

8 Park Assessment

PARK EVALUATION CRITERIA

Each park has a variety of amenities and elements that were assessed during the detailed on-site inventory and assessment of the parks. In determining the overall quality of each park property, these factors have been rated based on their quality, quantity or ability to meet the needs of the community. As an example, if a park has a playground, ball field, soccer field, a variety of site furnishings, signage and landscape elements, each of those amenities/elements are evaluated and rated separately. The ratings range from Excellent to poor, and are based on a high standard of quality or perception. In order to maintain a common scale, a single evaluator prepared all of the park and facility assessments.

There are common elements that were evaluated and considered for virtually every park or facility, including such things as the character of the park or facility, neighborhood access to the park, lawn/turf conditions and many other site features. Some of the amenities or elements are evaluated based on subjective criteria while others are objectively evaluated using quantitative and qualitative criteria. In some cases, only a single criterion is used in the evaluation while others require an evaluation of many elements. The criteria used for some of the commonly rated elements of the parks and facilities are described below.

- Character is a measurement of the curb appeal of a park or facility; a first-impression on whether the site looks inviting and is aesthetically pleasing.
- Signage is reviewed for its visibility and location, condition of the park sign and, in some cases, whether off-site directional signage is provided when warranted.
- Access measures the functional ability to get to the site from surrounding neighborhoods. In most cases, Village sidewalks and crosswalks provide this accessibility.
- Landscaping ratings are based on the quality and quantity of plant materials, placement, seasonal interest, provision of shade, screening ability and whether the scale of plantings is appropriate to the surroundings.
- Turf quality is evaluated for thickness, evenness and consistency. This covers only the non-athletic field areas of the parks and facilities, where lawns provide open space for active or passive recreation.
- Picnic areas are evaluated based on the condition and quality of the picnic tables, sun/shade options, accessibility of picnic areas, locations relative to other amenities and quantity of picnic tables relative to the type and size of a park.



- Site Furnishings, such as benches, drinking fountains, trash receptacles and other similar elements are evaluated for the condition, quantity and quality of furnishings relative to the type and size of a park or facility. The use of consistent styles of furnishings in order to help brand the park or overall District is also considered.
- Playground ratings are based on a variety of components, including the quality and condition of the equipment, the diversity of the play equipment, the type and quality of edging and surface materials, and the design/composition of the playground area.
- Tennis and basketball courts have similar criteria evaluated, including the type and condition of the surface, the structural quality of the surface, type and condition of fencing, equipment quality and condition, availability of seating and accessibility to the courts. The tennis court evaluation also looks at such things as net adjustability, player backdrop and lighting, when available.
- Ball fields also have numerous criteria in the rating evaluation, including infield condition, infield erosion, turf condition, irrigation, fencing/backstop material and condition, team and spectator seating types and condition, accessibility and lighting. Soccer fields have similar criteria, with goals replacing fencing/backstops in the evaluation.



The ratings developed during the inventory and assessment of each park and facility serve as the basis for many of the capital improvement recommendations presented in the Park Assessments and Facility Assessments. It is important to understand that a higher rating may be given an element based on things like diversity, overall accessibility or quality materials, yet still warrant immediate attention to correct deficient components. As such, the following key should be considered a general guideline, with the capital recommendations the basis for action.

RATING	DESCRIPTION
Excellent	Almost New Condition or Standards Exceeded
Very Good	Above Average Condition or Standards Met/Exceeded
Good	Average Condition with Most Standards Met
Fair	Below Average with Attention Needed Soon
Poor	Attention Required

PRIORITIZATION OF PARK & FACILITY RECOMMENDATIONS

The recommendations found associated with each of the Park Assessments have been prioritized to provide the basis of the Capital Improvements. These recommendations are based on the inventory and assessment of each park and facility, findings from the visioning process and on a general understanding of the funding opportunities that may be appropriate for future projects.

1 FIRST PRIORITY RECOMMENDATIONS

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

2 SECOND PRIORITY RECOMMENDATIONS

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

3 THIRD PRIORITY RECOMMENDATIONS

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

4 FOURTH PRIORITY RECOMMENDATIONS

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



ARMANI PARK

Veterans Parkway

0.37 Acres

Armani Park is a nice mini-park in a north central location with single-family homes to the west and south, multi-family housing bordering the east side and lake Street commercial just to the north. The park has a relatively new playground, constructed in 2003, that includes a good variety of play features plus swings and a spring toy. The playground has plastic edging containing an engineered wood fiber surface that does spill over into adjacent lawn areas, especially at the access point into the playground area. There is access to the park from a sidewalk along Veterans Parkway and a gate to the adjacent condominium development, but there is no walkway on-site accessing the playground. The only site furnishings are two metal mesh benches. A single barrels acts as a trash receptacle. The signage, while relatively new, is the old-style design used through most of the District. On-street parking is available. An adjacent stormwater basin adds to the ambience of the park, but is not a part of the park property. There is no landscaping within the park, and the majority of the lawn areas are clover.



Recommendations

- 1 Add shade trees at the playground area and as shade for the benches
- 2 Add paved apron in front of benches
- 2 Provide low landscaping to highlight the park sign
- 3 Provide an accessible paved path from the public sidewalk, and from the condominium development, to the playground.
- 3 Add a bicycle rack

Conditions Assessment

Curb Appeal	Excellent
Access	Good
Playground	Excellent
Site Furnishings	Very Good
Signage	Very Good
Landscaping	Poor
Lawns	Poor
Fencing	Excellent
Maintenance	Good



ARMY TRAIL NATURE CENTER

270 North Lombard Road

17.85 Acres

Army Trail Nature Center is an open lands park located on the northwest corner of Army Trail Road and North Lombard Road. The park is bordered by single-family homes on the north and west, as well as across Army Trail Road to the south. Addison Trail High School is east of the park. The park provides natural open space, with a series of paved and wood chip trails, a fishing pond, outdoor classroom area and a newly rebuilt observation deck. As a destination-type park, there is little pedestrian access from the adjacent residential areas, with car and bus parking available. The natural areas of the park consist of the pond, marshland, prairie and forest habitats. There is a kiosk for announcements and park information.



Recommendations

- 1 Rebuild/expand mulch trail system
- 1 Seal-coat parking and trails
- 1 Add native grasses and perennials to parking lot island and signage areas
- 2 Re-build second observation deck at marsh area
- 2 Replace bicycle rack
- 3 Add trail wayfinding signage
- 3 Provide a paved path from the corner of Army Trail and Lombard into the park near the sign, and work with the Village and schools to install crosswalks and sidewalk at the intersection.
- 3 Add low-level safety lighting in parking area
- 2 Build new nature center on property
- 2 Add an ADA-accessible picnic shelter to the park
- 2 Resurface parking and trails
- 2 Redesign the outdoor classroom area
- 2 Add a series of interpretive signs throughout the park for each of the various habitat areas

Conditions Assessment

Curb Appeal	Fair
Access	Fair
Parking	Good
Trails	Fair
Site Furnishings	Poor
Kiosk	Poor
Observation Deck	Very Good
Outdoor Classroom	Good
Signage	Fair
Natural Areas	Fair
Maintenance	Poor





BYRON PARK

100 West Byron

11.25 Acres

Conditions Assessment

Curb Appeal	Excellent
Access	Excellent
Parking	Good
Playground	Fair
Site Furnishings	Very Good
Signage	Very Good
Landscaping	Very Good
Lawns	Poor
Tennis	Fair
Ball Field	Fair
Basketball	Good
Trails	Good
Shelter	Fair
Maintenance	Good

Byron Park is a much-used neighborhood park bordering on I-290, with residential neighborhoods to the south and west. Sidewalks provide good access from the surrounding neighborhoods, with parking available for park users as well. There is a nice berm of trees separating the park from the street, creating a very appealing park setting. Byron has a good variety of active recreation amenities, including tennis, basketball and a ball field that is used for organized games. The playground, constructed in 1998, offers a great variety of activities and is one of the larger playgrounds in the APD neighborhood park system, but is older in style and safety compliance, and due for replacement. There is a good variety of tree species in the park, with many shade trees, conifers and ornamentals. The bituminous trail around the perimeter of the park is one of the main draws of local residents.

Recommendations

- 1 Replace playground
- 1 Seal-coat parking and trails
- 1 Add paved apron in front of benches
- 1 Repair gazebo shelter and provide paved accessible surface
- 1 Rebuild one tennis court and change other into volleyball.
- 1 Rebuild ball field, including infield, fencing, backstop and lawn
- 1 Add paved path and paved base to ball field bleachers
- 1 Replace bicycle rack
- 1 Redesign/replace wayfinding signage
- 1 Provide soccer goals that can be used for pickup games
- 2 Work with Village to provide additional crosswalks at appropriate locations





CENTENNIAL PARK

1776 West Centennial place

39.8 Acres

Home to Centennial Rec Center and Club Fitness, Centennial Park is a large community park that offers a wide array of amenities that are used by the surrounding neighborhood residents as well as the community as a whole. Located just off Rohlwing Road, the park is adjacent to Centennial Plaza Shopping Center to the north, residential to the south and a variety of commercial/business properties to the west. As a destination park, there is substantial parking to accommodate simultaneous uses. Pedestrian access is limited, with no sidewalks on Rohlwing, three access points from the shopping center and only one from the residential neighborhood. The park amenities include ball fields and soccer fields used for organized sports, a set of resurfaced tennis courts, a diverse playground, picnic area, memorial area, pond and overlook. The trail system is extensive and much-utilized. Landscaping at the buildings is well-done, and there is a good variety of trees through-out the park; though additional trees for shade at the playground and other areas will be beneficial.

