



LOMBARD PARK DISTRICT

Comprehensive Plan

↑ LEVEL UP
LOMBARD PARKS
- Plan to Play -



Acknowledgments

On behalf of the Lombard Park District, we would like to thank the individuals below for their efforts to help plan for the needs of our residents and staff. This effort could not have been accomplished without the dedication and passion of everyone involved.

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- Joe McCann, Executive Director
- Kevin Ingram, Superintendent of Golf Operations
- Dave Lemar, Superintendent of Parks
- Jessica Ramirez, Director of Finance and Personnel
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- Patricia Plomb, Program Manager

Lombard Park District Board of Park Commissioners

- Margie Fugiel, President
- Pete Nolan, Commissioner
- Steven Wolsztyniak, Commissioner
- Greg Ludwig, Vice President
- Jim Scalzo, Commissioner
- Steve Zook, Commissioner
- Mike Kuderna, Commissioner

Focus Group Participants

- Lombard Park District full-time and part-time staff
- Village partners from Glenbard East High School (Glenbard District 87), Lombard School District 44, Helen Plum Library, Kiwanis, Lions Club, Northeast DuPage Special Recreation Association, Lombard Jr. Women's Club, Rotary Club, and Village of Lombard
- Over 25 Lombard residents
- Affiliate partners from FSC (Firebird Soccer Club), Lombard Baseball League, and Lombard Falcons Junior Football League (football and cheer)

BerryDunn Consulting Team

- BerryDunn, Planning Team
- aQity, Community Survey
- Hitchcock Design Group, Landscape Architect
- FGM Architects, Architect



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Letter from Board President

Level Up Lombard Parks – Plan to Play!

We are excited to shape the future of the Lombard Park District with the launch of our 10-year Comprehensive Plan. Extensive efforts have gone into developing the plan over the last year. The District has had countless valuable community conversations, gathered feedback through an online project portal, conducted focus groups, compiled Board and staff input, and completed a community survey to best plan for the future.

The Comprehensive Plan is built around five key themes that guide our objectives and initiatives:

- Community Strength
- Nature Connections
- Health & Wellbeing
- Service Quality
- Memorable Recreation Experiences

Each theme is further defined within the plan and includes supporting objectives and initiatives that will be measured with key performance indicators.

This plan serves as a roadmap to guide the Board and Staff's efforts and decision-making for the next ten years. The document was developed with the understanding that the plan will likely change with evolving needs of the community and Park District. Community needs and funding will remain at the forefront of planning efforts. As needs evolve and if funding becomes more challenging than anticipated, the timing of objectives and initiatives may shift. Progress will be documented regularly as we achieve our themed objectives and initiatives. As always, feedback is valued and encouraged to help us grow along the way.

The Board of Park Commissioners and staff of the Lombard Park District remain dedicated to meeting and exceeding the park and recreation needs of the community. We look forward to charting our progress together. Join us as we embark on our journey to Level Up Lombard Parks – Plan to Play!

Thank you for your continued support.

Sincerely,



Margie Fugiel, President
Board of Park Commissioners
Lombard Park District

1.0 The Planning Process

Level Up Lombard Parks

The comprehensive planning team established a project name and tagline, to create an engaging and aspirational project brand identity. “Level Up Lombard Parks–Plan to Play” provided consistency in public messaging about the project—in marketing collateral, at events, and online.

Figure 1. Lombard Park District Project Logo and Tagline



The comprehensive planning process began with the consultant team’s discovery phase, where a series of informational meetings were held to better understand the District’s current environment, the park and recreation system, and desired project outcomes.

The planning team then endeavored to engage the community through a series of public interactions, including focus groups, park intercepts, special event booths, and an interactive project website. Results of these activities informed the question development for a statistically valid survey, distributed to a random sample of District residents.

A series of analyses educated the consulting team on the current inventory and conditions of buildings, parks, programs, and services. Industry experts inspected all District facilities and parks to document asset conditions and explored the District’s service menu performance to understand current conditions and identify strengthening opportunities.

Using the community’s feedback and consulting team observations, the District’s planning team envisioned what it wanted the community to experience through recreation, parks, and facilities in the next 10 years, and what it would take to evolve its services during that time frame.

The result is an aspirational and intentional series of objectives and initiatives, categorized into five thematic umbrellas: community strength, health and wellbeing, memorable recreation experiences, nature connections, and service quality.

Using This Report

The following pages provide an overview of findings and project outcomes, including the objectives and initiatives the District seeks to accomplish in the next 10 years. The appendices provide more detailed findings of the community survey, facilities, parks, and recreation assessments.

Project Phases



DISCOVERY



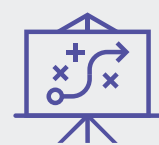
ENGAGEMENT



ANALYSIS



VISIONING



FINAL PLANS

2.0 The Lombard Community

About the District

Established in 1927, voter referendum accepted the estate known now as Lilacia Park and the Lombard Park District was subsequently formed. Since then, the District has grown to encompass approximately 18 square miles, covering most of the Village of Lombard and portions of Glen Ellyn, Villa Park, and unincorporated DuPage County, Illinois. The service population has grown from 3,500 residents in 1927 to over 42,000 today.

The District is governed by a seven-member Board of Park Commissioners (Board); the Board is responsible for the executive director's employment, policy oversight, fiscal monitoring, and helping to ensure the provision of services. The executive director oversees a staff team of nearly 450 employees whose charge is to provide year-round active and passive recreational opportunities in a safe, engaging, and fiscally responsible manner.



District Mission

Providing quality recreation opportunities for all to enjoy life.

District Vision

To be a leader in providing outstanding parks & recreation services by creating memorable experiences for our community to learn, play, and grow.

Key Facts:

Established	1927
Commissioners	7
Population Served	42,067
Acres	458.89
Parks	17
Facilities	24
Programs	2,258
Full-time Staff	39
Part-time and Seasonal Staff	405
2025 Budget:	\$18,508,259

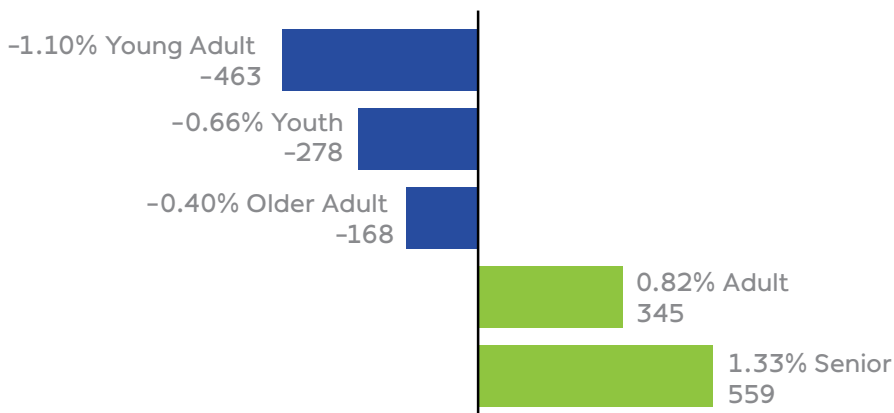
Demographics

In 2023, the District served 42,067 residents. While that number has increased from the 2010 census total of 40,973, current predictions by ArcGIS Business Analyst estimate a reduction of residents by the year 2028 to 41,699. The population growth rate from 2023 to 2028 is projected at -0.18% for the District, which is nearly identical to the growth rate in IL (-0.19%) and lower than in the U.S. (0.30%).

Over the next four years, the young adult, youth, and older adult age groups in the District are expected to decline slightly (-1.10%, -0.66%, and -0.40% respectively). Conversely, the adult and senior age groups are expected to see a growth rate of 0.82% and 1.33% respectively during the same period.

The District is predicted to follow the trend of becoming more diverse over time, with the white population decreasing by 12% between 2010 and

Figure 1: Age Change Over Time (2023–2028)



2023, and those identifying as two or more races increasing by six and two percent, respectively. Census respondents who identify as being of Hispanic origin (regardless of race) increased from 8% to 12% in the same time frame.

According to the American Community Survey, 18% of the District's households include at least one individual who has a disability, lower than the percentage in IL (23%) and the U.S. (26%).

Community Engagement

In addition to internal staff and Board engagement, the District intentionally sought the community's feedback, insight, and input through a variety of methods.

INTERNAL ENGAGEMENT



Board Survey
(electronic)



3 Staff Discovery
Sessions

EXTERNAL, COMMUNITY ENGAGEMENT



5 Community
Pop-ups



6 Focus Groups



Project Website
with Interactive
Tools



Statistically Valid
Community Survey

Community Conversations

Throughout the engagement activities, community members and participants consistently shared positive sentiments about the District and staff. In fact, the consulting team conversed with numerous nonresidents who intentionally sought out the District's programs, parks, and events because of the high-quality services. Many staff were given accolades for their responsiveness and service, describing the staff as "great," "awesome," and "amazing."

Many respondents were curious about what the future would hold at the newly acquired land adjacent to Lilacia Park. Participants expressed positive sentiment and pleasure with the Madison Meadow Athletic Center (MMAC)—yet also consistently expressed that it was built "too small." Fitness classes were the most frequently requested programs, and the (potentially new) facility that garnered the most interest was an indoor pool. While many respondents indicated their needs were met at Sunset Knoll Recreation Center (SKRC), a call for more parking and acknowledgment of the facility needing aesthetic improvements were frequently mentioned.



Community Survey

While the initial community engagement activities (community pop-ups, focus groups, and project website) garnered insightful feedback, the District also wanted to make sure it heard the sentiment of a variety of community perspectives. This was achieved through a statistically valid survey that invited a random sample of District residents to complete a series of questions. The 406 survey respondents validated that the District is very highly regarded.

Top strengths cited in open-ended responses included good maintenance/upkeep (35%), good/variety of children's programs (14%), and general variety of programs (13%). Top weaknesses cited in open-ended responses included the need for more adult programs (11%), trails/paths issues and the need for more (10%), and fees/costs (7%).

Most respondents (89%) had visited a District site in the past year; Lilacia Park was the most visited park (67%), and MMAC was the most visited facility (32%). The 63% of respondents that had not participated in a recreation program or event in the previous year were more likely to be men under age 35 and over age 55, had no children in the household, were renters, and lived in the southeast and southwest regions of the District. The 37% of respondents that did participate in programs and events were more likely to be women, ages 35–44, in households with children, homeowners, and located in the central-east region.

When survey respondents were asked to select the one indoor facility or amenity that the District should prioritize providing, adding, or improving, an indoor pool, indoor playground, and gym space garnered the most top-priority selections.

When survey respondents were asked to select the one outdoor facility or amenity that the District should prioritize providing, adding, or improving, hiking/walking trails, bandshell/venue for summer concerts, and outdoor permanent bathrooms garnered the most top-priority selections.

Community events, adult fitness and wellness programs, and adult non-sports/non-athletics programs garnered the most top-priority selections.

Figure 2: Most Important Indoor Facility/Amenity

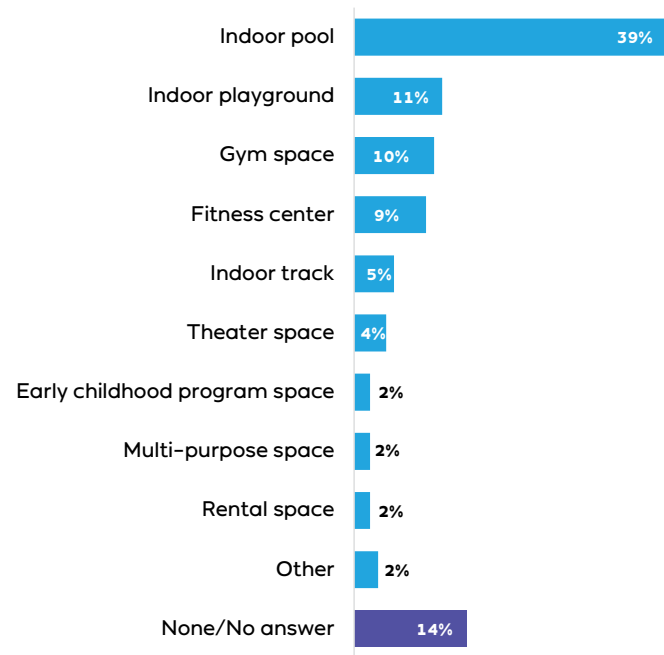


Figure 3: Most Important Outdoor Facility/Amenity

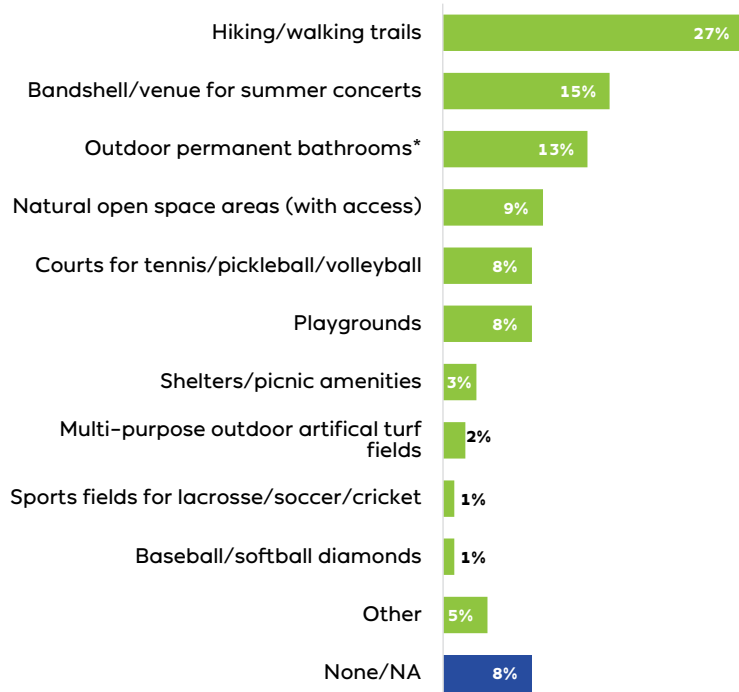
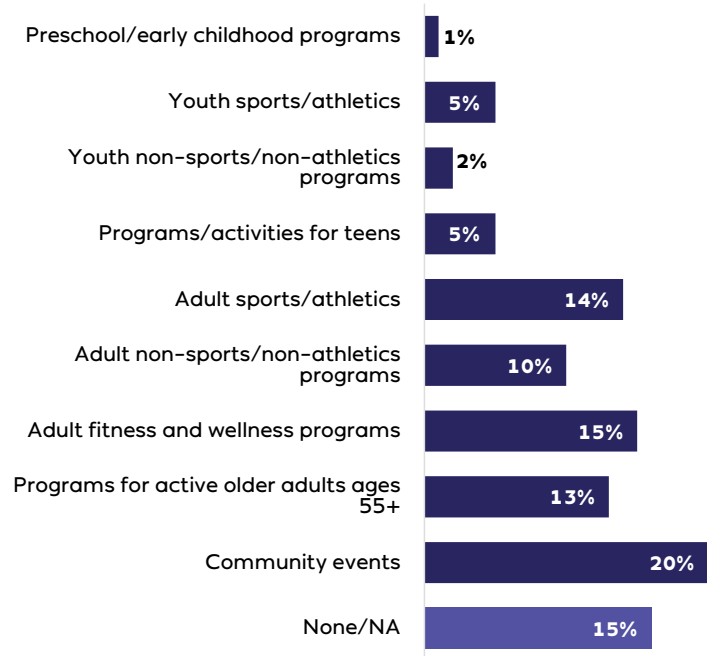


Figure 4: Most Important Program Category



The top reason for not participating in District programs or events, and for not using District parks, facilities, or locations was the respondent did not have children or their children were grown. Of the most important program category responses, 52% indicated some form of adult programming. These survey results indicate that there is a service gap—and subsequent opportunity—with the adults in the community.

The District also used the survey to gauge community sentiment regarding potential capital improvement opportunities. The question asked respondents to select one initiative they support the most, even if it means higher fees or taxes, for six different improvement projects (and an option to select “none”). Survey respondents expressed mixed sentiment regarding a passive or active future Lilacia Park experience, with 46% preferring active and 40% preferring passive.

Figure 5: Lilacia Park Improvement Support

Most Supported Options/Improvements for Lilacia Park – Adjacent Property	
46%	Walkways and botanical display gardens with additional active recreation amenities (e.g. , ice skating, playground, bandshell)
40%	Walkways and botanical display gardens with additional passive recreation amenities (e.g., shelter, seating areas, open lawns, nature exploration area for children)
14%	Walkways and botanical display gardens only

Survey respondents overwhelmingly recognized the need for SKRC improvements, with 82% of survey respondents indicating a preference for renovation or replacement.

Figure 6: SKRC Improvement Support

Most Supported Options/Improvements for Sunset Knoll Recreation Center (SKRC)	
58%	Replace SKRC with a new, updated and compliant facility that also addresses program space shortages (adding or enlarging multi-purpose gymnasium, dance and arts studios, preschool rooms, restrooms, etc)
24%	Renovate SKRC to bring it up to current building codes comply with the ADA and replace heating, electrical, and plumbing equipment
18%	Do nothing leave SKRC as-is

Of the six capital improvement projects, Lilacia Park enhancements, SKRC renovations, expanded gym space, and building an indoor pool all received more support than opposition. Conversely, outdoor and indoor multipurpose turf fields received more opposition than support.



3.0 Analysis

Accomplishments

One of the District's major accomplishments during its last comprehensive plan cycle was the building of the MMAC facility without increasing taxes. The new facility allowed athletic and fitness services to be centralized and expanded and relieved pressure on the SKRC facility (also allowing for some expanded services).

The District added park acreage to its inventory, at 641 N. Main Street mini park and the former library site adjacent to Lilacia Park.

The District has continued to address Americans with Disabilities Act (ADA) accessibility issues, with more than \$663,845 in ADA transition plan improvements. Shoreline stabilization projects took place at four parks, and new outflows established at three locations. Three playgrounds were replaced, a master plan was created and implemented at Four Seasons Park.

Significant progress was made in the recreation team's use of best practices, program monitoring, and performance and satisfaction assessment, and subsequent reporting. The District also made significant strides in marketing approaches, including the activity guide and website presence.

Facilities

The consulting team reviewed the recreational and operational buildings in the District's facility inventory. The following descriptions provide a summary of the architect's review, for each facility examined.

ADMINISTRATION BUILDING

The roughly 4,000 sq. ft. facility is a single-story slab on grade building located in Lilacia Park. Repurposed in 1997, the facility has been well maintained

but needs ongoing repairs to support the aging structure, and interior remodeling is needed to support current Administrative Operations.

LOMBARD GOLF COURSE-CLUBHOUSE

The roughly 2,500 sq. ft. facility is a single-story slab on grade building supporting the Lombard Golf Course Operations. Constructed in the 1950's and improved in 1998, the facility has been well maintained.

LOMBARD COMMUNITY BUILDING

The roughly 10,000 sq. ft. facility is a single-story above grade building with partial basement. The facility was constructed in 1956 and has limitations due to its age and code deficiencies. The facility primarily hosts rentals, supports summer camp, and is used for other scheduled and drop-in programming.

LOMBARD LAGOON BUILDING

The roughly 2,100 sq. ft. facility is a single-story slab on grade building supporting the Lombard Lagoon operations, programming, and rentals. The facility is properly sized for the current park needs and was constructed in 1957.



LOMBARD LOG CABIN

The roughly 1,700 sq. ft. facility is a single-story slab on grade building located in the greater Four Seasons Park and supports programming and rentals. The facility was constructed in 1975 and has been well maintained.

MADISON MEADOW ATHLETIC CENTER

The roughly 38,200 sq. ft. facility is a two-story slab on grade building constructed in 2017 and is well maintained. The primary spaces include a gymnasium, walking track, fitness center, and group exercise classrooms.

SUNSET KNOLL MAINTENANCE BUILDING

The roughly 24,700 sq. ft. facility is a single-story slab on grade facility with mezzanine storage. The facility was constructed in 2003 and has been well maintained. It is the primary maintenance and operations facility supporting the District.

PARADISE BAY WATER PARK–BATHHOUSE

The roughly 6,400 sq. ft. facility is a single-story slab on grade facility that supports a large water park consisting of leisure pool, tot pool, lap pool and deep-water pool. The facility was constructed in 2009 and has been well maintained.

SUNSET KNOLL RECREATION CENTER

The roughly 26,700 sq. ft. facility is a single-story slab in grade facility with varying floor elevations. Originally constructed as a school in the 1950's, multiple classroom additions took place resulting the current building configuration. The District took ownership of the building in 2000. The building supports preschool, dance, arts, martial arts, and general interest programs.



Geographic Equity

The District's recreation facilities are located in the center of the District, spread across the service area fairly well. The small rental facilities, the Lombard Lagoon and Lombard Log Cabin, serve the northern and southern regions of the District. From an operational perspective, the Administrative Building is centrally located, and adjacent to Lilacia Park. The Sunset Knoll Maintenance Building is located on the western edge of the District. The Lombard Golf Course is located on 64 acres outside of District boundaries, southwest of the District's southernmost tip.

Benchmarks

To understand how the District's amenities compare to agencies with similar populations, Table 1 demonstrates the District's comparison to other Illinois agencies. Reported measures represent the mean of benchmarked agencies that reported they operate the facility/amenity in question. Notably, facility and amenity types are collected in the National Recreation and Parks Association's (NRPA's) Park Metrics database, and all data is self-reported. Lower population numbers indicate a better level of service than higher numbers of population per facility or amenity.

Table 1: Indoor Facility Benchmarks

Facility Type	Mean of Illinois Benchmarks	Lombard Park District
	Population per facility or amenity	
Recreation centers	19,278	21,034
Community centers	30,163	42,067
Regulation 9-hole golf courses	46,743	42,067
Multiuse courts –basketball, volleyball, etc. (indoor)	11,745	21,034
Walking loops / running tracks (indoor)	33,192	42,067

Indoor Facility Opportunities

The District’s inventory of indoor spaces are—more often than not—in need of interior finish updates. Worn materials and outdated aesthetics need replacing in seven of the nine (78%) facilities examined. Accessibility and ADA access improvements are needed in over half (56%) of the facilities. The same number of facilities—five of nine—need masonry fixes to the building envelope. Beyond these systemwide themes, gypsum wall cracking, door weatherstripping, and splash blocs were each needed in at least two facilities.

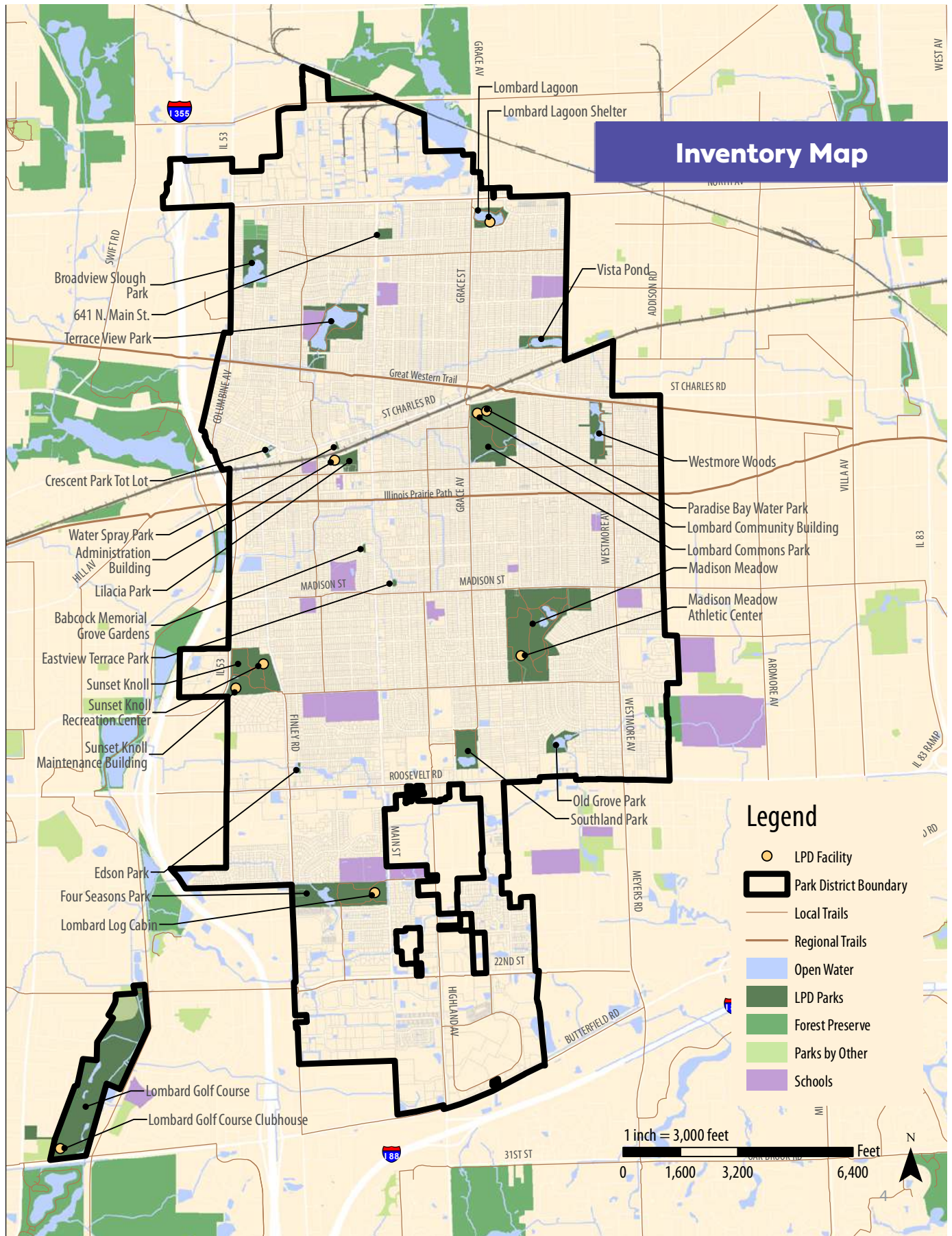
The facility in need of most repair is SKRC. This building was originally constructed as a school. The building needs significant building code and ADA compliance improvements. While renovation could achieve the needed repairs, a replacement would likely be a more cost-effective way to provide the community indoor recreation space it desires in a more safe and efficient manner.

Full architectural analysis reports can be found in Appendix D, where a full set of recommendations by building are provided.



Parks

The District owns and maintains the majority of public open space within the District boundary yet is one of several open space and outdoor recreation providers in the community. The DuPage County Forest Preserve District provides regional active and passive recreation opportunities and preserves significant open space assets immediately west of the District boundary. School Districts also provide outdoor recreation opportunities at elementary, middle, and high school properties. In total, the District owns 441.16 acres and maintains an additional 17.73 acres through intergovernmental agreements (IGAs).



Inventory

The consulting team conducted an inventory of current park assets and documented the changes from the last comprehensive planning cycle (see details in Appendix F). District parks are classified by size, function, and use as recommended by the NRPA guidelines. Table 2 depicts the breakdown of acres according to type of park or natural area and whether the District owns or manages the land. Appendix F provides definitions of each classification and a list of corresponding parks or open spaces.



Table 2: Park and Open Space Inventory Snapshot

Classification	District-Owned	District-Leased/ Managed	Total
Mini Parks	1.03	2.30	3.33
Neighborhood Parks	93.97	10.13	104.10
Community Parks	222.80	0	222.80
Natural Areas	59.80	0	59.80
Special Use	63.56	5.30	68.86
Total District Holdings	441.16	17.73	458.89



Level of Service

Breaking down the current park assets by classification allows for benchmarking according to Level of Service (LOS) guidelines established by NRPA. The LOS analysis evaluates how well the District’s parks and facilities are serving the current needs of the community. NRPA’s population ratio method (acres/1,000 population) emphasizes the direct relationship between recreation spaces and people and is the most common method of estimating an agency’s LOS for parklands and open space.



According to the benchmark comparisons, the District is deficient in mini park and community park acreage, yet overall exceeds the national benchmark by about 38.22 acres (Table 3). When all District open space acreage is compared to the 10 acres per 1,000 population, the District does exceed the recommendations by 10.91 acres per 1,000 residents.

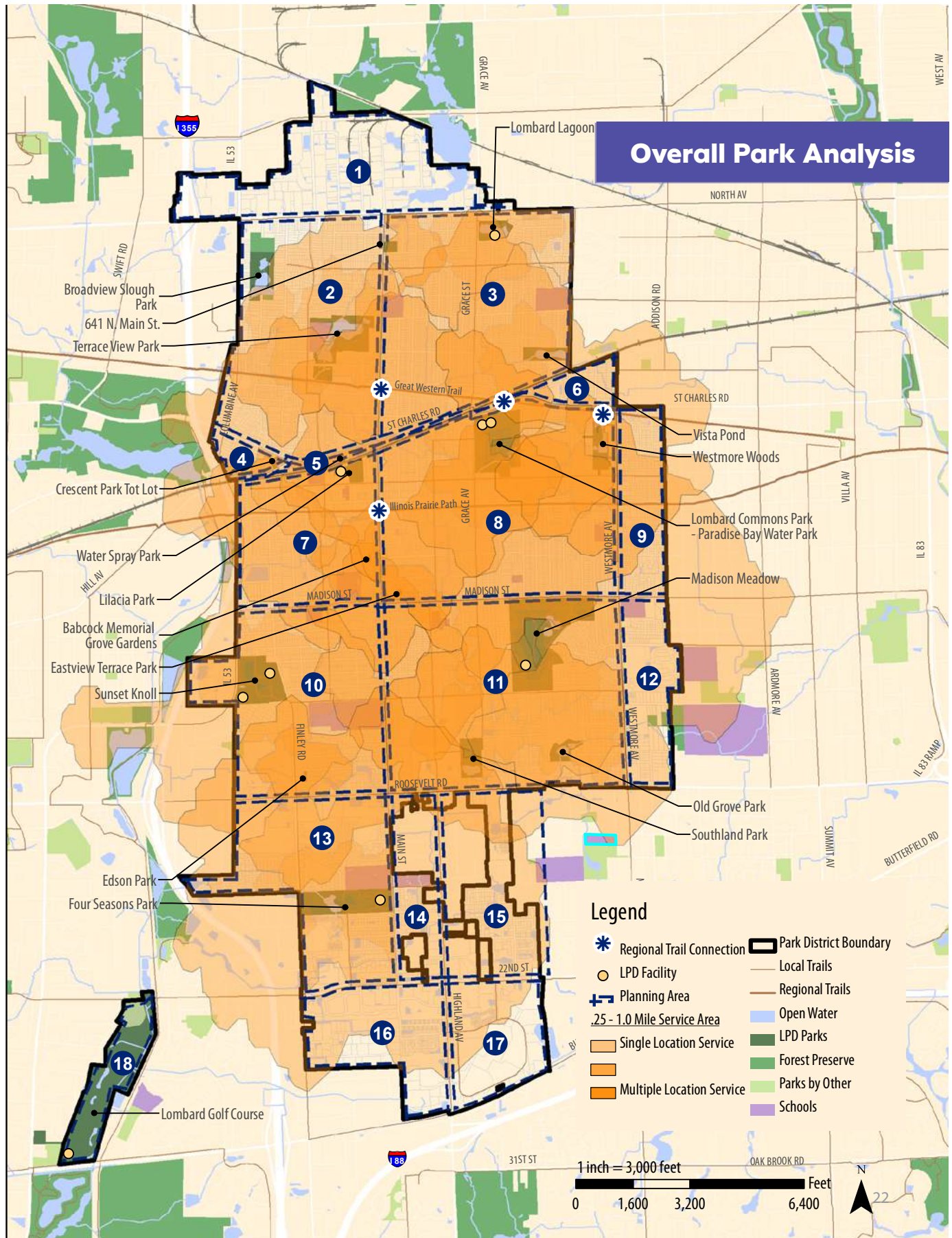
Table 3: Park and Open Space LOS

Classification	Acreage Deficiency/ Surplus (acres)
Mini Parks	-17.70
Neighborhood Parks	19.97
Community Parks	-92.70
Natural Areas	59.80
Special Use	68.86
Total District Open Space	38.22

Distribution

The location and geographic distribution of parks can offer an indication of how well an agency is serving its residents. Planning areas are used to analyze park distribution, land acquisition, and park facility redevelopment needs. Planning areas are delineated by major pedestrian barriers, including major roads or highways, railroad corridors, and extreme natural features.

