACANT LAND FACTORS:** | | |
| Obsolete platting | nd [1] | |
| Diversity of ownership | nd [1] | |
| Tax delinquencies | nd [1] | |
| No. of parcels with deteroriated struct. or site improvements in neighboring areas | 1 | **100%** |
| Environmental clean-up | nd [1] | |
| Declining or Sub-par EAV Growth | **YES** | |
| Blighted Before Becoming Vacant | **YES** | |

[1] Not determined.




# Exhibit D - Existing Conditions

North Main Street / Chestnut Street Redevelopment Project Area

PGAV PLANNERS

City of Bloomington Illinois

Of the 9 buildings in the Area, 7, or 78%, in the Area are over 35 years old. Building ages for the buildings in the Area were obtained from the City of Bloomington Township Assessor's website.[4] The township's information was cross-referenced with several historical aerial photos contained within the Phase I Environmental Site Assessment completed by the Farnsworth Group in May 2016 when a building's age was not recorded by the township assessor's office.

b. Summary of Findings on Obsolescence: Three out of the 9 buildings within the Area were found to be obsolete. Overall, approximately 59% of the total building square footage within the Area has fallen into disuse and is ill-suited for the original use. A recent appraisal report prepared by an MAI-certified appraiser supports the claim of obsolescence. Together, two clearly obsolete buildings described in the report make up 57% of the total building square footage in the Area (Mennonite Storage Building and former Martin Hall). The following quotes were taken from the appraisal report prepared on May 16, 2016.

   i. "In our opinion, there is significant Functional Obsolescence related to the lack of ADA compliant accessibility, the general lack of restrooms, the outdated floorplan, the apparent lack of air conditioning and the lack of a functional heating system, and limited wiring."[5]
   ii. "Due to the lack of external demand for the reuse of the subject improvements, the functional problems and deferred maintenance, as a whole, are determined to be economically incurable."[6]

   The above quotes describe the Mennonite Storage Building located in the southwestern portion of Sub-Area B, as shown in **Exhibit D - Existing Conditions**, and Martin Hall in the south-central portion of Sub-Area B was described in a similar manner. The only additional comment added to the description of Martin Hall's obsolescence was that it lacked an elevator. Based on the professional opinion found within the appraisal report and the fact that the obsolete buildings in Sub-Area B comprise a majority of the building square footage in the Area, the finding of obsolescence is present to a meaningful extent.

[4] http://www.wevaluebloomington.org/

[5] Finch, Brian A., MAI, and Paul R. Finch. Appraisal Report: Mennonite Storage Building and Martin Hall. Appraisal date May 16, 2016. Prepared for Illinois Wesleyan University. Used with permission of Illinois Wesleyan University.

[6] Finch, Brian A., MAI, and Paul R. Finch. Appraisal Report: Mennonite Storage Building and Martin Hall. Appraisal date May 16, 2016. Prepared for Illinois Wesleyan University. Used with permission of Illinois Wesleyan University.

c. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 6 (67%) of the 9 buildings in the Area. A field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Deteriorated site improvements, such as parking lots and driveways were dispersed throughout the Area. Of the improved parcels, 6 (67%) had deteriorated site improvements. Deteriorated conditions were also found within street rights-of-way. This included deteriorated street pavement, sidewalks and curb and gutters. These conditions within street rights-of-way were found in all of the sub-areas within the Area. **Attachment B** in the Appendix provides photographic evidence of the conditions found on the properties and within the street rights-of-way located within the Area.

d. Summary of Findings Regarding Structures Below Minimum Code Standards: There are five buildings within the Area that are not in compliance with minimum building code standards pursuant to the International Code Council family of codes 2012 edition and Chapter 44 of the Bloomington City Code (1960) and zoning code, as amended. **Attachment E - Letter from Building Official** and **Attachment F - Letter from City Planner** reference various code violations associated with structures within the Area. The structures that did not meet minimum code standards are marked in **Exhibit D - Existing Conditions Map**. The distribution of code violations throughout the Area is recorded in **Exhibit C - Summary of Blighting Area Factors**.

e. Summary of Findings Regarding Excessive Vacancies: There is about 93,437 square feet of total building space in the Area and of that amount approximately 71,930 square feet is vacant. This equates to a vacancy rate of 77% which is extremely high. This will have an adverse influence on the properties within the Area and beyond if a plan for redevelopment is not enacted.

f. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Communities Facilities: There is a lack of required off-street parking resulting in excessive land coverage on several parcels within the Area. Bloomington's City Code, Chapter 44, Section 44.7-2, describes the requirements for off-street parking in relation to commercial and institutional uses. The parking lots serving 103 West Chestnut Street, 110 East Chestnut Street, 901 North Main Street, and the parking lot located immediately west of 802 North Main Street exhibits characteristics of excessive land coverage. According to Chapter 44, Section 44.7-2, parking lots with more than nine parking spaces are required to reserve 10% of the total square footage for landscaping. Parking lots of this magnitude or greater are also required to maintain a green

buffer of varying degrees based on the landscaping decisions of the parking lot owner and certain guidelines within Bloomington's City Code. Furthermore, exiting the parking spaces on the parcel at 901 North Main Street is made dangerous by having to back out on to North Main Street and East Walnut Street. It is common practice to require property owners to provide access along well-travelled commercial corridors that is safe for both customers and passersby. Zoning code violations associated with excessive land coverage are documented in **Attachment E and Attachment F**.

g. Summary of Findings Regarding Environmental Clean-up: The owner of the fueling station located at 802 North Main Street retained GEOCON Professional Services, LLC ("GEOCON") to prepare a Site Investigation Work Plan and Budget to provide to the Illinois Environmental Protection Agency. The purpose of the investigation was to determine the extent of soil and groundwater contamination at 802 North Main Street and the surrounding area due to the presence of leaking underground storage tanks. There are were 5 underground storage tanks on the site that held gasoline and heating oil during the time of the building's use as a fueling station. **Attachment G – Geocon Professional Services for Quinn's Shell (October 18, 2016)** provides more details about contamination on the site.

   The plan and budget created by GEOCON was to be used to prepare a Site Investigation Completion Report to obtain approval of a Corrective Action Plan and Budget. One of the soil samples submitted by GEOCON for laboratory testing was found to contain levels of harmful chemical compounds in excess of established soil remediation objectives. It has not been determined at this point in time whether or not the leaked chemicals from the underground storage tanks will have an adverse influence on the development of surrounding properties, including but not limited to the former Electrolux site, but the possibility of added remediation costs has the potential to be an obstacle until the whereabouts of leaked chemicals are documented.

h. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to the area as a whole. The total equalized assessed valuation (EAV) for the Area has declined for three (3) out of the last five (5) years for a total decline of nearly 70% during this time period. This valuation trend was significantly below the relatively stagnant trend of the balance of the City (up by 0.78%) and significantly below the Consumer Price Index ("CPI") during this same time period (up by 8.70%). **Exhibit E - Comparison of EAV Growth Rates (2010-2015)** shows the declining EAV of the Area and how this trend compares to the balance of the City and the CPI. To confirm whether or not the Area's total EAV was skewed by relatively few properties, the valuation trend was computed for each taxable parcel. **Exhibit F - Annual EAV Change by Parcel (2010-2015)**, illustrates the trend in value for each

taxable parcel of real estate in the Area. This map shows that four (4) of the taxable parcels declined four (4) out of the last five (5) years. One (1) parcel declined two (2) out of the last five (5) years. Five (5) parcels were tax exempt five (5) out of the last five (5) years. Thus, the declining or lagging rate of growth of total EAV is distributed throughout the Area.

**Exhibit E**
**Comparison of EAV Growth Rates (2010-2015)**
North Main Street / Chestnut Street Redevelopment Project Area
City of Bloomington, Illinois

| Tax Year | EAV of Redevelopment Project Area | Balance of City [1] | Area Growth Rate Less Than Balance of City? | CPI [2] | Area Growth Rate Less Than CPI? |
|---|---|---|---|---|---|
| 2010 | $ 2,281,770 | $ 1,796,882,789 | | 218.056 | |
| 2011 | $ 2,131,264 | $ 1,798,003,018 | | 224.939 | |
| Annual Percent Change | -6.6% | 0.1% | YES | 3.2% | YES |
| 2012 | $ 692,279 | $ 1,761,013,086 | | 229.594 | |
| Annual Percent Change | -67.5% | -2.1% | YES | 2.1% | YES |
| 2013 | $ 684,735 | $ 1,760,887,068 | | 232.957 | |
| Annual Percent Change | -1.1% | 0.0% | YES | 1.5% | YES |
| 2014 | $ 687,725 | $ 1,794,787,728 | | 236.736 | |
| Annual Percent Change | 0.4% | 1.9% | YES | 1.6% | YES |
| 2015 | $ 691,202 | $ 1,810,927,156 | | 237.017 | |
| Annual Percent Change | 0.5% | 0.9% | YES | 0.1% | NO |

[1] Total City EAV minus EAV of Redevelopment Project Area.

[2] Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

## 2. Findings on Vacant Land

There is one vacant parcel, formerly the site of the Home Care Products division of Electrolux, that constitutes 3 acres of the 6.97 acres of land within the Area, net of street and alley rights-of-way (807 North Main Street). There are two ways to qualify vacant land under the criteria for a blighted area. Under the first method, the land must exhibit two or more factors pursuant to Sub-Section 11-74.4-3 (a) (2). Qualifying factors relevant to this vacant parcel include the deterioration of structures or site improvements in neighboring areas and the total EAV of the proposed Area has declined for three (3) out the last five (5) years. Under the second method, the land must exhibit one or more of the factors pursuant to Sub-Section 11-74.4-3 (a) (3). The qualifying factor relevant to this parcel is that the former Electrolux facility was blighted before becoming vacant and there has not been substantial private investment in the immediate area surrounding that property in recent years.

a. First Qualifying Method - Sub-Section 11-74.4-3 (a) (2):

(1) Summary of Findings on Deterioration: Structures and site improvements in areas adjacent to the vacant land are deteriorated. The buildings located immediately to the south of the vacant land are deteriorated due to major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. Deteriorated site improvements, such as parking lots and driveways are also located adjacent to the vacant land. Deteriorated conditions were also found within adjacent street rights-of-way. This included deteriorated street pavement, sidewalks and curb and gutters. These findings can be found in **Exhibit D – Existing Conditions** and in the photos contained in **Attachment B** in the Appendix.

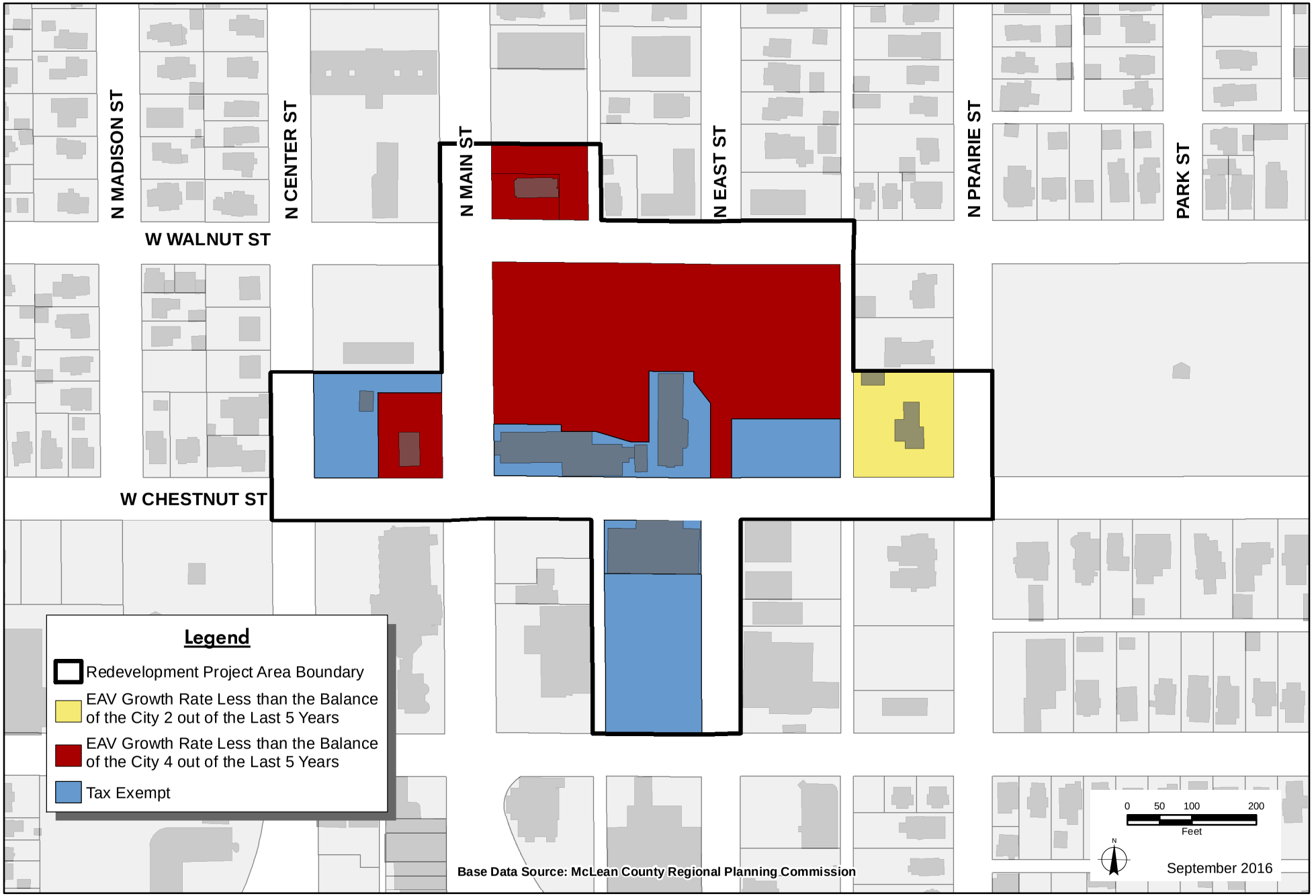
(2) Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: The total equalized assessed valuation (EAV) for the Area has declined for three (3) out of the last five (5) years for a total decline of nearly 70% from 2010-2015. Exhibit F – Annual EAV Change by Parcel (2010-2015), illustrates the trend in value for each taxable parcel of real estate in the Area.

b. Second Qualifying Method - Sub-Section 11-74.4-3 (a) (3):

While this vacant parcel qualifies based on the two factors listed above, it also qualifies as a blighted improved area immediately prior to becoming vacant in accordance with the definition of a blighted area. There has not been substantial private investment in the immediate vicinity of the subject property. The narrative below provides a brief history of the property and the factors that qualify it as a blighted area before becoming vacant.

