

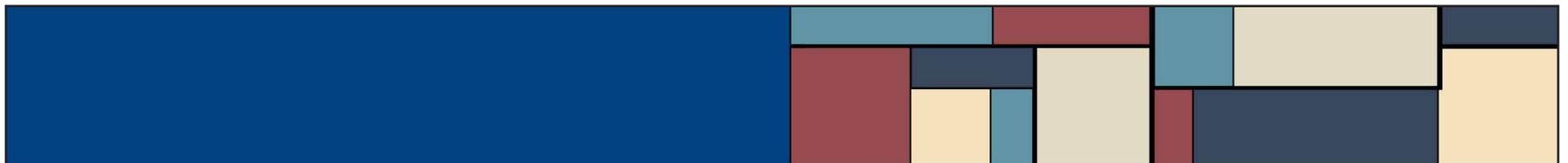


XIV Implementation

The previous Chapter of this CAP Plan identified and detailed a variety of specific recommendations for the Wood Dale Park District to undertake. Identified within this Chapter are the ways and methods of implementing the recommendations within this CAP Plan. Items identified represent the conclusion of the comprehensive park master planning process. There are a number of important steps that the WDPD should take to implement this CAP Plan. These are:

1. Comprehensive Land Use Plan Update – Following the adoption of the CAP Plan, the Plan should be incorporated into the City of Wood Dale’s Comprehensive Plan and newly adopted Vision Plan for the City. The CAP Plan and Comprehensive Plan provide the necessary policy guidance to ensure that the general land use and growth strategy of the City runs parallel with the planning of parks and open space, recreational facilities and opportunities.

2. Maximize Exposure and Use of the Community Action Park Plan - Once adopted, the CAP Plan will be the single most important tool for achieving the desired park system. However, it will be up to District staff, Board, residents and advocates to keep the CAP Plan and its recommendations moving forward. The CAP Plan should serve as a reference when discussing new development projects and function as an inspirational resource when advocating for new park projects. Annual review of the Plan by the District Staff, Board members, and residents will allow analysis of action item recommendations



for acquisition, facilities improvements and program modifications to enhance the quality of the WDPD system to maximum effect. 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. Update major stakeholders 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 regular discussions at board meetings
- e. After each year of the Plan, the staff and board should review the Plan process and retool any parts of the process that need improvement

- f. Throughout the year, the staff should develop a “CAPP List” for new ideas and priorities that are generated and need to be incorporated in successive years. This CAPP List provides an organized way of maintaining a catalogue of future ideas.

3. Policy Development Integrating with the Budget Process – The District should develop a policy of including strategic capital elements from the CAP Plan into its annual operating budget and capital improvement budget. As with the District’s operating budget and capital improvement program, the Plan should be viewed as a working document that is reviewed and updated annually. A yearly updating allows the Plan to stay relatively current taking into account unforeseen events, changing conditions, new information, political decisions, etc. Integrating up-to-date Plan recommendations with the budget process ensures that the Plan recommendations can be implemented in a systematic manner. This results in a Plan that can be realized with a priority that reflects changing circumstances and actual need.

4. Land Acquisition –The WDPD should develop a strategy for land acquisition opportunities for parks. Additional land has been identified for acquisition to more closely meet the NRPA’s established open space standards. A formal land selection/acquisition process should be developed and utilized which includes the following policies:

- a. Development suitability requirements for needed land
- b. Discussion with land owners
- c. Site suitability analysis which analyzes the physical features of a site for compatibility with desired program and requirements
- d. Site environmental constraints analysis
- e. Neighborhood/surrounding area impact analysis
- f. Real estate appraisals
- g. Once suitable sites have been analyzed using the above process, the District should seek ways to secure the park land. This land can be purchased outright as it becomes available to the market, donation, joint use, and/or partnerships



5. Partnering Opportunities - The Park

District should continue to develop partnering opportunities with the City of Wood Dale, the local School District(s), the Forest Preserve District of DuPage County, and local developers to potentially share and develop recreational facilities. The District should review all existing and formal agreements and update as necessary.

