Concept Plan

Heritage Park



Village of

Homer Glen



SITE DATA:

SITE AREA:	103 ACRES
PATHS/TRAILS:	25,582 LF (5.03 MILES)
ROADWAY:	4,626 LF -- (0.88 MILES)
PARKING:	470 STALLS + 9 ACCESSIBLE

LEGEND:

- SIDEWALK -- *8,315 LF (1.57 MI)*
- PAVED WALKING PATH (EMERGENCY AND MAINTENANCE ACCESS) -- *8,289 LF (1.57 MI)*
- CRUSHED STONE PATH -- *8,680 LF (1.64 MI)*
- MOWN PATH -- *1,298 LF (0.25 MI)*
- EXISTING TREES
- SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DISC GOLF

Concept Plan

Scale: 1" = 100'
January 27, 2017

0 50 100 200 300

Acknowledgements

This plan was made possible by the untiring devotion of the Village of Homer Glen's Board of Trustees and Staff. Additionally, special thanks go out to the residents, stakeholders, and those who participated through the project team's online public engagement tool for their valuable comments, input, insight and continued interest through the process and development of this Concept Plan for Heritage Park.

Village of Homer Glen Elected Officials

Mayor
George Yukich

Clerk
Ann Holtz

Village Manager
Michael Mertens

Board of Trustees
Brian Burian
Carlo Caprio
Sharon Sweas
Beth Rodgers
Mike Costa
Christina Neitzke-Troike

Village of Homer Glen Staff
Parks and Recreation Committee
Environment Committee

Planning and Design Team

Planning Resources, Inc.
402 W. Liberty Drive
Wheaton, Illinois 60187
Wwwplanres.com

Tria Architecture
901 McClintock Drive Suite 100
Burr Ridge, Illinois 50527
www.TriaArchitecture

David Mason & Associates
464 North Milwaukee Ave
Chicago, Illinois 60654
www.davidmason.com

Table of Contents

History and Acquisition 7

Site Analysis 8
- Vegetation and Plant Communities 9
- Topography and Slopes 10
- Watershed Study, Stormwater Management 10
- Hydrology and Drainage 10
- Soils 11

Existing Building and Structures 13

Concept Plan Development 17

Public Participation and Involvement 19
- Community Meetings and Open House 21
- Online Engagement Program 24

Design Program Development 29
- Goals and Objectives 31

Community Events 60
- Homer Fest 60
- 5K Run Consideration 63

Master Plan 65
- Infrastructure 66
- Operations and Maintenance Management 68
- Budgeting 73

Recommendations, Phasing and Implementation 75

Appendix 78

Comments from MySidewalk 80



(This page left blank intentionally.)

Executive Summary



The Village of Homer Glen has an opportunity that is truly unique. The acquisition of the Woodbine Golf Course offers a new 103 acre site for continued implementation of the Village's founding Comprehensive Plan and its original mantra "Community and Nature… in Harmony." A significant component of the 2005 Comprehensive Plan was to establish a Town Center near the location of the Woodbine Golf Course, due to its central location withing the Village.

Planning this 103 acre property involves more than a building program and park-use plan. Park amenities, roadways, trails, and infrastructure do more than serve their dedicated functions. They create opportunities for interaction and to establish the heart of the Village.

PURPOSE

The purpose of the Master Concept Plan for Heritage Park is to identify opportunities and constraints of the site's natural character. Additionally, the Plan will also identify Village input regarding potential enhancements and park use options. The plan identifies and prioritizes areas of the property recommended for park amenities, associated infrastructure, and costs associated with each. The design concepts and principles presented in the plan form the basis for further design refinements, additional engineering studies, construction documentation, and, ultimately, the implementation of park features as funding becomes available in years to come.

As part of the planning process, input and ideas were sought from the community to produce a plan that meets the collective objectives and maximizes the potential of the 103 acre site. Input was received through face-to-face stakeholder meetings, open house gatherings, and through an online public engagement process.

As outlined in the Village's Comprehensive Plan objectives, there was a consensus to develop and "create an attractive and distinctive new Town Center that can provide a new centralized focal point for the community." Another goal was the ability for the community to "sponsor programs, events, and celebrations that can stimulate public involvement and participation, foster strong community spirit and identity, and bring together residents from various subdivisions on a regular basis". Throughout the Comprehensive Plan there are a number of objectives identified that can be tied directly to the Heritage Park Plan.

- Adopt best management practices for storm water management to ensure that new developments do not contribute run-off that increases off-site flooding or degrades water quality in surface or ground water.

- Develop a large park, commons or Village Green as part of the new "Town Center" development to create a central gathering place and activity area for all residents of Homer Glen.



During the preparation of the park plan, the following major steps were taken to assure plan compatibility with community needs and site limitations:

- Goals & Objectives: The plan for Heritage Park follows the recommendations of the Village Comprehensive Plan and the Parks and Recreation Master Plan. Meetings with civic groups and an online survey helped to create the overall vision for the park site.

- Site Development Limitations: Site topography, water resources, existing vegetation, access and relationships of the surrounding properties were identified and evaluated.

- Study of Alternatives: Park development alternatives were presented and reviewed by the Parks and Recreation Committee, staff, and Trustees. Park amenities and the level of development were discussed and reviewed with staff.

- Selected Alternative: At the conclusion of the planning meetings and following review of alternatives, a Master Concept Plan was recommended.

- Implementation Strategies: A critical part of the plan is the preparation of an order-of-magnitude cost estimate for the development of the park uses and amenities. In addition to this element, this plan includes assessments of the operational cost impacts for the various degrees of development in the plan.

The Heritage Park Plan proposes an intensively developed core or "Village Green" near the newly renovated Village Hall with a mixture of active and passive recreation facilities, ultimately creating a "Family-Oriented" community park. The plan calls for a variety of improved recreational opportunities such as playground areas, interactive water play, tennis, volleyball, and pickle ball, to name a few. The plan also incorporates more passive recreation areas of fishing, sensory gardens, and recreational / interpretive trails, winter activities, and disc golf. A key feature of the park is the Village Green core where festivals such as "Homer-Fest" and other celebrations can be held with a performance stage and dedicated plaza that can commemorate the heritage of Homer Glen.

Access to the new park is identified by three new locations along 151st Street with an internal ring road that can be controlled for access and parking. Parking areas are located throughout the park to provide safe and convenient access for all park users.

The capital costs for this project when completed is projected to be about $21,000,000.00 in 2017 dollars. The Master Concept Plan improvements are proposed to be completed incrementally in a series of phases over a period of years as deemed appropriate with respect to available funding until the plan is completely realized.

IMPLEMENTING AND PHASING

Given the size and magnitude of the Heritage Park plan and the number of facilities and amenities, the implementation of the plan is a process that will be spread out over a number of years. A phased implementation plan was prepared as a tool to assist the Village leaders with the long term development of Heritage Park. This staged implementation approach allows the Village to identify the areas of need and the development of these facilities. Additionally, the implementation approach allows for the logical and timely development of each phase so as to prevent duplication of efforts.

History and Acquisition

The Village of Homer Glen was incorporated on April 17, 2001 and today is a home-rule community of approximately 24,220 residents. Located in northeastern Will County, approximately 35 miles from downtown Chicago, it is home to a variety of open spaces blended with residential developments and economic corridors. With the opportunity to grow, Homer Glen currently encompasses 22 square miles, making it one of the largest municipalities by land-area in Will County.



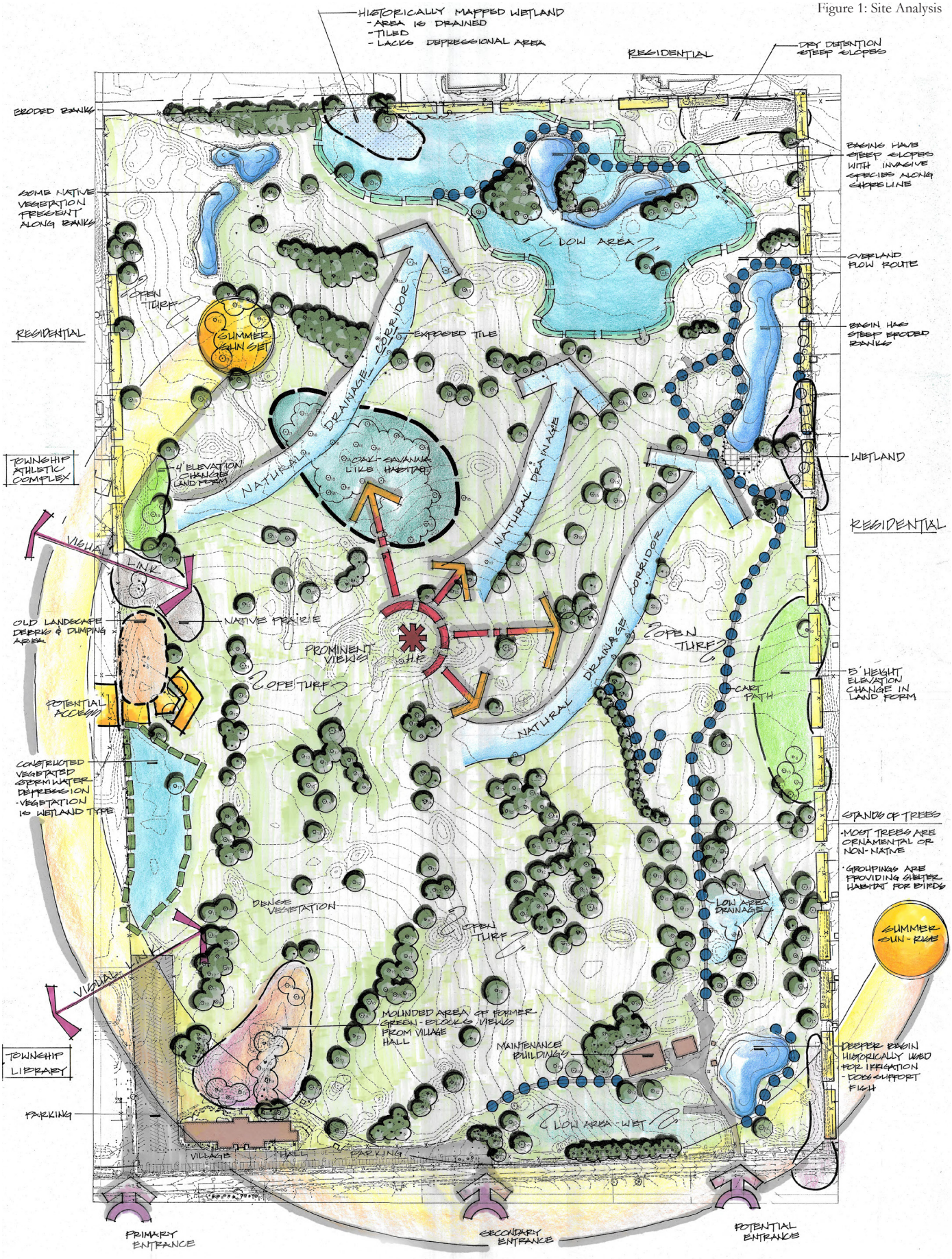
The Village maintains approximately 28.7 acres of park land spreading out over three existing parks along with one soon-to-be park (Goodings Grove Park). The acquisition of the Woodbine property increases the total land size significantly, as the site alone is 103 acres. Other park sites in the Homer Glen community are owned and maintained by the local township.

The recently acquired Woodbine property, now known as Heritage Park, includes a former clubhouse that has been renovated into a Village Hall for Homer Glen. It also serves as a satellite location for Will County law enforcement.





Figure 1: Site Analysis



Heritage Park Concept Plan

Site Analysis

Vegetation and Plant Communities

According to the historic Public Land Survey documents provided by the Illinois Natural History Survey, the Heritage Park property likely consisted of prairie with smaller areas of wetland before European settlement. The presence of hydric soils further indicates the presence of historical wetland on portions of the property. Prior to development as a golf course in the 1980's, the entire property was actively developed for agricultural use and did not contain any trees or remnant natural habitat. Therefore, any trees or habitat that is currently present were introduced as part of the Woodbine Golf Course that operated on the property from 1988 to 2014.

After golf course operations ended in 2014, the property was no longer managed as an active golf course, but most of the landscaped features were still intact. For instance, the former fairways still consist of landscaped turfgrass, but the grass is allowed to grow much deeper than would have been allowed under typical golf course standards. Throughout the property, planted trees line the historical fairways. The grasses and trees appear to consist predominantly of horticultural varieties that are not native to the U.S. However, the grasslands and trees do provide perching or nesting habitat for some birds and insects. A cluster of English Oaks (Quercus robur), centered near the west side of the property, is functioning as a savanna ecosystem that provides a unique habitat community on the property. Savannas are a type of woodland habitat that is characterized by broadly spaced trees that allow enough sunlight between the trees to support grasses and flowering





plants. Although some Common Milkweed (Asclepias syriaca) was observed, the dominant trees and grasses consist of non-native or invasive species. However, it is possible to convert the groundcover to native species while preserving or expanding the quality of the tree composition.

The property contains several excavated ponds, primarily in the southeast, northeast, and northwest corners of the property. The ponds appear to have been constructed for irrigation or as water features. The ponds consist predominantly of open water with steep eroded banks, but do contain some areas of wetland vegetation that provide limited wildlife habitat. The property also contains a constructed detention basin near the southwest corner of the property that frequently ponds stormwater runoff and consists predominantly of wetland vegetation. A dry detention basin that is maintained in a mowed condition is located on the northeast corner of the property. There is also an area on the north end of the property that is shown as wetland on historical wetland maps. However, the historical wetland area is currently drained by drain tiles and does not exhibit strong wetland characteristics such as obvious wetland vegetation or hydrology. A U.S. Army Corps of Engineers (ACOE) Jurisdictional Determination for the property, dated September 29, 2016, confirmed that each of the ponds, detention basins and the potential wetland are either exempt or isolated waters outside of ACOE jurisdiction. Therefore, grading activity in or around these areas would not require permit authorization from the ACOE. However, permit authorization would likely be required under Will County Stormwater Ordinance requirements and may be required by the Illinois Department of Natural Resources under the Illinois Interagency Wetland Policy Act.



Topography and Slopes

The Heritage Park site is gently rolling and generally sloping from southwest from a high point of elevation 778 feet to the northeast to a low point of 751 feet (above sea level).

The 103 acre Heritage Park has six sub watersheds as identified in the H.R. Green Woodbine Area Drainage Study dated November 10th, 2015. One sub watershed of ±47.8 acres (46% of the total site) and a second sub watershed of ±32.7 acres (32% of the total site) drain to the northeast and through the existing on site ponds. A third sub watershed ±18.3 acres (17% of the total site) drains easterly through the former irrigation supply pond. These three watersheds drain almost 96% of the entire Heritage Park site.

The three remaining watersheds are minor and account for less than 5% of the total site.

Watershed Study, Stormwater Management

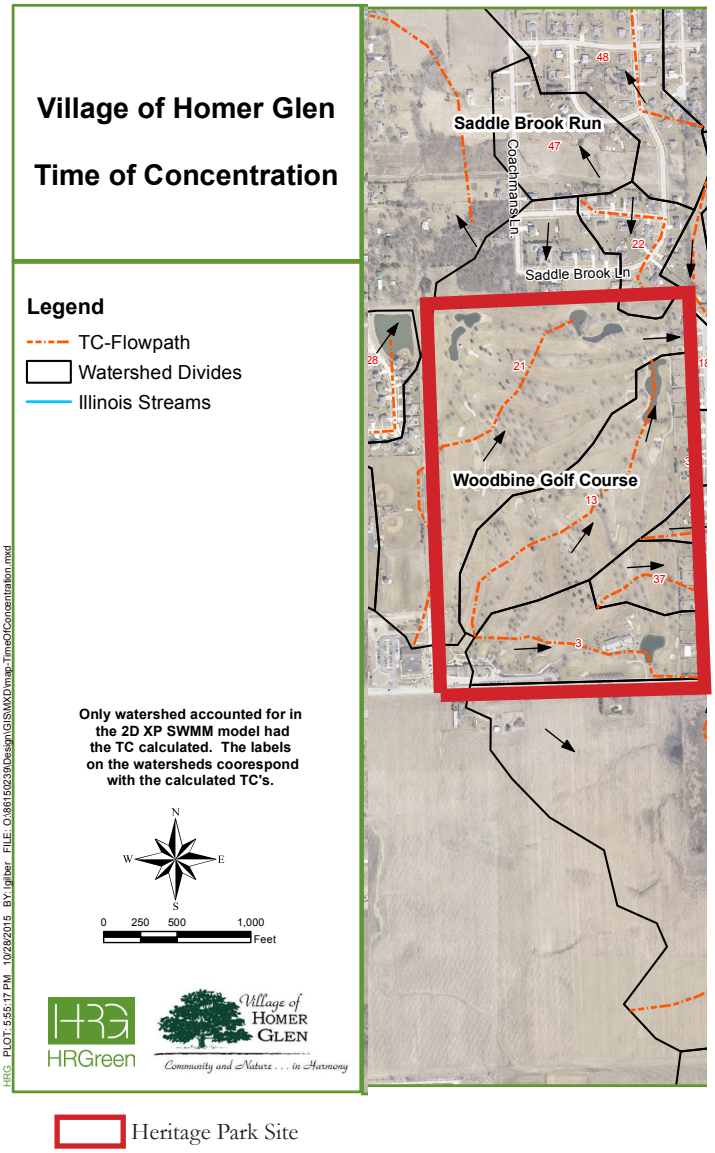
The HR Green study recommended the construction of detention basins on the Heritage Park site to attenuate storms and reduce flooding on downstream properties. The study also provided preliminary grading and construction costs for these basins. Based on the final design for Heritage Park and the proposed function of each area, the location and design of these basins will require further review and refinement. These basins should be designed to meet or exceed the stormwater management goals of the HR Green study by reducing the rate of runoff from the site. In addition, the proposed area of wetland and wet prairie will increase infiltration, further reduce runoff, and provide on-site volume control for this project.

Hydrology and Drainage

The Heritage Park site encompasses approximately 103 acres of land that sits at the high point of its watershed. Generally, overland drainage originates at the southwestern corner of the site then continues northeast. There are several retention ponds and depressional areas located at the northeast and southeast corners of the site that were built as part of the golf course and that collect surface runoff during storm events. Runoff then continues off-site through the Pebble Creek subdivision.

The on-site depressional areas are dominated by hydric soils which indicate the presence of existing or drained wetlands where restoration is possible. These wetlands were likely drained and altered by early settlers to create farmland which was later modified when the golf course was built. These areas provide an opportunity to create environmental amenities within the watershed and, as recommended, to attenuate the impact of stormwater runoff on downstream properties.

Figure 2: Watersheds of Heritage Park



Heritage Park Site

The Woodbine Area Drainage Study provides extensive detail on the regional watershed and provides a basis for the recommendations herein.

Soils

There are predominately four soil types at Heritage Park based on soils data from the Natural Resources Conservation Service (NRCS) and the Will County Soils Survey. The soils are:

- Harpster silty clay loam, 0 to 2 percent;
- Ashkum silty clay loam, 0 to 2 percent;
- Beecher silt loam, 2 to 4 percent; and
- Markham silt loam, 4 to 6 percent slopes, eroded.

The site is predominately comprised of two major soil types, Beecher silt loam, 2 to 4 percent, Hydrologic Soil Group C/D; and Ashkum silty clay loam, 0 to 2 percent which is Hydrologic Soil Group C/D.

The Beecher silt loam is somewhat poorly drained with high runoff and considered prime farmland. The Ashkum silty clay loam, 0 to 2 percent is poorly drained with a shallow water table.

Harpster silty clay loam is considered prime farmland, if drained, and Hydrologic Soil Group B/C and Markham silt loam that is moderately well drained and considered prime farmland. Markham silt loam is Hydrologic Soil Group C.

The Hydrologic Soil Group is important as it is an estimate of runoff potential. Soils are assigned based on their ability to infiltrate water when not protected by vegetation, are thoroughly wet, and receive precipitation from long duration storms.

The soils are assigned to four groups, (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The dual classes describe soils in either a drained or undrained condition, with the first letter representing the drained condition.

Group A soils have a high infiltration rate (low runoff potential) when thoroughly wet. These soils have a high rate of water transmission.

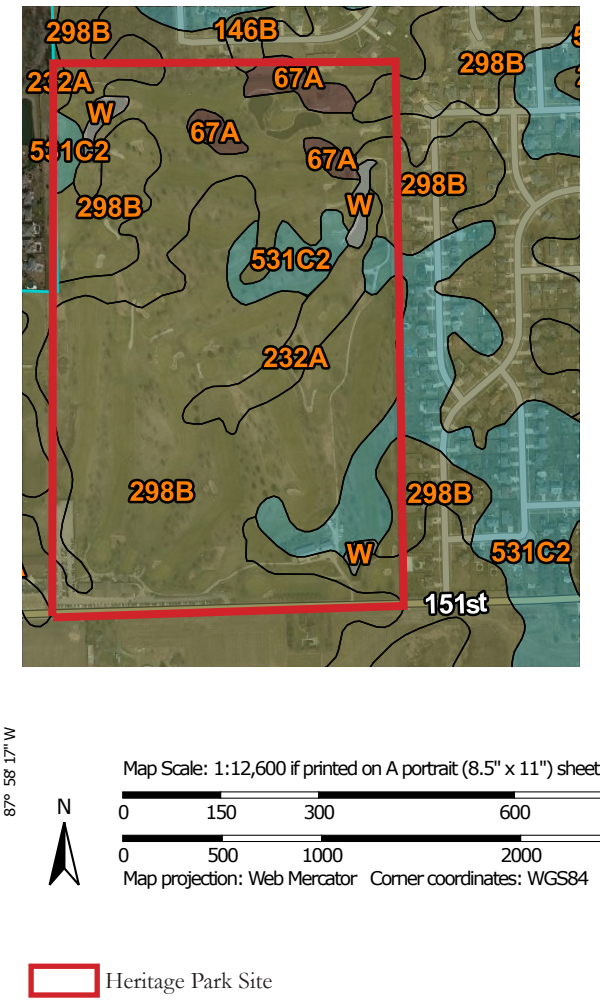
Group B soils have moderate infiltration rates when thoroughly wet. The soils are well drained, or moderately well drained, and have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C soils have a slow infiltration rate when thoroughly wet. These soils either have layers that impede the downward movement of water or are moderately of fine texture. These soils have a slow rate of water transmission.

Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. They consist chiefly of clays with a high shrink swell potential, have a high water table, a claypan, or clay layer at or near the surface, and soils that are shallow over nearly impervious material. The water transmission rate is very slow.

Heritage Park's soils are predominately the C and D Group types with low infiltration rates and high runoff rates.

Figure 3: Soils of Heritage Park





(This page left blank intentionally.)

Existing Building and Structures

On July 28, 2016, the consultant team performed a visual survey of the two existing storage facilities and the one existing pump house building located on the Heritage Park site. The following are findings of the surveys.

West Storage Building

1. • Building consists of metal panel walls and roof over wood purlins over wood posts with wood roof trusses.
   • There is clerestory glazing along the north and south elevations. The building is not insulated.

2. • Building is a slab•on•grade with a portion of the slab and underlying stone exposed on the north side of the building.
   • The building is primarily used for storage of materials and equipment by the Village.
   • The overhead doors are 8'•0" tall sectional doors on the south, east, and west sides. These doors are too short to bring loaded trailers into the building so time is spent unloading the trailers outside the building.

3. • There are visible gaps under the overhead doors which can let rain water into the building.
   • There is one section of the ridge vent that has been damaged and allows water to infiltrate the building during hard driving rain events.
   • There is a trench drain in the floor that runs through a triple basin before going into the main sewer.

4. • There is no stoop and a step up to the entry door on the east side of the building.
   • The existing downspouts drain into an underground storm sewer.
   • The exterior weatherstripping at the west overhead door is damaged.
   • There are no protection bollards at the overhead doors.

5. • The metal roof panels are bent at a few locations along the south side of the building













East Storage Building

1. •Building consists of metal panel walls and roof over purlins over open web metal trusses with OSB wood panels on the interior of the walls. The building is insulated.
   •The building is used to store equipment and as a workshop to perform general maintenance on equipment.
   •There is an existing kitchenette and tool room in the building.

2. •The Village has removed much of the interior construction at the toilet room and locker room. The Village has indicated an intention of rebuilding the toilet room in•house.
   •The floor is a concrete slab on grade.
   •The trench drain in the floor does not appear to go through a triple basin before entering the sewer system.
   •The existing electrical wiring in the building is not in conduit and utilizes Romex wiring.
   •The controls for the abandoned golf course sprinkler system are located in the building.
   •There is an open exterior electrical box on the north elevation.

3. •The main electrical panel and incoming service to the building is in need of repair and updating. The Village indicated that they are working on this in•house.

4. •An old electrical meter socket is located on the south elevation of the building.
   •The existing overhead doors do not match.
   •The weatherstripping at the overhead doors is damaged on the exterior.
   •Water enters the building under the overhead doors on the south side of the building during rain events.
   •There are no other reported leaks in the building envelope.
   •The downspouts around the building discharge onto grade.
   •Some of the metal wall panels on the east elevation are damaged.
   •The entry door on the south side of the building has a step up from grade to the floor slab elevation.
   •There is a gap in the metal wall panels at the pipe penetration from the gas meter into the building.









Pump House

1. •Building consists of metal panel walls and roof over wood framing. Much of the wood framing near grade is rotting from moisture exposure.

2. •The floor of the building is below grade.
   •The entry door does not open easily and is damaged by exposure to moisture.
   •There is a step down into the building at the entry door.
   •The existing pumps in the building are not functional.
   •The east side of the building abuts a retention pond.
   •The existing pond lacks any aeration system to prevent it from becoming stagnant.
   •The metal panels on the exterior of the building were added to cover the previous exterior skin of the building.
   •The main electric service and meter are attached to the west elevation of the building.
   •There are no gutters or downspouts on the building.

3. •There are signs of previous water damage to the roof sheathing.







Conclusion

•The two existing storage buildings appear to be in good condition with some repairs needed.
•They would likely be best utilized in a similar capacity to their existing use.
•The existing pump house building is in poor condition and would be best removed from the site.



(This page left blank intentionally.)

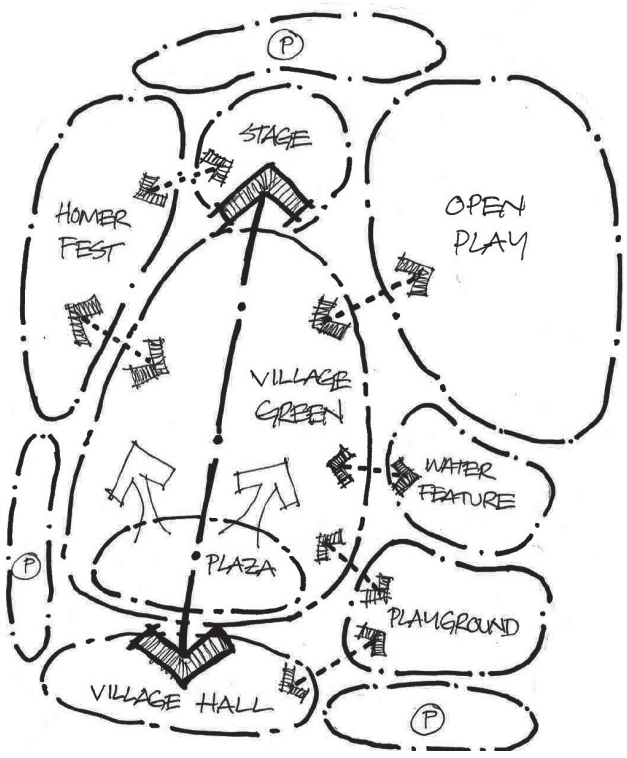
Concept Plan Development

There are a number of focal elements that must be taken into consideration during the schematic/conceptual design phase of Homer Glen's Heritage Park project. The functions of the site such as drainage, relationship of surrounding land uses, and available infrastructure are a few elements and influencers. The design team took these factors into consideration as well as cost of construction and the long term operational cost of site improvements. The design process was born out of extensive public engagement and visioning exercises that provided ideas about the kinds of recreation amenities that should be considered for the Heritage Park property. Reflecting on Homer Glen's 2005 Comprehensive Plan, there was a call for the establishment of a "Town Center". The focus of Heritage Park builds on this general idea with the creation of the community "Village Green". The Village Green is to be an extension of the newly renovated club house as the Village Hall.

