



Philip J. Rovang  
Director

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June 25, 2009

Mr. Michael Blue  
City of Highland Park  
Community Development Director  
1150 Half Day Road  
Highland Park IL 60035

(By US Mail and email)

Dear Mr. Blue:

Staff has reviewed the City of Highland Park's application for the Lake County Brownfield Fund. In order to assist the Health and Community Services Committee in understanding your project, staff is requesting the following additional information:

1. According to the application the subject property (the Karger Center) is currently being used by a professional theatre company and a day care and nursery school provider. The building contains approximately 30,000 square feet (Carnow Conibear, Hazardous Materials Survey Summary Report, April 24, 2009, page 9). What is the approximate square footage of the building currently being used, and how much of the building will be used when the entire project is completed?
2. The application states there will be approximately 53 permanent employees at the center when the project is completed. How many people are currently working in the Karger Center?
3. The projected remediation cost is given as \$250,000, with an additional \$30,000 for testing, monitoring, etc. Please note that the County's Brownfield Fund Guidelines state that applicants should seek assistance from state and federal funding sources before applying to the County. Please include copies of any applications the City has submitted requesting state or federal funds for Brownfield cleanup for the subject property.
4. Will remediation be completed within 12 months following the receipt of County Brownfield Funds? Please provide a work schedule and timeline for the remediation.
5. Is the subject property included in an adopted redevelopment plan? If it is, please provide a summary of the redevelopment plan, noting how redevelopment of the subject property contributes to the completion of the plan.
6. Please explain how the Karger Center redevelopment project promotes economic development.

Development Review  
Bob Mosteller  
Deputy Director

Zoning Administration  
Sheel Yajnik  
Zoning Administrator

Planning and Support Services  
Dennis Sandquist  
Deputy Director

Community Development  
Vern Witkowski  
Deputy Director

7. Have there been any other Brownfield remediation projects in the vicinity of the subject property? If so, please provide a map showing the location of the other projects in relation to the Karger Center.

This additional information should be received no later than July 17, 2009. County staff will distribute copies of the Brownfield Fund applications, and the additional information, to the members of the Health and Community Services Committee beginning on July 20th.

We anticipate that the requests for Brownfield Funding will be on the agenda of the Committee's meeting of August 4th. The meeting will be held in the Lake County Administration Building, 18 North County Street, 10th Floor, Waukegan, beginning at 1:00 p.m. It is important that a representative from Highland Park be present at the August 4th meeting to present the City's application and answer questions. Your office will be contacted to confirm the meeting date and time.

If you have any questions, please contact me by phone (847.377.2123) or email ([whunt@lakecountyil.gov](mailto:whunt@lakecountyil.gov)).

Sincerely,

A handwritten signature in black ink that reads "Bill Hunt". The signature is written in a cursive, flowing style.

William B. Hunt, AICP  
Deputy Director

c: Anne Bassi, Lake County Board