

Application for Brownfield Funding

Lake County Brownfield Fund

Submitted June 11, 2009

- Applicant: **City of Highland Park**
c/o Michael Blue, Community Development Director
1150 Half Day Road
Highland Park, IL 60035
Phone: 847.432.0867
Fax: 847.432.0964
mblue@cityhpil.com
- Date of Request: June 11, 2009
- Location of Property: Karger Center
1850 Green Bay Road
Highland Park, IL
(Legal Description, PIN, Property Survey, Aerial Photo attached)
- Public/Private Partners: Highland Park, as building owner, has extended a 35-year, \$10/per year lease to a private partner, **Community Family Center (CFC)**, and its five long-established human service constituent agencies. The Community Family Center will provide a geographically-convenient facility family support services to young children, school age children, parents, and adults:
- Highland Park Community Nursery and Tri-Con Child Care Center: providing subsidized/affordable day care and nursery school services, to primarily income-qualified families;
 - Family Network: providing parenting education, assistance, and skills-building, and Right From The Start/Desde El Principio program (RFTS), a prevention-based model that provides family support services to at-risk, primarily Spanish-speaking, low-income families with children from birth to three years of age.
 - Family Services of South Lake County: providing family and individual counseling and related mental health services;
 - Highland Park-Highwood Home Child Care Association: helping home-based child care providers
- Description of the Project: The City of Highland Park is partnering with CFC to re-use an existing 1960s-construction era building, which is functionally obsolescent and in need of substantial capital investment. Given the intended use of the site, environmental remediation is critical for health, life and safety reasons.

Most of the building has been vacant for a number of years, with small portions used by a professional theatre company and day care and nursery school provider (Highland Park Community Nursery). In providing a long-term, *deminimus* lease to CFC, the city is partnering to make human services available to residents of southeast Lake County in a downtown, transit-oriented, central business location. The site is adjacent to the Lake County North Shore Community Health Center, providing opportunities for cross-referrals for human services.

Economic Benefits: The project will provide a substantial number of construction jobs, as well as anticipated permanent employment for approximately 53 employees at the center. The downtown location is a hub of retail and restaurant jobs, and the center's subsidized day care services will help both employees and employers of downtown businesses.

Anticipated cost of assessment, remediation / clean-up efforts:

Two Environmental Reports have been prepared by Carnow Conibear & Associates: a Hazardous Materials Summary Report dated April 9, 2009 and a Phase 1 Environmental Site Assessment dated April 10, 2009 (attached). The two Reports were prepared at a cost of \$11,050. Without performing destructive testing, Carnow Conibear has documented the presence of asbestos building materials, lead-based paint, PCB and mercury containing equipment, and mold. Removal of a possible underground storage tank may also be required. The presence of further contaminatory materials, behind walls or buried underneath blacktop, is possible.

The U.S. EPA defines a "Brownfield site" to mean "real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." (Public Law 107-118, H.R. 2869, Small Business Liability Relief and Brownfields Revitalization Act, cited in LEED Reference Guide for Green Building Design and Construction, 2009 Edition, p. 37). The presence of these contaminant materials within a building of this vintage acts as a disincentive to its refurbishment and redevelopment, and so the site clearly is a Brownfield by US EPA definition. Furthermore, US Green Building Council LEED standards recognize asbestos sites as Brownfield sites if the presence of asbestos has been documented by means of an "ASTM E1903-97 Phase II Environmental Site Assessment" or an "EPA Reg 40CFR Part 763," which has been done.

The projected environmental costs are \$250,000 for remediation and \$30,000 for testing, monitoring, and documentation of the

removal of all known hazards. Removal of a possible underground storage tank may also be required. This is a "worst case" budget which anticipates both substantial asbestos-containing materials discovered during demolition and the presence of buried chemical storage tanks near the building's exterior perimeter.

Total Project Cost: Approximately \$13 million including all furnishings, equipment, contingencies and escalation estimates.

County funds requested: \$100,000

Detail of other funds: The City of Highland Park has contributed the value of a 35-year, \$10 per annum lease to the project. In addition, financial commitments for capital funding of \$1,000,000 and \$100,000 by the State of Illinois and Moraine Township respectively have been received. Other public/private sector grant funding, as well as grants for energy-efficient and green components in the project design, are being pursued. The balance of the funding is provided by private-sector fund-raising.

List of Contaminants known or suspected:

Asbestos, lead-based paint, PCB-containing materials, mercury-containing materials, and mold were confirmed to be present. An underground storage tank may be present on site.

