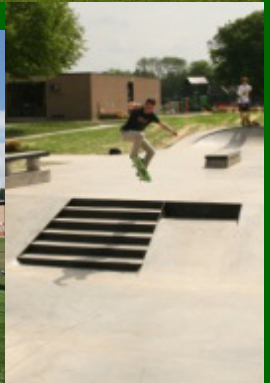




VILLAGE OF VILLA PARK
2015 PARKS & RECREATION MASTER PLAN



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2015 Parks and Recreation Master Plan

Village of Villa Park

Village Board

The Village of Villa Park 2015 Parks and Recreation Master Plan is hereby adopted by the Village Board on this ____ day of _____, 20____.

Deborah Bullwinkle, President

Greg Gola, Director of Parks and Recreation

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EXECUTIVE SUMMARY

The Villa Park Parks Master Plan has undergone a lengthy planning and public input process that has yielded a detailed set of Recommendations and Priorities for “charting a course” for the development and renovation of the parks within the community. The process included a detailed Inventory of all the parks and facilities, a comparison of the amenities offered to the citizens with surrounding communities and with the latest “National Standards”. Goals and Objectives were confirmed with the Parks Commission and Parks Staff. Public input was sought through many different avenues. Six separate Public Input meetings were publicized and attended. “Focus Groups” were designed for each area of interest from a variety of user groups to hear their input.

The specific “targeted audiences” were:

**ATHLETIC FIELDS,
FACILITIES AND PROGRAMS,
SWIMMING PARTICIPANTS,**

**SENIOR PROGRAMS,
PARKS AND PLAYGROUNDS**

Once the Public Focus Group meetings were completed and using the Inventory and Analysis phase to prepare for additional public input, a Resident Input Survey was prepared and reviewed with the Parks Commission and staff over several meetings. The issuing of the survey was detained for the Roads Referendum, but once the survey was sent, the Village received approximately an 11% return. This represented a valid sampling to be considered representative of the input from the residents. The survey was available via SurveyMonkey.com with notices published in both the Parks and Rec Brochure and on the Website. The Survey was also sent in paper form via resident water bills. A detailed analysis of the survey input is included in Chapter 4, but essentially, three primary development items for the future were heard:

1. The highest demand item was the development of a new Fitness/Recreation Center.
2. Second was the renovation and/or development of a new swimming pool/aquatic facility. This item actually receives a higher Priority Rating due to the failing condition of the existing pools. Both are beyond their useful life span and cost the Village money each year. This item needs to be a primary focus for the staff and Village because of the status of the existing pools.
3. Maintain what we have and “keep it nice”, along with Don’t Raise Taxes, “respect my tax dollars and use them wisely”!

As far as the condition of the parks was concerned, many of the residents rated a majority of the parks “Average to Poor” over Excellent to Good. This indicated maintenance needs to be pursued and many of the parks need updating, especially the existing playgrounds. There will be many challenging and difficult decisions facing the Village Board as the Parks Master Plan is adopted, primarily dealing with funding for the many various segments of the Community- Streets, Infrastructure, Government; but what many people notice, and what dramatically enhances property values, is the quality of the community parks.

CHAPTER 1 - INTRODUCTION

The Village of Villa Park has undertaken the process of preparing a Parks and Recreation Master Plan. The purpose of this document is as follows:

- Review the inventory of recreational facilities available for the residents within the Village
- Evaluate the current trends in recreation
- Develop a set of Village Standards for Facilities based upon the current and projected population estimated by current Census data
- Identify Park by Park enhancement recommendations for existing facilities
- Develop a listing of Priorities for guiding the decision making process through renovations, acquisitions, and developments within the Village
- Identify potential funding opportunities from a variety of sources that can defer tax payer expenses for attaining the Standards and reaching the Goals defined within the Parks and Recreation Master Plan
- Begin Implementing the 2015 Parks and Recreation Master Plan

The Parks and Recreation Master Plan is purposely planned to be a dynamic and flexible tool for the management of the Village's recreational assets. Each year during the annual budget development process, the Recreation Department will assist the Village Board re-evaluate the recommended priorities within this document. They will review funding capabilities as well as identify new opportunities that may have presented themselves.

This document is also designed to allow the Village to make refinements to the priorities determined for possible acquisitions or development of new parks or facilities as the demographics and recreation trends evolve or funding opportunities change from the date of acceptance of this document.

PREFACE

The Villa Park Parks and Recreation Department is the caretaker of the parks and facilities within the Village and the provider of recreational programs for Villa Park residents. Villa Park Parks and Recreation has grown and adapted over the years to reflect the growth and changes that have occurred within the community as a whole.

In 2014, the Village Board decided to evaluate its effectiveness in providing recreational services to meet the needs of the residents. The Board incorporated the efforts of its staff, Village residents, and 3D Design Studio to perform an internet survey of the residents and conduct a series of separate Focus Group meetings for specific user groups across the community. It is particularly fitting that this Parks and Recreation Master Plan is occurring at this time. The Village of Villa Park has developed throughout most of the limits of its corporate boundaries. A slowing of the recent rapid business / industrial growth within the Village has slowed, as nearly all vacant land parcels are developed. The Village swimming pools have each reached their usable life span and are in need of major renovations or an alternate decision about their fate. Because Villa Park's future is relatively "fixed" with the exception of the future population demographics, accurate planning to meet the future park and recreation needs is possible.

The results of this planning effort are contained in the following Parks and Recreation Master Plan. It has been developed as a dynamic and flexible plan, one that will be reviewed and updated on an annual basis. As such, it is a plan that can be used as a resource for the growth and development of parks and recreation within the Village of Villa Park.

PLANNING OBJECTIVES

The following Planning Objectives are the basis for the preparation of the Villa Park Parks and Recreation Master Plan:

- Review and analyze appropriate data from the National Park and Recreation resources, existing Village demographics and projections, current recreational industry trends and specific input from residents and key user groups.
- Review and update the existing park, recreation, and open space standards, definitions, functions, and classifications of park, recreation, and open space resources.
- Analyze the natural resources and cultural factors within the community influencing the recreational opportunities and desires of the residents.
- Inventory and quantify the existing public park, village and school recreation facilities that serve the residents.
- Utilize the Parks and Recreation Board of Commissioners, Parks and Recreation staff, community organizations, and representatives of local government in assessing community recreational needs and desires.
- Analyze the Village's future financial capability regarding parks, recreation and open space programs and recommend a financial program for its continued implementation and maintenance.

HISTORY

Origin

At the turn of the century, an electric railway called the Aurora, Elgin, and Chicago streaked across the prairie farmland. This land was owned by German farmers: the Cables, Meyers, Karnstedt, and Biermanns. They had settled here in the 1850's and 1860's.

Two subdivisions sprang up - Villa Park in 1908, and Ardmore in 1910. Summit Avenue was the dividing line. In 1914, the two were incorporated as Ardmore. In 1917, the name was changed to Villa Park. Two wealthy men, 'Colonel' J.L. Calhoun, and Charles C. Heisen, figured prominently in the early development. The Wander Company of Bern, Switzerland opened its only American plant, Ovaltine, in 1917.

Growth

The population boomed in the 1920's. The Aurora, Elgin, and Chicago Railroad was largely responsible for the rapid growth. Professional and business people were attracted to 'country' living. Buyers of lots were given inducements of 20 apple trees, or 200 baby chicks. Schools were built, churches opened, community organizations were formed, and a 5¢ newspaper was introduced. Members of the Women's Club gathered books in a little red wagon for a library.

In the 1930's, when many banks closed, the Villa Park Trust and Savings Bank survived. The village grew rapidly during the post World War II period. The population soared from 8,000 to its peak of 25,000 in 1965. New churches came, businesses flourished, parks were created, and a beautiful new library was built.

Modern Village

Today, Villa Park provides a good life for its 22,517 residents. They enjoy a 'small town' atmosphere, excellent schools, outstanding police and fire protection, 'state of the art' paramedic service, and exceptional recreational facilities. Transportation is good, and health services are outstanding. Service clubs are very active.

Villa Park residents are comfortable with a wide variety of housing, and convenient shopping. An active society enabled Villa Park to have both Chicago, Aurora, and Elgin Railroad stations placed on the National Register of Historic Places. Both railroad stations are located on the Illinois Prairie Path, a national Historic Trail. In 1988, Villa Park received the coveted Governor's Hometown Honorable Mention Award, for their three year volunteer campaign to install ornamental memorial lighting on the Villa Park Prairie Path.

Business people and our community leaders continue to address problem areas in the village while planning for the future of Villa Park.

CHAPTER 2 - COMMUNITY PROFILE & DEMOGRAPHICS

LOCATION

The Village of Villa Park is located in DuPage County, Illinois. The Village encompasses 4.76 square miles and is generally bordered on the north by Addison; on the east by Elmhurst; on the west by Lombard; and on the south by York Center and Oak Brook Terrace.

POPULATION

As of the 2000 US Census, Villa Park was a population of 22,075. Today, the current projected population is 22,093, showing very little change over the past 10 years.

Population in 2013: 22,093. Population change since 2000: +0.1%

VILLA PARK 2020 POPULATION PROJECTION						
Age Group	US Census Bureau		US Census Bureau		Projection	
	2010	% Population	2013	% Population	2020	% Population
Under 5	1494	6.8%	1545	7.0%	1972	8.8%
5-9	1385	6.3%	1714	7.8%	2016	9.0%
10-14	1441	6.6%	1683	7.6%	2016	9.0%
15-19	1517	6.9%	1560	7.1%	1635	7.3%
20-24	1399	6.4%	1379	6.3%	1075	4.8%
25-34	3123	14.3%	3102	14.1%	2778	12.4%
35-44	3031	13.8%	4057	18.4%	3383	15.1%
45-54	3676	16.8%	2746	12.4%	3652	16.3%
55-64	2402	11.0%	1715	7.8%	2240	10.0%
65-74	1261	5.8%	1417	6.4%	1143	5.1%
75-84	831	3.8%	952	4.3%	381	1.7%
85+	344	1.6%	205	0.9%	112	0.5%
18+	16608	75.8%	16128	73.1%	15324	68.4%
Total	21904		22093		22404	
Households	8521		7810			
Household Size	2.57		2.83			

Source: Projection prepared by 3D Design Studio based upon information obtained from the U.S. Bureau of the Census 2010 Census of Population and Housing and quickfacts.census.gov.

CHAPTER 3 - PARKS & RECREATION PRINCIPLES, GOALS & STANDARDS

PRINCIPLES

The following principles are instrumental for determining the broadest aspects of physical planning for the parks, recreation, and open space areas and facilities for the Village of Villa Park. These principles create the foundation for the more definitive Goals and Standards for the Parks and Recreation Master Plan:

MISSION

The Village is committed to providing superior municipal services in a responsive, effective, and fiscally responsible manner while maintaining a good quality of life for our residents and businesses alike.

OPPORTUNITY FOR ALL

The Villa Park Parks and Recreation Department is charged with the responsibility to provide recreational opportunities for all, regardless of age, physical or mental abilities, race, religion, national origin, sex, marital status, military status, citizenship, or socio-economic background.

ANALYSIS OF FACILITIES

The planning for our parks, land preservation, and recreation is to be based upon a thorough evaluation of our existing public parks and recreation facilities, finances, existing natural resources, environmental sensitivity, public safety, energy conservation, as well as present and anticipated future needs and trends. In order to continue to provide the desired level of exceptional recreational opportunities, the Villa Park Parks Master Plan should undergo periodic review, re-evaluation and revision of long-range plans on a regular basis.

PUBLIC COOPERATION

Planning for public facilities should be undertaken with full cooperation and input from the citizens of Villa Park. This will allow the park system, to the greatest extent possible, reflect the needs and interests of all individuals. Therefore, this planning process has utilized a combination of both targeted user group meetings and an internet survey to determine specific needs and requests of as many of the citizens of the community as possible. It is the desire of this Parks Master Plan to represent the feelings of a representative cross-section of the entire community.

UNIFIED SYSTEM

Recreation, parks and open space resources of the Parks and Recreation, Village of Villa Park, the Forest Preserve and the school systems should be planned as related parts of a unified, well balanced system to serve the community.

INTEGRATION OF ASSOCIATED PLANS

The Parks Master Plan should be integrated with the Comprehensive Plan of the Village, the associated Plans of the School Districts and coordinated with the Plans from the Forest Preserve.

ADVANCED ACQUISITION OF SITES

Wherever possible land for recreation, parks, natural resource preservation, and historical sites should be acquired and preserved in advance of future development.

SUITABILITY OF SITES

Selection or acceptance of sites to become part of the recreational system should be based on their suitability for the intended purpose. Sites that should not be accepted include sites that are too steep, are planned to hold detention water for flood control purposes, or that contain unsuitable soils. Exceptions to this Principal can be made on a "case-by-case" basis dependent upon the final anticipated use for each site.

PERPETUITY OF USE

Park and open space land is to be dedicated and held inviolate in perpetuity, protected by law against diversion to purposes other than recreation and preservation and against invasion by inappropriate uses from outside sources.

ALTERNATIVE OPPORTUNITIES

When the situation arises, the Village is to explore development, funding, staffing, and maintenance alternatives for achieving its role in providing recreation opportunities for the citizens of Villa Park.

MASTER PLAN GOALS

The Master Plan Goals contained herein are a combination of those created through the Public Input process, input from staff and the Village Board recommendations and excerpts from the Village Comprehensive Plan Update 2009.

COMPREHENSIVE PLAN UPDATE 2009 EXCERPTS:

The Villa Park Comprehensive Plan identified portions of Village funding and priorities that specifically identified areas of the Village directly related to the Parks and Recreation Department. The following are items directly from the Villa Park Comprehensive Plan and Strategic Plan Summary Report 2014 that should be included in the Parks Master Plan:

“Parks and open spaces are an integral part of the overall vision and development strategy of the Village. The Village should work with the Parks and Recreation Department to update the Park Master Plan in light of the update to the Comprehensive Plan, to be used in the review of

development proposals. Such plan may include an inventory and analysis of existing parks, an acquisition, development and improvement plan, all addressing priorities for a long range capital improvement program.

STRATEGIC PLAN SUMMARY REPORT 2014 EXCERPTS:

- *The 2009 Villa Park Comprehensive Plan Update recommended the current Village Hall “bank building” be replaced; the road vacated and “greened” to create a new park that is almost two blocks in length, promote a nearby senior condo and add new commercial development in this location.*
- *A Village recreation facility developed at the Odeum*
- *Develop a mixed-use indoor recreation complex*
- *Develop a Parks Capital Improvement program that considers a replacement plan for the swimming pools, as well as updating and renovating fields and equipment, and additional park facilities such as dog parks and garden plots.*
- *Adoption of a comprehensive pedestrian and bike friendly philosophy that includes formation of a Bike Task Force to evaluate opportunities to connect paths and explore overall path system design.*
- *Prepare a master replacement/ development plan for a new aquatic facility (pool complex).*

BELOW ARE EXCERPTS FROM THE 2013 VILLA PARK COMPREHENSIVE PLAN (CHAPTER 4):

Goal #5- (Future Land Use Section): *Protect environmentally sensitive lands and natural resources in and around the Village. The Village is home to some environmentally sensitive lands, including ponds, streams, wetlands and floodplains. While much of these areas already fall under the protected designation of community park or county forest preserve, some of these areas have no such protection. The strategy here is to safeguard these sensitive and vital lands for future generations. This can be accomplished by establishing open space buffers around water bodies, restricting new development in wetlands and floodplains, creating green corridors/linkages among these sensitive lands, and by expanding existing parks and establishing new ones.*

Goal #1- (Transportation Section): *Transform St. Charles Road into an attractive, lively and accessible pedestrian oriented street for all users that serves to unite adjoining neighborhoods to the north and to the south. Included in this goal was the Objective: Add a dedicated bike lane along the St. Charles Rd. right-of-way.*

Goal #2- (Transportation Section): *Make all streets in the Village “complete” streets that create pleasing environments for pedestrians as well as provide access to businesses. Goal explanation- “Streets make up a significant amount of Villa Park’s territory and are the primary way people navigate around the community. This includes motorists, bus riders, bicyclists and pedestrians, and includes young children, senior citizens, and persons with disabilities. In recognition that a diverse group of users utilize the streets, the strategy here is to ensure that the Village’s public rights-of-way can accommodate everyone. In addition, a complete streets strategy will foster alternative modes of transport within the community by making bike,*

bus or pedestrian trips a safe, comfortable and viable option and thereby reducing car dependence for short trips within the community”.

Goal #3- (Transportation Section): Plan and build a comprehensive bike path network throughout the Village. *Goal Explanation: Currently, the Village has three regional bike paths (Illinois Prairie Path, Great Western Trail, and Salt Creek Greenway Trail) that connect the Village to nearby communities and that provide a great recreational amenity to Villa Park. Bicycling serves an important transportation function as well as a recreational one, particularly for short trips within a community. The strategy here is to create a comprehensive bike path network that connects all neighborhoods, business districts, schools, parks and other community facilities with Villa Park so as to make bicycling a feasible transportation alternative for short trips within the community.*

Objectives:

- *Establish mini community gateways where the three regional bike paths enter the Village.*
- *Add main north-south bike paths through the heart of the Village along Ardmore Avenue, Villa Avenue and Addison Road.*
- *Add main east-west bike paths along North Avenue, St. Charles Road, and Roosevelt Road, as well as along Madison and Vermont Streets.*
- *Ensure that bike paths extend into every residential area of the Village.*
- *Ensure that bike paths connect residential areas with schools, parks, business districts, community facilities, and other modes of transportation.*
- *Utilize permeable paving materials for all bike paths.*
- *Enhance existing bike paths with landscaping, street furniture, signage and lighting.*
- *Explore options for bike overpasses across North Avenue, St. Charles Road and Roosevelt Road.*

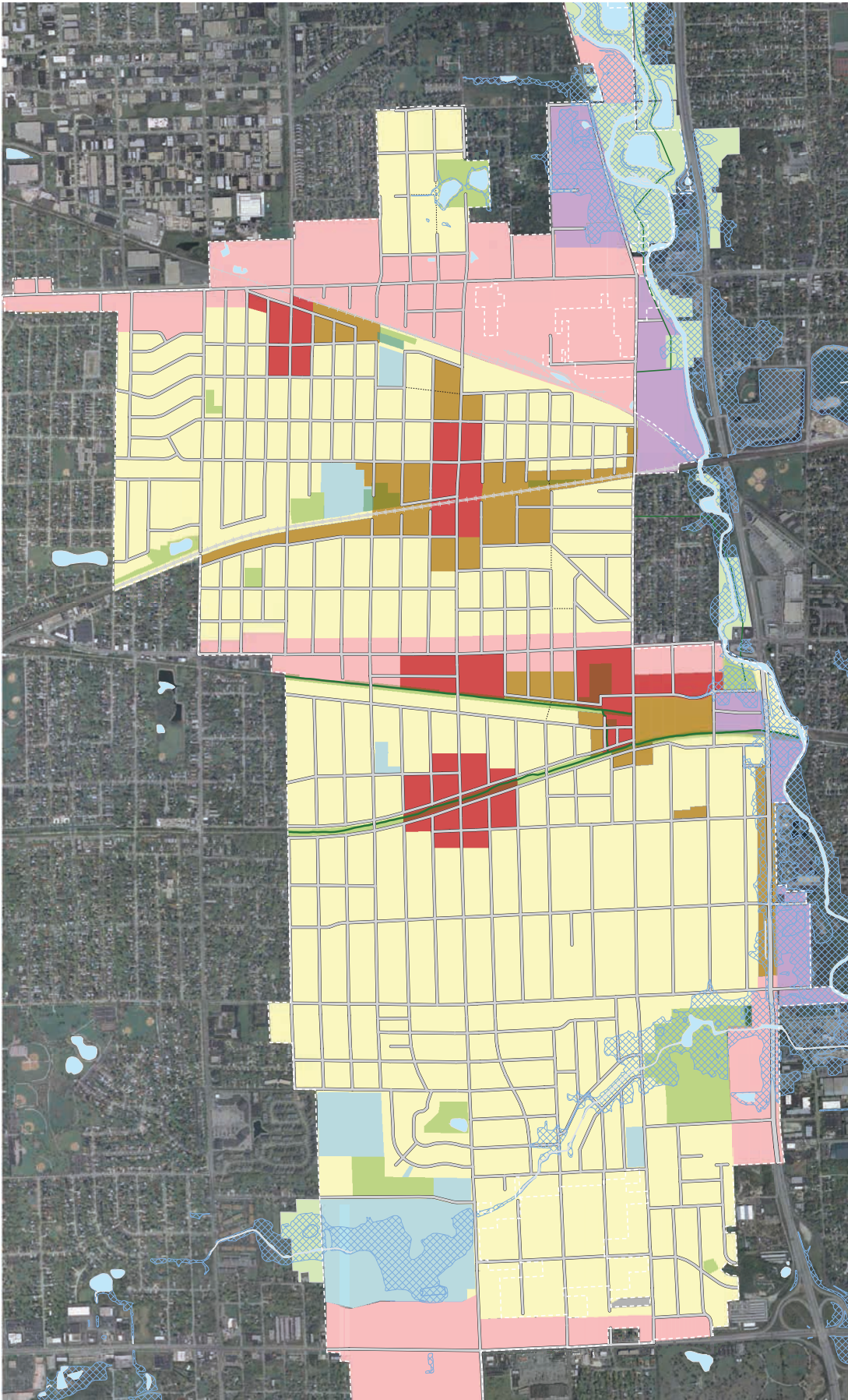
Goal #3- (Community Facilities Section): Goal: Foster safe routes to schools and aesthetically pleasing areas around schools. *Goal Explanation: Villa Park benefits from a relatively dense, compact urban form with school facilities embedded within mature, established neighborhoods, which promote non-motorized options for transport to and from school such as walking or riding a bike. This also promotes a healthy lifestyle among kids and helps the Village become a more sustainable place. Not all students, however, live within a few blocks of their school; therefore, in order to encourage all students to walk or ride a bike to school, the Village should make streetscape and right-of-way improvements, construct sidewalks along all streets, and maintain police presence at key street/rail crossings in order to facilitate the safe movement of children and teenagers between schools and residential areas.*

Goal #4- (Community Facilities Section): Create an interconnected system of parks and public green spaces. *Goal Explanation: Ample parkland that is well distributed throughout the community is a vital component to maintaining the Village’s quality-of-life. To that end, the strategy is to enhance Villa Park’s system of parks and other public green spaces by making new additions and connections to it. This would include new community gardens and greenhouses, green corridors and pathways, and new neighborhood parks. Easy accessibility without the need to cross major streets or rail corridors is an important consideration.*

Objectives:

- *Work with neighborhood organizations to develop community gardens and greenhouses in Villa Park, and set aside appropriate amounts of land for local food production. At a minimum, this would include a site in the southern part of the Village (south of Madison Street), in the central part of the Village (north of Madison Street and south of St. Charles Road), and in the northern part of the Village (north of St. Charles Road). Underutilized land in existing parks, public open spaces, or in the existing open spaces of rear yards could be used in lieu of acquiring new land for such purposes, such as at Willowbrook Park.*
- *Establish green corridors along streams and other natural rights-of-way to connect the Village's existing network of parks, open spaces and preserves. Prime opportunities would be along Sugar Creek between the Sugar Creek Golf Course and Willowbrook High School, as well as along Salt Creek where the land is not already protected by forest preserve or community parks.*
- *Where public rights-of-way will serve as the connectors between parks, utilize ecologically sustainable landscaping to create walking paths to highlight the beauty of the natural environment as well as the Village's interconnections with the larger ecological system. For example, the Terrace Street right-of-way might be enhanced to forge a green connection between North Terrace Park and the Iowa Community Center, and likewise for Willowcrest Drive between Willowbrook Park and Lufkin Park.*
- *Create a parks and green corridors wayfinding program to facilitate navigation of the Village's parks, gardens and green spaces. Such a system would be geared toward pedestrians and would include maps, kiosks, signage, information about the Village and its commitment to sustainability.*
- *Add new neighborhood parks where currently there are few or none so as to ensure access to open space and recreational opportunities. Targeted areas for new neighborhood parks would include the following areas:*
 - 1) *South of North Avenue, west of Villa Avenue, and north of the CN tracks;*
 - 2) *South of the CN tracks, west of Villa Avenue, north of the Metra tracks, and east of Ardmore Avenue;*
 - 3) *South of the Metra tracks, west of Villa Avenue, north of St. Charles Rd., and east of Ardmore Avenue;*
 - 4) *South of the Metra Tracks, west of Ardmore Avenue, north of St. Charles Rd., and east of Addison Rd.;*
 - 5) *South of the Great Western Trail, north of the Illinois Prairie Path and east of Wisconsin Avenue;*
 - 6) *South of Park Boulevard, west of IL 83, north of Madison Street, and east of Villa Avenue;*
 - 7) *South of Park Boulevard, west of Villa Avenue, north of Madison Street, and east of Ardmore Avenue;*
 - 8) *South of Park Boulevard, west of Ardmore Avenue, north of Madison Street, and east of Addison Avenue; and*
 - 9) *Alongside Sugar Creek between Villa Avenue and Ardmore Avenue.*

Future Land Use and Transportation Plan



Legend

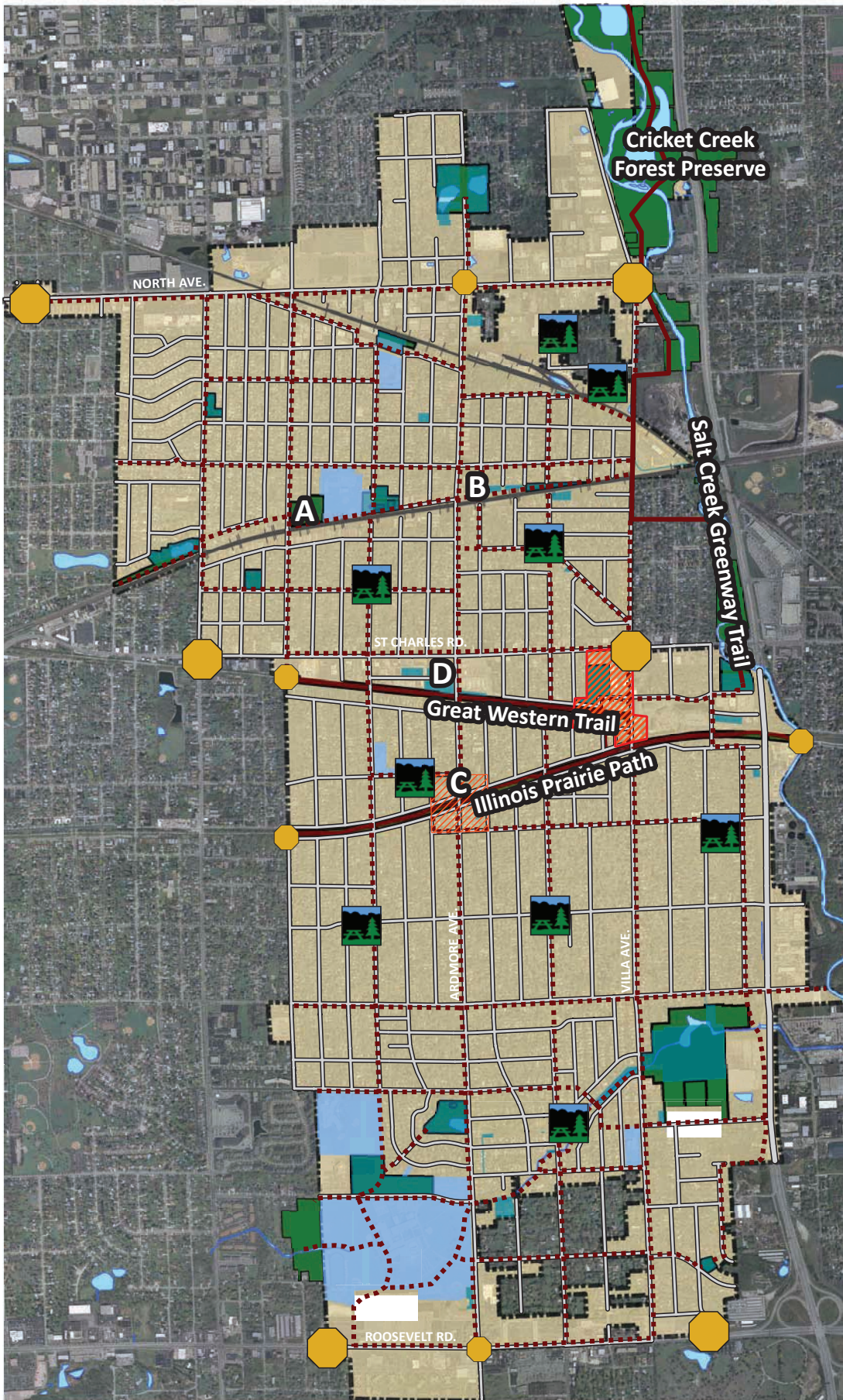
- Single Family Residential
- Multi Family Residential
- Corridor Mixed Use
- Business District Mixed Use
- Manufacturing
- Green Space
- Educational
- Forest Preserve
- 100 Year Flood Plain
- Villa Park Boundary



1 inch = 2,300 feet
0 0.4 0.8 Miles

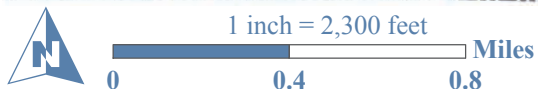


Community Facilities Plan



Legend

-  Primary Gateway
-  Secondary Gateway
-  Future Green Space
-  Future Bike Path
-  Existing Bike Path
- A - Iowa Community Center
- B - Metra Station
- C - Villa Park Library
- D - Municipal Campus



PARK AND RECREATION PROPOSED STANDARDS

The following “Standards” and guideline recommendations are presented as benchmark planning aids. These standards are based on a review of park and recreation standards used throughout the United States as presented in current National Recreation and Park Association materials. Standards provide quantitative guidelines for comparisons and are not absolute rules. They are useful tools when developing new facilities or making land acquisition decisions. Standards should be applied to current facilities whenever feasible. They are adapted to complement the unique density, demographics and current level of service provided in the Village of Villa Park.

OPEN SPACE STANDARD: Work toward achieving a land acreage-to-resident ratio of 10 acres to every 1,000 residents. (National Recreation and Park Association Standard) Ten acres of park and recreation land should be provided by the Village for every 1,000 residents. Currently the Village Population is estimated at 22,093 and there are 123.9 acres of active and passive park lands. This equates to a ratio of only 5.6 acres of open park land owned by the Village, with approximately another 54 acres of recreational open space on the Village School properties. This brings the total recreational space to approximately 178 acres of land for 22,093 residents, or ~8.0 acres per 1,000 residents within the Village. In order to meet the generally accepted goal of having 10 acres per 1,000 residents, the Village needs an additional 42 acres, preferably contained within one parcel as a Community Park. We see this is a difficult objective as there are few large undeveloped parcels within the Village Limits. The Comprehensive Plan refers to options for future annexations, where the possibility of increasing this quantity might most easily exist.

Timely acquisition of land to meet the ten acre standard is important to maintaining community character. The IL DNR SCORP states that *“The average statewide supply of community outdoor recreation lands in Illinois is 11.35 acres per 1,000 population. This includes municipal lands which primarily serve community-based recreation needs”*. As previously stated, additional acreage will continue to be an important part of the financial planning for when opportunities might arise within the Village.

PARK TYPE STANDARD: The following guideline is for the Village of Villa Park to pursue during the continued growth and maintenance of the existing parkland supply:

Develop and maintain a balance among four recreational facility types. The recommended quantity of acreage and types of parks throughout a community are listed and are based upon the National Park and Recreation Association Standards:

- Mini parks - 15%;
- Neighborhood parks - 20%;
- Community parks (examples: Community Centers, Aquatic Centers), and linear parks (trails) – 45%;
- and Special Use parks - 20%

MINI-PARK SERVICE AREA STANDARD: Maintain mini parks and playgrounds so that residents are within one-third mile of a mini park or playground.

Mini parks include tot lots, playgrounds, and school playgrounds. They should be at least one acre in size and serve residents within a one-third mile radius. Mini parks should be within safe, easy walking distance of residents. Residents should not need to cross a heavily traveled road to reach a mini park or playground. Approximately 15% of the Village's land should be devoted to mini parks and playgrounds.

NEIGHBORHOOD PARK / ATHLETIC SERVICE AREA STANDARD: Develop and maintain neighborhood parks and athletic fields so that residents are no more than one mile from soccer or ball fields, tennis or basketball courts, or playground/athletic field combinations.

Neighborhood parks and athletic fields may include soccer or softball/baseball fields, courts, playgrounds, and open space play areas. They should range in size from five to fifteen acres and serve residents within a ½ mile radius. Fresh water should be available at all athletic fields, typically furnished by drinking fountains. Since the use of these facilities often involves organized groups of individuals who are school age and older, it is recommended that special seating areas for spectators be provided. Approximately 20% of the Village's land should be devoted to neighborhood parks and athletic fields.

COMMUNITY PARK AREA STANDARD: Community Parks are generally 10 acres minimum, preferably closer to 20 acres or greater and contain recreational facilities that become “destinations” for members of the community who will travel to use, visit or enjoy. These activities may include a Community Center, Aquatic Facility, Sporting Complex of ball diamonds or a soccer complex, football field, dog park, indoor Ice Rink, Skate Park or specialized facilities that attract residents from across the community. There are generally a combination of several types of active recreational facilities (like those mentioned above) combined with other typical neighborhood park amenities (playgrounds, picnic facilities, shelters, drinking fountains, etc.) in and generally have parking lots that hold an appropriate number of stalls for the uses planned.

The Community Parks usually serve an area ranging from ½ mile to 3 mile radius. Since the use of these facilities often involves organized groups of individuals who are school age and older, it is recommended that special seating areas for spectators be provided. Approximately 45% of the Village's land should be devoted to community parks and athletic fields.

SPECIAL USE PARKS/FACILITIES Special Use Parks cover a broad range of specialized park and recreation facilities, often with a single major use. Golf courses, historical sites, theme parks, water parks and other special use facilities fall into this category. These parks may also include neighborhood or community park elements, but with amenities that have a community wide to regional appeal for visitors from inside and outside the boundaries of the Village. Special Use Parks/Facilities generally serve the entire Village, and often provide amenities that draw visitors from beyond the boundaries of the Village. The size of the park or facility site can vary significantly based on the needs of the amenity/facility.

OPEN LANDS/OPEN SPACE Open Land sites are properties designated as parks that have few or no built amenities, but provide natural areas or open space that can be utilized for passive recreation. These parks may have a trail, picnic tables or benches, but are dominated by open areas for the enjoyment of nature, fishing or other similar passive activities. While many park and recreation agencies may categorize stormwater management sites as ‘special use’, they may also be categorized as Open Lands. The size of Open Space is generally undefined, since it does not serve a population, but serves as a resource. Open lands can be of any size, though smaller sites do not provide the open space intent of this type facility. In the case of natural areas, it is important to include enough land to protect the resources in an adequate manner.

OFF-STREET PARKING STANDARD: Provide adequate parking spaces at all facilities to accommodate the accompanying user needs (baseball-soccer-basketball, etc.). Parking spaces should be arranged to provide for easy access by emergency vehicles.

