

MOKENA COMMUNITY PARK DISTRICT



COMMISSIONER
KEVIN K. BROGAN



Comprehensive Master Plan

August 2004

DRAFT

*Edwards
AND
Kelcey*



Engineers
Architects
Planners
Constructors

August 24, 2004

Mokena Community Park District
10925 LaPorte Road
Mokena, IL 60448

Dear Board of Commissioners:

In accordance with our proposal to prepare a Comprehensive Master Plan Update study for the Mokena Community Park District, we are pleased to submit the attached draft final report.

This report is a combination of two unified efforts, including:

- a Community Needs Assessment
- and, the Comprehensive Master Plan

The plan recommends facility development, customer service enhancements, joint development partnerships, as well as future development issues. The complete program recommended by this report represents a well-balanced program that will provide park facilities throughout the Park District.

It has been our pleasure to serve the Mokena Community Park District in this planning effort.

Very truly yours,

EDWARDS AND KELCEY
Architects – Engineers – Planners

A handwritten signature in black ink, appearing to read 'Paul W. Bouchard', written over a white background.

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TABLE OF CONTENTS

<u>EXECUTIVE SUMMARY</u>	<u>1</u>
<u>CHAPTER 1. PREFACE.....</u>	<u>4</u>
1.1 INTRODUCTION.....	4
1.2 APPROACH	4
1. EXISTING CONDITIONS	4
2. FUTURE CONDITIONS.....	5
1.3 PARK DISTRICT HISTORY.....	5
1.4 PARK DISTRICT JURISDICTION AND ORGANIZATION.....	5
1.5 MISSION STATEMENT, GOALS AND POLICIES	6
<u>CHAPTER 2. DISTRICT CHARACTERISTICS.....</u>	<u>8</u>
2.1 PARK DISTRICT BOUNDARIES	8
2.2 TRANSPORTATION.....	9
2.3 PARTICIPATION, COORDINATION & PARTNERSHIPS WITH OTHER AGENCIES	11
2.4 OTHER PLANNING EFFORTS.....	12
2.5 PARK DISTRICT PROGRAMS.....	14
2.6 OTHER PUBLIC RECREATION FACILITIES.....	15
<u>CHAPTER 3. EXISTING POPULATION AND DEMOGRAPHICS</u>	<u>17</u>
3.1 DATA COLLECTION.....	17
3.2 DEMOGRAPHIC TRENDS AND ANALYSIS.....	17
3.3 MOKENA COMMUNITY PARK DISTRICT SERVICE AREA DEMOGRAPHIC ANALYSIS.....	20
<u>CHAPTER 4. EXISTING PARK FACILITIES.....</u>	<u>23</u>
4.1 ELEMENTS OF AND OPEN SPACE SYSTEM	23
4.2 EXISTING PUBLIC PARKS AND RECREATION FACILITIES	25
GRASMERE PARK	28
GREEN MEADOWS.....	29
HECHT PARK	30
MAIN PARK	32
MCGOVNEY PARK.....	33
TINLEY GARDENS PARK.....	34
WILLOWVIEW PARK.....	35
HERITAGE PARK.....	36
RIIVENDELL PARK.....	37



**Mokena Community Park District
Comprehensive Master Plan**

August 2004

BUSKE PARK	38
MARLEY CREEK PARK	39
4.3 COMPARISON WITH OTHER DISTRICTS – BENCHMARK SURVEY	40
<u>CHAPTER 5. IDENTIFICATION OF EXISTING NEEDS</u>	<u>44</u>
5.1 PUBLIC INVOLVEMENT	44
5.2 FOCUS GROUP SESSIONS.....	44
5.3 CITIZEN SURVEY RESPONSE.....	47
<u>CHAPTER 6. OPEN SPACE STANDARDS</u>	<u>50</u>
6.1 OPEN SPACE SYSTEM	50
6.2 PARK AND OPEN SPACE STANDARDS	52
6.3 STANDARDS AND RECREATIONAL FACILITIES.....	53
6.4 SERVICE AREAS.....	54
<u>CHAPTER 7. THE COMPREHENSIVE MASTER PLAN.....</u>	<u>63</u>
7.1 COMPREHENSIVE MASTER PLAN RECOMMENDATIONS.....	63
7.2 CAPITAL IMPROVEMENT PRIORITIES.....	69
<u>CHAPTER 8. IMPLEMENTATION.....</u>	<u>71</u>
8.1 FINANCING THE COMPREHENSIVE MASTER PLAN	71
8.2 CONCLUSION	75
<u>LIST OF MAPS.....</u>	<u>76</u>
<u>LIST OF APPENDICES</u>	<u>77</u>



Executive Summary

The Mokena Community Park District (MCPD) service area covers over 20 square miles and serves a population of over 20,000 people. The MCPD maintains some 260 acres of parks and playgrounds.

Since its organization in the year 1959, the MCPD, its Board and staff have been committed to providing quality, affordable and rewarding programming and amenities for its constituents.

Consistent with the forecasts laid out in the MCPD Comprehensive Master Plan of 1995, the past several years has brought a significant increase in the number of MCPD constituents, as well as an increase in the demand for indoor recreation opportunities.

The goal of a Comprehensive Master Plan is to provide for a functional plan for parks, recreation and open space that builds upon existing facilities, assets and amenities, and addresses the need for park sites, facilities, programming and activities to meet community needs in the future. As a result of this planning effort, it has been made clear that the District's top priority over the near-term is the development of an indoor recreation facility. Additionally, there is a need to plan for the future of park district with an emphasis on facilities and programs for the next twenty years.

The District is commended on its proactive stance on the identification, acquisition and sub sequential development of park space to accommodate the growing populace. Many of the District's accomplishments over the past ten years can be attributed to the Board and staffs' commitment to following the recommendations established in the 1995 MCPD Comprehensive Master Plan. It is the hope that as the community completes its build-out and expansion opportunities become limited, that this current Master Plan Update can aid the District in a similar fashion.

The evolution of the MCPD through the redevelopment of existing facilities and creative program scheduling is a challenge and concern if the MCPD is to respond to future program and facility demands. The MCPD recognizes that a comprehensive analysis of current programs, services, and facilities is necessary to help the District better prepare for these changes and the Master Plan will be a flexible tool to aid in its planning.

Mokena Community
Park District

MISSION STATEMENT

The objective of the Mokena Community Park District is to provide recreational opportunities to enhance the health, educational, athletic and cultural well being of its residents and to protect and preserve significant park and open space areas within Park District boundaries.



Mokena Community Park District Comprehensive Master Plan

August 2004

Edwards and Kelcey has been retained to prepare an update to the *Mokena Community Park District Master Plan*. This report is a culmination of research and analysis of existing conditions, demographic trends, public perceptions and the goals of the Park District Board, staff and Park District residents.

The Planning process encompassed the following stages:

- An inventory of existing public park and recreational facilities, educational and recreational programs, and facilities and programs that compete with the MCPD.
- A Benchmark Analysis of National park and open space standards in comparison to existing MCPD facilities was conducted.
- A Community Needs Assessment to understand the public perception of MCPD services.
- Recommendations to improve park district programs, services, and facilities and other planning recommendations.
- An implementation plan which identifies funding sources and potential partnerships.

Existing Conditions

Each park site and facility was visited to provide an assessment of the general condition/configuration, accessibility, and the condition of equipment at the site (when applicable). This assessment was based upon comparative site surveys of other park districts, National and State safety guidelines, professional judgment, accessibility recommendations and nationally accepted park planning guidelines.

Each park site and facility was assessed on a scale of 1 to 5 (5 = best) for its general condition/ configuration, accessibility, and the condition of equipment at the site. These performance measures are further explained in the Comprehensive Master Plan document. The overall District rating resulted in an above average score of 3.9. Park and facility conditions averaged a score of 4.3, accessibility averaged a score of 3.7, and equipment averaged a score of 3.7. Favorable opinions of the District amongst its residents regarding the maintenance of local parks can likely be associated with this above average assessment of the overall condition of MCPD parks and facilities.

The current District population is 21,295, and while the population within the District is not expected to increase at the rate of neighboring communities (due to land scarcity), the District is still expected to increase its population by nearly 50% by the year 2030 to ~~40,499~~. The District currently has a surplus of approximately 64 acres of open space according to national standards.

29,282.



Mokena Community Park District Comprehensive Master Plan

August 2004

Future Conditions

Following National open space standards, it is projected that the District will be maintain its current surplus by approximately 17 acres by the year 2020 if no new parks sites are added. This document provides guidance as to how best to prepare for and potentially avoid a decrease of this projected surplus. It is important for the District to sustain and build upon its existing intergovernmental relationships to jointly identify and ultimately develop future park sites.

Community Needs Assessment

Two phases of research were conducted to determine the community needs. First, a series of focus groups with community members identified key issues. Second, a Community Needs Assessment mail survey was conducted in an effort to provide a quantitative measure of critical issues. Responses to the mail survey resulted in a statistically invalid sample.

Recommendations

The Mokena Community Park District Comprehensive Master Plan Update consists of 26 recommendations and implementation strategies aimed at helping the District meet the expectations of its constituency over the next several years. Recommendations have been made in the following categories:

- Public Relations/Customer Service
- Senior Programming
- Park and Facility Development
- Intergovernmental Relationships
- Land Acquisition
- Park Renovations/Improvements

Specific guidance is provided in terms of how the District should plan to serve its future constituency.

Lastly, it is important to remember that a Comprehensive Master Plan provides merely a snapshot of current recreational conditions in the District and utilizes techniques to gauge where the District is, and where it *can* be. As policies shift, unforeseen circumstances arise or otherwise, it is important that the District revisit this document and make revisions accordingly.



Chapter 1. Preface

1.1 Introduction

With the tremendous growth that the southern suburbs have been experiencing, and the approaching full build-out of their service area, the Mokena Community Park District recognizes the need to plan for further development of the park system. Edwards and Kelcey has been retained to prepare an update to the Comprehensive Master Plan for the District. This report is a culmination of background information, trends, perceptions, and goals of the Park Board, staff, and Park District residents.

The Comprehensive Master Plan is intended to be a planning tool that provides a guideline or framework for future park development and to aid in upgrading and increasing utilization of existing parks.

This working document provides a guide for:

- identifying and preserving appropriate areas for open space and recreation
- acquiring and developing parks to meet present and future population needs
- systematically improving existing parks
- developing facilities to serve all age groups
- ensuring maximum use of each facility
- implementing master plan recommendations in an orderly sequence

Development of a master plan can also aid the Park District when applying to Federal, State, and local agencies to secure acquisition and development grants. This plan is based upon recommended and accepted national park and recreation standards adjusted for local characteristics.

1.2 Approach

This plan was developed to provide a living document which can be readily modified to account for changes in population growth and policy modifications. It follows a logical sequence which begins with the identification of existing needs and concludes with the establishment of direction for provision of park and recreation improvements for the future population. The sequence includes the following major components:

1. Existing Conditions

- Identification of Park District Goals and Policies.
- Quantitative Analysis of existing population and demographics.



Mokena Community Park District Comprehensive Master Plan

August 2004

- Determination of recreational facility requirements based on population and recognized standards.
- Identification of facility deficiencies to service existing population.
- Assessment of existing facilities and function.
- Recommended improvements and enhancements necessary to service existing demand.

2. Future Conditions

- Quantitative Analysis of future population, demographics, and growth trends.
- Determination of overall recreational facility requirements to service future population.
- Identification and discussion of specific area trends and establishment of planning direction for future facilities.

1.3 Park District History

The Mokena Community Park District Board held their first meeting on July 15, 1959 at the Mokena Methodist Church. Lots were drawn for the terms of each member and the members took their oath before Ray Hoolehan. The Board consisted of Clarence Lauffer, Charles Swanberg, Edwin Yunker, George Carlisle, and Florence Niethammer. Ray Hoolehan was hired as attorney to help organize, draw up ordinances and handle all legal matters. Ordinance 1.02, the appropriation ordinance for fiscal year July 1, 1960 to June 30, 1961 amounted to cash on hand of \$8,970. The original Park District boundaries were also defined in 1959. A 28 acre land donation from the Mokena Civic Association was the first to enable the Park District to provide and improve facilities to service the recreational needs of District residents.

1.4 Park District Jurisdiction and Organization

The Mokena Community Park District is a separate and distinct public agency created to provide park facilities and recreation programs for its residents. The District's area encompasses all of the Village of Mokena and portions of the Villages of Orland Park, Frankfort, New Lenox, and Tinley Park. Although the majority of the District lies in Will County, the northerly portion is located in Cook County. The Park District is empowered by law, under the Park District Code of the State of Illinois General Assembly, to levy taxes and issue bonds, as approved by referendum. The District's seven member board, which serves four year terms, establishes the District's goals and policies and is responsible for making decisions and implementation of such. The Board holds their regular meeting at 7:00 p.m. on the 2nd Tuesday of the month at the Village Hall, 11004 Carpenter in Mokena. The Board also holds a workshop meeting at 6:00 p.m. on the 4th Tuesday of the month at the Park District Administrative Center, 10825 LaPorte Rd. in Mokena. The Park District has 7 full time staff members, 8 part time employees, and 100-140 seasonal employees.



Mokena Community Park District Comprehensive Master Plan

August 2004

The Village of Mokena and the Mokena Community Park District have entered into intergovernmental agreements and developer contribution ordinances regarding land for public recreation use. Appendix A contains relevant agreements, ordinances and policy statements.

A park district has certain powers of annexation and disconnection, as defined in the State Code. This governing body is empowered to acquire gifts, grants or purchase, or in the case of lands lying within its limits, by condemnations, any lands or real estate necessary for development of its parks. Special provisions are made in the Park District Code regarding the powers of a Park District for the construction and operation of swimming pools, artificial ice rinks, golf courses and similar capital improvements. Park Districts are allowed to issue revenue bonds for such facilities, and these bonds do not increase the tax levy but are paid for by revenues received from users of the installations.

1.5 Mission Statement, Goals and Policies

The primary purpose of the Park District is to provide park facilities and recreation programs that serve the needs of Park District residents, from toddlers to senior citizens.

Mission Statement: The objective of the Mokena Community Park District is to provide recreational opportunities to enhance the health, educational, athletic and cultural well being of its residents and to protect and preserve significant park and open space areas within Park District boundaries.

General Goal: The Mokena Community Park District has the responsibility and obligation to all residents of the Park District to provide adequate park sites and services in accordance with this comprehensive park plan as amended from time to time.

Specific Policies:

- Strive to increase and improve communications and coordination efforts between residents and affected intergovernmental agencies on issues affecting the recreational needs of District residents.
- Provide a variety of active and passive activities and comprehensive programs for all age groups.
- Search for alternate revenue sources available for the enhancement of District facilities and programs.
- Enhance existing public parks.
- Acquire land for public parks and open spaces throughout the Park District boundaries which meet or exceed national standards with emphasis on preserving and enhancing the natural environment.