The District’s parks and open spaces are well distributed across most of its boundaries; however, the northernmost and southernmost planning areas are less served. There are very few households in the northernmost planning area 1, because its land use is primarily for commercial and industrial purposes. Conversely, approximately 4,377 residents are in planning areas 16 and 17 and demonstrate an area in need of parks and open space. Overall, when translated to population served, about 95.5% of the District’s population, or 41,108 residents are served by mini, neighborhood, and community parks.



Amenities

In addition to park acreage and distribution, another measure of LOS is the total number of recreational amenities available to residents. These benchmarks come from the Illinois Statewide Comprehensive Outdoor Recreation Plan (SCORP) and the NRPA Park Metrics databases.

Based on the Illinois SCORP, the District meets or exceeds the recommended number of amenities for 11 of the 29 amenities examined. The five amenities with the greatest deficiencies, according to the comparison against SCORP averages are:

- Tennis Courts: -18.6
- Hiking Trails (miles): -18.5

- Playgrounds: -11.0
- Horseshoe Pits: -10.2
- Baseball Fields: -9.9

In addition to the SCORP averages, the planning team referenced NRPA's Park Metrics to identify how the District's data compares to the self-reported data provided by other agencies in Midwest states with populations between 40,000 and 50,000. Table 4 summarizes the surplus and deficit figures according to facility and amenity type.

Table 4: NRPA Park Metrics Comparison

Outdoor Facilities	Existing # of Facilities	Existing # of Facilities at Current Standards	Surplus/Deficit
DAY USE FACILITIES			
Playgrounds	17	6	-5.4
Fitness Zones/ Exercise Stations	12	12	10.6
Skate Park	1	1	0
Swimming Pool	1	1	0
Splash Pad	2	2	0.6
Walking Loop	7.5	7.5	0.9
Community Garden	1	1	-0.1
Dog Park	0	0	-1.0

Outdoor Facilities	Existing # of Facilities	Existing # of Facilities at Current Standards	Surplus/Deficit
SPORT COURTS AND FACILITIES			
Tennis Courts	6	2	-4.7
Pickleball Courts	10	10	4.2
Basketball Courts	8	8	-2.6
Volleyball Courts	1	1	-2.5
Diamond Fields	20	4	-6.8
Rectangular Fields	24	20	-5.4
Ice Skating (outdoor)	2	2	0

While these benchmarks provide numerical comparisons between the District and other peer agencies, they are not considered recommendations. Each amenity noted as a surplus or deficit should be considered in conjunction with local context such as actual usage records and community input to determine

if meeting these benchmarks is in alignment with community interests.

Appendix F provides the full data sets and maps that support the parks inventory, LOS, distribution, and amenities analyses.

Recreation Programs and Services

Offerings

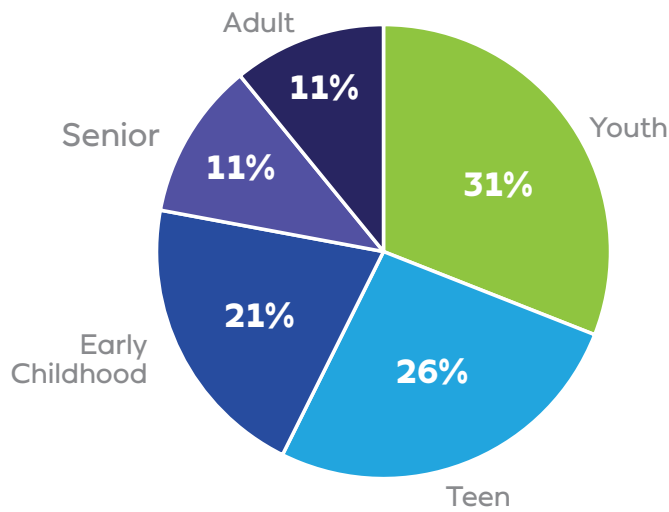
The District offers recreation services in a variety of formats. Drop-in activities include open gym at MMAC. Self-serve leisure pursuits include usage of the fitness center or aquatic center and park and facility rentals. Enrollment-based activities, those that are held on scheduled days and times and require pre-registration, are offered in a seasonal activity guide. Events are offered as both one-time events and in a series format (e.g., Egg Hunt, summer concert series). The District also partners with other entities, such as the Lombard Historical Society, to help provide community events.

Although some programs and events are free, most require some level of financial contribution. The District offers a financial assistance program

to qualifying participants. Residents typically pay less than nonresidents for most services and may register before nonresidents. The District is also a member of the Northeast DuPage Special Recreation Association, which provides recreational and social programs for participants with special needs.

The District offered 2,258 enrollment-based programs in 2023. The largest quantity of programs was offered in the athletics category (638), followed by gymnastics (297) and camps (253). While the District provides services for all ages, the majority (78%) of enrollment-based programs are for youth ages 0–17 years. This finding, coupled with the community's expressed interest in more adult programming, demonstrates an opportunity for future growth.

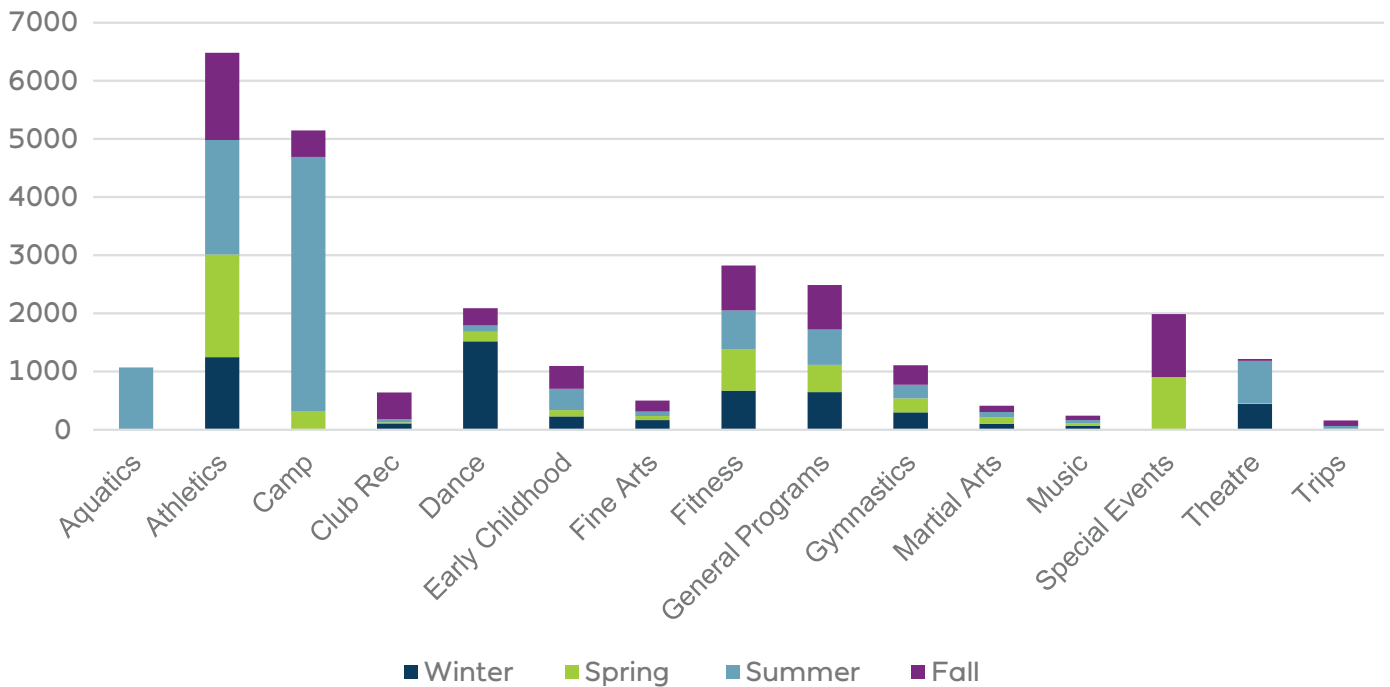
Figure 7: Age Segmentation of Enrollment-Based Programs Offered, 2023



PROGRAM AND SERVICE PERFORMANCE

Total enrollment in the District's programs was 27,491 in 2023. Athletics programming had the highest enrollment with 6,484 participants, followed by camp with 5,147 participants, and then fitness with 2,827 participants. Figure 8 includes all enrollment for 2023 by core program area and season.

Figure 8: 2023 Enrollment by Core Program Area and Season



Most registrants (79%) were District residents. Nonresident registrants (21%) were more likely to come from neighboring Villa Park, IL than any other community.

Programs in theatre, athletics, music, and fine arts were the most likely to be canceled in 2023 and contributed the most to the District's relatively high cancellation rate (20.6%).

MMAC membership pass sales increased by 22% between 2022 and 2023, while Paradise Bay Water Park membership pass sales decreased by 5% during that same time frame. Drop-in visits to the two facilities increased by 29.4% and 3.9%, respectively.

Rentals of the Log Cabin, the Lombard Lagoon, and the Lombard Community Building increased by 27 rentals (4.6%) between 2022 and 2023.

From a fiscal performance perspective, the District relies on fees and charges to help provide services beyond what the tax revenue can provide. General interest and camp programs has consistently been the strongest fiscal performer, with net revenue of \$680,511 in 2023. This helps to offset fiscal losses in the special events category, which experienced



a loss of \$30,753 in 2023. This balance is typical in park and recreation agencies—the fiscally high-performing areas support the lower-performing areas.

Organization

Recognizing organizational value directly correlates with the culture within, the District prioritized an agency-wide organizational assessment as part of the comprehensive planning initiative. The District experienced significant change at the beginning of the planning process, with the retirement of a respected and long-tenured executive director, the promotion of two staff to leadership—one in the executive director role—and two external candidates joining the executive team. This level of change can cause instability and uncertainty in even the most established teams.

Creating a culture where people enjoy coming to work and “serving one another” is a high priority for the new executive director. The consulting team conducted listening sessions with the leadership team and conducted a districtwide staff survey to gauge internal sentiment and learn about the District's organizational strengths, weaknesses, opportunities, and threats.

Overall, the culture of District is positive. Staff feel like they work in a positive environment; with 70% of respondents positively responding to all statements regarding the culture. The District feels like a family to many staff; but like a family, the team can have good and bad days. Staff, however, feel the strain of being a “lean” organization which may impact the District's ability to retain staff.

Structurally, the consulting team observed opportunities to shift and grow the organizational chart to best support the District's needs. Positions and role-shift recommended for consideration included a Director of Parks, full-time administrative assistant to the executive director, more robust HR support, a division of the Superintendent of Parks role into two service areas, and additional supervisory layers in the Recreation team.

4.0 Long-Term Plan

To develop the 10-year plan, the visioning process began with an aspirational discussion regarding what the community should experience through recreation, parks, and facilities in the future. The conversation focused on how the programs, outdoor, and indoor spaces should evolve over the next 10 years, to help achieve the desired community experiences. The result formed a series of objectives and initiatives, categorized into five thematic umbrellas: community strength, health and wellbeing, memorable recreation experiences, nature connections, and service quality.

To help describe and articulate the desired outcomes for the thematic areas, the planning team developed a supporting goal statement for each theme. Then, using the community input and existing conditions analyses, the findings informed a visioning process that defined what the District intends to accomplish in the next 10 years, defined here as the objectives. Initiatives were developed to describe how the District will accomplish the objectives. Tactics, or the specific steps to complete the initiative, become finalized in the District's annual work plans.

Years 1 to 4 will focus on immediate improvement needs. Prioritization of items in these first few years center on life safety, accessibility, and/or structural soundness. These are the must-haves versus the nice-to-haves. For example, while it would be nice to have a brand-new playground in a new location (where one does not currently exist), resources will be prioritized first to update or replace playgrounds beyond or close to their useful life.

The consulting team and planning team gave the idea of adding an indoor pool to the District's inventory considerable thought. Based on current facility and asset maintenance needs, fiscal

capacity, and the presence of other providers' indoor pools near of the District, it was determined that the realistic plan for the immediate future (10 years) does not include the building of a new indoor pool. This comprehensive plan does plan



for the District to conduct a community awareness campaign regarding local indoor pool resources, explore potential partnership opportunities at those pools, and to potentially conduct a feasibility study toward the end of this plan's term.

The following pages outline the District's 10-year plan.

Key Directions:



MODERN AND UPGRADED FACILITIES

Rebuild Sunset Knoll Recreation Center. It is time to say goodbye to the former school building and create a space that serves more diverse recreational needs, provides better access, and fully meets all code requirements.



COMMUNITY HUBS AND GATHERING SPACES

Grow Lilacia Park. To preserve the cherished space for future generations, we will expand the park into the newly acquired adjacent land and develop a business/tourism plan to define future operational and partnership opportunities.



LIFELONG LEARNING

Focus on Adults. We will broaden our program and service menu to increase adult recreational opportunities, with special focus on indoor and outdoor fitness and wellness.

Themes, Objectives, and Initiatives



Community Strength

Promote community pride through safe and positive social interactions.

C.1 Continue to provide an array of events that encourage social connection and community pride [social connections]

- Enlist additional community partner involvement in event planning and execution.
- Develop a plan to increase the number of events while balancing staff capacity and resource allocation.
- Consider decommissioning some events to make room for new.
- Focus on events for specific demographics, including teens and seniors.

KPI: Increase special event attendance

C.2 Continue to broaden cultural programming and event offerings to meet a more diverse array of needs [safe, positive recreational experiences]

- Conduct a DEI outcomes analysis of current program administration to identify strengthening opportunities.
- Create a plan to increase cultural connection components (i.e., ethnic, historic, artistic, linguistic, culinary, and/or customs content) throughout service menu, over time.

KPI: Add one cultural component to a special event every year



Community Strength

Promote community pride through safe and positive social interactions.

C.3 Capitalize on community hub locations [sense of pride]

- Consider additional partners in providing Lilacia Park services.
- Solicit public input or involvement (i.e., committee).
- Educate public on historical significance by partnering with other major stakeholders.
- Explore opportunities for historical or horticultural designations.
- Consider conducting a feasibility study to evaluate a potential/future indoor pool.

C.4 Promote use of all community resources to meet recreational needs (i.e., local pools, affiliates/partners) [safe, positive recreational experiences]

- Maintain and explore shared use agreements to increase available indoor programming space.
- Conduct a public information campaign, to educate the community on the other local indoor pool options available to residents and the realistic cost to build and operate an indoor pool.
- Evaluate public and private program offerings to fill any gaps in service.

KPI: Increase the satisfaction rates of users

C.5 Seek grant funding through sources typically supportive of community hub improvements: IMG, PARC, OSLAD [community hub/gathering spaces]

- Review and apply for grant opportunities annually.
- Regularly attend grant update meetings and training.
- Establish a priority schedule for potential OSLAD grant opportunities.

KPI: Submit one grant application per year

C.6 Update existing shelters and surrounding amenities and increase rentable shelter potential [community hub/gathering spaces]

- Include one shelter enhancement and/or addition with every master plan implementation.
- Consider additional permanent outdoor restrooms during years 6–10.
- Evaluate existing shelters and amenities to determine lifespan and replacement schedule.
- Update conditions at the existing Lombard Common restroom and Madison Meadow (north).

KPI:

- Score above the national average
- Increase the number of shelter rentals and users
- Measure satisfaction rates from users



Community Strength

Promote community pride through safe and positive social interactions.

C.7 Communicate CIP funding needs to the community [sense of pride]

- Develop and execute a CIP public awareness plan.
- Ask for continued community investment via referendum.
- Update capital project communications.

KPI: Measure and evaluate the number of patrons accessing digital information



Health and Wellbeing

Develop accessible spaces that promote exploration, physical activity, health, and wellness.

H.1 Increase fitness/wellness programs to meet community demand [physical fitness]

- Identify classes where supply does not meet demand; generate an action plan to add services.
- Consider nontraditional locations for program implementation.
- Consider the use of a wellness wheel model to demonstrate an inventory of programs that serve the community's emotional, environmental, financial, intellectual, occupational, physical, social, and/or spiritual dimensions of wellness.

KPI: • Growth in attendance rates for group fitness classes
• Achieve an increased number of MMAC users

H.2 Increase accessible paths across the district

- Evaluate existing paths to determine needs and replacement schedule.
- Include path enhancements and/or addition with every master plan implementation.
- Educate community on paths with updated maps, markers, and wayfinding signage.

KPI: • Growth of foot traffic
• Increase overall trail mileage



Health and Wellbeing

Develop accessible spaces that promote exploration, physical activity, health, and wellness.

H.3 Expand programming target markets to reach adults, including those that are single or without children [happiness and stress reduction]

- Research successful programming at other agencies.
- Solicit feedback from current adult user groups to determine opportunities for expanded programming.
- Focus on different formats such drop-in, leagues, and special events to encourage adult participation.

KPI: Increase percentage of health and wellness program offerings

H.4 Optimize sports field types for practice and game support [physical fitness]

- Survey affiliates to understand demand and preferences.
- Consistently evaluate field use and rotation needs to meet community needs
- Incorporate field updates into Master Plans. Evaluate field updates at key parks: Madison Meadow and Lombard Commons [HDG].
- Evaluate shade structures, spectator areas, and other field amenities.



Memorable Recreation Experiences

Foster the ability to create positive memories through enjoyable facilities, parks, and programming.

M.1 Continue to provide exemplary customer service, through fun experiences, clean facilities, and responsive staff [customer focus (satisfaction)]

- Refine the program evaluation process.
- Conduct an annual evaluation of services.
- Continuously investigate the reason for any high cancellation rates; take action(s) to target a 12%–15% rate.

KPI: • Increased customer satisfaction scores
• Reduce the cancelation rate



Memorable Recreation Experiences

Foster the ability to create positive memories through enjoyable facilities, parks, and programming.

M.2 Develop spaces and services for the array of adult audiences: young adult, adult, active adult, and seniors [lifelong learning]

- Assess program menu to identify current targeted adult audience(s) for each program; identify and conduct menu changes as needed.
- Evaluate current room utilization rates for adult program use opportunities.
- Identify potential public and private partnerships to enhance programming.
- Integrate recreation opportunities for seniors and multi-generational use at each park and with park development projects.

KPI: Achieve increased participation annually

M.3 Enhance existing programming opportunities and add recreation amenities suitable for teenagers [lifelong learning]

- Research successful programming at other agencies focused on volunteering, social interactions, and leadership.
- Solicit feedback from current teen user groups to determine opportunities for expanded programming.
- Focus on different formats such as drop-in, leagues, and special events to encourage teen participation.
- Pursue cooperative programming opportunities with surrounding agencies and partners.
- Include teen hub area in Madison Meadow Park improvements to add/improve outdoor amenities [HDG].

KPI: Increase the number of programs

M.4 Seek balance across program life cycle stages [desire for more (repeat customers)]

- Establish an action plan for decline stage programs; outline a rejuvenation plan or create decommissioning plan.
- Increase introductory stage programs.
- Review life cycle stages annually as part of the annual program menu assessment.

KPI: Introduce a minimum of five new programs annually



Memorable Recreation Experiences

Foster the ability to create positive memories through enjoyable facilities, parks, and programming.

M.5 Establish unique park identities at destination locations [capitalize on 'special' places]

- Add amenities to create destination locations based on SCORP, Park Metrics, community survey [HDG].
- Define unique park branding.
- Consider indoor playground or destination play.



Nature Connections

Provide outdoor experiences that engage and educate the community.

N.1 Provide additional trail connections from parks to community and regional trails [adventure]

- Consider collaboration for trails with DuPage County and Village of Lombard.
- Integrate trail connections into new park master plan development.

N.2 Identify programming and access opportunities at natural areas [exploration/learning]

- Develop an outdoor programming plan.
- Integrate natural area access into master plan development and implementation.
- Collaborate with environmental organizations.

KPI: Offer ten nature-based programs/special events annually

N.3 Develop a destination or 100% inclusive playground [adventure]

- Replace Sunset Knoll Park north ages 2–5 years playground and updated portions of the ages 5–12 years playground, to be more inclusive. Consider full replacement with a 100% inclusive playground linked to any long-term plans for Sunset Knoll Recreation Center.
- Consider inclusive playground at second location, during years 6–10.
- Review and apply for grant opportunities.



Nature Connections

Provide outdoor experiences that engage and educate the community.

N.4 Maintain and improve shoreline stabilization and native planting enhancements [improve and preserve]

- Commission a consultant to generate a report on current conditions and recommendations.
- Consider shoreline stabilization in any future master plan development.
- Consider Broadview Slough and Lombard Lagoon shoreline stabilization and native plantings during years 1–5.
- Continue implementation of annual maintenance program under the guidance of natural landscape consultant at designated areas including Sunset Knoll, Madison Meadow, Vista Pond, 641 N. Main Street Park, Westmore Woods, and others.

N.5 Provide additional water access and improve existing outdoor aquatic assets [improve and preserve]

- Develop replacement plan for current floating docks and fishing piers.
- Update and improve educational signage at water access points.

KPI: Evaluate at least one water access point per year

N.6 Develop nine individual park master plans [improve and preserve]

- Refine Lilacia Park Master Plan.
- Master plan Lombard Golf Course events plaza and natural areas improvements.
- Master plan Lombard Lagoon.
- Master plan Lombard Common Park.
- Master plan Vista Pond.
- Master plan Terrace View Park.
- Master plan Madison Meadow Park.
- Master plan Westmore Woods.
- Master plan Edson Park.

KPI: Develop at least one Master Plan per year



Nature Connections

Provide outdoor experiences that engage and educate the community.

N.7 Execute eight park master plans [improve and preserve]

- Implement Lilacia Park Master Plan.
- Implement Lombard Common Park Master Plan.
- Implement Vista Pond Master Plan.
- Implement Terrace View Park Master Plan.
- Implement Madison Meadow Park improvements.
- Implement Westmore Woods Master Plan.
- Complete Four Seasons Park Master Plan.
- Complete Sunset Knoll Park improvements.

N.8 Balance passive, open spaces with active endeavors [relaxation/appreciation]

- Monitor park inventory for equity across diverse interest groups.
- Actively participate in State of Illinois SCORP survey.

N.9 Focus on sustainability efforts throughout the District [improve/preserve]

- Improve electrical grid as it relates to fleet management.
- Research other agencies' efforts in creating a green fleet.
- Remove invasive species and restore native species [HDG]
- Reduce lawn to be mown [HDG]
- Implement urban forestry initiatives [HDG]



Service Quality

Enhance and expand program and park offerings by embracing technological advancements and upgrading amenities.

S.1 Rebuild Sunset Knoll Recreation Center to create a more accessible facility that serves multigenerational needs [modern/updated facilities]

- Address finishes in the Kiddie Campus Preschool wing.
- Educate the community on the current condition of the facility and solicit input.
- Complete preliminary concept drawings.
- Secure funding source.
- Complete design/build process.

S.2 Renovate Lombard Community Building to create a more accessible facility that serves multigenerational needs [modern/updated facilities]

- Educate the community on the current condition of the facility and solicit input.
- Complete preliminary concept drawings.
- Secure funding source.
- Complete design/build process.

S.3 Expand efforts to provide accessible facilities through innovation and following best practices and universal design [service evolution]

- Continue to demonstrate progress toward completing the District's ADA transition plan.
- Increase access beyond the basic standards, where able.
- Prioritize ADA improvements to complete in the next 1–3 years and 4–6 years per the 2021 ADA transition plan.

KPI: Complete 10% of ADA improvements per year

S.4 Update or replace amenities below benchmarked quantities or beyond useful life (i.e., playgrounds) [modern/updated facilities]

- Implement playground projects at Old Grove, Lombard Common-SE, and Madison Meadow-SE.
- Develop a replacement schedule for playgrounds.
- Replace existing basketball and tennis courts at Lombard Common.
- Consider spectator seating areas at athletic fields to prioritize improvements.
- Create a facility furnishing replacement plan for Paradise Bay Water Park.
- Complete capital asset inventory.



Service Quality

Enhance and expand program and park offerings by embracing technological advancements and upgrading amenities.

S.5 Determine and address need (and subsequent locations) for amenities in alignment with state/national trends and community interest [modern/updated facilities]

- Implement pickleball courts at 641 N. Main.
- Staff continue to attend local and national conferences.
- Explore and identify a location for a potential nature-based playground and an all-inclusive playground.
- Redesign the north side of Madison Meadow.
- Generate replacement plan for outdoor mobile stage.
- Consider performance area with every master plan implementation for outdoor facilities.

S.6 Add a gymnasium to the District inventory [modern/updated facilities]

- Explore expansion, new build, and/or partnership location(s).
- Research feasibility of gymnasium addition at Lombard Community Building or SKRC.

S.7 Continuously improve park and facility sites to maintain high-quality, safe experiences [modern/updated facilities]

- Investigate and prioritize masonry repair at Lagoon, MMAC, Operations, and SKRC.
- Develop a plan to prioritize and address interior finish needs at LCB, Golf, Lagoon, Log Cabin, MMAC, Operations, and SKRC.
- Develop hardscape replacement plan for parking lots and paths.
- Complete building envelope repairs at Lombard Golf Course (e.g., caulking, masonry, and weather stripping).
- Create a general roof replacement plan for all Lombard Park District facilities.
- Inspect precast concrete at the MMAC and perform recommended maintenance.
- Develop a priority list for athletic field improvements.
- Work with School District 44 to determine enhancements for Pleasant Lane gym.
- Prioritize mechanical replacements at Paradise Bay Water Park.
- Develop and implement a pump replacement plan at Lombard Golf Course.



Service Quality

Enhance and expand program and park offerings by embracing technological advancements and upgrading amenities.

S.8 Improve wayfinding and signage [service evolution]

- Improve wayfinding and signage in every park update project.
- Audit indoor facility wayfinding from the customer perspective; implement changes that enhance facility navigability.
- Ensure signage aligns with District's branding for consistent and clear messaging.
- Collaborate with Village to promote connectivity and park messaging.

KPI: Improve park signage for at least one park per year

S.9 Address lack of resources on the north side of the District [service evolution]

- Offer recreational amenities and open space at 641 N. Main St.
- Maximize gym usage at Pleasant Lane Elementary School.
- Evaluate Terrace View Park to determine viability for additional playground and parking access.

S.10 Increase parking, where prudent and able [service evolution]

- Develop and implement parking lot replacement plan.
- Consider parking with every master plan implementation.

S.11 Develop business plans for specialty facilities [service evolution]

- Develop a business/tourism plan for Lilacia Park, including topics such as services, marketing, funding, and advocacy.
- Create a business plan for Lombard Golf Course, Madison Meadow Athletic Center and Paradise Bay Water Park, focused on expanding site-specific services.

KPI: Develop/update one plan per year



Service Quality

Enhance and expand program and park offerings by embracing technological advancements and upgrading amenities.

S.12 Increase the use of technology to enhance the customer experience [service evolution]

- Activate more RecTrac modules (i.e., WebTrac app).
- Consider using AI for park visitation data and creating operational efficiencies.
- Enhance communication channels for patrons.
- Consider transitioning to cloud services.
- Evaluate IT infrastructure at all facilities and implement replacement schedule for hardware.

S.13 Identify potential land acquisition opportunities around existing key properties and at new residential developments without existing services [position the District for future opportunities as they arise]

- Develop a list of 5–7 acquisition targets and corresponding list of prioritization factors (i.e., serve underserved group, fills benchmark gap).
- Partner with Village of Lombard to evaluate acquisition opportunities.

Implementation

Completing a comprehensive plan is achievable if consistent, intentional effort is made toward accomplishing the plan's goals and objectives. Establishing the annual work plan—and therefore funding—can help divide the large effort into digestible pieces. The Level Up Lombard Parks comprehensive plan outlines several large initiatives that will take significant staff time and energy as well as substantial funding to achieve.

Strategies to keep the plan moving forward include: keeping the plan front of mind, maintaining transparency, and integrating plan execution into culture.

Keeping the plan front of mind includes assigning a champion or team of champions to monitor the plan's execution. Holding staff members accountable to milestone dates and identifying funding sources help achieve the plan's desired outcomes. Agendas, quarterly progress meetings, and an annual progress review demonstrate short-, mid-, and long-term commitment to keeping the plan front of mind.

Transparency regarding the District's progress in plan execution includes posting status information via marketing channels and on the District's website. Internally, documented expectations help support a shared understanding between employee and employer, updates provided via newsletter help keep employees informed, and a tracking system can demonstrate progress. Progress reports should be consistent, simple, and contain KPIs. Finally, Commissioners and staff should demonstrate the use of the plan as a guidepost for decision-making.

Integrating the plan into the District's culture can take many forms. Visual reminders can be portrayed through posters and wall hangings, white board messages, and/or branded items. The onboarding of staff and Commissioners should include a plan review. The agency, department, and individual goals should all tie back to the plan. Taking time to celebrate progress is key in retaining enthusiasm and momentum.

Successful execution of the above-mentioned methods occurs when they are customized to best meet the agency's needs. Staff should identify and document details of their implementation methodology in the work plan on an annual basis. The annual review allows the team to monitor and assess what is working and dynamically adjust where needed. During the Board's annual review of the work plan, the Board should validate the staff's suggested reporting cadence.

New Opportunities

The Level Up Lombard Parks comprehensive plan is designed to serve as a road map and guidepost for decision-making. The plan documents an established community-driven, agreed-upon direction. For those items already noted and/or outlined within the plan contents, decisions to proceed will be straightforward. Acknowledging that conditions can change over the course of 10 years, the staff and Board should use the plan as

a cornerstone, while simultaneously considering new opportunities as they arise. The following list provides key questions to consider if new decisions are needed in the future:

- Does it fit within the District's mission?
- Does it align with the District's current strategic priorities?
- What is the extent of the community benefit? Does it meet a large group's needs and/or a niche, currently unmet need?
- Does the option take advantage of an opportunity not previously available?
- Is there fiscal backing for the opportunity?

Maintaining a nimble mindset and approach will be of the utmost importance as new—unknown—opportunities arise.

A. Community Feedback

Lombard Park District

Comprehensive Master Plan and Strategic Plan

Engagement Summary



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Introduction

As part of the Level Up Lombard Parks Engagement Strategy, a great deal of feedback was sought from the board, staff (full-time, part-time, and seasonal), and community members regarding the District's Comprehensive Planning effort. The Lombard Park District (District) staff created a project logo and tagline, depicted in Figure 1, to promote the project and engagement. The Level Up Lombard Parks, Plan to Play logo and tagline was used on project collateral (note pads, pens, stickers, etc.) to spread the word out about the project and the need for public input.

Figure 1. Lombard Park District Project Logo and Tagline



The engagement for Level Up Lombard Parks included:

- A Survey Monkey tool was sent to board members to collect their input
- Discovery sessions with leadership, full-time staff, part-time staff, and seasonal staff
- Six focus groups for community members, local leaders, and affiliate groups
- Five community pop-ups where the consultants visited parks, facilities, and District events to connect with the public
- An online project website (using Social Pinpoint) to collect feedback virtually
- A statistically valid survey – results will be summarized in a stand-alone document once the survey process is completed.