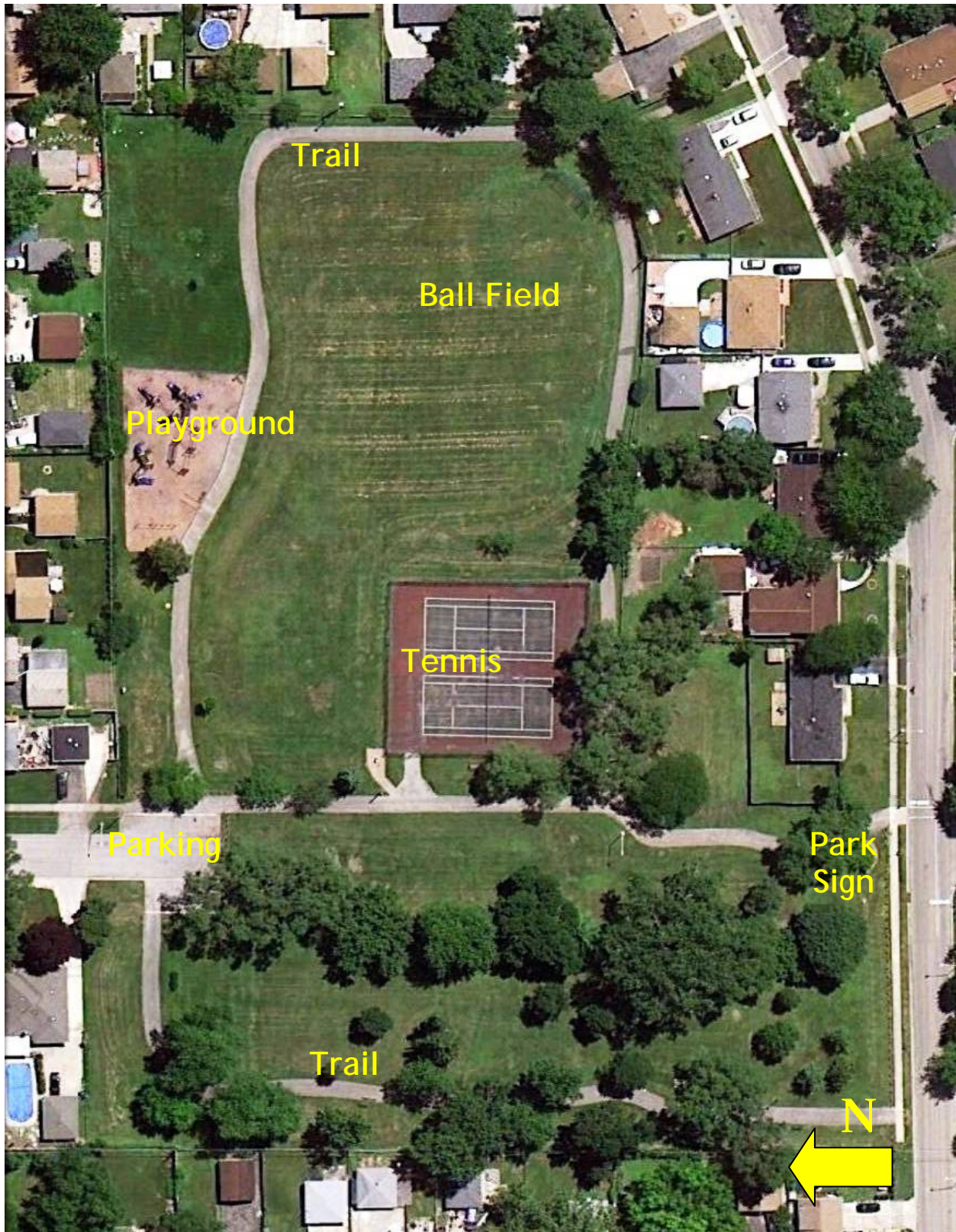
Conditions Assessment

Curb Appeal	Fair
Access	Good
Parking	Very Good
Playground	Very Good
Site Furnishings	Very Good
Signage	Good
Landscaping	Very Good
Lawns	Good
Tennis	Very Good
Ball Field	Very Good
Soccer	Very Good
Trails	Very Good
Shelters	Good
Maintenance	Very Good



Recommendations

- 1 Rebuild concrete pad at east shelter
- 1 Replace older benches to match newer style selected for park branding
- 1 Resurface walkways and add paved aprons in front of benches
- 1 Replace drainage structure at trail access from residential neighborhood
- 2 Rebuild ball fields, including infield resurfacing, new fencing and backstops, dugout and bleacher pads, and lawns
- 2 Replace drinking fountains and add fountains near active use areas
- 2 Add shade trees at the playground area, tennis, ball fields, etc.
- 3 Redesign and move memorial area
- 3 Re-surface east tennis court to remove raised area
- 4 Consider adding fitness stations and a larger fitness pod at memorial location
- 4 Develop artificial turf soccer field
- 4 Develop pool/aquatics complex per master plan



CHEROKEE PARK

25 South Michigan

4.96 Acres

Cherokee Park, located on the east side of Addison, is a neighborhood park that offers a good variety of active and passive opportunities. The park is completely surrounded by single-family residential neighborhoods. Cherokee can be accessed from the north, south or east via public sidewalks, with trails into the park; though the public sidewalks do not extend into the neighborhood west of the park. A small parking lot is available at the north end of the park. The playground offers a good variety of features and is still in relatively good condition, though it does not meet some of the current playground design standards. The ball field is designed for neighborhood pick-up games as opposed to organized team sports, with the ball field area also open for soccer or other informal field sports. The tennis courts need to be rebuilt, and other amenities could be added to the park. The passive area is very nice, with a variety of large shade trees over an open lawn.

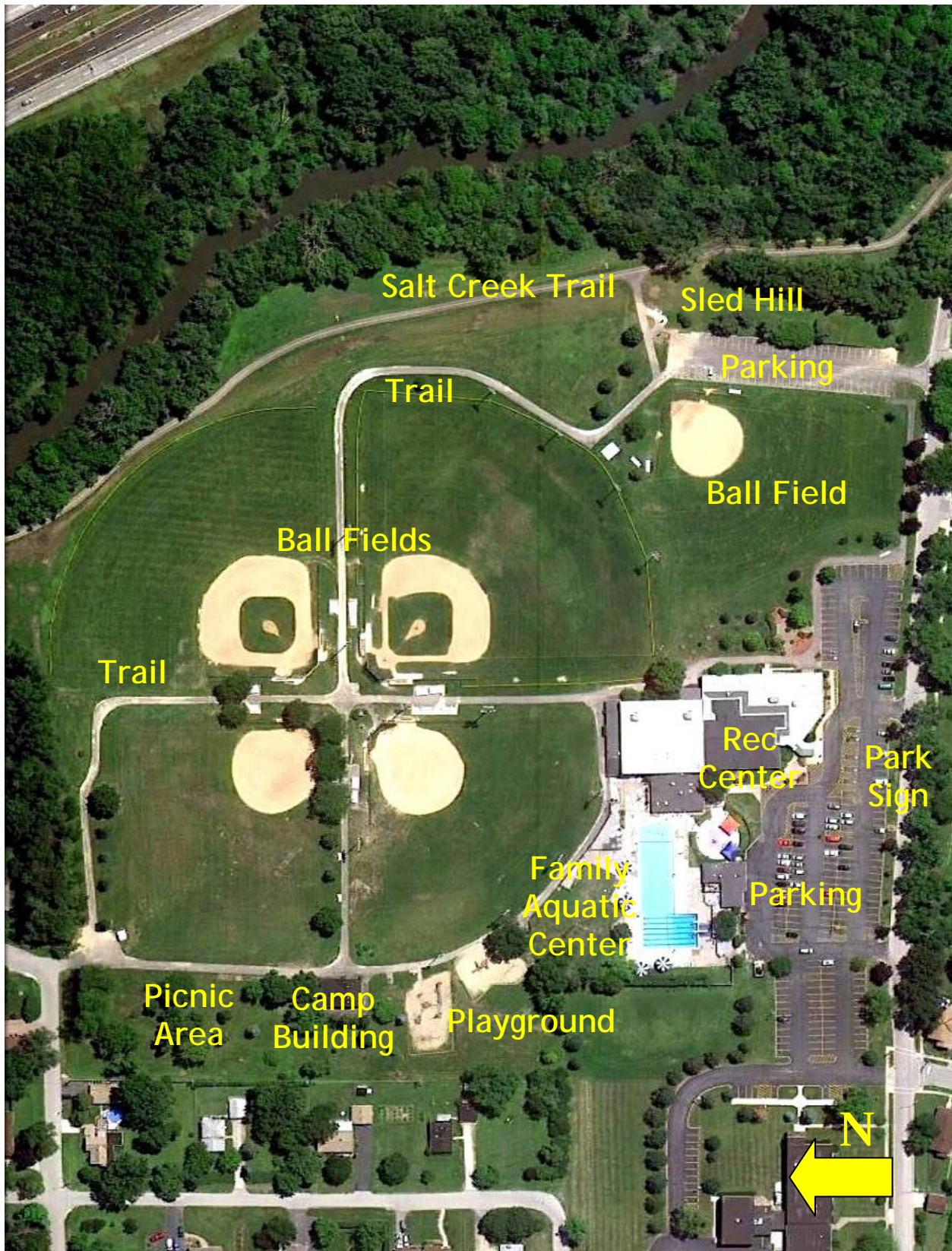
Recommendations

- 1 Rebuild one tennis court and change other into basketball.
- 1 Sealcoat trails
- 1 Add paved apron in front of benches
- 2 Add a bicycle rack
- 2 Repair and establish a grass ball field infield
- 2 Provide soccer goals that can be used for pickup games
- 2 Redesign water fountain area to downplay significance and replace fountain
- 2 Add second park sign at parking area