STANDARDS FOR PARK FACILITIES

<i>Type of Park</i>	<i>Brief Definition</i>	<i>Desirable Size</i>	<i>Service Area Radius</i>	<i>Population Served</i>	<i>Suggested % Of Total Park Dist. Land</i>
Mini Park and Playground	Tot-lots, playgrounds, school playgrounds	1 acre minimum	1/3 mile no major streets to cross	500 - 2,500	15%
Neighborhood Park	Play areas, ballfields, courts	2-10 acres	1/2 to 1 mile	2,000 - 10,000	20%
Community Park	Larger, special use park, serving entire area, usually includes a Community Center	10 acres or more	1/2 to 3 miles	10,000 - 50,000	45%
Open Space	Undeveloped land owned by Park Village	n.a.	1/2 to 3 miles	n.a.	20%

With the service area radii for each park type superimposed, it is evident that the Village of Villa Park provides overall good park and recreation access to its residents. (See Service Radii Maps)

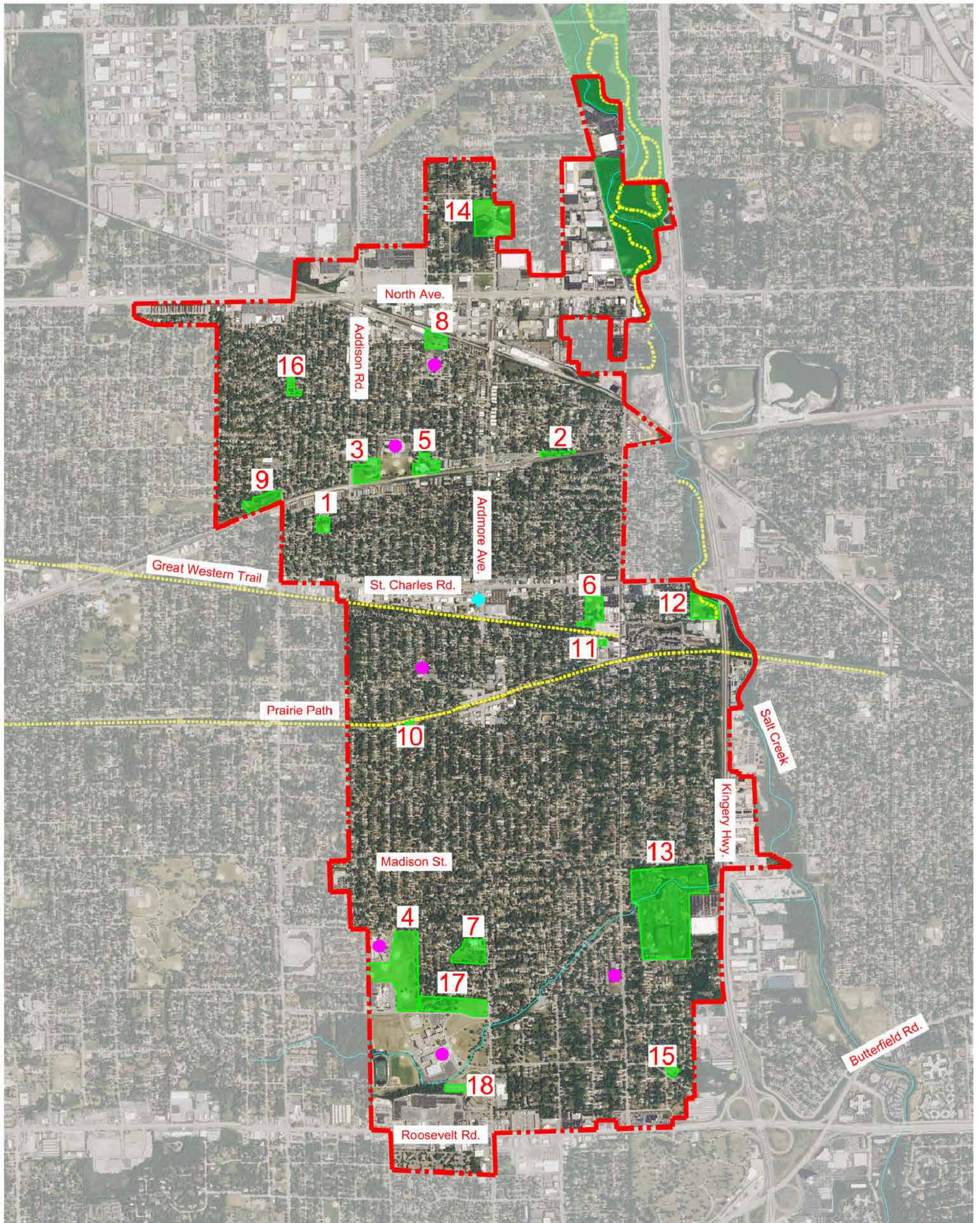
Village of Villa Park

Parks Master Plan

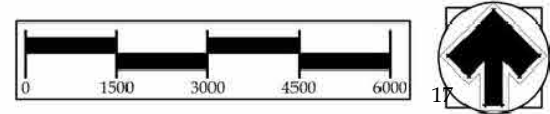
Park Location Map



529 N. BARRON BLVD.
 GRAYSLAKE, IL 60030
 847.223.1891
 info@3ddesignstudio.com



Parks Key		Plan Key	
1 - Franklin Park	10 - Prairie Path	Village Hall	Schools
2 - Fulton-Douglas Park	11 - Cortesi Memorial Park	Regional Trails	Parks
3 - Iowa Community Center	12 - Rotary Park	Forest Preserves	Creek
4 - Jackson Fields	13 - Sugar Creek Golf Course		
5 - Jefferson Park and Pool	14 - Twin Lakes park		
6 - Lions Park	15 - Westland park		
7 - Lufkin Park and Pool	16 - Westmore Park		
8 - North Park	17 - Willowbrook Park		
9 - North Terrace Park	18 - Willowbrook Tennis Courts		

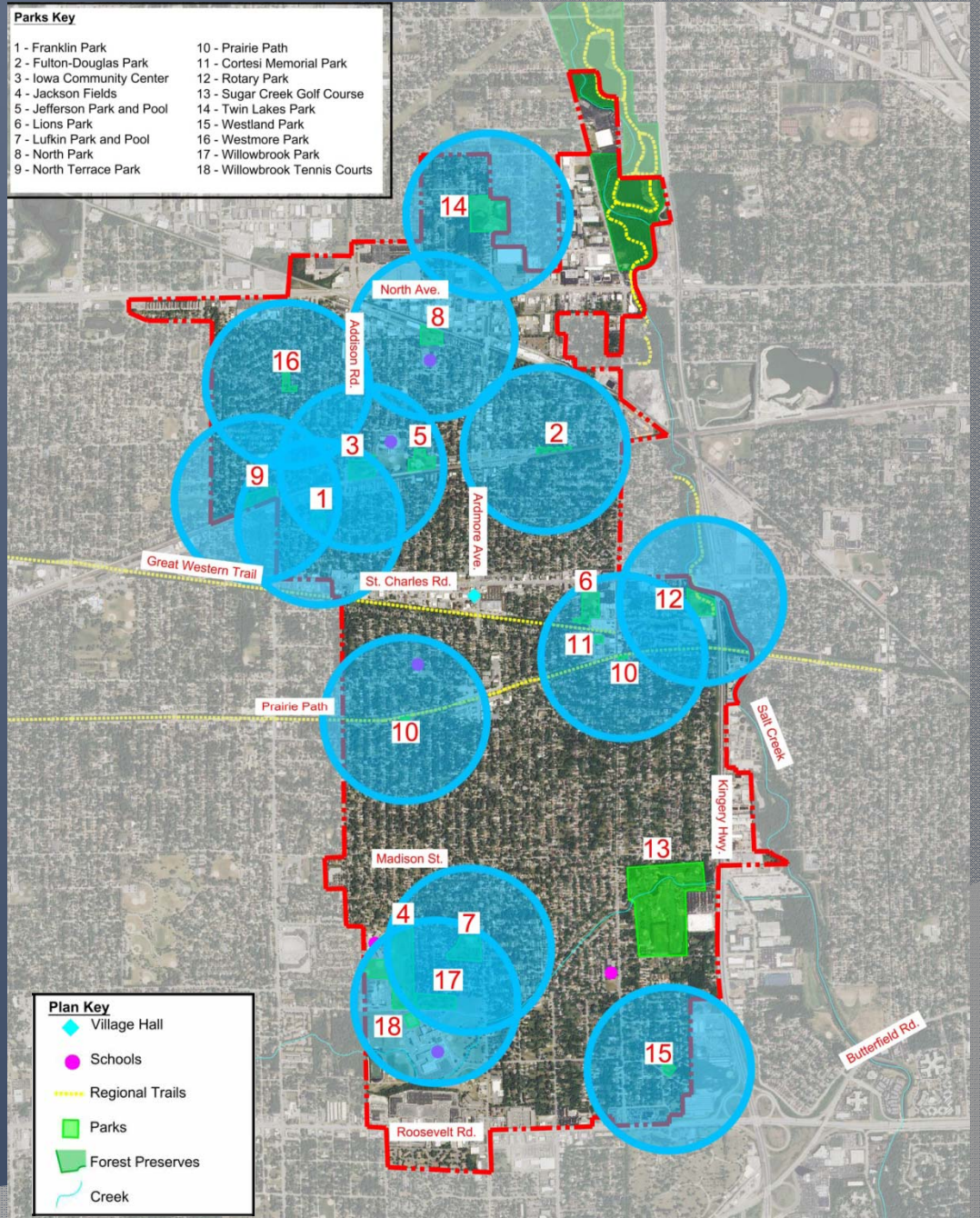


Neighborhood Parks

Neighborhood Park service radius is a 1/2 mile

Neighborhood Parks include:

- Franklin Park
- Fulton-Douglas Park
- Iowa Community Center
- North Park
- North Terrace Park
- Prairie Path (Playgrounds)
- Rotary Park
- Twin Lakes Park
- Westland Park
- Westmore Park
- Willowbrook Park
- Willowbrook Tennis Courts

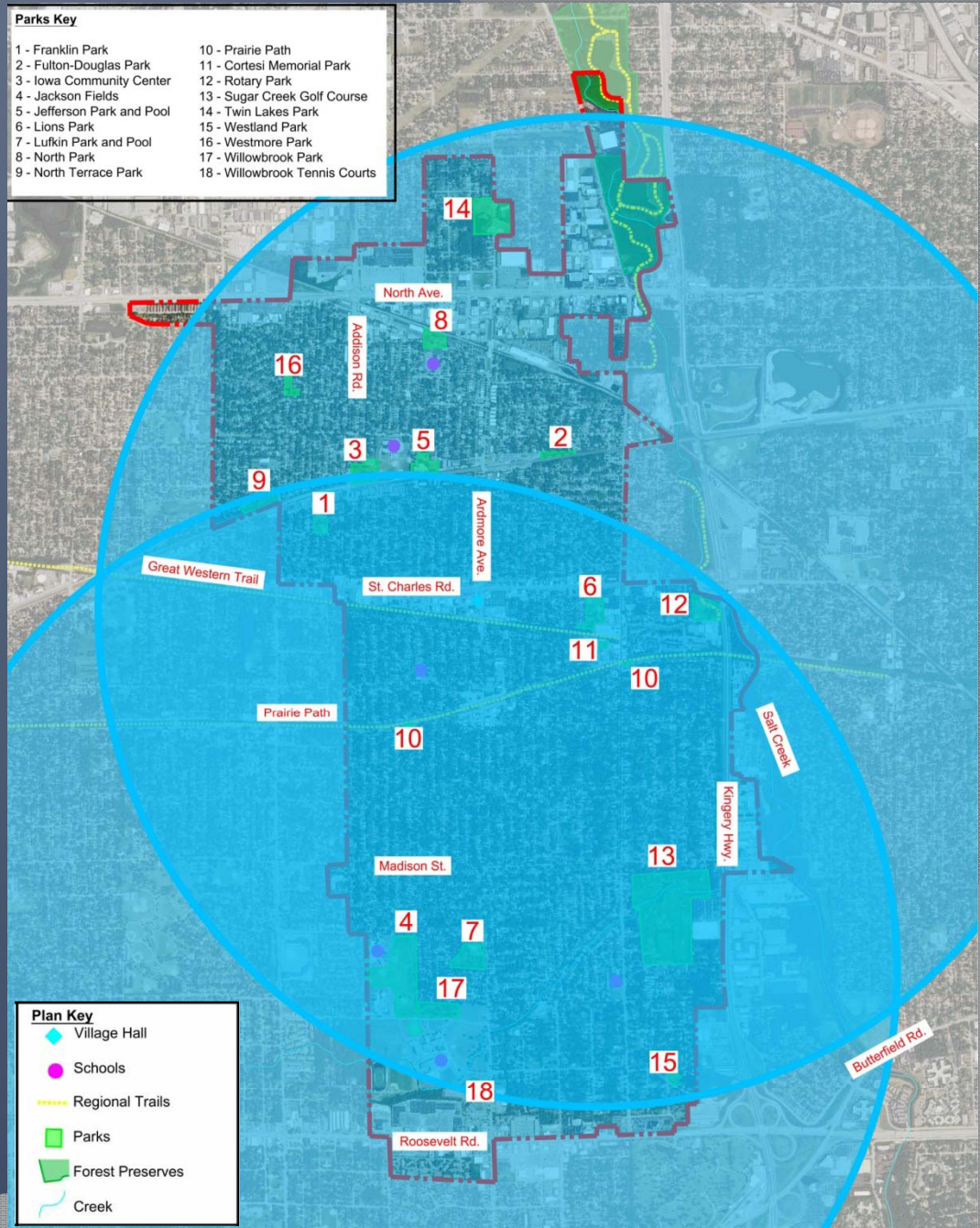


Community Parks

Community Park service radius is 3 miles

Community Parks include:

- Jackson Fields
- Lions Park

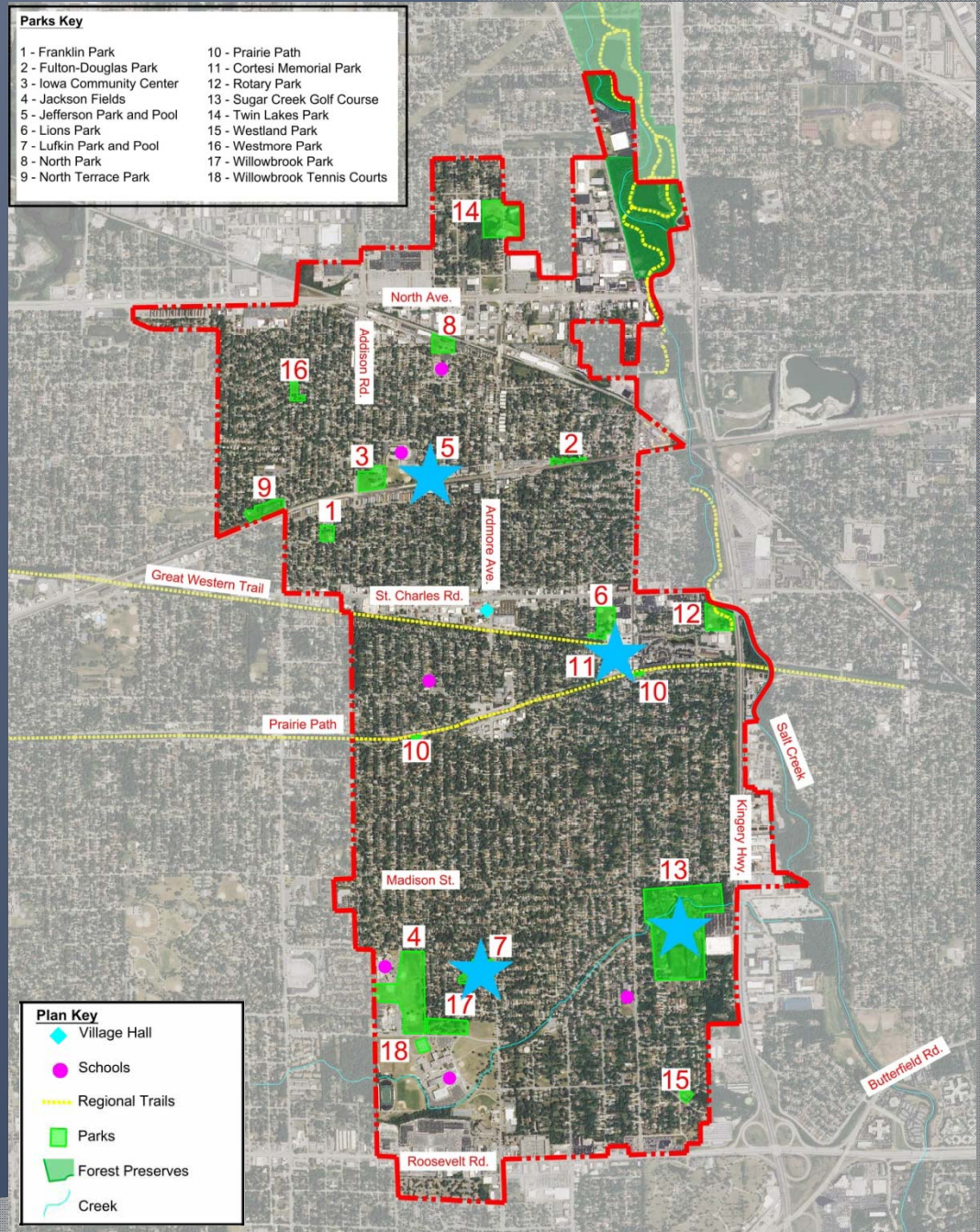


Special Use Parks

Special Use Park service area is community-wide

Special Use Parks include:

- Cortesi Veteran's Memorial
- Jefferson Pool
- Lufkin Pool
- Sugar Creek Golf Course

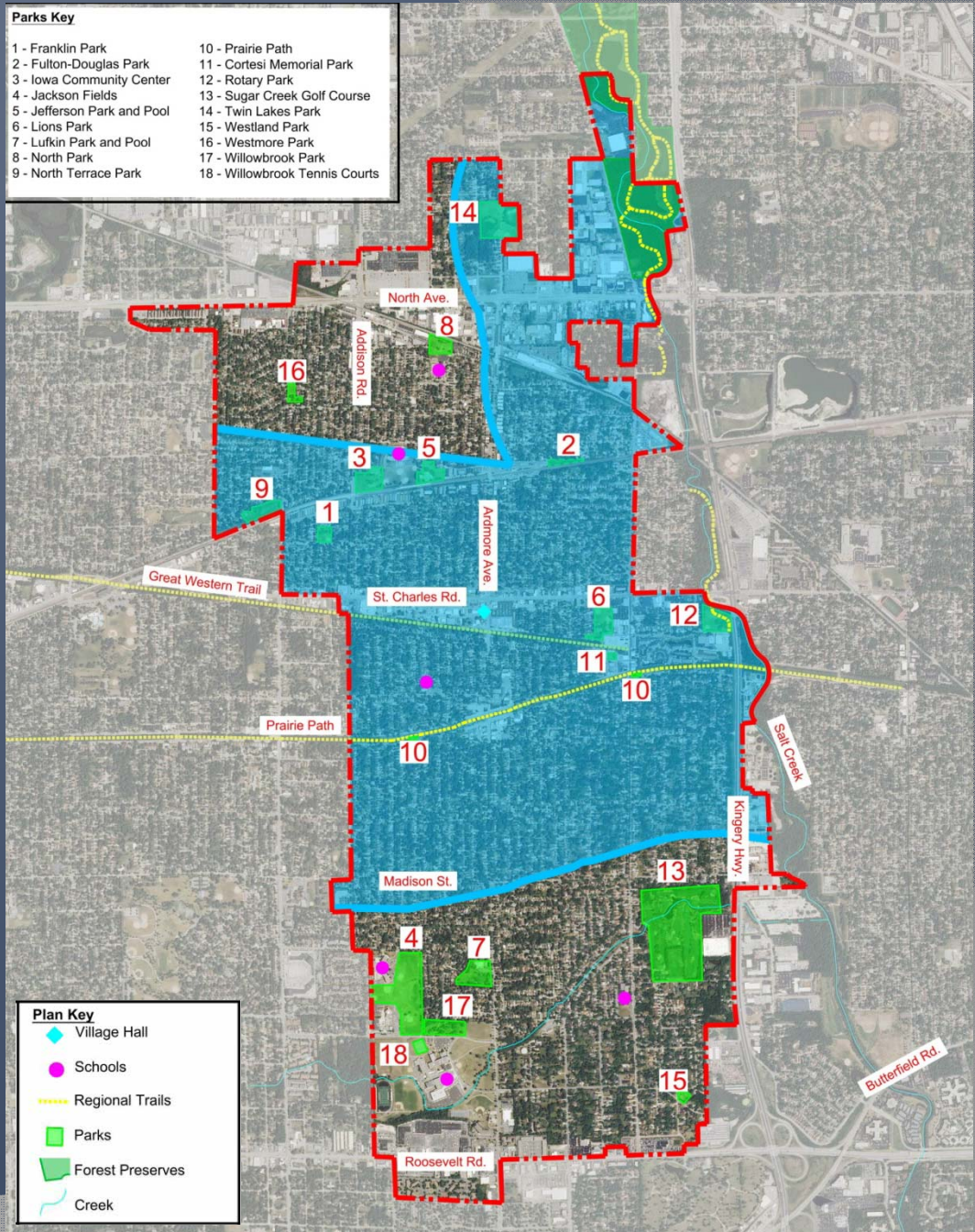


Bike & Walking Trails

Bike and Walking Trail service radius is 1 mile

Bike and Walking Trails include:

- Prairie Path (Trail Only)
- Great Western Trail
- Salt Creek Greenway Trail



The following are design and maintenance recommendations that accompany the functions and planned uses of the parks within the Village:

ATTRACTIVENESS: Attractive park facilities include a litter-free site with well maintained equipment and landscaping. Landscaping should be arranged to screen unattractive features, provide shaded areas, and generally provide an attractive, naturalistic surrounding. Trash containers should be available at all facilities.

ACCESSIBILITY: All park facilities should be accessible by automobiles, bicycles, and pedestrians. Parking spaces and bike racks should be available at each facility. Park facilities should be located throughout the Village to provide equal access for all residents to all types of facilities.

ENJOYABLE TO USE: Enjoyable parks are designed to include a range of equipment and amenities for individuals of all ages and physical abilities. Physically defining and separating areas, such as for very young children and teens, creates a more enjoyable environment for all groups.

LAND ACQUISITION STANDARD: Acquire, when possible, to achieve the desired goal of the Village's land acquisition policy. The goal is to preserve available unique natural areas and to acquire adequate land acreage for future park and facility development.

PLAYGROUNDS: Playgrounds should be designed to meet ASTM Standards and Consumer Product Safety Commission Guidelines. The equipment should be designed to be accessible, safe, free of graffiti, free of rusted areas and chipping paint, free of sharp edges or protruding nails or bolts and free of entrapment opportunities. The equipment should be usable by a variety of ages and should provide for both group and individual play.

POSITIVE IMPACT: Park facilities should encourage appreciation of nature. They should be an asset to surrounding landowners. Play areas, soccer and ball fields should be fenced to discourage park visitors from trespassing on private property. Hours that facilities are open should be posted and compatible with surrounding land uses. Trees and shrubs should be planted to provide buffers and shield unattractive features. Regular security patrols and maintenance should keep facilities safe and clean.

SAFETY: Park and playground safety is achieved through a combination of equipment design features, regular maintenance, proper signage, and accessibility for security and emergency vehicles. Safe Playground Design includes providing a shock absorbing surface under playground equipment. The U.S. Consumer Product Safety Commission rates poured-in-place rubber or rubberized, cushioned mats as the best and shredded wood fiber as the next most absorbent play surface. Sand, turf, then asphalt and concrete surfaces receive the lowest ratings and should not be used under any circumstances.

Regular maintenance to keep equipment free of protruding or loose nuts, bolts, sharp edges, entrapment opportunities, chipping paint and rust is also necessary to maintain safety. Regular maintenance of the surfacing under playground equipment is vital for a safe park.

Signs explaining proper use of equipment, hours the facility is open or supervised, and restrictions on use are necessary for the public to understand potential risks.

Safe park design should also permit easy access by emergency vehicles in case an injury occurs and easy observation by police or security vehicles.

SHADED AREAS: A designated “shade area” should include seating and be available for quiet activities, passive observation and relaxation, or for adults to supervise children.

TURF AND/OR PAVED AREA: Turf areas should be well maintained and built to not exceed a slope of 4':1' in any direction, with much less slope preferred. Paved areas should allow for informal activities or organized play like roller blades, hopscotch, or games requiring courts. Since mini parks are meant to be used primarily by pedestrians or bicyclists, only two to five parking spaces need to be available (and can be “on-street” parking). Bike racks should be available at all mini parks and playgrounds.

WATER RESOURCES RECREATION STANDARD: Develop and maintain a variety of safe water-resource opportunities for area residents. The few water locations within the Village should be enhanced and promoted for the benefit of the residents and children within the community.

CHAPTER 4 – COMMUNITY INPUT PROCESS

Five separate “Focus Group” meetings were publicized and conducted at various locations within the Village in an effort to obtain input from residents on topics ranging from the swimming pools and parks to the playgrounds and year-round buildings to senior programming input were all well attended. In addition, an internet survey was created using Survey Monkey that was publicized on the Village Web Site, notice was sent via all known emails, publicized in the 2015 Summer Parks and Recreation Brochure and surveys were also sent in the residents water bills. A summary of the input received is listed below:

PUBLIC INPUT MEETINGS

Throughout the month of February 2015, a series of five public input meetings were held with the public, including specific area user groups and various stakeholders and representatives from the Villa Park Parks and Recreation Department. Each meeting focused on a separate topic including: Athletic Fields, Seniors, Pools, Facilities & Programs, and Parks & Playgrounds. Meeting visitors were also encouraged to comment on any other Villa Park facility or park if there were items of interest or recommendation during each meeting. The following is a summary of these meetings:

ATHLETIC FIELDS:

The resident input centered primarily on trying to find options to consolidate fields into one or more central locations so parents can have both older and younger children at the same site with games are being held. In addition to the request to consolidate the fields, many present voiced strong support for the development of a new Community Recreation Center, and if possible, combined with a new four-field tournament Baseball Complex. Other issues mentioned included some backstop and player benches repairs, resolution to several drainage issues (Jackson Fields primarily), the possibility of adding sports lighting at Jackson Fields and other locations, if possible. Some mentioned better maintenance of fields and turf at several locations.

FACILITIES & PROGRAMS:

A general perception by most attending was that the programs are poorly publicized and better options should be incorporated to upgrade the programs “image”. Suggestions included updated programming and communications software to let the public know about the programs being offered. Fitness programs need improvement and several requested the Village get more/better options for all ages, along with maintenance of existing the equipment and the addition of updated equipment. There is much wear and tear on the existing fitness and dance rooms- A new larger facility would be ideal, offering updated fitness and dance rooms, a larger space to accommodate day care and pre-school, and a better performance area with a stage (w/curtains and sound) for theater. Many playgrounds are in desperate need of

updating, along with the streets throughout the Village, mainly to incorporate bicycle access. Making the Village more attractive to young families is a priority and many felt these recommended updates would be a great way to attract more your residents. All stated they loved living in Villa Park and just want the upgrades to parks and facilities for improving the overall appearance of Villa Park – work towards making it a “Garden Village”, with more native plantings and colorful perennials throughout town.

PARKS & PLAYGROUNDS:

Most attending shared a sentiment that many of the parks and playgrounds are in substantial need of repair and renovation. Several key sites and requests included:

- Franklin Park – replace the existing fencing
- Harvard Tot Lot – added swings and improve the parking
- Willowbrook Park – added amenities to attract people and give the high school students some activities within the park
- North Terrace Park – updated the playground, add a paved walking trail, a shade structure, a fishing/ice skating display board and some interpretive signs
- Cortesi Memorial Park – added parking for community events, possibly a parking garage for the downtown was mentioned
- Willowbrook Park – need to add parking
- General – Frisbee Golf Course would be a great addition

SENIOR PROGRAMS:

The seniors greatly enjoy the bus trips (casino, baseball games, the Kane County Fair and the Auto Show) and would like to see trips added. However, know that keeping the costs low was a high priority. Community gardens would be a wonderful addition for growing plants and having plant sales. Additional classes would be highly beneficial including specialized technology (computers, cell phones, etc.), many loved the arts and crafts classes, walking opportunities is important, nutrition classes and educational programs. Each set of programs would be most beneficial with occasional speakers (cognitive skill strengthening, Alzheimer’s awareness, etc.). The seniors would like to see BINGO added to the program and believed it would be a huge success. Other items included the addition of reserved seating for seniors at concerts and senior discounts wherever possible.

SWIMMING POOLS:

The most heavily attended Focus Group meeting was concerning the two Village swimming pools- Jefferson and Lufkin Park Pools. Many residents voiced their support of keeping and maintaining these two pools. However, most acknowledged and accepted the opinion of the Villages outside consultant report (prepared by Williams Architects) that pools have reached and exceeded their useful life span and understood they are in dire need of repair or replacement. Many were open and agreeable to creating one central aquatic facility (many referenced Lombard as a “target facility type”, with significant comments on how to improve on the Lombard facility). There were also several residents that contended the Village should retain two pools for the character and functionality that each provide. Ultimately, the final decision for the pool complex will come down to what is affordable and sustainable going forward into the future.

The estimated costs to repair both pools would equal a large portion of the cost for one new facility. This fiscal analysis needs to be carefully considered. Referencing the Williams Architects Outdoor Aquatics Facility Evaluation Report (9/2013), the most prudent use of funds and resulting benefits to the residents would be to construct a new aquatic facility. There were multiple discussions on the possible locations for such a facility, with Lyons Park being strongly considered because of its central location and the opportunities for the redevelopment of this parcel. The existing park building is outdated and is in need of several ADA renovations, and has been discussed for years for an expansion to add new programming space. If this site were chosen for the redevelopment, (and funding was available) the new pool/aquatic complex could also house new recreational spaces like a gym, an aerobics and fitness facility, programming spaces and classrooms including dance and exercise classes, as well as enhanced seniors program spaces.

COMMUNITY SURVEY

In late September, a draft Resident Input Survey was prepared and reviewed by staff. In light of the fact the Village was proceeding with a Streets Referendum, the Resident Input Survey was postponed until spring. In April 2015, the final survey was prepared and administered using Survey Monkey, an online survey software. In addition to this approach, surveys were sent in water bills with return postage. A complete Survey Analysis is provided on the following pages-

COMMUNITY SURVEY RESULTS ANALYSIS

The Village of Villa Park conducted a Community Survey during late spring/early summer of 2015. The Survey consisted of 12 questions designed to understand the interests and opinions of residents regarding the current parks, facilities and programs offered, as well as to determine and prioritize future needs of the community. In mid April, 2015, the survey was posted online using SurveyMonkey.com and residents were notified via the Spring/Summer Parks and Recreation brochure as well as on the Parks and Recreation website. In June, 2015, the survey was mailed to Village households with their monthly water bill. Residents were asked to complete/return the survey by July 31, 2015, at which point, a total of 694 responses were received- 277 via the online survey and 417 via the mail-in survey. This constitutes a reasonably valid sampling of residents from which to obtain trends and formulate conclusions regarding the opinions of the residents and to begin making recommendations.

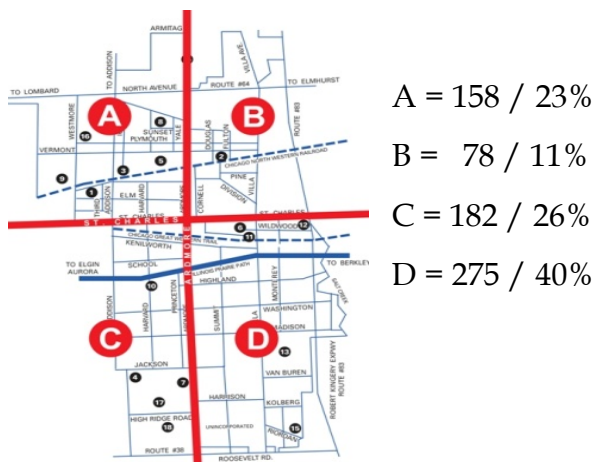
Survey questions were carefully prepared with Parks and Recreation staff based on current trends in park and recreation planning. The questions determined current demographics, current use of parks and programs, and future interests in parks, programs and services. Respondents were also offered the opportunity to provide general input and comments at the end of the survey. A copy of the Community Survey can be found in the Appendix.

Demographics

1. Referencing the (below) VILLA PARK Parks and Recreation Map, in which area do you reside?

By determining the location of respondents we were able to understand how opinions and needs differ from one area of the community to another. Major roadways St. Charles (running east and west) and Ardmore (running north and south) were used as dividing lines, creating areas A, B, C & D. In general, survey responses showed an average level of satisfaction with parks, facilities and programs offered by the Villa Park Parks and Recreation Department, regardless of the location of the respondents.

The following percentages represent the distribution of responses received.



2. *What is your age and gender?*

The age and gender of respondents helps us to understand the types of users, their current use of parks, facilities and programs and their interests for future parks, facilities and programs. With the ratio of female to male respondents (58% females, 42% males), both gender groups are well represented. Also well represented at 42%, are middle-age families in the 35-54 age bracket, followed by those age 65+ at 23%. These respondents indicated strong support for new facilities and more and varying new programs.

3. *Please indicate the number of people in your household in each age & gender group.*

By obtaining household demographics we are able to see what the typical family unit is that is being represented.

The highest percentage- 28% were males and females between the ages 35-54, followed by 25% being males and females 55+. Only 13% were ages 10-19 and 13% were ages 20-34.

Parks, Facilities and Programs

4. *During the normal operating season for each facility, how often do you and members of your household use (the following) VILLA PARK parks and facilities?*

Bike/Pedestrian Trails are used on a weekly basis by 5% of respondents and their households, 10% annually. Neighborhood Parks are used on a weekly basis by 3% of respondents and their households, 10% annually. Sadly, less than 1% of respondents and their households use the Community Recreation Building on a weekly basis, 3% annually.

5. *On an annual basis, how many VILLA PARK recreation programs does your household participate in and in what age group(s) are those that participate?*

41% of all respondents and their families take part in some kind of Villa Park programming each year, with 9% participating in 4 or more programs per year. This shows the importance of Villa Park Programming to the community.

Program participation is mainly by the younger generation, with the age group of 5-9 having the most participants. Closely followed by ages 10-14 and then ages 0-4. There seems to be a particularly low program participation level in ages 15 - 34.

59% of respondents and their families do not participate in the programs offered by Villa Park mainly a result of lack of time.

6. Please indicate your level of satisfaction with the VILLA PARK Parks and Recreation Department for those areas in which you are familiar.

Overall, 67% of respondents had an Excellent/Good level of satisfaction with Villa Park facilities and communications. With regard to parks and facilities, respondents are most satisfied with the Prairie Path at 92%, followed by the Iowa Community Center at 70%. With regard to communications, respondents are most satisfied with the Parks and Rec Brochure at 85% followed by the Village Website at 66%.

Respondents had an Average to Poor level of satisfaction with Franklin Park, North Park, North Terrace Park and Westland Park.

Park Name:	Responses	Excellent	Good	<u>Total</u>	Ave.	Fair	Poor	<u>Total</u>	Unsure	Not Marked
Cortesi Park		15	43	58	35	29	25	54	397	150
Franklin Park		1	15	16	26	35	43	78	423	151
Fulton Douglas Park		2	9	11	12	12	20	32	483	156
Jefferson Park		30	82	112	68	29	18	47	322	145
Lions Park		26	117	143	107	46	33	79	231	134
Lufkin Park		24	109	133	94	52	16	68	264	135
North Park		2	26	28	30	18	18	36	439	161
North Terrace Park		3	38	41	34	34	23	57	406	156
Prairie Path		146	218	364	70	24	7	31	126	103
Rotary Park		18	102	120	76	47	38	85	274	139
Twin Lakes Park		18	75	93	31	13	12	25	399	146
Westland Park		1	18	19	11	16	12	28	478	158
Westmore Park		5	42	47	38	15	18	33	427	149
Willowbrook Park		21	58	79	60	24	12	36	371	148
Jefferson Fields		15	67	82	53	40	17	57	353	149
Jackson Fields		21	72	93	64	38	17	55	338	144
Willowbrook Tennis Courts		12	50	62	28	21	29	50	399	155
Iowa Community Center		54	145	199	100	63	21	84	188	123
Jefferson Pool		28	95	123	79	63	25	88	279	125
Lufkin Pool		37	111	148	93	59	27	86	244	123
Sugar Creek Golf Course		50	121	171	53	18	7	25	315	130
Village Website		33	147	180	139	62	30	92	168	115
Parks & Rec Website		25	123	148	108	48	25	73	242	123
Parks & Rec Brochure		79	196	275	108	37	12	49	150	112
Constant Contact		16	60	76	48	19	23	42	375	153
Facebook		15	59	74	38	27	23	50	387	145
Text Message Alerts		41	59	100	43	18	26	44	363	144
TOTAL		738	2257	2995	1646	907	577	1484	8841	3772

7. What are the reasons that you and members of your household do not use the parks and facilities, or participate in programs offered by Villa Park, more often?

The most common reason respondents do not use the parks and facilities or participate in programs is simply due to lack of time (283 respondents). 182 respondents said that nothing matches their interests and 119 respondents said that they don't know what is offered. Program scheduling also contributes to lack of participation according to 91 respondents.

Not Enough Time	283
Nothing Matches Interest	182
Don't Know What is Offered	119
Scheduled When We Cannot Participate	91
Classes Full	80
Location	71
Use Other Area Recreation Providers	71
Cost/Fees Too High	51
Ability Levels Not Meet Needs	45
Safety Concerns	34
Access/Transportation	15
Customer Service By Staff	12
Language Barrier	11
Special Needs Not Met	10
ADA Accessibility	5

Many comments were included with this item, many of which referred to programming difficulty- classes canceled, not offered at times convenient to their particular schedule, poor participation in some classes, would like other classes, poor enrollment causes cancellation, etc.

Future Planning

8. What are the most effective resources for providing you with information regarding Villa Park Parks & Recreation and its programs/services?

Respondents look greatly to the Parks and Rec Brochure as a resource for providing information. They also use the Village Website.

Brochure	323
Village of Villa Park Website	313
Villa Park Parks & Recreation Website	252
Mail	222
Email Personal	134
Email Direct	104
Unmarked	14

9. When considering your needs and interests for the future, which Villa Park Parks & Recreation initiatives are you most interested in supporting?

Most respondents would support the development of a new full service Fitness Center followed by renovating one or more of the Swimming Pools. We should note that there may have been some mis-interpretation on this question by the responses—was there a clear understanding of the difference between “Develop New Full Service Fitness Center” and “New Recreation Center”, as well as “Renovating One or More Swimming Pools” vs. “Develop New Aquatic Center”. What can be determined is that having a pool/aquatic facility received 473 positive responses (256 + 217), and a new Fitness/Recreation Center received 453 positive responses (284 + 169). Given this level of interest and support, one should consider how both could be accomplished. If the Board decides to pursue a referendum, there should be significant consideration to combining both facilities (Recreation Center having a pool/aquatic facility is fairly common). This is one project that could provide the greatest overall impact and meet the needs of a substantial percentage of the Villages’ residential population.

Develop New Full Service Fitness Center	284
Renovating One or More Swimming Pools	256
Develop New Aquatic Center	217
New Recreation Center	169
Unmarked	65

10. Of the items listed above (in question 9), if you selected one, would you be willing to support those improvements with one of the following?

67% of respondents would support the facilities and improvements with a One-Time Referendum. Respondents (64%) were strongly against an Increase in Tax Levy.

	YES	NO
Increase Current Tax Levy	187	326
One-Time Referendum	379	188
TOTAL	566	514

11. When considering facility needs over the next five years, what will be of interest to members of your household?

Most respondents would like to see a New Fitness Center followed by a New Pool/Aquatic Facility or Upgrade/Repair the Current Aquatic Facilities.

New Fitness Center	264
New Pool/Aquatic Facility Center	249
Upgrade/Repair & Maintain Current Aquatic Facilities	227
More/Different Programs	171
New Playgrounds	127
New Athletic Fields/Courts	82
New Tennis Courts	35

12. When planning for the future, how should the Villa Park Parks & Recreation Department prioritize each of the following areas?

Responses show that Villa Park should have Park & Facility Maintenance as the first/highest priority- *“Keep what we have nice”* (516 positive). This is followed by Funding or Finances- *“Respect my tax dollars and use them wisely”* (466 positive), Developing New Programs (460 positive), *“Be creative and keep current with the trends people want to do”*. Developing Bike/Pedestrian Trails (394 positive) and New Park Amenities (371 positive) are also considered high priorities.

Communications and Marketing (357 positive), Upgrading Parks and Facilities (341 positive) and Land Acquisition (333 positive) are all considered moderate priorities according to the respondents.

	First Priority	High Priority	TOTAL High	Moderate Priority	Low Priority	Not A Priority	TOTAL Low
Funding or Finances	200	174	374	92	13	21	34
Park & Facility Maintenance	103	310	413	103	13	14	27
Upgrading Parks & Facilities	75	112	187	154	94	86	180
Developing New Facilities	4	13	17	31	87	369	456
Developing Bike/Pedestrian Trails	37	141	178	216	77	48	125
Communication or Marketing	32	124	156	201	93	64	157
Developing New Programs	93	165	258	202	50	35	85
Developing New Park Amenities	66	138	204	167	90	78	168
Land Acquisition	38	91	129	204	89	74	163
Public Outreach	21	54	75	69	32	14	46
New/Additional Golf Course	25	64	89	132	100	145	245

13. Please provide any additional comments regarding the Villa Park Parks & Recreation Department that will assist in planning for the future. If your comments are in regards to a specific question on this survey, please make reference to that question number.

There were numerous comments received to this question, many having to do with the quality of the maintenance of the parks, issues with various programs offered and proper allocation of the financial resources. The comments are contained in the Appendix for review.

CHAPTER 5 - SYSTEM-WIDE INVENTORY, & ANALYSIS

To begin, a comparison was prepared to illustrate how Villa Park's recreational facilities aligned with surrounding communities as a "quality of life" summation. Below is a comparison of recreational features that similar neighboring communities provide for their residents. Table 5.1 demonstrates what surrounding communities provide as a means of comparison and decision making for the Village of Villa Park

The areas of greatest deficiency, by comparison, are in the **green highlighted** areas of Table 5.1. These indicate areas where Villa Park provides fewer facilities, on average, than the summation of the eight other neighboring, comparably sized communities. From this we begin by making our initial observations and recommendations.

TOTAL PARK ACRES-

As previously mentioned, the Village is short on the number of acres of developed park and open space in comparison to surrounding communities, the State of Illinois SCORP and to stated recommended standards. We did factor in the available recreational space available at the school sites, that brings the total average to 8.0 acres/1000 residents, however, this would still be considered lower than most communities.

BALL FIELDS-

There were no current indicators, either input during targeted Focus Group or staff input that there is a perceptible shortage of softball and baseball opportunities. However, we believe there is credence to the adage, "If you build it, they will come". In the recommendations included, the Village stands to lose two ball fields- Rotary Park and potentially Franklin Park. This may create a shortage of ball fields, and if Lions Park is renovated into a Recreation Center and/or Aquatic facility, there will become a shortage of ball fields. This should be included in the planning of new park space wherever possible. There doesn't currently appear to be a significant opportunity for organized league play to draw considerable competition through surrounding leagues and for varying ages and traveling capabilities. This item will most likely require fields in the near to not to distant future.

BASKETBALL COURTS-

The public and staff input to date show no indication that there is a shortage of basketball courts within the Village. However, the population that generally plays basketball is generally not likely to participate in surveys and there wasn't a "Focus Group" that had a direct interest in this activity. Our experience is that half court basketball is more manageable, draws a different, "quieter" crowd and has less negative activity directly associated with it compared to the players that prefer full court games. We recommend the Village look at opportunities to provide additional basketball courts in high visibility park locations.

Village of Villa Park Inventory Comparison

Table 5.1

		PARK DISTRICT									
		Bensenville	Bloomingdale	Elk Grove	Glen Ellyn	Lisle	Rolling Meadows	Roselle	Wood Dale	Average Amenity Quantity- Surrounding Park Districts	Villa Park
	Population	18535	22346	33419	27761	22757	24289	23026	13969	23263	22093
	Total Acres	334	159	474	328	392	151	163	156	270	123.9
	Total Acres per 1000 Population	18.0	7.1	14.2	11.8	17.2	6.2	7.1	11.2	11.6	5.6
A M E N I T Y	Ball Fields	15	15	29	35	20	11	9	12	18	14
	Basketball Courts	8	12	25	6	9	5	2	5	9	3
	Golf Courses (*)	1	1	1	1.5	0.5	0	0	2.5	1	1
	Ice Skating	4	2	3	3	2	3	2	0	2	2
	Playgrounds	11	13	33	21	28	8	12	11	17	13
	Pools/Aquatics	1	1	4	3	1	2	1	1	2	2
	Skate Parks	0	0	1	2	1	0	0	0	1	2
	Soccer/Football Fields	2	8	29	19	10	7	6	5	11	5
	Tennis Courts	5	7	19	8	23	13	3	4	10	8

* Only includes Park District, Village and/or Forest Preserve owned Golf Courses.



PLAYGROUNDS-

This guideline generally runs with an average recommendation of 1 playground facility for every 2,000 residents. This would indicate the Village has an adequate number of playgrounds for the current population. However, there are numerous older playgrounds that are in need of replacement and should be considered a high priority as timing and funding becomes available.

SOCCER FIELDS-

There was not any particularly strong input during targeted Focus Group or staff meetings that demonstrated a need for additional soccer fields. This is unusual as soccer is one of the fastest growing sports in America the past decade. The US Youth Soccer State Assoc. shows Illinois third only to Ohio and Michigan in the 13 states making up the “Midwest” (*listed by number of Youth Soccer Assoc. registered participants*):

We believe this would constitute strong consideration for additional soccer opportunities for the youth of Villa Park be added to the Master Plan Priority listing.

Ohio	91,505
Michigan	92,022
Illinois	80,652
Minnesota	76,668
Indiana	61,5567
Wisconsin	56,474
Kentucky	37,621
Iowa	32,113
Kansas	25,258
Missouri	30,147
Nebraska	21,787
South Dakota	13,752
North Dakota	7,341

TENNIS COURTS-

No contingent or input group has come forward requesting more, newer or better tennis courts during the public input process. As opposed to soccer, tennis has been trending downward in participate rates. However, the Village will be losing the tennis courts at Willowbrook School and should plan for two courts somewhere. When developing the new courts, plan on adding a new up and coming sport used on tennis courts- Pickle Ball. The court can “overlay” existing tennis court striping and add to the amount of use for the tennis courts.