The schematic design program is based on a "Plan-by-Analysis" approach. After careful evaluation of the property's natural and man-made features- topography, drainage, water bodies and vegetation- the design team began by designating a variety of activity-use zones. The activity zones place higher use areas in the vicinity of the Village Hall to build the foundation for the Village Green. Lower intensity or more passive use areas would be located near the perimeter of the site. Because the site abuts residential neighborhoods to the east and north, the design team considered appropriate activities, noise levels, age groups, and typical park hours of operation. The conceptual plan seeks to balance these concerns with meeting neighborhood-scale recreational needs. Through the conceptual design process, it was determined that these areas of the site were best suited to passive recreation and small group activity.

The design intent is to develop a central Village Green that can host a variety of community events while serving as a day-to-day community park. The design elements, further discussed in the following section, are located to provide multiple flexible uses around the Village Green. The design vision creates a community gathering space. Important to the design program is the relationship of the park uses to the surrounding residential neighborhoods, to the east and the north, as well as the Township properties to the west. Passive trail connections and integration of the ILEPA 319 water quality program along the east and north property lines will create a passive separation between programmed uses and the adjacent residential neighbors.

Figure 4: Early conceptual development sketch



The Township property to the west consists of more active programming including a library and athletic fields. The design places higher programmed space near the Village Hall, which is located on the west side, allowing for a stronger connection to activities to the west.

Important to the overall schematic program narrative is the idea of a multi-generational park to be used by the residents of all abilities and ages of Homer Glen. The design program should celebrate the community's heritage and history of open space, nature, and service.



Figure 5: Conceptual Layout



Heritage Park Concept Plan

Public Participation and Involvement

Overview

The Village of Homer Glen hired the consultant team to transform the Woodbine Golf Course into a Village Green. The consultant team worked diligently to develop a plan that exceeded the community's needs and expectations. However, before those requirements could be met, the design team needed to meet with key stakeholders, focus groups, staff members and the Board.

It is important to note that there was a Parks & Recreation Master Plan adopted and later updated on March 26, 2013. Much of the analysis included in this Master Plan document was analyzed and integrated into this report.

Process

Three focus group meetings were held with three different demographic populations that were chosen by the Village. These groups included seniors, athletic groups, and immediate neighbors that abut the park. During these meetings, the design team reviewed the site's overall existing conditions, the planning factors map, which consisted of what the team had observed on the site, and what the community observed. The result was a testament to the Village and the residents of Homer Glen as together with the design team; they developed alternatives and identified preferred solutions.

It was refreshing to see so many directly engaged in the decision-making processes and equally refreshing to see the Village offer the public a series of focus groups and Open houses over the full lifespan of the project. In total, there were 3 open houses and 3 focus group meetings that offered a wide spectrum of stakeholder interests, resulting in a wide range of views and concerns. The Village then balanced the views and concerns and reflected the decisions back so that the public understood how diverse concerns were considered. The final outcome of the concept plan involved collaboration with the public to build consensus and reach agreement.









Stakeholder Meetings - August, 2016

The team met with stakeholders three times throughout the month of August, 2016. The groups that were interviewed consisted of senior citizens, affiliated sports groups, and immediate neighbors. Each group was introduced to an explanation of what the team was hired for and what the community would receive in return for the services. There were also thorough discussions regarding specific opportunities for the site. Many felt that they should put their personal feelings aside to meet the needs of the community, as a whole. They agreed that the site should be something for all to enjoy and not just one user group. Ideas like walking paths and trails, security, taking advantage of the view, disc golf, splashpad, iconic place for photos, and a place where kids will remember they grew up were all discussed.

In addition, the team asked for specific ideas regarding activities. The responses from all three groups incorporated the following:

- Fishing
- Outdoor theater
- Village green - area for all to gather
- Water feature
- Senior area
- Trails with benches
- Sensory garden
- Multi generational area
- Play area with shaded area
- Open space and natural areas
- Winter area - sled hill

While in discussions with the groups, some of the concerns mentioned included:

- Staying on budget
- Keeping space open for future needs
- Restrooms and locations of restrooms
- Ponds and safety
- Security - access for emergencies

The meaning of Heritage Park for many included sharing the "My home town," "something for everyone," and "this is where I grew up and played" themes. The stakeholders emphasized a beautiful environment that is not over developed, something with community and nature combined and an overall place for all to come and enjoy.

Community Meetings and Open House

Village Open House #1- September 20, 2016

The Village of Homer Glen invited all interested citizens to attend an open house on September 20, 2016, allowing the design team to present and gain feedback on design elements to be implemented in the forthcoming concept plan for Heritage Park. A brief introduction was provided to give residents an understanding of the history of the site, the thought process driving the overall design and an outlook on what to expect in the months ahead.

The main focus of the open house followed soon after, where design and image boards were displayed throughout the Village Board Room, allowing residents the opportunity to come and take a closer look at each design element. Representatives of the team spread out among the displayed boards to gain feedback on each area, to provide clarification and answer any additional questions from the public. The format of the open house promoted interaction between the design team and the local community to ensure that the finalized plan would fit within the surrounding area and best serve the community.

The comments received from the public during the open house focused primarily on: site safety and security, providing sufficient parking to each specific use of the park, accessibility and accounting for special needs use, providing a trail network of varying levels, combining both active and passively used spaces, addressing the needs of all age groups in the design, how and who will maintain the park, and anticipated costs for implementation and operation. A large number of residents expressed a great deal of enthusiasm for specific uses such as disc golf, multiple play areas, and outdoor winter activities.

As a result of the open house, the design team took diligent notes on all comments received and used key issues and concerns as guidelines to refine the design program. Next steps in the design process consisted of developing two separate options to be compared to one another and help move toward consensus on the finalized concept plan.









Village Open House #2 – November 12, 2016

As a follow-up to the initial open house, the Village of Homer Glen invited residents back for a second meeting on Saturday, November 12th. This weekend meeting allowed for more residents to attend and provide further input to build on previously gained feedback. The meeting began with an introduction giving a brief history of the park and project again and then updating the progression of the design between the last open house and the current one. From there, members of the design team split up to answer questions specifically related to the two new conceptual plan options for the park.

The two design options took into account all previous comments from the public and Village staff by continuing to develop the overall concept design for the park along with refining specific park elements. Both options provided distinct similarities and differences. The layout for Option 1 mainly focused on the primary roadway route remaining within the southern half of the site with a separate road providing access and additional parking to the north. Additional features consisted of: a temporary tensile shade structure at the amphitheater stage, locating certain park elements more towards the center of the site, and a large parking lot designed to house the majority of the Homer Fest layout. The design of Option 2 focused on containing all park elements within one large roadway loop, providing access to all parts of the park by use of a meandering layout, thereby eliminating the need for a secondary roadway. Additional features displayed: a permanent overhead structure at the amphitheater stage, locating the majority of the active use areas at the south portion of the site near Village Hall, and dispersing the Homer Fest layout within both a large parking lot and within the primary road for the park.

Public and staff were encouraged to express their preferred layout based on all information shown and the general consensus gained was a nearly unanimous preference for Option 1. Specific elements from Option 2 were noted to be preferred within the Option 1 design, notably a permanent overhead structure for the stage with access to public restrooms nearby. As a result of the Village Open House #2, the design team began to further develop Option 1 and moved forward with that layout to finalize the overall concept plan for Heritage Park.







Village Open House #3- December 19, 2016

After several public and staff involvement opportunities and feedback gained through various platforms, the PRI design team presented the overall concept plan to staff and all in attendance for the Village meeting on December 19th, 2016. The presentation consisted of a guided tour through the park and an explanation of key design elements. The design team also presented three options for a permanent overhead structure to be built as part of the performance stage of the amphitheater structure. (See Figure 13) The three options provided distinct variations for the structure, mostly based on size and cost, and feedback on all were gained from both the board and the public. The preferred choice would later be incorporated into the layout for the concept plan. The meeting adjourned with overall approval of the concept plan by both Village staff and the public attendees.



Figure 6: Frequently Used Words from Public Feedback


Park
Need
community
Maintenance
Lockport
needs
trails
fields
public
Board
connection
playgrounds
maintenance
Trails
Lighting
accessible
Village
design
golf
play
existing
practice
parking
access
areas
focus
cost
axis
tax
Dark
sufficient
Access
schedule
increase
trail
costs
future
field
range
Playgrounds
Homer
Glen
Wilmington
Crossroads
Community
Center
Aquatic
Center
Recreation
Center
Sports
Complex
Nature
Center
Amphitheater
Dog
Park
Skate
Park
Splash
Pad
Pavilion
Restroom
Parking
Lot
Trail
Loop
Entrance
Sign
Playground
Basketball
Court
Tennis
Court
Soccer
Field
Baseball
Field
Softball
Field
Football
Field
Volleyball
Court
Picnic
Area
Shelter
Fountain
Sculpture
Garden
Maze
Observation
Deck
Boardwalk
Bridge
Pond
Lake
Stream
Waterfall
Wetland
Forest
Prairie
Meadow
Wildflower
Garden
Rain
Garden
Bioswale
Retention
Basin
Detention
Basin
Stormwater
Management
Green
Roof
Solar
Panel
Wind
Turbine
Electric
Vehicle
Charging
Station
Bike
Rack
Bench
Trash
Can
Recycling
Bin
Water
Fountain
Drinking
Fountain
Restroom
Facility
Concession
Stand
Ticket
Booth
Information
Kiosk
Directional
Sign
Welcome
Sign
Memorial
Plaque
Donor
Brick
Paver
Walkway
Path
Sidewalk
Crosswalk
Traffic
Signal
Street
Light
Lighting
Fixture
Security
Camera
Emergency
Phone
Fire
Hydrant
Fire
Station
Police
Station
Public
Art
Mural
Graffiti
Wall
Skate
Park
Bike
Park
Dog
Park
Off-Leash
Area
Fenced
Area
Gate
Entrance
Exit
Parking
Meter
Handicap
Parking
Space
Loading
Zone
Bus
Stop
Train
Station
Metra
Station
Commuter
Parking
Lot
Overflow
Parking
Lot
Event
Parking
Lot
Permanent
Restroom
Building
Maintenance
Facility
Storage
Shed
Equipment
Storage
Office
Space
Meeting
Room
Conference
Room
Classroom
Library
Museum
Gallery
Theater
Auditorium
Stage
Backstage
Dressing
Room
Green
Room
Lighting
Rig
Sound
System
Microphone
Speaker
Projector
Screen
Wireless
Internet
Access
Point
Cell
Phone
Tower
Antenna
Satellite
Dish
Cable
Internet
Fiber
Optic
Cable
Electrical
Outlet
Power
Generator
Backup
Generator
Water
Tower
Well
Pump
House
Irrigation
System
Sprinkler
System
Drip
Irrigation
Rain
Barrel
Cistern
Septic
System
Sewer
Line
Water
Line
Gas
Line
Propane
Tank
Natural
Gas
Meter
Electric
Meter
Transformer
Substation
Power
Line
Utility
Pole
Guy
Wire
Anchor
Easement
Right-of-Way
Property
Line
Boundary
Survey
Marker
Monument
Benchmark
Elevation
Contour
Line
Topographic
Map
Site
Plan
Grading
Plan
Drainage
Plan
Utility
Plan
Landscape
Plan
Planting
Plan
Irrigation
Plan
Lighting
Plan
Signage
Plan
Wayfinding
Plan
Phasing
Plan
Construction
Documents
Permit
Application
Zoning
Variance
Special
Use
Permit
Public
Hearing
Notice
Comment
Period
Response
to
Comments
Final
Plan
Approval
Bid
Documents
Contractor
Selection
Notice
to
Proceed
Construction
Schedule
Progress
Meeting
Change
Order
Punch
List
Substantial
Completion
Final
Inspection
Certificate
of
Occupancy
Warranty
Maintenance
Agreement
Operations
Manual
Training
Session
Grand
Opening
Ribbon
Cutting
Ceremony
Press
Release
Media
Coverage
Social
Media
Website
Update
Newsletter
Article
Flyer
Brochure
Poster
Banner
Yard
Sign
Volunteer
Sign-Up
Donation
Fundraising
Campaign
Grant
Application
Budget
Cost
Estimate
Bid
Tabulation
Contract
Award
Purchase
Order
Invoice
Payment
Audit
Financial
Report
Annual
Report
Master
Plan
Comprehensive
Plan
Strategic
Plan
Vision
Statement
Mission
Statement
Goals
Objectives
Strategies
Action
Items
Timeline
Milestone
Deliverable
Stakeholder
Meeting
Focus
Group
Survey
Questionnaire
Interview
Public
Input
Feedback
Form
Online
Survey
Email
Address
Mailing
List
Contact
Information
Project
Manager
Design
Team
Consultant
Engineer
Architect
Landscape
Architect
Surveyor
Planner
Attorney
Village
Board
Trustee
Mayor
Clerk
Treasurer
Staff
Director
Superintendent
Foreman
Crew
Volunteer
Resident
Neighbor
Business
Owner
Visitor
Tourist
Student
Senior
Child
Family
Group
Organization
Club
Team
League
Association
Committee
Commission
Board
Council
Meeting
Agenda
Minutes
Motion
Second
Vote
Approval
Denial
Tabled
Deferred
Withdrawn
Amended
Adopted
Resolution
Ordinance
Code
Regulation
Policy
Procedure
Guideline
Standard
Requirement
Exception
Waiver
Appeal
Hearing
Decision
Ruling
Precedent
Record
Archive
Document
File
Folder
Database
Spreadsheet
Report
Summary
Presentation
Slide
Deck
Handout
Agenda
Minutes
Action
Item
Follow-Up
Task
Assignment
Deadline
Reminder
Notification
Alert
Update
Status
Report
Dashboard
Metric
Key
Performance
Indicator
Benchmark
Target
Goal
Objective
Strategy
Initiative
Project
Program
Portfolio
Risk
Issue
Opportunity
Threat
Strength
Weakness
SWOT
Analysis
Gap
Analysis
Root
Cause
Corrective
Action
Preventive
Action
Lessons
Learned
Best
Practice
Standard
Operating
Procedure
Work
Instruction
Checklist
Template
Form
Record
Log
Register
Inventory
Asset
Equipment
Tool
Material
Supply
Vendor
Supplier
Contractor
Subcontractor
Labor
Hour
Rate
Cost
Price
Quote
Proposal
Bid
Tender
Contract
Agreement
Terms
Conditions
Warranty
Guarantee
Insurance
Bond
Liability
Indemnity
Dispute
Resolution
Mediation
Arbitration
Litigation
Settlement
Release
Waiver
Notice
Letter
Email
Memo
Fax
Phone
Call
Meeting
Conference
Webinar
Video
Call
Chat
Message
Text
Voicemail
Attachment
Link
Reference
Citation
Bibliography
Appendix
Exhibit
Figure
Table
Chart
Graph
Diagram
Map
Photo
Image
Illustration
Rendering
Model
Prototype
Mockup
Wireframe
Flowchart
Timeline
Gantt
Chart
Pert
Chart
Critical
Path
Dependency
Resource
Allocation
Capacity
Planning
Forecast
Budget
Variance
Earned
Value
Cost
Performance
Index
Schedule
Performance
Index
Quality
Assurance
Quality
Control
Testing
Inspection
Audit
Review
Approval
Sign-Off
Acceptance
Rejection
Revision
Version
Control
Change
Request
Configuration
Management
Release
Management
Deployment
Rollback
Backup
Recovery
Disaster
Recovery
Business
Continuity
Security
Access
Control
Authentication
Authorization
Encryption
Firewall
Antivirus
Malware
Phishing
Spam
Filter
Password
Policy
Two-Factor
Authentication
Single
Sign-On
Directory
Service
Active
Directory
LDAP
Group
Policy
Permission
Role
Privilege
Audit
Log
Monitoring
Alert
Incident
Response
Forensics
Compliance
Regulation
Standard
Framework
ISO
NIST
COBIT
ITIL
PMBOK
Agile
Scrum
Kanban
Sprint
Backlog
User
Story
Epic
Theme
Iteration
Retrospective
Daily
Standup
Velocity
Burndown
Chart
Definition
of
Done
Product
Owner
Scrum
Master
Development
Team
Stakeholder
Sponsor
Champion
Advocate
Opposition
Neutral
Influencer
Decision
Maker
Gatekeeper
Subject
Matter
Expert
Consultant
Advisor
Mentor
Coach
Trainer
Facilitator
Moderator
Scribe
Timekeeper
Participant
Observer
Audience
Public
Private
Confidential
Restricted
Internal
External
Draft
Final
Approved
Rejected
Pending
In
Progress
Complete
Cancelled
On
Hold
Overdue
Urgent
High
Priority
Medium
Priority
Low
Priority
Critical
Major
Minor
Trivial
Enhancement
Bug
Defect
Feature
Request
Improvement
Suggestion
Feedback
Complaint
Praise
Question
Answer
Clarification
Explanation
Justification
Rationale
Assumption
Constraint
Dependency
Prerequisite
Successor
Predecessor
Parallel
Sequential
Iterative
Incremental
Waterfall
Hybrid
Methodology
Framework
Model
Theory
Principle
Concept
Idea
Innovation
Creativity
Brainstorming
Ideation
Prototyping
Experimentation
Validation
Verification
Testing
Evaluation
Assessment
Measurement
Metric
Data
Information
Knowledge
Wisdom
Insight
Analysis
Synthesis
Evaluation
Decision
Making
Problem
Solving
Critical
Thinking
Reasoning
Logic
Evidence
Proof
Conclusion
Recommendation
Implementation
Execution
Delivery
Outcome
Impact
Value
Benefit
Return
on
Investment
Cost
Benefit
Analysis
Risk
Assessment
Mitigation
Contingency
Plan
Escape
Plan
Exit
Strategy
Transition
Handover
Closure
Post-Implementation
Review
Lessons
Learned
Continuous
Improvement
Kaizen
Lean
Six
Sigma
Total
Quality
Management
Customer
Satisfaction
Net
Promoter
Score
Retention
Loyalty
Engagement
Participation
Turnout
Attendance
Quorum
Majority
Minority
Unanimous
Consensus
Compromise
Negotiation
Collaboration
Partnership
Alliance
Coalition
Network
Relationship
Trust
Transparency
Accountability
Responsibility
Authority
Delegation
Empowerment
Leadership
Management
Governance
Oversight
Supervision
Direction
Guidance
Support
Resources
Capacity
Capability
Skill
Competency
Training
Development
Education
Certification
Experience
Expertise
Knowledge
Culture
Values
Ethics
Integrity
Respect
Diversity
Inclusion
Equity
Fairness
Justice
Sustainability
Resilience
Adaptability
Flexibility
Scalability
Interoperability
Compatibility
Standardization
Modularity
Reusability
Maintainability
Reliability
Availability
Performance
Efficiency
Usability
Accessibility
Portability
Security
Privacy
Confidentiality
Integrity
Availability
Non-Repudiation
Authentication
Authorization
Accounting
Auditing
Monitoring
Logging
Alerting
Reporting
Dashboard
Visualization
Analytics
Business
Intelligence
Data
Warehouse
Data
Lake
Big
Data
Machine
Learning
Artificial
Intelligence
Automation
Robotics
Internet
of
Things
Cloud
Computing
Software
as
a
Service
Platform
as
a
Service
Infrastructure
as
a
Service
Virtualization
Containerization
Microservices
Application
Programming
Interface
Integration
Middleware
Enterprise
Service
Bus
Message
Queue
Event
Driven
Architecture
Service
Oriented
Architecture
Monolithic
Architecture
Client-Server
Peer-to-Peer
Distributed
System
Load
Balancing
Caching
Content
Delivery
Network
Domain
Name
System
Hosting
Server
Operating
System
Linux
Windows
macOS
Android
iOS
Mobile
Application
Web
Application
Desktop
Application
Browser
Chrome
Firefox
Safari
Edge
Internet
Explorer
HTML
CSS
JavaScript
Python
Java
C#
C++
SQL
NoSQL
Database
MySQL
PostgreSQL
Oracle
SQL
Server
MongoDB
Redis
Elasticsearch
Git
GitHub
GitLab
Bitbucket
Version
Control
Repository
Branch
Merge
Commit
Pull
Request
Code
Review
Continuous
Integration
Continuous
Deployment
Pipeline
Jenkins
Docker
Kubernetes
Terraform
Ansible
Chef
Puppet
Vagrant
Virtual
Machine
Hypervisor
VMware
VirtualBox
Hyper-V
KVM
Xen
Amazon
Web
Services
Microsoft
Azure
Google
Cloud
Platform
IBM
Cloud
Oracle
Cloud
Alibaba
Cloud
DigitalOcean
Linode
Vultr
Heroku
Netlify
Vercel
Cloudflare
Fastly
Akamai
CDN
DNS
Domain
SSL
Certificate
HTTPS
HTTP
TCP
IP
UDP
Port
Socket
API
REST
SOAP
GraphQL
JSON
XML
YAML
CSV
Protocol
Packet
Frame
Switch
Router
Gateway
Proxy
Load
Balancer
Firewall
VPN
Tunnel
Encryption
Key
Certificate
Authority
Public
Key
Private
Key
Hash
Digital
Signature
Blockchain
Cryptocurrency
Wallet
Transaction
Block
Mining
Node
Consensus
Smart
Contract
Ethereum
Bitcoin
Token
NFT
Metaverse
Virtual
Reality
Augmented
Reality
Mixed
Reality
Haptic
Gesture
Voice
Recognition
Natural
Language
Processing
Chatbot
Virtual
Assistant
Recommendation
Engine
Personalization
Segmentation
Targeting
Campaign
Conversion
Funnel
Lead
Generation
Customer
Relationship
Management
Enterprise
Resource
Planning
Supply
Chain
Logistics
Warehouse
Inventory
Procurement
Purchasing
Sales
Marketing
Advertising
Public
Relations
Brand
Reputation
Crisis
Management
Communication
Internal
External
Stakeholder
Employee
Customer
Partner
Supplier
Investor
Shareholder
Board
Executive
Leadership
Team
Department
Division
Unit
Group
Team
Individual
Role
Responsibility
Accountability

mySidewalk

Online Engagement Program

At the same time the focus groups were being held, the team launched an online engagement website through mySidewalk called, "The Village of Homer Glen's Initiative to Help Plan the Future of Heritage Park." This tool connected elected officials with their constituents in a cost-effective and engaging manner. Additionally, the site provided an active and convenient way for citizens to be involved in guiding decisions and policy. It also allowed those community members that were unable to make the focus group meetings and open houses an opportunity to voice their opinions. The mySidewalk site was reviewed and considered throughout the planning process. It became active at the beginning of August for comment for those community members that wished to respond to the Village while Planning Resources was developing the concept plan. Overall, there were eleven posts on the site requesting public input from the community. The link to the site was also posted on the Village of Homer Glen's website, Mayor Yukich's blog, and a flyer was readily available at the front desk at the Village that included user friendly sign-up procedures. Nine questions were generated on the site and there were a total of 175 unique visitors with 1,724 interactions that were read, reviewed and monitored during the development of the plan. To date, this is the largest input gathered from any of our client's communities. The following are the questions that were posted on the site and the results of each. Our team analyzed the data driven responses from the mySidewalk site specifically for the Village of Homer Glen.

Question 1: What are your favorite activities?

See Figure 7: Aggregate response from Question 1

According to the Homer Glen users, most community members enjoy walking, attending community events, visiting and participating in playground activities, biking, and water play. Disc golf was also mentioned in the comment section several times in addition to concerts and recreational sports. The top three favorite areas were walking, community events and participating in playground activities, as portrayed in figure 7. These activities have been added to the plan in addition to many other favorites mentioned. This question offered 10 different activity options and 174 people responded. Homer Glen has a median age of 42 with 50% of the population categorized as well-educated, well-read, and well-capitalized enjoying exercise, and buying top of the line golf and skiing gear, (GIS data, 2017). Therefore, trails/walking paths, exercise equipment and challenge courses are activities that they would like to see added to the plan.

Question 2: What do you envision for Heritage Park?

See Figure 8: Aggregate responses from Question 2

After much analysis, most users envision a park with walking paths and trails in addition to a community gathering area, winter activity area, sport practice fields, a nature-themed play area, and a Village Green for festivals like a Farmer's Market and more. These amenities will make Homer Glen more livable and will allow for more opportunities for physical activity to improve fitness and mental health in addition to preserving and restoring open space. These amenities will also increase property values and offer those that live near the walking paths and trail a pleasing view with quieter streets, more recreational opportunities and a chance to get in touch with nature. Overall, the site will provide meaningful and satisfying outdoor experiences for many users. These experiences will reaffirm a sense of connection with the natural environment and provide opportunities for an appreciation of Homer Glen's natural heritage.

This question allowed the user to pick five of the twelve choices listed having the opportunity to add another, if necessary. There were 152 users that voted and the chart below exhibits their voting preferences regarding the site.

Question 1: What are your favorite activities?

Figure 7: Aggregate response from Question 1

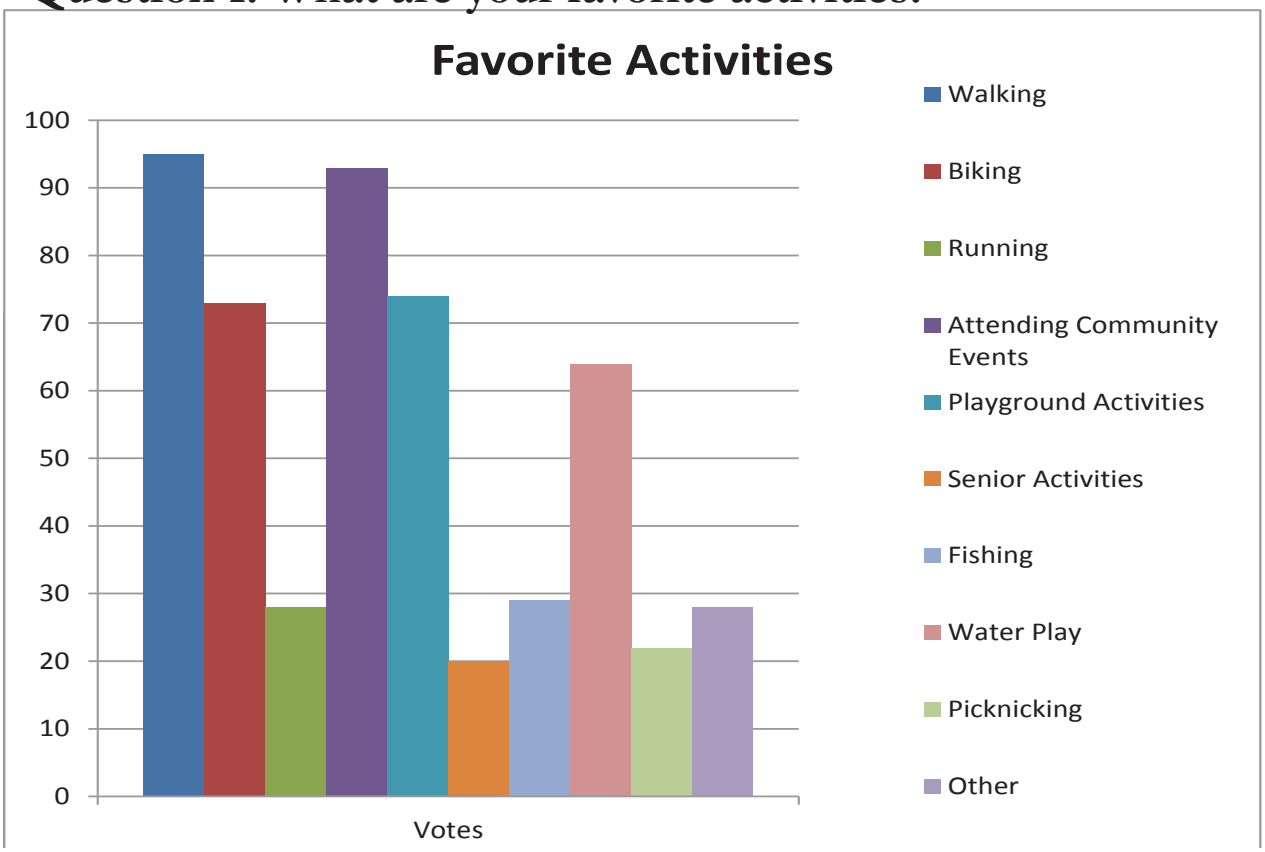
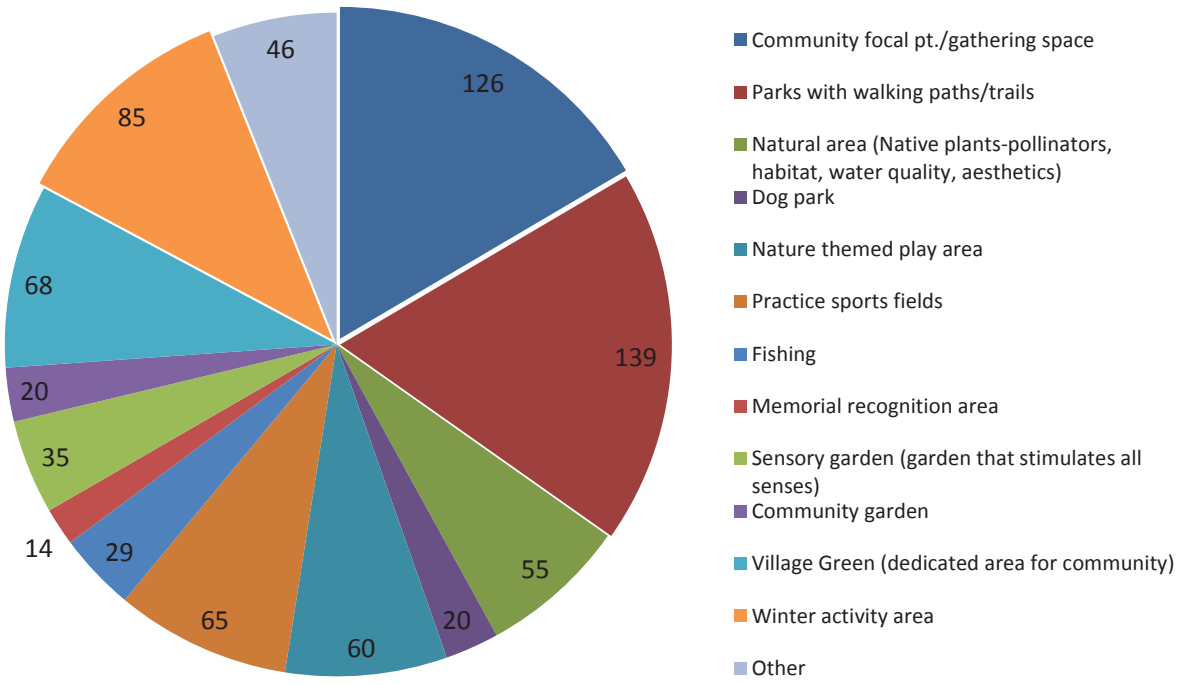


Figure 8: Aggregate responses from Question 2

Question 2: What do you envision for Heritage Park?