Mokena Community Park District Comprehensive Master Plan

August 2004

- Develop park, recreation and open space policies and objectives which maintain consistency with sound planning principles.
- Identify and/or reserve sufficient land resources within the District to meet current and future recreation needs.
- Coordinate with other public agencies to provide for joint development of recreational sites where applicable.
- Link major park, recreation and open spaces with residential neighborhoods and forest preserves via safe pedestrian and bicycle routes.
- Encourage annexation of land to encourage expansion of the Park District.



Chapter 2. DISTRICT CHARACTERISTICS

2.1 Park District Boundaries

The Mokena Community Park District has territorial limits which extend beyond the Village of Mokena. Exhibit 2-1 illustrates the District's approximate boundaries. At the time of this document, the District owns 11 developed park sites and 3 undeveloped park sites amounting to approximately 233.84 acres. With the onset of additional residential housing development being constructed within the area, there are an additional 9 parks 'on-line' for near term development. These additional sites include the following:

Park Site Name	Size	Future Park Classification
Boulder Ridge	4.5 acres	Neighborhood Park
Foxborough	5.6 acres	Neighborhood Park
Whisper Creek	6.7 acres	Neighborhood Park
Prairie Ridge	6.6 acres	Neighborhood Park
Manchester Cove <i>*(7/04 - developed)</i>	2.2 acres	Mini Park
The Oaks	1.64 acres	Mini Park
Timberspoint	.48 acres	Mini Park
Brookside Meadow	3.1 acres	Mini Park
Jeny Glen	.87 acres	Mini Park
<i>TOTAL ADDITIONAL ACREAGE</i>	<i>+/- 32 acres</i>	

The District boundaries in total comprise about 19 square miles or approximately 12,135 acres.

Services are provided to all of the residents of the Village of Mokena, and a portion of the residents in Orland Park, Frankfort, Tinley Park, and New Lenox. The boundaries include some residential properties from Homer, New Lenox, Orland, and Frankfort townships. The boundaries lie within Will County, as well as the portion of Cook County north of 183rd Street¹. It is anticipated that the District boundaries may be modified over time to accommodate development and adjust to the changing recreational needs of this influx, and reflect expanding annexation of neighboring Villages.

¹ On 2/17/2004, the MCPD entered into an intergovernmental agreement to voluntarily disconnect properties lying within the municipal boundaries of the Village of Orland Park (i.e., north of 183rd, east of the Will-Cook line, and west of LaGrange Road).



Existing land use is predominantly single family residential, with a rapidly increasing number of townhomes. There is a healthy blend of commercial uses in downtown Mokena & along U.S. Route 45 (LaGrange Road) and US Route 30 (Lincoln Way) & 191st. This commercial area has been significantly enhanced since the Village's recent streetscape program and recent Framework Planning efforts. As identified within the Village's Comprehensive Plan, the future development of a transit-oriented development will likely further stabilize and enhance this important area shopping district.

2.2 Transportation

The Mokena Community Park District area residents are served by commuter rail service provided by Metra/Metropolitan Rail on the Rock Island & Pacific Railroad. This service is used primarily by residents commuting to jobs in Chicago and provides ready access to this major employment center. Commuter rail is also used by out of district residents to participate in District program and facilities. There is no other available public transportation system in the area. Other than rail transportation residents rely on automobile and bicycle for area-wide transportation.

The Park District is well placed with regard to major highway facilities. Interstate 80 (I-80) runs through the northern Park District boundary. Approximately five miles to the east of the Village of Mokena is Interstate 57 (I-57). Together, these routes provide the principal east west and north south access for high speed traffic moving to, from and through the District.

There are four arterial road systems within the Park District limits. U.S. Route 45 (LaGrange Road) and Wolf Road run north and south through the District. U.S. Route 30 (Lincoln Highway) runs along the southern perimeter and U.S. Route 6 (Southwest Highway) runs along the northwestern portion of the District. These arterials form the primary framework for the localized street network.



2.3 Participation, Coordination & Partnerships with Other Agencies

The Mokena Community Park District has a history of harmonious working relationships with other Park Districts as well as other public agencies within their jurisdictional boundaries.

Residents of the District benefit from an abundance of passive recreation opportunities due to the proximity to Will County Forest Preserve property, Van Horne Woods and Hickory Creek Forest Preserves. The resources allow District residents to connect to a passive recreational experience spanning over 1,600 acres in size via the Old Plank Road and the DuPage River Trails.

The Mokena Local Governmental Consortium was established in February 1995 to bring local bodies of government together for the purpose of information sharing, coordination, and support. One representative from the Village of Mokena, Mokena Community Park District, Mokena School District #159, Lincoln Way High School District #210, Mokena Fire Protection District, Mokena Chamber of Commerce, and the Mokena Public Library meet once a month to discuss issues relevant to the area.

Many other local agencies work in partnership with the Park District to provide services to area. For example, the Emergency Services Defense Association (ESDA) donates many man hours per year to provide for traffic, parking and security, especially during Park District events. The Police Department provides security at Park District events and offers the Stranger Danger Program through the Park District. The Fire Department holds classes for the Park District to teach pre schoolers and summer camps about fire safety, conducts baby sitting classes, CPR and first aid classes for park district employees, and works with the District to ensure a safe environment for park patrons. The Cook County Sheriff's Department offers free safety program activities for grades K-3rd.

The Park District is assisted by the Key Club sponsored by the Mokena Kiwanis Club with the annual Breakfast with Santa and Bunny Brunch. MCPD partners with Lincoln Way High School, Frankfort, Frankfort Square, Manhattan and the New Lenox Park District to organize and to promote the annual Family Faire offered at either the Frankfort or New Lenox campuses.

The Park District works in conjunction with the Village of Mokena to host the annual Fourth of July Fireworks Display held at Main Park. In addition, in 2004 the Mokena Historical Walk will step off from the Yunker Homestead in cooperation with the Mokena Historical Society.

The District participates in the Mokena Chamber of Commerce annual Business Expo, and Fourth of July Parade, including the annual Christmas Fest Parade of Lights



Mokena Community Park District Comprehensive Master Plan

August 2004

sponsored by the Front Street Merchants. The District is represented on the Mokena Advisory Youth Commission working to bring activities to the youth of the community.

In conjunction with the Illinois Secretary of State, the Park District offers Rules of the Road for its residents. Hunting Safety and Boating Safety are offered in conjunction with the Illinois Department of Conservation, Division of Law Enforcement.

The Mokena Community Park District, along with the Frankfort Square and Frankfort Park Districts, in cooperation with the Lincoln Way High School District #210 has formed the Lincoln-Way Area Parks (L.A.P.). This association was formed to offer recreation programming at the Lincoln-Way East High School campus facilities. Comprised of a Director from each agency, this union is a perfect example of cooperation between outside agencies for the common goal of area residents. Each District offers combined programming in the Field House, fitness room and aquatic center. Participants must register for L.A.P. programs through an above named Park District or at the Lincoln-Way East Field House during L.A.P. hours.

Mokena School District #159, Lincolnway High School District #210, Summit Hill School District #161, the Village of Mokena, and the Mokena Public Library allow the Mokena Community Park District to utilize some of their facilities for Park District programs. Many of the programs would not be possible without use of these facilities. The reliance on programming within area-wide schools has often caused undesirable scheduling overlaps for MCPD program participants. The absence of an MCPD indoor facility greatly limits the program offerings available to District residents.

The Southwest Soccer League provides recreational soccer league play for the Lincolnway area for the 10-14 age groups. This league is administered by representatives from Frankfort Square, Mokena, New Lenox, Manhattan, Oak Forest, and Joliet. Micro-soccer leagues are available in-house for children between the ages of 8-10.

The Mokena Frankfort Athletic Youth Association (Burros Football) and the Mokena Baseball Association utilize the Park District facilities for league activities. Each group works closely with the District providing assistance with volunteers and funds to provide improvements to the playing fields.

2.4 Other Planning Efforts

A Comprehensive Community Master Plan was developed by the Village of Mokena in 2002. This plan incorporated concepts for the provision of open space for park and recreational use, with a specific emphasis on the importance on preserving the rural character of the community. The plan states "Village officials and residents have expressed the desire to maintain the character and quality of the community through the provision of services and recreational opportunities, preservation of open spaces, and development of high quality residential areas that retain the countryside, and



Mokena Community Park District Comprehensive Master Plan

August 2004

small town character of the of the Village..”². This Master Plan will serve to supplement the Village concept while maintaining the mutual goal of providing for the recreational needs of the community and District. This spirit of cooperation continues on items such as grant efforts on pedestrian ways, upgrading of existing park facilities, and master planning of new facilities. Additional notable open space and recreation related discussions that are contained within the Village’s plan include the following goals, objectives and action items:

- Encourage well-designed, walkable residential developments which are accessible to open space an recreation facilities, commercial and employment centers, and basic community services. (pg.12)
- Identify and encourage the preservation of areas having scenic, architectural, or historic significance. (pg.13)
- Provide a system of pedestrian trails, walkways, and bikeways that encourages safe and easy circulation throughout existing and future developments within and beyond the Village. (pg.14)
- Identify and reserve sufficient land resources in the Village to meet current and future recreation needs. (pg.14)
- Link park, recreation, and open space with residential neighborhoods via safe pedestrian and bicycle routes. (pg.14)
- Locate active recreation sites (ballfields, game courts, etc.) near visible traffic corridors and promote their interrelationship of passive recreation sites and open space environmental corridors. (pg.15)
- Require local neighborhood parks, such as tot lots, in all residential development. (pg.15)
- Open spaces should provide a focal point for the community both visually and socially. (pg.42)
- Other noted redevelopment opportunities include a community plaza located north of the relocated Metra Station, and the potential for a community/cultural center located on the north side of the McGovney Street extension, south of the proposed Metra Station. The Village does not currently house a community/cultural center, and as expressed at the public listening sessions the residents in attendance would like the Village to explore its feasibility. As stated at the public meetings, the development of a community/cultural center could help to not only bring Mokena residents to the downtown, but also those from neighboring communities, which could result in increased economic activity in the downtown. (pg. 54)
- Existing tree masses and tree lines should be maintained with any development proposed south of the existing unincorporated residential development located to the northeast of the development concept site. Along with preserving and protecting the natural environment, this will serve to act as a transition between existing and future residential development, offering interest and opportunities for the development of a park. (pg.68)

² Village of Mokena, Comprehensive Plan – Framework Plan (August 2002), pg. 7



2.5 Park District Programs

The Mokena Community Park District provides a wide range of programs for its residents and non-residents. Seasonal brochures are printed and mailed to residents three times a year. In addition to its regularly scheduled programs, special events and outings are held. Playing field league activities are offered through the Park District and independent associations. Since playing fields are usually completely reserved due to a deficient number of fields in relationship to the demand, Park District programming has priority.

Innovative programming continues to encompass all ages, all interests and all abilities with approximately 300 programs being offered annually. Program offerings are continuously being added and expanded. A more recent programming effort has been the installation of a disc golf course on the south side of the Yunker property. The course contains 27 Mach 5 baskets with 54 tee pads serving the beginner, intermediate, and professional player. The course stretches over 35 acres of rolling timberland and grassy meadow. Because of the rolling terrain, length of course, and the obstacles presenting unique challenges, it is certain to be one of the premier courses in the State of Illinois.

Family entertainment is offered in the area of outdoor concerts, free outdoor movies, festivals, holiday programs and day trips.

Tots through school age children can participate in a large array of arts and craft classes, theme parties, dance, music, science, discovery, safety and environmental programs, along with learning the introductory skills and techniques necessary for athletic participation.

Personal achievement is gained through offerings in floral design, culinary arts, painting, drawing, horseback riding, karate, dance (ballet, tap, jazz, country western and ballroom), sewing, calligraphy, woodcarving, yoga, etc.

Educational programs are offered in health and safety, fitness, finance, technology, landscaping, gardening, home repairs and decor, parenting, nutrition, dog obedience, and taxes.

Various clinics offer certification in fishing, hunting, boating, first aid, CPR, coaching, baby sitting, refereeing, and more.

A wide range of athletic programs for all ages include basketball, softball, tee ball, volleyball, golf, tennis, track, inline skating, inline hockey, dodge ball and soccer. The Mokena Community Park District is well known for its in-depth instructional program, serving all ages and all abilities via the GymLINC cooperative organization.

Other program activities include a Men's 16" Slow Pitch League and 12" Coed Softball, and the ever expanding recreational and power sand volleyball leagues.



One (1) day trips and extended tours are planned with outings to sporting events, festivals, dinner theatre, concerts, plus trips to other attractions within the continental United States. The District works in cooperation with neighboring Park Districts to ensure that trips meet the minimum requirements.

Special events are held throughout the year with the Park District hosting tournaments, contests, flea markets, craft shows, and outdoor concerts. A successful Halloween Hollow Fest attracting 10,000 plus involving hundreds of volunteers and many businesses and organizations throughout the community is held annually.

Under the auspices of the Lincolnway Special Recreation Association, a program for Adaptive Recreation for the Disabled is offered through cooperative agreements with Manhattan, New Lenox, Peotone, Mokena, and Frankfort Park Districts. Special populations served are people with learning disabilities, those with physical handicaps, those that are educable mentally handicapped (E.M.H.), those who are trainable mentally handicapped (T.M.H.), and people who are visually impaired or those with other special needs.

2.6 Other Public Recreation Facilities

There are several jurisdictions whose boundaries fall within the Mokena Community Park District. Listed below is a summary of the type of recreational amenities offered by these Villages.

The Village of New Lenox is located immediately southwest and adjacent to Mokena. The majority of this Village, with the exception of the far eastern area, is covered by the New Lenox Community Park District. A portion of these Village residents reside within the boundaries of the Mokena Community Park District. The Village, in cooperation with the New Lenox Park District, require cash or land donation from developers for future recreational open space needs. They provide programs, trips, and have a community center with programs for senior citizens. The Park District owns 414 acres of park land, leases 50 acres, and has 24 park sites.

The Tinley Park Park District is located immediately east and northeast of the MCPD. It has 37 parks, owns a total of 211 acres, and leases 164 acres. Tinley Gardens Park, under the jurisdiction of Mokena Community Park District, is located in this area. The Village of Tinley Park and the MCPD have been working cooperatively to provide a park site for residents of the Timberpoint subdivision, a portion of this subdivision falls within the municipal boundaries of Tinley Park, and the boundaries of the MCPD.

Orland Park, located immediately north of Mokena Community Park District, organized a Recreation and Parks Department in 1972. Its boundaries encompass more than 20



Mokena Community Park District Comprehensive Master Plan

August 2004

square miles and services the majority of the Village of Orland Park. They have 46 park sites, own 626 acres and lease 75 acres.³

Village of Frankfort is located south of the MCPD and its recreation needs are served by the FFPD. A portion of residents within this area are jointly served by the MCPD as well as the FFPD.