BIKE TRAILS/WALKING TRAILS-

The second strongest sentiment and request for facilities during the input process was for more walking and biking trails within the Village. This was heard from seniors to parents to parents speaking on behalf of their children. Providing safer biking opportunities to connect to the existing schools and to the two main regional trails received significant comments during the Focus Group discussions, particularly during the Swimming Pool discussions. This goal is also found in multiple locations within the 2013 Villa Park Comprehensive Plan in discussions for “Complete Streets” and encouraging new business development with alternative transportation opportunities. The development of safe on and off road bike trails making connections north and south across the community should be a high priority.

SWIMMING POOL(S)/AQUATIC FACILITY-

The one topic receiving the most public input and request for facility change was over the swimming pools. During the input process, there were mixed sentiments for retaining two pools or having one new facility, and what is the correct location if a new pool/aquatic facility were to be constructed. At the end of the discussions, there was a generally stronger sentiment to develop a new, modern aquatic facility. This option ultimately could provide opportunities for all types of water play as well as competitive swimming with the right planning and funding. Most of the attendees agreed a well written referendum, properly presented to the population, including the benefits on property values, could pass and raise the necessary funds. This is one of the highest priorities for the Villages Parks Master Plan and will take the most coordination and proper prior planning to implement. Additional Focus Group and Public Input meetings will be needed to properly develop an adequate Program for the development of the facility.

CHAPTER 6 - PARK-BY-PARK & FACILITY INVENTORY, ANALYSIS & RECOMMENDATIONS

Table 6.1 shows a listing of the existing parks within the Village of Villa Park, their sizes and amenities within each park.

The distribution and classification of the various parks within the Village tend to be predominantly smaller neighborhood parks. At present, there is no Community Park classification due to the standard description for such a park. The closest is Iowa Community Center and Lions Park because of their community-wide service coming from their building facilities. Jackson Fields is the largest sporting complex for active baseball/softball, but is not owned by the Village. Twin Lakes Park is the largest multi-activity park in the network, but due to the two ponds that cover approximately 35% of the site, it truly only warrants a “Neighborhood Park” designation. A primary land acquisition priority and objective should be to identify a location that could become “The Community Park”

VILLA PARK PARKS AND RECREATION

PARK BY PARK ANALYSIS AND RECOMMENDATIONS

ANALYSIS & RECOMMENDATIONS:

The following section of the Villa Park Parks Master Plan illustrates the compilation of on-site inventory investigation, analysis of the existing conditions and recreational opportunities provided within the Village and recommendations for the future park renovation and developments. Many aspects of providing adequate recreational opportunities are reviewed and covered within the following recommendations, and input from local user Focus Groups, recreation staff and the Community Input Survey are all factored into the recommendations.

A primary and most cost sensitive issue and dilemma facing the Village is what to do about the public swimming pools. The Appendix includes the report prepared by Williams Architects in 2013 that essentially states both of the pools have reached their effective life span and should not be re-built as they currently are designed- they no longer meet state safety codes and are costing the Village more and more money to operate each year. The public input survey and the Focus Group meetings revealed there were residents that would support a one-time referendum to upgrade the pools. Determining how and where to upgrade the pools is still a significant decision with which the Village Board will be facing. This set of Analysis and Recommendations include a preliminary recommendation for the redevelopment of Lions Park to include a Recreation Center and relocate a new aquatic facility on that site, but this decision will involve more community input before a final decision can be made.

A comparable high priority and cost sensitive issue is the demand for a new/upgraded Recreation Center. An equivalent number of responses from the Resident Input Survey yielded demand and support for a new Recreation Center as for the resolution of the Aquatic facility issue. This set of recommendations contains a recommendation for the renovation or development of a Recreation Center in Lions Park. Additional study, program development and input will be necessary to complete the final understanding of what this facility contains and offers the residents of Villa Park.

The Parks Department will be facing a continuing set of expenditures for years to update many of the Village playgrounds. Numerous parks have outdated equipment and substandard safety surfacing that need to be addressed. This should be an annually planned expenditure on the capital budget to remove and replace a playground per year to “catch up” with the age of some of the older playgrounds.



Walking, jogging and cycling continue to be heavily used amenities, both regionally and locally. There was significant support for increasing the number of walking and cycling opportunities within the Village parks. Contained within this set of recommendations are internal loop trails for some of the larger parks to increase the walking/cycling opportunities within the Village.

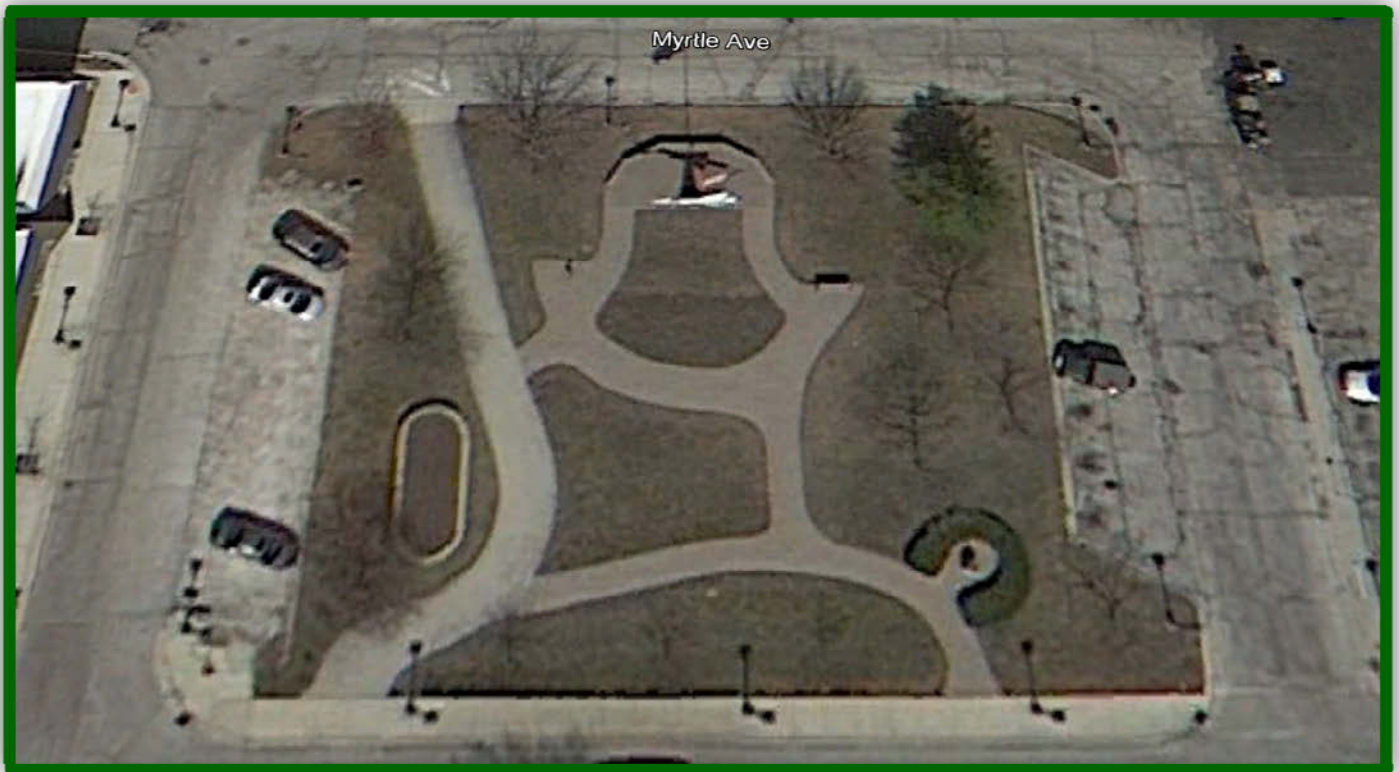
Recreational baseball, softball and soccer are all in short supply and should have an increased number of game fields for the youth of Villa Park. There are opportunities with some of the school properties, but this would require Inter-governmental agreements for the development, scheduling and use of the grounds for additional fields. Consideration for installing sports lighting would extend the available hours of play, reducing the demand for more fields. Recommendations for these types of enhancements are contained within this chapter of the Parks Master Plan.

Finally, the task of providing continual maintenance to preserve the facilities and amenities the Village has already invested in is an important piece to the funding puzzle. In all cases, proper funding for maintaining the equipment and facilities should be a key consideration of each years budget development process.



CORTESI VETERANS MEMORIAL PARK

320 E. Kenilworth - 0.3 Acres - Non Recreational Area



INVENTORY

- Flower Garden Planter
- Great Western Trail Access
- Veterans Memorial
- Parking

ANALYSIS & RECOMMENDATIONS:

Cortesi Park currently contains the Veterans Memorial wall and the American Flag as the “centerpiece” to the park. There is an access bike trail connection to the Great Western Trail running through the park with an awkward connection that doesn’t align with a crosswalk at the intersection of E. Kenilworth Avenue and S. Myrtle Avenue.

There has been a sentiment about renovating the Veterans Memorial and relocating “The Missile” to the VFW location. The bricks within the walks are older and some are not set level where they could pose ADA and trip hazard potential. In addition, The Depot building has plans for remodeling, including the removal of the greenhouse. Adding bathrooms would make the building more functional for park visitors. A preliminary plan has been prepared and is included following these recommendations. The plan recommendation is to realign the walkways, create a central Veterans Memorial with new monuments designating each of the forces, renovate a performance area on the south side of the Depot for events (concerts in the park) and renovate the greenhouse area into a plaza/picnic space off the Great Western and Cortesi Park. The bike trail connection would be re-aligned into the street as a bike lane and the park landscape upgraded.



CORTESI PARK



FRANKLIN PARK

218 N. 3rd Ave. - 1.8 Acres – Neighborhood Park



INVENTORY

- Baseball Field
- Multi-Use Play Area
- Playground
- Picnic Area

ANALYSIS & RECOMMENDATIONS:

The park has a nice stand of trees outlining the outfield of the softball field and a well shaded playground. Some of the trees are Ash trees and are showing definite signs of Emerald Ash Borer damage and need to plan for their ultimate removal. Should Lions Park encounter redevelopment, this softball field could become a replacement field for one of those at Lions Park. The disadvantage is there is less parking and no night lighting. This field is suitable for day games. The field could use some minor maintenance enhancements to bring it to the same game level quality as Lions, but this could be easily accomplished. Plan to improve fencing including creating “dugouts” for the children to keep them protected from the streets. Extend the sideline fencing along each foul ball line to keep children out of the street as well.

When the playground is programmed to be replaced, move the playground to the center of the park in the “U” shaped area of the trees on the north end of the park. This will place children centered in the park as far away from the street as possible.



FRANKLIN PARK



Relocate playground further away from streets centered in the park in the semi-circular arc of shade trees when replaced-add access walks from both block sides, and add a picnic shelter for both the tennis and playgrounds use.

Consider two new tennis courts next to new "Angled Parking" stalls on the street. Retain the western half of the park for open, passive play in well maintained turf lawn.



FULTON-DOUGLAS PARK

N. Fulton Ave. to N. Douglas Ave. - 1.1 Acres – Neighborhood Park



INVENTORY

- Water Retention Area
- Native Plant Area

ANALYSIS & RECOMMENDATIONS:

This park has difficult access along the railroad tracks. There is a path that extends along the north side of the park and allows for viewing of the varied plant community. The primary opportunity for this parcel would be to incorporate interpretive signs as an educational resource along the walkway identifying the various types of wildlife and plant life that one is encountering as they walk to the train station or home. This interpretive signage should also point out the benefits of Storm Water management and the habitat these types of detention basins can provide.



FULTON DOUGLAS PARK

Fulton Douglas will no longer be considered a “park” as it’s primary purpose is for storm water management, managed by Public Works. Interpretive signage is still appropriate to consider, but work at this location is considered a low priority.

Consider installing a bench with an interpretive sign at each of these two locations describing the purpose of Storm Water Detention, the types of plant and wildlife habitat that is created in basins like this and what animal habitat these basins provide.



IOWA COMMUNITY CENTER PARK

338 N. Iowa Ave. - 3.2 Acres – Neighborhood Park



INVENTORY

- Community Center with Gym and Activity Rooms
- Baggo
- Bocce Court
- Children's Gardens
- Multi-Use Play Area
- Picnic Area
- Community Scaled Playground
- Restrooms
- Shelter/Gazebo
- Inline/Skate Board Skatepark
- Junior Soccer Field

ANALYSIS & RECOMMENDATIONS:

The Iowa Community Center park area was renovated via an Illinois Department of Natural Resources Grant in 2014 the developed a new inline/skateboard park (shown above), new community sized playground, along with the Baggo and Bocce Courts, Children's outdoor educational area with learning gardens, new picnic shelter, renovated junior soccer field and new landscaping around the existing Community Center. The Community Center is lacking in some facilities that would normally be considered "modern" for newer Recreation Community Centers. During the user input sessions, requests were mentioned to have cardio-vascular equipment as well as weight machines and free weights. There were also requests for upgrades to the performance stage sound system and improved meeting rooms for the public's use.



From the 2009 Community Input Survey,

Community Amenities: Important or very important community amenities include walking trails, athletic fields and courts, an indoor recreational and/or community center, playground equipment and public gathering places. Overall, Villa Park's neighborhoods are rated as stable, with the following trends: increasing racial diversity, improving housing quality, and a lack of new residential development.

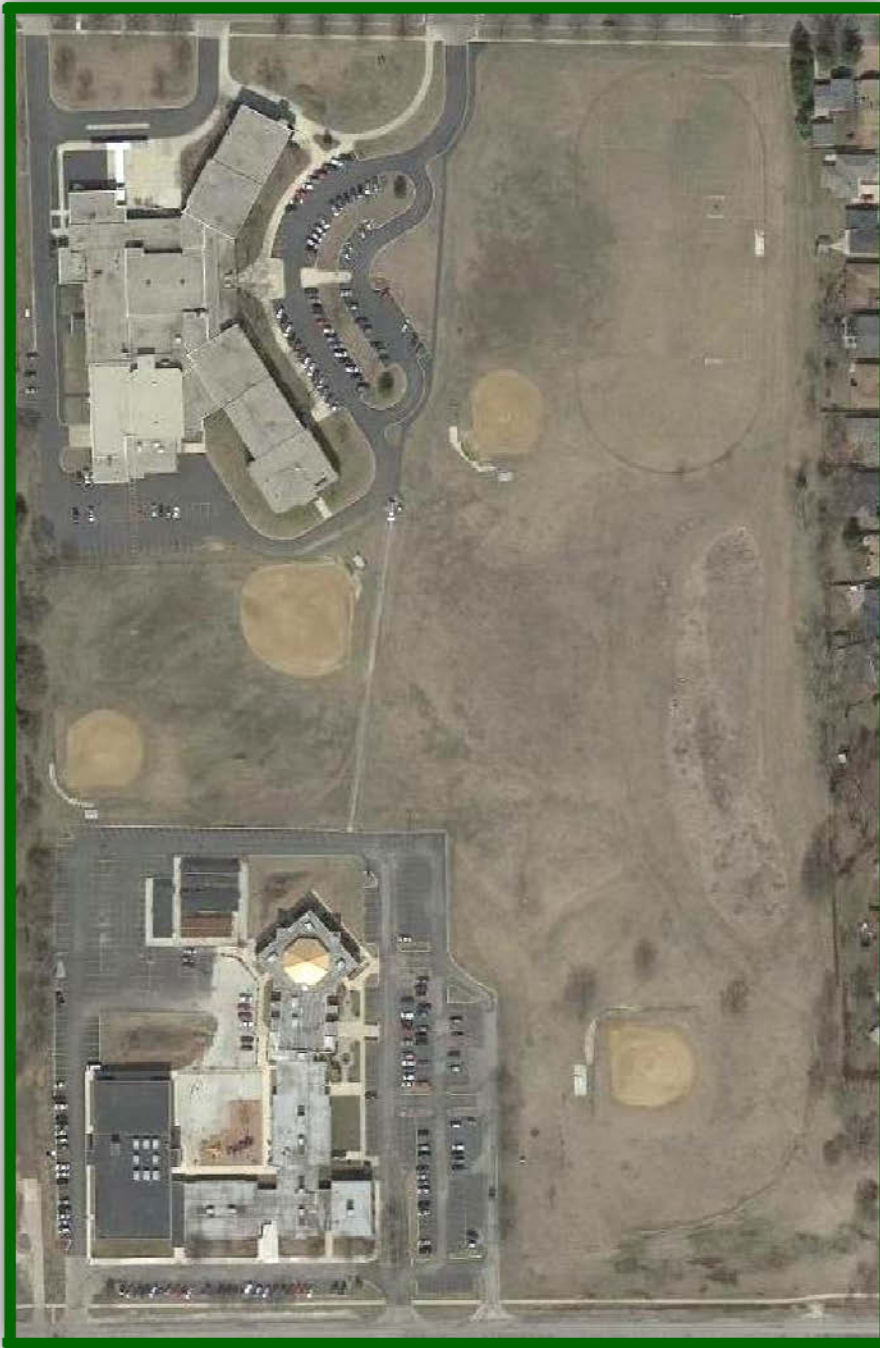
From the 2009 Community Assessment in the Comp Plan:

In order to meet the recreational needs of residents, more indoor space needs to be allotted to such facilities in the future; greater management and programming support will be needed as well. Developing a new community/fitness center with new facilities would help improve residents' quality-of-life and prove to be an asset for the Village.



JACKSON FIELDS

301 W. Jackson St. - 11.0 Acres – Community Park



INVENTORY

- Baseball Fields (3)
- Community Center
- Multi-Use Play Area
- Picnic Area
- Sled Hill
- Soccer Fields (2)

ANALYSIS & RECOMMENDATIONS:

Jackson Fields are baseball/softball fields on properties not currently owned by the Village, but maintained through an inter-governmental agreement. The fields offer good quality recreational baseball and softball field potential that can support multiple games at one time. Scheduling must be coordinated with the school and in the past has created some challenges for available times during the busy seasons of softball and baseball. More communication and coordination with the School may help accomplish better utilization of these important fields.

Plan to remove the existing sled hill, re-grade the site to re-

configure the detention basin, move the northerly field further north to add a field, place two high-school sized soccer fields where the sled hill is located and re-size and re-program the two western fields that face each other. Construct a maintenance garage for maintenance equipment for all the mowing, ball mix and striping of the fields.



JACKSON FIELDS

Consider moving the northerly field further north and install a similar sized field (350') to the south in a ½ "Pinwheel" layout. Configure detention basin to be outside "Home Run" fences yet allow access around fields. Extend walking paths to all fields for access to dugouts and spectator areas.

Renovate existing fields into two smaller fields for no outfield overlap. Remove the sledding hill and re-grade the area into two regulation soccer fields with netting fencing on the north side. Install 3-car garage/maintenance shed at the corner of the existing parking lot and provide access to the southernmost field.



JEFFERSON PARK & POOL

Terrace at Harvard - 7.0 Acres – Community Park



INVENTORY

- Baseball Fields (4)
- Multi-Use Play Area
- Picnic Area
- Pool
- Restrooms
- Skatepark
- Skating (Ice/In-line)
- Soccer Field

ANALYSIS & RECOMMENDATIONS:

Jefferson Park and Pool is a property directly across the ball fields of Jefferson Middle School grounds, which abut Iowa Community Center. The existing ball fields are maintained by the Parks and Recreation Department through an intergovernmental agreement. The Village should consider proposing an intergovernmental agreement to upgrade the fields and install lighting for night games.

The pool has been the signature location for the competitive swim teams within the Villa Park vicinity, but is currently 49 years old and has exceeded its useful life

span. Williams Architects prepared a Facility Evaluation in 2013 for both Jefferson Pool and Lufkin Pool, which states, *“Both Lufkin and Jefferson pool facilities have serviced the community well for many years. Over the years staff has done a commendable job of maintaining and repairing the pools. However, with age come problems and both pools currently have significant physical issues that require major repairs or complete replacement. The pools are not compliant with current codes, state swimming pool regulations*



and in some areas may pose hazards to patrons. Facilities such as these were built under previous codes and therefore are allowed to continue operation without improvements to bring them into compliance with current codes ('grandfathering'). The findings of our facility assessment indicate that the pool and associated decks have a number of deficiencies that require major repairs. The primary deficiencies include:

- *Deterioration of existing concrete pool structure*
- *Severe deterioration of existing painted pool finish*
- *Major water loss*
- *Poor floor inlet supply design*
- *Condition of original underground main drain piping*
- *The decks are in fair to poor condition. Deck drainage does not meet current IDPH code requirements.*
- *Existing perimeter gutter does not skim uniformly and runs in a flooded condition in some areas.*
- *Extensive issues/conditions that do not meet current IDPH code requirements.*

The Williams Architect Report is contained within the Appendix of this document.

There is a zero depth spray park facility to the west of the pool with a newer rubber surfaced playground and sizeable picnic area. The parking lot to the north has just been renovated and repaved. The existing bathroom/pool equipment building needs significant repairs to make maintenance easier and to comply with codes. There is an open play area to the east of the pool that was recently programmed to have a multi-use sporting court including basketball, in-line and skating hockey and volleyball. The recent concept plan included a suggestion of a "loop trail" within the park attached to a proposed Jefferson Middle School perimeter trail that could link to the Iowa Community Center.

Addressing the question of replacement of this pool and Lufkin Pool are high priorities. At the time of this writing, the current plan is to keep Jefferson Pool "running" via needed repairs but will continue to cost the Village money for repairs, lost water, and reduced user ship.



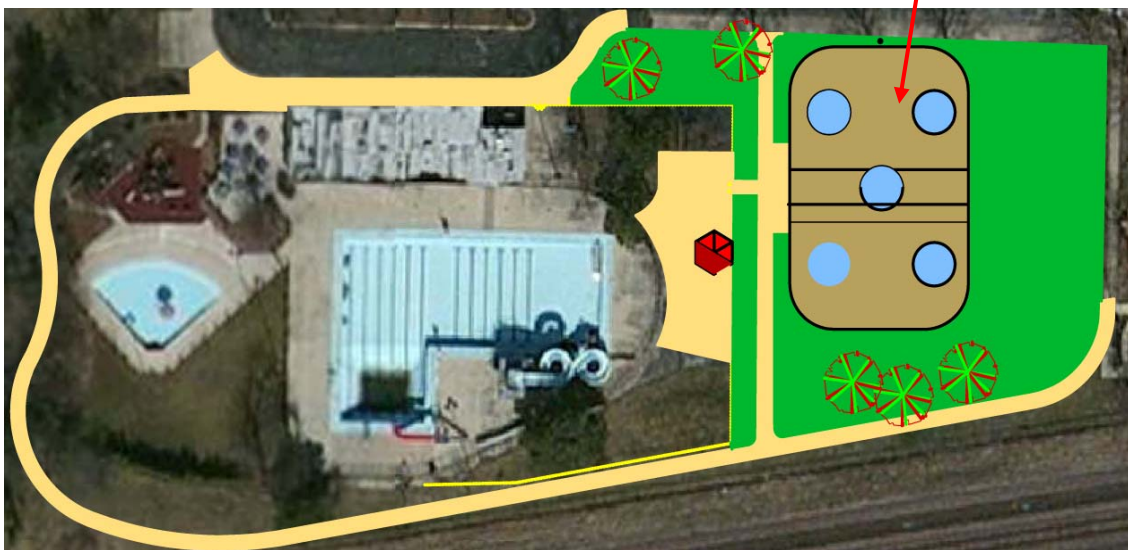
JEFFERSON PARK

Plan to install multi-sports court for in-line hockey with the ability to freeze the surface with hockey boards for winter hockey, overlay a volleyball court and basketball hoops for full multi-purpose play and use. Hockey boards must be removable and storable on-site- expand the storage capabilities with the renovation of the building. Continue repairing the pool in the short term until a final determination of the pool location is completed. See Appendix for Williams Architects Report for building and pool renovation recommendations.



Install asphalt walking/jogging loop trail around the facility for residents to enjoy. Expand the existing patio area to accommodate more swimmers and spectators for swim meets. See also in the Appendix the site plan developed for this property for submittal to the Illinois Department of Natural Resources OSLAD Grant program. This plan is still appropriate and provides additional detail over the concept plan shown here.

Consider working with the school to re-grade the ball fields and possibly adding lighting if funds became available. Note that is idea is considered a low priority.



LIONS PARK

320 E. Wildwood Street - 4.5 Acres – Community Park



INVENTORY

- Baseball Fields (2)
- Basketball Courts (2)
- Community Center
- Multi-Use Play Area
- Picnic Area
- Playground
- Restrooms
- Skating (Ice/In-line)

ANALYSIS & RECOMMENDATIONS:

LIONS PARK is a central park within the Village consisting of two lighted baseball/softball fields, one with double bleachers (southeast field) and one with bleachers directly behind home plate (northwest). The orientation of the two fields causes the outfields to overlap, creating situations where both fields can't function simultaneously safely except for very young players. The park also has an old playground that has multiple safety concerns, including the surrounding sidewalk and its significant drop-off into the play area. This drop-off creates a tripping hazard as well as a location where children riding bikes could have

an accident with the front wheel going off the walk.

The park also has two full court basketball courts that the surfaces are in need of repair and new color coating. The existing building facility is adequate for the current uses, but it is old and



outdated with respect to a “community center” standards. There is significant demand and support for having the building renovated to include new “Recreation Center” programming items, including fitness equipment, exercise class space, updated locker room space, etc. A special User Survey should be taken to ensure adequate user input prior to the hiring of an architect to design the building modification. There is on-street parking and an opportunity for a connection to the Great Western

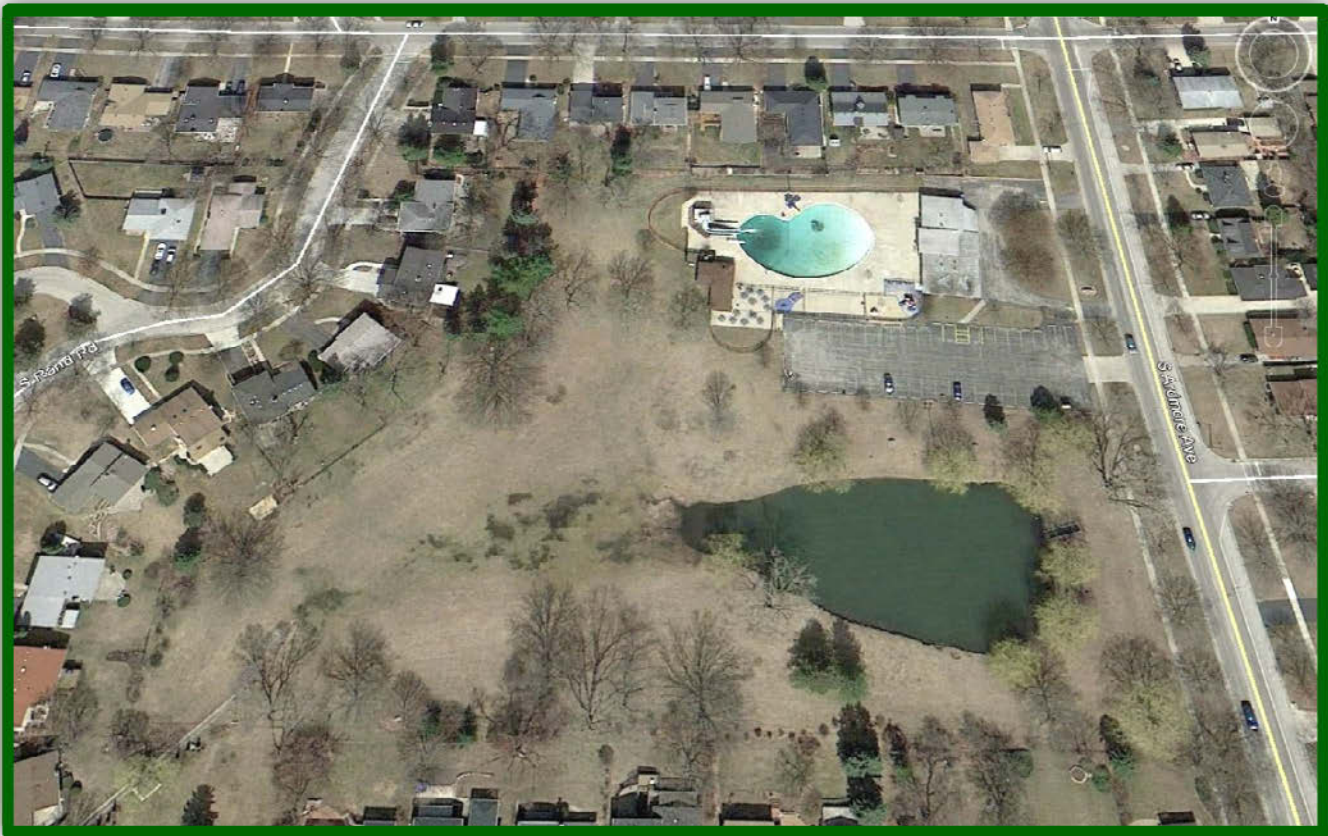
Trail across Wildwood Avenue. There is a small, disjointed portion of the park that borders Wildwood that is currently under used other than green space. This area could possibly incorporate smaller recreational uses like a volley ball court, baggo, bocce or horseshoes.

Several significant decisions face the Village Board for this property. In the discussions regarding the two existing swimming pools, many citizens and staff members felt this central location might be ideal for developing one central community aquatic facility. However, there were significant number of residents that wanted to maintain two separate pools. As the Village’s consultant, it is our opinion (supported by Level of Service Standards and general population use guidelines) that a community with the population of Villa Park should be serviced by one swimming pool/aquatic facility. Should the Board determine that one pool is the appropriate long-term answer for providing this recreational resource to the community, then redeveloping Lions Park into the central aquatic facility location is worth of consideration.



LUFKIN PARK & POOL

1000 S. Ardmore Avenue - 6.0 Acres – Community Park



INVENTORY

- Fishing Pond
- Multi-Use Play Area
- Picnic Area
- Pool

ANALYSIS & RECOMMENDATIONS:

LUFKIN PARK AND POOL features a “neighborhood” style pool with a small water slide, picnic area, bathroom/changing building and a separate pool equipment building. The park sits on approximately 6 acres with a small parking lot and a significant floodwater detention facility. There is a nice “nature preserve” feel to

the area surrounding the pond with residences surrounding the entire property. While it has a “charming feel” to the quaint neighborhood facility, Williams Architects prepared a similar Facility Evaluation Report in 2013 for Lufkin Pool. This pool was originally constructed in 1954 and is considered in worse condition than Jefferson Pool. The Williams Report states, “Pool/Decks- The findings of our facility assessment indicate that the pool and associated decks have a number of deficiencies that require major repairs. The primary deficiencies include:

- Severe deterioration of existing concrete pool structure
- Existing PVC pool liner has exceeded its useful life and requires replacement
- Extensive issues/conditions that do not meet current IDPH code requirements
- The concrete DE filter requires continual repair to stop it from leaking



- *Poor condition of decks and associated deck drainage. Deck drainage does not meet current IDPH code requirements*
- *Age of original underground main drain piping.*
While repairs/replacements of the deficient items listed in this report could be done and the Village could continue to operate the facility. However, with a pool that is nearly 50 years old, it is not advisable or a suitable long term investment solution to make major repairs to the pool. It is our opinion that the facility has reached the end of its useful life and it is our recommendation that it should be replaced in the near future."

The challenge of creating an Aquatic Facility at this site would be including a pool that could house the current swim team and meets. Jefferson Park Pool currently accommodates these functions as best as possible. However, there are multiple drawbacks to the Jefferson Park Pool besides the physical function and age of the pool. The deck space is undersized for many of the events programmed there. From the Williams Report, *"The pool decks do not have adequate deck drainage. Water sheets in excess of 15' (IDPH violation) and they are in fair to poor condition. There are areas of cracking and deck settlement. The Wading Pool is also cracking. The pool finish is faded and cracking as well"*. This does not include many mechanical problems inside the building identified within their report.

Should the Lions Park site option be considered, the Jefferson Park site has been preliminarily designed to be repurposed to include a new basketball court that could include striping for an inline skating/hockey surface with a volleyball court overlay, a walking trail and a possible renovated clubroom facility through the renovation of the existing building.

Generally accepted recreational service use guidelines suggest the population of Villa Park would best support one pool, not two. Viewing this current situation in terms of the long-range planning for maintenance, operational costs, and longevity of a Villa Park pool facility, it is the recommendation of the Parks Master Plan that the Village move toward the creation of one new aquatic facility for all the residents. Due to the available space, service radius for the most residents, and ease of maintenance and operation, the recommendation would be to re-develop Lions Park to accommodate the new aquatic facility and fitness center. Planning for the funding and development should investigate multiple options, including the viability of a public referendum to pay the costs. A second alternative would be whenever the next obligation bonds are retired, the Village bond for the required debt and begin the repayment of the bonds with tax revenues. These alternatives should be further discussed and evaluated. **From the input received via Survey Monkey, __% of the respondents were in favor of some level of participation with a referendum to create the new aquatic facility.** If a referendum were determined to be the preferred solution for funding this new facility, the sooner the vote could be taken and the funds procured, the better for the Village. Every year construction costs will continue to rise, so affording the new facility will never get any cheaper. Combine this with the fact that each year Jefferson Park and Lufkin Park Pools will continue to have higher than normal start-up, maintenance and upkeep costs to keep them running. All the evidence supports the recommendation for moving forward toward a new aquatic facility.



LUFKIN PARK

Convert building into a Interpretive Nature Center with public meeting rooms and an outdoor patio. Add an interactive Water Spray Park.



Enhance the existing grounds into an Arboretum and interactive gardens with loop trail, signage and benches. Enlarge detention facility to improve overall area storm water management.



NORTH PARK

700 N. Harvard Avenue – 1.2 Acres – Neighborhood Park



INVENTORY

- Baseball Field
- Playground
- Sled Hill

ANALYSIS & RECOMMENDATIONS:

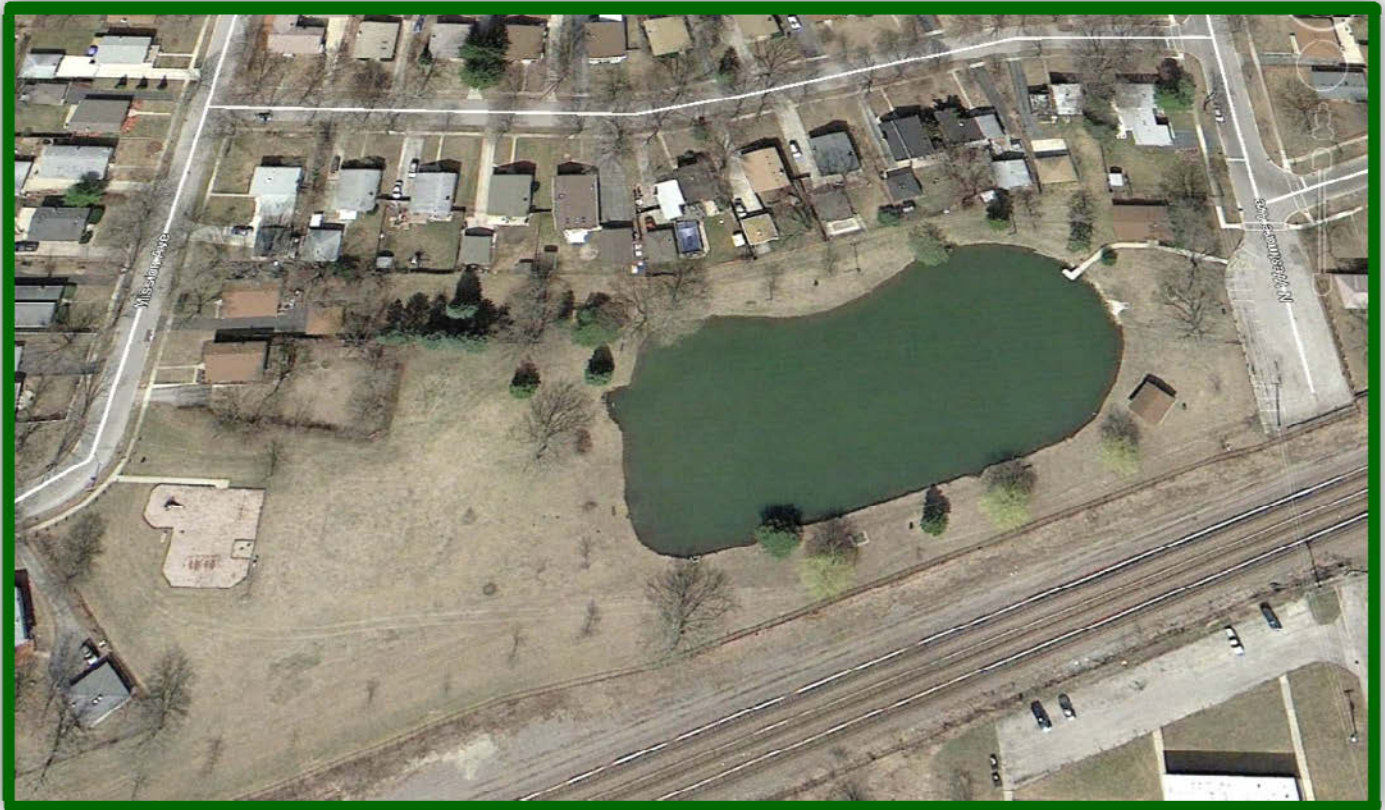
NORTH PARK is a site owned by the North School Elementary District and maintained by the Parks Department. The site currently has a small sledding hill, a shared playground (neighborhood and school), and open green space play area. The site is bounded to the north by the railroad tracks, industrial to the west and office/residential to the east.

There are currently no enhancement or improvement recommendations for this property.



NORTH TERRACE PARK

300 N. Westmore Avenue – 5.0 Acres – Neighborhood Park



INVENTORY

- Activity Building
- Fishing Pond
- Multi-Use Play Area
- Picnic Area
- Playground
- Shelter/Gazebo

ANALYSIS & RECOMMENDATIONS:

NORTH TERRACE PARK has a small picnic facility that exists on the east side of the existing pond while there is a playground on the far west side of the pond. Consider adding a picnic shelter/gazebo structure at the playground site to make this more of a neighborhood destination location with possible rental applications. Also consider adding a loop walking trail circumnavigating the pond and park with opportunities for fishing overlook points and passive enjoyment of the park for the residents. Plan to replace the existing playground and relocate the equipment further into the park connected with the loop trail. Plan to renovate the existing building with a small addition to make it a usable facility for meetings, educational resources and party rentals. Consider adding a walking pier that crosses some part of the pond with an area to be out over the middle of the pond for fishing, relaxation and enjoyment.



NORTH TERRACE PARK

Install loop trail around the park with distance markers.

Renovate and expand the building for rental purposes. Install walking/floating pier and center overlook with benches and interpretive signage about fish habitat.



Relocate the playground from the west side closer to parking for greater user ship and to complement the new shelter and fishing pier. Connect the loop trail to the playground for access from both sides of the park.

Develop fishing overlook areas with seating and educational & interpretive signage about the aquatic life in the pond.

Relocate the playground to this side of park near the parking, new shelter and fishing pier.