Questions 3 and 4: Which area from the list below does your household feel Homer Glen needs to improve upon/does a good job with?

See Figure 9: Aggregate responses to Questions 3 and 4

The questions allowed the participants to choose one answer from a list of twelve options. A total of 170 and 160 community members provided their opinions respectively. Parks, trails and special events are areas that the Village could improve upon while open spaces, trails/pathways and special events are areas the Village of Homer Glen does a good job with. While the responses to these questions were contradictory, it is important to understand that the community feels that the Village is doing a good job, but could be doing a better job. The Homer Glen community, according to 2017 GIS information, is well-versed and educated. They feel open spaces, trails/pathways and preservation are areas that the Village does a good job with. On the other hand, they want better parks, better athletic fields and better special events. While the community understands the challenges of the Village, they are requesting more.

Question 5: The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

See comments at the end of the report.

This was an open-ended question that allowed the users to provide ideas that they felt were important. There were 70 respondents and all of the comments provided on the mySidewalk site will be included at the end of this report. Some ideas included a park district for the community that provides programming, farmers market, multi-use facility that can host events, environmentally responsible community, theater, pool, and a unique social destination. While most have ideas that are attainable, it is important to note that this concept plan cannot be developed overnight. One methodology the vast majority of municipalities develop includes a phased approach. This was a discussion that transpired during the focus groups and open house meetings. It was also noted that many of the community members realized that this site is a place for all of the community to enjoy, not just a site for one user group. It was refreshing to see that all groups genuinely wanted to listen to one another and understand the needs of the whole community. Collaboration and overall solidarity was a natural theme throughout the entire process. There were a wide range of views and gathering these views will allow the Village to make better and more easily implementable decisions that will reflect that public interests and values and develop a plan that will provide a place for all to utilize, enjoy, and most of all come together to gather as a community.

Question 6: What should the focus of Heritage Park be?

See Figure 10: Aggregate response to Question 6

There were three choices that were offered in this question. Our goal was to determine what the focus of Heritage Park should be. The choices included the development of a 1) active, 2) passive or 3) combined park. Passive parks consist of low intensity spaces with open spaces and active parks allow for more high activity, sport-play community areas. 162 people voted and it was clear that the majority, which consisted of 62% , felt that a combination of both an active and passive area was important.

Question 7: What does Heritage Park mean to you?

See Figure 11: Aggregate response to Question 7

"Community" is what Heritage Park means to the Village of Homer Glen. "Community and nature in harmony." 158 people responded to this question and 84% felt that "community" was the overwhelming meaning of Heritage Park. This is important because "community" allows people to interact with one another, share experiences, develop cherished relationships and work together to achieve common goals. Communities have a fundamental impact on children and adults as they encourage an educational environment that helps a child's brain develop and builds upon the strengths of adults to assist in achieving goals for the betterment of all.

Questions 3 and 4: Which area from the list below does your household feel Homer Glen needs to improve upon/does a good job with?

Figure 9: Aggregate responses to Questions 3 and 4

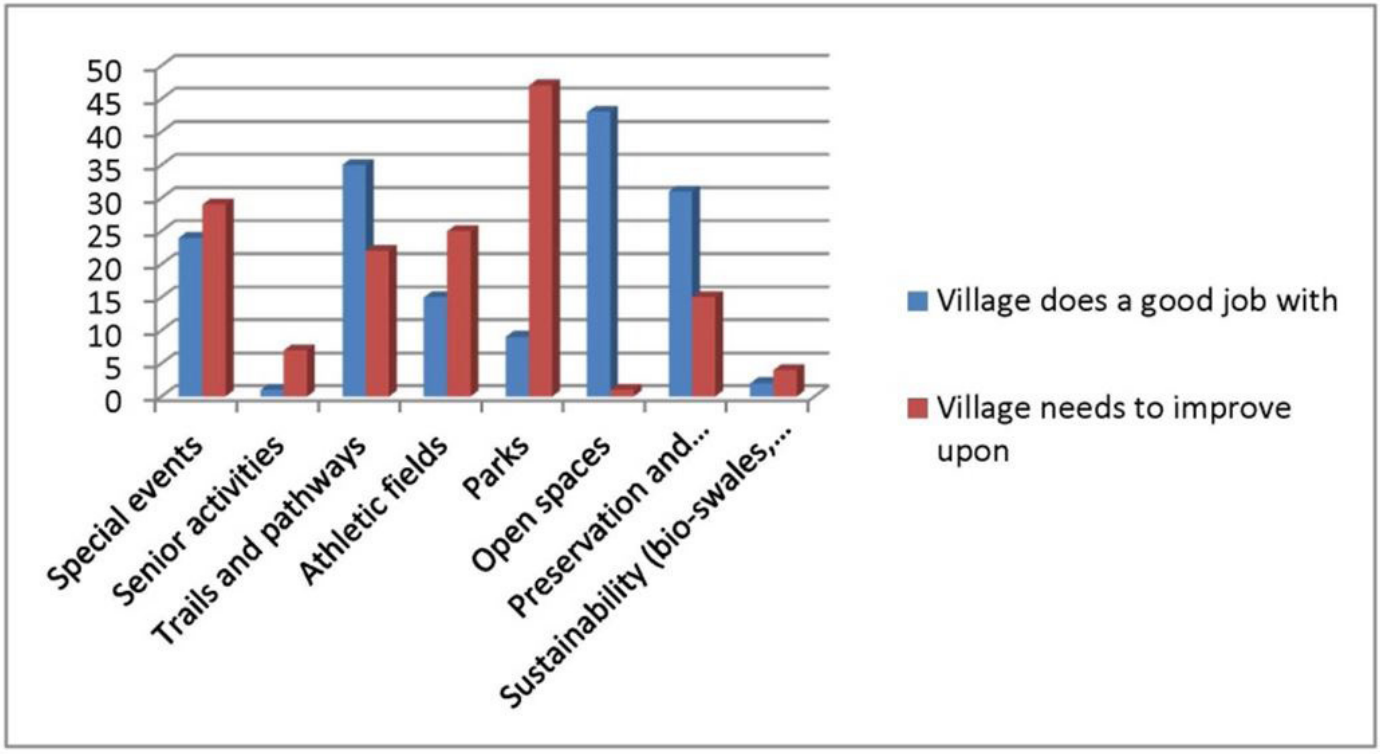
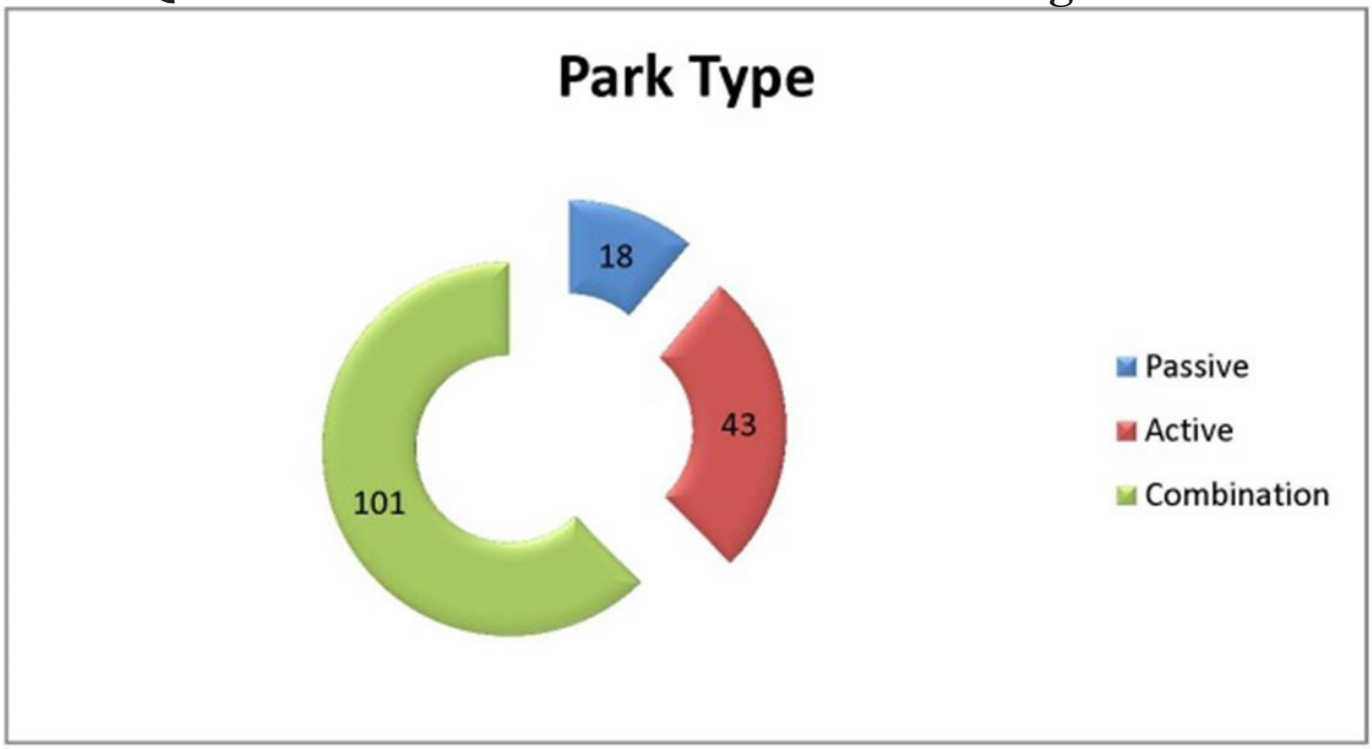


Figure 10: Aggregate response to Question 6

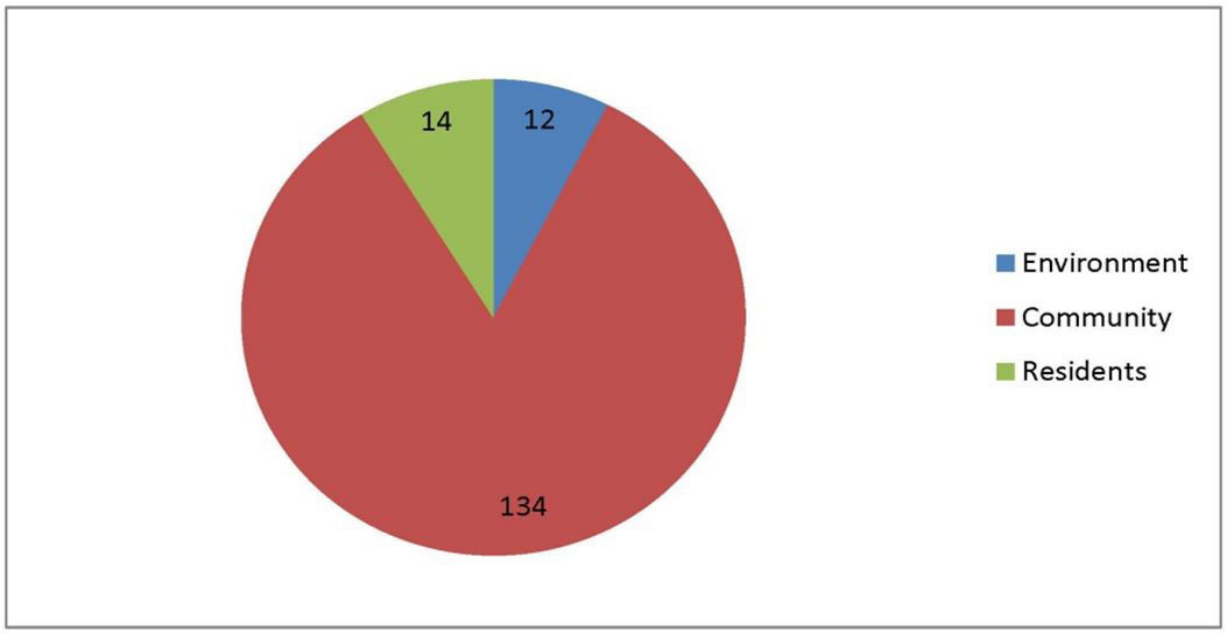
Question 6: What should the focus of Heritage Park be?





Question 7: What does Heritage Park mean to you?

Figure 11: Aggregate response to Question 7



Conclusion

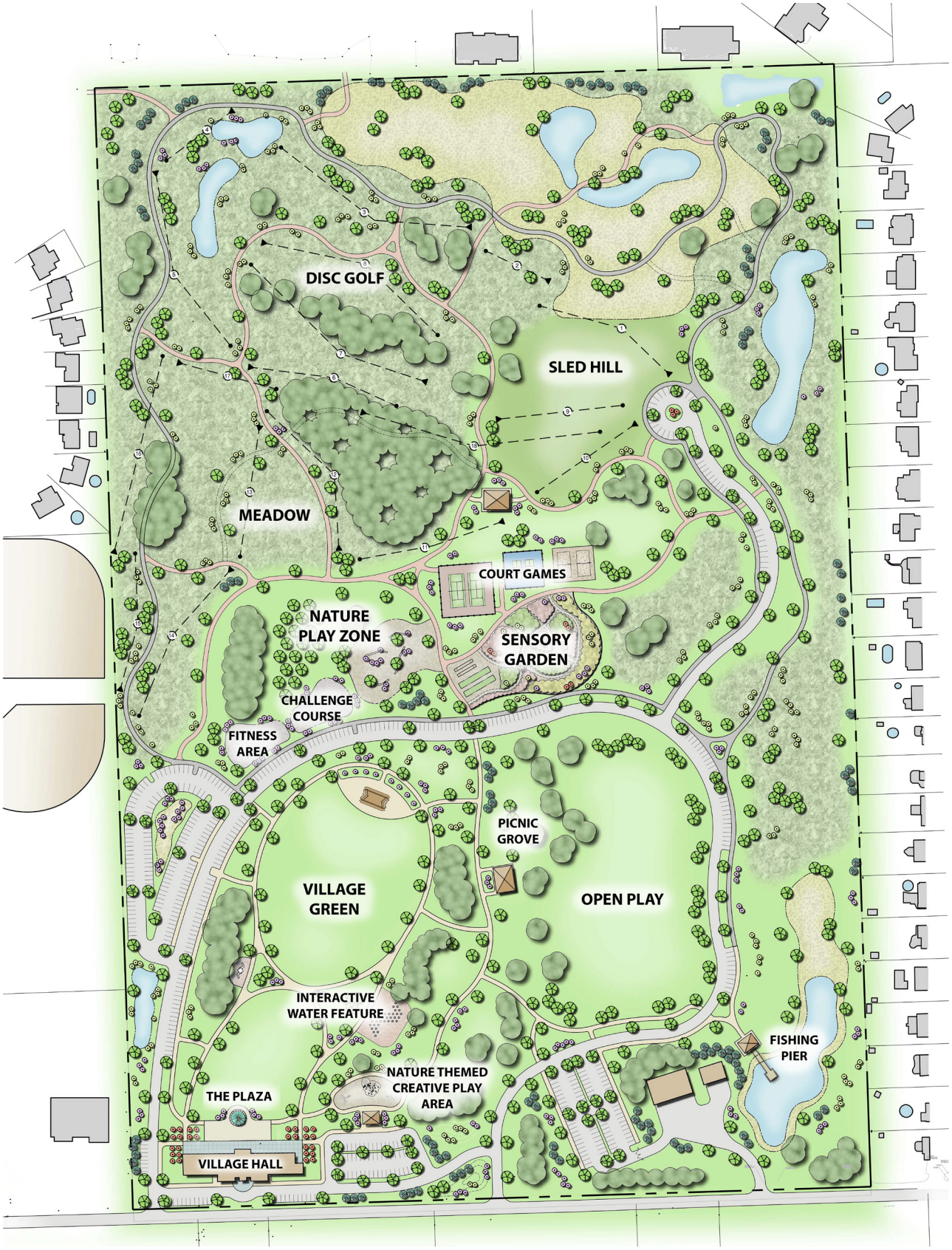
There were several major themes that emerged from the public involvement processes. All of which will have several implications on the community and the plan.

These themes include the following:

Park or creative play area
Water feature
Concert area
Village Green
Winter activity area
Sensory garden
Fishing area
Natural area
Disk golf
Fitness area
Open space
Trails

These amenities will provide physical activity for the widest range of people, including persons with disabilities, children and youth, the elderly and others who are known to be less physically active. Overall, the site will provide meaningful and satisfying outdoor experiences for many users. These experiences will reaffirm a sense of connection with the natural environment and provide opportunities for an appreciation of Homer Glen's natural heritage.

Figure 12: Proposed Concept Plan





(This page left blank intentionally.)

Design Program Development

Goals and Objectives

The proposed park master plan merges the conceptual ideas presented in Preliminary Master Plan Option 1 and Option 2 and articulates the area sizes, acreages, and layout of the elements more definitively. Guiding the development of this active/passive recreation park was a series of key design principles, goals, and objectives that included:

- Stormwater management best practices including the use of the existing ponds, wet prairie areas, vegetated swales, pervious pavements, and open section roadways;
- Protection and enhancement of existing historically mapped wetlands, natural drainage corridors, and ponds;
- Preservation and enhancement of existing deciduous tree clusters, and canopy;
- Development of a variety of recreational amenities and facilities for different age groups, skill levels and mobility; and
- Establishment of a visual and functional focal point centered within a central event gathering space to be maintained as, and evoke a "sense of place" within the community – Village Green.

All amenities and park design features must comply with the most current guidelines set forth for recreation facilities and outdoor recreation areas. Additionally, all recreation facilities must be constructed following the Americans with Disabilities Act (ADA) Standards for Accessible Design.

Within the design program section, we have included representative photos to provide a visual idea for the level of improvement. All features will require final design and engineering reviews.



Village Green



The "Village Green" is an open grassy area anchored by a new amphitheater/performance stage facility at its northern end and the newly renovated Village Hall to the south. This green space will serve as the primary public open space and activity hub for the community. The "Village Green" is designed to function as the focal point for the Village of Homer Glen and will become the defining image in re-establishing the Village's identity and sense of place along with the Village Hall facility. In addition to being the civic heart of the Village, the "Village Green" will serve as a unifying and integrating open space that will encourage and enhance community interaction, activity and vitality. This strategically located, readily

accessible public space will provide the community with a public gathering place that offers leisure activities and interpretive opportunities such as: farmers market, Memorial Day celebrations, Village Easter egg hunts, Independence Day celebrations and fireworks display, Holiday tree lighting ceremonies, graduations, movies in the park, summer concert series, and a host of other community-wide events and festivals.

The Plan for the Village Green space is designed to meet the existing and anticipated needs of the community and historic character of the Village while enhancing this important green space within Heritage Park. The visibility of the Village Hall is paramount as the southern focal point within the Green. A new performance stage and washroom facility structure serves as the northern anchor. Connections between the two facilities are proposed using primary pathways (concrete walks). Signs and banners can be located throughout the "Green" to remind everyone of Homer Glen's rich local history.

While the amphitheater/performance stage facility is discussed in detail on the next page, the open space immediately adjacent to this facility will be ideal for outdoor events, cultural activities and shows, and will be able to accommodate more than 1,000 persons standing.











Performance Stage & Overhead Structure

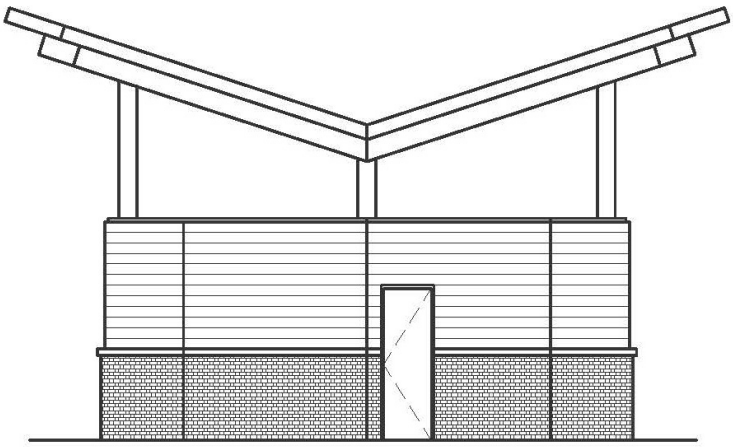
Figure 13: Proposed Structure Drawings

The performance stage with overhead structure is intended to be the focal point of the Village Green's north end, balanced by Village Hall to the south. The approximately 850 square foot structure serves to provide overhead protection and has an open front and back to allow for viewing from either side of the stage. The open lawn just south of the stage provides ample room for large outdoor gatherings such as concerts, movies-in-the-park, performances, celebrations and a variety of special community events.

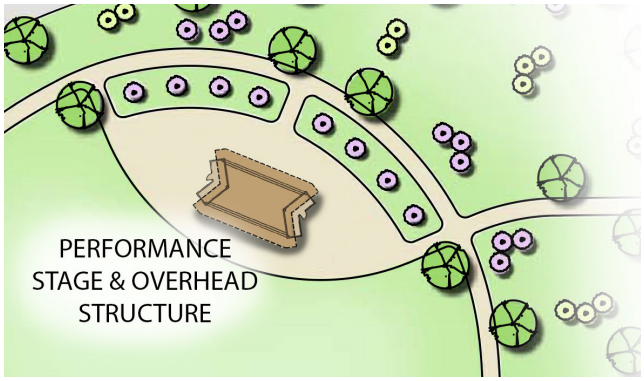
The structure's roof would be supported by two small, geometrically enclosed buildings, one on each side, that includes washrooms, storage, utilities and concessions. The wood roof and framing, combined with the mix of stone and siding veneer, would match the building materials of Village Hall to promote visual continuity within the park. Additional performance grade LED lighting options and sound system connections would be provided to allow for complete control over the visual and acoustical environment to enhance experiences during community events regardless of the time of day.