The former buildings, aptly referred to as a muddled agglomeration of separate buildings and additions formerly occupied by Electrolux, had a history comprised of various uses, owners, and renovations over many decades. The property's first notable user was a sanitarium and hospital during the late 19th and early 20th centuries, and additions were erected over time to accommodate the user's growing operations. Subsequent owners and users, such as the Mennonite Sanitarium Association and BroMenn Long Term Care, saw fit to build additions to accommodate their own needs throughout the middle and late 20th century.

Near the end of the 20th century, the medical departments housed on the subject property moved to a regional care facility in Normal and the complex was later purchased by the Eureka Co. to be used as their research and development location. During the first part of the 21st century, Illinois Wesleyan University acquired part of the complex. Electrolux acquired the Eureka Co. before eventually vacating their portion of the complex in 2011. The complicated history of uses on the site and the various structures built upon it lend credit to a




# Exhibit F - Annual EAV Change by Parcel (2010-2015)

North Main Street / Chestnut Street Redevelopment Project Area

PGAV PLANNERS

City of Bloomington Illinois

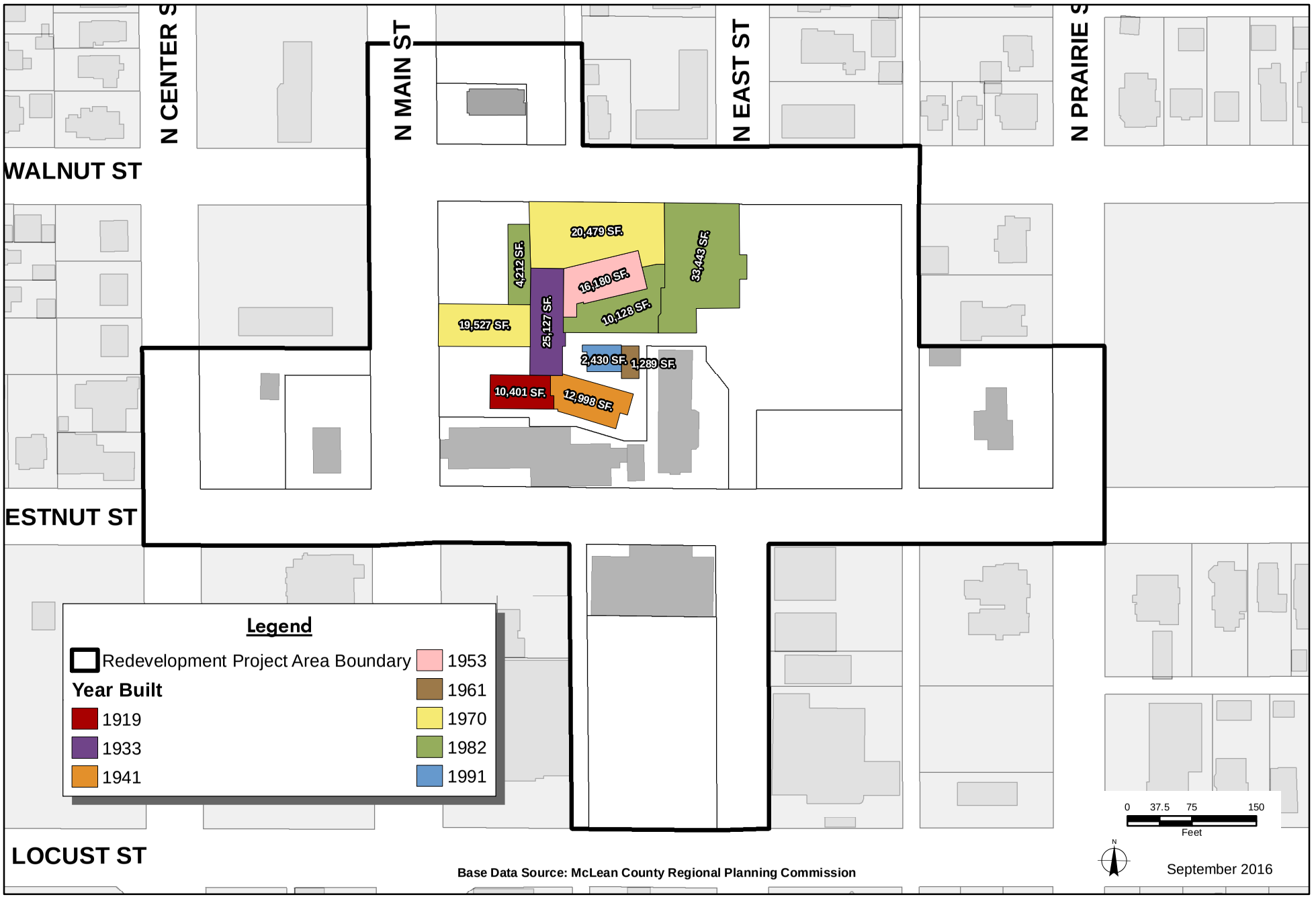
finding of obsolescence because the market for hospitals, research and development facilities, and office space would not support the renovation of the subject property into a suitable location for a commercial enterprise related to the original use. The following summarizes the blighting factors that were present prior to the property becoming vacant.

(1) Summary of Findings on Obsolescence: The facilities that housed Electrolux were obsolete because they were ill-suited for the original use of the property. The buildings had outdated floorplans that were economically incurable due to the lack of demand for the renovation of the property as a whole. Market demand for the site was driven by its location and size rather than the quality, utility, and the economic viability of the obsolete buildings that stood on it. Before its demolition, the Electrolux facility was an obsolete improvement accompanied by the obsolete Illinois Wesleyan University buildings to the south and the obsolete fueling station to the west. **Exhibit G – Former Electrolux Facility Building Diagram by Construction Year** documents the obsolete layout of the former Electrolux facility before it was demolished.

Furthermore, the original use of several of the central structures within the former Electrolux facility was as a sanitarium. Sanitaria typically housed medical staff and therapy accommodations that were used to treat a variety of illnesses up until the advent of more advanced modern medicines in the mid-twentieth century. Although there are modern examples of sanitaria that have been adapted for new medical and therapeutic roles, these examples are too few and they do not make up a large enough share of the market for medical real estate to deem the former Electrolux facility a likely candidate for use as a contemporary medical facility.

(2) Summary of Findings Regarding Excessive Vacancies: Electrolux announced in 2009 that it was going to consolidate its operations into a single location in Charlotte, North Carolina. The company's Home Care Products division vacated its complex at 807 North Main Street in the summer of 2011 and left approximately 156,000 square feet of vacant commercial building space behind. Approximately 180 jobs in the local labor market were lost when Electrolux moved out. The lost jobs and vacant commercial space had an adverse influence on the surrounding areas and overlapping taxing bodies. The vacant space in the Electrolux facility added to an already mounting vacancy issue in the immediate vicinity.

(3) Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Communities Facilities: Given the size of the building complex, the parking lot located to the east of the former Electrolux facility did not conform to required off-street parking guidelines imposed by the City of Bloomington on office uses. The minimum amount of parking required for office uses is one parking space




# Exhibit G - Former Electrolux Facility Building Diagram by Construction Year

North Main Street / Chestnut Street Redevelopment Project Area

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City of Bloomington Illinois

per 200 square feet of gross floor area. According to these standards, the former Electrolux property was required to have approximately 780 parking spaces. Instead, it had about 204 off-street parking spaces, including those located on parking lots on adjoining blocks. These adjoining parking lots have been since repurposed.

Furthermore, parking lots with 9 or more spaces must reserve 10% of the total parking area for landscaping. Finally, parking lots are not permitted to be built out directly to adjoining rights-of-way without a landscape buffer. Thus, the building site coverage plus the parking areas and drives covered more than 90% of the site and still failed to have adequate off-street parking.

(4) Summary of Findings Regarding Environmental Clean-up: The former Electrolux facility and the adjacent parking lot to the east have a checkered history of environmental issues. Two Leaking Underground Storage Tank (L.U.S.T.) incidents were recorded with the Illinois Environmental Protection Agency and a previous owner received "No Further Remediation" (NFR) letters for these events in 1994 and 1996. In October 2013, an 8,000-gallon Underground Storage Tank (UST) was removed and it was witnessed by the Illinois Office of the State Fire Marshall. According to a Phase I Environmental Site Assessment performed in May 2016 by the Farnsworth Group, all of the UST's have been removed from the former Electrolux site.

**Exhibit H - Former Electrolux Facility Asbestos Contamination** shows the level of contamination throughout the former Electrolux facility before demolition began. **Attachment D – Limited Asbestos-Containing Building Materials Inspection**, found in the Appendix, contains a detailed report of the contamination found on site. Before the former Electrolux facility was demolished, a Limited Asbestos-Containing Building Material Inspection was performed in March 2011 by McKee Environmental, Inc. at the request of Kirk Holdings, LLC. All of the buildings in the complex were either assumed to contain asbestos or found to contain asbestos in an amount at or above the level deemed dangerous by the U.S. Environmental Protection Agency. Kirk Holdings, LLC, the owner of the subject property and the company performing the demolition of the Electrolux site, was issued a building permit with a stated cost of $28,000 to perform the asbestos removal.

(5) Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: The total equalized assessed valuation (EAV) for the Area has declined for three (3) out of the last five (5) years for a total decline of nearly 70% from 2010-2015. By itself, the former Electrolux site declined four (4) out of the last five (5) years for a total decline of over 70% from 2010-2015.


# Exhibit H - Former Electrolux Facility Asbestos Contamination

North Main Street / Chestnut Street Redevelopment Project Area

* These percentages represent the amount of Chrysotile found in selected building materials used in the Electrolux facility. In the above map, the building color corresponds with the building materials containing the highest percentage of Chrysotile in each section of the facility.

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City of Bloomington Illinois

Within the Area, there has been a lack of significant private investment in the immediate vicinity of the former Electrolux facility resulting in an Area-wide drop in EAV over the last five years, an increase in vacant building space, widespread deferred maintenance on site improvements, and the extensiveness of obsolescence. The aforementioned decline in EAV growth is a sign of the lack of private investment in the Area and the immediate vicinity of the subject property. Additionally, the documented deterioration of site improvements and the predominance of obsolete commercial space in the Area show a lack of interest by the private market participants. Finally, an extremely high vacancy rate of 77% in the Area is a sign that market demand for the remaining buildings within the Area has been very weak.

In the vicinity of the Area, the notable private investment has been a new carwash at North Main Street and East Walnut Street (built 2012), which formerly served as a parking lot for Electrolux. The other private development projects include two small two-story apartment buildings located on the north side of Walnut Street at North East Street. Due to the relatively small size of these developments, they are not considered to be "substantial private investment in the immediate surrounding area."

Based on the above findings, the vacant former Electrolux parcel qualified as a blighted area before becoming vacant.

## E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a ***conservation area*** and a ***blighted area***. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

### 1. Improved Area

Factors under Section 11-74.4-3 (a) (1): Of the 9 buildings located in the Area, 7 (78%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a "conservation area"). The five blighting factors summarized below exceed the minimum of three blighting factors being present in order to qualify as a conservation area under the Act.

(1) ***Deterioration*** – 67% of the buildings and 67% of parcel site improvements exhibit signs of deterioration as defined in the Act. Deteriorated conditions were also found within the public right-of-way (including street pavement, sidewalks, curb and gutters).
(2) ***Obsolescence*** – 59% of the total building square footage in the Area is obsolete and ill-suited for the original use.
(3) ***Excessive Vacancies*** – 77% of the total building space in the Area was found to be vacant during the field survey, which is relatively high.

(4) ***Excessive land coverage*** – 67% of the parcels in the Area exhibit characteristics of excessive land coverage.
(5) ***Sub-par EAV trends*** – The total EAV in the Area declined three (3) out of the last five (5) years.

By virtue of the five blighting factors being present to a meaningful extent and distributed throughout the improved portion of the Area, said improved Area qualifies as a blighted area.

**2. Vacant Area**

Factors under Section 11-74.4-3 (a) (2):
(1) ***Deterioration*** – structures and site improvements in areas adjacent to the vacant land are deteriorated.
(2) ***Sub-par EAV trends*** – the total EAV in the Area declined three (3) out of the last five (5) years.

Factors under Section 11-74.4-3 (a) (3):
(1) ***Blighted before becoming vacant*** – The former Electrolux facility was blighted before becoming vacant and being demolished.

By virtue of the above findings, the vacant portion of the Area qualifies as a blighted area as the definition thereof is applied to vacant land.

This study finds that the Area contains conditions that qualify it as both a ***conservation area*** and a ***blighted area***, as these terms are defined in the Act. The qualifying conditions that exist in the Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment, on the whole, within in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of a Redevelopment Plan and establishment of the Redevelopment Project Area, pursuant to the Act. Once in place, the goal will be to use TIF to incent private investment that will ultimately improve property values over the long term.