Together, these departments and districts provide a number of parks and services for area residents. With the rapid growth of the previously unincorporated areas and continually changing municipal boundaries, jurisdictional issues involving the various Park District are and will continue to be a challenge. Boundary and future annexation concepts are further explained in Chapter 6 of this Master Plan. In addition to the Villages listed, the Mokena Community Park District has within its boundaries Will County Forest Preserves as well as some Cook County Forest Preserve areas.

³ On 2/17/2004, the MCPD entered into an intergovernmental agreement to voluntarily disconnect properties lying within the municipal boundaries of the Village of Orland Park (i.e., north of 183rd, east of the Will-Cook line, and west of LaGrange Road).



Chapter 3. EXISTING POPULATION AND DEMOGRAPHICS

3.1 Data Collection

Retrieval of demographic information for the Park District is somewhat complicated due to overlapping jurisdictions. However, advanced technology and the publication of U.S. Census data with geo-spatial references on the internet have made such analysis easier and more precise. Now available at no cost from the County of Cook, is demographic information on a block level as well as geo-spatial references. A Geographical Information System (GIS) is able to compile various specific types of demographic information for areas within the Park District. When the 1995 Mokena Community Park District Master Plan was published, these technical tools were not as readily available, nor the data.

The following resources were used to collect and analyze demographic data:

- 1980, 1990, and 2000 U.S. Census data
- U.S. Census Cartographic Boundary Files
- U.S. Census Block Data
- NIPC 2020 Population Forecasts
- NIPC 2030 Draft Population Forecasts (dated 9/18/03)

3.2 Demographic Trends and Analysis

The Village of Mokena has been growing rapidly for the last twenty years and is expected to have little vacant land available for residential or commercial development after 2010. The 2000 U.S. Census indicated that the population of Mokena is 14,583.⁴ The population has increased by 45% since 1990 and 219% since 1980 when the population was 4,578. Several of the communities surrounding Mokena have experienced similar population growth over the last ten years, as illustrated in the table below.

⁴ A special census conducted by the Village in 2004 resulted in a revised population total of 16,348.



**Mokena Community Park District
Comprehensive Master Plan**

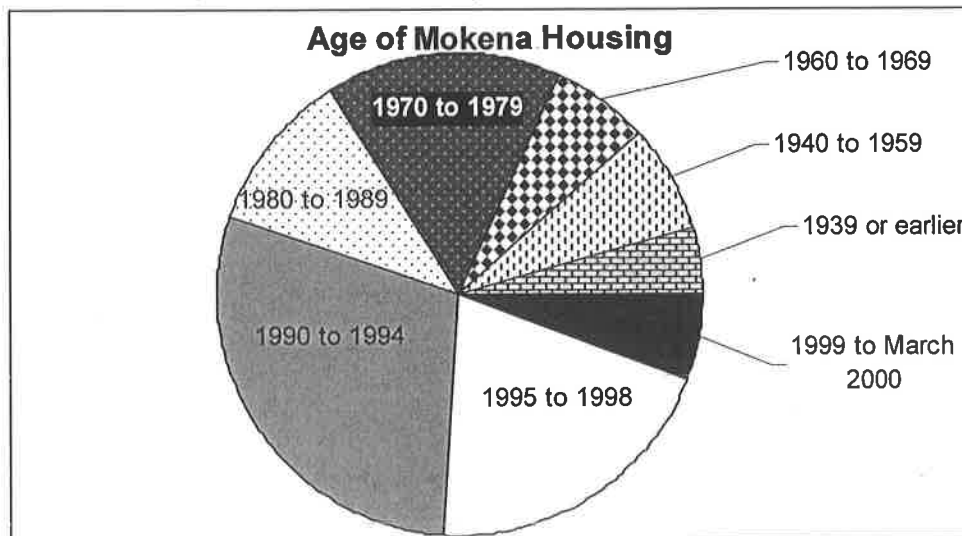
August 2004

	Population		Change
	1990	2000	1990 - 2000
Mokena	10,058	14,583	45.0%
Frankfort	7,180	10,391	44.7%
New Lenox	9,618	17,771	84.8%
Tinley Park	37,121	48,401	30.4%
Orland Park	35,720	51,077	43.0%
Will County	357,313	502,266	40.6%

Similarly, the total number of households has dramatically increased over the last ten and twenty years. Mokena has had an increase in the number of households of 209%, which is greater than any of the neighboring communities. This explosive growth is illustrated in the table below.

	Households			% Change 1990 - 2000	% Change 1980 - 2000
	1980	1990	2000		
Mokena	1,522	3,224	4,703	45.9%	209.0%
Frankfort	1,256	2,216	3,418	54.2%	172.1%
New Lenox	1,925	3,339	5,853	75.3%	204.1%
Tinley Park	8,314	12,551	17,478	39.3%	110.2%
Orland Park	6,963	12,013	18,675	55.5%	168.2%

Because of the rapid growth of the village, many residents have not been in the area for more than ten years, and the housing stock is very young. Over 50% of the housing stock is under fifteen years old, as illustrated in the graph below.





**Mokena Community Park District
Comprehensive Master Plan**

August 2004

Will County is one of the fastest growing counties (in terms of population) in the State of Illinois. However, the rapid growth of Mokena has outpaced county growth. By comparison, while both Mokena and Will County have grown by over 40 percent, Illinois has only experienced an 8.6% population growth between 1990 and 2000 (see below).

	Mokena	Will County	Illinois
Population 1990	10,058	357,313	11,430,602
Population 2000	14,583	502,266	12,419,293
% Change	45.0%	40.6%	8.6%
Household Size	3.10	3.00	2.70
Median Age	34.2	33.3	34.7

Mokena and Will County have larger family household sizes than the State of Illinois. Mokena and many suburbs in Will County are attracting families to an environment with attractive new homes at attractive prices. A further analysis of age groups (see below) further strengthens this point.

Because the Village of Mokena comprises over 98% of the District's service area, it is reasonable to assume that the age group percentages can be attributed to the overall District population. The Village of Mokena has a larger percentage of its residents under the age of 20 than both Will County and Illinois. In addition, it has a lower percentage of residents over the age of 60. Yet, the median age of residents are consistent for all three groups. Mokena has a relatively large percent of residents age 30 - 49. If these groups age in place or do not leave the area, they will significantly alter the demand for park district service by the 2025. More senior-oriented programs will be needed at that time. However, demand at the current time is likely lower in the greater Mokena area than many other communities in Will County.

	Mokena	Will County	Illinois
AGE AS A PERCENT OF POPULATION			
Age 0 - 5	8.02%	8.37%	7.06%
Age 5 - 9	9.71%	8.80%	7.49%
Age 10 - 19	17.08%	15.46%	14.49%
Age 20 - 29	9.37%	12.06%	14.03%
Age 30 - 39	17.80%	17.64%	15.43%
Age 40 - 49	18.79%	15.93%	14.98%
Age 50 - 59	10.30%	10.40%	10.71%
Age 60 - 69	4.77%	5.47%	6.93%
Age 70 +	4.16%	5.88%	8.88%



3.3 Mokena Community Park District Service Area Demographic Analysis

According to 2000 U.S. Census data, the total population served by Mokena Community Park District is approximately 21,295. As identified within the 1995 MCPD Comprehensive Master Plan, the Village of Mokena represents the vast majority of the District's service area (98%). The remaining District composition estimate is based upon the previous plan assessment, growth factors and recent boundary modifications. The following table illustrates the composition of the District.

District Composition

	2000 Municipality Population	2004 Estimated Park District Population	Percent of Population in District	Percent of District
Mokena	14,538	16,021	98%	72.8%
Frankfort	10,391	431	4.15%	2.16%
New Lenox	17,771	65	0.37%	0.3%
Tinley Park	48,401	61	0.13%	0.3%
Orland Park	51,077	867	1.7%	4.34%
Unincorporated Areas*	-	3,850	-	20.1%
TOTALS		21,295		100.00%

* As identified within the 2000 U.S. Census Block County Block Data Mapping.

Population Forecast

The Village of Mokena and the service area for the Mokena Community Park District both have residential land available for development. The population for this area is anticipated to increase until all available land is developed.

The Northeastern Illinois Planning Commission (NIPC) is a comprehensive planning agency for the six-county Chicago metropolitan area. It was created to conduct research required for planning for the region and prepare comprehensive plans and policies to guide the development of the region. Every ten years, NIPC estimates population growth for the region based on available land, social indicators, and demographic trends. According to NIPC, Mokena is expected to have 22,843 residents by 2020 and 27,065 residents by 2030. The following table illustrates the growth for Mokena, and surrounding communities that impact the Mokena Community Park District and Will County from 1980 to 2000 and projected growth from 2000 to 2030.



Mokena Community Park District Comprehensive Master Plan

August 2004

	Population					% Growth 2000 - 2030
	1980	1990	2000	2020*	2030**	
Mokena	4,578	10,058	14,583***	22,843	27,065	85.59%
Frankfort	4,357	7,180	10,391	30,990	67,218	546.89%
New Lenox	5,792	9,618	17,771	42,858	101,725	472.42%
Tinley Park	26,171	37,121	48,401	72,867	63,889	32.00%
Orland Park	23,045	35,720	51,077	68,820	70,713	38.44%
Will County	324,460	357,313	502,266	738,046	1,107,778	120.56%
Mokena Community Park District	-	10,532	21,295***	24,741	29,252	46.4%

* Estimated by NIPC March 1994, reaffirmed by Forecast Technical Advisory Committee Dec. 1999.

** Estimated by NIPC September 2003

*** A special census conducted by the Village in 2004 resulted in a revised population total of 16,348.

	2004 Estimated Park District Population	2020 Estimated Park District Population*	2030 Estimated Park District Population*	% Growth 2000 - 2030*
Mokena	16,021	22,843	27,065	90%
Frankfort	431	474	526	21%
New Lenox	65	159	376	78.5%
Tinley Park	61	95	83	36%
Orland Park	867	1170	1,202	39%
Unincorporated Areas	3,850	-	-	-
TOTALS	21,295	24,741	29,252	49.8%

* Based upon 2000 U.S. Census Data available at the time of this document.

Although the Village of Mokena is expected to grow by over 85% in the next 25 years, some of the surrounding communities are anticipated to increase in size and population at a much greater rate. The populations of Frankfort and New Lenox are expected to increase nearly five fold, but those communities have more available land to develop and annex than Mokena. However, only a very small proportion of land under jurisdictions other than the Village of Mokena is within the service area of the MCPD.

Industry Mix

The 2000 U.S. Census Demographic Profile for the Village of Mokena provides a breakdown of the employment available in the Village. These employment categories may or may not use village residents, but all will impact the tax base and revenue sources for the Park District and Village operations. According to census data, the most significant employment category is education, health and social services.



Mokena Community Park District Comprehensive Master Plan

August 2004

The following table summarizes the employment by industry represented within the District boundaries.

Industry	# Employed	%
Agriculture, forestry, fishing and hunting, & mining	22	0.03
Construction	643	8.6
Manufacturing	888	11.9
Wholesale trade	318	4.3
Retail trade	944	12.6
Transportation and warehousing, & utilities	469	6.3
Information	231	3.1
Finance, insurance, real estate, & rental and leasing	849	11.4
Professional, scientific, management, administrative, & waste management services	736	9.9
Educational, health and social services	1527	20.4
Arts, entertainment, recreation, accommodation, & food services	323	4.3
Public administration	238	3.2
Other services	282	3.8

The 2000 Census shows similar numbers of persons per household in each of the represented Villages. All of the Villages tend to have higher person per household ratios than the State of Illinois median of 2.63. Both factors can be indicative of a maturing population having more children. Using the assessment data, estimates for age categories within the MCPD service area were derived. The 2000 median age for the State of Illinois as a whole falls mid way between the respective Village medians and MCPD median.

A comparison of the age group percentages to total populations for the Park District and the State reveal some interesting points. The percentages amongst the age groups are fairly close, however, the Park District has a greater proportion of population under the age of 19, than does the State (35% - MCPD versus 29% - State of Illinois). In terms of planning for recreational facilities these differences indicate that the Park District may exceed the State standard for active recreational amenities such as tot lots and playing fields. For ages 60 years and older, about 16% of the State population and an estimated 9% of the Park District population falls within this category. It is expected that the senior population of the Park District will increase. Services will need to be increased as this segment of the population grows.



Chapter 4. EXISTING PARK FACILITIES

4.1 Elements of and Open Space System

There are a variety of nationally accepted categories of parks that are considered to be of local responsibility within the boundaries of the MCPD. They include: Mini-Park (Tot-lots), Neighborhood Park/Playground, Community Park, and Large Urban Parks. Additional recreational provisions are often made available at local schools and are referred to as School-Parks. Mini and Neighborhood Parks are typically small and intensively developed with active recreation facilities. Community Parks tend to be larger with specialized facilities and serve the entire community. Examples include: Mokena/Main Park and Hecht Park. Large Urban Parks embrace other park types not listed in the above categories and are likely capable of attracting a larger regional audience, such as Yunker Park. A brief description of park types and typical amenities that may be offered at each park type is illustrated within Table 4-1:



Mokena Community Park District Comprehensive Master Plan

August 2004

Parks and Open Space Classifications			
Classification	General Description	Typical Service Area	Size Criteria
Mini-Park (Tot-lot)	Used to address limited, isolated or unique recreational needs. Amenities: Playgrounds, shelters and seating.	Less than ¼ mile distance in residential setting.	Between 2500 sq. ft. and one acre in size. Typically, 1 to 8 acres is desirable. Acres/1000 Population: 0.25 to 0.5 acres
Neighborhood Park	The Neighborhood Park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. Focus is on informal active and passive recreation. Amenities: Playgrounds, softball fields, basketball courts, tennis courts, volleyball courts, trails, and shelters.	¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered minimum size. 5 to 10 acres is optimal. Acres/1000 Population: 1.0 to 2.0 acres
School-Park	Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classifications of parks, such as neighborhood, community and special use. Amenities: Playgrounds, softball fields, basketball courts, tennis courts and volleyball courts.	Determined by location of school district property. Typically ½ distance from the areas of play.	Variable – depends on function. However, a range in size from 8 to 22 acres is reasonable. Acres/1000 Population: 1.0 to 2.0 acres
Community Park	Serves broader purpose than Neighborhood Park. Focus is on meeting community-based recreation needs as well as preserving unique landscapes and open spaces. Amenities: Baseball fields, softball fields, football fields, soccer fields, basketball courts, tennis courts, sand volleyball, concession stands, large shelters, community centers, lighted facilities, special gardens, stages, swimming pools, wooded areas, and restroom facilities.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and ½ to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 to 50 acres. Acres/1000 Population: 5.0 to 8.0 acres
Large Urban Park	Serve a broader purpose than community parks and are used when community and neighborhood parks are inadequate to serve the needs of the community. Focus is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces.	Determined by quality and suitability of the site. Usually serves the entire community.	As needed. 75 or more acres desirable.

