



# Pleasant Dale Park District 2016 Outdoor Recreation & Facilities Master Plan



## Acknowledgements

### **PLEASANT DALE PARK DISTRICT OUTDOOR RECREATION & FACILITIES MASTER PLAN**

This plan was made possible by the tireless devotion of the Pleasant Dale Park District Board of Commissioners and staff, and their commitment to the development of park and recreation guidelines for the future decision making for the district. Additionally, special thanks to the residents and individual stakeholders who offered valuable input and insight by their participation in various engagement methods throughout the planning process in the development of the Pleasant Dale Park District Outdoor Recreation & Facilities Master Plan.

#### **BOARD OF COMMISSIONERS**

Kevin Burke – President  
Ernie Moon – Vice President  
C.J. Johnson – Secretary/Treasurer  
Brad Tertell – Commissioner  
Kristin Wojtulewicz – Commissioner

#### **PLEASANT DALE PARK DISTRICT STAFF**

Matt Russian – Executive Director  
Megan Jadron – Safety Coordinator & Senior Coordinator  
Judy King – Office Manager  
Chris Yesutis – Recreation Supervisor  
Taylor Martin – Athletic Supervisor  
Rich Munding Sr. – Maintenance Supervisor

#### **CONSULTANT TEAM**

This final Master Plan document was prepared in part by **PLANNING RESOURCES INC.**, in conjunction with staff of the Pleasant Dale Park District, ***LandTech Design, Ltd***, the ***University of Illinois***, and ***SinkCombsDethlefs Design Architecture***.

## **TABLE OF CONTENTS**

### **SECTION 1 – HISTORY AND BACKGROUND**

### **SECTION 2 – DEMOGRAPHICS**

### **SECTION 3 – BENCHMARKING**

### **SECTION 4 – PARK CLASSIFICATIONS AND ASSESSMENTS**

### **SECTION 5 – FACILITY**

### **SECTION 6 – PUBLIC INVOLVEMENT**

### **SECTION 7 – RECOMMENDATIONS**

### **SECTION 8 - IMPLEMENTATION**

### **APPENDIX –**

**JURISDICTIONAL BOUNDARIES**

**PARK LOCATIONS**

**COMMUNITY PARK SERVICE AREAS**

**NEIGHBORHOOD PARK SERVICE AREAS**

**MINI-PARK SERVICE AREAS**

**EXHIBIT 1**

**EXHIBIT 2**

**EXHIBIT 3**

**EXHIBIT 4**

**EXHIBIT 5**

### **VOLUME 2 –**

**COMMUNITY-WIDE SURVEY**







## Section 1 - History and Background



## INTRODUCTION

The Pleasant Dale Park District has been in existence since 1954. A Comprehensive Outdoor Master Plan for the Park District was last produced and adopted in 2005. In order for the current Board of Commissioners and the Park District to keep up with short- and long-term demands for parks and open space, an updated tool is needed to provide direction. This updated tool will provide the framework for and outline the current status, potential improvements, and potential acquisitions when cross-referenced with resident input, serving as a guidance tool for the District. This Plan highlights the current condition; provides management, development, and operational recommendations; and highlights strategies for implementation.

It is the intent of the 2016 Pleasant Dale Park District Outdoor Recreation and Facilities Master Plan to be dynamic and flexible. This flexibility allows the Plan to accommodate changes in the recreational needs of local residents. The Plan provides direction while allowing the Park Board the flexibility to make changes when unexpected opportunities arise, or as recreational demands change.

### Goals of the Plan:

1. To inventory and analyze the existing park open space and each park's current use and role in the community.
2. To inventory and analyze the existing Walker Park Recreation Center for space and programming needs.
3. To develop guidelines for park and recreation development decision-making.
4. To provide short, intermediate, and long-range direction for park operations, budgeting, and park and facility development.

5. To establish priorities and recommendations for park, open space, and facility acquisition and development.
6. To develop a palette of recreational opportunities and ideas that will inspire the decision-makers when looking towards park redevelopment.



## PARK DISTRICT HISTORY

The Pleasant Dale Park District is a unit of local government established under the laws of the State of Illinois for the purpose of providing parks, recreational facilities, and programs to its residents. The mission identified by the Park District is to enrich the quality of life through parks and recreation. The district serves a 4.5-square-mile area of suburban Chicago encompassing portions of Burr Ridge, Countryside, Indian Head Park, Willow Springs, and unincorporated LaGrange and Hinsdale.

The Park District was established by referendum in 1954. The first park and recreation center was built in 1956 on the property now known as Walker Park, named for the original Board President, William Walker. Throughout the years, the park district has acquired additional lands through purchase with the assistance of grants from the Illinois Department of Natural Resources. The recreation, park, and open space standards and guidelines of the National Recreation and Park Association (NRPA) recommend, at a minimum, that the core system developed parklands should consist of between 6.25 to 10.5 acres per 1,000 residents. Based upon this 10-acre standard, this represents a need for 100 acres of open space. Today the Park District owns and maintains a total of 134 acres of parkland at eight locations, including Flagg Creek Golf Course and flood plain areas within their signature facility, Walker Community Park, offering numerous recreational opportunities for the community. The combined population living within the Pleasant Dale Park District boundaries is approximately 8,144, in addition to hundreds of visitors from neighboring communities. This calculation shows that the Pleasant Dale Park District exceeds the NRPA 10-acre standard. However, a large percentage of this acreage includes the Flagg Creek Golf Course. Removing the 62 acres of Flagg Creek Golf Course would lower the amount of neighborhood and community parks' recreational areas to 72 acres, which falls below the recommended 10.0 acres of open space.



The Pleasant Dale Park District is closely aligned with Pleasantdale School District 107 boundaries and is served by the Lyons Township High School District.

### Pleasant Dale Park District at a Glance

For Fiscal Year	2014
Chief Executive Officer	Matt Russian
Chief Financial Officer	Matt Russian
Population	10,696
Equalized Assessed Valuation	579,799,837
Total Employees	130
Total Expenditures	\$2,973,010
Total Revenues	\$2,781,806
Total Indebtedness	\$6,568,825

<http://warehouse.illinoiscomptroller.com/>

## VISION & MISSION STATEMENT

A mission statement is vital to the long-term success of an organization. Much like the Constitution of the United States, it provides consistent direction and purpose for the decisions of the Park Board for the betterment of the Park District.

The Park Board has developed the following Vision and Mission Statements:

### VISION

In 2005, the Board established a Vision for the Park District by asking and reminding residents:

***At the end of the day, did you play?  
Think Pleasant Dale Park District!***

This vision establishes the desired commitment to the values of recreation in the community and to the body. It is still used effectively today.

### MISSION STATEMENT

The District went on to establish its Mission as:

***The Enrichment of the Quality of Life through Parks and Recreation***

The District established the following goals in conjunction with the Mission Statement:

- Create opportunities to utilize facilities for maximum potential.
- Solicit citizen input and involvement.
- Improve internal and external levels of communication.

- Promote continued cooperation and partnerships with neighboring towns, cities, School District 107, and agencies influencing the Pleasant Dale Park District.
- Define target markets and create programs that fit their needs.
- Obtain open lands for the District's future.
- Promote health and safety awareness.
- Promote fiscal responsibility through all staff when designing opportunities in the community.
- Promote the benefits of the Park District to the community.

Now, in 2016, we believe the District needs to define its goals more succinctly through its Mission Statement so that residents can better understand the application of the Statement to the ongoing business and decisions of the District.

***"The mission of the Pleasant Dale Park District is to serve as a good steward of its natural resources, while fostering a lifetime of appreciation and involvement through environmental preservation, recreation, and wellness activities; as well as contributing to the physical, social, intellectual, and cultural development of the community we serve."***

## EXECUTIVE SUMMARY

The recommendations and conclusions located within the Outdoor Recreation and Facilities Master Plan were reached through a detailed planning process involving members of the Park District staff, Park Board, a series of public meetings, and a household survey. The process began with a systematic inventory of existing parks and facilities and a review of potential development areas, and led to comparisons with state and national recreational standards.





## PLANNING PROCESS

---

The analysis and assessment tasks were as follows:

### Data Gathering

The master planning process was initiated by collecting information concerning Park District resources, demographics, and public interests. This information was gathered through a public survey process and a series of meetings with shareholder groups, staff, and Park Board members. This information provided the basis for enhancement recommendations. The following outlines the data-gathering process:

- The University of Illinois and LandTech Design, Ltd. performed a Community Recreation and Parks Survey during late spring of 2015.
- Conducted an inventory and assessment of existing recreational facilities, public parks, and open space resources by documenting the existing conditions and quantitative amenities.
- Gathered current and projected demographic data on the Park District and other outside users.

### Analysis

Analyzed data collected and identified specific needs regarding current Park District facilities and services offered.

- Provided parks and open space calculations and analysis compared to national and state standards for open space and facilities.
- Developed a list of specific park and recreation system recommendations to meet needs identified by the resident survey, standards comparisons, and the Park Board.
- Analyzed building space and programming usage at Walker Park Recreation Center and developed recommendations for

needed renovations or expansions.

- Evaluated and projected future system-wide needs.
- Identified areas inadequately served or underserved by current parks and facilities.
- Prepared recommendations and implementation guidelines.

### Implementation

The implementation phase of the Plan was intended to provide a framework of tasks and methods to achieve the Plan goals.

- Listed priorities for developments and enhancements of the park system.
- Prepared a 5- year financial plan to support the direction of the Master Plan.
- Met the guidelines and matched the grant requirements established by the Illinois Department of Natural Resources.

## RECOMMENDATIONS

---

The planning process helped to form the recommendations for existing parks and new facilities.

General recommendations made for the Pleasant Dale Park District are categorized below.

### Land Acquisition

- Set land acquisition priorities in accordance with planning area requirements and current community needs. With the undeveloped Hess property and potential use of surrounding school property, the District has the opportunity to develop additional open space.



- Considered acquisition (or cooperative use) of property for a park in the southwest and northwest quadrants of the Park District. Analysis of parkland in these areas indicated a deficiency of park facilities in all of these areas. (See Park Service Areas in the Appendix.)
- Regularly monitored and analyzed land values for potential acquisition opportunities, especially in identified deficient areas.

### **Building Facilities**

- Analyzed the current status of the existing Walker Park Recreation Center and potential redevelopment, including a new gymnasium and improved classroom spaces.
- Undertook a 'facelift' of Walker Park Recreation Center with the goal of making it a more flexible recreational space to broaden programming. See Section 4.
- Investigated the feasibility of new revenue-producing facilities, or new or improved programs to help bolster revenues. These programs should be continually tried and rotated in case a program does not meet minimum attendance levels. Program participants should have the opportunity to provide exit surveys and other programming feedback every season so the District can stay on top of the resident needs and demands, as well as monitor the latest trends.

### **Park Enhancements – Existing Parks**

Enhancements specific to each existing park are suggested in Section 4, Existing Parks Survey and Enhancements. These recommendations identify potential activities to improve the quality of the existing facility. These improvements may include items such as landscaping improvements, increased or updated

signage, additional parking, updated playgrounds, picnic shelters, paths and trails, or creative new features to meet the needs of residents.

- Utilize natural areas or areas otherwise not suited to typical recreational pursuits for the creation of adventure parks and play areas, such as climbing walls, team obstacle courses, BMX tracks, and skating facilities.

### **Overall Park System**

The following is a summary of recommendations for the overall park system:

- Develop a Capital Improvement Plan (CIP) to identify capital projects and equipment purchases. This plan should include a planning schedule and options for financing the plan.
- Continue to provide and maintain its five existing playgrounds. Continue to renovate its parks and apparatus areas based upon its CIP. Modernize older parks throughout the Park District. Develop a site-specific Master Plan in conjunction with community and neighborhood input to provide new facilities and recreational opportunities. In general, the parks are in very good condition and offer a well-rounded selection of amenities. The District should work with neighborhood groups to identify needed local park improvements and amenities.
- Pay particular attention to incorporating ADA requirements into park modernizations and park upgrades.
- Increase the diversity and quality in existing play environments, using themed playgrounds and challenging equipment. Avoid cookie-cutter designs and build creative playgrounds that are total-play experiences encouraging physical, social, mental, and sensory development in children.



- Design and construct a new play area on the Hess Property to provide appropriate service to residents in the District.
- Review and develop an equitable solution for non-resident use of District facilities, and tax support for development and maintenance. Pleasant Dale is an anomaly.
- Expand multi-purpose trails for:
  - Walking – loop pathways around larger parks or tie them to sidewalks
  - Bicycling for pleasure
  - In-line skating and running
- Provide more opportunities for picnicking, passive recreation, and access to natural areas.
- As population and age groups fluctuate over time, continually monitor the supply of facilities when compared to demand for amenities such as:
  - Soccer
  - Football
  - Basketball
  - Softball
  - Baseball – particularly lighted facilities
- Consider amenities/facilities not currently offered, such as:
  - Natural areas and interpretive centers
  - Nature-based adventure playgrounds
  - Climbing walls and boulders
  - BMX bike tracks
  - Radio control model facilities
  - Improved community skate parks and neighborhood skate areas

- Frisbee® golf
- Permanent bean bag games and other family activities
- Bike trails

- Continue to develop and expand partnerships with the local sports groups and public school districts to better utilize local funds and open space for the benefit of the residents.

### **Maintenance and Management**

- Stay on top of potential methods to reduce vandalism to parks and equipment, including safety patrols and closed circuit cameras, even though vandalism is not presently a major problem for the Park District.
- Investigate means to reduce water consumption and operational costs at Soerhman Park.
- Include maintenance staff in decision-making and plan an operational and maintenance review of all new or re-developed park facilities.



- Ensure public participation throughout the design process for park developments and renovation.





- Relocate the maintenance facility closer to Wolf Road.  
Remove the building from the floodplain to prevent future flood damage to the facility and provide needed utilities and washrooms for staff.

## **Financial Resources**

Section 6 of the Plan discusses priorities and potential development costs in a 5-year development strategy. Budget planning utilizes existing and projected budgets, as well as incorporates major funding assistance sources available to the Park District. The Outdoor Recreation and Facilities Master Plan will be an integral part of future grant applications and successes.





## Section 2 - Demographics

## PLEASANT DALE PARK DISTRICT SERVICE AREA

Serving the communities of Burr Ridge, Countryside, Indianhead Park, and Willow Springs, as well as unincorporated areas of Hinsdale and LaGrange, the Pleasant Dale Park District is not co-terminus with any one municipal boundary. The District covers approximately 4.5 square miles and serves approximately 8,144 residents with 134 acres of parkland on 8 park sites or facilities.

## DEMOGRAPHICS

Critical to the master planning process is understanding how current and future demographics affect the District's offerings including outdoor recreation needs, programming, and facility use. This understanding also helps to ensure that the needs of the current population are being met and will continue to be met as the community changes.

Demographics can also provide an understanding into recreational interests and participation. Age, ethnicity, and income are all factors that affect the level and individual ability to pursue recreational opportunities. Employment and education can also play a role, though to a lesser extent.

As the Park District serves residents from several municipalities and some unincorporated areas, it is very difficult to ascertain a true reading of resident demographics. A relatively fair comparison is the Pleasant Dale School District 107 which shares similar boundaries. Areas not shared are primarily industrial in nature.

These statistics are based on the 2010-2014 American Community Survey 5 year estimates and the 2010 Census.

## Population

The American Community Survey estimates from 2012 -2014 indicate nearly steady population totals from year to year. The ACS has been used to show population trends instead of the Decennial Census because past Census data does not provide data specific to the School District 107 area.

	Number	Percent
<b>GENDER AND AGE</b>		
Total population	8,144	100.0
Under 5 years	359	4.4
5 to 9 years	461	5.7
10 to 14 years	508	6.2
15 to 19 years	493	6.1
20 to 24 years	381	4.7
25 to 29 years	323	4.0
30 to 34 years	330	4.1
35 to 39 years	363	4.5
40 to 44 years	524	6.4
45 to 49 years	657	8.1
50 to 54 years	728	8.9
55 to 59 years	798	9.8
60 to 64 years	762	9.4
65 to 69 years	496	6.1
70 to 74 years	384	4.7
75 to 79 years	282	3.5
80 years and over	295	3.6
Median age (years)	47.6	
Source: United States Census 2010		

## Age Distribution

The age of the residents indicate the tendency for active or passive recreational activities. Understanding the age distribution allows the Park District to adjust programming to meet current and future trends. The following breakdown is used to separate the population into age sensitive groups and





retain the ability to adjust to future age distribution trends.

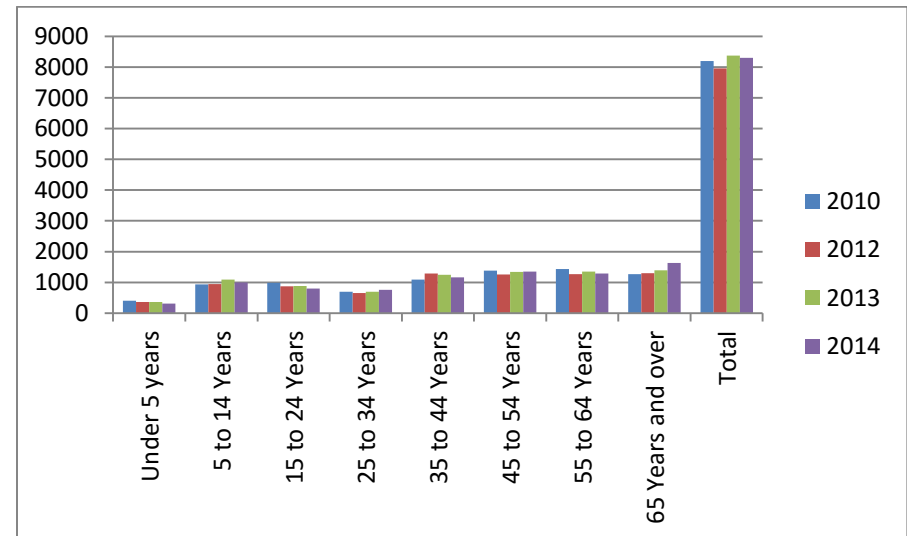
These groups are:

- Under 5 – this group are those with limited physical abilities; users of preschool programs/facilities and are the future youth activity participants;
- 5-14 – this group represents children’s needs and programming, the teens will be slowly moving out of youth programs and into adult programs;
- 15-24 –this group represents young adults who use facilities and programs independent of their family;
- 25-34 – this group represents those whose needs primarily center on relationships and starting families;
- 35-54 – this group represents users of a wide range of adult programming and park facilities, as well as people whose needs generally revolve around their family;
- 55-64 – this group includes empty nesters, those focused on new grandchildren and preparing for retirement; and;
- 65+ - this group of active adults are currently more active than at any point in history.

The under 5 and 5 to 14 age groups make up approximately 15.8% of the population in 2014. This is a slight decrease from 2010 when the age group was 16.3%. The age group with the greatest percentage of change is the 65 and older group which

had an increase of 28%. All other age groups experience relatively small increases or decreases. In 2010 the median age was 44.8 and in 2014 it was 45.8. The data suggests that the District has growing number of active, older adults.

It should also be noted that according to the Pew Research Center population projections, a national demographic shift is expected to occur by the year 2030. They report that by the time all Baby Boomers turn 65 in 2030, 18 percent of the nation’s population will be at least that old. In 2010 only 13% of Americans were ages 65 and older.



## Ethnicity

Race and Ethnicity play a role in a community's parks and recreation needs and desires. Trends can be found in how different ethnic groups use parks and facilities and the types of programming they are interested in. The 2010 Census data shows a predominately Caucasian population. The next largest group is Hispanic or Latino.

Table / Item	Value	Percent
White	6,818	83.70%
Hispanic or Latino	518	6.30%
Black or African American	89	1.10%
American Indian and Alaska Native	3	0.00%
Asian	437	5.40%
Native Hawaiian and Other Pacific Islander	1	0.00%
Some Other Race	134	1.60%
Two or More Races	144	1.80%

An analysis of the foreign born population estimates shows an increase in foreign born residents from 2010 to 2014. The 2010 ACS estimates for foreign born residents is 12.9% while the 2014 estimate is 16.5%.

## Education, Employment, and Income

Education, employment and income characteristics also affect service demands. These three profiles often correlate with one another and substantiate trends found in the others. Typically, lower levels of each of these components tend to indicate a population that seeks local recreation opportunities, public programs and facilities. This data also provides insight into a community's ability to financially support a growing park district, as well as time constraints due to dual income households.

The Pleasant Dale Park District and surrounding areas are a moderately affluent demographic with a healthy mix of middle and

upper middle class citizens. The tax base is predominately residential with limited commercial and industrial property taxes. According to the 2014 ACS Estimates the median household income is \$93,019. This is higher than the Cook County median income of \$54,828. By comparing School District 107 median household income to those of the surrounding communities, it can be stated that the Park District median household income represents an average of the portions within communities the District serves.

Household Income		
Table / Item	Value	Percent
Total households	3,300	
Less than \$10,000	106	3.21%
\$10,000 to \$14,999	58	1.76%
\$15,000 to \$19,999	84	2.55%
\$20,000 to \$24,999	92	2.79%
\$25,000 to \$29,999	146	4.42%
\$30,000 to \$34,999	54	1.64%
\$35,000 to \$39,999	71	2.15%
\$40,000 to \$44,999	135	4.09%
\$45,000 to \$49,999	128	3.88%
\$50,000 to \$59,999	147	4.45%
\$60,000 to \$74,999	323	9.79%
\$75,000 to \$99,999	465	14.09%
\$100,000 to \$124,999	333	10.09%
\$125,000 to \$149,999	252	7.64%
\$150,000 to \$199,999	440	13.33%
\$200,000 or more	466	14.12%
Median Household Income	\$93,019	

Source: 2014 ACS Estimates





## Section 3 - Benchmarking



## **BENCHMARKING WITH LOCAL PARK DISTRICTS**

A comparison with other Illinois park and recreation agencies was developed in order to understand how well the Pleasant Dale Park District provides park and recreation amenities and facilities for its residents. The rationale behind this comparison is that a localized comparison provides a more accurate analysis of needs and potential deficiencies. This approach is consistent with National Recreation and Park Association (NRPA) and the Illinois Department of Natural Resources Statewide Outdoor Recreation Partnership Plan (SORPP) recommendations.

The Pleasant Dale Park District encompasses a community that might be still developing and growing. Many communities throughout the Chicagoland area experience difficulty with expanding park property or adding large-scale amenities due to the agency's limited access to open land as well as a stagnant population. While the potential for growth might be constrained for the Pleasant Dale Park District, this situation increases the need for area residents to become aware of the Park District's programs and services when an opportunity to expand does occur.

The comparison includes recreation and park agencies that are adjacent or in regional proximity to the Pleasant Dale Park District, comparable in demographics to the Pleasant Dale Park District, or agencies that have similar budgets.

The comparison includes the quantification of amenities traditionally offered by recreation and park agencies and common to most of those agencies included in the analysis. Specialty amenities such as outdoor pools have been included, as some respondents indicated this amenity as a need or want of the Pleasant Dale Park District. The population for each agency and number of total parkland acres provides a practical analysis that is based on comparable elements.

Because each agency and the population is unique, we cannot directly compare the offerings of each category. The analysis must compare the ratio of each amenity per 1,000 residents. This guideline has been previously established by the NRPA as baseline for each amenity.



	Pleasant Dale PD	Burr Ridge PD	Crete PD	Western Springs PD	La Grange PD	Community PD-LaGrange Park	Broadview PD	Palos Heights Rec. Dept.	Chillicothe PD	Kingsbury PD	Hickory Hills PD	Hodgkins PD	Benchmark Average
Population (in 1000's)	8.1	7.4	8	12	16	13	7.5	13	10	9	16	1.8	10.15
Total Acres	134	79	130	90	78	23	14	207	210	200	43	18	102.17
Acres per 1000 Residents	16.54	10.68	16.25	7.50	4.88	1.77	1.87	15.92	21.00	22.22	2.69	10.00	10.94
Natural Area Acres	7	32	15	0	4	0	14	157	45	80	3	5	30.17
Total Operating Budget (millions)	1.8	1.9	1.1	0.8	4.6	1.3	1.8	8	0.7	1.5	2	1	2.21
<b>Park Amenity</b>													
Total Park Sites/ Facilities	8	12	7	13	12	6	5	7	9	9	9	3	8.33
Ball Fields	4	7	1	14	6	6	2	6	1	1	5	1	4.50
Soccer	6	0	3	15	12	3	0	3	0	0	5	1	4.00
Tennis Courts	3	6	4	15	15	8	2	5	3	0	4	0	5.42
Basketball Courts	3	3	0	3	9	7	2	6	4	0	2	2	3.42
Playgrounds	6	14	6	13	9	8	5	7	2	3	9	3	7.08
Pools/ Aquatics	0	1	0	0	0	0	1	1	1	1	0	0	0.42
Skate Parks	0	1	1	0	1	0	0	0	1	1	1	0	0.50
Indoor Ice Rink	0	0	0	0	0	0	0	0	0	0	0	0	0.00
Splash Pads	1	1	0	0	1	0	1	0	1	0	1	1	0.58
Golf Courses (Number of Holes)	9	0	0	0	0	0	0	0	0	0	0	0	0.75

\*benchmark data provided by landtech

## Population

The average population of the benchmarked Park Districts is 10,150. Pleasant Dale is below the average with 8,144 residents. The average resident count may be skewed higher by Park Districts that have higher populations but are similar in other categories.

## Parks and Facilities

The benchmarked Park Districts range in total acreage from Broadview Park District with 14 acres, to the Chillicothe Park

District with 210 acres. Traditional standards set by the NRPA suggest 6.25 to 10 acres per thousand. The NRPA adopted the "Park, Recreation, Open Space, and Greenways Guidelines" (Merte & Hall, 1996) as a baseline recreation standard to serve as a planning and exploration tool to evaluate their park and open space supply. The Pleasant Dale Park District exceeds the 10 acre per 1,000 guideline when the Flagg Creek Golf Course is included, offering 16.54 acres per 1,000 residents. This is the highest of the regional Park District. The benchmarked Park Districts that offer greater acreage per



1,000, Kingsbury and Chillicothe, are rural Districts with more opportunity for open space acquisition. Looking at park space only, without the golf course, the District offers 8.76 acres per 1,000; still exceeding the minimum standard guideline of 6.25 acres per 1,000 residents.

### **Number of Playgrounds**

The NRPA established a national guideline of 1 playground per 1,000 residents. PDPD is two playgrounds below this guideline. The Burr Ridge Park District offers the greatest number of playgrounds with 14, or roughly 2 per 1,000 residents.

### **SUMMARY**

The Pleasant Dale Park District provides an amenity to population service ratio that is relatively close to the average of the twelve in the comparative analysis in most categories. It is important to note that the analysis is strictly quantitative, comparing the PDPD offerings to similar Districts and the NRPA guidelines. Other factors such as location and community input need to be considered to determine if the Park District is meeting the needs of its residents. Spatial Analysis can be found in Section 2 and Community Input can be found in Appendix A.





## Section 4 - Classifications and Assessments



## **PARKS AND OPEN SPACE PURPOSES**

The Chicago Metropolitan Agency for Planning (CMAP) states that: “Open space provides more than recreational opportunities; it is land that society needs to conserve as natural, cultural, historic, and agricultural resources. One of the most common misconceptions regarding open space and recreation is that the two terms are synonymous. A strong relationship does exist between open space and outdoor recreation but, in most cases, recreation is something separate and distinct from open space.”

**Therefore, a park is open space, but open space is not necessarily a park.**

The National Park and Recreation Association (NRPA) has developed six classifications for parks. In addition to utilizing NRPA’s classifications, it is recommended that for the purpose of this Plan the Pleasant Dale Park District classify its parks into two recognized classes:

- a. **ENVIRONMENTAL CAPACITY** - protects natural or cultural resources from development or re-establishes natural systems.
- b. **RECREATIONAL CAPACITY** - provides space for single or multiple active and passive recreational activities.

The acquisition and development of parkland should fall into one of these two classes to be consistent with the Park District’s principles.

## **ILLINOIS STATEWIDE COMPREHENSIVE OPEN RECREATION PLAN (SCORP)**

### **Regional Lands**

The State of Illinois, in its Statewide Comprehensive Outdoor Recreation Plan (SCORP), recognizes that the preservation of open space for active, passive, and natural resource preservation is a multi-pronged effort, needing commitment and cooperation from all levels of government. The State seeks to develop and protect areas of large size and primary significance on a statewide level, where large budgets and crossing political boundaries are needed.

### **Local Lands**

The SCORP also recognizes that park districts and municipal agencies provide a system of local land – over 95,000 acres statewide – that directly serves communities. Local parks include a wide range of facilities for outdoor recreation, such as ballfields and sports courts, playgrounds and picnic areas, trails, swimming pools, and golf courses. Local parklands provide important green spaces in communities, often preserving features of the original community and buffering and adding to newly-developing areas of communities. Most importantly, locally-provided lands are close to where people live, offering opportunities for regular recreational activities that are part of a healthy lifestyle.



## **PARK CLASSIFICATIONS**

The Park District's responsibilities pertain to the delivery of recreational opportunities to the District's constituents. Even though the NRPA and IDNR may place parks into certain classes, it is important that the District's parks be classified by local criteria specific to the District. This is especially important when local parks 'cross over' these national definitions by fulfilling multiple purposes or meeting multiple criteria. To this end, it is recommended the Park District formally adopt the following categories:

1. **Mini-Parks** – The mini-park serves isolated or limited recreational needs. These parks are usually within a ¼-mile walking distance and often include tot lots. The mini-park is approximately ¼-acre to 1-acre in size. Development is usually limited with no parking. Examples of the District's mini-parks are *Santa Fe Park* and *Savoy Park*.
2. **Neighborhood Parks** – The neighborhood park size is between 2 and 7 acres. A neighborhood park is the basic unit of a park system. It is developed to serve the recreational and social needs of the neighborhood. The neighborhood park's service area can be significantly constrained by geographic features such as streams, creeks, rivers, or natural areas, and other significant barriers such as the Tri-State Tollway, the Stevenson Expressway, or other major roads. These barriers limit access of the neighborhood to the park resource. The service area typically extends between ¼-mile and ½-mile unless interrupted by barriers such as non-residential roads or other barriers. Neighborhood parks typically include play apparatus areas for preschool and elementary children, hard surface areas for hopscotch, shuffleboard, tetherball, four square and court games for basketball, volleyball, badminton, etc., and open play

areas for softball, football, soccer, and winter sports, as well as activities for a broad spectrum of the population based on the demographic makeup of the neighborhood. Development typically encourages spontaneous rather than higher-organized play. *White Buffalo* is an example of a neighborhood park.