This report summarizes the feedback shared during the staff sessions, focus groups, pop-up events, and on Social Pinpoint.

1.0 Internal Engagement

Board of Commissioners (Board) Input

An electronic survey was sent to Board members to obtain their input. This section summarizes their thoughts about the planning effort and the future of the District.

Future Vision

When asked how the District would look and feel five years from now, the following feedback was noted:

- A low tax rate is important.
- Better facilities are needed, i.e., more District-owned gym space, turf fields (inside and out).
- Continue to update and improve the outdoor assets such as the developments at Lilacia Park.
- Continue to evolve to meet the programming needs of the changing population.

Obstacles

According to Board members, the biggest obstacles to realizing the District's vision include:

- Limited funding resources – there may be a need in the future to eliminate non-essential services and redirect resources where they are needed most. A successful referendum will be needed to fund future capital development.
- Staffing and wages.

Strengths

The Board noted many District strengths including:

- Staff that are dedicated, extremely knowledgeable, and motivated to provide the best service they can for residents.
- Overall feeling that parks and facilities are welcoming and safe.
- Keeping the tax rate and program fees at a reasonable rate.
- Managing the District's finances effectively.
- The District has lived within its means while effectively adding and updating facilities.
- The District (both Board and staff) have done a great job of fostering, growing, and maintaining relationships with other governmental bodies and partners from Lombard and surrounding communities.

Opportunities

When asked how the District could improve, Board members noted the following:

- Some playgrounds and facilities need updating, specifically the Sunset Knoll Recreation Center (SKRC) and the Golf Course club house.
- New facilities may be needed to meet resident demands (i.e., an indoor pool), possibly through a partnership with School District #87.
- Innovative programming should be a future priority.
- Effective, efficient long term budgeting to keep the District financially sound is a priority of this Board.

Equity

The survey asked board members to describe how equitable the District is in providing recreation programs and facilities. Overall, the Board believes the District is doing a great job meeting the diverse community needs and that there is something for everyone (both through parks and facilities). It was noted that pricing is intentionally kept low to allow all to participate. Some Board members noted the need to update more parks throughout the District to increase access to all areas of the community. Lastly, the District does provide a financial assistance program and information is outlined in each seasonal program guide.

Local and Regional Partners

Board members expressed their satisfaction with the District's efforts to create relationships with a variety of local and regional partners – specifically the other Lombard governmental agencies. There is interest to revisit partnering with School District #87 to build an indoor pool, and a desire to pursue a joint use agreement with School District #44. Lastly, Board members suggested they remain open to evaluating any potential partnerships that could serve the community more efficiently.

Community Concerns

Board members were asked what they felt the biggest concerns of community members are in relation to park and recreation programming and facility access. Overwhelmingly, the Board sees the need for additional indoor program space to relieve congestion during peak usage. The north side of town was noted as an area that is deficient with indoor space and the need to continue to seek options to fill this gap. Some expressed that the Level Up Lombard Parks planning effort will help answer questions regarding community needs and concerns.

Top Priority

The survey asked Board members to identify their top priority for the next three years; their responses included:

- Improvements to Lilacia Park at the former library site is the top priority.
- Upgrades to SKRC.

- Adding more gymnasium space and turf fields (indoors and out).
- To communicate the importance of the District's mission, vision, and values with all user groups.

Staff Input

As part of the engagement process, the BerryDunn team met with two groups of staff to obtain input about how the District functions. The meetings focused on questions regarding the District's strengths, weaknesses, opportunities, and threats (SWOT). Both groups had 15 people in attendance. The first group included the leadership team, and the second group included a few full-time staff, and several seasonal and part-time staff.

Both groups participated in an activity that helped identify and rank the SWOT components. Table 1 summarizes the results of the sessions, highlighting the similarities between the two groups for each topic.

Table 1: SWOT Comparison Between Leadership and Other Staff Members

	<u>Leadership</u>	<u>Full-time, Seasonal, and PT</u>
<u>Strengths</u>		
1st	Customer service - 63	Staff - 61
2nd	Programs & MMAC - 56	Community support & trust - 26
3rd	Community support & trust - 23	Programming - 21
<u>Weaknesses</u>		
1st	Aging facilities - 128	Technology - 42
2nd	Technology - 28	Storage - 25
3rd	Communication & consistency - 16	Facility issues - 23
<u>Opportunities</u>		
1st	Technology improvements - 41	Facility improvements - 95
2nd	Foundation creation - 37	Technology - 22
3rd	DEI focus - 36	Staffing - 16
<u>Threats</u>		
1st	Staffing - 89	Competition - 43
2nd	Competition - 29	Staffing - 38
3rd	Social Media - 27	Programming - 20

The following sections describe the results of the SWOT activity in more detail.

Leadership Meeting

The leadership session began with the question “why are you proud to work for the District?” and the following sentiments were shared:

- The positive work environment – morale is high.

- The variety of the work, regardless of position.
- The level of programming and the amount of green space the District provides the community.
- The District brand and image – overall, the community feels very positively about the organization.

To learn about SWOT, each staff person was provided a note card for each of the four topics. Staff noted a strength on their card and then passed the card around the table. The rest of the team could then “vote” on whether they agreed with the item.

District Strengths

Many District strengths were noted by staff – the top two items that rose to the top included:

- The strong level of customer service, meeting community needs, being flexible, and open to change. (63 votes)
- The variety and creativity of District programming and the Madison Meadow Athletic Center (MMAC) (56 votes)

Additional strengths discussed include the trust the District has built with the community through communication (11), the District’s financial stability (10 votes), and the culture (10).

District Weaknesses

In terms of weaknesses, there was one big winner:

- The aging, outdated, worn SKRC and the lack of indoor programming facility space (128 votes)

Other noted areas of weakness include:

- Staff communication, consistency for employees (work from home policy), and that the District says “yes” to everyone regardless of policy (28 votes)
- Lack of District technology (26 votes)

One other weakness noted was the need for more full-time staff in recreation.

Opportunities

The top three opportunities staff noted were all close in terms of the number of votes:

- Technology: revamping RecTrac, streamlining the hiring process with electronic paperwork, and making full use of the systems the District has in place (41 votes).
- Creating a District foundation that could help augment the Districts scholarship program (37 votes).
- Diversity, equity, and inclusion: creating more inclusive programs and facilities, and providing ethnic programming and more diverse cultural experiences (36 votes).

Additional opportunities included adding facilities and programs to become more independent while maintaining partnerships (13 votes), creating more opportunities for volunteers (7 votes), building an indoor pool (4 votes), dog programming (2 votes), and providing an online guide (2 votes).

Threats

Staff noted several threats that the District is currently facing or will face in the future. Like the weaknesses, there was one with a great deal of votes:

- Staffing: lack of applicants, low wages, not enough students choosing parks and recreation as a college major and retaining quality staff (89 votes).
- Competition from the private sector (29 votes).
- Social Media: no opportunity to be able to respond to “keyboard warriors” (27 votes).

Additional threats include the fear of future failing referendum (7 votes), inconsiderate customers (7 votes), emergency preparedness (e.g., active shooter), (6 votes), and Esports (3 votes).

Emerging Trends

Some emerging trends that the District is currently facing currently include:

- Lots of change in District leadership, which led to changes throughout the District.
- Increased use of outdoor spaces by the public.
- Pickleball and cricket are on the rise.
- The community is transient – people move in and out quickly and some are not very rooted in Lombard – some preschool participants may only be in a program for three or four months before moving on.
- There is sense of entitlement following COVID 19 – some customer tempers seem to be shorter, and there seems to be a rise in youth participant behavior disruptions.
- More people are transitioning away from working from home, creating an increase in childcare needs.
- Indoor aquatics, which many noted as a community need.

To address these trends, staff noted the following needs:

- Replace SKRC.
- Provide more personnel in all areas.
- Increase use of technology, such as an online work request system, controls for athletic field lighting, facility access (key fob), and add Wi-Fi in parks; investigate the RecTrac app; and add employment software.

Staff were asked if they could accomplish one thing over the next few years what would that be, and the responses included:

- Replace SKRC.
- Add more native plantings to existing parks.
- Purchase employment software.
- Evaluate athletic affiliate group relationships.
- Update the employee appraisal process.
- Form a foundation.
- Create a standard, branded system for the program evaluation process.

Community Concerns

When asked about the biggest concerns of community members regarding access, the staff noted:

- Language barriers.
- Not all playgrounds are accessible and there is no fully-accessible playground.
- The scholarship program may not be serving everyone in need.

Full-time, Part-time, and Seasonal Staff Meeting Results

When asked what makes this group proud to work for the District, staff shared the following:

- Great staff (full-time, part-time, and seasonal).
- Regular customers (at golf).
- Supportive community.
- The events that the District provides free to the community at Lilacia Park (Lilac Time & Holiday Lights).
- Freedom to create new programming to meet community needs.

The SWOT activity (writing an idea on a note card and passing it around and having others weigh in) with this group was lively. This section provides more detail on the responses.

District Strengths

Like the leadership team, this group shared many District strengths including:

- Staff (61 votes)
- Community support (23 votes)

- Programming (21 votes)

Other items included the number of facility options (11 votes), leadership (10 votes) and communication (6).

District Weaknesses

According to this group, the District weaknesses include:

- Technology (42 votes)
- Lack of appropriate storage (25 votes)
- Facility issues (23)

The group noted concerns about leadership (slow to make recommended changes, communication, and transparency about budget information) at 22 votes. The last item was about staffing, including benefits and a desire for a hybrid work schedule with 10 votes.

Opportunities

The opportunities highlighted by this group of staff include:

- Facilities: constructing new spaces, improving existing facilities, additions, and leasing empty spaces (85 votes)
- Technology: find more compatible software, and streamline the Point of Sale system (22 votes)
- Staffing: create more positions and a work from home/hybrid option for those who are able (16 votes)

Threats

This group of staff noted many District threats including:

- Competition: from other communities providing similar programs, from surrounding agencies and schools, and from area golf courses – some with lower greens fees (43 votes).
- Staffing: low wages, staff leaving to go to other districts that pay better, inability to find good staff, and the lack of benefits (38 votes).
- Programming: not enough classes and a need for more diverse programming (20 votes).

Other items of note included the inability to pay (11 votes), internal inclination to maintain existing procedures rather than adapt (10 votes), and the difficulty to limit benefits to residents because non-residents pose as residents.

Emerging Trends

This group noted that pickleball is on the rise, golf is going well, and theatre programming is growing. More special events are being offered, and there is excitement about the new opportunities for the land vacated by the old library (adjacent to Lilacia Park).

Community Concerns

In terms of community concerns, this group suggested that parking is an issue (not enough of it and not enough ADA spaces), there is a language barrier for several groups, and there is limited outdoor athletic field space for groups seeking permits.

2.0 External Engagement

Focus Groups

BerryDunn held six focus groups for community members, local leaders, and affiliate groups. The focus group question topics included:

- Overall impressions of the District
- Strengths
- Opportunities
- Community and affiliate needs
- Communication

Focus group participants included 26 community members and representatives from the following organizations:

Partners	Affiliates
<ul style="list-style-type: none"> • Kiwanis • Glenbard East High School (Glenbard District 87) • Lombard Jr. Women's Club • Rotary Club • District 44 • Helen Plum Library • Lombard Bank and Trust • Lombard Public Works 	<ul style="list-style-type: none"> • Firebirds Soccer Club • Falcons Football • Lombard Baseball League

District Strengths

Overall, focus group participants appreciate and support the District. They feel the District has excellent staff, clean and well maintained parks, and excellent youth sports programs, summer camps, and after-school care.

Focus group participants shared that they feel District staff and leadership are friendly and accessible. Staff are often found at events and throughout the facilities and parks, making the community and affiliate members feel supported. Several staff, including Patti from Dance and Lou Ann from the MMAC were specifically mentioned for their programming and support. Affiliates commented about the strong and long-term partnerships with the District as well

recognizing staff and leadership dedication to supporting their organizations. Other comments included:

- Staff genuinely care
- Coaches and referees in soccer are really nice, not screaming at participants or parents

...it is nice it is to be able to rely on the District when school is cancelled and there is **"something every day to get out with your child"**.

- The District does a great job running everything
- The staff listen

Participants also commented that they value the variety of programs offered for all ages. One person shared how much they appreciate the after school program, Club Rec, due to its hours of operation and low cost; the program is "almost free" and significantly less expensive than that of the neighboring Oak Brook Park District. Another participant expressed how nice it is to be able to rely on the District when school is canceled and there is "something every day

to get out with your child." Other comments included:

- So much variety of offerings; can't get bored
- The theatre program is fun and not high pressure
- Love the holiday events
- Kids don't want to leave ClubRec

Facilities, parks, and fields were also recognized. Though some of the assets have challenges, as noted in the opportunities section, the District does a very good job of maintaining current properties. Comments about parks included:

- Ninja park is amazing (re: Four Seasons Park Fitness Challenge Course)
- Love the paths and lagoons
- Wanted to live by the park
- Lilacia Park is a gem
- Clean and nice-looking parks
- The District offers an array of rental facilities
- Everything is clean and welcoming

The District communication was also positively recognized. Comments included:

OVERALL

Strengths

- Clean and Well-Maintained Parks
- Accessibility and Convenience
- Staff and Leadership
- Program Variety
- Facilities

Areas of Opportunity

- Outdated Facilities
- Field Upgrades
- Limited Space

- Staff call parents who frequently enroll in programs about their place on the waitlist
- Flyers and booklets are helpful
- The new signs in the hallway in SKRC and promotional signs on street are great
- Love the [Bloom-O-Meter] for the lilacs

Patrons also commented about liking the program guide as a tool they frequently reference and asked specifically for the District to continue to produce the publication. As one participant noted: “I won’t sit online and look at the booklet.”

Opportunities

Common with assessments of this type, discovery session participants also shared some areas of opportunity for the District. These fell into three categories:

- Facilities and Amenities
- Athletic Fields
- Programming

Facilities and Amenities

Recognizing the limitations of SKRC due to its original design as a schoolhouse, BerryDunn asked participants about the current structure. Feedback included:

- Security is a concern with too many unstaffed access points
- A desire for the facility to be utilized differently with better use of the space
- Update bathrooms, specifically the “kids bathrooms are rough”
- Fix or update video monitor for dance class
- Parking is a challenge; lighting is also needed

Importantly, several individuals expressed that the building at Sunset Knoll was adequate.

Importantly, several individuals expressed that the SKRC building was adequate.

The MMAC is very well regarded in the District; however, several participants commented about a “rumor” that the MMAC was planned in two phases - one now and one in the future.

When participants were asked what amenities participants they would like in a potential expanded or new center, they responded:

- Indoor pool

- Indoor tennis and pickleball courts
- Sauna
- Mini golf
- Indoor fields

Participants asked for better maintenance of the tennis courts by Lombard Common and wayfinding signage throughout the District.

Restrooms were a common topic of discovery sessions. Patrons requested permanent restrooms in parks while affiliates wanted the District to provide restrooms. Specific requests were made for restrooms at Westmore Woods and closer to athletic fields.

Accessibility throughout the District was a concern, with one participant sharing how she saw an older woman in a wheelchair unable to access an area of Madison Meadow Park.

Affiliates also shared a need for additional storage space—provided by the District—for equipment.

Athletic Fields

Affiliates repeated the need for new athletic fields as well the need for multi-purpose fields with proper irrigation. There were several comments that some of fields at Sunset Knoll cannot be used after heavy rain. Some participants suggested that Madison Meadow, the Common, and Four Season could be better utilized for sports.

Affiliates also shared:

- A need for more soccer fields
- More foresight into the planning process
- More focus on multi-purpose fields
- They are getting passed up because of the facilities and fields in the District; individuals are going to other Districts with better facilities and availability

Lighting was also a concern from both a usability and security standpoint affiliates would like to see lighting on fields so they can be used later into the season. Patrons requested lighting as a safety feature on paths, with one person stating they do not feel safe in more secluded areas of parks. Providing a police call box in remote areas was also suggested.

Programming

Though the District offers an array of programs, participants did suggest several additions or changes to the menu, including:

- Pickleball classes in the afternoon or evening
- Yoga in the evening

- Evening program options in general
- Senior trips
- Intergenerational programming
- Mentoring

Additional suggestions included:

- Provide more space at Paradise Bay for younger children, particularly when older kids are present; consider features like a two foot depth pool area for toddlers and a sand play area.
- Provide a discount for coaches to encourage participation.

Additional Comments

BerryDunn's interviews concluded with a question asking participants "what we missed." Participants shared the following:

- **Swim Program:** Issues with the separate parent board and role clarification, though improvement was noted with Joe's involvement.
- **Native Plants:** Suggest adding more native plants; Terrace View has some around the pond area.
- **Taste of Lombard:** Desire to bring back this event.

Community Pop-Ups

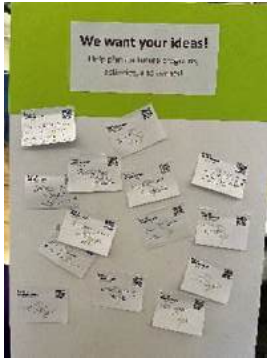
In addition to focus groups, BerryDunn also set-up pop-up booths to directly engage with the community at:

- MMAC on April 22, 2024, from 5 – 7 p.m.
- SKRC on May 1, 2024, from 5:45 – 7:45 p.m.
- Four Seasons and Lilacia Park on May 11, 2024, from 10 a.m. – 3 p.m.
- Mutt Strut on May 18, 2024, from 8 – 9:30 a.m.

BerryDunn used three engagement tools to gather community feedback:

1. **Voting Boxes: How would you invest in Lombard Park District Indoor Facilities?**
2. **Ideas Wall: We want your ideas!** Help plan for future programs, activities, and events!
3. **Input Bucket: What does the future of Sunset Knoll Recreation Center look like?** Renovated building, same location? New building, same location? New building, different location? Larger classrooms? New gymnasium? More space for...? Reimagine it this way... New opportunity for... Could consider...

Context images:



The results of the engagement activities are outlined below:

MMAC Engagement Booth

April 22, 2024, 5 – 7 p.m.

Ideas Wall

- Cycling class
- Adult workout class. Yoga?
- Seed library
- Late-night basketball; scheduled pickup basketball times; more time for basketball
- Indoor pool!
- The red/white/blue park at Madison Meadow needs an update – especially for safety
- Pickleball instruction at 5:30pm
- Nutrition classes
- Pool; indoor lap pool
- Aerobics or Zumba class at 5:30 p.m., M-F
- New SKRC
- Longer walking track
- Outdoor sunset yoga
- Barre fitness classes

SKRC Ideas Bucket

- Indoor pool or banquet/rental space
- Centralize all indoor space at MMAC location
- Bigger gym
- Gymnastics
- Only three pickleball courts at Four Seasons
- Bigger MMAC locker rooms
- Adult education classes (e.g., pottery)
- Early childhood

SKRC

May 1, 2024, 5:45 – 7:45 p.m.

Ideas Wall

- Improved rental spaces for small to mid-size events
- Rebuild/upgrade the red/white/blue park and Madison Meadow
- Zip line at playgrounds
- New playground at north side of Sunset Knoll

SKRC Ideas Bucket

- Having a singing program for 7- to 14-year-olds
- Larger/updated classrooms for dance classes and other rec activities
- Renovated or new program spaces for classes and activities
- SKRC to become a technology update facility for kids to have study spaces as well as everything else that is here
- Family events (bingo, trivia, etc.)
- Summer camps
- Regardless of changes, keeping a preschool in this location
- Better parking; new building; updated rooms for activities and early childhood
- New building

Table 2: Voting Box Tally

Voting Box	MMAC	SKRC
<i>Indoor Gymnasium/Courts</i>	11	20
<i>Artificial Turf Athletic Field</i>	8	23
<i>Fitness Spaces</i>	30	22
<i>Programming Rooms for Activities</i>	17	26
<i>Preschool/Early Childhood Spaces</i>	20	24
<i>Flexible Community Gathering Spaces (For Drop-in Or Rental Use)</i>	13	8
<i>Indoor Pool/Aquatic Space</i>	85	69
<i>Other</i>	2	12

MMAC Voting Box “Other” ideas:

- More showers, better water pressure in showers
- Men/women changing rooms, showers, and sauna at MMAC
- More weight room space

SKRC Voting Box “Other” ideas:

- Swings
- More parks
- More modern parks, i.e., Naperville’s Wolfs Crossing
- Park with obstacle course
- Parks with zip lines
- Parks with fancy climbing
- Revamp the existing zipline park
- Parks with swings like Maggie Daley
- Community space for crafts and knitting; classes for seniors, i.e., cooking classes

Four Seasons Park

Saturday, May 11, 10 a.m. – Noon

Distributed at least 52 Level Up Lombard Parks business cards, along with notepads containing Social Pinpoint QR codes (50 each). Several families were from neighboring Villa Park, IL.

Ideas

- Bathrooms for people (real ones)
- Good job – doing great!
- We love the programs
- Restrooms at Four Seasons not open enough for use
- Need restrooms in middle of Madison Meadow
- More indoor and outdoor artificial turf
- Four Seasons lake is a good fishing spot, but the “structures” are gone and should be replaced (i.e., tree branches, habitat)
- Remove the plastic webbing from newly grassed area

Lilacia Park

Saturday, May 11, 1 – 3 p.m.

Distributed approximately two dozen business cards; interacted with many non-residents, which demonstrated Lilacia Park’s regional draw.

Ideas:

- Lap pool
- A kickball association
- Community garden
- More greenspace in the expanded Lilacia Park
- “Clue” event at Lilacia Park
- Genetically engineer a plant that grows chocolate chip cookies
- Lilacia Park: “Do more of the same” with the new land
- “It doesn’t get any better than Lombard!” – Lilacia Park User

Mutt Strut

Saturday, May 18, 7:30 – 9:30 p.m.

Distributed approximately 75 dog bone bags with business card or notepads (with QR codes) attached.

Ideas

“I think you’re doing a great job!”

“You guys do an awesome job!”

All-day trips for all adults. I just see an active adults 55+

3.0 Social Pinpoint Summary

Social Pinpoint is a powerful online tool that helps agencies gather feedback and insights from a range of community stakeholders.

This analysis will provide insights that can inform decision-making and help the District better understand and meet the community's needs and expectations. These insights can lead to recommendations that drive change and improve outcomes for all stakeholders. The District's Social Pinpoint engagement site included an ideas wall, survey, and a mapping tool.

The Level Up Lombard Parks Social Pinpoint site was active from March 24 to June 10, 2024. The site received over 2,600 visits, generating 71 survey responses, 89 comments on the ideas wall, and 49 mapping tool responses.

Online Engagement by the Numbers

2,630 Site Visits

754 Unique Users

89 Ideas Wall Comments

71 Survey Responses

49 Mapping Tool Responses

Figure 2: Social Pinpoint Landing Page



Surveys

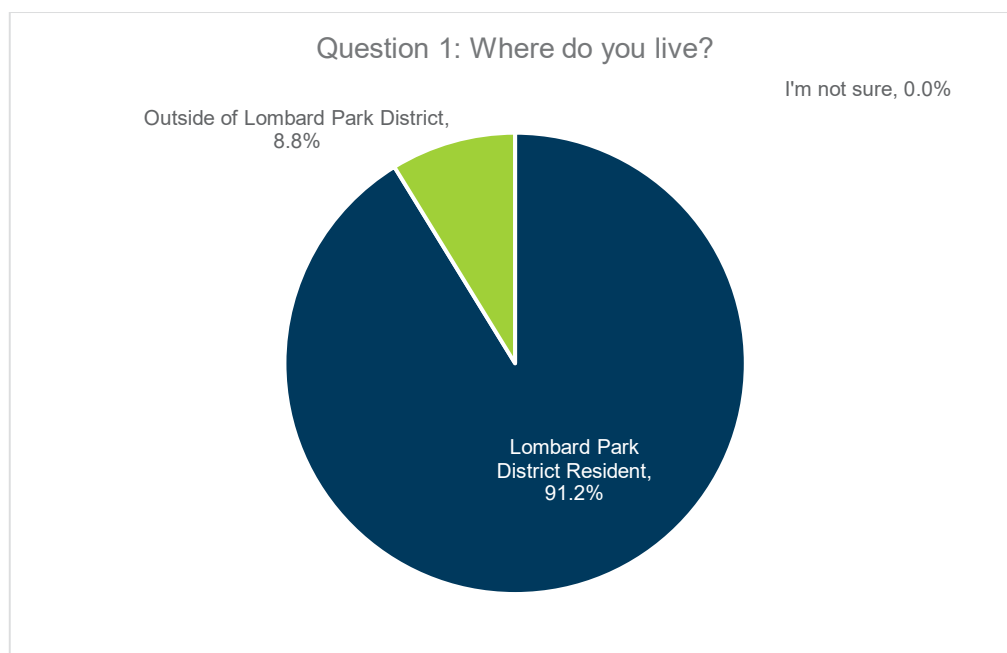
Two Social Pinpoint surveys were created and posted on the site – one was designed for regular users of District programs, parks, and facilities and the other was designed for people who are not avid users of the District.

User Survey

The user survey consisted of five questions and 58 responses were received. The survey focused on user's opinions regarding the SKRC.

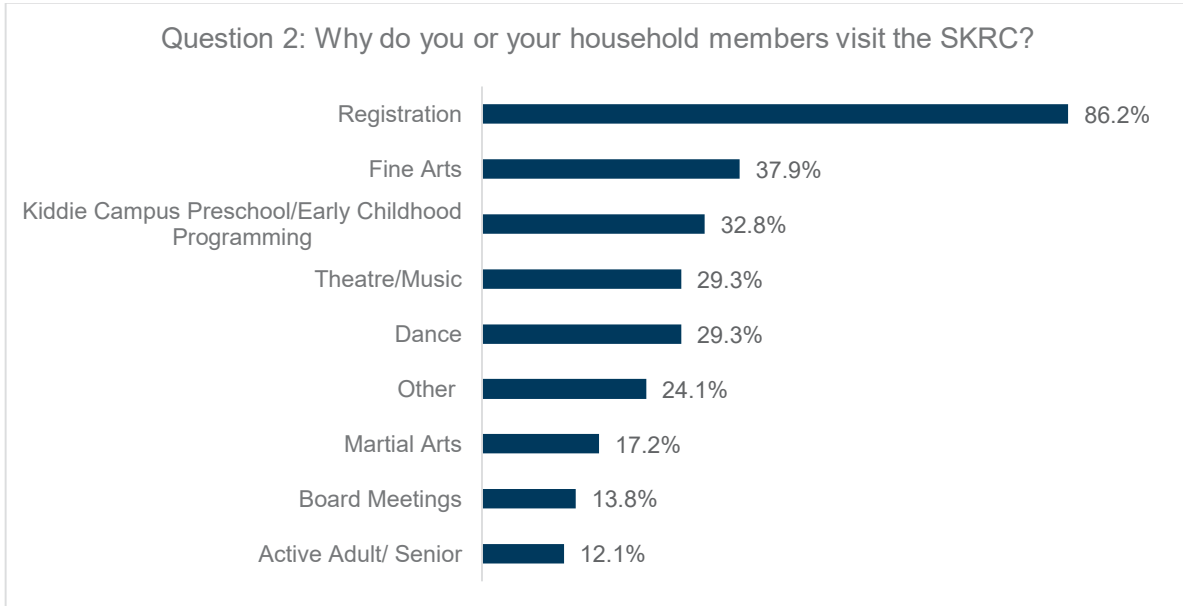
Question 1 asked where respondents lived, and three options were provided including Lombard District Resident, Outside of Lombard Park District, and I'm not sure. A total of 57 people responded to this question, with 91.2% of respondents indicating they reside within the Lombard Park District.

Figure 3: User Survey Resident Status Make Up



Respondents were asked to indicate why they visit the SKRC. A total of 58 people responded to this question, with 86.2% of respondents indicating they visit the recreation center for registration. Other popular reasons users visited SKRC include fine arts (37.9%), kiddie campus preschool/early childhood programs (32.8%), theatre/music (29.3%), and dance (29.3%).

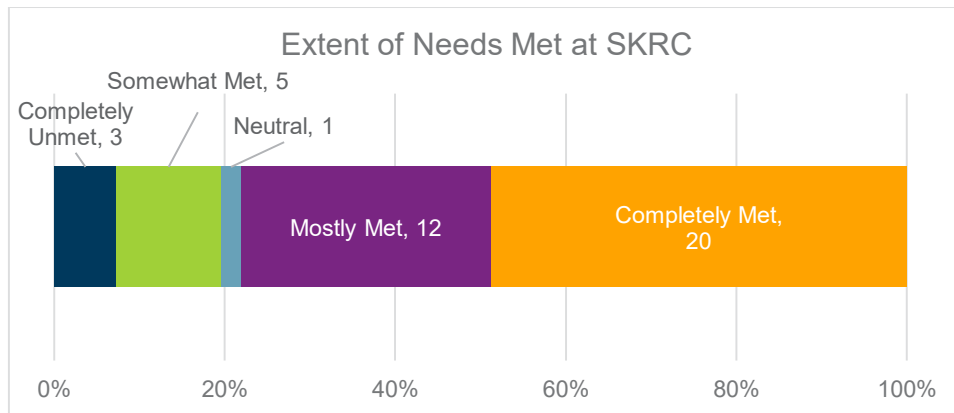
Figure 4: Users' Purpose for Visiting SKRC



Question #3 was a follow-up question to #2 and asked for other reasons people visit SKRC. The four responses included dog classes, as a means to cool off, soccer, and special events.

Question #4 asked, to what extent are your needs met at SKRC? A zero was equal to "SKRC does not meet needs"; 100 was equal to "our needs are completely met." A total of 40 responses were received, and 29 of those responses indicated a 70 or higher satisfaction rate with the recreation center. Figure 5 depicts the extent of needs met at SKRC; 76% of respondents' scores indicated their needs were mostly or completely met (scores of 61 or higher).

Figure 5: Extent of Needs Met at SKRC



Question #5: Please give each SKRC space a letter grade.

Table 4 depicts the percentage of ratings each space received for each letter grade; the cells highlighted in dark blue represent the highest rating given to that space. Overall, the customer service desk had the highest satisfaction rating, receiving a 70.7% for the excellent or good ratings combined. The hallways, multi-purpose gymnasium, and restrooms received the lowest ratings, with 15.5% in total for the fair and poor ratings combined. The most unknown feature to users is the fine arts studio, with 55.2% of respondents not being aware of the quality of this space.

Table 4: Users Satisfaction with Recreation Center Spaces

	A Excellent	B Good	C OK	D Fair	F Poor	Unknown
Customer Service Desk	34.5%	36.2%	15.5%	8.6%	1.7%	3.4%
Dance Studios	12.1%	25.9%	15.5%	5.2%	1.7%	37.9%
Hallways	10.3%	34.5%	36.2%	8.6%	6.9%	3.4%
Multi-purpose Gymnasium	8.6%	25.9%	29.3%	12.1%	3.4%	19.0%
Preschool Rooms	10.3%	13.8%	20.7%	8.6%	0.0%	46.6%
Restrooms	13.8%	31.0%	32.8%	13.8%	1.7%	6.9%
Fine Arts Studio	5.2%	15.5%	20.7%	1.7%	1.7%	55.2%
Other Programming Rooms	8.6%	17.2%	20.7%	8.6%	1.7%	41.4%

Question #6: If you could change one thing about the SKRC, would it be? A total of 41 respondents answered this question.