PLAT OF SUBDIVISION LAKE COUNTY HEALTH DEPARTMENT NORTH SHORE HEALTH CENTER

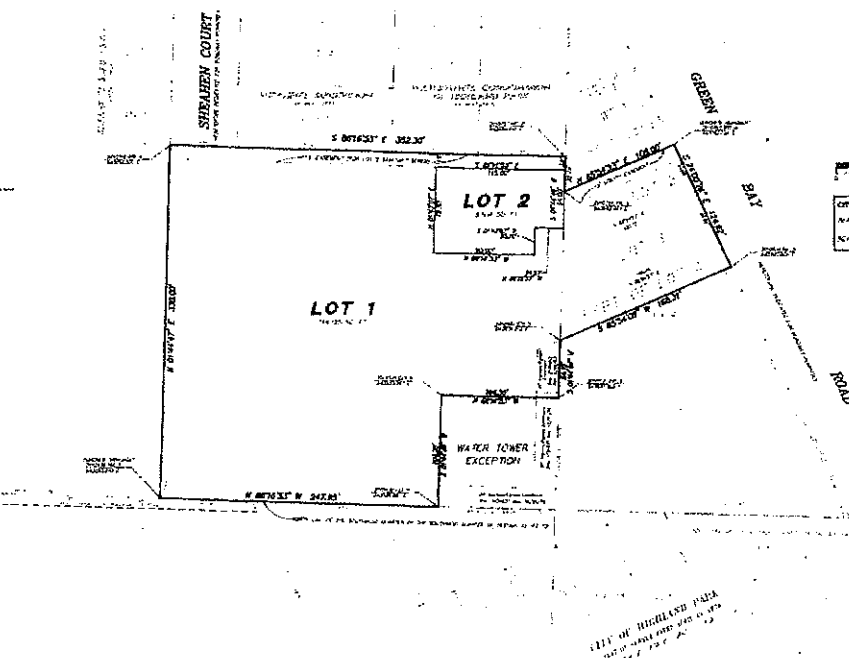
BEING A SUBDIVISION OF LOTS 2, 3 AND THE NORTHERLY 25 FEET OF LOT 4 IN BLOCK 9, CITY OF HIGHLAND PARK, ILLINOIS, AND THAT PART OF THE SOUTH 5 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WESTERLY LINE OF SHEARMAN'S COURT EXTENDED AND PROJECTED SOUTHWESTERLY (EXCEPT THE EAST 104.35 FEET OF THE SOUTH 104.35 FEET OF SAID SOUTH 5 ACRES) IN HIGHLAND PARK, LAKE COUNTY, ILLINOIS.

5628647
8-20-2004

(ASADO) PROVISIONS

It is hereby declared that the provisions of this plat are subject to the provisions of the following laws, ordinances and resolutions of the City of Highland Park, Illinois, and the State of Illinois, which are hereby incorporated by reference into this plat.

WORTH SHORE GAS COMPANY
The provisions of this plat are subject to the provisions of the following laws, ordinances and resolutions of the City of Highland Park, Illinois, and the State of Illinois, which are hereby incorporated by reference into this plat.



SCALE 1" = 50'
CITY OF HIGHLAND PARK SURVEY MAPS BOOK 1
PAGE 42 22
BOOK 114 10 22
BOOK 114 10 22

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, William R. Fitzgerald, Surveyor, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, William R. Fitzgerald, County Clerk, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, do hereby certify that I am the owner of the above described land and that the above described plat is a true and correct representation of the land shown on the plat.



CITY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, City Engineer, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

SCHOOL'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, School, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, Notary Public, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

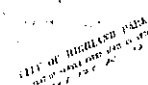


PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, Planning Commission, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