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# APPENDIX

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**ATTACHMENT A**

**City of Bloomington Ordinance No. 2016-45**

**North Main & Chestnut Redevelopment Project Area**

*Ordinance No. 2016- 45*

**AN ORDINANCE OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS PROVIDING FOR A FEASIBILITY STUDY WITH RESPECT TO THE DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA**

(North Main Street / Chestnut Street)

**WHEREAS**, the City of Bloomington, McLean County, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the Illinois Municipal Code, as from time to time supplemented and amended; and,

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 et seq., as from time to time amended (the "*TIF Act*"), the Mayor and City Council of the City (the "*Corporate Authorities*") are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the City in which existing conditions permit such area to be classified as a "blighted area" and / or "conservation area" as defined in Section 11.74.4-3(a) of the TIF Act; and,

**WHEREAS**, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and,

**WHEREAS,** the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the City in order to determine the eligibility of said properties as a "redevelopment project area" pursuant to the provisions of the TIF Act, which properties are generally within an area along the north side of Chestnut Street, and bounded on

the west by North Center Street, on the east by the north-south alley that runs parallel to North Prairie Street, and on the north by Walnut Street, (the "Area") as shown on the map attached hereto and made a part hereof by reference as Exhibit A; and,

**WHEREAS,** the Corporate Authorities have determined that Peckham Guyton Albers & Viets possess the necessary skills and experience to determine if the Area qualifies as a "redevelopment project area" under the TIF Act and to prepare a redevelopment plan and desires to authorize Peckham Guyton Albers & Viets to undertake a feasibility study and to prepare such reports as required with respect to the eligibility of the Area as a tax increment financing redevelopment project area.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Bloomington, McLean County, Illinois, as follows:

***Section 1.*** The foregoing recitals are incorporated and made a part of this Ordinance as if fully set forth in this Section.

***Section 2.*** The City Manager is directed to authorize Peckham Guyton Albers & Viets to undertake a feasibility study to determine the eligibility of the Area as a "redevelopment project area" under the TIF Act; and, to prepare a report with respect to the eligibility of the Area under the Act. The City Manager is further authorized to execute and deliver any and all documents as deemed necessary to accomplish said tasks.

***Section 3.*** The purpose of the report is to allow the City to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable commercial growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the City adopts tax increment financing, all real estate tax revenue attributable to any

increase in the assessment of property included in the redevelopment project area is distributed to the City for reinvestment in the respective Area for certain purposes permitted by the TIF Act.

***Section 4.*** The City hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Area in the event the TIF Act is adopted by the City and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

***Section 5.*** The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Area through the issuance of bonds, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

***Section 6.*** The City Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer who can be contacted for any and all questions, comments, suggestions, or requests for information be directed to:

Austin Grammer
Economic Development Coordinator
City of Bloomington
115 East Washington Street, Suite 201
Bloomington, IL 61702-3157
Office: 309-434-2226

***Section 7.*** This Ordinance shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 16th day of May 2016, pursuant to a roll call vote as follows:

AYES: 7

NAYS: 2 (Alderman Lower, Buragas)

ABSENT: 0

**APPROVED** by me this 16th day of May, 2016.

**CITY OF BLOOMINGTON**

Tari Renner

Tari Renner, Mayor

**ATTEST**

Cherry L. Lawson, City Clerk

## EXHIBIT A

Map of North Main Street / Chestnut Street Study Area

# Exhibit A: North Main Street / Chestnut Street Study Area

**ATTACHMENT B**

# Existing Conditions Photos

On June 16th, 2016 PGAV PLANNERS staff conducted a field review of the properties and improvements located inside the North Main Street / Chestnut Street Redevelopment Project Area (the "Area"). The following pages contain a series of photographs taken during this site visit, which PGAV PLANNERS believes to be representative of the conditions of the Area.

## 804 North East Street (Former Martin Hall)

This section contains pictures of interior and exterior conditions found at 804 North East Street.

The former dormitory on 804 North East Street is vacant.

The asphalt pavement on North East Street, located on the 804 North East Street property, has disintegrated exposing the old brick street surface.

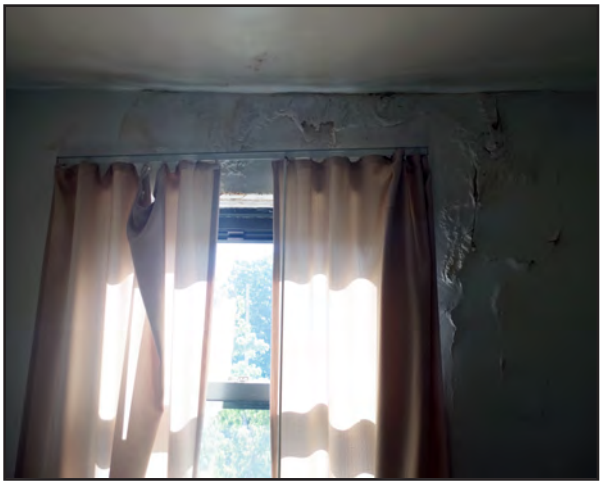
Mold growing on the wall inside of the former dormitory.

Standing water on the vacated North East Street right-of-way.

## 804 North East Street (Former Martin Hall) (cont'd)

Left & Right: Water damaged ceiling tiles on the interior of the former dormitory.

Left & Right: Water damage to the interior walls on the vacant dormitory.



Left: Water damage around a window inside of the vacant dormitory

Right: Mold growing on an interior wall, above the drop down ceiling.

## 807 North Main Street (Former Mennonite Storage Building)

This section contains pictures of interior and exterior conditions found at 807 North Main Street.

Left: Water damage and mold growth on an interior wall in the vacant hospital.

Right: Water damaged and collapsed ceiling tiles in the vacant hospital building.

Left: Vegetation coming through a window of the former hospital building.

Right: Water damaged and collapsed ceiling tiles in the vacant hospital.

Left: Mold growth on an interior wall in the vacant hospital building.

Right: Water damaged and collapsed ceiling tiles in the vacant hospital.

## 807 North Main Street (Former Mennonite Storage Building) (cont'd)


Left: Water running down the wall of the vacant hospital building has rusted the ceiling staining the wall.

Right: A window appears to be broken by vandals to gain access to the inside of the building.

Left & Right: The plaster walls in the vacant hospital have water damage.

Left: The plaster covering the perimeter columns, of this interior room, is crumbling due to excessive water damage.

## 802 North Main Street (Former Shell)

This section contains pictures of interior and exterior conditions found at 802 North Main Street.

Left: The former Shell station located at 802 North Main Street is vacant.

Right: The parking lot at 802 North Main Street covers the entire lot and abuts a deteriorated public sidewalk.

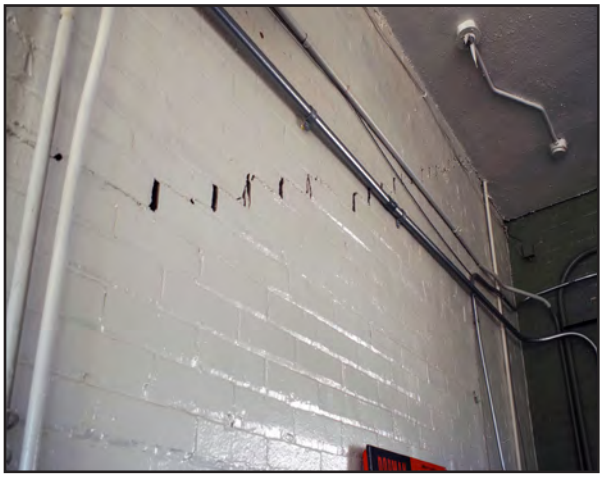
Left: The asphalt and concrete parking surface at 802 North Main Street is deteriorated.

Right: The lighting standards for 802 North Main Street are rusted and lying on the ground.

Left: Step cracking on the exterior walls of the former Shell building.

Right: The rear door of the former Shell is rotted and deteriorated.

## 802 North Main Street (Former Shell) (cont'd)



Left: Step cracking and shifting of the concrete blocks on the interior wall of the former Shell.

Right: A vertical crack in the masonry wall in the office of the former Shell.

Left & Right: Water damage to the ceiling of the former Shell building.

Left: Step cracking and shifting of the concrete blocks on the interior wall of the former Shell.

Right: The windows frames of the former Shell are rotted.

## 107 East Chestnut Street (Creativity Center)

This section contains pictures of interior and exterior conditions found at 107 East Chestnut Street.

Left: The Bloomington Creativity Center is over 50% vacant.

Right: Sheer cracking in the exterior brick sills of the Creativity Center.

Left: A deteriorated drainage channel along North East Street.

Right: Moisture inside of the glass door of the Creativity Center, indicating the seals have failed.

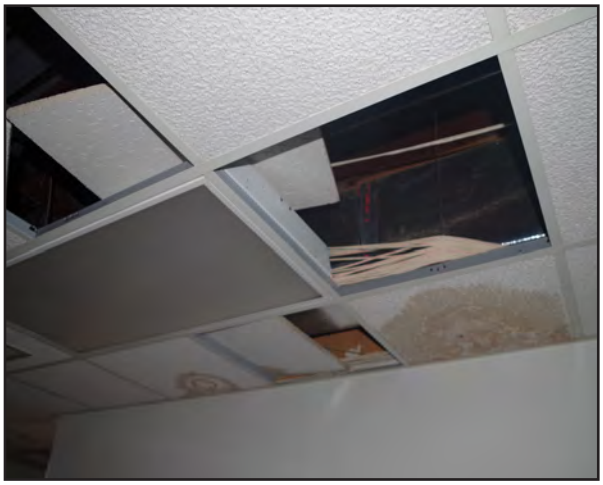
Left: Water damaged and collapsed ceiling tiles at the Creativity Center.

Right: Water stained drywall, due to a roof leak, in the Creativity Center.

## 107 East Chestnut Street (Creativity Center) (cont'd)


Left: Moisture in a window, due to failed seals, in the Creativity Center.

Right: Water damage around the elevator in the Creativity Center.



Left: Water damaged and collapsed ceiling tiles in the Creativity Center.

Right: The HVAC system on the Creativity Center is rusted and two of the three units are inoperable.

Left: Water running down the wall of the Creativity Center rusted the ceiling structure and stained the wall.

Right: Water damaged ceiling tiles inside of the Creativity Center.

## 103 West Chestnut Street (Illinois Wesleyan Parking Lot)

This section contains pictures of exterior conditions found at 103 West Chestnut Street.

Left: Cracking in the asphalt parking lot located at 103 West Chestnut Street.

Right: A pothole, containing standing water, located at 103 West Chestnut Street.

Left: The curb stops for 103 West Chestnut Street are deteriorated, exposing their steel reinforcing bars.

Right: A dislodged curb stop located at 103 West Chestnut Street.

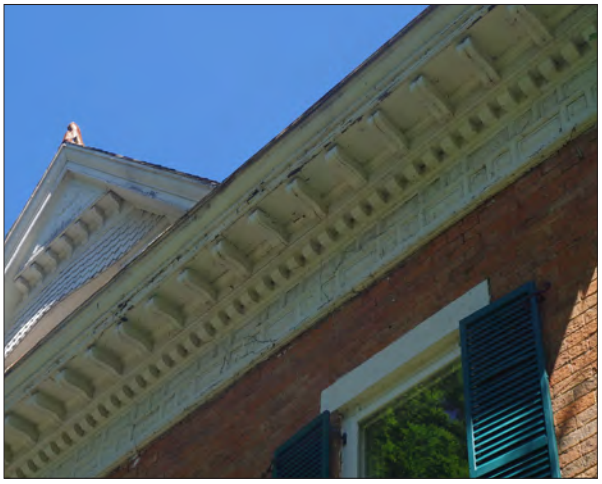
## 208 East Chestnut Street

This section contains pictures of exterior conditions found at 208 East Chestnut Street.

Left & Right: Cracking in the asphalt parking surface at 208 East Chestnut Street.

## 210 East Chestnut Street (Burr House)

This section contains pictures of interior and exterior conditions found at 210 East Chestnut Street.



Left: The soffit and fascia on the Burr House are deteriorated.

Right: Cracking on the interior plaster wall of the Burr House.

Right: The slate roof on the Burr House is deteriorated and the flashing is rusted.

## Parking Lot and Right-of-Way Conditions

This section contains pictures of parking lots and right-of-ways found throughout the area.

Left: The pavement on West Chestnut is cracked and deteriorated. (Between North Main and North East Streets)

Right: The street pavement along West Chestnut, and the apron entering 802 North Main Street, are deteriorated.

## Parking Lot and Right-of-Way Conditions (cont'd)

This section contains pictures of exterior conditions found at 103 West Chestnut Street.

Left: Deteriorated street pavement along West Chestnut. (West of North Main Street)

Right: The curbs along the west side of North Center Street are severely deteriorated.

Left: The paving at the intersection of North Main Street and West Chestnut Streets has alligator cracking.

Right: The alley just west of 103 West Chestnut Street is deteriorated.

