



Park District of Oak Park
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2015-2019 Capital Improvement Plan

PARK DISTRICT OF OAK PARK

2015-2019 Capital Improvement Plan

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THE 2015-2019 CAPITAL IMPROVEMENT PROGRAM

The 2015-2019 Capital Improvement Plan (CIP) is the fifth update of the original 2005-2010 CIP. The CIP is a five-year projection of planned improvements to District's parks and facilities. The CIP provides a "blueprint" for spending priorities over a five-year period. The CIP is updated annually to ensure funding is available for needed capital improvements throughout the district during the next five years. No actual expenditures are made until they are included in the annual budget, which is reviewed and approved by the Board of Commissioners. Therefore, based on updated needs and priorities, the CIP is being updated on an annual basis.

The public has had ongoing opportunities for input on capital improvements through the site master plan processes. The public is also invited to provide comment at the beginning of every Board meeting and at the annual Public Hearing held before the budget is approved, or by contacting staff and Board members throughout the year. This CIP is made available to the public on the Park District web site, www.pdop.org, along with other planning, budgeting, and capital improvement information.

PURPOSE OF THE CAPITAL IMPROVEMENT PLAN

Continued investment in our parks and facilities is critical to the District's mission, which states, "In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks, and facilities." Developing a long-range vision for park and recreation programs and services in our community has allowed the Park District of Oak Park to continue to provide the many individual, community, economic and environmental benefits that enhance the quality of life and make our community a great place to work and play.

Capital items included in the CIP are projects that have a monetary value of at least \$5,000 with a useful life of at least three years. Examples of capital projects include construction, remodeling, purchase of parks, park fixtures, buildings, and vehicles, as well as related planning and engineering costs.

Appropriations for capital improvement items lapse at the end of the fiscal year but are re-budgeted and re-appropriated as needed until the project is completed or changed. The operating and maintenance costs for capital assets, once complete, are funded through the operating budget.

SELECTION AND ALLOCATION OF CAPITAL PROJECTS

Capital projects are developed through an extensive site planning process with input from many stakeholders including the community, user groups, other government entities and partners, staff, and the Board of Commissioners. A balanced approach to improvements in the district is used that takes into consideration a) the previous schedule of when the master plan was completed, b) the last time improvements were completed at a facility, c) location of the park in the community attempting to assure residents feel something is happening in their neighborhood geographically (south, central and north), d) grant opportunities, e) funding available compared to scope and size of project, f) staff resources and g) highest demand-greatest need determined the order of the projects.

Equipment and smaller scaled capital projects may be submitted by Park District staff for review and consideration by the Executive Director and Board of Commissioners. Staff and Board meetings are held to discuss all projects, with the projects prioritized based on the District's mission, vision and values, department goals, and available funding. When requests exceed available funding in a given year, adjustments are made to scope, scheduling, or additional funding is sought. The effect of capital improvements on operating expenses is always an important consideration.

CAPITAL IMPROVEMENT FUNDING SOURCES

The District has been improving its parks and facilities through various revenue sources; some of which include property taxes, grants, debt, and proceeds from fees and charges. Sources of revenue are identified property tax, grants, debt, or operating fund transfers from the Corporate, Recreation and/or Revenue Facilities Funds.

	<u>2014 Projected</u>	<u>2015 Projected</u>	<u>2016 Projected</u>	<u>2017 Projected</u>	<u>2018 Projected</u>	<u>2019 Projected</u>
Intergovernmental (TIF, Grants)	\$550,000	\$896,000	\$350,000	\$150,000	\$150,000	\$150,000
Miscellaneous Revenue	\$12,500	\$5,000	\$5,000	\$5,000	\$0	\$0
Donations	\$0	\$200,000	\$0	\$0	\$0	\$0
Property Tax Contribution	\$699,716	\$796,688	\$855,183	\$910,021	\$966,300	\$1,029,043
Bond Issue	-	-	-	-	-	-
Fund Transfer - from operations	\$465,000	\$800,000	\$485,000	\$500,000	\$500,000	\$500,000
Transfer for Bond	2,042,644	2,000,519	1,997,969	2,000,194	2,002,119	1,998,744
Total Revenue	\$3,769,860	\$ 4,698,207	\$ 3,693,152	\$ 3,565,215	\$ 3,618,419	\$ 3,677,787

Property Tax

The 2005 referendum increase of 25 cents per \$100 in equalized assessed valuation in property taxes was split between operational needs and capital projects. Annually the amount of property tax transferred to the capital projects fund is adjusted by the CPI. For instance, the

CPI for the 2014 tax year is 1.5%, and the property tax for capital projects (and bond debt service used for capital projects) will increase from \$2,742,360 to \$2,797,207.

Beginning with the 2011 tax year levy portions of this annual levy will be used to pay the debt service on \$30 million in bonds issued for improvements at Ridgeland Common, Administration/Buildings & Grounds and the new Gymnastics Center. With all the bonds issued, \$2.0 million will be used annually for debt service from the property tax dedicated for capital improvements.

Apart from the aforementioned, an additional \$230,000, which represents the amount the district could levy if it were to issue debt on its Debt Extension Service Base (DESB), is transferred to the CIP. The DESB tax levy amount will be \$241,207 for the 2014 levy; with it increasing annually by the tax levy CPI.

Grants

The District has been fortunate to have received over \$4 million in grants from several sources over the last ten years. The Open Space Lands Acquisition and Development (OSLAD) grant from the Illinois Department of Natural Resources has been awarded to the District for seven (9) park improvements. The OSLAD grant is available for the purpose of acquiring, developing, and/or rehabilitating lands for public outdoor recreation purposes and requires a matching contribution from the Park District. The District has identified projects for OSLAD grant submittal for each year of the CIP. The revenue from the grant has not been included in the CIP unless the grant has already been announced by the Governor of Illinois.

Recent grant awards include a \$400,000 OSLAD grant for Lindberg Park, a \$400,000 OSLAD grant for Austin Gardens, and a \$400,000 OSLAD grant for Maple Park.

Debt Issues

At the August 23 Regular Board Meeting the Board authorized issuing \$30 million in alternative revenue source general obligation bonds for major capital improvements in the district. The source of the alternative revenue to pay the debt service on these bonds will be the portion of the 2005 tax levy referendum proceeds dedicated for capital projects.

The District issued the bonds over three years in increments of \$10 million each. The planned improvements for which the bonds will be used include Ridgeland Common, Gymnastics, and Building and Grounds. The first of the three planned \$10 million bond issues was sold on October 20, 2011, through a competitive sale monitored by the District's financial advisor, Speer Financial. The second \$10 million bond issue was sold on March 15, 2012 through a competitive sale. The third \$10 million bond issue was sold on February 21st, 2013 through a competitive sale.

Operating Budget Transfer

Operating revenues generated mainly by non-tax sources are transferred to the capital improvement fund to accelerate the pace of capital improvements. These transfers are based on the District's fund balance policy, which in part states there to be a minimum fund balance

for operational funds, with amounts over the minimum transferred to the CIP for capital improvements. In 2015, \$800,000 is budgeted to be transferred from operations

CAPITAL IMPROVEMENT EXPENDITURES BY TYPE

Expenditures, or projects, are identified by location and type. Types of expenditures are specific to improvements, such as urban forestry projects, or master plan improvements. Some allocations represent best estimates of what a specific item, such as a replacement fire alarm system, will cost. Such cost estimates are made based on estimates provided from the site master plans, and are updated based on current construction costs adjusted for inflation.

	<u>2014 Projected</u>	<u>2015 Projected</u>	<u>2016 Projected</u>	<u>2017 Projected</u>	<u>2018 Projected</u>	<u>2019 Projected</u>
Property Acquisition	\$ -	\$0	\$400,000	\$200,000	\$200,000	\$200,000
Vehicle/Tech/Equipment	\$448,400	\$100,000	\$110,000	\$140,000	\$310,000	\$155,000
Park/Master Improvements	2,725,000	3,575,000	1,195,000	1,090,000	1,240,000	\$1,300,000
RC (2011,12,13 Bonds)	\$7,462,804	\$0	\$0	\$0	\$0	\$0
B & G / Admin (Bond)	3,800,000	-				
GRC (Bond)	-	\$0	\$0	\$0	\$0	\$0
Debt Service Expense	2,042,644	2,000,519	1,997,969	2,000,194	2,002,119	1,998,744
Total Expenses	\$ 16,478,848	\$ 5,675,519	\$ 3,702,969	\$3,430,194	\$ 3,752,119	\$ 3,653,744

Master Plan Improvements

Once site master plans have been approved, improvements based on these are labeled as master plan improvements. Generally master plan improvements are not undertaken totally in one year based on the dollar cost. However, for with successful grant applications several parks have had substantial improvements towards completion of site master plans

Building Improvements and Building Repair

Major improvements to the District's buildings and indoor facilities are classified as such. However items such as installing new windows at many community centers are categorized as Building Repair. Annually an unallocated amount is placed in the CIP for repairs to the many facilities

Site Master Planning

The park planning expenditures include the costs for professional landscape architecture, architecture and engineering services, and community surveys required for the development of Site Master Plans. The planning process is used to solicit community input and create consensus for future improvements to District properties. See Appendix F for a schedule of master plan development.

Park Improvements

This includes improvements and repairs to the portion of park sites that are not associated with master plan improvements. Examples of improvements include parking lots, pools, playgrounds, comfort stations, bike racks, and forestry management.

Property Acquisition Reserve

This is a reserve fund for land acquisition related costs (such as appraisals, environmental testing and closing costs), which was identified as one of the community's priorities in the community attitude and interest survey.

Vehicle and Equipment Replacement

This category includes replacement of District vans and trucks as well as the Zamboni, water trailer, wood chipper, outdoor stage, and other mobile equipment. See Appendix E for a schedule of vehicle replacement.

CAPITAL IMPROVEMENT FUND BALANCE

The District's Fund Balance Policy requires the Capital Projects Fund to not have a negative fund balance. The following chart shows the actual, estimated and projected fund balance for the Capital Projects Fund for this CIP.

	<u>2014 Projected</u>	<u>2015 Projected</u>	<u>2016 Projected</u>	<u>2017 Projected</u>	<u>2018 Projected</u>	<u>2019 Projected</u>
Revenue	\$ 3,769,860	\$ 4,698,207	\$ 3,693,152	\$ 3,565,215	\$ 3,618,419	\$ 3,677,787
Expenditure	16,478,848	5,675,519	3,702,969	3,430,194	3,752,119	3,653,744
Fund Balance	\$ 1,092,628	\$ 115,316	\$ 105,499	\$ 240,520	\$ 106,820	\$ 130,863

PLANNED CAPITAL IMPROVEMENT EXPENDITURES BY LOCATION

The following table shows expenditures by location and by year from 2015-2019

<i>2015-2019 Capital Improvement Plan by Park</i>						
	2015	2016	2017	2018	2019	Total
Andersen Park & Center						-
Austin Gardens	940,000					940,000
Barrie Park & Center					700,000	700,000
Carroll Park & Center						-
Elizabeth F. Cheney Mansion						-
Dole Center						-
Euclid Square Park			725,000			725,000
Field Park & Center					350,000	350,000
Fox Park & Center			300,000			300,000
Gymnastic and Recreation Center						-
John L. Hedges Admin Center						-
Lindberg Park						-
Longfellow Park & Center		300,000		440,000		740,000
Maple Park	625,000	575,000				1,200,000
Mills Park						-
Oak Park Conservatory	495,000		65,000			560,000
Pleasant Home				800,000		800,000
Rehm Park					250,000	250,000
Rehm Pool	215,000	320,000				535,000
Ridgeland Common Recreation Complex						-
Scoville Park						-
Stevenson Park & Center	1,300,000					1,300,000
Taylor Park						-
Wenonah Park						-
Randolph Park						-
Vehicles/Technology/Repairs/Nonsite	50,000	60,000	90,000	260,000	105,000	565,000
ADA/Surveys	50,000	50,000	50,000	50,000	50,000	250,000
Reserve for Property Acquisition	-	400,000	200,000	200,000	200,000	1,000,000
Project Costs	\$ 3,675,000	\$ 1,705,000	\$ 1,430,000	\$ 1,750,000	\$ 1,655,000	\$ 10,215,000
Debt Service	<u>2,000,519</u>	<u>1,997,969</u>	<u>2,000,194</u>	<u>2,002,119</u>	<u>1,998,744</u>	<u>9,999,545</u>
Total CIP Costs	5,675,519	3,702,969	3,430,194	3,752,119	3,653,744	20,214,545

Andersen Park and Center

1.3 acres at Hayes & Division

History

Acquired in 1916, the park is named after children's author Hans Christian Andersen and includes a center originally designed by John S. Van Bergen. The center has been significantly modified over the years. The play equipment was previously renovated in 1985.

Past Improvements

The site master plan for Andersen Park was completed in January 2006, and initial improvements were completed in September 2006. These improvements included new playground equipment, splash pad, roll hill, walkways, drinking fountain, bicycle rack, security lighting, replacement fencing, woven willow dome, interpretive signage, landscaping, and decorative paved seating areas. In 2006, Andersen Center improvements were also made including roof repair and lock and door replacement. An upgrade of the local fire alarm system was completed in 2008, which replaced the circa 1965 system. The new system allows for constant fire/smoke detection and direct communication alerts to emergency agencies. Replacement park benches were installed in 2008. Center improvements in 2010, made the restrooms accessible when no staff is present, and addressed small-scale maintenance needs (e.g., painting, tuck pointing, tile replacement). In 2011, a new exterior accessible restroom was constructed for the Center.

Current Features

This small neighborhood park currently features a multi-purpose field, two age-appropriate playground areas, a splash pad, roll hill, walkways, seating areas including chess tables, drinking fountain, bicycle rack, and restrooms in Andersen Center.

Future Improvements

Final master plan improvements are tentatively scheduled for 2020 on the north end of the park. These improvements include improvements to ball field, fencings, landscape, Division entrances and walkways. Ball field improvements are called for in the park master plan as well as were called out in the Heller and Heller Field Study. The entrances and walkways will improve the aesthetics of the park. Multi-purpose field improvements would include field grading, improved spectator seating, signage and bike racks.



Andersen Park and Center – Continued

1.3 acres at Hayes & Division

Estimated Operating Costs

No additional operating costs are expected due to the changes at the Park. With the changes, ongoing maintenance should be limited to ball field maintenance as well as landscaping maintenance on an annual basis. With this being a project that is further out in the scope of the plan, those operating costs will be examined in further updates to the CIP.

Benefits

Capital improvements to Andersen Park will enhance the field environment, improve safety, and improve the aesthetic value of the park. The walkways will also create greater accessibility to the Park.

<i>Andersen Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review								
Building Improvement	500	10,950	-					
Construction	-	-	-					
Architecture/Engineering	-	-	-					
	500	10,950	-	-	-	-	-	

Austin Gardens

3.64 acres at Ontario & Forest

History

Henry W. Austin, Jr. donated the land for Austin Gardens to the Park District in 1947 on the condition that it remains a public park bearing the Austin family name. The District officially received ownership of the property upon the death of Mrs. Austin in 1954. The park includes a wildflower woodland habitat first planted in 1970 by members of the League of Women Voters, as well as pathways and hundreds of trees. Since 1975, Austin Gardens has been used as a performance space by the Oak Park Festival Theatre. A Trust for Austin Gardens is held by the Oak Park-River Forest Community Foundation and has a value of close to \$500,000. Proceeds of the trust can be used for extraordinary maintenance and recreation activities.



Past Improvements

The site master plan for Austin Gardens was completed in 2005 and was funded through the Austin Gardens Trust. Construction of improvements began in October 2007, and included path improvements, new benches, landscaping, trash receptacles, fencing, electrical upgrades, lighting, and an irrigation system for the wildflower area.

Current Features

The park includes a wildflower woodland habitat first planted in 1970, by members of the League of Women Voters, as well as walkways, a drinking fountain, hundreds of trees and an area for a Festival Theatre stage. An existing storage facility is located on the south end of the park.

Future Improvements

A multi-purpose environmental learning center, discovery garden and other improvements such as walkways, landscaping, and signage are designated in 2015. These improvements are called for in the park master plan. The Environmental Learning Center will provide educational opportunity for residents as well as will be used for day camp programs. The discovery garden will be a natural habit that utilizes rainwater to help irrigate. The signage will serve as additional educational components and the mile markers will be used by walkers for fitness tracking.

The district received a \$400,000 OSLAD Grant for the improvements at Austin Garden.