Most comments centered on potential facility upgrades and parking. The feedback regarding facility upgrades highlighted needs for modernization, including better lighting, updating hallways and bathrooms with new flooring and paint, and upgrades to the preschool rooms and gym. Respondents also suggested a lounge area for parents and siblings, dedicated performance space for theatre and music programs, and more overall space for various programs. Respondents also indicated they would like to see more parking and improved traffic flow.

Additional feedback included the desire for the recreation center to be more centralized to downtown, more creative courses for youth, providing the ability to rent spaces virtually, and having a space for youth who have siblings participating in other programming.

Non-User Survey

The non-user survey consisted of 15 questions, and 13 responses were received.

Question #1 asked respondents if they are a District taxpayer? All 13 respondents answered this question with 92.3% indicating they are a District taxpayer.

Question #2 asked respondents to provide their ZIP code, and one person responded with 60148.

Question #3 included the following information regarding accessibility: Lombard Park District is committed to the continual improvement of accessibility in our facilities and programs. Did you know that we offer activity modifications, staff training, and adaptive equipment for integrated recreation opportunities? A total of 61% of respondents (8 people) indicated they were not aware of the District offering activity modifications, staff training, and adaptive equipment for integrated recreation opportunities.

Question #4 asked respondents if they have ever felt uncomfortable using District recreation facilities due to disability, gender identity, language, race or ethnicity, religious beliefs or customs, or sexual orientation. A total of 10 people answered this question indicating that they felt comfortable using District facilities.

Question #5 asked respondents if District recreation facilities are difficult for them or their household member(s) because of a behavior, cognitive, mobility, or sensory disability. Two respondents indicated that they had issues using District recreation facilities because of either a sensory or mobility disability.

Question #6 asked respondents what prohibits them or member(s) of their household from visiting District facilities. A total of 13 people responded to this question. Respondents indicated the main barriers to visiting a District facility include high fees, inconvenient hours of operation, not being interested, facilities are too far from residence, or the respondent uses other recreation facilities. One respondent specifically indicated that handicap accessibility prevents them from being able to access parks.

Question #7 asked what other outside recreation facilities respondents utilize? No one responded to this question.

Question #8 asked respondents to please share where they feel unsafe and why. No one responded to this question.

Question #9 asked what prohibits respondents or members of their household from participating in District activities, programs, and events? A total of 12 people responded. Table 5 displays the most common participation barrier choices and the response rate. One additional respondent left an open-ended response that they visit other facilities to use an indoor lap pool during the winter months.

Table 5: Barriers to Participating in Activities, Programs, and Events

Choices	Response Rate
Program times are not convenient	25.0%
Classes are full	16.7%
Didn't know program, activity, or event existed	16.7%
Fees are too high	16.7%
Program not offered	16.7%
Use programs offered by other organizations	16.7%
Not interested	8.3%
Past negative experience	8.3%
Lack of quality programs	0.0%
Registration and program not offered in preferred language	0.0%
Registration is difficult	0.0%
Transportation is not available	0.0%
Website is hard to navigate	0.0%
Lack of quality programs	0.0%

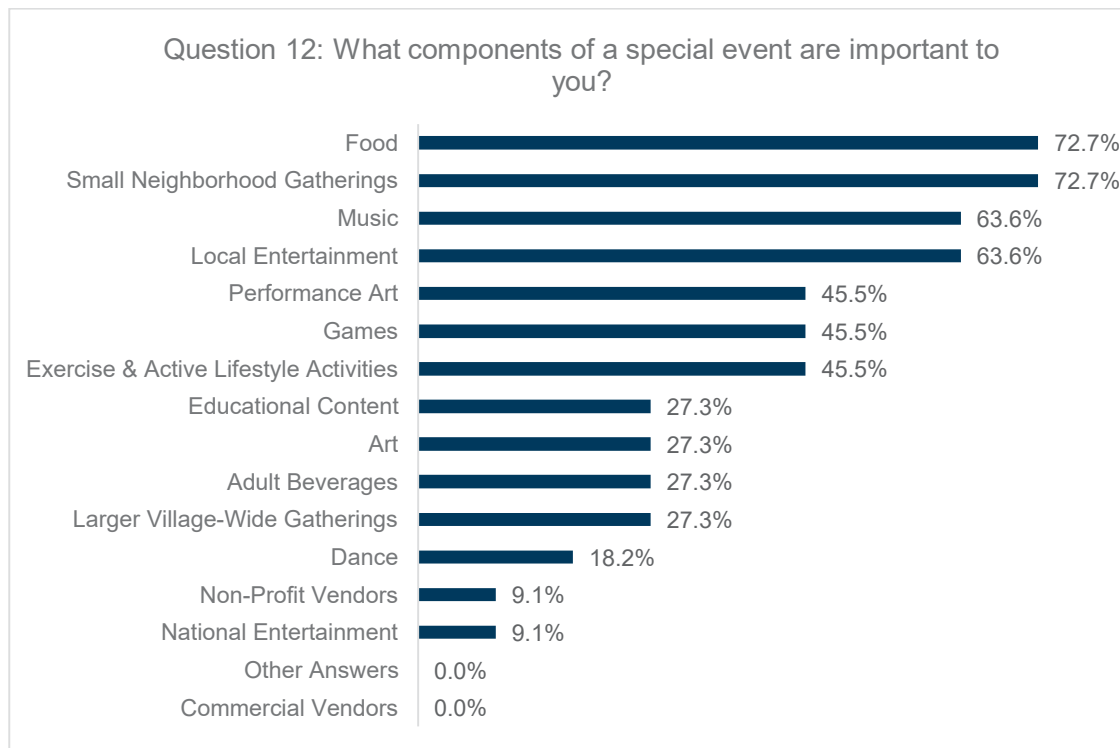
Question #10 asked respondents to share names of other organizations where they participate in recreation programs. No one responded to this question.

Question #11 asked respondents what changes they would like to see made to District recreation program and facility policies. This open-ended question garnered the following responses:

- Add an indoor lap pool
- More open gym times for kids to play basketball during the evenings and weekends
- More activities for kids including creative courses such as LEGO® building and cooking, safety, and biking
- More cardio-based classes for adults
- Increased accessibility for those with limited mobility, including more benches
- Add a playground at Maple and Lincoln (former library site)

Question #12 asked respondents to indicate what components of a special event are important to them. A total of 11 people answered this question indicating that special events should include food, small neighborhood gatherings, music, and local entertainment. Figure 6 depicts the most important component choices and the response rate.

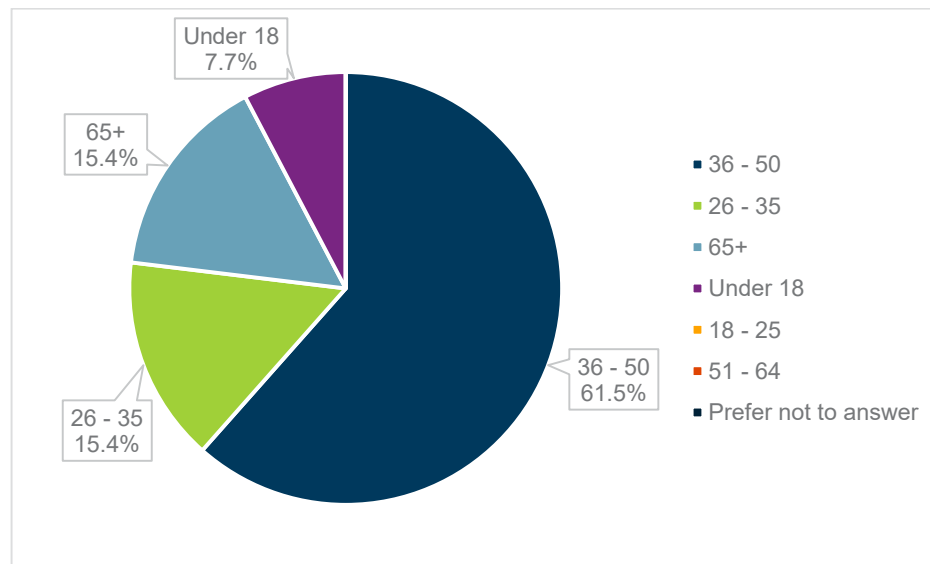
Figure 6: Important Components of a Special Events



Question #13 asked respondents to indicate where they get information about recreation programs and events. Eight non-users indicated the most common way they get information about recreation programs and events includes social media, the District program guide, and online via the website, Facebook, and email.

Question #14 asked respondents indicate their age. A total of 13 people answered this question with responses depicted in Figure 7. Most respondents, 61.5%, are ages 36 to 50 years.

Figure 7: Non-User Respondents Age Categories



Question 15 allowed respondents to share any other questions, comments, feedback, or ideas they have about District recreation facilities, programs, activities, policies, or events.

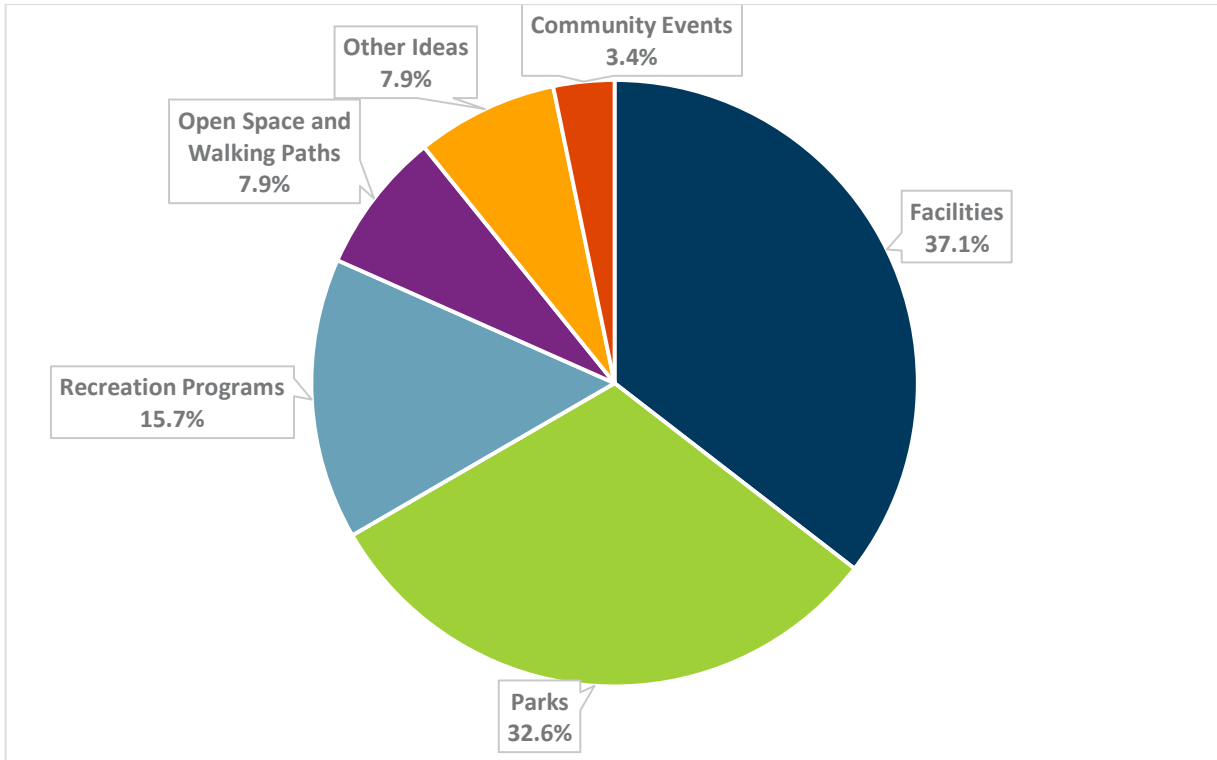
Five people answered this question, and their feedback included the following:

- Add another playground close to downtown
- Expand the MMAC with a rock-climbing wall or indoor pool
- Frustration with not receiving social media responses
- Improved park accessibility
- Improvements to the downtown splash pad
- Positive experience with sports team registration for a child
- Update the playground at Maple and Edgewood in Lombard Common
- Add an indoor pool with adults-only swim times

Ideas Wall

The Ideas Wall, which received 89 comments, allowed community members to share their ideas and feedback regarding facilities (37%), parks (32%), recreation programs (16%), open space and walking paths (8%), community events (3%), and miscellaneous topics (8%) regarding the Districts Master and Strategic Plan as seen in Figure 8. Community members could submit their feedback anonymously and view other submissions on the platform.

Figure 8: Ideas Wall Comment Topics



The following sections provide a summary of each ideas wall category.

Facilities

The facilities category received the most participation, with 33 responses from community members seeking improved local facilities and services. A significant number of respondents desire the addition of an indoor aquatic facility, which is seen as a valuable community asset, providing year-round swimming opportunities, and supporting local swim teams. The absence of such a facility is a notable reason some residents use facilities in Glen Ellyn and other neighboring communities.

Safety and security concerns at Paradise Bay Water Park were frequently mentioned, with residents requesting the District consider raising rates for non-residents to mitigate problematic behavior. They also requested the District consider providing a larger zero-depth area, larger tot pool, and additional splash pad. One respondent suggested that the District consider installing

signage that displays the rules and policies of the facility in Spanish for Spanish speaking users. Increased crime and unruly guests have deterred some families from renewing their passes.

There are also suggestions that the District consider expanding weekend operating hours and increasing inclusive recreational options at the MMAC, including adult fitness programs such as:

- Pilates
- Tai Chi
- Self-defense class
- Yoga
- Ping-pong during open gym time

One respondent suggested the District consider expanding the MMAC so that it includes an indoor soccer field, indoor lap pool, and steam room. Members with disabilities would benefit from a buzzer system on the side door to improve access. Additionally, respondents raised storage issues at the MMAC, offering suggestions to move large ball racks out of Studio One to avoid disrupting classes and to enhance the usability of the space.

Other requests include the need for dedicated performance spaces for theatre and dance; improved child-friendly amenities; new turf fields for baseball, softball, and soccer; and updates and renovations at SKRC.

Parks

Community feedback in the parks category received 29 comments that highlight the need for additional playgrounds and amenities, updates to existing parks, and enhanced accessibility. Respondents suggest building a new playground on the site of the old library. Updates and improvements are needed for several parks, including:

- Lombard Lagoon Park: Outdated and too small
- Lombard Common Park: Damaged playground equipment, needs rubber surface
- Vista Pond Park: Safety updates needed due to hazardous traffic patterns
- Four Seasons: Safe access to walking paths and drainage system installed next to log cabin
- Old Grove West Playground: Outdated, old, and too small
- Red/White/Blue Park: Outdated, steep slides, not handicap accessible
- Southland Park: Separate areas for toddlers and bigger kids and accessibility

Suggestions for new parks and amenities include:

- A dedicated inclusive and adaptive playground
- Dog park

- Playgrounds, at the old library and/or old church land near downtown
- Pickleball courts that include more lights and adjustable netting at tennis courts
- Splash pads at Lombard Lagoon and outside Paradise Bay
- More community garden plots
- Turf soccer fields

Additionally, community members desire the use of native plants for landscaping, current and future parks to support the ecosystem, and suggest the District replace wood chips with rubber surfaces in playgrounds for safety and accessibility.

Recreation Programs

The recreation programs category received 14 comments. There is appreciation for responsive programming adjustments and affordable options during school breaks. Conversely, there is dissatisfaction with program registration, particularly for soccer and basketball, noting that it is unorganized and competitive, leading some families to choose other districts to meet their family's needs. Respondents suggest using Connect 44 to streamline basketball seasons and improve scheduling efficiency.

Other recreation program suggestions include:

- Senior exercise classes, like Silver Sneakers, offered after 5pm
- Improved restroom facilities at locations like Sunset Knoll and Madison Meadow
- New youth programs, including a running club, summer camps, and field trips
- Expanded program availability and facility hours to accommodate various schedules
- Include guest passes with Paradise Bay memberships

There is also interest in a combined catalog featuring programs from parks, libraries, and school districts that provides a comprehensive access to community offerings.

Open Space and Walking Paths

The three comments received for the open space and walking path category highlight the appreciation for existing walking paths in the District but express the need for improved connectivity, particularly with a dedicated walking/bike trail or lane to span between North and South Lombard. A concern was raised about specific maintenance issues, such as a muddy section on the walking trail at Madison Meadow Park between the baseball and football fields. There is a suggestion that the District collaborate with the Village of Lombard to expand dedicated bike paths/lanes for better connectivity between parks and to help reduce parking congestion at facilities.

Community Events

The three comments submitted for the community events category highlight the need for a new large, outdoor covered gathering space like a bandshell or pavilion at the old library site. This space could host concerts, markets, and other events year-round, sheltered from inclement weather. Respondents also support expanding Lilac Time events to showcase Lombard's unique identity and attract more visitors. Although not an event, there is interest in the District offering cooking classes for youth and adults.

Other/Miscellaneous

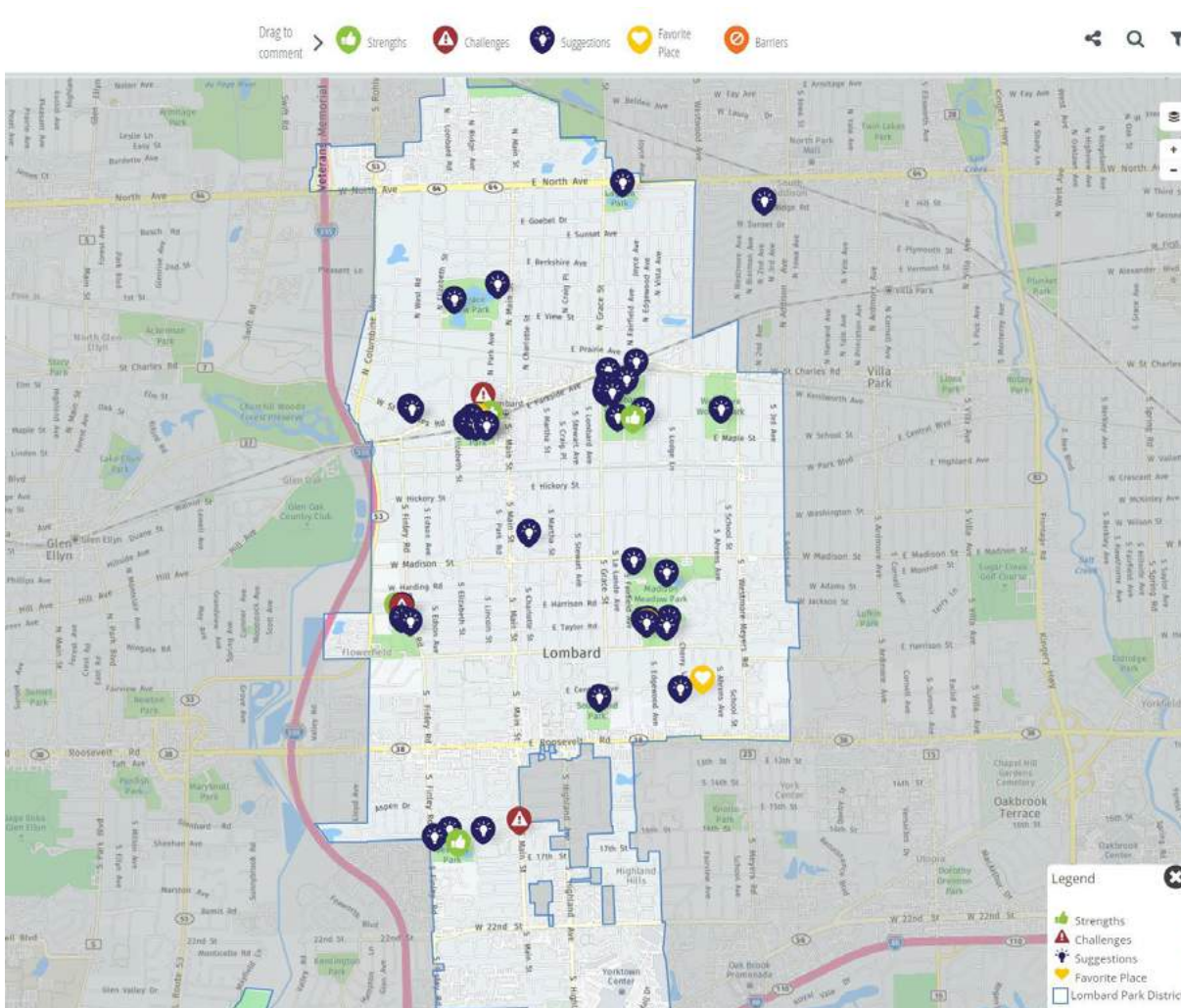
There were seven comments submitted by community members who appreciate Club Rec for elementary school care but suggest adding a flexible drop-in option to accommodate parents with hybrid schedules. Other suggestions include:

- Renovate the downtown splash pad with a new ground surface to match neighboring communities
- Establish medical lending closet
- Develop accessible playgrounds with communication boards for children with disabilities
- Organize cultural festivals and athletic competitions
- Install outdoor sculptures by local artists
- Create a senior men's 70 and over softball league

Interactive Map

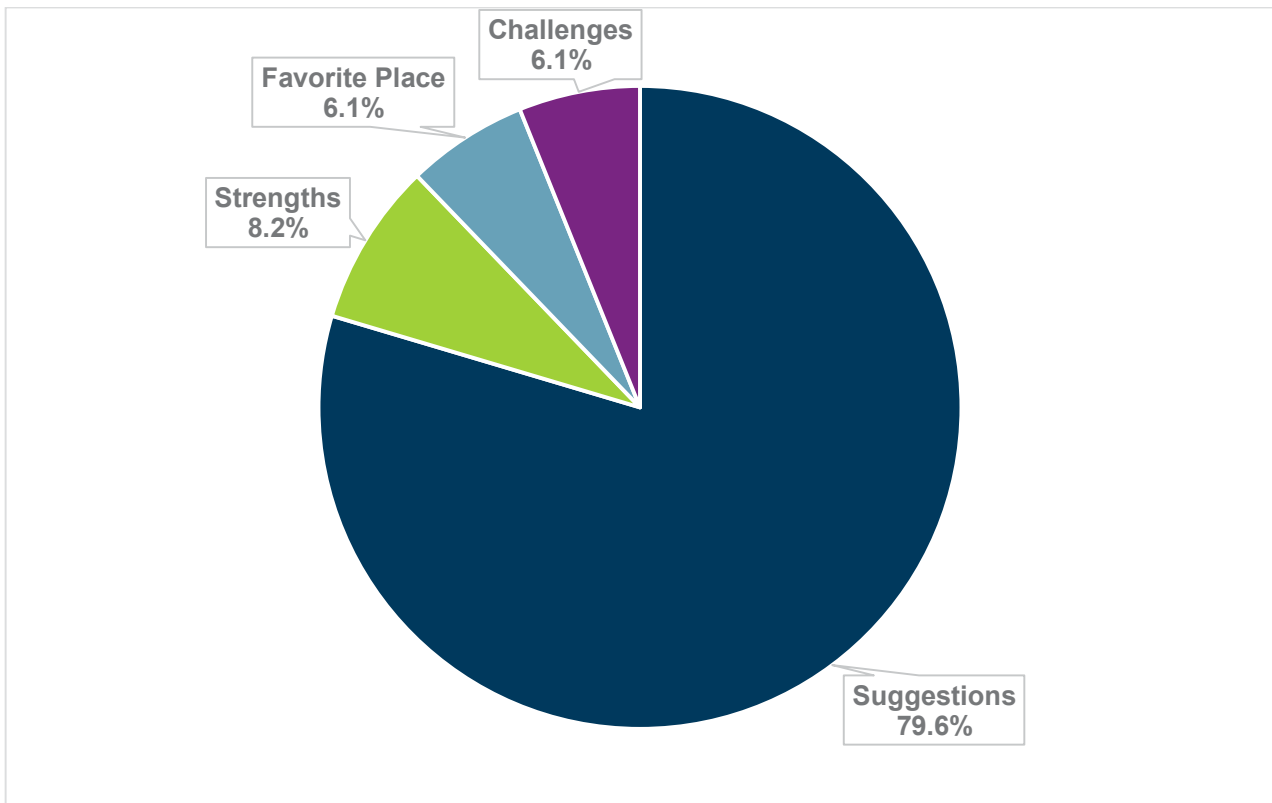
The interactive mapping tool allowed community members to share suggestions, strengths, challenges, barriers, and favorite places they like within the in the District. Respondents were able to pin their comments in their desired locations within District boundaries anonymously and view other submissions on the platform as depicted in Figure 9.

Figure 9: Social Pinpoint Map



The mapping tool received 423 site visits and 49 pinned comments across different map layers. The suggestions category received the most comments (80%), followed by strengths (8%), challenges (6%), and favorite places (6%). There were no comments received in the barriers category. The map response information is broken down by category in Figure 10.

Figure 10: Social Pinpoint Map Comments



Suggestions

The suggestions category received the highest number of responses, with 39 pinned comments regarding the need for new playgrounds and/or updated equipment in various locations across the District, such as:

Lombard Common Park

- Update or replace the playground
- Upgrade the tennis courts to have adjustable nets for pickleball courts
- Add splash pad outside the water park (so it is free)
- Add more covered picnic areas/benches around the park
- Provide garden plots
- Add lights to basketball courts
- Improve the community building to enhance its visual appeal and make it more inviting
- Improve bike and pedestrian safety by extending paths and adding bike racks near the Great Western Trail

Madison Meadow/MMAC

- Upgrade and add playground equipment
- Fix the muddy section of the walking trail between the baseball and football fields
- Reduce the amount of mowed area to promote more natural space
- Extend village sidewalk into a pedestrian path
- Add more multi-purpose versatile floor space
- Add an indoor pool
- Enhance the variety of resistance machines (cable-based circuit training machines)
- Increase the size of the larger childcare space
- Add group spinning classes

Terrace View Park

- Create access from trail to path on the street
- Add a tot lot or playground

Westmore Woods Park

- Add an outdoor restroom near the parking lot
- Install a covered seating area
- Add vending machines

Southland Park

- Add more outdoor pickleball courts
- Add lighting to six of the courts

Four Seasons Park

- Increase amenities such as trash cans, clean-up stations, and water fountains
- Add a community garden

SKRC

- Rebuild this facility with the following features:
 - A spacious workout center
 - A theatre performance area
 - A martial arts studio
 - An indoor pool
 - An indoor basketball court

- Expand the parking lot by removing the rear lot
- Reduce the amount of mowed area to expand natural landscaping, like the Butterfly Garden
- Integrate more community garden plots to meet the growing demand

Lilacia Park

- Add Mother Mary back to maintain Lombard History
- Develop a park near downtown Lombard to use as picnic area
- Add climbing/ninja/obstacle course playground
- Develop an outside covered pavilion/concert stage for events
- Develop an amphitheater
- Add picnic benches

Lagoon Park

- Needs a new playground and/or updated equipment

Other suggestions include:

- Crescent Blvd and W. St. Charles Rd.: The Crescent Tot Lot requires cleaning and upgrades to make it more appealing and safer for young children.
- Michelle Lane: The small park by old grove and the pond needs to be cleaned and updated.
- Park View Pond: Needs a playground or interactive features for children.
- Eastview Terrace: Develop a new park in neighborhood green space.
- Old library site: Needs a new playground to enhance the downtown area.

Strengths

Four comments highlighted strengths at various locations. Lilacia Park is praised for its unique variety of lilacs and events that set it apart. Lombard Common Park is appreciated for its excellent tennis courts, while Sunset Knoll Park is noted for playgrounds catering to different ages and development levels. Four Seasons Park is loved for its pickleball courts.

Challenges

Three comments highlighted challenges at various locations. At SKRC, parking is difficult when many activities occur simultaneously, suggesting a need to manage peak demand. On South Main Street, the entrance from 16th/Main St. is unsafe for pedestrians, especially children, due

to the lack of a sidewalk to the playground. Lastly, the splash park on West St. Charles Road is outdated and would benefit from a revamp or replacement.

Favorite Place

Three community members shared their favorite places in the District. Lilacia Park is highly valued as a unique and significant asset that attracts visitors, emphasizing the need for ongoing funding for maintenance. Madison Meadow Park is praised for the addition of the MMAC, with a call to keep memberships affordable to maximize resident access to fitness opportunities. South Fairview Avenue Park is also mentioned as a favorite spot in the District.

B. Demographic Report

Lombard Park District

Demographics Report



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Lombard Park District Demographic Profile

As part of a comprehensive master plan update, BerryDunn completed a review of the Lombard Park District (District) demographic profile, offering a detailed analysis of household and economic data. This demographic analysis aims to enhance comprehension of both historical trends and projected changes, providing valuable insights into factors that could impact District planning efforts. It also offers insight into the potential market for parks, recreation, and other services by highlighting where and how the community will change.

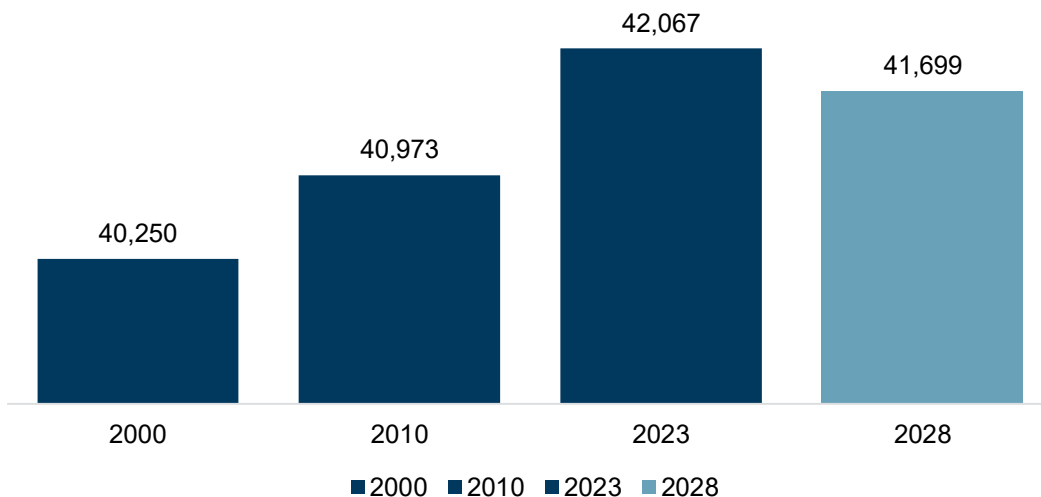
BerryDunn sourced population, age distribution, income, race/ethnicity, and other household characteristic data from ArcGIS Business Analyst, using April 2024 United States (U.S.) Census estimates and the District's boundaries. BerryDunn also compared Illinois (IL) data to U.S. data, where applicable, for additional context.

This analysis features various maps that visually represent demographic information, with data points color-coded by block group. Block groups are statistical divisions of census tracts used by the U.S. Census Bureau, and they are often used in demographic studies to analyze and understand finer-scale population characteristics within specific geographic areas. At times, the block groups may extend outside the agency boundary. The District boundary is represented in blue.

Population Characteristics

In 2023, the District's population was estimated at 42,067 residents—a 4.5% increase from the estimated number of residents in 2000 (40,250). Projections suggest a slight decline in population, with an anticipated population of 41,699 by 2028. The District has a slightly higher female population (50.18%) compared to the male population at 48.82%.