Pedestrian linkages are also an important element to the future success of the park system. Future discussions with the City of Wood Dale administration and planning department will be beneficial in aligning the CAP Plan's facility improvement and capital development strategies with the City's Vision Plan. One example is the development of greenways and trail expansion. Through cooperative efforts and combined resources, these walking path and trail needs can be met benefiting the entire community in a greater way. It is important to note the impact that trails have within a community by allowing the residents more mobility between public spaces and neighborhoods.

6. Site Specific (Individual) Park Master Planning

– A key recommendation of the CAP Plan is to create site master plans for each of the various parks within the District. These master plans should identify improvements that will substantially affect the curb appeal, access, and the physical character of each park 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 ensure that the potential of the park is maximized. The park master planning process will also provide another opportunity to engage the public from the surrounding neighborhood.

Therefore, the WDPD should:

- a. Engage the services of a landscape architect/park planning consultant with experience in the entire park planning process, and community familiarity.
- b. For all proposed parks, work collaboratively with the landscape architect/park planning consultant in a master planning process to develop a master plan.
- c. Prepare necessary final design contract documents for construction implementation including drawings, specifications and regulatory permits where required.
- d. Implement construction.

7. Operations and Recreation Programming

– Chapter VIII Operations and Programming coupled with the Community-Wide Public Interest Survey provides the District with the necessary direction to ensure alignment between resident needs for programs and what is offered. One of the challenges facing the District at this time and in the future will be to examine the effectiveness and reach of programs, their respective financial viabilities and the identification of underserved markets. As this process is continually evolving as does the very nature of parks and recreation services, staff should be encouraged to recommend changes, alterations or elimination of certain programs and the concurrent creation of others. Additionally, to maximize potential users of District programs, such programming must be accompanied by the development of a strong marketing plan and public relations philosophy to market the activities and facilities to local

residents. The District should develop and implement formal methods to obtain resident feedback on maintenance operations and results. The WDPD should also develop tools to aid in the management of district assets; such as performance standards, processes and checklists.

8. Monitor plan implementation and update as needed

– District staff should periodically monitor how well the CAP Plan is being implemented and whether needs are changing, and decide if new strategies are needed to keep CAP Plan implementation moving forward. Interactive display boards at district events, online questionnaires and a suggestions box at the community recreation center building are some of the ways the District can solicit feedback on needed refinements and/or updates to the CAP Plan. On an annual basis, the Park Board should convene to measure the status of CAP Plan recommendations, making adjustments to the as needed.

9. Parks and Recreation Budget - The WDPD budget is primarily funded through property tax revenues and user fees imposed and collected for various programs. The District should actively investigate partnership opportunities with local businesses and other agencies to meet the ongoing budget challenges facing the District over the next five to ten years. They should pursue these partnerships to fund programs and capital improvement projects.

10. Target Grant Opportunities – While the majority of recommendations will be funded through traditional means, grant funding can be utilized to help offset the cost of certain projects, leverage local resources, and reduce the strain on the District’s budget. Grant funding is an effective way to fund park improvements, both for capital projects as well as the maintenance and operations of these facilities. With public funding becoming increasingly tight in most jurisdictions, grants are also becoming more competitive; and in many instances, are decreasing in scale. For these reasons, it is important for the WDPD to make a concerted effort to apply for grants as competitively as possible. The District should consider the Open Space Lands Acquisition and Development (OSLAD) Program administered through the Illinois Department of Natural Resources (IDNR), Land and Water Conservation (LWCF) Fund Program administered by the National Park Service, U.S. Department of Interior, and other grant opportunities through federal sources with a proven track record in funding parks and recreation facilities

11. District-Wide Capital Improvements

- Reinvest in existing park sites to address immediate universal access and ADA concerns. The WDPD 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.

12. Salt Creek Golf Facility Business Plan Follow-Up Study - Initiate a comprehensive assessment of the Salt Creek Golf Club functions to

determine the appropriate business model and target markets for the facility and answering the following questions.