Austin Gardens – Continued

3.64 acres at Ontario & Forest

Estimated Operating Costs

The operating costs of the new facility will vary based on the design of the building. If the building is built to a living building standard the building should be a net-zero operating cost. If the building is built with gray water and geothermal the operating cost should be approximately 60% less than a traditional built facility. If this is not attainable, operating costs for the facility would include an estimated \$2,000 to \$5,000 annually for electricity, \$4,000 to \$6,000 annually for natural gas, \$1,000 to \$3,000 for water, and depending on telecommunications about \$1,500 annually. The planting areas will require ongoing maintenance through a contract or as an additional responsibility of the Conservatory staff.

Benefits

The new building will provide opportunities for day camps, community education, storage, and additional restroom facilities for individuals visiting the park. The convenience of restroom facilities is a benefit that will be much appreciated by the residents of Oak Park and the attendees of Festival Theater's plays in the park.

<i>Austin Gardens</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review				10,000				
Master Plan Improvement	10,000	-	-	-	-	-	-	
Architecture/Engineering				154,000				
Building Improvement	-	-	-	776,000	-	-	-	
	10,000	-	-	940,000	-	-	-	-

Barrie Park and Center

History

The 0.9 acre site at the southwest corner of Lombard and Garfield was acquired in 1932 and named for the children's author James Barrie. It includes a center originally designed by Arthur B. Maiworm. The adjacent 3.3 acre park was acquired in 1965 and had been the site of a manufactured gas plant from 1893-1931. Soil contamination was discovered in 1999, and remediation was undertaken through a coordinated effort by the Park District, Village of Oak Park, ComEd, and NiCor. Cleanup and restoration took place from 2001-2005. Barrie Center is located on top of a Village underground potable water tank.

Past Improvements

Improvements to Barrie Park, done through the remediation project and completed in 2005, included new ball fields and a multi-use sport field with irrigation, a sled hill, walkways, playground equipment, and patio. Near the center, improvements included a new tot lot, sport courts, and an accessible ramp. Other improvements in both locations included benches, drinking fountains, bicycle racks, landscaping and lighting. In 2006, improvements to Barrie Center included roof repair, lock and door replacement, and creation of storage spaces to secure equipment. 2007 Center improvements completed in March 2008 included making the restrooms ADA accessible and creating both interior and exterior access, upgrading restroom fixtures, upgrading ventilation systems, creating a customer service kiosk, replacing railings, improving common areas, and reorganizing office workspace. An upgrade of the local fire alarm system was completed in 2008 which replaced the circa 1965 system. The new system allows for constant fire/smoke detection and direct communication alerts to emergency agencies.

Current Features

Current features include restrooms at Barrie Center, a multi-purpose field, a soccer field, one baseball field, a sport courts facility (for basketball, volleyball, tennis and inline hockey), three age-appropriate playground areas (2 at Barrie Park and 1 at Barrie Center), a sled hill with a storage area for utilities and maintenance equipment built into the base, and drinking fountains. Barrie Park athletic fields are irrigated.

4.22 acres at Lombard & Garfield



Barrie Park and Center – Continued

4.22 acres at Lombard & Garfield

Future Improvements

The district is allocating \$700,000 in 2019 for as this park has not seen improvements since 2005. Currently Barrie does not have a master plan. However, one is budgeted to be created in 2015. Based on community input the Park District will plan to make improvements to the playground, ball fields, sports courts, and other smaller improvements.

Estimated Operating Costs

The estimated operating costs will be estimated in a future CIP as the plan for the park has not been created to date.

Benefits

These improvements will help to improve the park amenities and use of the park.

<i>Barrie Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review				10,000				
Building Improvement	-	9,400	-	-	-	-	-	
Architecture/Engineering								100,000
Park Improvement	58,207	-	-	-	-	-	-	600,000
	58,207	9,400	-	10,000	-	-	-	700,000

Carroll Park and Center

2.48 acres at Kenilworth & Fillmore

History

Acquired in 1916, the park is named after children's author Lewis Carroll and includes a center originally designed by John S. Van Bergen. The center has been significantly modified over the years. The northern part of Kenilworth Street was vacated by the Village in 1960 to expand the park and connect it to the Lincoln School grounds, creating roughly five acres of total open space.

Past Improvements

The site master plan for Carroll Park was completed in December 2005 with the cooperation of Elementary School District 97; initial improvements were completed in September 2007. These improvements included new playground equipment, a drinking fountain, walkways, landscaping, and additional security lighting.

In coordination with the Village of Oak Park, the Kenilworth cul-de-sac was rotated 90 degrees to the southwest to gain more play space. In 2007 Carroll Center improvements were also made including roof repair, and lock and door replacement. An upgrade of the local fire alarm system was completed in 2008 which allows for constant fire/smoke detection and direct communication alerts to emergency agencies. Two properties adjacent to Carroll Center were purchased on Kenilworth Avenue and turned into added green space for this park in 2008 and 2009. Center improvements in 2010 made the restrooms accessible when no staff is present, and addressed small-scale maintenance needs (e.g., painting, tuck pointing, tile replacement). In 2011, a new exterior accessible restroom was constructed for the Center. In 2014, Master plan improvements to ball field and spectator areas including west side walkways will be completed to create a continuous walking path. Additionally, an education classroom area is being installed east of the Recreation Center. Ball field improvements are called for in the park master plan as well as were called out in the Heller and Heller Field Study. The ball field improvements would include new backstops, diamond and multi-purpose field grading, player and spectator areas improvements that include covered player benches, spectator seating, signage and bike racks

Current Features

Current features include a baseball field, a multi-purpose field, one playground, drinking fountain and restrooms in Carroll Center.



Carroll Park and Center – Continued

2.48 acres at Kenilworth & Fillmore

Future Improvements

The last portion of the Master Plan calls for the removal of the Recreation Center and the construction of a gymnasium that will attach to Lincoln School.

Estimated Operating Costs

There will be water bills for the new irrigation of approximately \$8,000-\$10,000 annually.

<i>Carroll Park & Center</i>	Actual 2012	Actual 2013	Projected 2014	Capital Improvement Plan				
				2015	2016	2017	2018	2019
Master Plan Review			10,000					
Master Plan Improvement	-	3,554	420,000	-	-	-	-	
Architecture/Engineering	-	-	95,000					
Building Improvement	12,005	-	-	-	-	-	-	
Park Improvement	-	-	-	-	-	-	-	
	12,005	-	515,000	-	-	-	-	-

Cheney Mansion

2.20 acres at Euclid & Ontario

History

Cheney Mansion was designed in 1913 by Charles E. White, Jr. for the Sharpe family. It has six bedrooms, seven bathrooms, many reception rooms, a ballroom, coach house and greenhouse on two acres of landscaped grounds. It was purchased in 1922 by Andrew and Mary Dole and inherited by their niece, Elizabeth Cheney, who deeded it to the Park District in 1975. The Park District took ownership of the property in 1985. It was designated an Oak Park Landmark by the Village of Oak Park in 2004. Cheney Mansion is currently used for Park District programs such as cooking classes and special events, and as a rental facility for the public. The mission of Cheney Mansion is “to provide a unique venue for recreation programs, special activities and community events for the enjoyment of Oak Park residents and is a distinctive locale for private meetings and celebrations.”



Past Improvements

The boiler and external walkway pavers were replaced in 2006. Major renovations were made in 2007 in preparation for the 2007 Oak Park River Forest Infant Welfare Society's Designer Showcase House. (It had previously been the Showcase House in 1986.) Improvements included roof and gutter replacement; tuck pointing of chimney and exterior elevations; repair of the exterior stucco; and exterior painting. Interior renovations include a remodeled kitchen; replacement kitchen hood vent; fire alarm upgrade; and interior finishes to all rooms. A new wooden fence was erected on the east end of the site and the wrought iron fence surrounding the Mansion was repaired and restored. Improvements were made to the coach house to make it a better rental property and lead paint was removed from the fire escape staircase. In fall 2009 a site plan was developed for the grounds surrounding Cheney Mansion which focused on improving accessibility to the first floor. A feasibility study, to fully assess the condition of the Cheney Greenhouse, was completed in 2010. Master plan improvements began in the late fall of 2011 and will conclude in spring 2012. Improvements included main entry identity signage, main entry sidewalk improvements, an accessible walkway with improved landscaping from the main entry to the house solarium, a new south garden access walkway leading to the back patio area, and a new walkway to the north garden area. In 2014, the greenhouse was restored and made into a functional space to be used as part of rentals on the property.

Current Features

Current features include a historic home, coach house, and decorative gardens around each. The home and grounds are used for Park District programs and private rentals.

Cheney Mansion – Continued

2.20 acres at Euclid & Ontario

Future Improvements

No improvements are anticipated during the life of this plan.

<i>Cheney Mansion</i>	Actual 2012	Actual 2013	Projected 2014	Capital Improvement Plan				
				2015	2016	2017	2018	2019
Master Plan Review					10,000			
Master Plan Improvement	45,200	145,057	400,000	-	-	-	-	
Architecture/Engineering	9,334	17,788	80,000					
Building Improvement	-		-	-	-	-	-	
	54,534	162,845	480,000	-	-	-	-	-

Dole Center

Village-owned building at Augusta & Cuyler

History

Dole Learning Center was built in 1926 and donated to the Village of Oak Park in 1939 by Andrew and Mary Dole, who also owned Cheney Mansion. The Village used it as a library branch for several decades and added recreational programming in the late 1970s. Dole Center underwent a major renovation in 2002 which made the building ADA accessible. In addition to the Village, the Oak Park Library and Park District occupy parts of Dole Center through an intergovernmental agreement and all three entities contribute to a sinking fund for the utility costs, janitorial services and maintenance of the building.



Past Improvements

In 2006 a partition was built on the third floor to create a sound barrier between two dance studios. In 2008, security cameras were installed to increase the safety of this facility. This cost was shared between the Park District and the Library.

Current Features

This Village-owned facility, which is also used for various Park District programs, has offices, restrooms and a drinking fountain.

Future Improvements

No further improvements are scheduled at this time.

Estimated Operating Costs

No additional operating costs are expected.

Benefits

This Center continues to benefit the District through the lease agreement with the Village which reduces maintenance costs.

<i>Dole Center</i>	Actual 2012	Actual 2013	Projected 2014	Capital Improvement Plan				
				2015	2016	2017	2018	2019
Leasehold Improvement	-	-	-	-	-	-	-	-

Euclid Square Park

2.81 acres at Fillmore & Euclid

History

Acquired in 1929, the park was originally called New South Park, or Park #9, but was subsequently named after the adjacent street.

Past Improvements

The tennis courts were replaced in 1979 and resealed in 2008. The playground equipment was replaced in 1998. The site master plan process for Euclid Square began in 2009, resulting in recommended improvements separated into three phases. Completed in spring 2011, master plan improvements focused on complete renovation of the ball field and the southwest corner of the park. New walkways on the southern half of the park, landscaping, a bicycle rack, drinking fountain and benches were also part of this project. The Park District received a \$100,000 Department of Commerce and Economic Opportunity grant for the ball field improvements.

Current Features

Current features include an age-appropriate playground area, a baseball field, a multi-purpose field, four tennis courts, soccer field, and drinking fountain.

Future Improvements

Improvements are slated for Euclid Square Park in 2017. The district will be applying for \$400,000 in OSLAD Funds for this project. Improvements include a continuous walking path, new playground with rubberized surface, new tennis/pickle ball courts and fencing, rain garden and small sled hill.

Estimated Operating Costs

Most of the changes to the park can be absorbed into current operations. As these improvements are slated for 2017, the full operating costs will be examined in the next CIP.



Euclid Square Park	Actual 2012	Actual 2013	Projected 2014	Capital Improvement Plan				
				2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	10,000	-	-	
Master Plan Improvement Architecture/Engineering	-	-	-	-	-	-	-	
Park Improvement	-	-	-	-	-	580,000	-	
	-	-	-	-	10,000	725,000	-	-

Field Park and Center

3.39 acres at Division & Woodbine

History

Acquired in 1916, the park is named after children's author Eugene Field and includes a center originally designed by John S. Van Bergen. The center has been significantly modified over the years. Woodbine Avenue between Berkshire and Division was vacated by the Village in 1960 to expand the park and connect it to the Mann School grounds, creating roughly five acres of total open space.

Past Improvements

The site master plan for Field Park was completed in May 2006 with the cooperation of School District 97. Master plan improvements began in August 2007 and were completed in April 2008. A \$399,000 Illinois Department of Natural Resources Open Space Lands Acquisition and Development Grant partially funded these improvements, which included new playground equipment, a bocce court, splash pad, shelter, new walkways, renovated and expanded baseball and soccer fields, a new vehicular drop off near the Center, installation of an irrigation trunk, new benches, drinking fountains, bicycle racks and landscaping, including the addition of many new trees. In 2007 Field Center improvements including roof repair, and lock and door replacement. An upgrade of the local fire alarm system was completed in 2008 which allows for constant fire/smoke detection and direct communication alerts to emergency agencies. Center improvements in 2010 made the restrooms accessible when no staff is present and addressed small-scale maintenance needs (e.g., painting, tuck pointing, tile replacement). In 2011, a new exterior accessible restroom was constructed for the Center. Irrigation was added in 2013 to the sports fields. In 2014, the district reviewed the master plan for Field Park and Center with the community.



Current Features

Current features include two age-appropriate playground areas, a splash pad, a bocce court, shelter, seating area with benches and chess tables, walkways, two baseball fields, a multi-purpose field, drinking fountain and restrooms in Field Center.

Future Improvements

The Field Center will be receiving updates to the walking paths, lighting, and landscaping in 2019.

Estimated Operating Costs

With the recent installation of irrigation there is an approximate cost of \$8,000-10,000 annually for water. The improvements to be made in 2018, little changes are expected to operating costs however that will be examined further in a later CIP.

Field Park and Center – Continued

3.39 acres at Division & Woodbine

Benefits

Adding the walking path completely around the park will promote resident's physical fitness through walking and/or running. The additional lights and landscape will add to the aesthetics of the park.

<i>Field Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	10,000	-	-	-	-	-
Master Plan Improvement	-	35,020	-	-	-	-	280,000	-
Architecture/Engineering	-	-	-	-	-	-	70,000	-
Building Improvement	3,893	-	-	-	-	-	-	-
	3,893	35,020	-	-	-	-	350,000	-

Fox Park and Center

1.54 acres at Oak Park & Jackson

History

Acquired in 1922, the park is named after William H. Fox, who served on the Park Board of Commissioners from 1919-1925. It includes a recreation center built in 1966.

Past Improvements

The site master plan for Fox Park was completed in January 2007. Center improvements completed in 2008 included making the restrooms ADA accessible and creating both interior and exterior access, upgrading restroom fixtures, upgrading ventilation systems, replacing railings, remodeling the kitchen and activity space, adding storage space, creating a customer service kiosk, improving common areas, and reorganizing office workspace. Master plan improvements to the north end of the park, completed in spring 2009, included new playground equipment, restored splash pad area with added accessibility, a ramp to gain access to the restrooms, a new north entranceway to the center, a walkway all the way around the center, and a renovated entryway plaza on the south side of the center with additional seating. Other improvements included benches, drinking fountains, bicycle racks, landscaping, and lighting. The “sunken area” was brought up to grade in order to accommodate these features and create accessibility. In 2011, the windows for the center were replaced. Ball field improvements were made to the backstops, player and spectator areas, and seating during 2014. Additionally, bench seating was added to the perimeter of the park as well as irrigation was installed.



Current Features

Current features include two age-appropriate playground areas, a splash pad, baseball field, multi-purpose field, drinking fountains, seating with benches and chess tables.

Future Improvements

Funds are allocated in 2017 to make repairs to the back stairway and foundation at Fox Center. These improvements are necessary to ensure the safety of the patrons of the facility.

Estimated Operating Costs

There will be water bills for the new irrigation of approximately \$6,000-8,000 annually. Improving the back stairway and foundation will ensure the long-term viability and safety of the facility. It will also help lower maintenance costs to the facility. The full operating cost changes will be examined in the next CIP.

Fox Park and Center – Continued

1.54 acres at Oak Park & Jackson

Benefits

These life safety improvements will ensure that the public can safely use the facility for years to come.

<i>Fox Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	10,000	-	-	-	-	-
Master Plan Improvement	-	-	235,000	-	-	-	-	-
Architecture/Engineering	-	-	45,000	-	-	60,000	-	-
Building Improvement	-	-	-	-	-	240,000	-	-
	-	-	290,000	-	-	300,000	-	-

Gymnastics Center

0.6 acres (26,505 sq. ft.) at Lake & Humphrey

History

Acquired in 2011 for \$980,000, the 25 Lake Street property was previously owned by Aldi, Inc., the grocery chain. The Park District Board approved building a gymnastics facility, which will result in the current gymnastics center moving out of its location at 218 Madison Street in 2013.

