



## CITY OF HIGHLAND PARK

Highland Park, Illinois 60035 • (847) 432-0800

July 7, 2009

Mr. Bill Hunt, Deputy Director  
18 North County Street- 6<sup>th</sup> Floor  
Waukegan, Illinois 60085

Dear Mr. Hunt,

This letter is in response to your request for additional information regarding the City of Highland Park's recent application for Lake County Brownfield Funds for environmental remediation at the Karger Center, 1850 Green Bay Road. The following is intended to address your itemized list of questions:

**1. 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?**

The Karger Center is 30,000 square feet in size and 16,350 square feet is currently used.

Highland Park Community Nursery currently uses 6,441 square feet of the building for its core operations and occupies an additional 6,864 square feet on an infrequent basis. Apple Tree Theater uses 3,045 square feet for lobby performance and office space. The remaining 13,650 square feet of the property is unoccupied or used for long-term storage. Overall, 9,486 square feet of space (which amounts to approximately 33% of the total building) is used on a frequent basis, as compared with the 67% used infrequently or not at all.

Under the proposed building renovation, the total usable space will increase to 37,713 square feet of gross area. The entire building will be occupied and continually used by the five CFC agencies on a full-time, regular basis.

**2. How many people are currently working at the Karger Center?**

Sixteen permanent full-time employees work at the Karger Center.

Thirteen permanent full-time staff members are currently employed by Highland Park Community Nursery. Three permanent full-time staff members currently work at Apple Tree Theater. The renovation will represent a net increase of approximately 37 permanent employees at the site.

**3. Please include copies of any applications the City has submitted requesting state or federal funds for Brownfield cleanup for the subject property.**

The City has not submitted any requests for state or federal funding for the environmental remediation of 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.**

It is anticipated that remediation will take place within 12 months of notification of award of the Brownfield Funds. Environmental remediation will precede building renovation, and is anticipated to be complete in the spring of 2010.

**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.**

The subject property is not included in an adopted redevelopment plan at this time.

**6. Please explain how the Karger Center redevelopment project promotes economic development.**

The Karger Center redevelopment will provide 37 additional jobs at the center alone and will serve as an affordable/subsidized day care/family service center for Highland Park's employees and employers.

Highland Park has a vibrant and thriving downtown which contributes to Lake County's sales tax revenue. Downtown Highland Park features a variety of commercial uses including retail shops, restaurants, offices, and a heavily-used large grocery store. Many of the downtown jobs available are of the service-sector variety and in the lower-wage category and may require two wage earners at this level to support a family. Ensuring that businesses have access to a stable workforce is critical to their operations.

Given the cost of market-rate day care, the direct connection between parents of the two providers of licensed center-based care to be housed at the site and downtown Highland Park business is evident from the attached list of employers of families using the existing services of subsidized/affordable quality day care providers. Currently, these centers provide services for 62 Highland Park employees (see attachment). The number of Highland Park employees served by Tricon and Highland Park Community Nursery will increase with development of the new facility, which will expand service to include infants and one-year-old children, thereby expanding workforce opportunities for area businesses.

Tri-Con is currently in a church basement with no possibility for expansion. Community is currently housed in the Karger Center, which may not be available to it absent the proposed renovation. Expansion of the Karger Center facility will both ensure that these agencies can continue to serve Highland Park employers, and also provide opportunities for additional employees/families to be served.

The five nonprofit agencies which constitute Community Family Center all serve to strengthen the ability of families and individuals to meet and achieve workforce goals. CFC's realization at this site will mean that parents of young children will have a licensed, affordable, developmentally appropriate early education and care environment in downtown Highland Park. This is a critical supportive resource for parents' continued participation in the local workforce, increasing local incomes and reducing poverty. The skills-building programs geared for children, parents, siblings, and older adults better enable participants to enter and succeed in the local workforce. An indirect benefit to the local economy is that low and moderate income children enter school closer to parity with their more economically-advantaged counterparts, improving

the overall educational environment within School Districts 112 and 113. These outcomes directly benefit the economy of southeastern Lake County.

Other agency services will benefit the economy. The offices of Highland Park Highwood Home Childcare Association will bring the owners and clients of licensed home child care businesses into relationship with each other and the broader network of parental support programs at the Center. Family Service will provide professional, affordable mental health services to a broad spectrum of community residents from a convenient downtown location.

