

# Town Centre Updated Master Plan & Phase 2 Development



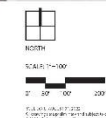
# Town Centre Master Plan & Development Update

## **Existing Conditions Plans (1978 vs. 2022)**



# **Basemap - 1978** **Town Centre Park** Woodridge, Illinois

**Legend**  
 — Property boundary



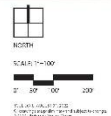
Prepared by  
**Woodridge Park District**  
 Association  
 Hey and Associates







# **Basemap** Town Centre Park Woodridge, Illinois



Prepared for:  
**Woodridge Park District**  
Associates:  
Hey and Associates



# Town Centre Master Plan & Development Update

## **2014 Master Plan Recap**

# Overall Site Plan Town Centre Concept Plan

The Overall Town Centre Concept Plan shows all the recommended improvements and uses proposed throughout the Town Centre. The Town Centre has been divided into four subareas to provide a better sense of where these recommendations are located throughout the Town Centre. The four subareas follow this illustration.

## Proposed Improvements/Uses

### Hawthorne Hill Woods & 75th Street Subarea

- 1 Multi-Purpose Trail
- 2 Interpretive Sub-trail
- 3 Nature Play Area
- 4 Open Space/Lawn Area
- 5 Outdoor Adventure Mountain Bike Trail
- 6 Enhanced Pedestrian Network
- 7 Town Centre Gateway Feature

### 44 Acres Subarea

- 8 Relocated Community Garden
- 9 Relocated Mulch/Compost Piles
- 10 Relocated Chipping Facility
- 11 Shared Parking
- 12 Park Entry Features
- 13 Access Drive
- 14 Convert Existing Community Gardens/Expansive Open Space
- 15 Woodland/Prairie Restoration
- 16 Future Pond/Stormwater Detention
- 17 Pedestrian/Scenic Bridge
- 18 Parking Lot/Farmers Market/Jubilee Area
- 19 Slid Hill
- 20 Pedestrian Promenade
- 21 Hardscape Pad/Amphitheater and Future Multi-Purpose Four Season Pavilion
- 22 Amphitheater Seating/Small-Scale Sledding
- 23 Picnic Grove & Shelter

### Lake Harriet & Lake Carleton Subarea

- 24 Arbor
- 25 Lake Harriet Improvements, Fishing Pier and Fishing Rock Outcroppings
- 26 Canoe/Kayak Boat Launch & Park Shelter

### Chico Center Subarea

- 27 Parking Lot Expansion
- 28 Reconfigured Mail Box Drop Off
- 29 Existing Ball Fields
- 30 Existing Open Field
- 31 Parking for Veterans Memorial Park and Existing Jefferson Jr. High School
- 32 Existing Veterans Memorial Park

**Town Centre Master Plan**  
Woodridge, Illinois





# Town Centre Master Plan & Development Update

## **2022 Schematic Design Master Plan**



# 2022 TOWN CENTRE SCHEMATIC DESIGN MASTER PLAN

DESIGN FEATURES SUMMARY  
 AUGUST 2022

The following is a summary of each primary park element/feature proposed in the updated Schematic Design Master Plan which reflects the proposed improvements/uses originally approved in the 2014 Town Centre Master Plan.

## UPDATED MASTER PLAN INTENT

The design intent of the 2022 Schematic Design Master Plan is to incorporate the original proposed improvements/uses identified in the 2014 Town Centre Master Plan in order to best locate the proposed uses to preserve existing topography, open space, vegetation and wildlife while improving access throughout the park site and adjacent Town Centre properties. Final design and implementation of future phases of the Master Plan is subject to final engineering, code compliance and funding.

The following narrative with example photos corresponds to the legend shown on the 2022 Town Centre Schematic Design Master Plan.

**VIEW HERE**

### A SPECIALTY PAVING WITH MONUMENTS & CROSSWALKS

It is a best traffic and safety management practice to locate vehicular and pedestrian ingress & egress to existing intersections. To that end, the primary proposed parking lot and pedestrian crosswalk access points are recommended to connect at the intersection of 71st & Woodridge Drive. To provide a gateway and awareness to the Town Centre park entrance and area, the design proposes to potentially consider specialty paving opportunities combined with gateway signage/monument additions.