Past Improvements

In early 2012, the existing building operated by Aldi, Inc. was demolished. Construction for the new facility started in fall 2012 and was completed in 2013.

Current Features

The new Gymnastics facility (construction started in 2012) will include expanded gym floor space and equipment, a studio room, two multi-use rooms, staff offices, restrooms, spectator viewing areas, and parking with a drop-off zone.



Estimated Operating Costs

With a new facility and controls, savings are expected through more modern energy efficiency mechanicals and controls. There will also be efficiencies for gymnastics staff operations, and storage improvements are expected to produce better inventory control.

Benefits

Long-term improvements will greatly improve the gymnastics program by reducing waiting lists, as well as creating new and diverse programs.

<i>Gymnastics and Recreation Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Improvement	598,255	3,922,433	-	-	-	-	-	-
Architecture/Engineering	446,801	180,000	-	-	-	-	-	-
Building Improvement	-	98,721	-	-	-	-	-	-
	1,045,056	4,201,154	-	-	-	-	-	-

Hedges Administration Center

0.34 acres (22,180 sq. ft.) at Madison & Harvey

History

Acquired in 1986 for \$145,000, 218 Madison was built in the 1930s and formerly housed an automobile dealership. In 2001 the building, which houses administrative offices, program registration, the buildings and grounds headquarters (including vehicle storage) and the District's Gymnastics Center, was named after John L. Hedges, Park District Executive Director from 1980 to 2000.

Past Improvements

Renovations made from 2001 to 2006 reorganized office workspaces, converted storage space into offices, streamlined the customer service and registration area, converted lighting fixtures to energy-saving models, and replaced roof trusses in the Gymnastics Center. A Facility Improvement Study conducted in 2006 focused on improvements to the existing facilities on a short-term (1 to 3 years) basis with an emphasis on the Buildings and Grounds and Gymnastics Center. Factors considered included public and staff access, storage, staff work stations, staging and common areas. The long term Space Program evaluated the disparate functions now housed at 218 Madison and determined specific space needs for each of these functions. The Study identified needed structural repairs such as replacement of roof trusses, reconstruction of the basement ceiling, masonry repair, ventilation system replacement, and roofing replacement. The District was actively pursuing the relocation of one or all of the following: Administrative offices, the Gymnastics, and/or the Buildings & Grounds functions. In 2011, the Park District purchased the 25 Lake Street property, with the Board approving moving the gymnastics program to it. An architectural firm was hired for validating the cost of moving gymnastics to 25 Lake Street, and expanding Building and Grounds and renovating Administration at 218 Madison. In 2013, the gymnastics programs were relocated to the new Gymnastics and Recreation Center.

Current Features

This facility is used for Park District administrative offices, operations, and gymnastics programs.

Future Improvements

The District has allocated \$3.8 million for improvements and renovations at 218 Madison. Renovation of the administrative and buildings and grounds operations are under discussion, with final plans yet to be approved by the Board of Commissioners.

Estimated Operating Costs

Storage improvements are expected to produce medium savings by reducing asset loss through better inventory control and assembly as well as increased efficiency by combining buildings and grounds under one roof.



Hedges Administration Center – Continued

0.34 acres (22,180 sq. ft.) at Madison & Harvey

Benefits

Long-term improvements to the buildings and grounds area will improve operations by allowing more efficient access to equipment and centralize equipment storage. Improvements to the administration area will allow for efficiencies in HVAC and electricity due to improved systems.

<i>John L. Hedges Administration</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Site Master Plan	-	-	-	-	-	-	-	-
Master Plan Improvement	-	26,600	3,800,000	-	-	-	-	-
Building Improvement	-	-	-	-	-	-	-	-
	-	26,600	3,800,000	-	-	-	-	-

Lindberg Park

13.9 acres at Marion & Le Moyne

History

Acquired in 1925, this park was originally called “Green Fields” but was subsequently named after Gustav A. Lindberg, the first Superintendent of Parks at the Park District of Oak Park. The land had previously been used as a refuse dump. In 1972 the Oak Park River Forest Community Foundation established the Presidential Walk in Lindberg Park with the planting of 17 sugar maples, one for each of the 17 former Village of Oak Park Presidents. This tradition continues with a new tree planted as each village president ends their term in office. One of the ball fields is named for Merritt Lovett, a former Park Board Commissioner

Past Improvements

In the late 1990’s, the gardens were restored to their original layout as designed in the 1930’s by Mr. Lindberg. This project was a joint effort between the Garden Club of Oak Park and River Forest and the Park District of Oak Park with funding from the Illinois Department of Natural Resources. The original design had included water gardens and roses transplanted from gardens dismantled after Chicago’s Century of Progress World’s Fair in 1934. Other improvements completed in 2000 included remodeling the comfort station and concession stand, resurfacing the tennis courts, installing irrigation under the fields, and replacing 120 trees. The tennis courts were resealed in 2009. A site master plan for Lindberg was completed in fall 2010. Identifiable needs included adding paths on the north and east sides to complete a walkway around the park, replacing backstops and fencing, improving security lighting, renewing the comfort station, improving field drainage, and adding “health-walk” medallions around the park. In 2014 with the help of a \$400,000 OSLAD grant, the district was able to complete improvements to the sports fields, added a picnic shelter and new playground, and improved the tennis courts and walkways.

Current Features

The park features a comfort station with restrooms, an age appropriate playground area, two baseball fields, two multi-purpose fields, three tennis courts, a native prairie plant garden, and a drinking fountain. Lindberg Park athletic fields are irrigated.



Lindberg Park – Continued

13.9 acres at Marion & Le Moyne

Future Improvements

The last aspect of the Master Plan is to remove asphalt paths and replace with concrete paths. This project is currently not scheduled in the CIP.

<i>Lindberg Park</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	-	10,000	
Master Plan Improvement	-	-	735,000	-	-	-	-	
Architecture/Engineering	-	46,674	125,000	-	-	-	-	
Park Improvement	-	-		-	-	-	-	
	-	46,674	860,000	-	-	-	10,000	-

Longfellow Park and Center

2.62 acres at Ridgeland & Jackson

History

Acquired in 1920, the park was named after the American poet, Henry Wadsworth Longfellow. The recreation center was built in 1966 in the same style as Fox Center.

Past Improvements

The site master plan for Longfellow Park was completed in February 2007. Center improvements completed in 2008 included making the restrooms ADA accessible and creating both interior and exterior access, installing an elevator, upgrading restroom fixtures and ventilation systems, creating a viewing area for the upper level program room, creating a customer service kiosk, improving common areas, and reorganizing office workspace. In 2008 replacement of the Center's air conditioning system was also completed. In 2011, the windows were replaced in the Center.



Park master plan improvements constructed in 2008 included new accessible and creative playground equipment, a new splash pad, a ramp to gain access to the restrooms, a new north entranceway to the center and art walk, a walkway around the center, and a renovated entryway plaza on the south side of the center with additional seating. Other improvements included benches, drinking fountains, bicycle racks and landscaping and lighting. The “sunken area” north of the center was filled in and a new full-sized basketball court with spectator area was installed. The play areas were relocated from the northwest corner of the park to a more central location allowing for parental monitoring of both the playground and the ball field. Sand volleyball courts were relocated to Rehm Park. At the southeast corner of the park, a brick ball field plaza was created and a drinking fountain and bicycle rack were added. A significant percentage of this project was funded through grant dollars. Irrigation was installed on the sports fields in 2013. In 2014, improvements were made to the ball field and spectator areas.

Current Features

Current features include two age-appropriate playground areas, a splash pad, one baseball field, one multi-purpose field, one basketball court, two tennis courts that also convert into a temporary outdoor ice rink in the winter, walkways, seating with benches and chess tables, bicycle racks, drinking fountains, and restrooms in Longfellow Center. The Center is now accessible via a new elevator on the north side of the building.

Longfellow Park and Center – Continued

2.62 acres at Ridgeland & Jackson

Future Improvements

For 2016 the plans call for improvements to the stairwell and foundation at Longfellow Center. In 2018, upgrades are called for the tennis courts with an acrylic surface and new lighting.

Estimated Operating Costs

With the recent installation of irrigation there is an approximate cost of \$8,000-\$10,000 annually for water. Work done to the stairwell and foundation will help to alleviate some ongoing maintenance costs. If the item is left unaddressed temporary concrete work will be necessary to make the area safe. This work should cost around \$10,000 to fix. However, it does not address the larger issue and is simply a short-term solution. Improving the tennis courts will provide for more play time at Longfellow Park. The operating cost savings will be estimated in a later CIP.

Benefits

Improvements to the stairwell and foundation at Longfellow Center will ensure the life safety of the patrons who come to the center. The improvements to the tennis courts will improve the tennis courts for the users.

<i>Longfellow Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	10,000	-	-	-	-	
Building Improvements					240,000		330,000	
Architecture/Engineering	-	-	45,000	-	60,000		110,000	
Park Improvement	30,000	33,410	205,000	-	-		-	
	30,000	33,410	260,000	-	300,000	-	440,000	-

Maple Park

History

Acquired in 1921, the linear park was formerly railroad property. It was originally called Park #6 or Perennial Gardens for the formal plantings installed there, but was later renamed for the adjacent Maple Street. A comfort station was built in the center of the park around 1960. Renovations in the early 1980s added new landscaping and curving walkways. The playground equipment was replaced in 1998.

Past Improvements

The tennis courts were resurfaced in 2002. Ball field backstops were renovated and safety cages were added in 2005 when the infields were realigned. Many trees have been replaced in Maple Park in recent years. The master plan was completed in November 2007. Initial master plan improvements, starting in the summer 2010 and finishing in spring 2011, included removal of the three tennis courts and one old basketball court in the center of the park. Two new lighted tennis courts were located on the south end of the park. The vacated land in the center was landscaped as an open meadow, and a new continuous walkway was created along the east side of the park to fully connect the north and south ends. An off leash dog area was installed. In 2008, the Park District applied for but did not receive a State of Illinois OSLAD (Open Space Land Acquisition & Development) grant for improvements.

Current Features

Current features include a comfort station with restrooms, two age-appropriate playground areas, two baseball fields, two multi-purpose fields, two lighted tennis courts, walkways, seating, drinking fountain, and bicycle racks.

6.98 acres at Harlem & Lexington



Maple Park-Continued

6.98 acres at Harlem & Lexington

Future Improvements

The Park District has funds allocated to complete the master plan. OSLAD funds (\$400,000) were awarded in 2014 to partially fund a new playground, climbing boulders, new picnic shelter, additional walkways to provide a continuous walking path as well as improvements to the two ball field to include new backstops, fencing, diamond and multi-purpose field grading, player and spectator areas need to be upgraded with new player benches, spectator seating, signage and bike racks. Improvements to the comfort station originally slated for 2014 will also occur in 2015-2016.

Estimated Operating Costs

Continued maintenance of the comfort station will decrease because of the improvements made to the facility with savings around \$5,000 annually. Additionally, completing the master plan will add some amenities to the park that will require additional continued maintenance including an outdated playground that requires new parts and repairs that costs the district currently around \$10,000 annually. The ball field improvements will save the district some operating costs, however the exact number varies year to year based on use of the fields.

Benefits

Ball field improvements are called for in the park master plan as well as were called out in the Heller and Heller Field Study. The playground will be 15 years old and needs replacing. Additionally, the playground location does not provide for good sightlines for safety. The picnic shelter will add a new feature to the park to serve the community and the walking paths will provide an opportunity for physical fitness. The ball field fencing is very old and there is only spectator seating on one side of each field.

Maple Park	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	-	-	-
Master Plan Improvement	-	-	-	500,000	460,000	-	-	-
Architecture/Engineering	-	20,197	-	125,000	115,000	-	-	-
Park Improvement	-	-	110,000	-	-	-	-	-
	-	20,197	110,000	625,000	575,000	-	-	-

Mills Park and Pleasant Home (“John Farson House”)

History

Acquired in 1939, the historic John Farson House, known as “Pleasant Home”, is a National Historic Landmark designed in 1897 by architect George W. Maher. Outbuildings on the attendant grounds were subsequently razed and Mills Park has been maintained as open space for many years. Pleasant Home was used for decades as a community center and is now also rented out to the public for events. The Pleasant Home Foundation offices are located in the home. Additionally, since the 1960s the museum and offices of the Historical Society of Oak Park and River Forest have been located in the home. The organizations provide daily tours (free on Fridays) and educational programming for the community.

Past Improvements

Major projects from 1939 to 1990 include rebuilding of two front porch plaster medallions, restoration of one of Maher’s urns, remodeling of the restrooms, replacement of some windows, removal and replacement of front walkway and steps, and on-going exterior painting and roof repair. A comprehensive existing conditions report on the home was conducted in 2002, and subsequent restoration and repair has included rebuilding the entire roof structure and most gutter systems; restoration of the library and great hall fireplace; restoration of the front fence entry; addition of an accessible lift at the west elevation; repair of the living room fireplace, front door, sun porch door and threshold; and boiler room mold abatement. In 2005 the restoration of the front entry fence was completed with the support of the Rotary Club of Oak Park and River Forest. In spring 2009, masonry repair was completed on all four sides of the house and also the chimneys. In late 2009, the interior walls of the first floor rooms were painted to their original colors. The development of a site master plan for Mills Park began in late 2008. Identifiable needs included renovation of fencing, ADA-accessible walkways through the park, natural discovery areas, and landscaping.

Restoration of the ornamental steel fencing along the east and north sides of the park and the creation of two new entryways into the park was completed in 2011. The Park District had applied for a \$300,000 grant from the Illinois State Museum Department for the fence renovation; however the application was denied. In 2011, the boiler system and fire alarm at Pleasant Home were replaced. Master plan improvements in 2011/2012 include new entryways into the park and various walkways through the park, allowing pedestrian access to the east, west and north sides of the park. The Park District applied for and was awarded a \$400,000 State of Illinois OSLAD grant to help fund these improvements, which complete the site master plan. Additionally in 2011 lead remediation was completed around the perimeter of the Pleasant Home. There were also improvements to the lower level restrooms in the Pleasant Home.

Current Features

The open grounds of the park surround the historic home.

4.43 acres at Pleasant & Home



Mills Park and Pleasant Home - Continued

4.43 acres at Pleasant & Home

Future Improvements

Funds are allocated in 2018 to improve the roof at the Pleasant Home. No work is slated for Mills Park during this plan.

Estimated Operating Costs

The roof at Pleasant home is reaching its useful life and the improvements will help to offset any ongoing maintenance that come with an older roof.

Benefits

The roof replacement in 2018 will help to ensure the viability of the building for years to come.

<i>Mills Park and Pleasant Home</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	10,000	-	-
Master Plan Improvement	475,000	165,468	-	-	-	640,000	-	-
Architecture/Engineering	-	-	-	-	-	160,000	-	-
Park Improvement	-	-	-	-	-	-	-	-
	475,000	165,468	-	-	-	810,000	-	-

Oak Park Conservatory

0.80 acres at Garfield & East

History

The Conservatory began as a community effort in 1914 to provide a place to house exotic plants that residents collected during their travels abroad. The present Edwardian-style glass structure, built in 1929, houses a botanical collection of more than 3,000 plants, some of which date back to the Conservatory's founding. Over the years the building fell into neglect. In 1970, a drive to preserve this unique resource began. In 1986, the Friends of the Oak Park Conservatory were incorporated to provide fundraising, educational programs, and other volunteer supports. In June of 2000 the Conservatory Center addition was opened to provide expanded space and facilities for educational programming, operations and public events. In 2004, the Oak Park Conservatory was designated an Oak Park Landmark, and was added to the National Register of Historic Places in 2005.



Past Improvements

In 2002, a major lead abatement project was completed in the Fern Room with the assistance of grants from the FOPCON and the Illinois Department of Natural Resources Museum Grant Program. In 2006 and 2007, lead abatement was accomplished in the Desert Room and the East Growing House. Additional upgrades were made to the East Growing House to improve growing conditions including new mechanical vent controls, a modern heating system, a retractable shade device, environmental controls and new rolling benches for more efficient use of growing space. FOPCON provided \$12,000 in grant funds towards the cost of the shade device. Glazing work in the historical entrance was also completed. A back-up generator was installed in 2007. Exterior doors were replaced in March 2008. Improvements, similar to those in the East Growing House, were completed for the West Growing House in 2009. Improvements to the Tropical House, including lead abatement and other upgrades were completed in 2011. A site master plan for the Conservatory site was completed in 2009. Initial site master plan improvements were completed in 2011 with construction of a new outdoor garden, named in memory of Herbert M. Rubinstein, a long-time Conservatory supporter and volunteer. Significant donations were received from the Friends of the Oak Park Conservatory, private donors, and the Rubenstein family to fund the garden project. In 2012, the boiler system at the Conservatory was completely replaced and the dryvit walls were repaired. In 2013 the window in the tropical room were repaired to provide a proper seal.