Conditions Assessment

Curb Appeal	Very Good
Access	Excellent
Parking	Very Good
Playground	Good
Site Furnishings	Fair
Signage	Fair
Landscaping	Very Good
Open Space	Excellent
Lawns	Poor
Tennis	Fair
Ball Field	Good
Trails	Very Good
Maintenance	Good





COMMUNITY PARK

120 East Oak Street

50 Acres

Community Park is a large community park that is home to the Community Rec Center, Senior Leisure Center and Family Aquatic Center. The park borders on a variety of land uses, with single and multi-family housing, business offices and commercial properties adjacent. East of the park is the Salt Creek corridor and I-290. Sidewalks into the park provide good pedestrian access. Because Community is a destination park, there is substantial parking available off Oak Street. There are five ball fields here, all used for organized games, including the field that is home to the Addison Braves semi-pro baseball team. Though not designated as such, there is an open lawn area just west of the pool that is used by the neighborhood for informal soccer games. There is a large, divided playground area serving children of various ages, but its location does not provide easy neighborhood access. There is a large picnic area in the park, as well as a nice patio area off the senior wing of the Rec Center building. In general, the landscaping is at the Rec Center and a good variety of trees throughout the park; though the lawn areas have significant weed and clover growth. Because of the heavy use that this park sustains, redevelopment of existing athletic fields and addition of new and varied amenities is a top priority for the community and the neighborhood.

Conditions Assessment

Curb Appeal	Fair
Access	Good
Parking	Good
Playground	Poor
Site Furnishings	Good
Signage	Good
Landscaping	Good
Lawns	Fair
Ball Fields	Fair
Sled Hill	Good
Trails	Good
Maintenance	Very Good



Recommendations

- 1 Replace playground in a different location
- 1 Replace older picnic tables
- 1 Add bicycle racks at ball fields, picnic area and Rec Center
- 1 Rebuild ball fields, including infield resurfacing, fencing, backstops, dugouts, bleacher, lighting, irrigation, drainage, storage, lawns, drinking fountains, etc.
- 1 Replace/Add drinking fountain(s)
- 1 Redesign patio space landscape for safety
- 1 Add sand volleyball court and basketball court
- 1 Provide soccer field area/goals that can be used for neighborhood pickup games
- 1 Redesign trail and connect to west neighborhood and Salt Creek Trail
- 1 Add modern fitness stations along trail system
- 1 Replace park sign and move existing sign to Salt Creek Trail entry area



FARMWOOD PARK

900 Sable Avenue

12.9 Acres

Farmwood Park is a neighborhood park that also serves as general open space in a dense residential area. Bordering on I-290 to the north, Farmwood's linear shape extends down to Surrey Road on the south. Neighborhood access to the park is good, with public access paths in various locations. A possible access path off White Fence Lane has never been constructed, though the ROW exists between two houses. The access from Surrey is only fair, where the elevation change causes a need for stairs to get into the park. The elevation difference is a result of the park's primary purpose, that as a stormwater management area; meaning that the park is subject to periodic flooding. The only amenities in the park are the trail and a playground that, while providing a good variety of play features, is in need of replacement. The trail north of Sable Drive is limited as it ends at a gravel path that provides utility access to drainage structures on the site and is not designed as a pedestrian trail. A small wooded sitting area is found in the corner of the park, offering a good place to simply

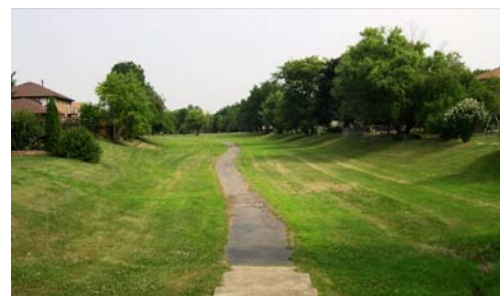


Recommendations

- 1 Replace the playground
- 1 Repave the trails
- 2 Add a bicycle rack
- 3 Remove large expanses of lawn area in favor of native plantings that will withstand periodic flooding
- 4 Explore options for an ADA-accessible trail from Surrey Road
- 4 Provide a paved path around the circumference of the park
- 4 Consider adding the White Fence Lane access trail to the park

Conditions Assessment

Access	Good
Playground	Fair
Site Furnishings	Very Good
Signage	Very Good
Landscaping	Very Good
Lawns	Fair
Maintenance	Good





FOXDALE PARK

1400 North Rosebud Lane
13.7 Acres

Foxdale Park is a large neighborhood park that borders a residential neighborhood to the south and the ramp connecting I-355 and I-290 to the north. The park has a great street presence, though the access into the parking lot is not very inviting. The parking area is adequate, but may be undersized for the current and potential uses of the park. Neighborhood access is provided by two trails into the park from the south. There are two ball fields and four soccer fields that cater to organized league games, while the other amenities are for neighborhood use. The playground is relatively new and provides good variety. The basketball surface is in need of repair. The pond area provides a nice natural feature in the area that could be enhanced through native plantings. There is a significant amount of clover throughout the park, including on the sports fields. A nice variety of trees are planted throughout the park, though the playground is in constant sun.

Recommendations

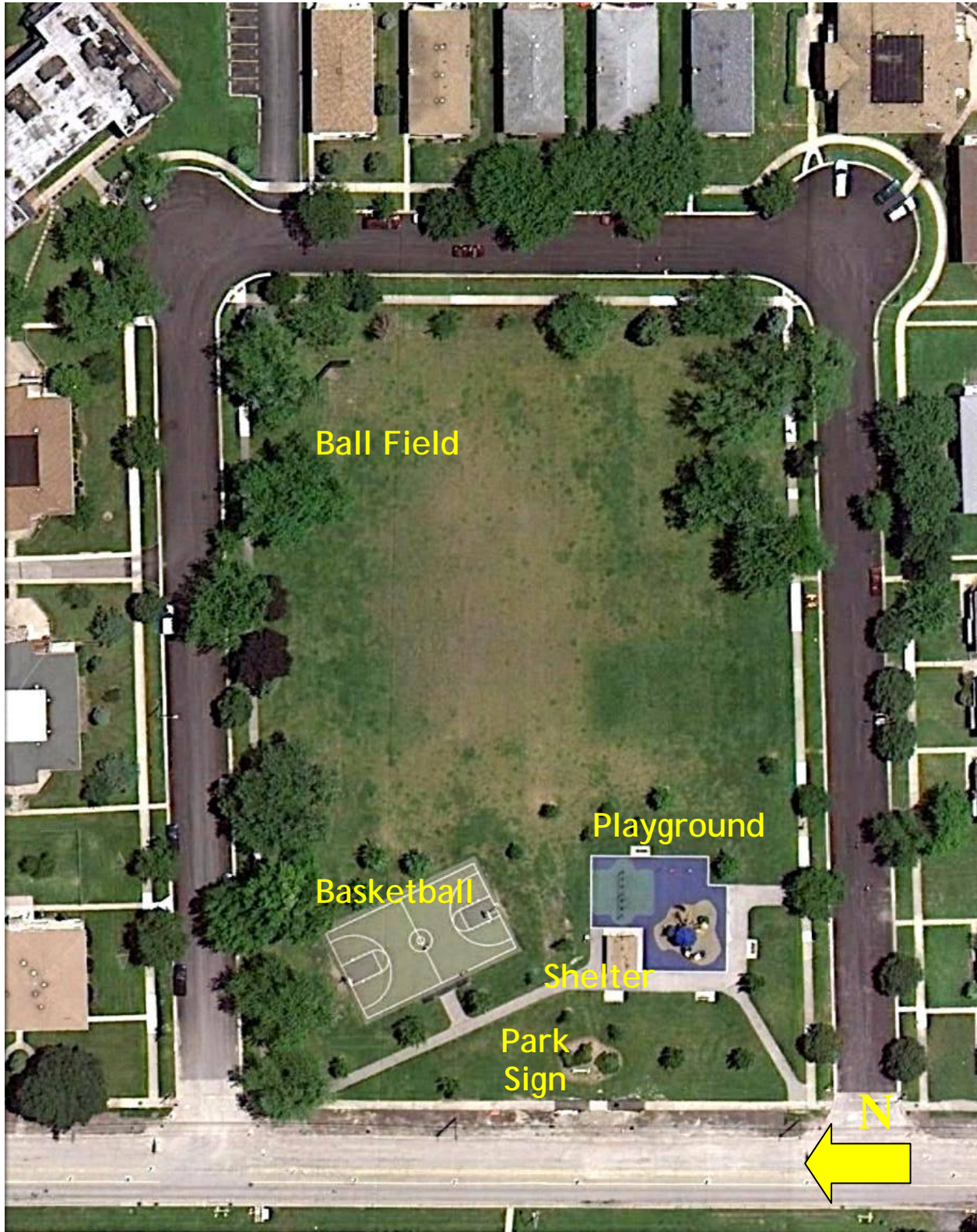
- 1 Replace ball field backstops and fences, raising the height of fencing for safety purposes
- 1 Resurface basketball court and paint backboard/post
- 2 Add a bicycle rack
- 2 Move existing playground to former tennis court area and expand parking at existing playground area
- 3 Add shade trees at the playground area
- 3 Resurface entry drive, parking and bituminous trails
- 4 Remove large expanses of lawn area in favor of native plantings near the pond and other non-sports areas
- 4 Add disc golf course



Conditions Assessment

Curb Appeal	Excellent
Access	Excellent
Parking	Fair
Playground	Very Good
Site Furnishings	Very Good
Signage	Fair
Landscaping	Very Good
Open Space	Excellent
Lawns	Good
Skate Court	Poor
Ball Fields	Fair
Basketball	Fair
Trails	Good
Maintenance	Good





GREEN OAKS PARK

441 North Mill Road

3.2 Acres

Green Oaks Park is designed as a village green within a variety of land uses, including multi-family housing, business/commercial and a cemetery. Access to the park is easy, with sidewalks surrounding the park. On-street parking is available on three sides of the park. The small park is packed with amenities, including a playground, shelter, full basketball court and a ball field. The playground is on a poured surface and is small but offers good diversity. Benches and picnic table have had some minor vandalism. The shelter is a nice wood structure with steel supports. The basketball court is in excellent condition. The ball field is simply a backstop with a lawn field, suitable for neighborhood pick-up games. The outfield of the ball field can also be used for pick-up soccer. There is a good variety of trees planted in the park, but the lawn areas are mostly clover. This is a great small park that, unfortunately, is not appreciated by the neighborhood; with vandalism and litter ongoing problems.