3. **Community Parks** – The community park serves a broader purpose than a neighborhood park and is focused on meeting community-based recreational needs as well as preserving natural resources, unique landscape features, and open space. The recommended size for a community park ranges from 7 to 40 acres. The development should target people of all ages. It is preferred that the park be centrally located and serve at least two neighborhoods. Community park amenities typically include those amenities also found in a neighborhood park, as many community parks serve as neighborhood parks for adjacent residents. The community park could also include large open spaces for athletic games and organized sports. Internal walks connect the various functions, as well as provide connections for pedestrian and bicycle paths. Sufficient off-street parking should be provided in accordance with activities and functions provided at the community park. *Soerhman* and *Walker* parks are examples of community parks that also provide neighborhood park amenities.
4. **Sports Complex** – The NRPA defines a sports complex as a park that consolidates heavily-programmed athletic fields and associated facilities to larger and fewer sites. These sites are typically strategically located throughout the community. The size of a sports complex is dependent upon the projected demand for facilities. The site is usually at least 25 acres, with 40 to 80 acres being optimal. The type of field or facility developed depends on the specific needs of the District and its affiliated



organizations and user groups. These needs may include practice, game, or tournament/competitive facilities. The site must be designed to include adequate parking and support facilities. It is desirable that the site be located to have good access from the region, especially if the facility is intended to draw in participants from outside the immediate vicinity. In addition to having vehicular access, it is desirable that the site be accessible to bicycle and pedestrian trail systems. Fields should be as multipurpose as possible, providing a wide variety of flexibility. Due to ambient noise, traffic, and potential sports lighting, sports complexes are not recommended to be located in residential areas. In fact, sports complexes may be the solution to the typical issues created by using neighborhood parks for competitive athletics. Lastly, it is best to allow for additional space when acquiring community park space, as needs and trends are subject to change over time, and larger spaces provide added flexibility to meet those changing needs. *Walker Park* can also be considered an example of a sports complex.

- 5. Special Use Parks/Facilities** – Special use parks cover a broad range of facilities and are frequently oriented towards single-purpose uses. These special uses generally fall into two categories: 1) historical/cultural/social such as historical downtowns or buildings, performing arts parks, arboretums, or ornamental gardens; 2) recreational facilities such as community centers, golf courses, aquatic parks, community theaters,



or senior centers. Frequently, the community buildings are located in neighborhood or community parks. The acreage allocated to a special use park varies greatly depending on the actual activity or use. A special use park may be separate from, or a part of, another park type (neighborhood or community). Examples are tennis centers, outdoor education centers, museums, conservatories, golf courses and practice centers, children's farms, sports complexes, skate parks, splash/spray parks, swimming pool/aquatic centers, etc. These special use parks generally serve a wide geographic area, drawing users from miles away, so access to transportation corridors for vehicular or public transportation, as well as pedestrian and bicycle trails, is desirable. The site should be able to accommodate an appropriately-sized parking area. *The Flagg Creek Golf Course* is an example of a special use park.

- 6. Natural Resource (Linear Greenways or Trail Systems)** – The natural resource park (or area) is land set aside for preservation of significant natural resources, remnant landscapes, open space, or for visual buffers. These buffers, watersheds, or conservation areas afford a passive appearance with managed natural habitats and plant ecosystems. These areas can protect fragile or rare ecosystems, provide access corridors, provide wildlife habitat, and preserve habitat for rare or endangered plant species. The natural resource areas or linear greenway/trail corridors range in size depending on the area to be preserved or protected. Greenways or regional trail systems tie parks or activity nodes together and offer alternative methods of transportation such as walking, hiking, bicycling, roller-blading, etc., to patrons. Linear greenways can be abandoned rail rights-of-way, stream or river corridors, or highway rights-of-way. Often, these areas require skilled management to maintain sustainability and preserve healthy biodiversity



of plant life. Potential uses and development at the *Hess Property* may fit this qualification. Other opportunities may exist at *Lake Carriage Way Park*, along the ComEd transmission lines, and at other properties in the southwest region of the District.





## **Park Classifications Summary**

<b>Classification</b>	<b>Use</b>	<b>Service Area</b>	<b>Desirable Size</b>	<b>Desirable Site Characteristics</b>
Mini-Park	Serves isolated, limited, or unique recreational needs.	¼-mile radius	¼- to 1-acre	Within walking distance of and in close proximity to apartment complexes, townhouse developments, or housing of the elderly.
Neighborhood Park	Known as basic unit of park system. Serves recreational and social needs of neighborhood. Focus is on informal active and passive recreation.	¼- to ½-mile radius	2 to 7 acres	Suited for intense development. Easily accessible to neighborhood populations, geographically centered within safe walking and biking access that does not cross non-residential streets. Activities can be both active and passive.
Community Park	Serves broader purpose than a neighborhood park. Suited for organized athletic complexes, large facilities, outdoor and indoor recreational areas, and swimming pools.	½- to 3-mile radius	7 to 40 acres	May include natural features such as water bodies. Easily accessible for large group activities and may include concessions, restrooms, and parking.
Sports Complex	Consolidates heavily-programmed athletic fields.	2- to 8-mile radius	Varies depending on activity and demand	Specifically designed for athletic recreation. Includes concession stand, restrooms, and parking.
Special Use Parks/Facilities	Oriented towards targeted uses.	½- to 1-mile radius	Varies depending on activity and demand	Potential tourist attraction. Destination site may include washrooms, concession, parking, skate rinks, historical, cultural, or social sites.
Natural Resource/Linear Greenways & Trails	Designated for preservation of natural areas or open space corridors.	Service area varies based on resource	Varies	May include wetlands, tourist education, open space preservation, interpretive attractions, destination points, abandoned rail rights-of-way (Rails to Trails), stream or river corridors, and highway rights-of-way.



## Park Acreage Standards

Prior to 1996, urban planners and the National Park and Recreation Association (NRPA) generally agreed that there should be a minimum allotment of one acre of park land for each 100 of the population in the urban area, or 10 acres of total park land per 1,000 residents in any community nationwide. Acreage allotment standards were further broken down, stating that a minimum of 2.5 acres of mini and neighborhood parks should be provided for each 1,000 people of a specified geographic neighborhood. This balance of 7.5 acres per thousand residents would result in equal distribution of the parks throughout the entire community. Additional acreage requirements would be met by regional park systems and forest preserves. The Statewide Outdoor Recreation Partnership Plan for Illinois does make a statement about regional resource-based recreation lands, noting an average of 49 acres per 1000 residents.

The national standard methodology was revised in mid-1996. Because of new trends in local recreation service, the revisions move away from the previous subjective standards and incorporate a new strategy, referred to as Level of Service, or LOS. This highly scientific research tool measures actual facility and park usage and translates these trends into new growth area projections. Thus, the strict standard of acreage per 1,000 people is being de-emphasized. According to the NRPA, research has shown that few communities believe the old system to be truly useful. Also, logic would dictate that facility supply be based on demand. (For example, if few people in the community play tennis, there is no good reason for providing 1 court for every 2,000 people.)

NRPA now advocates that local providers must review classifications of leisure events, needs, and park space as they specifically impact their individual communities. Only using greater research and feedback received through a public participation needs assessment, can the Recreation Department be confident about specific facilities that are needed. This

methodology requires a commitment by the Park District to implement a consistent public survey system, and to hold continual meetings with neighborhood areas to meet recreation expectations.

Another note to using a strict land requirement based on a table is that the tables merely measure that quantitative amount of park land. There is no consideration of the physical distribution of park land throughout the community. Therefore, land requirements should be cross referenced with the spatial mapping, planning area research, and public sentiment.

		11.35 Ac IDNR			
Pleasant Dale Park District	Existing acreage	Req'd. by State Wide Avg.	Current Surplus / (Deficiency) vs. State avg.	Current Land Standard 2005 10 AC. / 1000	Current Surplus / (Deficiency) vs. Suggested Standard
POPULATION	9,000	9,000			
Neighborhood Parks (20%)	21	20.43	0.57	18	3.00
Community Parks (80%)	50	81.72	(31.72)	72	(22.00)
Overall	71	102.15	-31.15	90	-19
Special Use Parks (Golf Course)	62	N/A			

The table above suggests that the PDPD is deficient in community park space, and should research opportunities to bring in additional acreage. The Golf Course is a special use facility, and is not counted as usable park land.

## Proposed Acreage Standards

In the meantime, the Pleasant Dale Park District should adopt a Park Acreage Standard that is more reflective of the new commitment to providing adequate recreation facilities. Per the public survey, The community has expressed its appreciation for low taxes, and has not called for the Park District to pursue expensive property acquisitions. From public meetings and



input, the community is relatively satisfied with current land holdings, and is looking for updates in equipment and a creative park design. Thus, this Plan recommends that the Park District remain with its acreage Standard of 10 acres per thousand residents. This quantity is supportive of existing parks, but reflects a need to expand community parks where possible.

The Park District should participate in PRORAGIS, a database of park systems and facilities in the US and Canada.

It is important to note that the demand for parks may be greater than the National Standard. This analysis is based on specific national standards and does not take into account the geographical location of parks, accessibility of parks, service area for parks and facilities available in the parks.

Along with this information, it must also be highlighted that the population is young, as evidenced by the census data. This translates into a higher need for athletic and active recreation facilities than currently exists, indicating a need for additional, or better utilized athletic park land.

If this is true, then funding can be diverted away from acquisition efforts and directed at supplementing the low capital project budgets. A park land standard of 10.0 acres is in line with current provided acreage. More detailed usage surveys should be run per the new NRPA Level of Service methodology.

The following table presents a comparison of outdoor recreation facilities between the Pleasant Dale Park District and the State of Illinois averages, which have been derived from Illinois Department of Natural Resources research. Current facility holdings are presented, along with deficiencies that would bring the Recreation Department up to the minimum average. It should be assumed that the IDNR uses these comparisons in their evaluations of grant applications. Thus, the argument can be made that if the District satisfies facility averages, there must be other compelling reasons, such as renovation, enhancement, or relocation, in order to submit successful grant applications.

These numbers should be interpreted as informational only. Statewide averages do not incorporate population or budgetary issues. Some governmental units in the survey may have different recreational goals or different financial resources than Pleasant Dale.

Additionally, the physical condition of the equipment surveyed is not documented, thereby providing no basis for evaluating quality of facilities against each other. Useful life tables are useful in evaluating whether a facility may be due for replacement or upgrading See example Useful Life Table.

Finally, the sizes of some of the facilities amenities are not detailed. Using skate parks as an example, although quantitatively meeting the average, a specific park may not fulfill the physical requirements of size, or challenge desired by users.

So what use is the table? The chart indicates suggestions for the types of amenities necessary in the future for the Pleasant Dale Park District. This chart is also used by the IDNR to evaluate need for OSLAD and other Grant applications.



FACILITY MATRIX		CLASS	ACTIVE														PASSIVE				MISC.	ACREAGE			
		(M- Mini Park, N - Neighborhood, C - Community, SP - School Park, A - Athletic Complex, S - School)	Concessions	Football Field & Con.	Golf Course (Holes)	Baseball Field	Softball Diamond	Soccer Field	Playground Equip.	Rec. Bldg.	Basketball Court (half)	Basketball Court (full)	Tennis Court	Volleyball	Ice Skating	Fishing	In-Line Skate Rink	Picnic Area	Walking path (distance)	Horseshoes	Picnic Shelter	Perm. Washrooms	Museum	Notes	
PARK SITES																									
1	WALKER PARK	C,A	1		4	1	2	1	1		2	3	2		1			1	0.777	2	2	1	1	44	Gazebos
2	SANTA FE PARK	M						1							1			1	0.353					0.44	
3	HESS PROPERTY																							7	
4	SOEHRMAN PARK	N			1		1				2										1			6	
5	LAKE CARRIAGE WAY PARK	N						1							1			1	0.226		1			9	Gazebos
6	SAVOY PARK	M																						0.64	
7	WHITE BUFFALO PARK	N						1																4	
8	FLAGG CREEK GOLF COURSE				9																			62	
TOTALS			1	0	9	5	1	3	4	1	2	2	3	2	0	3	0	3	1.356	2	4	1	1	133.1	
IRFI (State Average/ 1,000 pop.)			n/a	0.0546	0.0081	0.2552	0.1425	0.1779	0.4035	n/a	0.1250	0.1250	0.4900	0.1700	0.0400	0.0408	0.0163	n/a	0.4600	0.2413	0.2060	n/a	n/a		
Required # of Facilities*				0	0	2	1	1	3		1	1	4	1	0	0	0		4	2	2				
Surplus/ (Deficit)				0	9	3	0	2	1	1	1	1	(1)	1	0	3	0		(3)	0	2				
FACILITIES																									
Walker Recreation Building		C							1															n/a	
Walker Park																									
Flagg Creek Golf Course		C			9				1															62	
County Line Road																									
Historical Society									1																
TOTALS			0	0	9	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	





## PARK ASSESSMENTS

This section describes the existing features of each park within the Park District, including Hess Park – an undeveloped farm property across from the UPS facility. This section excludes the Flagg Creek Golf Course, as this facility is jointly owned and managed by the Park District and the city of Countryside, Illinois, and warrants its own independent Master Plan Study. This section also makes suggestions on enhancements that may provide additional benefits or increase usage. The purpose of the Inventory Conditional Assessment is to gain a comprehensive and accurate picture of each park and recreation opportunities for the Pleasant Dale Park District residents. Preceding the park analysis are general comments that could be applied across the Park District as a whole, and should be considered with each renovation or development contemplated in the Master Plan.

As in all Master Plans, it is recommended that when considering redevelopment for each park, the first step should be development of a site-specific Master Plan. The plan should be prepared by a competent professional park planner, utilizing findings identified in this report and follow-up meetings as well as input from the public and District staff.

As funding is crucially tight and it may be a period of years before every park is addressed, it is not recommended to undertake full-scale Master Plans for every park at this time. Public opinion, recreation trends, and populations may change quickly, rendering site-specific Master Plans out-of-date, out of touch, and not in sync with actual community and resident needs. Site-specific Master Plans are best done on an individual basis, when budgets allow for impending development. Each of the following park sites and facilities within the Pleasant Dale Park District were visited by LandTech Design, Ltd. As a result of these observations, the recommended courses of action for the Park District are detailed below:



## GENERAL RECOMMENDATIONS FOR PARK SYSTEM

1. The majority of the parks are in very good condition and are maintained well from a visual and operational standpoint.  
Some of the physical amenities and equipment are nearing or past their useful life-cycles and should be replaced or refurbished. (See the Appendix for life-cycle recommendations.)
2. All parks should be studied for potential improvements and a comprehensive site-specific Master Plan commissioned for each site prior to renovation. It is important that the District utilize a public process that encourages neighborhood and public participation in the park design.
3. The District should adopt a 'Park Development Standard' for future reference and development. This document will ensure that for any park to be donated, or improved by the District, a standard is in place to consistently guide the installation of site features – for instance, benches with concrete footings to frost depth at a proper, level height of 18-19" for the seat; sidewalks complying with Americans with Disabilities (ADA) current version guidelines; turf graded at a 2% minimum; and the like.
4. Play equipment and park amenities should be regularly inspected for vandalism, markings, and damage. 'Tagging' should be removed immediately to prevent additional damage.
5. All fencing should be reviewed, inspected, and either replaced or repaired as needed. The District should adopt a standard that fencing should be black vinyl-coated or painted black to help it blend into surroundings.
6. There should be new regulatory signage and improved name signage. Although the current park signs are of a nice design, they may be enhanced through use of an identifying

logo or other design details. Landscape plantings can also enhance the visual appearance and curb appeal of park signs.

In many parks, current regulatory signage is a hodge-podge of styles and locations. The District should develop a uniform standard for regulatory and general park rules signage including a series of signs identifying recommended age groups for play areas. This will help prevent a proliferation of disjointed park signs scattered throughout the District. The location of regulatory and informational signage should be standardized throughout the District.

A standardized informational system should be:

- a. Cost-effective to construct and maintain.
  - b. Uniform in appearance and consistency of message.
  - c. Bilingual or multilingual as appropriate for the individual application.
  - d. In a visible location.
7. All park renovation and development projects should comply with the current accessible design standards, Illinois Accessibility Code, and the requirements of the Americans with Disabilities Act (ADA). Some major considerations are:
- a. Bench locations and placement on accessible routes.
  - b. Transitions into playgrounds from accessible routes.
  - c. Playground surfacing and maintenance.
  - d. Providing accessible routes a minimum of 5-feet wide to all park components from public walks and parking areas. Such areas include at least one bleacher pad per ballfield; parking areas; trailheads (although not all trails need be compliant); and building and facility access.
  - e. Playground design meeting ADA guidelines for height, reach, access, and number of components.

- f. Encouraging the use of recycled and sustainable materials in park construction, maintenance, and operation.

8. Playground surfaces should be standardized throughout the District; engineered wood fiber or stable rubber products are recommended. All playground design and surfacing should meet requirements of appropriate ASTM (American Society of Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines. Rubber surfacing can be either a poured-in-place granular surface or bonded rubber strands. Loose-fill rubber is not a recommended surface as it spreads out of confinement easily, is hard to pick out of grass or other surroundings, and increases maintenance and operational costs. The expelled rubber material also has a tendency to damage turf due to conducting heat. Rubber surfaces require periodic maintenance – they are not the install-and-forget surface as once claimed. If rubber surfaces are installed, the District should implement a periodic inspection and maintenance program, including resurfacing or re-coating as necessary. The specific frequency and threshold for repair or replacement should be established as part of the overall maintenance program.
9. Waste receptacles should be installed in areas and on routes that are accessible to park patrons and maintenance staff. Installation on permanent bases (concrete pads) can simplify mowing, trimming, and turf damage from receptacles left too long in the same location. The receptacles should be stabilized to minimize theft, damage, and tipping.
10. The parks lack color and visual interest. Implementing a program of adding perennials and landscape enhancements to parks will improve their curb appeal and visual character. The program must provide a balance between aesthetics and available staff and maintenance resources. Presently,



small planting beds are located at park signs; this type of planting bed can be expanded to other locations within the parks. Caution should be exercised to avoid overdoing or overextending the planting beds. Poorly maintained landscape beds will be counter-productive and reflect negatively on the drive-by or casual park user.

11. Native areas are nicely used in larger, open areas. These areas should be managed and enhanced through active stewardship and overseeding with native grasses, forbs, and wildflowers. Some of these areas should be made accessible by a trail network and interpretive, environmental education signage should be located on the trail.
12. The District should utilize earth fill for land contouring and berms to add screening and visual interest to parks as they are renovated, and to save dollars on removal of excess soil.
13. As trails are paved in the future for access, all asphalt paths should follow a regular sealcoating program consistent with the life-cycle schedule identified in the Appendix.
14. The District should develop an annual tree-planting program to help replace existing trees as they decline from age and urban conditions, including the destruction caused by the Emerald Ash Borer. The District should expand its nature conservation efforts by encouraging public appreciation of trees and their value to the environment. Workshops, a 'Tree Care Hotline,' and sponsoring 'Going Green' public events discussing sustainability are a few examples of ways to expand public awareness. Furthermore, the natural diversity of trees and shrubs may be appropriate for an arboretum. The Hess Property may be suitable for a nature preserve if appropriate land use agreements can be negotiated and implemented. Also, the naturalized area on

the north end of Walker Park could be targeted for enhancement and diversity.

15. The District should investigate the feasibility of privatizing park maintenance, such as turf mowing at smaller parks. Often, small parks can be done by local contractors more cost-effectively than in-house department staff due to travel times and equipment capabilities, especially if the District maintenance labor resources are overtaxed without availability of seasonal high school or college workers.
16. The District should develop an accountable system to effectively manage landscape and other park maintenance requirements. An effective management system will ensure efficient utilization of resources and preserve the District's park investment.
17. While not specifically identified for each park, any and all accessibility deficiencies the District finds should be addressed and corrected as detailed in Recreation Accessibility Consultants (RAC) LLC's March 16, 2015 report.



## **WALKER PARK**

### **PLACEMENT AND SURROUNDINGS**

The 'crown jewel' of the Pleasant Dale Park District, Walker Park has served the District residents for more than 60 years. Named for the District's first Board President, William Walker, the park offers many unique facilities that serve as an investment in the future wellbeing of District residents and contribute to the overall quality of life and viability of the community. Walker Park is also the largest park in the District at 44 acres. It is home to the majority of recreation opportunities in the Park District.

It is surrounded by single family homes, a golf course, a creek, and a junior high school. Topographically, the park is level, with most of the park in the floodplain of the creek.

There are no sidewalks or bike trails connecting the park with the neighborhood or the community; all access is by vehicle.

### **EXISTING FEATURES/SUMMARY**

- Tot Lot
- Playground (primary age 2-5 years structure and school age 5-12 years structure)
- Fishing
- Sand volleyball
- Gazebo
- Tennis/pickle ball
- Baseball
- Softball
- Public washrooms
- Drinking fountain
- Picnic area
- Basketball
- Soccer
- Roller hockey

- Perimeter walking path
- Parking
- Museum Building (Historical Society)
- Robert Vial House (Historical Society)
- Park District Maintenance Facility (no utilities)

### **IMMEDIATE CONCERNS**

- Flooding causes loss of fields, damage.
- Parking lots need repairs and maintenance.
- Tot Lot needs updating (other playgrounds were updated in 2014).
- Walker Community Center needs additional space for programming and activities.
- Lack of accessible routes to north ballfields.
- No directional signage to amenities.
- Trail system is not connected to neighborhood or community.
- Trail system lacks directional or informational signage.
- ADA accessibility and access needs.
- Maintenance Facility lacks plumbing.
- Maintenance Facility is subject to flooding.
- Push crossing walk signal at Wolf Road from Walker Park to School District 107.

### **RECOMMENDED ENHANCEMENTS**

- Expand the park for walking trails to the north, along the creek into the wooded area and back out to Wolf Road and the townhomes. Connect the trail system to the neighborhood and community.
- Utilize the opportunity for environmental education and interpretation of natural areas, creek stabilization, and educational awareness.





- Develop a site-specific Master Plan for more efficient land use, enhanced accessibility, and parking. Identify a potential band shell location for summer performances and movie nights. Include a new play area in the southern region of the site near the ballfields. Investigate the opportunity to address flooding conditions as a component of the proposed site Master Plan.
- Consider accommodating additional community park recreation amenities, such as splash pads or skate areas.
- Upgrade ballfields with new backstops.
- Add a new, reservable, family-sized picnic shelter (300-400 square feet) for small groups (potential added revenue source).
- Add a permanent bean bag amenity to expand recreation activities.
- Relocate and construct a new Maintenance Facility towards Wolf Road, out of the floodplain.
- Improve the washrooms in Walker Center, or build a stand-alone facility. Consider renovating/re-purposing the Museum Building into washrooms and recreation storage space.
- Renovate and refurbish tennis and basketball surfaces.
- Replace the existing sign with a digital electronic park sign as a revenue-producer for the District.
- Expand recreation opportunities by providing a tween/teen area.

- Relocate the in-line skate rink elsewhere in the park (or to a different park) to allow for Walker Recreation Center expansion.
- Expand recreation opportunities by providing outdoor fitness stations along the existing path system. Consider potential grants for alternative funding sources for fitness equipment.
- Connect the path around the park so it will be a complete circle.
- Develop path connections from playground areas to the existing gazebo.
- Investigate a potential trail corridor along/through the golf course to Willow Springs Road and a connection to the north under the Tri-State Tollway to Soehrman Park.
- Replace the existing canoe launch with a new ADA canoe launch feature.
- Collaborate with School District 107 to engage a professional landscape architecture consultant to develop new recreation opportunities on school property behind the school building.





**WALKER PARK**

**NORTH**













Figure 1 to the right is extrapolated from the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) and illustrates the extent of the floodplain and floodway within Walker Park. A floodway is the channel of the river or stream and the adjacent land areas that must be reserved in order to discharge the base flood (100-year) without cumulatively increasing the water surface elevation more than 0.1-foot. Construction or development within this area is significantly restricted.

In addition to the floodway, there are also areas designated by FEMA as Zone X and Zone AE floodplains. The Zone AE is an area that is within the 100-year floodplain where a base flood elevation (BFE) has been calculated. Development within Zone AE areas are restricted and generally require compensation of anywhere from 100% to 150% of the volume of the fill within the Zone AE area. The Zone X areas are considered to be outside of the 500-year floodplain. Development within these areas is somewhat less restrictive. Unfortunately, there is relatively limited undeveloped area within Walker Park that could be used for compensatory storage. Options available for compensatory storage may be expensive treatments or other highly engineered alternatives.

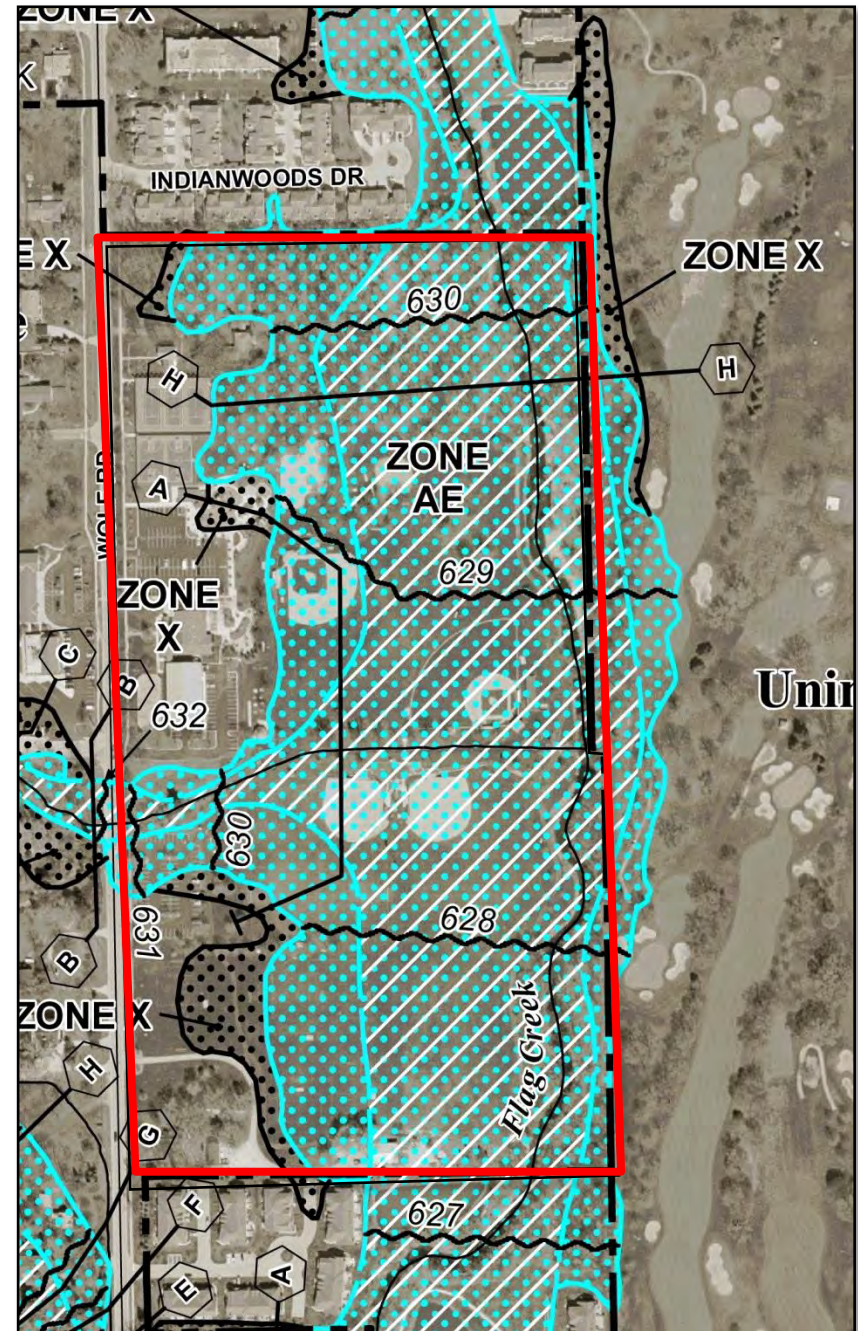
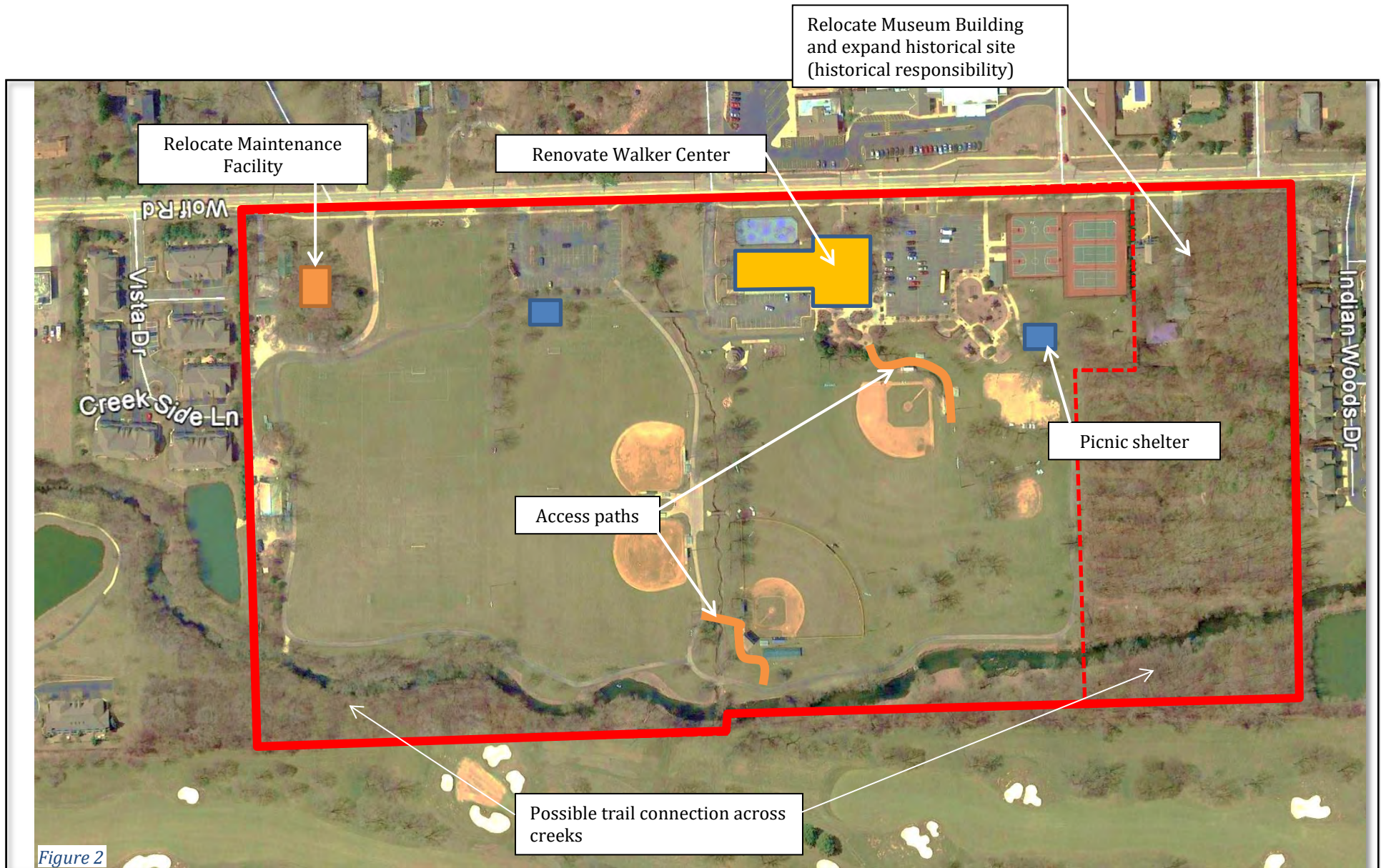


Figure 1





The above Figure 2 is a preliminary concept plan for the first phase of redevelopment for Walker Park.