Current Features

The facility has three display rooms for the public, two growing houses, one meeting room, administrative offices for Conservatory and Friend of the Oak Park Conservatory staff, and a decorative outdoor garden.

Oak Park Conservatory - Continued

0.80 acres at Garfield & East

Future Improvements

Master Plan improvements include improvements to the Garfield entrance including a new nature playground area named after former Oak Park resident Elsie Jacobsen. This work is being partially funded by the Friends of the Oak Park Conservatory totaling \$200,000 as well as a \$146,000 Museum Grant from the Illinois Department of Natural Resources (IDNR). Also in 2015, the north base walls of the Conservatory will be redone, the main entrance to the Conservatory will see improvements, as well as a new door for the desert room. In 2017, ventilation and heating system upgrades to the Fern and Desert Rooms are included as well as environmental control upgrades for the all greenhouses.

Estimated Operating Costs

The updates to the base wall and Garfield entrance will limit the short term maintenance costs for the facility. The nature playground will have ongoing operating costs that will be reflected in the Conservatory budget including some minor electricity cost increases totaling around \$1,000 annually. The new desert room door should help to lower heating costs and offset the increase in electricity costs for the new nature playground.

Benefits

These improvements are called for in the master plan. These improvements will enhance the street appearance of the facility.

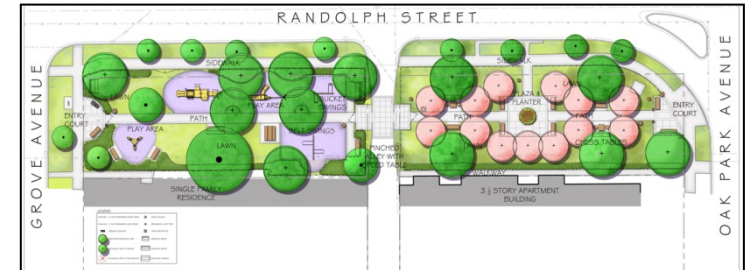
<i>Oak Park Conservatory</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	10,000	-	-	
Master Plan Improvement	-	-		360,000		52,000		
Architecture/Engineering	-			90,000		13,000		
Building Improvement	83,380	10,723	-	-	-	-	-	
	83,380	10,723	-	450,000	10,000	65,000	-	-

Randolph Park

0.16 acres at Randolph & Grove

History

The parcel occupied by Randolph Park and the adjacent open parcel to the east at Randolph and Oak Park Avenue were acquired by Village of Oak Park in 1924. Randolph Tot Lot was conveyed to the Park District by quit-claim deed in 2006 and the property to the east was transferred in 2009, doubling the size of the park. This land and other similar strips along Randolph Street were set aside for rail stations along the “Dummy line railroad” into Chicago that was never developed. It is a small neighborhood playground for children under 8 years old with play equipment, a sand feature, berm, and water fountain.



Past Improvements

The playground equipment was last replaced in 1991. A site master plan for Randolph Park, including the land east of the alley, was completed in 2009, with \$400,000 allocated for master plan improvements in 2010. 2010 improvements included replacement of the playground equipment, benches, and trash receptacles. The adjacent District-owned parcel to the east of the playground received improvements to create a passive area with benches, chess tables and landscaping. The alley also received upgrades to create a link between the two sides of the park. A donation was received from the adjacent apartment owner to fund the ornamental fencing and gates near their property.

Current Features

Current features include one age-appropriate playground area, a passive area, seating with benches and chess tables, drinking fountain and bicycle rack.

Future Improvements

No further improvements are scheduled at this time.

Benefits

No further improvements are scheduled at this time.

<i>Randolph Park</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Site Master Plan	-	-	-	-	-	-	-	-
Master Plan Improvement	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

Rehm Park and Pool

6.51 acres at Garfield & East

History

Acquired in 1913, Rehm Park was originally called “South Park” but was subsequently renamed after Colonel Arthur D. Rehm, a member of the Park District’s first Board of Commissioners and its second Board President. The original park was designed by Jens Jensen, although little of Jensen’s design remains. The play train has been at Rehm playground since at least 1960. An outdoor pool was constructed in 1966 and quickly became a regional destination. While remediation was taking place at Barrie Park in 2001, Rehm hosted the “Temporary Barrie Center” double-wide trailer north of the diving well.

Past Improvements

Playground equipment was replaced in 2002 as part of the Barrie Park remediation agreement with ComEd. 1996 Pool repairs included renovation of all decks and piping, creation of a zero-edge entry, addition of a wading pool and sand play, and improvements to concessions. Additional pool repairs in 1999-2000 included replacement of the sand filter equipment and lockers. Minor gutter repair was undertaken in 2006. A site master plan for Rehm Park was completed in 2008. The stairs to the platform diving boards were repaired in 2009 for \$9,000. In 2009, two competitive play sand volleyball courts were constructed, replacing two courts previously located in Longfellow Park. In 2010, the pool filter system was replaced, and new shade structures and a burglar/fire alarm were installed. Master plan improvements started in 2011 with a total of \$250,000 allocated for improvements. Improvements included a revised play train foundation and track, a new train storage tunnel, playground surfacing, walkways, fencing and landscaping. A pool master plan is being completed in 2014.

Current Features

Current features include a pool with restrooms, two sand volleyball courts, two age-appropriate playground areas, a self-propelled play riding train, three tennis courts, a multi-purpose field, and parking lot. Improvements will made to the bathhouse and a new play feature was added in 2013.



Rehm Park and Pool – Continued

6.51 acres at Garfield & East

Future Improvements

At Rehm Park, the Master Plan calls for removal of one tennis court and resizing of the other two tennis courts in 2019. There will also be a master plan review for Rehm Park in 2017. At Rehm Pool, the master plan calls for improved ADA entries, roof repairs, extensive painting, and a new play feature in 2015 and 2016. A PARC Grant application has also been submitted totaling \$1.6 million to make changes in line with the soon to be completed master plan for Rehm Pool.

Estimated Operating Costs

The new roof at the pool as well as ADA entries will have limited future operating costs including concrete repairs averaging \$5,000 annually which is not a new cost as these repairs occur annually on the non-ADA improved areas. The new roof will help to alleviate ongoing maintenance costs by around \$2,000 to \$5,000 annually and help eliminate the costly emergency repairs that could be possible. Changes to the pool if the grant is received will have operating costs including water around \$6,000 annually due to the new splash play area.

Benefits

The improvements to Rehm Park will finish the master plan improvements for that park. Capital improvements to Rehm Park and Pool will improve the comfort and safety of patrons, streamline staff coverage, and improve the aesthetic value of the facility.

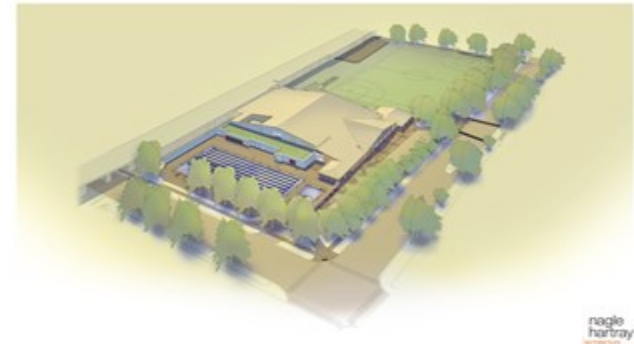
<i>Rehm Park & Pool</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	40,000	-	10,000	-	-	
Master Plan Improvement	156,215	-	-	-	-	-		200,000
Architecture/Engineering	6,954		-	43,000	64,000			50,000
Pool Improvements	-	309,404	-	172,000	256,000	-	-	
	163,169	309,404	-	215,000	320,000	-	-	250,000

Ridgeland Common Recreation Complex

6.06 acres at Ridgeland & Lake

History

Acquired in 1912 from Charles B. Scoville, the site was known as the “Old Cricket Grounds”. In 1914, the site was doubled with the acquisition of a former public service company storage yard to the west between Elmwood and Scoville. Ridgeland Common was named for the adjacent street and was designed by Jens Jensen, although little of Jensen’s design remains. In 1923, toboggan slides and a skating pond were built. In 1929, a memorial to the Spanish American War was erected at the behest of veterans and in 1936 comfort stations were built. The pool, building, and outdoor ice rink were constructed in 1962, with the pool soon used as a cooling tower for the ice rink making these two features necessarily operate in opposite seasons. A roof was built over the ice rink in 1965 and the District’s first lighted baseball fields were installed to the west of the rink which now has irrigation systems. Two basketball courts, a handball court, and sled hill were also built along the railroad tracks at this time. In 1982, the rink was fully enclosed and heated, the front entrance was moved to its current location, and the pool filters were replaced. In 2007 the ice arena was renamed after Paul Hruby, long-time hockey coach and mentor to many Oak Park skaters. In the 1980s, the east baseball field was named in recognition of Vince Dirks, long-term president of the Oak Park Youth Baseball Association at that time. The multi-purpose room is named after Fred L. Comstock, a Park Commissioner in the 1930s. Ridgeland Common is the Park District’s flagship facility.



In 2007, an Existing Conditions Study was completed, including a comprehensive physical evaluation of the site and analysis of all mechanical, structural, architectural, and civil/yard piping systems. The Study concluded that Ridgeland Common is physically and functionally obsolete, requiring extensive renovation within 5 years that would cost over \$9 million, and no longer meets the community’s modern space programming needs. In late 2007, several of the ice rink’s 242 cooling pipes failed and were repaired at a cost of nearly \$70,000, delaying the opening of the rink.

Completed in 2008, a site master planning process for Ridgeland Common, completed in 2008, established consensus on components that will be included in the redesigned Ridgeland Common Park, including a permanent dog park on the site and moving the building to the west side of the park to take advantage of the Village-owned parking garage located on OPRF High School property. The process also left the District with many unanswered questions due to the projected cost of a renovation. Out of the three site plans developed, the projected cost of the least expensive plan was \$38 million, which is not obtainable without a voter-supported referendum. This plan calls for a new facility similar in function to the current 6.06 acre park site and facility while taking into consideration today’s design standards and meeting all regulatory compliance requirements such as ADA and codes. It also corrects the currently undersized ice arena and the sled hill is removed.

In the fall of 2010 a community attitude and interest survey was be conducted to provide direction regarding the public’s functional and fiscal priorities for Ridgeland Common and other operations at the Park District.

Ridgeland Common Recreation Complex – Continued

6.06 acres at Ridgeland & Lake

At the August 23, 2011 Regular Park Board Meeting architects from Nagle Hartray Architecture presented two concepts to the Park Board based on community input received. One plan showed a renovated Ridgeland Common while the other proposed a new facility. Cost estimates for these plans were presented to the Park Board on October 6, 2011. The renovation plan estimated cost was \$23.5 million while the new construction was estimated at \$30 million. In October 2011, the Park Board accepted the renovation plan for Ridgeland Common. In November 2011, Nagle Hartray Architecture was hired to design the renovation for the facility. Construction improvements are expected to start early 2013 and end June 2014.

Past Improvements

In 1985 the original ice refrigeration system was replaced. Major pool renovations were completed in 1996, including deck and pipe replacement, zero edge entry to the wading pool, and spray feature addition. During construction, an evaporative condenser was used for one ice rink season and still remains on the upper deck. In 2000, ADA accessible bathrooms were built, office spaces were reconfigured, and hockey locker rooms were added to reduce wear and tear on the other locker rooms. The main pool pump was replaced in 2002 and the motor was rebuilt. In 2006, a temporary dog park was created beside the train tracks adjacent to the sled hill and the parking lot and staging area west of the Hruby Ice Arena was resurfaced. In 2007, improvements to the flooring, air conditioning, storage, and paint in the Comstock Room were completed and the indoor soccer artificial turf used on the rink in the summer was replaced. Construction improvements began early 2013 and were completed in June of 2014. The Park Board is acting fiscally responsible in choosing to renovate Ridgeland Common rather than replacing the facility. The Ridgeland Common project is within the District's budget parameters and allows for the maintenance of the District's balanced approach to capital projects.

Current Features

Current features include a pool and ice arena with restrooms, an indoor age-appropriate playground area, one lighted multi-purpose field with two baseball fields, dog park, and parking lot. Beginning in 2014, the facility will be running as a year-round ice arena.

Ridgeland Common Recreation Complex - Continued

6.06 acres at Ridgeland & Lake

Future Improvements

No future capital improvements are expected at Ridgeland Common Recreation Complex

	Actual	Actual	Projected	Capital Improvement Plan				
<i>Ridgeland Common Recreation Complex</i>	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	18,128	-	-	-	-	-	-	-
Master Plan Improvement	1,841,519	10,799,978	8,163,266	-	-	-	-	-
Architecture/Engineering	-	2,000,000						
Building Improvement	12,021	-	-	-	-	-	-	-
	1,871,668	12,799,978	8,163,266	-	-	-	-	-

Scoville Park

3.98 acres at Oak Park & Lake

History

Acquired in 1913, Scoville Park was named after Charles B. Scoville, the previous owner of the land and an advocate for the creation of the Park District. It was the first park built after the creation of the Park District in 1912. It serves as a village green with the installation of a “Liberty” flag pole in 1915, a World War I monument dedicated by the Vice President of the United States in 1925, and bronze marker noting the location of the home of Joseph Kettlestrings, the first white settler in Oak Park. Scoville Park was originally designed by Jens Jensen and is one of the parks that retains the most of Jensen’s design. The southeast corner features a replica of a fountain originally designed by sculptor Richard Bock and architect Frank Lloyd Wright. The play equipment was last replaced in 1991. In partnership with the Village of Oak Park and the Library, Grove Avenue was vacated in 2001 and a new plaza was constructed adjacent to the park. Scoville Park was added to the National Register of Historic Places in 2002. .



Past Improvements

A bust of Percy Julian, a world-renowned chemist, humanitarian, and Oak Park resident, was installed in 2003 to celebrate his life and contributions. The tennis courts were last resurfaced in 2005 and resealed in 2008. New benches were installed in 2007. The World War I memorial was fully restored in 2009/2010 at a cost of \$320,000. The comfort station doors were replaced in 2010. A site master plan for Scoville Park was developed in 2010. Identifiable needs include renovating the southeastern entry plaza and area near the library entrance, improving the walkways and planters, creating a formal plaza area around the WWI memorial, evaluating possibilities for the performing stage, and replacing the playground equipment. Master plan improvements began in 2012 with the assistance of a Park and Recreation Activity Grant in the amount of \$1.6 million. These improvements completed the site master plan developed in 2010, which includes updated entryways, tennis courts, plantings and a permanent bandstand.

Current Features

Current features include a comfort station with restrooms, an age-appropriate playground area, three tennis courts, drinking fountain and an open space used for summer concerts and events.

Scoville Park - Continued

3.98 acres at Oak Park & Lake

Future Improvements

No improvements are scheduled at this park. A master plan review is scheduled for 2018

<i>Scoville Park</i>	Actual 2012	Actual 2013	Projected 2014	Capital Improvement Plan				
				2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	-	10,000	
Master Plan Improvement	1,454,596	656,224	-	-	-	-	-	
Architecture/Engineering	215,249							
Building Improvement	-	-	-	-	-	-	-	
	1,669,845	656,224	-	-	-	-	10,000	-

Stevenson Park and Center

3.30 acres at Ridgeland & Humphrey

History

Stevenson Park was acquired by the Village of Oak Park in 1916 and named after author Robert Louis Stevenson. The Park District entered into a 99-year lease agreement with the Village in 2006, rather than purchasing the property outright, because the park contains two underground water reservoirs. The center was built in 1965. The second water reservoir was installed in the eastern part of the park in 2002. Other park features include a baseball diamond, multi-purpose field, and a skateboard activity area.

Past Improvements

The play centers were relocated and renovated, and fencing, lighting, and landscaping were renovated in 2003. A skate park and three half basketball courts were built on top of the new reservoir in 2004.