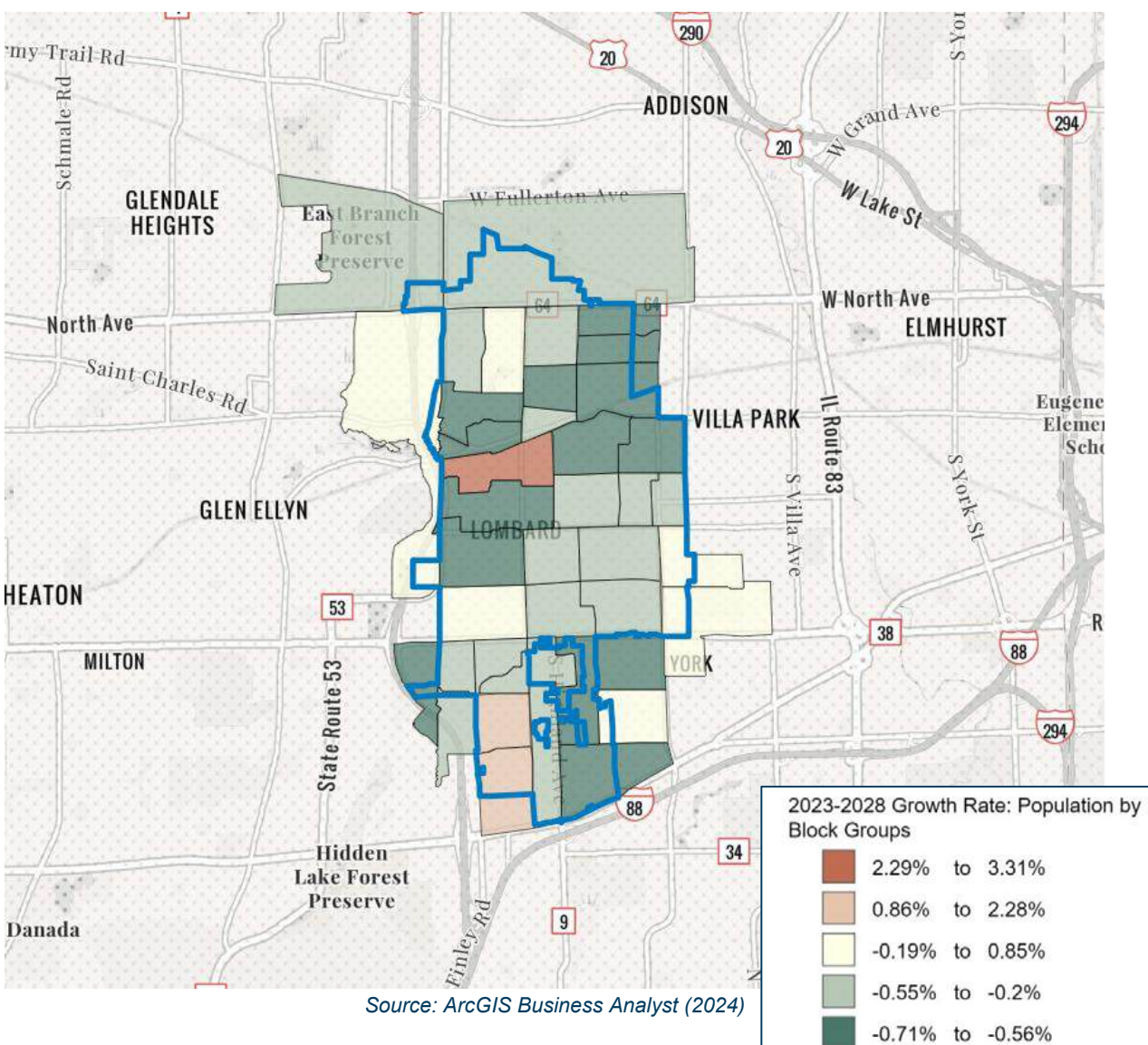
Figure 1.1: Population Change (2000 to 2028)



Population Growth Rate

The population growth rate from 2023 to 2028 is projected at -0.18% for the District, which is nearly identical to the growth rate in IL (-0.19%) and lower than in the U.S. (0.30%). The map in Figure 1.2 depicts the anticipated population growth rate by block group. The areas shaded in red and pink show the groups with the highest anticipated growth rate (0.86% to 3.31%). Notably, growth in most of the District block groups (shaded in light green and dark green) will decrease by -0.71% or -0.55%. The areas in tan will either increase slightly (.85%) or decrease slightly (-0.19%).

Figure 1.2: Population Growth Rate by Block Group (2023 – 2028)



Age Distribution

In 2023, the median age of District residents was 40.8 years, older than both the median age in IL (38.8 years) and the median age in the U.S. (39.1 years). The largest age groups in the District consist of adult (27%), older adult (24%), and youth (22%). Young adult and senior age groups were the smallest segments in the District.

Figure 1.3: Age Distribution (2023)

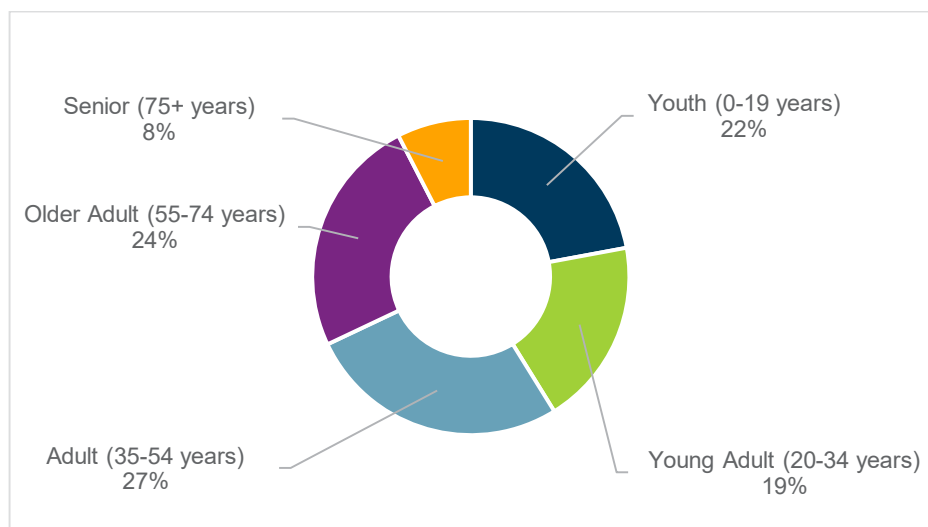
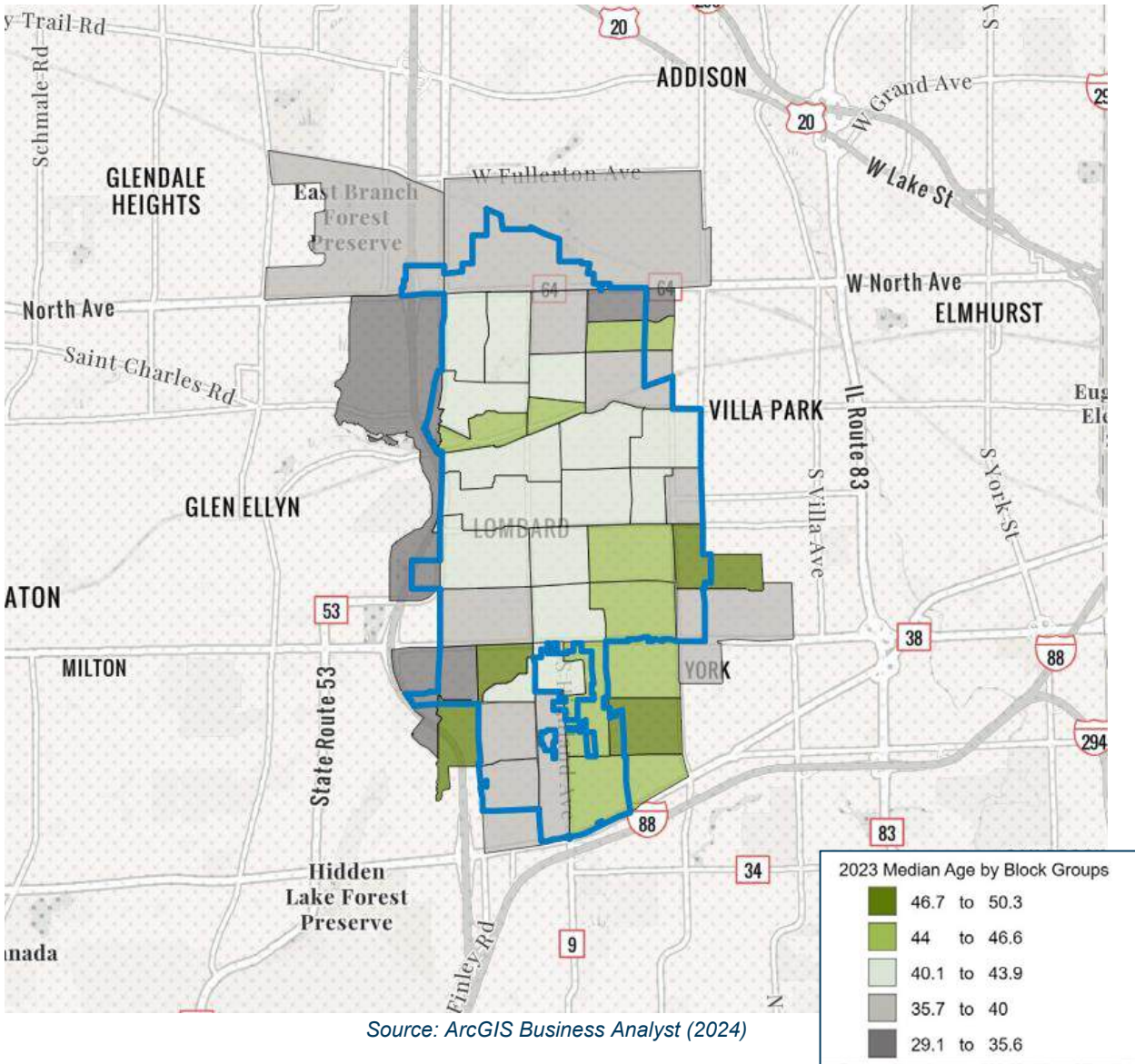


Figure 1.4 shows the median age by block group. The dark-green and light-green block groups represent the oldest median age block group (ages 44 – 50.3 years), while the blocks shaded in dark grey and light green represent adults with a median age of 29.1 – 43.9 years. The oldest median age block groups are mostly concentrated in the southeastern portion of the boundary, with a few groups in the upper half of the boundary. The youngest median age groups touch the west boundary, with one small group in the northeast corner. The largest median age group in the District is noted in sage, ages 40.1 – 43.9 years.

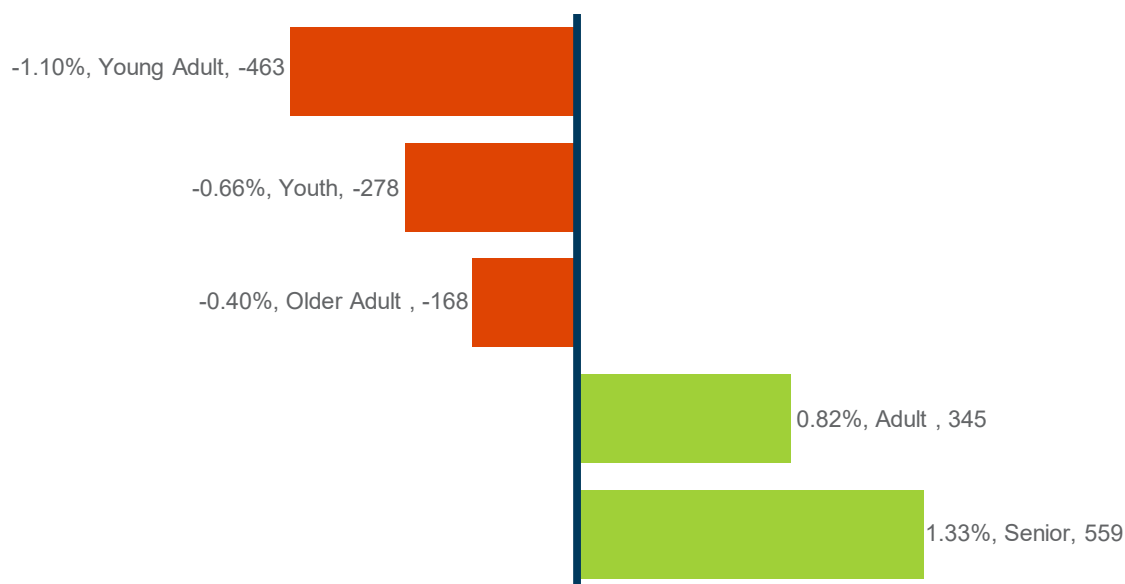
Figure 1.4: Median Age by Block Group (2023)



Age Change Over Time

Over the next four years, the young adult, youth, and older adult age groups in the District are expected to decline slightly (-1.10%, -0.66%, and -0.40% respectively). Conversely, the adult and senior age groups are expected to see a growth rate of 0.82% and 1.33% respectively during the same period, highlighting a potential need for increased senior and adult programming and amenities.

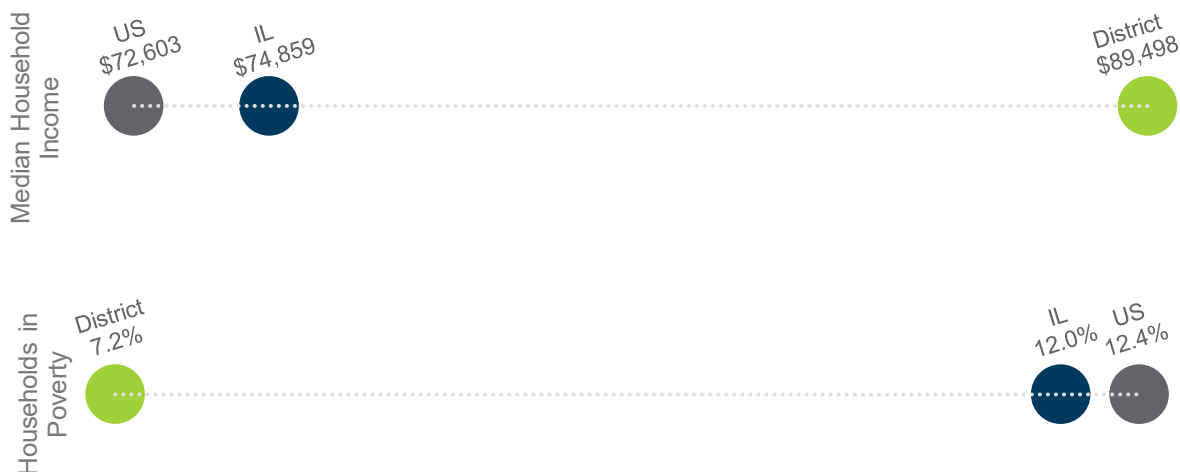
Figure 1.5: Age Change Over Time (2023 – 2028)



Household Characteristics

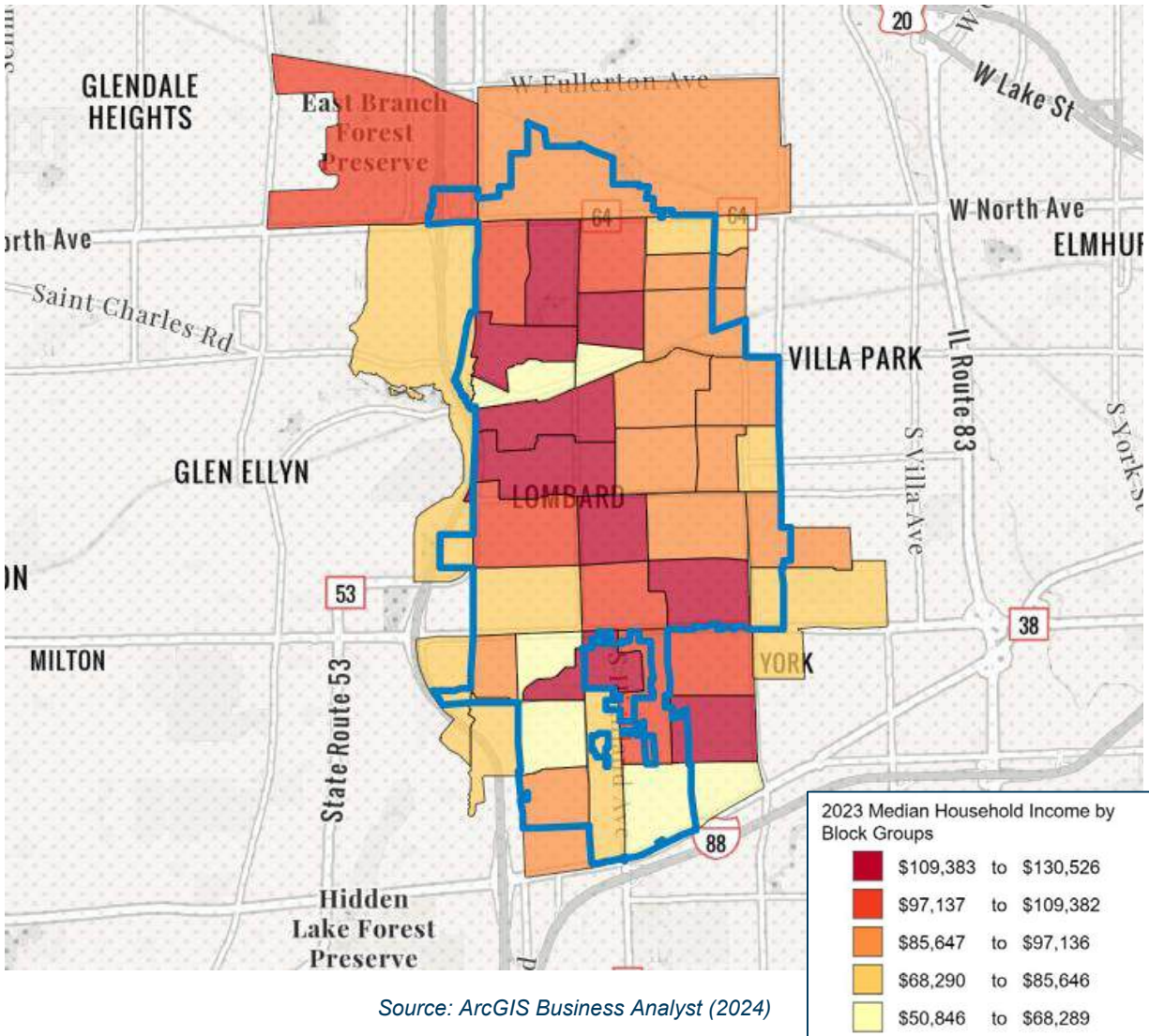
District residents earn a higher median household income than do people in IL (Figure 1.6). Less than 8% of the population lives below the federal poverty level, and the median household income is higher than that of the U.S. This may indicate a higher-than-average ability to pay.

Figure 1.6: Household Characteristics (2023)



The map in Figure 1.7 shows the median household income by block groups. Most of the households in the District's block groups have an annual income between \$85,000 and \$130,000. A segment in the southern portion of the boundary (in light yellow) earns between \$50,000 and \$68,000 annually. Most households in the northeastern portion of the boundary have a median household income of \$85,000 – \$97,000 annually. These data highlight potential higher ability to pay, and therefore an ability to participate in activities, events, and amenities, for most households. That said, the District should recognize that some of the households have a much lower ability to pay for services.

Figure 1.7: Median Household Income by Block Group (2023)



Racial Diversity

The District became slightly more diverse from 2010 to 2023 (depicted in Figure 1.8), with the White population decreasing by 12%. Those who identify as two or more races increased by 6%, while those who identify as being of Hispanic origin (regardless of race) increased from 8% to 12% (depicted in Figure 1.9). Notably, only a slight change in diversity is expected over the next four years, with the White population decreasing by 2% and all other categories remaining about the same.

Figure 1.8: Change in Racial Diversity (2010 – 2028)

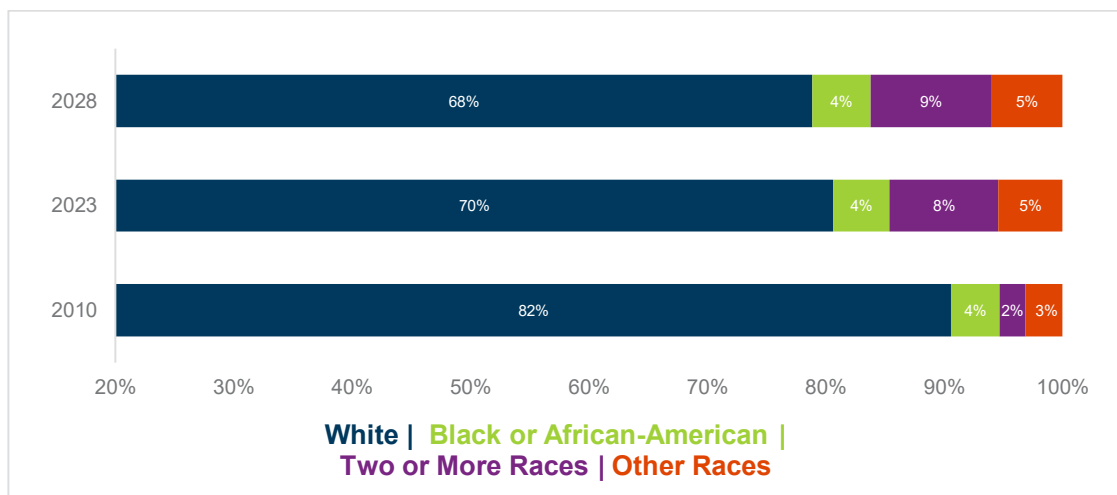
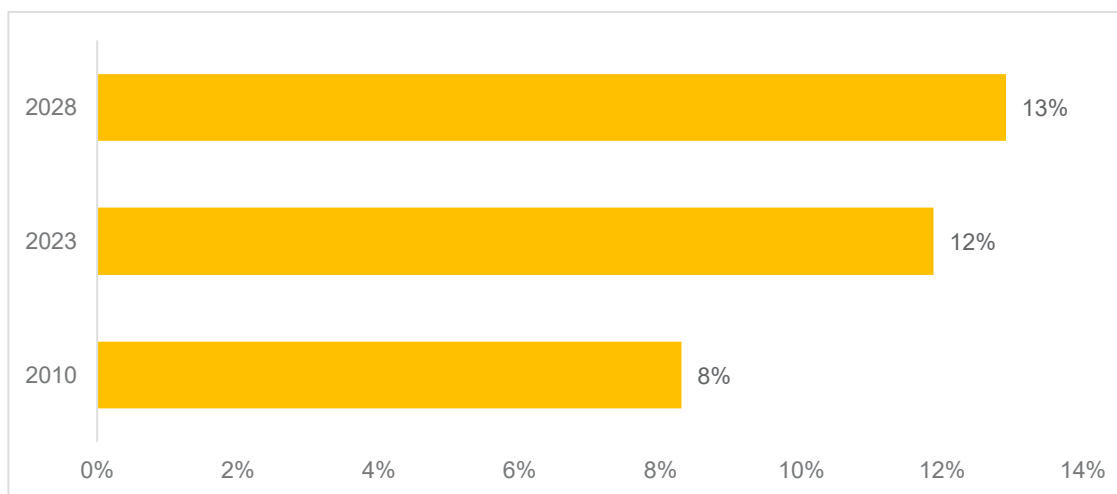
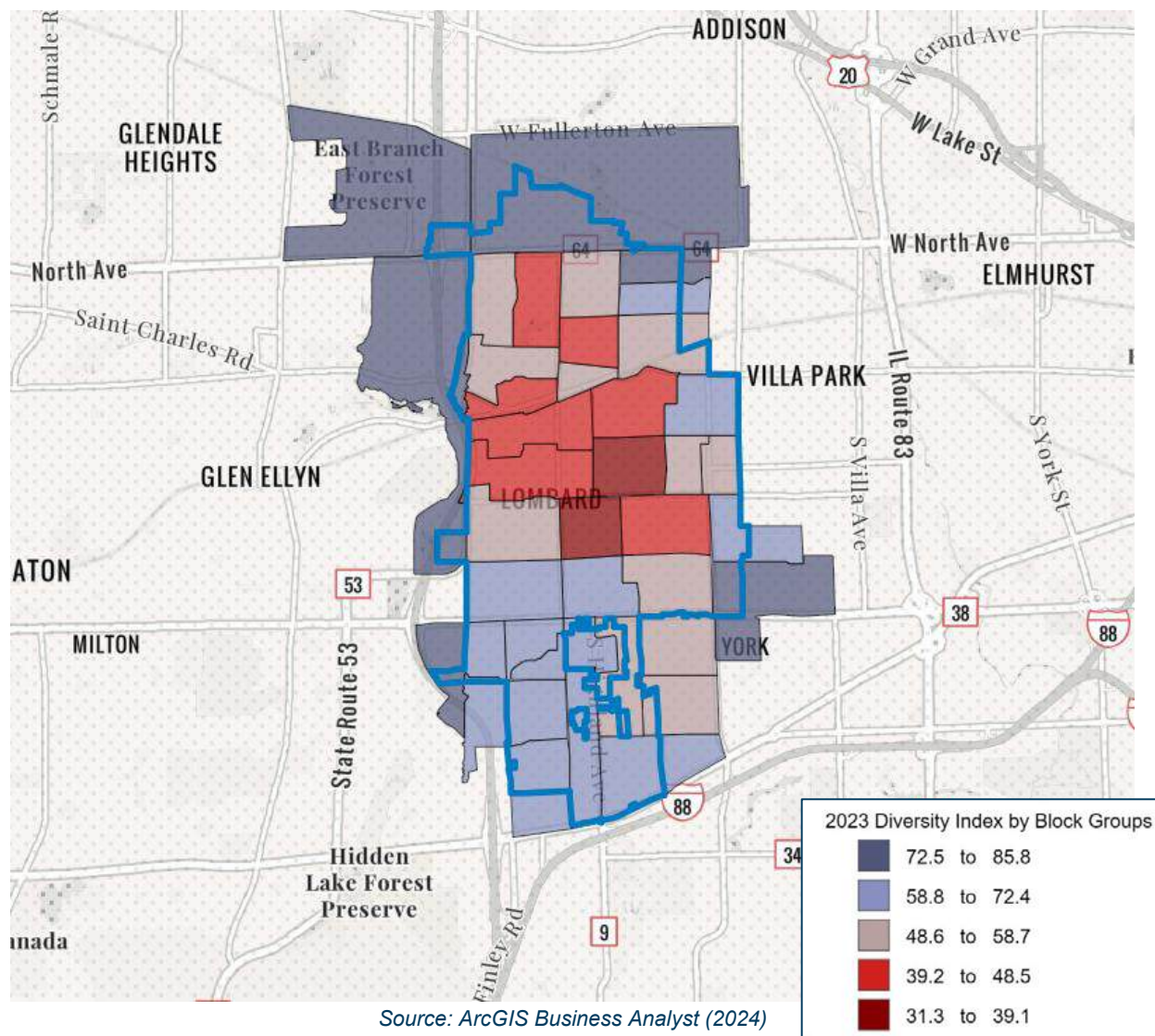


Figure 1.9: Change in Hispanic Population (2010 – 2028)



The diversity index from ArcGIS is a measurement that quantifies the variety and distribution of demographic groups within a specific geographic area. Figure 1.10 displays the diversity index by block groups. The most diverse block groups are shaded in dark purple and are mostly in the northern tip of the District. The light-purple blocks are mostly concentrated in the southern portion of the boundary, while some of the less diverse block groups are concentrated in the center of the District.

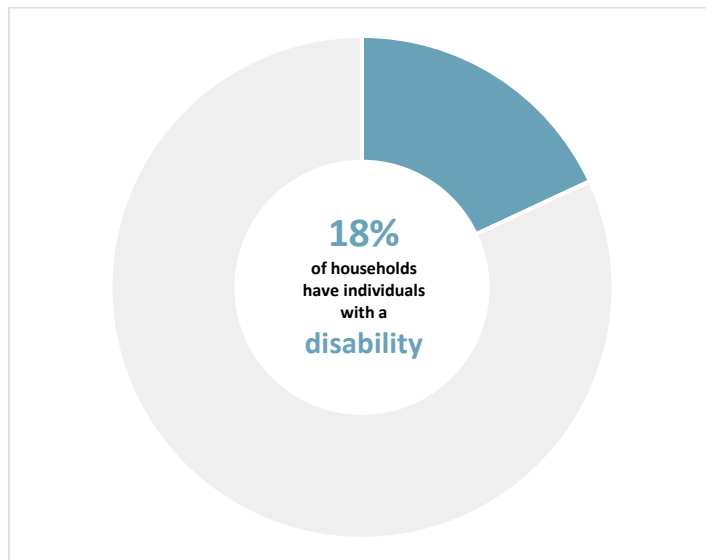
Figure 1.10: Diversity Index (2023) by Block Group



Disabilities

According to the American Community Survey, 18% of the District's households include at least one individual who has a disability, lower than the percentage in IL (23%) and the U.S. (26%). Although lower than the state and U.S. percentage, the finding indicates an opportunity for increased accessibility to parks, programs, and facilities.

Figure 1.11: Percentage of Households That Include at Least One Person With a Disability (2023)



C. Statistically Valid Survey Findings



2024 COMMUNITY SURVEY RESULTS

December 2024 Presentation
Conducted by aQity Research & Insights



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- These findings are based on a random sample of n=406 Lombard Park District residents.
- Data collection was between September 11 and October 27, 2024. Approximately 6,000 households received a survey invitation either via email, a mailed postcard (sent to residents under age 70), or a printed survey with a prepaid return envelope (sent to older residents). All invitations included options to complete the survey by mail, online, or phone.



- This respondent sample was weighted to match updated US Census data for Lombard by region, gender, age, ethnicity, homeowner vs. renter status, and percentage of households with children. Assuming no sample bias, the margin of error is +/- 4.9% (at the 95% confidence level) *.
- Throughout the report, statistically meaningful differences (at the 95% confidence level) are identified. If responses from a demographic group are not reported, this means that the response from that segment was generally in line with the overall response.



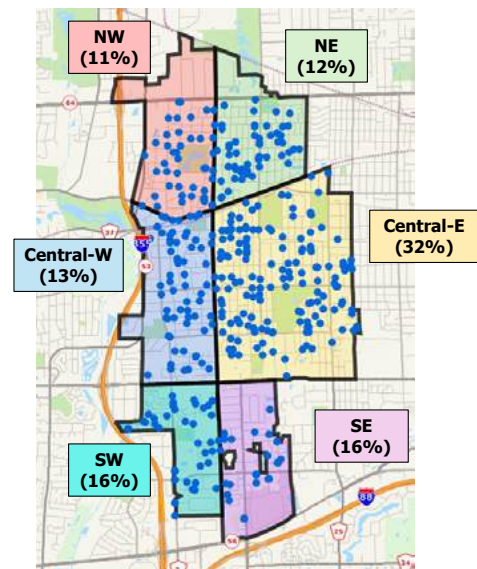
* In addition to sampling error, question wording, respondent error, and practical difficulties in conducting surveys may introduce error or bias in any opinion poll. NOTE: %s shown in the report may not always add to 100% due to rounding.