## B NORTH PARKING LOT (70 SPACES)

The 2014 Master Plan conceptually located several stand-alone separated parking lots some of which impeded on valuable usable open spaces within the site. The revised schematic design creates a continuous drive to interconnect proposed parking lots to provide closer access to proposed park amenities and continuity throughout the park site. This parking lot (similar to the size of the Cypress Cove Family Aquatic Park southwest lot) would also serve special event needs such as the Jubilee carnival and other potential tented special events. In addition to use for special events, the lot would be open for general public use to satisfy parking demand and easy access to the Town Centre property and surrounding park sites (e.g. Hawthorne Hill Woods, Lake Harriet, Bikeway System, etc.).

## C TRAILHEAD WITH DIGITAL KIOSK AND SMALL GAZEBO

Due to the proximity and proposed connections to the Woodridge Bikeway System in addition to passive enjoyment of the park site, a trailhead with potential digital kiosk for ease of displaying community information combined with a smaller gazebo for smaller picnicking and shade opportunities. Gazebo structure would be similar in size and quality to one of the District's neighborhood park shelters which can accommodate approximately 4-6 picnic tables.

## D WOODLAND/PRAIRIE RESTORATION

One of the primary objectives of the proposed park development is to preserve and improve the quality of the existing woodland/wetland natural areas in order to maintain the existing character of the entire Town Centre area in conjunction with the natural features of Hawthorne Hill Woods and the surrounding lakes. Though the woodlands are of secondary succession that includes an extensive amount of invasive underbrush (e.g. buckthorn & honey suckle) and low quality trees (e.g. cottonwoods, silver maples, etc.), the management intent is to remove the invasive underbrush, replant native tree saplings and trees, and seed/plant native understory vegetation to improve the over quality of the woodland/wetland areas. The management efforts would mirror the District's efforts to improve the quality of Hawthorne Hill Woods the past several years to open up site lines to improve access to the natural areas for passive recreation, enjoyment, maintain wildlife habitat and improve overall safety within the site.







## E BENCH SEATING (TYP.)

As with any proposed park development it is important to install typical park site furnishings of high quality throughout for the overall enjoyment of the park. Site furnishings include park benches, trash receptacles, picnic tables, signage, drinking fountains, etc. Locations shown on the plan are conceptual at this point in time.



## F BANDSHELL/STAGE AREA WITH SPECIALTY PAVING

The other primary design objective of the park master plan is to preserve the existing open space for the Woodridge Jubilee and other potential larger scaled special events and to further support and enhance those opportunities. The conceptual intent is to build a slightly elevated open-air band shell structure with specialty paving to benchmark the area as a focal point within the park and provide ADA accessibility. The orientation is adjusted to maximize use of the existing topography/open space area and direct special event sounds toward the existing adjacent woodland areas further away from the residential neighborhoods. Existing tree stands are proposed to remain to provide continued shade for the events and provide buffer and separation for different uses such as the carnival. Continuous multi-use pathways are planned to further compliment the uses and provide additional opportunities for accessible walking and biking within the park site.



## G ASPHALT LOOP PATHWAY (10' WIDTH)

A comprehensive circuitous asphalt paved looped pathway system is proposed to provide additional accessible walking/ biking opportunities within the site as well as connect major destination points within the Town Centre area (e.g. existing bikeway system, Hawthorne Hill Woods, Lake Harriet, Fred C. Hohnke Community Center / Lake Carleton, Jefferson Jr. High School, Village Hall, Kagann Plaza, Woodridge Public Library and the U.S. Post Office.) Pathway safety lighting would be considered to match the Lake Harriet pathway lighting to provide extended use and overall safety.







## H PROMENADE PATHWAY (12-16' WIDTH)

The proposed promenade pathway of a wider width would parallel the intent shown in the 2014 Master Plan with connection to the proposed park entrance at 71st Street & Woodridge Drive and transect the property to connect to the Town Centre proper area (Village Hall walkway and Kagann Plaza area). Different pavement materials may be considered to create a focal point separate from the continuous paved asphalt pathway system. Additional enhancements may include locations for the display of art and memorial displays.

## I BOARDWALK CROSSING

To provide a unique dynamic to the promenade pathway and functionally bridge existing wetland and wetland buffers, a proposed low-grade boardwalk is proposed to complement the existing natural use of the site.