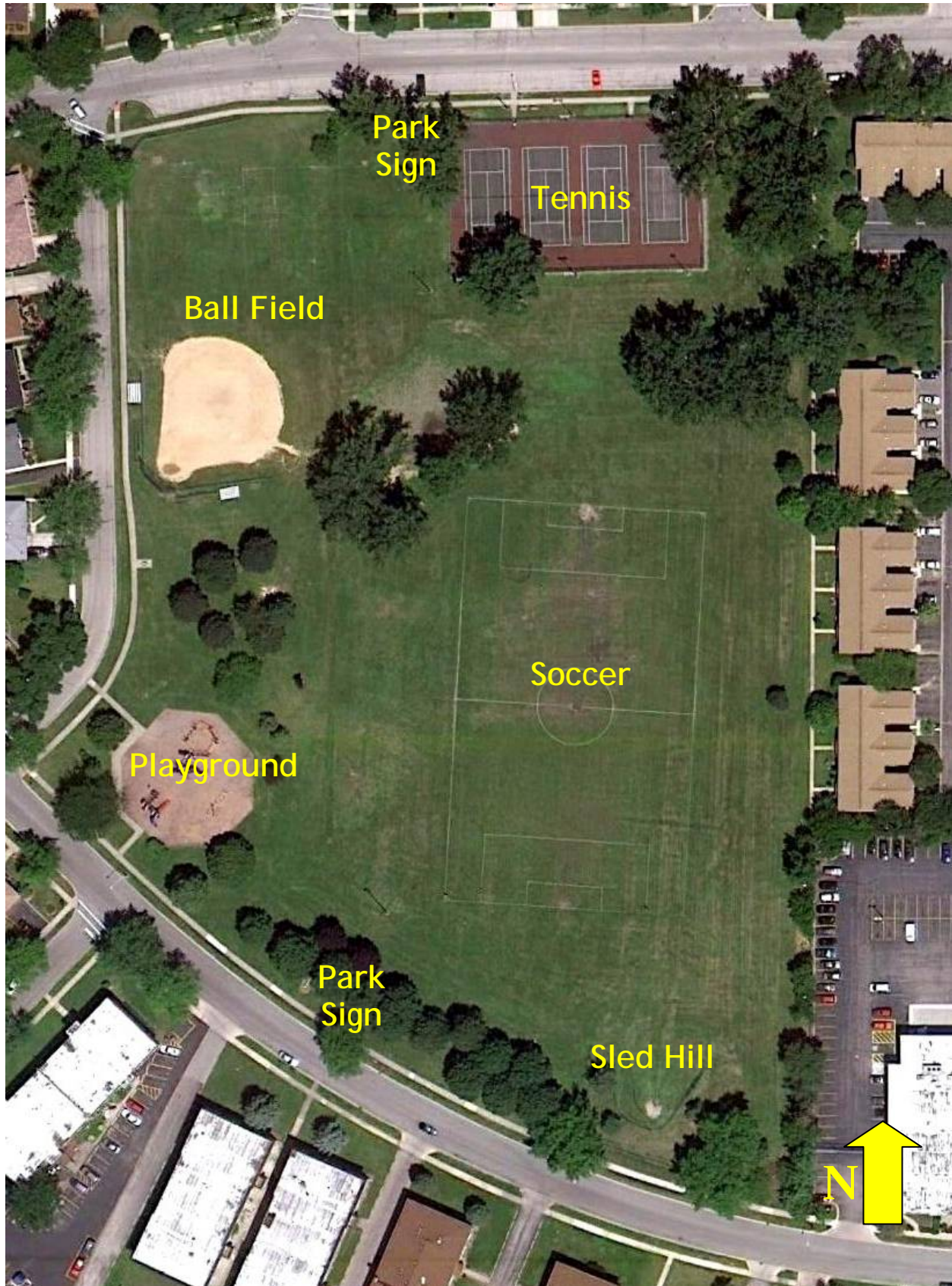
Conditions Assessment

Curb Appeal	Excellent
Access	Excellent
Playground	Excellent
Shelter	Excellent
Site Furnishings	Very Good
Signage	Excellent
Landscaping	Very Good
Lawns	Poor
Ball Field	Very Good
Basketball	Excellent
Trails	Excellent
Maintenance	Good



Recommendation

- 1 Provide soccer goals that can be used for pickup games



HIGHVIEW PARK

100 South Lincoln

10.24 Acres

Highview Park is a large neighborhood park on the east side of the community. Single and multi-family housing surround the park, with the apartment complex on the east side bordering directly on the park. Access to the park is accommodated through sidewalks surrounding virtually the entire park. Parking is available on-street, with perpendicular parking along Diversey Avenue. The park is very inviting from outside the surrounding areas. The park is very active-recreation oriented, with a variety of athletic fields and courts and other active amenities. The playground is over-used and is subject to ongoing vandalism. The ball field is rarely used even for pick-up games, while the soccer field is used for organized games and gets significant use for pick-up games as well. Both fields have surface problems, with the soccer field over-elevated in the midfield area and right field of the ball field being very low and wet. The tennis courts are in need of upgrade and possibly removal. The site furnishing are generally old and in need of replacement. There are a significant number of large trees in the park, with those overhanging the tennis courts causing a maintenance problem. Most of the lawn areas are clover, with significant weed growth as well.

Conditions Assessment

Curb Appeal	Excellent
Access	Excellent
Playground	Poor
Site Furnishings	Fair
Signage	Fair
Landscaping	Very Good
Lawns	Poor
Tennis	Fair
Ball Field	Poor
Soccer	Good
Sled Hill	Good
Trails	Very Good

Recommendations

- 1 Remove ball field components, restore lawn and add soccer goals for neighborhood use
- 1 Undertake a program to re-establish turf grasses throughout the park
- 1 Naturalize low area behind tennis courts
- 2 Replace the playground and incorporate shade trees into the design
- 2 Remove tree branches overhanging tennis courts that litter surface
- 2 Rebuild two tennis courts, including new fencing, surface coating and equipment
- 2 Convert two tennis courts to volleyball and basketball
- 3 Replace and add bicycle racks
- 3 Replace benches
- 3 Add landscaping at park signs
- 3 Add water fountains
- 4 Explore utilizing sled hill to create performing arts venue/amphitheatre





KENROY PARK

Cimarron Way

4.4 Acres

Kenroy Park, located in the far northwest corner of the community, is a small neighborhood park with limited amenities and serving a limited residential area. The park is bordered on the west by a ComEd utility corridor with the Swift Prairie Forest Preserve beyond. A fairly new and dense single-family residential area is east of the park, with older large-lot housing to the south. Access from the residential areas is easy, though parking is very limited in the residential areas. While the park address is Edward Drive, the formal entrance to the park is on the Cimarron Way cul-de-sac. Neither entrance is particularly inviting, as the south entrance is non-descript and the north entry has barricades and signs that clutter the view into the park. The playground is 12 years old, but is still in very good condition. Site furnishings vary in style and are limited. The trail connecting the north and south entrances is a winding path in excellent condition. Open lawn areas are virtually unused. A limited number of shade trees are well-placed along the trail.



Recommendations

- 1 Replace barriers and warning signs with decorative fencing to control access, highlight park entries and make more visually inviting
- 1 Provide additional landscaping within the park, especially to highlight the park sign and entries.
- 2 Replace playground and incorporate shade trees into the design
- 2 Provide soccer goals that can be used for neighborhood pickup games
- 3 Add a bicycle rack
- 3 Add benches along the trail
- 4 Work with ComEd and FPDDC to provide access to the Swift Prairie Forest Preserve once any improvements and trails are provided within that preserve.

Conditions Assessment

Curb Appeal	Fair
Access	Excellent
Playground	Very Good
Site Furnishings	Very Good
Signage	Good
Landscaping	Good
Lawns	Very Good
Trails	Excellent
Maintenance	Very Good



LAKE MANOR PARK

413 West Lake Park Drive
12.9 Acres

Lake Manor Park is an Open Lands park that provides passive recreation, open space and environmental education opportunities for community residents. The surrounding land uses are mostly single family residential, with some office and commercial to the south along Fullerton, including the APD planning and maintenance offices. The park is accessible to pedestrians from two locations along Lake Park drive, with on-street parking available. The trail into the park is somewhat steep. The park has a series of gravel trails that wind through a variety of different habitats, including wetlands, prairie and woodland. Interpretive signage provides educational information about the habitats. Bridges and boardwalks provide great overlooks, and a small shelter is a great place to relax and enjoy the surroundings. Benches are located at key locations along the trail. Some of the trail is lighted, though the style of lighting seems very out of character with the park. Lawn areas seem out of place in some locations as well.



