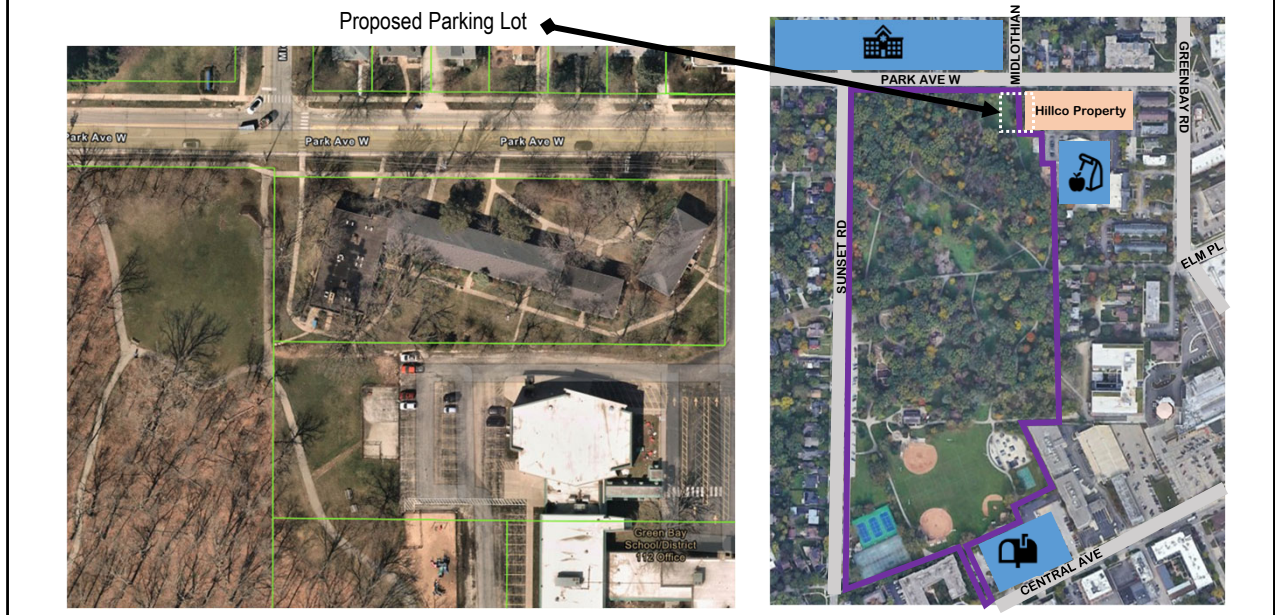


Consideration for a Shared Parking Lot at Sunset Woods Park

Community Meeting
8/21/2023

On August 21st, the Park District of Highland Park hosted a community meeting to share more information about the proposal brought to the Park District by HillCo apartments for consideration to construct a shared parking lot on the Northeast corner of Sunset Woods Park. Feedback collected will be shared with the Park Board of Commissioners. The Park Board will be evaluating an agreement with HillCo on September 13th and 27th. The proposed parking lot will be evaluated by the City of Highland Park Plan and Design Commission on September 5th.

1. Project Background/Purpose (a) Hillco Parking Needs



In June, Hillco approached the Park District with a proposal for a shared parking lot, to be located across the boundary line of Sunset Woods Park and Hillco's apartment building property to the east. Hillco needs additional parking spaces because it will no longer be able to use the parking at GreenBay school.

The image on the right identifies the proposed parking lot location in context of the larger park. Sunset Woods Park is outlined in purple, and the general location of the proposed parking lot is outlined in a white dotted line. Hillco's property is represented by the orange box.