PRAIRIE PATH

Salt Creek to Addison (between Central and Park) – 12.8 Acres – Linear/Special Use Area



INVENTORY

- Multi-Use Play Area
- Natural Area
- Picnic Area
- Playgrounds (2)
- Shelter/Gazebo
- Trail

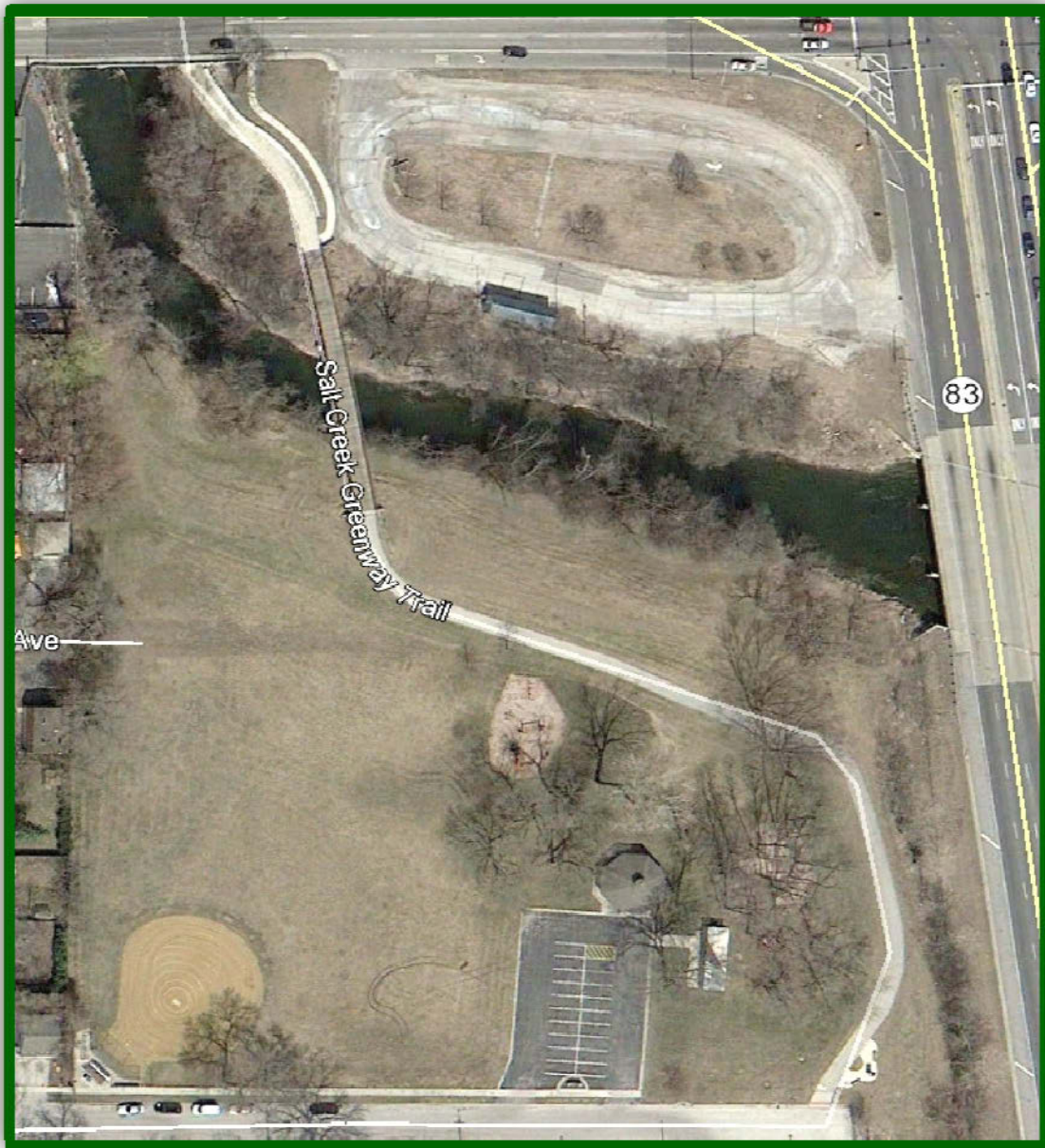
ANALYSIS & RECOMMENDATIONS:

The Village maintains the Prairie Path and has some improvements within the path right-of-way. The current analysis and recommendations are to maintain the current improvements to the best of the Village's ability, budget for future (5+ years) to replace playground equipment, and maintain and replace/update areas of landscaping where appropriate.



ROTARY PARK

4.3 Acres – Neighborhood Park



INVENTORY

- Baseball Field
- Multi-Use Play Area
- Picnic Area
- Playground
- Restrooms
- Shelter/Gazebo

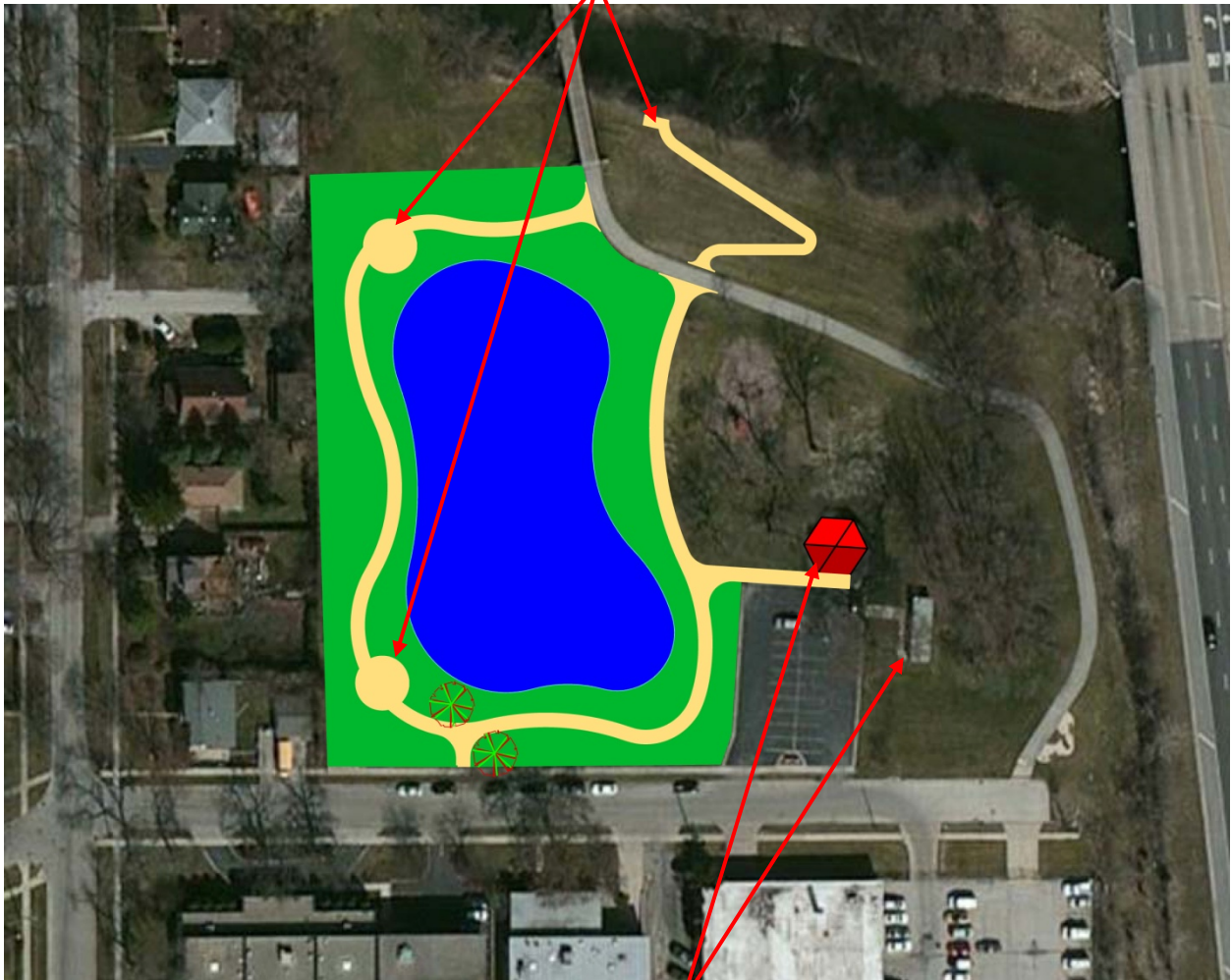
ANALYSIS & RECOMMENDATIONS:

ROTARY PARK is being re-purposed in tandem with Public Works needs for a significant storm water management facility. The new storm water facility will eliminate the existing baseball field and impact the existing walking trail. The existing



ROTARY PARK

Develop a loop trail in the park that connects with the Salt Creek Trail. Develop overlook interpretive stations along the trail with signage and seating. Install an access trail to the Salt Creek for a canoe/kayak launch.



Renovate the bathrooms to meet ADA requirements and update building for appearance and functionality. Provide “cosmetic renovation” for the picnic shelter to increase its use as a rental facility.



TWIN LAKES PARK

945 N. Ardmore Avenue – 15.8 Acres – Neighborhood Park



INVENTORY

- Baseball Field
- Fishing Pier
- Fishing Ponds (2)
- Multi-Use Play Area
- Natural Area
- Playground
- Restrooms
- Shelter/Gazebo
- Soccer Fields
- Trail

ANALYSIS & RECOMMENDATIONS:

TWIN LAKES PARK is a mixed use park that features two bodies of water and incorporates a fishing pier on the eastern pond. There is a neighborhood style baseball/softball field with a practice soccer field location (with incorrect orientation- the field runs east/west-typical game fields run north/south so no team has the “sun in their eyes”). There is a picnic shelter adjacent to the existing parking lot and softball field. There is short walking trail leading to the playground and junior soccer field. This presents an opportunity to develop a loop trail within the park with distance markers (though short, still can be helpful to children and walkers). The loop trail

should also provide access to fishing overlook opportunities along the trail. The existing playground is in good condition. The one fishing pier is adequate for the number of park users, but other fishing opportunities and water access/overlooks should be provided. The softball field is secluded and is a candidate for lighting to extend play, but foul balls have been reported going into the neighbors yard- consider installing netting along first base line.



playground is now residing in a low area that often floods and will need removal with the new project. Redevelop the park into a nature preserve with an educational loop walking trail around the new detention facility and incorporate nature interpretive signs along a new trail. Plan to incorporate various bird houses- Wood Ducks, Blue Birds and Cardinals for a bird habitat with signs for their identification. Include interpretive signs for wetland plant and animal identification and the benefits of storm water management and the wildlife habitats these type facilities can provide.

Renovate the existing bathroom building and picnic shelter for ADA accessibility as well as making them more attractive and pleasant for residents use. Renovate the existing picnic shelter for possible rental as well as passive picnicking opportunities. Create a Salt Creek Overlook along the dike at the highest point to view out over both the park and the Salt Creek tributary. Work with Public Works on the design and construction of this facility to incorporate the recreational elements into the development of the stormwater management basin.



TWIN LAKES PARK

Enhance, regrade and maintain turf for soccer game field.

Install loop trail with neighborhood connections, distance markers and seating overlooks for the two lakes.



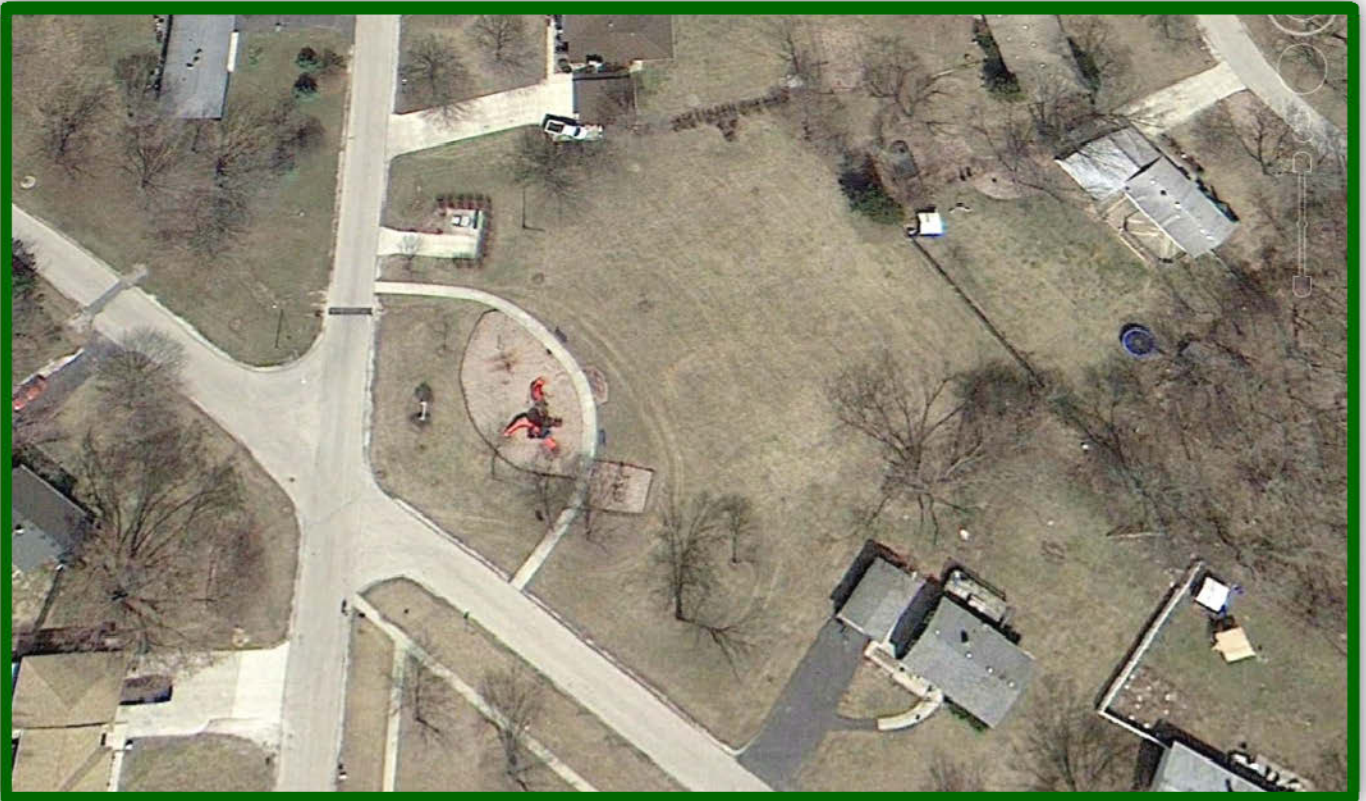
Install loop trail, interactive signage and seating areas around the existing lake.

Enhance ball field by adding lights for night games and netting along first baseline to prevent foul balls from leaving the park.



WESTLAND PARK

Monterey Avenue at Riordon Road – 1.0 Acres – Neighborhood Park



INVENTORY

- Multi-Use Play Area
- Picnic Area
- Playground

ANALYSIS & RECOMMENDATIONS:

WESTLAND PARK is a small neighborhood park consisting of a playground and open turf play area. The playground is in good condition and should be maintained as a neighborhood playground. Continue to maintain the park to at least its current quality. When the playground equipment is in need of replacement in the future, plan to

move the equipment further into the center of the park further away from the street to make better utilization of the park space.



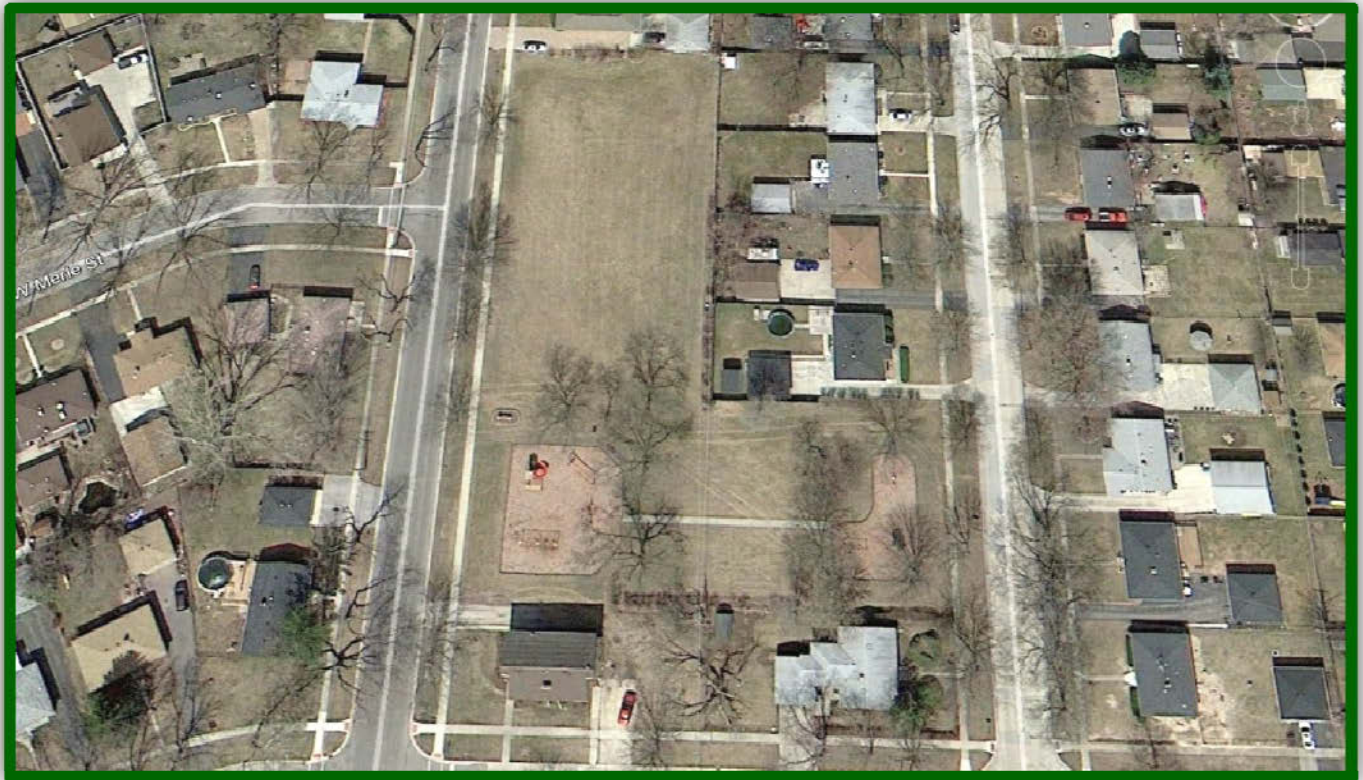
WESTLAND PARK

When replacing the playground equipment in the future, relocate into center of park, further away from the street. Consider adding a shade structure with seating.



WESTMORE PARK

500 N. Westmore Avenue - 1.4 Acres - Neighborhood Park



INVENTORY

- Multi-Use Play Area
- Picnic Area
- Playgrounds (2)

ANALYSIS & RECOMMENDATIONS:

WESTMORE PARK is also a small neighborhood park consisting of two small playgrounds and a general purpose open turf play area. It is an "L" shaped series of several residential lots and provides a smaller open turf neighborhood play opportunity with playgrounds that are in need of replacement in the near future. When these

are replaced, plan to create a more significant "nature" play structure for all age children and center the playground in the park between the large trees for additional shade for the children and to provide a larger service area.



WESTMORE PARK

Enhance and maintain turf for youth soccer games and practice field. Consider options for this portion of the park, including tennis court, youth soccer field, possible inline hockey rink. Install fence to keep balls out of the street.

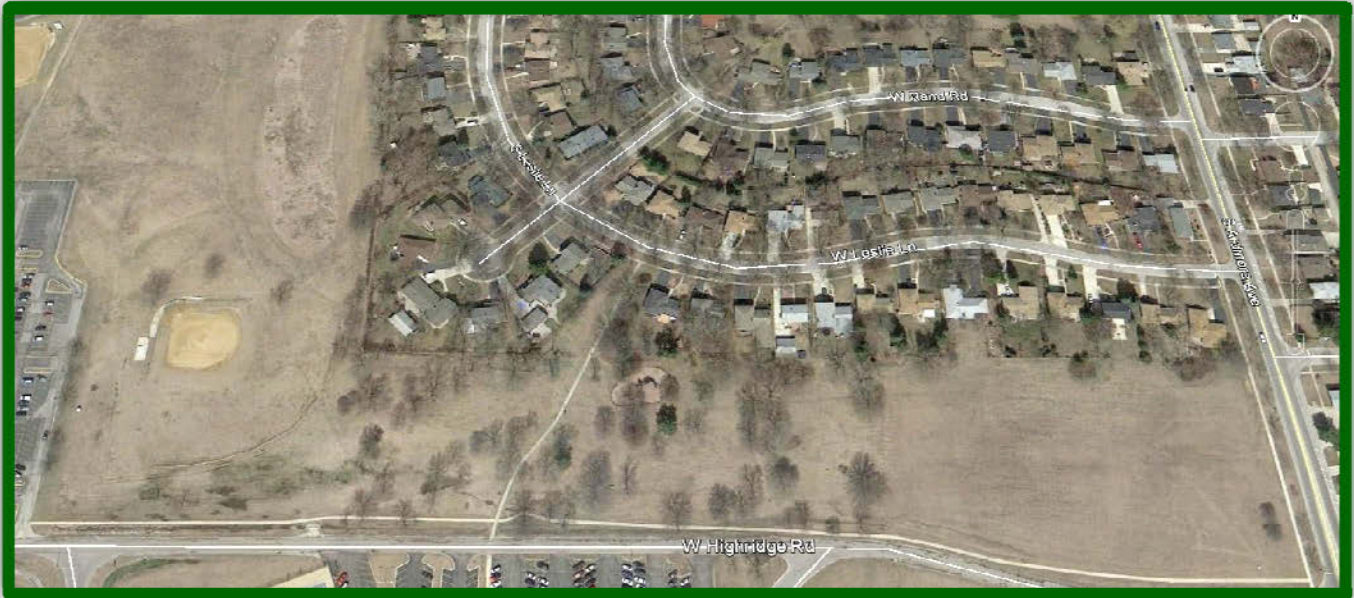


Relocate new multi-age appropriate nature based playground centered in the park, away from adjacent streets.



WILLOWBROOK PARK

200 W. High Ridge - 12.0 Acres - Neighborhood Park



INVENTORY

- Baseball Field
- Multi-Use Play Area
- Picnic Area
- Playground
- Sled Hill

ANALYSIS & RECOMMENDATIONS:

WILLOWBROOK PARK has a medium sized playground for the adjacent neighborhood and is adjacent to one league quality baseball field that is currently maintained by the Parks and Recreation Department. There is a walking trail that connects the adjacent neighborhood to the north through the park to Willowbrook High School across Highridge Street to the south. Adjacent to the playground is a shelter offering shade and small gathering opportunities. Portions of the park are low and poorly drained that future drain tile and grading could help dramatically. The park is directly across from the High School. The open space to the east is not owned, but maintained by the Village. This space should be considered to support some High School related activities, but input from the residents and the High School should be obtained prior to any development on this parcel. For the area north of the baseball field shown in the photo, see Jackson Fields for additional proposed development ideas. Plan to connect the path/trail to the Jackson Fields development from the northern neighborhood.



CHAPTER 7 - PRIORITIES

**Villa Park
Park Recommendations & Priorities**

Park Names and Recommendations	Priority Levels		
	I	II	III
Cortesi Park			
Renovate The Depot building			
Add deck with bathrooms and meeting space on south side			
Add picnic shelter and gathering space			
Re-align bike path with walks			
Develop new Veterans Memorial			
Re-align walkways			
Add lighting and (small) ice rink w/drainage and hydrant for flooding			
Franklin Park			
Remove and replace playground			
Extend sideline fencing and create fenced "dugouts"			
Add tennis courts/pickleball/badminton			
Add angled off-street parking			
Address water issues with drainage/detention area			
Fulton Douglas Retention Area			
Non-recreational Area			
Iowa Community Center			
Renovated in 2013			
Combine rooms 10 and 12 for skate park users, add carpeting/furniture and desks			
Repair dance rooms			
Jackson Fields *			
(School property, maintained by Parks Department)			
New baseball/softball field layout			
Eliminate overlapping fields			
Eliminate sled hill			
Add walking trails			
Add (2) football/soccer fields			
Add baseball field			
Add lighting			
Jefferson Park & Pool			
Expand pool deck			
Add ice rink with hockey boards/lights/sports court options			
* Re-grade ball fields for proper drainage			
* Add ball field lighting			

Villa Park
Park Recommendations & Priorities

Park Names and Recommendations	Priority Levels		
	I	II	III
Lions Park			
Renovate existing building/Build new Recreation Center			
Consider site for aquatic facility			
Relocate playground and renovate court facilities			
Lufkin Park & Pool			
Enlarge detention facility			
Create educational interpretive nature center w/meeting spaces in buildings			
Make pond area more accessible with seating overlooks			
Install walking paths and possible pier			
Add an interactive water spray park			
Add loop trail to southwest			
Create bird watching stations with signage			
North Park			
(School property, maintained by Parks Department)			
North Terrace Park			
Renovate existing building			
Add loop trail with bridge or deck/overlook/seating/signage			
Remove and replace playground			
Add fishing overlooks with seating			
Replace (and relocate) shelter			
Replace fishing pier			
Prairie Path			
Continue to maintain the Prairie Path, seek ComEd funds for landscape			
Budget for future playground replacements			
Rotary Park			
Develop large scale detention facility			
Add loop trail			
Add interpretive overlooks/seating areas			
Renovate existing bathrooms and provide access for bike path users			
Renovate existing shelter			
Add canoe/kayak launch facility			
Add native plantings			

Villa Park
Park Recommendations & Priorities

Park Names and Recommendations	Priority Levels		
	I	II	III
Sugar Creek Golf Course			
Negotiate w/Elmhurst for land tract purchase			
Twin Lakes Park			
Add sports lighting			
Add netting (first base line)			
Add loop trail w/interpretive signage			
Add interpretive signage for nature areas			
Add 4' dugout fencing			
Regrade soccer field			
Westland Park			
Install new playground when needed			
Add shelter/gazebo			
Westmore Park			
Remove and replace playground			
Install fencing for practice soccer area			
Consider adding roller hockey, tennis courts or soccer area			
Willowbrook Park			
Update playground			
Consider adding tennis courts on the eastern site owned by the school			
Consider reconfiguring the Highridge ballfield			
Consider adding small playground near Highridge ballfield (if reconfigured)			
Willowbrook Tennis Courts			
(School property, Planned for removal)			

* Jackson Fields: Intergovernmental agreement between School and Parks Department/Village needed for lighted field development, earthwork and detention created and new athletic facilities built costs and usage.

* Jefferson Pool: Intergovernmental agreement between School and Parks Department/Village needed for renovation and lighting installation and field use.

APPENDIX



Parks and Recreation Community Standards Report



National Recreation
and Park Association

The Power of Your Community's Parks

Your parks and recreation agency has the power to strengthen communities, transform lives, and protect the future. Fact is, parks and recreation is the most powerful aspect of every community.

POWERED BY

PRORAGIS

This report shows you how your community's parks and recreation services compare to the Community Parks and Recreation Standards. The data in this report comes from your agency, and compares specific measures of parks and recreation efficiency and effectiveness against thousands of other parks and recreation agencies across the country. Use this report to make informed decisions about your parks and recreation agency. Capitalize on your strengths and address your weaknesses – and increase the positive impact of your parks and recreation offerings on those in the community you serve.

Parks drive economic activity. The presence of quality parks has been repeatedly shown to increase property values. A study in Philadelphia found that properties 2,500 feet from the park were worth \$1,000 per acre while those 40 feet from the park commanded \$11,500 per acre. In Colorado, a study found that residential property values decreased \$4.20 for every foot farther away they were from a greenbelt.

Parks save taxpayers money through valuable ecosystem services. According to a study by the Gund Institute for Ecological Economies at the University of Vermont, the return on investment from open spaces in terms of water filtration, climate change protection, and other aspects of conserving public open space is estimated to be 100 to 1. Parks are essential tools for conservation and environmental sustainability.

Parks make people healthy. Access to park and recreation facilities aids in the control of obesity, boosts the immune system, diminishes the risk of disease, and increases life expectancy. A U.S. study found that people who used local parks for recreation reported fewer visits to the doctor as well as better measured health indicators than did non-park users.

Parks address issues of social equity. Parks and recreation help build and strengthen community ties, bring diverse populations together and increase social capital. Research on low-income housing developments has found that park-like public spaces encourage residents to leave the isolation of their apartments, socialize with one another, and form lasting ties.

Put the data you find here into action – make your community better through your parks!

Definitions

Median (or 50th percentile):

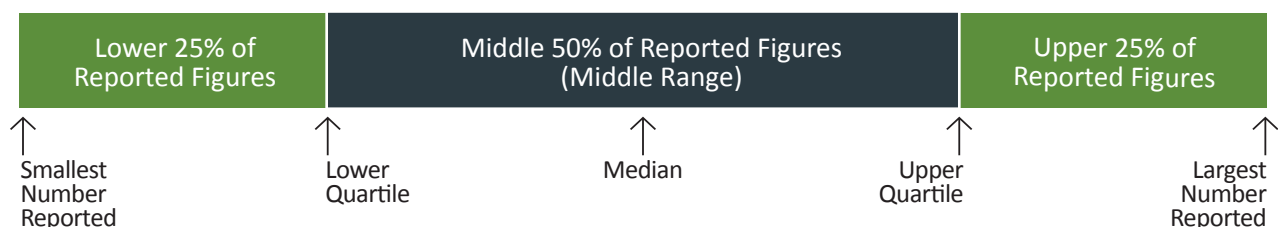
The center value of the total distribution of the data that was reported (e.g., it is the value at which 50% of the responses are above and 50% are below). This measure is less likely than an average to be distorted by a few outlying responses.

Lower Quartile (or 25th Percentile):

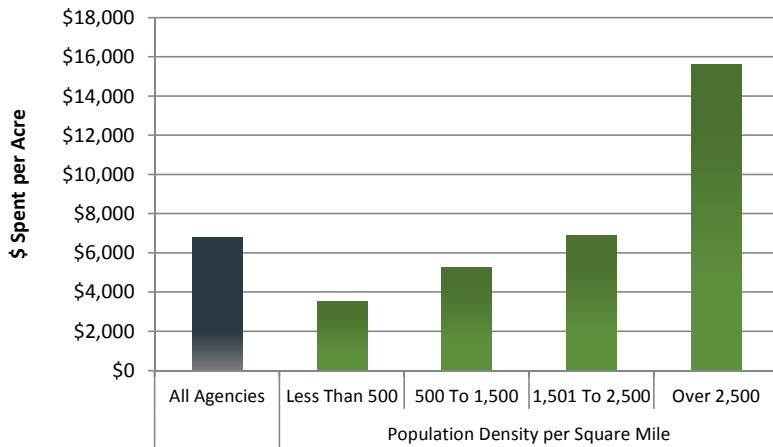
The observation point below which 25% of the responses lie (e.g., 25% of the respondents reported a figure less than this amount and 75% a figure higher than this amount).

Upper Quartile (or 75th Percentile):

The observation point below which 75% of the responses lie (e.g., 75% of the respondents reported a figure less than this amount and 25% a figure higher than this amount).



Operating Expenditures per Acre



	Population Density per Square Mile				
	All Agencies	Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Lower Quartile	\$3,198	\$1,339	\$3,000	\$3,678	\$5,872
Median	\$6,807	\$3,546	\$5,279	\$6,931	\$15,625
Upper Quartile	\$17,540	\$6,879	\$10,749	\$15,145	\$32,693

Two metrics that can be used to gauge whether a community is adequately funded to manage, operate, and maintain its parks and recreation areas are “operating expenditures per acre managed” and “operating expenditures per capita.” The first metric, operating expenditures per acre, is calculated by dividing total operating expenditures by total parkland acres managed by the agency. The second metric, operating expenditures per capita, is calculated by dividing total operating expenditures by the population of the jurisdiction served by the agency.

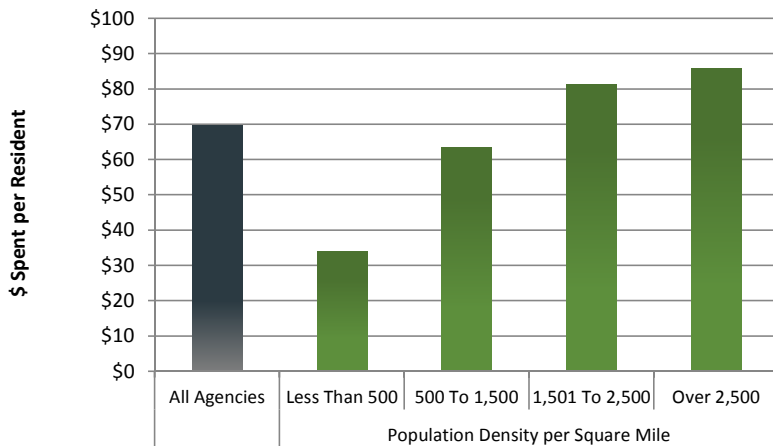
Operating expenditures include all of the costs to provide parks and recreation services to the community, including personnel salaries, benefits, utilities, equipment, and materials. Operating expenditures may also include debt service if it is paid out of the annual operating budget, as well as any expenditures incurred as part of a special or enterprise fund (such as a golf course) managed by the public agency.

It is important to note that operating costs can vary widely between communities due to differences in parks and recreation facility standards, types of equipment, repair and replacement schedules, types and topography of parkland, degree of maintenance required, levels of use, and other variables.

Operating costs and efficiencies can also vary with the number of acres managed and/or the size of the population served. For example a community that manages extensive conservation lands will have a lower ratio of expenditures/acre than a community that primarily manages developed parkland.

Communities that benchmark operating expenditures should conduct follow-up research to analyze and document the specific reasons for differences in operating expenditures. For example it may be helpful to find a similar agency in PRORAGIS, then visit and photograph the facilities at benchmarked communities, and meet with agency staff to document key differences in facility quality or levels of maintenance. It may also be helpful to determine if a community is serving a larger population than its own residents. Elected officials, managers, and residents may be more supportive of increased operation budgets if they clearly understand the reasons for variations in funding between communities, and/or the implications of different funding levels.

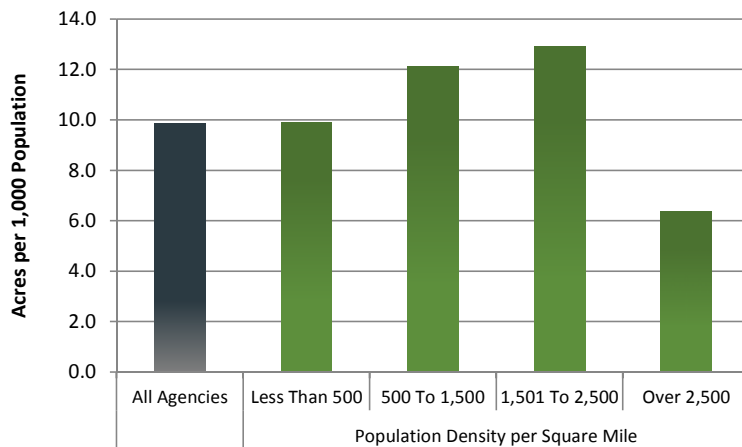
Operating Expenditures Per Capita



	Population Density per Square Mile				
	All Agencies	Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Lower Quartile	\$35.17	\$13.54	\$31.82	\$50.47	\$52.65
Median	\$69.79	\$33.98	\$63.50	\$81.37	\$85.97
Upper Quartile	\$119.27	\$84.27	\$111.68	\$123.40	\$160.21

Are you adequately funded?

Acres per 1,000 Population



	Population Density per Square Mile				
	All Agencies	Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Lower Quartile	4.5	4.8	6.3	7.5	3.3
Median	9.9	9.9	12.1	12.9	6.4
Upper Quartile	17.5	17.3	19.9	20.6	13.5

Do you have enough parkland?

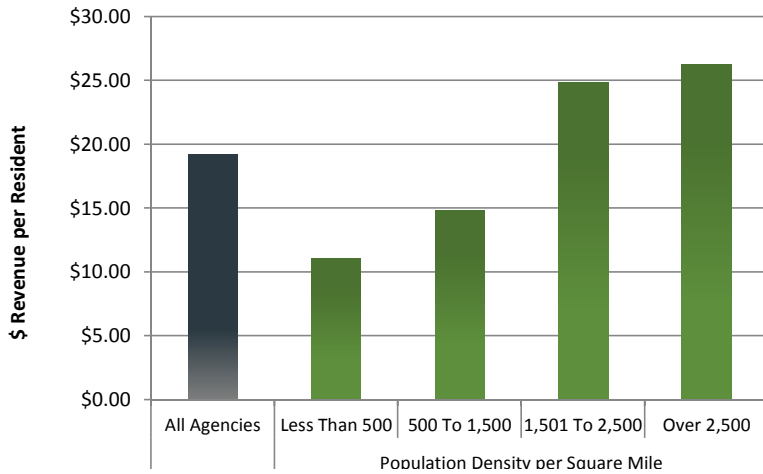
The “acres of parkland per 1,000 population” metric is the most common technique for determining whether a community has “enough” parkland. It is also known as a community’s “acreage level of service (LOS).” There is no standard acreage LOS in the United States, and LOS can vary widely due to a community’s history, culture, demographics, density, development patterns, and other factors. For example the acreage LOS of communities within the PRORAGIS database ranges from less than 2 acres per 1,000 citizens to over 100 acres per 1,000 citizens.

An often-asked question is “what should be counted in an acreage LOS?” Unfortunately there is no standard answer. Some communities include public golf courses and beaches, while others include publicly accessible lakes and wetlands. Some cities and counties also include public parkland owned by other agencies, such as state parks and national forests. Some communities also count private recreation areas, owned and managed by homeowners associations, because these areas help meet residents’ local recreation needs. Since the primary purpose of acreage LOS is to determine a community’s need for parkland, it is recommended that communities only count developable, publicly accessible parkland within their jurisdiction.

Open space lands that are undevelopable, such as privately owned open spaces, private golf courses, or private beaches; or open space lands that are permanently protected such as wetlands, water bodies, or protected conservation lands, cannot be used in calculations to determine how much open space is needed for future community needs for facilities such as parks, playgrounds, athletic fields, or community recreation centers. Privately owned parkland is not open to the public, and could be sold or redeveloped. Public parkland owned by another jurisdiction (such as state or county-owned land within a municipality) should be counted only for the population served by that jurisdiction.

Acreage LOS should be used in conjunction with other needs assessment techniques to gauge a community’s need for additional parkland. For example a community may conclude that it is not necessary to acquire additional parkland after comparing its acreage LOS to other communities. However other needs assessment techniques such as surveys, focus group meetings, and population projections may indicate that residents’ needs are not being met, and additional parkland may be required.

Revenue per Capita



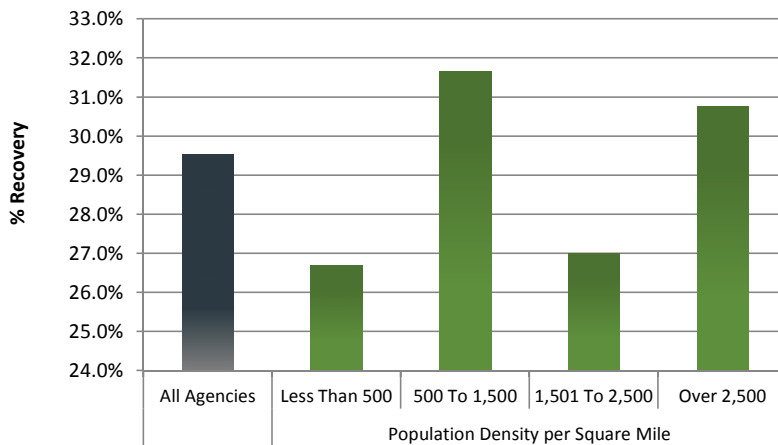
	Population Density per Square Mile				
	All Agencies	Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Lower Quartile	\$6.05	\$2.71	\$5.20	\$10.97	\$9.19
Median	\$19.22	\$11.08	\$14.85	\$24.87	\$26.27
Upper Quartile	\$44.23	\$29.34	\$34.63	\$46.68	\$66.62

Revenues (also known as “annual direct revenues”) include all of the monies generated directly from parks and recreation classes, programs, memberships, concessions, permits, rentals, and other non-tax sources. Revenues do not include funding from taxes, grants, foundations, bonds, assessments, or other indirect sources.

Two metrics that can be used to track revenues, and/or compare revenue generation to other agencies, are “revenue per capita” and “revenue as a percentage of total operating expenditures.” The first metric, revenue per capita, is calculated by dividing the total revenues generated by the agency by the population of the jurisdiction served by the agency. The second metric, revenue as a percentage of total operating expenditures (also known as “cost recovery”), is calculated by dividing the total revenues generated by the agency by the total operating expenditures of the agency.

In addition to using these metrics for revenue tracking and benchmarking, they can also be used to establish cost recovery policies and goals. There are no industry standards for cost recovery; for example, some communities have established different cost recovery policies for senior, adult, and youth programs, while others have established overall cost recovery goals as a percentage of operating expenses. PRORAGIS can help agencies to determine reasonable and realistic cost recovery goals based on data from other agencies.

Revenue as a % of Operating Expenditures (Cost Recovery)



	Population Density per Square Mile				
	All Agencies	Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Lower Quartile	15.5%	15.3%	14.0%	15.7%	18.7%
Median	29.6%	26.7%	31.7%	27.0%	30.8%
Upper Quartile	48.9%	52.7%	49.2%	47.6%	46.2%

How much are you making?

