

NOTICE OF LAKEFRONT, PARKS, & NATURAL AREAS

COMMITTEE MEETING

Tuesday, January 11, 2022

5:00 pm

Park District of Highland Park
Board of Park Commissioners
636 Ridge Road, Highland Park, IL 60035

LAKEFRONT, PARKS, & NATURAL AREAS COMMITTEE MEETING AGENDA

Pursuant to Section 7(e) of the Open Meetings Act, the President of the Board of Park Commissioners has made a finding that it is not practical or prudent to hold in person Meetings because of the COVID-19 public health emergency. Neither the elected officials nor the public will be allowed to attend Regular or Committee Meetings in person but will participate virtually by the means described below.

Members of the public may view a live stream of the Meeting by clicking the Tuesday, January 11 Lakefront, Parks, & Natural Areas Committee Meeting Video link found at <https://www.pdhp.org/park-board/meetings/>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. ADDITIONS TO THE AGENDA**
- IV. PUBLIC COMMENT FOR ITEMS ON AGENDA**
For public comment, members of the public can attend the virtual meeting so they may have the opportunity to speak during the public comment period.

If you wish to speak during the virtual meeting you will need to register at the link below.
https://us02web.zoom.us/webinar/register/WN_HlwINr3CTKaVwmju5HkNnw

Registrants will receive an email with meeting access information from it@pdhp.org.

Anyone wishing to speak during the public comment period of the virtual meeting will need to use the "Raise Hand" function in Zoom to indicate that they would like to speak. The Board President or Board Secretary will call on registrants who have activated the "Raise Hand" feature in alphabetical order.

- I. PARK AVENUE TEMPORARY BOAT RAMP REPAIR PROJECT UPDATE**
- III. MILLARD BLUFF TREE REMOVAL BID**
- IV. MORaine PARK PATH IMPROVEMENT PROJECT UPDATE**
- V. RORY DAVID DEUTSCH TOT LOT PROJECT UPDATE**
- V. OTHER BUSINESS**
- VI. OPEN TO THE PUBLIC TO ADDRESS THE BOARD**

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- VII. CLOSED SESSION PURSUANT TO THE FOLLOWING SECTIONS OF THE OPEN MEETINGS ACT:** Section 2(c)1 – the appointment, employment, compensation, discipline of the District including legal counsel for the District; Section 2(c)5 – the purchase or lease of real estate including discussion on whether a certain parcel of property should be acquired; Section 2(c)6 – the setting of a price for sale or lease of property owned by the District; Section 2(c)8 – security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public, or public property; Section 2(c) 11 – litigation against or on behalf of the District or where the District finds that an action is probable or imminent; Section 2(c) 21 – the discussion of minutes lawfully closed under the Act, whether for the purposes of approval of said minutes or for conducting the semi-annual review of the minutes as set forth in section 2.06 of the Act.; Section 2(c) 29 - for discussions between internal or external auditors and the Board. Possible action by the Board on items discussed in closed session.

VIII. ADJOURNMENT

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the Park District's ADA Compliance Officer, Brian Romes, at the Park District's Administrative Office, 636 Ridge Road, Highland Park, IL Monday through Friday from 8:30 a.m. until 5:00 p.m. at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 847-831-3810; fax number 847-831-0818.



Memorandum

To: Park Board of Commissioners

From: Jeff Smith, Director of Planning and Projects; Brian Romes, Executive Director

Date: January 11, 2022

Subject: **Park Avenue Temporary Boat Ramp Repair Project Update**

Summary

On June 1, 2021, there was a failure in the concrete boat ramp at the Park Avenue Boating Facility that forced the closure of the ramp. A section of concrete collapsed due to a void under this area. Staff has explored a variety of repair options and worked with Wiss, Janney, Elstner Associates to develop engineering documents for a temporary repair that would allow for safe use during the 2022 boating season. This repair approach was presented to the Lakefront Committee on November 4, 2021, and the anticipated cost was discussed with the Finance Committee on November 18, 2022.