Recommendations

- 2 Convert turfgrass areas within the park to native prairie plantings in most areas where grass exists
- 2 Add a bicycle rack

Conditions Assessment

Curb Appeal	Excellent
Access	Good
Site Furnishings	Good
Signage	Very Good
Interpretive Signs	Excellent
Landscaping	Excellent
Natural Areas	Excellent
Shelter	Excellent
Lawns	Fair
Trails	Excellent
Maintenance	Very Good



LAKE MANOR NORTH

400 West Lake Park Drive

2.7 Acres

Lake Manor North Park is a nice neighborhood park adjacent to Lake Park Elementary School and with single and multi-family residential to the north, south and east. Access to the park is excellent, with public sidewalks along the streets and four entry points, plus school lot access, into the park. The playground, constructed in 2002, includes an excellent variety of play features plus swings and other features. The playground gets a lot of use because of the school, but is holding up relatively well. The shelter is relatively new and provides a shaded picnic area. There is a culvert under the trail that has heaved up during the winter and caused significant cracking of the trail surface. The northeast corner of the park has been planted with shade trees and may make a nice passive area in the future. Other areas of the park could use more landscaping, especially at the sign. The lawn areas have a good amount of clover mixed in with turfgrasses.



Recommendations

- 2 Replace Chicago-style backstop with more traditional backstop/fencing
- 2 Rebuild the culvert under the trail and repair paving
- 3 Add shade trees throughout the park, especially at the playground area and as shade for the benches
- 3 Provide landscaping at appropriate places within the park, especially to highlight the park sign

Conditions Assessment

Curb Appeal	Excellent
Access	Excellent
Playground	Good
Site Furnishings	Very Good
Signage	Very Good
Landscaping	Good
Lawns	Good
Ball Field	Good
Shelter	Excellent
Trails	Very Good
Maintenance	Very Good



LINKS & TEES

950 West Lake Street

43.16 Acres

Links & Tees is the District's one Special Use Park, and one of the most used parks in Addison, with a variety of golfing facilities. The facility, centrally located on Lake Street, has an inviting appearance from the street as a well-landscaped buffer separates the large parking area from view. There are sidewalks along Lake Street, but Links & Tees is a destination to which most people drive; though some patrons do bicycle to the facility. The 9-Hole Executive Par 3 course, at just over 1100 yards, is one of Golf Range Magazine's "Top 100 Golf Practice Facilities." The well-maintained course can challenge all levels of golfer. There is a small pro shop that provides a good variety of products and services. The Practice Range has over 50 hitting stations, a pitch and putt area and a practice green. Putter's Peak Miniature Golf Course is a nice family attraction with 18 holes that are relatively easy, but in a setting with water features and good landscaping. The 4,000 s.f. Clubhouse provides a place to relax after golfing activities, offering concessions, party rooms and various other activities. During the winter months, the Golf Dome offers indoor practice facilities and private lessons. Landscaping around the activity hub is great in some places and poor in others.



Conditions Assessment

Curb Appeal	Very Good
Access	Good
Site Furnishings	Very Good
Signage	Excellent
Landscaping	Good
Lawns	Good
Executive Course	Very Good
Practice Range	Very Good
Mini-Golf	Very Good
Maintenance	Good

Recommendations

- 1 Redesign the landscape at the Golf Dome to provide winter interest
- 1 Redesign entry drive/drop-off/parking access to provide safe and easily understandable traffic patterns
- 1 Landscape the drop-off island to provide seasonal interest
- 1 Repave parking lot
- 1 Replace target greens
- 1 Renovate clubhouse to add food services and shade canopy
- 1 Renovate the parking lot and buffer area landscape
- 1 Add a bicycle rack at Clubhouse
- 3 Add grasses and perennials in Putter's Peak to provide color and textural diversity
- 3 Add phase two driving range



MAY STREET TOT LOT

101 May Street

0.23 Acres

The May Street Tot Lot playground structure was burned down in 2007 in an act of vandalism. The park property is surrounded by single and multi-family housing, with sidewalks providing easy access to the perimeter of the park. There is no park sign, and only two benches and trash barrel are provided as amenities. A few trees exist on the site and provide some shade. The lawn areas are a mix of turfgrasses, clover and weeds. Because the site is so small, a new playground is not feasible as current safety guidelines for fall zones preclude any equipment from fitting on the site.



Recommendations

- 1 Redevelop the park site to include benches, shade trees, grasses and perennials, bicycle rack, etc.
- 1 Explore adding playground elements, like swings or spring toys into the park, that can fit into the small space safely
- 1 Add a new park sign
- 1 Undertake a program to re-establish turf grasses throughout the park

OR

Because the property is difficult to develop and manage because of its size, consider selling the property to the neighboring residential owners at a minimal price simply to remove it from APD responsibility.

Conditions Assessment

Curb Appeal	Poor
Access	Very Good
Site Furnishings	Very Good
Signage	Poor
Landscaping	Poor
Lawns	Poor
Maintenance	Fair



MILL MEADOWS PARK

10 South LaLonde Avenue

3.96 Acres

Mill Meadows Park is a small neighborhood park servicing a limited area of single and multi-family housing. Bordered on the west by a naturalized stormwater management area with light industrial beyond, the park is prone to some flooding. There is a public sidewalk along the entire front of the park to provide neighborhood access. There is a deteriorated parking area behind the park, but it is owned by the adjacent apartment complex. The park is generally inviting from the street as open space. The park sign is in need of replacement and landscaping. The playground is relatively new, constructed in 2006, and offers a good variety of features. Graffiti is a problem on the playground. There is one bench and security lighting at the playground. The soccer field is small and can be used for either organized games or neighborhood pick-up games. A hedgerow of trees and a drainage swale separate the soccer field from the rest of the park site. There are shade trees near the playground, but only provide shade on the structure in the early morning. There is no landscaping within the park, and much of the lawn areas are clover and weeds. Infrequent mowing and wetness have caused rutted areas in the lawn and much thatch after mowing.



Conditions Assessment

Curb Appeal	Good
Access	Very Good
Playground	Excellent
Site Furnishings	Good
Signage	Fair
Landscaping	Fair
Lawns	Fair
Soccer	Fair
Trails	Very Good
Maintenance	Fair



Recommendations

- 1 Add a bicycle rack
- 2 Replace park sign
- 2 Provide additional landscaping within the park, especially to highlight the park sign
- 3 Add shade trees at the playground area
- 3 Add a half-court or three-point line basketball court
- 3 Provide path to soccer field from playground area



NIKE PARK

201 South Rohlwing Road
6.95 Acres

Nike Park falls into the category of a neighborhood park because of its size and amenities, but in many ways is destination-oriented community park because of its location and access. Surrounded by industrial properties and served by an access road that is shared with industrial neighbors, Nike's baseball field caters to organized games, with other amenities ancillary to the ball field. The access drive is easy to miss, with a park sign that is relatively small and easily lost in the visual clutter of Rohlwing Road. The lighted ball field has a new infield, with some clover in the turf areas of the field. The backstop and fencing are rusted and need to be replaced for the safety of the players and spectators. Tennis courts have been converted to house a batting cage, as tennis at this location was not deemed a viable use. A playground provides a distraction for young members of families attending ball games. The playground is already 10 years old, but is in good condition due mainly to the limited use that it receives. There is a lookout tower that is closed for safety reasons. The park sits on a high point that provides great views toward Chicago. The lower area of the park is an open field with grills that were installed in collaboration with the neighboring UPS facility.