Left: The edge of the pavement along West Walnut Street is deteriorated. (Between North Main Street and North East Street)

Right: The sidewalk along West Walnut Street is severely deteriorated. (Between North Main Street and North East Street)

Photos taken 06/16/2016



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**ATTACHMENT C**

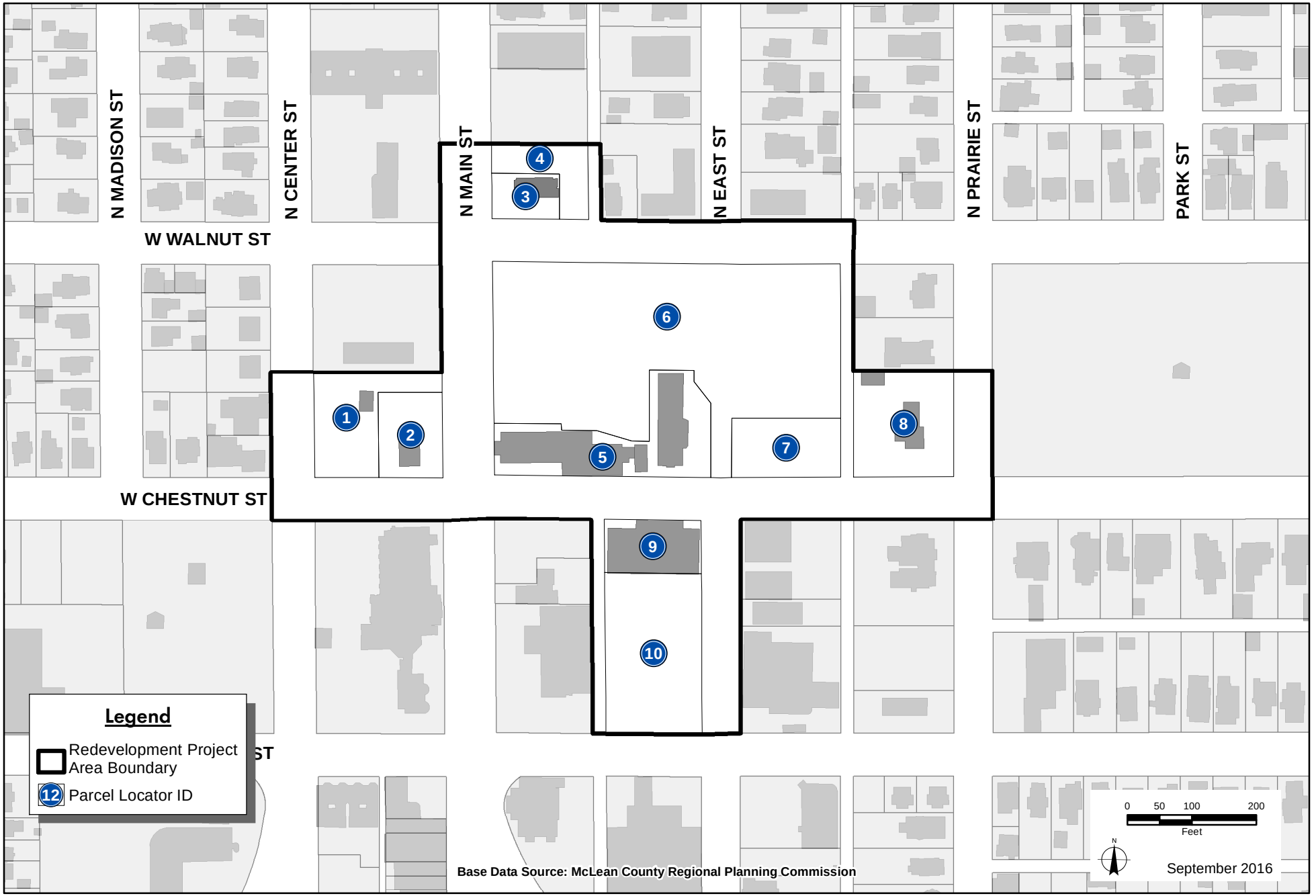
**Parcel Identification Numbers, Property Owners & 2015 EAV**

# Property Identification Number (PIN) List & 2015 EAV

**North Main Street / Chestnut Street Redevelopment Project Area**

**City of Bloomington, Illinois**

| Locator No. | Parcel ID No. (PIN) | Property Owner | 2015 |
|---|---|---|---|
| 1 | 21-04-132-013 | Illinois Wesleyan University | $ - |
| 2 | 21-04-132-010 | Elmo J Quinn | $ 56,142 |
| 3 | 21-04-129-014 | Home Investments II LLC | $ 57,675 |
| 4 | 21-04-129-023 | Candlelight Apartments LLC | $ 28,062 |
| 5 | 21-04-133-010 | Illinois Wesleyan University | $ - |
| 6 | 21-04-133-009 | 3 Kirk Holdings LLC | $ 443,191 |
| 7 | 21-04-205-014 | Illinois Wesleyan University | $ - |
| 8 | 21-04-205-012 | Brady-Rhodes, Mary Ann | $ 106,132 |
| 9 | 21-04-137-000 | City of Bloomington | $ - |
| 9 | 21-04-137-001 | City of Bloomington | $ - |
| 9 | 21-04-137-002 | City of Bloomington | $ - |
| 9 | 21-04-137-003 | City of Bloomington | $ - |
| 9 | 21-04-137-004 | City of Bloomington | $ - |
| 9 | 21-04-137-005 | City of Bloomington | $ - |
| 9 | 21-04-137-006 | City of Bloomington | $ - |
| 9 | 21-04-137-008 | City of Bloomington | $ - |
| 9 | 21-04-137-009 | City of Bloomington | $ - |
| 9 | 21-04-137-010 | City of Bloomington | $ - |
| 9 | 21-04-137-011 | City of Bloomington | $ - |
| 10 | 21-04-136-013 | City of Bloomington | $ - |
| **TOTAL** | | | **$ 691,202** |




# Parcel Locator

North Main Street / Chestnut Street Redevelopment Project Area

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**ATTACHMENT D**

# March 2011, Limited Asbestos-Containing Building Materials Inspection

**DRAFT**



# LIMITED ASBESTOS-CONTAINING BUILDING MATERIAL INSPECTION

Prepared for:

**Kirk Holdings, LLC**

**Bloomington, Illinois 61701**

At:

**Electrolux**
**Electrolux Campus**
**807 N. Main**
**Bloomington, Illinois**

Prepared by:

**McKEE ENVIRONMENTAL, INC.**
430 Grimm Road
Congerville, Illinois
(309) 965-2934

MEI Project No.. 11-5464 L

March, 2011

# LIMITDED ASBESTOS-CONTAINING BUILDING MATERIAL INSPECTION

**Kirk Holdings-**
**Electrolux Campus ***
807 N. Main, Bloomington, IL

March, 2011

## TABLE OF CONTENTS



## TABLES- ASBESTOS INSPECTION SUMMARY OF RESULTS



## APPENDICES

Asbestos-containing Building Material Inspection
Kirk Holdings
Electrolux Campus
Bloomington, IL
March, 2011

# 1.0 INTRODUCTION

## 1.1 Inspection Objectives and Scope

Kirk Holdings retained McKee Environmental, Inc. (MEI) to perform a limited asbestos inspection of Electrolux Campus Wings* located at 807 N. Main, Bloomington, Illinois. The purpose of the limited asbestos inspection was to identify homogeneous areas (HA) of suspect asbestos-containing building materials (ACBM) that were readily accessible within the interior portion of the buildings, collect limited bulk samples of suspect ACBM, analyze bulk material samples with Polarized Light Microscopy (PLM), and provide a summary report with estimated quantities of laboratory reported ACBM and listing of assumed ACM or presumed ACM (PACM). MEI conducted the limited asbestos inspection of the various buildings (wings) March, 2011. As you are aware, the building is currently in use and therefore certain locations and materials (i.e., inaccessible areas, exteriors, mechanical chases, intact systems- roofing, certain floorings, and equipment, etc.) were excluded from the scope of work. See Tables 1 through 8 for the Limited Asbestos Inspection Summary of Results for the Various Building Wings.

The U.S. Environmental Protection Agency (USEPA) National Emissions Standard for Hazardous Air Pollutants (NESHAP) require that facilities be inspected and bulk sampled for the presence of asbestos-containing building materials (ACBM) prior to renovation or demolition. NESHAP requires notification of EPA at least 10 working days before beginning any renovation or demolition activities, which would result in the disturbance of more than 160 square feet or 260 linear feet of regulated asbestos-containing material. The Asbestos NESHAP also require that certain actions be taken to limit the potential for the emissions of asbestos fibers into the environment during renovation or demolition activities (i.e., removing specific types of asbestos-containing building materials before beginning renovation or demolition, etc.).

## 1.2 General

The USEPA Asbestos NESHAP regulation requires the removal of Regulated Asbestos-Containing Materials (RACM) from a facility prior to renovation or demolition if the quantity of RACM which will be disturbed by renovation or demolition at the facility exceeds 260 linear or 160 square feet. The USEPA definition of a facility includes a building or group of buildings, which are to be renovated or demolished as part of a project.

The Illinois Environmental Protection Agency (IEPA) administers and enforces the provisions of the USEPA NESHAP regulations in the State of Illinois.

The Illinois Department of Public Health (IDPH) also regulates asbestos removal in Public and Commercial Buildings. Certain actions, including training, licensing, notification, fees and clearance air monitoring are required for removal or disturbance (response actions) of greater than or equal to 3 square feet or 3 linear feet of friable asbestos containing building material (ACBM) in Commercial and Public Buildings.

Generally, damaged friable ACM not part of a renovation or demolition activity is either removed, repaired, encapsulated, encased, enclosed, or otherwise abated as a hazard to human health. Removal of undamaged ACM may also be appropriate when performed in conjunction with major building renovations or demolitions, which will necessarily damage or disturb ACM.

* Building Wings included the limited asbestos survey were as follows: 1919 Wing; 1933 Wing; 1941 Wing; 1953 Wing, 1970 Wings; 1982 wings; Old Boiler Room (1941 & 1961).

When ACM is present, an operation and maintenance (O & M) program is often implemented to comply with OSHA regulation and to reduce the potential for uncontrolled and/or unintentional disturbance of or damage to ACM. The principal objective of an O & M program is to minimize exposure of all building occupants to airborne asbestos fibers. Asbestos is a known human carcinogen. O & M programs typically include provisions for monitoring all ACM present, work practices to maintain the ACM in good condition, training requirements, and procedures for responding to any uncontrolled or unintentional disturbance or damage to ACM.

In determining appropriate response actions, the protection of human health and the environment is the first and foremost criterion. Local circumstances, including occupancy and use patterns within a building, and economic concerns, such as short and long-term costs, may be considered in selecting one of the several appropriate response actions.

### 1.3 Definition of Terms

"Accessible" when referring to ACBM means that material is subject to disturbance by building occupants or custodial or maintenance personnel in the course of their normal activities.

"Asbestos" means the asbestiform varieties of chrysotile (serpentine), crocidolite (riebeckite), amosite (cummingtonite/grunerite), anthophylite, tremolite, and actinolite.

"Asbestos-Containing Building Material" (ACBM) means surfacing ACBM, thermal system insulation ACBM, or miscellaneous ACBM that is found in or on interior structural members or other parts of a building.

"Asbestos-Containing Material" (ACM) means any material containing more than 1% of asbestos of any type or mixture of types.

"Category I non-friable ACM" means asbestos-containing packing, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos.

"Category II non-friable ACM" means any material, excluding Category I non-friable ACM, containing more than 1- percent asbestos that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

"Friable" means that the material, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure, and includes previously non-friable material after such previously non-friable material becomes damaged to the extent that when dry it may be crumbled, pulverized, or reduced to powder by hand pressure.

"Homogeneous Area" means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture.

"Miscellaneous material" means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.

"Non-accessible" when referring to ACBM means that the material is not subject to disturbance by building occupants or custodial or maintenance personnel in the course of their normal duties.

"Non-friable" means material which, when dry, may not be crumbled, pulverized, or reduced to powder by hand pressure.

"Presumed asbestos-containing material (PACM) means thermal system insulation and surfacing material found in buildings, vessels, and vessel sections constructed no later than 1980.

"Regulated asbestos-containing material (RACM) means (a) Friable asbestos material, (b) Category I non-friable ACM that has become friable, (c) Category I non-friable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II non-friable ACBM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by NESHAP

"Removal" means the taking out or stripping of ACBM.

"Surfacing material" means material that is sprayed-on, trawled-on, or otherwise applied to surfaces, such as acoustical plaster on ceiling and fireproofing materials on structural members, or other materials on surfaces for acoustical, fireproofing, or other purposes.

"Thermal system insulation" means material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

## 2.0 METHODS AND TECHNIQUES

### 2.1 Inspection

Brad McKee, CIH and IDPH licensed asbestos building inspector, performed the limited asbestos inspection for suspect ACBMs of the accessible interior portions of the Electrolux Campus Wings located at 807 N. Main, Bloomington, Illinois. As you are aware, the buildings are currently in use and therefore certain locations and materials (i.e., inaccessible areas, exteriors, mechanical chases, intact systems- roofing, certain floorings, and equipment, etc.) were excluded from the scope of work. The inspector collected bulk samples in a manner to minimize fiber release and submitted the samples for laboratory determination of asbestos content. To initially screen for asbestos content, 297 bulk material samples were collected to date and submitted for analysis to EMSL Analytical, Inc., a NVLAP accredited laboratory, who reported analysis of 366 PLM layers.

### 2.2 Sampling

The inspector, in a manner to minimize the release of asbestos fibers in the air, collected limited samples of accessible suspect ACBM(s). The inspector determined the number of samples for each homogeneous area of friable suspect material. The samples were collected on the basis of providing a general assessment of possible ACBMs, not as part of a comprehensive sampling procedure.

## 2.3 Sample Analysis

The inspector submitted the collected samples to EMSL Analytical, Inc. for polarized light microscopy (PLM) analysis. Current protocol requires that a minimum of three samples of each homogeneous area of friable material be collected and submitted to a laboratory (additional samples may be recommended for certain surfacing material, i.e., plasters, fireproofing, etc. that may have been mixed on site instead of manufactured in a more controlled environment). To classify a material as non-ACM, the results of the (three) samples of the homogeneous area must be negative or "none-detected" for asbestos content * However, only one positive ACM sample result for a homogeneous area is required to classify the material as an ACBM.

The analyst reportedly first examined each sample for layers(s), homogeneity and preliminary fiber identification using a stereo microscope at low magnification. After separating the individual components, the analyst removed suspect fibers from the bulk sample layer(s) and analyzed the fibers by polarized light microscopy using dispersion staining technique, as set forth in EPA Method 600/R-93/116.

The analyst based a positive determination of asbestos fibers on the following properties: morphology, refractive indices, extinction characteristics, birefringence, color and pleochroism.

McKee Environmental, Inc., determined the material of a given homogeneous area to be ACBM based on a lab finding that a single sample collected from the material resulted asbestos fibers in an amount greater than one percent (1%). MEI considered a material not to be ACBM, for preliminary purposes only (see note below), if the lab results of the samples collected and analyzed from the material showed asbestos minerals in amounts less than one percent (1%).

> * NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that result in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, roofing, adhesives, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

## 3.0 INSPECTION RESULTS

McKee Environmental, Inc., initially inspected the referenced various building wings March 4-16, 2011. Tables 1 through 8, Limited Asbestos Inspection Summary of Results, summarizes each homogeneous area identified and/or sampled, whether the homogeneous area has been determined to be an asbestos-containing material, the location and material description of each homogeneous area and approximate quantity of laboratory verified ACBM.

Appendix A contains Bulk Asbestos Sample Evaluation Report.

The following abbreviations may appear in the table:

**ACM** = The building material has been determined to contain greater than 1% asbestos by Polarized Light Microscopy

**Assumed ACM** = The building material was not sampled and should be treated as an asbestos-containing material until sampling and subsequent analysis determines the material to be non-ACM.