Separate from this project, SmithGroup is finalizing construction documents for the replacement of the Park Avenue breakwater and concrete boat ramp. Bid solicitation for this project will be in late January. Contingent upon Park Board approval, construction of the breakwater and boat ramp would begin after Labor Day Weekend 2022. Therefore, the intention of the temporary ramp repair is to allow use of the concrete boat ramp from Memorial Day Weekend 2022 through Labor Day Weekend 2022.

Staff will provide an update to the Lakefront, Parks and Natural Areas Committee regarding the temporary boat ramp repair project timeline for consideration. Bid solicitation was released for this project on January 4 and are due on January 18. Results will be presented to the Finance Committee on January 20.



Memorandum

To: Park Board of Commissioners

From: Rebecca Grill, Natural Areas Manager; Dan Voss, Director of Parks; Brian Romes, Executive Director

Date: January 11, 2022

Subject: **Millard Bluff Tree Removal Bid**

Background

Millard Park and Beach is one of four lakefront properties maintained by the Park District. Over the past few years, storm and wave damage exacerbated by high lake levels have led to failures of the slope at the toe of the bluff. Based on a recommendation from the Board approved ***Beach Management Plan*** completed by SmithGroup, staff received approval from the Park Board to contract V3 Companies to conduct a ***Slope Stability Analysis***. The final analysis report included recommended strategies for ensuring safety and long-term preservation of the bluff in keeping with its natural character and use as a passive park and beach.

At the August 24, 2021 Park Board Meeting representatives from V3 Companies provided an overview of their analysis report including several site recommendations and probable costs (summary below). According to the V3 report, given the existing bluff conditions and cyclical fluctuations of Lake Michigan water levels, there were several solutions appropriate for the Park District to consider. The solutions address existing bluff failures and minimize the potential for future failures or loss of land at the top of the bluff.

	Proposed Site Recommendations	Anticipated Costs
1	Tree removal and management to address leaning/undermined trees preventing further tearing of the underlying bluff face (entire 4 acres).	\$80,000 to \$100,000
2	Restoration of slope grades of 2:1 in targeted areas of the bluff face, accompanied by restoration of natural ground cover of native plants and shrubs (critical 1 acre).	\$100,000
3	Relocation of paths, creation of vegetation buffer, address drainage, relocation of benches, removal of garden potting shed	\$4,000
4	Plantings and Management along exposed bare soil locations using seeds or live plants.	\$10,000 to \$20,000
5	Restore the integrity of the concrete seawall to preserve sand and cobble, which in turn protects the toe and restores access along the beach	\$25,000 to \$50,000
6	Provide protection at the base (toe) of bluff (450 LF) to protect against future wave action.	\$1 to \$1.5 million
7	Ongoing monitoring of bluff face elevations.	Initial \$2,500 + \$1,000/year

On September 30, 2021, staff provided an update to the Parks and Natural Area Committee regarding capital planning. Staff provided a recommendation for restoration work to begin in fall 2021 and spring 2022. A summary of that recommendation is below.

Timeframe	Recommendation	Projected Capital Costs
Fall 2021	<ul style="list-style-type: none"> • Top of Bluff Trail Relocation, Grading, Planting (4) • Engineering, Design, Survey & Permitting (1 & 2) 	Operations \$24,300
Winter-Spring 2022	<ul style="list-style-type: none"> • Tree Removal (1) • Slope Regrading, Planting, Seeding (2) • Annual Monitoring (7) 	\$100,000 \$120,000 Operations
Summer 2022	<ul style="list-style-type: none"> • Concrete Seawall (5) 	\$69,200
Total Project Capital Costs		\$313,500

Update Summary

The 2022 Millard Bluff Tree Removal bid (1) was released on January 4, 2022. A mandatory pre-bid meeting was scheduled for January 7, 2022. Bids are due Friday, January 14 at 10:00 a.m. This project has been budgeted in the 2022 Capital Plan. Staff will provide an update and expect to make a recommendation for bid approval at the Finance Committee on January 20, 2022.



Memorandum

To: Park Board of Commissioners

From: Jeff Smith, Director of Planning and Projects; Brian Romes, Executive Director

Date: January 11, 2022

Subject: **Moraine Park Path Improvement Project Update**

Background

Record-setting, heavy rainfall in spring 2019 caused portions of the path leading to Moraine Dog Beach to fail. For the safety of dog beach pass holders, and the community at large, the path and access to Moraine Beach were closed.