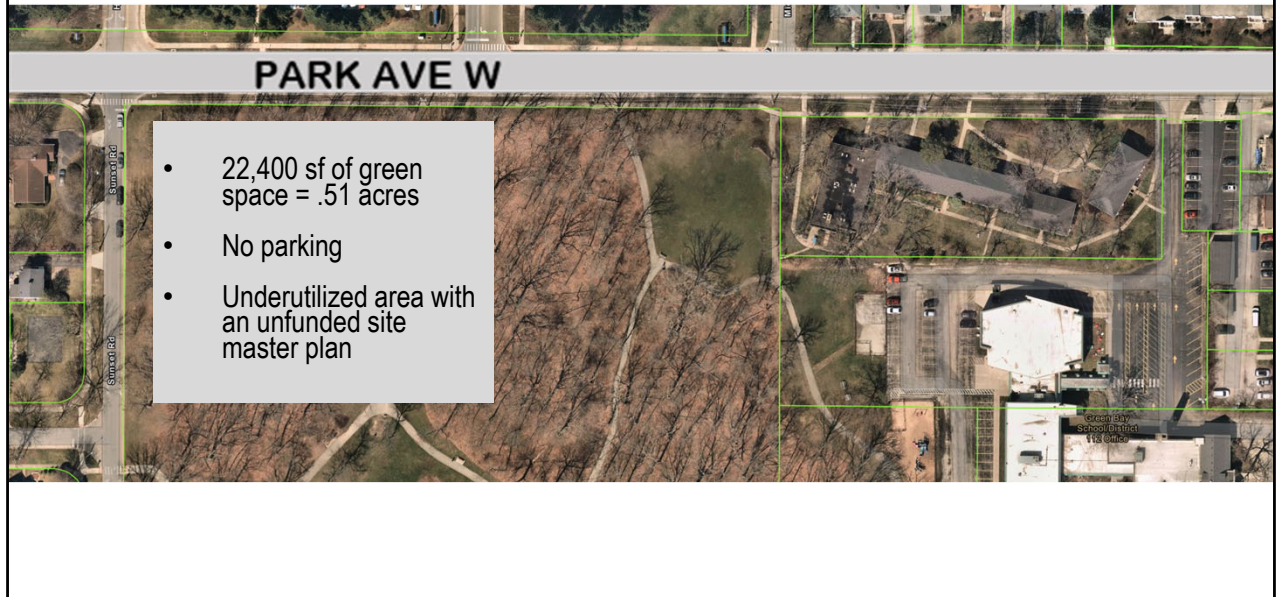
The image on the left is a zoomed in view of the Northeast section of the park and highlights the parcel boundaries.

1. Project Background/Purpose **(b) Hillco Request for shared property use**



The shared parking lot is proposed to sit partially on Hillco property and partially on Sunset Woods property. Shaded in yellow is the proposed parking lot, which will contain 17 spaces. The red outline is Hillco's property line. The entrance to the parking lot is intended to line up with Midlothian to the North.

1. Project Background/Purpose (c) Park District's Consideration



The Park District is considering existing conditions and evaluating whether the proposal for a shared parking aligns with the District's mission, values, strategic initiatives and master plan,

PDHP Mission: To enrich community life through healthy leisure pursuits and an appreciation of the natural world.

PDHP Values: The Park District strives to create welcoming, caring and extraordinary experience and places.

Strategic Initiative: In effort to grow the Park District's strategic initiatives, The District in collaboration with the Parks Foundation seeks partnership opportunities that benefit the District and the community.

The Sunset Woods Master Plan identifies the Northeast section of the park as an opportunity to develop a gathering area and/or garden space.

1. Project Background/Purpose (c) Park District's Consideration (Sunset Woods Master Plan)



The Sunset Woods Master Plan includes a recommendation to activate the portion of the park (Northeast corner).
Circled in red, you'll see "K" which details the concept for the Northeast section of the park. The concept to activate this portion of the park is an unfunded project and has not yet been designed. A parking lot would provide ADA spaces to provide accessibility to this part of the park.