Median Jurisdiction Population per Facility

Facilities	All Agencies	Population Density per Square Mile			
		Less Than 500	500 To 1,500	1,501 To 2,500	Over 2,500
Recreation/Community Center	24,804	21,939	23,177	34,284	25,492
Fitness Center	42,742	30,639	38,812	46,233	44,017
Playground	3,899	8,500	4,388	2,929	3,650
Tot Lots	14,000	21,548	17,938	14,200	9,656
Tennis court (indoor)	16,188	ISD	21,943	6,444	16,000
Tennis court (outdoor)	4,413	5,140	4,255	3,692	4,732
Basketball court (outdoor)	7,526	14,688	7,851	6,000	7,363
Swimming pools (indoor)					
All Swimming pools	43,872	29,380	38,987	42,620	48,322
Competition pools	60,645	27,102	45,763	79,740	66,489
Non-Competition pools	55,000	27,962	58,973	48,204	59,067
Swimming pools (outdoor)					
All Swimming pools	33,660	24,677	25,000	37,202	38,622
Competition pools	43,267	40,122	43,616	42,432	52,290
Non-Competition pools	38,404	31,500	28,500	35,532	47,141
Senior center	50,000	26,485	38,401	47,545	75,805
Ice skating rink (indoor)	31,564	17,480	18,532	32,427	43,139
Ice skating rink (outdoor)	14,445	11,200	10,133	14,390	15,000
Rectangular fields					
All Rectangular fields	3,929	4,162	3,855	3,696	4,411
Football	16,375	10,133	19,612	17,476	17,657
Soccer, Lacrosse, Field Hockey (Regulation Size)	8,474	7,605	8,450	7,802	10,758
Soccer, Lacrosse, Field Hockey (Small-Sided Fields)	8,553	10,544	6,804	8,487	11,070
Diamond Fields					
All Diamond Fields	3,333	4,040	2,934	2,917	3,970
Baseball with 90 ft base paths	21,483	19,203	17,341	20,002	28,462
Baseball with 50-65 ft base paths and mound	7,579	7,000	7,024	7,182	10,980
Softball (youth)	9,806	8,330	9,776	6,500	10,774
Softball (adult)	12,144	15,526	8,850	12,000	14,554
Indoor or outdoor stadium(s)/arena(s)	81,405	205,801	63,295	57,477	96,713
Campsites	10,512	6,336	11,364	14,193	52,290
RV sites	2,399	2,509	2,437	2,640	ISD
Campstores	75,961	138,019	ISD	ISD	ISD
Boat ramp(s)	44,510	70,516	32,412	32,500	48,318
Boat/canoe rentals	75,187	10,038	181,393	65,000	85,374
Slip rentals	1,361	ISD	2,994	ISD	991
Fuel station	154,305	ISD	ISD	ISD	ISD
Gym	26,958	20,531	24,177	29,034	33,506
Driving Range	64,846	118,000	66,102	53,466	84,392
Dog Park	53,915	77,178	40,126	45,390	60,921
Conference Center	57,929	77,178	19,837	63,128	54,000
Nature/Interpretive Center	120,133	153,920	259,999	58,000	100,949
Performing and/or Visual Arts/Community Center	70,000	95,133	77,595	48,282	74,890
Community gardens	27,000	27,000	31,364	20,732	28,213
Golf Courses (population per 9 holes)	26,288	36,326	22,728	20,864	32,745

How many people are your facilities serving?

Jurisdiction Population per Facility - All Agencies

Facilities	Number of Responses	Lower Quartile	Median	Upper Quartile	Average
Recreation/Community Center	324	13,942	24,804	46,358	35,092
Fitness Center	156	24,761	42,742	71,373	61,474
Playground	405	2,211	3,899	6,667	7,801
Tot Lots	171	6,116	14,000	33,581	25,925
Tennis court (indoor)	31	5,514	16,188	40,179	42,472
Tennis court (outdoor)	368	2,725	4,413	8,637	7,686
Basketball court (outdoor)	373	4,583	7,526	14,055	15,123
Swimming pools (indoor)					
All Swimming pools	141	23,816	43,872	77,385	61,598
Competition pools	96	36,499	60,645	110,883	87,738
Non-Competition pools	101	29,683	55,000	91,359	82,407
Swimming pools (outdoor)					
All Swimming pools	257	16,585	33,660	57,149	46,439
Competition pools	134	22,357	43,267	84,586	62,108
Non-Competition pools	214	20,098	38,404	76,396	61,456
Senior center	180	30,229	50,000	95,762	84,087
Ice skating rink (indoor)	49	15,980	31,564	65,000	52,855
Ice skating rink (outdoor)	86	6,831	14,445	28,300	25,036
Rectangular fields					
All Rectangular fields	367	2,205	3,929	8,124	7,899
Football	232	7,467	16,375	37,464	28,159
Soccer, Lacrosse, Field Hockey (Regulation Size)	321	4,513	8,474	16,585	14,067
Soccer, Lacrosse, Field Hockey (Small-Sided Fields)	268	4,077	8,553	20,446	17,784
Diamond Fields					
All Diamond Fields	376	1,916	3,333	5,837	7,127
Baseball with 90 ft base paths	290	11,291	21,483	40,621	33,127
Baseball with 50-65 ft base paths and mound	288	4,360	7,579	15,166	13,996
Softball (youth)	269	4,691	9,806	18,722	14,325
Softball (adult)	292	6,906	12,144	21,269	17,903
Indoor or outdoor stadium(s)/arena(s)	65	45,895	81,405	201,309	144,498
Campsites	60	2,288	10,512	26,952	28,665
RV sites	39	870	2,399	8,460	5,205
Campstores	10	50,938	75,961	126,814	85,558
Boat ramp(s)	54	19,885	44,510	92,972	81,123
Boat/canoe rentals	28	9,214	75,187	297,361	158,697
Slip rentals	26	683	1,361	3,819	6,875
Fuel station	13	70,516	154,305	290,770	237,120
Gym	259	15,053	26,958	51,138	47,354
Driving Range	128	34,534	64,846	167,536	141,582
Dog Park	209	27,000	53,915	101,372	84,331
Conference Center	58	21,682	57,929	125,303	104,401
Nature/Interpretive Center	120	55,247	120,133	267,225	196,013
Performing and/or Visual Arts/Community Center	97	38,000	70,000	134,833	132,957
Community gardens	177	7,024	27,000	66,102	61,752
Golf Courses (population per 9 holes)	155	12,720	26,288	52,414	40,359

How many people are your facilities serving?



**National Recreation
and Park Association**

22377 Belmont Ridge Rd

Ashburn, VA 20148

800.626.NRPA (6772)

www.nrpa.org/PRORAGIS

CHAPTERS

■ Chapter 1
Introduction

■ **Chapter 2**
Community Assessment

■ Chapter 3
Policy Formation

■ Chapter 4
Plan Elements

■ Chapter 5
Special Areas

■ Chapter 6
Implementation

■ Appendix

The Community Assessment synthesizes the key issues and findings made throughout Phases One and Two of the Comprehensive Plan. It includes an analysis of the problems, opportunities, patterns and trends affecting the Village of Villa Park. This report represents the foundation upon which the Village's policies and plans will be formed.



CHAPTER 2: Community Assessment

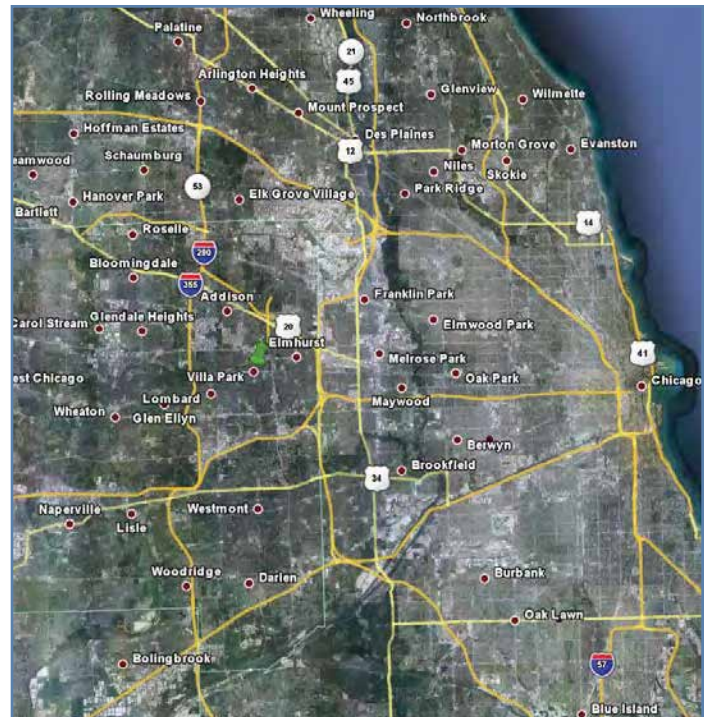
This Community Assessment Summary Report synthesizes the key issues and findings made throughout phases one and two of the comprehensive plan in process. It includes an analysis of the problems, opportunities, patterns and trends in Villa Park. This report represents the foundation upon which the Village's policies and plans will be formed in later phases of the planning process.

The Summary Report begins with an assessment of the field reconnaissance conducted by the Village's planning consultants, Teska Associates, Inc. over the summer of 2008. The assessment discusses general land uses, issues and opportunities pertaining to planning and urban development, as well as the conditions and images of sub-areas within the Village. Various maps, photographs and other graphics supplement the text.

Next, the Summary Report discusses the results of the community survey and key stakeholder interviews. The survey was assembled in June and July 2008 and opened up to Villa Park residents to take from mid-summer through autumn. The key stakeholder interviews were conducted over the course of the summer, which included representatives from various groups and organizations in the Village. In addition, the results of the Comprehensive Plan Advisory Committee's SWOT analysis provide a strategic framework for understanding Villa Park's strengths, weaknesses, opportunities and threats.

The final component of the Summary Report contains several analyses of various planning and urban development issues that will inform the plan-making process. These analyses cover the topics of existing land uses and environmental conditions, socio-economics and demographics, community facilities and utilities, transportation, economic development and housing issues.

Location: The Village of Villa Park is located about 20 miles due west of downtown Chicago in DuPage County, Illinois. It is nearly in the geographical center of the Chicago metropolitan area. Several nearby Interstate highways link Villa Park with the rest of the metropolitan region, including I-88, I-290, I-294 and I-355. Villa Park is about 13 miles southwest of O'Hare International Airport and about 17 miles northwest of Midway Airport. The Village is surrounded by Addison to the north, Elmhurst to the east, Oakbrook Terrace to the south, and Lombard to the west. Three State highways pass through Villa Park: IL 38 (Roosevelt Road), IL 64 (North Avenue) and IL 83 (Kingery Highway).



Locational map of the Chicago metropolitan region

Map Source: Google Earth 2009

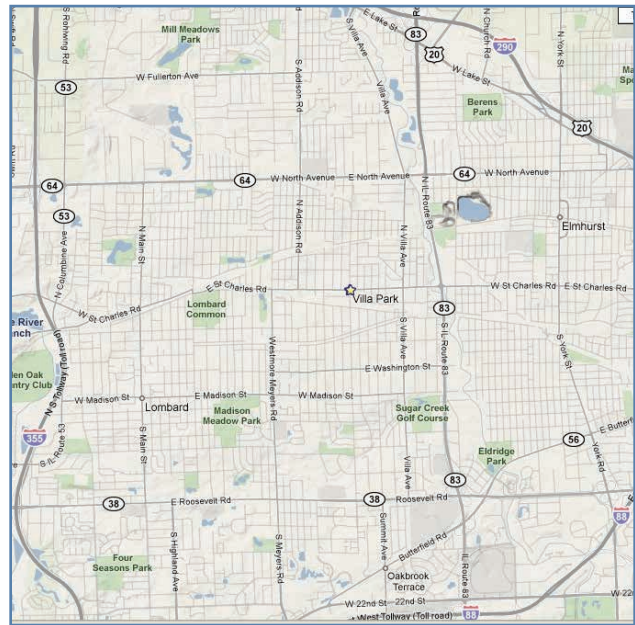
Section A | Context for Planning

Planning Area: For the purposes of this Plan, the Village of Villa Park’s planning area encompasses all territory within the Village’s corporate limits as well as unincorporated areas of DuPage County located inside and at the periphery of the Village. Jurisdiction over unincorporated areas at the Village’s periphery is subject to intergovernmental agreements with adjacent municipalities and DuPage County.

Several areas within the Village of Villa Park are noted due to their special significance to the Village and will be given special attention in this update to the comprehensive plan. These include the Village’s three commercial corridors: North Avenue, St. Charles Road and Roosevelt Road. These critical corridors will receive particular attention for revitalization strategies, policy recommendations and urban redevelopment.

History: Before the arrival of European settlers to what is now Villa Park, the land was comprised of native prairie grasses and inhabited by the Pottowatomi. In the 1850s and 1860s German farmers settled the area, and by around 1900 came the arrival of the Chicago, Aurora & Elgin railroad. The early subdivisions of Ardmore and Villa Park were incorporated as Ardmore in 1914 and renamed Villa Park in 1917. In that same year the Wander Company of Bern, Switzerland opened its famed Ovaltine plant in the Village.

The Village experienced rapid population growth in the 1920s and business decline in the 1930s, to be followed by another population boom in the period following WWII. During the last quarter of the 20th Century the Village, by this time a mature and stable suburban community, maintained a consistent population and economic base. As the Village moves forward in the early years of the 21st Century, it is being marked by an increasingly diverse population, new commercial, office, retail, residential and mixed-use development opportunities, and a solid commitment to sustainability.

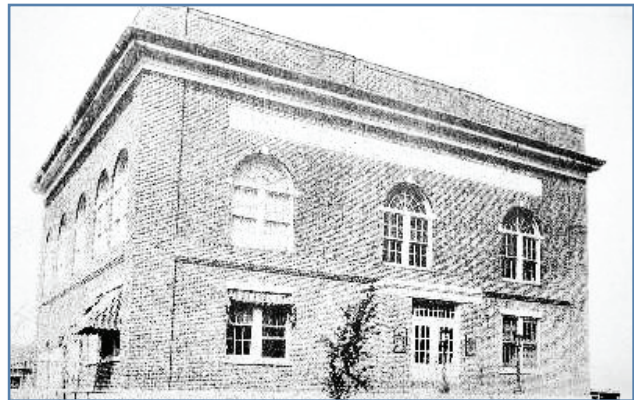


Locational map of Villa Park and surrounding communities

Map Source: Google Maps 2009



Villa Avenue, 1936. Photo courtesy of the Villa Park Historical Society.



Villa Park Municipal Building. Photo courtesy of the Villa Park Historical Society.

Section B | Community Input

Community Survey

The survey received 425 responses and was available from mid-July through mid-October, 2008. The following is a summary of the survey results that are later used to formulate community goals and objectives to guide the future of Villa Park.

1 | Existing Quality-of-Life: In terms of overall quality-of-life, the majority of survey respondents rated Villa Park as:

<u>Good/Excellent</u>	<u>Fair/Poor</u>
- Place to Live	- Place to Retire
- Place to Raise Children	- Shopping Options
- Affordable Housing	- Job Opportunities
	- Village Appearance
	- Image/Reputation

2 | Neighborhoods: In terms of neighborhoods, a majority of survey respondents rated Villa Park as:

<u>Good/Excellent</u>	<u>Fair/Poor</u>
- Accessibility	- Sidewalks
- Housing Styles	- Street Lighting
- Mature Trees & Landscaping	
- Availability of Parking	

3 | Community Amenities: Important or very important community amenities include walking trails, athletic fields and courts, an indoor recreational and/or community center, playground equipment and public gathering places. Overall, Villa Park's neighborhoods are rated as stable, with the following trends: increasing racial diversity, improving housing quality, and a lack of new residential development.

4 | Desired Development: Survey respondents would like to see more single-family homes, townhomes, condos, shopping centers and office development in Villa Park, while they would like to see less apartments. The current amount of hotels and light industrial parks were deemed to be sufficient.

5 | Shopping Centers: A majority of survey respondents shop along North Avenue less than twice per month, along St. Charles Road 3-5 times per month, along Roosevelt Road 2-3 times per month, in the Ardmore Avenue Business District less than twice per month, and in the Villa Avenue business district less than twice per month. At the same time, a majority of survey respondents shop in other communities more than 6 times per month.

In terms of shopping, survey respondents rated the Village's shopping centers as:

<u>Good/Excellent</u>	<u>Fair/Poor</u>
- Accessibility	- Variety of Goods/Services
- Parking	- Appearance/Landscaping
	- Window Shopping
	- Opportunities to Sit/Eat Outside

6 | Future Quality-of-Life: In terms of maintaining and improving the future quality-of-life in Villa Park, a majority of survey respondents rated the following issues as important or very important:

- Street Lighting;
- Street appearance/maintenance;
- Reducing crime;
- Sewer and stormwater infrastructure;
- Historical preservation;
- Creating a downtown area;
- Better design and beautification;
- Promoting the use of green technology;
- Fostering culture and the arts in the community;
- Safeguarding the environment;
- Creating welcoming gateways into the community;
- Attracting younger people to the community;
- Allowing greater accessibility for all ages and abilities



Orenco Station, located in Portland, Oregon, displays a mixed-use, pedestrian-friendly Town Center. (Example Photo)

Section B | Community Input

Key Stakeholder Interviews

The Consultant Team interviewed dozens of community leaders covering the spectrum of Villa Park society, from business owners to educational leaders to government officials to civic volunteers. These wide-ranging conversations covered such topics as community development, economic development, community institutions & facilities, housing, transportation, infrastructure, and historic preservation.

1 | Community Development: Important qualities for Villa Park include a strong family orientation, higher-income residents, a sustainable community, a beautiful appearance, a stable business environment, a vibrant town center, walkability, diversity, a strong community spirit, a safe environment, quality shopping areas, medical offices, a theatre, and a clear community identity.

2 | Economic Development: To bolster its economy, the Village should enhance its tax base, acquire key properties for larger-scale, higher-density mixed-use redevelopment, continue to utilize TIF, implement “complete street” strategies, revitalize existing neighborhood “mini-downtown” business districts and strengthen linkages among them, seek destination stores and restaurants, and attract larger companies to provide high quality, well-paid jobs.

3 | Community Institutions & Facilities: Maintain close ties with the Library Board and the School Boards and work together to serve the diversification of the community through outreach programming; the upgrade of existing facilities; and by building new recreation centers.

4 | Housing: The Village’s housing stock would be better off with more active code enforcement, maintenance of its diverse, affordable housing options, and more higher-density senior living, townhome and condominium housing units in targeted redevelopment areas.

5 | Transportation: Enhance multi-modal and pedestrian connections, improve traffic around schools, and add north-south bike paths.

6 | Infrastructure: Villa Park needs to upgrade aging water, sewer, stormwater and street infrastructure; coordinate replacement of infrastructure when redevelopment occurs; effectively manage and implement complex federal, state and

local regulations; develop a firm policy on annexation and infrastructure servicing; and finance expensive infrastructure maintenance projects.

7 | Historic Preservation: Villa Park treasures its historic resources, including its historic district and walking/trolley tours, and would like to increase its control over its historical assets by adding a historic preservation ordinance and an official design review process.



Enhance multi-modal pathways and interconnected trailways.



Clearly marked crosswalks, buffered sidewalks, landscaping and mixed use development nodes are elements that contribute to a vibrant town center (Example Photo).

Section B | Community Input

Community Development Themes

The overall community development themes for Villa Park that have emerged thus far revolve around maintaining strong neighborhoods, achieving fiscal balance, enhancing identity and aesthetics, improving public safety, moving toward sustainability, developing culturally and strategically annexing adjacent lands.

1 | Maintaining strong neighborhoods: The Village should explore the concept of maintaining strong neighborhoods as the overall strategy for improving residents' quality-of-life.

2 | Achieving fiscal balance: The Village should grow the non-residential tax base, particularly retail, and should promote key locations for head-of-household jobs.

3 | Enhancing identity and aesthetics: The Village should beautify streetscapes and landscapes, add decorative signage and welcome gateways, and introduce site and architectural design guidelines.

4 | Improving public safety: The Village should address crime in targeted areas.

5 | Moving toward sustainability: The Village should encourage residents and businesses to use green technology and practice energy conservation via educational campaigns, tax incentives and adoption of such uses and practices throughout Village government so as to lead by example.

6 | Strategically annexing adjacent lands: The Village should strategically annex adjacent unincorporated lands in order to increase Villa Park's population and to gain control over key redevelopment sites. Fiscal studies should be conducted to ensure a net fiscal gain to the Village.



Example of an intersection that displays highly visible crosswalks, grassy planting strips, street trees, bike lanes, ADA-compliant curb cuts, and good pavement markings.



Example of multi-story, mixed use developments with retail/commercial on the ground floor should be encouraged to promote pedestrian activity and kick start the local economy.

Section C | Land Use

Villa Park is a primarily residential community with commercial nodes and corridors as well as clusters of manufacturing activity. Here is a broad listing of Villa Park’s land use categories.

1 | Lower-Density Residential represents the single largest category of land use in Villa Park, that of the single-family dwelling. The original subdivisions of Ardmore and Villa Park consisted of detached single-family homes. All of the Village’s neighborhoods contain single-family residences, many of which have been noted for their historic significance to the community. Most single-family residential districts are mature, stable and will continue to form the bedrock of the Village well into the future.

2 | Medium-Density Residential includes duplexes, townhomes, condos and apartment buildings that are one-to-three stories in height. These residential structures are found along the North Avenue corridor, the TOD area, the Villa and Ardmore Avenue business districts, and along the Roosevelt Road corridor. Medium density residences often serve as a transition between lower- and higher-density residential developments and are found in close proximity to commercial corridors and business districts.

3 | Higher-Density Residential encompasses taller, larger-scale multi-family structures four stories and higher. These residential buildings are presently located only along the Roosevelt Road corridor and in the Villa Avenue business district, but it is anticipated that this residential type will be added to other select areas of the Village in the future, particularly in the TOD area and possibly along the North Avenue corridor, where there would also be opportunities for mixed residential-commercial uses within the same building.

4 | Business District Commercial covers the traditional smaller-scale retail and service businesses, including offices and residences, located in the Village’s neighborhood business districts: Ardmore Avenue, Villa Avenue and the TOD area. The multi-story buildings that house these businesses are mixed-use by nature, although some businesses are stand alone, and are typically attached to adjacent businesses. These businesses tend to generate and benefit from, pedestrian traffic.

5 | Corridor Commercial covers the larger-scale businesses, such as big box stores, office complexes, shopping centers, strip malls and drive-through restaurants located in the Village’s commercial corridors: North Avenue, St. Charles Road and Roosevelt Road. The buildings that house these businesses tend to be single-use, 1-2 story structures with larger setbacks and plentiful off-street parking. These businesses tend to be auto-oriented enterprises and attract people from throughout the community and beyond.

6 | Manufacturing encompasses industrial, warehousing and distribution operations as found along the North Avenue corridor, the CN railroad and along the eastern boundary of the Village. These businesses tend to generate significant truck traffic and benefit from superior access to regional arterial highways.

7 | Institutional covers both public and quasi-public uses including municipal facilities, schools, houses of worship, museums and government offices. These uses are located throughout the Village: in the business districts, along the commercial corridors, and in the residential neighborhoods. An expanded and improved municipal campus for Villa Park centered on the Village Hall and other existing facilities would help establish a significant institutional node in the center of the St. Charles Road corridor.

8 | Parks and Open Space encompasses public parks and open spaces for active and/or passive outdoor use. They range from neighborhood parks to environmental corridors to forest preserves. These parks and open spaces are located conveniently throughout the Village.



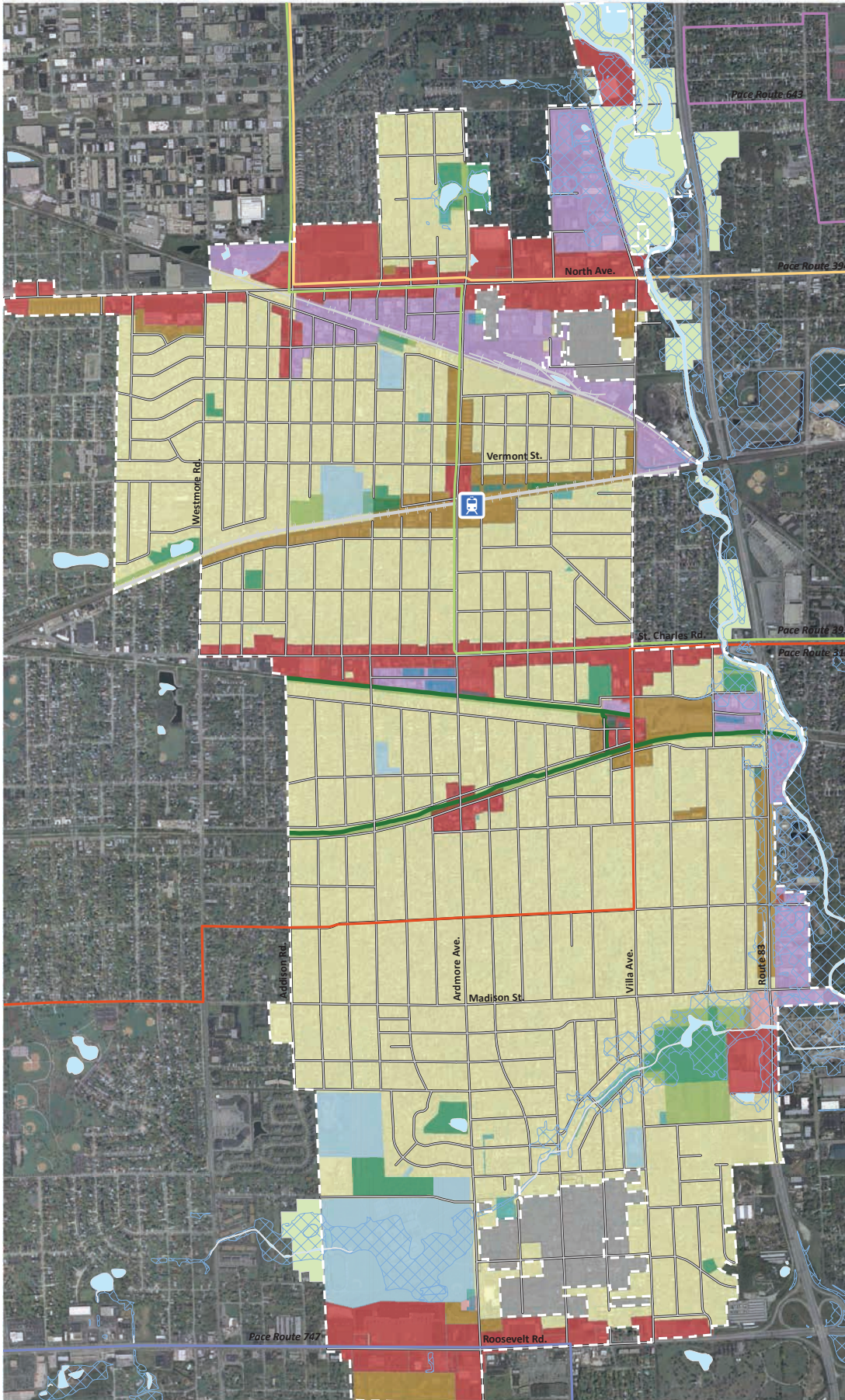
Commercial center located on Roosevelt Road.

Village of Villa Park Comprehensive Plan Update 2009
Existing Land Use & Transportation



Legend

- Single Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Green Space
- Educational
- Municipal
- Unincorporated Areas
- Villa Park Boundary
- 100 Year Flood Plain
- Forest Preserve



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 June 2009



Section D | Special Priority Areas

Commercial Corridors

Most areas of the Village are stable and will therefore retain the same use of the land into the future. Other areas, however, are experiencing transition, including both disinvestment and reinvestment. Previous planning studies recently addressed improvement strategies for the Villa Avenue business district, the Ardmore Avenue business district, and the Metra Commuter Station Area. As a result, it is the North Avenue, St. Charles Road and Roosevelt Road corridors that will be targeted for possible land use and image adjustments as part of this Plan update.

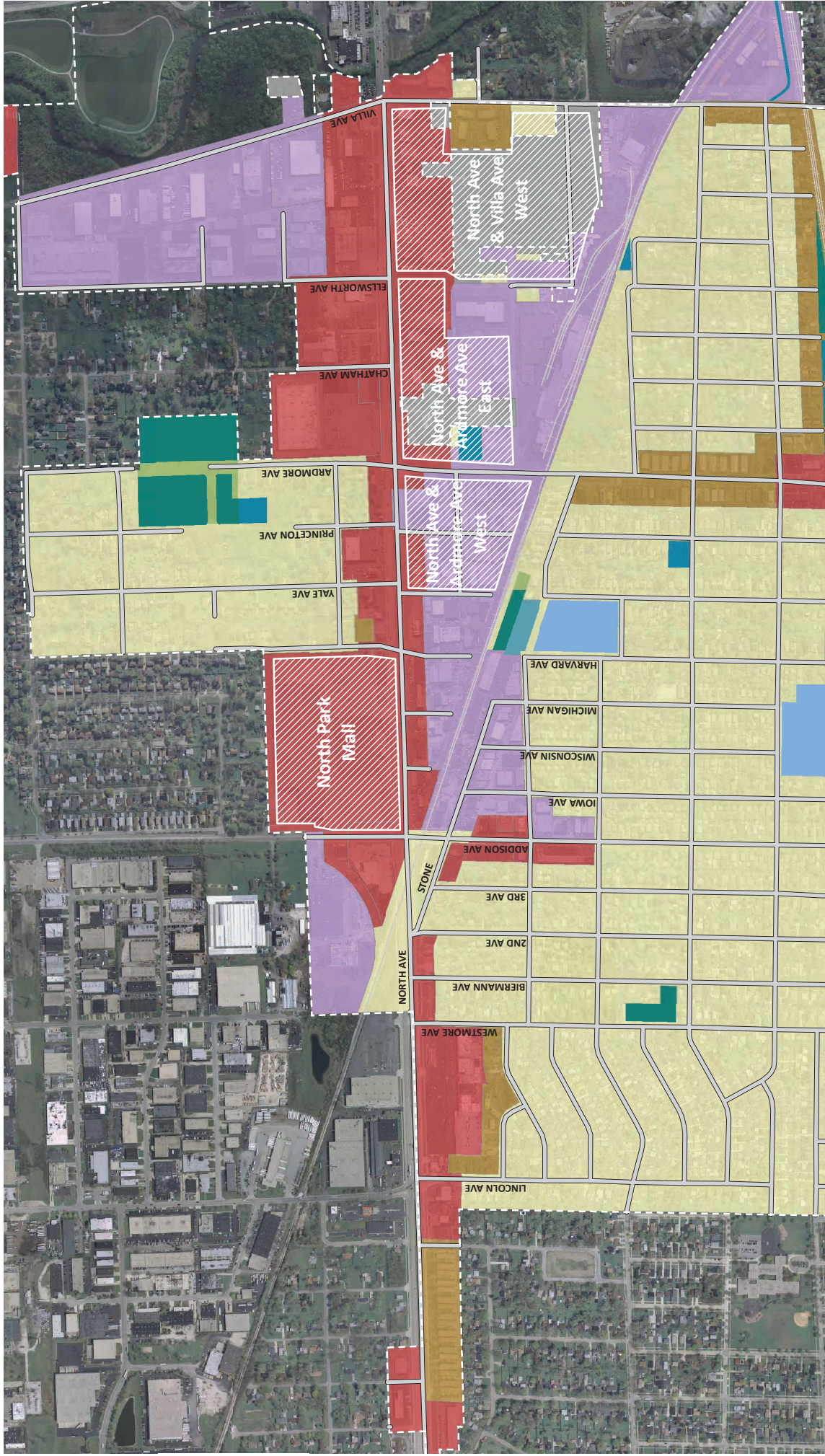
1 | North Avenue Corridor: The North Avenue corridor is a major east-west regional arterial on the north side of Villa Park with a host of incongruent land uses, disinvestment and visual disunity. Heavy traffic volumes and the nature of this roadway make this corridor an auto-oriented area. The goal for the future of North Avenue should be to create a dynamic mix of land uses along this strategic regional arterial, adding larger-scale commercial uses, including anchor retail development, office complexes and restaurants, as well as light industrial, warehousing and other business park uses. In addition, programs will need to be implemented that assist private commercial and manufacturing property owners to make aesthetic improvements to their buildings and lands. The main redevelopment opportunities along the North Avenue corridor are as follow. (See North Avenue Corridor Existing Conditions & Opportunities Map)



North Avenue Corridor

- The first redevelopment opportunity is the site of the North Park Mall, located on the NE corner of North Avenue and Addison Road. This shopping center, which today contains Five Star Fiesta and Hobo among a few other stores, has been in decline for more than two decades. Possible future land uses for this area: mixed-use commercial, office and restaurants, as well as building upgrades and landscape improvements.
- The second redevelopment opportunity is located south of North Avenue, north of the CN railroad and west of Ardmore Avenue. This area is characterized by auto repair businesses, warehouses and storage facilities. Possible future land uses for this area: mixed-use commercial, office complexes and restaurants.
- The third redevelopment opportunity is located south of North Avenue, north of the CN railroad and east of Ardmore Avenue. This area is characterized by manufacturing, office, auto repair businesses, residential uses and by vacant lands, some of which exhibit blighting characteristics. Possible future land uses for this area: large-scale commercial, office complexes and restaurants.
- The fourth redevelopment opportunity is located south of North Avenue and west of Villa Avenue. This area is characterized by auto repair businesses, single-family residential, multi-family residential and commercial uses. Possible future land uses for this area: warehousing and light industrial with offices, and limited commercial and residential use along North Avenue.

North Avenue Corridor - Existing Conditions



Legend

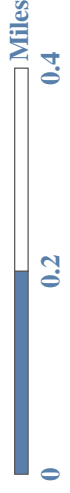
- Single Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Green Space
- Educational
- Municipal
- Unincorporated Areas
- Villa Park Boundary
- Redevelopment
- Opportunity Area

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1 inch = 1,000 feet



Section D | Special Priority Areas (cont.)

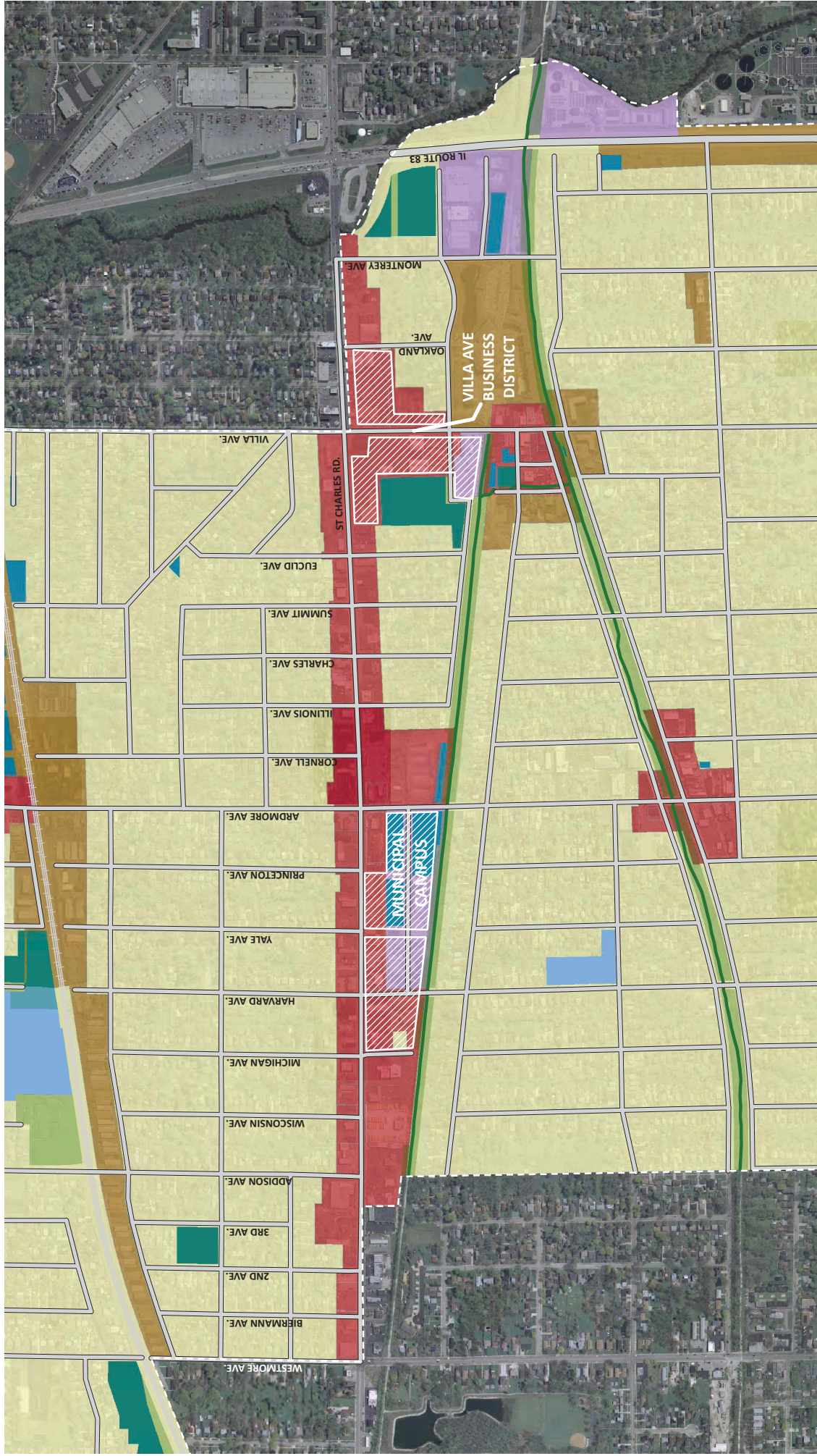
2 | St. Charles Road Corridor: The St. Charles Road corridor is an important east-west linkage through the heart of Villa Park. Currently, the right-of-way is geared toward the automobile. Numerous curb cuts provide direct access to adjacent properties. The corridor lacks landscaping and appropriate pedestrian facilities, and the width of the roadway makes this corridor more of an edge between residential areas to the north and south rather than a seam that binds them together. The goal for the future of the St. Charles Road corridor should be to transform it into a “complete street” that encompasses safe and sufficient space for vehicles, bicyclists, pedestrians, transit, and persons with disabilities. It also needs to be more attractive and to unite both sides of the roadway. To achieve this, the roadway width could be narrowed to a three-lane cross-section, enhanced with streetscape improvements and a landscaping plan, coordinated access management, and context-sensitive design. The narrowing of St. Charles Road is an option that will be highly dependent on the findings of thorough traffic studies. The roadway re-design would need to be beneficial for the overall community, while also enhancing the quality-of-life on St. Charles Road. Depending on what the traffic studies determine best, other alternatives include enhancing the roadway with landscape buffers, installing additional crosswalks and pedestrian amenities, as well as other streetscape elements without any lane reductions. Below are the main redevelopment opportunities along the St. Charles Road corridor. (See St. Charles Road Corridor Existing Conditions and Opportunities Map)

- One of the redevelopment opportunities is located on the southwest corner of St. Charles Road and Ardmore Avenue. This area is currently the home of various municipal/institutional and smaller-scale, business district commercial uses. Possible future uses: a redeveloped and master-planned municipal campus, with higher density housing, possibly for seniors.
- The second redevelopment opportunity is located along the south side of St. Charles Road in the vicinity of Harvard Avenue. This area is characterized by auto businesses, aging manufacturing buildings, and a lumber yard, among other small, miscellaneous uses. Possible future land uses: mixed-use corridor commercial and medium-density residential.
- The third redevelopment opportunity is located along the south side of St. Charles Road in the vicinity of Villa Avenue. This area is characterized by auto businesses, strip malls, smaller-scale commercial uses, vacant commercial structures and parking lots. Possible future land uses: mixed-use business district commercial and medium-density residential.



St. Charles Road

St. Charles Road Corridor - Existing Conditions



Legend

- Single Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Green Space
- Educational
- Municipal
- Unincorporated Areas
- Villa Park Boundary
- Redevelopment Opportunity Area

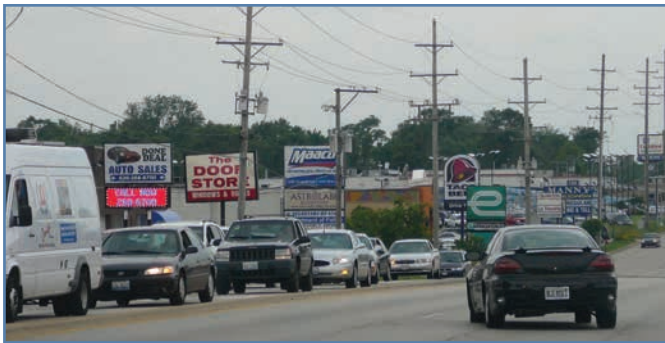
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Section D | Special Priority Areas (cont.)

3 | Roosevelt Road Corridor: The Roosevelt Road corridor is a major east-west arterial on the south side of Villa Park. This corridor is noted for its car dealerships, shopping centers, and adjacent medium-density and higher-density residential. Heavy traffic volumes and the nature of this roadway make this corridor an auto-oriented area. The goal for the future of Roosevelt Road should be to enhance existing land uses along this strategic regional arterial, focusing on enhancing larger-scale commercial uses, including adding anchor retail development, car dealerships, office complexes and restaurants. In addition, programs will need to be implemented that assist private commercial property owners to make aesthetic improvements to their buildings and lands. The corridor would benefit from improved building designs, streetscape improvements and enhanced connections among adjacent uses. Below are the main redevelopment opportunities along the Roosevelt Road corridor.