Improvements to the ball field made in 2007 included improved drainage and new walkways leading to the field for improved ADA accessibility. Stevenson Center was renovated in 2007 to replace electrical and plumbing systems, replace restroom fixtures, replace lower level windows, provide functional and secure staff office areas and improve the overall condition of this recreation center. A teen center opened in the lower level of the center in early 2008. \$25,000 was allocated for Teen Center equipment and startup costs. The District pursued but did not receive Community Development Block Grant funding in 2008. The skate park received new ramp equipment in 2009. In 2011, security cameras were installed and the windows were replaced in the Center.

Current Features

Current features include a baseball field, one multi-purpose field, two age-appropriate playground areas, a skate park, three half basketball courts, and a facility with restrooms, a teen center and a multi-purpose room for various park district programs.



Stevenson Park and Center - Continued

3.30 acres at Ridgeland & Humphrey

Future Improvements

A site master plan was developed in 2011. The master plan calls for the district to install synthetic turf, sports lighting, and an ADA entrance at North West corner in 2015. Improvements are tentatively scheduled for 2020 to improve the playground area around Stevenson Center.

Estimated Operating Costs

The new synthetic turf will limit the need for normal maintenance on turf fields. However, there will be the need in future years for replacement of the turf that could be around \$500,000 and will be put in a future CIP.

Benefits

Providing a continuous walking path will promote physical fitness, a new playground will serve the surrounding community and ball field improvements will reduce weather related cancelations. These elements are called for in the park master plan.

<i>Stevenson Park & Center</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	-	-	-
Master Plan Improvement	-	-	-	1,160,000	-	-	-	-
Architecture/Engineering	-	-	150,000	140,000	-	-	-	-
Building Improvement	2,914	-	-	-	-	-	-	-
	2,914	-	150,000	1,300,000	-	-	-	-

Taylor Park

11.75 acres at Ridgeland & Division

History

Acquired in 1914, Taylor Park was originally called “North Park” but was subsequently named after the first President of the Park Board of Commissioners, Henry A. Taylor. Taylor Park was designed by Jens Jensen and still retains some of Jensen’s original design. The park sits on the edge of a moraine from the remains of what was once glacial Lake Chicago.

Past Improvements

Taylor Park was identified as a potential site for a dog park during the 2006 Dog Park Site Master Plan process. The comfort station windows were replaced in 2007. The site master plan process was completed in late summer 2008. Master plan improvements, completed in 2011, include replacement/expansion of the existing playground with ADA accessible equipment; tennis courts replacement; installation of an open air shelter and new walkways in the interior of the park; and the establishment of a wetland-bio swale area to resolve drainage problems within the park site. New park landscaping will also be added. In 2010, the District successfully received a State of Illinois Open Space Lands Acquisition and Development Grant from the Illinois Department of Natural Resources in the amount of \$400,000 to help fund these improvements.



Current Features

The park currently features a comfort station with restrooms, six lighted tennis courts, a multi-purpose field, a soccer field, one age-appropriate playground area, a sled hill, and one group picnic area. Taylor Park is irrigated.

Future Improvements

No capital improvements are expected for this park.

<i>Taylor Park</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Master Plan Review	-	-	-	-	-	10,000	-	-
Master Plan Improvement	1,101,727		-					
Architecture/Engineering	82,302							
Park Improvements	-	14,165	-	-	-	-		
	1,184,029	14,165	-	-	-	-	-	-

Wenonah Park

History

This playground was acquired in 1962 and is named for the adjacent street.

Past Improvements

The playground equipment was last replaced in 1991. A site master plan was created in 2009. Construction of the improvements started in fall 2009 and was completed in spring 2010. Recent improvements included replacement of the playground equipment, installation of resilient rubber surfacing, new benches, walkway, drinking fountain, trash receptacle, ornamental fencing and landscaping.

Current Features

Current features include an age-appropriate playground area, seating with benches and a chess table, and a drinking fountain for people and dogs.

Future Improvements

No new improvements are expected. A master plan review is slated for 2018

0.12 acres at Harrison & Wenonah



Wenonah Park	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Site Master Plan	-	-	-	-	-	-	10,000	
Master Plan Improvement	-	-	-	-	-	-	-	
	-	-	-	-	-	-	10,000	-

Non Site-Specific Improvements

The Park District plans for a number of non-site-specific capital expenditures. These non-site or expenditures that occur in several parks or at several facilities include urban forestry management, technology improvements, and vehicle replacement. Urban forestry, per the District's Environmental Policy, states that one of the Park District's primary goals is to manage our trees by maintaining, preserving, conserving, and improving the existing tree population in our parks. The District recognizes the immense value of its trees, which provide residents and visitors to our village with beauty, shade, cooling and enhanced air quality, as well as reduction of storm water run-off and atmospheric carbon dioxide.

District vehicles are replaced according to the schedule included in Appendix E. The schedule reflects the useful life of each vehicle and a replacement plan designed to minimize excessive maintenance costs by replacing vehicles in a timely manner. Technology and any capital equipment replacements are included in this line item. The district is planning on a server refresh in 2015 and place holders in 2014-2019 for a fiber optic line project to improve the district's connectivity.

Debt Service expense as listed is actually paid out of the Recreation Fund every year. However, in an effort to for district to be mindful of this cost we also included it in this plan.

The studies/plans/ADA line item includes a comprehensive plan that will be completed in 2014 as well as a community interest survey in 2014. The district's policy is to review all master plans every 10 years and many of the district's master plans are reaching that age. The line also includes any smaller ADA improvements to locations that are not seeing master plan improvements.

The plan also calls for the district to put \$200,000 in reserve on a yearly basis based on the available funding in that year. Due to a funding need in 2015, the plan does not include \$200,000 for property acquisition. To make up for this, the plan has \$400,000 set aside in 2016 for property acquisition. With the district completing an updated comprehensive plan in 2014, the needs for space will need to be considered over the follow 10 year period. Putting this money in reserve it prepares the district for any opportunities that may arise.

Non Site-Specific Improvements - Continued

<i>Non-Site Specific</i>	Actual	Actual	Projected	Capital Improvement Plan				
	2012	2013	2014	2015	2016	2017	2018	2019
Vehicle & Equip Replacement	65,385	625,159	265,000	50,000	60,000	90,000	260,000	105,000
Debt Service Expense	162,646	1,650,561	2,042,644	2,000,519	1,997,696	2,000,194	2,002,119	1,998,744
Studies/Plans/ADA	34,030	-	183,400	50,000	50,000	50,000	50,000	50,000
Reserved for Property Acquisition	36,150	-	200,000		400,000	200,000	200,000	200,000
	298,211	2,275,720	2,691,044	2,100,519	2,507,696	2,340,194	2,512,119	2,353,744

HISTORY OF THE PARK DISTRICT OF OAK PARK

The Park District of Oak Park has had a long and proud history of acquiring and developing green space and offering recreation opportunities for the residents of Oak Park. Established in 1912, the 5 elected commissioners who made up the first Park Board purchased the land now known as Scoville Park for \$135,637. This park, designed by Jens Jensen, an internationally renowned landscape artist, remains the “Village Green” today having been placed on the National Register of Historic Places by the United States Department of the Interior on November 21, 2002. It is the site of the World War I monument unveiled on November 11, 1925 in the presence of General C.G. Dawes, Vice-President of the United States.

Most of the land now owned by the Park District of Oak Park was purchased during the first two decades of the Park District’s existence. The main use of this property was for passive recreational activities. A conservatory was erected in 1929 supplying flowers for the community flower beds as well as hosting seasonal flower shows, which are still held today. The Oak Park Conservatory was placed on the National Register of Historic Places by the United States Department of the Interior on March 8, 2005.

In 1918 a “Small Parks Commission” was appointed by the Village Board to ensure that Oak Park children had a place to “enjoy and practice organized outdoor sports.” They became the Oak Park Playground Board in 1920 and began to levy a tax in 1921 to “equip, conduct and maintain playgrounds.” This Board went on to purchase land for playgrounds and eventually built neighborhood centers, named after prominent children’s authors, where organized recreation programs were provided. At the National Recreation Congress in October 1926, Oak Park won national recognition for programs such as the “Boys’ Playground Band”, a “Shelter House Design Contest” won by Oak Parker John S. Van Bergen, “Murals Contest”, “Junior Art Museum”, “Library on Wheels”, as well as playground landscaping and beautification. Mr. Van Bergen designed many of the neighborhood recreation centers built by the Playground Commission.

In 1939 the Park District bought the property now known as Mills Park from the Herbert Mills Family. Historic Pleasant Home, designated a historic landmark in 1972, is located on this property. In 1947 the Henry W. Austin Family donated Austin Gardens to the Park District. Sometimes referred to as “the secret garden” this beautiful park has been home to Festival Theatre since 1975, the Midwest’s oldest professional theatre devoted to outdoor performances of the classics. Cheney House (now known as Cheney Mansion) was presented as gift to the Park District in 1975 although it remained the private residence of Elizabeth Cheney until her death in 1985. Cheney Mansion was designed by Charles E. White, Jr. in 1913 and boasts many handsome reception rooms, six bedrooms, seven bathrooms, and separate servants’ quarters. The two acres of beautifully-landscaped grounds also include a coach house and greenhouse.

For many years the Park District and Village Playground Commission operated side by side in serving the recreation needs of Oak Park residents when, in 1980, a new intergovernmental agreement merged the Recreation Department with the Park District. In 1990 the Park District became the sole provider of government-sponsored parks and recreation in Oak Park. At that time the Park District assumed the operation and maintenance of the Village-owned recreation centers.

The voters of Oak Park successfully passed a referendum in April 2005 providing much needed funding to “Renew Our Parks,” and provide clear stewardship of the parks and recreation service for the residents of the Village. In 2006, the Village transferred the titles of five of the seven recreation centers to the Park District and a 99 year use lease for the two remaining centers has been established due to underground water reservoirs located on these properties. Master plans have been completed for all of the parks, and major renovation projects have been completed or are in progress.

HISTORY OF NEEDS ASSESSMENT

In 2001, the Park District of Oak Park began a major reassessment of its operations and infrastructure, following several years of maintaining the status quo. Assessment of the District's capital needs has occurred in several stages with extensive citizen input at each stage. These major reports include the following. More detailed explanation of each can be found in Appendix A.

- 2002 Infrastructure Committee Report
- 2002 Pleasant Home Historic Structure Report
- 2004 Comprehensive Master Plan
- 2005 Capital Improvement Plan
- 2005 – 2010 Site Master Plans
- 2006 Recreation Center Historical Stewardship Committee Report
- 2007 Ridgeland Common Existing Conditions Report, Ridgeland Common Facility & Site Master Plan Report

2009-2013 and 2011-2015 Capital Improvement Plans

2002 Infrastructure Committee Report

The Board of Park Commissioners initiated the Parks Infrastructure Committee in 2001 to inventory and assess the condition of the Park District's infrastructure and to make recommendations on immediate and long-range capital planning. After 14 months of observation and analysis the citizen committee, composed of volunteers from the local community, submitted a report that included three major findings and four primary recommendations.

Findings:

1. The lack of financial resources has created a serious deferred maintenance problem. Building systems are continuing to deteriorate, grounds are not properly maintained, vehicles are not being replaced, and computer systems are not upgraded to take advantage of new technology.
2. Relationships between the Park District, Village, and school districts are critical.
3. Existing financial resources are not nearly enough to pay for all the needed improvements. The Park District currently does not have the funds necessary to address life safety work items.

Recommendations

1. A major planning effort, to include a Comprehensive Plan, Site Master Plans, and a Capital Improvement Program needs to be made to ensure that limited financial resources are used effectively. As a community, some major decisions need to be made about the future of the Community Centers and large special facilities like Cheney Mansion and Pleasant Home.
2. It is estimated that the 10-year capital improvement plan will cost over \$13 million. The Park District should prepare financial plans that include cost recovery policies, financial models, life cycle costs, and a reserve study.
3. The Park District should appoint a Citizen Advisory Committee to develop a comprehensive plan for the Park District for the future.
4. A focus on good design and preserving the Jens Jensen designs is essential to the quality of life in Oak Park.

2002 Pleasant Home Historic Structure Report

The historic John Farson House, designed by architect George W. Maher in 1897 and known as “Pleasant Home,” together with its estate, now known as Mills Park, has been owned by the Park District of Oak Park since 1939. In 1990, the Park District created the Pleasant Home Foundation, a non-profit organization that is dedicated to restoring, preserving, and operating this 30-room architectural landmark as an historic house museum.

Although general maintenance of the home and grounds was kept up, little true restoration was done between 1939 and 1990. Major projects included rebuilding two front porch plaster medallions, recreation of one of Maher’s urns, remodeling of the restrooms, replacement of some windows, removal and replacement of front walkway and steps, and on-going exterior painting and roof repair.

Recognizing the need for a restoration plan, Pleasant Home Foundation commissioned a comprehensive report on the home in 2001, conducted by a team of architects and engineers. This **Historic Structure Report** documented the historic and architectural significance of the house; assessed the existing conditions; and made prioritized recommendations for repair and restoration. The scope of the report included the interior and exterior of the home and perimeter fencing but did not include restoration of furnishings, stained glass or landscaping of the original estate. The final report recommended a prioritized, phased maintenance approach and estimated that complete restoration of the home would cost \$4.69 million (2002 value of construction costs).

The two phased categories for capital improvements at Pleasant Home are Life Safety & Maintenance and Restoration. Life Safety & Maintenance is the work required to stabilize the building and ensure the safety of the occupants and visitors to the home, and includes critical roofing, tuck-pointing, and fire suppression. Restoration, to a target date of 1910, is the work that would return the home to its original features and is divided into two phases. Phase I restoration includes critical roof repairs and new support systems (e.g., mechanical, electrical, HVAC). Phase II restoration includes rejuvenation of the key spaces that are used for tours and events. The Historic Structure Report gave each work item a priority rating of 1 through 51 with “outer shell” items such as roofs given high priority.

To date, restoration and repair has included rebuilding the entire roof structure and most gutter systems; restoration of the library and great hall fireplace; restoration of the front fence entry; addition of an accessible lift at the west elevation; repair of the living room fireplace, front door, sun porch door and threshold; substantial work to exterior tuck pointing; and boiler room mold abatement.

In 2007, the Foundation and Park District commissioned a full appraisal of the collections, furnishings and decorative elements of the home. The appraisal, presented in two volumes, is based on current market valuations and emphasizes the importance of the home, its history and collections. This guide, along with the Historic Structure Report, will help guide the Park District and the Foundation in grant seeking, restoration and long-term operation of the home.

2004 Comprehensive Master Plan

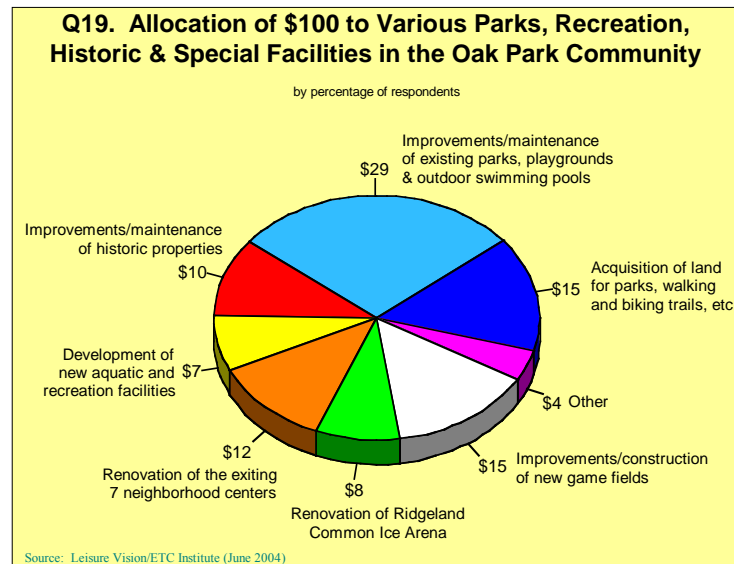
Following the Parks Infrastructure Committee report, the Park District, in partnership with the Village of Oak Park and the newly organized Park District Citizen Committee, engaged in a comprehensive planning process involving hired consultants. The Comprehensive Master Plan was completed in October 2004.