1. Project Background/Purpose (d) Hillco Letter of Intent

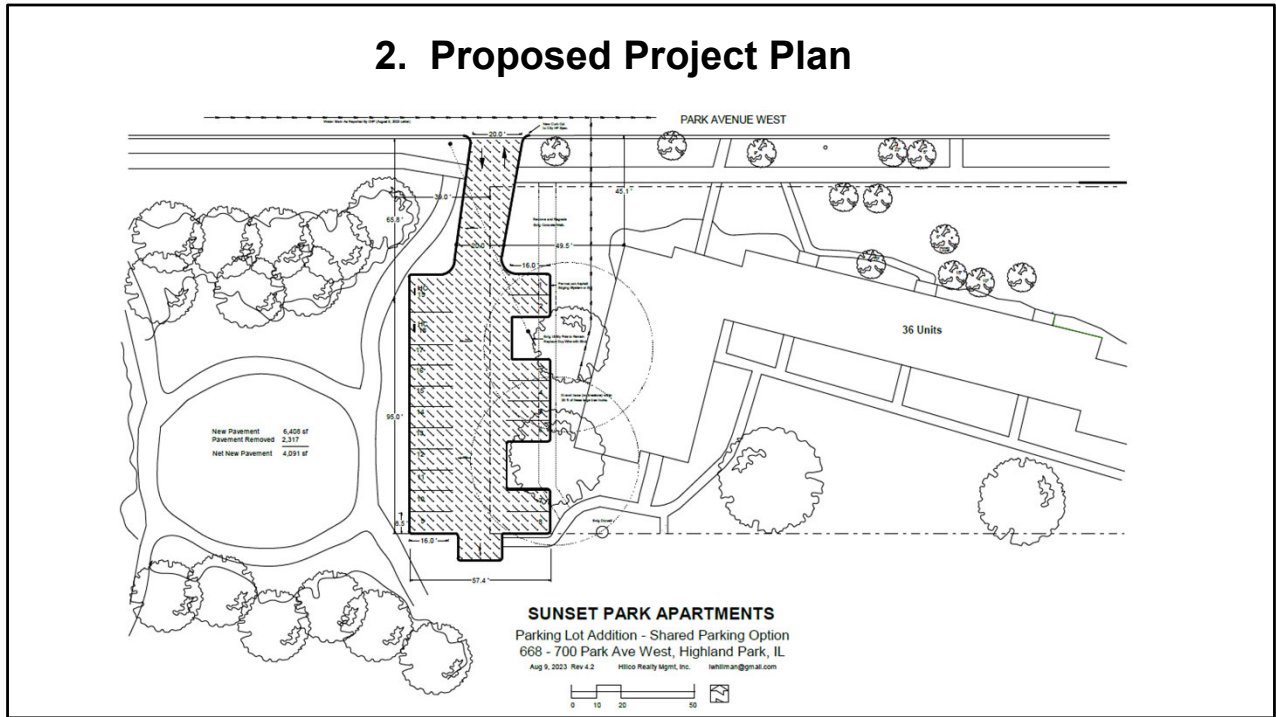
- Construction Cost paid by Hillco
- Final engineering approved by Park District
- \$100,000 donation by Hillco
- Easement Agreement (no property exchange)
- Hillco conduct maintenance; plowing, sealing, striping, patching.

In July, Hillco brought a letter of intent to the Park District Board for consideration at the July 26, 2023 Park Board Meeting.

The letter states:

- Construction of the project will be paid for by Hillco
- Final engineering/design of the parking lot would need to be approved by the Park District
- Hillco would donate \$100,000 to the Parks Foundation of Highland Park, to go towards the development of a garden, in line with the Sunset Woods Master Plan.
- Hillco and the Park District would enter into an easement agreement, so no property would be sold or exchanged, Hillco would have an easement and the Park District property would remain Park District property.
- Hillco would be required to conduct regular maintenance of the parking lot, including plowing, sealing, striping and patching. If the parking lot needs to be redone, Hillco and the Park District would split the costs 50/50.

2. Proposed Project Plan



Hilco's proposed project plan. Please note, that the path shown West of the parking lot is not part of the project and is intended for scale purposes to represent possible activation of the area. The construction of the parking lot is the development being considered at this time. The garden area and pathwork on the West side of the parking lot are not part of this project and the full scope of work to create a garden and new paths has not been developed or funded.