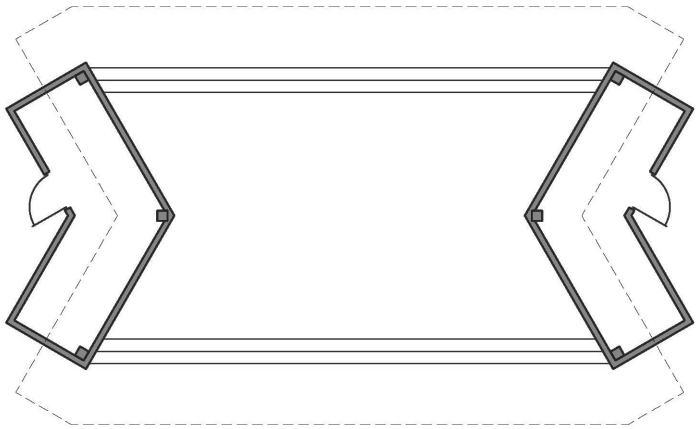


FRONT ELEVATION



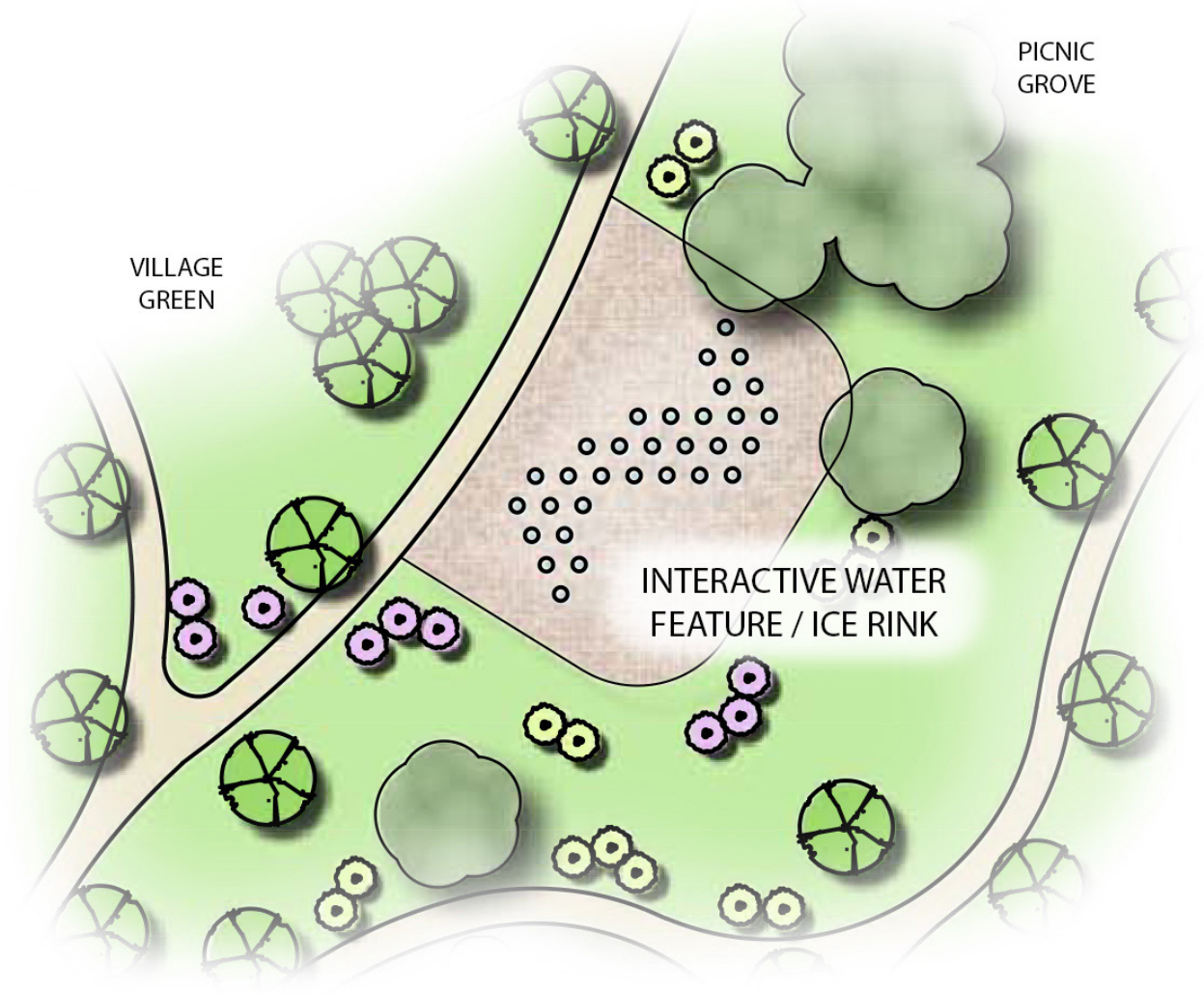
SIDE ELEVATION





PLAN VIEW

Interactive Water Feature



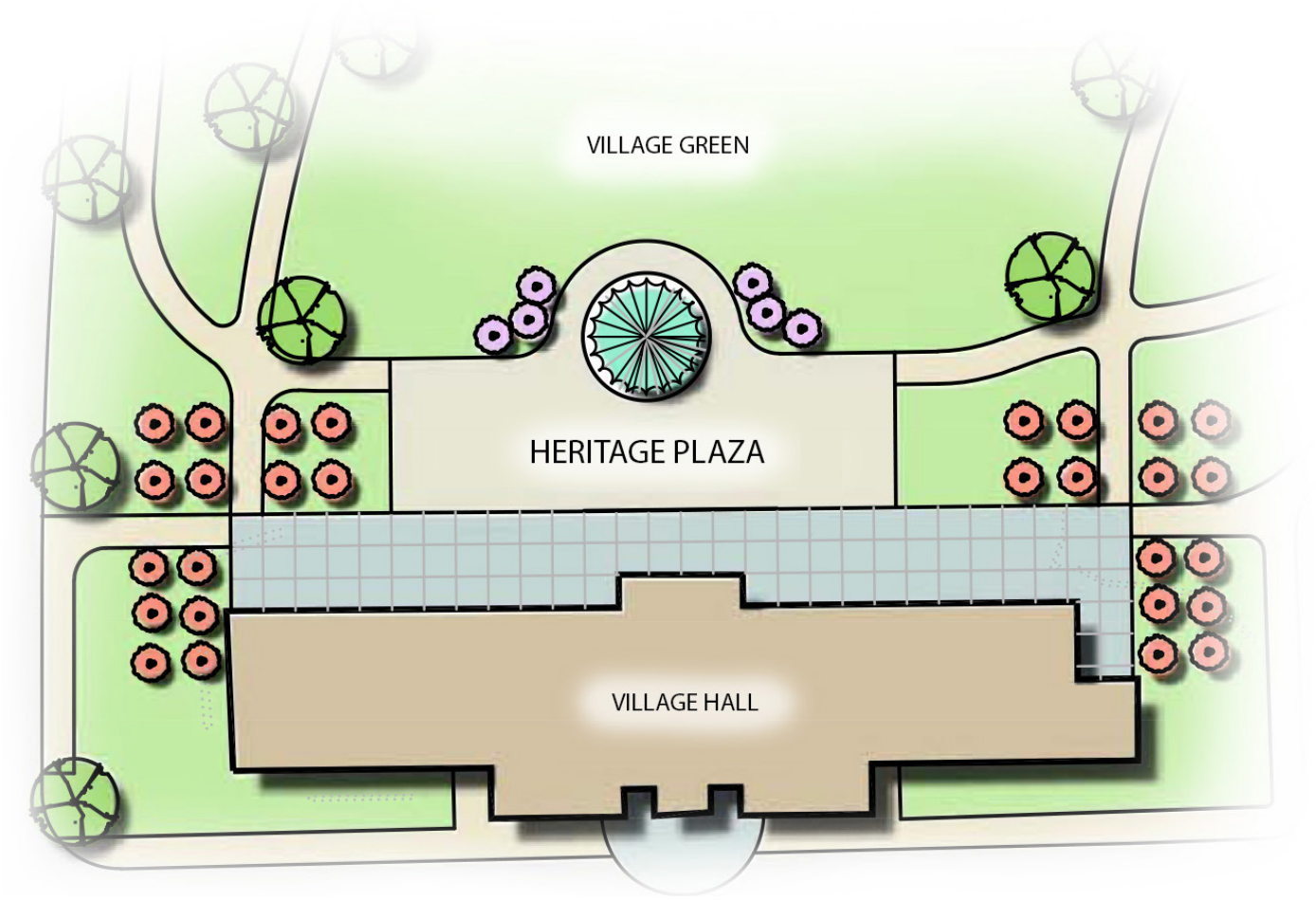
An interactive water feature would flank the eastern border of the "Green." The fountain is intended for residents and park patrons to interact with and play in the water. This fountain would consist of a series of choreographed ground-based water jets and color changing lights set in a hard surface across which the residents and park patrons could walk freely enjoying the cooling mists and sprays of water during the summer months. The fountain feature would be designed to re-circulate and treat the water to protect the health of the public. During the winter season, this interactive fountain would be transformed into a winter ice rink. To achieve this metamorphosis, the fountain would be shut off and flooded with layers of solid ice (courtesy of mother nature) and glass dasher boards (optional) for ice hockey.







Heritage Plaza



By renovating and expanding the existing patio space of the existing Village Hall, a new community activity space would be developed. The redevelopment of this space would further enhance the park grounds and "Village Green" space. Improvements to the existing patio strengthen the presence of the paved area by adding amenities and landscaping that overlook the Village Green.

Heritage Park Plaza or "Homer Commons" would consist of over 7500 sq. ft. of contiguous solid-surface open space spanning the entire length of the Village Hall. The plaza is intended to be an inviting and attractive public forum that is heavily used by residents and visitors while contributing to the vitality of Village Hall and the park. This space is envisioned as one that will be the primary area for community-wide events (Holiday tree lightings, market day, music and arts festivals, the beginning or endpoint of parades, educational or cultural activities) and a quiet shady spot for area workers to enjoy lunch outdoors and generally enjoy the plaza.

Heritage Park Plaza additionally provides an opportunity to develop a community recognition area. This recognition area could be for service by many of the community and the history of the community.

The materials and amenities of the plaza would complement the bold roof lines and brick masonry of the Village Hall to provide a seamless transition from landscape to architecture. Permeable brick paving with colored concrete bands would be used creatively in a number of ways to produce a unique pattern on the ground plane and visual interest. Broad cast-in-place colored concrete stairs would provide entry access to the plaza with step lights and custom handrails. Other features and amenities in the plaza include: café seating, info kiosk, bottle refill station, flagpoles, non-permanent raised planters, and integrated lighting. Additional site furnishings such as benches, and litter receptacles would be strategically placed in comfortable seating areas to make the space more inviting for general uses.

Heritage Plaza, cont.





The plaza space would be subdivided into a variety of temporary spaces –i.e. donor display area, public art garden, etc. The east and west perimeter of the plaza would be framed by a grid of ornamental trees to provide a strategic moment of shade and relief from the plaza's openness.





Creative Play Area



The creative play area (playground) is located north of the new Village Hall parking lot and accessed by a custom designed trellis that would serve as the gateway into the play area to create a sense of arrival for the children and park patrons. The creative play area design envisioned for Heritage Park would emphasize age appropriate play opportunities and a range of play experiences for children of all abilities. The creative play area would encourage children to use their imaginations by combining the wonder of nature with the security of a playground. A nature-themed play area blends into the environment and gives children the much-needed tie to nature. Numerous studies have proven that children's social, psychological, academic, and physical health are positively affected by daily contact with nature. Providing children with an accessible safe place to provide that contact would help them develop the important skills needed for their development while having fun.

Additionally, the creative play area would be designed with children, adults with special needs, their family members, caregivers, friends, and the entire community in mind. The proposed play apparatus equipment would allow children with special needs to play on the same equipment with other children. Two distinct play areas (pre-school age area 2-5 and school-age area 5-12) totaling 7000 sq. ft., occupying multiple tiers, would create a unique oasis that through the spirit of inclusion, would allow children and

Creative Play Area, cont.

adults of all abilities to play, learn and share recreational experiences together.

The creative play area would combine traditional play elements with nature-inspired play components including manufactured rocks, logs, and boulders. This area would also offer numerous bridges, climbing walls and lookouts. Other amenities would include a wheelchair accessible sandbox and handicap-accessible swing area, a tree fort, clubhouse, ground-level activities with wheelchair ramps, nature-theme independent climbers and slides that would provide a framework for children to exercise and run free.

The Village is encouraged to retain the services of a professional landscape architect/park planner with experience in designing inclusive play areas to ensure that specific needs such as: autism spectrum disorders, auditory awareness, cognitive thinking, and a sense of discovery requirements are taken into consideration in the detailed design and implementation plan for this play area.

The surfacing for the creative play area would be a combination of wood-fiber loose fill surfacing and cast-in-place rubber surfacing. Both play surfaces would provide the critical fall height protection for children on playgrounds while providing a colorful aesthetic and visual

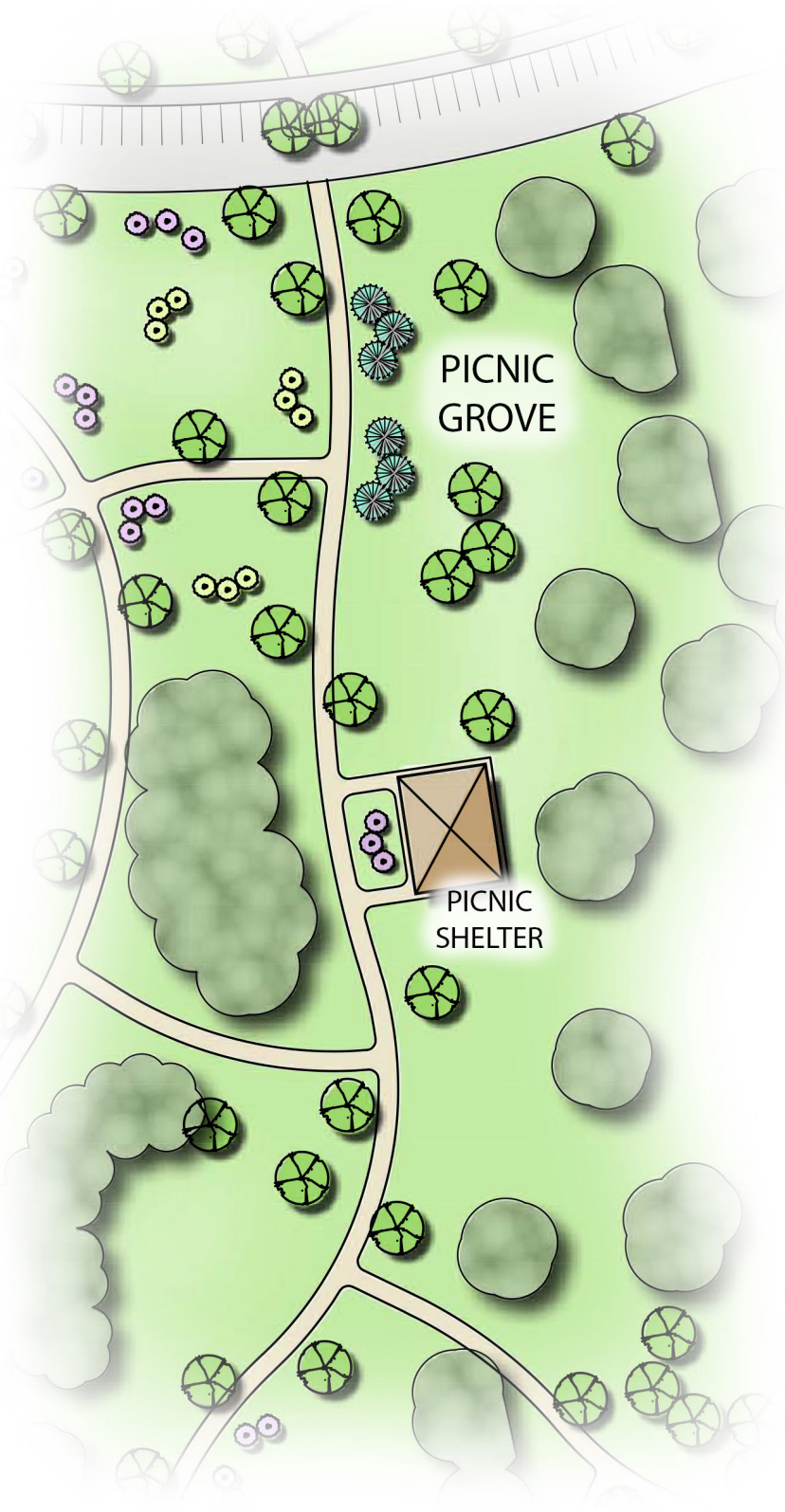


interest within the play space. A creative design with patterns and nature themed graphics would be included on the rubber surface to extend the play experience for the children from the apparatus to the ground plane. Benches and picnic tables would be placed within and around the play area to provide places for park guests to rest and gather together.





Picnic Grove, Bonfire Area

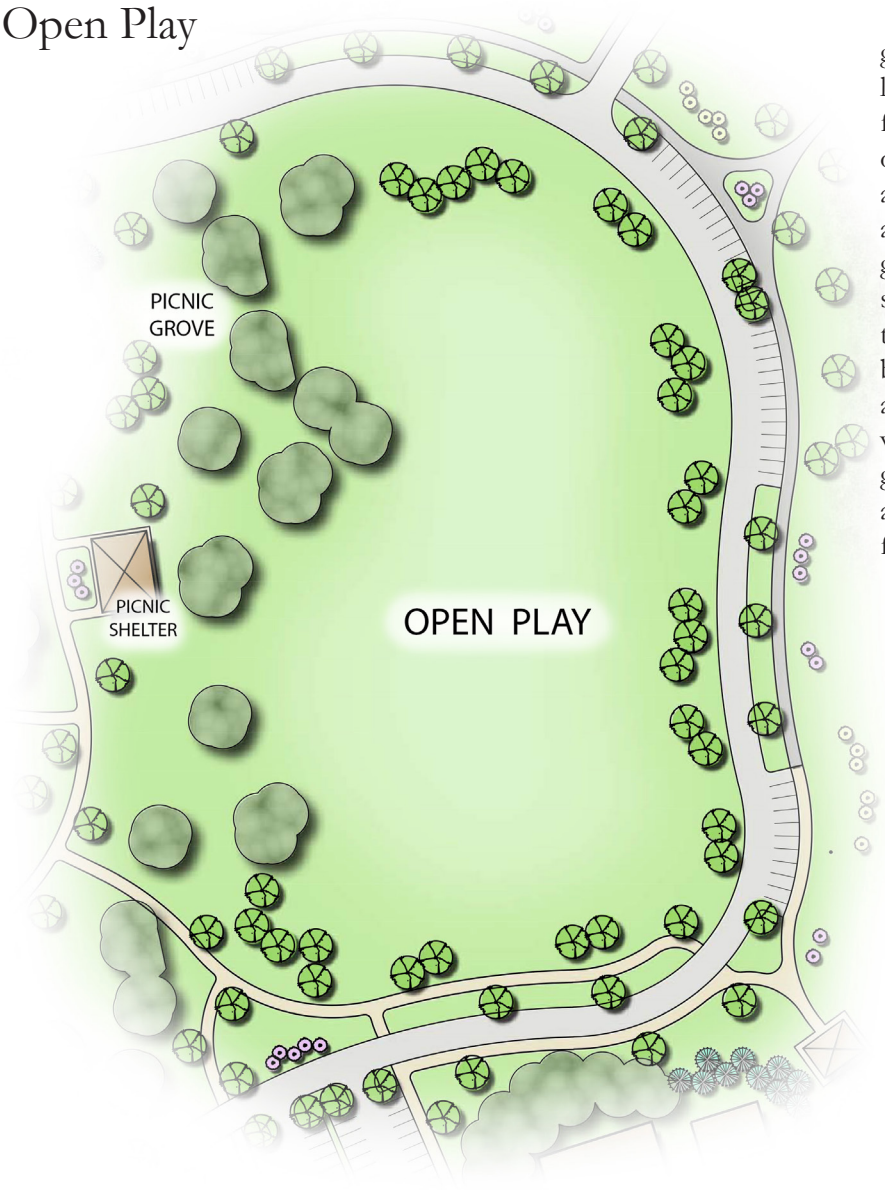






North of the creative play area nestled in between the Village Green and open play area beneath the canopies of an existing deciduous tree stand would be "the Grove" (picnic grove). The picnic grove would consist of decorative seat walls, fire pit(s), and a large shelter structure with picnic tables, capable of accommodating large gatherings for families or corporate groups. Individual accessible tables on concrete pads would be located within the grove area to accommodate small groups in a more intimate setting. The architecture of the picnic structure would reflect the style and character of the Village Hall and the amphitheater/performance stage facility to provide continuity amongst the built elements of the park.

Open Play



Immediately adjacent to the picnic grove and bordered by the semi-circular loop roadway, would be an open turf area for unstructured play. These 3.5 acres of unstructured play area would serve as a multi-purpose open space that can accommodate a variety of leisure activities geared toward the youth of Homer Glen such as kite flying, pick-up softball games, touch football games, playing catch, kick ball, dodge ball, and badminton to name a few. This open unstructured turf area would serve as an extension of the picnic grove area providing an unstructured play area for parents and care-givers to engage fully with their children.









Sensory Garden



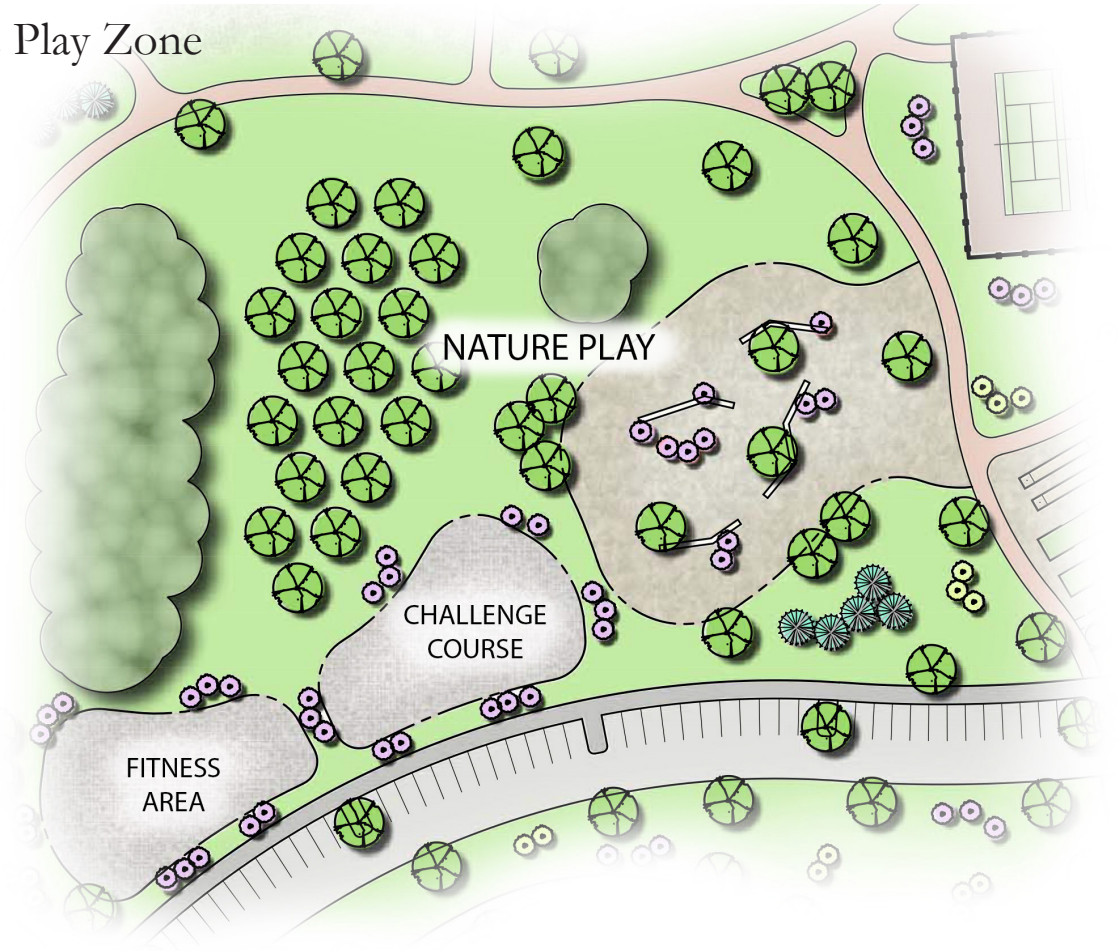
North of the semi-circular ring roadway would be a sensory garden where young children can be immersed in the scents, textures, and colors of plants and other related elements. This would be a garden that's unlike any other area within the park that demands a slower pace, where children and residents would find plants at the ground plane and in raised beds, making them easy to smell and touch for people with limited mobility and the sight-impaired.

The sensory garden would also include wind chimes, wind socks, and flags. The garden would consist of sensory pathways constructed of smooth, flat, stepping stones, wide enough for in-between plantings and tight enough to meet ADA guidelines for accessibility. The stepping stones would be made of natural stone or precast concrete. Glass blocks and clay pavers would be laid in the sensory pathway to add additional sensory richness and variety to the garden. Within the center of the sensory garden would be a 16' dia. gazebo structure to provide an intimate space to rest while immersed in the sensory plants.





Nature Play Zone



The nature play zone would be located north of the semi-circular ring roadway clustered with the more active recreation facilities of the park. The nature play zone would be designed to be a designated managed area where children of all ages and abilities play and learn by engaging with and manipulating diverse natural elements, materials, organisms, and habitats, through sensory, fine motor and gross motor experiences.

The nature play zone would consist of approximately 30,000 sq. ft. of adventure area with three distinct use zones for age appropriate play and learning – Infant/ Toddler area, pre-school area, and school-age area. Site layout is vital to the success of this environment including circulation, entry sequence, location of settings by play and learning function, position of social spaces, and topographical form, therefore, detailed design of this area must be performed by a licensed design professional.

The nature play zone as envisioned would feature outdoor zones where young children can manipulate natural materials in creative and unstructured play. The specific zones include:

1. **Infant/Toddler Zone**
   - a. Log circle
   - b. Grass and dwarf shrub maze
   - c. Grassy mound
   - d. Infant lawn area
   - e. Dramatic play stage
   - f. "Build it" area
   - g. Vegetated nooks and cranny areas

2. **Pre-School Zone**
   - a. Pre-school play stream
   - b. Hill slide with boulder steps
   - c. Log balancing and climbing area
   - d. Climbing boulders
   - e. Stump walk
   - f. Sand play
   - g. Natural construction, loose parts area
   - h. Loose parts storage



3. School-Age Zone

a. Rope and log play structure
b. School-age play stream
c. Grass maze
d. Natural rock climbing pile
e. Fallen and upside down climbing trees
f. Multi-purpose turf area
g. Grassy mounds
h. Natural construction and loose parts area
i. Loose parts storage





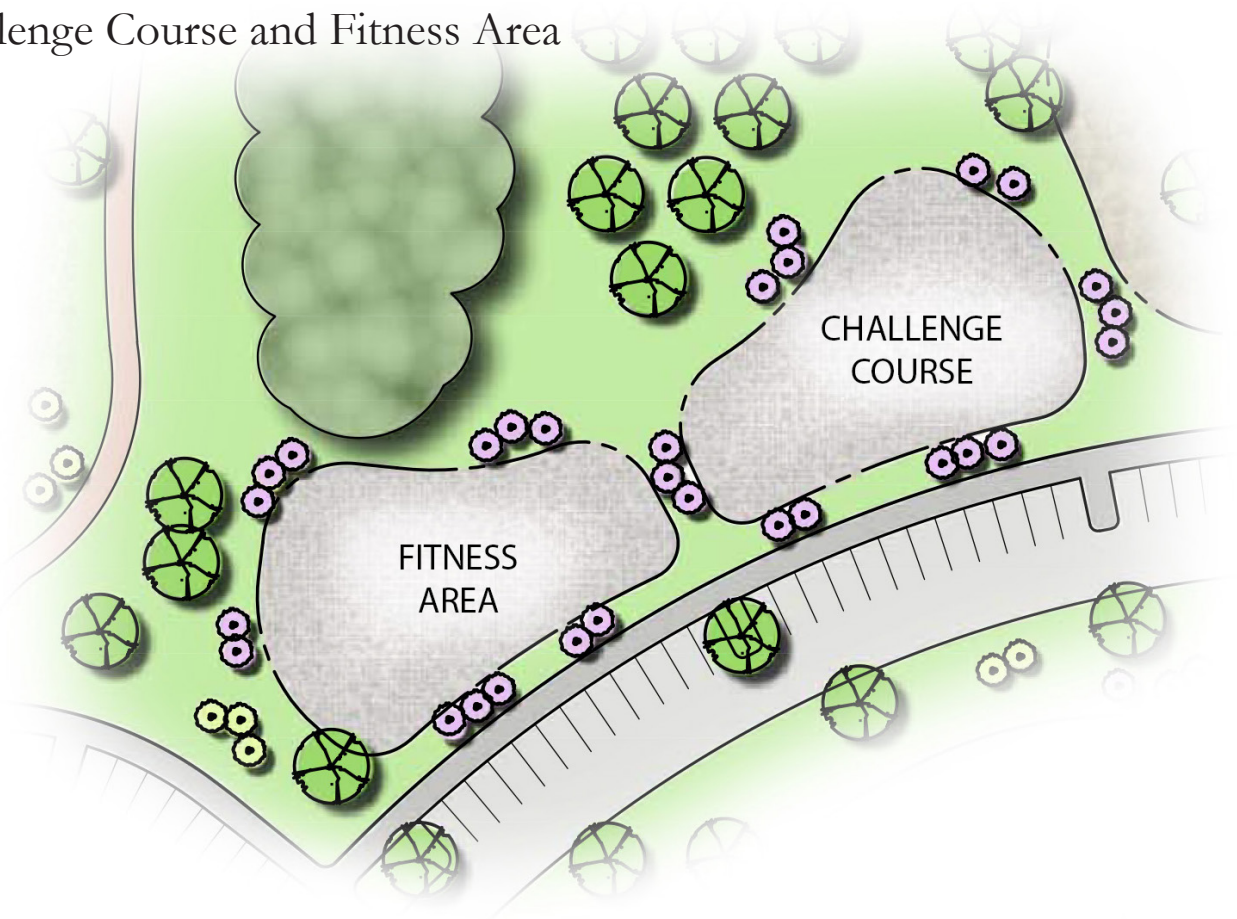


A system of weathered brick and stepping stone paths is intended to meander around the "natural" features. The pathway would include a series of curves and elevation changes to retain a sense of exploration and discovery. The pathway system would lead and connect to a central core island which consists of pergolas, benches, picnic areas, shelter pavilion, and a sensory patio for parents to congregate while their children engage in free play from habitat to habitat.