The Comprehensive Plan included a **benchmarking survey** administered by Leisure Vision, Inc. to thirteen park and recreation agencies identified by the Park District Citizen Committee. Benchmark agencies were chosen based on their demographic and geographic similarity to Oak Park. The purpose of the benchmarking survey was to better understand how the Park District of Oak Park compared to other park and recreation agencies on a wide range of issues affecting the Comprehensive Master Plan. Issues covered in the survey included types, numbers, and areas of parks and open space available; types, numbers, and miles of trails available; types and numbers of indoor and outdoor recreation facilities; and budgets, staffing, and other basic information. The results of the survey revealed that:

- Approximately 67% of the benchmark communities had long-range capital improvement plans with an average length of 5 years and average annual capital spending of \$1.39 million. The Park District of Oak Park did not have a capital improvement plan at that time.
- The Park District of Oak Park ranked 8th out of 13 park systems in total operating budget and 9th out of 11 systems in tax revenues.
- Oak Park had more community centers than the average benchmark community but less community/specialty centers.
- Oak Park had smaller facilities, less program space, smaller parks, and less acreage than the benchmark communities. The average community had 7.5 acres per 1,000 population while Oak Park had 1.64 acres. The national guideline is 10 acres.
- Oak Park had significantly fewer miles of trails than the benchmark communities.

The consultants and the Citizen Committee found that it was challenging to compare the parks and recreation facilities of the benchmark communities to Oak Park particularly because of Oak Park's very limited amount of open space. With a population density placing it in the top 100 most densely incorporated places in the United States according to a 2000 US Census, ranking even higher than urban areas like Miami, Florida and Washington DC, Oak Park has a challenge unique to most communities. Therefore, rather than relying on the pure benchmark data to develop guidelines for the Park District of Oak Park, the Citizen Committee used the benchmark information as one of several sources from which to create a set of guidelines specific to Oak Park. Other sources included the results of an Oak Park community attitude and interest survey and the Citizen's Committee's knowledge of the practical physical constraints of Oak Park.

The **community attitude and interest survey** was developed by Leisure Vision with direction from the Citizen Committee and additional volunteers with expertise in market surveys. The survey was mailed to a random sample of 3,367 Oak Park households in January 2004 with the goal of obtaining 800 completed questionnaires. In fact 824 were returned, and the sample yielded a precision of +/-3.4% with a 95% confidence level. The survey asked residents to share their attitudes, utilization patterns, and desires for parks and recreation facilities and services, and was to serve as a foundation for setting priorities for the Comprehensive Master Plan. One of the most important findings related to the Capital Improvement Plan was the response to a question that asked how residents would allocate \$100 in new tax funding among seven types of parks, recreation, historic, and special facilities in the Oak Park community.



The responses indicated that a *balanced approach* was preferred, with \$29 out of every \$100 going to the improvement/maintenance of existing parks, playgrounds, and outdoor swimming pools. Fifteen dollars each were allocated for land acquisition and improvements/construction of new game fields, \$12 for renovation of the neighborhood centers, \$10 for improvements to historic properties, and \$8 for renovation of Ridgeland Common ice arena.

The Park District Citizen Committee then developed specific **park standards** for the number and size of parks and facilities based on the benchmarking survey, national comparisons, the community attitude and interest survey, and their knowledge of the practical physical constraints of Oak Park. The guidelines identified areas in which the Park District had a surplus or a deficit of parks or facilities and were meant to assist in park planning but not to be treated as an absolute blueprint. The updated guidelines are included in Appendix D.

Using these tools and insight from the Comprehensive Master Plan process, the consultants made the following recommendations regarding capital improvement priorities:

- The Park District of Oak Park should address areas of high citizen need in the capital improvement plan. Areas of high priority identified in the community survey included paved walking/biking trails, small neighborhood parks, outdoor swimming pools, and playgrounds.
- The Park District of Oak Park should address deficiencies in the numbers and quality of athletic fields in the capital improvement plan. The benchmarking survey found that Oak Park had a serious athletic field deficit compared to its peer communities.
- The Park District of Oak Park needs to upgrade park maintenance.
- Improving Ridgeland Common is an area of high community importance.

- The Capital Improvement Plan needs to be well balanced.
- The Park District should recognize that funding improvements to parks and recreation facilities is of importance to Oak Park residents.

2005 Capital Improvement Plan and Referendum

In 2005, the Park District prepared a six-year Capital Improvement Plan (CIP) that was based on the 2004 Comprehensive Master Plan. The CIP included a schedule of funding sources and expenses for site master plans for parks and facilities, improvements based on those plans, improvements to community centers, property acquisition reserves, historic property improvements, conservatory improvements, security and ADA improvements, general property repair, energy conservation improvements, technology improvements, tree maintenance and acquisition, sign replacement, vehicle replacement, and site furnishings. The variety in expenditures reflects the balanced approach voiced by citizens in the community survey.

On April 5, 2005, the voters of Oak Park passed a referendum authorizing the Park District to collect an additional 25 cents per \$100 of equalized assessed valuation of property for the Corporate Fund beginning in the fall of 2006. The Park District's pre-referendum tax rate was 0.197 and the projected tax rate increase at the time of referendum was 0.447. The actual tax rate in the first year of the increase was 0.397, with an estimated tax increase of \$206.08 on a \$400,000 home. The additional tax revenue has been used to implement the Capital Improvement Plan and to replace an annual \$1.6 million transfer from the Village of Oak Park following the transfer of Village property to the Park District. It has also been essential in providing the matching funds required for state grants.

Site Master Plans

As part of the 2004 Comprehensive Master Plan, a schedule was developed for creating long term master plans at each major park or facility. The purpose of site master plans is to:

1. promote community involvement in park renewal;
2. allow phasing of improvements;
3. provide a basis for scheduling improvements; and
4. fulfill grant funding requirements.

The process for each site plan includes substantial public input. Focus groups are convened with user groups and staff to provide the planners with feedback on current uses and future needs. Two to four community meetings are then held to gather input from the general public and gather feedback on draft site plans. Public comment is invited through online questionnaires and is also taken at Board meetings. Each site plan proposal is then reviewed and accepted by the Board of Commissioners. In 2008, the District also began holding additional pre-construction community meetings to review how construction will proceed. Site plans are intended for use as long-term visions for future improvements with the understanding that funding for the improvements will become available over time. Schedules, meeting announcements, meeting notes, and draft plans are all posted to the Park District web site, www.oakparkparks.com, and public meeting attendees are invited to join an e-mail list to receive updates on the process.

Since the referendum passed, plans/studies have been completed for four facilities. Site Master Plans have been completed for eighteen parks and the Ridgeland Common site plan will be developed in 2011/2012 as follows (see also Appendix F):

2005: Parks - Andersen Park, Austin Gardens, Carroll Park

2006: Facilities - Dogs in the Parks, Field Park, 218 Madison (Gymnastics, Administration, Maintenance)

Parks - Fox Park, Longfellow Park,

2007: Facilities - Ridgeland Common Existing Condition Study, Ridgeland Common Facility and Site Plan (2007-2008)

Parks - Maple Park,

2008: Parks - Taylor Park, Mills Park, Oak Park Conservatory, Rehm Park

2009: Parks - Cheney Mansion, Euclid Square Park, Randolph Tot Lot, Wenonah Tot Lot

2010: Parks - Lindberg Park, Scoville Park

2011: Parks – Stevenson Park

2011/2012 - Facility and Park – Ridgeland Common

2011 – Stevenson Park

On September 16, 2006, a milestone in the referendum process was reached when the Park District formally cut the ribbon to open the Phase I master plan improvements to Andersen Park, the first park renovation following the referendum.

2006 Transfer of Village Property

An historic event took place on April 6, 2006 when the Village of Oak Park transferred ownership of five recreation centers to the Park District. Previously the Village owned the facilities and the Park District operated them. Ninety-nine year leases were executed for Barrie Center and Stevenson Park because those facilities have Village potable water underground storage reservoirs. Wenonah Tot Lot and Randolph Tot Lot were also conveyed to the Park District at this time. An adjacent Village-owned parcel to Randolph Tot Lot was transferred in late 2009. The Park District conveyed parkways on Kenilworth, Le Moyne, and Randolph to the Village as well as the land under the Rehm Park fire station. These transfers were a major recommendation of the Infrastructure Committee and the Park District Citizen Committee, and have allowed the Park District to implement the Capital Improvement Plan in a streamlined fashion without the distraction of property ownership disputes.

2006 Recreation Center Historic Stewardship Committee Report

During the master planning process at Anderson, Carroll and Field Parks, a group of citizen volunteers were asked by the Park District Board of Commissioners to investigate the historical and architectural issues pertaining to the three remaining John S. Van Bergen designed recreation center buildings. The committee solicited input from various experts informed about historic preservation and recreation center development, architects, historians, and Park District staff. The committee developed consensus around the following four general findings:

1. The three Van Bergen designed recreation centers are historically significant in that they represent Oak Park's participation in what was known as the "playground" or "structured play" movements of the early 20th century.

2. John S. Van Bergen is an architect of local, regional, and national stature and significance. The three centers are unique among his designs because they are public, recreational facilities open to all citizens.
3. The recreational needs and practices of the Oak Park community have changed substantially since the time of the creation of these three centers, and are likely to continue to change and evolve in the future. They no longer work well for many of the flexible, active, large group, and multi-space activities that are in demand in the 21st century.
4. The “story” of these three recreation centers—especially their role in the development of Oak Park, the emergence of a Prairie School of architecture, and the creation of community through play-oriented recreation—should be clearly articulated to Oak Park residents. This could be achieved by preserving and/or restoring various artifacts or structures in a variety of ways.

The Committee made specific recommendations related to each center but these did not include the costs to implement the recommendations. Overall, the Committee found that the Andersen Center was in the best shape and had the most potential for renovation. Field Center was found to be the least suited to current and future community recreational needs, and the committee supported the idea of eventually removing the center and relocating its functions to a new addition to the adjacent Mann School. Carroll Center was found to be in better condition and with greater architectural integrity than Field Center, but with the same lack of fit with modern recreational programming.

2007 Ridgeland Common Existing Conditions Report

In 2007, the Park District commissioned a comprehensive study of existing conditions at Ridgeland Common, the Park District’s “flagship” recreation center built in 1962. The scope of work included a comprehensive physical evaluation and analysis of the building systems related to safety, security, and code compliance including an assessment of (but not limited to) the current conditions of all of the mechanical, structural, architectural, and civil/yard piping systems. The process included focus group meetings, special user group meetings, and two community meetings. The Final Report, completed by Thompson Dyke Associates, concluded that Ridgeland Common is physically and functionally obsolete, requiring extensive renovation within 5 years that would cost over \$9 million, and no longer meets the community’s modern space programming needs.

2008 Ridgeland Common Facility & Site Plan

Community input has been a vital part of all Park District planning projects and was ambitiously pursued in the Ridgeland Common Facility & Site Planning Process. Bonestroo, Inc. was hired to complete the planning process which included four focus groups, four community meetings, and three online questionnaires. The charge of the Bonestroo Team was to develop three long-term space programs including a plan to repair or replace the existing building (Existing Plan), a plan to replace the existing facility with new spaces for new programs (Expanding Plan) and a plan to replace the existing facility with new spaces including those possible only with successful partnerships (Visionary Plan).

Six draft concepts were presented at the third community meeting which were narrowed down to three final draft recommendations of Existing, Expanding and Visionary Plans presented at the final community meeting. The capital cost for the Existing Plan was estimated at over \$38 million, the Expanding Plan was over \$60 million and the Visionary Plan was \$99 million. These cost projections exceeded all expectation.

2002 INFRASTRUCTURE COMMITTEE REPORT EXECUTIVE SUMMARY

In September 2001, the Board of Park Commissioners created the Parks Infrastructure Committee to inventory and assess the condition of the park infrastructure and make recommendations on immediate and long-range capital planning. This report is the work of a volunteer citizens committee that has a wide background of skills, but shares a common interest in making park facilities better. We prepared this proposed Capital Improvement Program, a Supplementary Report with Needs Assessment Forms, and a compact disk with about 200 photographs of Park District facilities and grounds.

INVENTORY

The Park District operates 26 facilities that occupy 83.4 acres in the Village. There are:

- 7 Community Centers owned by the Village of Oak Park, but operated and maintained by the Park District
- 3 parkways (Kenilworth, LeMoyne, and Randolph)
- 2 tot lots (Randolph and Wenonah)
- 8 special facilities (Austin Gardens, Cheney Mansion, Conservatory, Hedges Administrative Center, Pleasant Home, Rehm Pool, Ridgeland Common, and Scoville Park)
- Neighborhood parks
- 46 pieces of equipment in the vehicle fleet
- 33 computers with related equipment

PRIORITIES

We established three priorities for the Needs Assessment: (1) Life Safety, (2) Regulatory Compliance, and (3) Facility Renewal. The needs are extensive and the Park District does not have the financial resources to meet all the needs.

CAPITAL IMPROVEMENT PROGRAM (CIP)

The recommended 10-year Capital Improvement Program is estimated to cost about \$13.6 million in 2002 dollars.

There are seven ways to finance the necessary improvements:

1. Implement a Capital Improvement Program surcharge on all program fees. A 10 percent surcharge will raise about \$200,000 each year and a 5 percent surcharge will raise about \$100,000 per year. We recommend this approach to help pay for a Comprehensive Plan and some of the Site Master Plans.
2. Issue non-referendum debt service deferred bonds to be paid from the debt service limit tax levy beginning in 2008.
3. Refinance existing debt to take advantage of lower interest rates.

4. Hold a referendum to increase the corporate tax levy rate of \$0.25 with the public understanding that a portion of the tax levy be dedicated for capital improvements and the remaining be used for daily operations. This is the best way to pay for major capital improvement projects. The next election is April 2003, but we do not believe that the Park District can be ready for a referendum in such a short period of time. The earliest election for a Park District referendum is 2004 in either the April or November election.
5. Hold a referendum to increase the debt service levy to pay for specific projects.
6. Seek federal and state grants to help pay for infrastructure improvements.
7. Create a Capital Contribution Campaign

PARK DISTRICT FINANCES

Park District finances are in poor shape. The fund balance is 10 percent when 25 percent is the goal. The fund balance percentage declined from 1996 to 2000 and had a small increase in 2001. The fund balance was 25 percent or more in just one of the last ten years. The Park District has three outstanding bonds that are not callable. The major revenue sources for the Park District are Charges for Services (35 percent), Taxes (30 percent), and the Village of Oak Park Transfer (22 percent). Salaries and wages plus fringe benefits account for almost half of all expenses. Comparisons of the Park District of Oak Park with other park districts in the region generally show Oak Park ranking near the low end.

MAJOR FINDINGS

Maintenance Findings

1. Deferred maintenance is a serious problem.
2. The Park District must spend significantly more on maintenance.
3. There is not enough maintenance storage space.

Administrative Findings

4. The relationship between the Park District and the Village of Oak Park is critical.
5. The relationship between the Park District and the two school districts is critical.
6. There is no Capital Improvement Program now other than what other entities (ComEd and Nicor for Barrie Park and the Village of Oak Park for Stevenson) are providing.
7. The computer systems are not providing good information to the Park District managers and Board.

Financial Findings

8. Fund balances are too low.
9. The Park District of Oak Park spends less per capita than many other park districts in the region.

MAJOR RECOMMENDATIONS

Planning Recommendations

1. Develop a Comprehensive Plan that includes a Vision Statement. The Neighborhood-Based Community Recreation Center Philosophy should be reexamined.
2. Adopt a Capital Improvement Program.

3. Prepare Site Master Plans for every facility to ensure that limited funds are spent wisely.
4. Organize an Oak Park dialogue on the future of the Community Centers.

Financial Recommendations

5. Raise an estimated \$13.6 million over a 10-year period to fix and maintain existing facilities and pay for the planning costs for a Comprehensive Plan and Site Master Plans.
6. Do not build or expand facilities unless there are funds to maintain them.
7. Develop Cost Recovery Policies and Financial Models.
8. Consider life cycle costs.
9. Prepare a Reserve Study.

Maintenance Recommendations

10. Develop replacement programs for benches, signs, vehicles, computer systems, and other technology.
11. Develop a tree inventory and pruning and replacement policies.
12. Develop scheduled and standardized maintenance programs.
13. Purchase replacement vehicles based on age, mileage (or hours), and vehicle maintenance costs.

Administrative Recommendations

14. Appoint a Parks Citizens Advisory Committee.
15. Encourage neighborhood adoption of parks and public gardening initiatives.
16. Look for joint development opportunities.
17. Upgrade Park District technology.

Design Recommendations

18. Good design makes a difference in the quality of life in the Village.
19. Preserve the Jens Jensen designs.
20. Prepare a Phasing Plan.
21. Look for opportunities to add open space.