Since that time, staff have investigated numerous approaches to repairing and reopening the path and beach. Civil engineering firm Daniel Creaney Company was hired to develop preliminary repair options. Four options were developed and a boardwalk approach was recommended. In June 2021, the Park Board of Commissioners approved a contract with Daniel Creaney Company to develop construction documents for the boardwalk approach. Staff will provide an update on the construction documents and review the recommended project timeline.

Financial Impact

Total Project Funds in 2022 Capital Budget	\$485,000
Opinion of Probable Construction Cost	\$443,067
10% Contingency	\$44,307
Anticipated Amount Over Budget	\$2,374

The image shows a stone path winding through a lush forest. The path is made of large, flat, grey stones. The surrounding trees are tall and thin, with green leaves. Sunlight filters through the canopy, creating dappled light on the path. A semi-transparent, olive-green rectangular box is overlaid on the left side of the image, containing the text 'Moraine Park Path Improvement Project' in white, sans-serif font.

Moraine Park Path Improvement Project





DAN ROAD

200 ft



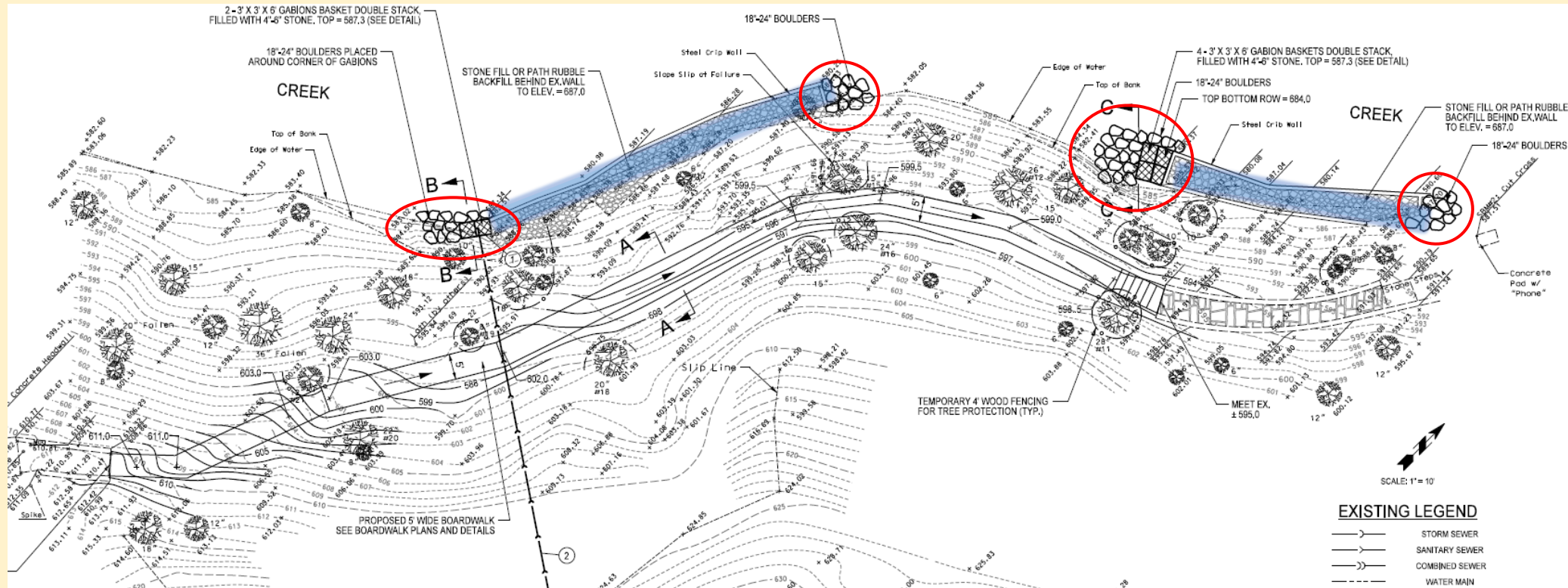
PROPOSED PLAN



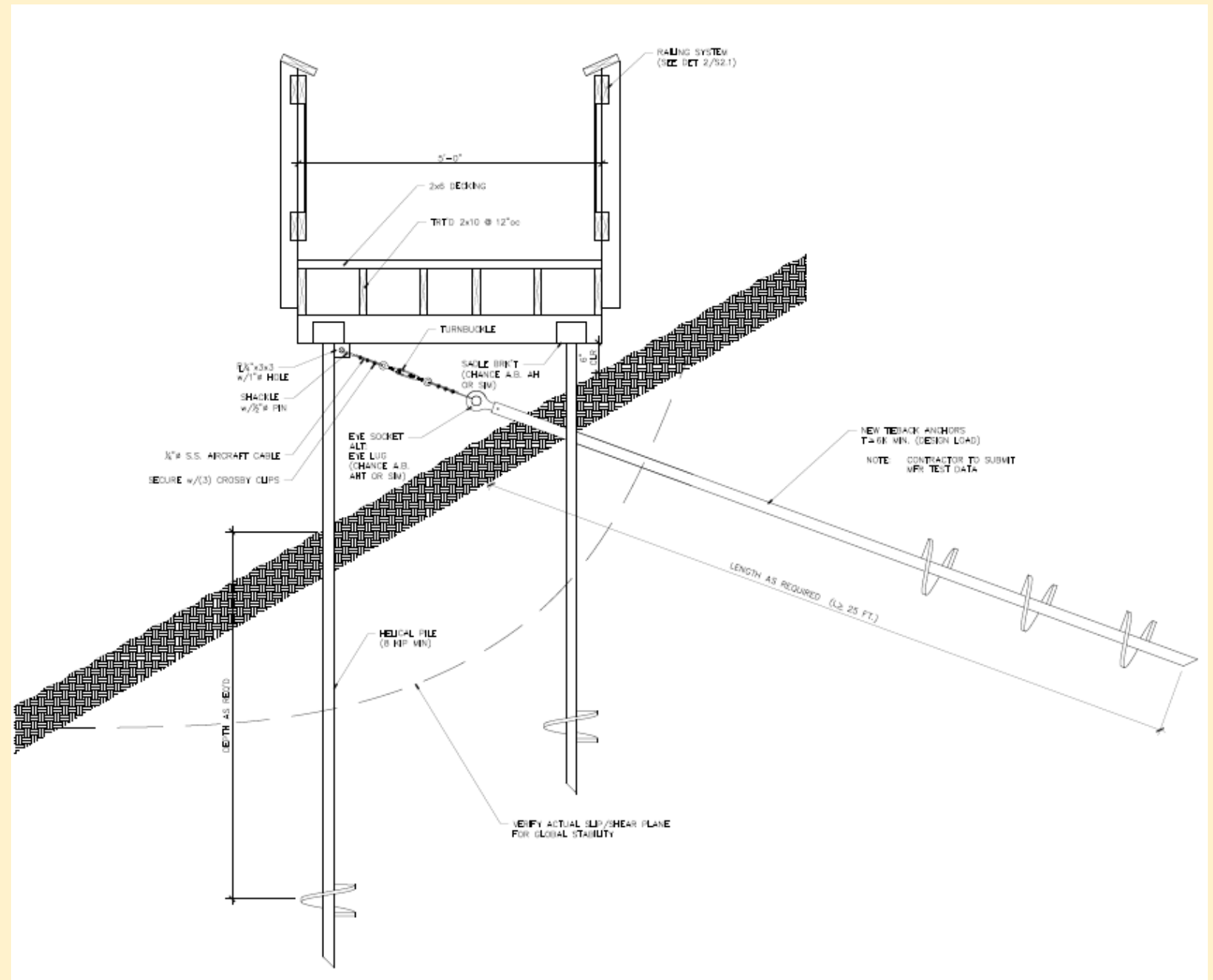
STEEL WALL IMPROVEMENTS



STEEL WALL IMPROVEMENTS



PATH REPAIR



PATH REPAIR



PATH REPAIR



OPINION
OF PROBABLE
CONSTRUCTION
COST

Mobilization/Construction Access	\$28,800
Path Repair/Boardwalk	\$278,617
Drainage Improvements	\$41,500
Steel Wall Improvements	<u>\$94,150</u>
OPCC	\$443,067
10% Contingency	<u>\$44,307</u>
OPCC w/ Contingency	\$487,374
Total Project Funds in 2022 Capital Budget	\$485,000