3

Age *	
Under 35	27%
35-44	18%
45-54	15%
55-64	18%
65+	22%
Gender *	
Male	46%
Female	52%
Other/prefer to self-describe	2%
Race (multiple responses) *	
White	77%
Asian	9%
Black/African American	7%
Other/Multi-racial	13%
Hispanic/Latino Ethnicity *	
% Yes	16%

Length of Residence in LPD	
<10 yrs.	40%
10-24 yrs.	25%
25-39 yrs.	19%
40+ yrs.	16%
Children in Household Under Age 18? *	
Yes	27%
No	73%
Home Ownership *	
Homeowner	73%
Renter	27%

Regional Distribution of Survey Respondents (n=406) *



* Weighted to current US Census data for Lombard

4

Summary: Key Findings

The LPD is Held in Very High Regard Overall, Especially its Programs and Parks/Facilities

- **On a series of 0-10 scales, residents give the District very positive scores in terms of:**
 - **Overall esteem**, with 85% giving favorable opinions (including 35% offering ratings of 9+), vs. only 4% who are dissatisfied. The average esteem score is a 7.7 (very positive) which is consistent across most subgroups and in line with other park agencies in DuPage County. <pp. 12-13>
 - **The overall experience at District parks and facilities**, with 93% satisfied including 51% completely satisfied (scores of 9+). Only 2% are dissatisfied, and the average satisfaction score is a very impressive 8.3 (outperforming its esteem ratings). <pp. 34-35>
 - Even higher ratings are given for the safety (average 8.5), accessibility (8.4) and overall cleanliness at these locations (8.4).
 - **LPD programs** among those who participated in the past year, with 87% satisfied (51% completely happy) and only 4% dissatisfied. The average rating is 8.1. <pg. 57>
- While all regions and subgroups give positive scores, the highest ratings consistently come from the oldest adults (ages 65+), women, homeowners, and LPD users/participants.
- Lower than average scores (still positive) tend to come from the youngest adults (under age 35) and newer residents (less than 10 years in the District), those without children, renters, and men. This profile also describes less engaged LPD users and non-program participants.
- The top strengths volunteered by respondents (in an open-ended question) focus mostly on the excellent upkeep and maintenance of LPD parks and facilities, the variety of programming (especially for youth), and quality facilities. <pp. 14-18>

While Satisfaction is Strong, Some Clear Gaps and Opportunities Exist

- As part of a DEI assessment question, 85% overall feel that their household is represented and included at the Lombard Park District. <pp. 27-29>
 - Among those stating otherwise (15%), **two-thirds feel that the District lacks activities or programs for adults**, especially for those without children and seniors and (to a lesser extent) teens.
 - Only a few (no more than six respondents) feel excluded due to their demographics, limited finances, lifestyle, or special needs.
- **This reflects a clear perception from residents that the District seems mostly focused on activities for children and younger families**, as the biggest barriers to park/facility usage and to program participation is that "we do not have children/our children are grown". <pp. 38, 60>
- This perceived lack of programs or activities for adults also emerges as the top dislike or improvement opportunity for the District. A few of these open-ended comments also touch on inconvenient program or facility schedules for working adults. <pp. 19-23>
 - Likewise, needs assessment questions regarding age-based programming showed the highest demand for adult programming, which also represent the biggest "gaps"/unmet needs. The top priorities sought from the District include both adult programming (especially fitness/wellness programs and adult sports) along with community-wide events. <pp. 62-68>
 - Residents who tend to give lower ratings to the LPD – younger/newer adults, men, renters, without children – are among the most interested in adult sports/athletic programs.

Park and Facility Usage is Strong, But Residents Tend to Be Divided on Further Improvements

- Among the 89% who used or visited a District park, playground and/or facility in the past year, the top destinations were: <pp. 31-33>
 - Lilacia Park (reported by 67%)
 - Madison Meadow (52%), with 32% overall using MMAC
 - Sunset Knoll Park (45%), with 25% using SKRC as well
 - Four Seasons Park and Lombard Common (41% each)
 - Paradise Bay (28%)
 - All other locations were each mentioned by fewer than one in five respondents (24% or fewer).
- The relatively few expressing lower satisfaction with the sites recently visited most often report limited parking at many locations. The rest usually report cleanliness/upkeep concerns at specific locations, or seek more trails. <pp. 36-37>
- In the needs assessment for **outdoor** amenities, trails by far generate the greatest demand and interest, and are identified as the #1 priority for the LPD (even though this demand for trails is considered pretty much already met). Other outdoor features generating the most interest include: <pp. 48-53>
 - Natural open areas (seen as readily available currently)
 - Permanent bathrooms near sports fields and trails (one of the biggest "gaps"/unmet needs)
 - Courts for tennis, pickleball, or volleyball, along with a bandshell for outdoor concerts (both "gaps")
 - Playgrounds (currently seen as readily available) and picnic shelters/amenities (a minor gap).
- After trails as the #1 priority, an outdoor bandshell along with permanent bathrooms are included among the three most important needs. More trails tends to appeal most to newer residents and non-LPD participants, while women are more interested in permanent outdoor bathrooms (more so than men).

Park and Facility Usage is Strong, But Residents Tend to Be Divided on Further Improvements (cont'd)

- The needs assessment for **indoor** facilities/improvements identified the highest demand for: <pp. 40-46>
 - An indoor pool (with 46% expressing an interest, need or desire), which also represents the biggest gap. This was closely followed by:
 - An indoor walking/jogging track (41%) and a fitness center (38%) – both of which are deemed readily available (no significant gap or unmet need).
 - About one in four express a need for gym space, which is another unmet need after a pool.
 - No more than one in five adults mention needing or seeking other indoor facilities tested (e.g., rental rooms, indoor playground, etc.).
- When asked which one should be the #1 priority for the LPD, 39% cite an indoor pool. The second top response was “none of these indoor options” (14% overall, especially the oldest and most long-term residents).
 - Note that younger/newer residents, men, and current non-participants tend to place additional gym space as the #1 priority (which received 10% of the overall response).
 - It is important to note that in an open-ended question at the beginning of the survey, **only 5% overall report that their dislike of the District is not having an indoor pool.** <pg. 19>

Park and Facility Usage is Strong, But Residents Tend to Be Divided on Further Improvements (cont'd)

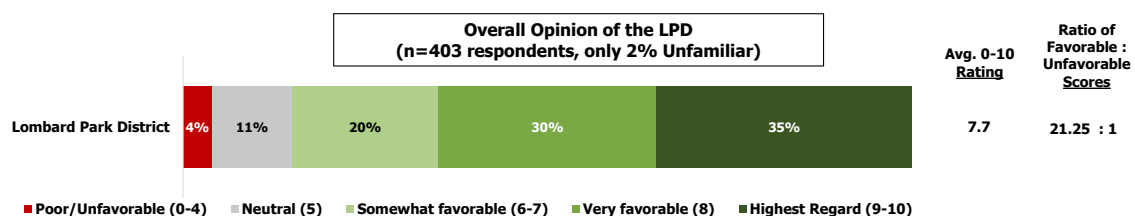
- Regarding possible improvements to the new property adjacent to Lilacia Park, residents are divided between: <pp. 70-72>
 - Adding active rec amenities (ice rink, playgrounds, bandshell) along with walkways and display gardens (46%)
 - Passive features (a shelter, seating, open lawns, nature exploration area) with the walkways and gardens (40%)
 - Nothing more than walkways and gardens (14%).
- For SKRC, a majority (58%) support building a new and updated facility that is ADA compliant and meets current space shortages (e.g., multi-purpose gym, dance and arts studios, preschool rooms, restrooms, etc.) – especially younger adults, newer residents, and recent program participants. <pp. 73>
 - About half as many – 24% -- prefer renovating the existing facility to comply with access requirements and to improve building mechanics (usually the oldest and longer-term residents).
 - The remaining 18% feel nothing needs to be done to SKRC (especially men and 40+ year Lombard residents).
 - Note that this SKRC question did not reference any costs or impacts (higher taxes, fees) for any improvements.
- When testing support and priorities from a list of potential LPD improvements – and informing respondents that each would mean higher property taxes/fees (especially the larger scale projects) – at least two-thirds support: <pp. 74-79>
 - Improvements to Lilacia Park (82%, including 39% who “strongly” support this option)
 - Renovating or completely rebuilding SKRC (73%, with mostly “not strong” support)
 - Expanded gym space for more basketball, volleyball, and pickleball courts (69%, mostly “not strong”)
 - An indoor pool (68% overall support, with the highest level of “strong” support at 40%). In fact, 39% overall identify an indoor pool as the #1 priority for the District from this list – **indicating that roughly two in five residents consistently seek this facility when it is mentioned/tested.**
 - Residents are least supportive of either indoor or outdoor artificial turf fields for year-round sports.

I. Overall Opinions of LPD, Strengths, Weaknesses, and Value

Overall Esteem for Lombard Park District (LPD)

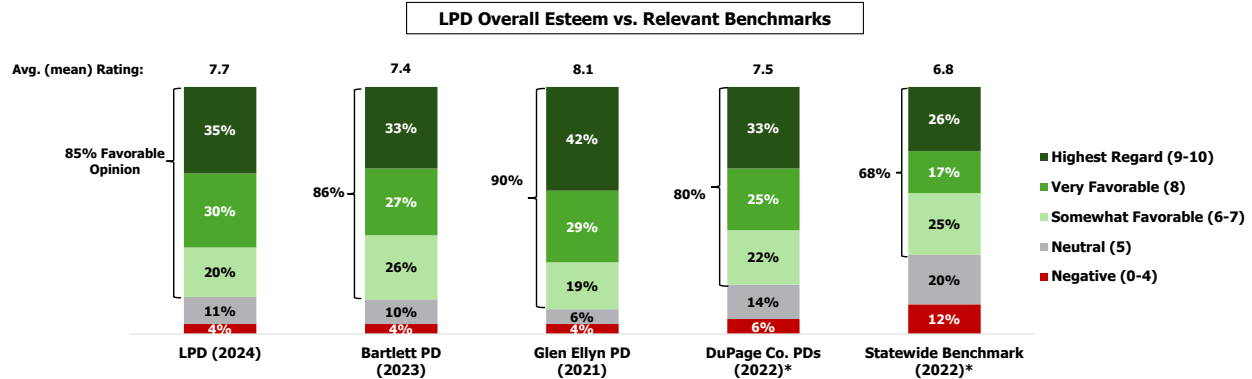
Residents hold the Lombard Park District (LPD) in very high regard.

- When asked to give their overall opinion of the District a rating on a 0-10 scale, 85% give a positive score, including over a third (35%) who hold the District in the highest regard (scores of 9+).
- Only 4% are dissatisfied overall, and the remaining 11% are neutral (most likely residents who are less familiar with the District).
 - The ratio of favorable to unfavorable scores shows that there are at least 21 satisfied residents for every unhappy adult.
- The average rating of 7.7 is very positive, and more importantly, is generally consistent across all regions and subgroups (with no one averaging less than 7.4).
 - Those most favorable tend to be ages 65+ (8.3 average), and long-term residents who have lived in the District 40+ years (8.3).
 - Lower than average scores (still very positive) come from adults under age 45 (7.4) and those living in the District less than 25 years (7.5).



The LPD's esteem ratings are generally in line with those from nearby Districts.

- It ranks just below Glen Ellyn Park District's score (8.1 average) but is slightly higher than the countywide benchmark (7.5).



* These regional and statewide comparisons come from aQity's 2022 statewide survey conducted for the Illinois Association of Park Districts, which included over 2,000 respondents statewide.

In an open-ended format, residents were asked what they like most about the Lombard Park District.

Many gave multiple responses, with nearly half citing among its strengths:

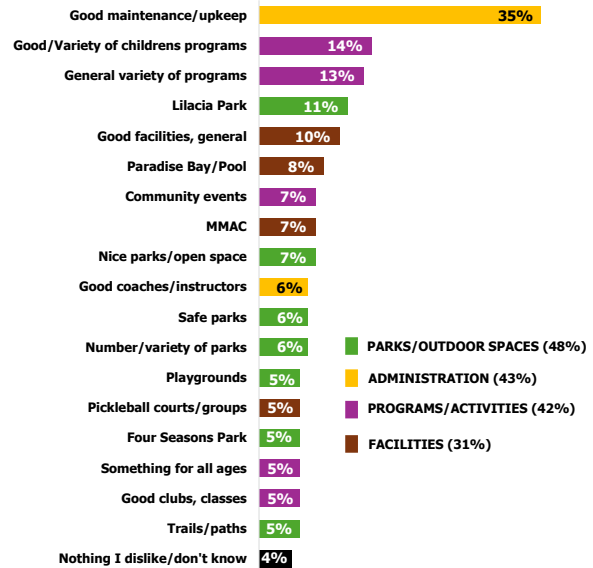
- Parks and outdoor spaces (48% overall), especially Lilacia and Four Seasons Park specifically, the availability of open space overall, park safety, playgrounds, and their trails.
- Administration of the District (43%), almost entirely the level of upkeep and maintenance of LPD assets. Program instructors and coaches were also cited (as a distant second).
- Programs and events (42%), especially children's programs and community events.

In addition, just under a third mention LPD facilities as something they appreciate (especially the number and variety, Paradise Bay and MMAC specifically, and the pickleball courts).

Only 4% could not think of anything they like about the District.

Sample verbatim comments are provided on the next few pages.

Top Strengths of LPD (most frequent multiple open-ended responses)



■ PARKS/OUTDOOR SPACES (48%)
■ ADMINISTRATION (43%)
■ PROGRAMS/ACTIVITIES (42%)
■ FACILITIES (31%)

SAMPLE VERBATIMS: Parks/Outdoor Space Comments (48%)

"Lilacia Park along with all the other parks are a great addition to the town. The park lights during the holidays are amazing, keep up the good work; every year it looks better."

"I love Lilacia Park, and all the activities they have there for Lilac Time and Christmas."

"Lilacia is beautiful. The upkeep of the parks very nice."

"I like Lilacia Park -- amazing flowers -- Christmas lights, decorations and others."

"Outdoor park areas and baseball fields."

"The parks and facilities are top-notch and well tended."

"I love all the parks to go walking in."

"The fact that we have parks. Baseball fields are better than other towns."

"The parks are very nice with good walking trails that are mostly accessible for wheelchair users."

"I like the paths at Madison Meadows. I don't go to other parks."

"I like that the park has a walking path around the soccer field, as well as my kids like coming to the park because of the swings and space for them to play and use their scooters."

"I live in Madison Meadows and all the paths through it."

"Parks seem to be available in all sections of Lombard, including many parks with open space, buildings, splash pads, playgrounds, ball fields."

"The parks offer a variety of places for sports, picnics, lagoons, programs."

"Four Seasons Park for small kids enjoying the slide, swings, etc."

"Four Seasons upgrades were really nice. We enjoy nature and like our parks."

SAMPLE VERBATIMS: Administrative Comments (43%)

"We live at Four Seasons park. They excel at keeping this park great condition. The activities offered here excel. In the evenings one end is full kids' soccer; at the other end, many adults."

"Parks are well kept. Lilacia Park is beautiful."

"The Park District maintains so many beautiful parks and provides amazing services to our community! I love Lilacia Park especially and the community events that take place there like Lilac Days and the holiday lights!"

"Cleanliness and upkeep of the outdoor areas as well as playgrounds."

"Clean parks, public restrooms, and always taking care/cleaning the town."

"Park District is always updating parks and adding services (MMAC) and staff is always friendly."

"I think the park district staff are very nice and take the time to listen to residents when they have concerns. Lombard has very nice park areas."

"The people that work for our Park District are very friendly, courteous and helpful."

"When I had my granddaughter last summer I enrolled her in day camp. I thought the staff was friendly and responsible."

"The LPD strives to incorporate a variety of activities for a variety of ages and maintains a variety of properties well. Each of the staff is helpful."

"The excellent Board, staff, vision and facilities."

"It is extremely organized and continues to have excellent offerings. and trips. It pays attention to seniors and does a good job of keeping the community connected. That is what we need!!!"

"I think the park district is well organized. They are friendly and prompt. They work with you to solve problems. They are accommodating."

"They try to be proactive in their community and offer engagement with events."

"Very responsive to community requests for help."

"Communication of events and offerings."

SAMPLE VERBATIMS: Program/Activity Comments (42%)

"Great for young children, kids' sports, etc."

"I've been very happy with youth sports offerings. The leagues are well run and a good experience for the kids. I like all the community events (tree lighting, touch a truck, etc.) and the parks and facilities are well designed and well maintained. I like that the park district creates spaces and events with a true community feel and that people of different faiths and political affiliations all take part. I've lived in some communities where the park district is needlessly political and turns off a whole segment of the population."

"The preschool and day camps are fantastic. Lots of options for # days, and the activities are fun. The soccer program is great - a lot of kids participating in the younger leagues."

"The preschool classes are great! Madison Meadow offers so much!"

"Programs for children seem popular."

"It's great! Offers so many programs for all ages."

"The variety of opportunities to be involved - from one-time events like Touch-a-Truck or the more structured sports/activities for kids."

"I like the variety of classes. My children did many activities when they were younger."

"I love the of the classes they offer. Signing up for classes is quick and efficient."

"Offering affordable fitness and art classes to residents."

"Good programs for kids and adults. Special event programming."

"Offers free ping pong at Sunset Knoll for any interested person. Mostly provides seniors with a free activity and association."

"I like the free activities that are offered in the summer, season activities for families throughout the year, and the amount of sports/activities available for kids."

"Incorporating up and coming sports like disc golf and pickleball. Keeping facilities clean. Offering good classes for adults."

"The children's sports programs. The free events for families."

"The MMAC is a great, and long-awaited addition to the PD. More adult program would be appreciated. Recreational sports would be great. Pickleball options have increased which is great. Parks are well-maintained."

"I like the MMAC has evening classes. I loved taking my daughter to all the park district classes & activities when she was young."

SAMPLE VERBATIMS: Facility Comments (31%)

"I do not use the parks much, but it seems like they have decent facilities."

"The availability of multiple facilities, covering nearly every sport or fun activity."

"Updating Southland Park. Adding well thought out, individual fenced pickleball courts."

"The pool is very good, and we go often. Our grandson enjoys the playgrounds in the parks."

"Paradise Bay and MACC exercise."

"The pool was a great place to take my daughter in the 90's - just to hang out and for swim lessons. I love that fact that we have so much open park land and everyone is so well maintained. Don't ever succumb to selling it off!!! We need green spaces."

"I enjoy adult swim at Paradise Bay almost daily."

"The MMAC is great. The parks with walking paths, especially the improvements at Four Seasons. The pool is very nice. I like the variety of activities offered."

"Madison Meadows Athletic Center. Programming at community center."

"The MMAC was a great and well thought out addition. The sports programs and other activities for children across the district are a great way to introduce the young children to different interests."

"Nice gym. Reasonably priced membership and classes."

"I love the MMAC gymnasium. It is clean and well-spaced. The washrooms are impeccable, and the equipment is clean and well maintained."

When asked what they dislike most (again, in an open-ended format), the most frequent response from residents was “nothing/cannot think of anything” (20%).

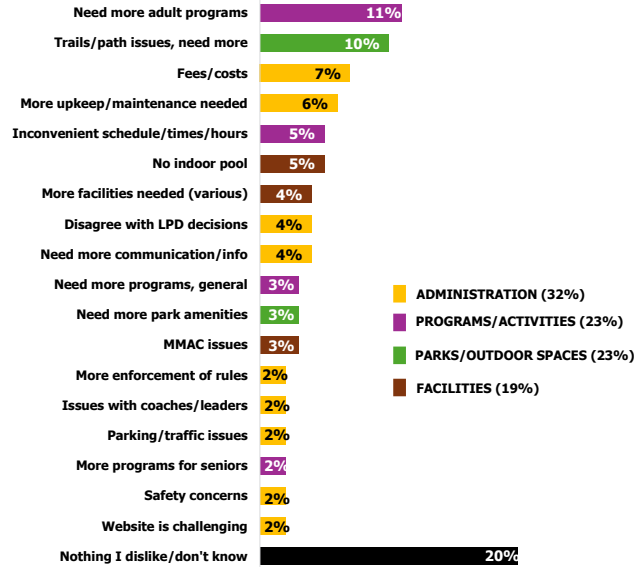
The rest gave very scattered individual responses, none of which are cited by more than 11% overall. The most frequent categories include:

- Administrative or management issues (32%), with again varied responses concerning District fees, more/better upkeep, disagreement with recent decisions (usually regarding the Library), and requests for more communication about programs and events.
- Programming (23%), including the #1 response seeking more adult program options at 11%, followed by better scheduling (often for more evening options for working adults).
- Comments regarding parks and open space (also at 23%), with an emphasis on having more or better trails.
- Facility-related responses (19%) include 5% who seek an indoor pool, and nearly as many who request other facilities (e.g., sauna).

Examples of these comments are included on the following pages.



Top Weaknesses/Dislike Most about Lombard Park District (multiple open-ended responses)



19

SAMPLE VERBATIMS: Administration Comments (32%)

"I don't like when prices go up, especially for Lombard residents."

"Better pricing for Athletic Center."

"Better discounted prices for grandchildren and great-grandchildren at the Paradise Pool."

"More affordable costs or grants for kids who may not have access due to cost."

"Upkeep of the grass on baseball fields, better hours at the MMAC for open gym and longer fitness center hours on weekends."

"Sometimes trash accumulates in the parks and is slow to be removed."

"I dislike that the parks never seem to upgrade and seem to have the minimum of play equipment possible."

"Rules about keeping pets on leashes are not posted or enforced."

"Better enforcement of people who use workout equipment to wipe it down after using it."

"Communication with general public could be better."

"Lack of communication. I sent an e-mail to let them know that my family would love to volunteer at the Fall Fest. It had been a week. Haven't heard back."

"This could just be me, but I always feel like I hear about an event as it's happening. So it's too late to join."

"Summer swim lessons aren't beneficial. Some instructors are inattentive, and I don't feel like my son learns anything."

"I've found some program managers (specifically youth sports) to be quite disorganized and disinterested in responding to parent questions and complaints."

"Not all teachers/coaches are of the same expertise."

"Golf course is so poorly managed that we stopped going there. Far too much preference given to league members."

"Dispute with library over grounds was crazy and pointless. What is happening to that land now?"

"That mess with the library made the park district look really petty."

"The online system is cumbersome."



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SAMPLE VERBATIMS: Program/Activity Comments (23%)

"Programming only for athletes and children. Very poor + very little programing for adults."

"We do not have children, and the park district offers few options for adults, and the programs for seniors are very 'old', not geared for seniors I know, who are very active."

"More things for adults (non-seniors)."

"I wish there were more adult special interest activities. Things like arts and crafts or photography or technology classes like Photoshop, Illustrator, etc."

"I would like to see more programing at a reasonable cost for adults / seniors. Most offerings are towards retired seniors or those available during the day."

"Bring back Pilates!"

"Adult classes seem to never work for my schedule."

"I can't think of anything, we just aren't super involved at this time. I do wish there were more yoga classes offered in the early evening or around the dinner time."

"Pickleball classes are only offered on weekday mornings. People that work cannot sign up for classes."

"Hours of classes and pool open swim don't always mesh with our schedule. Working parents can't get kids to many programs because they start too early to go too late for little ones' bedtimes."

"The lack of programming offered. For a community this size I would expect a ton more programs. My children are both in high school and there has been nothing (outside of one ceramics class) that was of interest to them since they were in 5th grade."

"Since opening the Madison Meadows Center, it seems that you have to belong to the gym to participate in many of the programs that were previously in other locations and open to all."

"There's a lot of opportunity to improve upon the children's summer camps; more field-trip options to museums, etc. in the area."

"I'd like to see more, specifically gymnastics/tumbling, run in-house. We go to other towns for gymnastics after a not-great experience with the outsourced program through Lombard."

"Your Christmas Jolly Train was expensive and disappointing. Some programs feel like the teachers have favorites."

"More teen classes. Or lower the age for adult classes so that teens can join. Also, I would love to see more yoga classes offered through the MMAC and Sunset Knoll."

"There are not a lot of middle school activities. I'd like to see a gaming club or something similar for children who aren't athletic."

"LPD could have more activities and excursions for older adults."

"The Madison Meadows recreation facility does not take Silver Sneakers or other Medicare sponsored programs for seniors."

SAMPLE VERBATIMS: Parks/Open Space Comments (23%)

"Plow the walking paths at Madison Meadows during the winter. Lots of people walk dogs at the park through out the year."

"The walking trail needs to be a bit more clean, it has a lot of bird droppings and other animals' excretion, especially on the tracks near the lake. Because of that patch, the walking experience is a bit unpleasant."

"Wish there were more walking trails through the parks, especially along Madison Street at Madison Meadows. Like a dedicated 'one mile loop' or similar."

"Need more wooded walking paths like other local areas."

"The park district could update some of the playground equipment."

"We visit the playgrounds quite a bit. Many of them could use more mulch, weeding, and new swings and they would be in much better shape. The playground at Four Seasons near Main Street is filled with weeds and has old stickers about kids dying from the strings on their hooded sweatshirts that just seem out of date. Why is the Park View playground exactly the same equipment as the Commons playground but different colors? There are so many options out there and these parks are about a mile apart, but have the same equipment. I also think the Park View school neighborhood would benefit from a second playground that isn't utilized by the school. There is a lot of space at Terrace View Park and kids who aren't in school can't use the school playground. I know our area is getting pickleball courts; maybe we can incorporate a lot lot there too."

"Keep updating play features on playgrounds to keep them interesting and challenging. I know that is an expensive thing."

"Would like a dog park in Lombard, free to residents."

"I wish we had a dog park (with a separate area for little dogs). I wish we had an ice rink in the winter."

"With the wealth of parkland in Lombard, offering a mini-golf course, much like that in Wheaton along the Prairie Path, would add greatly to family recreation. Adding more benches in each of the parks would offer more places to sit and admire the parks."

"Not sure how but having a space like Lake Eilyn would be amazing."

"Not near enough open park space or pavilions on the north side of town. Too few parks, parks and play structures are not all wheelchair accessible"

SAMPLE VERBATIMS: Facility Comments (19%)

"No indoor pool. When the MMAC was built, they should have included an indoor pool."

"No public indoor swimming pool. We have brand new multi-million dollar complex but no indoor pool. I have to go to other villages or gyms to get an indoor pool."

"We watched the pool get redone and then the athletic building, yet an indoor pool was not a part of either of those projects."

"I wish there were an indoor lap swimming pool at the gym."

"No indoor water facilities - pool, steam, hot tub etc."

"I wish the gym had a sauna room."

"Could use more tennis courts - outdoor."

"Don't plan that well for expansion. Case in point is the MMAC. Beautiful facility, however, it's too small for this community. You need another two more gyms and slightly larger weight room."

"The sizes of the two group fitness rooms at the MMAC."

"MMAC is nice EXCEPT it is lacking in the number of the workout machines that line the west wall of the fitness center. Please consider purchasing additional leg curl/leg extension machines and the simple kind of arm/shoulder machines that are on that wall. People are always waiting to use them!"

"MMAC has very few offerings for working people in the evening."

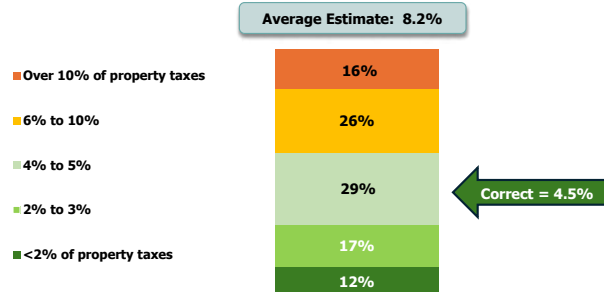
"No lights for pickleball outdoor courts."

"The lighting at night is not good throughout the parks."

On average, residents estimate that 8.2% of their property taxes go toward the Lombard Park District. This is nearly double the LPD's actual share of 4.5%.

- About three in ten respondents (29%) were close to estimating the correct share (responding with "4%" to "5%").
- There were no statistically significant differences by subgroups when estimating the share of taxes to the LPD.

Estimated Share of Property Taxes Going to Lombard Park District



When informed that 4.5% of property taxes goes to the Park District, three out of four (74%) residents rate the LPD at least a good value, including nearly a third (31%) who feel it is an "excellent" value.

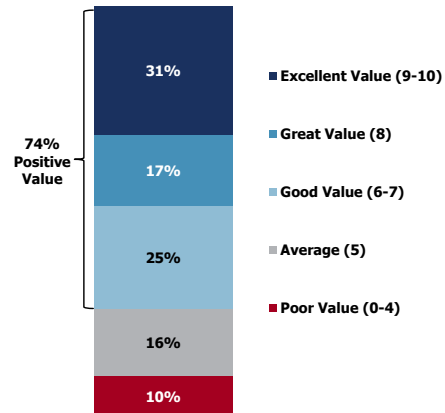
- Only 10% rate the District a poor value overall, and the remaining 16% feel it is an average value.

The overall average 0-10 value rating is a 7.1 (representing slightly better than a "good" overall value).

- Based on the average scores, no subgroup rates the District below a 5.8 (still considered an "average-to-good" rating overall).
- The highest value scores tend to come from:
 - NE residents (8.0 average)
 - LPD program participants (7.8)
 - White adults (7.3).
- Lower than average (still positive) ratings come from:
 - Non-program participants (6.7)
 - Non-white adults (6.6)
 - SW residents (6.4)
 - Non-LPD users (5.8).

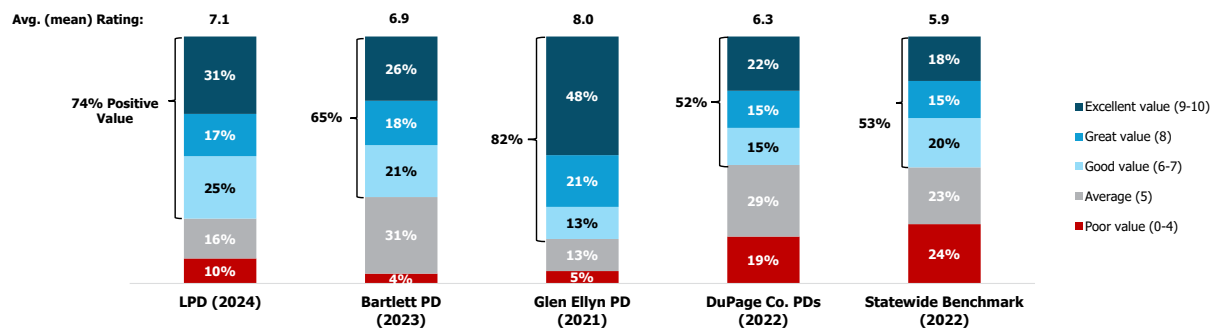
Overall Value of Lombard Park District Based on Property Tax Share

Overall Average Score = 7.1



LPD's overall value rating again outperforms the DuPage County average (6.3 average) and lands between the value scores for Glen Ellyn Park District and Bartlett Park District.

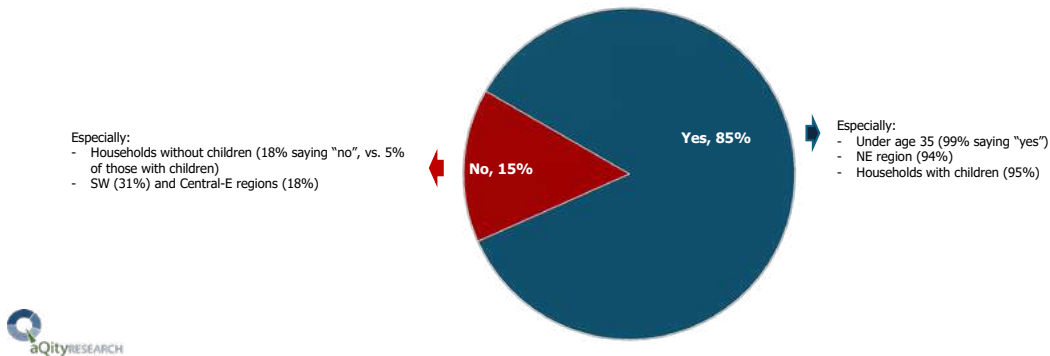
Value of LPD Share of Property Taxes vs. Relevant Benchmarks



The vast majority of respondents (85%) feel that they District makes them feel included and represented in the programs, facilities and events that it offers.

