

**MINUTES OF A THE FACILITY & RECREATION COMMITTEE MEETING
OF THE PARK DISTRICT OF HIGHLAND PARK
HELD ON JUNE 15, 2022 5:03 PM**

Present: Commissioner Bernstein, Commissioner Kaplan, Commissioner Ruttenberg, Vice President Freeman, President Ruttenberg

Absent: None

Also, Present: Executive Director Romes; Director Voss; Director Peters; Director Carr; Director Gogola; Assistant Director Murrin, Assistant Director Maliszewski, Manager Schwartz; Coordinator Hejnowski

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

Additions to the Agenda

None

Public Comment for Items on the Agenda

None

West Ridge Park and Site Project

Manager Schwartz reported that at the 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 and with Gilbane Construction Company for preliminary pre-construction services. The project team has been meeting weekly since March.

Manager Schwartz reported that staff and Holabird and Root are working on a deliverable program book that will guide schematic design, which staff are intending to present to the Park Board of Commissioners in July. Manager Schwartz introduced Eric Risinger, Managing Partner of Operations and Business Development, Holabird & Root to lead tonight's discussion.

Mr. Risinger reported that tonight's discussion will provide a quick overview of the site zoning analysis findings, a visioning overview of the programming workshops, and an overview of the integrated program based on requests from staff. This is a draft form, so everything discussed this evening is subject to change.

Zoning Analysis – Review of Findings

Mrs. Dickson reported that there are three zones on the site, one is owned by the school district, whereas the two other parcels are owned by the Park District. The two parcels combined are 13.3 acres in a residential zone. Holabird and Root recommend rezoning from a residential to a PA public zoning district.

Commissioner Bernstein would like to see the building envelope to better understand where the location of the new building will be constructed on the site.

Mr. Risinger reported that the building envelope is not included in tonight's presentation but will be shared in the future.

Commissioner Bernstein reported that part of the 2024 GreenPrint Plan is to rezone the District's larger parks from residential to PA public zoning districts.

Program Workshop and Visioning Overview

Mr. Risinger shared a draft document outlining programming spaces for the entire building, based on initial requests, new programming requests, and integrated programs. The existing facility is just under 45,000 square feet. Holabird and Root and Gilbane are proposing 40,647 square feet for the new facility and considering a second level.

Commissioner Bernstein would like to know if the facility could be expanded in the future.

Mr. Risinger reported that Holabird and Root and Gilbane are considering future growth when creating draft designs for the new facility.

Commissioner Ruttenberg would like to know if the new facility will have a sub-level (basement).

Mr. Risinger reported that additional levels, both sub and second levels are being considered for the new facility.

Commissioner Ruttenberg requested adding a sub-level and separate entrances for children and adults if permissible.

Mr. Risinger that Holabird and Root are considering a main and secondary entrance for added security for ParkSchool.

Commissioner Ruttenberg would like to know if the multiuse spaces can accommodate 100 people.

Mr. Risinger reported that Holabird and root are exploring multiuse spaces that can accommodate 100 people or more, for example they are considering adjacent spaces with shared walls so that room sizes could expand.

Commissioner Bernstein requested that the new facility have includes extra storage space.

Mr. Risinger reported that Holabird and Root are exploring way to introduce high-density storage space.

Commissioner Ruttenberg would like to know if the restrooms will be accessible from ball fields and outdoor amenities.

Mr. Risinger reported that Holabird and Root are exploring options so that restrooms will be accessible from the ball fields and outdoor amenities.

Commissioner Ruttenberg would like Holabird and Root to explore the idea of adding locker rooms.

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Mr. Risinger reported that tonight's discussion is in draft form and subject to change so the program will evolve with design integration.

Commissioner Bernstein would like Holabird and Root at the next meeting to present solutions for potential concerns neighbors may have so he can better understand how the new facility will integrate into the neighborhood.

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 6:01 p.m.

Respectfully submitted,

Roxanne Hejnowski

Roxanne Hejnowski, Assistant Secretary