**PACM** = The thermal system insulation or surfacing material was presumed to be asbestos-containing and should be treated as an asbestos-containing material until sampling and subsequent analysis determines the material to be non-ACM.

**Trace ACM** = The building material has been determined to have less than 1% asbestos. The polarized light microscopy (PLM) point counting technique or TEM analysis should be conducted for a more accurate determination of asbestos content. Moreover, additional samples of the material may be necessary to obtain and further analyze.

**None Detected** = The result of the sample submitted for laboratory analysis was determined not to contain asbestos by Polarized Light Microscopy according to the laboratory Additional sampling & analyses may be required to meet EPA NESHAP and Illinois Department of Public Health (IDPH) requirements for the material to be determined a non-asbestos-containing material.

**TABLE 1:**
**LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-**
**Electrolux Campus: Drywall & Joint Compound (throughout)**
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| | | | | | |
| **No # Assigned** | **Not Sampled** | **Ceramic tile mortar base, Vinyl Stair Treads, Cover& adhesives** | Restroom/shower walls/floors; Stairs & landings | | **Assumed ACM** |
| **No # Assigned** | **Not Sampled** | **Fire Brick, Refractory, Interior Insulation** | Boiler Interiors | | **PACM** |
| **No # Assigned** | **Not Sampled** | **Vibration Dampers** | HVAC Equipment/Ductwork | | **PACM** |
| **No # Assigned** | **Not Sampled** | **Gaskets & Packing(s)** | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | **PACM** |
| **No # Assigned** | **Not Sampled** | **Fire Doors & Misc. Insulations** | Doors (interiors); Interior Walls | | **PACM** |
| **No # Assigned** | **Not Sampled** | **Roofing, Flashing & Exterior Materials** | Roof; Foundation & Exteriors | | **Assumed ACM** |
| **No # Assigned** | **Not Sampled** | **Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang** | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | **Assumed ACM** |
| | | | | | |
| MDA | MDA 1-3 | Drywall & Joint Compound | 1919 Wing (pre-Electrolux) | | None Detected |
| MDB | MDB 1-3 | Drywall & Joint Compound | 1941 Wing (pre-Electrolux) | | None Detected |
| MDC | MDC 1-3 | Drywall & Joint Compound | 1941 Wing (E-renovated, 1st Floor) | | None Detected |
| MDD | MDD 1-3 | Drywall & Joint Compound | 1919 Wing (E-renovated); 1st &2nd Fl. | | None Detected |
| MDE | MDE 1-3 | Drywall & Joint Compound | 1933 Wing (E-renovated) | | None Detected |
| MDF | MDF 1-3 | Drywall & Joint Compound | 1970 W. Wing (E-renovated) | | None Detected |
| MDG | MDG 1-3 | Drywall & Joint Compound | 1970 N. Wing | | None Detected |
| MDH | MDH 1-3 | Drywall & Joint Compound | 1953 Wing (E-renovated) | | None Detected |
| MDI | MDI 1-3 | Drywall & Joint Compound | 1982 W. Wing | | None Detected |
| MDJ | MDJ 1-3 | Drywall & Joint Compound | 1982 E. Wing | | None Detected |
| MDK | MDK 1-3 | Drywall & Joint Compound | Old Boiler Room; 1st Fl. (1941 & 1961) | | None Detected |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, ***Assumed ACM*** or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

## TABLE 2:
## LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-
### Electrolux Campus: 1919 Wing
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| TPA | TPA-1 | Air Cell Pipe and Fitting Insulation | 3rd floor above plaster ceilings and interior wall or chases? | TBV | ACM (55% Chrysotile) |
| TPB | TPB 1-3 | Layered Paper Pipe Insulation and Fittings | Ground Fl and 2nd floor | TBV | ACM (15% Chrysotile) |
| MFC | MFC 1-3 | Linoleum (brown jigsaw) | Stairs and landings | TBV | ACM (5% chrysotile) |
| MFH | MFH 1-3 | Sheet Vinyl (green Terrazzo-like) | Ground Floor, Hall | ~ 105 SF | ACM (10% chrysotile) |
| No # Assigned | Not Sampled | Mortar Base and adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors); Interior Walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing & Exterior Materials | Roof, Foundation & Exteriors | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| SPA | SPA 1-3 | Hard plaster | Walls & Ceilings | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (narrow fissures & pinholes) | Restrooms | | None Detected |
| MCB | MCB 1-3 | 2x4 Ceiling tile (wide fissures & pinholes) | Storage closets | | None Detected |
| MCC | MCC 1-3 | 2 x 4 Ceiling tile (smooth gypsum) | 2nd Fl. storage | | None Detected |
| MCD | MCD 1-3 | 2 x 2 Ceiling tile (black/white recessed) | 2nd fl hall & 1st floor ("Innosphere") | | None Detected |
| MCE | MCE 1-3 | 2 x 2 Ceiling tile (gouges & pinholes) | Gr. floor and 1st floor | | None Detected |
| MCF | MCF 1-3 | 2 x 4 Ceiling tile (gouges & pinholes) | Gr. floor | | None Detected |
| MFA | MFA 1-3 | Sheet vinyl (gray pebbled) | Room 300; 2nd fl. storage | | None Detected |
| MFB | MFB 1-3 | Terrazzo (green/black) | Throughout | | None Detected |
| MFD | MFD 1-3 | 12x12 floor tile(brown, small squares); mastic | 2nd fl. storage | | None Detected |
| MFE | MFE 1-3 | Sheet vinyl (brown/white terrazzo-like) | 2nd fl. storage rooms | | None Detected |
| MFF | MFF 1-3 | 12x12 floor tile(white w/ gray chips); mastic | Ground floor | | None Detected |
| MFG | MFG 1-3 | Sheet vinyl (brown, slip--resistant) | Ground floor | | None Detected |
| MMA | MMA 1-3 | Mortar base; ceramic flooring | 2nd fl. storage | | None Detected |
| MMB | MMB 1-3 | Fiber board walls | Stairwell | | None Detected |
| MMC | MMC 1-3 | Carpet Adhesive | Throughout | | None Detected |
| MMD | MMD 1-3 | Adhesive; Ceramic Wall tile | Rm. 305; 2nd fl. storage | | None Detected |
| MME | MME 1-3 | Mortar base; ceramic tile floors (1" & octagon) | Rooms 303, 304, 305, 306 | | None Detected |

**Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, *Assumed ACM* or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.**

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

# TABLE 3:
# LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-
## Electrolux Campus: 1933 Wing
## March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| TPA | TPA-1 | Air Cell pipe insulation | Gr. Floor – Hall, Labs & B002 | TBD ~200 LF ??. | ACM (60 % Chrysotile) |
| TPB | TPB 1-3 | Layered paper pipe & fitting insulation | Attic space (roof access) | TBD ~500 LF ??. | ACM (5 % Chrysotile) |
| MFC | MFC 1-3 | Sheet Vinyl (Tan; terrazzo-like) | B107 | ~ SF | ACM (20 % Chrysotile) |
| MFF | MFF 1-3 | 12x12 Floor tile (Tan); Mastic | Gr. Floor; B002d | ~ SF | ACM (3 % & 7% Chrysotile) |
| No # Assigned | Not Sampled | Mortar Base and adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors); Interior Walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing & Exterior Materials | Roof, Foundation & Exteriors | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| SPA | SPA 1-3 | Hard Plaster | Throughout | | None Detected |
| SPB | SPB 1-3 | Textured Plaster | 1st floor hall | | None Detected |
| MFA | MFA 1-2 | Sheet vinyl (Tan/green pebbled) | 204; 206; 207 | | None Detected |
| MFB | MFB 1-3 | Sheet flooring (gray/tan rubber) | B202 | | None Detected |
| MFD | MFD 1-2 | Linoleum (black/tan checkerboard) | 1st fl. pipe chase | | None Detected |
| MFE | MFE 1-3 | Terrazzo (green & gray w/ black) | B002e, stairwells, 1st fl. pipe chase | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (fissures & pinholes) | B003 | | None Detected |
| MCB | MCB 1-3 | 1x1 ceiling tile (Texture; tongue/groove) | B107 | | None Detected |
| MCC | MCC 1-3 | 2x2 ceiling tile (gouges & pinholes) | Renovation areas throughout | | None Detected |
| MCD | MCD 1-3 | 2x4 ceiling tile (gouges & pinholes) | Basement | | None Detected |
| MCE | MCE 1-3 | 1x1 ceiling tile (sym. Holes; spline) | 3rd fl. Hall by women's RR | | None Detected |
| MMA | MMA 1-3 | Carpet Mastic | Throughout | | None Detected |
| MMB | MMB 1-3 | Adhesive; for ceiling tile | B002 performance test lab | | None Detected |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, *Assumed ACM* or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

## TABLE 4:
## LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-
## Electrolux Campus: 1941 Wing
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| MFA | MFA 1-3 | Sheet Vinyl (tan w/ small rectangles) & mastic | 3rd Fl. Room 314-323 | TBD | ACM (15 % Chrysotile) |
| MFF | MFF 1-3 | Sheet Vinyl (tan/white small pebbles) Mastic # | Gr. Fl Paint Room & Field Eng. Room | TBD | ACM # (< 1% Chrysotile) |
| No # Assigned | Not Sampled | Mortar Base and adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors); Interior Walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing & Exterior Materials | Roof; Foundation & Exteriors | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| SPA | SPA 1-3 | Hard Plaster | Walls and Ceilings | | None Detected |
| MFB | MFB 1-3 | Terrazzo (green/black boarder & gray/ black center) | 3rd floor | | None Detected |
| MFC | MFC 1-3 | Sheet vinyl (brown/white terrazzo-like) | 2nd Fl. restrooms & 201, 209 | | None Detected |
| MFD | MFD 1-3 | Sheet vinyl (gray/white terrazzo-like) | Room 206 | | None Detected |
| MFE | MFE 1-3 | 12x12 floor tile(gray//white chips) | Gr. Fl. and 1st Fl. | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (fissures & pinholes) | Gr. Fl. and 3rd Fl. | | None Detected |
| MCB | MCB 1-3 | 1x1 ceiling tile (symmetrical holes) | 3rd Fl. Hall | | None Detected |
| MCC | MCC 1-3 | 2x2 Ceiling tile (rough Texture) | 2nd Fl. throughout | | None Detected |
| MCD | MCD 1-3 | 2x4 ceiling tile (gouges & pinholes) | Gr. Fl & 1st Fl. shop | | None Detected |
| MCE | MCE 1-3 | 2x2 ceiling tile (recessed gouges & pinholes) | Electrolux Renovated Areas | | None Detected |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, ***Assumed ACM*** or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

# Lab reported sample results less than 1% asbestos by PLM analysis. IDPH and EPA require either accept and manage the material as regulated asbestos-containing material (RACM) or perform further analysis to fully quantify the asbestos content of the materials prior to disturbance or removal. Potential Health, Liability and Regulatory issues may be applicable, when materials containing asbestos fibers in reported quantities of 1% or less are disturbed.

**TABLE 5:**
**LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-**
**Electrolux Campus: 1953 Wing**
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| **MFC** | **MFC 1-3** | **12x12 Floor tile (tan); Mastic** | **First Floor** | **TBD** | **ACM** (2% & 5 % Chrysotile) |
| **MMB** | **MMB 1-3** | Adhesive of F/G Ceiling tile # | Gr. Fl & 2nd fl hall by E306 | **TBD** | **ACM #** (< 1% Chrysotile) |
| | | | | | |
| No # Assigned | Not Sampled | **Mortar Base and adhesive materials** | Below ceramic/quarry tiles on walls and floors | | **Assumed ACM** |
| No # Assigned | Not Sampled | **Vibration Dampers** | HVAC Equipment/Ductwork | | **PACM** |
| No # Assigned | Not Sampled | **Gaskets & Packing(s)** | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | **PACM** |
| No # Assigned | Not Sampled | **Fire Doors & Misc. Insulations** | Doors (interiors); Interior Walls | | **PACM** |
| No # Assigned | Not Sampled | **Roofing, Flashing & Exterior Materials** | Roof, Foundation & Exteriors | | **Assumed ACM** |
| No # Assigned | Not Sampled | **Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang** | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | **Assumed ACM** |
| | | | | | |
| SPA | SPA 1-3 | Hard Plaster | Walls & Ceilings | | None Detected |
| MFA | MFA 1-3 | 12x12 floor tile (white w/ gray chips), mastic | Electrolux renovated areas | | None Detected |
| MFB | MFB-1 | Terrazzo (green/black) | Gr. Floor by Elevator | | None Detected |
| MFD | MFD 1-3 | Sheet Flooring (Tan), mastic | 2nd Fl. adjacent to Elev. #5 | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (gouges & pinholes) | Electrolux renovated areas | | None Detected |
| MCB | MCB 1-3 | 2x2 ceiling tile (recessed gouges & pinholes) | Electrolux renovated areas | | None Detected |
| MMA | MMA 1-3 | Carpet Mastic | Below Carpet | | None Detected |
| MMC | MMC 1-3 | "Pyrobar" | Interior walls, mechanical Rms. | | None Detected |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, ***Assumed ACM*** or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

# Lab reported sample results less than 1% asbestos by PLM analysis. IDPH and EPA require either accept and manage the material as regulated asbestos-containing material (RACM) or perform further analysis to fully quantify the asbestos content of the materials prior to disturbance or removal. Potential Health, Liability and Regulatory issues may be applicable, when materials containing asbestos fibers in reported quantities of 1% or less are disturbed.