- **The Villa Oaks Shopping Center**, also on the north side of Roosevelt Road and south of Willowbrook High School, which includes Burlington Coat Factory, would benefit from upgrades to its buildings, new landscaping and overall aesthetics in order to bring about a sense of place and revival to this important commercial cluster.

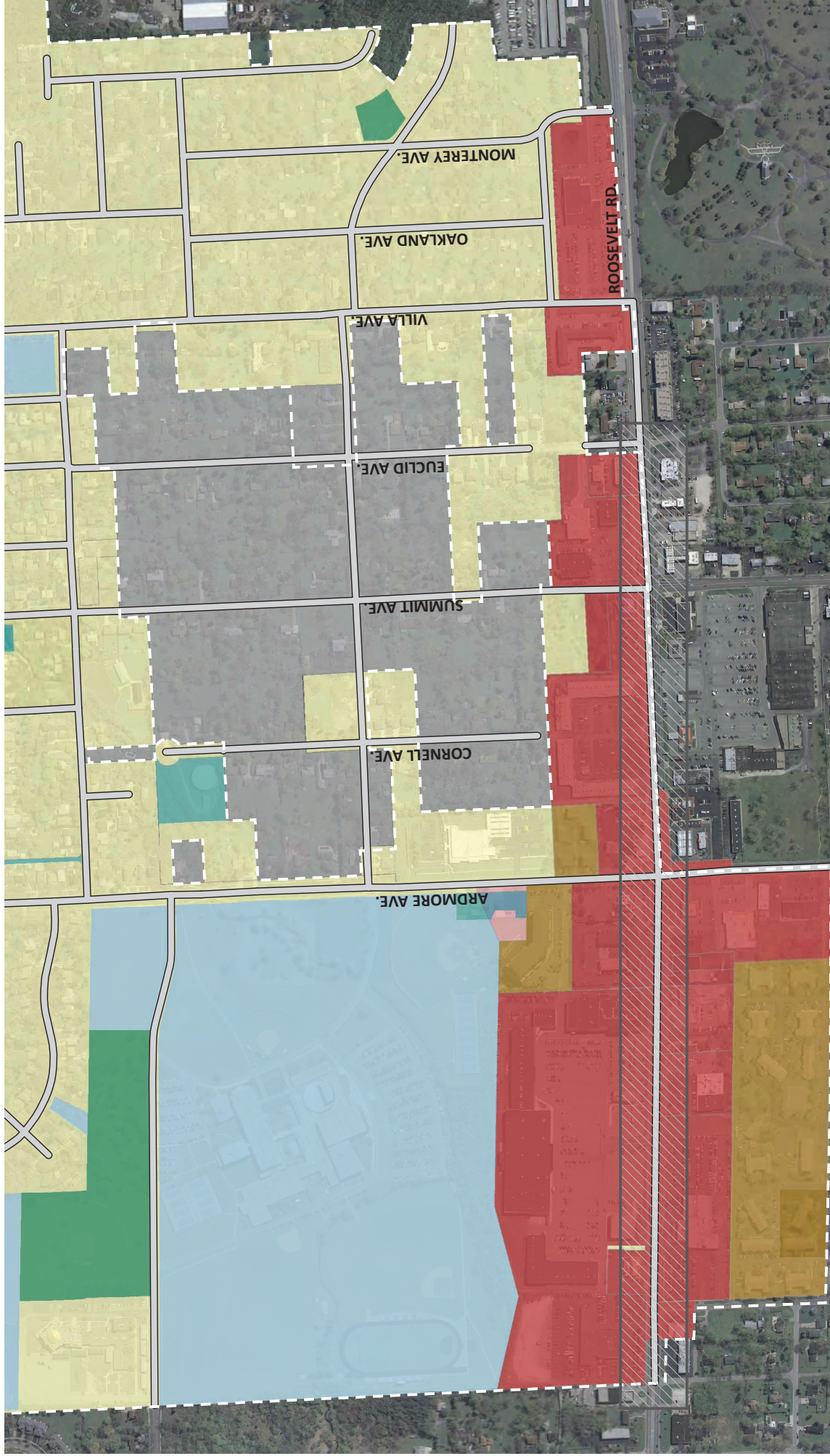


Roosevelt Road

4 | Other Business Districts: While the three corridors discussed above will be given special priority, the Village’s other neighborhood business districts also serve a key function for residents and visitors to Villa Park. These areas serve as “mini-downtowns”, providing a healthy mix of smaller-scale commercial businesses, offices, restaurants, parks, institutions and other amenities embedded within larger residential districts. These areas would benefit from stronger connections among them so as to support and reinforce each other: the triangle formed by the Ardmore Avenue business district, the Villa Park business district and the municipal campus forms a natural central nucleus for the Village.

- **The Ardmore Avenue Business District** is a healthy neighborhood mixed-use activity node located at the crossing of Ardmore Avenue and the Illinois Prairie Path. The Villa Park Library is the institutional anchor of this business district, supplemented by the French Market, the Illinois Prairie Path, and a variety of small-scale shops and offices. In addition to implementing the recommendations of the Ardmore Avenue District Master Plan, this area would also benefit from enhanced pedestrian and bike connections with the Villa Avenue business district, the municipal campus and the TOD area and from the introduction of mixed-use medium-density residences within the district to support retail stores and restaurants.
- **The Villa Avenue Business District** is a neighborhood activity node located at the convergence of Villa Avenue, the Great Western Trail and the Illinois Prairie Path. This area is the site of the Ovaltine residential redevelopment, with three- to four-story residences. Small-scale shops and offices are also found here. In addition to implementing the recommendations of the Villa Avenue District Master Plan, this area would benefit from enhanced pedestrian and bike connections with the Ardmore Avenue business district, the municipal campus, and St. Charles Road. It would also benefit from a dynamic mix of small-scale retail stores, restaurants, entertainment venues and offices that create sidewalk and street activity on weekdays, weekends, days and evenings.
- **The Transit-Oriented Business District** is a neighborhood activity node centered on the Villa Park Metra Station and the intersection of the Metra Tracks and Ardmore Avenue. This small, modest commercial node is surrounded by medium-density residential uses. This area would benefit from mixed-use medium- and/or higher-density residential uses to support easy access to transit and to bolster retail stores, offices and other business services. In addition, the TOD area should be integrated with the Ardmore Avenue and Villa Avenue business districts to form the Village center triangle area.

Roosevelt Road Corridor - Existing Conditions



Legend

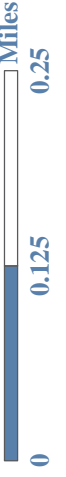
- Single Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Green Space
- Educational
- Municipal
- Unincorporated Areas

- Villa Park Boundary
- Streetscape Improvements

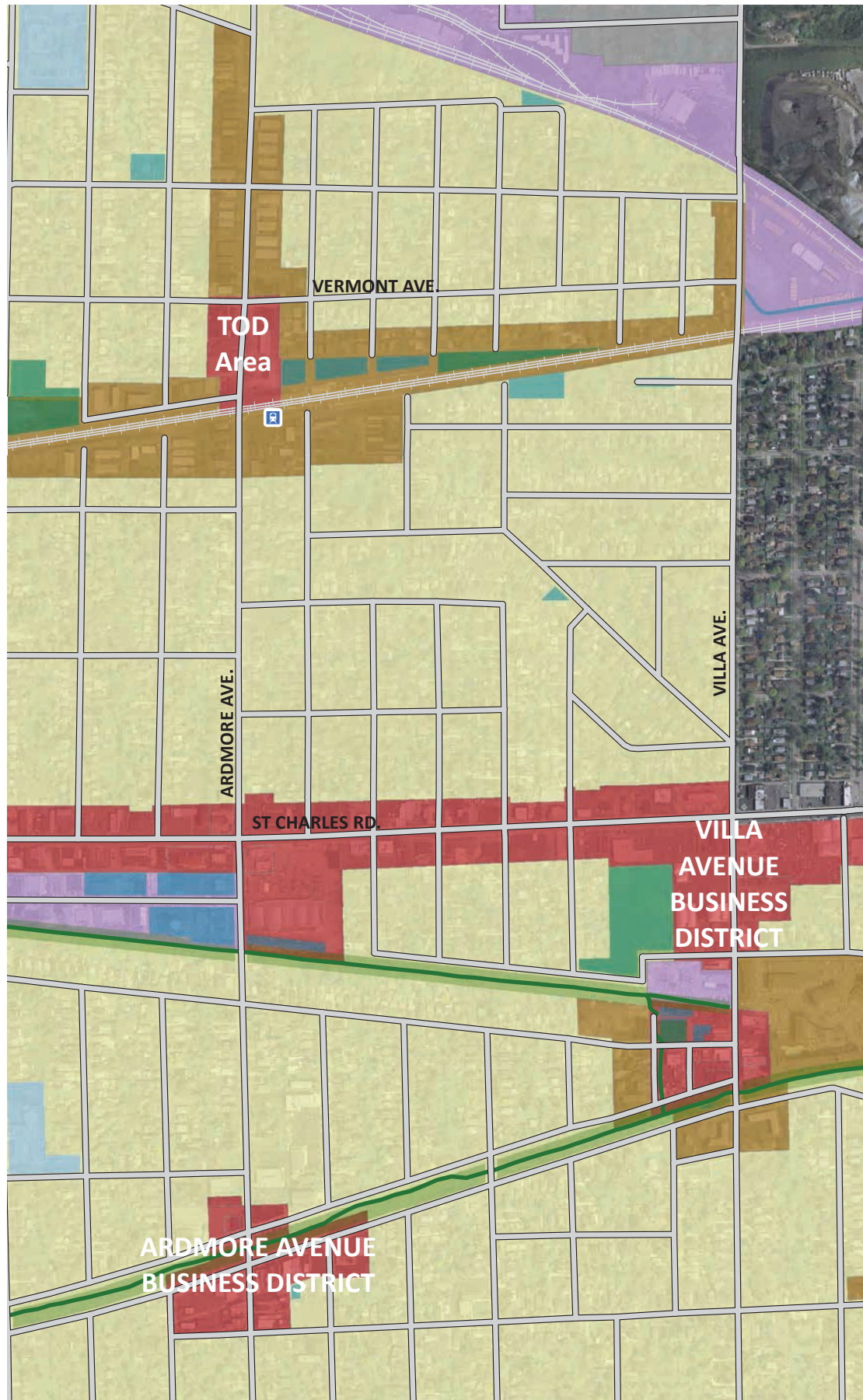


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1 inch = 650 feet



Future Land Use and Transportation Plan



Legend

- Single Family Residential
- Multi Family Residential
- Commercial
- Manufacturing
- Green Space
- Educational
- Municipal
- Unincorporated Areas
- Villa Park Boundary



1 inch = 818.49 feet



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June 2009



Section E | Urban Design

Gateways, landmarks, nodes, paths, sub-districts and edges make up the physical landscape of Villa Park. Gateways are entries into the community and provide the first glimpse into a community’s character, and are often marked by welcome signs, special landscaping and special notes about its people and institutions, such as the approach into Villa Park from the east along St. Charles Road. Landmarks are distinctive physical objects, man-made or natural, that stand out and can be used for identification or way-finding purposes, such as the historic train station. Nodes are small areas where paths and corridors intersect, or where concentrations of activities take place, such as the Ardmore Avenue and Villa Avenue business district. Paths are corridors of movement along which people travel, such as Ardmore Avenue or the Great Western Trail. Sub-districts are sections of town of a similar character, such as the original subdivisions of Villa Park and Ardmore. Edges are linear barriers that physically separate parts of the community, such as the two railways, Salt Creek Greenway Trail and Routes 38, 64 and 83. Taken together, these elements (gateways, landmarks, nodes, paths, districts and edges) are the dominant physical features of a community’s urban design, contribute to wayfinding throughout the Village, and are likewise important for understanding the community’s physical functioning. They are broadly incorporated into the Framework Plan found later in this document.



Salt Creek Greenway Trail bike path at St. Charles Road

Section F | Transportation

Villa Park enjoys excellent transportation facilities and convenient access to the rest of the Chicago metropolitan area and beyond via road, rail and path.

1 | Rail Transportation: The former Chicago, Central and Pacific railroad, now owned and operated by Canadian National, operates freight rail through Villa Park and serves local manufacturing facilities with rail spurs. Metra, the suburban Chicago commuter rail organization, provides frequent service at Villa Park along its Chicago-Elburn Union Pacific West Line route. This service is provided daily.

2 | Air Transportation: Village has convenient access to O’Hare International Airport, located about 13 miles northeast of Villa Park on Chicago’s far northwest side, to Midway Airport, located about 17 miles southeast of Villa Park on Chicago’s southwest side, and to DuPage Airport, a designated reliever airport to O’Hare and Midway located about 16 miles west of Villa Park in suburban West Chicago.

3 | Highway Transportation: Villa Park is surrounded by Interstates 88, 290, 294 and 355 and by Illinois State Highways 38, 64 and 83. These highways connect Villa Park with the City of Chicago, with the northern, western and southern suburbs, and with neighboring states. This excellent highway access translates into opportunities for shipping and distribution activities, not to mention a convenient place to live and to access jobs in the region.

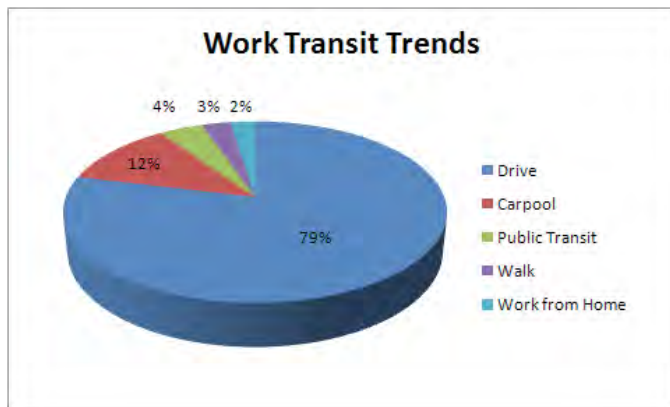
4 | Public Transportation: There are several forms of public transportation made available to residents. Metra offers frequent service on its Union Pacific West Line from Elburn to Chicago. Pace suburban bus provides three fixed bus routes through the Village that connect to major employment nodes, shopping centers, schools, government facilities and medical complexes in the region.

5 | Local Streets: Local streets form a grid pattern over most of the Village, but with some variation in parts. Streets tend to be of various width and condition. Where the grid pattern holds, there is a good level of inter-connectivity, with the exception of where these streets cross railroad tracks. Sidewalks along some local streets are in poor condition or non-existent, leading to an undesirable pedestrian environment.

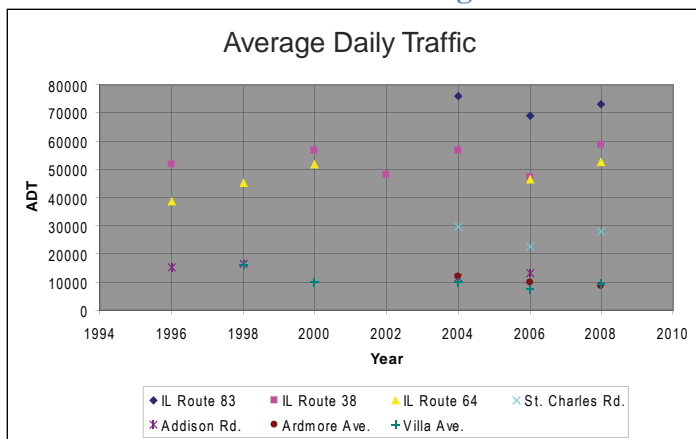
Section F | Transportation (cont.)

6 | Paths: Villa Park enjoys three significant bike/pedestrian paths. They include two east-west paths in the center of the Village, the Great Western Trail and the Illinois Prairie Path, as well as one north-south path on the eastern side of the Village, the Salt Creek Greenway Trail. The Great Western Trail and the Illinois Prairie Path join in the Villa Avenue Business District. Currently, the Village needs a north-south path through the center of the community, which ideally would connect Willowbrook High School/Roosevelt Road corridor, the Ardmore Avenue business district, the municipal campus, the TOD area, and the North Avenue corridor.

7 | Circulation Patterns and Behaviors: According to the U.S. Census data for 2000, individuals living in Villa Park use the following means of transit to get to work:



Traffic volumes of busiest road segments



Mean Travel Times to work:

Villa Park Residents:	25.5 minutes
Elmhurst Residents:	26.7 minutes
Lombard Residents:	27.6 minutes
Addison Residents:	25.1 minutes
Oakbrook Terrace Residents:	27.2 minutes

According to data from the Illinois Department of Transportation and the DuPage County Division of Transportation, traffic volumes over the past 10 years are, in general, increasing slightly for the state highways and decreasing slightly for the Village's collector roads.

8 | Recreational Path Network: While Villa Park benefits from three recreational trails in the community, the Village lacks a comprehensive network of such paths. A recreational path network should connect major activity nodes in the Village and traverse all major neighborhoods. Recreational paths should be constructed along green corridors and other existing rights-of-way, and should include a combination of on-street bicycling lanes and off-street paths / trails. Bicycle parking facilities would be needed in the business districts, at shopping centers, parks and public institutions. Bike racks, signage, parking and lighting are other key elements of a recreational path network. Design is another crucial element, particularly in terms of paving materials, lane markings, and street crossings.



Source: Illinois Department of Transportation and DuPage County Division of Transportation

A section of the Illinois Prairie Path in Villa Park, IL

Section G | Socio-Economic & Demographic Analysis

Population Trends: The Village’s population grew slowly in the first years after its incorporation in 1914, grew quickly during the roaring 1920s, and experienced another population surge after WW II. From 1950 to 1970, the Village grew from about 8,800 to approximately 25,900 people, before trailing off slightly during the last decades of the 20th Century. Below is the general population trend of Villa Park from 1950 to the present, with additional data about more recent population trends in DuPage County and the entire Chicago metropolitan area.

Population Trends

Year	Villa Park Population	DuPage County Population	Chicago Metro Population
1950	8,821	154,599	5,495,364
1960	20,391	313,459	6,794,461
1970	25,891	491,882	7,612,314
1980	23,185	658,835	7,869,542
1990	22,177	781,625	8,182,084
2000	22,075	904,191	9,098,316
2007	22,859	929,192	9,573,949

Source: Village of Villa Park, U.S. Census, Villa Park Special Census, DuPage County, and Experian/Applied Geographic Solutions

From 1990 to 2007, Villa Park’s population is estimated to have grown by about 3.1 percent, to approximately 22,859, still below the Village’s historical high of nearly 26,000 in 1970. DuPage County’s population increased by about 18.8 percent between 1990 and 2004, and the Chicago metropolitan area’s population increased about 17.0 percent between 1990 and 2007. A breakdown of the Village’s population into various age groupings in 1990, 2000 and 2007 shed some light on the changing nature of Villa Park’s population.

Population Groupings: 1990, 2000 and 2007

Age Grouping	1990	2000	2007	% Change, 1990-2007
< 5 yrs.	7.8%	6.9%	6.3%	-1.5%
5-14 yrs.	12.9%	15.2%	14.2%	+1.3%
15-19 yrs.	6.3%	7.0%	7.3%	+1.0%
20-24 yrs.	6.9%	5.9%	6.4%	-0.5%
25-34 yrs.	19.7%	14.2%	11.8%	-7.9%
35-44 yrs.	14.7%	18.3%	15.5%	+0.8%
45-54 yrs.	10.3%	12.9%	14.6%	+4.3%
55-64 yrs.	9.5%	7.9%	11.2%	+1.7%
65-74 yrs.	7.5%	6.4%	7.2%	-0.3%
75-84 yrs.	3.6%	4.4%	4.3%	+0.7%
85+ yrs.	0.7%	1.0%	1.2%	+0.5%

Source: 1990 and 2000 U.S. Census and 2007 Experian/Applied Geographic Solutions

Section G | Socio-Economic & Demographic Analysis (cont.)

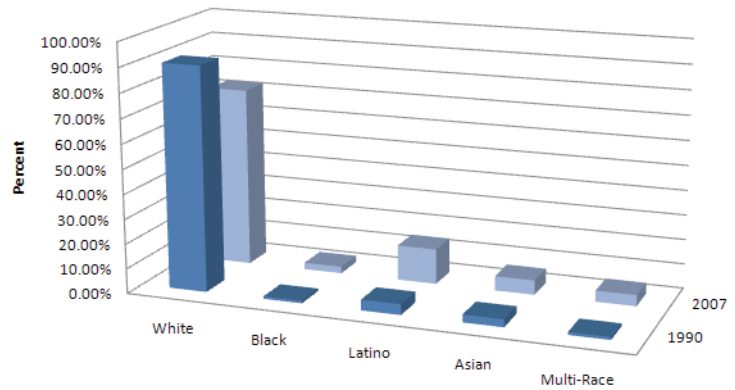
While Villa Park's overall population has remained relatively steady from 1990 to 2007, individual age groups have fluctuated during this time. The most significant changes during this 17-year period include:

- A decrease of 7.9% for people 25-34 years;
- An increase of 4.3% for people 45-54 years;

The significant decline in the 25-34 year age cohort, the group of people that tend to start families, would suggest that there may be future declines in the youngest age groupings as well. The most steady age cohorts are those aged 20-24, 35-44, and 65 and above. Overall, the median age in the Village is increasing, from 33 years in 1990 to 38 years in 2007, suggesting a significant aging of the population, more need for senior housing and services in the future, and less school-age children in area schools.

In terms of ethnicity, Villa Park is becoming more diverse.

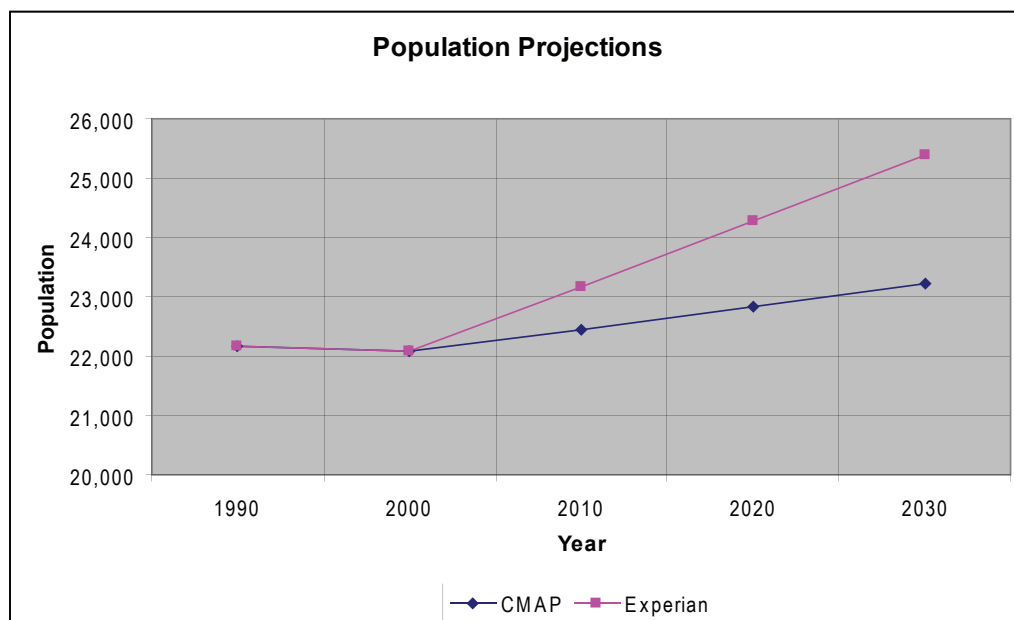
Ethnicity Trends 1990-2007



	White	Black	Latino	Asian	Multi-Race
■ 1990	90.50%	1%	4.30%	3.10%	1.10%
■ 2007	72.60%	2.70%	14.30%	5.90%	4.50%

What does the future hold for Villa Park in terms of total population?

The Chicago Metropolitan Agency for Planning's (CMAP) 2030 population forecast (revised September 2006) for Villa Park is 23,210, or a rise of 1.5% over a period of 23 years. Other forecasts, however, suggest Villa Park will exceed that amount much sooner. For example, a forecast done by Experian/Applied Geographic Solutions in 2007 suggests a population of 23,383 in 2012, or a rise of 2.3% over a five-year period. If that trend were to continue, then the Village's population would rise to around 25,379 by 2030. It would therefore be a safe assumption to predict a 2030 population in Villa Park of between 23,210 and 25,379. It should be noted that some factors will play a greater role in the dynamics of future population growth in Villa Park, such as an annexation of unincorporated residential lands, changes in zoning that allow for higher residential densities, changes in the local birthrate, and changes in average household size.



Section G | Socio-Economic & Demographic Analysis (cont.)

Current Snapshot

According to 2007 data from Experian/Applied Geographic Solutions, here is a list of some basic statistics unique to Villa Park:

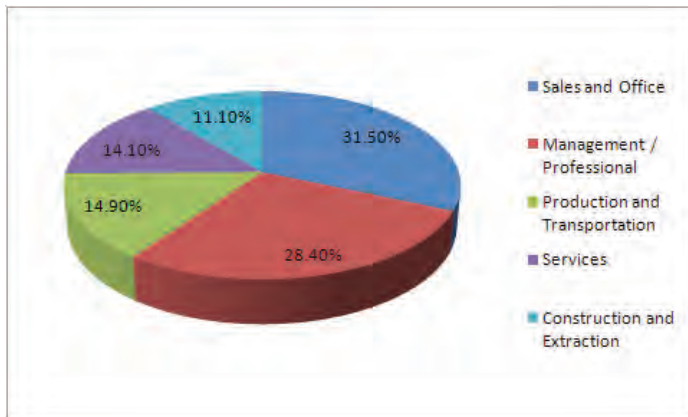
• Median Age	38 Yrs
• Median Household (HH) Income	\$68,000
• Average HH Size	2.9 ppl
• Average Number of Vehicles per HH	2 Cars

Ethnicity

• White	86.7%
• Black	2.7%
• Latino	14.3%
• Asian	5.9%

Labor Force

According to the U.S. Census, in 2000, the Villa Park labor force was divided into the following 5 job sectors:



The majority of the 1,100 businesses in Villa Park employ fewer than 10 workers. Some of the larger employers include Imperial Service Systems, Villa Park Elementary School District, Conxall Corporation, WLI Industries and Crown Metal Manufacturing Company.

According to the DuPage County Economic Development and Planning Department:

- 17% of Villa Park residents work in Elmhurst
- 15% work in Chicago
- 9% work in Lombard

For those employed in Villa Park:

- 21% live in Villa Park
- 17% live in Chicago
- 11% live in Lombard
- 6% live in Addison
- 5% live in Elmhurst

Real Estate Development Trends

1 | Residential: As a mature and fully built-out community, residential development in Villa Park is focusing on infill development and redevelopment. Since 2000, there have been on average 13-14 new homes built in the Village per year, many the result of tearing down older homes. One of the most prominent new residential redevelopments of recent years was the adaptive reuse of the former Ovaltine buildings into apartments. The interviews with informed individuals in the community suggest that there are new opportunities for higher-density owner-occupied residential development such as condos and townhomes. In contrast, community leaders and stakeholders believe that the current inventory of apartments and single-family dwellings is adequate.

2 | Commercial: Most new commercial development in Villa Park has been focused on the North Avenue, St. Charles Road and Roosevelt Road corridors. Some new businesses have also located in the business districts in recent years. Villa Park's strategic location continues to make it an attractive location for new shops, offices and restaurants. However, fierce competition from surrounding communities, combined with a struggling U.S. economy, will make attracting desirable major national retailers to open up new stores in Villa Park a significant challenge.

3 | Office: New, larger-scale, Class A office space would be well suited for Villa Park. The best locations would be along North Avenue and Roosevelt Road close to Route 83. Small-scale office space will continue to thrive in any of the Village's neighborhood business districts.

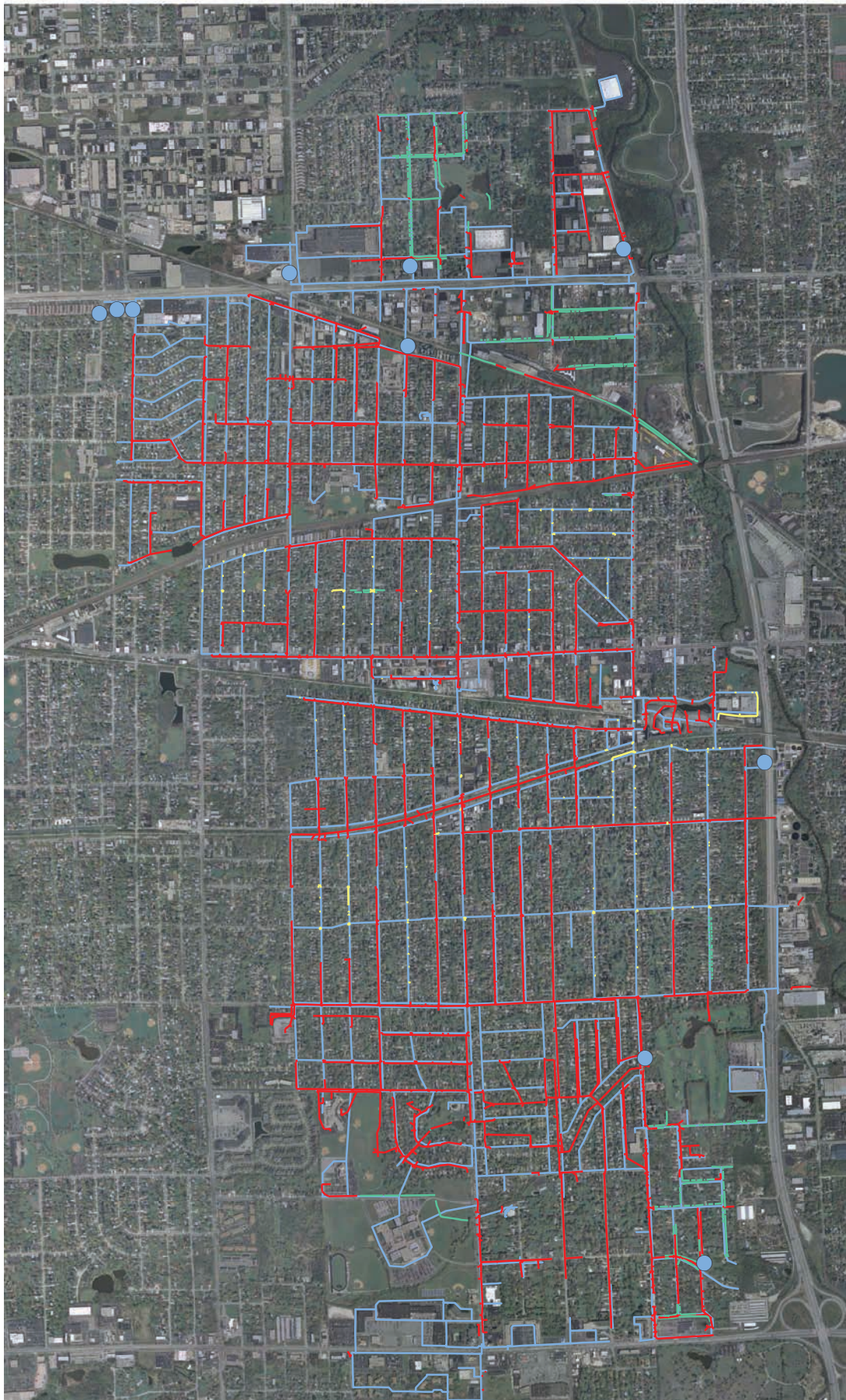
4 | Manufacturing: Warehouse and distribution will continue to benefit from close proximity to Route 83. Older industrial uses on smaller sites along the CN tracks in the vicinity of the North Avenue corridor will become obsolete, making building and use conversion more practical in the future.

Utilities Map



Legend

- Combined Feeder
- Ditch
- Sewer
- Water Main
- Lift Station
- Villa Park Boundary



1 inch = 2,300 feet

0 0.4 0.8 Miles

Teska Associates, Inc.

June 2009



Section H | Community Facilities & Utilities Analysis

General Conditions

The basic infrastructure in many parts of Villa Park is old, deteriorating and in need of upgrading and/or replacement. The master plans for water, drainage, sewer and roads currently under development have addressed future growth areas, and the Village has computer models to determine whether the water and waste water systems have the capacity to accommodate more intense development in any particular area. Larger capacity water mains and sewers will be needed in areas of the Village that will be more intensely developed; therefore, coordination will be critical to making cost-effective infrastructure investments. Electricity is provided by ComEd, gas is provided by Nicor, and telephone service is provided by AT&T. (See the Community Facilities and Utilities Exhibits)

1 | Water: The Village's water source is Lake Michigan, which is treated at the City of Chicago's Jardine Water Purification Plant and purchased from the DuPage Water Commission before being distributed to residences and businesses in Villa Park at three connecting points. According to the Village's 2007 Water Quality Report, potable water provided by Villa Park meets or exceeds established water quality standards.



Water Tower, Villa Park Municipal Campus

The Village is very near its goal of storing a two-day supply of potable water; a new water tower may be necessary if the Village pursues higher density development or if annexation or redevelopment results in a significant increase in population or water demand. Many of the water mains along North Avenue have been upgraded within the past ten years, although there are no water mains along North Avenue west of Kramer.

2 | Sewer: Villa Park operates and maintains the Wet Weather Flow Treatment Facility to treat combined and sanitary sewer overflows. The Village has five lift stations, 41 miles of separate sanitary sewers, 36 miles of combined sewers, and 1,156 manholes. Sewer sizes range from 8-54 inches in diameter. The Village is currently in the process of rehabbing about 20 miles (or about ¼) of its sewer system over the next several years, and is also in the process of separating the old combined system. Sewer problems are for the most part related to wet weather. Sewage is treated by the Salt Creek Sanitary District.

3 | Stormwater: Drainage issues related to new development will need to be addressed, and there are several ongoing street drainage projects. Since most of Villa Park was developed before regulating ordinances existed, the Village is now trying to correct stormwater drainage problems during redevelopment. The new county-wide stormwater ordinance, which was adopted by Villa Park, is working well and affects any new development over 5,000 square feet.

4 | Streets: Villa Park approved a 0.5% increase in the sales tax to provide funding for local street projects and to eliminate the backlog of bad streets. Due to rising costs of asphalt and concrete, it now costs approximately \$3-4 million per mile to fully reconstruct a street. This makes it difficult to maintain existing streets and to maintain basic service levels as infrastructure ages. The Village follows "Pavement Preservation" principles, which is meant to maximize the impact of funds spent on pavement maintenance.

Section H | Community Facilities & Utilities Analysis (cont.)

5 | Schools: Villa Park School District 45 operates four elementary schools in the Village. They include Ardmore School and North School for grades K-5, and Jackson Middle School and Jefferson Middle School for grades 6-8. Salt Creek School District 48 operates one elementary school in the Village, the John E. Albright Middle School for grades 5-8. DuPage High School District 88 operates one secondary school in the Village, Willowbrook High School, which is expecting steady to slight declines in enrollment, experiencing more ethnic diversity, poverty and safety issues, and is currently embarking on updates to its facilities on its 80-acre campus. There are also three private schools operating in Villa Park – the Montessori Children’s Academy, St. Alexander School and the Seton Academy Montessori. While there are no institutions of higher education in Villa Park itself, there are several nearby, including the College of DuPage in Glen Ellyn, Elmhurst College in Elmhurst, and Wheaton College in Wheaton, among others. (See the Elementary School District Exhibit)

6 | Library: The Villa Park Library is not part of a larger library district but is rather part of Village government. The main facility is located in the Ardmore Avenue business district, close to the Illinois Prairie Path. The library plans to add more programs and outreach to underserved segments of the community, and in general would like to forge a stronger working relationship with the Village Board.

7 | Police and Fire: The Villa Park Police Department operates with a strong community policing philosophy while maintaining a full range of patrol and investigative services in seeing to the community’s public safety needs. It is housed in a recently constructed LEED silver certified building in the municipal campus at 40 S. Ardmore Ave. The department boasts a D.A.R.E./G.R.E.A.T. Officer, a Truck Enforcement Officer, and a K-9 Officer. The Village currently has two fire stations, one on the north side (102. W. Plymouth), one in the municipal campus area (28 W. Home) and one on the south side of the community (1440 S. Ardmore). The south station was built in 1975 and has the potential to expand on its current site. The north station has no room for expansion and is already at capacity. The station located adjacent to the Village Hall will close in the near future and the space will be used for Village offices. The Fire Department, which has full-time firefighters/paramedics, needs a training facility and a central location for its main fire station.



Villa Park Public Library

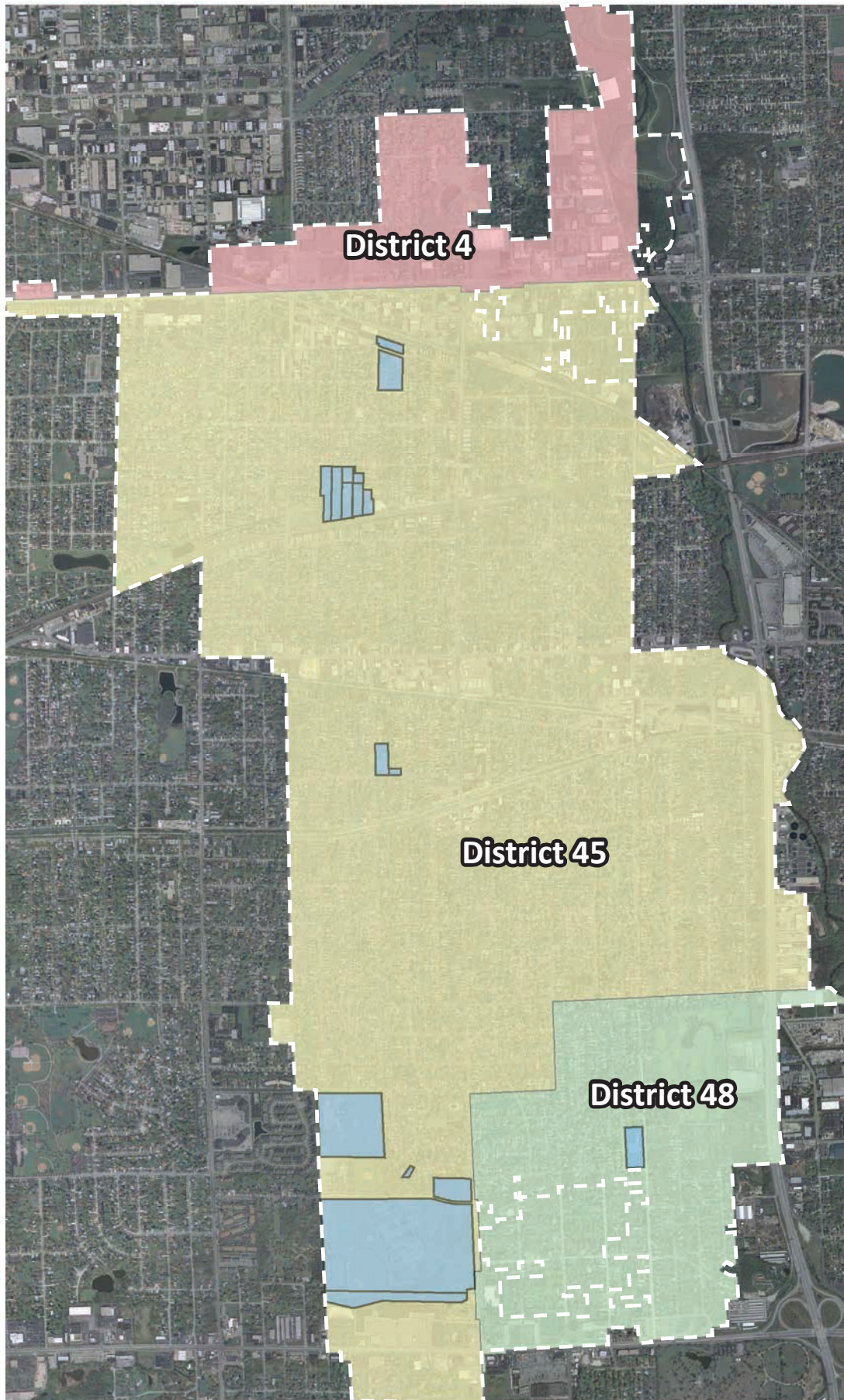


Willowbrook Highschool



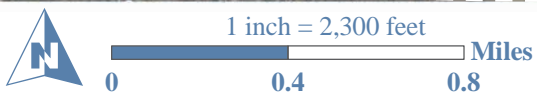
Villa Park Police Station

Elementary School Districts



Legend

- District 4
- District 45
- District 48
- Educational
- Villa Park Boundary



Section H | Community Facilities, Utilities & Amenities Analysis (cont.)