Challenge Course and Fitness Area



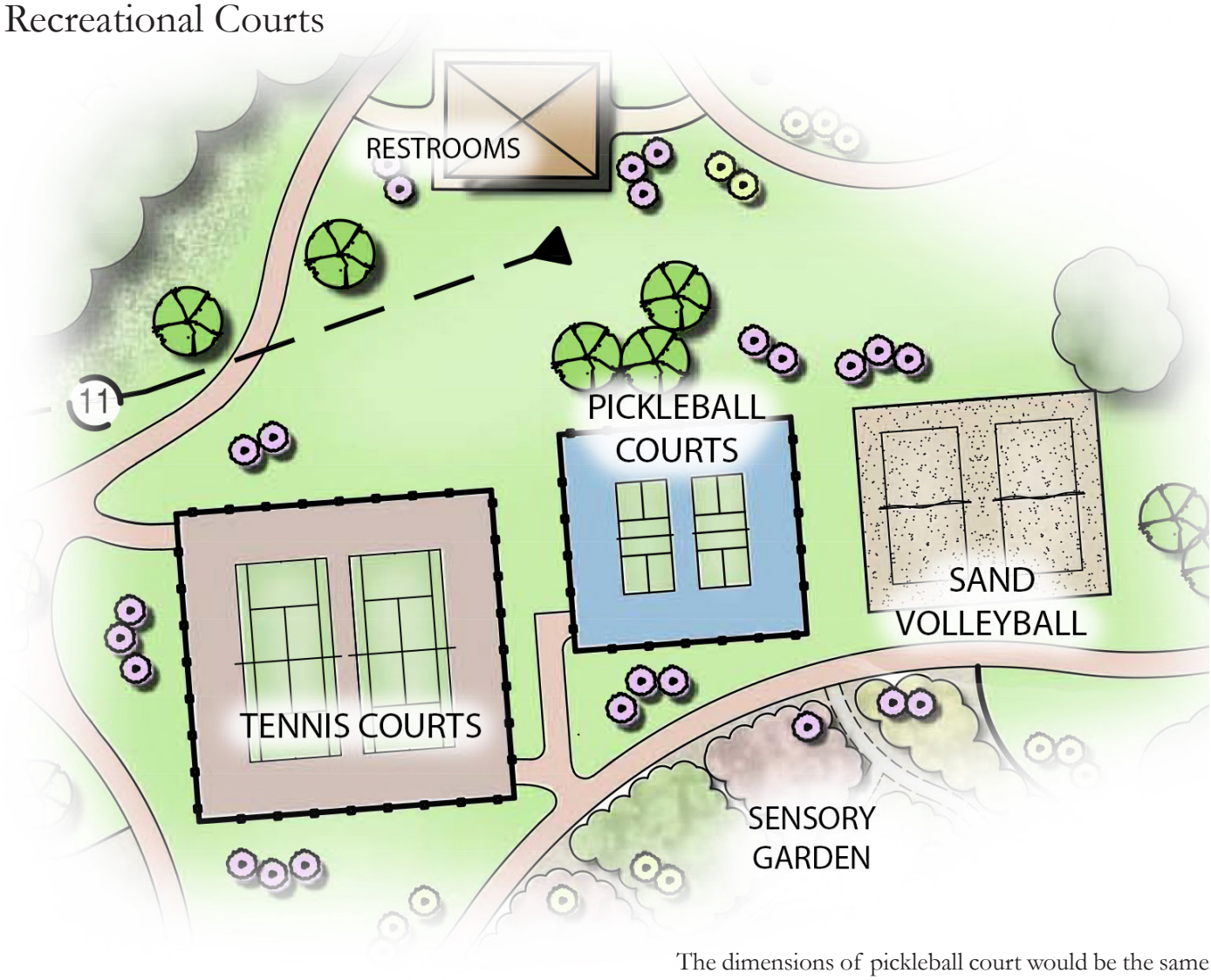
Serving as a teen and young adult park amenity, The challenge course would include a 10,000 square foot timed obstacle course and 40-yard dash for children, adults and families. Adjacent to this custom course would be a dedicated fitness area for adults. The fitness area would be approximately 5,000 sq. ft. in area and feature fitness equipment such as chest press machines, ellipticals, chin-up bars and other strength and conditioning equipment. Both areas are intended to bring together people of all ages and fitness levels and to encourage them to be more active together, becoming a true multi-generational activity area.







Recreational Courts



Within the active recreation area of the park, two tennis courts and two sand volleyball courts are proposed to meet the current demands of the residents. Both facilities are envisioned to be used for recreational/social play, teaching, league play, competitive play including tournaments, or a combination of these. Both facilities would be oriented in a north-south direction and include accessible player and spectator circulation.

The Plan also includes two dedicated Pickleball courts within the vicinity of the tennis courts. Pickleball is a slightly different version of tennis, expected to grow to more than 8 million players nationally by 2018. Pickleball is a racket sport that combines elements of tennis, ping-pong and badminton played with a small paddle and whiffle ball on a badminton-sized court. Although it has been around since 1965, the game has gained much popularity in the last five years. Originally marketed to seniors as a low-impact sport, pickleball boasts players of all ages from 9 to 99.

The dimensions of pickleball court would be the same as a doubles badminton court, 20 x 44 feet with a 3 foot high net dividing the court in half. The net would be 36 inches high at either end, or 34 inches high in the center. Residents of Homer Glen would be drawn to this sport because it's a fun form of exercise, appeals to all ages, and it is easy to learn.

Also in the vicinity are two bocce courts, two shuffleboard courts and two horse shoe pits that would provide a multi-generational recreation program amenity to the park. This area would be designed to be a controlled area for safety and an uninterrupted game experience. A common area consisting of a trellis, bench seating, litter receptacles and area for picnicking would also be provided to enhance the user experience.



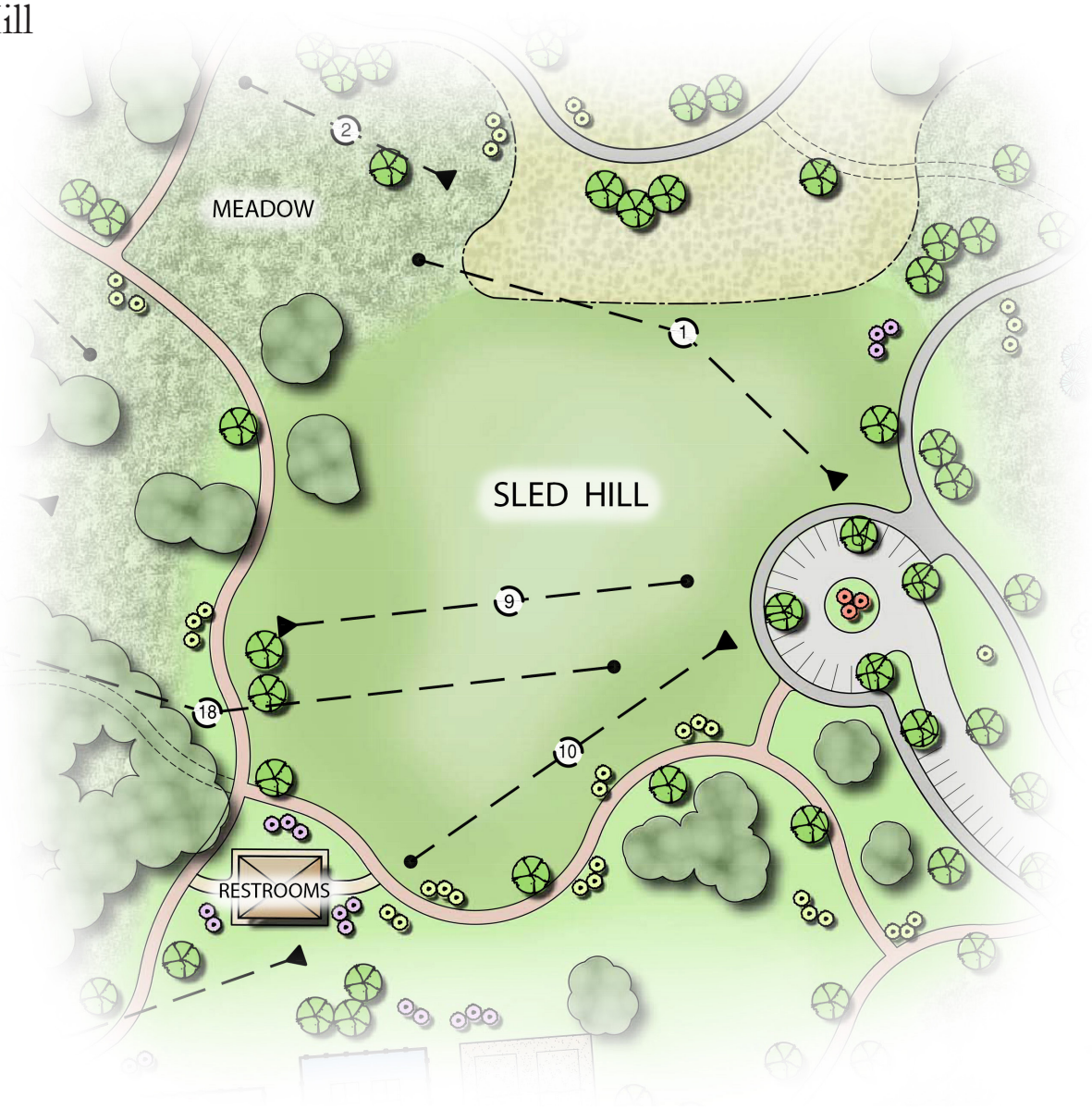








Sled Hill



Sledding has always been a favorite winter activity among children, young and old. Therefore, a sled hill has been proposed to provide this favorite past-time to the residents of Homer Glen. Taking advantage of the existing topography as well as the spoil generated from proposed construction efforts of the plan, a sled hill would be created to meet this recreation demand. This winter feature would be located immediately north of the cul-de-sac parking area to provide facility support to this recreation activity.

The sled hill would consist of a flat staging area at the top of the hill merged with a 30-degree average north facing slope and a run-out area at the bottom of the hill that would allow sleds to come to a safe, unobstructed stop. The hill would also include a walkway or stairway, separated from the face, to allow users to return to the top without being struck by people sledding down the hill. A washroom pavilion with an open under-roof area would be located just west of the sled hill. The open under-roof area would serve as a warming shelter during the winter season by the addition of removable side panels; and picnic shade shelter for park users the remaining portions of the year.



Disc Golf



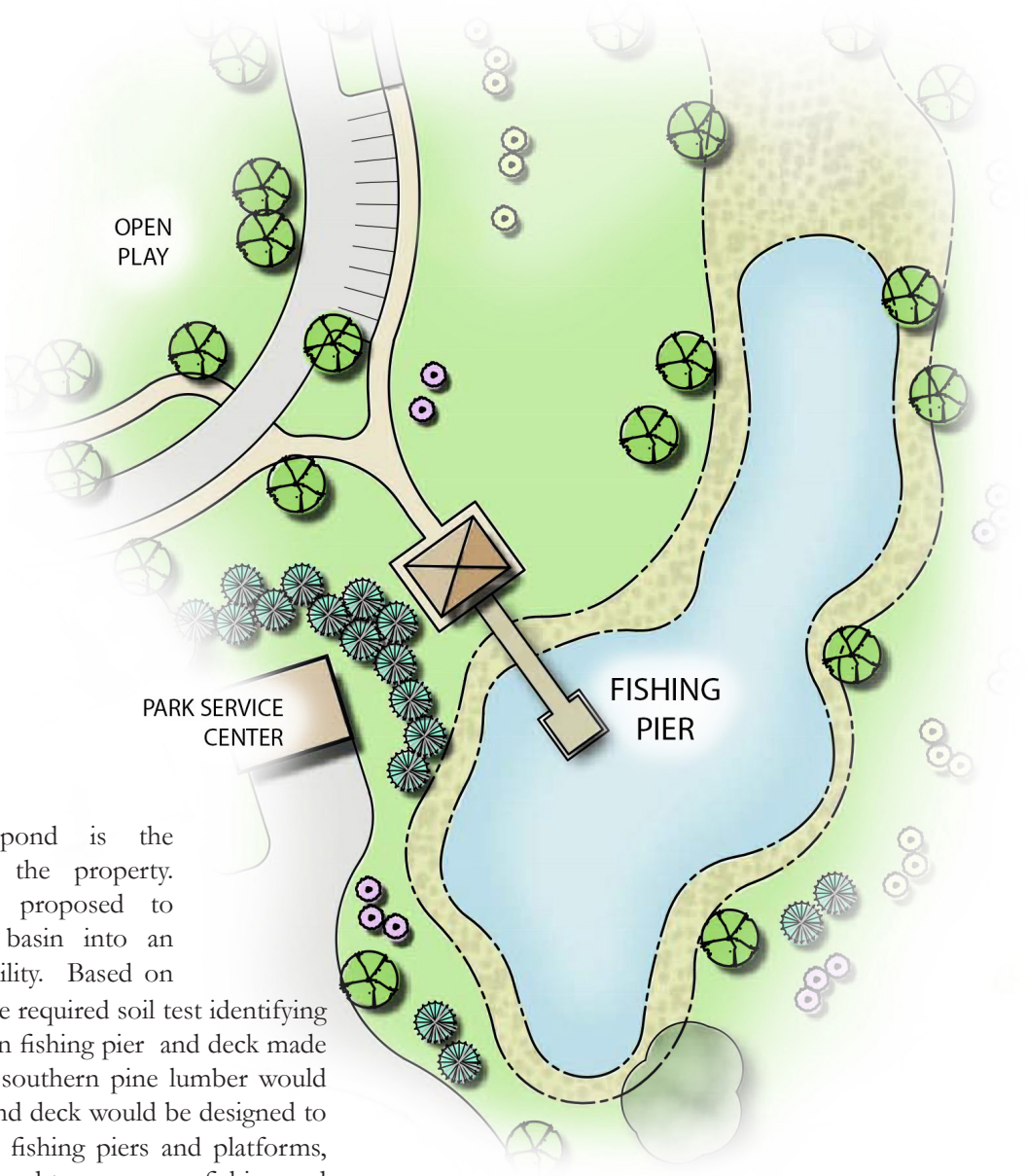
An 18 hole disc golf course, driving range, and practice basket area is envisioned in the north portion of the property. The course would be designed with local players so that impacts to sensitive resources of the site are minimized and /or eliminated while creating essential elements of playability for the disc golf experience. Additionally, the course would be designed to include a reasonable amount of holes that are short and easy to encourage "family fun" participation, as well as a modest amount of difficult holes that have high lost disc potential for the advanced players. The course would consist of high quality tees, basket targets, shade benches, trash and recycle receptacles. Trails would connect the fairways and target tees where appropriate. Basket targets should be removable to accommodate sled hill and maintenance activities.







Fishing Pier

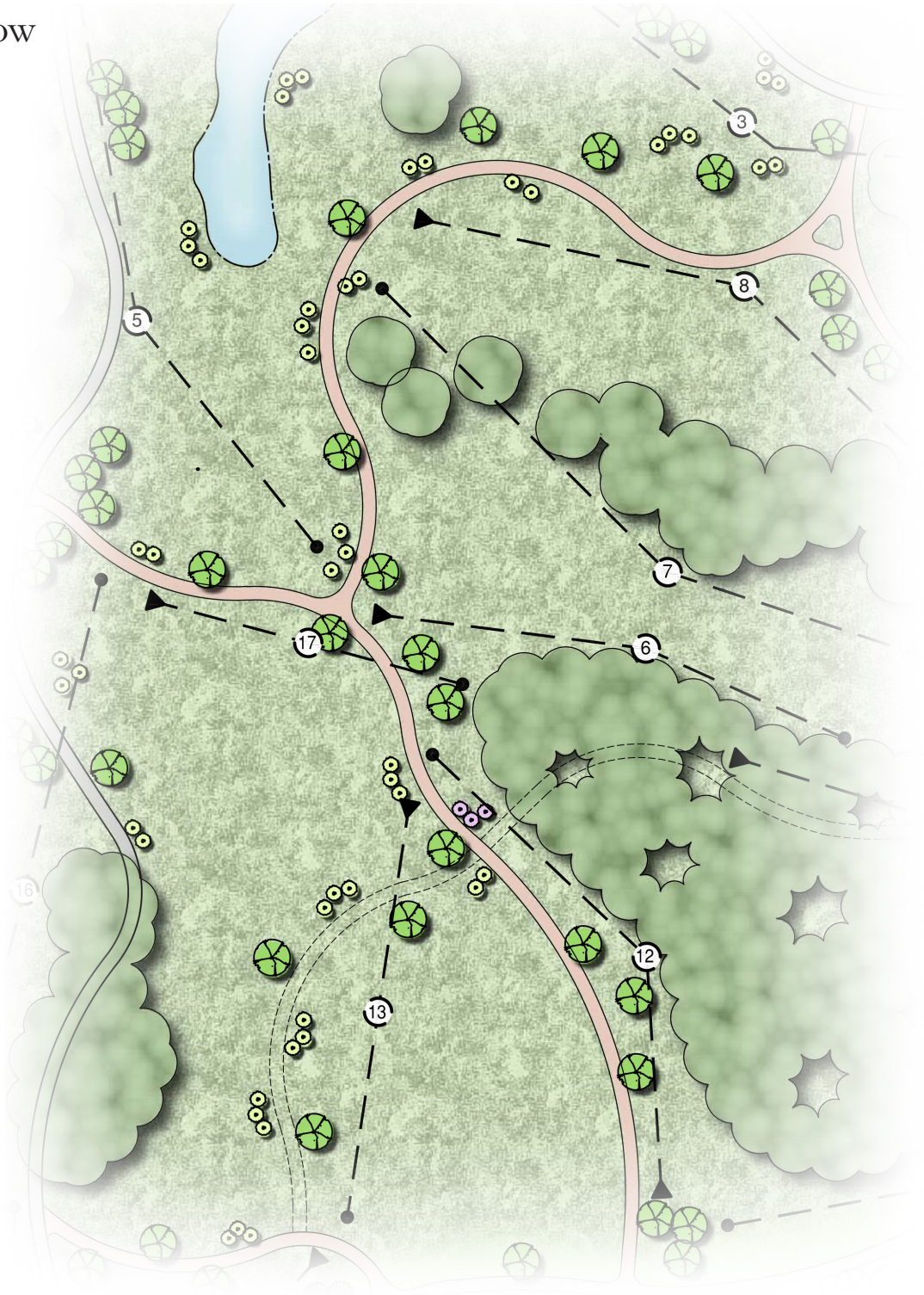


The southernmost pond is the deepest water body on the property. Pond improvements are proposed to transform this detention basin into an ADA accessible fishing facility. Based on the recommendations of the required soil test identifying structural capacity, a wooden fishing pier and deck made of pressure treated yellow southern pine lumber would be constructed. The pier and deck would be designed to meet general standards for fishing piers and platforms, and extend 50 lf. into the pond to encourage fishing and other passive recreation waterside activities. As part of the pier construction, a 12' x' 12' wooden roofed structure would serve as a key design element of the pier to provide shelter from the elements while forming a shaded sitting area or walkway to the fishing deck. Handrails would be designed to meet ADA guidelines and provide at least three specific areas on the deck where the railing would be 34 inches or less in height above the deck surface so a person using a wheelchair or other mobility device would have the opportunity to fish.



The existing dry bottom basin in the northeast corner of the property would be preserved to provide floodplain compensatory storage for the area.

Meadow



The plan proposes to convert the mown bluegrass turf area (lawn) in the north and northeast corner of the property into a meadow of native grass plantings. Converting this existing lawn area into a natural area would provide a valuable recreation space in the form of an outdoor learning environment and areas for additional passive recreation. Additionally, by converting the lawn area to a natural area would also reduce maintenance costs, add interesting and colorful plantings to the landscape, control soil erosion, and provide valuable wildlife habitat.



Meadow, cont.

This natural area would evolve overtime to become a quality ecosystem through on-going landscape restoration and stewardship activities. A priority should focus some areas of plantings on pollinator species.

The mature trees within the area would be protected and enjoyment of them would be strengthened by a strategically located "sensitive" trail network. New native trees would be planted to create area definition and visual interest. The plan identifies a network of trails extending through the meadow to provide controlled access within this native area and connection to the sled hill, court game area, nature play area, challenge course and fitness areas, and parking areas. The trail network within the meadow area also would provide opportunities for interpretive panels where residents and visitors can learn about the ecology of the region.



In addition to the meadow landscape, the five water bodies (ponds) in this area would be enhanced by the development of wet prairie areas and more defined natural zones. Within these areas, trails and a boardwalk (where appropriate) would be provided to create opportunities for quiet reflection and additional habitat observation.

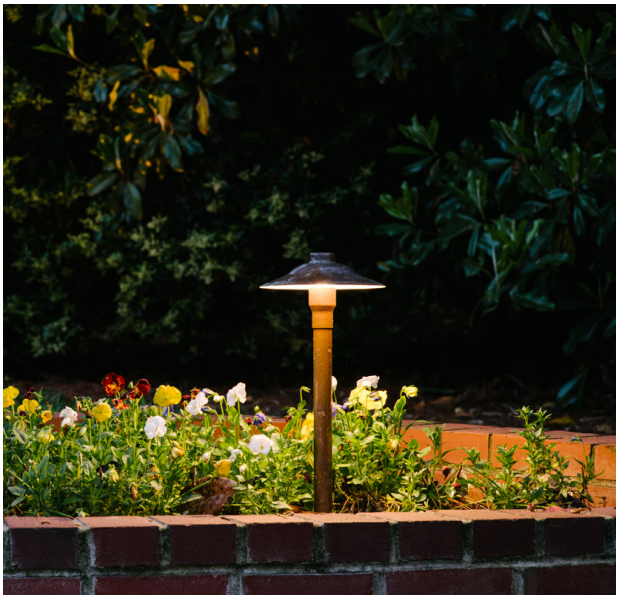




Lighting

In respect for and recognition of the Village of Homer Glen's "Dark Sky" Lighting Ordinance, lighting within Heritage Park would be based on the lowest level required by safety and functional needs. Light poles and fixtures would be consistent with the park's established design theme. Within the Village Green and Plaza areas, low-height bollard style lighting would be used. Motion sensor activated LED lighting fixtures would be utilized instead of continuous illumination for security lighting along the pathways and trails where appropriate and feasible.







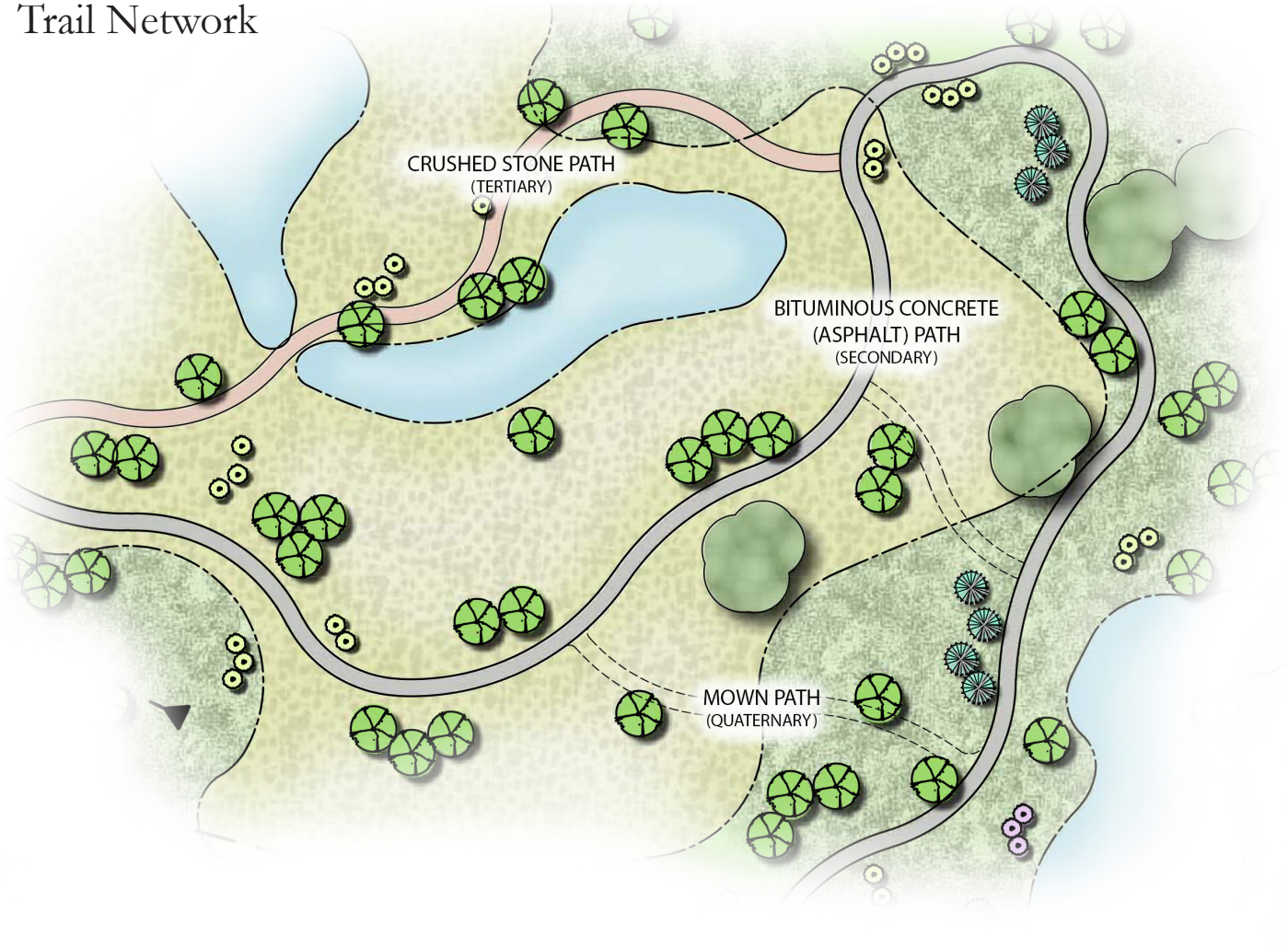
Landscaping

Native plant material, i.e. deciduous trees, shrubs, and other planting shall be used generously throughout the various activity zones within Heritage Park to reduce overall visibility and noticeability of maintenance structures, parking lots and parked vehicles, paved surfaces, and to visually blend the built components of the property with the natural setting.





Trail Network

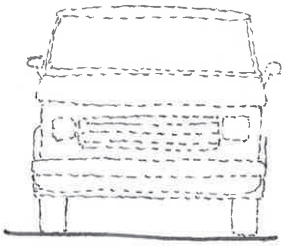


Successful park spaces and recreation elements must be linked with strategically located pathways and community connections. Pedestrian circulation within the park consists of a network of pathways linking the parking areas with the proposed activity areas and recreation facilities. Additional pathways have been included to gain access to the north portion of the site and some of the more remote areas of the park. The Plan proposes a circulation hierarchy of four types of pathways (primary, secondary, tertiary and quaternary). Proposed surfaces include; concrete, asphalt, crushed stone, and mown paths. These varied surfaces will provide defined access routes of travel between pedestrian and vehicular circulation to key areas within the park, while making the pathway system more interesting and easier to navigate, resulting in a safer environment.

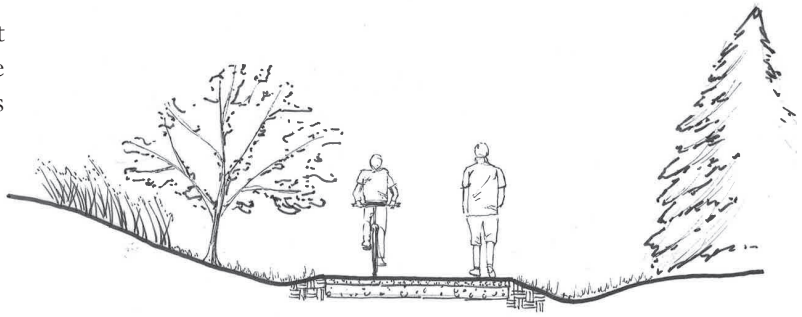
Primary pathways designed to provide easy, attractive circulation, connecting parking areas to high use settings and signature areas of the park such as: Village Hall, village green, amphitheater, nature-themed creative play area, and the fishing deck & pier. These primary pathways provide spatial structure to simplify navigation for visitors and park patrons to move quickly through the park when necessary. They serve as accessible routes to these key areas within the park. Primary pathways are proposed to be constructed of concrete, wide enough to accommodate intense pedestrian and stroller/bicycle traffic to pass each other without conflict. Primary pathways would be a minimum of 6' wide, with a preferred width of 10' where these paths meet parking areas.

Secondary pathways of the Plan provide less direct routes, connecting the primary pathway to more intimate settings and activity areas such as: the sled hill, challenge course, fitness cluster area, and the ability to navigate the entire north end of the park in loop fashion, affording a variety of play, such as hiding and chasing games and experiencing the whole of nature. The proposed secondary pathways allow residents and park patrons to interact with the natural landscape and make discoveries. These pathways vary in width from 5' wide to 10' widths to allow for maintenance and emergency vehicle access. These paths also provide future connections to the adjacent neighborhoods. Secondary pathways are proposed to be constructed of bituminous concrete (asphalt).

Tertiary pathways of the Plan branch off primary and secondary pathways and provide residents and park users access to the more active recreation features of the park, such as: the nature play area, sensory garden & gazebo, tennis courts, pickleball courts, sand volley, and sled hill. The tertiary pathways are proposed to be constructed of fine crushed aggregate (stone).



Quaternary pathways of the Plan are "Mown" turf pathways that allow park users to take short journeys into the more natural areas and intimate landscape settings of the park. They can be as narrow as 36 inches in width.



The Plan includes:

- Concrete Path – 8.315 LF (1.57 Miles)
- Bituminous Concrete (Asphalt) Path – 8.289 LF (1.57 Miles)
- Crushed Stone Path – 9.680 LF (1.64 Miles)
- Mown Path – 1.289 LF (0.25 Miles)



When complete, Heritage Park would consist of more than 5.0 Miles of well-designed pathways and trails. These trails will promote physical activity, play and learning by providing children and park patrons access to the entire 103 acres of Heritage Park. A place many refer to as Homer Glen's premier outdoor recreation and learning environment, where children can go on journeys through the landscape, exploring along the way.