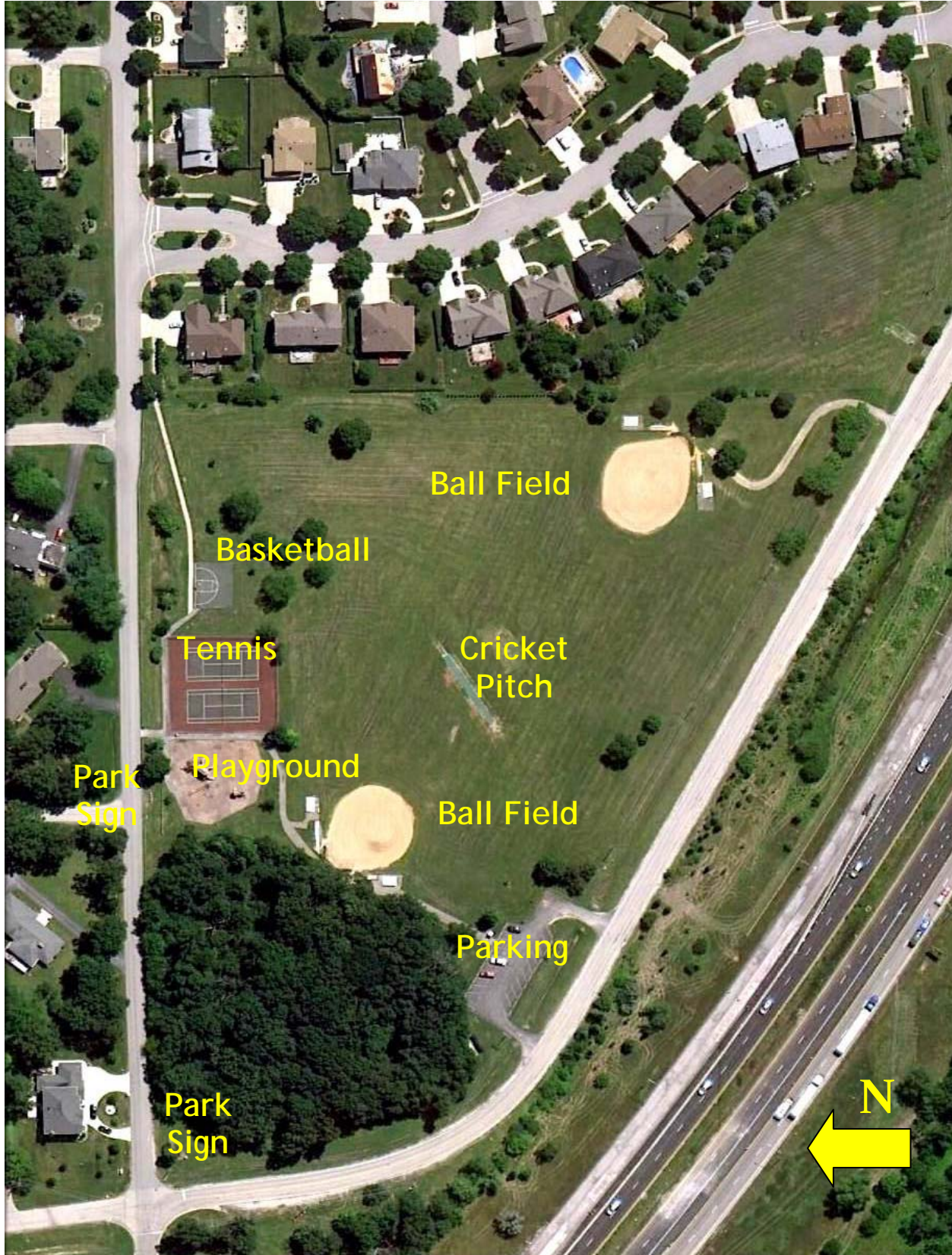
Conditions Assessment

Curb Appeal	N/A
Access	Fair
Playground	Very Good
Site Furnishings	Good
Signage	Fair
Landscaping	Good
Lawns	Fair
Ball Field	Fair
Parking	Very Good
Batting Cage	Fair
Maintenance	Good

Recommendations

- 1 Replace ball field fencing and backstop
- 1 Undertake a program to re-establish turf grasses throughout the park
- 3 Open discussions with UPS regarding their use and maintenance of the lower park area
- 3 Renovate tower for observation and climbing
- 4 Move batting cage to area behind playground
- 4 Redevelop tennis court area as a skate facility
- 4 Consider adding a small ADA-accessible picnic shelter to take advantage of the views





OAK KNOLL PARK

500 East Grand

9.84 Acres

Oak Knoll Park is traditional neighborhood park servicing a residential neighborhood in the northeast corner of the community. Adjacent to I-290 on the south, the park includes a variety of athletic venues and amenities. The park has very good curb appeal from Sherwood Drive on the north, but the placement of a port-a-potty directly adjacent to the entry on the south side detracts from the appeal from Grand. A small parking is available off Grand. Pedestrian access directly into the park is available from the neighborhood east of the park, but no sidewalk connections are available across Sherwood, though traffic volumes are light. There are two park signs, neither of which is at the Grand Avenue park address. Many of the park amenities are aging and in need of renovation. There are two ball fields that are used for organized sports, with a cricket pitch located between the two outfields. There are also tennis courts and basketball. The playground offers a good variety of features, but is at the end of its life-cycle. Walkways within the park have significant slopes that exceed normal guidelines.

Recommendations

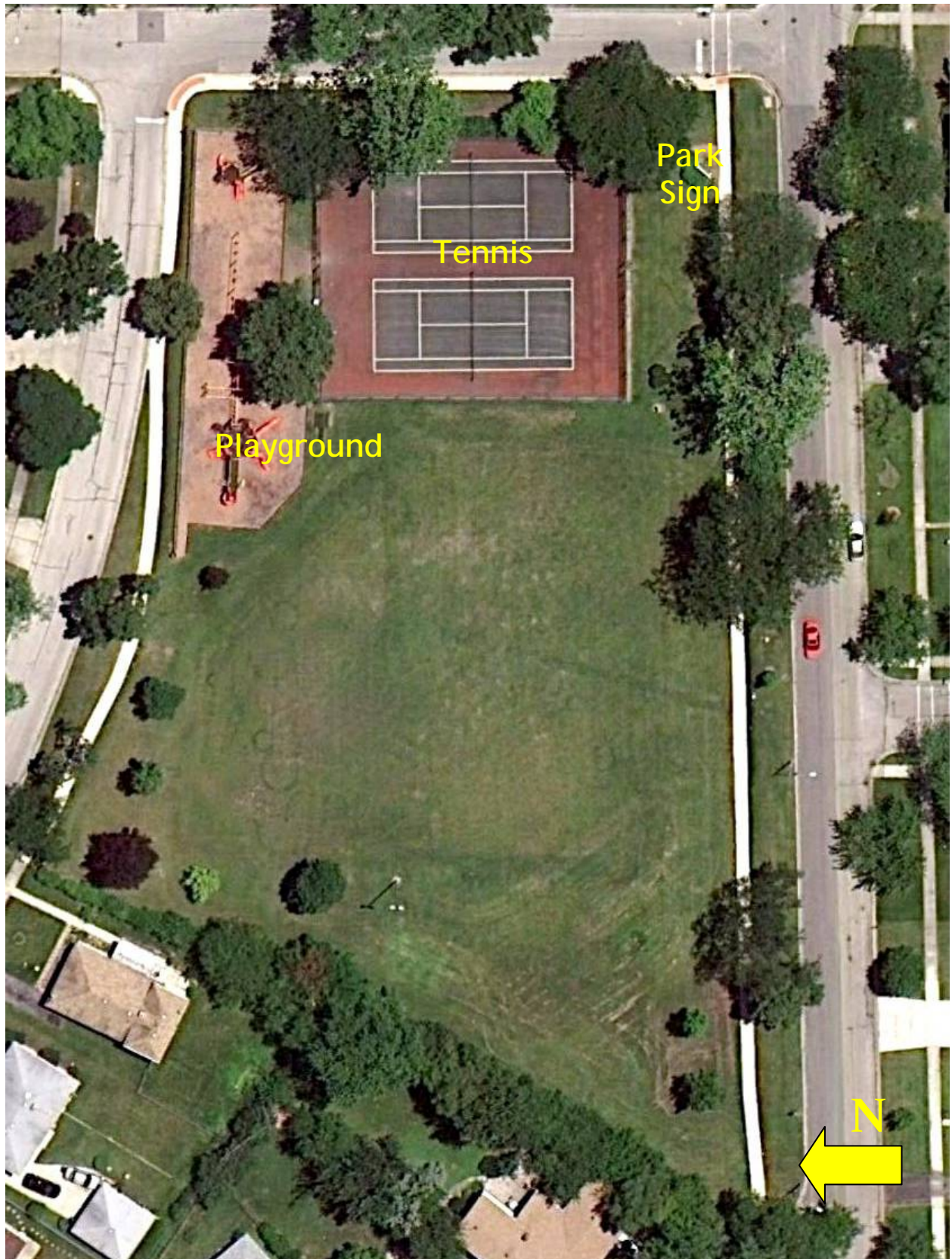
- 1 Redesign the trail to meet ADA standards
- 1 Replace playground
- 1 Move and screen port-a-potty
- 1 Renovate ball fields, including replacement of ball field fencing and backstop, new dugout and bleacher pads with walkways, adding infield mix and re-edge infield
- 2 Undertake a program to re-establish turfgrasses throughout the park
- 2 Renovate tennis courts, including new fencing, new nets, resurfacing/color & player bench
- 2 Resurface basketball court
- 2 Replace benches
- 2 Add park sign at parking lot
- 4 Work with the Village to provide crosswalks to Forest Court and Cardinal Avenue
- 4 Develop trail loop through wooded area



Conditions Assessment

Curb Appeal	Good
Access	Fair
Playground	Fair
Site Furnishings	Fair
Signage	Good
Landscaping	Good
Lawns	Fair
Ball Fields	Fair
Cricket	Good
Tennis	Fair
Basketball	Good
Parking	Very Good
Maintenance	Good





OLD MILL PARK

500 West Byron

2.03 Acres

Old Mill Park is a small neighborhood park completely surrounded by a single-family residential neighborhood. The park has an inviting look, and is easily accessible by public sidewalks on three sides of the park. The park has a limited number of recreation amenities due to its size. The large playground area is at the end of its lifecycle and in need of replacement. A split-rail fence along the playground is a nice aesthetic and safety feature, but needs to be reset to vertical. The tennis court surfaces have some minor cracking and the vinyl-coated fencing is in relatively good condition considering their age. Picnic tables and benches have had minor vandalism, but are still serviceable. There are a variety of trees and shrubs in the park, especially around the perimeter. There is an open lawn area that can be used for a variety of activities. Most of the lawn area is clover.



Conditions Assessment

Curb Appeal	Good
Access	Excellent
Playground	Fair
Site Furnishings	Fair
Signage	Good
Landscaping	Good
Lawns	Fair
Tennis	Fair
Maintenance	Good



Recommendations

- 1 Replace playground and add accessible path from public sidewalk
- 1 Reset fencing
- 2 Undertake a program to re-establish turfgrasses throughout the park
- 2 Replace tennis courts with volleyball and basketball
- 2 Add a bicycle rack
- 2 Replace drinking fountain
- 2 Provide soccer goals that can be used for neighborhood pickup games
- 4 Re-establish ice capability



SUNSET PARK

530 North Kenmore Avenue

3.63 Acres

Sunset Park is a small neighborhood park located on the west side of the community, with single-family residential neighborhood on three sides and bordering on I-355 to the west. Even with a sound wall in place, there is a high level of ambient traffic noise. Access to the park is provided by a public sidewalk along Kenmore, with a trail entering the park site to the playground area. From the street the park looks inviting but dated due in large part to the faded playground colors. The relatively large playground does offer good variety, but is at the end of its lifecycle. The basketball court is located at the back of the park and has no access trail to the court. The court is in relatively good condition, but the backboard is rusted and needs to be painted or even replaced. The lawn on the north side of the court has a significant slope that allows a lost ball to roll 40' to the perimeter fence. A ball field backstop provides for neighborhood pick-up games on a field that is a mix of turfgrasses and clover. There are two ADA picnic tables, with only one on a paved accessible surface. Both tables have been deformed by bending the tables at the open end.