## **WHITE BUFFALO PARK**

### **PLACEMENT AND SURROUNDINGS**

White Buffalo Park is located adjacent to Pleasantdale Elementary School on the west, a single-family residential subdivision on the north, and open undeveloped areas on the east and south.

### **EXISTING FEATURES/SUMMARY**

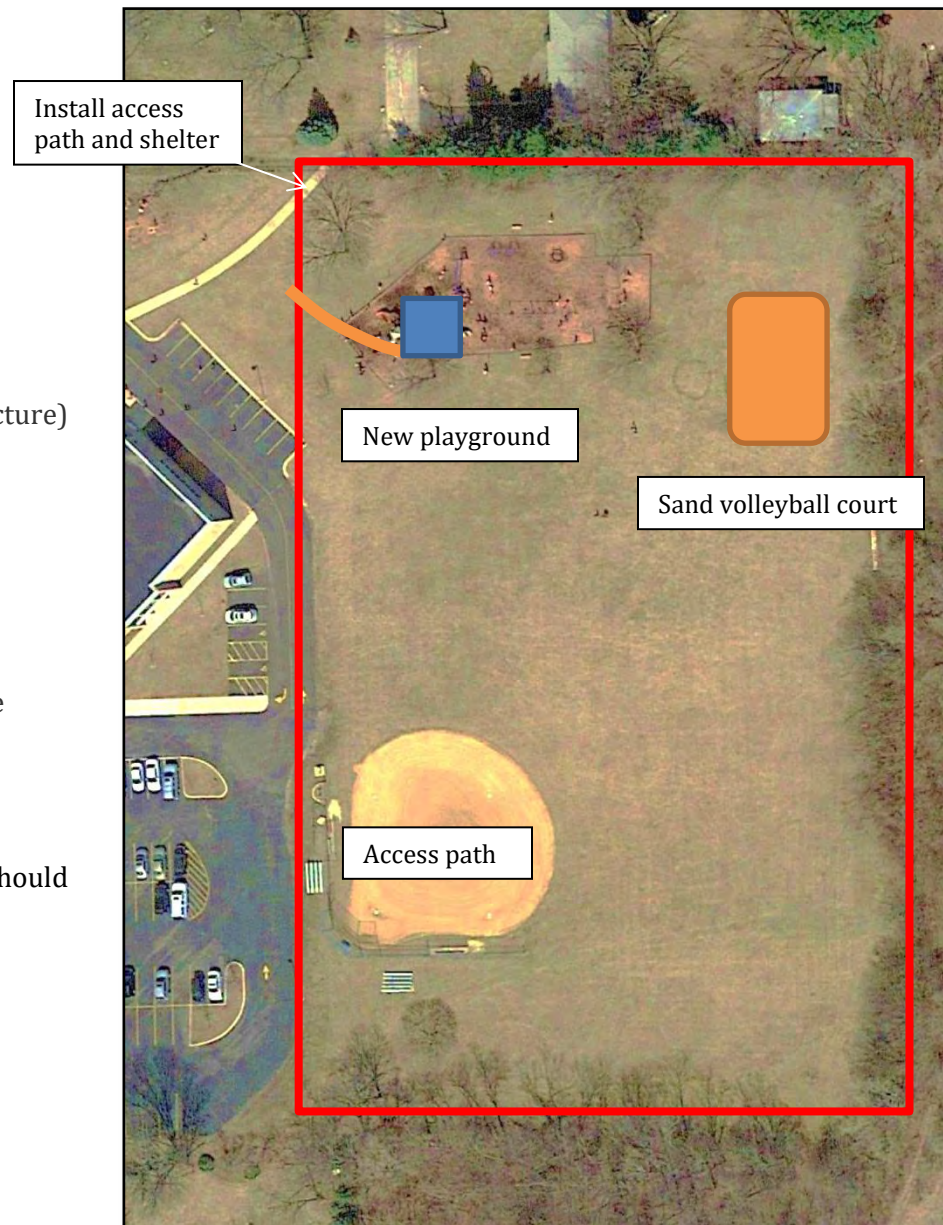
- Tot Lot
- Playground (combination age 2-12 years apparatus structure)
- Baseball
- Softball
- Picnic area
- Parking (school lot)

### **IMMEDIATE CONCERNS**

- Develop a site-specific Master Plan.
- Provide accessible routes to activity areas, including bike parking, spectator seating, and playground areas.
- Update playground equipment.

### **RECOMMENDED ENHANCEMENTS**

- Replace the path to the subdivision; the path minimum should be 5-feet wide.
- Access path.
- Sand volleyball court.
- Family shelter.
- Enhance the secondary entrance by repairing/replacing fence panels along each side of the path.
- Add plants to the base of the park sign.







## WHITE BUFFALO PARK



## **SOEHRMAN PARK**

### **PLACEMENT AND SURROUNDINGS**

Soehrman Park is located immediately north of the Stevenson Expressway with single-family residential subdivisions on the north, east, and west. Access to the parking lot is from Willow Springs Road. The park has excellent access for vehicles and strong pedestrian connections to the residential streets on the west side.

### **EXISTING FEATURES/SUMMARY**

- Size – 6 acres
- Covered picnic shelter
- Portable washrooms
- 2 half basketball courts (as part of parking lot)
- Paved parking (approximately 50+ 2 handicapped stalls)
- Soccer field(s)
- Small backstop
- Playground (combination age 2-12 years apparatus structure)

### **IMMEDIATE CONCERNS**

- Spray pad uses a tremendous amount of water, resulting in high operational costs.
- Traffic pattern in parking lot is dead-end, which results in significant conflict if no parking spaces are open.
- Asphalt surfaces need sealcoating.
- Lack of permanent washrooms considering number of patrons and potential park users.
- Condition of athletic field.
- Spectator bench on only one side of field with no player benches.
- Limited shade for athletic field participants.



## **RECOMMENDED ENHANCEMENTS**

- Investigate feasibility to reconfigure parking area to improve traffic flow and eliminate congestion.
- Sealcoat and stripe parking lot.
- Modify spray pad to reduce water consumption and reduce operational costs.
- Develop permanent washrooms to match user demand close to Willow Springs Road to minimize utility extensions.
- Create path connection from splash pad to perimeter trail.
- Add benches and shade along trail
- Develop fitness stations along perimeter trail network to expand recreation offerings.
- Consider conversion of some turf areas to naturalized plantings to reduce intensely-managed areas and mowing requirements.







## SOEHRMAN PARK



## **LAKE CARRIAGE WAY PARK**

### **PLACEMENT AND SURROUNDINGS**

Lake Carriage Way Park is located between Carriage Way Drive and the Tri-State Tollway. A sound barrier separates the lake and the Tri-State Tollway. Single-family residential areas are across Carriage Way to the west, while multi-family residential areas are south of the park. The lake was constructed as a retention basin for the neighboring residential development.

### **EXISTING FEATURES/SUMMARY**

- Small gazebo
- Playground (primary age 2-5 years apparatus structure)
- Benches around pond (5 areas)
- Pathway
- Pond with multiple aerators

### **IMMEDIATE CONCERNS**

- Accessibility upgrades.
- Sealcoat pathways.
- Clean pond edge for fishing; erosion in gravel areas near benches.
- Playground beyond its useful life.
- Continued weed and algae control.

### **RECOMMENDED ENHANCEMENTS**

- Develop site-specific Master Plan for Lake Carriage Way Park.
- Ensure all paths comply with ADA Standards; use concrete or paved surface to prevent erosion.
- Install fishing pier for better access to the water, reducing potential for foot traffic to cause erosion along shoreline.
- Renovate play area to enhance play value and park experience.
- Develop Master Plan to expand area for multipurpose field activities.





- Develop perimeter planting scheme to create vistas into park to enhance visual image.
- Develop accessible small shelter for neighborhood use.
- Investigate pond water quality and develop strategy to improve water quality.
- Standardize site furnishings to develop consistent Park District brand.
- Develop a plan to identify and remove invasive plant species from pond edge. Work with a professional ecologist for cost-effective removal and control.







## LAKE CARRIAGE WAY PARK





## **SAVOY PARK**

### **PLACEMENT AND SURROUNDINGS**

The site is relatively new, developed in the Savoy Club subdivision between 2009 and 2010. The site is located on 79<sup>th</sup> Street and Savoy Club Road. A small, two-car, on-street parking lot is next to the park.

### **EXISTING FEATURES/SUMMARY**

- Tot Lot
- Drinking fountain
- Pergola
- Playground (primary age 2-5 years apparatus area and school age 5-12 years structure)
- Parking lot

This site has separate playground equipment, including swings, a rock climbing structure, and a main structure. All of the equipment is new, having been installed in 2010. The park has a connection to a multiuse path on the south side of 79<sup>th</sup> Street.

### **IMMEDIATE CONCERNS**

- Lack of activities for teens or adults.

### **RECOMMENDED ENHANCEMENTS**

- Install skate spot or hard surface court on north side of park away from homes.







## SAVOY PARK



## **SANTA FE PARK**

### **PLACEMENT AND SURROUNDINGS**

Santa Fe Park is located at the corner of Orchard Road and the Willow Ridge Drive subdivision. It was constructed after the Santa Fe Speedway was demolished and re-platted for subdivisions.

### **EXISTING FEATURES/SUMMARY**

- Size - .64 acres
- Playground (primary age 2-5 years apparatus structure)
- Benches
- Sign

### **IMMEDIATE CONCERNS**

- Accessibility to playground – install access ramp complying with accessible design standards.
- Raise sinking pavers.

### **RECOMMENDED ENHANCEMENTS**

- Additional trees/landscape to buffer homes and define open play space.
- As this is the only park in the southern portion of the district, it should expand recreation opportunities and park amenities to better serve its residents.
- Add hard surface play.
- Add skate spot.
- Possible linkage to a bikeway in ComEd ROW.







**SANTA FE PARK**



## **HESS PROPERTY**

### **PLACEMENT AND SURROUNDINGS**

Hess Property is an old farm property located across from the UPS Facility. It is surrounded by undeveloped school property of Lyons Township. It was purchased in 2006 as a future park site.

### **EXISTING FEATURES/SUMMARY**

- $\pm 6$ -acres
- Access drive to former farmstead
- Undeveloped parkland

### **IMMEDIATE CONCERNS**

- Develop site-specific Master Plan. Engage Park Board and public in the Master Plan process.
- Potential for unauthorized vehicular access.
- Potential for damage to natural resources by unauthorized access.

### **RECOMMENDED ENHANCEMENTS**

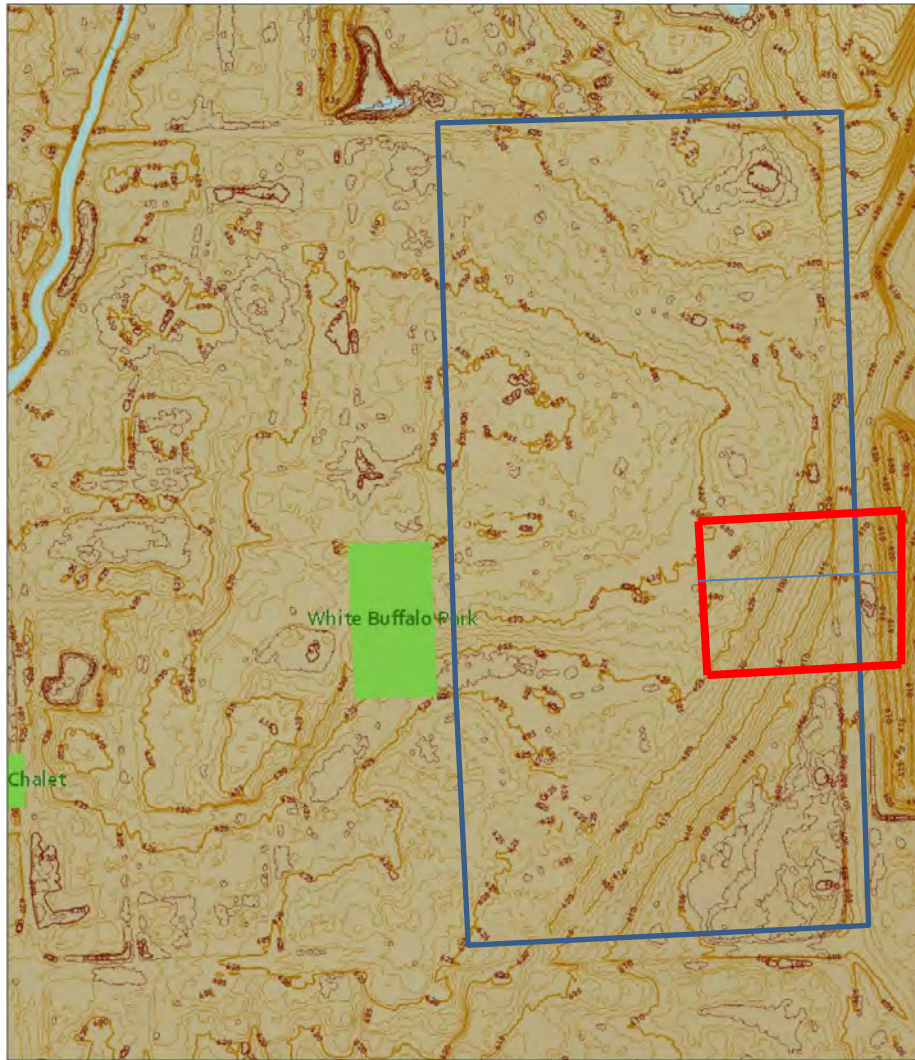
- Construct new ADA playground for children ages 2-12.
- East of White Buffalo Park, potential open space expansion/connection to Pleasantdale Elementary School.
- Potential for future acquisition of  $\pm 7.75$ -acres.



**HESS PROPERTY**



Hess topo



1:8000

© 2015 Cook County

All Cook County geospatial data and maps are copyrighted.

All materials appearing on the web site are transmitted without warranty of any kind and are subject to the terms of the disclaimer.



**HESS PROPERTY**







## Section 5 - Facility Assessments

## **WALKER RECREATION CENTER**

Indoor recreation/activity centers are unique with respect to the number of creational programs and amenities they can include. Thus, they vary in size, configuration, and cost, and therefore their redevelopment should only be considered after extensive public input.

The Facility Inventory, summary of existing conditions, and recommended improvements were conducted and prepared by Sink Combs Dethlefs Design Architecture.

### **PLACEMENT AND SURROUNDINGS**

The Center is located in Walker Park, on South Wolf Road.

### **EXISTING FEATURES / SUMMARY**

- Double court gymnasium
- Activity rooms
- Administrative office space
- Washrooms
- Exterior washrooms/concession
- Parking lots

### **IMMEDIATE CONCERNS**

- Additional space is needed for athletic programs in the gym.
- Parking lot needs to be repaved and drainage issues corrected.
- ADA compliance modifications.
- Exterior washrooms.
- See detailed building report as attached in the Appendix.

### **RECOMMENDED ENHANCEMENTS**

- Perform a building needs study.
- Possible gymnasium addition, and/or fitness area.
- Make improvements to utility and air-handling systems for efficiency.
- Conduct an ADA evaluation of the entire facility and make improvements as necessary.
- See detailed building report as attached in the Appendix.





## SUMMARY OF EXISTING CONDITIONS

The Walker Park Recreation Center was originally built in 1956. The original building was comprised of the small gymnasium with stage, the existing kitchen and adjacent restrooms, a meeting room and a modest building entry. A combination of steel framing, wood framing, and masonry construction was utilized for the original building. The original gymnasium features a rigid steel frame with masonry wall infills. The remainder of the building is masonry load bearing wall construction. The building façade consists of masonry, wood siding, and stone veneer at the building chimney. The original roof is constructed of plywood, roofing felt, and asphalt shingles on wood rafters.

In 1998 the Center was expanded to add administrative offices and an enlarged entry to the west side of the building. In addition to the building expansion, the project also included interior remodeling of the existing meeting room and lobby areas. The original meeting room was subdivided with a moveable partition wall and interior finishes were upgraded throughout the existing lobby area to match the finishes of the new addition. This addition was constructed with structural steel framing, light gauge framing, and masonry wall construction. The addition façade featured face brick to match the original building and cosmetic upgrades to the original building. The new roofing was designed as asphalt shingle assembly to match the existing and incorporated an area of fully-adhered EPDM membrane at the juncture of the existing roof and new construction.

Shortly after the 1998 improvements, the building underwent another appreciable expansion with the addition of a gymnasium in 1999. The new gymnasium was designed as a pre-engineered metal building with a standing seam metal roof. The design incorporated the addition of face brick cladding at high-profile areas of the façade to complement the existing building. The gymnasium addition added approximately 10,000 square feet to the facility and included a one single basketball court (two-cross courts), new restrooms, mechanical, storage, and office space.

The exterior character of the facility is traditional and does not contain any significant or historic details. The most iconic exterior element of the facility is the stone clad chimney at the building entry. The exterior of the building is generally in fair condition given its age. General maintenance such as power washing, exterior repainting of wood siding and trim, routine roofing replacement and select areas of masonry tuck pointing are recommended to maintain the exterior.





## PARKING AND SITE CONDITIONS

The Recreation Center and Walker Park are supported by four surface parking lots on the North, South, and East sides of the building, and a remote lot further south of the building.

The approximate parking counts for each lot are as follows:

North Lot:	71 spaces
South Lot:	6 Spaces
East Lot:	29 spaces
Remote South Lot:	75 spaces

**Total Onsite Parking: 181 spaces**

Staff reports that onsite parking is typically adequate, but that for peak events such as Fourth of July fireworks overflow parking is provided.

The parking lots are generally in fair to poor condition and require routine resurfacing to correct surface cracks and potholes. The north lot is in need of more extensive repairs to correct drainage issues. The parking lots also have numerous accessibility deficiencies that require correction as detailed in Recreation Accessibility Consultants (RAC), LLC's March 16, 2015 report.

The building's trash enclosure is on the east side adjacent to the mechanical courtyard. The transformer and a storm drain manhole are located between the original building and gym addition behind a chain link fence.

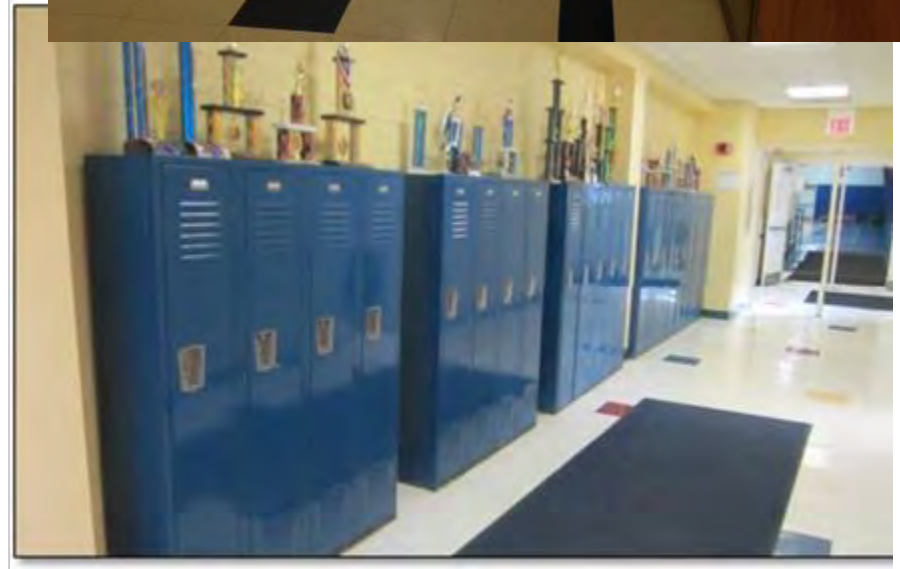
An inline skating rink is located on the west side of the building. Staff reports safety concerns with the chain link fencing surrounding the rink. Repairs and possible rink relocation should be considered to allow for building expansion.



## INTERIOR SPACES AND FINISH CONDITIONS

The quality of the interior space of the building ranges from fair to poor condition. The building is in need of an overall cosmetic upgrade to enhance the quality of the space, and renovations to address functional space planning challenges.

- **Entry/Lobby:** The existing entry lobby is small and provides limited seating and queuing space. Interior finishes such as vinyl composition floor tile (VCT) and an aged color palette make the facility feel dated. The flooring in this area exhibits signs of cracking and water damage.
- **Reception Desk:** While the location of the reception desk provides good access control for the facility, upgrades to the plastic laminate finishes and color palette should be considered. Reconfiguration of the desk to allow for more approachable ADA service counters is recommended.
- **Display/Vending/Lockers:** The Lobby features a vending area, built-in display cabinets, full-height metal lockers, and underutilized casework. Replacing the lockers with half-height, built-in lockers is recommended with custom display millwork to optimize the use of space.
- **Administrative Offices:** The building has six offices and a copy room, which are in fair condition. The three administrative offices on the west side of the building provide adequate space and natural light for staff. The location of the Maintenance Office at the stage level in the South Multi-Purpose Room is not ideal nor ADA compliant. The location of the Staff Office and Copy Room within the building core is also not ideal. The Staff Office within the Gymnasium provides space for two staff members and is appropriately located. Consolidating Staff Offices and the Copy Room along the west hallway is recommended, as is, adding an additional staff office to allow for future growth.





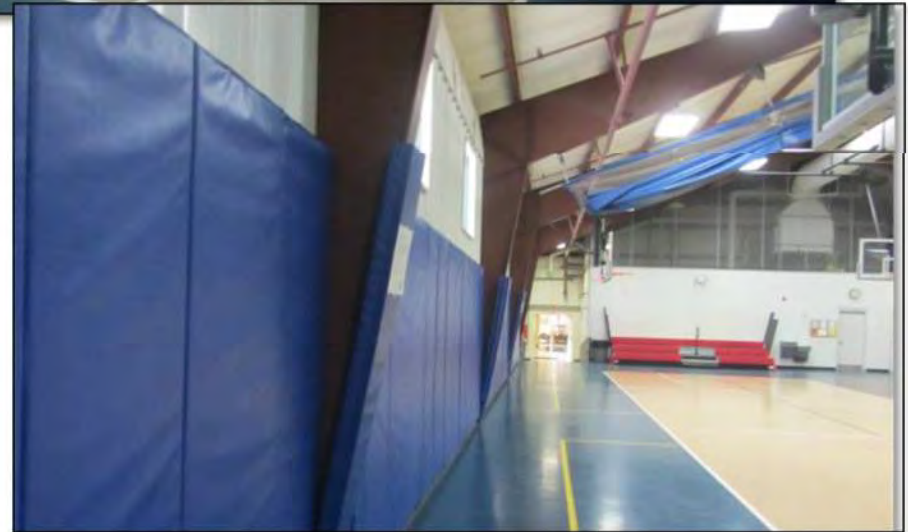
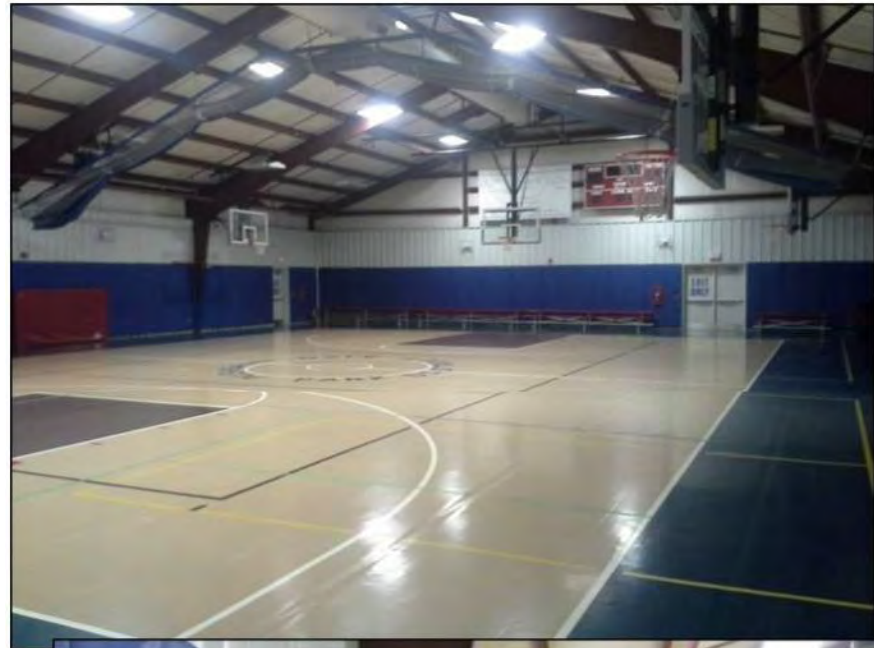
- **Gymnasium:** The gymnasium features a single 50' wide x 74' long basketball court and two cross courts. The space is primarily used for Basketball, but can also accommodate tumbling, volleyball, summer camp activities. The gym has two overhead forward fold basketball goals on the main court and overhead goals with height adjusters (8'-10' height range) on the cross courts. An overhead divider curtain separates the two cross courts. The gym has bleacher seating for approximately 100, staff indicates that seating for an additional 100 patrons would be ideal.

Interior finishes in the gym include an exposed liner panel on the inside face of the walls from the pre-engineered metal building manufacturer and protective wall padding up to approximately 8-feet above finish floor. The rigid bent steel frames and roof purlins are painted. The finish floor in the gym is a ½" thick modular polypropylene system (i.e. Sport Court) with painted polyurethane game lines. The floor is original to the gym addition and limits the activities that can be held in the space.

The lighting in the gym is inefficient metal halide fixtures with safety cages. LED sports lighting should be considered to improve energy efficiency. Destratification fans may be considered as an energy savings in the gym to circulate air and mitigate warm air accumulating in the roof structure.

Recommended upgrades for the Gym include:

- Install wood athletic floor
- Provide additional bleacher seating.
- Repaint the interior structure to brighten the space.
- Upgrade the lighting to LED fixtures
- Address ADA deficiencies outlined in RAC's report
- Consider Destratification Fans





- **North Multi-Purpose Room:** The North Multi- Purpose Room provides space for Fitness Classes, Cultural Arts, Birthday Parties, Summer Camps, Before and After School Programs, and Senior Activities among others. The finishes in the room are painted CMU walls, exposed ceilings, and VCT flooring. The room has a moveable partition wall allowing it to be subdivided into two spaces. The building's fireplace is in the northwest corner of the room and is not in use.

The room has numerous impediments due to its existing conditions. The presence of the fireplace on the west wall and doors on the east wall prohibit adequate space for mirrors and ballet bars to support classes. The VCT flooring does not provide adequate resiliency for fitness or dance uses. The room also lacks visual transparency to the building lobby and does not provide adequate acoustic separation between the subdivided spaces. Additionally, there is no audio visual equipment in the room to facilitate programming.

There are also signs of water infiltration along the west side of the room near the fireplace that warrants investigation and repair.

Recommended upgrades for the North Multi-Purpose Room:

- Install Resilient Athletic Flooring
- Provide full-height mirrored walls and ballet bars on east/west walls
- Provide new operable partition with Acoustic STC rating
- Provide interior windows to the lobby
- Provide audio/visual equipment (sound system, TVs, projection equipment)
- Provide dimmable light fixtures



- **South Multi-Purpose Room:** The South Multi-Purpose Room was the building's original gymnasium and features an elevated stage on the west end. It served as a preschool room before the District's program was discontinued. The stage is a useful program element for dance recitals and similar performances. However, the stage, storage and office at stage level are currently not ADA accessible.

