

WORKING TOGETHER TO
ACHIEVE RESULTS



Deigan & Associates, LLC combines cost-effective cleanup approaches with strategic regulatory allowances to develop site conditions that reduce contaminant risks to levels that allow for timely redevelopment.

Our expertise is called upon by individual property owners, small businesses, Fortune 500 companies, developers, attorneys, and municipalities to facilitate property divestitures and redevelopment without the prolonged obstacles caused by iterative environmental studies, ineffective remediation techniques, and incomplete regulatory submittals.



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DEIGAN & ASSOCIATES, LLC

**BROWNFIELD
PROPERTY
REDEVELOPMENT
CONSULTING SERVICES**



Sustainable Environmental Solutions

www.deiganassociates.com

STRATEGIC, INNOVATIVE BROWNFIELD CONSULTING

Village of Bartlett

Town Center Development



Deigan & Associates, LLC role on the Bartlett Town Center project is an excellent example of the environmental consulting value we bring to a municipally-led redevelopment initiative. Our project work on this key Bartlett assignment contains all of the principal work elements we believe municipalities may encounter. Most importantly, we have successfully implemented these tasks and are accomplishing the Village's Town Center redevelopment goals by:

- Conducting Phase I & II ESAs.
- Communicating environmental cost liability and risks.
- Providing negotiations support in acquiring the property.
- Obtaining reimbursement funding for environmental work through IEPA's Brownfield and Leaking Underground Storage Tank (LUST) programs.

- Developing innovative, cost-effective remediation & demolition plans & bid documents.
- Obtaining timely IEPA Plan approvals.
- Negotiating with developers and lenders to demystify and define environmental risks.
- Coordinating environmental remediation work with developer timelines.
- Obtaining NFR letters for properties with recognized environmental conditions.



Waukegan and North Chicago

Downtown & Lakefront Redevelopment

Deigan & Associates, LLC provides comprehensive environmental consulting services throughout North Chicago and Waukegan, Illinois.

- Environmental due diligence reviews

- Phase I & II investigations to acquire/assemble key properties.
- Preparing Brownfield Grant Applications to USEPA, IEPA, DCEO and Lake County to leverage funding for environmental work.
- Administering Numerous Brownfield Grants.
- Conducting environmental assessments for the Genesee Theatre Restoration, Former News-Sun Building Campus, and numerous downtown central business district properties.
- Negotiating with responsible parties to achieve property cleanup levels consistent with non-



industrial, mixed use & residential redevelopments.

- Assisting in acquisition of the abandoned 1 million sq. ft. former Outboard Marine Corp (OMC)
- Coke Plant Superfund Site Re-use Plan.
- North Chicago 32-acre Sheridan Crossing Cleanup & Redevelopment

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