2. Proposed Project Plan



The images above depict where the parking lot would fall on Park District property. The proposed parking lot would require the removal of the backstop and the existing path along the Easternmost portion of the park.
(The photos are taken facing Northeast and looking towards Park Avenue W.)

3. Next Steps (subject to change)

- Community Feedback (August 21)
- City Plan and Design Commission permit review (September 5)
- Easement Agreement (September 13 or 23)
- Parking Lot Construction (October)
- Park Development
 - ❑ Site Planning (October 2023 - April 2024)
 - ❑ Fundraising (October 2023 - April 2024)
 - ❑ Park Construction (Fall 2024)

The proposed plan will be considered by the City of Highland Park Plan and Design Commission on September 5

The Easement Agreement between the Park District of Highland Park and HillCo will be reviewed at the September 13 and considered for approval at the September 23 meeting. If approved, the earliest construction would begin on the parking lot would be October. Concurrently, the Park District would begin site planning in collaboration with the community in the fall to activate the Northeast corner.

SUNSET – FAQs

Q: How many parking spaces are included in the proposed plan?

A: 17 spaces in total, with 2 ADA spaces constructed on the Park District's side.

Q: Why are ADA parking spaces being considered?

A: If the Park District moves forward with activating the Northeast corner of the park, thus creating a destination, ADA Parking spaces would be required for access. The route from the existing ADA parking on Sunset Road to the Northeast corner and proposed park development concept is not ADA compliant.

Q: How big is the proposed parking lot?

A: The proposed parking lot would be about 7,000 square feet, and approximately 4,000 square feet would be located on Park District property.

Q: If parking lot is approved, will there still be pathway access into the park?

A: Yes, the existing path on the Western and Southern edges of the open lawn space will remain.

Q: Will the McCaffrey Trail be impacted?

A: The parking lot will not impact the McCaffrey Trail.

Q: How many parking spaces are needed for the Hillco tenants, what is the minimum requirement?

A: 8 spaces.

Q: Does Hillco have a plan B?

A: Yes, Hillco has an approved plan for a parking lot that would be in front of their building along Park Ave W. and would contain 12 parking spaces. [See the approved plan here \(page 11\)](#). Hillco has indicated they will build only one parking lot.

Q: How much do tenants of the apartment complex pay for parking?

A: Nothing.

Q: Why do the apartments need parking now?

A: The apartment complex is currently using the School District 112 lot for parking and that lot is no longer available for use due to the temporary location of Ravinia School.

Q: When will there be more clarity on the easement conditions?

A: If the project is permitted at the September Planning and Design Commission meeting, the proposed easement agreement would be reviewed and considered for approval by the Park Board on September 13 and September 23, 2023. Park Board Meetings are public and the agendas are posted on the Park District's [website](#).

Q: Does the proposed parking lot include lighting?

A: No, the proposed parking lot does not include lighting.

Q: Is the proposed garden approved?

A: The activation of this corner of the park, as proposed by the Sunset Woods Master Plan, has not been approved and the concept has not been further developed. The addition of a garden and new paths is currently an unfunded project. The donation from Hillco would provide the Parks Foundation of Highland Park with \$100,000 to go towards development of concept for a garden and park gathering area.

Consideration for Shared Parking Lot at Sunset Woods Park

Community Meeting

08/21/2023

West Ridge Center – Multi-Purpose Room



Sign-in Sheet

| Name | Email |
|--------------------|-------------------------|
| Steve White | mrverino@yahoo.com |
| Mary Moran White | maryember@yahoo.com |
| Mary Jane Offaliv | pjmjceffatio@aol.com |
| Kathleen McAffrey | MKUCC44@aol.com |
| * Jodi Mordini | jmordini@sbcglobal.net |
| David Conrad | dconrad1776@gmail.com |
| Joe Klenchko | bluejaysloth@gmail.com |
| Mary & Kathy Kaves | ProfKav@gmail.com |
| Elisa Drake | drake.elisa@yahoo.com |
| Phyllis Victorson | pvictorson@mac.com |
| Barbara Kravits | abkravits@sbcglobal.net |
| David Barany | davidbarany929@gmail |

