



Memorandum

To: Alannah Doak, Management Analyst, Village of Kenilworth
cc: Patrick Brennan, Village Manager, Village of Kenilworth
From: Michael Blue, FAICP, Principal, Teska Associates, Inc.
Date: January 18, 2019
RE: **Water Plant Reuse – Village Board Workshop #1**

We are very excited to begin working with the Village Board on taking the next steps in considering reuse of the water plant. A great deal of thought has already gone into this important question, and the next steps should be highly productive in advancing the process.

As described in the project scope of services, the heart of this effort is three Village Board workshops – the first considers priorities and threshold questions. The attached agenda and workshop exercises outline this step. The workshop discussion will focus on digging into and prioritizing desired outcomes. This step is not seeking to define a specific use for the building or a redevelopment plan. Rather, the focus will be consideration of benefits or impacts on those living nearby the water plant and to all residents of Kenilworth. A common context of such considerations will help the Village Board make well informed decisions about the site.



Agenda

Village of Kenilworth - Village Board
Village Hall

Water Plant Reuse – Clarifying Community Goals and Vision
Workshop #1 – Priorities and Threshold Questions

January 29th, 2019
7:30 PM

1. Greetings and Introductions (5 minutes)
2. Project Scope and Expectations (5 minutes)
3. Review of Efforts to Date (5 minutes)
4. Confirm Consensus on Framing Elements (15 minutes)
5. Threshold Questions – Group discussion on issues around Framing Elements (60 minutes)
6. Priorities – Group exercise based on Framing Elements (30 minutes)
7. Next Steps



Village of Kenilworth

Water Plant Reuse

Village Board Workshop #1

Threshold Questions

Discussion about renovation, redevelopment, and / or reuse of publicly owned facilities too often starts with a list of great ideas, and not enough consideration of potential costs, impacts, or challenges. Generally, these discussions include phrases like, “Hey, you know what we should do with the building? It should be a.....”. The Board has wisely avoided this tack so far. As a next step, the reuse discussion will continue with a focus on outcomes; consideration of potential impacts and the need to avoid them -- or a willingness to live with some degree of inconvenience. Deliberating on and understanding the Board’s perspective on these factors will help to focus later decision making. The questions below will be discussed by the Board as part of the workshop.

- What concerns are there about impacts on the surrounding neighborhood?
- What constitutes acceptable intrusions on nearby residents in terms of parking, hours of operation, number of visitors, etc.?
- Is the new facility to be geared toward Village residents or the region? Or both?
- What “tangible benefits” to Kenilworth residents are needed from the project?
- Is the Village willing to wait for some years to secure the most desired option?
- Is any loss of recreational use at the beach acceptable? If so, what? Swimming? Sailing?
- Are there any acceptable impacts on the view corridor of the lake?
- What degree of signage would be appropriate?
- Are donations, naming rights, grants, and other fundraising approaches realistic and appropriate? Which ones more than others?



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Priorities Exercise

So far, considering water plant reuse has focused on broad options. This has been useful in understanding the breadth of issues to be addressed and not getting bogged down in details. As evaluation of the water plant progresses, choices and trades offs likely will have to be made. To start setting priorities and a context for tackling those options, this step looks to prioritize guidelines for development concepts.

Please privately score the concept statements below. After that, the Board's individual rankings will be tallied. This exercise is not about making decisions now, but about better understanding how the Board is approaching this effort as a group and preparing for choices to come.

Guidelines for Development Concepts

On a scale of 1 – 8 (with 1 the highest) rate the importance of each characteristic by scoring your *agreement* with the statement provided. You may only use each score once.

- _____ Land / Structure Ownership (It important that the facility be privately owned.)
- _____ Scope of Project (The project should encompass the building, beach and waterfront.)
- _____ Use Restriction (The Village must have final say in how the site is used.)
- _____ Necessary Amenities (Beach and public facility enhancements must be part of the project.)
- _____ View Corridor (The view corridor to see the Lake down Kenilworth Ave must remain.)
- _____ Structure (All or most of the existing building must be preserved.)
- _____ Project funding (Use of Village funds on the project must be limited.)
- _____ Miscellaneous (The final project must have zero or little environmental impact.)