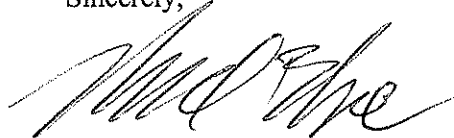
When redeveloped, the Community Family Center will offer licensed, center-based care to approximately 176 children at any one time ranging from infants to five year olds, with after-school programs available for school-age children. Family education programs operated by Family Network will offer structured support and education to dozens of additional children both preschool and school age. The CFC project will enable the five agencies to directly benefit hundreds of adults, children, and employers, every day.

**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.**

To the City's knowledge, there have not been any other Brownfield remediation projects in the vicinity of the subject property.

Should you have any follow-up questions or require additional information, please feel free to contact me. I understand that the City will need to have a representative at the Committee meeting on August 4<sup>th</sup> to present the application and I will look forward to hearing from you to confirm the meeting date and time.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Blue", written in a cursive style.

Michael Blue, FAICP  
Director of Community Development

Cc: Dan Alexander, IFF

ENCLOSURE: Employer List

CFC - Community Businesses Where Our Participants are Employed - July 2009

PLACE OF EMPLOYMENT	TOTAL	EMPLOYEES			
		HP Community Nursery/DC	Tri-Con Child Care	Home Child Care	Family Network
<b>Banks</b>					
HP Bank and Trust	1		1		
US Bank	1		1		
<b>Car Dealerships</b>					
Lexus of HP	1		1		
<b>Church/Synagogues</b>					
Aitz Hayim Center for Jewish Living	1			1	
Trinity Episcopal Church	1				1
<b>Country Clubs</b>					
The Birchwood Club	1				1
Exmoor Country Club	4				4
<b>Grocery Stores</b>					
Sunset Foods	11	2	7		2
<b>Health Care</b>					
Highland Park Hospital	3	1		1	1
Lake County Health Department	2			1	1
Ravinia Associates in Medicine	1	1			
<b>Restaurants</b>					
Bent Fork	1				1
Buffos	1				1
Burger King	1	1			
Caffe Petopia	1				1
Carlos Restaurant	1				1
Chipotle	2	1			1
Corner Bakery	2		1		1
Grill	1	1			
Hot Tamales	1				1
Lou Mainati's	1	1			
Michaels	1				1
McDonalds	8	4	4		
Max's Deli	1		1		
Mean Weiner	1	1			
Miramar	2		1		1
Mizrahi Grill	1			1	
Norton's	1				1
Potbelly	1		1		
Sage Grill	1				1
Subway	3		3		
Walker Brothers	1				1
<b>Retail Stores</b>					
Enaz	1			1	
E-Street Kids	1				1
Walgreens	4	1	3		
Party City	1				1
<b>Services</b>					
Abbott House	1			1	
Baizer Kolar & Lewis	1				1
Becker Gurian Law Firm	1				1
Cairo Animal Hospital	1		1		

**CFC - Community Businesses Where Our Participants are Employed - July 2009**

PLACE OF EMPLOYMENT	TOTAL	EMPLOYEES			
		HP Community Nursery/DC	Tri-Con Child Care	Home Child Care	Family Network
Crossroads Car Wash	2				2
Domestics (various HP homes)	7	2	5		
Dick Blick Holdings	1	1			
F4 Architecture	1				1
HP Auto Clinic & Towing	1				1
Lake City Cleaners	1			1	
Lazar Group	2	1		1	
Metz Beauty Supply	1		1		
Metro Cleaners	2		2		
Murphy Painting	1		1		
Manfredini Landscaping	2				2
Mobile Gas Station	1	1			
Lewis Santi & Sons Painting	1		1		
Ramirez Landscaping	1				1
Task Force Inc.	2	1			1
Via Veneto Hair Salon	1		1		
<b>Schools</b>					
District 112	6	1	1	1	3
District 113	3	1			2
Edgewood Middle School	1			1	
Family Network	1			1	
HP Community Nursery School	1			1	
Highland Park High School	1			1	
Indian Trail School	1			1	
Lincoln School	1			1	
North Shore Academy	1	1			
Red Oak School	1			1	
St. James School	1				1
Tri-Con Child Care Center	1		1		
<b>Other</b>					
City of Highwood	1				1
Courtyard Hotel	1	1			
Highland Park Police Department	1				1
<b>TOTAL</b>	<b>120</b>	<b>24</b>	<b>38</b>	<b>16</b>	<b>42</b>