Consideration for Shared Parking Lot at Sunset Woods Park
Community Meeting
08/21/2023
West Ridge Center -- Multi-Purpose Room



Sign-in Sheet

| Name | Email |
|----------------|--------------------------|
| Zaen Wackman | zwaickman@gmail.com |
| Morganx Nair | morganx.nair@gmail.com |
| Marc Cornfield | marc.cornfield@gmail.com |
| Lori Nathan | Lori Nathan ✓ |
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Consideration for Shared Parking Lot at Sunset Woods Park
Community Meeting
08/21/2023
West Ridge Center – Multi-Purpose Room



Sign-in Sheet

| Name | Email |
|----------------|----------------------------|
| Melissa Miller | mmiller@sabacabeverage.com |
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| Name | Comment | Date Received |
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| Sarah Miller | <p>I am unable to attend the 8.21 meeting and would like to share feedback against taking green space from sunset park to use as a parking lot. There are few days a year that additional parking is needed at the park, and on those days, parking in the neighborhood is an adequate solution (I live in that neighborhood, and it's never an issue).</p> <p>Green space cannot be replaced - please relook for another solution, not at the expense of the park.</p> | 8/10/2023 |
| Maura and Jonathan Rothman | <p>No Extra Parking Lot in Sunset Woods: I'm a resident of Highland Park and live on Sunset Rd across from Sunset Woods Park. I've been made aware by many community members about the proposal to add additional parking to Sunset Woods park in the northeast corner of the park. As contributing members of the neighborhood and the community, my husband and I seriously disagree with this proposal. There is a large sized parking lot on Sunset Road that is never filled to capacity, why would we add additional parking when the current lot is not fully utilized?</p> <p>We could use the northeast section of the park for more enriching community activities, like planting more trees/seating areas or adding a community garden. I think it would be a huge mistake to cover up this area with additional parking- we need to preserve the green spaces we have in Highland Park and make decisions that positively impact our community.</p> | 8/14/2023 |
| Elisa Drake | <p>Hello,</p> <p>I attended last night's meeting about the proposed parking at the northwest area of Sunset Park. It was very helpful and informative, so I'm grateful that I had the opportunity to hear the presentation. I learned that the plan is a lot less destructive than I had feared.</p> <p>However, it's not about this one little 10th of an acre.</p> <p>Here is what I truly fear: that if this plan is approved that it will set a precedent for all the other building owners and building developers salivating to get their hands on treasured park space. I fear that the Park District can be bought for \$100,000.</p> <p>Did you know that a Jacobs Properties representative was also at the meeting? Highland Park has already seen far too many houses and green spaces destroyed in exchange for behemoth apartments and condos. I am asking the Park District to stop seeing dollar signs and start seeing the truth of what caving to one building owner could mean for the future of our city of trees. Let Hillman figure out his problem without reducing the Park District to a vending machine.</p> <p>Thank you</p> | 8/22/2023 |
| Meeting Attendee | How many parking spaces? | 8/21/2023 |