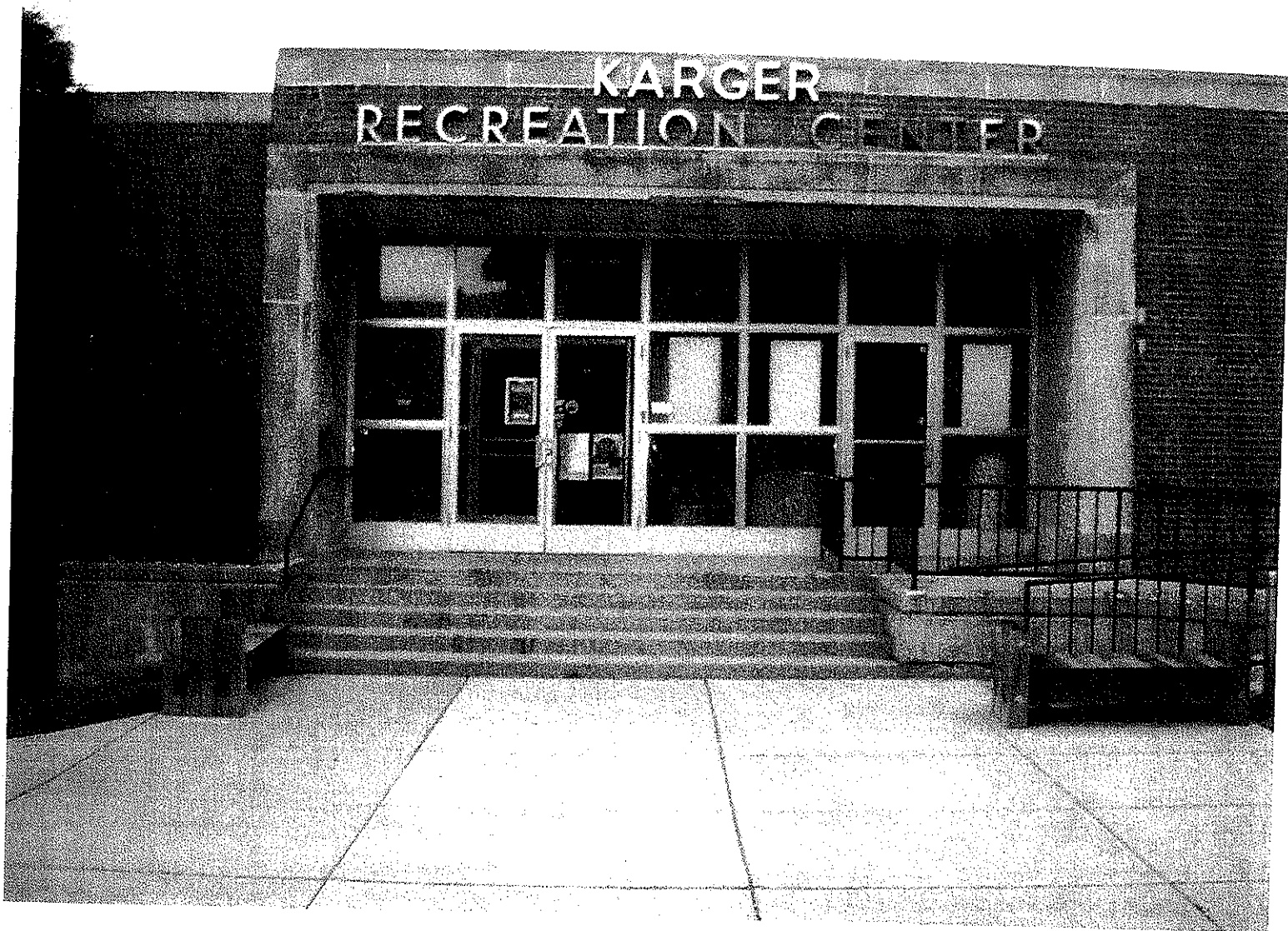
MEMORANDUM CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE
I, Shirley Fitzgerald, Memorandum, do hereby certify that the above described plat is a true and correct representation of the land shown on the plat.