# TABLE 6:
# LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-
## Electrolux Campus: 1970 Wing
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| TJA | TJA 1-3 | Hard Fittings on F/G pipe insulation | Gr. Floor & 2nd Fl. Mech. Rm. | TBD | ACM (2 % Chrysotile, 2% Amosite) |
| MFA | MFA 1-2 | Floor tile & Mastic & Carpet mastic | 1st Fl. E113 & E114 | TBD | ACM (2, 3 &5 % Chrysotile) |
| MFB | MFB 1-3 | Sheet Flooring (Tan/white pebbled) | 1st Fl- Hall, E107, E109, hall by elevator | TBD | ACM (15 % Chrysotile) |
| MFC | MFC-1 | Sheet Flooring (Green Terrazzo-like) | Gr. Fl. Copy Rm. behind reception | TBD | ACM (15 % Chrysotile) |
| MFI | MFI 1-2 | Sheet Flooring (Cream w/ white chips) | Rm. E310 | 160 SF | ACM (15 % Chrysotile) |
| MFJ | MFJ 1-2 | Sheet Flooring (white/tan terrazzo-like) | Rm. E312 | 160 SF | ACM (15 % Chrysotile) |
| MMA | MMA 1-3 | Carpet Mastic | Throughout | TBD | ACM (2 % Chrysotile) |
| MMB | MMB-1 | Residual Black Mastic # | Below Flooring/Carpet | TBD | ACM # (< 1 % Chrysotile) |
| | | | | | |
| No # Assigned | Not Sampled | Mortar Base and adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Fire Brick, Refractory, Interior Insulation | Boiler Interiors | | PACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors); Interior Walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing, Exterior Materials & Vermiculite Insulation | Roof, Foundations, Exteriors & Exterior walls | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| SPA | SPA 1-3 | Hard Plaster, West Wing | Walls and Ceilings throughout | | None Detected |
| SPB | SPB 1-3 | Hard Plaster, North Wing | Walls and Ceilings throughout | | None Detected |
| SPX | SPX 1-3 | Overspray on Beams, walls, etc | Above Ceiling; N. & W wings | | None Detected |
| MFD | MFD 1-3 | 12x12 Floor tile (Tan), mastic; | 2nd fl. N. Wing | | None Detected |
| MFE | MFE 1-3 | Sheet vinyl (beige-square/triangle pattern) | 3rd Fl. A305, 303 | | None Detected |
| MFF | MFF 1-3 | Terrazzo Flooring | 3rd Fl, Halls & stairwells | | None Detected |
| MFG | MFG 1-3 | Sheet vinyl (terrazzo-like brown/white) | 2nd Fl. Copy Room | | None Detected |
| MFH | MFH 1-3 | 12x12 Floor Tile (gray/white chips) | Electrolux renovated areas | | None Detected |
| MCA | MCA 1-3 | 2x2 Ceiling Tile (gouges & pinholes) | Electrolux renovated areas | | None Detected |

*Note: Contractors should verify all field conditions and quantities prior to bidding.* Before materials noted as PACM, *Assumed ACM* or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

# Lab reported sample results less than 1% asbestos by PLM analysis. IDPH and EPA require either accept and manage the material as regulated asbestos-containing material (RACM) or perform further analysis to fully quantify the asbestos content of the materials prior to disturbance or removal. Potential Health, Liability and Regulatory issues may be applicable, when materials containing asbestos fibers in reported quantities of 1% or less are disturbed.

**TABLE 7:**
**LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-**
**Electrolux Campus: 1982 Wing**
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| MFB | MFB 1-3 | 12x12 floor tile(Tan w/ brown & white) & Mastic | East Wing; F110, I 104, 106, B104, Gr. Fl. Conf. Center | TBD | ACM (3% Chrysotile) |
| MMA | MMA 1-3 | Mastic below Mortar Base of Ceramic Tile | Gr. Fl. Room across from electrical equip. room | TBD | ACM (2% & 3% Chrysotile) |
| No # Assigned | Not Sampled | Mortar Base and adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Fire Brick, Refractory, Interior Insulation | Boiler Interiors | | PACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors); Interior Walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing & Exterior Materials | Roof, Foundation & Exteriors | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| TFA | TFA 1-3 | Boiler Flue/Breeching Insulation | Boiler Room, Boiler #3 | | None Detected |
| TFB | TFB 1-3 | Generator Exhaust stack Insulation | Gr. Fl. Electrical Equip Room. | | None Detected |
| MFA | MFA-1 | Sheet vinyl (below carpet) & mastic | West Wing; 1st fl. – Office | | None Detected |
| MFC | MFC 1-3 | Sheet vinyl (dark brown) | F317 & 2 rooms across | | None Detected |
| MFD | MFD 1-3 | 12x12 floor tile (gray w/ chips) | Electrolux renovated areas | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (unsymmetrical holes & pinholes) | E. Wing, stairwell 8A & Rm. F110 | | None Detected |
| MCB | MCB 1-3 | 2x4 ceiling tile (gouges & pinholes) | Gr. Fl. Hall by Test Labs | | None Detected |
| MCC | MCC 1-3 | 2x2 ceiling tile (gouges & pinholes) | Electrolux renovated area | | None Detected |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, ***Assumed ACM*** or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

**TABLE 8:**
**LIMITED ASBESTOS INSPECTION SUMMARY OF RESULTS-**
**Electrolux Campus: Old Boiler Room (1941 & 1961)**
March, 2011

| Homogeneous Area | Sample Number | Material Description | Material Location | Approx. Accessible Quantity * | Lab Reported Asbestos Result |
|---|---|---|---|---|---|
| TPA | TPA 1-3 | Mag. Block Pipe Insulation & Debris | Gr. Fl. of 1961 & between walls | 5 LF | ACM (5% Chrysotile, 2% Amosite, 5% Crocidolite) |
| TJX | TJX 1-3 | Hard Fittings on fiberglass pipe insulation | Gr. Fl , 1941 & 1961 | 20 ea. | ACM (3% Amosite) |
| TTA | TTA-1 | Tank Insulation/Debris | Gr. Fl. 1961 | TBD | ACM (30% Chrysotile) |
| TPB | TPB 1-3 | Layered Paper Pipe Insulation and fittings | Gr. Fl. between walls | TBD | ACM (5% Chrysotile) |
| | | | | | |
| No # Assigned | Not Sampled | Transite Pipe | Gr. Fl. NE corner of 1961 | | Assumed ACM |
| No # Assigned | Not Sampled | Mortar & Adhesive materials | Below ceramic/quarry tiles on walls and floors | | Assumed ACM |
| No # Assigned | Not Sampled | Vibration Dampers | HVAC Equipment/Ductwork | | PACM |
| No # Assigned | Not Sampled | Gaskets & Packing(s) | Valves, Boilers, Exhaust, Mechanical equipment, etc. | | PACM |
| No # Assigned | Not Sampled | Fire Doors & Misc. Insulations | Doors (interiors), Interior walls | | PACM |
| No # Assigned | Not Sampled | Roofing, Flashing & Exterior Materials | Roof, Foundation & Exteriors | | Assumed ACM |
| No # Assigned | Not Sampled | Caulking, Glazing Putty, Adhesives, Flooring Fillers, exterior overhang | Penetrations, Windows, Doors, Vents, Mech. Systems, Misc. materials & exterior overhangs | | Assumed ACM |
| | | | | | |
| SPA | SPA 1-3 | Hard Cement Plaster | Walls and ceilings | | None Detected |
| MCA | MCA 1-3 | 2x4 ceiling tile (fissures & pinholes) | 1st Fl. Hall | | None Detected |
| MDK | MDK 1-3 | Drywall & Joint Compound | 1st Fl. Interior walls | | None Detected |
| MMA | MMA 1-3 | Adhesive of black foam blocks | Ceiling of Gr. & 1st Fl. | | None Detected |
| | | | | | |

Note: Contractors should verify all field conditions and quantities prior to bidding. Before materials noted as PACM, ***Assumed ACM*** or other unidentified suspect asbestos-containing materials are disturbed by renovation, demolition, or maintenance activities, the materials must be sampled (by qualified personnel) and analyzed for asbestos content. The materials should be assumed to contain asbestos. Such materials should be handled appropriately by properly trained and qualified personnel in a manner to protect themselves, building occupants, and the environment.

NOTE: McKee Environmental Inc. recommends having representative samples of homogeneous areas analyzed by Transmission Electron Microscopy (TEM) methods for those samples analyzed by PLM that resulted in asbestos minerals in amounts of greater than zero percent (0%) "none detected" and less than or equal to ten percent (10%). TEM analytical methods should also be utilized for Homogeneous Areas that contain organic binders (i.e., floor tiles, adhesives, roofing, etc.) and were initially determined negative (none detected) by PLM methods for asbestos content.

* Quantities of readily accessible ACBM & may not include materials where inaccessible (above ceilings, below floors, behind walls, etc.).

**ATTACHMENT E**

**Letter from Building Official**

PLANNING AND CODE ENFORCEMENT DEPARTMENT
BUILDING SAFETY DIVISION
115 E Washington St, Ste. 201
Bloomington IL 61701

Mike Weber
PGAV PLANNERS
200 North Broadway, Suite 1000
St. Louis, MO 63102

September 16, 2016

RE: CODE ISSUES AT
801 N. Main St., 110 E. Chestnut St., and 802 N. Main St

In reference to the structure located at 801 N. Main St. and 110 E. Chestnut St.in Bloomington, IL, the following is a list of code violations using the 2012 edition of the International Code Council family of codes and the Illinois Accessibility Code 1997.

1. Building does not have an accessible entrance as required
2. None of the rest rooms are in compliance with either Federal or State guidelines for design.
3. Elevator has not been recently inspected by the state for compliance and required safety features.
4. There are building maintenance issues such as deficiency in the roofing and exterior walls which has led to extensive water damage and mold issues throughout.
5. Several if not all exit signage and emergency lighting needs maintained to insure proper functioning for egress purposes.
6. Electrical system not to code in that updating is required to meet current N. E. C. regulation for Arc-Fault and G.F.C.I. protect circuits in all area requiring same.
7. Many open electrical connection boxes have been left without proper covers.
8. Door closers require attention as most do not operated at the required 5lb for interior doors and 8.5lb for exterior door opening force.
9. None of the lighting fixtures meet the current Energy Code requirements for efficiency.
10. Exterior hand and guardrails missing or not to code.
11. Many areas where mortar joints are missing mortar.
12. Several broken windows in structure.
13. Window air conditioners present a possible egress issue, depending on proposed use.
14. There is no fire protection system in place.

In reference to the structure located at 802 N. Main St. in Bloomington, IL, the following is a list of code violations using the 2012 edition of the International Code Council family of codes and the Illinois Accessibility Code 1997.

1 Structure does not meet accessibility codes for access to rest rooms and rest room design.
2 Structure suffers from leaking roof.
3 Structure show signs of foundation failure with settling of exterior walls leading to failure of brick wall structure.
4 Plumbing vent at rear of building is in violation of state plumbing code.
5 Building lacks required G.F.C.I. receptacles and or circuits as required by N.E.C.
6 Building has property maintenance issues relating to proper sealing or painting of wooden exterior surfaces.

These comments stem from the inspections of these structures which took place on June 16, 2016. Due to my schedule and work load it has taken awhile to put these into a formal letter or report.

If you have any questions regarding this notice, please feel free to call me at 309-434-2447.

Sincerely;

Robert J. Coombs Jr.
Building Official

**ATTACHMENT F**

**Letter from City Planner**

Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

September 12, 2016

Mike Weber, Director
PGAV PLANNERS
200 North Broadway, Suite 1000
St. Louis, MO 63102

RE: Main Street / Chestnut Street TIF Study Area Structures below Minimum Code Standard

Mr. Weber,

The intent of the letter is to highlight salient zoning code issues for the properties located within the proposed Main Street / Chestnut Street TIF Study Area. The following issues were identified on September 12, 2016:

**103 W Chestnut Street (IWU Parking Lot & Shed):** The parking lot does not comply with the required parking lot landscaping setbacks, points and screening. The drive aisles do not comply with the required twenty-five (25) feet and the parking stalls do not meet the required nineteen (19) feet length for 90 degree parking.

**802 N Main Street (Quinn Shell Gas Station):** The south east ingress is located too close to the intersection of W. Chestnut St. and Business 51. As this property is developed, this ingress/egress should be closed to not impede traffic on W. Chestnut Street and to better facilitate on-site traffic circulation. The property does not comply with parking lot landscaping setbacks and points. This property is zoned B-1, Highway Business District however, our Comprehensive Plan 2035 identifies this area as future Mixed Use identifying the need for pedestrian friendly development. The auto-focused B-1 zoning and development as a gas station is not compatible with the goals of the Comprehensive Plan and discourages walkability.

**807 N Main Street (Former Electrolux Building):**

**801 N Main Street (IWU Storage Building):**

**110 E Chestnut Street (IWU Former Dormitory):** The building is four (4) stories tall, the minimum required rear and side yard setbacks for this property are one third of the building's height. The property does not meet the minimum setback along the northern border of the property. The property is zoned S-1, with a 1:1 Floor Area Ratio or 100% Max Floor Area. This property exceeds the allowed max floor area.

**107 E Chestnut Street (BCPA Creativity Center):** The property is zoned C-1 and required to have a front yard setback of twenty (20) feet. This property does not comply with this front yard setback along E. Chestnut Street. The property does not comply with rear yard setbacks between the southern property line and the building. This property is multiple stories and exceeds the 100% Max Floor Area for the C-1 district.

**210 E Chestnut Street (Burr House B&B):** The accessory parking structure is located less than three (3) feet from the lot line. The property provides the required eight (8) spaces, however no ADA accessible spaces are provided.

Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

**901 N Main Street (Taqueria El Porton and parking lot to the north):** The ingress/egress for this property is completely destroyed and is located too close to the intersection at E. Walnut and Business 51. Additionally, the ingress/egress spans the width of the property line and the existing sidewalk is indistinguishable. This is a safety hazard for pedestrians and not in accordance with the goals of the Comprehensive Plan for this area. As this property is developed, it should be reconstructed with curb and gutter. The on-site parking spaces are not clearly marked, with stall and aisle dimensions difficult to determine. The parking lot appears to be in noncompliance with the aisle and stall dimensions for 90 degree parking. The property does not meet the required five (5) foot side yard setback on the northern property line and it does not comply with the five (5) foot rear yard setback along the eastern property line.

Sincerely,

Katie Simpson
City Planner
Department of Community Development
City of Bloomington Illinois.