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| Meeting Attendee | If parking lot is approved, but garden is not, will there still be the ability to cross the park and walk a path to get into Sunset? Would we need to use an alternative existing path? Concerned that the path does not connect well to the sidewalk. | 8/21/2023 |
| Meeting Attendee | Will there be plantings next to the parking lot? | 8/21/2023 |
| Meeting Attendee | How does parking lot consider flooding concerns? Ecological concerns? | 8/21/2023 |
| Meeting Attendee | You are the PARK district, you are taking green space and paving it, why? World is going through climate change, why is this parking lot a consideration? Why is this being considered by PARK people? McCaffrey Trail is important piece of my life, what will happen to the McCaffrey trail? | 8/21/2023 |
| Meeting Attendee | Is this an in road for the Hospital to then come in and begin paving over Sunset Woods Park? | 8/21/2023 |
| Meeting Attendee | With the Hillco apartments - are there plans for remodeling or increasing the footprint? Concern for expansion of the apartments, as the park has already been encroached on by Albion. | 8/21/2023 |
| Meeting Attendee | Back where the school is, there are cute little trees planted by the kids, will these be removed? | 8/21/2023 |
| Meeting Attendee | Will the driveway for new parking lot line up with Midlothian? | 8/21/2023 |
| Meeting Attendee | Concerned that if this were to move forward, how much would this really benefit park use? Concerned that apartment building residents would occupy the parking lot all day. | 8/21/2023 |
| Meeting Attendee | I've walked through the school parking lot a dozen times, always more than 12 parked cars...Does Hillco have a plan b if this does not get approved? Parking lot for school is always full, is there another place to put this parking lot? | 8/21/2023 |
| Meeting Attendee | I hear your motivation, but I don't understand why you would take away a piece of the park. What is the motivation? As far as the remembrance garden, there's plenty of space in Hospital's property for that to occur. What's wrong with the existing ADA parking in current parking lot? Don't take space away from the park. | 8/21/2023 |
| Meeting Attendee | What amount of parking is actually needed for the tenants? What's the minimum requirement? | 8/21/2023 |

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| Meeting Attendee | <p>Quite a bit of vegetation would be cut down, why do we need to cut down the vegetation?</p> <p>Could the parking lot entrance be different? I don't know the logistics, but seems like we are unnecessarily cutting down vegetation, even if it's not of high quality.</p> <p>I also realize that Ravinia School impacts parking considerations, could some parking spaces in front of the building be used?</p> | 8/21/2023 |
| Meeting Attendee | <p>Parking need - Need 8 spaces, how many are in the approved parking plan? How many for the proposed option?</p> <p>Has PDHP done a parking needs assessment?</p> <p>When Master Plan for Sunset was done, parking lot proposal was fiercely rejected.</p> <p>Adding parking would not support event parking enough to make this beneficial.</p> <p>What's the public good, what is the need for 4-5 parking spaces?</p> <p>How much would the \$100,000 cover for the concept?</p> <p>This parking lot seems out of order, if there was a plan and we knew it was activated in near future, then that would be one thing. If concept doesn't come to fruition in the next 10-15 years, we are really only benefiting the private company. Therefore, PDHP doesn't need to help them as it is not a public benefit.</p> | 8/21/2023 |
| Meeting Attendee | <p>Like the idea of activating the area, it's currently "underutilized", we mostly walk our dogs through the park, no one uses the backstop, do not mind improving the park and I don't think that \$100,000 will do enough. PDHP should consider the value of the parking spaces over time.</p> <p>If you are building a parking lot for private use, and what if Larry sells the property, how will PDHP be protected?</p> <p>New building that just went up contributes quite a bit of noise, who's to say that this is not the future for this site?</p> <p>What about parking spaces at the Hospital? Shouldn't give up park land for just \$100,000, especially when looking at understanding the value over time of these parking spaces.</p> | 8/21/2023 |
| Meeting Attendee | Several audience members -- the area is not under used | 8/21/2023 |
| Meeting Attendee | <p>There's existing Hillco parking East of the building, and currently leasing space for NSSD 112. Approved plan for parking in front of the building. Could they rent parking from the Hospital or elsewhere? Has Hillco reached out to other organizations? Surely there's more parking available elsewhere.</p> | 8/21/2023 |
| Meeting Attendee | New development could cause the loss of value of the parking lot. | 8/21/2023 |
| Meeting Attendee | <p>Ravinia School will only be there temporarily, couldn't Hillco just re-lease those spaces? This is a permanent solution, how many years will they need these spaces?</p> | 8/21/2023 |