Recommendations

- 1 Replace playground
- 1 Replace or paint basketball backboard
- 1 Add barrier fence off north side of basketball to prevent ball roll
- 2 Replace drinking fountain
- 3 Provide soccer goals that can be used for neighborhood pickup games

Conditions Assessment

Curb Appeal	Good
Access	Very Good
Playground	Fair
Site Furnishings	Good
Signage	Good
Landscaping	Very Good
Lawns	Good
Ball Field	Very Good
Basketball	Good
Maintenance	Good



TAMARA HEIGHTS PARK

400 Eggerding Drive
10 Acres

Tamara Heights Park is a relatively passive community park with a nice single-family neighborhood surrounding most of the park and with I-290 forming the northeast border. The park presents a nice open space image to the neighborhood, with access into the park from two locations on the west and south sides. The park sign is rotting, and the landscape in many areas of the park is over-maintained and in poor condition. There is, however, a nice mix of trees scattered throughout the park. The majority of the lawn areas are clover. The playground is still in relatively good condition, though will likely need to be replaced in a few years. The ball field, used for pick-up games, is in fair condition, with the infield needing to be improved. The site furnishings are a mix of old and new styles and materials. On-street parking is available. The park has a significant amount of open land that could be used to provide other recreation amenities for the neighborhood and community.

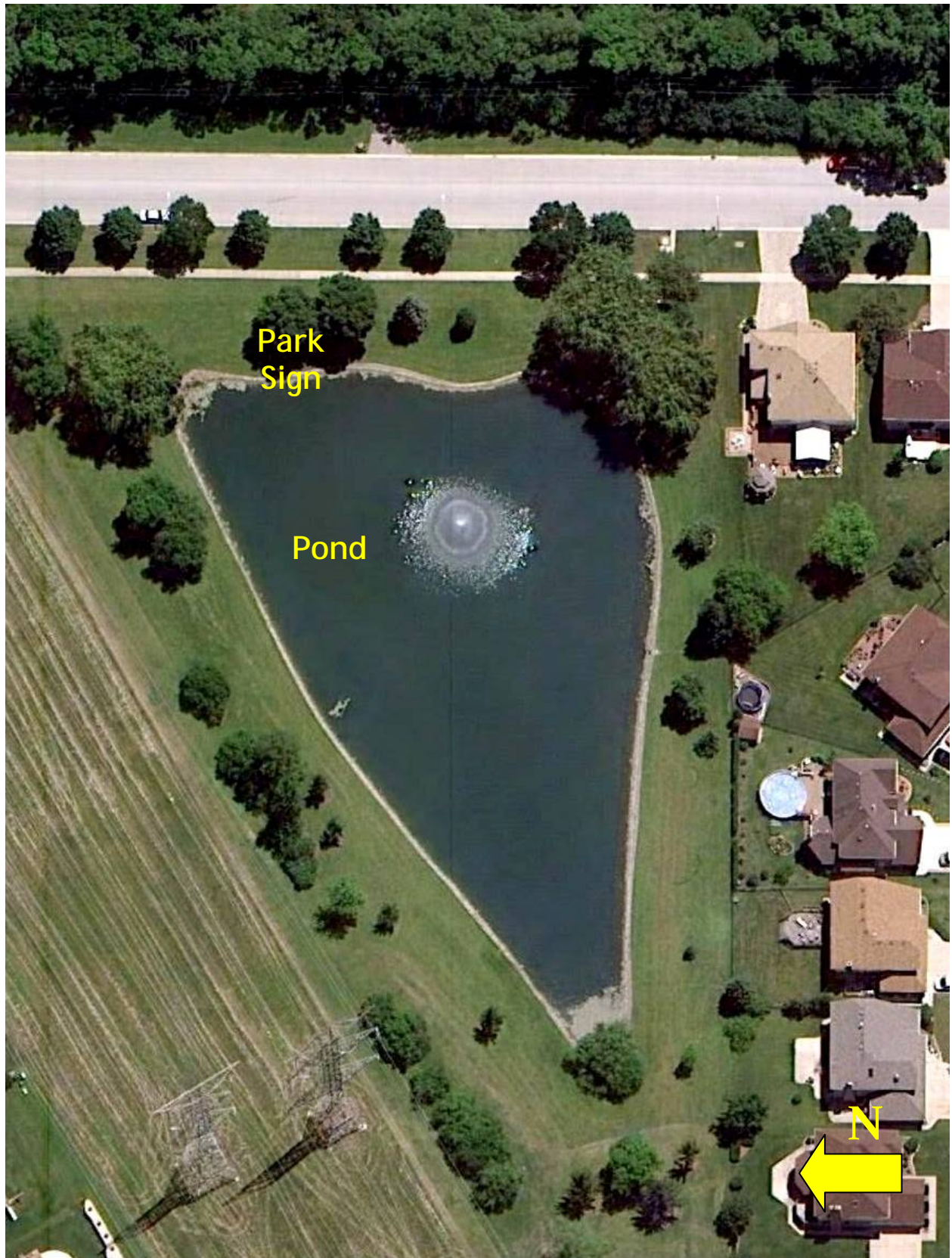
Conditions Assessment

Curb Appeal	Very Good
Access	Fair
Playground	Good
Site Furnishings	Good
Signage	Poor
Landscaping	Fair
Lawns	Fair
Ball Field	Fair
Maintenance	Good



Recommendations

- 2 Replace park sign
- 2 Redesign park sign landscape
- 2 Replace older benches
- 2 Replace bicycle rack
- 2 Convert ball field infield to turf
- 3 Replace playground
- 3 Move playground benches outside playground area
- 3 Add shade trees at the playground area and as shade for the benches
- 3 Provide soccer goals that can be used for neighborhood pickup games
- 4 Lengthen sidewalk to Sumner Street and work with Village to provide a crosswalk to the neighborhood
- 4 Consider adding an 18-hole disc golf course to the park



WESTRIDGE POND

1300 North Itasca Road

3.5 Acres

Westridge Pond is a small open lands park that provides an open space in the northwest area of Addison. The park is simply a stormwater retention pond surrounded by a landscaped berm. South of the park is a nice residential neighborhood. The north edge is a ComEd power line corridor with another residential neighborhood and retention basin beyond the corridor. Across Itasca Road is a large wooded open space that is privately owned. The berm is planted with a nice mix of deciduous and coniferous trees. The pond edge is concrete with inlaid rocks. While there is a sidewalk along the street, there is no real access into the park, and the park sign is the only improvement made to the park.