The finishes in the room are painted CMU walls, exposed ceilings, and VCT flooring. The room has a moveable partition wall allowing it to be subdivided into two spaces and is adjacent to the Kitchen. The space also has overhead basketball goals. The room has many of the same impediments as the North Multi-purpose Room.

Recommended upgrades for the South Multi-Purpose Room:

- Install Resilient Athletic Flooring
- Provide full-height mirrored walls and ballet bars on the south wall
- Provide new operable partition with acoustic STC rating
- Provide storefront glazing system to provide visual access to the lobby
- Provide audio/visual equipment (sound system, TVs, projection equipment)
- Create accessible route to stage level and fix stair deficiencies
- Address additional ADA deficiencies outlined in RAC's report
- Provide dimmable light fixtures





- **Kitchen:** The building's Kitchen is in poor condition. The Kitchen was originally designed to serve the adjacent South Multi-Purpose Room and provide an exterior concession point-of-sale for the outdoor fields. The exterior access from the Kitchen has been abandoned and staff has indicated that it is no longer desired. The food service equipment within the Kitchen has reached the end of its useful life and requires replacement. Staff has expressed a desire for an expanded Kitchen that can be used for exhibition cooking and nutrition classes.

Recommended upgrades for the Kitchen:

- Replace all Food Service Equipment, including commercial gas range with hood
- Enlarge Kitchen to allow for demonstration cooking
- Reorient layout to utilize south multi-purpose room as classroom space.
- Provide front cooking counter and overhead grille adjacent to south multi-purpose room
- Address ADA deficiencies



- **Restrooms:** The building has three sets of restrooms that range from poor to fair condition: North Restrooms (poor), Gym Restrooms (fair), and Exterior Restrooms (poor). The North Restrooms are accessible only by circulating through the North or South Multi-Purpose Rooms which is detrimental to the building's circulation. The exterior unisex restrooms have a history of bursting pipes and need to be plumbed to allow for proper winterization. The building is slightly under code requirements for men's plumbing fixtures. All restrooms have ADA deficiencies that need corrected.

Plumbing Calculations per Illinois Plumbing Code Section 890 Appendix A, Table B: B based on Building Occupancy of 424 people (50% men/50% women):

Current Fixtures *	Qty	Required Fixtures*	Qty
Men Toilets	2	Men Toilets	3
Men Urinals	3	Men Urinals	3
Men Lavs	4	Men Lavs	2
Women Toilets	5	Women Toilets	5
Women Lavs	4	Women Lavs	2
Drinking Fountains	2	Drinking Fountains	2
Service Sinks	1	Service Sinks	1

\*Interior Restrooms Only

Recommended upgrades for the Restrooms:

- Replace all plumbing fixtures
- Replace all interior finishes
- Enlarge restrooms to provide code required fixture counts
- Consider interior unisex restrooms for family use
- Address ADA deficiencies





- **General Building:** Staff has expressed a need for additional storage adjacent to the Multi-Purpose Rooms and a desire to optimize the attic storage above the North Multi-Purpose Room.

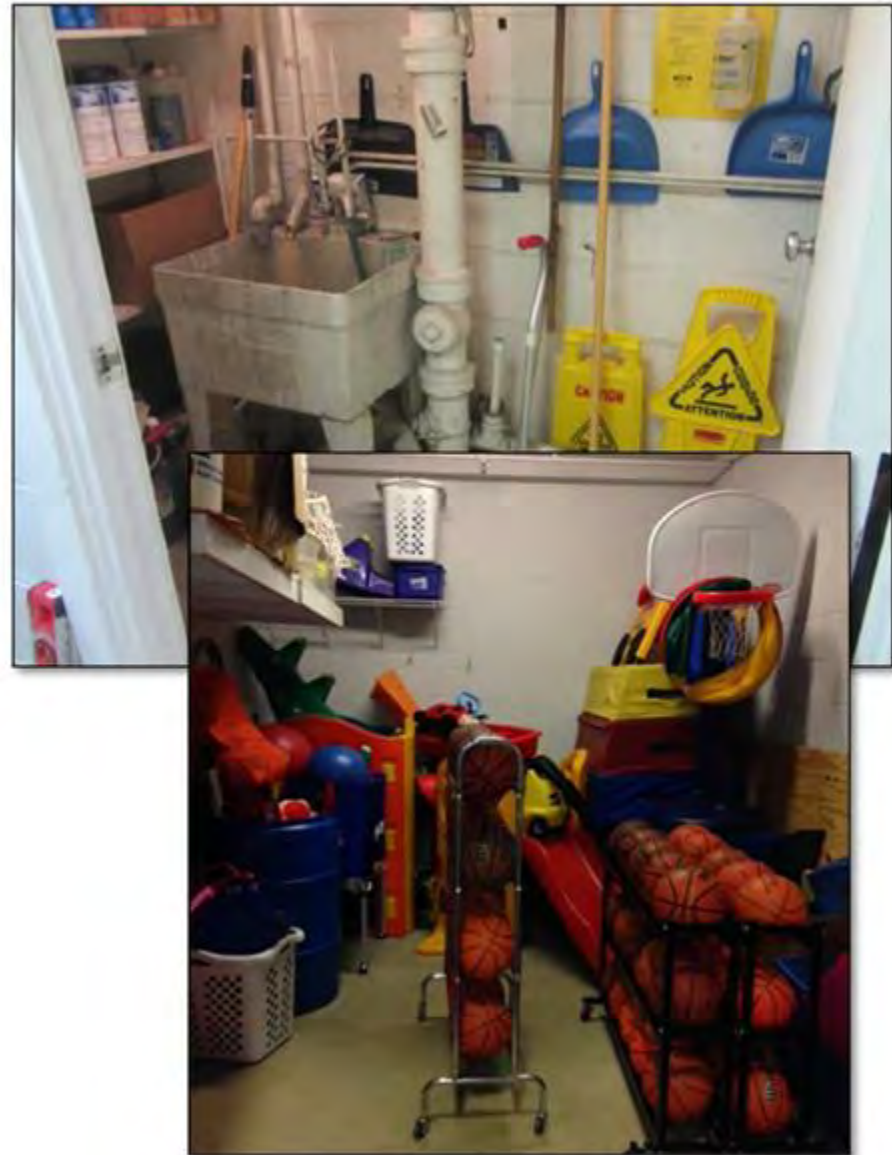
The building's mechanical equipment is nearly 20 years old and is challenged keeping office and program spaces appropriately conditioned. The gym has a gas fired horizontal air handling unit with an average life expectancy of approximately 15 years. All HVAC systems should be targeted for replacement and careful design consideration shall be given to the gym environment to maintain proper conditions for future wood athletic flooring.

The building's electrical service is fed via a pad mounted ComEd transformer which delivers 120/208V 3-phase 400 amp service. Staff has noted that the building does not have an emergency generator or spare electrical capacity for alternate events. Energy efficient lighting fixtures and accessories are recommended.

Staff reports that the building's plumbing system (water/gas/and sanitary) is in fair condition. There is adequate water pressure in the building and the floor drains function properly. An existing sanitary line on the west side of the building extending to Wolf Road needs replaced. The building's fire alarm and sprinkler system are in fair condition and are routinely tested.

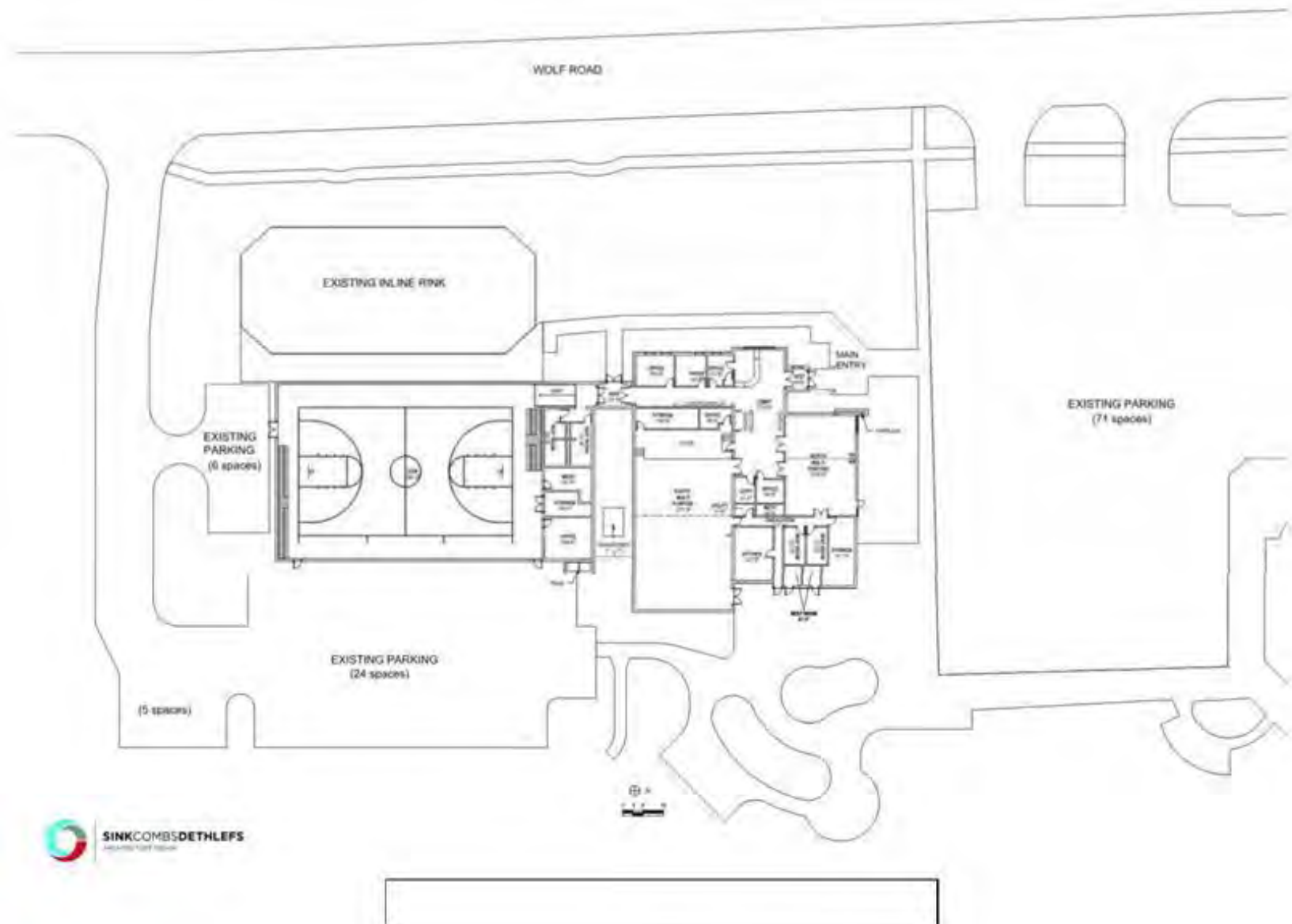
Recommended upgrades for the General Building:

- Replace all HVAC systems & provide electrical capacity
- Replace underground sanitary line from Gym RR's to



- Install occupancy/daylight sensors & dimming control on applicable light fixtures

## EXISTING FLOOR PLAN - WALKER RECREATION CENTER





## WALKER RECREATION CENTER – EXISTING

### SUMMARY OF RECOMMENDED IMPROVEMENTS

#### Category Legend:

- Maintenance = Deferred maintenance items that are typically part of a building's routine maintenance that have been postponed.
- Access = As detailed in Recreation Accessibility Consultants (RAC), LLC's March 16, 2015 report the facility has numerous accessibility deficiencies that are not in compliance with Federal and State accessibility standards.
- Equipment = Represents fixtures, furnishing or equipment in the building that has reached the end of its useful life.
- Finishes = Represents interior finishes in the building that are outdated by modern standards of style, quality, and/or performance.
- Upgrades = Represents space planning and equipment upgrades that are recommended to enhance the building's performance.

Category	Location	Description	Notes
Maintenance/Access	Parking Lots	Resurface Lots, fix north lot drainage, accessibility deficiencies	Address stall, signage and slope deficiencies
Maintenance/Access	Accessible Routes	Accessibility deficiencies	Correct slope & detectable warnings
Maintenance	Inline Rink	Repair Rink Fencing or Relocate Rink	Contingent on Planning Strategy
Maintenance	Exterior (All)	General cleaning, repainting, tuckpointing	
Maintenance	Interior (All)	General cleaning, repainting	
Maintenance	N Multi-Purpose	Repair Site Grading, Foundation & Wall Base	Address Water Infiltration
Maintenance	N Multi-Purpose	Repair Fireplace or Reorient to Lobby	Contingent on Planning Strategy
Maintenance	Exterior (West)	Replace Sanitary Main from Bldg to Wolf Rd	4" Line, may be clay, approx. 100LF
Maintenance	Exterior Restrooms	Repair to allow proper winterization	
Equipment/Access	All Restrooms	Replace all plumbing fixtures, accessibility deficiencies	Consider high efficiency fixtures, address fixture location deficiencies
Equipment/Access	All Restrooms	Replace all lav counters/toilet accessories, accessibility deficiencies	Upgrade to solid surface counters, address mounting height and clear floor space issues
Equipment/Access	Kitchen	Replace all kitchen equipment, accessibility deficiencies	Commercial Grade equipment. Provide proper mounting heights, clearances, and safety equipment
Equipment/Access	Reception Desk	Replace reception desk, accessibility deficiencies	Provide modern finishes and accessible counter
Equipment	Display Cases	Consolidate and replace display cases	Maximize use of space
Equipment	Lockers	Provide custom lockers built-in	Maximize use of space



Equipment/Access	Multi-purpose Rms	Provide operable partitions, lighting	Replace metal halides with LEDs,
Equipment	General	Provide energy efficient lighting	Add dimmers, daylight detectors
		Accessibility deficiencies	sensors
Equipment	General	Replace HVAC Systems	Consider Wood Flooring in Gym
Equipment	General	Upgrade Electrical Capacity	Consider Alternate Events
Equipment/Access	General	Provide new interior room and wayfinding signage, accessibility	Provide standardized signs and code complaint format/locations as noted.
Equipment	Interior Doors	Replace all doors and hardware, accessibility deficiencies	Address maneuvering clearances and door widths, fix excessive changes in floor levels, correct door hardware
Equipment/Access	Exterior Entry Doors	Replace all doors and hardware, accessibility deficiencies	Address maneuvering clearances and door widths, fix excessive changes in floor levels, correct door hardware
Equipment	Exterior Windows	Replace all exterior windows	Install low-E insulated glazing
Equipment	Roof	Replace asphalt shingle roofs, full tear off	Gym roof life span is approx. 50 years
Equipment	All General Spaces	Replace outdated finish flooring materials	Carpet, VCT, Ceramic Tile
Equipment	Multi-purpose Rms	Replace VCT with Resilient Athletic Flooring	To enhance performance/durability
Equipment	Gymnasium	Replace flooring with Wood Athletic Flooring	To enhance performance/durability
Equipment/Access	Gymnasium	Accessibility deficiencies	Fix clearances at water fountain, ramp deficiencies and detectable warnings at protruding elements.
Equipment/Access	S. Multi-purpose Room	Accessibility deficiencies	Fix clearances at water fountain and provide compliant access to Stage
Access	Hallways	Accessibility deficiencies	Widen hallways as detailed to comply with required access widths
Upgrades	Gymnasium	Provide additional bleacher seating	From 100 seats to 200 seats
Upgrades	Gymnasium	Supplement HVAC with Destratification Fans	Consider addition of 2-3 fans
Upgrades	Multi-purpose Rms	Provide mirrors and ballet bars on walls	
Upgrades	Multi-purpose Rms	Provide storefront window systems	Allows views from lobby into rooms
Upgrades	Multi-purpose Rms	Provide audio visual equipment	Sound System, TV, Projection Equip
Upgrades/Access	Offices	Consolidate Offices to east hallway, accessibility issues	Allow access to north Restrooms through lobby, provide access aisle and 60" turning spaces as required, correct reach ranges on equipment
Upgrades	Kitchen	Enlarge and Reorient Kitchen Layout	To support demonstration cooking





## PLANNING STRATEGIES

Three Planning Strategies have been developed for improvements to Walker Recreation Center and with associated rough-order of magnitude opinions of probable cost for each:

**Option A:** Interior Renovation

**Option B:** Interior Renovation with Small Expansion

**Option C:** Interior Renovation with Large Expansion



## PLANNING STRATEGY: OPTION A

Option A addresses all recommended improvements listed in the summary above. Please refer to the following Option A floor plan.

### The primary goals of Option A include:

- Address Deferred Maintenance Issues in Building
- Address Accessibility Deficiencies
- Replace Equipment, Fixtures, and Furnishings that have reached the end of their useful life
- Improve the quality of space with new finishes and finishes appropriate for Fitness uses
- Address space planning challenges in the building that include:
  - Lack of visual connectivity to North Multi-Purpose Room from the Lobby
  - Lack of direct lobby connection to North Restrooms
  - Lack of direct lobby connection to NE outdoor plaza and fields
  - Inadequate Kitchen configuration for program classes

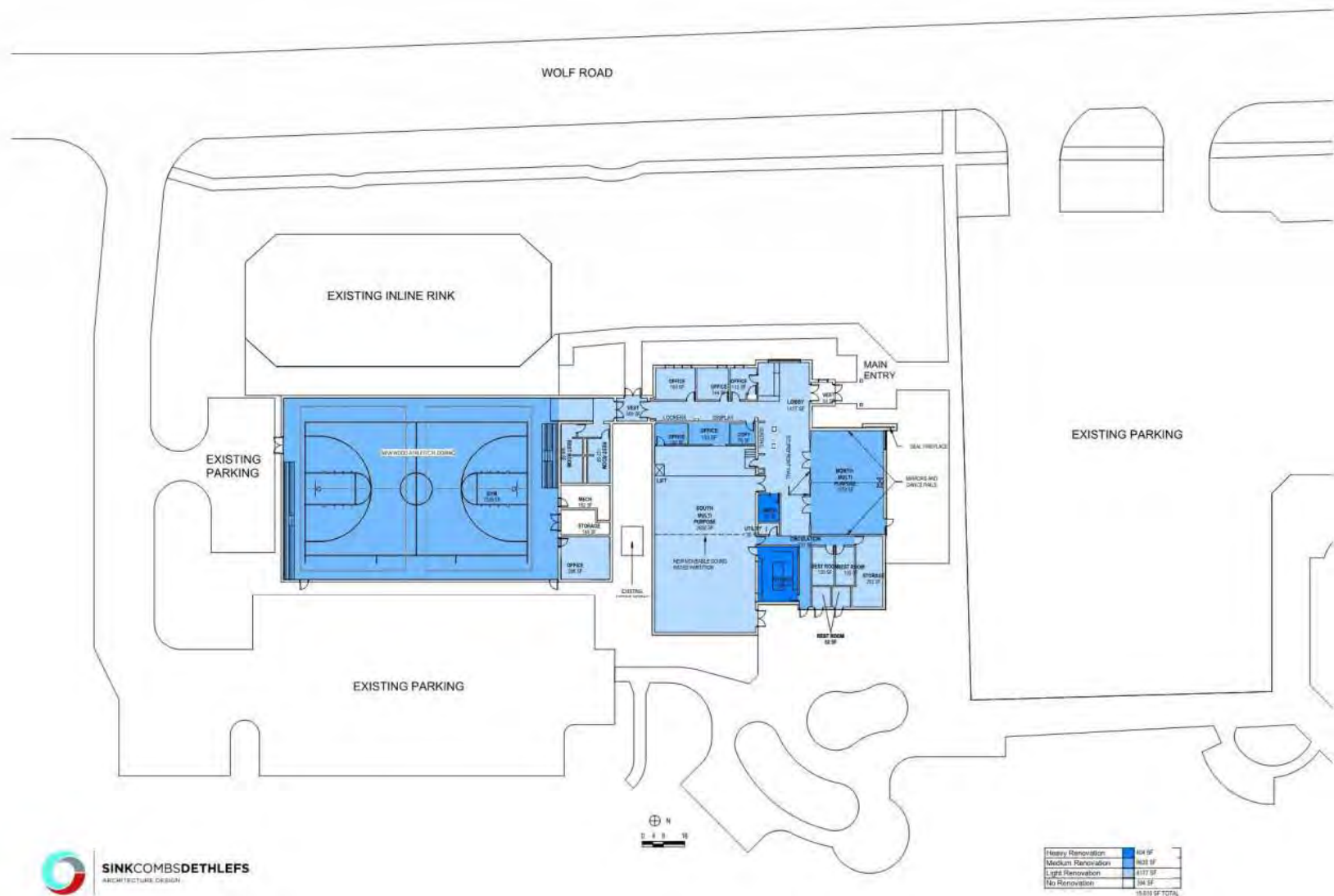
**Existing Building Area:** 15,610sf

**Proposed Building Area:** 15,610sf

**Estimated Project Cost:** \$1.6 Million (\$103/SF)



## OPTION A – INTERIOR RENOVATION



## WALKER RECREATION CENTER – OPTION ‘A’



## PLANNING STRATEGY: OPTION B

Option B addresses all recommended improvements listed in the summary above and proposes a small building expansion. Please refer to the following Option B floor plan.

### The primary goals of Option B include:

- Address Deferred Maintenance Issues in Building
- Address Accessibility Deficiencies
- Replace Equipment, Fixtures, and Furnishings that have reached the end of their useful life
- Improve the quality of space with new finishes and finishes appropriate for Fitness uses
- Address space planning challenges in the building that include:
  - Lack of visual connectivity to North & South Multi-Purpose Rooms from the Lobby
  - Lack of direct lobby connection to North Restrooms
  - Lack of direct lobby connection to NE outdoor plaza and fields
  - Inadequate Kitchen configuration for program classes
  - Lack of adequate gathering/lobby space
  - Lack of adequate storage space
  - Lack of adequate offices

**Existing Building Area:** 15,610sf

**Proposed Building Area:** 16,605sf

**Estimated Project Cost:** \$2.2 Million (\$133/SF)



## OPTION B - INTERIOR RENOVATION & SMALL EXPANSION



### WALKER RECREATION CENTER – OPTION ‘B’

## PLANNING STRATEGY: OPTION C

Option C addresses all recommended improvements listed in the summary above and proposes a large building expansion. Please refer to the following Option C floor plan.

### The primary goals of Option C include:

- Address Deferred Maintenance Issues in Building
- Address Accessibility Deficiencies
- Replace Equipment, Fixtures, and Furnishings that have reached the end of their useful life
- Improve the quality of space with new finishes and finishes appropriate for Fitness uses
- Address space planning challenges in the building that include:
  - Lack of visual connectivity to North & South Multi-Purpose Rooms from the Lobby
  - Lack of direct lobby connection to North Restrooms
  - Lack of direct lobby connection to NE outdoor plaza and fields
  - Inadequate Kitchen configuration for program classes
  - Lack of adequate gathering/lobby space
  - Lack of adequate storage space
  - Lack of adequate offices
  - Lack of Fitness Space and associated Locker Rooms
  - Lack of dedicated Preschool/Childwatch Space
  - Relocate Inline Rink to allow for expansion

**Existing Building Area:** 15,610sf

**Proposed Building Area:** 22,080sf

**Estimated Project Cost:** \$3.7 Million (\$168/SF)





## OPTION C - INTERIOR RENOVATION & LARGE EXPANSION



**WALKER RECREATION CENTER - OPTION 'C'**

## OPINIONS OF PROBABLE COST

Please refer to the attached spreadsheets for more detailed opinions of probable cost.

### Pricing Notes:

- This pricing is rough-order-of-magnitude pricing to reflect the conceptual nature of Planning Strategy Options A, B, C
- This pricing assumes normal market conditions
- All pricing is escalated two years to reflect 2018 US Dollar values.
- The estimated Construction Cost of the project reflects the costs for construction, general contractor fees and general conditions.
- Soft costs for the project including A/E professional service fees, FF&E (fixtures, furnishing, and equipment costs), testing and inspection fees are reflected in the overall estimated Project Cost.



**Option A: Interior Renovation**

Program Space/Scope	No Reno	Light Reno	Med. Reno	Heavy Reno	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
<b>0 General Recommendations</b>	\$0	\$65	\$85	\$125	\$200				
<b>Exterior/Site Design</b>									
Parking Lot Repairs							Fix drainage, resurface lots, restripe, fix ADA Issu	\$65,000	\$65,000
Inline Rink Repairs							Provide new dashers and perimeter fencing at inline rink	\$50,000	\$50,000
Exterior Facade Maintenance							Selective Repainting/Tuckpointing/Cleaning	\$10,000	\$10,000
Sanitary Line Replacement							Approx. 100LF of existing 4" sanitary line	\$15,000	\$15,000
Water Infiltration Repairs							North Multi-Purpose Room water infiltration at base of west exterior wall, approx. 27LF	\$8,000	\$8,000
<b>Accessibility</b>									
See notes							Accessibility repairs are accounted for within interior renovation costs per space below		
<b>Architectural</b>									
Asphalt Roof Replacement							Full tear off of asphalt roofing, new architectural shingles, provide supplemental R-32 insulation (\$6/sf)	\$45,000	\$45,000
Window Replacement							Replace all exterior windows (\$50/sf)	\$25,000	\$25,000
Alum Storefront Entry							Replace all entry Storefront systems and specialty windows (\$75/sf)	\$21,000	\$21,000
Doors & Hardware							Allowance for door & hardware replacement	\$30,000	\$30,000
<b>Structural</b>									
None									
<b>Mechanical</b>									
HVAC System Replacement							Allowance for complete system replacements	\$75,000	\$75,000
<b>Electrical</b>									
Electrical Service Upgrade							Allowance for expanded electrical capacity	\$20,000	\$20,000
LED Lights in Gym							Replace Metal Halides with LED Fixtures	\$15,000	\$15,000
Lighting Accessories							Provide occupancy & daylight sensors, dimmers	\$5,000	\$5,000
<b>Information Technology</b>									
None									
<b>Audio Visual</b>									
Audio Visual Equipment							Multi-purpose Rooms Sound, TV, Projection	\$15,000	\$15,000
<b>Food Service</b>									
Kitchen Equipment							New Commercial Grade Kitchen Equipment	\$20,000	\$20,000
<b>Wheelchair Lift</b>									
Lift for Stage Access							Motorized vortical platform lift	\$10,000	\$10,000
<b>General Subtotal-Cost</b>									\$289,000
<b>Interior Renovations</b>									
Entry Vestibule	64					64	New storefront system priced above		
Lobby		1417				1417			
Office		112				112			
Office		144				144			
Office		180				180			
Office			100			100			
Office			120			120			
Copy			76			76			
North Multi-Purpose Rm			1070			1,070	Includes new storefront glazing into Lobby		
Storage		292				292			
Exterior Restroom		60				60			
Exterior Restroom		60				60			
North Restroom		105				105			
North Restroom		120				120			
Kitchen					323	323			
Circulation			231			231			
Utility		36				36			
Mechanical				81		81			
South Multi-Purpose Room		2692				2,692			





**Option A: Interior Renovation**

Program Space/Scope	No Reno	Light Reno.	Med. Reno.	Heavy Reno.	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
	\$0	\$65	\$85	\$125	\$200				
Vestibule		356				356			
Gym Restroom		137				137			
Gym Restroom		168				168			
Mechanical	182					182			
Storage	148					148			
Office		298				298			
Gym			7038			7,038	Includes new wood athletic flooring, new ramp		
<b>Level 1 Subtotal-Area Not</b>									
Total Areas	384	6,177	8,635	4,04	0	15,610			
<b>3 Construction Costs</b>	\$0	\$401,505	\$733,975	\$50,500	\$0				\$1,185,980
<b>4 Project Costs</b>									
Design Contingency	0.05%								\$59,299
General Conditions & Fee	0.10%								\$118,598
FF&E Equipment Allowance	Lump Sum							\$10,000	\$10,000
Escalation (2 years)	0.08%								\$94,878
Owner Contingency	0.05%								\$59,299
Professional Fees & Services	0.08%								\$94,878
<b>5 Project Costs</b>									<b>\$1,622,533</b>

**Renovation Level Notes:**

Light Reno assumes general replacement of finishes & misc. equipment (i.e. new paint, new flooring, ceiling select refinishing, select millwork upgrades, new plumbing fixtures, new room signage).

Medium Reno assumes complete interior finish demo and replace with new (i.e. new paint, upgraded flooring, new ceilings, new lighting, all new millwork, new doors/hardware, new interior windows as indicated, upgraded signage).

Heavy Reno assumes complete reconstruction of space (i.e., reconfigure wall framing, plumbing all new MEP, finishes, doors/hardware, millwork, and equipment).