A. Banquet Operation –

- What is the current target market for the banquet facility?
- What type and level of banquet service can the physical plant support? Is the size of kitchen, serving areas, refrigeration, food preparation area, and staging areas, appropriate for the present operation?
- What is the facility capable of supporting within the physical constraints of the operation?
- How well does the existing physical plant match the current operation?
- Who are the present competitors and how does Salt Creek measure up to the
- Does Salt Creek offer something the competitors don’t?
- What if anything needs to be done to modify the physical plant to best match the present operation?
- What is the current occupancy rate for banquet rooms/events?

B. Restaurant Operation –

- What is current target market for restaurant business?
- Hours of operation, is it a support facility for the golf course or a stand-alone restaurant operation
- Should the restaurant be seasonal, if seasonal how does it interact with banquet operation

C. Initiate an in depth study of the three business operations of Salt Creek Golf Club including the banquet operation, restaurant operation, and golf proshop operation. The purpose of assessing the business operation to ensure it is operated in as efficient and cost-effective manner possible.

- Banquet operation – evaluate operating ratios for revenues/cost of goods sold/gross margin/labor expense to compare specifics to general industry standards.
- Occupancy rates – how do occupancy rates compare to similar local area facilities?

D. Investigate potential short term and long term impacts of the Elgin O’Hare Expressway.

- Temporary impacts to business operation – during short term construction of Elgin O’Hare Expressway access to the facility could be adversely impacted. This potential impact should be assessed and potential impacts on business analyzed.
- Long term impacts to business operation – following construction of the Elgin O’Hare Expressway access to the facility will be restricted from some directions to right in/right out. Potentially affecting access by local patrons..
- Evaluate potential alternative revenue sources.
- Investigate requirements to implement alternative revenue sources to determine if the District could offer video gaming

13. Marketing - District staff and the marketing department should review their website on a quarterly basis to ensure it is current and user-friendly. The website should be updated on a

regular basis to accurately reflect important dates, locations, and other important information. In addition, the District should invest time into re-branding the WDPD, including logo design, park signage, etc.

14. Capital Improvement Prioritization - While there is strong interest in new large-scale projects, it is also important to upgrade many of the smaller parks. The following outlines enhancement initiatives that should be considered for each park based on PRI's inventory and assessment, as well as the findings from the visioning process and our understanding of each WDPD park. These recommendations are also based on a general understanding of the funding opportunities that may be appropriate for future projects. In general, all the WDPD parks are well maintained and in generally fair condition. 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 the following priorities:

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. Forth Priority Recommendations

These recommendations look beyond the philosophy of a five-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.

Costs following each improvement recommendation represent 2015 dollars for installation only. Additional cost such as A/E fees, mobilization, demolition, permitting, and soil erosion and sediment control. will be required.

Summary of Priority costs

Priority A - \$396,450

Priority B - \$791,300

Priority C - \$1,327,075

ASH WOODS PARK

Priority	Recommendation	Estimated Cost
A	Install sidewalk for ADA accessibility.	\$1,500
B	Install curb to contain playground safety surface	\$3,500
B	Install park sign	\$1,500
C	Install 'No Parking' Sign	\$250
C	Creative play area renovation and redevelopment	\$125,000

BROOKWOOD PARK

Priority	Recommendation	Estimated Cost
A	Install walk to swings areas for ADA accessibility.	\$300
B	Install curb around swing area to contain playground safety surface	\$5,200
B	Expand Basketball court area to allow for overplay.	\$2,200
B	Replace Basketball court fence	\$16,000
B	Replace benches	\$12,000
C	Remove existing path to soccer field and widen for maintenance vehicles	\$10,000
C	Install mulch mow strip along fence	\$150
C	Creative play area renovation and redevelopment	\$225,000

CALVARY PARK

Priority	Recommendation	Estimated Cost
A	Install walk from parking to play and seating areas for ADA accessibility.	\$6,000
B	Install curb around play area to contain playground safety surface	\$8,400
B	Install shade structures for seating area. (2 fabric shelters)	\$10,000
C	Install mulch mow strip along fence	\$200
C	Replace benches and tables	\$10,000
C	Creative play area renovation and redevelopment	\$85,000