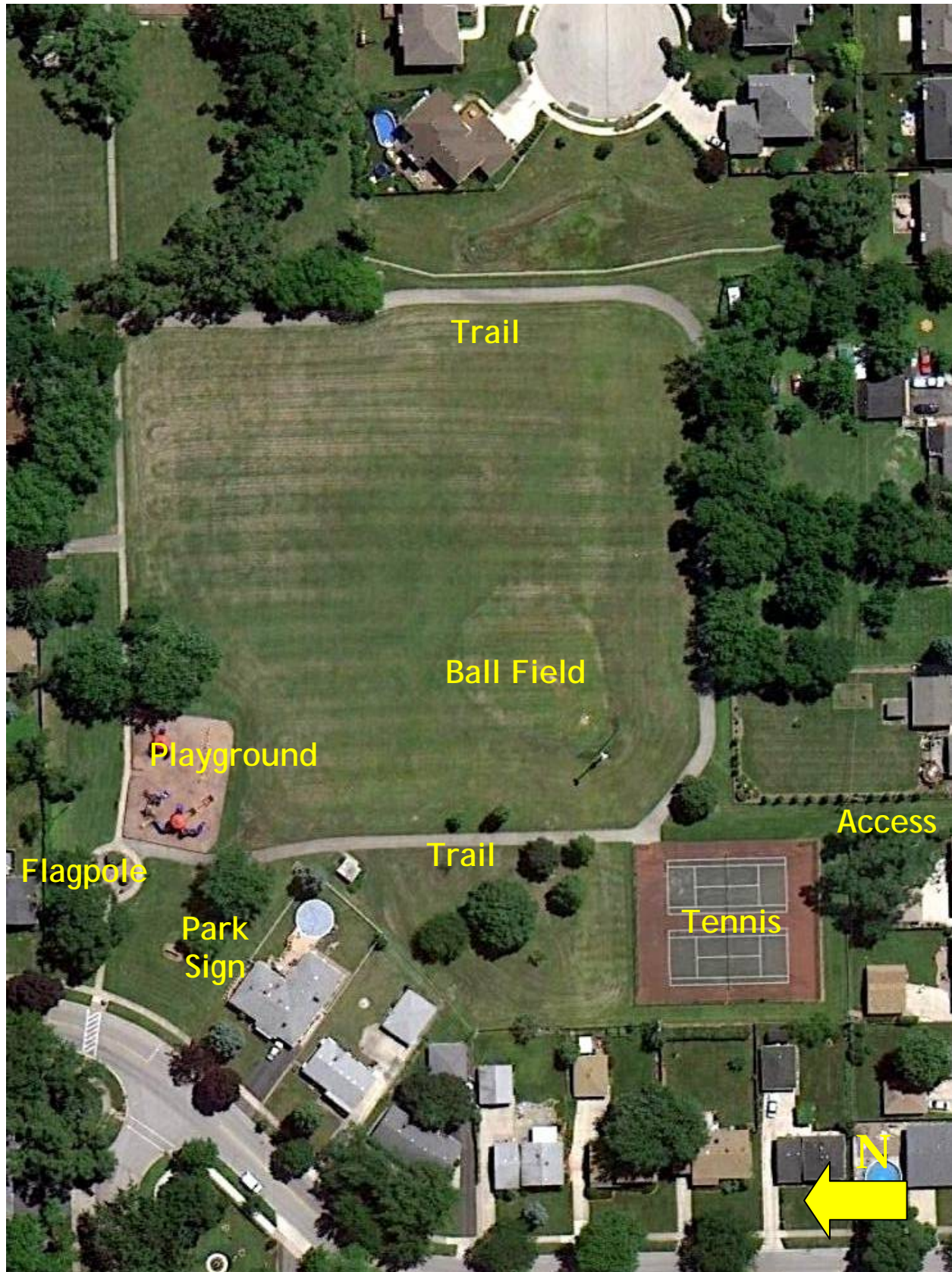
Conditions Assessment

Curb Appeal	Very Good
Access	N/A
Signage	Excellent
Landscaping	Very Good
Lawns	Good
Maintenance	Very Good



Recommendations

- 3 Add two benches along the public sidewalk facing into the pond area, with paved aprons for access
- 3 Provide landscaping at the park sign



WESTVIEW PARK

700 South Harvard

5.27 Acres

Westview Park is a neighborhood park that offers a good variety of amenities to the area residents. The park is surrounded by a single-family residential neighborhood with Ardmore Elementary School also bordering the northeast corner. The park has very good curb appeal that is somewhat tempered by the park dedication/flagpole area that needs work. Public sidewalks provide access from most of the surrounding areas, with a perimeter trail system within the park that connects to all the amenities. There is an access way to Armitage, but no walkway has been developed. On-street parking at the park is limited by the curved road configuration. The playground offers good diversity and is in relatively good condition, but is nearing the end of its lifecycle. Site furnishings are relatively new but exhibiting peeling of the colorcoat. The tennis courts have a major crack and some fence repair needed, but are otherwise in relatively good condition for their age. The lawn areas exhibit significant weed growth.

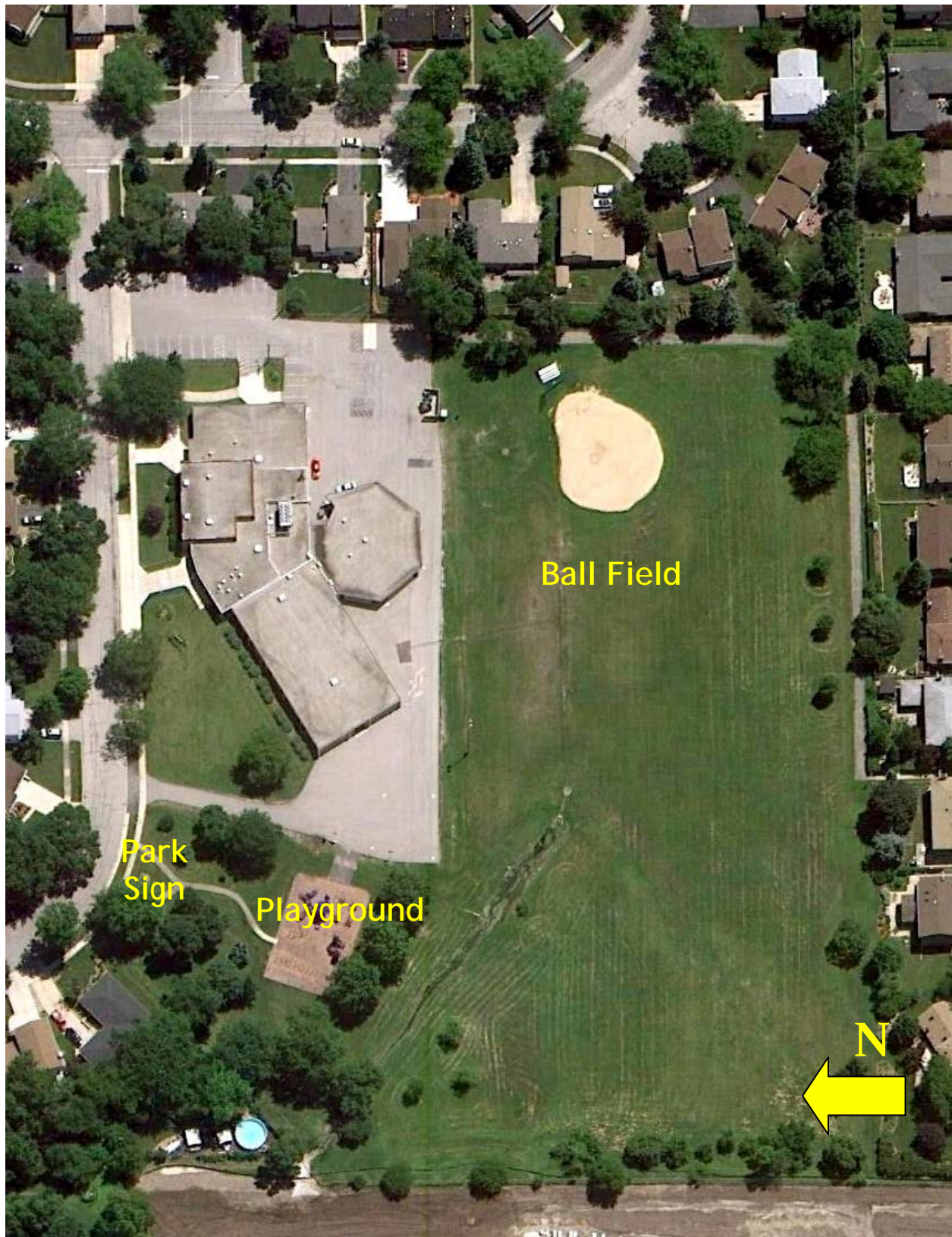


Recommendations

- 1 Convert ball field infield to turf
- 1 Sealcoat bituminous trails
- 1 Repair/replace sections of concrete trails that are cracked
- 1 Repair tennis court surface & fence
- 2 Redesign park dedication area and replace/remove flagpole
- 3 Add a bicycle rack
- 3 Replace playground
- 3 Add shade trees throughout the park, especially at the playground area and as shade for the benches and other amenities
- 4 Provide soccer goals that can be used for neighborhood pickup games
- 4 Provide a paved path from Armitage into the park

Conditions Assessment

Curb Appeal	Very Good
Access	Excellent
Playground	Good
Site Furnishings	Good
Signage	Very Good
Ball field	Good
Tennis	Good
Landscaping	Fair
Lawns	Poor
Maintenance	Fair



WESTWOOD PARK

1121 West Westwood Trail

6.7 Acres

Westwood Park is a neighborhood park that is nestled between the Wesley Elementary School and the athletic fields of Addison Trail High School. A single-family residential neighborhood is adjacent to the east and south, as well as to the north across Westwood Trail. Access to the park is good, with a trail from the street and sidewalks along the east and south boundaries that provide some access from those residential areas. The playground and fields are used by the elementary school children, and yet do not show the expected wear and tear that they could. The playground offers good diversity and subtle coloring. It is in good condition, though nearing the end of its lifecycle. The ball field has numerous problems, including safety issues that need to be resolved. There is a mix of trees at the entry, playground and perimeter of the park. Lawn areas exhibit significant weed growth in the area surrounding the playground and clover in other areas of the park. Basketball is available directly adjacent to the park in the school play area.



Recommendations

- 2 Rebuild ball field backstop with side fencing for safety of players and spectators
- 2 Re-edge ball field infield and add infield mix
- 2 Replace bleachers and provide access path and pad
- 2 Replace playground
- 2 Add a bicycle rack
- 2 Provide landscaping at the park sign
- 2 Add paved aprons in front of benches
- 2 Provide soccer goals that can be used for school and neighborhood pickup games
- 4 Provide a paved path from the south access to the playground area to create a full loop trail
- 4 Add park sign at south entry into the park

Conditions Assessment

Curb Appeal	Very Good
Access	Very Good
Playground	Good
Site Furnishings	Good
Signage	Very Good
Ball field	Poor
Landscaping	Good
Lawns	Poor
Maintenance	Fair



WILDERNESS PARK

1555 West Stone Avenue

3.58 Acres

Wilderness Park is a small neighborhood park in a nice residential neighborhood bordered on the west by a daycare center. The park provides a great open-space look from the street, and has easy access into the park from a public sidewalk. A bituminous trail provides access to the playground. The new playground offers a good variety of activities. New site furnishings were installed at the same time as the playground. The landscaping and lawns are some of the best in the APD system, though some tree maintenance is needed.



Conditions Assessment

Curb Appeal	Excellent
Access	Very Good
Playground	Excellent
Site Furnishings	Very Good
Signage	Very Good
Landscaping	Very Good
Lawns	Very Good
Maintenance	Very Good

Recommendations

- 3 Add a bicycle rack
- 3 Add paved aprons in front of benches
- 3 Provide soccer goals that can be used for neighborhood pickup games
- 4 Add a half-court or three-point line basketball court
- 4 Consider adding three disc golf holes to provide a simple addition to the park amenities