TABLE 4.1 :Parks and Open Space Classifications

Source: Park, Recreation Open Space and Greenway Guidelines, 1996



The National Recreation and Park Association (NRPA) in the printing of the Park, Recreation, Open Space and Greenway Guidelines recommends that because each community is unique in terms of geographical, cultural and socioeconomic make-up, that each community should develop its own standards for recreation, parks and open space. The criteria listed below should guide the development of these unique standards. These standards should be:

- Reflective of the needs of the people within the service area
- Realistic and attainable
- Acceptable and useful to the practitioner and policy maker
- Based upon sound analysis of available information

Acquisitions of large scale property when they became available, and negotiating and securing appropriate open space via new residential developments, has greatly benefited the residents of the District, and the District is commended for its efforts. The MCPD is unique in terms of providing at least one Community Park for every resident in the District. Under the Village of Mokena's Land Contribution Ordinance, the Park District is fortunate to be able to acquire parcels for the development of park sites.

4.2 Existing Public Parks and Recreation Facilities

As discussed, each park site and facility was visited to provide an assessment of the general condition/configuration, accessibility, and the condition of equipment at the site (when applicable). The following pages provide an overview of each developed District park site and facility and the onset of this study, the amenities each provide, and an independent assessment. This assessment is based upon comparative site surveys of other park districts, National and State safety guidelines, professional judgment, accessibility recommendations and nationally accepted park planning guidelines. The following tables offer general definitions of the attributes considered as part of the site inventory and analysis.

Features (as identified in Table 4-3: Category Definitions) are scored on a scale of 1 (poor) - 5 (excellent). This assessment provides a baseline evaluation for future capital improvements to existing park sites, and should be utilized by the District in planning for improvements, as funding becomes available.



RATING	TYPICAL PARK/FACILITY ATTRIBUTES
5	<ul style="list-style-type: none"> ▶ New equipment conforms to current ASTM⁵ and CPSC⁶ guidelines ▶ Well maintained ▶ Variety of functions to serve current and future needs ▶ Adequate parking (on-street and/or off-street) ▶ Adequate lighting ▶ ADA accessible ▶ Use of well-maintained trails, paths and sidewalks to access park features and/or enjoy a passive experience
4	<ul style="list-style-type: none"> ▶ New equipment following current ASTM and CPSC guidelines, minor maintenance issues ▶ Well maintained grounds ▶ Parking (on-street and/or off-street) ▶ Lighting ▶ Variety of functions to serve current needs of users/residents ▶ ADA accessible ▶ Use of well-maintained trails to access park features and/or enjoy a passive experience
3	<ul style="list-style-type: none"> ▶ Equipment which is well maintained but suffers from non-conformity to current safety guidelines and/or minor/major maintenance issues ▶ Site requires general maintenance ▶ Inadequate parking ▶ Inadequate lighting ▶ Not ADA accessible and/or transitions exist which limit reasonable access to play areas for persons with mobility impairments ▶ Disconnections to the internal trail system ▶ Internal traffic patterns limit access
2	<ul style="list-style-type: none"> ▶ Play equipment pose potential life safety issues ▶ Non-conformance with accepted ASTM/CPSC guidelines ▶ Equipment is approaching the end of its useful life ▶ Access to the site is limited and/or poor ▶ Limited/inadequate parking ▶ Limited/inadequate lighting ▶ Poor infrastructure ▶ Poor maintenance
1	<ul style="list-style-type: none"> ▶ Play equipment has exceeded its useful life ▶ Play equipment pose potential life safety issues; equipment should be removed ▶ Non-conformance with accepted ASTM/CPSC guidelines ▶ Recreation areas can not be reasonably accessed ▶ Poor parking ▶ Poor lighting ▶ Poor infrastructure ▶ Poor maintenance

Table 2-2: Rating Definitions

⁵ American Society for Testing and Materials

⁶ U.S. Consumer Product Safety Commission



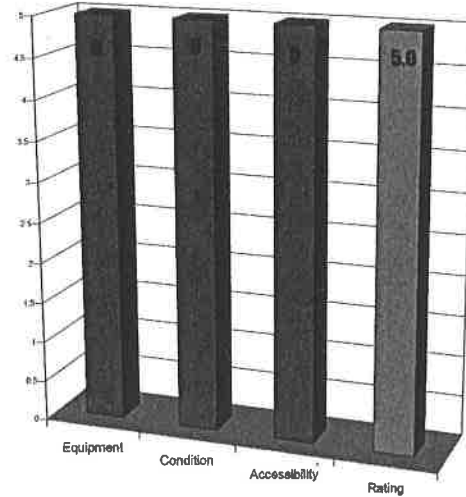
CATEGORY	TYPICAL FEATURES CONSIDERED FOR EVALUATION
<p>Equipment</p>	<ul style="list-style-type: none"> ▶ Playground apparatus (i.e., safety, life-cycle, condition) ▶ Active play areas (i.e., ball fields, soccer fields) ▶ Basketball courts ▶ Tennis courts ▶ Indoor play features
<p>Condition</p>	<ul style="list-style-type: none"> ▶ Playground surfacing (i.e., impact attenuation) ▶ Open areas of play (i.e., surface hydrology) ▶ Condition of play areas ▶ Conformity to CPSC <i>Handbook for Public Playground Safety</i> and ASTM Guidelines ▶ Conditions exist which encourage use of facilities ▶ General maintenance and landscaping/aesthetics
<p>Accessibility</p>	<ul style="list-style-type: none"> ▶ Tripping hazards ▶ Conformity to ADA accessibility guidelines as defined in ASTM F1487 and ADAAG 36 CFR Part 1191 ▶ Internal trails (and related connections to available external sidewalk systems) ▶ Provisions are in place which provide direct and/or reasonably direct access to intended uses ▶ Facility is located within an area that is readily available to residents'.

Table 4-3: Category Definitions



Mokena Community Park District Comprehensive Master Plan

August 2004



Grasmere Park

Location: Between Derby Lane and Lindsay Lane in the Grasmere Subdivision

Acre(s): +/- 14

Site Summary:

Located at 10335 W. Lindsay Lane within the well established Grasmere subdivision, Grasmere Park was originally deeded to the Park District under the Village of Mokena Land Contribution Ordinance.

The Park District received title to the parcel in October 1994. With the assistance of a \$200,000 OSLAD matching grant, received from the Illinois Department of Natural Resources, the park site was developed in 1996.

To meet the needs and interest of area youth, in 1998 Grasmere Park became the site of Mokena Park District's popular skate park. In 2002, the adjacent Mokena Elementary School District, in cooperation with the Park District, installed a shot put and discus area to be used by the school during the months of March, April and May. Additional asphalt pathways have been installed connecting the parking lots with the basketball courts, tennis courts and skate park. Trees and additional parent benches continue to be added annually. Security lights have also been installed in each of the two parking lots. Winter months find the detention pond flooded and ready for ice skating and ice hockey.

Other amenities at this site include the following: Two baseball fields, two basketball courts, two tennis courts, a rollerblade court, a playground, a large gazebo, and walking paths.



Issue(s):

Excellent park, well maintained.



Mokena Community Park District Comprehensive Master Plan

August 2004

Green Meadows

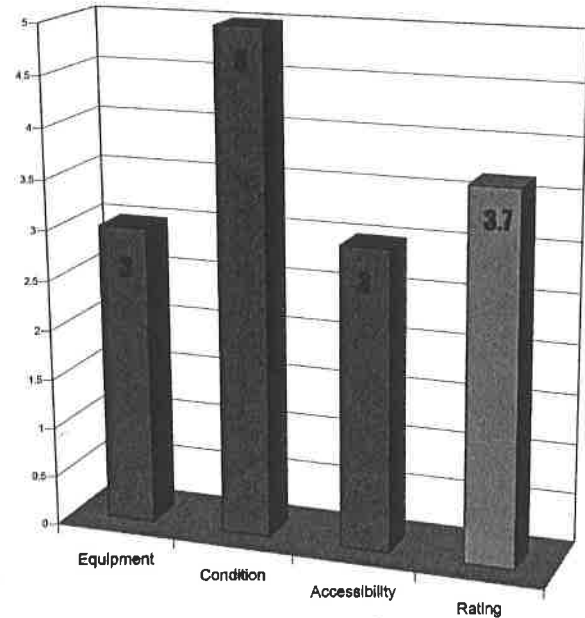
Location: Park Drive and
Williams Way

Acre(s): +/- 10

Site Summary:

Located at 10520 W. Williams Way this park site was acquired on August 29, 1990 in an exchange of property for 10 acres of the Willowview Park site. The park is located within the heart of the residential area of the Green Meadows subdivision with good street frontage. In 1998, the Park District added a second ball diamond to meet the ongoing needs of the community.

Amenities include the following: 2 baseball fields, a basketball court, two playgrounds serving two separate age groups, a one-half mile walking path, soccer field, and off street parking.



Issue(s):

Well maintained park site that offers a variety of recreational opportunities for area residents. Improvements to be considered include evaluating the playground apparatus for conformance to ASTM 1487, as it relates to use zones for slide chute exits. The park site (particularly near the off-street parking area leading to the playground) is heavily paved with asphalt which results in a sterile/uninviting entrance to the park.





Mokena Community Park District Comprehensive Master Plan

August 2004

Hecht Park

Location: 9310 W. Birch Ave.
Acre(s): +/- 23.84



Site Summary:
The original 10 acre Hecht Park parcel at 9310 W. Birch Avenue is located within the Districts far eastern service area and was purchased in May 1970

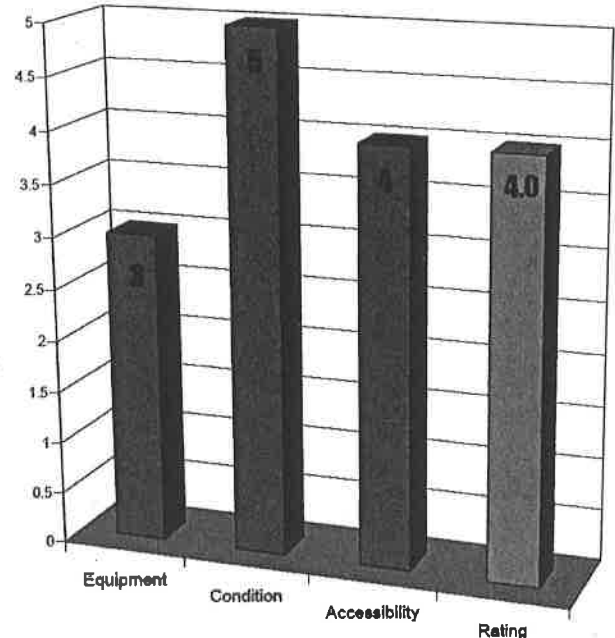
from William and Bertha Hecht. The original park site was dedicated on May 21, 1978.

An additional 13.84 acres was purchased in December 1996 from Dan Hecht which included a gift from Bertha Hecht. Monies for the 1996 purchase were received from non referendum bonds issued in December 1995.

Adjacent land uses include light industrial to the east, commercial to the north and west, and residential to the south. In 1996, new playground equipment replaced the original play structures on the westerly portion of the park site.

In October 2000, the Park District applied and received a \$360,000 matching grant from IDNR towards the development of the neighborhood park to include such amenities as tennis; inline hockey; basketball play area for ages 6-12; a climbing wall (the first in the region); walking/biking path; a gazebo and a tournament quality baseball field. The project also included paving the western gravel parking lot and providing a new parking lot off the Cherry Street extension. Other amenities included parent benches, trees and landscaping. The tournament quality bronco field was the recipient of an electric scoreboard donated by the Mokena Baseball/Softball Association in 2002. In 2003, the concession stand received a face lift with all new siding.

The dedication of the newly developed park site was held on April 26, 2003. Although





Mokena Community Park District Comprehensive Master Plan

August 2004

no definitive time frame has been set, Phase II includes the development of the additional 7.5 acres presently designated for a 9-hole Pitch and Putt Golf Course. The adjacent land uses are industrial to the north and commercial to the west with residential use to the south and agricultural use to the east. This park is located in the far eastern portion of the District and separated by U.S. Route 45.

The amenities provided at this park are:

- 3 baseball fields with backstops, player benches and bleachers
- 7 micro soccer fields with 6 temporary and 6 permanent goals
- 1 regulation size soccer fields
- 2 portable comfort stations (seasonal)
- 2 playgrounds
- 1 concession stand
- 1 regulation size basketball court
- 2 tennis courts
- 1 tournament quality ball field with enclosed dugouts and outfield fencing
- Boulder climbing wall
- Gazebo
- Inline hockey court
- Walking/Biking paths
- 2 Lighted parking lots

Issue(s):

Non-conforming and outdated playground at the south side of the park requires replacement. Consideration should be given to installing a screening around the area of the detention pond to help prevent access by children. Well maintained park site.



Mokena Community Park District Comprehensive Master Plan

August 2004

McGovney Park

Location: Schoolhouse Road
between Revere Road & First Court
Acre(s): +/- 8.1



Site Summary:
An 18.1 acre parcel located at 19345 Schoolhouse Road this park site was purchased in October 1986 with non-referendum bonds. In 1990, 10 acres of the most easterly portion was traded for a 10 acre park site in the Green

Meadows Subdivision. After completing landscaping in 1994, the Park Board authorized in 1995 the in-house construction of a baseball field with a formal dedication held in the same year naming the park in honor of Ozias McGovney who had served several terms as Village President in the late 1880's.

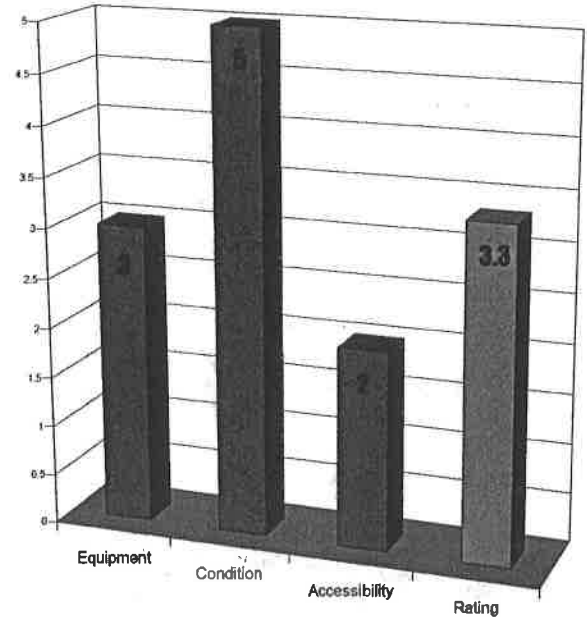
In 1997, a playground designed for ages 2-12 with parent benches was constructed. In March of 1999, an asphalt parking lot with curbs and landscaping was installed. The park district continues to add trees through it's donate a tree program.

Amenities at this site include the following:

- 1 baseball field
- Playground
- 2 U-10 soccer fields.