**Option B: Interior Renovation and Small Addition**

Program Space/Scope	No Reno	Light Reno.	Med. Reno	Heavy Reno	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
	\$0	\$65	\$85	\$125	\$200				
<b>0 General Recommendations</b>									
Exterior/Site Design									
Parking Lot Repairs							Fix drainage, resurface lots, restripe, fix ADA issue	\$65,000	\$65,000
Inline Rink Repairs							Provide new dashers and perimeter fencing at inline rink	\$50,000	\$50,000
Exterior Facade Maintenance							Selective Repainting/Tuckpointing/Cleaning	\$10,000	\$10,000
Sanitary Line Replacement							Approx. 100LF of existing 4" sanitary line	\$15,000	\$15,000
Water Infiltration Repairs							North Multi-Purpose Room water infiltration at base of west exterior wall, approx. 27LF	\$8,000	\$8,000
Accessibility									
See notes							Accessibility repairs are accounted for within interior renovation costs per space below		
Architectural									
Asphalt Roof Replacement							Full tear off of asphalt roofing, new architectural shingles, provide supplemental R-32 insulation (\$6/sf)	\$45,000	\$45,000
Window Replacement							Replace all exterior windows (\$50/sf)	\$25,000	\$25,000
Alum Storefront Entry							Replace all entry Storefront systems and specialty windows (\$75/sf)	\$21,000	\$21,000
Doors & Hardware							Allowance for door & hardware replacement	\$30,000	\$30,000
Structural									
None									
Mechanical									
HVAC System Replacement							Allowance for complete system replacements	\$75,000	\$75,000
Electrical									
Electrical Service Upgrade							Allowance for expanded electrical capacity	\$20,000	\$20,000
LED Lights in Gym							Replace Metal Halides with LED Fixtures	\$15,000	\$15,000
Lighting Accessories							Provide occupancy & daylight sensors, dimmers	\$5,000	\$5,000
Information Technology									
None									
Audio Visual									
Audio Visual Equipment							Multi-purpose Rooms Sound, TV, Projection	\$15,000	\$15,000
Food Service									
Kitchen Equipment							New Commercial Grade Kitchen Equipment	\$20,000	\$20,000
Wheelchair Lift									
Lift for Stage Access							Motorized vertical platform lift	\$10,000	\$10,000
<b>General Subtotal-Cost</b>									<b>\$289,000</b>
<b>Interior Renovations</b>									
Entry Vestibule					80	0			
Lounge					582	0			
Lobby						1731	Includes all display/locker upgrades		
Office			1731	119		119			
Copy Room		112				112			
Office		144				144			
Office		180				180			
Office					120	120			
Office					119	119			
Storage					203	203			
Office			120			120			
Closet			84			84			
North Restroom				194		194	Relocated to Lobby & Enlarged		
North Restroom				194		194	Relocated to Lobby & Enlarged		
North Multi-Purpose Rm			583			583	Includes new storefront glazing into Lobby		
North Multi-Purpose Rm			596			596	Includes new storefront glazing into Lobby		
Storage		372				372			
Exterior Restroom		60				60			
Exterior Restroom		60				60			



**Option B: Interior Renovation and Small Addition**

Program Space/Scope	No Reno	Light Reno.	Med. Reno	Heavy Reno	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
Mechanical	\$0	\$65	\$65	\$125	\$200	88			
Kitchen		88		263		263			
South Multi-Purpose Room				1276		1,276	Includes relocation of Stage		
South Multi-Purpose Room				998		998			
Vestibule			356			356			
Gym Restroom		137				137			
Gym Restroom		168				168			
Mechanical	182					182			
Storage	148					148			
Office		298				298			
Gym			7038			7,038	Includes new wood athletic flooring, new ramp		
<b>Level 1 Subtotal-Area Net</b>									
Total Areas	330	1,619	10,627	2,935	704	16,605			
<b>3 Construction Costs</b>	\$0	\$105,235	\$903,295	\$365,625	\$220,800				\$1,594,955
<b>4 Project Costs</b>									
Design Contingency	0.05%								\$79,748
General Conditions & Fee	0.10%								\$159,496
FF&E Equipment Allowance	Lump Sum							\$10,000	\$10,000
Escalation (2 years)	0.08%								\$127,596
Owner Contingency	0.05%								\$79,748
Professional Fees & Services	0.08%								\$127,596
<b>5 Total Project Cost</b>									<b>\$2,179,139</b>

**Renovation Level Notes:**

Light Reno assumes general replacement of finishes & misc. equipment (i.e. new paint, new flooring, ceiling select refinishing, select millwork upgrades, new plumbing fixtures, new room signage)

Medium Reno assumes complete interior finish demo and replace with new (i.e. new paint, upgraded flooring, new ceilings, lighting and millwork upgrades, new doors/hardware, new interior windows as indicated, upgraded signage)

Heavy Reno assumes complete reconstruction of space (i.e., reconfigure wall framing, plumbing all new MEP, finishes, doors/hardware, millwork, and equipment)





**Option C : Interior Renovation and Large Addition**

Program Space/Scope	No Reno	Light Reno	Med. Reno	Heavy Reno	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
	\$0	\$65	\$85	\$125	\$200				
<b>0 General Recommendations</b>									
Exterior/Site Design									
Parking Lot Repairs							Fix drainage, resurface lots, restripe, fix ADA issue	\$65,000	\$65,000
Inline Rink Relocation							Provide new dashers and perimeter fencing at inline rink	\$125,000	\$125,000
Exterior Facade Maintenance							Selective Repainting/Tuck-pointing/Cleaning	\$10,000	\$10,000
Sanitary Line Replacement							Approx. 100LF of existing 4" sanitary line	\$15,000	\$15,000
Water Infiltration Repairs							North Multi-Purpose Room water infiltration at base of west exterior wall, approx. 27LF	\$8,000	\$8,000
Accessibility									
See notes							Accessibility repairs are accounted for within interior renovation costs per space below		
Architectural									
Asphalt Roof Replacement							Full tear off of asphalt roofing, new architectural shingles, provide supplemental R-32 insulation (\$6/sf)	\$45,000	\$45,000
Window Replacement							Replace all exterior windows (\$50/sf)	\$25,000	\$25,000
Alum Storefront Entry							Replace all entry Storefront systems and specialty windows (\$75/sf)	\$21,000	\$21,000
Doors & Hardware							Allowance for door & hardware replacement	\$30,000	\$30,000
Structural									
None									
Mechanical									
HVAC System Replacement							Allowance for complete system replacements	\$75,000	\$75,000
Electrical									
Electrical Service Upgrade							Allowance for expanded electrical capacity	\$20,000	\$20,000
LED Lights in Gym							Replace Metal Halides with LED Fixtures	\$15,000	\$15,000
Lighting Accessories							Provide occupancy & daylight sensors, dimmers	\$5,000	\$5,000
Information Technology									
Expanded Coverage							Allowance for Fitness	\$5,000	\$5,000
Audio Visual									
Audio Visual Equipment							Multi-purpose & Fitness Sound, TV, Projection	\$40,000	\$40,000
Food Service									
Kitchen Equipment							New Commercial Grade Kitchen Equipment	\$20,000	\$20,000
Wheelchair Lift									
Lift for Stage Access							Motorized vertical platform lift	\$10,000	\$10,000
<b>General Subtotal-Cost</b>									<b>\$319,000</b>
<b>Interior Renovations</b>									
Entry Vestibule					80	0			
Lounge					582	0			
Lobby						1731	Includes all display/locker upgrades		
Office			1731			132			
Reception		113	132			113			
Office		144				144			
Office		180				180			
Office					120	120			
Office					119	119			
Storage					204	204			
Copy Room			120			120			
Closet			84			84			
North Restroom				194		194	Relocated to Lobby & Enlarged		
North Restroom				194		194	Relocated to Lobby & Enlarged		
North Multi-Purpose Rm			583			583	Includes new storefront glazing into Lobby		
North Multi-Purpose Rm			596			596	Includes new storefront glazing into Lobby		
Storage		372				372			
Exterior Restroom		60				60			
Exterior Restroom		60				60			



**Option C : Interior Renovation and Large Addition**

Program Space/Scope	No Reno	Light Reno.	Med. Reno	Heavy Reno	Addition	NET SF	Notes	Improvement Allowances	Total Anticipated Construction Cost
Mechanical	\$0	\$65	\$85	\$125	\$200	88			
Kitchen		88		263		263			
South Multi-Purpose Room				1276		1,276	Includes relocation of Stage		
South Multi-Purpose Room				998		998			
Vestibule			356			356			
Gym Restroom		137				137			
Gym Restroom		168				168			
Mechanical	162					162			
Storage	148					148			
Office		298				298			
Gym			7038			7,038	Includes new wood athletic flooring, new ramp		
Fitness					4008	4,008			
Locker Room					351	351			
Locker Room					351	351			
Pre-School/Childwatch					750	750	Includes new wood athletic flooring, new ramp		
<b>Level 1 Subtotal-Area Net</b>									
Total Areas	530	1,620	10,640	2,925	5,565	22,080			
3 Construction Costs	\$0	\$105,300	\$904,400	\$365,625	\$1,313,000				\$2,688,325
<b>4 Project Costs</b>									
Design Contingency	0.05%								\$134,416
General Conditions & Fee	0.10%								\$268,833
FF&E Equipment Allowance	Lump Sum						\$10,000		\$10,000
Escalation (2 years)	0.08%								\$275,066
Owner Contingency	0.05%								\$134,416
Professional Fees & Services	0.08%								\$275,066
<b>5 Total Project Cost</b>									<b>\$3,666,122</b>

**Renovation Level Notes:**

Light Reno assumes general replacement of finishes & misc. equipment (i.e. new paint, new flooring, ceiling select refinishing, select millwork upgrades, new plumbing fixtures, new room signage)

Medium Reno assumes complete interior finish demo and replace with new (i.e. new paint, upgraded flooring, new ceilings, lighting and millwork upgrades, new doors/hardware, new interior windows as indicated, upgraded signage)

Heavy Reno assumes complete reconstruction of space (i.e., reconfigure wall framing, plumbing all new MEP, finishes, doors/hardware, millwork, and equipment)

## **HISTORICAL SOCIETY (AT WALKER PARK)**

### **PLACEMENT AND SURROUNDINGS**

The Historical Society is located at Walker Park in a small, concrete block building. There is also an additional building called the Robert Vial House.

### **EXISTING FEATURES/SUMMARY**

The Historical Society operates the Flagg Creek Historical Museum and the Robert Vial House, located on the grounds of the Pleasant Dale Park District at 7425 S. Wolf Rd. in Burr Ridge, Illinois. The Society also hosts many programs throughout the year. Both the Museum and the Robert Vial House can be opened upon request.

### **RECOMMENDED ENHANCEMENTS**

- Relocate the existing storehouse of curios and other historic artifacts to the Robert Vial House property.
- Utilize the building area in Walker Park for additional green space and possible development.







## Section 6 - Public Involvement

## PUBLIC INVOLVEMENT

As an Agency that serves the public, the Pleasant Dale Park District is committed to eliciting the views, preferences and desires of District residents as a basis to improve service delivery and future facility planning and programming. Public participation was an integral part of the planning process to reflect the views of the community and build consensus support for the plan; The Planning Process sought public comment in a variety of ways in preparation for moving forward with the development of a framework plan that will guide the Park District in planning through the next five years. The Pleasant Dale Park District sought residents' views of park and recreation needs through three methods:

- ***Community Recreation & Parks Survey*** – This included a sampling of Pleasant Dale Park District residents through a community recreation and parks attitude and interest survey. The objective was to obtain user opinions, attitudes, perceptions, experiences, and preferences regarding existing and future recreation services as well as park and open space facilities.
- ***Community Workshop Meetings***: - Two Community Workshop Meetings were scheduled and conducted during the planning process. The meetings were advertised and open to the general public. These meetings were structured to allow participants an opportunity to voice their personal opinions in an open forum.
- ***Focus Groups/Key Stakeholder Interviews*** - Contact with user groups and stakeholders focused on facilitating community conversations to understand the needs and desires of the stakeholders.

The various methods of engagement focused on activities that solicited input and public involvement from a variety of interest groups.

### **Community Recreation & Parks Survey**

As part of the planning team, the Office of Recreation & Park Resources at the University of Illinois, Urbana-Champaign conducted a community survey in June of 2015. In order to develop an understanding of resident's preferences and interests for the Pleasant Dale Park District, the survey was mailed to 3000 household residents and non-residents that make up the Park District. Non-residents were program users chosen randomly from the District's mailing list.

Of the 3000 surveys mailed, 20 surveys were returned as undeliverable, resulting in a total of 2980 mailed surveys. The data collection process yielded 358 usable questionnaires (12% response rate), producing a precisions of at least +/- 4.86%. These numbers provide a statistically valid representation of the public, with a confidence level of nearly 95%. To explain further, as an example, if 65% of respondents answered that they are in favor of more walking paths, the Planning Team is 95% confident that the true number would fall between 60% and 70%. However, it should be noted that by mere chance, some differences between a sample and the population from which it is drawn must always be expected to exist. The data collected during the mail survey was tabulated for analysis, with the entire report included as a separate document to this plan.

The questions targeted parks and programs, and included general questions addressing facilities, funding, a community pool, and future planning. Survey results provide insight in to the public's desires for recreation and how well the Pleasant Dale Park District was meeting those recreational desires. The survey contained twenty-four (24) questions with a number of opportunities to write in additional comments, which presented opportunities for



respondents to convey input not addressed by the provided questions. The last nine (9) questions collect demographic information on the survey respondents.

The following are the key results of the Survey for the creation of this Outdoor Recreation and Facilities Master Plan:

#### ***Overall Satisfaction with the Pleasant Dale Park District's Performance***

- 72% of respondents indicated being very satisfied or satisfied with the Pleasant Dale Park District
- 88% of respondents that rated their satisfaction considered the customer service at Walker Recreation Center to be excellent or good
- Over 75% of respondents indicated don't know or don't use when asked to rate their satisfaction for the youth, sports, adult and senior program instructors.

#### ***Current Participation Patterns***

Respondents reporting infrequent park program participation:

- 32% of respondents indicated participating in a program during the last year
- The top three recreation programs identified by these respondents were basketball, soccer, and the July 3<sup>rd</sup> fireworks celebration
- Walking the parks appears to be a popular self-directed activity that many respondents partake in with regularity

Respondents indicating regularly visits to the PDPD parks

- 62% of respondents utilize the Pleasant Dale Park District parks
- 56% of respondents indicated being very satisfied to satisfied with the overall condition of the parks and facilities
- 99% of respondents that rated their satisfaction indicated being either very satisfied or satisfied with the maintenance of the athletic fields.

#### ***Marketing Preferences and Awareness***

- 69% of respondents indicated the Park District is very effective to effective at informing the community of programs and activities
- Over 75% of respondents indicated a lack of awareness regarding the Park District's effectiveness in forming partnerships with local businesses, social organizations, or the Gateway Special Recreation Association.
- 96% of respondents were previously aware of the Park District boundaries prior to taking the survey

#### ***Future Needs and Interests***

- Respondents are seeking more adult wellness and fitness programs and a greater variety of special events, senior and family programs
- Respondents would like the Park District to provide restroom facilities in the parks
- Respondents would like to have the option to register for programs online, through the Park District website
- Most respondents were uncertain about the best use for the Hess property; there appears to be some interest for developing this property as a natural landscape
- 58% of respondents were willing to support walking trails, but only 30% of respondents were willing to support this project with a tax increase
- 43% of respondents were supportive of the Park District building an outdoor pool, but on 31% indicated a willingness to support this project with a tax increase.

*A copy of the full survey results and study findings report are on file at the Pleasant Dale Park District Administration office.*

#### ***Community Workshop Meetings***





Two visioning workshops were held to solicit input from the general public. These workshops were advertised in local media, on the PDPD web-site and at Walker Park Community Recreation Center facility. Due to fact, the participants and attendees are residents who come for their specific interests in parks and recreation activities and often times, their personal agendas, these types of workshops are not considered to be scientific in their results, but simply offer the Park District and the Planning Team an exploratory way to gauge public opinion.

A Community Workshop Meeting was held on September 22, 2015 and April 27, 2016 at the Walker Park Community Recreation Center. At the September 22, 2015 public visioning session, a presentation was made that focused on describing the planning process being undertaken, reviewing the demographics of the District as taken from the 2010 Census and discussing nationwide and regional trends in parks and recreation. Additionally, the participants were presented with ideas regarding park amenities for consideration for capital improvement planning within the park system.

Due to lack of residents participation at the April 27, 2016 meeting, the Planning Team presented primarily to attending staff for input from a logistic and budgeting perspective.

### **Focus Groups/Key Stakeholder Interviews**

A series of four key stakeholder/focus groups were completed with groups ranging from two to five individuals who were identified as frequent users of Park District facilities and programs or as leaders of specific user groups. The meetings were an open-discussion format to allow the Planning Team to gain insight into the Pleasant Dale Park District.

The organizations represented in the focus groups included:

- Illinois Hitmen Baseball Club
- Pleasantdale School District 107

- Park District Staff
- General Park District users

During the interviews, the participants were asked about their personal involvement with District facilities or programs, questions relative to the general quality of the District, and opinions regarding the strengths and deficiencies of the District relative to their group or interest. An overview of each group and their responses follows:

### ***Baseball Group***

A representative of the Illinois Hitmen Baseball Club participated in this interview. The Illinois Hitmen are a competitive travel baseball organization that provide regional programs that draw many participants from outside Pleasant Dale Park District. The Hitmen were founded in 2007 and have more than ten teams competing within their organization for ages 9u -18u. The PDPD is one of four districts who currently provide fields for their use. The Illinois Hitmen expressed great appreciation for the condition and maintenance of the fields and with the “*Outstanding*” relationship with Park District staff. The representative from the Illinois Hitmen considers the Infield at Walker Park the “Holy Grail.” While the organization would benefit greatly from a turf field, they fully understand the challenges facing a field located within a flood plan.

### ***Pleasantdale School District #107***

Three individuals representing Pleasantdale School District #107 participated in this interview. The Superintendent, the Middle School Principal and the Elementary School Principal attended representing the Pleasantdale School District #107. School District #107 Administration Building and the Elementary School are located across the street from Walker Park and the Pleasant Dale Community Recreation Center on Wolf Road. The PDPD is proud to share the use of Pleasantdale School District #107s facilities



through an intergovernmental Agreement. This agreement allows the shared usage by both School and Park District, with school and extracurricular activities having priority. According to the agreement, park district-affiliated functions would get second priority at SD#107 facilities and would be available if the school is not using the facility. The same holds true of SD #107 affiliated functions with park district facilities.

Presently, SD #107 Elementary School Physical Education Classes are held across the street in Walker Park. The Park District utilizes the Gym space within the Elementary School and the Middle School for some of their recreational program offerings. SD #107 is very satisfied with their working relationship with the Park District. The Superintendent expressed his satisfaction with the quality and maintenance of the existing PDPD facilities, but also his working relationship with District staff. He feels Park staff is always very responsive and willing to help – resulting in a great deal of “trust” between his agency and the Park District.

The School District would like to discuss future opportunities for a shared development in the “back field” of the Elementary School for recreational use, as well as an “Expanded Facilities Partnership” – future recreation center/health club, or other.

SD #107 is also amenable to collaborate to expanding their current contractual arrangement with the Park District. This collaboration to focus on a maintenance partnership to joint purchase and share materials, equipment, and staff to develop a “Campus Feel” between the three facilities where opportunities are “financially feasible and mutually beneficial.”

### **Pleasant Dale Park District “Front Line” Staff/Board**

Representatives from the Park Board, Maintenance, and Recreation Programs participated in three (3) separate sessions to gain their insight and opinions from a “Boots on the Ground” perspective.

Staff and Board identify the PDPD Basketball program as the largest and most successful program within the District. Utilizing the “in house” gymnasium at Walker Park Recreation Center and the shared gymnasium across the street at the adjacent Middle School, the program serves 550-600 players and growing. Additionally, the District in collaboration with Pleasantdale School District #107 has developed a very successful After School program. Their “Extra Innings” program provides a safe, convenient before-and after-school environment held at the Pleasantdale Elementary School. Children who attend Pleasantdale Elementary School remain on site, while students from the Pleasantdale Middle School are bused.



## COMMUNITY INPUT SURVEY

**In 2005, the District last conducted a survey of 595 residents. The 2015 return of 143 surveys gave a 24% response rate.**

For our survey purposes, it was determined that a 10 year gap was very large, and that from interviews and other communications it seems as though there is some mistrust and gaps in public information about the district. For that reason, a survey of all park district residents was conducted.

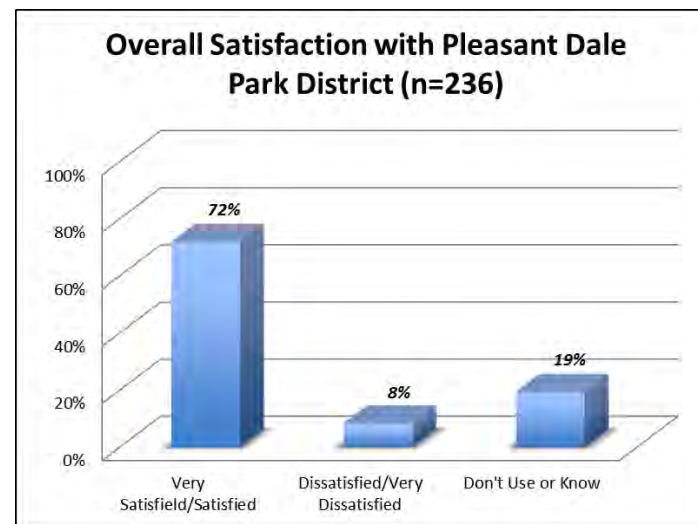
Following is input from the Survey, condensed own into important trends.

## EXECUTIVE SUMMARY

### Overall Satisfaction with the Pleasant Dale Park District's Performance

Respondents were asked to rate the Park District's performance overall in addition to how their customer service experience has been in the different program areas. Most respondents indicated their overall satisfaction level but far fewer respondents provided a satisfaction rating for customer service.

- Overall 72% of respondents indicated being very satisfied or satisfied with the Pleasant Dale Park District.
- 88% of respondents that rated their satisfaction considered the customer service at Walker Recreation Center to be excellent or good.
- Over 75% of respondents indicated don't know or don't use when asked to rate their satisfaction for the youth, sports, adult and senior program instructors.



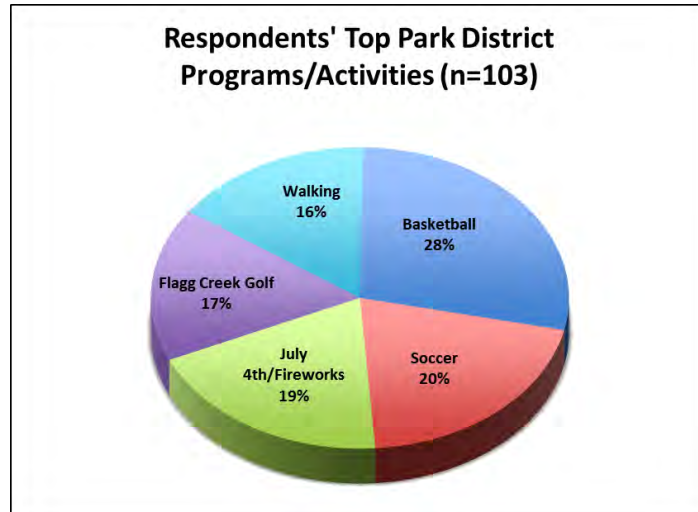
### Current Participation Patterns

Respondents reported infrequent participation in Park District programs, but select programs appear to draw more participants than others.

- 32% of respondents indicated participating in a program during the last year.
- The top three recreation programs identified by these respondents were basketball, soccer, and the July 4th fireworks celebration.







- Walking in the parks appears to be a popular self-directed activity that many respondents partake in with regularity.

Respondents indicated regularly visiting the Pleasant Dale Park District parks although some individuals use other recreational facilities outside of this park system to meet their recreation needs and interest.

- 62% of respondents utilize the Pleasant Dale Park District parks.
- 56% of respondents indicated being very satisfied to satisfied with the overall condition of the parks and facilities.
- 99% of respondents that rated their satisfaction indicated being either very satisfied or satisfied with the maintenance of the athletic fields.

## Marketing Preferences and Awareness

Respondents were asked to identify their preferred sources for park district information. Nearly all respondents indicated using the Park District brochure as a source of information. Very few individuals appear to use the website, park district emails, or social media sources for their information.

- 69% of respondents indicated the Park District is very effective to effective at informing the community of programs and activities.
- Over 75% of respondents indicated a lack of awareness regarding the Park District's effectiveness in forming partnerships with local businesses, social organizations, or the Gateway Special Recreation Association.
- 96% of respondents were previously aware of the Park District boundaries prior to taking this survey.

## Future Needs and Interests

Respondents were asked several questions regarding their household's recreation interests and future needs. Suggestions for facilities and program enhancement were provided by these individuals.

- Respondents would like the Park District to develop an outdoor swimming pool, expand walking/biking trails, and provide indoor fitness space.
- Respondents are seeking more adult wellness and fitness programs and a greater variety of special events, senior, and family programs.



- Respondents would like the Park District to provide restroom facilities in the parks.
- Respondents would like to have the option to register for programs online, through the Park District's website.
- Most respondents were uncertain about the best use for the Hess property, there appears to be some interest for developing this property as a natural landscape.



## WHAT DO PEOPLE WANT TO DO (Statewide comparison)

Source: 2013-2014 Illinois Outdoor Recreation Survey.

Activity	Percentage of statewide respondents participating (n = 1,335)	Percentage of urban respondents participating (n = 1,123)	Percentage of rural respondents participating (n = 212)
Pleasure walking	80.7	81.1	78.5
Picnicking	47.1	46.9	48.6
Observing wildlife/Bird watching	42.9	42.1	45.9
Use a playground	40.2	40.1	40.7
Bicycling—roads	37.8	40.0	26.2
Swimming—outdoor pool	36.3	37.1	32.1
Visit amphitheatre/band shell	33.2	35.5	20.5
Hiking	31.3	32.0	27.9
Fishing	31.0	29.4	39.5
Bicycling—trails	30.0	33.2	12.8
Running/Jogging	23.0	24.5	15.0
Golfing	22.1	23.2	16.4
Swimming—lake/river	22.1	23.2	15.9
Motor boating	17.6	16.6	22.6
Softball/Baseball	17.1	17.1	17.2
Baggo/Bag toss	15.4	15.8	13.4
Tent camping	13.6	13.7	13.0
Hunting	13.6	11.0	27.7
Canoeing/Kayaking	13.2	14.3	7.0
Horseshoes	12.0	11.7	13.3
Outdoor basketball	11.4	12.3	7.0
Camping (RV)	10.6	10.0	14.0
Soccer	9.7	10.5	5.9
Off-road vehicle use	9.5	8.6	14.4
Equestrian (Horseback riding)	9.4	9.6	8.0





Tennis	9.3	10.5	2.7
Ice skating	8.4	9.4	3.2
Bocce ball	7.7	8.2	4.8
Water skiing	6.5	6.2	7.6
Mountain biking	6.1	6.2	5.4
Cross-country skiing	5.7	6.4	1.6
Sailing	4.9	5.4	2.7
In-line skating	4.6	4.9	3.2
Trapping	4.5	4.0	7.0
Snowmobiling	3.7	3.6	3.7
Pickleball	1.8	1.7	2.6
Lacrosse	1.5	1.5	1.6





## Section 7 - Recommendations

These system-wide recommendations are compiled from staff and Board input, public surveys, and the field observations from LandTech. Recommendations stemming from planning area analysis are found in Section 3.

Recreational programs are not discussed in the Plan.

These recommendations are intended as a guide to comprehensive facility development that will offer equal and attractive recreational opportunities to all residents throughout the Park District, now and in the future.

Recommendations are broken down into 3 categories:

1. Park Development – General System Recommendations
2. Land Acquisition
3. Maintenance/Infrastructure

## **PARK DEVELOPMENT**

---

### **SYSTEM RECOMMENDATIONS**

A high priority of the Plan is to improve and renovate the existing parks and utilize all suitable available open spaces. Objectives identified include consideration for improved access, function, recreational and play value, aesthetics, and security, as well as the preservation of existing natural, cultural, and historical resources.

The historical development of parks in the Pleasant Dale Park District has led to an outdated system that does not support some of the lifestyle trends and expectations of residents. Due to ever-increasing demands for quality recreation facilities, pressure is being applied to provide community and neighborhood parks that fulfill the current needs. The role of neighborhood and community parks has continually evolved over time. A neighborhood park is

just that – a small, open space of 2-7 acres that allows neighborhood children and families to meet, socialize, and play. Early park design usually focused on offering the same things in every park, such as tennis, baseball, and playgrounds. Today, however, these facilities may no longer be appropriate for the space or be needed in every single park. Specialization of facilities, and the desire to provide ‘something for everyone,’ will lead to different park development models. Newly developed sports and hobbies play larger roles in the desired activities in each park.

In order to identify the needs of neighborhood children, it is necessary to observe how the children are using the local street; this can provide tremendous insight. Typically, kids use the street for playing baseball, street hockey, basketball, skateboarding, rollerblading, or looking for a place to socialize. Often, they are using the street in areas where they can be seen, not hidden away as many people would expect.

Challenging, or new, activities are what grab the attention of today’s youth. High-adventure facilities such as wall/rope climbing, BMX trails, snowboarding, etc., are seeing tremendous increases in participation. It is up to today’s parks to keep Americans young and fit, by getting them into physical activities and away from televisions and computer games.

Today’s neighborhood park needs to have a vital mix of offerings close to home, preventing the need to travel to address park users’ basic recreational needs. We need to look at these current activities and trends to design more efficient parks that satisfy the needs of the users.

Lastly, the recent economic downturn has made it difficult for taxing bodies to raise additional funds for park operations and improvements. Public recreation, however, becomes more important as people take ‘staycations’ to satisfy their recreational needs or reduce their recreational spending. Having well-rounded public outdoor recreation facilities gives residents opportunities to





stay active for usually lower costs than those of private recreation facilities.

The following charts identify national participation trends in various outdoor activities. Walking, fishing, and bike riding are just a few of the activities that have increased significantly since 2001. It can be extrapolated that local residents will follow a similar pattern. For a true cross-section of resident needs, however, this type of information should be gathered from additional local detailed surveys to accurately direct the District's future development needs.