**ATTACHMENT G**

**Geocon Professional Services for Quinn's Shell**

**October 18, 2016**

GEOCON
PROFESSIONAL SERVICES

October 18, 2016

Mr. David Hales
City of Bloomington
109 E. Olive Street
Bloomington, Illinois 61701

SUBJECT: LPC #1130205487 – McLean County
Bloomington / Quinn's Shell (Elmo Quinn)
802 N. Main Street
LUST Release Incident No. 20150322
GEOCON Project No. 15-G151

Dear Mr. Hales:

GEOCON Professional Services, LLC. (GEOCON) is currently conducting Corrective Action work at the Quinn's Shell facility located at 802 N. Main Street in the City of Bloomington, McLean County, Illinois. GEOCON has been retained by Mr. Elmo Quinn of Quinn's Shell to assist with obtaining closure of leaking underground storage tank (LUST) release incident 20150322 under the guidance and authority of the Illinois Environmental Protection Agency (IEPA) and 35 Illinois Administrative Code (IAC) Part 734, *Petroleum Underground Storage Tanks*. This letter is intended to provide the City of Bloomington with a summary of the Corrective Action completed to date and to request adoption of a limited area groundwater restriction ordinance for use as an Institutional Control.

At the time of the 2015 LUST release incident, the site was known as the Quinn's Shell automobile fueling facility owned and operated by Mr. Quinn. A topographic map of the site is provided as **Figure 1** in **Attachment 1**. An aerial photograph of the site and surrounding properties is provided as **Figure 2** in **Attachment 1**. A site plan is provided as **Figure 3** in **Attachment 1**.

Since then, and, as required by the IEPA in accordance with the LUST regulations set forth in 35 IAC Part 734, subsurface investigation work was completed to define the horizontal and vertical extent of the soil and groundwater contamination resulting from the LUST release incident. The measured extents of soil and groundwater contamination have been defined and are illustrated on **Figures 4** and **5** in **Attachment 1**. The modeled extent of groundwater contamination was evaluated through a Tier 2 evaluation using risk-based models and is illustrated on **Figure 6** in **Attachment 1**.

As a point of reference, the measured extents of soil and groundwater contamination are based on actual testing data gathered during the previous subsurface investigations; however, the modeled extent of groundwater contamination is based on results of Tier 2 risk-based equations outlined in in 35 IAC Part 742, *Tiered Approach to Corrective Action Objectives*. The Tier 2 modeling takes into account site specific geology and other site specific conditions (ie: hydraulic gradient, hydraulic conductivity, measured data, proximity to water supply wells and surface waters). The modeling assumes that the groundwater contamination could potentially move further outward (laterally) from the existing groundwater monitoring well sampling points; however, this may not actually occur.

Based on the findings of a water supply well survey that involved contacting numerous state and local agencies, there are no community potable water supply wells within 2,500 feet of this site and no private water supply wells within 200 feet of the site. We are not aware of any active, abandoned or sealed private wells on the gas station site. We did not observe or find record of any private water wells on the adjacent properties. It is our understanding that the site and all surrounding properties are serviced by the City's municipal water supply, which is obtained from surface water impounded within Lake Bloomington and Evergreen Lake, both of which are located approximately 7 to 8 miles north of the City of Bloomington, Illinois.

A *Corrective Action Plan (CAP) and Budget*, dated February 15, 2016 and prepared by GEOCON, was approved by the IEPA in a letter to Quinn's Shell, dated March 8, 2016. The *CAP and Budget* proposed, after completion of the remedial excavation and landfill disposal of the highly contaminated soils in the southeastern portion of the site, that an evaluation of exposure routes be completed and that Institutional Controls be implemented for the site to address the remaining soil and groundwater contamination. More specifically, it was proposed to eliminate the groundwater ingestion exposure route, which requires the establishment of a groundwater restriction ordinance for the area of the modeled extent of groundwater contamination. As such, we are requesting that the City of Bloomington adopt an ordinance that expressly prohibits any person, including the City of Bloomington, from drilling a well or using the groundwater beneath a specified area surrounding the site. For discussion purposes, the approximate limits of the proposed ordinance area would be a roughly rectangular-shaped area including an approximate 236-ft. radius from the site. The 236-ft. distance is based on the Tier 2 risk-based modeling which shows that at a distance of 236 feet from the site, the concentration levels of contaminants of concern in the groundwater would be below the Tier 1 remediation objectives (ROs) for a Class I groundwater setting. The IEPA approved the Tier 2 risk-based modeling contingent on the adoption of the limited ara groundwater restriction ordinance.

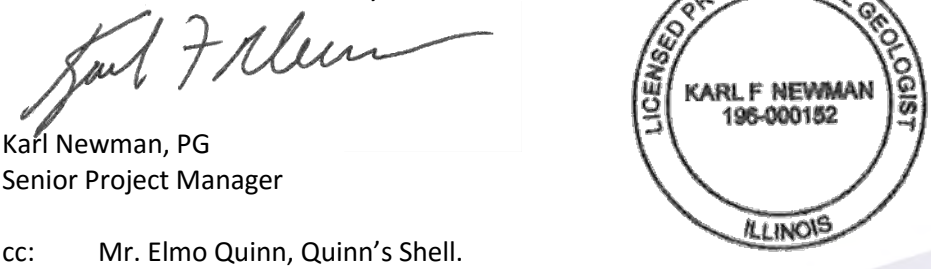
The proposed area to be covered is shown on **Exhibit A** to the draft groundwater restriction ordinance provided in **Attachment 2**. The proposed limits of the ordinance area can be modified if desired by the City of Bloomington, including the entire area of the corporate limits of the City of Bloomington. The adoption of the groundwater restriction ordinance, which is a conservative measure to protect human health and safety, would prevent someone from inadvertently or unknowingly drilling through the shallow groundwater contamination, which by doing so, could create a pathway for the contamination to migrate vertically into an underlying Class I potable water supply aquifer, if present. We believe that it is in the best interest of the City of Bloomington to conservatively protect its residents and adopt the groundwater restriction ordinance.

A copy of the proposed groundwater restriction ordinance in draft format is provided in **Attachment 2**. The draft groundwater restriction ordinance was created from a model document provided by the IEPA and from a review of groundwater restriction ordinances previously adopted by the City of Bloomington.

Should you require further information regarding the LUST release incident, such as a copy of the IEPA-approved *CAP and Budget*, please do not hesitate to contact us at your convenience. In addition, the IEPA project manager assigned to this LUST incident is Mr. Dave Myers and he can be contacted at (217) 785-7491 if you would like to speak with him directly pertaining to the IEPA's approval of the *CAP and Budget*.

Please review the provided information and contact the undersigned at (217) 530-4084 to discuss the possible adoption of the proposed groundwater restriction ordinance. Additionally, I am more than happy to meet with the City of Bloomington as necessary to discuss the project in detail in order to advance adoption of the ordinance. Thanks for your time and we look forward to your response.

Sincerely,
**GEOCON Professional Services, LLC.**




Karl Newman, PG
Senior Project Manager

cc: Mr. Elmo Quinn, Quinn's Shell.

Attachments

**Attachment 1**

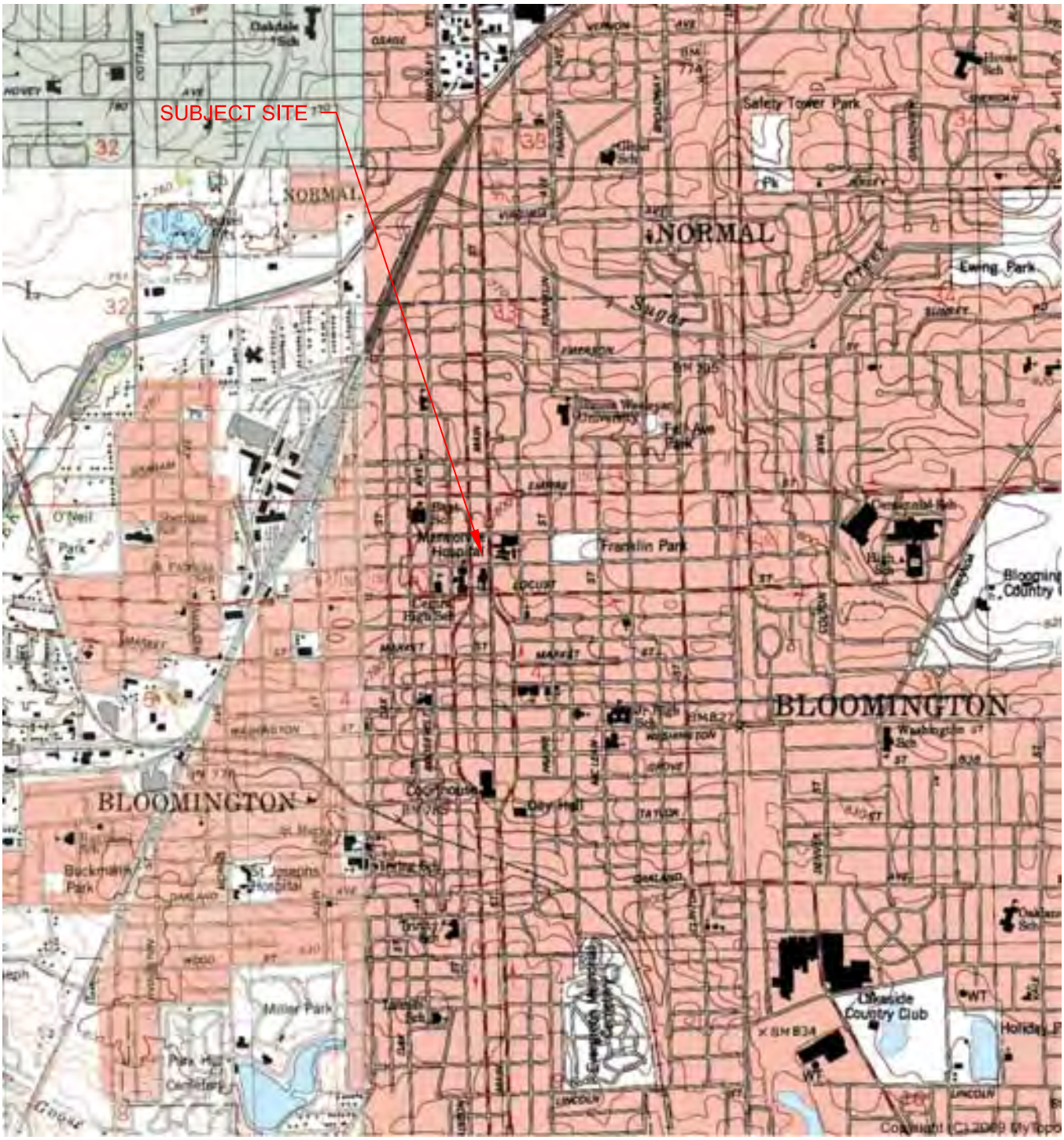



Diagram is a reproduction of a portion of the Bloomington East, Illinois and Bloomington West, Illinois 7.5 minute Quadrangle Maps.

0 1000 2000
feet

North
Scale 1" = 2000'

GEOCON PROFESSIONAL SERVICES
3000 Research Rd, Ste 1 217.403.9990 phone
Champaign, IL 61822 217.403.1559 fax

# FIGURE 1

SITE VICINITY MAP
Quinn's Shell - 802 N. Main Street
Bloomington, McLean County, Illinois

**PROJECT NO.:** 15-G151

**DATE:** October 2016


Diagram is a reproduction of a portion of a McLean County GIS web map.

0 30 60
feet

North
Scale 1" = 60'

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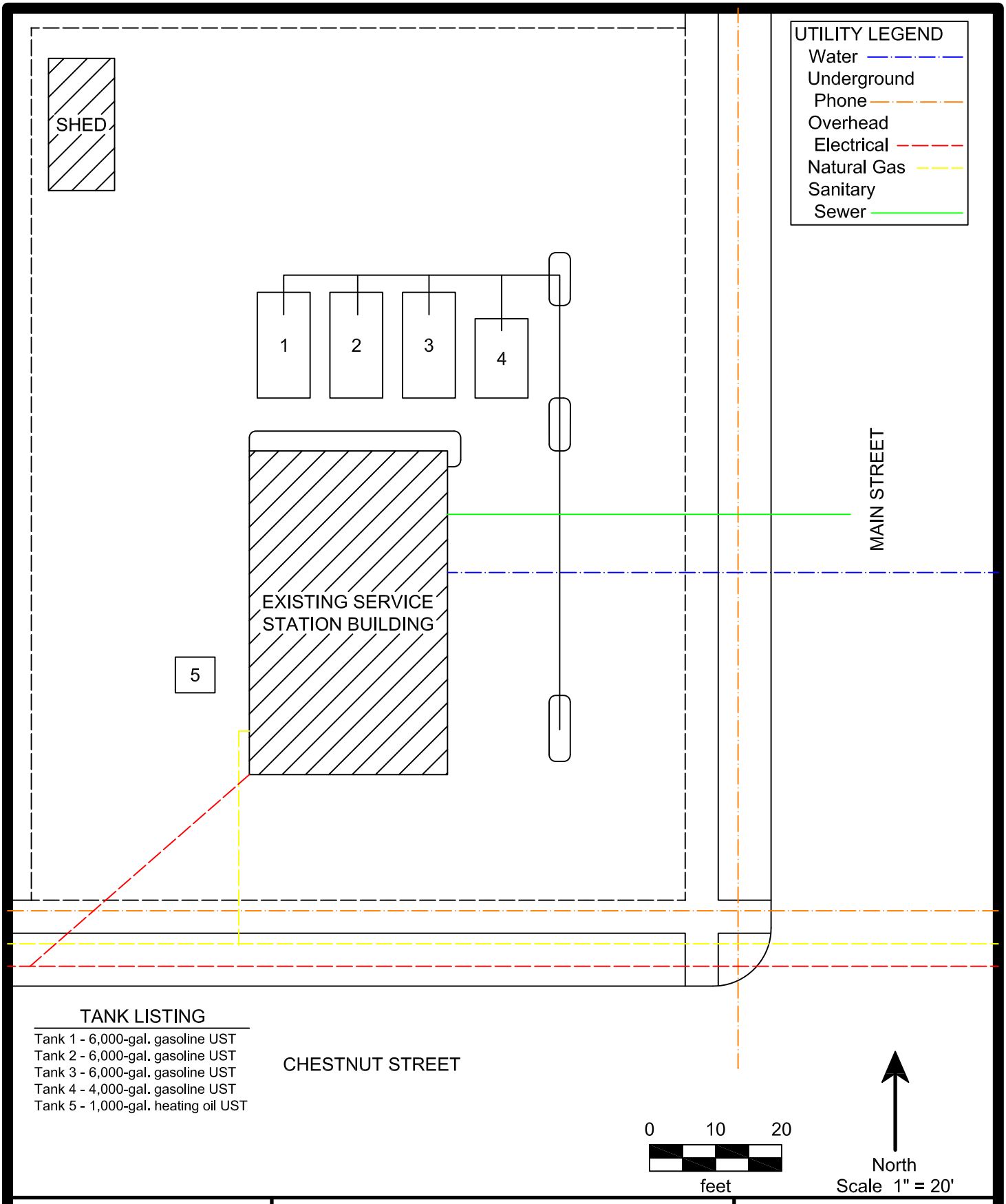
Champaign, IL 61822 217.403.1559 fax