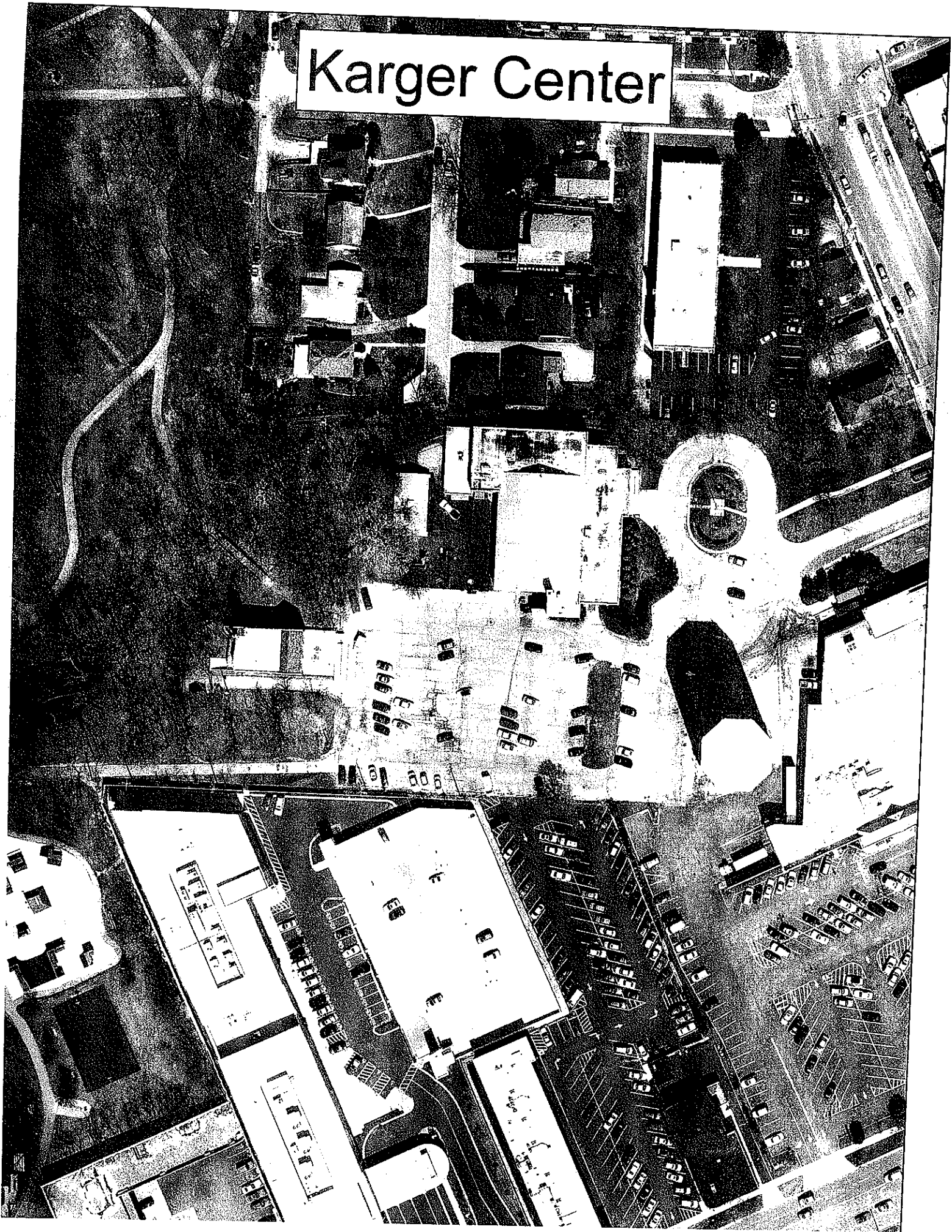


BOWARD SURVEYING COMPANY, INC.
PROFESSIONAL SURVEYING & MAPPING LAND SURVEYORS
STATE OF ILLINOIS, LICENSE NO. 001-00000000-0000
1100 N. WASHINGTON ST., SUITE 200, HIGHLAND PARK, IL 60034
TEL: (815) 236-7700 FAX: (815) 236-7701 WWW.BOWARDSURVEYING.COM

KARGER
RECREATION CENTER



Karger Center



Property Tax Assessment Information by PIN

Enter the 10 or 14 digit Property Index Number (PIN) with or without dashes for the property:

Pin: 16-23-307-157

Submit

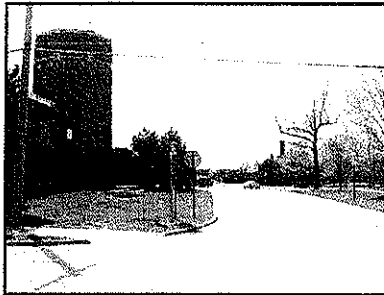
Print Version

Property Address

Pin: 16-23-307-157
 Street Address: 0 N GREEN BAY RD
 City: HIGHLAND PARK
 Zip Code: 60035
 Land Amount: \$0
 Building Amount: \$0
 Total Amount: \$0
 Township: Moraine
 Assessment Date: 2008

Property Characteristics

Neighborhood Number: 1816088
 Neighborhood Name: Exempt
 Parcels
 Total Land Square Footage: 113492
 House Type Code:
 Structure Type / Stories:
 Exterior Cover:
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: /
 Condition:
 Quality Grade:
 Above Ground Living Area (Square Feet):
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet):
 Finished Basement Area (Square Feet): 0
 Number of Full Bathrooms:
 Number of Half Bathrooms:
 Fireplaces:
 Garage Attached/Detached/Carport: 0 / 0 / 0
 Garage Attached/Detached/Carport Area: 0 / 0 / 0
 Deck / Patios: 0 / 0
 Deck / Patios Area: 0 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0



NO SKETCH AVAILABLE

[Click here for a Glossary of these Terms](#)

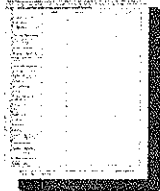
Click on the image to the left to view and print at full size.

Property Sales History

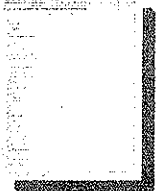
Date of Sale	Sale Amount	Qualified Sale
3/30/2005	\$400,000.00	No

Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a **summary of information** extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.



▶ Select comparable properties to determine assessment equity



▶ Select comparable properties by recent sales