Sport	2001	2003	2005	2007	2009	2011
Aerobic Exercising	24.3	28.0	33.7	34.8	33.2	42.0
Archery (Target)	4.7	3.9	6.8	6.6	7.1	6.3
Backpacking/Wilderness Camping	14.5	13.7	13.3	13.0	12.3	11.6
Baseball	14.9	14.6	14.6	14.0	11.5	12.3
Basketball	28.1	27.9	29.9	24.1	24.4	26.1
Bicycle Riding	39.0	36.3	43.1	37.4	38.1	39.1
Billiards/Pool	32.7	30.5	37.3	29.5	28.2	20.0
Boating, Motor/Power	22.6	24.2	27.5	31.9	24.0	16.7
Bowling	40.3	39.4	45.4	43.5	45.0	34.9
Camping (Vacation/Overnight)	45.5	51.4	46.0	47.5	50.9	42.8
Dart Throwing	16.9	n/a	n/a	12.1	12.2	9.3
Exercise Walking	71.2	79.5	86.0	89.8	93.4	97.1
Exercising with Equipment	43.0	48.6	54.2	52.9	57.2	55.5
Fishing (Fresh Water)	39.1	33.2	37.5	30.8	29.0	28.0
Fishing (Salt Water)	11.3	10.6	10.0	10.4	8.2	9.7
Football (Tackle)	8.6	8.7	9.9	9.2	8.9	9.0
Golf	26.6	25.7	24.7	22.7	22.3	20.9
Hiking	26.1	25.0	29.8	28.6	34.0	39.1
Hockey (Ice)	2.2	1.8	2.4	2.1	3.1	3.0
Hunting with Bow & Arrow	4.7	5.0	6.6	5.7	6.2	5.1
Hunting with Firearms	19.2	17.7	19.6	19.5	18.8	16.4
In-Line Roller Skating	19.2	16.0	13.1	10.7	7.9	6.1
Kayaking	3.5	4.7	7.6	5.9	4.9	7.1
Mountain Biking (Off Road)	6.3	8.2	9.2	9.3	8.4	6.0
Muzzleloading	3.0	3.1	4.1	3.6	3.8	3.1
Paintball Games	5.6	7.4	8.0	7.4	6.3	5.3
Running/Jogging	24.5	22.9	29.2	30.4	32.2	38.7
Skateboarding	9.6	9.0	12.0	10.1	8.4	6.6
Skiing (Alpine)	7.7	6.8	6.9	6.4	7.0	6.9
Skiing (Cross Country)	2.3	1.9	1.9	1.7	1.7	2.3

Sport	2001	2003	2005	2007	2009	2011
Snowboarding	5.3	6.3	6.0	5.1	6.2	5.1
Soccer	13.9	11.1	14.1	13.8	13.6	13.9
Softball	13.2	11.8	14.1	12.4	11.8	10.4
Swimming	54.8	47.0	58.0	52.3	50.2	46.0
Target Shooting	15.9	17.0	21.9	20.5	19.8	19.6
Target Shooting (Airgun)	2.9	3.8	6.7	6.6	5.2	5.3
Tennis	10.9	9.6	11.1	12.3	10.8	13.1
Volleyball	12.0	10.4	13.2	12.0	10.7	10.1
Water Skiing	5.5	5.5	6.7	5.3	5.2	4.3
Weightlifting	21.2	25.9	35.5	33.2	34.5	29.1
Workout At Club	26.5	29.5	34.7	36.8	38.3	34.5
Wrestling	3.5	n/a	n/a	2.1	3.0	3.2

#### Ten-year History of Sports Participation

*Participated more than once (in millions)  
Seven (7) years of age and older*

**National Sporting Goods Association**



The following chart depicts the recreational activities with the greatest percent of change from 2010 to 2011 on the national level. The top 13 activities are highlighted.

Sport	Total	Percent Change	Sport	Total	Percent Change
Kayaking	7.1	26.6%	Football (Tackle)	9.0	-3.0%
Skiing (Cross Country)	2.3	11.5%	Archery (Target)	6.3	-3.3%
Wrestling	3.2	9.4%	Softball	10.4	-4.2%
Aerobic Exercising	42.0	8.9%	Camping (Vacation/Overnight)	42.8	-4.3%
Running/Jogging	38.7	8.9%	Golf	20.9	-4.3%
Gymnastics	5.1	7.6%	Workout At Club	34.5	-4.8%
Tennis	13.1	7.0%	Volleyball	10.1	-5.1%
Yoga	21.6	6.9%	Fishing (Fresh Water)	28.0	-6.4%
Hiking	39.1	3.8%	Skiing (Alpine)	6.9	-7.1%
Backpacking/Wilderness Camping	11.6	3.7%	Weightlifting	29.1	-7.4%
Lacrosse	2.7	3.5%	Hockey (Ice)	3.0	-9.2%
Soccer	13.9	3.0%	Bowling	34.9	-10.6%
Exercise Walking	97.1	1.3%	Dart Throwing	9.3	-11.2%
Hunting with Firearms	16.4	0.6%	Swimming	46.0	-11.4%
Exercising with Equipment	55.5	0.3%	Paintball Games	5.3	-13.2%
Muzzleloading	3.1	0.2%	Skateboarding	6.6	-14.3%
Target Shooting (Airgun)	5.3	0.1%	Table Tennis/Ping Pong	10.9	-15.2%
Hunting with Bow & Arrow	5.1	-0.2%	Snowboarding	5.1	-16.1%
Fishing (Salt Water)	9.7	-0.7%	Billiards/Pool	20.0	-16.9%
Target Shooting	19.6	-1.2%	Boating, Motor/Power	16.7	-17.0%
Bicycle Riding	39.1	-1.6%	Water Skiing	4.3	-17.8%
Baseball	12.3	-1.9%	Mountain Biking (Off Road)	6.0	-17.8%
Basketball	26.1	-2.9%	In-Line Roller Skating	6.1	-18.4%

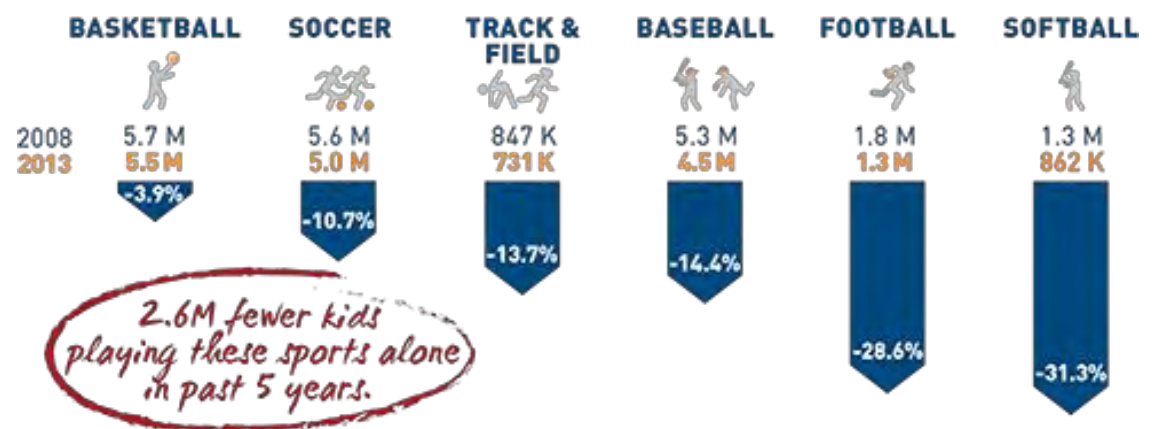
**2011 Sports Participation (change from 2010)**



The National Sporting Goods Association data indicates over the 5-year period from 2008 to 2013 (as shown in the chart on the right), participation in a variety of team sports has declined, and in some sports, quite significantly. There could be a number of reasons for this drop, including income, concussion awareness, decline in physical education classes teaching team sports and increased focus on individual activities, and decline in affordable team sport opportunities.

## KIDS ARE LEAVING SPORTS

### SIGNIFICANT DECLINE IN PARTICIPATION AMONG 6-12 YEAR OLDS

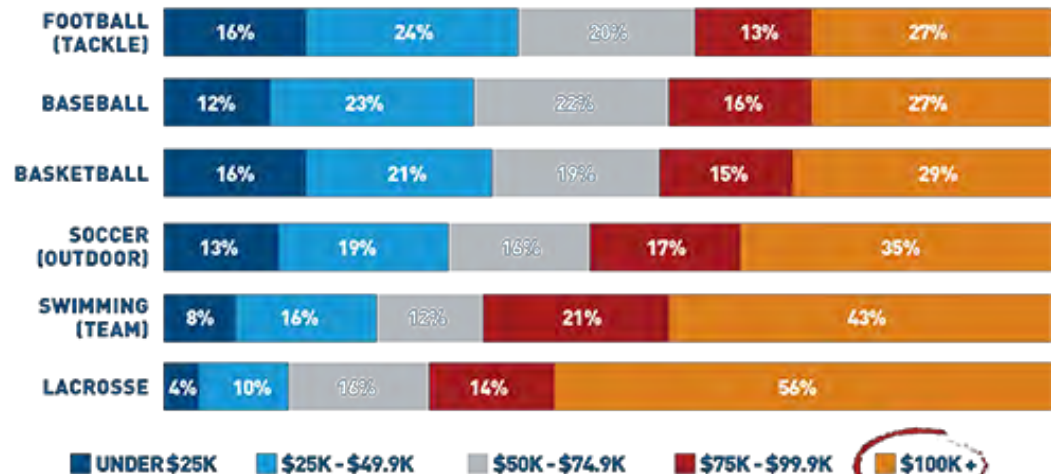


Household income is a significant indicator of sports participation, as evidenced by the chart on the right.

In urban or poorer areas, schools often cannot afford to provide as many extra-curricular or sports opportunities for their students when compared to suburban or more affluent schools or communities. Additionally, youth from homes in the lowest income bracket (\$25,000 or less) are at least half as likely to participate in sports such as football, lacrosse, and swimming than youth from wealthier households (\$100,000 or greater). Simply put, families that can afford more can allow their kids to play more.

## INCOME IMPACTS SPORT PARTICIPATION

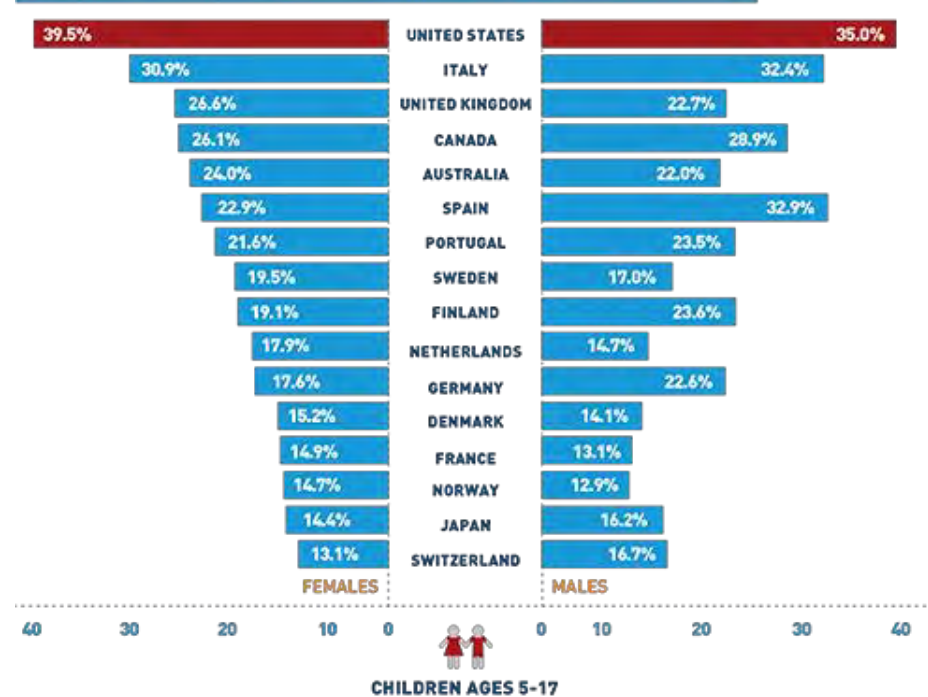
### PERCENTAGE OF CORE PARTICIPANTS, BY HOUSEHOLD INCOME





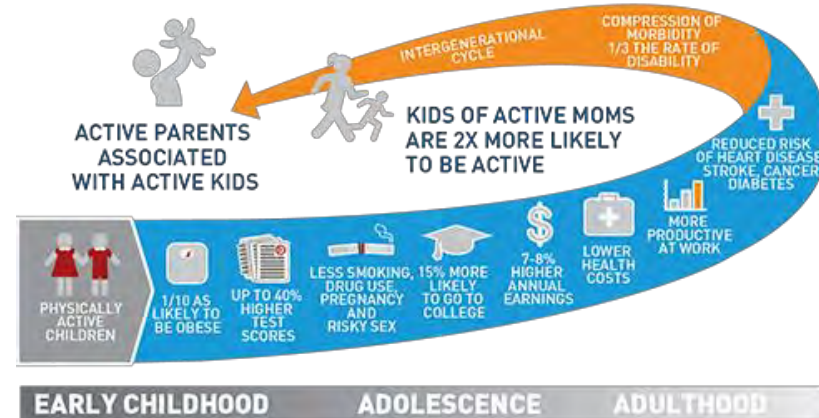
The decrease in sports participation has been identified as one of the reasons for a decline in overall public health in the United States and is projected to continue to decline. The lack of physical activity has been closely linked to obesity, and today obesity is one of the biggest problems plaguing the U.S. As depicted in the table to the right, the United States has the highest number of obese youth among 15 of its peer countries. For children ages 5-17, nearly 40 percent of girls and 35 percent of boys are obese.

**THE RACE WE DON'T WANT TO WIN**  
PREVALENCE OF OVERWEIGHT/OBESE CHILDREN IN 16 PEER COUNTRIES



The figure to the right depicts the relationship of active kids and active moms. It demonstrates that kids of active moms are two times more likely to be active.

**ACTIVE KIDS DO BETTER IN LIFE**  
WHAT THE RESEARCH SHOWS ON THE COMPOUNDING BENEFITS



## RECREATIONAL OFFERINGS/FACILITIES

The following pages illustrate potential outdoor recreation opportunities that are available to park systems similar to the Pleasant Dale Park District. Not all of these activities will be a proper fit for the district – this list should serve more as a catalyst for discussion and to generate additional potential activities and opportunities. Most importantly, some of these activities, such as a Challenge Course (ropes course), may have potential to be a profit center where revenue exceeds costs. This revenue can then be used to underwrite costs of maintenance and operation. Additional opportunities include partnerships with nearby facilities.

These activities could be developed in community parks to offer a wide variety of unique recreational opportunities, such as:

1. Outdoor adventure courses/team-building facility
2. Community flower gardens, community vegetable gardens
3. Dog parks – exercise area, training area
4. Disc golf
5. In-line skating rink/outdoor ice skating
6. Handball/squash
7. Croquet court
8. Bocce court
9. Bean bag courts
10. Horseshoe pits – competition
11. Skate parks – beginner to advanced skill levels
12. Model airplane/boat/RC car tracks
13. BMX bicycle course and/or pump track
14. Accessible fishing stations
15. Platform tennis
16. Pickle ball
17. Public fountains/interactive features
18. Amphitheatre/band shell

There should be a playground within walking distance (1/2 mile) of every child who lives in an area where the average lot size is less than 0.5 acres.



Because of the lack of sidewalks throughout the community, facilities should be located in community parks that include activities and parking to create a destination point. Playgrounds should include separate accessible equipment for different age groups. With the growing concern over melanoma, shade structures and shade trees should be teamed with facilities such as benches, picnic tables, play apparatus, ballfields, and spectator areas. All park amenities should be accessible by pedestrians and bicycles.

New themed playgrounds can be developed to create character and provide variety throughout the District. These could be themes such as ships and riverfronts, fire departments and transportation, NASCAR, forts, etc. Additionally, natural and sustainable materials should be incorporated where possible, as they stimulate imaginative and creative play.

There are very few District playgrounds that have remaining play value. Almost all playgrounds exceed the IDNR recommendations for useful life and do not meet current CPSC (Consumer Product Safety Commission) guidelines for playground safety.

Interviews and public comments indicate a large desire for increased play opportunities. A plan should be developed that creates different styles, themes, and types of play apparatus to stimulate imagination and encourage use of multiple parks.

**The Park District should be cautious of creating too many mini-parks, however, as maintenance efforts are typically higher.** The planning area and acreage analysis indicates that one larger park site may be sufficient to meet the needs of additional play space and a playground in the southwestern portion of the District.





Neighborhood parks and playground designs should consider activities such as:

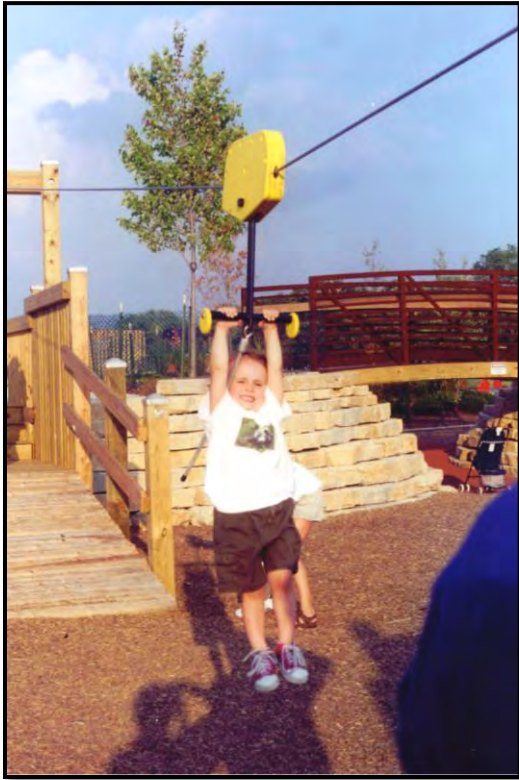
1. Big wheel/trike tracks
2. Funnel ball
3. Neighborhood skate elements
4. Natural play areas – incorporate plants, boulders, sand, and water play
5. Teen playgrounds
6. Rope climbers/zip lines
7. Themed playgrounds
8. Adventure playgrounds
9. Spray/water components
10. Sand play areas
11. Pickle ball
12. Tether ball
13. Sound play equipment



**Sand play**



**Pickle ball**



**Zip line**



**Innovative equipment**







Disc golf

Challenge courses







Natural materials

Theming

## Competitive Athletics

Every resident or youth who wishes to participate in organized sports leagues should have the opportunity to participate. The Pleasant Dale Park District should constantly monitor the needs of local sports groups regarding facility space and fields. Athletic fields should be concentrated at one or two locations for efficient management and maintenance, and to avoid the expenses of repeated infrastructure requirements, such as parking, water, and sports lighting. Clusters of similar sports fields allow for tournament play and can serve as an additional profit center and offer potential revenue. Having fields in excess of actual needs also allows for the resting and repair of heavily-used or damaged fields – a common complaint of athletic groups.

A Master Plan should be developed for Walker Park to determine the appropriate uses, number, and layout of athletic fields to optimize available space. The community-wide survey indicates there may not be a need for additional athletic fields.

## Skate Parks

There are many reasons to develop a skate park; quite a few have been pointed out by the users themselves:

- a. Street skating can be dangerous or damaging to property.
- b. There is the need to provide recreation for a new generation of youth that does not necessarily participate in organized group sports.
- c. Banning of the sport simply encourages abuse and indiscriminate participation; it does not address the problem.
- d. There is a need for a location for adolescents to gather and socialize with friends as an alternative to attending programs with rigid authority and requirements.

- e. One of the stated goals of the District is to provide diverse recreational choices for residents.

As seen in the national survey, skateboarding is actually going down in activity ratings. Experts believe this is a hiccup, and that skateboarding and BMX biking are here to stay.

These trends should be further verified with kids by circulating surveys at schools and having special meetings.



The Pleasant Dale Park District has no community skate park or 'skate spots.' As a component of the master planning process for the neighborhood parks, skating elements should be explored as potential features. Small ramps, benches, rails, and curbs called 'skate spots' can easily be worked into park designs, allowing children to stay within their own neighborhoods to enjoy the sport without requiring transportation to a community site. Skating and trick biking have become just as mainstream as basketball and baseball.



## Family Aquatic Center (FAC)

Today's trends for outdoor pools have shifted significantly, as evidenced by the rise of recreational aquatic parks – outdoor facilities that provide slides, splashing, shallow ends, fountains, sunning areas, volleyball, and other active water play experiences that provide something for everyone. Splash pads, flume and drop slides, and lazy rivers are just some of the options.

As is frequently the case, residents desire an outdoor swimming facility but are reluctant to pay for it. The required capital and operational costs coupled with site requirements make aquatic facility development a significant undertaking for such a small district, especially in areas where there is competition from other pools and aquatic facilities. It is suggested that the Pleasant Dale Park District engage a consultant for a small fact-finding study to identify a possible location, development, and operational cost. At the least, this information will prove useful when questions arise from the public.

## Winter Sports/Ice Skating/In-Line Skating

Outdoor skating, long a winter staple of park districts, has become a severe cost drain on agencies in recent years. The abnormally warm winters have reduced skating days and the skating season to a handful of suitable days. The high labor cost to spray ice at the early hours of the morning, potential overtime, and the cost of water result in a costly program per available skating day. This results in a very low cost-benefit activity.

Lately, many manufacturers of in-line skating rinks have constructed their rinks with retaining borders and liners to allow for easy wintertime flooding for ice. This can be a cost-effective solution to provide multiple activities in a year-round facility. This type of multiuse rink reduces the amount of labor spent on flooding typical turf areas and also eliminates the turf repair expense each spring. Such a facility is usually a good addition to an athletic park,

where a variety of uses can be programmed, such as floor hockey, soccer, pickle ball, and basketball. Adding lighting can extend the use of the facility through the seasons.

The Pleasant Dale Park District has a good in-line rink in front of the Walker Recreation Center. This is good for visibility and use; however, the site is a prime spot for a building addition. Also, the fencing is in need of repair or renovation.

Because of these reasons, the District should look to moving the rink to another location, adding lighting and auxiliary accommodations so the rink could be used for winter activities.

The recent lack of snow has effected sledding as well. By the nature of their physical requirements, sled hills should be located with a north or northeast orientation with adequate parking to accommodate community use. If a suitable site is found, a small hill (15-25 feet high) would suffice. The fill necessary may be available from local developments that need to dispose of surplus excavated soil. The cost of developing the facility could be provided by the developer.





## Bicycle and Walking/Jogging Paths

The Park District currently lacks a bicycle or multiuse trail network or system. The District should consider cooperating with the surrounding municipalities to develop a safe trail system or network that connects the District's parks with municipal nodes such as mass transit stations, municipal centers, and shopping and business centers. There are potential funding sources available to develop and promote this type of a bicycle or pedestrian trail network.

Additionally, the District should consider offering field trips or maps to nearby bicycle trails and facilities. Should a trail system eventually be implemented along the Illinois or DesPlaines River corridor, the District has the opportunity to develop a connection from the Pleasant Dale Park District along Willow Springs Road or Wolf Road to connect to the regional trail resource.



## Passive Recreation Space/Natural Areas

Each community and neighborhood park should have a passive recreation component available. The Pleasant Dale Park District has the opportunity to develop passive open space areas at Walker



Park, Soehrman Park, Lake Carriage Way Park, and when the Hess Property is planned.

The District should foster agreements with neighboring communities, school districts, and the County Forest Preserve District to provide nature programs. Additionally, the District should consider implementing small scale 'green' environmental techniques such as rain gardens or bio-swales to help improve water quality, provide natural infiltration of storm water, and add natural wildlife habitats. These can be placed in drainage swales and channels in parks and could be interpreted to provide environmental education, foster understanding of the benefits of green infrastructure, encourage appreciation for natural systems, and generate support for resource management initiatives.



The Park District should look at developing a recreation resource along the DesPlaines River that celebrates its history, cultural background, and natural beauty. Rafting and canoeing can be facilitated by creating a River Trail, complete with launch and pull-out areas. This effort may be done in conjunction with other communities, municipalities, the State of Illinois, and parks along the river.

## Outdoor Music/Festival Spaces

Special events are an important part in the fabric of a community, and are strong for public relations and community pride. The District should continue to upgrade and enhance facilities. When a large park is renovated, the new design should incorporate large

areas for gatherings or other public and community events. The District should ensure designs consider a multitude of possibilities, including utility availability, parking and vehicle access, washrooms, special event capability and capacity, and rental potential.

### **Baseball and Softball Fields**

As previously mentioned, every youth who wishes to play baseball or softball in an organized league should have the opportunity. Current participation indicates field availability a bit short of the local league requirements. Of greater concern is the perceived need to provide lighted fields, as well as to remove playing fields from neighborhood parks. Lighted fields should reduce the actual number of fields required to accommodate the anticipated schedules while improving the delivery of these field-dependent programs. Current fields should be intensively maintained to keep up with use and to prevent degradation requiring significant renovation or redevelopment costs.

### **Soccer**

Grouping or clustering fields into complexes results in efficiency for program participants, program managers, and maintenance efforts. Consolidating soccer fields in one or two locations will meet the efficiency goals. Moving fields from year to year will allow the most heavily-used fields to rest and permit the repair or renovation of the fields. The significant impact from this strategy is the need for additional open space that accommodates the necessary fields.

All soccer fields should be irrigated if possible to maintain adequate turf cover and safe playing conditions.

Current fields should be intensively maintained to keep up with use and to prevent degradation requiring significant renovation or redevelopment costs.

Providing lighted fields extends the amount of field time during shorter days.

### **Specialized Recreation Facilities**

The District has done a fine job of providing a myriad of facilities that support recreational programs, fitness, and athletics. Additional consideration should be given to developing some of the following:

1. Theater/Outdoor concert venues
2. Cultural arts
3. Fitness Center expansion
4. Nature Center/trails along rivers or streams
5. Hunting-related sports and activities



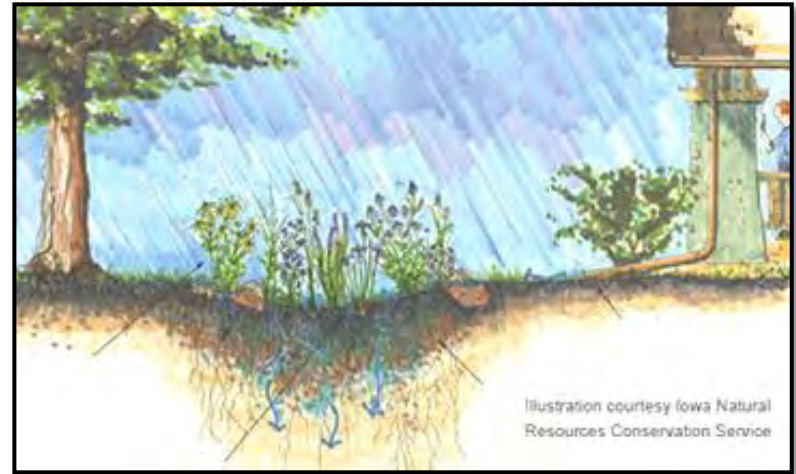


## LAND ACQUISITION

The Pleasant Dale Park District has little land available for development within its current corporate limits. The District should monitor development proposals within the immediate vicinity to be aware of potential cooperative purchases or acquisition.

### Priorities

1. Review for potential acquisition of parcels immediately adjacent to existing park sites to expand open space holdings. .



2. Look to acquire or enter usage agreements for properties that either expand existing park sites (open space adjacent of Hess Property) or that provide access or corridors to connect to the river.

## MAINTENANCE and INFRASTRUCTURE

The community-wide survey indicates a general satisfaction with park facility maintenance levels. In order for the Park District to improve public opinion of park maintenance, the District will need to review the needs of the department during the annual budget cycle. .

The Park District must carefully consider maintenance requirements for all planned or proposed improvements. These maintenance impacts should be weighed against the existing operational resources of the District. If a proposed improvement or project reduces maintenance or operational issues, that type of project should be prioritized over projects that increase maintenance costs or require additional maintenance resources. The impact should also be considered during design development decisions, as selecting one type of construction may be less expensive to construct but require more



maintenance or more frequent replacement, resulting in higher life-cycle costs for the improvement. .

### **Accessible Facilities and Park**

The majority of the District's parks do not provide adequate accessible routes to facilities or activities.

As each park is renovated, facilities are replaced, or additional facilities are added, the plans should comply with the 2010 ADA Standards for Accessible Design, the Illinois Accessibility Code, and Universal Design. Major factors to address include:

1. Create an accessible route to all components of the park – this should be a minimum of 6 feet wide for passing and maintenance vehicle access.
2. Locate at least 25% of all benches, trash cans, and drinking fountains along accessible routes. Include accessible benches and benches with handrails.
3. Include an accessible transition into playground areas.
4. Explore the feasibility of transitioning to a stabilized play surfacing such as rubber tiles or poured-in-place (pip) resilient systems. Locate shelters along accessible routes or provide accessible routes to the shelter.
5. Add shade trees to provide shade at play areas and benches.
6. Review District facilities for ADA Transition Plan compliance and suggested repairs.
7. Create consistent District branding. Existing park signage is not uniform and does not display an easily-recognizable logo. A District standard should be developed to provide a discernable identity for the Pleasant Dale Park District. Branding can lead to public pride. The District's brand needs to be implemented on a standard park sign to bring continuity across the system. Individual park signs for special facilities should also incorporate similar features to

be consistent with the District's brand, be it a logo, landscape features, or colors. New, long-lasting signs are being constructed of plastic (from simple to complex) that are vandal-resistant and require minimal maintenance. Signage beds should be bold and noticeable, perhaps with additional architectural components to create a sense of place.

8. Add accessibility features. None of the park facilities visited have an accessible transition curb into the playground or walkway to access the play area. Other facilities are also in need of accessible routes. Typically, a drop-off will be found between the sidewalk and the play surface as it settles. This is a simple concrete structure similar to a slanted sidewalk that should be added into playground design standards.
9. Improve fall surfacing. Careful attention should be paid to fall surfacing on renovated and future playgrounds. Sand and pea gravel systems are not accessible and provide little fall cushioning. Wood fiber or unitary rubber products typically provide the best fall protection. Wood fiber with a drainage layer is cheapest, but requires frequent maintenance to top off and level ruts and dips. Rubber, although substantially more expensive as initial construction, generally requires less maintenance and should have a useful life close to ten years. The pea gravel currently in use is not an accessible material and can pack down after a period of time if contaminated by silt or debris from flooding or rain.  
  