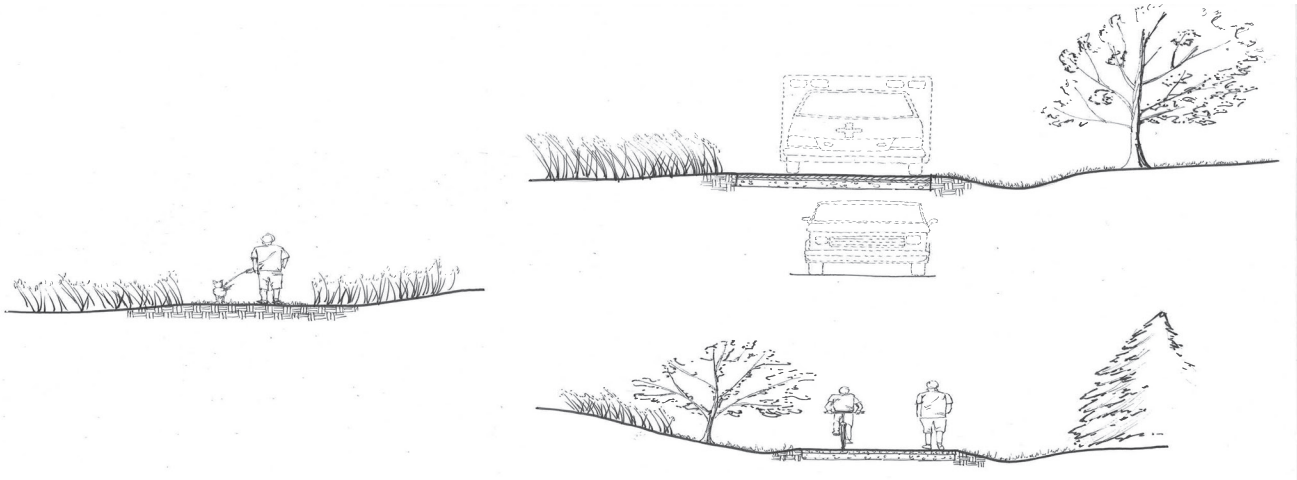




Figure 14: Vehicular Circulation Routes

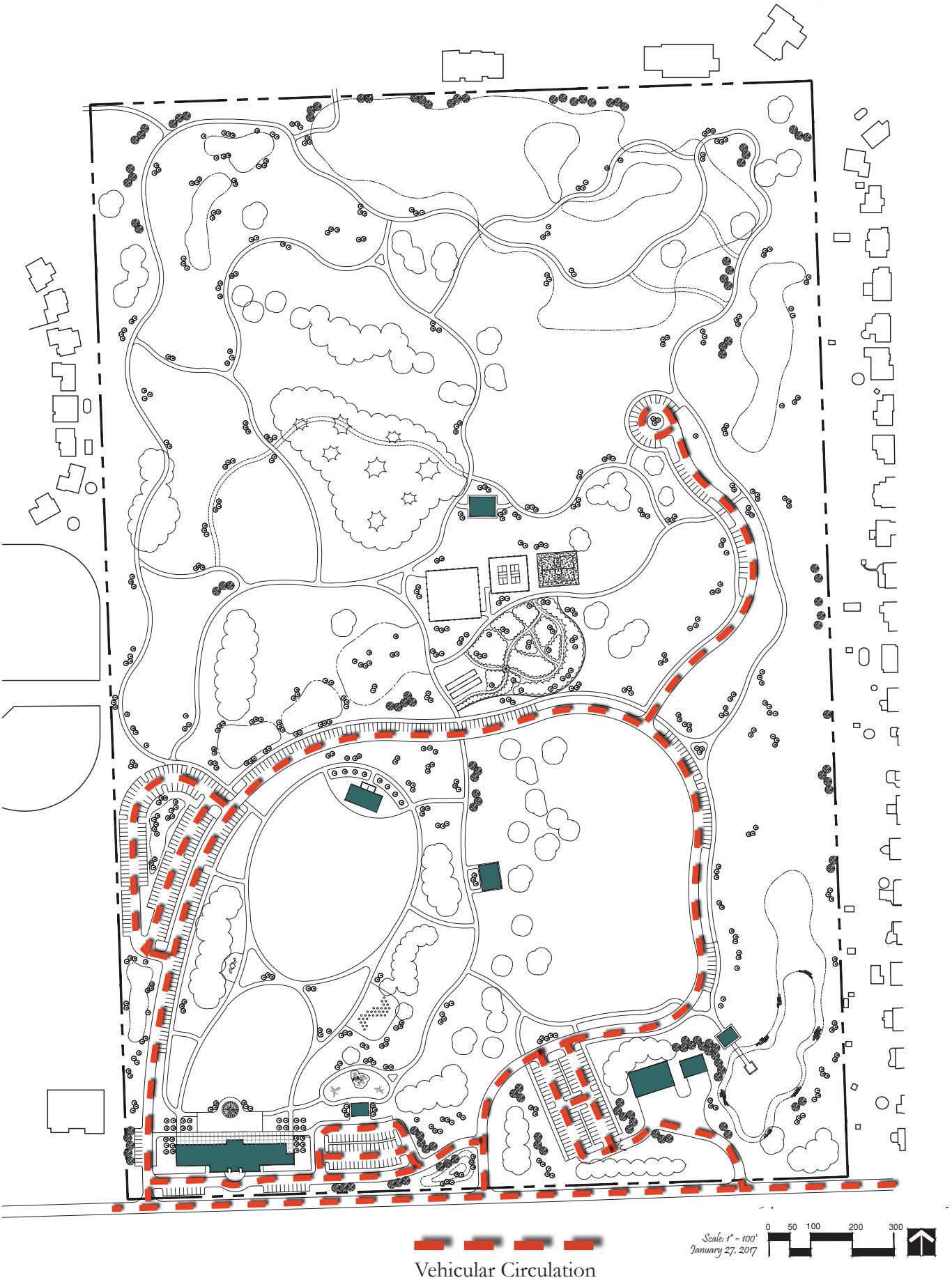
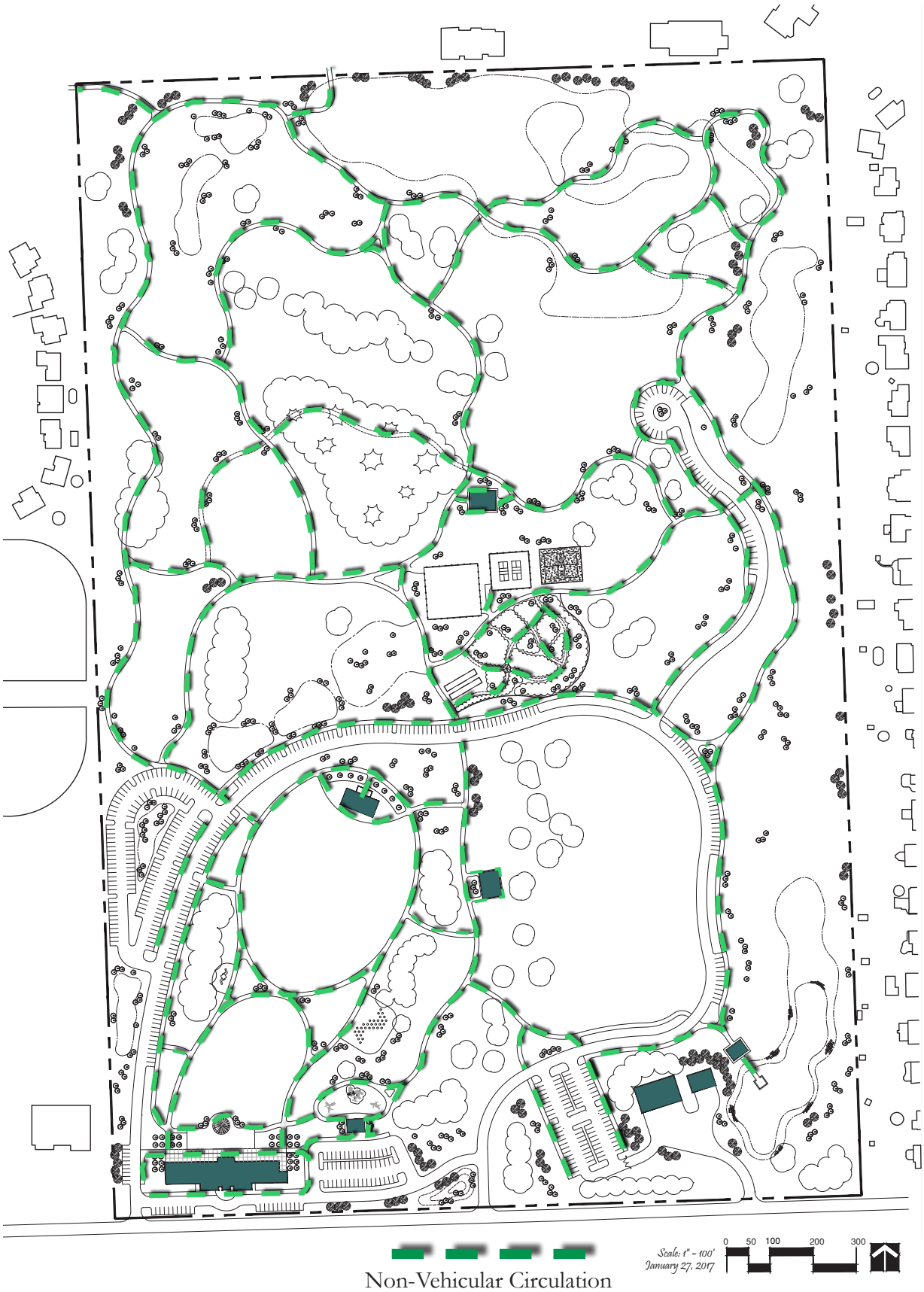
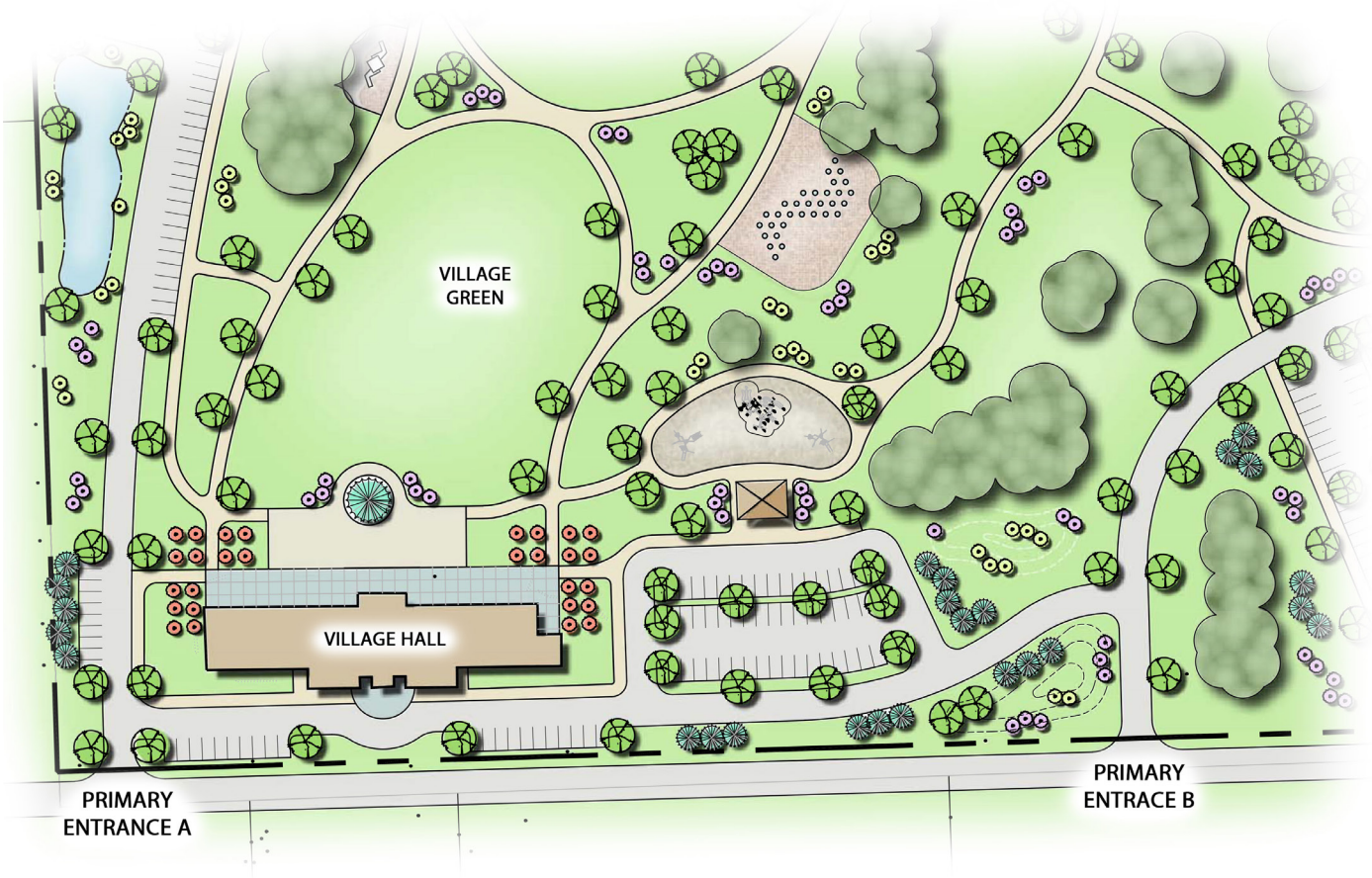


Figure 15: Non-Vehicular Circulation Routes







Circulation, On-Site Parking Access

Access roads, roadways, and parking, although land consuming, are a necessary component of a successful municipal park. Parking must be provided in sufficient quantity to adequately serve the day to day needs of the park. In addition to day to day needs, Heritage Park will become the new home for "Homer Fest" and other community programmed events. These large functions create a parking demand that far exceeds what is required for day to day uses in the park. Therefore, all uses in the park must be considered when making decisions on parking lot design.

The location of the proposed entrance and park drive is closely aligned with the existing entrance of the western end of the property at 151st Street. The roadway is a loop that rings the lower half of the park acreage. It includes a a spur and cul-de-sac to serve amenities on the north side of the park. The loop road reconnects with 151st Street in the same location as the existing secondary park entrance.

The Plan recommends the development of paved parking areas located in or near the key recreation areas and activity areas of the park that are safe, designed to avoid pedestrian and automobile conflicts, as much as possible. The access road and parking design focuses on the transition one experiences while moving from their vehicle to the pedestrian sidewalks. Smaller scale parking areas are strategically located along the roadway to minimize stormwater runoff and increase green space opportunities. Two large lots are located in close proximity to the new Village Hall building, the nature-themed creative play area, village green, open play lawn, and fishing dock & pier. These parking areas serve as trailheads within the park. The Plan includes 470 parking spaces and 9 accessible parking spaces. Rain gardens and bio-swales are located within parking islands and adjacent to these parking areas, where possible to aid in the conveyance of stormwater. It is intended that channels and swales will be utilized to convey stormwater runnoff within the vicinity of these parking ares to infiltration areas.

The entrance road was placed generally in the location of the existing access drive at 151st Street (as depicted in Preliminary Master Plan Options 1 and 2.). Roadway widths and lengths of straight-a-ways were designed to reduce speeds and enhance the "park" environment. Vehicular circulation is intended to be two-way to facilitate traffic flow through the park.

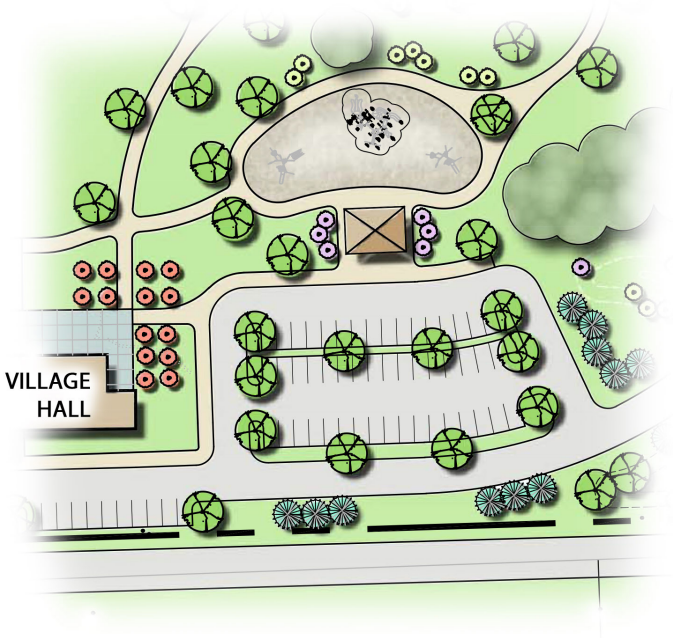
West Parking Area



The west parking area is designated to accommodate Village Green activities such as Homer Fest, public concerts, and other various events. It will also provide overflow parking for the adjacent Township fields.

The roadway extension to the northern area of Heritage Park will offer easy access to the sled hill and other trails.

East Parking Lot Area



Example of Infrastructure





Community Events



Homer Fest

Homer Fest is an annual community event held in the summer, with attractions for people of all ages. Having been around since the Village's 10th and the Township's 175th anniversaries, this local festival is for families to enjoy themselves and gather with others in their community. It's an event put on by many people in the Township, Village board, and various committees, so there's a great deal of pride that comes along with it every year.

The team was cognizant of the deep value Homer Fest carries with it, and made the effort to allocate an area within the Heritage Park site that would support the activities of this celebration. In the past, the event grounds have been located elsewhere and occupied roughly 10 acres of land, most of it on grass.

Heritage Park's design offers ample parking space that can be easily converted to grounds for carnival attractions such as rides as well as food and beverage vendor areas. In addition, the Homer Fest activities with low-impact on surface grass, such as food tents and fireworks viewing, can still be located on nearby green space.



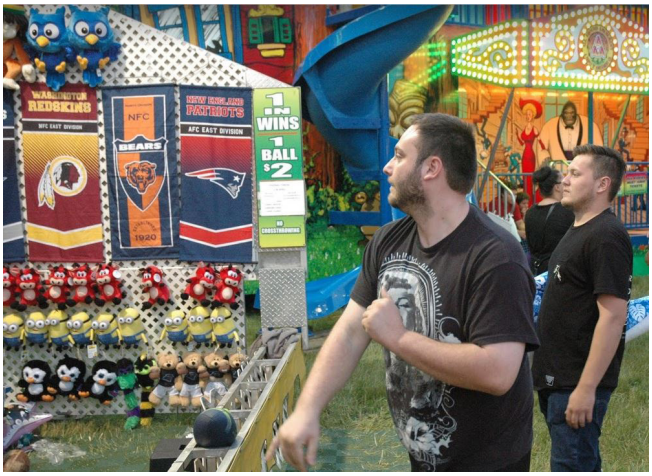


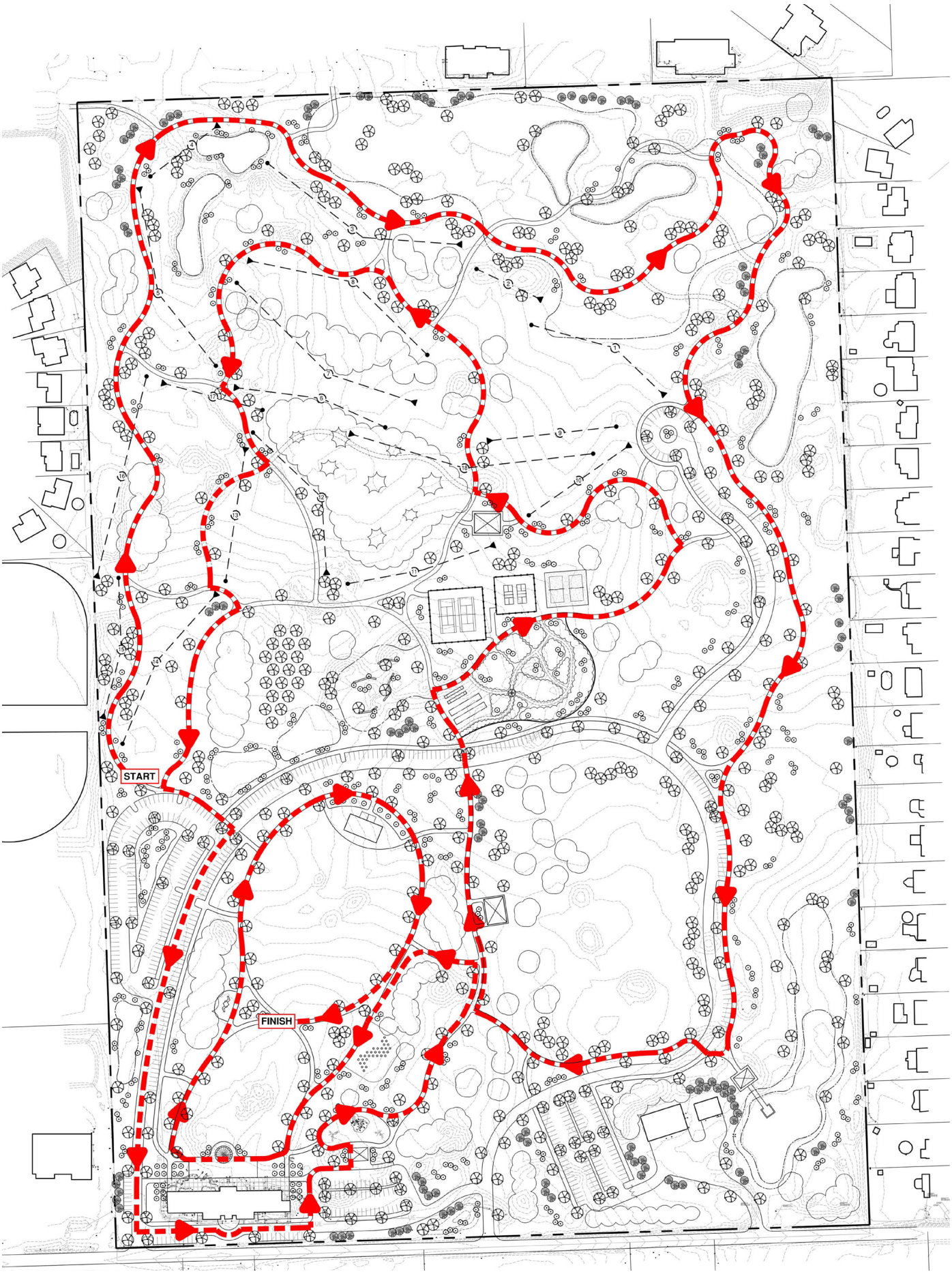


Figure 16: Homer Fest Elements Location





Figure 17: 5K Heritage Park Route



5K Run Consideration

With the extensive network of trails and pathways in the design, Heritage Park would also provide the opportunity to host a full 5K run within its boundaries. Figure 15 illustrates the start and finish of the run; beginning at the Northwest corner of the parking lot, it meanders through the meadow and prairie, avoiding vehicular traffic.

Upon arriving at the southern portion of the 5K route, runners would cross the parking strip at two different locations to keep steady with the route's intention to limit exposure to roadway while providing a distinguished path to follow.

Returning to the northern half of the site, runners would now make their way from the east to the west and then head back south towards the Village Hall. From there, they will head north to begin their final portion of the 5K- a loop around the village green, where eventually the finish is at the center.

The benefits to having enough space within one park for a 5K run include the ease of programming the event and the potential to strengthen community ties.









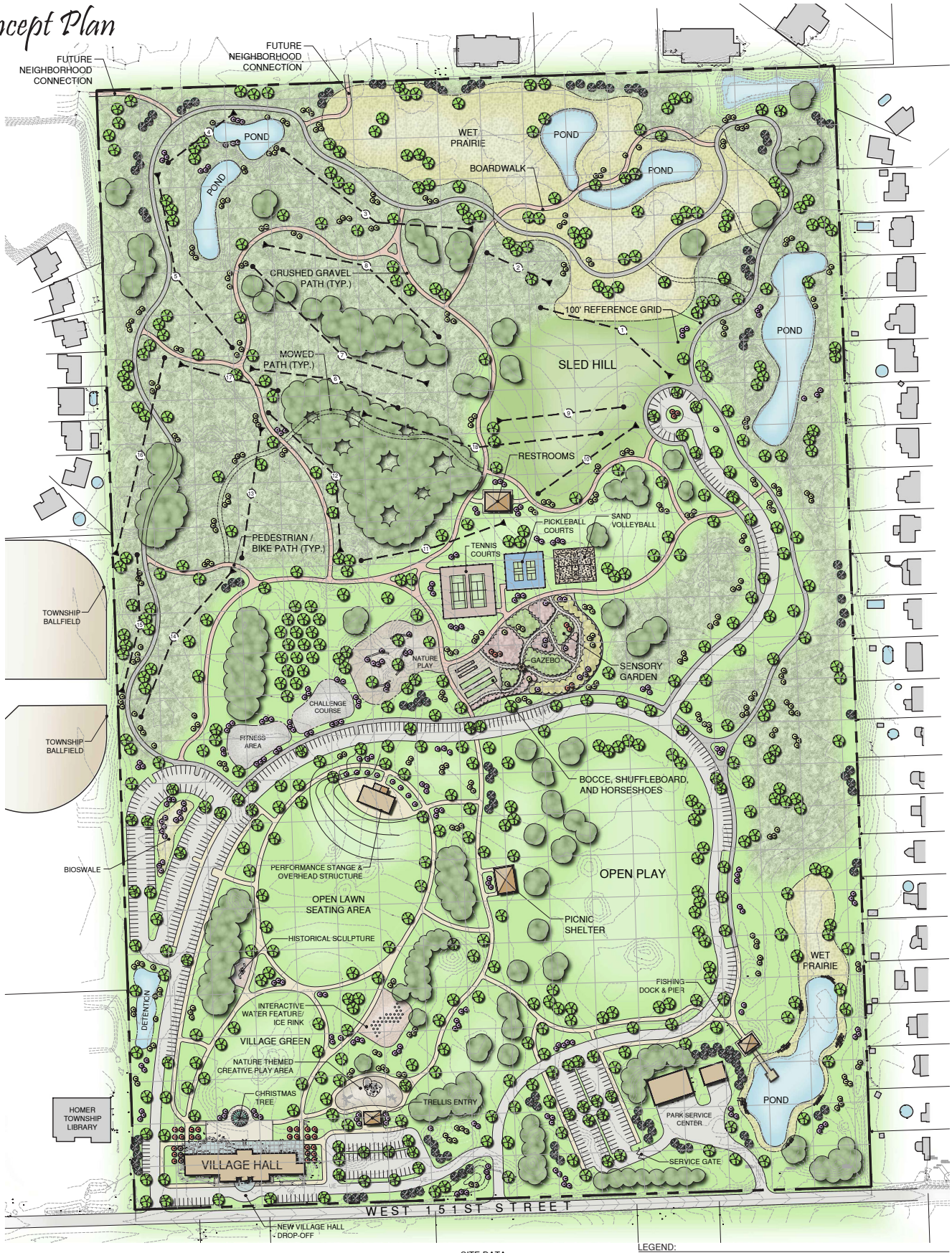


Figure 18: Detailed Concept Plan

Master Plan

Stormwater Management

Flood Prevention

The HR Green study recommended the construction of expanded, ponds, basins, and wetlands within the Heritage Park site in order to better attenuate storms and mitigate downstream flooding. This master plan is consistent with those recommendations. Implementation of the Heritage Park master plan would include the design and construction of these flood prevention measures.



Detention/Retention

In addition to providing recreational amenities and new native habitats for fish and wildlife, the proposed basins and wetlands would be designed to provide detention storage volume to attenuate design storms as required by local ordinance and reduce flooding downstream.



Permeable Paving

There are a number of opportunities to provide permeable pavements and green infrastructure within Heritage Park. All proposed hardscape should be evaluated as a permeable pavement opportunity based on cost, best use, maintenance, and long-term durability.