However, this means that about one in seven do not feel included. Residents without children at home tend to feel this way.

Q6. The Lombard Park District is committed to creating an environment that respects and celebrates the differences of all community members by providing access and opportunities to everyone, regardless of social/ financial/ethnic background, gender, age, sexual orientation, or physical ability. Do you believe that your household is properly represented and included within the Park District and its offerings?



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Among respondents who do not feel included or represented, very few report that it has to do with one's demographics (gender or gender identity, race/ethnicity or culture, special needs, etc.).

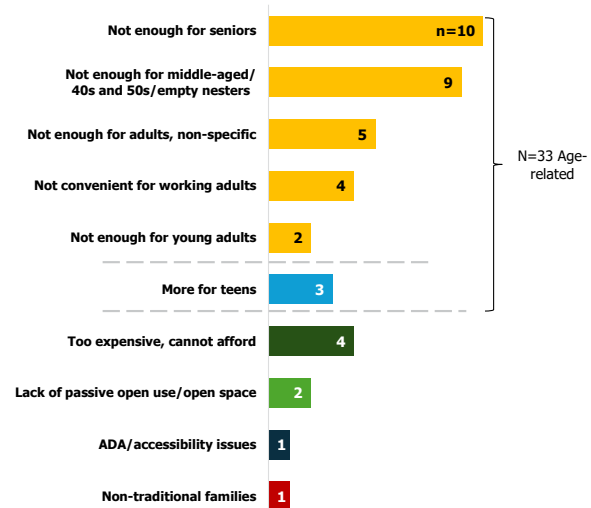
Instead, roughly two-thirds (n=33 of 46) attribute this feeling to limited programming for adults and teens, especially for seniors and households without children (including empty nesters).

- This echoes earlier open-ended comments about limited adult programming and also limited scheduling for working adults among the top dislikes.

The remaining reasons for not feeling represented/ included are more scattered, most often citing costs and/or limited open space for passive relaxation/recreation.

Sample verbatims are provided on the next page.

Top Reasons: Reasons for Not Feeling Included/Represented by LPD (base n=46)



Sample "Other" Responses for Not Feeling Included/Represented by LPD

"Too many 'babysitting' programs for children and not enough well-planned programs for children, i.e., location is confusing, adults 'help' the children and are consequently in the way, not enough interesting family programs and senior programs (Lisle Park District has the best)."

"The organized programs presented by the Park District represent a large portion of the operational budget but most often the parks are used sporadically and recreationally, and the recreational use of Lombard parks is simply not given the importance it deserves because it's not flashy or what is published in a flyer in favor of some class or program."

"Taxes are high enough."

"Need more porta-potties in the off season or wintertime. Older people don't stop needing to go just because the weather changes. We still go for a walk but don't have options when nature calls."

"How does a park district represent one's ethnicity age, gender, sex practices, financial, social or background? Meaningless question."

"Has nothing to do with socio-economic issues, I just think the skate community is woefully under-served compared to other sports. No other sport gets harassed by the police for practicing outside of facilities."

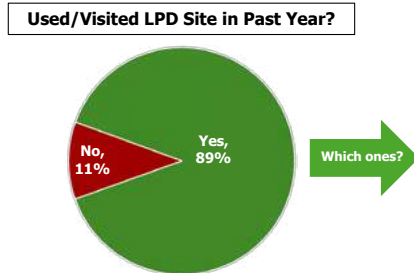
"As I stated before, if I live in Lombard, I should pay Lombard membership prices for any Park District offerings. Example: Madison Meadow Athletic Center."

II. LPD Park and Facility Usage, Satisfaction and Barriers

Nearly nine out of ten respondents report that they or someone in their household have been to an LPD park or facility in the past year.

The 11% who are non-LPD users are most likely to include:

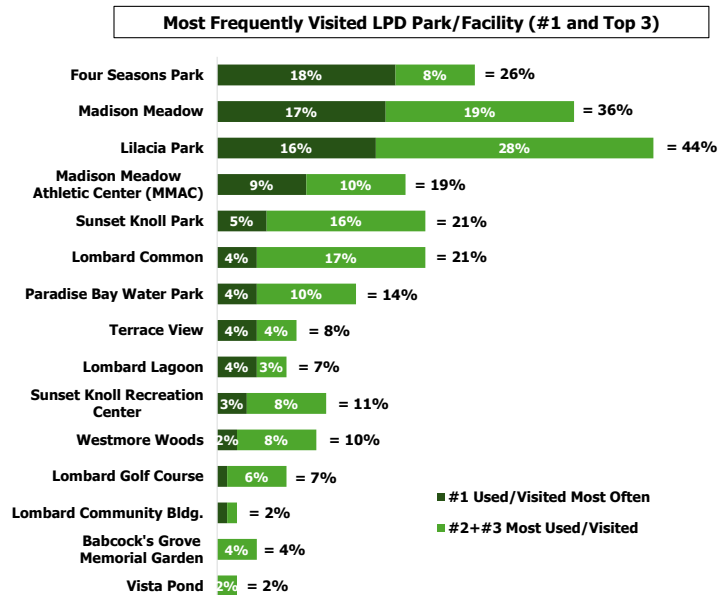
- Adults under age 35 (27% have not used/visited a location in the past year)
- Lived in the LPD District <5 yrs. (20%)
- No children under age 18 in household (14%, vs. 2% of those with children)
- Men (20%, vs. 4% of women)
- Central-W (20%) and SE regions (35%)
- Renters (28%, vs. 5% of homeowners)
- Hispanic/Latino adults (31% of n=25).



LPD Parks (NET 94%)	
Lilacia Park	67%
Madison Meadow	52%
Sunset Knoll Park	45%
Four Seasons Park	41%
Lombard Common	41%
Lombard Lagoon	24%
Westmore Woods	21%
Terrace View	20%
Babcock's Grove Memorial Garden	10%
Eastview Terrace	6%
Vista Pond	6%
Old Grove	5%
Edson Park	5%
Southland Park	4%
Broadview Slough	2%
Crescent Tot Lot	2%
LPD Facilities	
Madison Meadow Athletic Center (MMAC)	32%
Paradise Bay Water Park	28%
Sunset Knoll Rec Center	25%
Lombard Community Building	17%
Lombard Golf Course	12%
Spray Park (St. Charles Rd.)	7%

About equal numbers mention Lilacia, Four Seasons, or Madison Meadow Park as their #1 most visited in the past year.

Nearly half (44%) include Lilacia Park among their top three destinations (followed by Madison Meadow Park at 36%).



Among the most-visited LPD parks and facilities, many tend to draw largely from their nearby areas or neighborhoods.

- For example, half (50%) of those who report going to Madison Meadow Park live in the Central-E region, which accounts for 32% of the population.
- In addition, the vast majority of Westmore Woods users live in the Central-E area (73%).

A few locations – both Sunset Knoll Park and the SKRC, along with the Lombard Community Building – appear to attract residents from throughout the District (no meaningful regional differences).

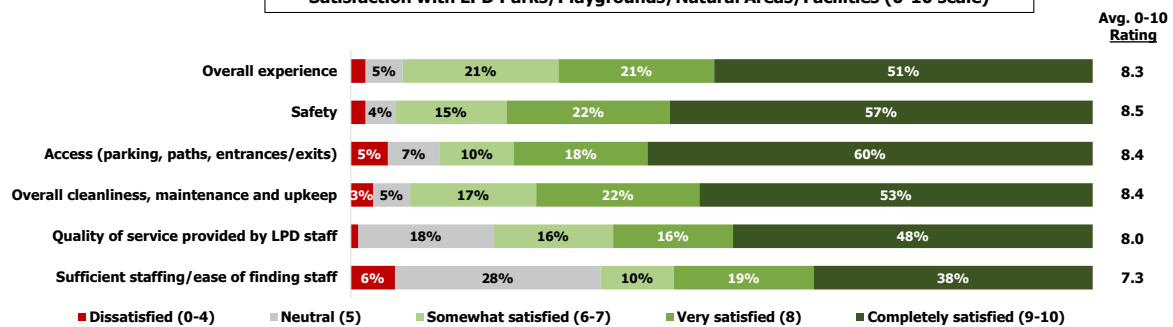
Significant Differences: Facility and Park Usage by Region

LPD Parks and Facilities Recently Visited/Used	n	Region					
		NW	NE	Central-W	Central-E	SW	SE
Overall (row) % of Respondents	406	11%	12%	13%	32%	16%	16%
Lilacia Park	312	14%	15%	12%	39%	14%	7%
Madison Meadow Park	258	9%	12%	9%	50%	12%	7%
Sunset Knoll Park	215	13%	13%	17%	37%	13%	8%
Four Seasons Park	174	9%	7%	10%	28%	32%	14%
Lombard Common	203	11%	17%	8%	50%	7%	7%
Lombard Lagoon	110	13%	35%	8%	36%	8%	1%
Westmore Woods	92	6%	8%	8%	73%	3%	2%
Terrace View	90	35%	21%	7%	32%	4%	1%
Madison Meadow Athletic Center (MMAC)	173	10%	14%	10%	48%	8%	9%
Paradise Bay Water Park	145	13%	19%	11%	47%	7%	3%
Sunset Knoll Rec Center	130	10%	18%	19%	27%	11%	16%
Lombard Community Building	87	12%	21%	9%	44%	8%	6%

Satisfaction with these LPD parks and facilities is very strong. Most attributes garner at least 88% satisfaction (including a majority – 53%+ – of “completely satisfied” responses). No more than 5% are dissatisfied with these locations overall, or in terms of safety, accessibility, or upkeep.

The two remaining attributes both concern staffing – quality of service, and staff availability – and receive nearly as strong scores as the other attributes. The difference is a higher percent of “neutral” rating on these staffing items, most likely from users who do not typically encounter staff when visiting a park or location (and therefore cannot offer an opinion).

Satisfaction with LPD Parks/Playgrounds/Natural Areas/Facilities (0-10 scale)



As with the overall esteem ratings for the LPD, the oldest residents tend to be most satisfied with their LPD park and facility experiences, along with long-term residents.

- Younger residents under age 45 tend to give lower – but still very positive – average scores.
- Note that homeowners and program participants are especially satisfied with LPD staff, with non-participants and renters giving lower scores (again, probably less familiar/less likely to engage with staff).

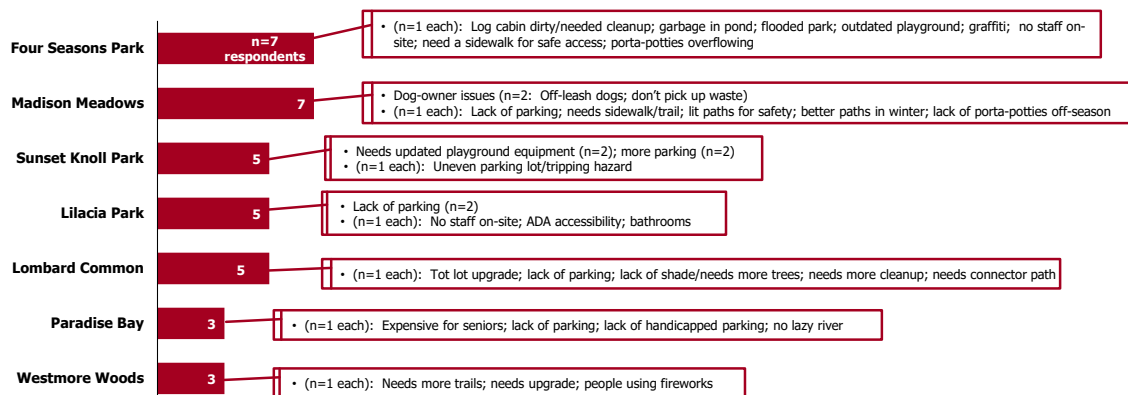
Significant Differences: Satisfaction with LPD Parks, Playgrounds, Open Spaces and Facilities

	Avg. 0-10 Satisfaction Score	Lower Than Avg. Ratings	Higher Than Avg. Ratings
Overall experience	8.3	- Under age 45 (8.1)	- Ages 65+ (8.7)
Safety	8.5	- Under age 45 (8.3)	- Ages 45-54 (8.9) - Lived in LPD 40+ yrs.)
Access	8.4	< no statistically meaningful differences >	
Overall cleanliness, maintenance, upkeep	8.4	- Under age 45 (8.1)	- Ages 65+ (8.8) - Lived in LPD 40+ yrs. (8.8)
Quality of service from staff	8.0	- Ages 35-44 (7.6) - Men (7.9) - Renters (7.3) - Non-LPD program participants (7.6)	- Ages 65+ (8.6) - Women (8.3) - Homeowners (8.3) - NE region (8.6) - LPD program participants (8.4)
Sufficient staffing/ease of finding staff	7.3	- Under age 35 (7.1) - Renters (6.7) - Non-LPD program participants (7.0) - SW region (6.5)	- Ages 65+ (7.9) - NE (7.9) and SE regions (8.2) - Homeowners (7.6) - LPD program participants (7.8)

The relatively few who give lower satisfaction scores (6 or under) on any of these attribute were asked with which locations they are less happy, and why. They give very scattered responses which (not surprisingly) tend to focus on the most visited locations.

- The one issue that emerges across multiple locations is the lack of parking. In addition to the responses below, two other respondents mention parking in general as an issue.

Top Reasons for Dissatisfaction: Specific Parks/Facilities (base n=64 respondents)



Sample Responses for Lower Satisfaction Scores for LPD Parks/Facilities

"Four Seasons: We NEED a sidewalk from Main Street to the park. This is an unsafe and dangerous path. There is no sidewalk from Main Street to the park."

"Four Seasons Park (I think... the park that's by GWMS). Porta-potties were almost overflowing last week."

"Sadly, I've seen people throw their garbage into the pond at Four seasons."

"Lack of sidewalk or trail on north side of Madison Meadows Park. Even if the sidewalk/trail was 50 feet away from the street, it would be a significant improvement. Also: a huge issue entering Madison Meadows from the sidewalk on the north side of Harding Street (which is the only side of the street with a sidewalk) — the Park District's (or a homeowner's?) split rail fence blocks the sidewalk and forces pedestrians to walk in the street to get around the fence. This is very dangerous during softball when cars are entering and exiting the parking lot."

"Sunset Knoll has a lot of short steps and uneven pavement in the parking lot. I see more elderly folks trip or even look for handrails where there are none."

"Sunset Knoll park, swings are broken, and overweight adults usually using the swings in playground. Can you please put the signs 'Only for children of a certain age!' Thank you!"

"Parking is limited at Sunset Knoll."

"Parking at Lilacia Park."

"There is very little parking at Lilacia Park. Lombard Common has the water park which is EXPENSIVE!!!!!! for seniors. Westmore Woods is beautiful but very few trails IN the woods."

"Lilacia Park can be difficult when in a wheelchair."

"Lombard Community & Lagoon buildings could use an internal makeover for better rental space."

"Lombard Commons — they just mow and mow and mow. All the trees are gone by the basketball courts. Build a pavilion; people don't really want to sit in the sun. No place to picnic. Most of the area should be pollinator friendly. Most areas are wasted space of grass you either treat for weeds or just mow and mow."

"Parking is an issue at most of the parks. Even at Paradise Bay there is not enough parking during swim meets."

"Westmore Woods — Kids and adults doing fireworks. You need cameras. Huge fireworks here all year behind South Highlands and by the pond."

"The toilets at the pool are not kept very clean. Parking is hard with SUV's taking up more space. It would be nice if one day a week or month the pool would just be open to residents."

"Terrace View Park should have a PAVED PATH around the pond. Friends with wheelchairs have a hard time on the gravel."

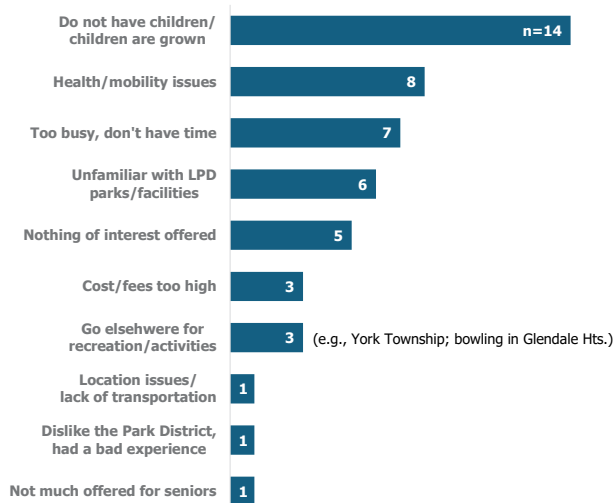
As reported, 11% said that they have not been to a District park or facility in the past year.

By far, the top reason is that they do not have any young children in the household — suggesting that they perceive the LPD is focused more on children (or young families),

Many of the other top barriers are more about their personal lives and interests (e.g., health or mobility issues, busy schedules, general lack of interest), with little having to do with the District itself.

A few cite a lack of awareness and/or fees that are preventing them from using these locations.

Reasons for Not Using LPD Parks/Facilities/Locations (base n=27)



III. Needs Assessment/Priorities: Indoor Facilities

Needs Assessment: Indoor Facilities

None of the indoor facilities that were tested garner majority demand or interest from LPD residents.

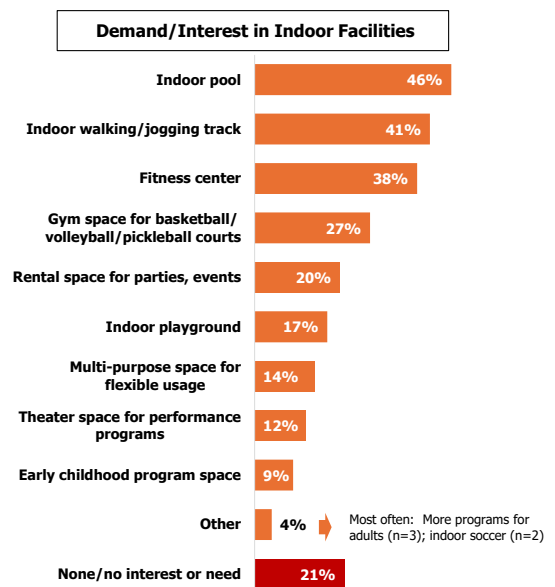
The three that generate the most response include:

- 46% seeking an indoor pool (especially women, residents ages 45-54, and current program participants – see next page)
- 41% wanting an indoor track (likewise, ages 45-54 and program participants)
- 38% interested in fitness facilities (especially those in the Central-E area).

In fact, the 45-54 age group tended to express an interest or need for virtually all of the indoor facilities tested.

Households with children under age 18 tended to express interest in or demand for gym space, an indoor playground and early childhood facilities.

Note that one in five respondents (21%) seek “none” of these indoor facilities, including at least a third of the youngest adults under 35, men, renters, and residents in the SE region.



Significant Differences: Demand/Interest in Indoor Facilities

	Overall	Most Likely to Express Interest/Use
Indoor pool	46%	<ul style="list-style-type: none"> - Ages 35-44 (59%) and 45-54 (60%) - Women (56%, vs. 31% of men) - NE (62%) and Central-E regions (59%) - LPD users (50%, vs. 15% of non-users) and program participants (62%, vs. 37% of non-participants)
Indoor walking/jogging track	41%	<ul style="list-style-type: none"> - Ages 45-54 (58%) - Households without children (45%, vs. 30% of those with children) - Central-E region (53%) - LPD users (45%, vs. 11% of non-users) and program participants (50%, vs. 36% of non-participants)
Fitness center	38%	<ul style="list-style-type: none"> - Central-E region (50%) - LPD users (42%, vs. 5% of non-users) and program participants (52%, vs. 30% of non-participants)
Gym space	27%	<ul style="list-style-type: none"> - Households with children (39%, vs. 22% of those without children)
Rental space	20%	<ul style="list-style-type: none"> - Ages 45-54 (32%) - Women (27%, vs. 13% of men) - Homeowners (25%, vs. 9% of renters) - LPD program participants (27%, vs. 15% of non-participants) - NE region (31%)
Indoor playground	17%	<ul style="list-style-type: none"> - Ages 35-44 (34%) - Women (26%, vs. 9% of men) - Households with children (43%, vs. 7% of those without children) - Homeowners (22%, vs. 5% of renters)
Multi-purpose space	14%	<ul style="list-style-type: none"> - Ages 45-54 (26%) - Women (20%, vs. 10% of men)
Theater space	12%	<ul style="list-style-type: none"> - Ages 45-54 (25%)

Significant Differences: Demand/Interest in Indoor Facilities (cont'd)

	Overall	Most Likely to Express Interest/Use
Early childhood program space	9%	<ul style="list-style-type: none"> - Households with children (22%, vs. 4% of those without children) - Homeowners (13%, vs. 1% of renters)
Other	4%	< no statistically significant differences >
None/NA	21%	<ul style="list-style-type: none"> - Under age 35 (35%) - Men (33%, vs. 13% of women) - Households without children (25%, vs. 11% of those with children) - SE region (53%) - Renters (37%, vs. 16% of homeowners) - Hispanic adults (42% of n=25) - Non-LPD users (61%, vs. 16% of recent users) and non-participants (30%, vs. 6% of participants)

Respondents who report interest, desire or current use for each type of indoor facility were then asked how well those interests are currently being met on a 1-5 scale, either by the Lombard Park District or any other source/provider.

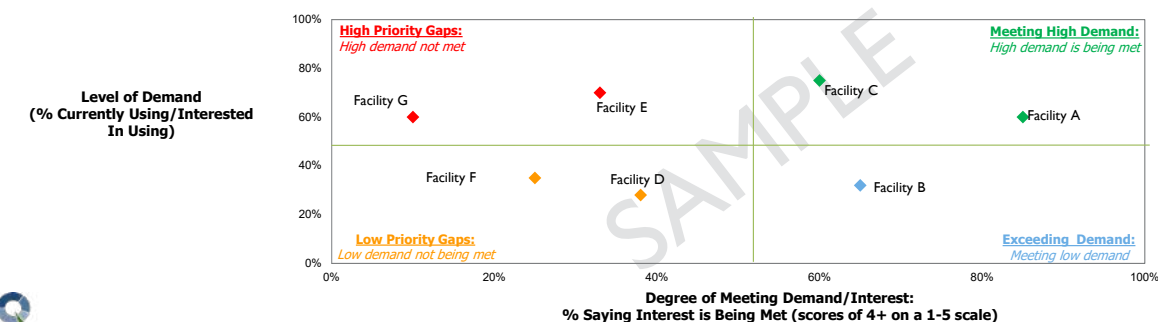
- A score of "4" means their interests are mostly met, and a "5" means they are completely met.

The results are reported on the following pages using a scatter plot that shows both:

- Overall demand for each facility (vertical axis) based on the % who indicate usage, need or interest
- The % who report that this "interest" is currently being met (horizontal axis) by giving scores of "4" or "5" (on the 1-5 scale).

In the example below, facilities A and C in the upper right quadrant are in high demand and sufficient supply, while facilities E and G (upper left) represent top "gaps" or opportunities for improvement (high demand not currently met).

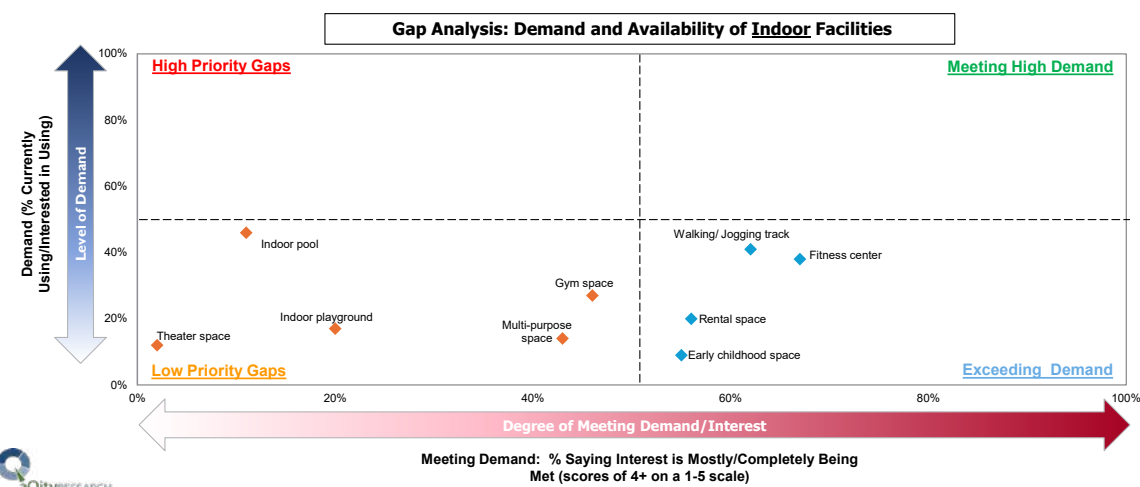
- Facilities to the lower left (D, and F) represents lower-priority "gaps" given that generate less demand overall.
- Facility B likewise has lower demand but is seen as readily available currently among those interested.



For the indoor facilities tested for the LPD, the gap analysis registers nothing as a "high priority gap" given that none of these options garner majority interest or demand (vertical y-axis). In fact, demand for several of these amenities (indoor track, fitness facility, rental facilities, early childhood space) is already being readily met.

- Gymnasiums and multi-purpose space are close to being easily accessible to those interested in each.

The only gap that might be considered is an indoor pool (sought by 46% overall, meaning 54% are not interested).



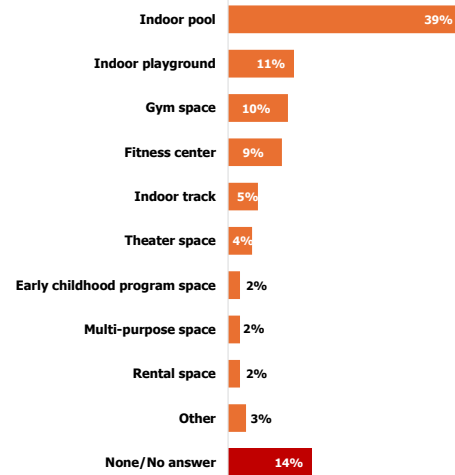
When asked which one potential indoor facility should be the District's #1 priority, an indoor pool is clearly the top choice (cited by 39% overall).

- Residents in the NE region are the only group expressing majority support for an indoor pool (58% -- see next page).

The next top response was "none of these", followed by about one in ten seeking either:

- An indoor playground, especially among homeowners and those with children
- More gym space, which appeals mostly to the key non-user and non-participant subgroups (under 35, newer residents)
- Fitness facilities (all groups equally).

Those seeking "none" of these as a priority tend to include the oldest and most long-term residents, along with non-program participants.

Top Priority: Most Important Indoor Facility/Amenity

Significant Differences: Top Priorities for Indoor Facilities

	Response %	% #1 Priority
Indoor pool	39%	- Northeast region (58%)
Indoor playground	11%	- Households with children (28%, vs. 3% of those without children) - Homeowners (13%, vs. 4% of renters)
Gym space	10%	- Under age 35 (29%) - Lived in LPD <10 yrs. (15%) - Men (19%, vs. 4% of women) - Central-W (27% and SE regions (32%) - Non-LPD users (52%, vs. 7% of users) and non-participants (14%, vs. 4% of participants) - Renters (22%, vs. 6% of homeowners)
Fitness center	9%	< no statistically meaningful differences >
Indoor track	5%	< no statistically meaningful differences >
Theater space	4%	- Ages 45-54 (10%) - Program participants (8%, vs. 1% of non-participants)
Early childhood program space	2%	< no statistically meaningful differences >
Multi-purpose space	2%	< no statistically meaningful differences >
Rental space	2%	- Lived in LPD 40+ yrs. (10%)
None of the above/NA	14%	- Ages 65+ (25%) - Households without children (19%, vs. 3% of those with children) - Lived in LPD 25-39 yrs. (23%), 40+ yrs. (32%) - Non-participants (20%, vs. 6% of participants)

IV. Needs Assessment/Priorities: Outdoor Facilities

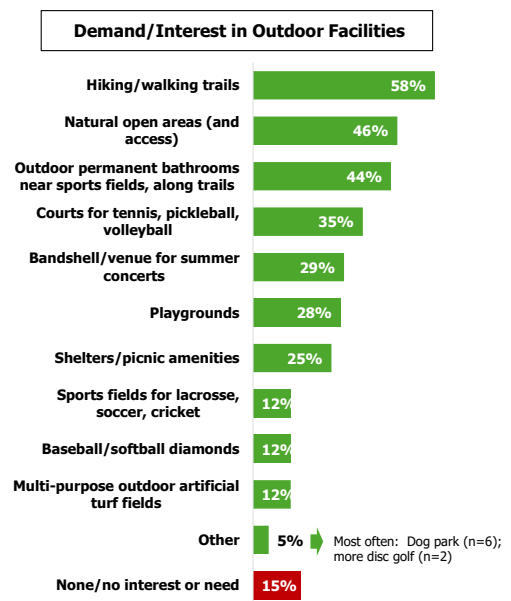
In a similar needs assessment question about **outdoor** facilities and amenities, a majority of residents (58%) express a need, interest or current usage of trails in the area.

Nearly half likewise are interested in natural open spaces and in outdoor bathroom facilities in highly used locations.

- Just over a third (35%) express a need or desire for outdoor courts for tennis, pickleball, and/or volleyball. Nearly as many are interested in a concert bandshell, playgrounds, and shelters or amenities for picnicking.
- Each of the remaining options tested garner no more than 12% expressing interest or needs, and about as many (15%) seek none of these outdoor features.

Virtually all of these features are in highest demand among current LPD users and program participants.

- Hiking and walking trails appeal to almost all demographic groups, especially those in the SW region.
- Younger residents (ages 35-44) are most interested in playgrounds and picnic amenities, while slightly older adults (45-54) tend to favor open space, outdoor bathrooms, and sports fields.
- The youngest and newest residents, renters, men, and Hispanic adults tend to report needing none of these amenities (more than average).