## J FUTURE 9-HOLE DISC GOLF COURSE (TBD)

A disc golf course is conceptually proposed to provide additional active recreational use of the site as well as provide an additional complimentary picnicking use. The course would use the existing topography, woodland understory areas and open space similar to the disc course located at Castaldo Park

## K POTENTIAL FUTURE PARKING LOT EXPANSION (140 SPACES)

The proposed turf maintained open space area adjacent and immediately west of the Town Centre proper area (e.g. Village Hall) would continue as is currently used to include but not limited to additional overflow parking for the Jubilee and potential future larger scale special events. Should there be a demand for additional permanent paved parking in the future, this location identified in the 2014 Master Plan would fulfill that need.

## L CONCRETE CARRIAGE WALK (8' WIDTH)

To provide safe and ADA accessible access from the parking lot(s) to connecting paths, carriage walks abutting parking lots are proposed.

## M SOUTH PARKING LOT (54 SPACES)

The proposed paved parking lot is primarily located to serve the proposed picnic grove area and complimentary park amenities as well as additional parking for special events held on the property.







## N PLAYGROUND

Playground equipment is a highly desired amenity associated with picnicking functions. Due the community draw and projected high use of the park playground, the safety surface is proposed to use rubberized safety material compared to engineered wood mulch. The size of the playground is not meant to be a destination size playground but rather be sized to compliment the need during a picnic function similar in size designed at Forest Glen, Echo Point or Castaldo Parks.

## O PICNIC SHELTER (APPROXIMATE SIZE 75' X 40')

The design intent is to install a picnic shelter to accommodate a group size of approximately 200. The design would be a prefab structure with custom elements (e.g. natural stone/brick and wood columns) similar to other District shelters to include electrical service, security lighting and picnic tables.

## P PICNIC GROVE

The proposed picnic grove location is best located at the existing garden plot area to take advantage of the large open space and existing flat topography.

## Q SAND VOLLEYBALL/GAME COURTS

Court play provides complimentary use for picnics. Court play amenities to be considered are multiple (2) sand volleyball courts or pickleball courts, bocce ball, outdoor table tennis tables, baggo boards, etc.

## R RESTROOM/STORAGE BUILDING (60' X 30') TBD

Should there be a future need for a permanent restroom/equipment storage building, the design incorporates the conceptual location near the highest demand use, which is the picnic grove area and would take advantage of the close proximity of the existing utilities (e.g. water supply, sanitary sewer, electrical service) adjacent to the Highlands subdivision utility stubs on Sprucewood Avenue.

## S PCBMP DETENTION BASINS

In order to comply with the Village's Stormwater Management Ordinance, BMP detention basins are conceptually proposed along the west side of the proposed driveway and within parallel islands. A detention basin is also conceptually proposed just north of the proposed garden plot area. Final details, size and locations are subject to final design and engineering.







## T GARDEN PLOT WITH AGGREGATE PAVING DRIVEWAY/PARKING (30 SPACES)

The existing garden plots would be relocated to the open space area between the church and fire station along Woodridge Drive as designed on the 2014 Master Plan to take advantage of the parcel shape, size and separation from the main park development. Preservation of existing and enhanced vegetation buffers combined with potential landscape berms are proposed along the residential homes to the east and along Woodridge Drive. The plots would include an aggregate drive & parking area between different plot areas for easy access and proximity to individual plots and community mulch pick up to be accessed from the main park drive. Raised gardens would be considered for ADA accessibility as well as access to water. Similar example of the design layout is Downers Grove Mar-Duke farm garden plot. Additionally, the community mulch pick-up area would be considered within this location too.



## U COMMUNITY GARDEN PLOTS

See above description.



## V COMMUNITY MULCH BIN

Community pickup location for mulch/wood chips generated by the Village of Woodridge's brush chipping program. The wood chips generated by the program will continue to be made available to residents free of charge throughout the growing season.



## W EXISTING SLEDDING HILL WITH SHADE CANOPY STRUCTURE

The design intent is to expand the use of the existing sled hill for year-round use by installing a paved pathway and shaded structure overlook area. The shade structure design intent is similar to sail type structures. Additionally, installation of lights is proposed to illuminate the sled hill for expanded winter use after early winter sunsets.

## X CONNECTION TO JEFFERSON JUNIOR HIGH ("JJH") SCHOOL

The previously approved walkway extension connecting JJH to the Town Centre proper area (e.g. Public Library) would be designed and installed to a layout that is conducive to overall park use and provide the original intended connection to destination facilities as noted.