CONCLUSION

We conclude that there is a compelling need to improve our park facilities. Unfortunately, the Park District does not have the financial resources at present to fix life safety items, let alone regulatory compliance and facility renewal items.

There is a great deal of work to be done. We are optimistic that we can improve our parks. If we build on the strengths of the Park District staff and use our community resources, we can do what needs to be done.

2004 PARK DISTRICT CITIZEN COMMITTEE MEMO TO VILLAGE AND PARK DISTRICT

TO: PARK DISTRICT VILLAGE PRESIDENT AND BOARD OF TRUSTEES, VILLAGE OF OAK PARK
PRESIDENT AND PARK BOARD MEMBERS, PARK DISTRICT OF OAK PARK
FROM: PARK DISTRICT CITIZEN COMMITTEE
DATE: 11/4/2004
RE: PARK DISTRICT OF OAK PARK COMPREHENSIVE MASTER PLAN

PURPOSE

To provide background information, a summary, and issues related to the Park District of Oak Park Comprehensive Plan.

BACKGROUND

- 1) **Parks Infrastructure Committee Report, November 2002.** The Board of Park Commissioners initiated the Parks Infrastructure Committee to inventory and assess the condition of the Park District's infrastructure and make recommendations on immediate and long-range capital planning. After 14 months of observation and analysis, the citizen commission, composed of volunteers from the local community, recommended a Capital Improvement Plan.
 - a) The Commission reached three major findings:
 - i) The lack of financial resources has created a serious deferred maintenance problem. Building systems are continuing to deteriorate, grounds are not properly maintained, vehicles are not being replaced, and computer systems are not upgraded to take advantage of new technology.
 - ii) Relationships between the Park District, Village, and school districts are critical.
 - iii) Existing financial resources are not nearly enough to pay for all the needed improvements. The Park District currently does not have the funds necessary to address life safety work items.
 - b) Four major recommendations were highlighted in the Commission's final report:
 - i) A major planning effort, to include a Comprehensive Plan, Site Master Plans, and a Capital Improvement Program needs to be made to ensure that limited financial resources are used effectively. As a community, some major decisions need to be made about the future of the Community Centers and large special facilities like Cheney Mansion and Pleasant Home.
 - ii) It is estimated that the 10-year capital improvement plan will cost over \$13 million. The Park District should prepare financial plans that include cost recovery policies, financial models, life cycle costs, and a reserve study.
 - iii) The Park District should appoint a Citizens Advisory Committee to develop a comprehensive plan for the Park District for the future.
 - iv) A focus on good design and preserving the Jens Jensen designs is essential to the quality of life in Oak Park.
- 2) **Comprehensive Plan Process.**
 - a) **Leisure Vision, Inc. was selected as the vendor to develop the Comprehensive Plan to the Park District and District of Oak Park on or about Leisure Vision's credentials included:**
 - b) **Project Scope.** Work projects for the Comprehensive Planning process included:
 - i) **Parks and Recreation Facilities Inventory.** A review of existing park sites for strengths, weaknesses and opportunities, a review and consideration of land resources, and an identification of possible future park redevelopment and land acquisition opportunities.
 - ii) **Community Needs Assessment Survey.** A Community Attitude and Interest Survey was developed by the Park District Citizens Commission in conjunction with Leisure Vision, and conducted during the months of January and February, 2004. The focus of the survey was to survey existing attitudes, utilization rates, perceived needs, and to establish priorities for the future development of parks and recreation facilities, programs and services within the community.
 - iii) **Benchmarking Comparison.** A Benchmarking Survey of comparable communities to compare Oak Park's operating revenues, numbers, sizes and types of parks and (was sent to 22 benchmark communities. Leisure Vision received responses from 13 communities. The range of questions included the number and types of parks and trails, number and types of indoor/outdoor facilities, partnerships, and operating and capital budgets.
 - iv) **Review of Neighborhood Based Community Centers.** A comprehensive review was conducted on the neighborhood-based community center model as related to effectiveness and efficiency of meeting community needs.
 - v) **Benchmarking Comparison of Similar Communities (Governance).** An identification of governance structures and best practices for similar communities was developed.

3) **Park District Citizen (PDCC) Committee.**

- a) **September 9, 2003 Park District Citizen Committee (PDCC) Orientation Meeting.** The responsibilities of the PDCC were identified as: attendance at public forums and the Strategic Directions Workshop, providing input into the development of the Community Survey, assisting staff in identifying benchmark organizations for operational and governance purposes, providing input into development of benchmarking survey, reviewing draft report with staff and consultants, attending public meetings to present draft report, attending the Consensus Workshop, and assisting with the development of a Unifying Vision.
- b) **Initial Information Gathering.**
 - i) **Leisure Vision Information Gathering Visit, September 9-11.** Leisure Vision interviewed community and business leaders, held focus groups made of special interest and user groups, and community public forums.
 - ii) **Strategic Directions Workshop, October 9, 2003.** The working meeting highlighted the public input sessions and affirmed key issues to be addressed in the Comprehensive Plan. The meeting included the Park District of Oak Park Board of Park Commissioners, the Village of Oak Park Board of Trustees, and the Park District Citizen Committee. Key issues that were identified included: funding, governance, historic properties, maintenance of facilities, neighborhood centers, partnerships, service needs and priorities, and the need for a unified approach/intent.
 - iii) **Park Tour, October 22, 2003.** A tour of the park facilities was conducted for the members of the Park District Citizen Committee.
- c) **Park District Citizen Committee.**
 - i) **Benchmarking.**
 - (1) **Process.** The role of the Subcommittee was to assist Leisure Vision in developing a list of benchmark communities as part of the Comprehensive Plan. The Subcommittee included Gail Moran, Jessica Bullock, Doug Varn, and Gary Balling. Rick Kuner served as a technical advisor. Originally, 67 potential benchmark communities were identified. The Benchmarking Subcommittee developed a list of criteria to evaluate the communities. The first criterion established was that the communities be located in the Midwest. The Subcommittee decided on five variables to use in the benchmark comparison. These variables included: population, percent renters, percent non-white, median household income, and miles to the nearest large city. All data came from the U.S. Census for 2000, with the exception of miles to the nearest large city which was compiled by Gail Moran. The standard deviation and range for each variable was compiled. The communities were then sorted by each variable. A list including the number of times that a community appeared more than ten away from Oak Park (either higher or lower) was then developed. Communities that appeared three or more times on the list were deleted. The final list included the following 17 communities: Berwyn, IL; Cleveland Heights, OH; Evanston, IL; Shaker Heights, IL; Skokie, IL; Brooklyn Park, MN; Cicero, IL; Des Plaines, IL; Forest Park, IL; Hoffman Estates, IL; Kettering, OH; Mt. Prospect, IL; Palatine, IL; Royal Oak, MI; University City, MO; Wauwatosa, WI; and Westmont, IL. Leisure Vision added five additional communities to the Benchmarking Subcommittee's list. These communities were added because of Leisure Vision's experience with these communities. A Benchmarking Survey, five pages in length and containing 21 questions, was then sent out to the 22 communities. Leisure Vision received responses from 13 communities. The range of questions included the number and types of parks and trails, number and types of indoor/outdoor facilities, partnerships, and operating and capital budgets.
 - (2) **Results.** Approximately 67% of the benchmark communities have long-range capital improvement plans. The average length of the program was 5 years. The average annual spending on capital was \$1,390,000. The Park District of Oak Park currently does not have a long-range capital improvement plan. Oak Park ranks 8th out of the 13 park systems in operating budget. In other words, Oak Park is at the lower end of the benchmarking communities in terms of its operating budget. Oak Park ranks 9th out of 11 systems in tax revenues. In other words, Oak Park is close to the bottom of the benchmarking communities in terms of its revenues. Oak Park has more community centers than the average benchmark community. However, the benchmark communities have more community/specialty centers. In addition, Oak Park's community centers/field houses are smaller and have less program space than the benchmark communities. Oak Park has smaller parks and less acreage than the benchmark communities. The average community had 7.5 acres per 1,000 population. Oak Park has 2.92 acres per 1,000 population. There were also significantly fewer miles of trails in Oak Park, as compared to the benchmark communities. The Benchmark findings validate the need for a capital improvement plan. The survey also highlights the need to increase the operating budget and revenue sources for the Park District of Oak Park. The number/size of indoor and outdoor facilities should also be taken into account when developing a proposed action plan for the Park District.
 - ii) **Indoor Spaces.**
 - iii) **Governance.**

DISCUSSION

- 1) **Governance & Best Practices.** The Park District Citizen Committee has concluded that the existing arrangement by which the Park District of Oak Park and the Village of Oak Park have shared roles in the management of the neighborhood community centers and the programs associated with each, is inefficient and can lead to conflicting policies and positions. Likewise, the PDCC concluded that the needs of the Oak Park community can best be met through a governance structure that aligns in a single organization the community-wide parks and recreation mission with all of the responsibilities, resources, and accountability. It is the strong sense of the Park District Citizen Committee that the Park District model could do it best. Active citizen involvement is one of the defining characteristics of Oak Park and access to decision-makers is highly valued and expected. Under the Park District model, the Board of Park Commissioners is directly accountable to the citizens and has a single focus: parks and recreation. This singular focus ensures that parks and recreation issues will always be the first priority. This further encourages citizen involvement and leadership, since there is direct access to decision-makers. While

consolidation as a department of the Village could work, it necessarily involves additional organizational layers between citizens and decision-makers, and the competing priorities of other Village functions.

2) Capital Plan.

- a) Need for a Plan.** Approximately 67% of the benchmark communities have long-range capital improvement plans. The average length of the program is 5 years. The average annual spending on capital is \$1,390,000. The Park District of Oak Park currently does not have a long-range capital improvement plan. The Benchmark findings validate the need for a capital improvement plan. The Benchmarking Survey also highlights the need to increase the operating budget and revenue sources for the Park District of Oak Park. The number/size of indoor and outdoor facilities should also be taken into account when developing a proposed action plan for the Park District.
- b) Interior Space Needs Identified.**
 - i) Community/Specialty Centers.** Oak Park has more community centers than the average benchmark community. However, the benchmark communities have more community/specialty centers. In addition, Oak Park's community centers/field houses are smaller and have less program space than the benchmark communities. Approximately 41% of the Community Survey respondents indicated that they did not use the neighborhood centers. In addition, 36% only used them for the restrooms/drinking fountains. Forty-eight percent of Community Survey respondents indicated being either very supportive or somewhat supportive of converting some of the seven neighborhood centers into specialty centers. Forty-two percent of respondents indicated being either very supportive or somewhat supportive of cutting back on operating hours at the centers.
 - ii) Potential Improvements to Indoor Spaces.**
 - (1) Existing Indoor Spaces.**
 - (a) Aerobics/Fitness Spaces.** Indoor exercise and fitness facilities were identified as a need by 54% of the Community Survey respondents. The highest percentage of respondent households, at 48%, indicated that it would use expanded aerobic/fitness space.
 - (b) Ridgeland Commons.** One of the highest very supportive ratings for investing tax dollars for improvements in the Community Survey was \$800,000 to improve Ridgeland Commons (42%). The Indoor Spaces Subcommittee conducted an evaluation of Ridgeland Common, in conjunction with Leisure Vision/Ballard*King. The Subcommittee's perspective is that Ridgeland Common is in need of major repairs.
 - (2) New Indoor Spaces.** An indoor running/walking track (54%) is the potential indoor programming space that the highest percentage of respondent households would use if developed.
- c) Outdoor Spaces/Standards.**
 - i) Overall Park Acreage/Identified Needs.** Oak Park has smaller parks and less acreage than the benchmark communities. The average community had 7.5 acres per 1,000 population. Oak Park has 2.92 acres per 1,000 population. The need for small neighborhood parks received the highest level of response at 75% of Community Survey respondents. Respondents also indicated that they would allocate \$29 out of every \$100 to the improvements/maintenance of existing parks, playgrounds, and outdoor swimming pools.
 - ii) Trails.** There were significantly fewer miles of trails in Oak Park, as compared to the benchmark communities. In addition, paving walking/biking trails were identified as some of the highest ranking facilities by need, at 62% of Community Survey respondents.
 - iii) Improvements to Pools.** Outdoor swimming pools/water parks were identified as a need by 61% of Community Survey respondents. One of the specific improvements that received the highest very supportive ratings for investing tax dollars was \$225,000 to improve Rehm Pool (41%).

3) Financial Comparison (per 1,000 population).

- a) Operating Budget.** Oak Park ranks 8th out of the 13 benchmark communities in operating budget.
- b) Revenues.** Oak Park ranks 9th out of 11 of the benchmark park systems in tax revenues.

RECOMMENDATIONS

- 1) Establish a Park District Model of Governance.** It is the recommendation of the Park District Citizen Committee that the Park District of Oak Park and the Village of Oak Park, independent of any other recommendations in, or actions resulting from the Comprehensive Master Plan, begin immediately to implement the consolidation of all parks and recreation policies, programs, assets, funding, and responsibilities under the Park District of Oak Park. Implementing this governance structure with a sense of urgency is the most effective way to address the historical deficiencies in the parks and recreation delivery model and position the Oak Park community to expeditiously meet current and future needs. A governance structure that aligns in a single organization the community-wide parks and recreation mission with all of the responsibilities, resources, and accountability. It is the strong sense of the Park District Citizen Committee that the Park District model is the best option.
- 2) Transfer Ownership of the Community Centers with Associated Funding.** This would involve, among other actions, the transfer of ownership of the neighborhood community centers (Andersen, Barrie, Carroll, Field, Fox, Longfellow, Stevenson, and Dole) with the associated funding from the Village to the Park District. This should be done in such a way as to make the Park District financially whole, relative to the neighborhood community centers, and have a zero-net-sum impact on the collective tax burden of the community. This should also include transfer of the parkways from the Park District to the Village under the same terms and conditions.

- 3) **Establish Sustainable Funding Mechanisms.** Recognizing the previously identified historical funding deficit under which the Park District operates, it is also the recommendation of the Park District Citizen Committee that the Board of Park Commissioners begin immediately, independent of any other recommendations in, or actions resulting from the Comprehensive Master Plan, to assess and pursue any and all appropriate funding mechanisms in support of the “sustainability” standard identified in the “best practices” evaluation.
- 4) **Strengthen Partnerships.** An equally important element in addressing sustainability for meeting current and future needs, and a “best practices” standard, is an emphasis on partnerships to create maximum community benefit from collective assets. Since it is in the best interest of the community, with potentially the least impact on the taxpayers, the Park District Citizen Committee strongly encourages the Park District to aggressively pursue partnerships with other community organizations (the Village of Oak Park, District #97, District #200, the Township of Oak Park, the Oak Park Library, the YMCA, etc.) in providing facilities and programs.

LEISURE VISION 2010 COMMUNITY SURVEY EXECUTIVE SUMMARY

Overview of the Methodology

During the fall of 2010, Leisure Vision conducted a Community Survey for the Park District of Oak Park. The purpose of the survey was to help identify parks and recreation needs and establish priorities for the future development of facilities, programs and services within the community. The survey was designed to obtain statistically valid results from households throughout the Park District of Oak Park. The survey was administered by a combination of mail and phone.

Leisure Vision worked extensively with Park District of Oak Park officials in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

Leisure Vision mailed surveys to a random sample of 5,000 households throughout the Park District of Oak Park. Approximately three days after the surveys were mailed; each household that received a survey also received an automated voice message encouraging them to complete the survey. In addition, about two weeks after the surveys were mailed; Leisure Vision began contacting households by phone. Those who indicated they had not returned the survey were given the option of completing it by phone.

The goal is to obtain a total of at least 1,000 completed surveys from Park District of Oak Park households. This goal was far exceeded, with a total of 1,251 surveys having been completed. The results of the random sample of 1,251 households have a 95% level of confidence with a precision of at least $\pm 3.4\%$. The survey results were weighted so that the demographics of survey respondents were very similar to the demographics of Oak Park based on the U.S. Census, for all demographic questions on the survey.

The following pages summarize major survey findings.

Major Survey Findings

- **Visiting Park District Parks**

Eighty-five percent (85%) of households have visited Park District of Oak Park parks during the past year. This is significantly higher than the national benchmarking average of 72%, and higher than the Illinois benchmarking average of 77%.

Of the 85% of households that have visited Park District parks during the past year, 85% rated the physical condition of the parks they've visited as either excellent (31%) or good (54%).

- **Participation in Park District Programs**

Thirty-eight percent (38%) of households have participated in Park District of Oak Park programs during the past 12 months. This is higher than the national benchmarking average of 30%, and slightly lower than the Illinois benchmarking average of 39%.