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| Meeting Attendee | NSSD 112 publicly stated they intend to sell that property, those spaces would likely not be available in that scenario. | 8/21/2023 |
| Meeting Attendee | How much do tenants pay to park? | 8/21/2023 |
| Meeting Attendee | Existing vegetation on East side, plantings are not shown in concept plan to screen the parking lot from the park. Do the tenants want to be screened from the park? | 8/21/2023 |
| Meeting Attendee | City requires "plantings" but does not specify screening | 8/21/2023 |
| Meeting Attendee | How will this impact drainage? Sunset Rd. often floods, how will this address flooding concerns? | 8/21/2023 |
| Meeting Attendee | Easement terms - when in the timeframe will there be more clarity on what the easement specifies? | 8/21/2023 |
| Meeting Attendee | Recall from discussion with Albion, Park Board guaranteed there would be no impact to the park. Currently there is a noise pollution issue. Will there be guarantees about remedy to potential impacts as part of the easement discussions? | 8/21/2023 |
| Meeting Attendee | Ambulances go up and down Park Ave. all the time, can understand why the alternative plan may be less than ideal based on the traffic considerations. I like the idea of a quick in and out option for the parking lot. I don't see the space used very much, could be some good. I think we can do better than \$100,000 though. Now I am somewhat in favor of this plan. | 8/21/2023 |
| Meeting Attendee | Parking lot - will there be lighting? | 8/21/2023 |
| Meeting Attendee | Getting in and out on Park Ave., I can see there being some issues. Traffic is often backed up, especially in the morning during school dropoff. I can see there could be added traffic concerns with people coming in and out of the parking lot, adding to congestion. | 8/21/2023 |
| Meeting Attendee | Already hard to cross the street at the crosswalk on Midlothian, now with a parking lot, this will cause increased traffic congestion and safety concerns. Is this option better (traffic concerns) in comparison to the approved option in terms of the parking? | 8/21/2023 |
| Meeting Attendee | Apologize for saying who cares about \$100,000, it is a lot of money. The easement needs to be very clear. I don't think we should take away space from the park for a parking lot. | 8/21/2023 |
| Meeting Attendee | What does the Park District really think about this? You've been considering it for months. | 8/21/2023 |
| Meeting Attendee | Timeline makes it seem like this is a sure thing. Don't you need to slow things down, you've only given the community one month? | 8/21/2023 |
| Meeting Attendee | Area is smaller than what I had feared it would be, how much space will parking lot be? | 8/21/2023 |

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| Meeting Attendee | I had a party at Sunset back in 1970, people came from all over to this park/party and people said "my god, this is the most beautiful park I've ever seen, do you know how lucky you are" - Sunset Park is amazing, there is already so much more here than there ever was. This is an amazing place. Do not just casually give away park space. | 8/21/2023 |
| Meeting Attendee | Will path going E/W from the McCaffrey trail still exist? | 8/21/2023 |
| Meeting Attendee | Does the path (alternate route) really connect to Park Ave? I really don't believe that it does. | 8/21/2023 |
| Meeting Attendee | Will lot include EV charging stations? | 8/21/2023 |
| Meeting Attendee | <p>Is fundraiser with the bricks part of this project? If you're planning on the garden, that would be a nice funding option.</p> <p>Still not convinced that we need this parking lot.</p> <p>I hope that the backstop would not get trashed.</p> <p>I take my grandkids through this park, we like to play on the backstop. When I was a kid, I used to play on this backstop, my grandkids now play here.</p> <p>Within the last 6 years, we've used the backstop, it's fun, encourages my grandkids to walk through the park rather than staying at the playgrounds. I would hate to see the backstop disappear.</p> | 8/21/2023 |
| Meeting Attendee | If this were to move forward, I think PDHP should ask Hillco to go above and beyond City code, especially where screening is concerned. Current screen helps to block the apartment building and plantings to help screen the park from the building. Right now, you can't even see the building from the path, you wouldn't even know it was there. | 8/21/2023 |
| Meeting Attendee | Thank you for arranging this and being open to what we have to say. You've done this very well. | 8/21/2023 |
| Meeting Attendee | Will this be shared? | 8/21/2023 |