The Park District should obtain a copy of the ASTM playground standards and Consumer Product Safety Commission Guidelines for Playground Safety before contemplating future improvements.
10. Sealcoat athletic courts. Athletic courts should be sealcoated with playing stripes and arcs, and in the best case, color-coated. This makes them more enjoyable to play on and provides needed practice zones. It also gives a



finished look to the court and extends its useful life. Where basketball courts may become a problem because of rough language or proximity to playgrounds or family areas, long-term design should be considered that provides separation physically and visually from other user groups. This can be done through features such as half-court design or circular courts.

11. Incorporate 'green' infrastructure with all new development. If the District has an Environmental Coordinator, he/she should be involved in the planning and design of all renovations, replacements, and new developments; review proposed park improvements; and suggest 'green' initiatives that could be integrated into the design and serve as educational tools, such as:
  - a. Rain gardens.
  - b. Permeable pavements.
  - c. Recycled or renewable resource materials in new construction and renovations.
  - d. Interpretive and educational opportunities, such as signage or interactive exhibits, should be encouraged.





## Section 8 - Implementations



## PRIORITIES

---

The Outdoor Recreation and Facilities Master Plan represents a 'need'-based road map for parks and recreation development for the Pleasant Dale Park District. The recommendations of the Plan are meant to provide the needed parks, open space, and recreation for both the current and future populations of the District. The Plan is a product of considerable effort of Park Staff, elected officials, and residents. Identified in this section are the ways and methods of implementing the recommendations within this Master Plan.

Implementation and consistent follow-through of the Plan require constant evaluation and prioritization of plan elements. Time can bring changes, and flexibility is key to responsible implementation and development. Items identified below represent the conclusion of the Outdoor Recreation and Facilities Master Plan process. There are a number of important steps that the Pleasant Dale Park District should take to implement this Plan. These are:

### Immediate Actions

Based upon input and dialogue throughout the planning process, the following have been identified as the top actions to be undertaken by the Pleasant Dale Park District, in no particular order:

- Adopt the Outdoor Recreation and Facilities Master Plan.
- Decide upon actions the Park District should pursue for providing more indoor recreation opportunities, including expansion of the Walker Community Center, and move forward with acquiring funding if necessary.
- Continue to pursue alternative funding sources, such as the OSLAD grant program and others.

### Adopt and Use the Plan on a Daily Basis

The Outdoor Recreation and Facilities Master Plan should become the Park District's official guide to the development of parks and

recreation. To be effective, the Plan must be adopted by the Park Board and then used and referenced by Park Staff when discussing new development projects. The Plan should also function as an inspirational resource when advocating for new parkland acquisition and development. The Plan's recommendations should be incorporated into the Park District's annual budgeting process. The District should measure successes, basing goals and objectives on unfunded projects and untouched recommendations. Additionally, to ensure 'use' of the Plan, the following steps should occur:

- a. All District Staff should be encouraged to review the Plan and/or have electronic access to the Plan.
- b. Major stakeholders should be updated on the Plan's implementation and results on an annual basis.
- c. Have Staff meetings on a quarterly or semi-annual basis to review the Plan's progress and results.
- d. For good agency transparency, the Plan should be posted on the website and be part of regular discussions at Board meetings.
- e. After each year of the Plan, the Staff and Board should review the Plan process and re-tool any parts of the process that need improvement.

### Site-Specific (Individual) Park Master Planning

Following the site inventory and assessment phase of the process, a key recommendation of the Master Plan is to create site master plans for each park site within the District. The Pleasant Dale Park District should engage the services of a landscape architect/park planning consultant with experience in park planning to prepare these site-specific park plans from concept phase through completion (implementation). These site-specific master plans should identify park improvements that will ultimately affect the physical character of each park, including access and curb appeal, while enhancing its recreational value. Park improvements identified must be carefully planned and strategically located to ensure that all individual park elements relate well to each other



and to ensure that the potential of each park is maximized. The park master planning process will also provide another opportunity to engage the public from the surrounding neighborhoods.

Site-specific master plan elements should include, where appropriate, one or more of the following recreation elements/amenities:

- Increased quantity and quality of athletic fields/sports courts.
- Community/athletic complex.
- Dog park.
- Improved tennis facility, possibly lighted for after-work play.
- Family game areas, including bags, washers, horseshoes.

### **Park Acquisitions**

Acquisition of park sites should remain a high priority along with areas of 'Immediate Action,' as long as need for additional recreation facilities are present. Participation and sports trends will drive this need. This may be partially resolved by changing trends in recreation activities.

Acquisition priorities should be given to the following:

- Acquisition of park space in the northwest quadrant of the Park District for a community park.
- Acquisition of park space that will allow for expansion of sports fields, specifically soccer and football.

As policy, acquisitions should consider geographic equity in the distribution of services, and attention to preventing over-programming of parks and facilities. The Park District should also create a strategy that utilizes creative options that can entice property owners and have advantages for both the property owner

and the Park District. The Conservation Foundation (Naperville, IL) has a 'tool box' of options as follows:

1. Purchase at fair market value.
2. Purchase of property for less than its fair market value – a bargain sale. The difference between the purchase price and the property's market value can be claimed as a charitable deduction by the property owner.
3. Purchase of a property in which the sale price is paid in two or more installments. If the installments are spread over two or more years, it may benefit the seller's tax situation.
4. Outright donation of property.
5. Donation of property at death by will.
6. Donation or sale of property with the seller retaining the right to continue to use and live on the property until death – life estate.
7. Donation or purchase of a conservation easement from a property owner.

A conservation easement is a legal document that spells out what can and what cannot be done on a property. In most cases, a conservation easement will prohibit or limit development of the property. Easements 'run with the land,' which means that future owners, no matter how they acquire the land, must abide by the terms of the easement. Easements are 'donated' or sold to a conservation organization or government entity that accepts the responsibility to monitor the easement and to enforce its terms. The entity has no ownership in the land – just the responsibility to ensure that the easement is being followed.

### **Bike/Walking/Jogging Trails**

A top priority is providing multipurpose trails within the Park District and park system. As most of the parks do not have suitable off-road connections, multipurpose trails will be limited to those



that can be incorporated into individual parks; in some cases, short, on-road connections may be possible through local streets. Additionally, trails should be planned toward connections to regional or inter-community trail links where possible. This process will not be easy and is sure to become a long-term effort, potentially requiring land acquisition or procurement of conservation easements.

### **Facility Improvements**

Facilities should be studied for potential improvements to efficiency and lowering of utility costs. Energy-efficient lighting, heating and cooling systems, and storm water re-use, are just some of the potential improvements. A separate study should be performed on buildings and structures in the Park District.

### **Facility Development**

Continuing development of facilities for programming as well as support and maintenance will continue to be a priority as long as the community has unmet needs.

Other facilities indicated by the public as potential needs include:

- New gymnasium space and Recreation Center expansion.
- Teen Center/activities for older teens.

### **Promote Cooperation and Participation**

The Park District should continue to strengthen and develop community partnerships, which will maximize resources. Continued and expanded cooperation with School District 107, the Illinois Hitman Baseball Club, and other athletic organizations is important wherever feasible. The School District has unprogrammed land behind its Middle School that has recreational value. The Pleasant Dale Park District should pursue expanding its existing partnership with the School District to include programming and development of this space for recreational benefit to the community, and possible joint operation and

maintenance opportunities. The Park District should also pursue potential partnerships with adjacent park districts and recreation departments such as the Burr Ridge Park District, Village of Willowbrook Parks and Recreation, Hinsdale Park and Recreation, and the Village of Countryside so as not to duplicate parks and recreation services.

### **Update the Outdoor Recreation and Facilities Master Plan on a Regular Basis**

The Park District should continue to update the Plan on a regular basis. This helps ensure that the Plan is never outdated and that new community recreation needs are included. By creating annual goals and a Capital Improvement Plan, the Park District will be indirectly updating the Plan. Regular, routine review and updates of the Plan will help ensure that the recommendations remain relevant to the Pleasant Dale Park District community.

### **Park Enhancements**

Section 4, Individual Park Assessments and Park Enhancement Recommendations, of this report identified and detailed a variety of specific recommendations for the Pleasant Dale Park District to undertake. The Pleasant Dale Park District should reinvest in existing park sites to address immediate universal access and ADA concerns. Additionally, existing parks must be constantly upgraded and improved if they are to continue their usefulness. Refer to the IDNR useful life tables for a better understanding of existing park improvements and what will continue to be needed in the future. To address these needs, the Pleasant Dale Park District should engage the services of a landscape architect/park planning consultant to assist the District in the development of a playground replacement program that will allow funding to be allocated well ahead of replacement needs.





## CAPITAL FUNDING PLAN

In budgeting for parks improvements, the current year-to-year budget system of the Park District does not effectively help manage resources and budgets for development or capital maintenance. Although called a 5-year plan, it does not allocate funds on an annual basis. The process is to list projects and potential costs, including park maintenance items, in the same budget, but without expectation or direction of timing. Costs are simply totaled and the expenses are allocated per budget availability each year. Decisions are based on discussions between Staff and the elected Board.

**It is highly recommended that The Park District engage a professional consultant to assist in analysis of the current finance and budgeting system.**

These items are then taken off the list as they are accomplished. Long-term budget projection is difficult to achieve, and the budget is subject to change on a whim by Board members or Staff.

Budgeting should be planned with a system that allocates two separate Maintenance and Capital Improvement Budgets for Parks. This allows maintenance items to be separate from park improvements. A new truck or brand-new playground is a Capital Asset Expenditure. Replacing that playground or repaving a tennis court is a Capital Replacement Project. Painting a building, or re-caulking, are examples of maintenance that extend the useful life of a Capital Asset expenditure. Denoting these as separate funds will allow the Board and Staff to focus on actual park improvements and discuss future projects with residents.

It is suggested that a Capital Replacement Budget format be created to help project future budgetary expenses. This type of budget tool forecasts replacement costs of large cost items, such as roofs, vehicles, playgrounds, court resurfacing, etc., but with a difference – a useful life is attached to each item, thereby allowing the Park

Manager to forecast an approximate timeline for future replacements. For example, a new truck may be determined to have a useful life of 7 years. By allowing a 3% increase in cost for each of the 7 years, the manager can approximate how much the truck will cost to replace and already have part of his budget assembled for 7 years from now. By placing all large budget items on the replacement timeline, the Park Department can adjust timing of replacements and improvements so that annual budgets meet available resources, and to ‘flatten out’ any expense spikes. For instance, if several vehicles and playgrounds are all purchased in the same year, this will be a heavy burden if they are all replaced at once. The Park Manager can adjust replacement times to lower annual costs, thereby potentially matching the projected revenues of that year. An example follows.

## STEPS FOR A CAPITAL REPLACEMENT PLAN

1. Develop a policy with appropriate guidelines for the establishment of a capital repair/replacement fund.
2. Determine specific asset categories which will be funded.
3. Inventory all assets into these categories.
4. Determine guidelines for the useful life of each asset.
5. Determine current replacement or repair costs for each asset category.
6. Apply the useful life and unit costs to each asset to develop a series of annual costs.
7. Place the cost of each asset into a 10-year schedule by category and facility.
8. Summarize the use of funds by category and facility to determine annual requirements.
9. Determine options available for funding sources and methods.
10. Balance income with annual cost requirements.
11. ‘Smooth out’ the schedule over 10 years. Review, rearrange, and upgrade costs on an annual basis. By creating this in spreadsheet form, it is easy to sort, chart, and print in various stages.

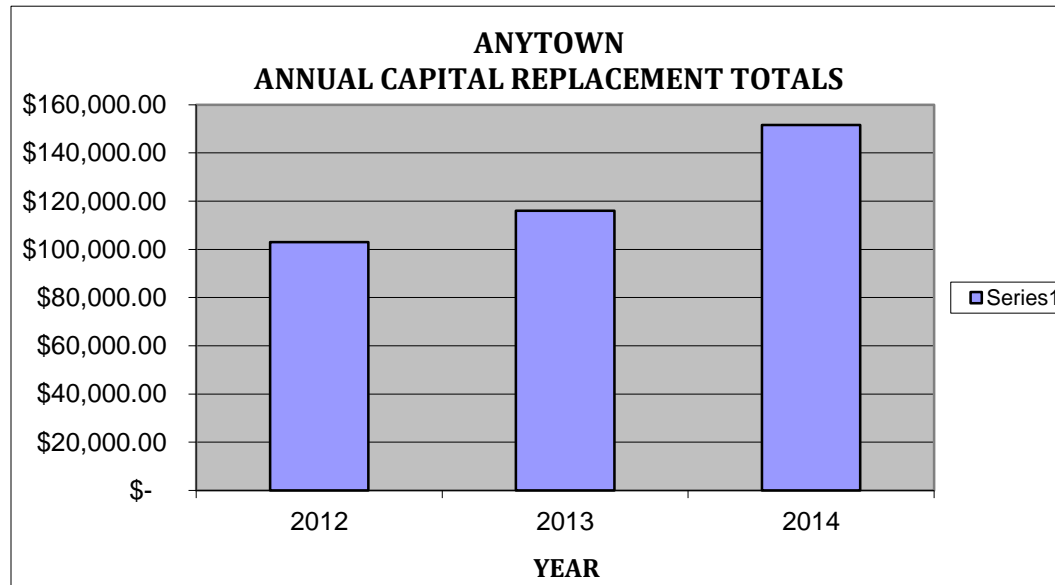


# ANYTOWN EXAMPLE CAPITAL REPLACEMENT BUDGET

## REPLACEMENT FUND - 3 YEAR PROJECTION

2012 REPLACEMENT LIST								
CATEGORY	LOCATION	UNIT	TOTAL UNITS	COST/UNIT	TOTAL REPLACEMENT COST	ACQUISITION DATE	LIFE EXPECTANCY	REPLACEMENT DATE
1998 GMC SIERRA 3/4 TON PICKUP	VEHICLE	1		21000	25410.00	2005	7	2012
1998 GMC SIERRA 3500 DUMP TRUCK	VEHICLE	1		22000	26620.00	2005	7	2012
TENNIS COURTS (2) - color	JESK PARK	1600	Sq. yard	5	10400.00	2002	10	2012
DUG OUT BENCHES (8)	JESK PARK	8	Each	750	8700.00	1997	15	2012
BACKSTOP	FRIENDLY OAKS	1	Each	5000	8000.00	1992	20	2012
TENNIS COURTS (2) - color	FRIENDLY OAKS	1600	Sq. yard	5	10400.00	2002	10	2012
PARKING AREA	FRIENDLY OAKS				0.00	1992	20	2012
TENNIS COURTS	EL MORRO PARK	1600	Sq. yard	5	10400.00	2002	10	2012
NETS AT NEIGHBOR FENCELINE	CONVENT PARK	1	Each		0.00	2005	7	2012
SIGN	CONVENT PARK	1	Each		0.00	2005	7	2012
MAINTENANCE GARAGE ROOF	CENTRAL PARK	30	Square	60	3150.00	1987	25	2012
HORSESHOE COURT	CENTRAL PARK	1	Each	0	0.00	2005	7	2012
PICNIC TABLES	CENTRAL PARK		Each	0	0.00	2005	7	2012
					\$ 103,080.00			
2013 REPLACEMENT LIST								
CATEGORY	LOCATION	UNIT	TOTAL UNITS	COST/UNIT	TOTAL REPLACEMENT COST	ACQUISITION DATE	LIFE EXPECTANCY	REPLACEMENT DATE
PLAYGROUND	CENTRAL PARK	1	Each	80,000	116000.00	1998	15	2013
					\$ 116,000.00			
2014 REPLACEMENT LIST								
CATEGORY	LOCATION	UNIT	UNITS	COST/UNIT	REPLACEMENT	ACQUISITION DATE	EXPECTANCY	DATE
PLAYGROUND	LANDINGS (STEZCO) PARK	1	Each	56000	67760	2007	7	2014
PICNIC PAVILION	LANDINGS (STEZCO) PARK	1	Each	30000	36300	2007	7	2014
SIGN	LANDINGS (STEZCO) PARK	1	Each	1000	1210	2007	7	2014
PARKING AREA	LANDINGS (STEZCO) PARK	650	Sq. Yard	18	14157	2007	7	2014
PARK BENCHES (9)	LANDINGS (STEZCO) PARK	9	Each	650	7078.5	2007	7	2014
SIGN	LAGOON PARK	1	Each	1000	1210	2007	7	2014
PARK BENCHES (1)	LAGOON PARK	1	Each	500	605	2007	7	2014
BACKSTOP	JESK PARK	1	Each	7500	9075	2007	7	2014
PICNIC PAVILION - roof	JESK PARK	5	Square	60	363	2007	7	2014
BENCHES	JESK PARK	6	Each	500	3630	2007	7	2014
BENCHES (10)	EL MORRO PARK	10	Each		0	2007	7	2014
DUG OUT BENCHES (8)	DON & LORETTA GORMAN PAR	8	Each		0	2007	7	2014
PARK BENCHES (5)	DON & LORETTA GORMAN PAR	5	Each	500	3025	2007	7	2014
BENCHES (33) ?	CENTRAL PARK	10	Each	500	7250	1999	15	2014
					\$ 151,663.50			





The following is an example of guidelines for a Capital Replacement fund. The Park District should determine which replacement guidelines work best and stick to them. These should be items of measurable lifetime and over \$500 in value. One-time projects or renovations should come in a Capital Project Budget. Park-related items should reflect IDNR guidelines for useful life in order to help assist with potential timing for OSLAD grant opportunities.

***CAPITAL REPLACEMENT/REPAIR FUND***  
**ANYTOWN PARK DEPARTMENT**  
**CATEGORIES AND GUIDELINES**

CATEGORIES	REPLACEMENT BASIS	REPLACEMENT GUIDELINES
1. Vehicles/Equipment		
Automobiles	each	6 Years/50,000m
Trucks (small)		7 Years/40,000m
Trucks (large)		10 Years/40,000m
Tractors		15 Years
Riding Mowers		8-10 Years or less
Other		Indiv. Guidelines





2. Pavement Replacement		
Asphalt Walks	sq. yard	12-15 Years
Parking Lots	sq. yard	12-15 Years
Concrete Walks	sq. yard	15-20 Years
Sealcoating		
Asphalt Walks	sq. yard	2-3 Yrs. HEAVY
Parking Lots	sq. yard	5-6 Yrs. MEDIUM
3. Play Courts		
Tennis	sq. yard	4-6 Years (color-coat)
Basketball		12-15 Years (resurface)
4. Roofs		
Comm. Center	sq. yard	10 Years
Museum	per square	20 Years
Linden Garage	sq. yard	10 Years
Maint. Garage	sq. yard	10 Years
Golf Course		
Lit. League	per square	15 Years
Shelters	per square	15 Years
5. Carpeting/Flooring		
Comm. Center	sq. yard +	
Golf Course	padding/inst.	
Admin. Office		
6. Fencing/Backstops		
	each	10 Years
7. Lighting		
	each	20 Years
8. HVAC/Misc.		
A/C	each	contingency
Furnaces		
Copiers	each	?



## **Capital Improvement Prioritization**

The following outlines enhancement initiatives that should be considered for each park based on LandTech's inventory and assessment, as well as the findings from the visioning process and our understanding of each Pleasant Dale Park District park. These recommendations are also based on a general understanding of the funding opportunities that may be available or appropriate for future capital projects. In general, all the Pleasant Dale Park District parks are in generally good condition and appear to be well-maintained. However, a program should be established to develop Park District standardized site furnishings. The use of consistent styles of furnishings will help brand the Park District.

The recommendations are divided into three priorities, with the first priority recommendations consisting of projects that should be considered for implementation within the next two years. The implementation for the second priority recommendations should occur over the next two to four years, depending on funding opportunities, site condition, and District growth. The third and fourth priority recommendations should be considered in the beyond-five-year planning period.

### ***A. First Priority Recommendations***

Recommendations identified as first priority should be initiated within the next two years. These priorities are deemed important because they represent current needs and initiatives, as well as initiatives relative to safety.

### ***B. Second Priority Recommendations***

The second priority recommendations should be implemented in a range of two to four years, depending on conditions, trends, and funding opportunities.

### ***C. Third Priority Recommendations***

Third priority recommendations present improvements that should be completed to expand the use of the park, or replacement of park amenities that are still viable but need to be scheduled for replacement within this planning period.

### ***D. Fourth Priority Recommendations***

These recommendations look beyond the philosophy of a 5-year plan to provide a listing of future needs that can be addressed as time and budget allow. These recommendations are typically more than five years from implementation unless funding opportunities make them viable sooner.

The capital prioritization lists the associated costs of the improvements by park name. This provides a site by site listing of the proposed capital needs. The following Capital Cost Summary totals all parks by First Priority, Short-term Priority, and Long-term Priorities. All priorities should be reviewed annually and addressed during the budgeting cycle. Dollars are estimated based on 2016 dollars; additional costs such as A/E fees, mobilization, demolition, permitting, soil erosion, and sediment control have been identified, but will be required as part of the construction process. Likewise, no attempt is made to adjust future dollars for inflation or changes in the construction market.

#### *Summary of Priority Capital Improvement Costs/Budget:*

Priority A - \$889,800.00

Priority B - \$464,000.00

Priority C - \$402,000.00

Priority D - \$600,500.00



## The Park District Parks & Recreation 5-10 Year Plan

### Walker Park

Priority	Recommendation	Estimated Cost
A	Resurface and expand walking trails	\$198,000.00
A	Develop environmental education features	\$6,500.00
A	Upgrade ballfield areas with new backstops	\$90,000.00
A	Renovate tennis and basketball court surfaces	\$220,000.00
A	Permanent 'bags' play amenity area	\$1,500.00
B	New ADA canoe launch	\$21,000.00
B	New reservable picnic shelter	\$55,000.00
B	Tween/teen area	\$9,000.00
B	Outdoor fitness stations	\$30,000.00
C	New digital information sign	\$90,000.00
C	Relocate skate rink	\$55,000.00
C	Develop and program SD 107 property	\$20,000.00
D	New Maintenance Facility	\$275,000.00

### Walker Park Capital Cost Summary - Total \$1,071,000.00

First Priority	Second Priority	Third Priority	Fourth Priority
\$ 516,000.00	\$ 115,000.00	\$ 165,000.00	\$ 275,000.00

### White Buffalo Park

Priority	Recommendation	Estimated Cost
A	Landscape plantings at existing park sign	\$300.00
A	Enhance secondary entry	\$4,500.00
B	Replace path to subdivision	\$10,000.00
B	Furnish and install access path	\$12,000.00

B	Furnish and install shelter	\$29,000.00
C	Install sand volleyball court (2 courts)	\$35,000.00

### White Buffalo Park Capital Cost Summary - Total \$90,800.00

First Priority	Second Priority	Third Priority	Fourth Priority
\$ 4,800.00	\$ 51,000.00	\$35,000.00	TBD

### Soehrman Park

Priority	Recommendation	Estimated Cost
A	Install benches and trees along trail	\$7,500.00
A	Outdoor fitness stations along trail	\$15,000.00
A	Parking area reconfiguration feasibility	\$5,500.00
A	Conversion of turf areas to natural areas	\$25,000.00
B	Install path connection from splash pad to perimeter trail	\$5,000.00
B	Sealcoat and restripe existing parking lot	\$75,000.00
C	Permanent washroom structure	\$45,000.00
C	Modify spray feature to reduce water consumption	\$12,000.00

### Soehrman Park Capital Cost Summary - Total \$190,000.00

First Priority	Second Priority	Third Priority	Fourth Priority
\$ 53,000.00	\$ 80,000.00	\$57,000.00	TBD

### Lake Carriage Way Park

Priority	Recommendation	Estimated Cost
A	Renovate apparatus area	\$110,000.00
A	Path improvements	\$30,000.00
B	Perimeter planting installations	\$50,000.00
B	Furnish and install fishing pier	\$20,000.00





B	Removal of invasives within pond and improve water quality	\$55,000.00
---	--	-------------

**Lake Carriage Way Park Capital Cost Summary – Total \$265,000.00**

First Priority	Second Priority	Third Priority	Fourth Priority
\$ 140,000.00	\$ 125,000.00	TBD	TBD

**Savoy Park**

Priority	Recommendation	Estimated Cost
C	Skate Park Development	\$120,000.00

**Savoy Park Capital Cost Summary – Total \$120,000.00**

First Priority	Second Priority	Third Priority	Fourth Priority
TBD	TBD	\$120,000.00	TBD

**Santa Fe Park**

Priority	Recommendation	Estimated Cost
A	Renovate apparatus area	\$150,000.00
A	Path linkage to ComEd bikeway	\$26,000.00
B	Hard court play area development	\$18,000.00
B	Skate park development	\$75,000.00
C	Landscape buffer plantings	\$25,000.00

**Santa Fe Park Capital Cost Summary – Total \$190,000.00**

First Priority	Second Priority	Third Priority	Fourth Priority
----------------	-----------------	----------------	-----------------

\$ 176,000.00    \$ 93,000.00    \$25,000.00    TBD

**Hess Property**

Priority	Recommendation	Estimated Cost
D	Furnish and install new apparatus area	\$160,000.00
D	Furnish reservable shelter/pavilion	\$60,000.00
D	New parking lot development	\$60,000.00
D	Accessible paths	\$38,000.00
D	Disc golf	\$7,500.00

**Hess Property Capital Cost Summary – Total \$190,000.00**

First Priority	Second Priority	Third Priority	Fourth Priority
TBD	TBD	TBD	\$325,500.00

**Walker Center Renovations/Expansion**

Priority	Recommendation	Estimated Cost
C	Building facility renovation/expansion	TBD

**Walker Center Renovations/Expansion Capital Cost Summary – Total - TBD**

First Priority	Second Priority	Third Priority	Fourth Priority
TBD	TBD	TBD	TBD

**Park District 5-10 Year Plan Capital Cost Grand Total – \$2,356,300.00**



## FUNDING SOURCES

---

Current funding for the Park District Recreation Department is principally derived from three sources: General Revenue Funds, program fees, and municipal bonds for capital expenditures. There is not a set line item for capital improvements. Instead, the Recreation Department puts its needs into a 'general wish list' with other 'Park District improvements.' The funding strategy must rely on multiple revenue streams – not on one or two sources – to make the Department and individual programs more self-supporting. The Park District should explore all available funding sources when implementing the recommendations of this Plan. Some possible alternative funding sources are listed below:

**Advertising Sales:** This revenue source is selling tasteful and appropriate advertising for park and recreation-related items such as Program Catalogs, and other visible products or services that are consumable or permanent. This opportunity exposes the advertiser's product or service to many people.

**Agreements with Private Concessionaires:** This is a contract with a private business to provide and operate desirable concessions at recreational sites. These would be financed, constructed, and operated by the concessionaire, with additional compensation paid to the Park District.

**Appropriation/Leasehold Financing:** This is a more complex financing structure that requires a third party to issue the bonds, construct the facility, and retain the title until the bonds are retired. The Park District enters into a lease agreement with the third party, with annual lease payments equal to the debt service requirements. The bonds issued by the third party are considered less secure than the town's general obligation bonds and thus cost more. Since a separate corporation issues these bonds, they do not affect the Park District's debt limitations and do not require a vote. However, they also do not entitle the Park District to levy property taxes to service

the debt. The annual lease payments must be appropriated from existing revenues.

**Park Sponsorships:** Homeowners or businesses located near parks or District facilities could pay a yearly fee for implementation and maintenance of flower beds or other landscape improvements, brightening the community and providing an infusion of cash which covers the cost of improvements, fountains, and turf and landscape care.

**Capital Improvement Fees:** These fees are in addition to the set user rate for accessing facilities such as golf courses, recreation centers, and pools to support capital improvements that benefit users.

**Catering Permits and Services:** This is a license to allow caterers to work in the park system on a permit basis; a set fee or a percentage of food sales is returned to the Park District. Cities with their own catering services receive a percentage of food sales.

## GRANTS

---

### OSLAD

The OSLAD (Open Space and Lands Acquisition and Development Program) is a program administered by the Illinois Department of Natural Resources. Structured similarly to the federal LAWCON grants, the program disperses approximately \$11 million each year to local government agencies for the purpose of constructing new outdoor recreation facilities or acquiring new recreation lands. The application deadline is July 1 of each year. A complete submittal includes public meetings, a Recreation Master Plan, maps, plans, budgets, and site information. As of this writing, the OSLAD program is on hold and did not accept applications for 2015 or 2016.

### PARC

The Park Grant program was initiated in 2010 to assist Park Districts and units of local government to build and renovate



buildings and 'brick & mortar' facilities that incur large costs and do not fit the OSLAD guidelines. Originally authorized for \$125 million, the program does not follow a determined schedule. So far, only \$50 million of the program has been awarded. The Park District should review its potential projects for a PARC grant and be ready to move quickly in the event a new cycle is announced. Guidelines are similar to OSLAD except that matching is 75/25, and the maximum grant is \$2.5 million. Note that if a project better suits OSLAD guidelines, it will probably not rate well for a PARC grant. As of this writing, the PARC program is on hold with a potential round of grants worth up to \$50 million upcoming.

### **ITEP/CMAQ/RTP**

The Illinois Transportation Enhancement Program (ITEP) is a federal program that was initiated to help build and refurbish complimentary features to the nation's roadway system. Funding was broken into several categories with different names and proportional allotments of funding. Projects include downtown revitalization, on- and off-road bicycle trails, rest areas, and pedestrian bridges. This program is funded from time to time, and is currently funded in 2012.

CMAQ is a similar program based on eliminating vehicle trips and vehicle emissions through proper placement of bicycle trails and other forms of alternative transportation. This program is more definitive in requirements, and can be used for on- and off-road trails.

RTP is another part of federal programs that is governed by the state, again for the construction and rehabilitation of trails.

### **BIKE PATH PROGRAM**

IDNR sponsors an annual grant program for the acquisition of pathway corridors and the construction of off-road bicycle trails. These trails must connect specific destination points, such as forest preserves, parks, schools, and community centers. It has not been

awarded for several years, but funding for 2013 has been announced at \$1,000,000.

### **ILLINOIS CLEAN ENERGY**

Sponsored by the Illinois EPA, Clean Energy grants are made available to increase lighting efficiency of various facilities.