Of the 38% of households that have participated in Park District programs during the past year, 89% rated the quality of the programs as either excellent (36%) or good (53%).

- **Level of Satisfaction with Programs/Facilities for Various Age Groups**

Seventy-nine percent (79%) of households are either very satisfied or somewhat satisfied with the current level of programming and facilities serving elementary school youth grades K-5th. The other age groups that received the highest satisfaction ratings for the current level of programming and facilities are: pre-school age children (70%), adults ages 25-64 (68%), senior adults ages 65+ (66%), and families (64%).

- **Need for Parks and Recreation Facilities**

The parks and recreation facilities that the highest percentage of households have a need for are: walking trails (74%), nature center/trails (60%), Oak Park Conservatory (58%), indoor fitness and exercise facilities (51%), outdoor recreational pools (50%), community gardens (47%), indoor swimming pool (45%), and indoor running track/walking track (44%).

- **Most Important Parks and Recreation Facilities**

Based on the sum of their top four choices, the parks and recreation facilities that households rated as the most important are: walking trails (36%), nature center/trails (23%), indoor swimming pool (23%), Oak Park Conservatory (21%), indoor fitness and exercise facilities (21%), outdoor recreational pools (21%), playgrounds (19%), and community gardens (19%).

- **Gymnastics Facility**

Seven percent (7%) of households have used the Park District gymnastics facility or enrolled in the gymnastics programs during the past year. In addition, 13% of households have used the facility or enrolled in programs more than a year ago, and 80% have not used the facility or enrolled in programs.

- **Ridgeland Common Facilities**

The facilities that the highest percentage of households have used at Ridgeland Common during the past 12 months are: parking lot (47%), restrooms (44%), 50-meter outdoor pool (38%), indoor ice rink (31%), concession stand (30%), and sled hill (30%).

- **Level of Satisfaction with Ridgeland Common Facilities**

Fifty-seven percent (57%) of households are either very satisfied (23%) or somewhat satisfied (34%) with the facilities they have used at Ridgeland Common. Twenty-five percent (25%) of households are either somewhat dissatisfied (16%) or very dissatisfied (9%) with the facilities they have used at Ridgeland Common, and 18% indicated “neutral”.

- **Ways Respondents Learn about Park District Plans, Programs and Activities**

The most frequently mentioned ways that respondents learn about Park District of Oak Park plans, programs and activities are: the Park District brochure (78%), the newspaper (41%), from friends and neighbors (39%), and the Park District website (38%).

- **Master Planning Process Involvement**

Fifty-two percent (52%) of households are not aware of the master plan process, 39% have not attended a master plan meeting but have heard or read about the master plans, and 9% have attended a master plan meeting.

- **Level of Satisfaction with the Park District Managing Capital Resources**

Forty-four percent (44%) of households are either very satisfied (16%) or somewhat satisfied (28%) with how the Park District has managed its capital resources. Only 9% of households are either somewhat dissatisfied (6%) or very dissatisfied (3%) with how the Park District has managed its capital resources. In addition, 17% indicated “neutral” and 30% indicated “don’t know”.

- **Park District Impact on Health**

Forty-eight percent (48%) of respondents feel that the Park District helps them to maintain a healthy lifestyle, and 14% feel the Park District has improved their health or the health of someone in their household. In addition, 16% of respondents feel the Park District makes little difference, and 15% feel the Park District makes no difference. The remaining 7% indicated “don’t know”.

- **Level of Satisfaction with Various Parks and Recreation Services**

The Park District parks and recreation services that the highest percentage of households are either very satisfied or somewhat satisfied with are: availability of information about Park District programs and facilities (74%), accessibility of facilities (72%), quality of early childhood programs for ages 6 and under (69%), and quality of youth programs (68%).

- **Most Important Parks and Recreation Services**

Based on the sum of their top two choices, the Park District parks and recreation services that households rated as the most important are: quality of youth programs (28%), quality of adult programs (23%), quality of early childhood programs for ages 6 and under (14%), quality of programs/facilities for adults ages 55+ (14%), and fees charged for recreation programs (14%).

- **Level of Satisfaction with the Overall Value Received from the Park District**

Sixty-two percent (62%) of households are either very satisfied (26%) or somewhat satisfied (36%) with the overall value their household receives from the Park District of Oak Park. Only 8% of households are either somewhat dissatisfied (5%) or very dissatisfied (3%) with the Park District. In addition, 16% of respondents rated the Park District as “neutral”, and 14% indicated “don’t know”.

- **Level of Support for *Repairing/Maintaining Ridgeland Common***

Sixty-nine percent (69%) of households are either very supportive (44%) or somewhat supportive (25%) of repairing and maintaining Ridgeland Common and not building a new facility. In addition, 15% of households are not supportive of repairing and maintaining Ridgeland Common, and 16% indicated “not sure”.

- **Level of Support for Building a New Ridgeland Common with an *Outdoor Swimming Pool***

Twenty-six percent (26%) of households are either very supportive (9%) or somewhat supportive (17%) of building a new Ridgeland Common with an outdoor swimming pool. In addition, 51% of households are not supportive of building a new Ridgeland Common with an outdoor swimming pool, and 23% indicated “not sure”.

- **Level of Support for Building a New Ridgeland Common with an *Indoor Ice Arena***

Fifteen percent (15%) of households are either very supportive (4%) or somewhat supportive (11%) of building a new Ridgeland Common with an indoor ice arena. In addition, 64% of households are not supportive of building a new Ridgeland Common with an indoor ice arena, and 21% indicated “not sure”.

- **Level of Support for Building a New Ridgeland Common with an *Outdoor Swimming Pool and Indoor Ice Arena***

Forty-five percent (45%) of households are either very supportive (22%) or somewhat supportive (23%) of building a new Ridgeland Common with an outdoor swimming pool and an indoor ice arena. In addition, 31% of households are not supportive of building a new Ridgeland Common with an outdoor swimming pool and an indoor ice arena, and 24% indicated “not sure”.

- **Level of Support for Building a New Ridgeland Common with an *Outdoor Swimming Pool, Indoor Ice Arena and Other Amenities***

Thirty-five percent (35%) of households are either very supportive (20%) or somewhat supportive (15%) of building a new Ridgeland Common with an outdoor swimming pool, an indoor ice arena, and other amenities. In addition, 45% of households are not supportive of building a new Ridgeland Common with an outdoor swimming pool, an indoor ice arena and other amenities, and 20% indicated “not sure”.

- **Ridgeland Common Options Most Supported**

Based on the sum of their top two choices, the options for Ridgeland Common that households most support are: repair and maintain Ridgeland Common and don't build a new facility (60%), build a new Ridgeland Common with an outdoor swimming pool and an indoor ice arena (40%), and build a new Ridgeland Common with an outdoor swimming pool, an indoor ice arena, and other new amenities (31%). It should also be noted that repair and maintain Ridgeland Common had by a wide margin the highest percentage of respondents select it as their first choice as the option they most support.

VEHICLE REPLACEMENT SCHEDULE

#	Year	Make	Model	Engine	Trans.	Mileage Hours	Vin #	License Plate #	Rplmnt	Cycle	\$
561	1999	GMC	W5500 Packer	Diesel	Auto	96,738	J8DE5B14XY7902497	M119988	2014	15	20,000
131	1985	Zamboni	Ice Surfacers - 500	4 Cyl	Hydraulic		SN3531		2014	10	125,000
202	2007	Ford	Ranger PU	4L V6	Auto w/ 4WD	27,745			2015	8	27,000
	2005	Texas Bragg	Water Cart				17XFC102251057289		2015		10,000
966	2007	Smithco	Ballfield Groomer	B&S Diesel	Hydraulic		14092 850D 07022304	43-001-B	2015	8	20,000
213	2008	Dodge	Dakota PU	4.7L V8	Auto w/ 4WD	22,867	1D7HW22N88S638749	M171169	2016	8	27,000
214	2008	Ford	F250 PU	5.4L	Auto	46,931	1FTNF20508EE22120	M169640	2016	8	28,000
215	2008	Dodge	Dakota PU	4.7L V8	Auto w/ 4WD	22,908	1D7HW22N48S638750	M171170	2016		28,000
421	1992	John Deere	2155 Tractor	Diesel	8-Sp. Manual	3,466 hrs.	L021556749171		2017	25	40,000
237	1989	Zamboni	Ice Surfacers - 500	4 Cyl	Hydraulic		SN3816		2018	10	135,000
272	2009	Ford	E350S	Auto	Auto	3,257	1FTSS34L69DA69401	M177831	2019	10	20,000
121	2005	Dodge	Sprinter Van	2.7L15 Diesel	5-SP. Auto	28,253	WDOPD444055842832	M152523	2020	15	60,000
707	2008	Bobcat	2300 Utility Vehicle	Diesel		298 hrs.	A59W11688		2020	12	30,000
217	2011	Dodge	Caravan Minivan	3.6L V6	Auto	705	2D4RN4DG4BR6440912	M185750	2021	10	23,000
706	1997	John Deere	540 Tractor/Loader	Diesel	12-Sp. Manual	483 hrs.	LV5400E641900		2022	25	50,000
218	2011	Ford	F-450 1T Dump	6.7L V8 Turbo	5-Sp. Auto	16,623	1FD9X4HT4BEB49585		2023	12	20,000
216	2011	Ford	F-550 Lift Truck	7.3L Diesel	5-Sp. Auto	1,556	1FDUF5GT4BEA15616	M184187	2026	15	20,000
711	2001	John Deere	5210 Tractor	Diesel	9-Sp. Manual	1344 hrs.	LV52105320641		2026	25	40,000

SCHEDULE OF SITE MASTER PLANS AND IMPROVEMENTS

The Park District sets high standards when designing and constructing park renovation projects to ensure that all parks receive needed improvements and are safe for the public to use. To maintain the highest standard, the Park District promotes and seeks competitive Requests for Proposals from qualified professional consultants, and competitive bids from qualified contractors.

Site Master Plans have been prepared at sixteen of the District's sites since beginning the master planning process in 2005. By the end of 2010 the Park District will have completed plans for 18 District parks. Implementation of plans began in 2006 with Andersen Park. Carroll Park was renovated in 2007 and improvements to Austin Gardens were also made that year. In 2008 improvements at Field Park were completed and in 2009 Fox and Longfellow Parks were renovated. Improvements at Wenonah Tot Lot, Randolph Tot Lot and construction of a new outdoor garden area at the Conservatory (in memoriam to Herbert M. Rubinstein, a long-time volunteer and supporter of the Conservatory), were all completed in 2010. The first phase of construction for Euclid Square and Maple Park started in July of 2010 and will continue into spring of 2011. The Park District relies on community involvement when planning for park improvements. Through public awareness, focus group meetings, community meetings, and online questionnaires, the planning process allows everyone in the community an opportunity to suggest what improvements are to be made to park sites and facilities. The public is also invited to provide comment at the beginning of every Board meeting and by contacting staff and Board members.

The following explains the core guidelines when planning for a major capital park improvement project:

- A Request for Proposals is released to professional consultants for professional park planning services. Consultants typically include Landscape Architects, Architects, and/or Civil Engineers.
- Once a professional consultant is selected, Park District staff will meet with the consultant to introduce and discuss general site conditions and concerns, and provide pertinent information from previous studies.
- Members of the Greening Advisory Committee completes a park walk-through to provide their expertise on the condition of the plant life and offer suggestions for future park renewal.
- Between two and six focus group meetings are held. Those typically invited to these meetings, depending on the park location, include Park District staff and representatives from the Park District Citizen Committee, the Village or Oak Park (administration, engineering, planning, fire, police), Oak Park School Districts, Park District sports affiliates, business associations, universal access commission, WSSRA, FOPCON, and more.
- Three to four community meetings, in conjunction with online questionnaires, are held. During these meetings, conceptual or schematic designs are discussed and refined into a final site master plan. These meetings allow the public to have active involvement in the planning process. Park District staff meets with the consultant before and after each community meeting to ensure all suggestions or recommendations are discussed and the consultant's work is progressing to an acceptable level.
- The Park Board reviews a final site master plan for approval and adoption.
- The Park District then submits a Request for Bids to hire a qualified contractor to construct the proposed improvements. Due to the cost of certain improvements, some park projects need to be phased over time.
- The Park Board reviews the bids from a qualified contractor and approves the hiring/contracting of the contractor.
- Construction begins and is monitored by the Park District Project Manager.

<u>Master Plan Development</u>	
<i>includes site name, planning firm name, and date accepted by Park Board</i>	
2005	<ul style="list-style-type: none"> • Andersen Park: Planning Resources Inc., January 12, 2006 • Austin Gardens: CYLA Design Associates Inc., April 21, 2005 • Carroll Park: Altamanu Inc., December 15, 2005
2006	<ul style="list-style-type: none"> • Dogs in the Parks: Altamanu Inc., May 18, 2006 • Field Park: Altamanu Inc., May 18, 2006 • Fox Park: Planning Resources Inc., January 18, 2007 • Longfellow Park: Planning Resources Inc., February 15, 2007 • 218 Madison: Williams Architects, October 19, 2006
2007	<ul style="list-style-type: none"> • Maple Park: Altamanu Inc., November 15, 2007 • Ridgeland Common Existing Condition Study: Thompson Dyke & Associates, June 21, 2007 • Ridgeland Common Facility & Site Plan: Bonestroo Sports, July 17, 2008
2008	<ul style="list-style-type: none"> • Taylor Park: Altamanu Inc., July 17, 2008 • Mills Park: Altamanu Inc., December 18, 2008 • Rehm Park/Oak Park Conservatory: Land Design Collaborative, Rehm Plan accepted November 13, 2008, Conservatory Plan accepted December 18, 2008
2009	<ul style="list-style-type: none"> • Cheney Mansion: Wolff Architecture, January 21, 2010 • Euclid Square Park: Altamanu Inc., July 16, 2009 • Randolph Tot Lot: Altamanu Inc., October 22, 2009 • Wenonah Tot Lot: Planning Resources Inc., August 20, 2009
2010	<ul style="list-style-type: none"> • Lindberg Park: Wolff Architecture • Scoville Park: Altamanu Inc.
2011	<ul style="list-style-type: none"> • Stevenson Park: Altamanu Inc.

ACCESSIBILITY IMPROVEMENT HISTORY



Park District of Oak Park Accessibility Improvements

Year	Location	Accessibility Improvements
2005	Andersen Park	<ul style="list-style-type: none"> • Renovation of play center to south of building, Splash pad, Picnic Table
2007	Field Park	<ul style="list-style-type: none"> • Play center, Water fountains (2), Picnic Table, Spectator Area at Ball fields, All walks/pathways meet ADA Standards
	Field	<ul style="list-style-type: none"> • Upgraded play center surfacing to higher criteria of surfacing material (poured in place rubber surfaces)
2007	Carroll Park	<ul style="list-style-type: none"> • Play center, Water fountains, All walks/pathways meet ADA Standards
2007	Longfellow & Fox	<ul style="list-style-type: none"> • Rework restroom configuration
2007-2008	Stevenson	<ul style="list-style-type: none"> • Ramp to Ball field in Spectator Area, Rework restroom configuration
2008	Barrie	<ul style="list-style-type: none"> • Rework restroom configuration
2008-2009	Fox Center	<ul style="list-style-type: none"> • Play center, Splash pad, Exterior Restroom entrances, Water Fountain, Picnic Table, All walks/pathways meet ADA Standards, Upgraded play center surfacing to higher criteria of surfacing material (poured in place rubber surfaces)
2008-2009	Longfellow	<ul style="list-style-type: none"> • Play center, Splash pad, Exterior Restroom entrances, Water fountain, Installation of Elevator
	Longfellow	<ul style="list-style-type: none"> • Upgraded play center surfacing to higher criteria of surfacing material (poured in place rubber surfaces)
2008-2009	Andersen, Barrie, Carroll, Field	<ul style="list-style-type: none"> • Fire Alarms – replaced old fire alarm system with new updated alarm systems that include activation points at proper height, and having annunciating & strobes in each room.
2009-2010	Wenonah	<ul style="list-style-type: none"> • Upgraded play center surfacing to higher criteria of surfacing material (poured in place rubber surface)
2011	Centers Mills Park Taylor Park Cheney Mansion	<ul style="list-style-type: none"> • Restrooms (Andersen, Carroll, Field) • New walks. • New walks, tennis courts, water fountains • Accessible walkway to house
2012	Cheney Mansion Scoville All facilities	<ul style="list-style-type: none"> • Handicapped door • New walk and pathways, play center, water fountain • Updated bathroom sides facility wide