Issue(s):

Playground does not provide ADA access. The entrance to the park is obscure and difficult to see from Schoolhouse Road. Lastly, while a curb cut is provided for access to the ballfield viewing area, there is not a defined path for visitors. Consideration should be given to improve access to the park amenities.





Mokena Community Park District Comprehensive Master Plan

Willowview Park

Location: 11420 W. 197th St.
Acre(s): +/- 8.3



Site Summary:

In 1979, this 8.36 acre parcel located at 11420 W. 19th Street was purchased with the assistance of a Land and Water Conservation Fund (L&WCF) matching grant in the amount of \$46,800. Although federally funded, the grant was

administered by the Illinois Department of Conservation. As a grant recipient, the Mokena Community Park District agreed to maintain the site in perpetuity for public outdoor recreation.

The park abuts the Mokena Elementary School on the east and St. Mary's School and church on the north with residential on its southerly and westerly boundaries. In 1993, a playground to serve ages 2-12 was designed and installed along with parent benches, trash receptacles and a picnic shelter with tables. In 1998, the Park District entered into a fifteen year lease agreement with St. Mary's church for the non-exclusive use of the newly constructed 69 space parking lot for which the church paid for 1/2 of the improvements. As recently as 2001, parking lot improvements (striping and seal coating) were completed and expenses shared. Trees continued to be added to the park site in conjunction with the District's donate a tree program.

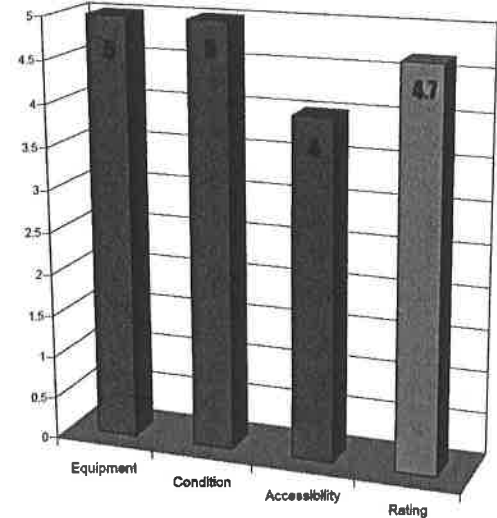
The amenities provided at this park include:

- 1 baseball field
- 2 soccer fields
- 1 mini soccer field with 1 permanent soccer goal
- 1 pavilion with picnic tables
- 1 playground
- 1 water fountain

Issue(s):

The playground impact attenuation surfacing should be evaluated for conformance with the CPSC *Handbook for Public Playground Safety* Sections 4.5, 9.6 and 12.6.3. The site would benefit from formal path connections to site amenities.

August 2004





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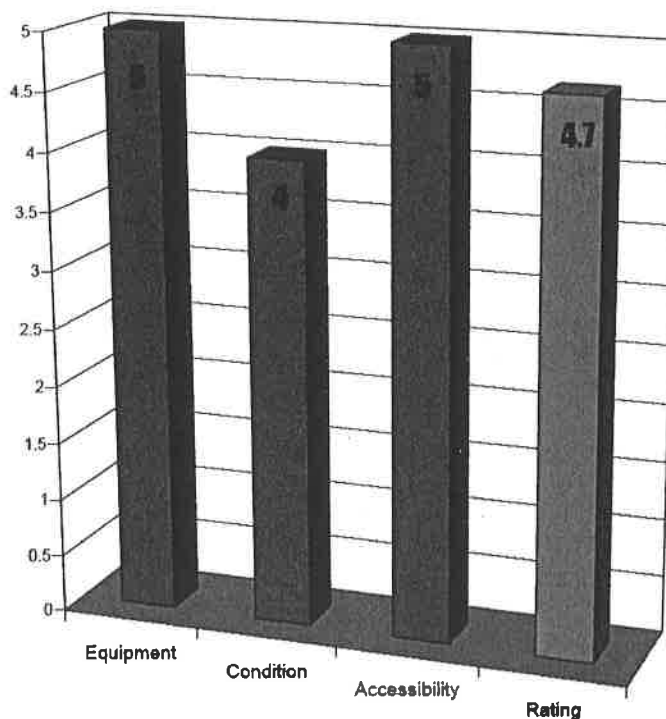
August 2004

Heritage Park

Location: 9310 W. Birch Ave.
Acre(s): +/- 4

Site Summary:

This +/- 4 acre park site, located at 11945 W. 197th Street, dedicated in August 2000, it is adjacent to a 2.4 acre storm water detention area. The park site was acquired in 1997 under the Village of Mokena's Land Contribution Ordinance. The site, located in a developed residential neighborhood, lies north of Francis Road and is bounded on the west by Townline Road, on the north by 197th Street, and on the east by Kensington Drive. The southern portion of the site abuts commercial property which will front Francis Road.



Amenities at this site include the following:

- 1 baseball field
- 1 basketball court
- Parking lot
- Playground
- Picnic tables and benches

Issue(s):

Excellent path and transition areas to the playground apparatus. Adequate off-street parking is provided.



Riivendell Park

Location: Bryan Trail between Emily Lane and Walter Drive, New Lenox
Acre(s): +/- 1.7

Site Summary:

In September 1989, the Park Board acquired the title to Lot 80 in the Riivendell Subdivision, on Bryan Trail between Emily Lane and Walter Drive, New Lenox. The Will County Land Contribution Ordinance of April 25, 1979 provided for a developer donation of land in lieu of cash. The +/- 1.5 acre site was subsequently graded and seeded and maintained by the Homeowners Assoc until 1998, at which time the Park District assumed maintenance. In 2003, the Park Board elected to construct a playground to serve ages 2-12 on the site. Plans are currently underway for the design and construction.

Issue(s):

Consideration should be given to developing a formal tot lot within this parcel within the next 3 years.



Mokena Community Park District Comprehensive Master Plan

August 2004

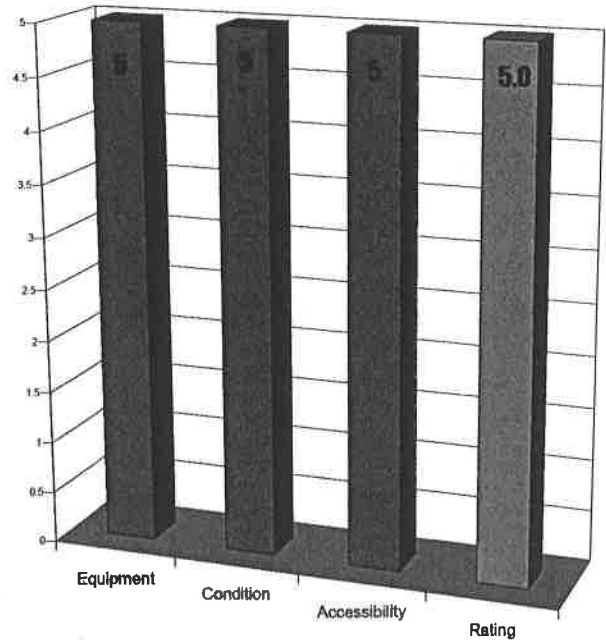
Buske Park

Location: 11435 W. Hillside Lane
Acre(s): +/- 6.65



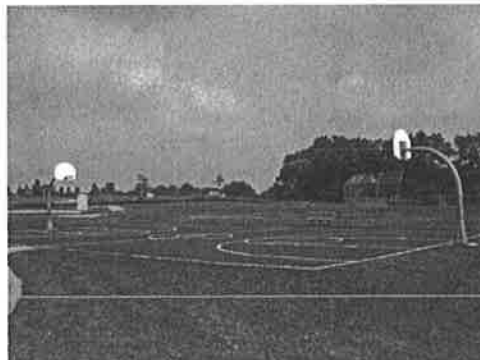
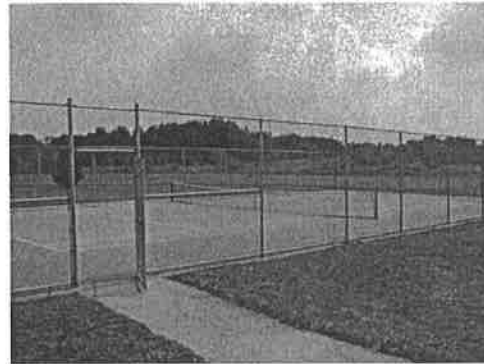
Site Summary:
This 6.65 acre park site at 11435 W. Hillside Lane is located in the Creekview subdivision. Funding for the acquisition and development of this site was received from the successful November 1996

Park District referendum and developer donations under the Village of Mokena's Land Contribution Ordinance. Purchased from the Village of Mokena in 1998 and dedicated in September of 1999, Buske Park includes a ball diamond, roller hockey court, tennis court, basketball court, playground, soccer field, gazebo, walking path, parent benches, and a parking lot. The Park District also leases a 2.9 acre adjacent parcel from the Village of Mokena, which is used for an additional soccer field.



Issue(s):

Excellent internal trail system and playground equipment.





Mokena Community Park District Comprehensive Master Plan

August 2004

Marley Creek Park

Location: 10555 W. Jacob Drive
Acre(s): +/- 5.5



Site Summary:

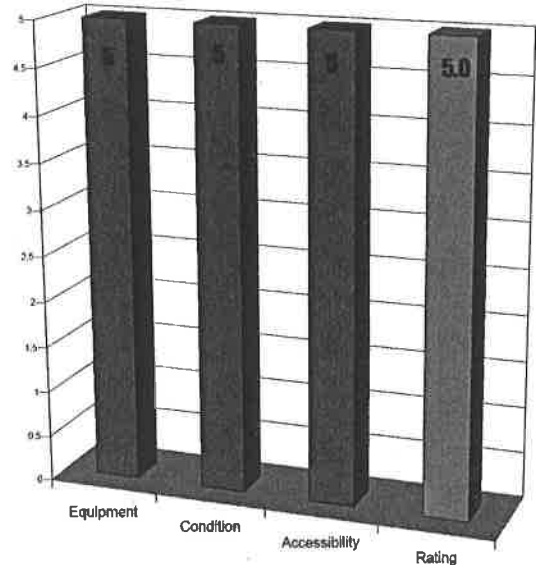
This 5.5 acre park site located in the Marley Creek Subdivision was acquired under the Village of Mokena's Land Contribution Ordinance in conjunction with the proposed development of the Crystal Creek Subdivision. After lengthy negotiations with the developer, the site was acquired in December 1998 preempting the development of Crystal Creek. This site, located north of 191st and west of 104th, serves both the Marley Creek and the Crystal Creek Subdivisions. The park site was developed in 1999 with funds from a successful November 1996 referendum and developer donations. Dedication was held on October 1, 2000. The site is surrounded by residential development.

Amenities at this 5.5 acre site include the following:

- 1 baseball field
- 1 U-10 soccer field
- Gazebo
- 1 basketball court
- Walking path with 5 exercise stations
- Playground

Issue(s):

Excellent park site.





4.3 Comparison with Other Districts - Benchmark Survey

To adequately gauge current and future District facility and amenity requirements, a comparison was made between features of the Mokena Community Park District with that of ten neighboring park districts. The rationale behind this comparison is that a localized comparison offers a more accurate analysis of growth opportunities and potential District deficiencies. This approach is consistent with National Recreation and Park Association (NRPA) and the Illinois Department of Natural Resources Statewide Outdoor Recreation Partnership Plan (SORPP) recommendations.

Specifically, comparisons were made of park districts that are either adjacent to the MCPD, comparable in population and/or demographics to the MCPD, or both.

The average amount of acreage versus facilities was calculated to provide an accurate comparison of currently available MCPD amenities. Those items used for comparison are typical recreational amenities found in many area Park Districts.



Mokena Community Park District Comprehensive Master Plan

August 2004

As illustrated in Table 4-5, the variety of amenities that the District currently offers, when compared to neighboring districts, is similar. In contrast to those park districts surveyed, the MCPD is overwhelming the leader in the availability of soccer areas within the immediate region. Additionally, providing comparable levels of recreational opportunities for District residents illustrates the foresight of the District to date.

ACTIVITIES	MCPD	STATE AVERAGE*	AREA-WIDE AVERAGE	AREAWIDE COMPARISON TO MCPD (Below) Above +
Baseball & Softball Fields	17	14	22	(5)
Basketball Courts	8	7	9	(1)
Playgrounds	13	15	17	(4)
Soccer Fields	16	4	10	+6
Swimming Pools	0	9	0	N/A
Tennis Courts	9	17	8	+1
Volleyball	3	4	5	(2)

Table 2-5

* Average State of Illinois Recreation Facilities Inventory for communities of similar size to MCPD
SOURCE: Illinois Recreational Facilities Inventory, 1994

When comparing the District to the area-wide average, the most significant differences exist in terms of the number of baseball and softball fields (-3) and playgrounds (-4) that the District offers. Considering the popularity within the community, and the growing needs of affiliate organizations for additional areas of play as new residents come into the area, it is appropriate for the District to consider the establishment of additional ballfields as new park sites become available. The deficiencies identified are/will be adequately augmented by the availability of baseball fields, and the development of playgrounds within park sites provided within new residential developments.

In contrast to those park districts surveyed, the MCPD is a regional leader in the availability of soccer areas within the immediate area. This is the result of innovative planning using space available to develop 7 micro fields (25 x 35 yards); 5 intermediate fields and 4 regulation size fields.



**Mokena Community Park District
Comprehensive Master Plan**

August 2004

Overall, when compared to the State of Illinois average for communities of similar size to the MCPD, Table 2-5 illustrates how the efforts of the District have provided reasonable recreational accommodations to its constituency.



Chapter 5. IDENTIFICATION OF EXISTING NEEDS

5.1 Public Involvement

The Park District Board, Park District staff, and the Consultant worked closely to develop a customized citizen survey to gain insight into Mokena Community Park District resident's perceptions and desires. The survey provided residents and park facility users the opportunity to express their opinions not only about existing conditions but about future development of their Park District. The input provided aids the Park District policy makers and staff in responding more effectively to community needs.

Recognizing the importance of engaging public input, the District scheduled three visioning workshops with area residents and stakeholders to assist with developing District goals and objectives. These workshops served as the primary outlet for understanding current and future resident desires and overall opinions of the District. It was intended that the information provided would be used to assess user perception and/or satisfaction of Park District services and operations.

As part of the planning process, four preliminary "planning areas" within the District's boundaries were developed. The District and consultant team identified 8-10 stakeholders from each of the four 'planning areas' to participate in the focus groups. A focus group for Planning Area A (the northwest section of the District), was cancelled due to the inability to recruit a sufficient number of participants within this area. Those that had agreed to participate from Planning Area A, instead attended the focus group planned for residents of Planning Area B (the northeast section of the District).

Representatives from various social segments were involved to ensure that people of different age groups, members of different special interest groups, residents from different regions of the community and members from different ethnic categories were provided the opportunity to present their specific points of view. The discussions were not restricted in scope by moderators but rather the open-ended questions encouraged conversations that were used to evaluate the narrative information and focus on the most critical issues. Each focus group investigated usage, attitudes, impressions and viewpoints about Park District programs, activities, and facilities.