Other Institutions & Amenities

1 | Medical Offices: There are a variety of medical offices in Villa Park, including the Novak Family Medical Center, Villa Medical Arts, Pro Medical, and Fresenius Medical Care. Nearby is Elmhurst Memorial Hospital in Elmhurst, the Glen Oaks Medical Center in Glendale Heights, Good Samaritan Hospital in Downers Grove, and Central DuPage Hospital in Winfield.

2 | Museums: The Villa Park Historical Preservation Commission operates a small Museum and Resource Center with a focus on local points of interest, including Sears mail order houses, railroad memorabilia and Ovaltine artifacts. The locally established historic districts target the Ardmore Avenue and Villa Avenue business districts.

3 | Community Bicycle Program: The Community Bicycle Program, which started in 2005, offers 20 free bicycles for use. The 52-mile Illinois Prairie Path and the 12-mile Great Western Trail have a new connector path as well as pedestrian lights, signage, landscaping and murals. The new Salt Creek Greenway Trail follows the gently meandering Salt Creek as it winds through the Cricket Creek Forest Preserve.

4 | French Market: The Villa Park French Market offers a wide variety of items including fresh flowers, fresh produce, hand-made soaps, pottery and more. Held every Sunday morning from late April to late October, the French Market is located on Park Boulevard, immediately west of Ardmore, and is accessible by the Illinois Prairie Path.

Bensidoun USA, the market managers, bring vendors that sell goods that they have grown or manufactured. The goal is to create a sense of community found in markets in France, providing community residents with a place to gather, socialize and purchase quality goods at reasonable prices.

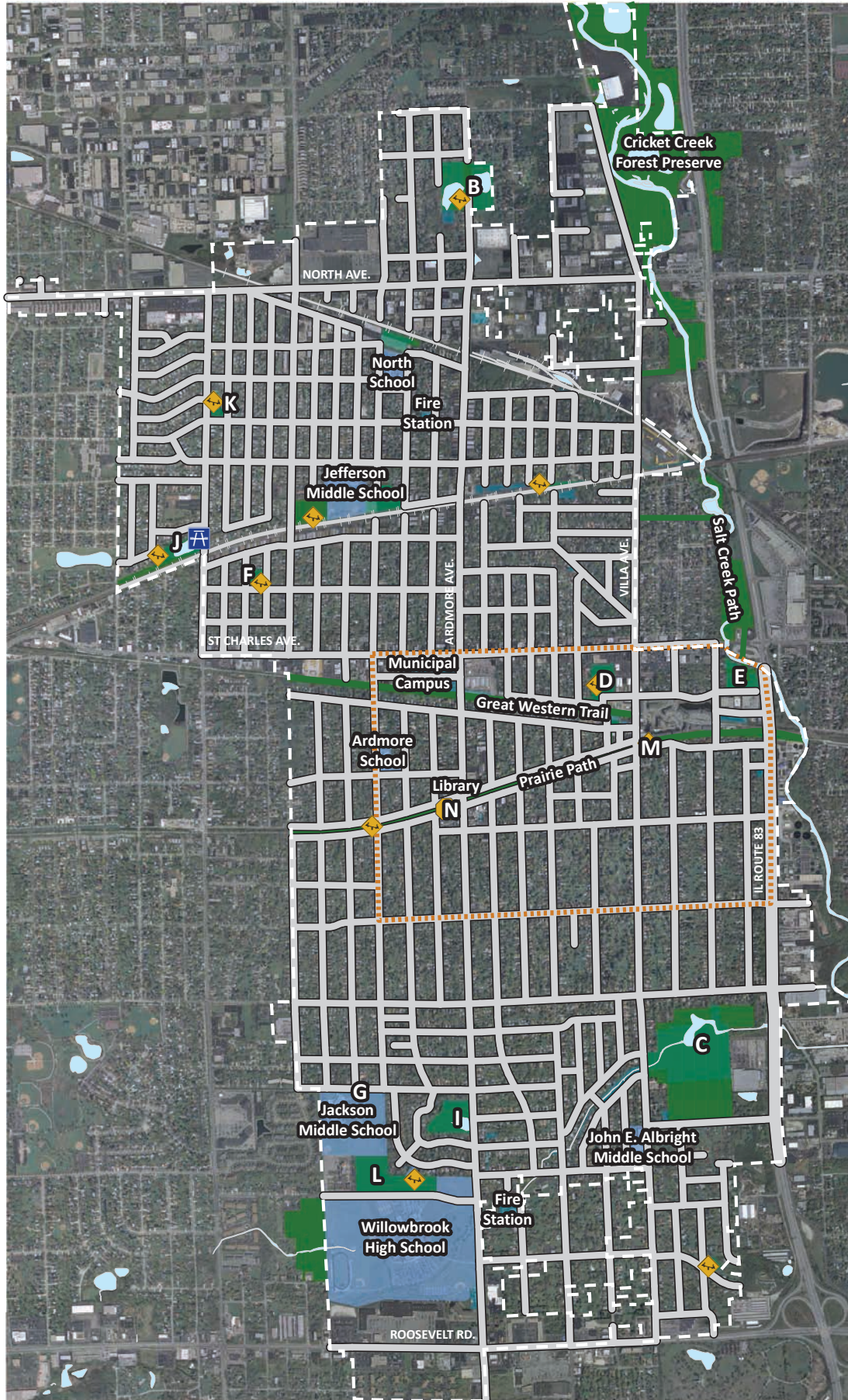


A bustling Sunday in June at Villa Park's French Market



Villa Park Historical Museum and Resource Center

Community Facilities - Existing Conditions



Legend

- Green Space
- Educational
- Municipal
- Villa Park Boundary
- Gazebo
- Picnic Shelter
- Playground
- Historical Area

- A - Iowa Community Center
- B - Twin Lakes Park
- C - Sugar Creek Golf Course
- D - Lions Park/Community Recreation Bldg
- E - Rotary Park
- F - Franklin Park
- G - Jackson Fields
- H - Jefferson Park & Pool
- I - Lufkin Park & Pool
- J - North Terrace Park
- K - Westmore Park
- L - Willowbrook Park
- M - Historical Society Museum
- N - French Market



1 inch = 2,300 feet
 0 0.4 0.8 Miles



Section H | Community Facilities, Utilities & Amenities Analysis (cont.)

5 | Parks & Recreation: Significant parks in the Village include Lions Park, Lufkin Park, Rotary Park and Twin Lakes Park, as well as several smaller neighborhood parks with a variety of amenities, including swimming pools, skateboard facility, basketball courts, playground equipment, green open space and small water bodies. Recreation facilities include the Community Recreation Building, the North Terrace Building and the Iowa Community Center, which provides indoor recreational facilities.

In order to meet the recreational needs of residents, more space needs to be allotted to such facilities in the future; greater management and programming support will be needed as well. Developing a new community/fitness center with new facilities would help improve residents' quality-of-life and prove to be an asset for the Village.

6 | Community Pride: The Community Pride Commission advises the Village on matters relating to physical beautification and enhancement of the image of the Village. Currently the group has an active planting program in commercial areas of the Village and is focusing on Ardmore and Villa Avenues as primary opportunities to improve the community image.



A serene overlook setting in Lufkin Park; Villa Park, IL



Villa Park residents gather to pick up free bundles of tulips. The Pride Commission helped organize 'Tulip Day 2007', during which they gave away free tulip bulbs to Villa Park residents. The Parks and Recreation department aided in this effort by planting the tulips in the fall and digging them up again in the Spring for the residents to plant in their own gardens!

Section I | Economic Analysis

Project Purpose

The Village of Villa Park is a community where residents value their family-oriented lifestyles, the quality of the schools, and commercial development designed to generate revenue that keeps property taxes affordable. With changes in the character of modern commercial development and increasing interest in mixing uses on properties throughout the United States, Villa Park is challenged to protect the vitality of its aging commercial properties and identify opportunities to conform to current clustering and mixed-use trends. This Market Assessment adds a special comprehensive plan focus on commercial development by identifying the market demand for specific types of retail, office, light industrial, and mixed use projects that would be both appropriate and financially feasible for Villa Park. This analysis points to strategies and actions that realize the community's economic development potential, and thereby maximize property and sales tax revenue to the Village.

Methodology

The trends determining development opportunities in Villa Park are national as well as local and consequently current models for commercial development and national demographic databases were used to illustrate their impact on Villa Park. Nearby shopping malls, lifestyle centers, business parks, and Main Streets were visited and evaluated to determine the regional competitive environment. The same principles that high-volume site selection specialists use to understand each commercial area's economic vitality and potential were applied to the North Avenue, St. Charles Road and Roosevelt Road corridors. Community leaders, business owners, and other stakeholders were interviewed to glean their confidential insights into Villa Park's existing and potential economic development environment.

The Village of Villa Park is a community where residents value their family-oriented lifestyles, the quality of the schools, and commercial development that keeps property taxes affordable.

Villa Park Current Conditions Overview

1 | Competitive Retail Environment: Villa Park retail centers compete in the far west suburban market (see map), which contains over 21 million square feet of shopping center retail space. This is the largest market in the Chicago suburbs.

The far west suburban vacancy rate as reported by Coldwell Banker Real Estate in its second quarter 2008 Chicago Retail Market Review is 8.36%, right at the market average of 8.65%. There are 120,000 square feet of shopping center space under construction in this submarket.



Metropolitan office sub-markets

Section I | Economic Analysis

Comprehensive Plan Application: Villa Park falls within the shopping market dominated by Oak Brook Center, a large, centrally-managed cluster of destination specialty shopping. This condition presents both an opportunity and a challenge because Route 83, which is a prime access road to Oak Brook, is also one of Villa Park’s high volume arterial roads. This presents an opportunity for businesses in Villa Park to intercept customers. Value-oriented tenants whose business plan does not include paying the high rents associated with Oak Brook can choose a Villa Park location and serve the same customers. Additionally, convenience businesses like grocery stores, quick service restaurants, and gas stations have a potential “bonus market” in the customers traveling to these centers. The challenge is that currently a significant amount of Villa Park’s residents spending goes to centers in Oakbrook.

2 | Community Capture Rates: The chart below compares the population characteristics, spending power and retail sales in Villa Park with those of surrounding communities.

Table: Demographics, Spending Power and Retail Sales

	Villa Park	Addison	Elmhurst	Lombard	Oak Brook	Oakbrook Terrace
Population	22,859	36,238	43,497	43,245	8,586	2,719
Avg. Household Size	2.9	3.1	2.7	2.6	2.7	1.9
Population Density	4,858	3,820	4,236	4,459	1,040	1,952
Household Avg. Income	\$71,111	\$74,730	\$106,950	\$80,809	\$206,198	\$110,855
Median Household Income	\$68,043	\$65,231	\$87,087	\$73,916	\$129,224	\$71,578
Variance: Avg. to Median	\$3,068	\$9,499	\$19,863	\$6,893	\$76,974	\$39,277
Total Employees	9,980	19,171	31,497	23,270	38,563	6,328
Jobs per Household	1.3	1.7	2.0	1.4	13.0	4.5
Total Retail Expenditure	\$185,451,192	\$278,816,125	\$486,415,616	\$425,161,650	\$153,923,320	\$206,037,234
Retail Sales	\$504,914,336	\$750,579,614	\$1,043,238,301	\$1,101,696,947	\$1,129,908,539	\$206,037,234
Capture Rate	272.3%	269.2%	214.5%	259.1%	734.1%	456.0%

Source: Experian/Applied Geographic Solutions, 2007

Section I | Economic Analysis

With median income just slightly higher than the Chicago Metropolitan Area average of \$63,400, Villa Park and the communities of Addison, Oakbrook Terrace, and Lombard are solid middle class communities, while Elmhurst and Oak Brook generally contain higher-income households. The variance between average and median household incomes illustrates how Villa Park differs from the surrounding communities in that its population's income is more consistent. A significant number of higher-income households causes a higher average income. In inner ring suburbs like Elmhurst, many neighborhoods often were created by teardowns replacing smaller homes with more valuable, modern houses. In Oak Brook, the extremely high income fits the estate lot residential orientation.

A key strength of this metropolitan area sub-region is employment. Overall, there is a ratio of 2.3 jobs per household, significantly more employment than the metropolitan area average of 1.4 jobs per household. This strength is significant because employment reduces commuting by allowing residents to live and work in the same community and commercial property taxes to fund schools without adding to their student burden. Within the sub-region, Villa Park offers fewer jobs than the surrounding communities.

The area capture rate of 300% confirms the sub-regional strength as a shopping cluster. This rate measures the relationship of residents' expenditures to actual sales. A capture rate of 100% occurs when a community's retail businesses sell the same amount as the community's residents spend.

As currently tenanted, the shopping available in Villa Park attracts 272% of the expenditures by Villa Park residents. That means that the spending from residents living in other communities is adding significantly to Villa Park's sales tax revenue. The similar results in the surrounding communities verifies the strength of this subarea as a shopping location. One explanation is the lower DuPage County sales taxes that attract nearby Cook County residents.

As the chart below reveals, Villa Park sales tax revenues are concentrated in automotive sales.



Comprehensive Plan Application: As a community where the retail sales have always been an important revenue source, and where there is a natural competitive advantage due to lower DuPage County tax rates, Villa Park must protect its existing sales as it finds opportunities for new, high volume businesses. Efforts must focus on preserving the traditional high sales tax generators: grocery stores, home improvement centers, mass merchandisers and auto dealers. Programs that assist property owners in matching current optimal size spaces and co-tenancies will be critical to maintaining or improving Villa Park's capture rate. At the same time, Villa Park must protect the smaller, unique retailers that provide services to residents and that add community character.

Section I | Economic Analysis

3 | Store and Restaurant Trends: The national trends noted above guide development choices rather than dictate specific developments. By identifying opportunities to capitalize on trends that take advantage of Villa Park’s character and competitive position in the far west suburban market, the shopping centers of Villa Park can modernize in ways most likely to improve each center’s business environment.

4 | Shopping Center Classifications: To understand retail development possibilities, one must recognize that consumers expect to visit different types of centers for different shopping needs. For example, when grocery shopping, consumers expect to park where they can conveniently load groceries while consumers shopping for apparel expect the opportunity to visit several stores of similar type to compare their offerings, which is the definition of “shopping.” These underlying shopping behaviors support shopping clusters of different sizes and character. The International Council of Shopping Centers (ICSC), a shopping center executives’ trade group, classifies shopping centers based on matching shopping behavior and the size, tenants, and character of shopping centers. This table of ICSC Shopping Center Definitions - U.S. reports the key characteristics of these classifications.

Table: ICSC Shopping Center Definitions - U.S.

Type of Shopping Center	Concept	Square Feet	Acre-age	Number of Anchors	Type of Anchors	Anchor Ratio	Primary Trade Area
<i>MALLS</i>							
Regional Center	General Merchandise; fashion (mall, typically enclosed)	400,000-800,000	40-100	2 or more	Full-line department store; jr. department store; mass merchant; discount department store; fashion apparel	50-70%	5-15 miles
Super-regional Center	Similar to regional center but has more variety and assortment	800,000+	60-120	3 or more	Full-line department store; jr. department store; mass merchant; fashion apparel	50-70%	5-25 miles
<i>OPEN-AIR CENTERS</i>							
Neighborhood Center	Convenience	30,000-150,000	3-15	1 or more	Supermarket	30-50%	3 miles
Community Center	General merchandise; convenience	100,000-350,000	10-40	2 or more	Discount department store; supermarket; drug; home improvement; large specialty/discount apparel	40-60%	3-6 miles
Lifestyle Center	Upscale national chain specialty stores; dining and entertainment in outdoor setting	Typically 150,000-500,000 but can be smaller or larger	10-40	0-2	Not usually anchored in the traditional sense but may include book store; other large-format specialty retailers; multi-plex cinema; small department store	0-50%	8-12 miles
Power Center	Category-dominant anchors; few small tenants	250,000-600,000	25-80	3 or more	Category killer; home improvement; discount department store; warehouse club; off-price	75-90%	5-10 miles
Theme/Festival Center	Leisure; tourist-oriented; retail and service	80,000-250,000	5-20	N/A	Restaurants; entertainment	N/A	N/A
Outlet Center	Manufacturers’ outlet stores	50,000-400,000	10-50	N/A	Manufacturers’ outlet stores	N/A	25-75 miles

Section I | Economic Analysis

These classifications are important because sophisticated tenants design their operating and merchandising policies to fit a specific shopping center category. That process results in higher sales and higher customer satisfaction. For example, a neighborhood center restaurant needs to offer carry-out, which is a convenience, while regional center restaurants need to offer an unusual menu to be most successful. While the neighborhood restaurant can offer the unusual menu and the regional center offer carry-out, those approaches are not the keys to their success.

The table below classifies Villa Park’s existing and potential commercial clusters and comments on their match to ICSC standards:

Table: ICSC Classifications:

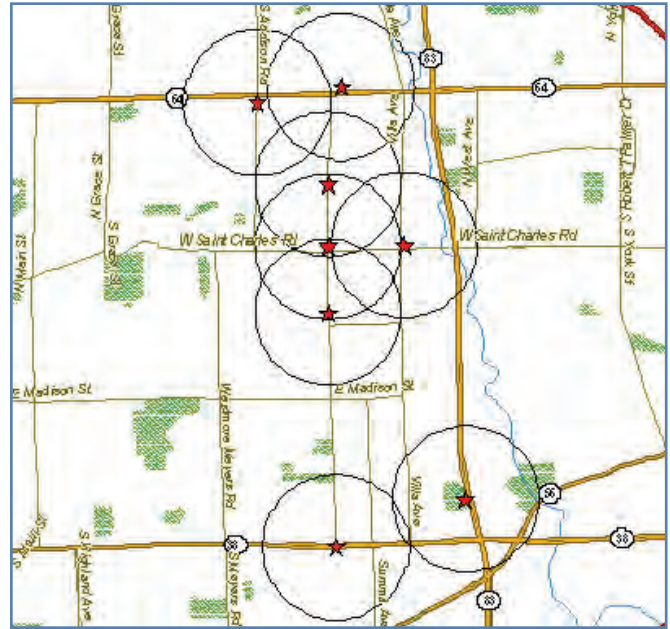
Shopping Center	ICSC Type	Acres	Comments
<i>NORTH AVENUE</i>			
North Park Mall	Outlet/Power Center	25.2	Transitioning from enclosed mall; lacks traditional anchor
Target	Community Center	11.1	Minimumally meets ICSC size standard
Safari Land	Entertainment	8.6	Aging
<i>ST. CHARLES ROAD</i>			
Jewel	Neighborhood Center	7.0	Aging and lacks companion tenant space
Villa Avenue	Neighborhood Center	15.6	Size assumes cross access between parcels
<i>ROOSEVELT ROAD</i>			
The Courtyard	Theme Center	6.2	Good use for small size
Villa Oaks	Outlet Center	22.3	Right-sized
<i>OTHER CLUSTERS</i>			
Wal-Mart	Community Center	13.1	Lacks outlots
TOD	Neighborhood Center	3.0	Small size
Odeum	Entertainment	13.5	Room for expansion including restaurants and hotel
Ardmore Bus. District	Theme Center	10.2	Small Size
<i>POTENTIAL CLUSTERS</i>			
North & Ardmore East		10.2	Neighborhood Center Size
North & Ardmore West		16.5	Small for power/community center, could be mixed office-restaurant
North & Villa West		33.8	Great size but requires significant parcel assembly

The size, anchors, and configuration of these centers does not match current trends in shopping center design. Consequently, tenant recruitment suffers because the most desirable businesses are not confident that these aging centers can maintain the co-tenants that make their businesses successful. Later sections of the Comprehensive Plan will examine how each center can improve its match to current shopping center standards. Those techniques may involve reducing retail space to provide the proximity between tenants that leads to higher sales per business, improving access, and adding office or residential to improve the market and make redevelopment financially feasible.

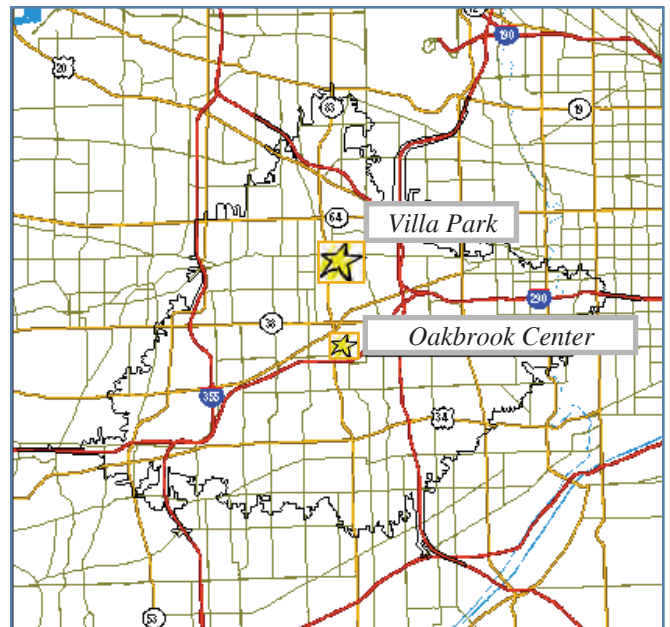
Section I | Economic Analysis

As depicted on the map to the right, neighborhood and community shopping centers are dispersed throughout Villa Park. As the circular, ½-mile radii surrounding each shopping center illustrate, most homes are within walking distance of shopping. For regional shopping, Oakbrook Center commands the attention of a large market; the map to the right illustrates that Villa Park is well within a 15-minute drive time of that attraction.

Comprehensive Plan Application: When considering the future commercial development in Villa Park, it is useful to consider which ICSC classification is most similar to the way Villa Park residents use each shopping center. The resulting hierarchy of retail centers establishes the planning and design framework that will guide subsequent specific recommendations in later phases of the planning process.



Shopping areas and their 1/2 mile radii



The 15-minute drive time associated with Oakbrook Center, depicted by a thin black line.

Section I | Economic Analysis

5 | Core Site Selection Concepts: The decision to develop store and restaurant space is based on core concepts that underlie the expectation for acceptable sales at the development site.

A. Retail Follows other Markets. There must be a large enough and close enough residential population before the market will support construction of store and restaurant space. Although office workers are another important market that can upgrade a marginally successful retail district into a very successful one, local residents are the backbone of each community’s commercial areas. The significance of office space is its connection to a strong food and beverage offering. A significant concentration of offices adds a lunch seating and “cocktail hour” that can increase restaurant business by up to 1/3. Although the residents are reasons for the stores, office workers bring increased vitality and growth through reinvestment of profits.

B. Development is Tenant Driven. There must be enough similar tenants to allow consumers to comparison shop. In the abstract, it makes sense that the ideal retail development is a broad mix of businesses satisfying the “cradle to grave” needs of local residents. But that concept defies the very term “shopping” because there never could be sufficient space to meet the volume and variety of business to meet the desires of all residents. Today’s auto-oriented retailing assumes that customers will travel for selection. Consequently, while today all successful shopping districts offer convenience shopping, for example a drug store, different shopping districts have evolved to satisfy varying niches for other items. Strong retailers like to cluster near competitors because they know that such an area gets a reputation as “the place to go to shop for....”

C. Visibility is critical. Stores must be visible to a large enough pedestrian and/or “driver” population. Although repeat customers are the lifeblood of any business, there also must be a steady flow of new customers. Those customers are much easier to attract when a large population sees the business every day. Studies by national restaurateurs and retailers indicate that about 20,000 vehicles and/or pedestrians per day pass the most vital retail businesses.

Comprehensive Plan Application: Villa Park is a mature community with limited new residential growth opportunity. Consequently, additional retail space will not naturally occur because of significant new residential development. Villa Park’s growth opportunity is in the few remaining unincorporated, vacant and underutilized areas near North Avenue. That land can bring both new retail stores and supporting job-generating uses. Most of the potential growth in total sales volume will result from redevelopment that brings newer, higher volume tenants or merchandise categories that residents previously traveled outside of Villa Park to obtain. Keeping current centers strong will rely on maintaining population and employment levels despite the aging population.

Comprehensive Plan Application: The Village must maintain contact with the high-volume regional shopping center owners and tenants and ensure that policies are friendly toward attracting those businesses. As improvement and redevelopment strategies are considered for aging centers it will be important to identify a cluster focus. For example, some centers may appropriately be focused on food while others target a home improvement market.



Existing Wal-Mart, located off of IL Route 83

Comprehensive Plan Application: As roads are improved it is important to maintain property sight lines to retail centers.

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D. Visual and physical access must be easy. Signalized intersections allow traffic to easily enter and exit parking lots. They also stop pedestrians and automobiles, causing people to see signs and advertising. For those reasons, signalized intersections are the key location for high traffic retail centers.

Comprehensive Plan Application: When making road improvements that add medians and reduce curb cuts, it is important to consider whether the changes will affect nearby retail development. As attempts are made to revitalize aging properties, it will be important to advocate for better access off Villa Park’s county and state roads.

E. Anchors hold the position. The concept of modern shopping centers is that consumers are attracted by a high-volume business, the anchor, and then notice and purchase the offering of adjacent smaller stores. Today that pattern has been modified by the concept of Lifestyle Centers where a cluster of well-known smaller stores combine to fulfill the anchor function. When centers are anchorless, often due to the closing of a business, the property is less stable because tenants are constantly seeking anchored locations where they can achieve higher sales from the customers of adjacent anchors.

Comprehensive Plan Application: The use of Village incentives to improve Villa Park’s aging centers should concentrate on preserving and attracting anchors. Where there is little likelihood of attracting a replacement anchor, the Village should consider strategies for consolidating a property to make the center function better.



Existing Harley Davidson store, located on North Avenue



Existing Burlington Coat Factory, located in the Villa Oaks shopping center on Roosevelt Road

F. A few retailers provide the majority of sales taxes. Successful auto dealerships, warehouse clubs, large format grocery stores, mass merchandisers, and home centers can each produce over \$50 million in sales and \$1 million in sales taxes. Consequently, these single businesses often have more impact on sales tax revenue than multi-tenant convenience centers, fashion centers, or suburban downtowns where sales are \$10 million to \$20 million for the whole center.

Comprehensive Plan Application: Although sales tax revenue is a very important reason to undertake retail business enhancement, it will not always justify policies to attract “quality-of-life” retailers like restaurants, unique specialty retailers and quick convenience businesses. While those businesses provide less revenue, they create community character that adds greatly to the regional image and resident satisfaction.

Summary: At their age, the shopping centers of Villa Park would not be expected to meet these modern site selection standards. However, the marketing strategy for each center or cluster must compensate for variations from these standards to create environments that compete successfully with centers that do meet the standards. Design and operating changes to improve this match are outlined later in this Plan.

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6 | Land Use Trends

A. Mixed-Use Trends: Beginning in the 1990s, suburban communities began authorizing projects that combined residential and commercial uses on single sites or within single buildings. This was a significant departure in development practice since the concept of zoning was introduced. This change came from an understanding that without close association to residential development, urban commercial areas were eight-hour environments that could not support the stores and restaurants that commercial employees need as daily amenities. This trend solved two problems: first, it found a use, residential, for buildings that no longer met the needs of modern office users; and second, it added a 24-hour population that could support a shopping and dining cluster that could be an amenity to both residents and the remaining employees. The concept is nothing new. This typology with shops at street level, and residential above, has been found in cities throughout history. The rediscovery of this building type is seen as a critical point in the recent urban revitalization experienced in communities throughout the United States, under the label of ‘neo-traditional planning’ or ‘new urbanism.’



A visual comparison of sprawl development versus that of a neo-traditional planned environment.

Increasingly, new mixed-use development means retail on the ground floor and residential or office on upper floors or a variation where separate commercial and residential buildings are mixed within a site. Mixed-use, new urban projects are “hot” in the development industry, yet they require far more skill to pull off successfully than does the typical suburban shopping center, office park, or residential complex. The first challenge is not overestimating the volume of retail supported by other uses on the site. Shops generally must draw from a wider area and consequently cars and regional access must be accommodated. Secondly, financing is much more challenging because mixed-use projects often include short-term, equity housing and long-term, leased retail space. This challenge is often met by combining apartments or offices with leased retail space or selling retail space as condominiums in equity residential projects.

Comprehensive Plan Application: Villa Park’s corridor shopping centers were developed at a time when planning dictated carefully segregating uses and therefore there is little connectivity between the centers and other uses, especially for pedestrians. Offices near North Avenue and Roosevelt Road and along St. Charles Road bring some synergies but there still is not the strong connection to housing with its 24-hour vitality. Creating this mixed-use condition will be important to the long-term success of Villa Park’s shopping clusters.

B. Office Development: The office market is divided by building types. Class “A” office space is contained in buildings that have excellent locations and access, that attract high quality tenants, and that are managed professionally. Building materials are high quality and rents are competitive with other new buildings. The office buildings clustered in prestige locations with lots of brass and glass fixtures and huge, expensive lobbies are examples of Class A office buildings. Class A office buildings are usually steel-framed and tall. They contain banks, high-priced law firms, investment banking companies, and other high-profile companies with a need to demonstrate their financial success.

Section I | Economic Analysis

Class “B” buildings have good (versus excellent) locations, management, and construction, and tenant standards are high. These buildings have very little functional obsolescence and deterioration. Class B buildings are usually newer, wood-framed buildings or older, former Class A buildings. Wood-framed Class B office buildings are usually three stories or less. Most suburban Chicago business parks contain Class B office development. Class C buildings are typically 15 to 25 years old but are maintaining steady occupancy. A fair number of the Class C office spaces are not truly office buildings but rather walk-up office spaces above retail or service businesses or spaces in one-storey shopping centers.

Villa Park’s excellent access to regional markets and proximity to quality executive and worker housing makes it competitive for all types of office development. Executives who are residents of DuPage County’s finest neighborhoods seek to save time by locating their offices nearby. The corporate headquarters in Oakbrook and multiple small offices along North and Villa Avenues, illustrate this key strength of the Villa Park office market. With today’s mobile, global economy, businesses have many relocation options. The office sites in Villa Park with excellent regional access and nearby shopping and dining can compete for major office development.

C. Multi-Tenant Office: Nationally, speculative construction of high quality multi-tenant office properties is impeded by vacancy rates that have exceeded 10% since 2000. The table below compares west suburban vacancy rates to the suburban Chicago vacancy rate.

Suburban Multi-Tenant Office Market Characteristics

Submarket	Rentable Area SF	Direct Vacant SF	Direct Vacancy Rate %	Sublease Vacancy Rate %	Overall Vacancy Rate %	Net Absorption SF	Under Construction SF	Asking Lease Rates Gross/SF
East-West Tollway	39,277,249	6,526,034	16.6%	1.9%	18.6%	(563,908)	-	\$22.41
Class A	12,577,275	1,471,148	11.7%	2.5%	14.2%	(121,027)	-	\$28.07
Class B	19,366,303	3,609,836	18.6%	2.2%	20.8%	(106,638)	-	\$21.04
Class C	7,333,671	1,445,050	19.7%	0.4%	20.1%	(336,243)	-	\$16.63
Suburban	106,492,296	17,719,546	16.6%	2.5%	19.2%	(1,063,495)	386,361	\$22.27
Class A	42,395,965	5,453,140	12.9%	3.7%	16.5%	(300,541)	195,005	\$26.65
Class B	40,998,070	7,492,758	18.3%	2.1%	20.3%	(209,710)	51,200	\$21.16
Class C	23,098,261	4,773,648	20.7%	1.3%	22.0%	(553,244)	-	\$17.72

Just as the suburban Chicago market entered the demand level that would support speculative office building, vacancy rates below 12% are expected to keep dropping, and corporate restructurings caused by the housing slump and mortgage crisis have placed additional office space on the market. Nationally, it has been many years since there was significant, speculative construction of multi-tenant office buildings. That leaves much of the class “A” space aging and in danger of failing to meet the space and technology needs of the most demanding tenants. These tenants are facing lease renewals and considering new space. This provides an opportunity for developers to build-to-suit for a tenant willing to lease 50% or more of the space.

Comprehensive Plan Application: The regional access of Villa Park makes it a prime location for high quality multi-tenant office development when the market recovers. Until then, the limited opportunity for build to suit projects should be encouraged. Large sites along North Avenue with the potential to contain high quality class B and possibly even class A space should be built to their full development envelop.

Section I | Economic Analysis

D. Premium Small Office Buildings and Condos: With mortgage rates at historic lows and small to medium size businesses creating the bulk of economic expansion, small office buildings or office condominiums may be an immediate opportunity. These 3,000 to 10,000 square foot units are ideally suited for medical professionals, accountants, attorneys, insurance agents, mortgage and title companies, financial planners, architects, interior designers and nonprofit groups desiring to own their own properties. There are many advantages to owning one's office space. Owning a property protects the business from rising rents, while gaining control over its place of work. The cost of owning may actually be lower than the cost of renting. Effective rents in multi-tenant leased properties are often higher for smaller tenants, because they are not offered the concessions packages used to lure big tenants. Tax benefits are debatable, as owners can deduct mortgage payments, depreciation, and repairs, but rent payments also are deductible. Office condos can also provide a means of sheltering some income – the business owner (or owning entity) purchases the space and the company then leases

it back, with this payment typically sheltered 100% (written off as an operating expense). A subset of the small office that is gaining in popularity is the office condominium.

National trends have less impact on the small office market because the medical and personal service businesses that occupy this space respond to local needs and are relatively stable under all economic conditions. The underlying development demands less capital and can be built to suit, further reducing the risk of small office projects.

Comprehensive Plan Application: The existing small office development in Villa Park illustrates that demand exists. The addition of amenities associated with transit oriented development and the recent bicycle and forest preserve development promises to make this an even more desirable location for small offices. There is an opportunity to expand this market by facilitating an office condominium product that would appeal to businesses desiring to have common space for conferencing and the advantages of ownership.

E. Light Industrial/ Flex Space Development: With its excellent access and business friendly history, Villa Park serves an important entrepreneurial business niche. Small assembly operations, industrial service and repair, and product splitting for redistribution all benefit from the central location in the far western suburbs submarket containing Villa Park. As this table reports the result is a submarket vacancy rate below the Metro Market Subtotal.

Suburban Office Vacancy Rates, 2000

	West Suburbs	Metro Subtotal
Gross Building SF	41,053,502	1,075,357,201
Availability Rate	6.6%	9.6%
YTD User Sale & Lease Activity	991,172	23,277,039
Under Construction (SF)	0	5,225,541
Avg. Asking Lease Range (\$/PSF/YR)	\$3.75 to \$5.95	

With the current trend of moving major distribution and manufacturing facilities farther from major metro areas, there is a need for the flex space typical of Villa Park's light industrial buildings where large loads can be divided for ultimate distribution. At one location there often is office space for sales personnel, and warehouses for quick distribution and equipment repair. This flex space typically provides approximately 20 jobs per acre.

Comprehensive Plan Application: Policies that support this entrepreneurial niche must deliver value and offer opportunities for business growth. Business owners need guidance on enhancing property appearance and fitting into the community character.

Summary: Although the amenities and location of Villa Park are an important attractor for office and light industrial development, the national and regional economies are likely to depress this market in the near future. The Villa Park commercial areas have short-term opportunities to offer space for small- to medium-sized companies and expansion of nearby businesses. In the long-term, significant new office and light industrial development enhances the market by providing jobs for residents and bonus shoppers for nearby stores and restaurants.

Section J | Housing Analysis

1 | Housing Stock: Among all housing units, about 76.0 percent are detached single-unit dwellings, 3.7 percent are attached single-unit dwellings, 4.8 percent are two- to four-unit dwellings, 7.6 percent are five- to nine-unit dwellings, and 7.9 percent have ten or more units.

Residential land uses are prevalent in most parts of Villa Park, with the exceptions being along most of the North Avenue, St. Charles Road, Roosevelt Road and CN rail corridors. Lower density, single-family residential uses are spread evenly throughout Villa Park, as well as in some of the unincorporated lands adjacent to the Village. Medium density residential uses are concentrated in the business districts and commercial corridors, while higher density residential uses are currently only found on the Roosevelt Road corridor and the Villa Avenue business district.

Age of Housing Construction, 2000

Time Period	Percent of Housing Stock
Before 1940	22.3%
1940s/1950s	41.7%
1960s/1970s	30.0%
1980s/1990s	5.9%

Source: U.S. Census

The housing stock in Villa Park is aging. Approximately 64 percent of the Village’s housing units were built before 1960 (almost 50 years ago). Only about 6 percent of the Village’s housing stock was built in the last 30 years. While an older housing stock is often a good source of affordable housing, it also suggests a relative lack of residential reinvestment in the community.

2 | Housing Costs: The median value of an owner-occupied dwelling unit in 2000 was \$155,689, and the median monthly mortgage was \$1,266. For about 21.3 percent of Villa Park home-owners, the monthly homeowner costs amounted to more than 30 percent of monthly household income. While in general housing in Villa Park is affordable to the majority of residents, more than one in five homeowners face a significant housing affordability burden. This implies that programs and policies that promote affordable housing, such as keeping property taxes low, would likely benefit local homeowners.

The median gross rent was \$680 in 2000. For almost 40 percent of Villa Park renters, the monthly gross rent amounted to more than 30 percent of monthly income. Housing affordability, then, is an even greater concern for renters, since about one out of 2.5 renters face the burden of unaffordable housing costs. Again, programs that maintain good quality residential dwellings and affordability, such as low-cost housing rehabilitation loans, would benefit those members of the community that rent their home.



Single-family homes in Villa Park

Section J | Housing Analysis

3 | Residential Trends: This section highlights several trends in the Villa Park housing market during the 1990s.

Total Housing Units

Dwelling Type	1990	2000	Percent Change
1-unit detached	77.4%	76.0%	-1.4%
1-unit attached	1.8%	3.7%	+1.9%
2-4 units	5.1%	4.8%	-0.3%
5-9 units	7.6%	7.6%	0.0%
10+ units	8.2%	7.9%	-0.3%

Source: U.S. Census

During the 1990s, the relative percentage of housing types has remained fairly stable. From 1990 to 2003, the total number of housing units increased by about 1.4 percent, to 8,331.

Value of Owner-Occupied Housing Units as a percentage of total dwelling units

House Value	1990	2000	Percent Change
< \$100K	35.3%	3.7%	-31.6%
\$100K-\$149K	56.2%	39.1%	-17.1%
\$150K-\$199K	7.2%	42.7%	+35.5%
\$200K-\$299K	1.2%	12.1%	+10.9%
\$300K+	0.1%	2.4%	+2.3%
Median (Villa Park)	\$109,438	\$155,689	+42.3%
Median (CMSA)	\$102,101	\$159,207	+55.9%

Source: 1990 and 2000 U.S. Census

The median value of an owner-occupied housing unit increased about 42 percent during the 1990s, to about \$155,689. This was slightly below the median housing price in the entire Chicago metropolitan area. The number of owner-occupied dwelling units worth less than \$150,000 decreased by almost 50 percent during the 1990s, while the number of such dwellings worth more than \$150,000 increased by almost 50 percent. Overall, housing in Villa Park became relatively more affordable during the 1990s in comparison to the entire Chicago metropolitan area: in 1990, the median house price in the Village was 7.2 percent above that of the entire metro area, while in 2000 it was 2.2 percent below that of the entire metro area.

Value of Renter-Occupied Housing Units

Monthly Rent	1990	2000	Percent Change
< \$400	12.7%	4.4%	-8.3%
\$400-\$499	42.7%	4.3%	-38.4%
\$500-\$599	25.3%	21.1%	-4.2%
\$600-\$699	9.5%	29.3%	+19.8%
\$700-\$999	7.1%	30.6%	+23.5%
\$1000+	0.3%	6.9%	+6.6%
Median (Villa Park)	\$486	\$680	+39.9%
Median (CMSA)	\$415	\$624	+50.4%

Source: U.S. Census

Section J | Housing Analysis

The median rent in Villa Park increased about 39.9 percent during the 1990s, to \$680. This is higher than the median rent in the Chicago metropolitan area, \$624, even though the median rent in the CMSA increased more than 50 percent during this time. Rental units costing less than \$600 per month decreased by about 50 percent, while those rental units costing more than \$600 increased by about 50 percent). Overall, rental housing in Villa Park became slightly more affordable during the 1990s in comparison to the entire Chicago metropolitan area: in 1990, the median monthly rent in the Village was 17.1 percent above that of the entire metro area, while in 2000 it dropped to 9.0 percent above that of the entire metro area.

4 | Housing Comparisons: The communities of Addison, Elmhurst and Lombard will be used for a comparative analysis of housing characteristics.