# Town Centre Master Plan & Development Update

## **Phase 2 Development, Cost Est. & Funding Plan**

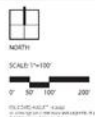




## Master Plan - Phase Two

### Town Centre Park

Woodridge, Illinois



Woodridge Park District  
 DESIGN: Hey and Associates



## Cost Opinion - Summary

Date: August 23, 2022  
 RE: Town Centre Park - OSLAD Phase

| Construction Costs                            | Total:      | Rounded:           |
|---|-------------|--------------------|
| Playground                                    | \$626,265   | \$626,300          |
| Picnic Shelter                                | \$402,475   | \$402,500          |
| Sand Volleyball Courts                        | \$106,432   | \$106,400          |
| Baggo Courts                                  | \$16,652    | \$16,700           |
| Ping Pong Tables                              | \$34,639    | \$34,600           |
| Trail Connection & Accessibility Improvements | \$380,257   | \$380,300          |
| Access Drive and Parking Lot                  | \$1,008,585 | \$1,008,600        |
| <b>Construction Costs Subtotal:</b>           |             | <b>\$2,575,400</b> |

| Other Project Costs                             |  |
|---|--|
| CPA reporting (estimate)                        | \$ 2,400                               |
| Site Survey - Phase One (estimate)              | <i>included in design fees</i>         |
| Soil Borings and Geotechnical Report (estimate) | <i>included in design fees</i>         |
| Construction Testing (estimate)                 | <i>included in design fees</i>         |
| Wetland Delineation                             | <i>not included - to be determined</i> |
| Permitting Fees - County, IDNR, NPDES           | <i>not included - to be determined</i> |
| SWPPP DECI weekly monitoring & inspections      | <i>not included - to be determined</i> |
| <b>Other Project Costs Subtotal:</b>            | <b>\$ 2,400</b>                        |

| Design and Engineering Services        |                     |
|--|---------------------|
| Design and Engineering Fees (estimate) | 15% \$ 386,310      |
| <b>Total Project Costs:</b>            | <b>\$ 2,964,110</b> |
| OSLAD Match:                           | \$ 600,000          |
| WPD Funding:                           | \$ 2,364,110        |





# Town Centre Master Plan | Phase 2 Development & OSLAD Grant Timeline

## Funding Plan

Combination of OSLAD Grant (pending), Restricted Developer Contributions, General Fund Unrestricted Fund Balance & General Fund Capital Levy



# Town Centre Master Plan & Development Update

## Phase 2 Development & OSLAD Grant Timeline



## Town Centre Master Plan | Phase 2 Development & OSLAD Grant Timeline

| Date        | Milestone Tasks  |
|-------------|--|
| 8/16/22     | Review 90% Schematic Design Master Plan updates, cost estimates & conduct preliminary site engineering   |
| 8/31/22     | WPD to host Town Centre Open House for Public Feedback on Updated Master Plan   7-9 PM at the Fred C. Hohnke Community Center  |
| 9/13/22     | WPD Board Action: <ul style="list-style-type: none"><li>• 100% Schematic Design Master Plan &amp; Phase 2 Development approval</li><li>• 4th Amendment to the Town Centre IGA approval</li><li>• Authorization to submit for OSLAD Grant and other grant programs where applicable</li></ul> |
| 9/15/22     | Village Board Action: <ul style="list-style-type: none"><li>• 100% Schematic Design Master Plan &amp; Phase 2 Development approval</li><li>• 4th Amendment to the Town Centre IGA approval</li><li>• Letter of support for OSLAD grant application</li></ul>                                 |
| 9/30/22     | DNR OSLAD grant application deadline submittal (Phase 2 Development – Picnic Grove) & other potential grant program applications where warranted   |
| Spring 2023 | Anticipated announcement of OSLAD grant recipients   |
|             |  |

## Town Centre Master Plan | Phase 2 Development & OSLAD Grant Timeline

| Date                                    | Milestone Tasks  |
|---|--|
| <b>Pending Approval of OSLAD Grant:</b> |  |
| Summer 2023                             | Finalize landscape architectural design & civil engineering                    |
| Fall 2023                               | Apply & obtain required permits / complete project construction drawings/specs |
| Winter 2024                             | Let bids for Phase 2 (Picnic Gove area) project construction                   |
| Spring/Summer 2024                      | Approve contracts and commence construction                                    |
| Fall 2024                               | Complete construction / finalize turf seeding/restoration                      |
| Summer 2025                             | Open Picnic Grove for use (pending establishment of quality turf)              |