# FIGURE 2

PLAT MAP
Quinn's Shell - 802 N. Main Street
Bloomington, McLean County, Illinois

**PROJECT NO.:** 15-G151

**DATE:** October 2016

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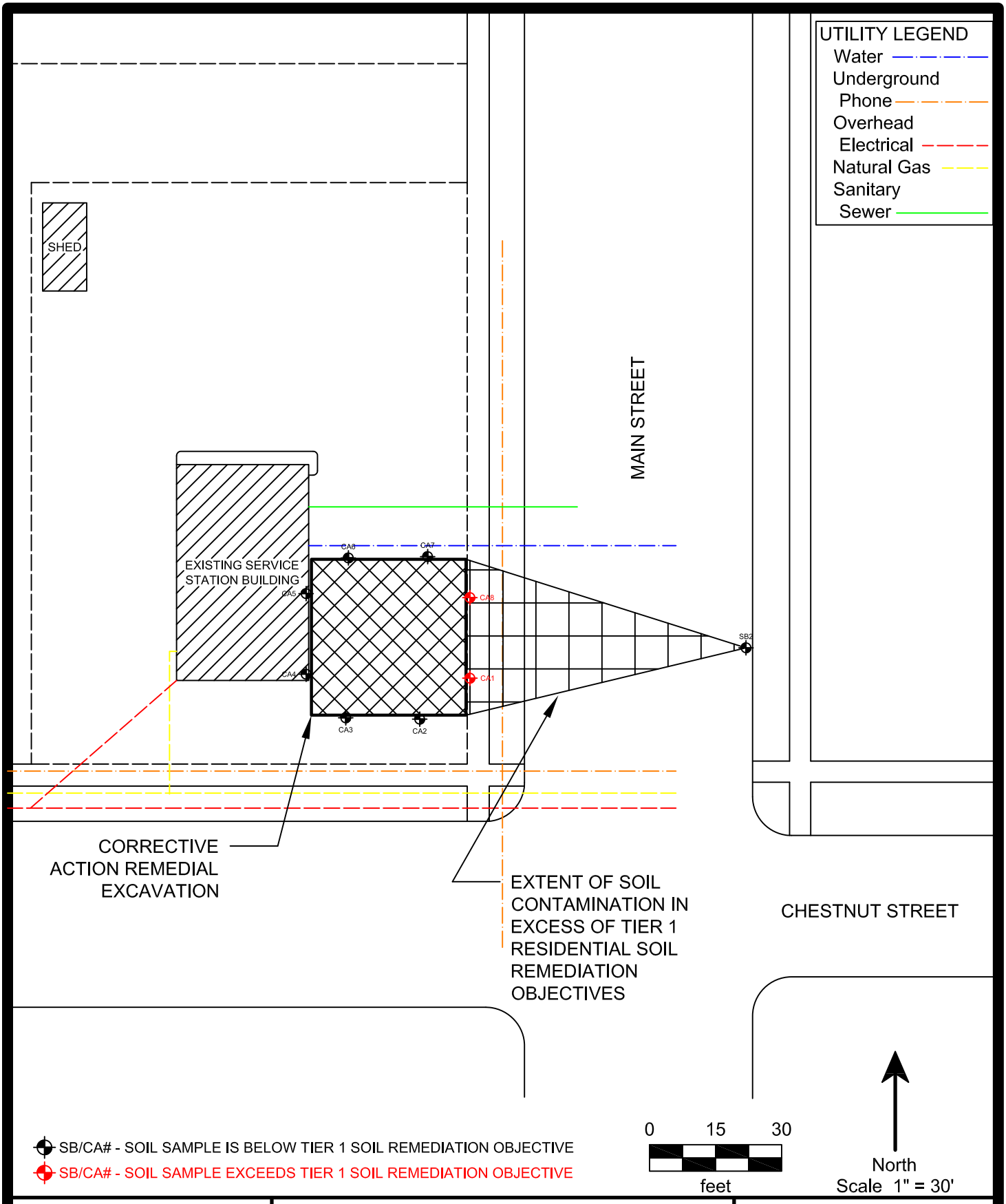
Champaign, IL 61822 217.403.1559 fax

# FIGURE 3

SITE PLAN
Quinn's Shell - 802 N. Main Street
Bloomington, McLean County, Illinois

**PROJECT NO.:** 15-G151

**DATE:** October 2016



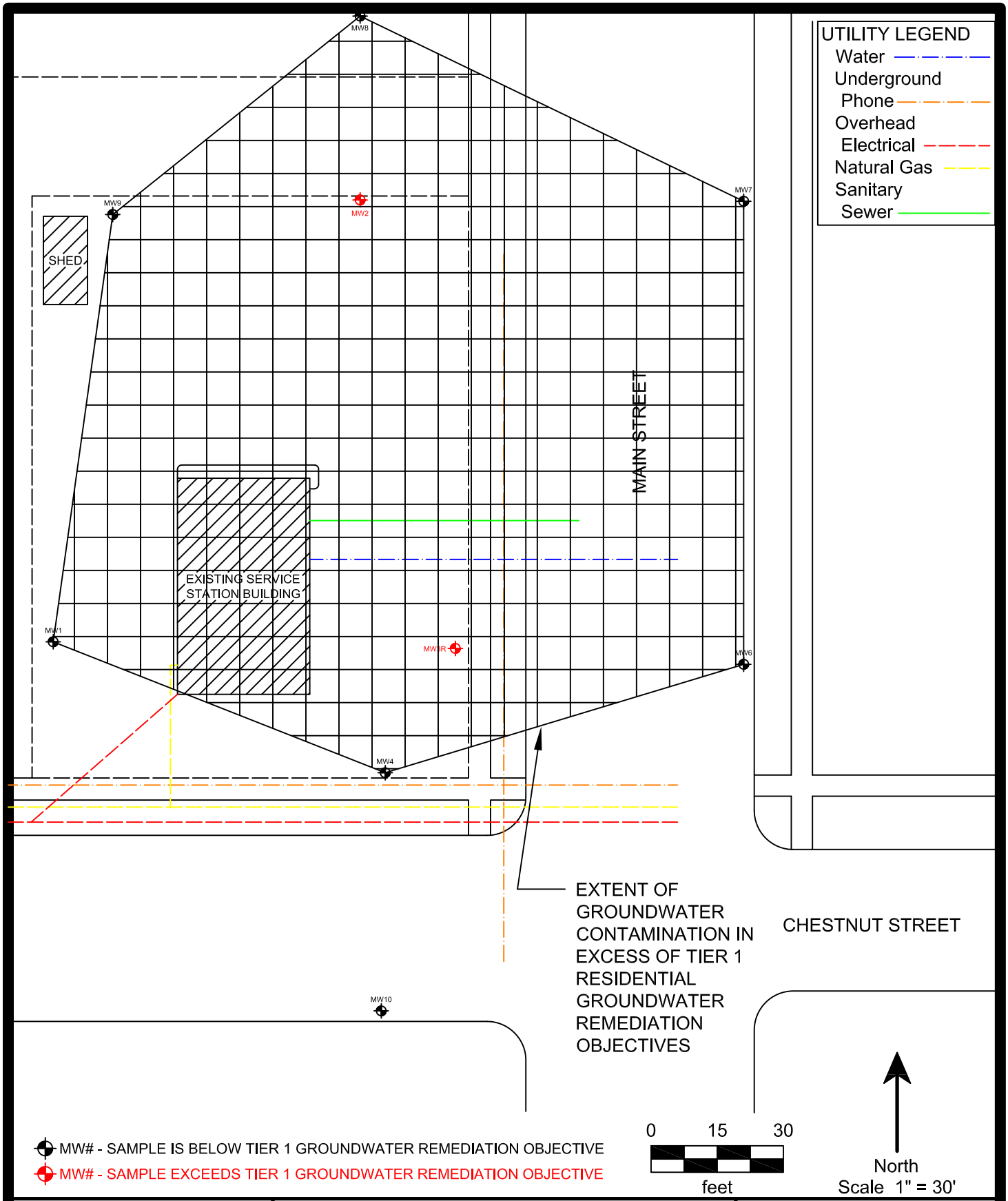

GEOCON PROFESSIONAL SERVICES
3000 Research Rd, Ste 1 217.403.9990 phone
Champaign, IL 61822 217.403.1559 fax

# FIGURE 4

EXTENT OF SOIL CONTAMINATION DIAGRAM
Quinn's Shell - 802 N. Main Street
Bloomington, McLean County, Illinois

**PROJECT NO.:** 15-G151

**DATE:** October 2016

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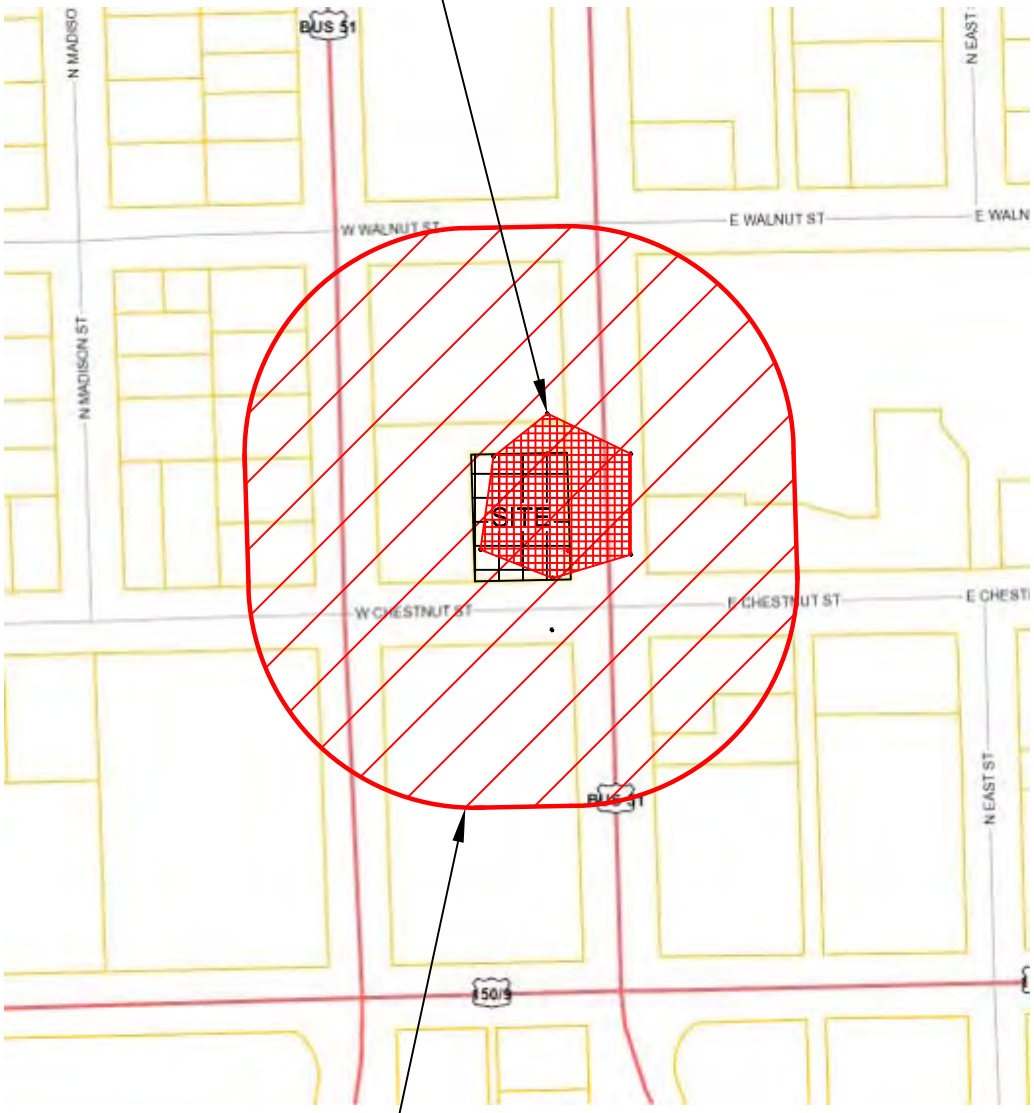
# FIGURE 5

EXTENT OF GROUNDWATER CONTAMINATION DIAGRAM
Quinn's Shell - 802 N. Main Street
Bloomington, McLean County, Illinois

**PROJECT NO.:** 15-G151

**DATE:** October 2016

Extent of groundwater impact in excess of Tier 1 residential groundwater remediation objectives




Modeled groundwater impact radial distance of 236 feet using RBCA Equation R26 and area of environmental notice letter submittals

Diagram is a reproduction of a portion of a McLean County GIS web map.

0 100 200
feet

North
Scale 1" = 200'

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# FIGURE 6

MODELED EXTENT OF GROUNDWATER CONTAMINATION DIAGRAM
Quinn's Shell - 802 N. Main Street
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