### **INITIATIVE GRANTS**

During positive budget years, the state government has traditionally allowed individual cities to plan for and fund a myriad of projects throughout the state, ranging from purchase of fire trucks to the construction of a new playground. As state budgets fluctuate, so does the availability of this type of funding. It does, however, stress the fact that many local projects can receive legislative assistance if it is requested. The Park Board and Director should strive to maintain positive working relationships and support of their local legislators.

### **PRIVATE COMPANIES**

Every year there are several play equipment companies that sponsor community-build type playgrounds, or playgrounds at greatly discounted prices. These are usually catalog-based units that do not allow customization. Landscape Structures, Gametime, Miracle, and Playworld Systems are several of this type. Additionally, many manufacturers of park and playground equipment are now members of Joint Purchasing Associations across the U.S. All it takes is to join these joint purchase groups and a public entity may be able to purchase equipment directly, even if it is above the statutory bid limit.

Lastly, there are several organizations such as KA-BOOM – Playful Cities USA; and Dr. Pepper/Snapple – Let's Play Construction Grants that offer matching funds for playgrounds bought from sponsored manufacturers and used in community playgrounds. Playful Cities awarded 213 grants in 2012, four of which were in Illinois.





## **SPONSORSHIPS/PARTNERSHIPS**

---

A current trend in local Park Departments is to seek sponsorships for recreation programs and special events, such as covering the cost of a band, paying for a senior dinner, etc. This strategy can be expanded to provide funding for parks in interesting ways, and should not be overlooked.

- Cell towers – lease fees for space to construct
- Advertising signs on baseball and football fences
- Advertising on scoreboards
- Facility naming
- Special grants programs through major retailers
- Leasing concessions to private concessionaries
- Tree memorial programs
- Buy –a –Brick campaigns for playgrounds and new facilities
- Long-term, low cost land leases
- Joint development with schools, other government agencies

## **OTHER RESOURCES**

---

### **KODAK – GREENWAY FOUNDATION CENTER**

This is a partnership foundation that provides small grants to spearhead planning and design of greenways throughout America. The program is meant to Develop new, action-oriented greenway projects assist grassroots greenway organizations, leverage additional money for conservation and greenway development, and recognize and encourage greenway proponents and organizations. Check with <http://www.conservationfund.org>

### **PROJECT for PUBLIC SPACES**

The Urban Park Institute is a tremendous resource of ideas, from planning to funding, to management. Many examples of successful projects are highlighted, as well as links to many potential partnerships and grant foundations. Check with <http://www.pps.org>.

### **National Recreation and Park Association (NRPA)**

The NRPA website lists a variety of federal programs designed to assist local agencies across a wide range of potential needs.

Check with

[http://www.nrpa.org/story.cfm?story\\_id=81&publicationID=11&departmentid=6](http://www.nrpa.org/story.cfm?story_id=81&publicationID=11&departmentid=6)

### **TONY HAWK FOUNDATION SKATE PARK GRANTS**

Currently awarding grants between \$ 1000 and \$ 25,000 for new concrete skate parks in areas of lower income, community outreach, and demonstrated need.

<http://www.tonyhawkfoundation.org/skatepark-grants/apply/>

### **U.S. SOCCER FOUNDATION**

**[www.ussoccerfoundation.org](http://www.ussoccerfoundation.org)**

Grants for field construction; artificial turf construction, programs

### **BASEBALL TOMORROW FUND**

**[mlb.mlb.com/mlb/official\\_info/community/btf.jsp](http://mlb.mlb.com/mlb/official_info/community/btf.jsp)**

Grants for ballfield construction, programs

The mission of BTF is to promote and enhance the growth of youth participation in baseball and softball throughout the world by funding programs, fields, coaches' training, and the purchase of uniforms and equipment to encourage and maintain youth participation in the game. Grants are designed to be sufficiently flexible to enable applicants to address needs unique to their communities. The funds are intended to finance a new program, expand or improve an existing program, undertake a new collaborative effort, or obtain facilities or equipment. BTF provides grants to non-profit and tax-exempt organizations in both rural and



urban communities. BTF awards an average of 40 grants per year totaling more than \$1.5 million annually. The average grant amount is approximately \$40,000. BTF is now funded annually by MLB and the Players Association.

### **NFL GRASS ROOTS PROGRAM**

**[www.nflyff.org/grant\\_programs/grassroots](http://www.nflyff.org/grant_programs/grassroots)**

The NFL Grassroots Field Grant Program provides non-profit, neighborhood-based organizations and high schools with financial and technical assistance to improve the quality, safety and accessibility of football fields in underserved areas of NFL markets. A partnership between the YFF and Local Initiatives Support Corporation (LISC), the program makes available matching grants up to \$200,000 for capital improvement projects including field surface grants and general field support.

To be eligible for the NFL Grassroots Program, organizations applying for grant funds must meet all of the criteria listed below:

- Be a community-based organization, middle school or high school serving a neighborhood consisting primarily of low- and moderate-income families and individuals.  
*Please note:*
  - Schools must demonstrate the ability of the community to also utilize the field;
  - Universities and college campuses are not eligible to apply for NFL Grassroots grants and will not be considered for funding.
- Have at least one full-time staff person (all-volunteer organizations will not be considered);
- Be in existence for at least three years;
- Have a proven track record in real estate development and/or parks programming;
- 501(c)(3) tax exempt status/school status; and

- Be located in an NFL Target Market (Please see the list of Target Markets in Attachment A).

Grant applications are usually accepted beginning in September of each year.

There are two levels of funding available: 1) general field support (e.g. irrigation, bleachers, lights, etc.), and 2) field surface grants.

**General Field Support:** Applicants may submit requests of up to \$50,000 for capital projects not associated with the actual field surface. This support includes the installation/refurbishment of bleachers, concession stands, lights, irrigation systems, etc.

**Field Surface Grants:** Matching grants of up to \$200,000 are available to help finance the resurfacing of a community, middle school or high school football field. Matching grants of up to \$200,000 will be available to applicants seeking to install new synthetic sports turf surfaces. The ability of these new surfaces to withstand constant use and require little ongoing maintenance costs makes this an attractive option for communities, schools and youth groups to consider.

A smaller number of matching grants of up to \$100,000 will be available to help finance the resurfacing of a community, middle school or high school football field utilizing natural grass/ sod surfaces. If applicants choose to utilize natural grass/sod surfaces as opposed to the synthetic sports surfaces, a minimum five-year maintenance plan and corresponding financial budget must be provided in order to demonstrate that the applying organization will maintain the field despite projected wear and tear and potential overuse by youth sports participants. Funds from the Program may not be used to maintain field surfaces, as all grant funds must be used for capital expenditures.



**GRAND VICTORIA FOUNDATION**

<http://www.grandvictoriafdn.org>

Grand Victoria Foundation forms partnerships with organizations that strive to strengthen educational opportunities for children and adults, boost the economic vitality of neighborhoods, cities, and regions, and restore and preserve the health of our environment.

**Mission**

The mission of Grand Victoria Foundation is to assist communities in their efforts to pursue systemic solutions to problems in specific areas of education, economic development and the environment.

**COMMUNITY FOUNDATION OF CENTRAL ILLINOIS**

[www.communityfoundationci.org/recent-grants](http://www.communityfoundationci.org/recent-grants)

**THE FOUNDATION CENTER**

<http://foundationcenter.org/>

Established in 1956 and today supported by close to 550 foundations, the Foundation Center is the leading source of information about philanthropy worldwide.





## **BIBLIOGRAPHY and RESOURCES**

---

1. Strategic Comprehensive Outdoor Recreation Plan – 2009-2014 (SCORP), Illinois Department of Natural Resources, April 2010
2. Pleasant Dale Park District Program Guides
3. Outdoor Recreation Facilities Guide, IDNR, March 2000
4. Community Park and Recreation Planning, IDNR, 1994
5. Park, Recreation, Open Space and Greenway Guidelines, National Park and Recreation Association, 1996.
6. National Park and Recreation Association website, <http://www.nrpa.org>
7. Conservation Foundation, Naperville Illinois, Brook MacDonald, Director.
8. Meeting Notes from staff; Public meetings Spring 2015
9. Meeting Notes from Interview with Board Spring 2015
10. The Aspen Institute (<http://www.aspeninstitute.org/>)



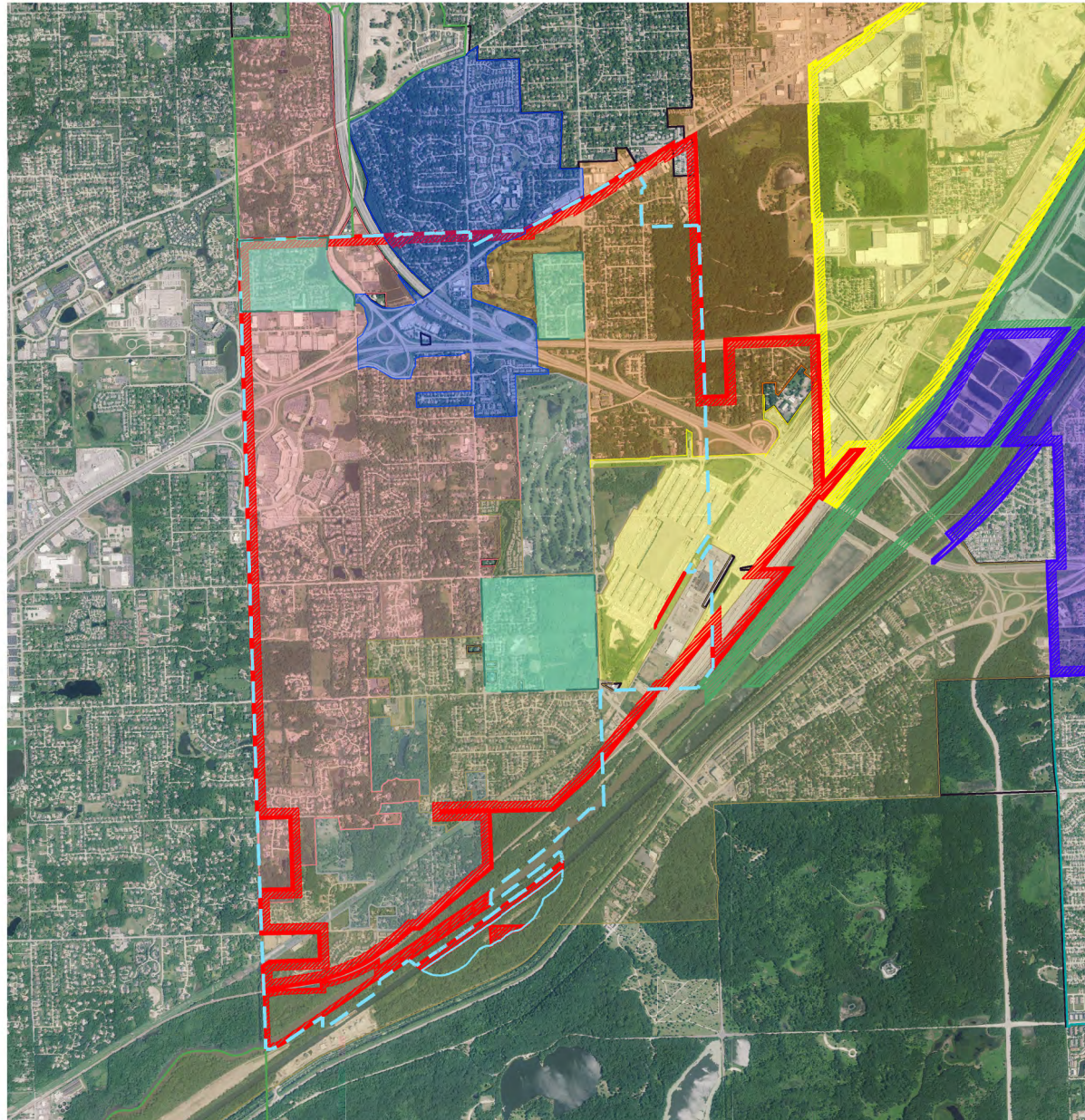






PLEASANT DALE PARK DISTRICT OUTDOOR RECREATION PLAN

Exhibit 1 - Jurisdictional Boundaries



Legend

Pleasant Dale Park District



Village of Burr Ridge



Village of Indian Head Park



Village of Willow Springs



Village of Hodgkins



Hodgkins Park District



City of Countryside



Village of Justice



Justice Park District



Village of Bedford Park



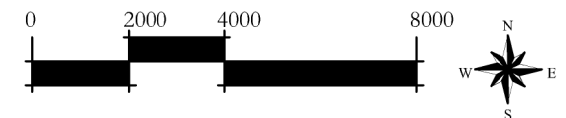
Bedford Park District



Unincorporated



Pleasant Dale School District 107

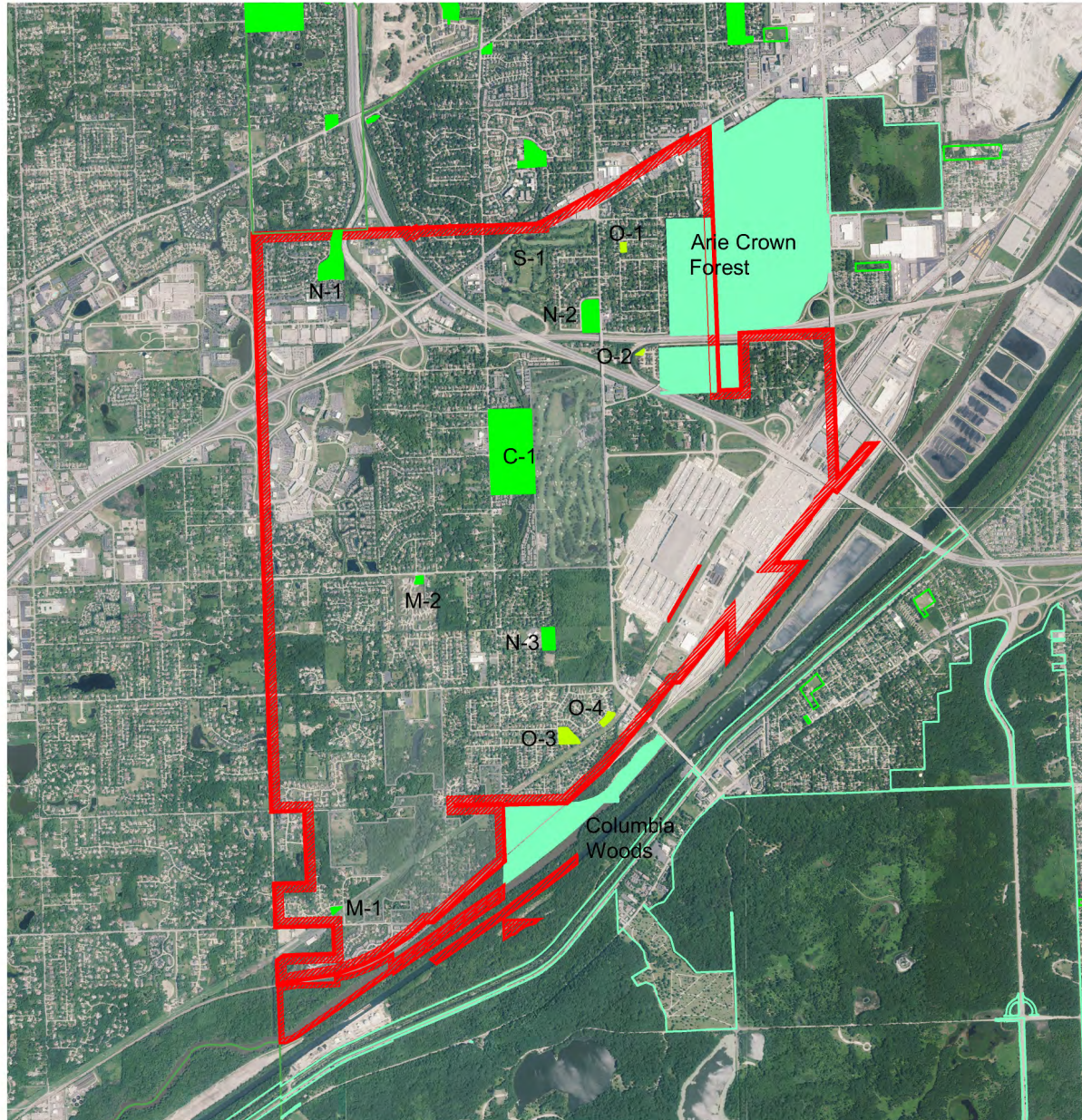






PLEASANT DALE PARK DISTRICT OUTDOOR RECREATION MASTER PLAN

Exhibit 2 - Park & Facility Locations



Legend

**PLEASANT DALE PARK DISTRICT**

**Community Parks**

C-1 Walker Park

**Neighborhood Parks**

N-1 Lake Carriage Way Park

N-2 Soehrman Park

N-3 White Buffalo Park

**Mini Parks**

M-1 Santa Fe Park

M-2 Savoy Park

**Special Use Parks**

S-1 Flagg Creek Golf Course

**Undeveloped**

U-1 Hess Property

**FOREST PRESERVE DISTRICT OF COOK COUNTY**

**OTHER FACILITIES**

**City of Countryside**

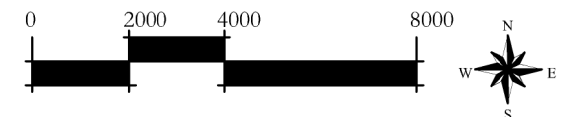
O-1 Srejma-Michalek Memorial Tot Lot

O-2

**Village of Willow Springs**

O-3 Healing Waters Park

O-4 Willow Park

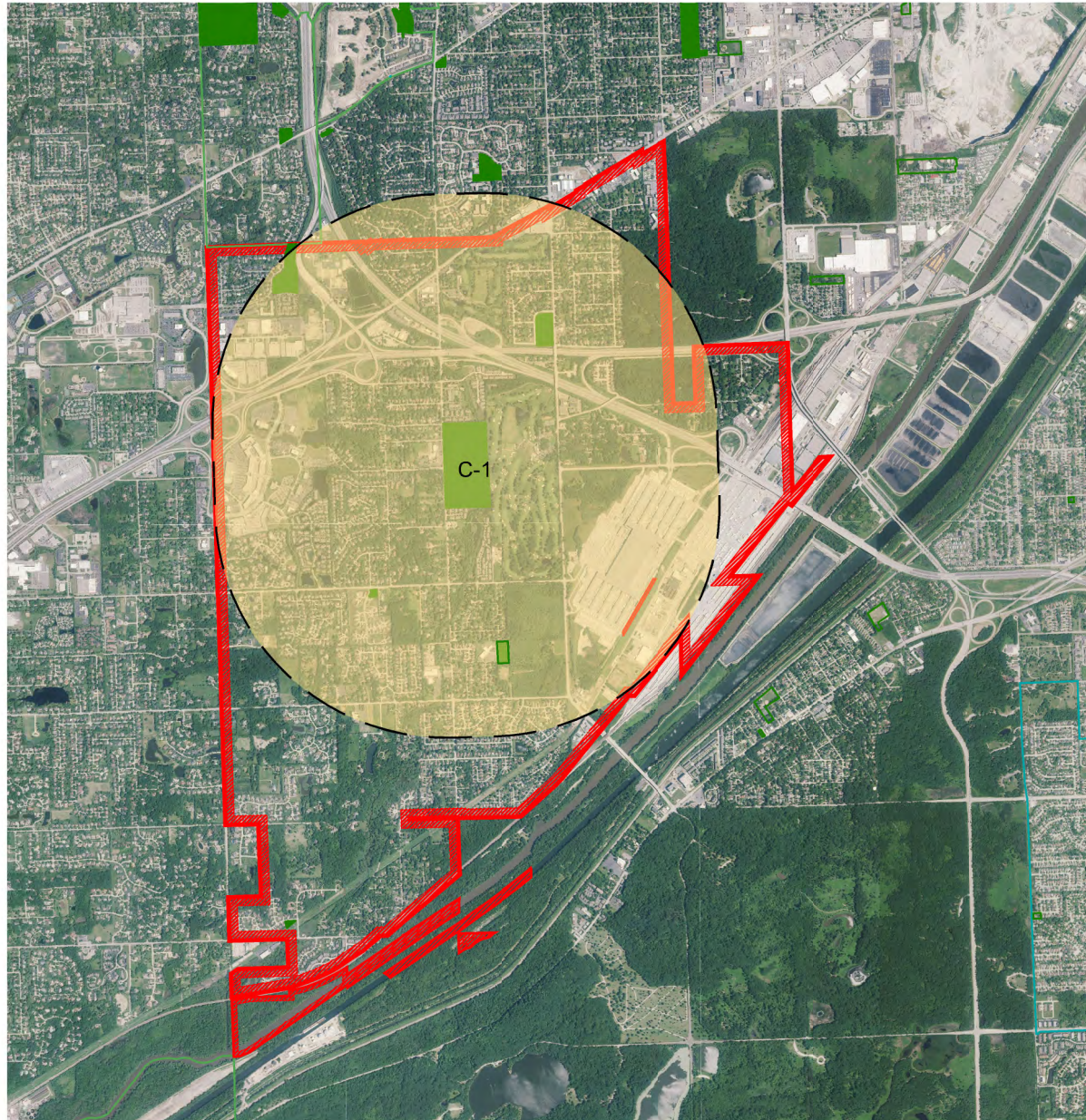






PLEASANT DALE PARK DISTRICT OUTDOOR RECREATION MASTER PLAN

Exhibit 3 - Community Park Service Areas (1 mile Radius)



Legend

- Community Parks
- C-1 Walker Park

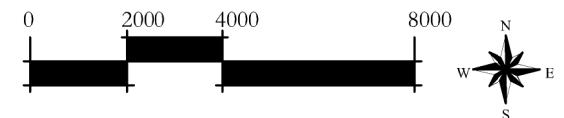
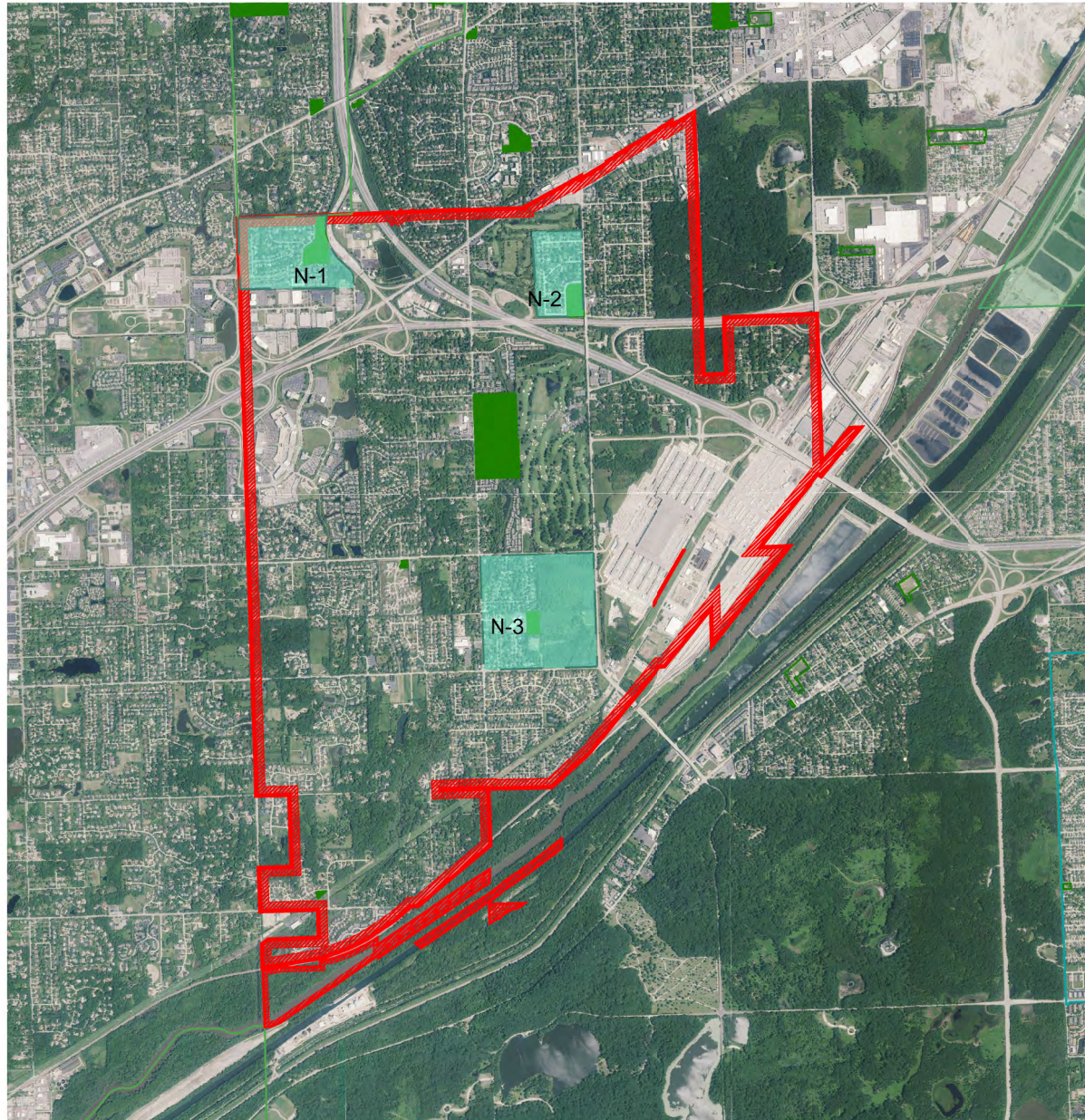






Exhibit 4 - Neighborhood Park Service Area (1/2 mile Radius)



Legend

- Neighborhood Parks**
- N-1 Lake Carriage Way Park
  - N-2 Soerhman Park
  - N-3 White Buffalo

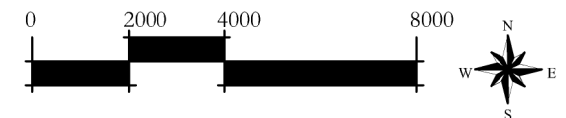
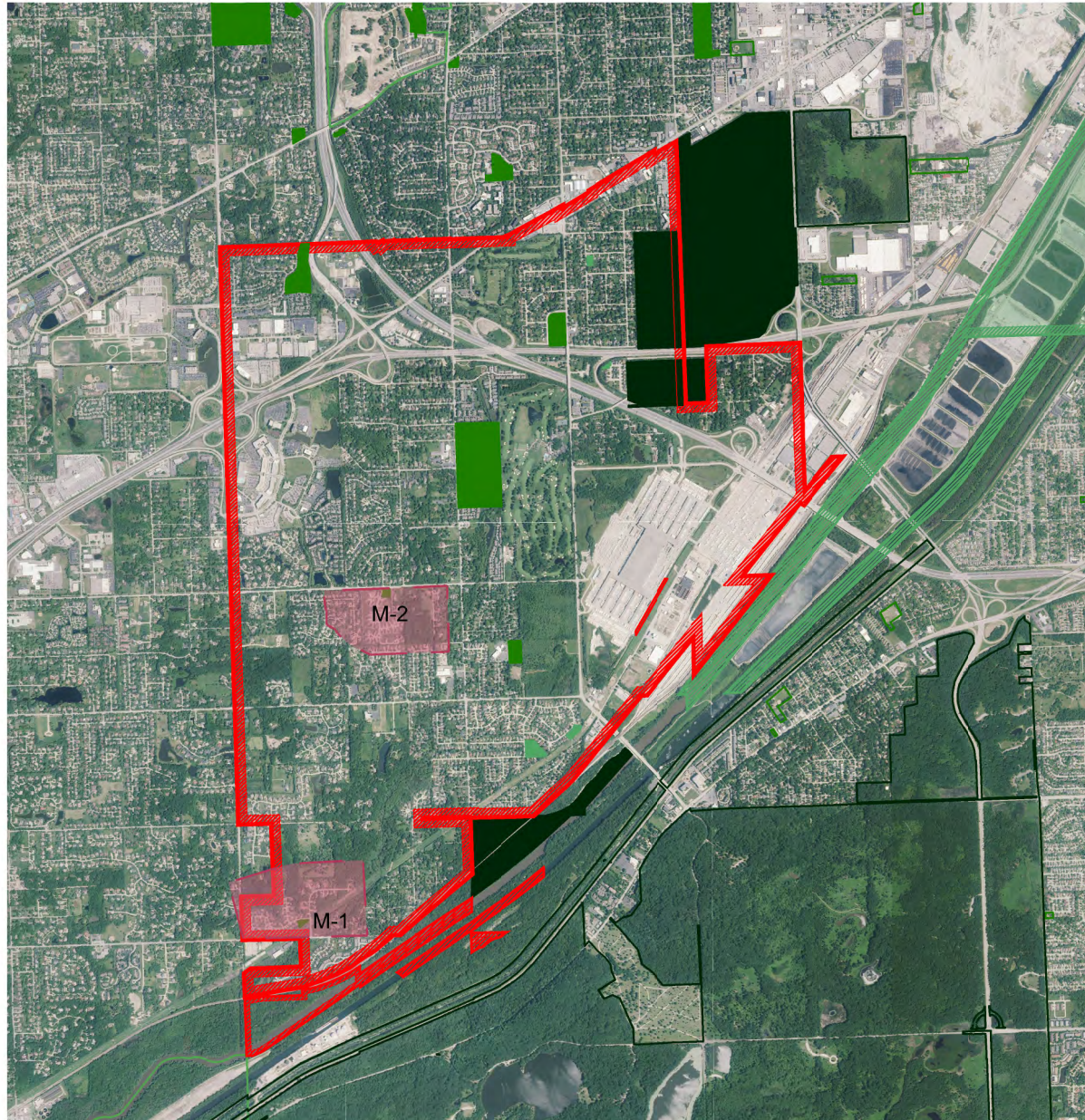







Exhibit 5 - Mini Park Service Areas (1/4 mile Radius)



Legend

-  **Mini Parks**
- M-1 Santa Fe Park
- M-2 Savoy Park

