

**MINUTES OF A THE FACILITY & RECREATION COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON APRIL 13, 2022 5:01 PM**

Present: Commissioner Freeman, Commissioner Bernstein, Vice President Grossberg,

Absent: None

Also, Present: Executive Director Romes; Director Smith; Director Voss; Director Peters; Director Carr; Director Gogola; Manager Schwartz; Manager Johnson; Coordinator Hejnowski

Guest Speakers: Eric Risinger, Managing Partner of Operations and Business Development, Holabird & Root

Commissioner Kaplan and President Ruttenberg joined the meeting by electronic means at 5:03 p.m.

Additions to the Agenda

None

Public Comment for Items on the Agenda

None

Approval of the Facility and Recreation Committee Meeting Minutes from March 9, 2022

The minutes from the March 9, 2022 Facility and Recreation Committee were approved.

West Ridge Park and Site Project

Manager Schwartz reported that at the Regular Board Meeting on February 23, 2022, the Park District Board of Commissioners approved authorization to enter into a professional services agreement with Holabird and Root for conceptual planning. Their first task is visioning and strategic planning services. The objective is to re-establish the West Ridge Center vision and alignment with the GreenPrint Master Plan and the Sports Fields Master Plan. To do this, Holabird & Root's first step is to meet with internal stakeholders. Over the past two weeks, Holabird & Root met with managers, supervisors, teachers, and instructors.

Manager Schwartz introduced Eric Risinger, Managing Partner of Operations and Business Development, Holabird & Root to lead a visioning program workshop with the Park District Board of Commissioners to review where they are at in the process, what are the expectations, establishing metrics for success, revisit GreenPrint 2024 and the Athletic Field Master Plan, review the original goals and strategic objectives for West Ridge Center, what they have been hearing thus far in the visioning, community enrichment, what are the Park Board's expectations, practical and aspirational needs, metrics that measure success, and next step, which include completing the analysis of the GreenPrint 2024 and the Athletic Field Master Plan

against the vision for West Ridge Center. They present a preliminary report and finding from the site analysis in May.

GreenPrint 2024 has two tracks for capital development initiatives, track 1 includes Sunset Valley Golf Course improvements, Centennial Ice Arena entrance, locker room, restroom, office, and gymnastics facility improvements, Recreation Center of Highland Park improvements, and Sunset Woods Park Master Plan and improvements; track 2 includes Highland Park Country Club new multi-purpose facility and site improvements, Centennial Ice Arena ice expansion, Lakefront enhancements, and Athletic Field improvements. The proposed amended track 2 initiatives include turning West Ridge Center into a multi-purpose facility along with the installation of synthetic turf.

Mr. Risinger showed a slide that analyzed a rating of indoor and outdoor program facilities and how they are being met.

Key take-aways related to Park District facilities:

- Recreation facilities, maintenance facilities, classroom facilities, and office facilities are aging and not up to the standard of peer community facilities.
- Centralization of some recreation facilities could be beneficial to operations and maintenance efficiency.
- The condition and quality of facilities do not align with Highland Park community character or resident expectations. Community priority facility concerns include the golf course, lakefront, and trails.
- Facilities do not take full advantage of the benefit of existing regional transportation access like public transit, which could better link the community to these assets.
- Existing facility wayfinding signage lacks cohesiveness and visibility.
- A system for tracking the cost of operation of existing and new facilities, including maintenance and management, needs to be developed.
- Shared facility partnerships have the potential to be developed and enhanced.

President Ruttenberg would like a summary of the staff's recommendations.

Mr. Risinger reported that staff are requesting multi-use spaces that can be used for trainings and public meetings and multi-purpose spaces for programming, these should no longer be shared spaces. Additional storage space is critical and enhanced security features to address the easement and flow of traffic in the south parking lot.

President Ruttenberg would like to know if square footage for office space has been determined.

Mr. Risinger reported that the design team is not in that phase of the analysis. Tonight's discussion is to get a better idea of the Park Board's expectations for the facility.

Commissioner Bernstein would like to know how the building design interacts with the community.

Mr. Risinger reported that the West Ridge Center needs to be a state-of-the-art dual-purpose facility that will serve the community and staff, based on feedback from the Park Board and Staff they will design to meet those needs.

Facility & Recreation Committee Meeting Minutes
April 13, 2022

Commissioner Bernstein would like to know how Holabird and Root will stay within the budget considering these times and uncertainty.

Mr. Risinger reported they will establish core costs for basic programming and propose alternates based on where they are at within the budget. They will present recommendations; however, the Park Board of Commissioners and staff will decide what programs are housed in this facility.

Commissioner Bernstein would like to know what they are considering during the analysis to ensure the new facility respects neighbors/neighborhood.

Mr. Risinger reported that ideally, they should construct a single-level facility, however, administration offices could exist on the second level. Furthermore, all architectural designs will complement the neighborhood.

Commissioner Bernstein would like to know how they plan to integrate the park.

Mr. Risinger reported that all programs take advantage of the playground and adjacent fields, so they will design the new facility to maximize that.

Commissioner Bernstein would like to better understand the role of the Park Board throughout this process.

Mr. Risinger reported that he is here this evening to gather a list of concerns that the Park Board has with the current facility and park. This feedback will help the design team construct the new facility.

Vice President Grossberg would like administration to stay in the new facility and he supports having a designated entrance for staff in addition to the main entrance which the community will use.

Commissioner Freeman would like this to be a dual-use facility, it cannot just be administrative offices. She would like more programs to be housed at the new facility. In terms of positioning on the property, she would like to absorb the property owned by NSSD112.

President Ruttenberg agrees with Commissioner Freeman regarding acquiring the property from NSSD112. He would like staff to have conversations with NSSD112. Lastly, he is in favor of constructing a single-story facility.

Mr. Risinger reported that his role is to help clients develop the property. If the Park District would like to reposition this property his team will identify and present how that enhances the value. Overall, they would not implement a design or programmatic solution that is not advancing the programs and cause.

Commissioner Bernstein would like to know if Mr. Risinger will be overseeing the project from start to finish.

Mr. Risinger reported that he will see the project through.

Commissioner Bernstein would like to know their plans for sustainability.

Facility & Recreation Committee Meeting Minutes
April 13, 2022

Mr. Risinger reported that all the buildings they develop are sustainable, examining re-use, stormwater management, geothermal, and solar to reduce costs.

President Ruttenberg would like this facility to incorporate solar.

Commissioner Bernstein reported that the streetscape cannot be altered as that will impact the neighbors. Second, this project has to stay within budget since there are several unfunded projects in GreenPrint. Third, Holabird and Root need to design a building that the Park Board and staff will be proud of.

President Ruttenberg does not want rooms sitting vacant, since staff requested several multi-use spaces.

Mr. Risinger reported that furniture and technology help determine what can be done with multi-use spaces. Their goal is to design spaces that differentiate administration and programming functions. There also needs to be spaces for members of the community to use when they frequent the facility.

Executive Director Romes reported that he, the planning department, and Holabird & Root, have been and will continue to meet weekly to complete the site analysis. Likewise, cost recovery and community benefits are included in these discussions to ensure staff and Holabird and Root are designing the most cost-effective spaces.

Mr. Risinger thanked the Park Board for their feedback.

Other Business

None.

Open to the Public to Address the Board

None.

Adjournment

The meeting adjourned at 5:57 p.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary