DOWNERS GROVE PARK DISTRICT

OPEN SPACE
MASTER PLAN

September 2000
THE DOWNERS GROVE PARK DISTRICT

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Thompson Dyke & Associates, Ltd.  Open Space System Master Planning

DOWNERS GROVE PARK DISTRICT OPEN SPACE MASTER PLAN
EXECUTIVE SUMMARY

This report serves as a guide for planning the Downers Grove Park District’s park and recreation sites and facilities to the year 2020. The Downers Grove Park District commissioned the Plan in the fall of 1997 for the purpose of creating a comprehensive park and recreation planning tool to assist in the expansion of the park system, acquisition of land, recreation programming, and the effective utilization of existing parks and facilities owned and leased by the District. The Plan contains text, maps, tables, and charts to illustrate existing conditions, plan recommendations and various illustrative concepts.

The Downers Grove Park District has a jurisdictional planning area of approximately 16 square miles, an equalized assessed valuation of $1,224,551,107 and a current District population of approximately 50,000 people, a population that is forecast to grow to nearly 55,000 by 2020. The District owns and/or operates 46 parks and facilities, including a 9-hole golf course, for a total of almost 598 acres for Downers Grove Park District residents to enjoy. The total amount of non-golf/regional park land is 372.4 acres (excluding the 90 acre Downers Grove Golf Club and 135.4 acre Lyman Woods).

A detailed inventory of the District’s parks and golf course was conducted and the adequacy of the facilities in each was evaluated. The evaluation of the parks consisted of a broad set of criteria including but not limited to aesthetics, recreational value, safety, and whether or not facilities and equipment in the parks conformed to Americans with Disabilities Act (ADA) and Consumer Product Safety Commission (CPSC) standards. The latter is important in terms of satisfying State requirements for acquisition and development grant applications.

A detailed demographic analysis of the District was conducted which determined that the District presently provides approximately 7.9 non-golf/regional acres of park land per 1,000 residents compared to a nationally accepted minimum standard of 10 acres per 1,000 residents. For planning purposes, the District was divided into four Planning Sub-Areas. Further analysis of the individual areas revealed that the distribution of park land across the District is uneven, ranging from approximately 5.2 acres per 1,000 residents in the northeastern quadrant of the District to approximately 9 acres per 1,000 residents in the southwestern quadrant. In order to improve the balance of park land provision around the District and provide a level of supply capable of meeting the recreational needs of District residents both now and as the District grows, substantial additional park land will be required over the Plan period to the year 2020.

The Downers Grove Park District park system is made is up of four classifications of parks: regional, community, neighborhood and mini-parks (totlots). However, the pedestrian barriers in the community created by the major roads carrying large volumes of traffic and the active railroad limit the usability of some of the parks and make them difficult to reach for the very young and aging segments of the population. These barriers present a challenge to the District as it attempts to provide adequate park and playground space for all residents.

A Needs Assessment study was conducted by Management Learning Laboratories, Ltd. (MLL) including a number of focus group sessions, a District-wide adult survey and high school youth survey. The results of the analysis were used to develop a large number of recommendations for improving recreation programming and facility supply and distribution. Two of the major
recommendations of the report are the need to develop a multi-purpose recreational facility and an outdoor pool for the District for use by all ages. MLL also installed the nationally recognized park programming tool of CompuRec and trained staff in its use. This should prove extremely useful to the District in ensuring that park programming reflects the needs of Downers Grove citizens.

Park facility and open space acreage standards are discussed in the text of the report and a full set of recommendations are made for each park and the provision of additional parks to meet the current and future recreational needs of community residents. These have been based on nationally recognized minimum standards that should be met. A major thrust of the recommendations is geared toward achieving a more equitable distribution of parks across the District within the individual Planning Sub-Areas. Given the shortage of existing open space in many parts of the community, a priority is placed on improving existing facilities including playgrounds, developing recreation facilities and an outdoor pool, acquiring additional land where possible, and expanding the District trail system.

The recommendations include a detailed program for implementation including the development of a phased ten year capital improvement program and an explanation on how all of the recommendations could be addressed by the District over the Plan period. It is illustrated by the use of tables that set out the cost and timing of recommended improvements. The Consultant recommends a District wide enhancement and park acquisition and development program to meet existing and future needs including District growth related parks and facilities. It is also recommended that approximately $21 million of improvements be implemented in the first 10 years of the Plan. The District should be able to acquire a large proportion of the additional land it requires through developer donation as a result of the strict application of its subdivision control regulations. The District will also be eligible to receive grant funding for a significant number of the various improvements from a number of State and Federal grant sources. The actual cost to the District for the first 10 years of the Plan is estimated at approximately $19.4 million dollars over the 10 year period, which translates to an average annual capital improvement budget of $1.94 million. If the recommendations of this Plan are fully implemented, it would result in a slight decrease in the number of park acres per 1,000 residents from the 7.9 acres that currently exists to approximately 7.8 acres by the year 2020. This slight decrease is largely attributable to the projected population increase estimated over that 20 year period and in a context in which a relatively limited amount of land is available for new parks. If the excluded 90 acre Downers Grove Golf Club and 135.4 acre Lyman Woods are included as park land in computing these ratios, by the year 2020 the District would have 11.9 acres of park land per 1,000 residents.

The success of this Plan will benefit both the existing users and the next generation of District residents. The foresight and wisdom of District officials and staff should be commended. In this tumultuous era characterized by tax caps, citizen concerns, anti-spending legislation and increasing citizens’ service expectations, the tasks faced by District government and managers are highly complex. Full implementation of each of the issues included in the recommendations in this Plan will allow the District to keep pace with changing citizen requirements and expectations while, at the same time, providing flexibility in meeting the recreational needs of future generations.
CHAPTER V - PLAN RECOMMENDATIONS

5.1 INTRODUCTION

The Open Space Master Plan for the Downers Grove Park District includes a variety of recommendations that have been specifically tailored to meet the existing and future needs of the community to the year 2020. The Plan recommendations for the District are summarized on Map 6 - Master Plan for Parks and Recreation Facilities. This Plan is truly a “Plan for Downers Grove” that has been developed as a result of extensive detailed analysis and participation by citizens, interested groups and organizations as presented in the preceding chapters. Section 5.2 following pertains to the establishment of outdoor recreational facility standards for the District. Section 5.3 presents design criteria for the different park classifications such as neighborhood and community parks, including illustrations of prototype parks. Section 5.4 outlines the various recommended improvements to existing parks and recreational facilities (including trails), while Section 5.5 relates to proposals for new or expanded facilities.

5.2 RECOMMENDED PARK FACILITY STANDARDS

Earlier, in Chapter III of this Plan, standards were introduced for park acreage per 1,000 District residents by park category (mini, neighborhood, etc.). While these standards are useful in providing standards for the provision of open space and recreational opportunity, they do not provide the District with planning standards for the recreational facility and equipment requirements within them. Since such requirements will constitute an important element of the Capital Improvement Program to be developed in the following Chapter, these should be established now.

The preceding analyses in this Plan, including the needs assessment, have been instrumental in developing a very clear picture of the existing supply of and resident desire for specific facilities and activities. This Plan is primarily concerned with the provision of specific recreational opportunities that will meet the needs and desires of existing and future residents, and, therefore, the system should be specifically tailored to this end. Table 8 sets out the recommended standards for selected outdoor recreational activities. This Table has as its foundation the standards for such facilities as prescribed by the NRPA. The National Recreation and Park Association standards have, however, been modified to reflect the unique characteristics of the Downers Grove recreational system and stated desires of its residents.

Together these standards, coupled with the park acreage standards, provide a basis for all subsequent recommendations. The facility standards will be important in determining the required improvements to existing parks and open space areas as well as providing a guide for the types of facilities that might be included in new parks. It is important to stress that Table 8 provides District-wide facility standards that form the basis for more Planning Sub-Area specific facility provision standards that the District can employ with the use of the CompuRec computer program. It is important for the health of the open space and recreation system in the Downers Grove Park District that the spirit, if not the letter, of these recommendations are followed over the life of this planning instrument.
Table 8: Recommended Standards for Selected Outdoor Recreational Facilities

<table>
<thead>
<tr>
<th>Facility</th>
<th>Min. Standard/1,000 Population</th>
<th>Min. Standard for Downers Grove 1999</th>
<th>Existing District Provision</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>Pools</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 Yards</td>
<td>1/20,000</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>25 Meter</td>
<td>1/20,000</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>50 Meter</td>
<td>1/40,000</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Diving</td>
<td>1/40,000</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Water Park</td>
<td>1/40,000</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Ball Diamonds</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseball &amp; Softball</td>
<td>1/2,500</td>
<td>19</td>
<td>22</td>
<td>21</td>
</tr>
<tr>
<td>Playfields</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soccer and Football</td>
<td>1/5,000</td>
<td>10</td>
<td>11</td>
<td>12</td>
</tr>
<tr>
<td>Courts</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis</td>
<td>1/2,000</td>
<td>24</td>
<td>27</td>
<td>17</td>
</tr>
<tr>
<td>Basketball</td>
<td>1/3,000</td>
<td>16</td>
<td>18</td>
<td>12</td>
</tr>
<tr>
<td>Volleyball</td>
<td>1/2,500</td>
<td>24</td>
<td>29</td>
<td>3</td>
</tr>
<tr>
<td>Sledding Hill</td>
<td>1/20,000</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Playgrounds</td>
<td>1/2,500</td>
<td>24</td>
<td>29</td>
<td>29</td>
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<tr>
<td>--------------------------------</td>
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<td>--------------------------------------</td>
<td>--------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Trails/Recreation Pathway System</td>
<td>1/Regional System</td>
<td>1</td>
<td>1</td>
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<tr>
<td>Recreation Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incl.: Fitness Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Leisure Center</td>
<td>1/25,000</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Community and Multi-Purpose Room</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gymnasium</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incl.: Multi-Purpose Courts, Basketball, Stage, Batting Cages</td>
<td>1/10,000</td>
<td>5</td>
<td>7</td>
<td>2</td>
</tr>
<tr>
<td>Ice Skating</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoors</td>
<td>1/30,000</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>In-Line Skating</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoors</td>
<td>1/30,000</td>
<td>2</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Golf Course (18 hole)</td>
<td>1/25,000</td>
<td>2</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

(1) Based on 1992 Population of 48,650 and 2020 Forecast of 54,600  
Source: NRPA & Thompson Dyke and Associates, Ltd.
5.3 **Recommended Park Classification Design Guidelines**

### 5.3.1 Introduction

The purpose of this section of the Plan is to establish design criteria for each of the different park classifications in the District’s park and recreation system. These guidelines are presented graphically as illustrations for prototype park facilities for the park and recreational facility categories that are of central importance to the park and recreation system: mini/tot-lot, neighborhood, community, regional, and trail. Design guidelines for the other park and recreational facility classifications, such as ornamental parks, are described in the text. It should be noted that the following are only guidelines and should not be taken to represent blueprints for park design but, rather, assist the District in establishing minimum design requirements for the various park and recreational facility classifications.

### 5.3.2 Ornamental Parks

As previously stated, ornamental parks are important in an urban environment because they assist in breaking-up development and significantly contribute to the aesthetics and beautification of the street scene. They also serve as passive recreation areas, for activities such as a lunch time picnic. The actual design and form that an ornamental park can take can vary enormously but there are a number of basic features that can be incorporated in the design of an ornamental park. These may include, but are not necessarily limited to, the following:

- An attractive variety of landscaping
- Seating areas
- Architectural features such as monuments
- Water features including small ponds and fountains
- Sign
- Decorative paving
- Drinking fountains
- Pergolas and decorative fencing
- Gazebos
Figure 8
Prototype Mini-Park
5.3.3 Mini-Parks

The primary purpose of a mini-park is to serve the recreational needs of small children who reside within a 1/4 mile radius of the park. However, this radius can be significantly reduced by the existence of pedestrian barriers such as major roads. While the main design element requirements of a mini-park can be incorporated into a neighborhood or even a community park, when provided as a stand alone park facility, such parks usually range between 1/2 and 1 acre in size. Figure 8: - Prototype Mini-Park - represents a sketch that illustrates the desired design and minimum recreational elements of a typical mini-park. The illustration incorporates into the design of a mini-park the following main features:

- An identification sign including the name of the park and/or the “Downers Grove Park District” at each entry or prominent location
- A clearly defined park boundary demarcated by a fence, landscaping, boundary markers or a combination thereof
- Play equipment that is Consumer Products Safety Commission (CPSC) and Americans with Disabilities Act (ADA) compliant in an area a minimum of 12,000 to 13,000 square feet in size, where possible
- Seating areas in both sun and shade
- Attractive landscaping.
- A drinking fountain

5.3.4 Neighborhood Park

An important element in any parks and recreational system, neighborhood parks as the name suggests serve as the focal recreational area for specific community localities such as an individual subdivision. As established in Chapter II, these parks have a service area radius of 1/2 mile, which is also reduced by the existence of pedestrian barriers to the movement of the elderly and small children. Neighborhood parks can range in size between 5 and 15 acres. However, in order to reflect the elements traditionally included in the District’s neighborhood parks such as adequate open space and parking, picnic areas and ball fields, it is recommended that the District continue to seek a minimum of 7 acres for these parks. The illustration of a Prototype Neighborhood Park (Figure 9) provides for the inclusion of the following design elements:

- An identification sign including the name of the park and the “Downers Grove Park District” at each entry or prominent location
- A clearly defined park boundary demarcated by a fence, landscaping, boundary markers or a combination thereof
- Play equipment that is Consumer Products Safety Commission (CPSC) and Americans with Disabilities act (ADA) compliant in an area a minimum of 7,500 square feet in size, where possible
- Seating areas in both sun and shade
- A picnic shelter and associated area
Figure 9
Prototype Neighborhood Park
- Two tennis courts
- A drinking fountain
- A large open informal playing field a minimum of 2 acres in size, including a backstop and goals
- A modest size parking lot (approximately 10 parking spaces)

5.3.5 Community Park
These parks should typically have a size range of between 16 and 100 acres and have a service area of approximately one mile. Due to the large service area, it is anticipated that many users will visit these parks via vehicular transport. The service area is not, therefore, restricted by the existence of pedestrian barriers. Figure 10: Prototype Community Park provides an example of the form that a community park might take. While the actual design could obviously differ from this generalized illustration, one would anticipate the following features in every community park:

- An identification sign including the name of the park and/or the “Downers Grove Park District” at each entry or prominent location
• A clearly defined park boundary demarcated by a fence, landscaping, boundary markers, or a combination thereof
• Play equipment that is Consumer Products Safety Commission (CPSC) and Americans with Disabilities act (ADA) compliant in an area a minimum of 9,500 square feet in size, where possible
• Several drinking fountains
• A picnic shelter and associated area with outdoor grills
• A large formal playing field area a minimum of 7 acres in size
• Parking lot(s) capable of accommodating at least 50 cars
• Connections to and, where appropriate, the incorporation of trails throughout the park
Figure 10
Prototype Community Park
5.3.6 Regional Park
Regional parks usually contain a minimum of 100 acres although parks on smaller sites may qualify if the importance of the facility in the region warrants such a designation. These parks often contain facilities that may be unique to a community within a particular region and usually offer facilities that people would travel a considerable distance to, such as a beach, nature preserve or boating lake. It is common for such parks to contain a component reflective of a community park and this is reflected in the following regional park design criteria:

- Several identification signs including the name of the park and/or the “Downers Grove Park District” location at entrances and prominent locations
- A clearly defined park boundary demarcated by a fence, landscaping, boundary markers, or a combination thereof
- Play equipment that is Consumer Products Safety Commission (CPSC) and Americans with Disabilities act (ADA) compliant in an area a minimum of 9,500 square feet in size, where possible
- Seating in both sun and shade
- Shelters
- Drinking fountains
- Picnic areas provided with outdoor grills for large groups
- Parking areas for a minimum of 75 cars
- Several bathroom facilities
- Access to and incorporating trails and other natural amenities
- Significant natural areas which may contain, but are not limited to, lakes, ponds, wetlands, prairies, woods, streams and rivers in a natural setting
- A community park component with the addition of a large scale passive recreation area
- Teams course

5.3.7 Trails
Trails, both roadside and non-roadside, should typically be constructed to provide 12 feet of pavement width. Due to the large service area for these facilities, their alternative transportation function and the multiple users they attract (bikers, joggers, in-line skaters, walkers etc.), trails will be heavily utilized. Figure 11: Prototype Trails provides two examples of the forms that trails typically take; Roadside and Non-roadside. A smoothly paved surface, usually asphalt, allows the trail to be used by more than just bicycles, provides a dust-free surface and allows use in inclement weather. When they are constructed as Roadside Trails, it is recommended that a six inch barrier curb be provided to create a physical barrier between the trail and traffic on the adjacent roadway. While the actual trail design may differ from the generalized illustrations provided, the following features should be incorporated into every trail:
• An identification sign including the name of the trail and major destinations accessible via the trail
• A two foot clear-zone separating the trail from adjacent vegetation
• A ten foot high vertical clear-zone
• A twelve foot minimum pavement width
• Directional, safety and regulatory signage for the trail and the roadways it traverses
• Periodic emergency phone facilities
• Periodic drinking fountains
Figure 11
Prototype Trail
5.4 **Recommended Improvements to Existing Parks and Recreation Facilities**

As previously stated, in the process of preparing this Plan, the consultant visited every park and conducted a quantitative and qualitative analysis of the various facilities at each (Tables 1 & 2). The quantitative analysis enabled a clear picture to be developed of the level of provision of facilities in each park and where additional facilities could be provided. The qualitative assessment focused on the general condition and age of equipment, whether or not the facilities and equipment conform to Americans with Disabilities Act (ADA) and Consumer Products Safety Commission (CPSC) standards, management of these areas and the recreational value of the equipment and facilities.

These recommendations were presented during Chapter II, but many are also included in the Comprehensive Plan recommendations here because they have important financial implications for implementing the Plan as presented in Chapter VI, following.

Based upon the overview and analysis of existing facilities, recommendations are proposed for the existing parks (where necessary) in the District’s recreational system in each of the four Neighborhood Planning Sub-Areas. Please note as a general recommendation, every park and/or facility should be accessible for all persons while encouraging physical, educational and social development for all.

5.4.1 **Planning Sub-Area 1**

- **Doehrhofer** - Obtain right of first refusal for the land acquisition of the American Legion site to give the District a Community size park with community facilities in combination with Doehrhofer. This will give the District a much needed Community Park north of Ogden Avenue. The landscaping at this park should be improved to offer additional shade and to help define areas within the park.

- There are several private parks operated by homeowner associations in the northwest portion of the Planning Area. There is an opportunity to acquire land for the creation of a Mini Park east of Saratoga Avenue and south of Barneswood Drive.

- **School Properties** - The District should continue to work with the elementary schools and the middle school to provide for shared use of recreational facilities, i.e. playing fields, for the residents.

- **Burlington & Walnut** - This property could be developed as a park. However, because it is separated from other District facilities and access by users would be difficult, consideration should be given to developing a portion of the property not being used for the Belmont Prairie buffer.
MAP 6

OPEN SPACE
MASTER PLAN FOR PARKS AND
RECREATIONAL FACILITIES
• Belmont Property/DGGC - The District should create a complex for shared use of facilities of the golf course, new pool, new community center, the elementary school and the Belmont Prairie. Connecting all of these uses and facilities could produce economies of scale and shared parking for the benefit of all of the residents of the District.

• Highland & 39th - Work with the Village and, possibly, the hospital for the development of an entry feature for Downers Grove at the intersection of Highland and 39th. The addition of a small play area would give the neighborhood much needed facilities.

• Hoopers Hollow - Facilities should be upgraded to those of a Neighborhood Park to take advantage of its size and location in the center of a neighborhood. Although there are physical limitations for development, they can be overcome to raise its recreational value.

• Lee & Grant - Add play area, picnic area and dog park.

5.4.2 Planning Sub-Area 2

• Hummer - Stream bank stabilization and enhancement needs to take place. The addition of sand volleyball will improve the picnic experience.

• Lyman Woods - The District should work with the Village and the Forest Preserve for the sensitive development of Lyman Woods for conservation purposes. This is a wonderful resource but the educational opportunities should be better utilized. Facilities for a picnic area, parking lot, interpretive center, teams course, trails and pathways should be added.

• School Properties - The District should continue to work with the elementary schools in the area to accomplish the shared use of playground and other outdoor recreational facilities.
Chapter V – Plan Recommendations

- Sterling & Davis - Add a half court basketball court and landscaping.

- Wallingford - The District should continue to consider wetland banking at Wallingford Park in conjunction with the Village and County. New play equipment and other Mini Park amenities should be developed.

- Washington Center/Washington Park - Washington Center should be demolished, after a new recreation center has been built, and the park facilities located there and at Washington Park improved to create a new Neighborhood Park. Consider the sale of the home adjacent to the Park.

- Whitlock - Add new play area, shelter, drinking fountain, and restrooms.

5.4.3 Planning Sub-Area 3

- McCollum - Relocate the maintenance facility and remove the mini golf course as needs dictate. Increase the size of the parking area and add an in-line skate facility (both inline and skateboarding) and ice skating. Work with the remaining non-owned properties and obtain right of first refusal for acquisition. Add large picnic area and more off-street parking.

- New Mini Parks - Purchase and develop land for three mini parks. One mini park in the southeast and two in the northeast portions of the Sub-Area. These areas are currently separated by pedestrian barriers and are under-served.

- Patriots - Consider the sale of the two lots included as part of Patriots Park north of 55th. Create better neighborhood connections for Patriots with trails. Add wetland plantings.

- School Properties - The District should continue to work with the elementary schools in the area to accomplish the shared use of playground and other outdoor recreational facilities.

- Randall - Enhance existing play equipment, in-line/ice rink and add small parking lot.

- Spring - Undertake wetland restoration and playground development.

- Wandschneider - Provide outdoor gathering space.

5.4.4 Planning Sub-Area 4

- New Neighborhood and Mini Parks - This Planning Sub-Area will likely undergo the greatest growth in population as several areas are annexed into the Park District. Accordingly, the purchase of land is recommended for two neighborhood parks (one in the vicinity of Lomond & College and the other in the vicinity of 59th & Lee) and three mini parks in the same general vicinity to accommodate the new residents coming into the District as the result of these annexations.
• School Properties - The District should continue to work with the elementary schools in the area to accomplish the shared use of playground and other outdoor recreational facilities.

• Trail Connections - Develop a trail with appropriate landscaping/buffering (see Figure 11, Prototype Trail) along the NIGAS easement corridor with a connection from the trail through Dunham Place Park through to O’Brien Park, Mar-Duke Farm and McCullum.

• 59th & Main - Create enabling garden and shelter.

• 62nd & Brookbank/62nd & Carpenter - The District should consider disposing of the properties it owns at these locations as the areas surrounding them are/will be served by the present 59th & Main and 63rd & Brookbank Parks and the proposed combined Walter B. Carroll/Frankowiak Parks.

• Bending Oaks Park/Sterling North - Combine Sterling North and Bending Oaks Park. Add a shelter and parking area. Develop a dog park as well as small Neighborhood Park facilities including a play area and open area. Add natural plantings, improve the stream bank and develop a connection across the creek.

• Walter B. Carroll/Frankowiak - Combine Walter B. Carroll and Frankowiak and create a park with Mini Park facilities. Vacate the undeveloped street right-of-way and remove the brush and improve the streambank.

• Concord Square - Add a playground shelter and picnic area.

• Fishel - Improve the amphitheater. Work with the Village to accomplish the goals of downtown.

• Gilbert - Provide parking lot improvements and replace bleachers.

5.5 OTHER PLANNING RECOMMENDATIONS

The following section provides details of suggested new and expanded parks and recreational facilities as indicated on Map 6 - “The Open Space Master Plan” - that should be actively pursued by the Downers Grove Park District.

5.5.1 Multi-Purpose Recreation Center

One of the major findings of the Needs Assessment study conducted by MLL Inc. was the widespread support for a District multi-purpose recreation facility including, for example, a fitness area, senior activities, gymnasiums, and possibly an indoor walking/running track. The site of such a major addition to the District’s recreational needs is indicated in the Master Plan and referred to as the “Belmont Site.”

5.5.2 Outdoor Pool

The MLL Needs Assessment report also indicated considerable interest in the District for an outdoor public swimming pool. Neither the District nor the Village
of Downers Grove currently has such a facility. The location of an outdoor pool is
not shown on the Plan, but is recommended for the Belmont site including the
multi-purpose recreation center facility.

5.5.3 Individual Park Master Plans
The District should prepare individual park master plans as necessary, but especially
for Belmont Property/DGGC, McCollum, Lyman Woods, Washington, Randall,
Sterling North, Walter B. Carroll/Frankowiak, Concord, Gilbert, and the trail
system.

5.5.4 Permitted Use in Zoning District
The District should request the Village to allow parks, school and open space land
to be permitted uses rather than conditional uses and eliminate the need for
redundant public hearings.

5.5.5 Recreation Pathway System
The District should work with the Village and the County to further develop a
recreation pathway system. The system should be designed and located to connect
major activity and employment centers, schools, alternate transportation facilities
(train stations and bus stops), parks, and other trails.

5.6 THE EFFECT OF PLAN RECOMMENDATIONS
The recommendations included in the preceding Sections have been designed to ensure
adequate levels of recreational opportunity for both existing and future residents. The
earlier Plan analyses and Needs Assessment study revealed a fundamental deficiency in
both the overall provision of District open space and park acreage and an inequitable
distribution of such park land across the District between individual PSAs. The inventory
and evaluation revealed a need to upgrade existing facilities and provide additional facility
elements to more closely reflect nationally accepted standards and those tailored to reflect
the specific characteristics of the District.

The overall effect of the Plan recommendations on the level of park land and non-golf open
space acreage per 1,000 residents, both District-wide and by PSA, is shown in Table 10 and
Figure 12. These graphically illustrate the extent to which the Plan as recommended meets
the NRPA minimum acreage standard of 10 acres per 1,000 District residents. An
important effect of the recommended Plan is to increase the current level of District-wide
park land provision from the existing 372.4 acres of non-golf park land(also excludes
Regional Parks/Forest Preserves, namely Lyman Woods) to 429.3 acres by 2020, an
increase of almost 57 acres.

Also significant is the fact that the effect of the Plan on the individual PSAs is to keep
roughly equal or improve the level of park acreage provision for each PSA by the end of the
Plan period in a context of fairly substantial growth in population and land area through the
anticipated annexation of areas west of the District.
### Table 9-1

#### Parks by Planning Sub-Area, Type and Size

<table>
<thead>
<tr>
<th>Planning Sub-Area</th>
<th>Park Name</th>
<th>Type</th>
<th>Size (acres)</th>
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<td>Loy</td>
<td>MP</td>
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<td>Northside</td>
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<td>Prince Pond</td>
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<tr>
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### Table 9-2

**Parks by Planning Sub-Area, Type and Size**

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<th>Type</th>
<th>Size (acres)</th>
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<td></td>
<td>Randall</td>
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<td>Area 4</td>
<td>59th &amp; Main</td>
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<td>62nd &amp; Brookbank (U)****</td>
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<td>62nd &amp; Carpenter (U)****</td>
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<td>63rd &amp; Brookbank</td>
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<td><strong>Subtotal</strong></td>
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**Total Acreage (excludes DGGC and Lyman Woods)**  **429.28**

Acres per 1,000 District Residents (2020)  **7.86**

**Park Type:**
- CP - Community Park
- MP - Mini Park
- NP - Neighborhood Park
- OP - Ornamental Park
- RP - Regional Park
- SP - Special Park
- (U) - Undeveloped

**Note:**
- * Parks recommended to be acquired in the future
- ** Includes the addition of the back portion of the Prairie Avenue Property and the recommended sale of the front portion.
- *** The two Lots North of 55th Street are recommended to be sold
- **** It is recommended that these two properties be sold
The effect of the Plan recommendations on the District’s trail system is to increase the total length of the trails in Downers Grove and its environs. This will represent a significant accomplishment and will be a major recreational resource for District residents to draw from. The recreational value of the trail expansion will be amplified by being coordinated with the recommended improvements to existing parks and facilities and the inclusion of new parks such as the one proposed for the vicinity of Lomond & College. The District is encouraged to continue its cooperation and coordination with the Village of Downers Grove and DuPage County in the development of this recreational resource.

The swimming pool and recreation center proposed herein will have a positive effect on the District’s efforts to meet recommended minimum parks and facility standards. Presently there are no public pools within the District. The proposed pool will fulfill present recommended minimum standards for such facilities. Similarly, the proposed recreation center, in conjunction with the existing Center, will fulfill present minimum standards recommended for the District for recreation centers. The need for both of these facilities was also demonstrated in the community needs survey conducted as part of the preparation of this plan.
Table 10: Park Land Per 1,000 Residents: 1990 & Recommended 2020 Plan  
(District & Planning Sub-Areas)

<table>
<thead>
<tr>
<th>Planning Sub-Area</th>
<th>Population</th>
<th>1990 (1)</th>
<th>2020 Forecast (2)</th>
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<td>Population</td>
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<td>Non-Golf Park Acres Per 1,000 Population</td>
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<td>PSA 2</td>
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<tr>
<td>District Total</td>
<td>46,850</td>
<td>372.4</td>
<td>7.9</td>
</tr>
</tbody>
</table>

Sources:
1. 1990 U.S. Census
3. Figures Rounded to the Nearest 1,000
4. Excludes Regional Parks/Forest Preserves and conservancy areas, namely Lyman Woods.

Thompson Dyke & Associates, Ltd. - April 1999
Figure 12
Park Land Acreage Per 1,000 Residents:
1990 & Recommended 2020 Plan
(District & Planning Sub-Area)
MAP 7

PROPOSED PARK SERVICE AREAS