



Lake County 2010 Brownfield Grant Application

1. Village of Barrington
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2. Amount being requested: \$75,000.00. The Village match will be provided for through the Village Center Tax Increment Financing District fund.

3. The Village owns the property for which this funding request is being made. The Village is marketing the property for a retail user who will renovate the structure and convert it into a retail sales tax producing property or construct a new building on the site. Either option for reuse will require the Village to remediate the asbestos in the structure.

4. Location of Property:
322 North Hough Street
Barrington, IL 60010
13-36-304-017
The legal description, plat of survey and aerial photo of the proposed site.

5. The current and future zoning of the property is B-4, Village Center District, which encourages economic redevelopment of the area known as the Village Center. The current occupant will terminate their lease with the Village on May 31, 2010. The Village will commence a marketing campaign to find another use, consistent with the B-4 zoning to occupy the building. This effort will require the Village to undertake a cleanup of the property for any future use, either a reuse of the building or a teardown for redevelopment. The future land use will remain retail oriented. This land use fits with the economic redevelopment goals of the Village Center.

6. This is not a request for funding an assessment project.

7. The 1.2 acre site contains two buildings. The primary structure is masonry and steel that covers approximately 20,000 square feet in area. A secondary, slab-on-grade garage structure is also present on the site. The buildings were constructed in phases between 1941 and 1954. During this time several types of materials were used with high concentrations of asbestos. Therefore, the cleanup portion of the redevelopment will strictly involve removing, and disposing of, the asbestos in a manner which is safe for the environment and the community. The elimination of this hazardous material will allow for a higher level of public safety both in the building and in the surrounding area.
 - A. The site became contaminated when the building was built in 1941 with asbestos materials. The asbestos can be found in the thermal system insulation; in 2,800 square feet of flooring materials; in the 4,000 square feet transite sheathing and fire door insulation; in 2,100 square feet of ceiling tiles; and in nearly 20,000 square feet of roofing materials.

 - B. Due to the nature of asbestos being widely accepted as a viable building material when the edifice was built in the mid-twentieth century, no attempt has been made to have any party pay for the assessment or the cleanup.

 - C. The only known contaminant on the property is asbestos. However, according to an assessment conducted in 2001, a leaking underground storage tank incident was reported at the site in 1993. The leak incident was remediated with the tanks and contaminated soil being removed. Still, in the same report, leaking underground storage tanks were reported at two adjacent properties to the east and south the site. By 2001, neither incident was closed by the State, thus the potential exists that the incidents have impacted soil or groundwater at the subject site. See attached report for more details.

 - D. An environmental assessment has been conducted. See attached report.

E. At the time of the assessment in 2001, JR Associates, Inc. estimated the cost for complete asbestos abatement at \$128,850.00. See attached Asbestos Building Inspection report.

1. The cleanup activities which would occur with the Brownfield Grant all involve the proper removal of asbestos and materials with a high asbestos content. The hazardous ceiling tiles, flooring patterns, insulation products and roofing materials all need to be removed and replaced. With the funds from the Brownfield grant, in conjunction with the one-to-one amount the Village pays, 100% of the cleanup will be accomplished.

2. After asbestos abatement, all 1.2 acres will be cleaned up and ready for redevelopment.

3. No other cleanup activities are planned. However, further investigation of the adjacent properties' underground leaking tanks and the gasoline tanks shown on Sanborn maps, will be needed to determine if action needs to be taken to ensure the redevelopment site's integrity.

F. No groundwater recharge potential exists on the site. A non-potable water well lies 500 feet to the West of the property in Langendorf Park, while the nearest potable wells are 1000 feet to the South of the property at the Village Hall.

8. No State or Federal Brownfield Cleanup funding has been applied for this property.

A. To date the building has been occupied by the same business since the structure was built. As they are now vacating the property and a reuse potential exists for the building and/or land, the Village wishes to prepare the site for a reuse. Therefore, before now no State or Federal funding was needed for the cleanup of this property.

B. N/A

C. N/A

9. Currently, no end user is identified for the property. The property is being marketed as a retail location for either reuse of the structure or redevelopment. If either were to occur, cleanup of hazardous materials is anticipated due to the amount of work that would need to be done to prepare the site and building for another user.

A. The Village desires to attract a retail user for the building. The end user may desire to utilize the property for redevelopment or an adaptive re-use of the property. The expected economic benefits would be job creation both during construction and for the new business venture. In addition, the tax revenue generated from this site will increase in retail sales taxes.

B1. 5-10 people are expected to be employed during the cleanup of the site.

B2. The Village expects 5-10 people to be employed by a contractor to do the amount of work that is needed to clean up the site. In addition, roadway conditions near the site need to be repaved which would result in additional jobs from the contractor performing the work that abuts the property.

C. Without an end user specified it remains unknown how many people will be employed. The Village is seeking an end user to potentially occupy 20,000 square feet and could employ between 25-50 persons.

D. The Village has taken several steps to attract commercial retailers and developers to the property, and while no end user has been identified to date, conversations are continuing. The work to clean up the site would not commence until we have an end user for the building so the work would coincide with their redevelopment plans. Having the funds available through this grant would be beneficial in assisting with an incentive that would be appealing to an end user for the property.

10. The current tenant will vacate the property on 5/31/2010. The Village anticipates that redevelopment and/or a new user may be secured by fall 2010 with construction completed within 120 days of a secured tenant.

Action	Date
Current Occupant Vacates Site	May 31, 2010
Commence Marketing and Negotiations with New User for Property	May 31, 2010
New User Secured & Redevelopment Begins	Fall 2010
New User Occupies Space	Spring 2010

11. The property is located in the Village Center Tax Increment Finance District as well as identified as a Special Planning Area in the Village's Comprehensive Plan. The goals of the Village's TIF Redevelopment Project and Plan state the plan should help, "To create an environment within the Project Area which will contribute more positively to the health, safety and general welfare of the Village...To strengthen the economic base of the Village and the larger community area by revitalizing the Project Area as an active town center with a range of retail, service, office, cultural, residential and public uses...To increase the real estate and sales tax base for the Village and other taxing districts having jurisdiction over the Project Area...To encourage sound economic development in the Project Area, thereby creating employment opportunities commensurate with the capacity of the area". All of these goals can be achieved, to a certain degree, by redeveloping the Site.

12. Funds to be used in the cleanup and redevelopment of the property.

Sources of Funds	Cleanup Funds	Redevelopment Funds
<i>Name(s) of Public Sector Partner(s)</i>		
1. Village of Barrington	\$70,400	\$35,000
2. Lake County Grant	\$70,400	

Totals: \$140,800* \$35,000**

*The Village estimate in 2001 was \$128,000. We anticipated that the cost to undertake the work today would be 10% higher therefore adjusting the anticipated cost of the project to be \$140,800.

****The Village Business Assistance Program and Façade Grant are made available for businesses within the TIF district to bring buildings into code compliance.**

13. The Village will evaluate sustainable building features that could be utilized in the redevelopment of the property. In addition, the Village will encourage the architect to incorporate those features into their drawings. The property is also located within .5 miles of the Barrington Metra Train Station.

14. No Lake County grants were awarded for properties within the vicinity of this property.