PROPOSED PROJECT SCHEDULE

- February 2022 – Release Bid
- March 22, 2022 – Award Bid
- May 2022 – Begin Construction
- July 2022– Complete Construction



Memorandum

To: Park Board of Commissioners

From: Jeff Smith, Director of Planning and Projects; Brian Romes, Executive Director

Date: January 11, 2022

Subject: **Rory David Deutsch Tot Lot Project Update**

Summary

The Rory David Deutsch Tot Lot was constructed in 2001 thanks in part to a donation from the Deutsch family. The property is owned by the Highland Lakes Property Owners Association and the Park District maintains the site per an agreement between the Park District, the Property Owners Association, and the City of Highland Park.

The tot lot is reaching its useful life and portions of the equipment are in need of replacement. It has been determined that there are no outside funding sources available for the renovation of this playground. At the February 23, 2021 Workshop Meeting, staff reported that the option of terminating the agreement with the Property Owners Association and not replacing the playground equipment was considered. In this instance, the Park District would be required to remove all playground equipment and other structures on the property. In addition, the Park District would be required to restore the site to the condition prior to construction of the tot lot. It has since been determined that this restoration would cost approximately \$50,000.

Staff and the Highland Lakes Property Owners Association are in agreement that the preferred approach would be for the Park District to remove limited equipment that may be of a future safety concern and make limited improvements to the site. Once completed, the agreement would be terminated, and the playground equipment and related site improvements would be donated to the Property Owners Association who would be responsible for future maintenance, repair, and replacement.

The initial twenty-year term of the Highland Lakes Playground Agreement ended on July 9, 2021. At the February 23, 2021 Workshop Meeting, the Park Board of Commissioners provided consensus to allow a twelve-month renewal of the agreement to provide adequate time for planning and negotiation to come to an understanding of an acceptable condition in which the Park District would leave the site. If not terminated by July 9, 2022, the agreement will automatically renew for another twelve-month term.

Staff have developed an improvement plan for the site and are currently working with Park District Legal Counsel on a draft Termination and Donation Agreement. Staff will review the recommended plan and discuss the proposed next steps.

Rory David Deutsch Tot Lot





EXISTING CONDITIONS



PROPOSED IMPROVEMENTS



Replace of Fibar
Safety Surfacing

Replace Play
Structure
Components

PROPOSED PLAY STRUCTURE COMPONENT REPLACEMENTS

Replace All
Decking

Replace
Bubble

Replace Slide
Support Brackets



Replace
Guard Rail

Replace
Transfer
Platform

Replace
Ring Pull

Replace Post
Brackets

BUDGET

Component	Cost
Duckling Spring Toy	\$1,077
Elephant Spring Toy	\$1,487
2-Bay Swing Structure	\$3,853
Red House	\$5,317
Play Structure – Guard Rail	\$135
Play Structure – Clear Bubble Panel	\$385
Play Structure – Slide Support Brackets	\$605
Play Structure – Full Deck Replacement	\$9,535
Play Structure – Transfer Platform	\$1,295
Play Structure – Ring Pull	\$245
Play Structure – Post Brackets	\$320
Equipment Removal/Installation (Excluding Swings)	In-House
2-Bay Swing Structure Removal/Installation	\$5,000
Fibar Safety Surfacing	\$2,400
Fibar Safety Surfacing Removal/Installation	In-House
TOTAL	\$31,654

PROPOSED
PROJECT
SCHEDULE

January 2022	Consensus from Lakefront, Parks and Natural Areas Committee
January 2022	Confirm Plan with Highland Lakes Property Owners Association
February - March 2022	Finalize Termination and Donation Agreement
April - June 2022	Make Tot Lot Improvements
July 2022	Transfer Tot Lot Ownership