5.2 Focus Group Sessions

Focus groups are exploratory in nature and as a result, the findings consist of attitudes, impressions and opinions, rather than hard numbers. The small sample size, recruitment method, research objectives and qualitative discussions ensure that the



Mokena Community Park District Comprehensive Master Plan

August 2004

findings of focus groups are directional and cannot be projected to a larger population.

To follow is a summary of the comments and findings from the focus group series.

Participants were asked what brought them to the Mokena area and what has kept them in the area. Responses included:

- Family oriented community
- Excellent mix of children and families
- Good schools
- The availability of Metra commuting in the downtown area, makes the location ideal
- Sense of community
- Stable community
- Neighborly
- Small town atmosphere
- Location near expressways
- Exciting to live in a community that is growing and developing
- Housing is a good value
- Sense of semi-rural community
- Lived in the area and like the area
- Lots of trees
- Area feels quaint
- Grew up in a similar environment
- Grew up in Mokena
- Like that there is lots of permanent open space

Participants were asked to discuss the MCPD park system (current needs and future needs) and to freely express their opinions. Responses included:

Park District Positives

- Great outdoor facilities and parks - both quantity and quality
- There are programs for people of various ages
- Championship Field / Hecht Park is a great resource and feels like a professional facility for children
- Staff uses the limited resources well to offer diverse programs
- Great holiday programming and special events
- Great open space opportunities
- Land inventory is a blank slate that presents numerous opportunities for additional facilities and programs
- Park District is very resourceful with its limited resources



Mokena Community Park District Comprehensive Master Plan

August 2004

- Main Park is great. It's the crown jewel of the Park District. It's a focal point, centrally located and a perfect place for sports.
 - *The majority of participants felt that Main Park was the District's greatest asset, and that it shouldn't be modified.*
- Good that the District involves the public in its decisions
- Parks are well maintained
- Yunkers Farm is great acquisition and resource
 - *Participants were excited about the preservation of the farm.*

Park District Negatives

- Very poor cooperation among governmental entities
- Community is frustrated by the indecision relating to the construction of a new recreation facility
- No facilities for special recreation
- Not enough classroom space for programs
- Limited meeting space
- No indoor gymnasium facilities nor programs that could use indoor gym spaces
- Lack of centralized building with space for programs and special events
- Need programs for older children and teens. Need teen sports for winter months and teen special activities to get them off of the street. Also, now have to pay other Park Districts for programs that Mokena should have (such as art classes and indoor sports).
- Good offering of programs, but limited by lack of indoor programming space
- Programs do not fulfill customer expectations because of poor programming space
- Residents have to spend money at other park districts or private businesses to get programs that the Park District can offer and profit from
- Day camps poorly operated - not enough facilities to present a challenging and interesting environment to participants
- Potential safety issue for programs (like gymnastics) because of poor condition of spaces
- A Yunkers Farm Park Plan, but no action
- Not enough sand volleyball courts
- Poor access to school facilities - limited hours and activities cancelled if school is on vacation
- Government policies do not promote diverse tax bases which inhibit park district income and cause tax increases - limiting ability of residents to support tax increases to pay for park district facilities or programs
- Hecht Park is poorly planned to have a tot lot so close to a retention pond
- The non-resident fee structure is too low



Focus Group Findings

As mentioned, it was intended that the information provided as part of the focus groups be used to assess overall user perception of Park District services and operations. However, many conversations focused on the frustration and disappointment that a recreation center has not yet been developed within the community. It became clear that the majority of participants felt a sense of urgency in developing a recreation center.

Participants were asked what type of recreation center they would like for the community,; a deluxe model (basketball courts, fitness center, aquatic center, kitchen, concession area, programming space, administrative space); a serviceable/ "middle of the road" model (basketball courts, programming space, kitchen, concession area, administrative space; or something else (basic facility, basketball courts, programming space). All participants felt that a "middle of the road" model best represented what the community needs. Many felt that the recreation center should be designed such that it could be expanded, as community needs and desires change. Also, that sensitive design features be incorporated so as to respect the rural character of the surrounding land uses.

5.3 Citizen Survey Response

As part of the District's fall brochure, a recreational survey was included which asked residents to respond by October 7, 2003. When comparing the number of survey's that were sent to District residents (10,364 mailed survey's) to the actual number of responses (90), the response rate equates to less than 1% of the total population, a statistically *invalid* sample. As such, the following analysis should not be projected to be inclusive of the entire MCPD population, but rather a small sample of District opinion.

Overall the responses were very critical of the Park District. The majority of respondents are very upset that the District has not yet built a recreation center for the community, and not acted on opportunities at Yunkers Park.

Many of the surveys received provided supplemental information in the form of comments which were used in the overall analysis. The survey response data was reviewed in relation to demographic information to provide a more representative picture of the Park District population. A copy of the survey instrument along with the results can be found in Appendix B.

The following is a summary of the questionnaire results by topic area.



Who Responded?

- The majority of respondents were residents of the Village of Mokena (86%), with a distant second representing resident's from the Orland Park area (9%) within the MCPD boundaries.
- The majority of respondents are homeowners and have lived within the MCPD area for over 9 years.
- The age distribution among respondents was fairly equal, with a majority present in the family-unit type household. A family unit type household consists of those in which the predominance of age ranges from 0-10 and 30-45 years old.
- The majority of respondents (and members of their households) do not frequent neighboring park districts or private clubs.
- The average resident is willing to travel a distance greater than 6 miles for quality parks, facilities and programs. However, there is also significant interest in providing quality parks, facilities and programs within 2-3 miles of a respondent's home.

Opinion of the District?

- District residents are informed about upcoming programming and events via a variety of mediums. The majority learn about recreational opportunities via the District's seasonal brochure.
- The majority of respondents have not used the District's on-line registration option. However, those that have registered on-line did express a favorable experience, with room for improvement.
- There was a fairly even distribution of respondents that participate in 8-12 MCPD programs per year, to those that do not participate in any MCPD program. The top reasons for not participating included:
 - Too busy
 - Inconvenient times
 - Location and Safety Concerns (*tie*)
- Respondents were asked to indicate what time of day would be most convenient for their family to participate in MCPD programming. Responses included:
 - Top three program times for *Toddlers*:
 - Weekday mornings
 - Weekday afternoons
 - Weekend mornings
 - Top three program times for *Youths*:
 - Weekend mornings
 - Weekday evenings
 - Weekend afternoons



Mokena Community Park District Comprehensive Master Plan

August 2004

- Top three program times for **Teens**:
 - Weekend afternoons
 - Weekend evenings
 - Weekday mornings and evenings (*tie*)
- Top three program times for **Adults**:
 - Weekday evenings
 - Weekend afternoons
 - Weekend mornings
- Top three program times for **Seniors**:
 - Weekday mornings
 - Weekday afternoons
 - Weekday evenings
- Residents are satisfied with the condition and maintenance of the District's parks and facilities.
- The overwhelming majority of respondents feel safe at MCPD parks and facilities.
- Respondents feel that the District should focus programming efforts to better serve the various age groups (i.e., child, youth, teen, adult and senior programming)
- Residents were asked what facilities/amenities the MCPD should add or increase. The top five responses included:
 - Recreation Center
 - Walking/biking path & Water Park (*tie*)
 - Living Farm & Splash Park (*tie*)
 - Miniature Golf & Outdoor Pool (*tie*)
 - Fishing Pond
- Residents would strongly oppose a referendum that would provide additional tax dollars for capital improvements for existing facilities or the construction of new facilities.
- Respondents overall do not feel that their family is adequately served by the Mokena Community Park District. Reasons cited included items such as:
 - A recreation center has not yet been built
 - Nothing has been accomplished at the Yunkers Farm Park property
 - Orland Park residents that wish to de-annex from the District



Chapter 6. Open Space Standards

6.1 Open Space System

In addition to the identification of facility needs and surpluses, a second analysis was performed to assess the location of park facilities in relation to the population that they serve on a Planning Area basis. This analysis took into consideration not only the typical park service area dynamics, but also population and access issues found in each of the defined Planning Areas.

In an effort to effectively manage and identify land within the Park District limits, the District has been divided into four planning areas. Planning areas were determined based on year 2000 census tracts block groups, census blocks and recognized growth areas within the District. The use of Planning Areas helps to quickly distinguish obvious service surpluses and deficiencies.

In an effort to understand the demographic characteristics within each of the designated Planning Areas, U.S. Census data for each census tract block group within the District's boundaries was assembled and analyzed. There are two primary reasons for doing this. First, a more accurate depiction of the District's current service area population can be obtained. Secondly, a more precise breakdown of age distributions within each Planning Area is developed. Figure 6-1 illustrates the District planning area boundaries.

To assess existing District open space features, a comparison was made to the National and State of Illinois standards for open space needs. The widely accepted National standard is the provision of 10 acres of open space per 1,000 residents. The State of Illinois Department of Natural Resources standard recommends the provision of 9.81 acres per 1,000 residents. These comparisons are discussed further in the following section.



6.2 Park and Open Space Standards

Adequate levels of park and open space provisions within an area are determined by using the following criteria:

- Demographic data and trends
- Comparing Park District site sizes and locations to National and State open space standards

An important factor to be considered in the establishment of a Comprehensive Master Plan is the existing population within Park District boundaries and its anticipated growth. To assess the District's demographic characteristics and trends, U.S. Census information from 1990 and 2000 was collected and analyzed.

As discussed in Chapter 3, population growth is expected to continue marginally for the next twenty years and the area will continue to attract families because of its excellent schools, municipal services and park system.

There are at least two demographic trends that will likely impact the services needed by residents in the next 20 years - the increasing proportion of the population who are elderly and the increase in the disabled population. Census figures clearly indicate that the U.S. elderly population (those aged 65 or greater) is increasing. This can be attributed in part to improved health care that has added years to many lives and the aging baby boomer population. Age is often accompanied by disability. As improved medical treatments extend people's life span, more people will acquire and live with disabilities. These demographic changes will affect the need for more diverse recreational facilities and related programming. However, as previously stated, the majority of area will likely consist of predominantly family-unit households for the foreseeable future.

Population by Planning Area

A more in-depth analysis of the population by planning area was undertaken to determine if demographic trends on a more local level warrant more focused planning efforts. Population statistics from the 2000 U.S. Census were collected and analyzed on a block-level for each of the planning sub-areas. Each sub-area was analyzed based on total estimated population, household size and median age.

Planning Area A includes the portions of the Village of Orland Park, New Lenox, Mokena and unincorporated portions of Will County. Planning Area A has the smallest estimated population, yet is positioned to experience the most significant growth within the District. Its population is relatively representative of the entire District demographics; its average household size (3.14) is consistent with the District average (i.e., 3.0). This Planning Area has the oldest median age for residents (39 years), and at the time of the 2000 U.S. Census, the smallest population.



Planning Area B is primarily composed of the Village of Mokena, with small portions of unincorporated Will County. It has the lowest median age of 33, an average household size of 3.0, and is the second largest populated area of the District.

Planning Area C includes the Yunker Park and the District Administration Center within Main Park, and is primarily comprised of the Village of Mokena. Area C has the smallest per household size (2.9), the median age of 35.7, and is the largest populated area within the District.

Planning Area D includes portions of Orland Park, Mokena and Tinley Park. The area has the highest average household size in the District (3.2), a median age of 34.5, and offers one of the two District Community Parks, Hecht Park.

6.3 Standards and Recreational Facilities

At the time writing, the District currently provides a total of 265 acres serving a population of 21,295 residents. The District currently exceeds both the State of Illinois Department of Natural Resources (IDNR) recommended average supply of community outdoor recreation land which is 9.81 acres per 1000 residents (i.e., 191 Acres), as well as the nationally recommended average of 10 acres per 1000 residents (i.e., 201 acres). In response to the population projections previously discussed, this Master Plan does address the potential for future park sites through further annexation, purchases and need. The issue of need is based upon service area deficiencies currently presented and/or projected for the future. For example, Figure 6-2 provide a detailed breakout of the District's current available park space when compared to the NRPA and IDNR recommended average acreage, for both the current and future population.

With the use of a Geographic Information System (GIS), populations by Planning Area were determined, and adjusted proportionately to reflect the known population.

	TOTAL ACRES +/-	MCPD 2000 Population	MCPD 2020 Population	NRPA 2000 Recommended Acreage	NRPA 2020 Recommended Acreage	2000 Surplus/Deficit	2020 Surplus/Deficit
PLANNING AREA A	25	2791	5401	23	50	2	-25
PLANNING AREA B	38.37	7252	8818	68	84	-30	-45
PLANNING AREA C	174	7615	8138	78	77	96	97
PLANNING AREA D	28	3636	4158	32	37	-4	-9
District-wide Totals	265	21295	26515	201	248	64	17

	TOTAL ACRES +/-	MCPD 2000 Population	MCPD 2020 Population	IDNR 2000 Recommended Acreage	IDNR 2020 Recommended Acreage	2000 Surplus/Deficit	2020 Surplus/Deficit
PLANNING AREA A	25	2791	5401	22.5	49	3	-24
PLANNING AREA B	38	7252	8818	66.7	82.4	-26	-44
PLANNING AREA C	174	7615	8138	70.6	75.5	104	99
PLANNING AREA D	28	3636	4158	31.4	36.3	-4	-8
District-wide Totals	265	21295	26515	191.2	243.2	74	22



Mokena Community Park District Comprehensive Master Plan

August 2004

As mentioned, Planning Area B is the second most populated area in the District, yet provides the least amount of acreage to its residents. The area provides a combination of residential and commercial property and hosts the majority of right-of-way through the District for I-80, to the north. It is estimated that the District is currently deficient by 30 acres in the area, and this will increase to 46 acres by the year 2020, if now new parks are added.

Planning Area C offers Yunkers Park, Main Park, Grassmere Park and nearly 900 acres of Van Horne Woods Forest Preserve, and portions of Hickory Creek Forest Preserve. Main Park is one of the Districts other premiere park sites, featuring a variety of amenities that are used by a wide cross-section of the community. While offering the largest surplus of acreage within the District (i.e., 104 acres), the utilization of the recreational property provided is limited because of the undeveloped status of Yunker Park. This surplus further amplifies the need for the District to make the development of this property its top priority.

Planning Area D features one of the premiere park sites in the District, Hecht Park. While the area accounts for 16% of the Districts' population, it provides minimal recreational provisions for residents on a neighborhood level. Hecht Park certainly offers valuable accommodations for District residents however, it is important for the District to consider the importance of providing additional neighborhood park service specifically to its Tinley Park constituency. The area is currently deficient by 4 acres, and will increase to a deficiency on 9 acres by the year 2020, if no new park sites are created.

District-wide the MCPD is well positioned to provide adequate park space for future residents of the District. Considering NRPA recommendations, the District currently has a surplus of 64 acres, and will maintain that surplus by some 17 acres in the year 2020, if no additional park sites are created. This assessment supports the public input received which stresses that the most critical issue facing the District currently is not its availability of outdoor recreational space, but its lack of indoor facilities to satisfy current and future resident needs.