Bioretention/Infiltration

The proposed wetland / wet prairie basins and strategically placed bio-swales would provide substantial environmental benefits. In addition to providing detention volume during larger storms, the wetlands provide sediment and pollutant removal for "first flush" runoff for all storm events and help to minimize the movement of these pollutants downstream. Over time, the establishment of deep rooted wetland plants improves the infiltration of water through native clay soils that typically underlie natural wetlands thereby increasing total volume control for the site and recharging the local aquifer.



Bio-swales would also contribute to sediment and pollutant removal. Placing bio-swales immediately downstream of buildings and pavement areas would maximize their benefit.



Infrastructure

Pathways and Trails

Primary Pathways – the most heavily used and traveled paths. The preferred construction material is concrete of sufficient width and thickness to accommodate both maintenance and emergency vehicles. The width is critical to provide room for the wheel base of the vehicles without extending beyond the paved surface. This width also provides sufficient room for snow plows to clear the sidewalk without damage to the adjacent turf or planting areas.



Primary Pathways

Secondary pathways – preferred construction is asphalt with sufficient width and depth to accommodate both maintenance and emergency vehicle access. The secondary pathways connect the primary path system with park features and between park features.



Secondary Pathways

Tertiary pathways – branch of the primary and secondary path network. These paths accommodate predominately pedestrians and bicycles. They are not intended to provide maintenance or emergency vehicle access. The preferred construction material is an aggregate stone surface and base material. This type of pathway system will require a higher level of maintenance to provide a smooth surface for park patrons. The aggregate path system is subject to rutting and erosion during wet periods. The surface must be periodically inspected, graded, and top dressed with appropriate aggregate materials. Aggregate paths are typically not plowed due to the displacement of the aggregate surface.

Quaternary pathways – these paths are the lowest in the system hierarchy and are typically mowed turf pathways. These paths vary in width but can be as narrow as 36 inches. The surface requires mowing during the growing season as well as periodic inspection as the turf paths are subject to rutting and erosion during the wet season. These paths are not conducive to plowing, but they can be used for winter hiking and skiing.



Quaternary Pathways



Tertiary Pathways

Road Network

Access to the Heritage Park amenities would be via a proposed road that would form a meandering loop through the site that would connect the main entrance to the Village Hall. Visitor parking would be located along the main loop and in parking lots located along the route. A cul-de-sac would extend north from the northeasterly curve of the loop and would provide additional visitor parking and access to the trail, boardwalk, and sledding hill at the north end of the park. In order to accommodate personal vehicles, a 9" Hot Mix Asphalt (HMA) pavement with a 6" aggregate base and two 1.5" courses of HMA is recommended. Preparation of the sub-grade may require additional grading and stone stabilization. Other uses, including emergency vehicles, heavy service equipment, carnival rides, concert equipment, may require a heavier pavement section strategically placed around the loop drive.

There are currently two entrances to the site from 151st Street. The southeast access would connect to the Park Service Center. The existing entrance at the approximate center of the site frontage will serve as the main entrance to the park and connect directly to the proposed loop road. An additional entrance is proposed at the southwest corner of the site to provide more direct access to the Village Hall and complete the interior loop road.

Public Water

The proposed park would have watermain installed throughout the site to provide services for the restrooms, concession stand, and ice rink. This 3" watermain would tie into the service already provided for the existing Village Hall and would require approximately 2,500 lf of new watermain.

Public Sanitary Sewer

For the restrooms, concession stands, and ice rink, Heritage Park wold also require a sanitary sewer network. Based on the invert of the sanitary sewer at 151st Street, a gravity connection to the interior of the park would not be possible and a lift station would likely be required. There is a sanitary sewer to the north of the park in the Saddle Brook Run Subdivision and, based on available information, a utility easement between two residential lots. This connection could be made during the construction of wetland / wet prairie.

Public Storm Sewer

A storm sewer network would also be designed around the site to intercept all surface runoff from paved surfaces. Once introduced into the storm sewer it would then be directed to the detention basins located at the south end of the park on both the east and west side. The overall landscape design should minimize the use of new storm sewer and include the use of bio swales and natural drainage ways to convey runoff and storm sewer discharge to the ponds and wetlands.

The condition of the existing underdrain system constructed as part of the golf course, is unknown; however, there may be opportunities to integrate this system into the overall landscape design. This would require further investigation and study.

Natural Gas

Natural gas would be utilized for the warming hut by the sledding hill, restrooms, and concession stand. A metered connection to the public utility would be made at 151st Street.

Electric

Heritage Park would require a new electrical conduit to allow for service to the restrooms, concession stands, and ice rink. These services would extend further to cover the maintenance center, performing arts stage / overhead structure. A metered connection to the public utility will be made at 151st Street.

Telecommunications

A telecommunications network would be provided for the restrooms, concession stands, ice rink, and Park Service Center of Heritage Park.

Street, Security, and Parking Lighting

In order to support after dark events and functions street lighting would be provided along the Heritage Park loop road and the parking areas. The design of the lighting should consider adjacent properties and dark sky guidelines.



Grading and Earthwork

The size and scale of Heritage Park would allow for a design that results in an overall balanced site and will minimize the cost and the environmental impact of the import/haul-off of material from the site. The elevations of the proposed amenities would require careful consideration to minimize the stripping of topsoil and stockpiling of material. The final grading and earthwork should be designed to minimize changes to the drainage patterns, impacts downstream, and direct all runoff through the proposed basins, bioswales, and wetlands.

Operations and Maintenance Management

The development or renovation of any public facility requires careful consideration and decision making relative to the type, extent, and magnitude of the project. Public projects are different than private sector projects, in that in the private sector there is a profit motive. The project is developed generally with the sole purpose of making a profit for the shareholders, and because of this look at operations and maintenance in a different light than public sector projects.

The Heritage Park project is a significant undertaking for the Village of Homer Glen and, therefore, all aspects of the project need to be evaluated and scrutinized to ensure the long term success of the Village's substantial investment.

Many times, when a municipal entity embarks on any public project development the primary focus is on the initial development costs. These costs are usually predictable including such items as land acquisition, entitlement costs (zoning and permitting), development (bricks and mortar), soft costs (architectural, engineering, geotechnical, and legal), and contingencies. The costs that are sometimes lost in the excitement of the new development are the operation and maintenance costs associated with the overall development as well as purchase or acquisition of any specialized equipment needed to operate or maintain the component. This may include such items as special vehicles or mowing equipment.

With capital costs easily defined, the next challenge is to identify the operational and maintenance costs associated with the development. These two facets are extremely critical to the long term success of the project. If there are not sufficient resources to operate or maintain the facility, the investment made by the Village will begin to deteriorate, likely resulting in user or constituent dissatisfaction.

Heritage Park is not a homogeneous park, the plan, as proposed, is quite diverse including active recreational features (water play feature, creative play area, and court games); passive recreational features (open play, picnic grove, fishing pier, and sensory garden); special facilities (amphitheater, 'Homer Fest', village green, and plaza); urban services (stormwater management, flood control, and water quality improvement); and, ecological services (habitat restoration and enhancement, and plant community restoration).

Each of these specific components will have its own unique operational and maintenance requirements that must be identified, costed, and projected for a reasonable period.

In addition to the operation and maintenance expense side of the equation, potential revenue opportunities should be identified. Revenues could include such categories as user fees (daily, weekly, monthly or annual) for some activity areas (i.e. water play area, picnic grove, court games, sledding); entrance fees (i.e. Homer-fest, amphitheater events); or rental fees (i.e. farmer's market vendors, art in the park vendors, sled or tube rentals for sled hill).

Capital costs for the project are currently projected to be funded through the Village's current taxing authority and potential grants. The grants are generally limited to capital and development costs, whereas the Village's tax funding would also provide operating funds.

Currently the Village levies an excise tax on gasoline sold within the Village. It is anticipated that these funds will be used to fund the capital cost and provide a reasonably steady revenue stream for operation and maintenance of Heritage Park and the other Village parks.

In addition to hard dollars, volunteerism can be a critical component in the operation of many of the park's activities. Presently, there is a significant volunteer effort in the annual Homer fest activities. Other potential activities that could muster volunteer support would include such areas as the resource management components (habitat restoration, forest management, grassland conversion); fishing (stocking and invasive species management); sensory garden (management, planting, maintenance); and, farmer's markets and art in the park events (vendor

Operations and Maintenance Management, cont.

solicitation and promotion).

Village Green

The great lawn and promenade, as the focal point for the park and the Village of Homer Glen, will demand the highest level of maintenance. The great lawn will see heavy pedestrian traffic, including crowds for the open-air performances at the amphitheater, farmer's markets, holiday celebrations, historical events, movies, summer concerts, and other community-wide events. This high use and visibility will demand high levels of turf and landscape maintenance and management.

The Great Lawn and Promenade should be designed to be well drained to accommodate heavy pedestrian traffic during and after inclement weather. The turf should be specifically selected for heavy traffic areas to withstand the heavy pedestrian foot traffic.

Amphitheater

The amphitheater has two fundamental components: maintenance and programming. The effective use of the amphitheater will require active management to program the facility, book events, and coordinate activities. In addition to Homer Fest, the programming of the amphitheater is one activity conducive to operation and management by volunteers. The downside of volunteer management is continuity and consistency. If a solid volunteer organization could emerge, the cost of operating the amphitheater could be significantly reduced. An organization with strong leadership, consistent with the Village's mission, could lessen the Village staff's burden of soliciting and staffing events.

Interactive Water Feature (IWF)

The water feature will recirculate water to be "green." As of the time of the Concept Plan preparation, the Illinois Department of Public Health (IDPH) would not likely require life guards to staff the area, since there is no planned standing water. The recirculation system will require IDPH review and approval. The operation and management of the IWF will require regular monitoring by a certified pool operator. The water quality (residual chlorine/disinfectant) and composition (pH) must be monitored frequently.

In addition to the monitoring, additional cost categories would include such items as:

- Water/Sewer charges/fees
- Chemicals
- Electricity (recirculation and lighting)
- Staffing and monitoring
- Start up/Winterization/Conversion

The IWF concept provides multi-use features in that it can be converted into a skating rink for winter activities when weather is conducive to making ice.

Making ice without refrigeration coils embedded in the concrete surface is a less costly initial construction cost alternative than refrigeration.

In this region, without refrigeration, the outdoor ice season is generally limited to late December to mid February. This is due primarily to sun angles, as the angle of the sun increases, ice melts during the day and exceeds the ability to make ice overnight.

Generally, except for during the most frigid daytime temperatures, ice is made overnight. This may require special labor rates and special equipment. In addition to the cost of making the ice, maintenance and grooming of the surface is necessary to maintain a reasonable skating surface. The grooming includes snow removal and some re-surfacing.

The ice surface could provide multiple recreational opportunities by providing space for both free skating and hockey.

Should hockey be considered, additional capital and operational costs will be encountered. The additional capital costs are associated with dasher boards, hockey goals, and



netting, while operationally snow removal is more difficult from inside the hockey rink.

Making ice is not as simple as flooding a space and waiting for the water to freeze. It is important that the concrete surface is below freezing prior to initiating ice making activities. Water temperatures coming from hydrants and well, is typically 55° and would take a substantial length of time to freeze. Spraying fine droplets into the air is a more effective and efficient approach to developing the initial ice layers until an acceptable ice base is in place.

Vehicular Circulation, On-Site Parking, Access Roads, and Roadways

Operation and maintenance of the roads within Heritage Park would need to be addressed similar to other Village streets and roads. In addition to capital costs associated with the construction of the pavement base, and stormwater management, the regular maintenance needs to be factored into the long-term costs. Life cycle costing should be considered during pavement design based on vehicular loads as well as how the pavement will serve other functions, such as the home base for the Homer Fest activities.

Regular maintenance that would apply to the paved surfaces includes (but is not limited to):

- Sweeping
- Snow plowing and deicing
- Pavement structural repairs and preventive maintenance (seal coating)
- Curb repair and maintenance
- Repainting of stall and pavement markings
- Street and security lighting

The frequency of these maintenance activities impact both in house/force account labor or contractual services (should these activities be contracted to another governmental entity or private contractor). Should the activities be performed in house, or by force account labor, the supplies consumed during these activities must be included in the analysis.

As pavement areas are developed/constructed they should be included or added to the Village's Capital Asset Replacement Plan (CARP) at the interval as determined by the Village.

Heritage Plaza

As Heritage Plaza renovates and expands the existing patio space adjacent to the Village Hall, new hardscape can be a cost-effective space utilizing low maintenance materials such as unit pavers, concrete, and steel.

Material selection will be critical to minimizing operation and maintenance requirements. Routine sweeping, leaf, snow and ice removal, and luminaire replacements would not be significant. Periodic maintenance would be needed for permeable pavement, including vacuuming, cleaning, and replacing the void materials to ensure the long term success of the permeable surface.

Site furnishings selected for the public spaces should be durable and include a sufficient number of waste receptacles in the public space to minimize trash and debris. The waste receptacles should include both trash and recycle options.

Nature Themed Creative Play Area

The creative play area is designed to be an inclusive and comprehensive play environment. The development of any type of play environment requires diligent monitoring and regular inspections and maintenance. The play apparatus must be reviewed, inspected, and maintained on a regular basis. There are recommendations for the regular monitoring of play equipment promulgated by the Consumer Product Safety Commission (CPSI). This includes monitoring the equipment and the play surface. There are numerous material types that can be specified for use in a play environment. These include:

- Engineered Wood Fiber (EWF) – this is a specifically processed wood product with resilient characteristics. This material complies with Americans with Disabilities (ADA) requirements for accessibility. The EWF material is generally the least expensive material to install, but requires more regular maintenance. The regular maintenance includes raking areas displaced by activity, replenishment (due to composition), and periodic replacement. Additionally, the surface area should be tested for resiliency to ensure the surface meets the CPSI fall attenuation standards.

- Shredded Rubber Mulch (SRM) – this material is comprised of processed rubber pieces. This material complies with Americans with Disabilities (ADA) requirements for accessibility. Even though the SRM

Nature Themed Creative Play Area, cont.

material is different, the maintenance requirements are similar to EWF. It must be periodically raked to address SRM displaced by activities. The SRM should be periodically replaced to ensure proper depth of material and fall attenuation capabilities. The SRM should also be periodically tested for resiliency to ensure compliance with CPSI requirements.

- Poured in place rubber surface (PIP) – poured in place provides the most flexibility in design, patterns, color, and overall character. This material complies with Americans with Disabilities (ADA) requirements for accessibility. The PIP material is in the higher end of initial construction cost but is slightly more economical in annual maintenance. PIP requires periodic sweeping and cleaning to maintain the integrity of the play surface. Regular inspections are needed to ensure the surfaces provide the appropriate protection in areas below swings and at the exit areas to slides. In addition to inspections, a PIP play surface requires periodic testing and inspection to ensure resiliency and compliance with CPSI requirements. Repair of damaged areas will be more costly than EWF or SRM. Replacement costs may be slightly higher than either EWF or SRM. However, life cycle costs, over the 10 – 15 year span of the PIP material, will result in more economical annual maintenance costs.

- Synthetic Turf (ST) – synthetic turf play surface is similar in character to athletic field turf however is slightly softer, since its primary function is fall attenuation and not speed of the surface. A ST surface requires similar site preparation to PIP, but has less flexibility in design, patterns, color, and overall character since ST is furnished in rolls and any design or patterns will require significant labor to cut and stitch the carpet into the desired patterns. The ST must be periodically swept and cleaned similar to PIP to maximize its life. It also must be periodically tested to ensure resiliency and CPSI compliance. Similarly to PIP, repair of damaged areas will be more costly than EWF or SRM.

In addition to surface material and regular play apparatus monitoring, inspection, and maintenance, the actual play equipment has a projected useful life of 10 – 12 years at which time the equipment and the theme can be changed, freshened, upgraded, or changed.

Picnic Grove

The picnic grove is comprised of a picnic shelter, decorative seat walls, and fire pits. An accessible route is required from the parking area to the shelter. The remainder of the picnic grove is intended to be managed/mowed turf areas. Site furnishings in the picnic grove should include waste receptacles placed on hardened surfaces and integrated into the path and roadway network. This would minimize turf damage caused by the receptacle. Fire pits will require periodic cleaning to ensure sufficient space is available within the pit to contain a patron's campfire. Decorative seat walls will require periodic inspections to ensure the areas function as intended.

Open Play

The open play area is a broad expanse of turfgrass. This open space is managed / mowed turf providing an unstructured multi-purpose open play space. Primary maintenance is required to maintain a thick dense turf that reduces weed and pest infestation. A program of integrated pest management is recommended. The turf areas should be monitored regularly to identify potential pests as well as determine the threshold of weed or pest infestation that requires treatment. A sustainable approach would limit the use of fertilizers and pesticides as preventive measures and only implement fertilizer and pesticides when necessary. Regular turf grass management would require mowing, occasional leaf removal, and occasional clipping removal. Clippings can be composted for use as organic mulch and fertilizer for other landscape areas. Efficient mowing patterns can be maintained if landscape plantings are clustered within mulch planting beds. The mulch beds will reduce hand trimming around trees and shrubs reducing overall labor costs to maintain the open play and other areas.

Sensory Garden

This garden area will provide patrons the opportunity to experience a variety of plants with different smells and feel. The sensory garden is a special garden area and very likely to muster significant volunteer support for operation and management. The garden will be successful when actively managed to provide opportunities for individuals to touch, smell, and experience unusual plants. A volunteer stewardship program to manage this



Sensory Garden, cont.

exciting element would significantly reduce the Village of Homer Glen operational requirements.

Garden maintenance includes planting, pruning, 'dead heading', transplanting, grooming paths and walks within the garden, as well as maintaining the raised planting beds and interpretive signage.

The Village could provide programming and educational classes to actively interpret the sensory garden.

Nature Play Zone

The design of nature play areas typically do not include many "built environment" components. Those built environment pieces will be inspected and monitored similar to the play apparatus in the creative play area. The remaining play areas do not have specific safety standards; however, these areas must be monitored and inspected to ensure that no hazards beyond those that might reasonably be present in a natural area are present. Regular site inspections should be conducted for hazard trees, branches, undesirable plant species, and any other obvious issues of concern. Additionally, the site management should include regular site inspections for removal of litter and to note exactly how the site is being utilized and any apparent issues that may arise.

Challenge Course and Fitness Area

This is a very "physically active" area with exercise machines and a running track. The equipment will require regular visual and physical inspections, repair, and maintenance to ensure proper operation of all equipment. Correctly functioning equipment will enhance the users experience and promote regular use.

Court Games

The court areas provide active recreational space that is very visible to both the user and non-user. A regular maintenance schedule and program to manage and maintain the court surfaces will maximize the court's useful life. Regular inspections and repair of minor court irregularities is generally more cost effective than permitting the surface to deteriorate to the point where pavement reconstruction would be required. Critical concerns in maintaining court pavement surfaces and color coating is surface drainage, removal of debris, and spot cleaning of any spills as soon as they occur. The courts, playing equipment, and containment should be inspected following each playing season. This routine permits the scheduling of any required maintenance or equipment replacement prior to the next playing season.

Sled Hill

There are two components to maintenance and operation of the sled hill. The off season preparation/ recovery component and the during the season operation and maintenance. The off season preparation includes inspection of turf, slope and hill conditions to ensure a uniform surface ready to receive snow. The area should be void of volunteer woody vegetation and tall grasses and weeds. These will adversely affect the uniformity of natural snow cover reducing the quality of the sledding surface. The hardscape associated with the sled area includes a washroom/warming shelter and a "return" walk or stairway. The shelter is open air during 3 seasons of the year, with removable side panels added as windbreaks for the winter season. These panels must be inspected and repaired to ensure proper operation prior to the sledding season. The return walk/stairway must be inspected and any issues addressed. Additionally, the sled area will be lighted for night activities so lighting and light levels should be inspected and repaired in preparation of the sledding season.

Sled hill maintenance and operation during the sledding season includes monitoring snow cover to determine acceptable snow conditions to open the sled hill, shelter operation, walk and stairway conditions, and lighting.

Because of the location and orientation of the sled hill, in addition to the maintenance of the sled hill, it will be necessary to snowplow and potentially de-ice the access roads and parking located near the sled hill.

Disk Golf

The disc golf course meanders through the northern portion of the site. Regular inspections of "teeing grounds" and "baskets" are necessary to ensure proper operation and a quality experience for all users. The shaded shelters, benches, and waste receptacles will require periodic inspections. Regular debris and refuse collection will be required to maintain a high-quality participant experience.

Fishing Pier and Shade Shelter

The fishing pier is in the southeast corner of the site, providing access to the deepest water body in the park. The pier will be constructed of pressure treated wood which will require regular inspections to ensure structural integrity and accessibility to the sitting areas. Additionally, to preserve the decking it should be periodically treated with an appropriate non-slip deck preservative. The frequency of treatment will depend on use of the pier. Regular inspections and repair will be required for handrails, the shade structure, the shade roof, and all structural members to ensure structural integrity.

Site furnishings including benches, waste receptacles, and fish cleaning stations will require regular inspections and the repair of any identified issues.

Meadow

Operation and management of the meadow area is a prime opportunity for volunteerism. Natural resource management and restoration generates significant interest and participation in the community.

The meadow area management and stewardship activity should include routine mowing, brush-cutting, herbicide applications, and over-seeding to control invasive species and improve floristic quality. The adaptive management strategies to exhaust the seed bank of agricultural weeds such as barnyard grass, knee grass, common ragweed, or foxtail and prevent formation of new seed should be aggressively continued, especially in the areas to be transitioned to Mesic Prairie and Wet Prairie/Sedge Meadow communities. Over-seeding or re-seeding will also be necessary to improve species diversity in areas dominated by weeds. Adaptive Management strategies should be developed to address erosion problems and hydrology issues if necessary in the Mesic Prairie Wetland habitats and across the property. These Adaptive Management strategies should be implemented and monitored to evaluate their success. An active monitoring strategy should be developed for the meadow areas and any observed issues should be targeted for corrective action. Supplemental treatment, seeding or planting should be conducted as necessary to improve habitat or vegetate areas of bare ground.

Budgeting

Prepare a departmentalized budget (within reason) that provides a sufficient breakdown of costs associated with each individual component of the plan. The breakdown should provide adequate detail to identify the sources and uses of cash. Individual line items to be considered during budgeting and expense projections should include (but may not be limited to):

Salaries – both full and part-time that are allocated to the Heritage Park management. If individuals spend only part of their time specifically working at or on the park, then their salaries and benefits should be pro-rated based on the percentage of their time actually working on park management.

Payroll Taxes – Medicare, FICA, etc.

Employee benefits – retirement, health care, pension, etc.

Insurance – Comprehensive and liability insurance associated with the management and operation of the park, possibly business interruption, worker's compensation

Supplies – fertilizer, materials for resale, office supplies, hand tools, seed, sod, paint, etc.

Sales taxes – as appropriate

Licenses and permits – business licenses as appropriate

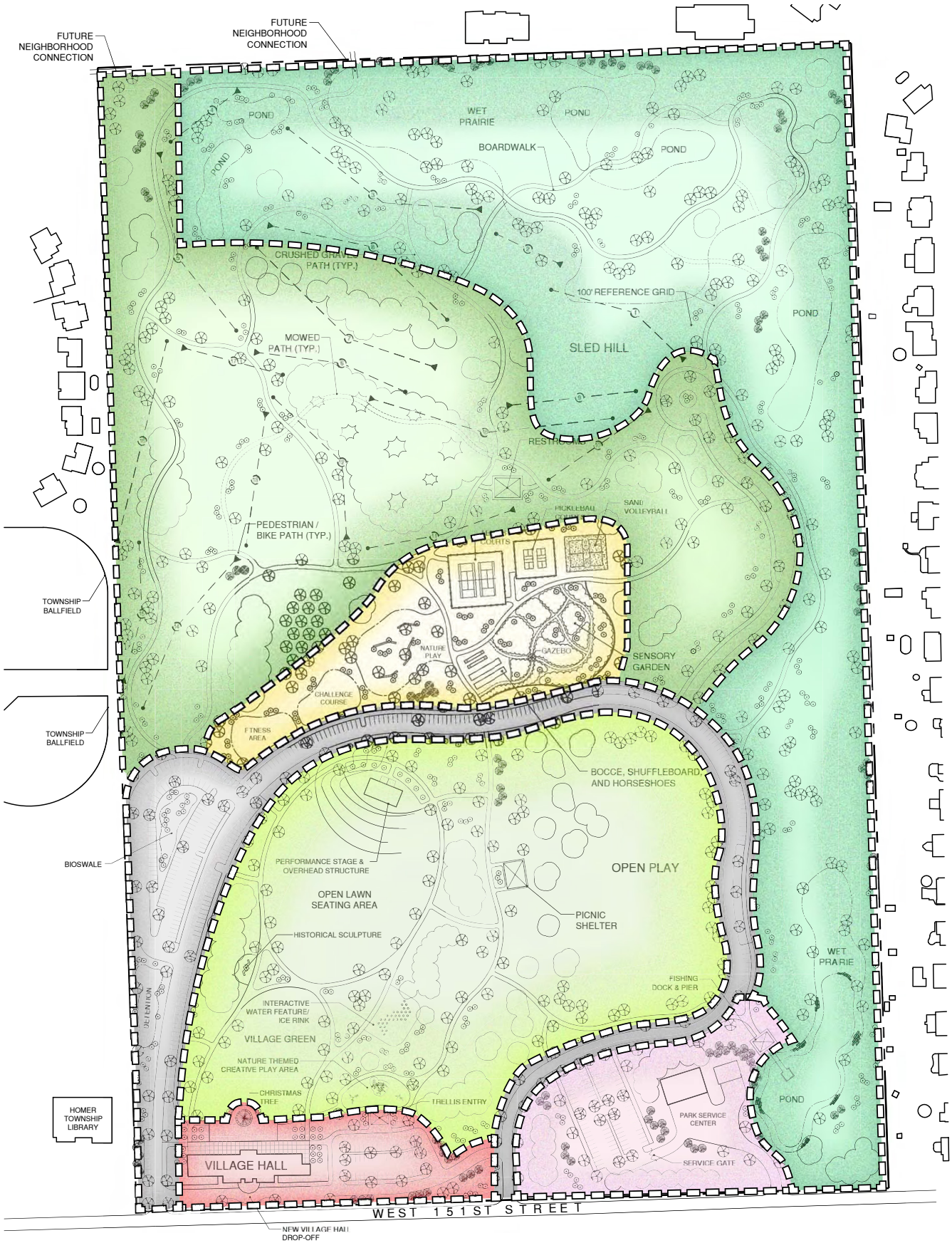
Telecommunications – telephone, internet, cable, weather service

Utilities – natural gas, electric

Operating equipment replacement



Figure 19: Full Site Implementation Map



Scale: 1" = 100'
January 27, 2017

0 50 100 200 300

Implementation Strategy

Recommendations, Phasing and Implementation

Legend

Village Hall
- Village Hall Plaza
- Parking Lot and Entry Drive
- Trellis
- Creative Play Area

Park Service Center
- Parking Lot and Entry Drive
- Fishing Pier and Shelter

Circulation
- Main Parking Lot
- Ring Road

Amphitheater
- Stage and Overhead Structure
- Picnic Shelter
- Interactive Splash Pad
- Path Network

Detention/ 319 Grant Area
- Pond Expansion and Detention Areas
- Path Network
- Native Plantings

Active Core
- Fitness Area
- Nature Play Area
- Courts - Tennis, Volleyball, Pickleball, Bocce, Shuffleboard, Horseshoes
- Challenge Course
- Sensory Garden

Passive Area
- Path Network
- Disc Golf
- Native Plantings

The completion of the concept plan is one of the first steps in the creation of Heritage Park. The goal of the concept plan study is to reach a general consensus for what facilities should be constructed or developed at the park. The concept plan includes an estimate of probable construction cost and an implementation strategy to guide the overall development of the plan. A concept plan is not intended for use in the construction of proposed facilities as the exact details are documented through the completion of construction drawings in the design and engineering phase of the project. Upon completion of construction documents the various aspects of the project can be bid and constructed. It is important to consider that this entire process will take place over a number of years (10+) and the actual construction of park facilities will occur in phases, as funding becomes available.

Given the extent of the proposed development identified in the Heritage Park Concept Plan, it becomes necessary to look at the implementation of the plan over an extended period of time. Thus, an important component of this concept planning effort has been the development of a "Component" or "Programmed area" implementation strategy. This "programmed area" approach was developed based on the consultant team's previous planning experience. Each "programmed area" is planned to provide a complete activity for the park while clustering work to facilitate construction without affecting previously completed areas.