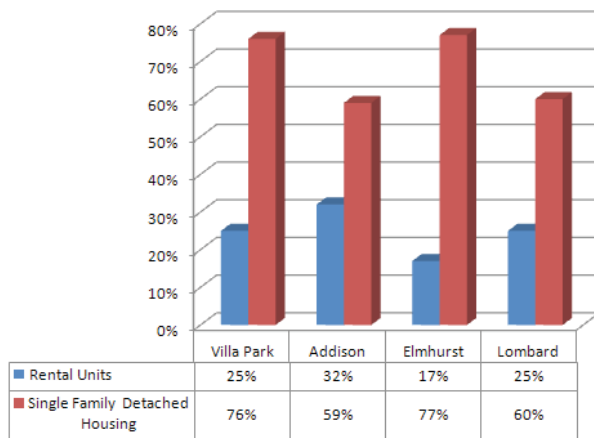
Villa Park and comparable DuPage County, IL communities

	Addison	Elmhurst	Lombard	Villa Park
Renter occupied units	31.7%	17.2%	25.0%	25.5%
Vacant units	1.1%	3.3%	3.1%	2.7%
Median house value	\$173,200	\$211,100	\$168,500	\$155,689
Median rent	\$688	\$840	\$889	\$680
Single detached units	59.1%	77.3%	59.9%	76.0%
Housing built since 1980	24.2%	12.6%	24.0%	5.9%

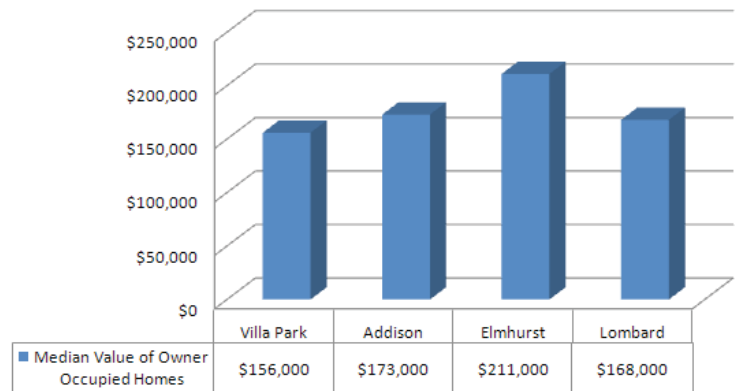
Source: 2000 U.S. Census and 2003 Special Census

The eastern DuPage County municipalities of Addison, Elmhurst and Lombard are located adjacent to Villa Park to the north, west and east. Below is a bar chart comparison of the information displayed in the table above, relating how these neighboring communities compare in terms of (1) renter-occupied vs. single family detached housing units and (2) median value of owner occupied homes.

Comparison of Housing Types by Neighboring Communities



Median Value of Owner Occupied Homes



Villa Park has had relatively little new housing construction since 1980 (only 6% of its housing stock), whereas its neighbors have had significantly more residential investment: about 13 percent of Elmhurst's housing stock, and about 24 percent of both Addison's and Lombard's housing stock has been built since 1980. These comparisons suggest that Villa Park has a healthy and competitive rental housing market, a relatively affordable supply of homes, and opportunities for new multi-family residential development.

5 | Housing Opportunities: Opportunities exist for new higher-density residential uses in the business districts and commercial corridors. Under-utilized lots could be converted to 4-8 story multi-family buildings, with possible first-floor commercial / office space with underground and/or indoor, above ground parking. As older industrial uses fall into disuse along the CN railroad right-of-way, new conversion and redevelopment opportunities arise for new residential development. New loft spaces could be created and new medium- and /or high-density multi-family residential buildings could be built in these areas. With the aging of the population, there will arise new opportunities for senior housing throughout the Village.



MEMORANDUM

TO: Rich Keehner, Jr.,
Village Manager

CC: Greg Gola,
Director of Parks and Recreation

FROM: Marlon Hummell, _____
Superintendent of Parks, Buildings Grounds and Fleet Operations

DATE: July 12, 2012

SUBJECT: Status of Lufkin and Jefferson Pools

Staff has completed the evaluation of Lufkin and Jefferson Pools. It is clear from the evaluation that both pools are aging and are being maintained and operated beyond their life expectancies. Facilities that are subject to frozen winter conditions typically last from 30 to 40 years of service. In the best of conditions, some facilities may approach 50 years of service. Lufkin pool is 58 years old and Jefferson Pool is 46 years old.

In the FY 2009-2010 budget, staff included \$35,000.00 for a professional review of both pools to provide the Manager, Board and residents information regarding the condition of each pool, and what it would take to rebuild, remodel or replace swimming facilities if necessary. Staff started the project in January of 2010, but was unable to proceed due to budget constraints.

In 2010, the Superintendent of Parks, Buildings and Grounds attended a Board Workshop Meeting to answer questions and report on the condition of the pools. The question that came up several times was whether Lufkin pool would open or not. In response, I explained that with the advanced age and deterioration of the pool and facilities, I could not guarantee that the pool would continue to open from year to year. Lufkin Pool has opened every year. Each year in the spring, staff does a thorough evaluation of the pool to ensure it is safe for residents to swim for another season.

In the spring of 2011 staff provided an information sheet to the Board and the public as directed by the Parks and Recreation Advisory Commission.

Presently, based on national pool standards, both pools have reached their useful life expectancies. That being said, both pools open each season and continue to provide an enjoyable swimming experience for our residents. This report is not meant to recommend the closing of any pool. The purpose is to inform our Village Management, Board and residents of probable necessary future expenditures to keep the pools operating and to accurately plan for the costs of remodeling, rebuilding or replacing of the Village's swimming facilities in the near future.

LUFKIN POOL

Background

- Pool opened in 1954.
- Pool filter system was changed from a Sand Filter to a D.E. Earth Filter System in the late 1960's to early 1970's.
- In 1997-1998 there were several upgrades:
 1. Pool walls were patched.
 2. New gutter system was installed.
 3. New pool liner was installed and concrete repairs were done to the pool shell.
 4. New site amenities were installed: water slide, drop slide, spray features and a sand play area with playground.
 5. The pool's bathhouse plumbing was upgraded and the shower rooms and washrooms were remodeled.

Current Status

1. In spring of 2012, when preparing the pool for opening, we found that approximately 1/3 of the pool liner had delaminated from the pool walls. In layman's terms, the liner failed. Staff was able to lift the liner and refill the pool for this year. It is unlikely we will be able to successfully perform this procedure again next year. Until we have a professional assessment, our best estimate for repairing the liner would be in the mid to upper five figures. The high end of the price range would include structural concrete work that may be necessary. We will have a better idea this fall when the pool closes and the pool can be drained in order to reassess the condition of the liner. This repair will have to be done prior to opening in 2013.
2. Lufkin was last upgraded in 1997-1998, receiving a new gutter system, concrete repairs to the pool shell, a new liner and new amenities as detailed above. There were no upgrades done to the filter house, the filtering equipment, or the concrete deck area. The deck area was capped sometime in the 70s.
3. The filter house is all original, and the filtering equipment and system is from the 60s-70s and has many problems. The roof and fascia need to be replaced, wood siding needs some replacement and staining, the concrete floors have settled over the years from ¼ inch to 3 inches. Staff has already raised the roof between 3-4 inches in the last 5 years. The main filter pit has to be repaired every two to three years to stop leaking into the basement. Staff's assessment is that this pool's filter room and equipment is in need of complete replacement. The cost for replacing the filter house and filtering system could run as high as \$400,000.00-\$500,000.00.
4. The main swimming pool shell is from 1954. Structural repair may be needed in the near future.
5. There is still original underground piping being used for pool water circulation.
6. The Pool bath house has received some plumbing upgrades, a new roof and some interior renovation in the last 15 years, but the facility is original.
7. In spring of 2013, the water slide will need to be re-gelcoated. This is the protective coating over the fiber glass. Cost estimate for gel coating is in the \$8,000.00-\$10,000.00 range.
8. In spring 2013, the diving board and standard (platform) need replacement. Estimated cost is \$7,500.00.
9. Drop slide repairs and replacement parts will be needed in the spring of 2013. The cost estimate is \$3,500.00.
10. Playground surfacing around the spray features would range from \$5,000.00-\$6000.00 and would also be needed in spring of 2013.
11. The ADA assessment and report has been completed for this pool. Upgrades to attain compliance will range from \$20,000.00-\$40,000.00 over the next 5 years. The ADA report is attached at the end of this document.

In conclusion, what we observed on the surface alone at Lufkin is a very aged pool showing many typical and expected signs of degradation for a pool this age. In 1997-98, the upgrades done were primarily to improve the variety of amenities for a better swimming experience. All upgrades in 1997-98 had a ten year warranty. There was no work done to upgrade the infrastructure of the filter system or filter house and very little was done to upgrade the bathhouse. There have been no upgrades done to the mechanical room, electric or deck areas.

All of the pool's main structures and operating systems are 57 years old. Lufkin pool has served the community for 57 years and we currently go from year to year to evaluate the condition of the pool. It would be more cost effective to replace when compared with the costs of attempting to repair/remodel. Lufkin should be considered for replacement in the near future based on its current condition.

JEFFERSON POOL

Background

- Pool opened in 1966.
- The original filter system is still in use.
- In 1996-1997 a new baby pool was constructed.
- In 1996-1997 the main pool received two new amenities, a water slide and a drop slide.
- The pool's bathhouse plumbing was upgraded and the shower rooms and washrooms were remodeled.
- The main pool has to be cleaned, patched and painted each year at a cost of about \$10,000.00 for materials and labor.
- The bathhouse currently needs a new roof, approximate cost is \$35,000.00.
- There have been no upgrades done to the main pool for 46 years. The pool has been in operation serving the community for 46 years. This pool should be considered for upgrades in the near future based on its age and condition. At this time the pool appears to be structurally sound.

Current Status

12. This pool is 46 years old and has exceeded its normal life expectancy.
13. The filter system is original from the mid 1960s. Staff has replaced the circulating motor and several plumbing pipes. This system is still in good working order.
14. The concrete decking around the pool is in need of replacement. Staff has done several repairs over the last 15 years, patching and caulking seams. Replacement costs are estimated at around \$100,000.00.
15. The pool bath house has had several upgrades to the plumbing, walls and flooring.
16. The filter room is original with new piping installed about 15 years ago.
17. The pool heater is fifteen years of age; this is when major repairs or replacement is necessary.
18. The water slide will have to be re-gelcoated prior to the 2013 swimming season. Estimated cost is \$8,000.00-\$10,000.00.
19. The diving board and standard will need to be replaced within the next 2 years.
20. The ADA assessment and report has been completed for Jefferson. Necessary upgrades to attain compliance will range from \$20,000.00-\$40,000.00 over the next 5 years. The ADA report is attached at the end of this document.

Jefferson's main pool has more than 40 years of paint layers covering the concrete. It is a general practice to sandblast every 10-15 years to remove the old paint and repair seams and cracks. This has never been done to this pool. Staff currently scrapes and repaints the pool on a yearly basis. Peeling and spauling of the new paint happens yearly due to the many coats built up over 40 years. There are two methods to solve this problem. 1) Sand blast the entire concrete area in the main pool to remove all old paint and patch and caulk all damaged areas and seams. The cost for this would be \$80,000.00. 2) Develop plans to install a pool liner and gutter upgrades. The cost for this is \$150,000.00+. Overall, Jefferson Pool is in fair shape. Many of the required repairs can be done in phases, with the other options being refurbishing or rebuilding of the pool based on community needs.

CONCLUSION

We will continue to annually update Village Management and the Village Board on the condition of both pools. Eventually (and sooner rather than later) a concrete plan or course of action must be developed. The continual deterioration and the age of both pools dictates this action.

Due to past management directive along with budget constraints, the Parks and Recreation Department has continued to put a band-aid on an ever increasing problem. Without a doubt to continue to do so will result in pool failure and inevitably, closing of at least Lufkin Pool.

RECOMMENDATIONS

It is our recommendation that a professional pool architectural and engineering firm be retained to evaluate each pool and assist us in accurately planning for the future.



**VILLA PARK PARKS MASTER PLAN
PUBLIC INPUT MEETING MINUTES**

Date: February 7, 2015

Attending: Greg Gola, Gina Racanelli, Heather Carlson - Villa Park Parks & Rec
Dan Dalziel - 3D Design Studio

RE: VILLA PARK PARKS MASTER PLAN TOPIC - ATHLETIC FIELDS

THE FOLLOWING ARE ITEMS DISCUSSED AND INPUT PROVIDED:

1. A new Community Recreation Center was desired with a full size basketball court that the Village could own and schedule that would be accessible via bike.
2. A second request came for a new Community Center at Lions Park. Most in attendance agreed that a key item for the Village is a new Recreation Center.
3. Ideally, the Village would find a location to build a Baseball Complex that could run and manage local and regional tournaments. Fields desired would be- 2 with "skinned infields" and no mounds with variable base path lengths, 1 with grass infield and a mound and 1 with grass infield but no mound (but able to have a portable mound set up to provide maximum flexibility).
4. Most fields need backstop repairs:
 - a. In some cases, the backstops are too close to home plate.
 - b. The existing fields at Lyons park overlap and are dangerous to any older players playing at the same time.
 - c. Jackson Fields- field #2, the "Palimonto field" is their most important field- it is considered "The Game Field". Please note that right field currently has a drainage problem. Field #3 was reportedly less maintained and has weeds in the infield and looks unkept.
 - d. The primary request from youth baseball was a location to consolidate the fields so all youth can play in one place. Second to this request was to update the backstops, then finally the players benches. Typically, the fields have been maintained well and no complaints were received for the maintenance. Greg announced they intend to install a storage facility at Jackson and Jefferson fields to assist the leagues by having rakes, white liner and drag mats available.
 - e. Greg said they may incorporate portable mounds at some of the fields.
5. The requests for Jefferson School Fields included:
 - a. Possible to have 3 of the fields with lights? (Greg said that the current configuration doesn't warrant lights in more than two fields- the outfield overlap

- and field size doesn't allow for safe play because one pole would be in both "center fields").
- b. The #1 request for Jefferson was to address the drainage issues that exist in several locations on various fields
 - c. Greg mentioned that field #2 had been re-graded recently to address this problem, and asked to hear if there were other locations needing attention.
 - d. Soccer/baseball conflicts (school has priority).
6. Several commented that Jackson Fields are not used much, partly because of location and partly because the school always has the scheduling priority and soccer and baseball often conflict with timing.
 7. One resident said the field at Twin Lakes has a problem with first base foul balls going into neighboring yards/houses. Greg said they are already planning to have netting installed along first base this spring.
 8. Several residents asked how the various projects will be funded. This question was not completely answered, other than Dan said the process of going through the Public Input process will lead us through helping to identify the ultimate Priorities of the Master Plan, and once estimates of the various projects have been identified and the Priorities determined, a variety of funding options will be sought to implement the projects outlined in the Master Plan.
 9. Willowbrook High School and the availability of their facilities was discussed:
 - a. Their Indoor track is open between 5:00 – 6:30 AM.
 - b. The Village currently is able to use their Auditorium for dance programs.
 - c. In the past there has been tennis lessons taught on their courts.
 - d. One resident asked about the possibility of developing Pickle Ball. These could be school owned and have the Village maintain them. This will be investigated further.
 10. One question was "Are our parks big enough"? The response was "Ideally, the Village should combine activities if possible, and where possible, add sports lighting where possible to extend the playing time available".
 11. The greatest need (which was re-stated) was to consolidate the fields/facilities and add lighting for the ability for extended hours of play.
 12. Several mentioned that developing synthetic turf fields with lighting would be the ideal scenario. If possible, incorporate as many sports as possible- soccer, baseball, and softball.
 13. One biking enthusiast requested a bridge over Salt Creek for bicycle access.
 14. Several discussed the challenges with scheduling:
 - a. Heather will get the number of teams at each age level.
 - b. One parent mentioned that the number of Youth was now less than the past, while "Travel Leagues" have more participants.

15. Recapping the needs for Maintenance:
 - a. Do a better job maintaining what we've got.
 - b. One request was to fertilize the turf more frequently. Greg replied they had that additional turf enhancement program in this years budget.
16. One asked about improving other areas, West Park for example?
17. Rotary Park was discussed, Greg let residents know that a storm water management plan was being considered for Rotary. Other ideas to include at Rotary were:
 - a. Canoe/Kayak launch
 - b. Detention with passive park activities surrounding the detention area
18. Hockey locations were requested and options discussed:
 - a. Consider making multi-use locations for hockey (baseball fields for example)
 - b. Greg said he was budgeting for dasher boards and would like to have a dual skate area- free skating and hockey adjacent to each other, possibly at Jefferson.



**VILLA PARK PARKS MASTER PLAN
PUBLIC INPUT MEETING MINUTES**

Date: February 12, 2015

Attending: Greg Gola, Gina Racanelli, Heather Carlson – Villa Park Parks & Rec
Dan Dalziel - 3D Design Studio

RE: VILLA PARK PARKS MASTER PLAN TOPIC – SENIORS

THE FOLLOWING ARE ITEMS DISCUSSED AND INPUT PROVIDED:

1. Movies can be too difficult, partly due to fees and the facility arrangement.
2. Bus trips are very enjoyable and should be kept “as is”, keeping the costs low.
 - a. The social aspect is great- offer to pick residents up with the van suggested.
 - b. Casino Trips – Liked Four Winns, should add more, include Grand Victoria.
 - c. Cubs and Sox baseball trips are fun and should be continued.
 - d. Kane County Fairgrounds trips have been great in the past.
 - e. Chicago Auto Show for \$6.00 is another good trip.
3. Gardening – Help us in growing plants, have plant sales, offer community gardens.
4. Provide reserved senior seating spots at various concerts would be great.
5. Computer classes and cell phone classes would be helpful.
6. Develop a Fitness/Recreation Center to include exercise classes, seasonal exercises and therapeutic machines and a walking track.
7. Offer a Fashion show and let the residents participate!
8. Offering a Talent show was also recommended.
9. Many liked having an Arts and crafts class and exchange.
10. Low impact equipment would be nice with a senior discount. \$10.00 p/mo.
11. Willowbrook Field House is unusable as there are no reasonable available hours.
12. Iowa Community Center – available inside from 7:00 am to 9:00 am Monday- Friday, except summers due to day camp.
13. Offer occasional Speakers- topics requested: safety, alarms, wills, identity theft.
14. Offer and coordinate spring/summer/fall group walking classes.
15. Offer Nutrition classes – cook for half of the time. Minimum of 6 usually necessary.
16. Dance is not well attended.
17. Sugar Creek Golf Course needs senior rates.
18. BINGO would be BIG!
19. Educational programs to strengthen cognitive skills and avert Alzheimer’s.



**VILLA PARK PARKS MASTER PLAN
PUBLIC INPUT MEETING MINUTES**

Date: February 17, 2015

Attending: Greg Gola, Gina Racanelli, Heather Carlson – Villa Park Parks & Rec
Dan Dalziel - 3D Design Studio

RE: VILLA PARK PARKS MASTER PLAN TOPIC – POOLS

THE FOLLOWING ARE ITEMS DISCUSSED AND INPUT PROVIDED:

1. One resident stated we needed to get into the 21st Century and get a water park. There are very few communities remaining with just old pools. Make it family friendly, encourage kids, offer swimming, accommodate the elderly.
2. A different resident stated a center like Lombard would be fantastic!
3. The basic pool request would include 8 lane lap pool at 25 yards in length.
4. It would be nice to bring a diving well back to Villa Park.
5. One other resident stated Lombard seemed small as there are only 8 lanes there.
6. Lufkin is nice place to be able to play in the open water without swimming and its scale feels very nice and family friendly.
7. Lombard is Huge- Villa Park doesn't have to be that big.
8. One person's input was that the Village has to look both Short and Long Term –
 - a. Be fiscally sound
 - b. Get realistic on what we can actually do
 - c. 1 or 2 pools, patch for now and build a fund for when we "shoot for the stars".
9. Another said- the pools are obsolete. We should plan appropriately to develop an aquatic center like other communities.
10. Short Term- Install the Jefferson liner to cover the needs for about five years.
11. "Close both and start over" Trisha said.
12. One commented- Close Lufkin, extend Jefferson's hours and go step by step toward a new facility.
13. Jen- I care about Lufkin Pool, I like it as is. The Village needs to make sure bike access to both is a High Priority. I don't want a "Lombard", like our pool just as it is. Villa has such a strong divider in St. Charles road that one pool is going to diminish the usability of one group of population. Long term should still have two pools and they can be small and nice. Don't close Lufkin without telling us. It is just not safe to ride bikes across St. Charles.

14. Upgrade safe passage for cyclists throughout town!
15. Parking is paramount with swim team for Jefferson Pool, or wherever if you create a new pool somewhere.
16. Can we remove and replace both pools? Would it be \$10 M. for two smaller pools vs. \$7 M. for one new facility? Then I would rather have two.
17. Greg- Lufkin was not a big expense to get it up and running last year. However, it will get to be more costly each year. Eventually freeze/thaw will dramatically impact it. If it is ok come spring, we'll keep it going.
18. Get an indoor facility with some outdoor fun.
19. Go to our schools and plea for them to share in the expense and the use of the pool. Work together for year round swimming.
20. Could we knock down Iowa Community Center for pool? Lufkin Pool- I am in agreement – it must remain open.
21. One asked- Where is this money coming from?
22. Greg- None available...
23. Referendum (agreed by many) – if it is well planned, well thought out with a solid presentation of exactly how much it would cost each tax payer and more importantly, what exactly we would get, it could easily get a positive vote and pass. I think it is worth a try.
24. More people need to go to the Village Board to tell them they want the pool or pools.
25. Friends of Pools some time ago collected personal money and gave it to the Village, however, none of it went to Parks and Recreation. Instead, it went into the General Fund and got spent.
26. Make referendum about property values – communicate to all and the young families that we attract will help drive growth of the community. The key here is to “sell” the potential increase in property values, that is what is needed to attract more younger families.
27. The schools would benefit greatly if they had a pool (they currently travel to Addison for swimming and meets).
28. I like the flexibility of 2 pools – Lufkin is like a small little “Country Club”. Day camp access to Jefferson is great being able to go right across the fields for access.
29. How about if the Village look to buying up houses for a pool expansion? Buy up property as time passes, combine property for amenities- both park type spaces but also target locations for the development of a new aquatic facility.
30. Lombard- its layout makes it too difficult to do two things with kids- a swim meet and an event places people where it is difficult to watch both kids- be aware when

you layout the new facility. Don't make it too much of an outdoor "adventure park".

31. How much would it be to just re-do Lufkin?
32. Greg- 2 @ \$3 M or 1 @ \$6 M? Find out what we would get? Staff will try to determine and get that comparison ready for public input.
33. Develop a Splash Pad with picnic areas for less cost, more versatile for multi-use.
34. At Jefferson Pool, provide more space for people to sit when we have a swim meet. Also, make it more "Country Club" like with food and drinks allowed.



**VILLA PARK PARKS MASTER PLAN
PUBLIC INPUT MEETING MINUTES**

Date: February 21, 2015
Attending: Greg Gola, Gina Racanelli, Heather Carlson – Villa Park Parks & Rec
Dan Dalziel - 3D Design Studio
RE: VILLA PARK PARKS MASTER PLAN TOPIC – FACILITIES & PROGRAMS

THE FOLLOWING ARE ITEMS DISCUSSED AND INPUT PROVIDED:

1. Fitness Programs – Aerobics/fitness classes used to be every day, now only 2-3 programs, attendance has been lower and no aerobics classes anymore? Monday/Thursday there was a class – chair class – now there is no replacement.
2. The perception is that programs are poorly publicized! Need to have better options and ways of letting people know about what classes are being offered. Bulletin board isn't updated and should be taken down. Rates are good – keep that part up.
3. Exercise equipment needs to be maintained – the bands break, and aren't replaced.
4. Better maintenance on equipment and equipment needs updating.
5. Programs – Offer better fitness options for all ages.
6. No postings on the website for job openings to help the Village fill the fitness instructor openings.
7. Fitness and Dance Rooms- There is a lot of wear and tear in the existing rooms.
8. Fitness and Dance are competing with private surrounding facilities with less quality rooms and equipment.
9. There is a high demand for a bigger facility for day care for kids. Could be a much bigger program if the facility could accommodate it.
10. Villa Park should tie morning fitness class with day care opportunities to involve parents and kids at the same place at the same time.
11. Need newer, better space for day care and pre-school.
12. Ideally we could offer a larger gym – the appropriate size gym would be 3 courts for basketball with a kitchen to support the tournaments.
13. Would love a better performance area with a stage for theater to do performances. The space should include a curtain and sound board.
14. Prioritizing the improvements will be the most important answer to the Master Plan!
15. Expand the Harbor Area playground on Prairie Path and add a port-a-let there.
16. Need to upgrade many of the playgrounds.

17. How do we get community groups to participate? (Rotary, Lions, Kiwanis, etc.)
18. Villa Playground seems to be “sinking”. (Greg will check into this)
19. Bike access throughout the Village must be incorporated! Develop “smart streets” and get Public Works to upgrade the streets within the just passed referendum.
20. Put bike rentals at Prairie Path near the Chamber of Commerce Building.
21. Add more bike racks in strategic locations to promote this activity.
22. “What would you add to Lions Park Recreation?” Indoor swimming, parking garage, recreation machines, weights, cardio equipment, walking/running track.
23. The Village needs to make Villa Park more attractive to young families- there needs to be upgrades to the parks and facilities to compete with surrounding Villages.
24. Software upgrades are needed for better programs integration and communications.
25. Keep Jefferson Pool exterior upgrades in the plans- walking trails, hockey/volleyball/sport court should remain as a priority and in the planning.
26. Parks and Rec. is budgeting for a liner for ice at Jefferson Park.
27. The Village should keep an eye out for offices to upgrade and expand as facilities.
28. Ideally, Villa Park could get and offer a “pinwheel” set of baseball/softball fields.
29. Is it possible for the T.I.F. to add some funds for the improvements at Lions Park?
30. Expand the reach and communications/notifications for all active sports- currently there is nothing from Villa Park for the organized baseball/softball/soccer/football leagues. (*Villa Park Youth Baseball runs the organization, not Parks and Recreation*)
31. Tennis is currently only available at the High School on the north courts and those may be removed by the school. Villa Park needs to add some of their own tennis courts for residents.
32. Many expressed they would like Villa Park to appear as a “Garden Village”- use many more native plants and perennials throughout the Village owned properties.

VILLA PARK PARKS MASTER PLAN

PUBLIC INPUT MEETING MINUTES

Date: February 25, 2015

Attending: Greg Gola, Gina Racanelli, Dave Elliott, Heather Carlson, Mikie Rudyk, Brian Sherry – Villa Park Parks & Rec

RE: VILLA PARK PARKS MASTER PLAN TOPIC – PARKS AND PLAYGROUNDS

THE FOLLOWING ARE ITEMS DISCUSSED AND INPUT PROVIDED:

1. A current fence at Franklin Park is old and rusted; it's a safety hazard to the children playing over at the park/near the fence.
 - a. Resident likes the fence as it serves as a boarder for the park and her property.
 - b. This concerned has been added to the Park's Dept. spring projects.
2. A request came for more swings if possible to the Harvard Tot Lot, the structure of it is still in good shape, but more swings added would be nice due to the heavy usage of the park.
 - a. DE-proper codes and regulations for swings is a big issue as well as working with the county. May possibly be able to remove the teeter totter to extend the park.
 - b. GG-take pictures of when the park is crowded along with a blue print to show the county why this is a need of the community.
3. A issue regarding parking at the Harvard Tot Lot was brought up.
 - a. For safety reasons, may be able to move the curb where parking is currently allowed, staff can talk with Public Works/Streets regarding this.
4. A concern over the "bubbling" of the Iowa Community Center Playground along the swings was brought up.
 - a. Staff addressed it had been taken care of last summer (1-2 times) but will look at it this spring to make sure it is holding still from the previous fix.
5. Iowa Community Center Playground is great with the two different playgrounds there that serve the different age groups.
 - a. It was brought up for staff to add in the program brochures, the ideal ages each park's playground is suitable for.
6. Willowbrook Park is kind of hidden; it would be nice to add more amenities to it so it would draw more people to that park.
7. It was brought up that it would be great to update the playground at North Terrace Park along with a paved walking track around it so families can walk there or while kids are fishing and playing, parents can walk the path.
8. If the county allowed it, adding a shade canopy to the Tot Lot would be an added bonus.
9. Add a display board like there is by the Tot Lot to the park by Ovaltine to advertise programs and events more.
10. Cortesi Memorial Park-if using it for more events in town, parking is needed.
 - a. Add a parking garage where the old post office is located. This would help with parking for community events that are held there along with additional parking for business.
11. A request for more parking at Willowbrook Park was mentioned.
12. A request to have a Frisbee Golf Course in town.
 - a. Issue is the space needed for this type of course is not ideal for the land we have available.

- b. GG-make it 3 holes and have the “tee boxes” move to change up the holes to the course.
- c. Possible locations for this could be Willowbrook Park, Twin Lakes or North Terrace Park.

2013

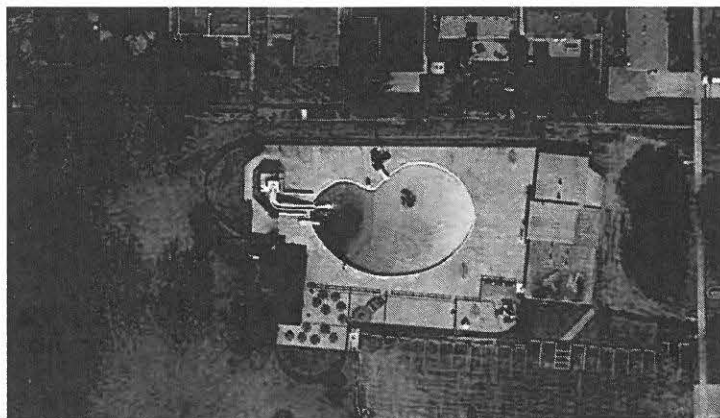
FACILITY EVALUATION

Date: 24 September 2013

TO: Village of Villa Park
Greg Gola, CPRP
Director of Parks and Recreation
Marlon Hummell
Superintendent of Parks, Buildings & Grounds

PROJECT NAME: Facility Evaluation
Lufkin & Jefferson Pools

WA PROJECT NUMBER: 2013-010



OBSERVATIONS

Both Lufkin and Jefferson pool facilities have serviced the community well for many years. Over the years staff has done a commendable job of maintaining and repairing the pools. However, with age come problems and both pools currently have significant physical issues that require major repairs or complete replacement. The pools are not compliant with current codes, state swimming pool regulations and in some areas may pose hazards to patrons. Facilities such as these were built under previous codes and therefore are allowed to continue operation without improvements to bring them into compliance with current codes (referred to as grandfathering). The exception would be a hazardous or unsafe condition or when renovations are made.

CONCLUSION

Lufkin Pool

Pool / Decks -

The findings of our facility assessment indicate that the pool and associated decks have a number of deficiencies that require major repairs. The primary deficiencies include:

- Severe deterioration of existing concrete pool structure
- Existing PVC pool liner has exceeded its useful life and requires replacement
- Extensive issues/conditions that do not meet current IDPH code requirements
- The concrete DE filter requires continual repair to stop it from leaking.
- Poor condition of decks and associated deck drainage. Deck drainage does not meet current IDPH code requirements.
- Age of original underground main drain piping

Repairs/replacements of the deficient items listed in this report could be done and the Village could continue to operate the facility. However, with a pool that is nearly 50 years old, it is not advisable or a suitable long term investment solution to make major repairs to the pool. It is our opinion that the facility has reached the end of its useful life and it is our recommendation that it should be replaced in the near future.

Site (Outside pool fence) –

The parking lot is in generally good condition however requires some crack repair and should be seal-coated and restriped. Missing and / or damaged wheel stops should be replaced and damaged concrete apron and walks should be repaired.

Buildings -

Bathhouse - the Bathhouse is in fair condition and with proper maintenance can continue to support the pool use. The building layout adequately serves the public's needs; however, has a cramped, outdated staff area. Current trends suggest you may want to consider a renovation to include improvements to the staff areas and the addition of

family changing rooms. As part of these improvements you should include ADA upgrades and mechanical, plumbing, electrical and energy code improvements.

Filtration / Concessions Building - When the pool undergoes major renovation or replacement, we recommend demolition and replacement of this building. This will not only provide an improved, code updated space for the new pool filtration equipment, but also an opportunity to provide a state-of-the-art concessions operation.

Jefferson Pool

Pool / Decks-

The findings of our facility assessment indicate that the pool and associated decks have a number of deficiencies that require major repairs. The primary deficiencies include:

- Deterioration of existing concrete pool structure
- Severe deterioration of existing painted pool finish
- Major water loss
- Poor floor inlet supply design
- Condition of original underground main drain piping
- The decks are in fair to poor condition. Deck drainage does not meet current IDPH code requirements.
- Existing perimeter gutter does not skim uniformly and runs in a flooded condition in some areas.
- Extensive issues/conditions that do not meet current IDPH code requirements

Repairs/replacements of the deficient items listed in this report could be done and the Village could continue to operate the facility. However, with a pool that is 47 years old, it is not advisable or a suitable long term investment solution to make major repairs to the pool and facility. We feel that the facility has reached the end of its useful life and it is our recommendation that it should be replaced in the near future.

Site –

The parking lot and much of the concrete walks and drive surfaces should be replaced. There is an asphalt walk along the perimeter fence that is much deteriorated. It doesn't appear this walk serves any necessary function and therefore we recommend its removal and the area restored with lawn and / or landscaping.

Buildings –

The Bathhouse is in fair condition and with proper maintenance can continue to support the pool use. The building adequately serves the public's needs and while tight for space, also provides staff space. The attached pool mechanical room has signs the roof panels are rusting which will need to be addressed in the very near future. This room is small and if the pool undergoes a major renovation or complete replacement it will most likely require an addition. The building's south exterior wall is in need of immediate repairs including brick replacement and tuck-pointing. The building also needs a new

JEFFERSON POOL OBSERVATIONS – 331 N. Harvard Avenue

GENERAL

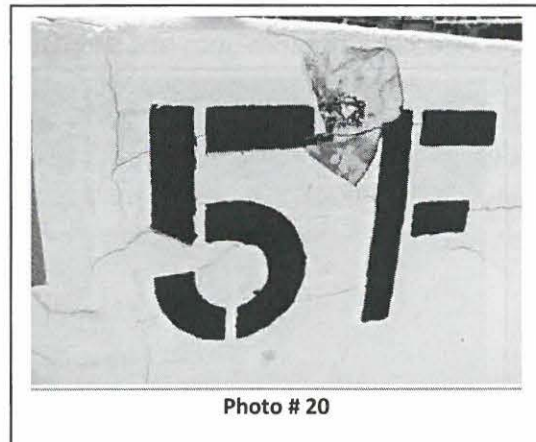
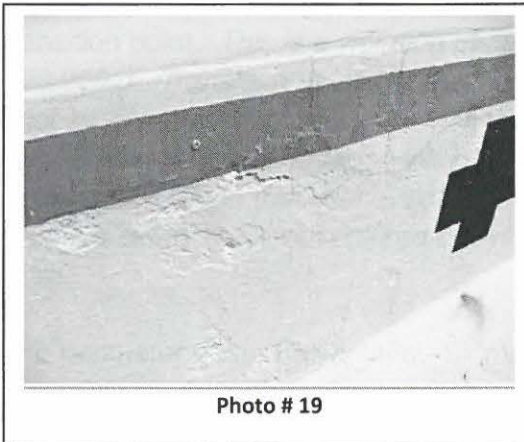
Jefferson Pool was built in 1967. The property is located on the south side of Harvard Avenue in a primarily residential neighborhood. The site is an irregular shape, is approximately 3 acres and is +/- 320 feet in the east west direction and +/- 370 feet in the north south direction. The pool is situated on the south side of the property adjacent to the railroad to its south. The bathhouse extends in the east west direction and sits north of the pool and is approximately 35 feet wide by 110 feet long. There is a drop off lane north of the bathhouse and parking at the north end of the site.

OBSERVATIONS / ASSESSMENT

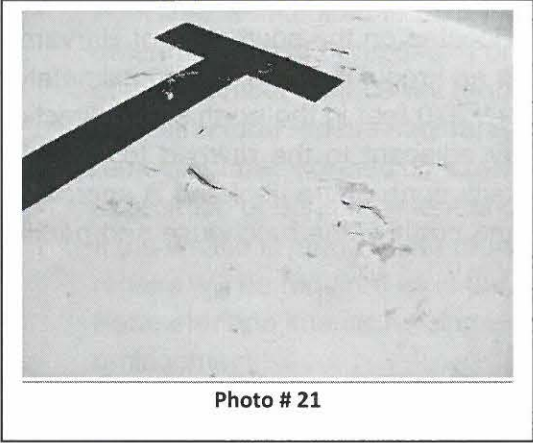
The following are observations and discussions regarding the condition and function of the pool structure, pool equipment and decks. Reference to violations per the current Illinois Department of Public Health Code (IDPH) should not be construed as grounds for pool closure because the facility was built and operates under a previous code.

Main Pool

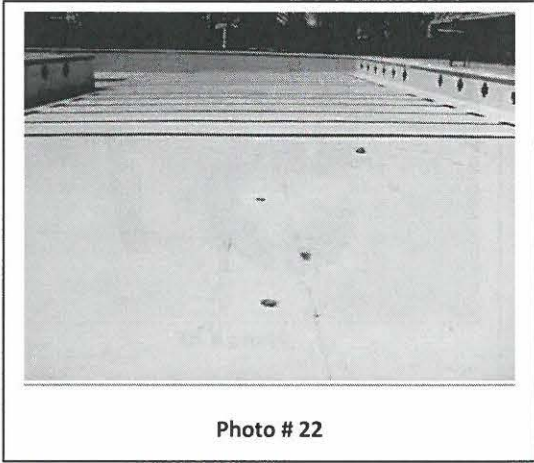
1. The pool structure has significant deterioration. The pool walls and floor have cracking and spalling throughout the pool structure. Hollow spots were found in the pool structure. Refer to photos #19 and # 20.



- 2. The painted finish on the pool is in very poor condition. Paint is peeling and cracked. Staff indicated that the pool has been repainted over the years without ever removing the old paint. Refer to photo #21.



- 3. Staff was questioned about pool water loss. Staff indicated that the pool is losing 2" of water in less than 24 hours.
- 4. The pool utilizes floor inlets which run down the center of the pool. This design does not provide an even distribution of filtered chlorinated water. Refer to photo #22. *This is a violation of current IDPH code requirements: Section 820.210.f.2.- E) Where floor inlets are used, inlets shall be uniformly spaced at a distance of no greater than 20 feet apart, and rows of inlets shall be within 15 feet of each side wall. Floor inlets shall be flush with the pool floor and shall include a diffuser plate to evenly distribute the flow in all directions.*



cracked.
or removing
2013 /

5. Depth markers on the walls are below water level. Deck markers are spaced more than 25'-0" apart. Some spacing approaches 60'-0". Some of the depth markers are faded to the point that they cannot be read. *This is a violation of current IDPH code requirements: Section 820.200.i. Depth Markers – 1) The water depth shall be marked at or above the water surface on the wall of the pool and on the edge of the deck next to the pool so as to be readable by persons entering or in the pool. Where depth markers cannot be placed on the walls at or above the water level such that at least 50% of the marking is above water level, they shall be placed on the pool wall as high as practicable and also on the fencing or pool enclosure so as to be plainly visible to persons in the pool. Depth markings shall be provided at the shallow and deep ends of the pool, the transition point, and the point of maximum depth, and shall be spaced at not more than 25 foot intervals measured peripherally, except that depth markings are not required at a zero-depth edge.*
6. The pool access ramp allows access under the ramp. This creates a hazardous situation for patrons. *This is a violation of current IDPH code requirements: Section 820.200.e. Obstruction - An obstruction creating a safety hazard shall not extend into or above the pool, or shall not protrude from the floor of the pool. Certified safety covers for suction outlets shall not protrude more than two inches from the floor or walls of the pool.*
7. The stainless steel landing on the access ramp protrudes and has very sharp edges, which is a hazard for patrons.
8. The safety line in the pool, at the transition to the deep end, is not set back 12" from the transition point. *This is a violation of current IDPH code requirements: Section 820.200.g Transition Point - Transition points shall be marked with a stripe on the pool floor having a width of at least 4 inches and a color that contrasts with that of the floor, and with a buoyed safety rope with colored buoys, installed at least one foot on the shallow side of the transition point. In other pools having adjoining shallow and deep areas, a safety rope with colored buoys shall be installed where the water depth reaches 5 feet.*
9. The perimeter gutter has settled. Skimming is not uniform.
10. Staff was questioned about the gutter flooding. Staff indicated that the gutter does flood in certain areas when the pool is in use (low spots). *This is a violation of current IDPH code requirements: Section 820.210.f.2.4.B.- vi) Provide for the removal of all surface debris skimmed from the pool; ix) Be provided with drains and piping that will not allow the overflow channel to become flooded when the pool is in use;*
11. The body flume slide tower is in fair condition. Some corrosion is present.
12. The body flume slide is faded and requires a new gelcoat finish. Some hairline stress cracks are present.

PREPARED BY:



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