6.4 Service Areas

Mokena Community Park District residents have available to them a variety of public and private recreation facilities for competitive sports and other active and passive recreation. The various parks and private recreation opportunities together constitute a system available for recreation.

The initial recreation area for small children and toddlers is the backyard, which may include a sandbox, swing set or wading pool. As children reach school age, and begin to safely negotiate lightly traveled streets, they begin using their Neighborhood Parks. Neighborhood Parks are ideally located so that no major streets must be crossed to gain access. The Neighborhood Parks are, thus, the backbone of the park system for children and adults in residential neighborhoods.



Community Parks offer specialized facilities of community-wide appeal. Forest Preserves and other open space areas provide recreational and open space use opportunities not usually offered in a municipal park system. However, these parks cannot substitute for Neighborhood Parks, especially for children, if major roads, highways or railroad tracks must be crossed to reach them.

The following is an overview of the park classifications represented within the District:

Mini-Park

The service area is typically less than 1/4-mile radius around the park, and is typically 1 acre or less in size. According to NRPA recommendations, 1 to 8 acres is desirable. The target acreage is 0.25 to .5 acres/1000 Population.

Neighborhood Park

The service area is typically a 1/4 - 1/2-mile radius around the park to serve a population of 5,000, and is typically 15 or more acres in size. According to NRPA recommendations, 8 to 22 acres is desirable. The target acreage is 1.0 to 2.0 acres/1000 Population.

School Park

Assuming that there are open areas of play available at the site, the service area is typically a 1/2-mile radius around the park. The target acreage is 1.0 to 2.0 acres/1000 Population.

Community Park

The service area is typically a 1 to 3 mile-radius around the park, and is typically 25 or more acres in size. According to NRPA recommendations, 22 acres and greater is desirable. The target acreage is 5.0 to 8.0 acres/1000 Population.

Specialized Parks

A fourth category of parks includes Specialized Parks such as arboretums, golf courses, driving ranges, plazas, or conservation sites. Bike trails of sufficient width linking parks to encourage maximum use could also be considered a component of this unique category. No applicable standards for this category exist.

When reviewing potential park locations, there are a wide variety of issues that must be considered. Among these considerations are the following:

- Adjacent land uses - existing and proposed
- Accessibility - vehicular and pedestrian
- Utilities - location and availability
- Physical characteristics - vegetation, topography, and soil characteristics
- Public participation

When reviewing a site for a park location the following issues must also be addressed:



Mokena Community Park District Comprehensive Master Plan

August 2004

- Land Use
 - Existing
 - Proposed
- Accessibility
 - Vehicular
 - Pedestrian
- Utilities
 - Location
 - Availability
- Physical characteristics
 - Vegetation
 - Topography
 - Soil characteristics
- Public Participation

As discussed in Chapter 3, the District provides a variety of park types to its constituency. Park types have associated service areas as illustrated in Figures 6-3 through 6-7. While shared resources exist between many of the schools in the community and the MCPD (e.g., open and programmed pool time; programming space, etc.), when factoring only MCPD owned or leased parks and facilities, certain insufficiencies become apparent.

This visual overview further illustrates issues identified within the acres per 1,000 resident's discussion in Section 6.3. The District is commended on its ongoing efforts to acquire and develop property within burgeoning residential areas, as first recommended within the 1995 Comprehensive Master Plan.

An overlay of the planned park sites that are 'on-line' to be added to the District's inventory, in addition to the park sites identified within this plan, provide an example of how the District has well-positioned itself to successfully address the park space needs of current and future residents (*See Figure 6-8*).



Chapter 7. The Comprehensive Master Plan

7.1 Comprehensive Master Plan Recommendations

To follow are a series of recommendations that the District should consider to meet the current and future needs of the District, and to address recreational trends. The recommendations that follow are derived from prior District initiatives, issues identified through an extensive public involvement process including a series of user Focus Groups and a telephone survey, conversations with District staff and Board members, independent site observations, and land use analysis.

CATEGORY

1. *Public Relations/Customer Service*

RECOMMENDATION: To further enhance customer service, consideration should be given to providing staff with additional customer service training to improve communication techniques with users. 'Front-line' staff members which have the greatest interaction with customers should be the first to attend the course.

RECOMMENDATION: Develop a quarterly or semi-annual customer satisfaction reward program for staff at each District facility, as well as District-wide. Award recipients would include those staff members which receive praise from customers, and/or as recognition of their efforts to improve customer satisfaction within their respective department. Service award programs have proven to enhance customer satisfaction, and aided in retaining quality staff.

RECOMMENDATION: The District should continue to monitor income trends within the area to ensure that programming fees are priced such that they are within the financial means of the residents they are designed to serve.

RECOMMENDATION: The District should continue to monitor programming enrollments and neighboring competition to ensure that residents are receiving program offerings they desire and accommodations they deserve.

RECOMMENDATION: As the District grows, and various programming and amenities are added to the current inventory, it will become important for the District to market the value of each facility to all District residents through a variety of communication efforts. To promote the features and functions available at various District parks and facilities, it is recommended that the District develop a "Featured MCPD Park/Facility of the Month" promotions campaign and add the park on the District's web-site front page and related literature. A campaign of this nature via all media outlets would not only serve to promote the good work of the District and increase visibility, but could



serve as a useful tool to promote a sense of ownership amongst residents and their neighborhood park.

2. Senior Programming

RECOMMENDATION: As indicated, the portion of District residents 65 and older will only increase as the 'baby-boomer' generation reaches retirement age. While there are a variety of private alternatives which specifically cater to this age group in the greater Mokena area, it is important that the District gain a better understanding of the recreational needs of its older residents. While not expected to outnumber family-unit households in the foreseeable future, senior programming efforts should be expanded. The District should consider conducting a user survey of seniors to better understand what attracts them to MCPD programming versus private programming options. This effort would assist the District in planning for future programs and services.

3. Park and Facility Development

RECOMMENDATION: It is strongly recommended that the District take immediate steps to construct a Recreation Center for its constituency. (*See Section 7.2 Capital Improvement Priorities*)

RECOMMENDATION: It is strongly recommended that the District develop the Yunker Park as outlined in the Yunker Park Advisory Committee Report (2002). (*See Section 7.2 Capital Improvement Priorities*)

RECOMMENDATION: As the District plans for the development of additional facilities and park sites in the future, the following items provide a series of factors that should be considered at the onset of the project discussion:

- The public should have an opportunity to share in the development of the facilities future amenities.
- The parcel should be centrally located.
- Provide ample parking to support to intended uses.
- Provide access for pedestrians and bicyclists.
- Excellent transportation connections to existing infrastructure.
- Selected site offers an adequate amount of space for a facility that can be expanded in the future, if needed.
- Good site circulation.
- Offer a variety of activities for all age groups and abilities.
- Ability to offer both indoor and outdoor recreational activities.



4. Intergovernmental Relationships

RECOMMENDATION: It is strongly recommended that the District immediately coordinate efforts with the Village of Mokena to formulate an action plan to ensure that the concept of a continuous greenway/open space area which weaves between the anticipated residential and commercial uses within the designated western growth area, is accomplished. This concept strongly supports public opinion in terms of maintaining and preserving the rural and passive character of the community.

RECOMMENDATION: Encourage cooperation to install pedestrian traffic calming at locations where there is pedestrian access to parks or other regional attractions. Recommended traffic calming techniques include curb bulb-outs, high visibility crosswalks, pedestrian activated illuminated crosswalks, and raised intersections.

RECOMMENDATION: Request that the surrounding municipalities continue to notify the District in advance of upcoming planning projects which would have a significant impact on the roadway environment. Involvement at this level would allow the District the opportunity to promote bicycle and pedestrian connections to MCPD parks and facilities.

RECOMMENDATION: Continue to pursue agreements with school districts to include agreed upon dates, times, priority of usage, cancellation policies and room availability.

RECOMMENDATION: As discussed the MCPD currently maintains an excellent relationship with neighborhood and neighboring schools. These relationships illustrate the far-reaching benefits of maximizing public space. This plan establishes two phases that the District should employ to further enhance its recreational presence within these public spaces.

Phase I

Maximizing available public land should be a District's priority in addressing open space deficiencies. The District should work to identify opportunities that might allow for the expansion of existing recreational functions at school sites which offer amenities typically found within a Mini-Park setting (e.g., a playground), to features found within a typical Neighborhood Park setting (e.g., a playground, ball field, soccer field and/or basketball court).

Phase II

When considering rising property costs, and increasingly limited open space acquisition opportunities in the area, the concept of utilizing area school property (both current and future) to provide additional recreational opportunities to offset open space deficiencies is a viable option. As discussed, features and amenities included within a Neighborhood Park can often be found and/or provided within a School Park. The concept of two or more governmental agencies jointly developing available open space



to offset current and future demand is an attractive and fiscally responsible option. It is critical that the Mokena Community Park District explore and employ this technique as necessary to satisfy future demands.

The District should consider employing the following steps:

- The Recreational Target Area map (See Figure 6-8) should be reviewed with the surrounding municipalities, school districts, as well as private schools. Consideration should be given to the option of developing future park and school sites jointly to maximize public land, and to share related costs.
- The District should explore the option of joint funding, purchasing and development costs with the area school districts.

Determining the feasibility of developing recreational amenities within existing school grounds will require close cooperation with the school districts, as well as a detailed inventory and analysis of existing and planned school property within the community.

This inventory and analysis should include:

- Identifying under-developed land and the physical characteristics of these lands (e.g., drainage, slopes, adjacent land uses, and infrastructure) based upon site visits, aerial photos, topographic contours, flood management data, and other relevant site analysis data.
- Identifying development opportunities.
- Develop a summary of existing school activities, events and programming on the property.
- Develop draft site plans for each feasible school site identified that could support features such as baseball fields, soccer fields, basketball courts and/or playground equipment.

These measures will aid the District and related school district, in understanding where such development opportunities are possible, and where they are not. Where suitable properties exist, the District should work to jointly develop these parcels to help offset recreational demand.

5. Land Acquisition

RECOMMENDATION: The 191st Street Corridor Special Area Plan prepared for the Village of Mokena plans for five open space/park parcels for potential development. Recognizing the likelihood of single and multi family residential housing being developed in the 191st and Wolf Road vicinity, it is recommended that the District



Mokena Community Park District Comprehensive Master Plan

August 2004

work with the Village of Mokena to jointly identify and acquire the necessary acreage to support this planned residential area.

RECOMMENDATION: As identified within the Village of Mokena Framework Plan, the western portion of the community west of Town Line Road, east of School House Road, north of the NIRC Rock Island Line, and south of I-80 are identified as residential development opportunity areas. Recent activity within this area supports this concept, and warrants the immediate consideration of the District as to the impact these new developments may potentially have on the degree of recreational service provided by the District. (*See the following recommendation*)

RECOMMENDATION: Based upon demographics, projected population and amenities that the District provides, it is recommended that the District work to identify opportunities to acquire property within the following areas to supplement current need and provide for future demand:

Planning Area A

4 - Neighborhood Parks ranging 5-8 acres in size

Planning Area B

2 - Neighborhood Parks ranging 5-8 acres in size

Planning Area D

1 - Neighborhood Parks ranging 5-8 acres in size

Once acquired, initial development of each site should include a minimum combination of a baseball/softball field and playground to help satisfy the District's current deficient of these amenities.

RECOMMENDATION: An additional growth area identified within the Village of Mokena Framework Plan includes the area bounded by the Hickory Creek Forest Preserve to the north, Old Plank Trail to the south and Wolf Road to the east. This anticipated growth area extends beyond the current District boundaries (south of Old Plank Trail) and should be explored for annexation.

6. Park Renovations/Improvements

There are many improvements that can be made to the existing parks to improve function, utilization, and appearance. In this section of the report such improvements are suggested and discussed. These improvements are explained in a context of serving the existing population base. To illustrate and assist in financial planning, an opinion of typical park improvement costs has been included in a menu format in Appendix C. The costs estimates were taken from projects in the 2001, 2002 and 2003 calendar years and are intended only to provide an idea of relative costs.

In the previous section facility needs and surpluses in comparison with state guidelines were identified. This provides a point of beginning and helps establish the direction of



Mokena Community Park District Comprehensive Master Plan

August 2004

the improvement program. Individual facility requirements are unique to each district. Following, is an explanation of activities and enhancement programs that are unique to the Mokena Community Park District and express their specific desires and goals on an overall basis.

An ADA compliance review study has not been performed for all existing parks. As improvements are proposed and implemented compliance issues with the Americans with Disabilities Act should be addressed.

RECOMMENDATION: Green Meadows - Evaluate the playground apparatus for conformance to ASTM 1487, as it relates to use zones for slide chute exits. Future considerations should include the reduction of asphalt around the entrance, and playground area.

RECOMMENDATION: Hecht Park - Replace the outdated wooden structure playground area located on the east side of the park within the next 5 years. Consideration should be given to the installation of screening around the detention pond area on the west side of the park.

RECOMMENDATION: Main Park - Evaluate all playground areas for conformance to ASTM 1292, as it relates to impact attenuation surfacing. The playground on the south end of the site should be replaced within the next 3 years.

RECOMMENDATION: McGovney Park - Provide ramp access to the playground area. The park site would benefit from improved, and less obscure signage from the adjacent roadway. Lastly, consideration should be given to providing ramp and sidewalk access to the baseball field viewing area.

RECOMMENDATION: Tinley Gardens Park - Consideration should be given to providing a side path along the eastern property line of the parcel to improve access to the playground area.

RECOMMENDATION: Willowview Park -The playground impact attenuation surfacing should be evaluated for conformance with the CPSC *Handbook for Public Playground Safety* Sections 4.5, 9.6 and 12.6.3. The site would benefit from formal path connections to site amenities.

RECOMMENDATION: Riivendell Park - Development of Riivendell Park is necessary for the extension of service in the southwest quadrant, which is currently without neighborhood service. The District should develop this site within the next 3 years. (See Section 7.2)

RECOMMENDATION: New Park Sites - To ensure that new park sites offer the variety of programming options and amenities that District residents are interested in, it is recommended that site master plans be developed for all new park sites that are acquired by the District. While the availability of funding may constrain the ultimate



development of the property, the development of a site plan for each new site will assist the District with ensuring that future programming efforts are addressed to meet future community needs.

7.2 Capital Improvement Priorities

The capital improvements listed in the following paragraph represent the priority list of capital improvements that the District should strongly consider for implementation over the next five years.

1. **Recreation Center:** It is strongly recommended that the District take immediate steps to develop a Recreation Center for residents. The citizen survey results of both the previous District Master Plan (1994) and the current survey (2003) reported a majority of respondents interested in the development of a Park District Community Center to serve the needs of District residents. Park Board discussions held during the planning workshops also indicated a Board majority supporting this development. Because of the extent of positive support for a new Center, the Park District is urged to make the construction of a new facility a significant priority.