Seven "programmed areas" have been identified for the full development of Heritage Park. Each programmed area is accompanied by a brief description of the proposed facilities as well as a detailed cost estimate provided at the end of this section. The map on the previous page outlines each phase of development with a specific color assigned to each programmed area.

To accomplish the Heritage Park Concept Plan goals, it is recommended that the Village of Homer Glen work with and develop new partnerships with many local organizations to assist in the fundraising, promotion, development, and long term stewardship of the park and its facilities.

"Programmed area" Cost Estimates

To assist the Village of Homer Glen in the development of Heritage Park, the following cost estimate was prepared. This cost estimate, developed in year 2017 dollars, includes the anticipated costs for the construction of each "programmed area" of the park. For estimate purposes, it has been assumed that the Village will contract all "programmed area" phases of construction. Therefore, a mobilization and contingency fee has been assumed for each component. Additionally, cost associated with the design, engineering and permitting of each phase of park construction has been included. It should be noted that although the cost estimate was developed assuming all construction to be contracted out, the Village would be



"Programmed area" Cost Estimates, cont.

able to reduce construction costs at the time of design and implementation. One method in which this can be accomplished is by selecting tasks that can be constructed using Village staff. Volunteer labor is also a potential source to accomplish certain development tasks within the park.

The order of magnitude cost estimate is based on 2017 construction dollars. Due to the unknown implementation schedule the costs should be updated with an inflation and market condition multiplier based on the number of years between the 2017 estimate and the year in which construction would be expected to occur. Because phasing can add to the overall development cost due to multiple mobilizations, lower material quantities, re-permitting, and careful coordination between phases, a "phasing factor" has been included in the estimate. Additionally, a 25% contingency has been added to each "programmed area" to account for factors that cannot be finalized at this early stage.

The following assumptions were used in developing the costs for each component area:

Site Concrete: Walks and plaza areas 4-inch thick reinforced concrete;

Asphalt Pavement Parking: 4-inch asphalt with 10 inch aggregate base course; concrete B6:12 combination curb and gutter;

Creative Play Area: safety surfacing planned as engineered wood fiber (EWF) and poured in place rubber and cast in place rubber surface;

Site Lighting: Minimal security parking lot lighting only, recreational light levels for the sled hill, and solar powered path lighting throughout the passive areas;

Court Lighting: designed to recreational use levels;

Recommendations

The "programmed areas" are planned with a smart growth approach. Each area, when complete, will provide a new functional activity space with all necessary equipment and infrastructure in place. This approach allows completed spaces to remain open and undisturbed as other areas are developed in the future. The order of implementation would be determined by the Village based on the needs of the community. As such, this report makes no recommendation on order of completion with the exception of the first and last phase. It is recommended that the first "programmed area" undertaken is the storm water detention area. A portion of this work will be completed with the assistance of a 319 Grant. Projects receiving this grant must be completed within a timeline specified in the grant documentation. Beyond the grant requirements, work in this area affects the entire site. First, soil generated by excavation in the area will need to be distributed across the entire site to build other features such as the amphitheater and sled hill and to direct runoff. Second, with this area completed, the majority of the best management practices and stormwater detention for the entire site are in place and functioning prior to the completion of other amenities. The last recommended phase is the passive area. This area is highly flexible in terms of grading, providing an open, non-programmed space to distribute soil from other phases. The activities in this area are also flexible and will not be negatively impacted by changes in final grade.



Heritage Park– Homer Glen, Illinois
Final Concept Plan 27-Jan-17

			PHASE 1			GRAND TOTAL INCL A/E: $5,582,080					
Estimate of Probable Costs		in 2017 Dollars	Circulation	West Lot	Amphitheater/ Green (Phase 1)	Stormwater Detention/ 319	Village Hall	Park Service Center	Amphitheater/ Green (Future)	Active Core	Passive Recreation Area
1 Removals, Demolition & Site Protection		$210,000	$20,000	$10,000	$30,000	$30,000	$30,000	$30,000		$30,000	$30,000
2 Site Grading and Excavation		$1,225,000	$50,000	$50,000	$100,000	$600,000	$50,000	$50,000	$50,000	$75,000	$200,000
3 Site Drainage and Water Service		$520,000	$65,000	$60,000	$70,000	$50,000	$60,000	$60,000	$30,000	$75,000	$50,000
4 Site Concrete		$905,000	$30,000	$20,000			$180,000	$100,000	$475,000	$100,000	
5 Site Paths (asphalt, limestone screenings)		$600,000	$315,000							$75,000	$210,000
6 Amphitheater		$2,200,000							$2,200,000		
7 Fitness Area		$60,000								$60,000	
8 Challenge Course		$300,000								$300,000	
9 Nature Play Area		$200,000								$200,000	
10 Sensory Garden		$175,000								$175,000	
11 Fishing Pier and Shelter		$150,000						$150,000			
12 Creative Play Area		$325,000							$325,000		
13 Picnic Shelter		$175,000							$175,000		
14 Court Games Area		$15,000								$15,000	
15 Tennis Courts		$135,000								$135,000	
16 Pickleball Courts		$50,000								$50,000	
17 Volleyball Courts		$40,000								$40,000	
18 Trellis		$20,000					$20,000				
19 Interactive Splash Pad		$600,000			$100,000				$500,000		
20 Restroom Building		$80,000									$80,000
21 Site Furnishings		$210,000				$20,000	$35,000	$20,000	$55,000	$55,000	$25,000
22 Landscaping and Restoration		$1,450,000	$80,000	$20,000	$25,000	$325,000	$150,000	$100,000	$200,000	$200,000	$350,000
23 Site Electrical Infrastructure		$595,000	$40,000	$25,000	$150,000	$40,000	$50,000	$50,000	$150,000	$45,000	$45,000
24 Site Lighting		$495,000	$60,000	$25,000		$25,000	$75,000	$50,000	$200,000	$30,000	$30,000
25 Site Parking		$2,500,000	$550,000	$575,000			$475,000	$625,000			$275,000
Includes Pavement, Striping, Drainage, and Curb											
26 Street Repair/ Curb Cuts/ Access		$150,000					$150,000				
Project Total:		**$13,385,000**	**$1,210,000**	**$785,000**	**$475,000**	**$1,090,000**	**$1,275,000**	**$1,235,000**	**$4,360,000**	**$1,660,000**	**$1,295,000**
Phasing Factor:	15%	$2,007,750	$181,500	$117,750	$71,250	$163,500	$191,250	$185,250	$654,000	$249,000	$194,250
Design and Construction Contingency	25%	$3,346,250	$302,500	$196,250	$118,750	$272,500	$318,750	$308,750	$1,090,000	$415,000	$323,750
Project Grand Total:		**$18,739,000**	**$1,694,000**	**$1,099,000**	**$665,000**	**$1,526,000**	**$1,785,000**	**$1,729,000**	**$6,104,000**	**$2,324,000**	**$1,813,000**
Architectural/Engineering/Design and Permitting Fees	12%	$2,248,680	$203,280	$131,880	$79,800	$183,120	$214,200	$207,480	$732,480	$278,880	$217,560
Project and A/E Grand Total:		**$20,987,680**	**$1,897,280**	**$1,230,880**	**$744,800**	**$1,709,120**	**$1,999,200**	**$1,936,480**	**$6,836,480**	**$2,602,880**	**$2,030,560**

Amphitheater/Green (Phase 1) includes: Utilities and other infrastructure.
All amenities will be a later phase.

Planning Resources Inc. 402 W. Liberty, Wheaton, IL 630.668.3788

*Earthwork calculations are being developed and will be added to the overall development cost.

Figure 20: Cost Projections Sheet



Appendix

Figure 1: Site Analysis 8

Figure 2: Watersheds of Heritage Park 10

Figure 3: Soils of Heritage Park 11

Figure 4: Early Conceptual Development Sketch 17

Figure 5: Conceptual Layout 18

Figure 6: Frequently Used Words from Public Feedback 23

Figure 7: Aggregate Response from Question 1 25

Figure 8: Aggregate Responses from Question 2 25

Figure 9: Aggregate Responses to Questions 3 and 4 27

Figure 10: Aggregate Response to Question 6 27

Figure 11: Aggregate Response to Question 7 28

Figure 12: Proposed Concept Plan 29

Figure 13: Proposed Structure Drawings 34

Figure 14: Vehicular Circulation Routes 56

Figure 15: Non-Vehicular Circulation Routes 57

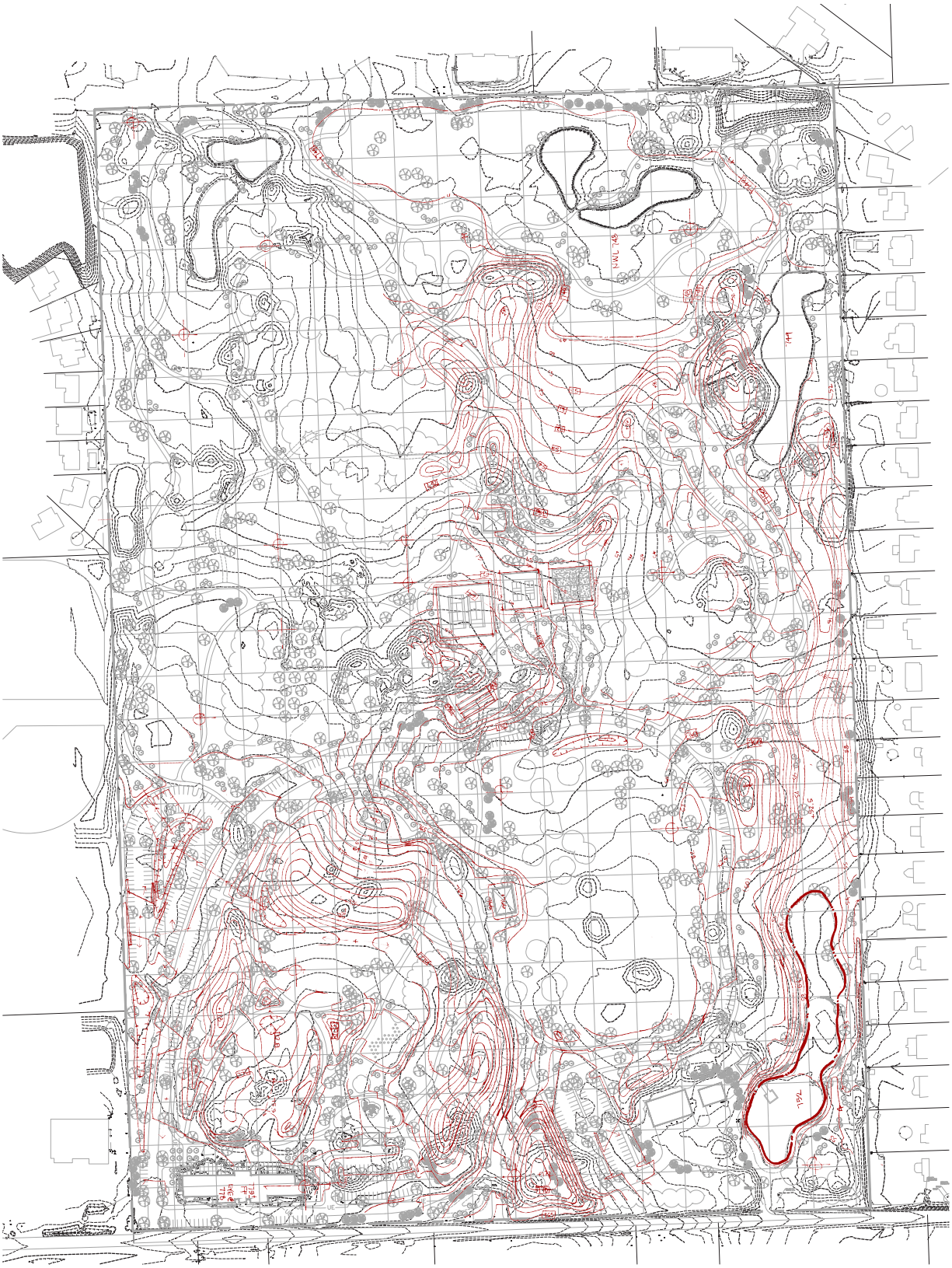
Figure 16: Homer Fest Elements Location 61

Figure 17: 5K Heritage Park Route 62

Figure 18: Detailed Concept Plan 64

Figure 19: Full Site Implementation Map 74

Figure 20: Cost Projections Sheet * 77



Preliminary Grading Study

Scale: 1" = 100'
January 23, 2017

0 50 100 200 300



mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

Comments re: One Big idea	Posted by
Covered Band and Entertainment area	Carlo Caprio
A handicap accessible playground.	S Sweas
disk golf, ditto Carlo!	Beth Rodgers
A central focal point which draws people into the park and from which point one can access to quadrants of the park where key amenities are located, such as passive/environmental areas, active areas and sports fields, trails, water features, public gathering spaces, etc.	Russell Knaack
a running stream (and water fall) connecting the multiple water features.	John Walters
A place where kids, their parents and their grandparents can enjoy activities all year long --- from simple walking or bike riding to cooling off in the summer to ice skating and sledding in the winter. It should be easy to access from multiple points with vehicular parking entering from 151st and pedestrian / bicycle access from multiple points / corners. (e.g., from the baseball & football fields, from the Pebble Creek / Woodbine neighborhoods, etc.)	Michael Celeski
A well rounded area. We need more sport fields for all the different sports. Large playgrounds with enough equipment for special needs. Splash pads, skate park, basketball and plenty of covered areas to sit	Allison Sullivan
A central meeting place to make Homer Glen feel like a community. It should have various activities for families to gather for (fishing, walking, playground, splash pad, athletic fields....). A place to bring our great community together.	Melanie Rellstab
I love the idea of an Amphitheater in the park. I am very big on the winter wonderland idea as well, it will give the kids in the village something to do in the winter that is productive and healthy. I would really like to see a Disc Golf course go in Heritage Park. There is plenty of space for this activity and once people buy the discs it is a free activity for friends and families to go out and play. Once the course is installed the only costs is the mowing of the grass and that is done now so it would be cost effective.	Thor Batchelor
A recreation area would be great. A place where all people in the community can gather for events - a place for sports, parks (splash pad would be great!), activities for kids.	Beata Byrdak Pach
I would like an area to host special events. Farmer's Market, Movie in the park, Fourth of July events. One specific item I would like to see is a sledding or snow hill. Something that provides fun during the winter months.	Jeff Mlyniec
An area for the community to gather for things such as summer concerts, movies on the park, etc. We are also really lacking in the area for children. Many young families are moving here so it would be nice to have a splash pad, more parks, etc.	Robyn Guzzino
Basketball/tennis courts. Ice rink for outdoor winter fun.	Maureen Lynn
I think 9 holes should be preserved and used as a golf course. this would allow activities for both Kids to stay active in a life long sport as well as seniors a viable option for golf that does not take 5 hours. The rest of the park could be used for community events or sports fields	Rich N ICHOLS
Keep it a quiet, peaceful, wildlife, natural environment. We don't need anymore loud, lighted parks intruding on residents.	Theodore Neitzke
Public Pool and splash pad!! This can even be a source of income to the village.	Carrie Zalga

Comments taken directly from users of the MySidewalk site

mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

9 hole par 3 course,. Or 3 holes with multiple tees like the course on Bell that recently closed.	Rich Lange
The park would include the following: -walking trail around the perimeter -natural garden area with native Illinois plant species -a structure that would allow different opportunities such as concerts and outdoor movies.	Frank Kucera
Sports fields that work as gathering space, walking paths, a landmark playground, courts, building with coffee shop like at Swallow Cliff/restrooms, Sledding/Cross Country run training/walking hill for exercise. If you build a fitness destination like Swallow Cliff and bring people from outside the community here so they can shop in Homer Glen when it becomes routine for them to be in Homer Glen. The added sales will draw additional investments in stores and restaurants in the community.	John Marchese
Walking trails and community park activities.	Aleks Culafic
I envision a play place for children with state of the art playground equipment with rubber padding geared towards various ages and ability levels. I also would like to see a splash pad/water area once again geared toward the variety of ages. In addition to this for children a stage for community events and concerts in the park. I would also like to see park district programs with classes for adults and youth (ages 1-17). I would like to see a pool. Indoor walking path for those colder months. A safe, family friendly facility catered to all ages and stages of life Also, a clubhouse with bathrooms. A concession stand	Kristen Ward
Kristen Ward is spot on!!!!! Look at Orland and Lockport and Lemont. They all Have things like that and are successful and the community is happy!	Carrie Zalga
Kristen Ward is right on. A full scale park district seems to be a need to run all this.	Terry Greenfield
We need picnic area, volleyball courts, ice/roller skate area, fishing area, area to honor our military, and sports fields for all sports. A place families can enjoy and be proud of.	Rick Cronin
We used to live in Tinley Park and they had great bike paths and many parks for children. This is an area where Homer Glen is lacking. We need to provide a place outdoors where families and individuals can go daily, have 5Ks, Halloween events, farmers markets, etc. A full scale park like at Centennial in Orland Park is what would be a great addition.	Barbara Karp



mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

St Joseph, MI: "Silver Lake Beach" has what I would call an architectural concrete pad that has bubblers and water canons that is absolutely beautiful. It is a fun place for the kids to play, but it also is aesthetically pleasing like a fountain. The design is very low maintence and low cost to build. However the colored concrete and design makes it look very nice. I would like to see this safe water feature added to the park for kids to play in the summer, yet it would look nice in all seasons. This is not a standard splash pad. The fountain could be multipurpose, meaning the water could be turned off and the concrete pad could be used for other events as needed. Planning a strategic location should consider these other purposes. Google: Silver Lake Beach Whirlpool Compass Fountain http://1.bp.blogspot.com/-Wh3rpaUJ23k/T87af6G_uNI/AAAAAAAABRQ/vnThNEo6v58/s1600/IMG_7533.JPG	Josh Barrett
It would be nice if we used a portion of the land to build a field house/community center. Homer Glen residents have to go to Lockport/Lemont/Orland Park for indoor recreation facilities in the cold weather months. By adding an indoor recreation facility that can also be used to support community events, Homer Glen residents would have a reason to go to Heritage Park all year long.	Jim Orban
I would love to see sport fields, pool and a "special" venue place for outdoor movies and music	Dru Cronin
easier for me to say what I would not like. I would NOT like any more sport fields..sporting areas..sporting anything. We need to use the space for ALL the residence. ..paths..gardens..picnic area	Carol Nowacki
I would like to see an indoor rec center.	Margaret McDevitt
A mix of functional spaces for community/family and for individuals or small groups to reflect and appreciate the peaceful outdoors. Spaces for picnicking, BBQ grills available, possibly space for camping and bonfires. Farmer's market in warmer months and ice skating/snow activities in the winter. A space for residents to have the opportunity to be at peace in nature. After all, I believe what makes Homer Glen more enjoyable compared to neighboring towns is that we are able to "get away from all the congestion".	Gina McDonald
With anything, safety should be a number one priority. I urge the committee to make sure safety is considered for all those living around the park and for those utilizing the park. There are parks in the suburbs of Chicago which call to those who are looking to prey on the unsuspecting victims. There should be video surveillance of the parking lots and entryways of the park(s). Video surveillance should also be considered in certain areas of the park where many persons would congregate for enjoyment purposes. Those persons using the parks for whatever reason should feel safe at all times. While video surveillance can be expensive, it is a small price to pay for the safety of the citizens and those enjoying the park.	Mike Dudlo
A space for young kids! Programs, a playground, pool, and a space for seasonal family events! I'm tired to waiting for non resident registration and paying almost double when signing up for programs and classes at Lockport and Lemont Park Districts :(	Ashley Grabowski

Comments taken directly from users of the MySidewalk site

mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

I would like to see athletic fields, children's play areas, all surounded with running/walking paths. Trees, ponds, Frisbee golf. I lived across the street from Madison Meadows Park in Lombard for 9 years, it was a greak park with all of these features and more.	Jeremy Babel
Area for community events - farmers market, festivals & other spl events, including amphitheater. Walking trails with benches. Areas for family/group gatherings including shelters & seating, bbq/bonfire sites. Deck/pier over water areas with benches; fishing. More fields for various sports with improved facilities (real bathrooms, shady stands & viewing areas, concession). Winter activities (sledding, ice skating, xc skiing). Accessible parking for all areas of the park. Play areas for kids close to sports fields. Splash pad. Integration of shady seating areas in all parts of the park; natural perennial landscaping.	Judy Orban
Outdoor music theater, farmers market	Kathy Byars
Senior Center, music theater, farmers market	ksumnler@gmail.com Sumnler
Multifunctional space for special events/community gathering with amphitheater and water feature that can be used as a combo for splash area and ability to shut off for gathering area. Also would like to see playground and walking/running paths with benches. An indoor field house with options for various activities and and area for sledding in the winter months.	J A
A fitness trail for runners/walkers. Include exercise stations along the way while keeping the trail as much as possible with natural habitat along the way.	Sharon Kareiva
I would love to see a park area with sand volleyball & tennis courts, where adult sports leagues could be formed. Also an amphitheater where we could attract local popular bands and have more events. Friday night in the park. Also walking/rollerblading/biking paths that wind through scenic nature. What an opportunity to bring people from surrounding areas to Homer Glen!	Lissa Mauksch
Park district, pool, splash pad	C E
We need an indoor rec center	Amy Hagedorn
I would love an indoor walking area for winter months. I think it would be great to have a real park district as most communities do. Also an outdoor winter activity area like a sledding hill & ice skating. Ampitheater for music events and movies in the park. Farmers market and a pool, possibly indoor for swim lessons and adult exercising.	Nancy Lynn
If we could have a rec center that would be great, but for now I'd settle with a farmers market	Chad De Jager
Family park- Splash Pad, Movies in the Park, picnic space, play areas for multiple age groups	Melissa Prado
Family park/play area. Splash pad or water play area would be great, community activities.. Farmers markets, kids events, "Day in the park" type of events. Also, sports fields and/or recreational areas for winter fun!	Jessica Zieler
Destination for all ages to enjoy and participate in being active and outdoors. Incorporate various activity areas for the community to enjoy, while also being respectful of the residents that surround that parcel of land.	Katherine Young



mySidewalk Comments on Question 5:

The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

My family of four would like an outdoor pool, heated. It doesn't seem to be an option as "water play" really sounds like a splash zone for small children. What we would like is a pool with a recreation indoor center, concessions and music. A place where my children can be social and meet other residents there age. This would also be a profit center as a annual charge for non-residents could be applied.	Dan Pagano
A community park where we can go to enjoy multiple activities. A splash pad, skate park, fishing, walking paths, outhouses in multiple areas. Currently we have to leave homer to do these activities with our kids. A nice sports area would be nice too. The playground should be non-traditional. The plastic park in the middle of a scorching sun. area is over done.	Nichole Arnott
Having a park district like our surrounding communities. Field house, pools, ball fields, etc.	William Kocanda
Homer Glen Pool indoor and outdoor play/recreational Center for all ages! Like Lemont and Orland Park.	Santina Newmes
I agree with Nicole, a splash pad, skate park, basketball, park for all ages, and a picnic shelter. Something to bring the community together. A concert hall/ stage would be wonderful too!	Jennifer Coleman
The three words I would use to describe what I would like to see would be Unique, Destination and Social. We have a real opportunity here to create something special that will not only be a direct resource for our residents, but could also become an area destination to bring outside revenue into our community. I think it begins with a unique design. Whatever we decide to put in the park I think it should look completely different from what other area parks have to offer. For example, I love the idea of a multi purpose water feature. I envision a large fountain/waterfall feature that could be used as a splash pad in the summer and an ice rink in the winter. It should also have such a unique, aesthetic design that people will come from miles around just to see it. This is one of the features that could turn Heritage park into a Destination. We need more attractions (like the pumpkin farms) that will transform Homer into a year round destination to bring outside revenue into our Village. For the social aspect I really believe that entire design begins and ends with the amphitheater/band shell/village green. This should be the central feature of the park and our top priority to get done first. I envision not only summer concerts and movies, but eventually an entire arts series that would feature music acts of all kinds, event speakers and live performances of comedy and theatre. I would love to see it eventually turn into a South Suburbs Ravinia Festival. This would be a huge draw. Again, if we make the design of the amphitheater totally unique people will come just to sit and look at it even when no events are planned. Finally, I think we should be careful not to cram it with too much "stuff." Part of what makes Homer Glen unique is the feeling of wide open space. I think the park should reflect that "wide open" feeling. Also, easy access from surrounding neighborhoods and a connection to the Heroes Trail would really integrate the park into the entire community.	Dan Kenney
A concert pavilion with another area for a splash park with a small picnic shelter and maybe a walking/running trail around the perimeter.	Renee Shutay
We need facilities for our children to use inside their community. Ball fields, playgrounds and water splash pads would be great. Parks should be where the community can come together. Adding an area where we could have movies in the park, concerts, farmer's market, etc. We already have enough open spaces in the community. We need to develop this park to be the central space for Homer Glen.	Eduardo Campins

Comments taken directly from users of the MySidewalk site

mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

Our community needs an indoor recreational center that offers classes and activities for children and adults. I would also like to see a pool/splash pad with playground equipment and surrounding fields for sports and courts.	Linda Conroy
I think some sort of indoor recreational area would be a good idea, something that can be used all year round. I also think an area that could be utilized during the winter, like a sledding area or something would be a good idea.	Susan Perry
Indoor programs for children and adults alike	Margie Renner Palermo
I agree with the pool/splash parks	Donna Calabrese
A park district that the community will support	Frank Biamonte
A park district for our community that provides programming and activities for children and adults, that unites our community, builds and enhances a sense of community and pride for Homer Glen that is currently lacking.	Ashley Warren
Multi use facility that can host events big and small, fun for individuals and fun for groups. I'd like to bike along a trail connected to Heroes trail. Maybe in a few years I'll have my wedding here!	Joseph Pennington
With the loss of trees on 159th and the trees we will be losing along 143rd, our parks are now more important to the community as ecology and environmental resources. We should make sure we keep the village of Homer Glen a truly unique place. A destination that remains environmentally responsible.	Randy Juras
Outdoor community gathering area for Village sponsored events and also available for public to reserve (weddings, picnics, etc). Bandshell/amphitheater should be included as well with a walking trail illustrating the history of the area.	Scott Threewitt
Clean well kept area for everyone to enjoy	Chuck Seivert
A place where people can gather for community events such as outdoor movies, concerts, picnicking etc.	Patricia Brunner
I think we need to keep the future of this town in mind. If the population is going to continue to grow, and young families are going to move here, why don't we look at a park district that holds indoor courts/track, senior center, and have sports fields surrounding it and a community pool or splash pad. Living here for two years now I hate that I have to go to another town's park district and pay non-resident prices for any program. Having two children under the age of three I would also love to see there be room for a high school in the future. If we had a high school I would think people would love to move here even more because we already have great grade schools. Statistics prove that a town with great schools increase the want to reside there and in doing so increases the value of all the homes inside it. I realize that it is not easy to just bring a park district and high school to a town without proper voting and legislation, but it would make my family's decision to move or stay in this town in the near future much easier. After seeing the rating of Lockport High School continue to fall, I need to make sure my tax dollars are going towards a school I want my children to attend not one they have to because it is in district.	Joe Sutherland



mySidewalk Comments on Question 5:
The former Woodbine Clubhouse is now the Village Hall. What is your one "big idea" for Heritage Park's Village Hall?

Heritage Park should be part of the complex and make it one big park for all to enjoy and include community events there of any size, seasonal kid and adult activities, live music with a band shell, fishing, trails, but most importantly see what that we are lacking proper facilities next door and make it better, i.e. drinking fountains, bathroom facilities, club house and parking. Take down the fence and open it all up we are all in this together. It is not a we vs them park. We need to make it work for all and it can be done. I look forward to the better place that it will be as it is a great place now!	Susie Spratt
Totally agree with Susie Spratt above especially a band shell for concerts.	Sandy Petkewicz
A permanent structure that can be used for Homer Fest and summer concerts, but it could also be rented out (for a reduced resident fee). It can be used for all sorts of gatherings from reunions to weddings. It should have flush toilets with running water and a dry kitchen area. It can be used for the Entertainment area for the Fest. It should be paved and have a roof overhead. Equipment for events would need to be rented as picnic tables and such are just one more thing that it costs to maintain so I would not include that. But since the Fest is supposed to be moved to Heritage Park - I do not see a clear area dedicated for this purpose. I also feel it is extremely important to include an entrance in the Northeast Corner as this is closest to Heroes Trail and would give easiest access to residents on the bike path and for kids to make it there safely.	Ann Holtz