CENTRAL PARK

Priority	Recommendation	Estimated Cost
A	Install sidewalk from parking for ADA accessibility.	\$200
A	Install curb to contain playground safety surface	\$10,000
A	Install walking path around park (connect to public walks) and fitness stations	\$40,000
A	Creative play area renovation and redevelopment	\$300,000
B	Install full court basketball court	\$45,000
B	Install shade structures at seating area (2 fabric structures)	\$10,000
C	Replace benches	\$10,000
C	Install mulch mow strip along fence	\$225

FRANZEN GROVE

Priority	Recommendation	Estimated Cost
A	Install sidewalk from parking to shelter for ADA accessibility.	\$6,000
C	Create limestone screening path connection to Community Park/ James H. Mixon Fields	\$5,000
C	Install limestone screening path and boardwalk through woods and wetland area	\$80,000
C	Powerwash shelter	\$500

GEORGETOWN PARK

Priority	Recommendation	Estimated Cost
A	Install concrete entry area connecting playground and swing area	\$2,250
A	Stabilize retaining wall	\$10,000
B	Install curb to contain playground safety surface	\$6,000
B	Install seating areas with shade structures (includes concrete, 2 benches, 2 fabric shade shelters)	\$15,000
C	Creative play renovation and redevelopment	\$100,000

**JAMES H. MIXON FIELDS/
COMMUNITY PARK**

Priority	Recommendation	Estimated Cost
A	Install sidewalk for ADA accessibility. to tennis courts	\$500
B	Install sidewalk to Wood Dale Rd. and entry plaza at memorial	\$10,000
B	Replace asphalt in ball field core	\$110,000
B	Replace dugout covers	\$7,000
B	Adjust infield margins to eliminate lip	\$4,000
C	Replace fencing and backstops	\$300,000
C	Install rain garden at southeast corner of parking lot	\$2,000
C	Install lockable bollards at paths to ballfield core	\$750
C	Creative play area renovation and redevelopment	\$90,000

LAKE MINI HA-HA

Priority	Recommendation	Estimated Cost
A	Install walk to a seating area for ADA accessibility.	\$2,700
B	Install limestone screenings walking path	\$3,000
B	Connect both side of park with path or board walk	\$5,000
B	Stabilize pond edge with plantings and rock outcroppings	\$10,000
B	Replace benches	\$10,000

LIONWOOD PARK

1. Remove ballfield fence and backstop.
2. 90% of the park is floodway. Redevelop as natural area with paths.
3. Install small climbing apparatus in northeast corner outside of floodway.

Priority	Recommendation	Estimated Cost
A	Remove ballfield fence and backstop	\$2,000
B	Install asphalt walking path.	\$25,000
B	Install native plantings	\$15,000
B	Install climbing apparatus	\$20,000

MOHAWK MANOR PARK

Priority	Recommendation	Estimated Cost
A	Install walks from path to playground, court, and field for accessibility.	\$12,000
B	Install curb to contain playground safety surface	\$7,250
B	Redevelop baseball field with new infield, new fence, and spectator areas	\$90,000
B	Redevelop basketball court with new pavement, fence, and standards	\$38,000
B	Raise path in low area and provide culverts	\$2,500
B	Creative play area renovation and redevelopment	\$225,000
B	Install park sign on Bryn Mawr	\$1,500
C	Repave parking lot and replace wheel stops	\$40,000

TERRACE PARK

Priority	Recommendation	Estimated Cost
A	Adjust level of woodchip safety surface	\$3,000
B	Install a full court basketball court (pavement, fence, and standards)	\$45,000
B	Install curb to contain wood chip safety surface	\$8,250
C	Install limestone screenings walking path and fitness equipment	\$18,000
C	Creative play area renovation and revelopment	\$225,000

WHITE OAKS DOG PARK & NATURE TRAIL/ CABIN NATURE CENTER

Priority	Recommendation	Estimated Cost
B	Clean up overgrowth around overlooks and decks	\$5,000
B	Install interpretive signs at overlook decks	\$4,000
B	Repair and replace or update Nature Center displays	\$6,000
B	Create additional camping areas in woods	\$5,000