Programming elements of the Mokena Community Park District are quite extensive with plans to expand programs as resources become available. The provision of a community center for the District will not only provide quarters for expansion of programming but also provide a location for much needed seniors programs.

Considerable planning efforts have taken place since the concept of a Community Center was first introduced in the 1995 MCPD Comprehensive Master Plan. Determining where to locate the Center has continued to challenge the planning process.

The Yunker property currently serves as the prime candidate site for construction of a new Center. The consideration for that location includes the importance of preserving the rural and open character of the Yunker Park property versus the desire to combine major park district facilities within close proximity of one another (i.e., Main Park and a new center). An additional issue has been the Village of Mokena's interest in locating the Community Center at the north end of the property in an effort to establish a connection with ongoing downtown Mokena revitalization efforts as identified in their Comprehensive Master Plan (2002).

The 1995 MCPD Comprehensive Master Plan recommended the placement of a Community Center south of LaPorte Road. When considering access for District residents, past planning efforts, future land use classifications and preservation issues, it is the recommendation of this Plan that the location of a Community Center remain south of LaPorte Road on the Yunker Park property. Regardless of the ultimate location of this facility, it is critical that it be developed within the next three years.



2. **Yunker Park Development:** The District is faced with a unique opportunity to strike a balance between preserving and celebrating the history of the greater Mokena area, and developing a park site that area residents would greatly benefit from. Many months have been volunteered by residents interested in finding this balance, via the Yunker Park Advisory Committee and numerous public meetings. For this reason, it is strongly recommended that the District develop the Yunker Park as outlined in the Yunker Park Advisory Committee Report (2002). Lastly, a centrally located community focal point is an important concept that should be acknowledged by the District and incorporated into its final development plans for Yunker Park.
3. **Riivendell Park Development:** Development of Riivendell Park is necessary for the extension of service in the southwest quadrant, which is currently without neighborhood service. This park, located within a residential area, is currently undeveloped. Although 1.7 acres in size, the relatively steep topography provides only a small flat area for recreational amenities. A plan for this site has not yet been commissioned. It is felt at this time that only a tot lot would lend itself well to this location. The recommendation for Riivendell includes the development of a concept plan to improve this facility with playground improvements.
4. **Western Growth Area:** Targeting of potential properties for acquisition within the designated Western Growth Area. Acquire land and develop improvement concept. Land acquisition or improvements grant possibilities for 2005 application.
5. **Hecht Park:** A macro-level traffic evaluation of this site was conducted as part of the Comprehensive Master Planning process. While not considered an issue at the present time, the District may consider two traffic/parking maintenance improvements in the future. These improvements include:
 - a. Revision to the internal traffic management plan that would first include the restriping of the parking area to accommodate angled-parking. Next, users would be directed to enter the west entrance, travel to the northern edge of the property, where a cul-de-sac would redirect traffic to the south. A formal traffic analysis of the site would reveal the number of additional parking spaces that could potentially be gained as a result of this reconfiguration. Also, a traffic analysis would determine whether adequate turning radius is available to accommodate this concept. An improved traffic management plan would enhance safety and improve traffic flow, particularly during peak periods at the park such as tournaments, league play, etc.
 - b. Investigate the possibility of acquiring a segment of property north of the park site suitable to accommodate overflow parking conditions for large scale park events.



Chapter 8. Implementation

8.1 Financing the Comprehensive Master Plan

The District maintains a comprehensive capital improvement five-year program which is updated annually. This program is developed based on existing and projected budget levels, and also factors in potential outside funding opportunities such as the Illinois Department of Natural Resources Open Space Lands Acquisition and Development Program (OSLAD). Additional potential grant opportunities that the District should investigate (by recommended project) are identified in the following table.

1	Open Space Lands Acquisition and Development (OSLAD) Program and Land and Waterway Conservation Fund (LWCF)
	Administered by:
	Illinois Department of Natural Resources Division of Grant Administration One Natural Resources Way Springfield, IL 62707 217/782-7481 http://dnr.state.il.us/ocd
2	Open Lands Trust (OLT)
	Administered by:
	Illinois Department of Natural Resources Division of Grant Administration One Natural Resources Way Springfield, IL 62707 217/782-7481 http://dnr.state.il.us/ocd
3	Congestion Mitigation and Air Quality Improvement Program (CMAQ)
	Administered by:
	Chicago Area Transportation Study (CATS) 300 W. Adams, 2nd Floor Chicago, IL 60606 312/793-3474 http://www.catsmpo.com/progs/cmaq.htm



**Mokena Community Park District
Comprehensive Master Plan**

August 2004

4	Illinois Tomorrow Corridor Planning Grant Program
	<i>Administered by:</i>
	http://dot.state.il.us/corridorplanning/corridor
5	Illinois Transportation Enhancement Program (ITEP)
	<i>Administered by:</i>
	Illinois Department of Transportation (IDOT) Office of Planning and Programming 2300 South Dirksen Parkway, Room 307 Springfield, IL 62764 217/782-0378 www.dot.state.il.us/opp/iltep.html
6	Illinois Bike Path Grant Program
	<i>Administered by:</i>
	Illinois Department of Natural Resources Division of Grant Administration One Natural Resources Way Springfield, IL 62707 217/782-7481 http://dnr.state.il.us/ocd
7	Recreational Trails Program (RTP)
	<i>Administered by:</i>
	Illinois Department of Natural Resources Division of Grant Administration One Natural Resources Way Springfield, IL 62707 217/782-7481 http://dnr.state.il.us/ocd
8	Grade Crossing Protection Fund (GCPF)
	<i>Administered by:</i>
	Illinois Commerce Commission (ICC) 527 East Capital Avenue Springfield, IL 62701 217/557-1285 http://www.icc.state.il.us/hg/railroadsafety.aspx



**Mokena Community Park District
Comprehensive Master Plan**

August 2004

9	Access to Transit Capital Improvement Program
	<i>Administered by:</i>
	Illinois Department of Transportation (IDOT) Division of Public Transportation Northeast Illinois Program Area - Suburban Grants 310 South Michigan Avenue, Room 1608 Chicago, IL 60604 312/793-3616
10	Surface Transportation Program - Urban Program (STP-U)
	<i>Administered by:</i>
	Illinois Department of Transportation (IDOT) Office of Planning and Programming 2300 South Dirksen Parkway, Room 307 Springfield, IL 62764 217/782-0378 www.dot.state.il.us/opp/iltep.html
11	Community Development Block Grant (CDBG)
	<i>Administered by:</i>
	http://www.willcountycommunitydevelopment.com
12	Urban Park and Recreation Recovery Program (UPARR)
	<i>Administered by:</i>
	National Park Service Midwest Region 1709 Jackson Street Omaha, NE 68102-2571 402/221-3358 http://www.nps.gov/uprr/
13	General Assembly Member Initiatives
	<i>Administered by:</i>
	National Park Service Midwest Region 1709 Jackson Street Omaha, NE 68102-2571 402/221-3358 http://www.nps.gov/uprr/



**Mokena Community Park District
Comprehensive Master Plan**

August 2004

14	Corporate Sponsorships	<i>Varies</i>
15	Private Donors	<i>Varies</i>
16	Developer Land-Cash Contribution	<i>Varies</i>
17	HB 231 – Local Legacy Act	<i>Legislation Pending</i>
18	Tourism Attraction Development Grant Program	
	<i>Administered by:</i>	
	Illinois Department of Commerce http://www.illinoisbiz.biz/bus/gri/grants_tour_tap.html	
19	Tourism Marketing Partnership Program	
	<i>Administered by:</i>	
	Illinois Department of Commerce http://www.illinoisbiz.biz/bus/gri/grants_tour_mpp.html	

There are many improvements that can be made to the existing parks to improve function, utilization and appearance. These improvements are explained in a context of serving the existing and future population base. To illustrate and assist in financial planning, an opinion of typical park improvement costs has been included in Appendix C. Cost estimates were derived from projects in the 2001, 2002 and 2003 (to date) calendar years, and are intended only to provide an idea of relative costs of a variety of projects and project components.



8.2 Conclusion

With the onset of new residential development, the associated population growth and the growing demand for new and exciting recreational experiences, the Mokena Community Park District has proven itself to be an effective leader in planning for this growth. Residents greatly benefit from the District's quality staff and passionate Board members. Both past and current Board and staff members should be commended on their fiscally responsible and responsive nature to resident's recreational needs in the past, present and future. Yet, much work lies ahead for the District.

The land use characteristics identified and addressed in the previous District Comprehensive Master Plan continue to change and it is anticipated that the Village of Mokena will reach a full build-out within the next 10-15 years. Meeting the needs of District residents has been, and continues to be a critical component in the daily functions of the District, and yet the delay in constructing a community Recreation Center has tarnished the good reputation of the District. It is imperative that the District take immediate steps to construct a Recreation Center.

Maintaining and exceeding the standard of service that is expected of the District is a daunting task, particularly in uncertain economic conditions. It is the hope that this plan can serve as a cohesive, equally responsive and visioning document that will help the District meet the expectations of its constituency over the next several years.

This document represents the efforts of many District staff that dedicated their time to help determine and plan what measures might be taken to facilitate an improved recreational experience for its customers.

Lastly, it is important to remember that a Comprehensive Master Plan provides merely a snapshot of current recreational conditions in the District and utilizes techniques to gauge where the District is, and where it *can* be. As policies shift, unforeseen circumstances arise or otherwise, it is important that the District revisit this document and make revisions or addendums accordingly.



List of Appendices

- A. Intergovernmental Agreements
- B. Survey Instrument and Resulting Raw Data
- C. Prototypical Costs / Park Improvement Menu Cost Estimates

APPENDIX A

Intergovernmental Agreements

APPENDIX B

Survey Instrument and Resulting Raw Data

APPENDIX C

Planning Level Cost Estimates

October 30, 2003

PN 040019027

**Mokena Community Park District
Facility/Amenity Planning Level Cost Estimate Menu**

Program	Area
2 Basketball Courts 50'x94'x24' high	15,000 SF
Bleachers	11,000 SF
Stage (one only)	
Indoor Running Track	
Fitness / Exercise Room 20'x40'	800 SF
Storage	
Lobby, Office, Public Toilets 30'x45'	1,350 SF
Men's Locker Room 20'x40'	800 SF
80 Lockers, 4 W.C, Shower Room	
Women's Locker Room 20'x40'	800 SF
80 Lockers, 4 W.C, Shower Room	
Racquet ball Court 20'x40'	800 SF
Indoor Driving Range 3 Tees 30'x40'	1,200 SF
Storage	
Tot Room 35'x25'	900 SF
Toilets	
Storage	
Indoor Pool 25 Meter (50'x75')	8,400 SF
Storage	
Mechanical	
Indoor Tennis Court 60'x120'x20' high	7,200 SF
Concession Stand 15'x30'	450 SF
Kitchen work Area	
Sales Counter	
Sub-Total	48,700 SF
Circulation 15%	7,300 SF
Sub-Total	56,000 SF
Mechanical 10%	5,600 SF
TOTAL	61,600 SF

COST

\$85.00 / SF Metal Panel Construction	=	\$5,235,000.00
In-ground Pool		\$ 525,000.00

Total **\$5,760,000.00**

\$100.00 / SF Brick	=	\$6,160,000.00
In-ground Pool		\$ 525,000.00

Total **\$6,685,000.00**

Independent Equipment Costs

BB Courts		
Bleachers, Nets, Mats, Backstops, Scoreboards,	\$	70,000.00
Sound System		
Fitness Equipment	\$	7,500.00
15 Pieces		
Lockers	\$	4,000.00
2 Tier, 40 units each		
Office / Lobby	\$	10,000.00
Furniture, Signage, Display		
Tot Room	\$	10,000.00
Furniture, Equipment		
Tennis	\$	15,000.00
Net, Lighting, Signage, Score board		
Kitchen Equipment	\$	25,000.00
Appliances, SS Counters		
Stage Equipment	\$	20,000.00
Lighting, Lifts, Curtains		
Total	\$	161,500.00

Not Included:

Site Work, Paving, Parking, Exterior Lighting, Landscaping, Fees

Pool Building	Area
50 Meter Olympic Pool, (50'x75') 6 lanes, 70'x120' 10' Deck Storage Mechanical	8,400 SF
Men's Lockers 20'x40' 80 Lockers, 4 W.C's, Shower Room	800 SF
Women's Lockers 20'x40' 80 Lockers, 4 W.C's, Shower Room	800 SF
Office, Concesions 15'x40'	600 SF
Sub-total	10,600 SF
Circulation 15%	1,500 SF
TOTAL	12,100 SF

COST

\$85.00 / SF Metal Panel	\$ 1,028,500.00
In-Ground Pool	\$ 525,000.00

Total	\$ 1,653,000.00
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\$100.00 / SF Brick	\$ 1,210,000.00
In-Ground Pool	\$ 525,000.00

Total	\$ 1,735,000.00
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Not Included:

Site Work, Paving, Parking, Exterior Lighting, Landscaping, Fees

PROTOTYPICAL PARK IMPROVEMENT COSTS

COSTS ARE PROVIDED FOR PLANNING PURPOSES ONLY. THESE ARE ROUGH ESTIMATE COSTS ONLY. SPECIFIC SITE CONDITIONS MUST BE EVALUATED WITH A SITE PLAN.

DESCRIPTION – DEVELOPMENT ITEM

Site Work – Earthwork

- Mass Grading, General earthwork \$4.00cy
- Topsoil Re-spread, 6" deep \$1.50sy
- Import Topsoil for Re-spread, 6" deep \$3.50sy

Paving, Parking and Paths

- Asphalt Path, 8'wide \$12.00lf
- Parking Areas and Driveways, asphalt (no curb) \$20.00sy
- Concrete Barrier Curb (6"x18") \$16.00lf
- Wood Chip Path, 6'wide (Non-ADA) \$6.00lf
- Concrete Walk, 5'wide \$18.00lf

Site Amenities

- Shelter, 24' Wood with Concrete Pad \$32,000.00
- Volleyball, edging, 12" sand, net, (no grading) \$10,000.00
- Drinking Fountain, close to water source \$6,000.00
- Bench, 6' (surface mounted to walk) \$1,200.00
- Tot Lot Playground, equipment, mulch surface, edging, (no grading) \$35,000.00
- Basketball Court, full court, goals, asphalt, color coat, (no grading) \$25,000.00
- Soccer Field Goals (2) \$3,500.00
- Little League Field, infield mix, backstop, sideline fencing, (no grading) \$40,000.00
- Flagpole, 25'aluminum \$4,000.00

Landscape Plantings

- Hydro-seed \$1.00sy
- Slit Seeding \$0.50sy
- Shade Tree, 2.5" \$400.00
- Evergreen Tree, 6' \$300.00
- Ornamental Tree, 6' \$200.00
- Shrub, 3' \$40.00