Significant Differences: Demand/Interest in Outdoor Facilities

	Overall	Most Likely to Express Interest/Use
Hiking/walking trails	58%	<ul style="list-style-type: none"> - SW region (79%) - Homeowners (64%, vs. 37% of renters) - Lived in LPD 25-39 yrs. (71%) - LPD users (64%, vs. 11% of non-users)
Natural open areas/access	46%	<ul style="list-style-type: none"> - Ages 45-54 (58%) - LPD users (50%, vs. 12% of non-users)
Outdoor permanent bathrooms	44%	<ul style="list-style-type: none"> - Ages 45-54 (59%) - Women (52%, vs. 29% of men) - SW region (69%) - LPD users (48%, vs. 11% of non-users) and program participants (61%, vs. 34% of non-participants)
Courts for tennis/pickleball/volleyball	35%	<ul style="list-style-type: none"> - SW region (56%) - LPD users (38%, vs. 8% of non-users) and program participants (19%, vs. 7% of non-participants)
Bandshell/summer concert venue	29%	<ul style="list-style-type: none"> - Central-E region (44%) - LPD program participants (42%, vs. 22% of non-participants)
Playgrounds	28%	<ul style="list-style-type: none"> - Ages 35-44 (45%) - Households with children (53%, vs. 18% of those without children) - Women (37%, vs. 19% of men) - LPD users (31%, vs. 5% of non-users) and program participants (36%, vs. 23% of non-participants)
Shelters/picnic amenities	25%	<ul style="list-style-type: none"> - Ages 35-44 (38%) - SW region (45%)

Significant Differences: Demand/Interest in Outdoor Facilities (cont'd)

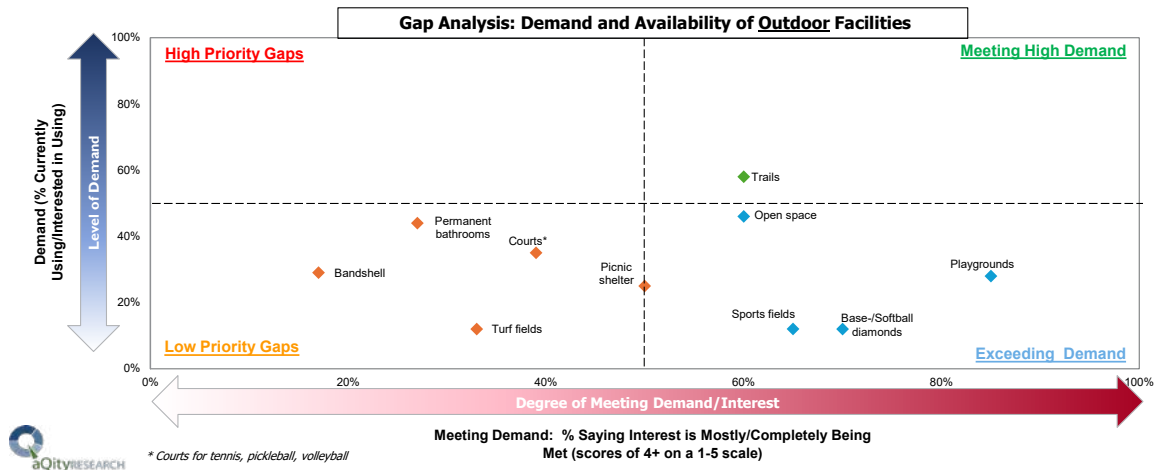
	Overall	Most Likely to Express Interest/Use
Sports fields for lacrosse/soccer/cricket	12%	<ul style="list-style-type: none"> - Ages 45-54 (21%) - Households with children (23%, vs. 7% of those without children) - Lived in LPD 10-24 yrs. (21%) - Homeowners (15%, vs. 0% of renters) - Program participants (19%, vs. 7% of non-participants)
Baseball/softball diamonds	12%	< no statistically significant differences >
Multi-purpose outdoor artificial turf fields	12%	<ul style="list-style-type: none"> - Lived in LPD 10-24 yrs. (21%)
Other	5%	< no statistically significant differences >
None/No Interest/NA	15%	<ul style="list-style-type: none"> - Under age 35 (30%) - Lived in LPD <10 yrs. (22%) - Households without children (18%, vs. 7% of those with children) - Men (26%, vs. 7% of women) - Central-W (29%) and SE regions (38%) - Renters (30%, vs. 10% of homeowners) - Hispanic adults (32% of n=25) - Non-users (80%, vs. 7% of LPD users) and non-program participants (21%, vs. 6% of participants)

Among the outdoor features in highest demand, both trails and outdoor spaces are considered to be readily available currently (along with playgrounds, sports fields and baseball/softball fields).

- Half of those interested in a picnic shelter or similar amenities likewise feel this need is already mostly met.

Options that generate at least 25% demand and represent “gaps” or opportunities include permanent outdoor bathrooms, courts for tennis/pickleball/volleyball, and a bandshell for outdoor concerts.

- Outdoor turf fields are likewise considered less available but are of interest to only 12% overall.



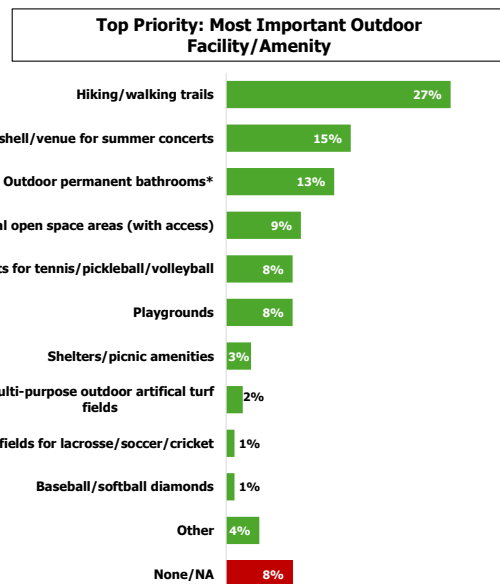
51

When asked which one outdoor feature or facility should be the LPD’s top priority, only trails garners a significant response, cited by roughly one in four respondents.

- An outdoor bandshell for summer concerts emerges as a distant second to trails (15%), followed closely by outdoor permanent restrooms.
- Fewer than one in ten select any other outdoor feature as the #1 priority for the District.

Trails tend to be mentioned by newer Lombard residents and non-program participants.

- Conversely, the oldest and most long-term residents tend to feel that none of these amenities represent a priority.
- A bandshell has stronger appeal among Central-E residents, and outdoor bathrooms are especially preferred by women (nearly three times as much compared to men).



52

Significant Differences: Top Priorities for Outdoor Facilities

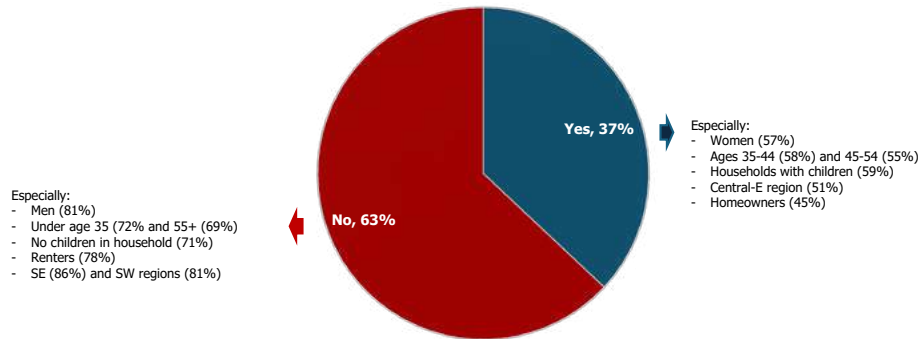
	Response %	% #1 Priority
Hiking/walking trails	27%	<ul style="list-style-type: none"> - Lived in LPD <10 yrs. (38%) - Households without children (32%, vs. 16% of those with children) - Non-LPD program participants (34%, vs. 18% of participants)
Bandshell/summer concert venue	15%	<ul style="list-style-type: none"> - Central-E region (31%) - LPD program participants (22%, vs. 10% of non-participants)
Outdoor permanent bathrooms	13%	<ul style="list-style-type: none"> - Women (19%, vs. 7% of men) - White adults (16%) - LPD program participants (19%, vs. 9% of non-participants)
Natural open space	9%	<ul style="list-style-type: none"> - Households without children (12%, vs. 3% of those with children)
Courts for tennis, pickleball, volleyball	8%	<ul style="list-style-type: none"> - SE region (29%) - Asian adults (375 of n=23)
Playgrounds	8%	<ul style="list-style-type: none"> - Ages 35-44 (22%) - Households with children (22%, vs. 2% of those without children) - Central-W region (17%)
Shelters/picnic amenities	3%	<ul style="list-style-type: none"> - Ages 35-44 (12%)
Multi-purpose outdoor artificial turf fields	2%	< no statistically meaningful differences >
Sports fields for lacrosse/soccer/cricket	1%	< no statistically meaningful differences >
Baseball/softball diamonds	1%	< no statistically meaningful differences >
None of the above/NA	8%	<ul style="list-style-type: none"> - Ages 65+ (19%) - Lived in LPD 40+ yrs. (21%) - Non-LPD users (31%, vs. 7% of users)

V. LPD Program/Event Participation, Satisfaction and Barriers

Just over a third of respondents report recent participation in LPD programs or events in the past year, including a majority of women, residents ages 35 to 54, and nearly half of homeowners.

On the other hand, most men, both the youngest (under 35) and oldest adults (ages 55+), residents without children, and renters report no participation of late.

Recent Participation in LPD Programs/Events

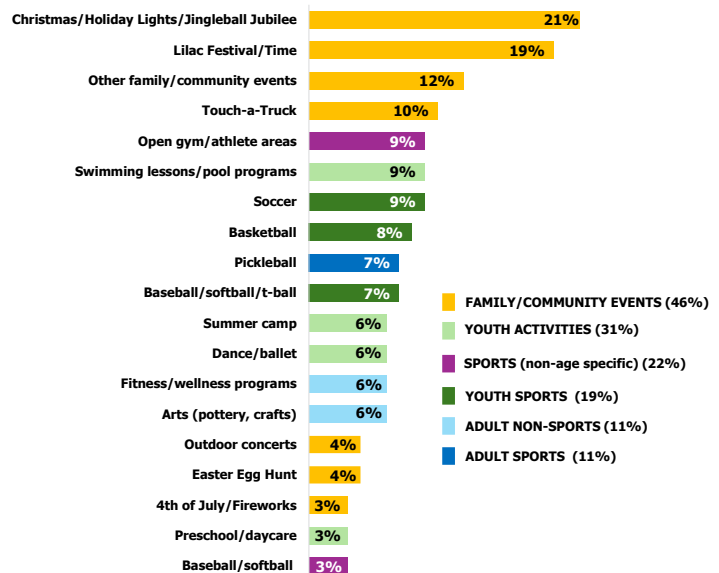


By far, the top activities generating the most participation are community events sponsored by the LPD, especially those around the Christmas holiday, and the Lilac Festival.

Open gym activities are mentioned by nearly one in ten, and most of the remaining top programs are youth-related (both sports and non-sports).

For adult offerings, fitness/wellness and arts programming are the top responses (6% each).

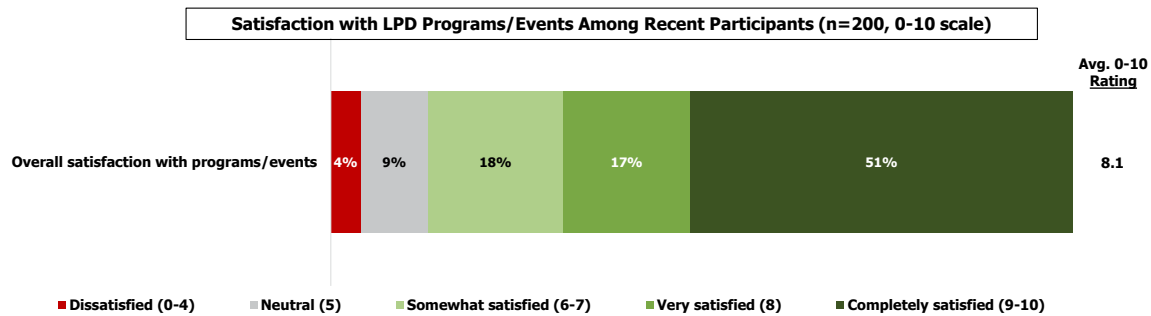
LPD Program Participation in Past Year
(multiple open-ended responses)



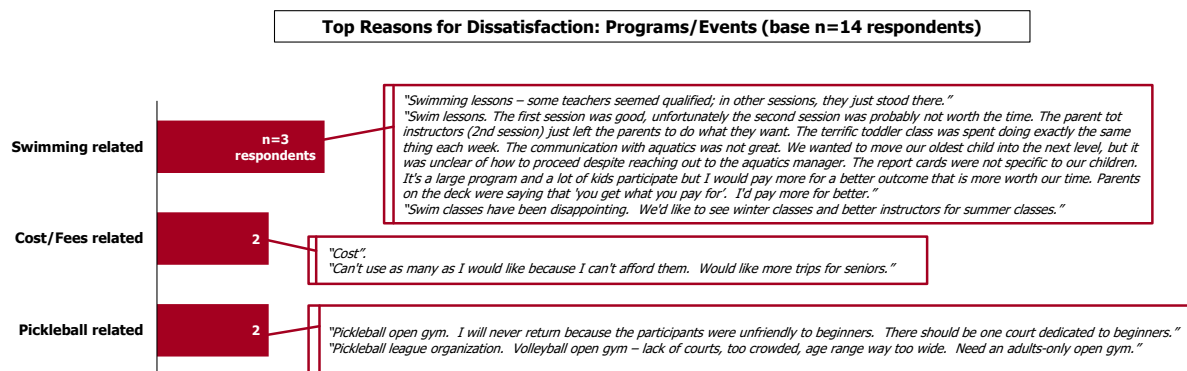
Among program and event participants, satisfaction with these activities is very strong, similar to the high satisfaction levels given for LPD facilities reported earlier.

Nearly nine in ten (87%) are at least somewhat satisfied, including half (51%) who are "completely satisfied" (scores of 9+).

Most importantly, the high average score of 8.1 is generally consistent across all subgroups (no statistically meaningful differences by region nor demographics).



The relatively few giving lower satisfaction scores (6 or less) for LPD programs and events gave varied responses (no consistent issues). The top issues and comments are reported below, and other responses are included on the next page.



Other Responses for Lower Program Satisfaction Scores

"Adults get in the way of children and participate in the programs, when they are supposed to be designed for children. The Easter Egg Hunt is rushed through and no time allowed for the children to 'line up' to go into the egg hunt. Then the adults get in there and no eggs are left for the children!!!"

"The schedules (at minimum practice night) needs to go out at least one week earlier than it does. Waiting to notify parents the week before or the week of is not helpful."

"Coaching."

"The Jolly Train/Santa at the Log cabin. During the wait there was limited spots to sit. It felt like cost was a determining factor in setting up room. The trolley was mostly the instructor talking to some parents and playing a few Christmas songs. The Santa at the log cabin was talking to other parents when my grandkid's turn arrived. You can see him looking away in all pictures. This was not inexpensive."

"Please close the 5K route so people aren't endangered."

"The excursion was not what was expected. There was very limited time spent at the State Park."

"Pool tables and chairs are in bad shape."

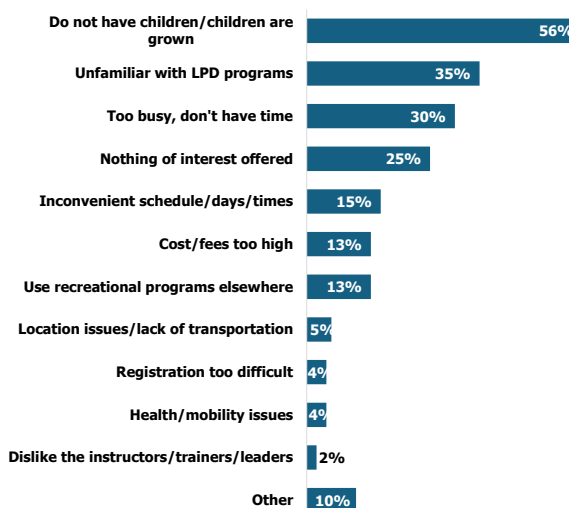
Among non-LPD program participants, the top barrier for joining is again not having younger children in their household – reflecting a sense that the District is more focused on youth and young families (consistent with the top barrier to non-use of LPD facilities, reported earlier).

In addition, a third of non-participants report a lack of awareness of the LPD programs and events. Nearly as many said they do not participate either because they are too busy or are simply not interested.

The next tier of barriers, each cited by about one in seven non-participants, include:

- The scheduling or hours of programs (with open-ended feedback suggesting that working adults feel more inconvenienced or underserved)
- Program/event fees
- Utilizing programs elsewhere (private facilities, other local agencies).

Reasons for Not Participating in LPD Programs/Events (n=206 responding)



VI. Needs Assessment/Priorities: Age-Based Program Areas

Needs Assessment: Age-Based Programs

From a series of age-based programming options, those generating the most need/interest/demand focus more on activities for adults (especially fitness and wellness) and community-wide events.

- This is fairly typical in park district surveys as all households have adults but do not always include children under age 18.

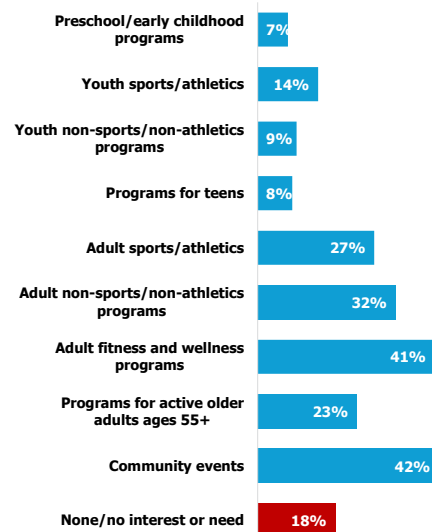
Beyond adult fitness and wellness programs, both sports and non-sports activities for adults are of interest to nearly a third of respondents, followed closely by programs for older active adults ages 55+.

As the differences on the following page indicates, adult sports are especially mentioned by the youngest adults (under age 35), men, and renters – resembling the profile of current non-LPD users and non-participants.

- Women and adults ages 45-54 tend to express the most interest in fitness and wellness options, while those 55+ and women tend to seek active adult activities.

Not surprisingly, younger adults (ages 35-44), those with children under 18, and women are consistently most interested in youth programming options. This age group also expresses a need for teen activities.

Demand/Interest in Program Categories



Significant Differences: Demand/Interest in Program Categories

	Overall	Most Likely to Express Interest/Use
Preschool/early childhood programs	7%	<ul style="list-style-type: none"> - Ages 35-44 (19%) - Households with children (20%, vs. 2% of those without children) - Women (12%, vs. 2% of men) - Homeowners (10%, vs. 1% of renters)
Youth sports/athletics	14%	<ul style="list-style-type: none"> - Ages 35-44 (38%) - Women (24%, vs. 5% of men) - Households with children (42%, vs. 3% of those without children) - Homeowners (19%, vs. 4% of renters)
Youth non-sports/non-athletics programs	9%	<ul style="list-style-type: none"> - Ages 35-44 (26%) - Women (16%, vs. 3% of men) - Households with children (29%, vs. 1% of those without children)
Programs for teens	8%	<ul style="list-style-type: none"> - Ages 35-44 (23%) - Households with children under 18 (26%, vs. 1% of those without children)
Adult sports/athletics	27%	<ul style="list-style-type: none"> - Under age 35 (49%) - Men (35%, vs. 22% of women) - Renters (46%, vs. 21% of homeowners) - Asian adults (48% of n=23)
Adult non-sports/non-athletics programs	32%	<ul style="list-style-type: none"> - Households without children (37%, vs. 19% of those with children) - Central-E (40%) and SE regions (48%)
Adult fitness and wellness programs	41%	<ul style="list-style-type: none"> - Ages 45-54 (57%) - Women (52%, vs. 27% of men) - Households without children (46%, vs. 29% of those with children) - Central-E region (54%)

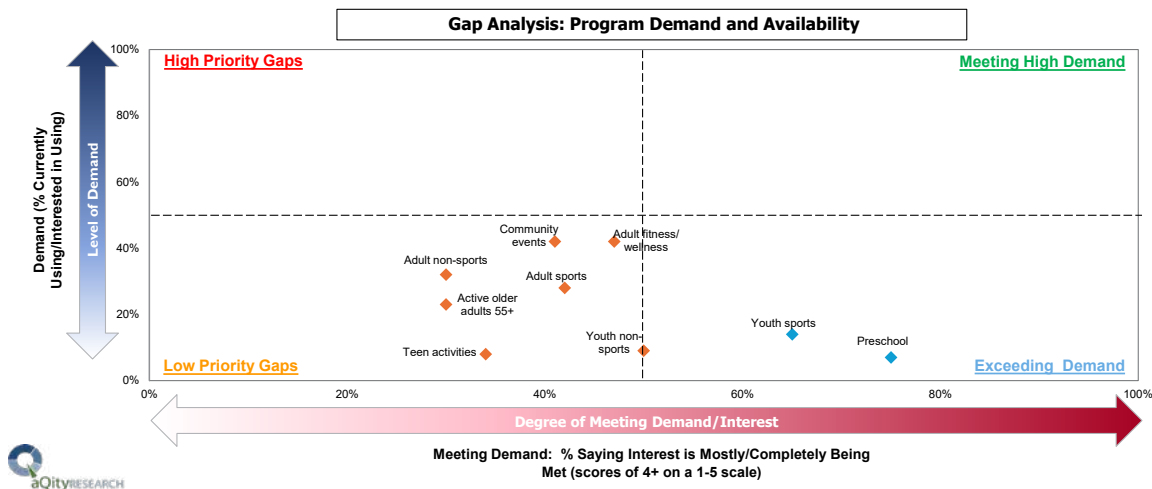
Significant Differences: Demand/Interest in Program Categories (cont'd)

	Overall	Most Likely to Express Interest/Use
Programs for active adults ages 55+	23%	<ul style="list-style-type: none"> - Ages 55-64 (49%), 65+ (55%) - Women (30%, vs. 16% of men) - Households without children (31%, vs. 2% of those with children) - Homeowners (30%, vs. 8% of renters) - Central-E region (34%) - White adults (29%)
Community events	42%	<ul style="list-style-type: none"> - Central-E region (55%)
None/No interest/NA	18%	<ul style="list-style-type: none"> - Ages 65+ (28%) - Men (27%, vs. 12% of women) - Non-LPD program participants (23%, vs. 11% of participants)

Both preschool and youth sports activities are deemed readily available among those interested in each, and likewise half of those needing/desiring youth non-sports programs feel those currently exist.

In terms of programming gaps, the biggest opportunities remain for the top options in demand – community events and adult fitness/wellness – followed by other adult activities, both sports and non-sports, and active older programs.

- While only 8% seek more teen programs and activities, only about a third feel that these are readily available.



65

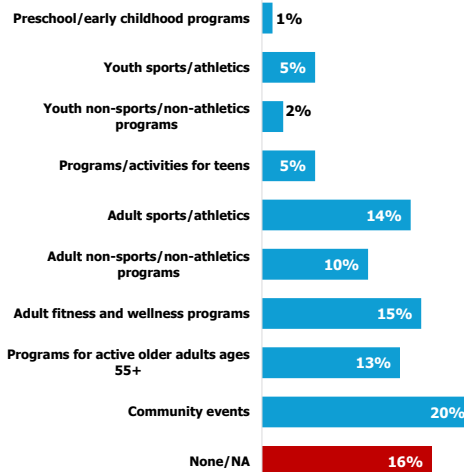
When asked to identify the #1 programming activity that the LPD should focus on, community-wide events and the adult program options all generated top responses.

- Again, many of the youth programs are mentioned less often among the general public given the percentage without children, and the sense that those with children can easily find activities for this age group.

Consistent with earlier findings, the current non-participant segment (which tends to include adults under age 35, men, renters) disproportionately cite adult sports and athletics as their #1 priority.

- Residents ages 35 to 44 tend to focus on non-sports adult programs and options for teens, and those 45-54 most prefer fitness and wellness programs.
- Nearly half of the oldest residents ages 65+ are most interested in active older adult activities (49%, vs. 13% overall).

Top Priority: Most Important Program Category



66

Significant Differences: Top Priorities for Program Categories

	Response %	% #1 Priority
Preschool/early childhood programs	1%	< no statistically meaningful differences >
Youth sports/athletics	5%	- Households with children under 18 (15%, vs. 1% of those without children)
Youth non-sports/non-athletics programs	2%	< no statistically meaningful differences >
Programs/activities for teens	5%	- Ages 35-44 (14%) - Households with children under 18 (17%, vs. 0% of those without children) - NE region (20%)
Adult sports/athletics	14%	- Under age 35 (38%) - Lived in LPD <10 yrs. (24%) - Men (23%, vs. 8% of women) - Central-W (25%) and SE region (34%) - Renters (34%, vs. 7% of homeowners) - Asian adults (53% of n=17) - Non-LPD users (33%, vs. 12% of users) and non-program participants (19%, vs. 6% of participants)
Adult non-sports/non-athletics programs	10%	- Ages 35-44 (18%)
Adult fitness and wellness programs	15%	- Ages 45-54 (26%) - SW region (34%)
Programs for active adults ages 55+	13%	- Ages 65+ (49%) - No children in household (18%, vs. 1% of those with children) - Lived in LPD 25-39 yrs. (30%)
Community events	20%	- Central-E region (29%) - Hispanic/Latino adults (51% of n=21)
None/NA	16%	< no statistically meaningful differences >

For the top age-related program priorities sought from the LPD (see previous question), the most frequent open-ended suggestions are shown below.

Top Program Priorities (top responses, smaller n of cases per category)	
Adult sports/athletics	<ul style="list-style-type: none"> Basketball (46%) Pickleball, soccer, volleyball (15% to 16% each)
Adult non-sports/non-athletics	<ul style="list-style-type: none"> Social clubs/groups/events (30%) Classes, learning, skill development (23%) Arts classes (20%) Game night/event (14%)
Fitness/Wellness	<ul style="list-style-type: none"> Yoga/barre/Pilates/stretching (24%) Workout/fitness classes (20%) Health lifestyle classes (16%)
Active older adult programs	<ul style="list-style-type: none"> Fitness, e.g., walking groups, yoga/stretching, workout/fitness (40%) Social activities – outings and events, group activities, trips (21%) Wellness classes (19%)
Community events	<ul style="list-style-type: none"> Concerts/music (39%) Food fests (24%)

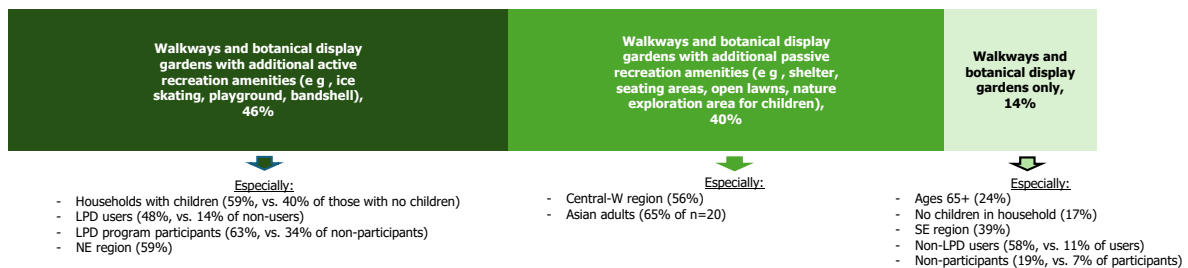
VII. Support/Opposition for Potential Facility and Park Improvements

Residents overall are divided on the types of improvements they would like to see at the new land parcel adjacent to Lilacia Park.

Nearly half (46%) prefer walkways and display gardens with active recreational amenities included, while nearly as many (40%) favor keeping the walkways and gardens but seek only passive features (see descriptions below).

- This split opinion is generally consistent among all subgroups, with current LPD users/participants favoring more active recreational features.
- The remaining 14% simply want the walkways and gardens with no additional amenities (especially the oldest adults and non-LPD users/non-participants).

Most Supported Options/Improvements for Lilacia Park-Adjacent Property



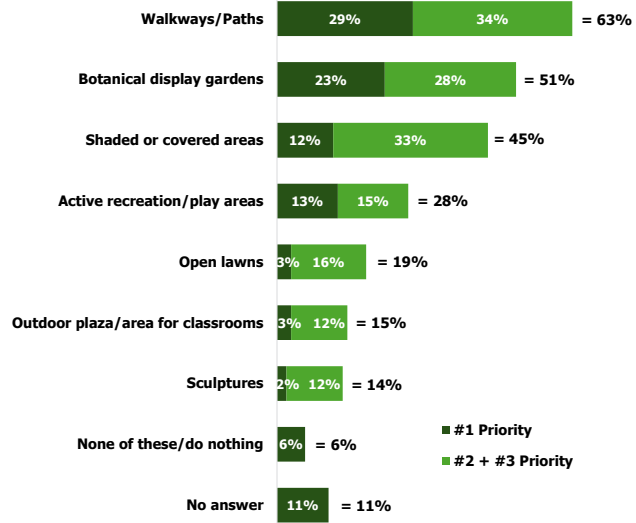
Q24. The Lombard Park District has recently acquired land connected to Lilacia Park, with the intent to expand the park's offerings. Below are some options and potential improvements that the District is considering, which would be designed to respect the historic character of the property and its garden setting. Please select the option below that you would prefer most for this location.

Given the wording of the previous question regarding proposed improvements to the new parcel next to Lilacia Park, most residents place the highest priorities on walkways and botanical display gardens.

However, shaded/covered areas ranks a close third.

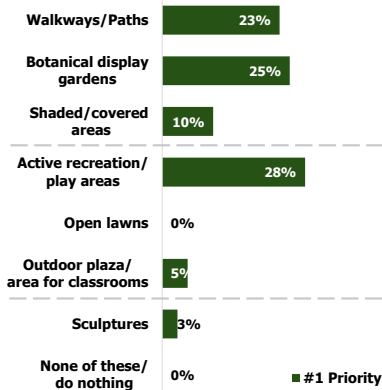
The remaining options are reported less often and depend mostly on one's preference for active vs. passive improvements reported in the previous question.

Top Improvements for New Land/Lilacia Park

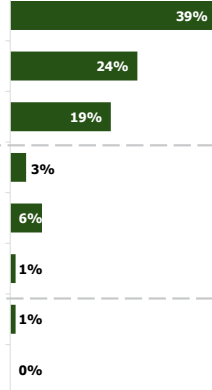


For those interested in active recreational amenities on this site, those features and play areas are just as important as walkways and gardens (#1 priority rankings). Shaded/covered areas rank highest among those seeking more passive usage at this location (along with one in ten seeking active recreation). Those favoring no additional amenities truly only seek paths and gardens.

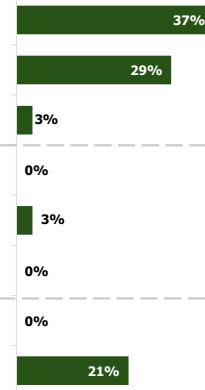
Top Lilacia Park Improvements:
Added Active Amenities (n=184)



Top Lilacia Park Improvements:
Added Passive Amenities (n=153)



Top Lilacia Park Improvements:
Walkways & Gardens Only (n=15)



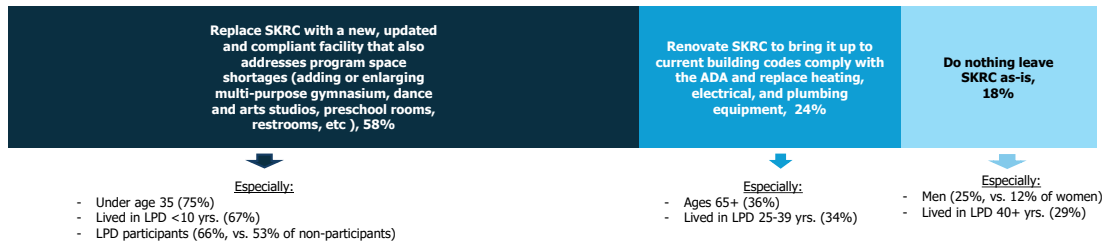
After hearing a brief description of the condition of SKRC, a majority (58%) support replacing it with a new recreational center with additional space (a gym, larger dance and arts studios, space for preschool programs, improved restrooms).

- The youngest and newest residents, along with recent program participants, are most supportive of this option.

One in four (24%) instead prefer renovating the current SKRC to address accessibility and needed mechanical improvements, especially older and longer-term residents. Nearly as many (18%) feel the current facility is fine in its current state and does not need improvement (especially men and the longest-term residents).

It is important to note that any reference to costs for either renovation or a new building were not included in this question.

Most Supported Options/Improvements for Sunset Knoll Recreation Center (SKRC)



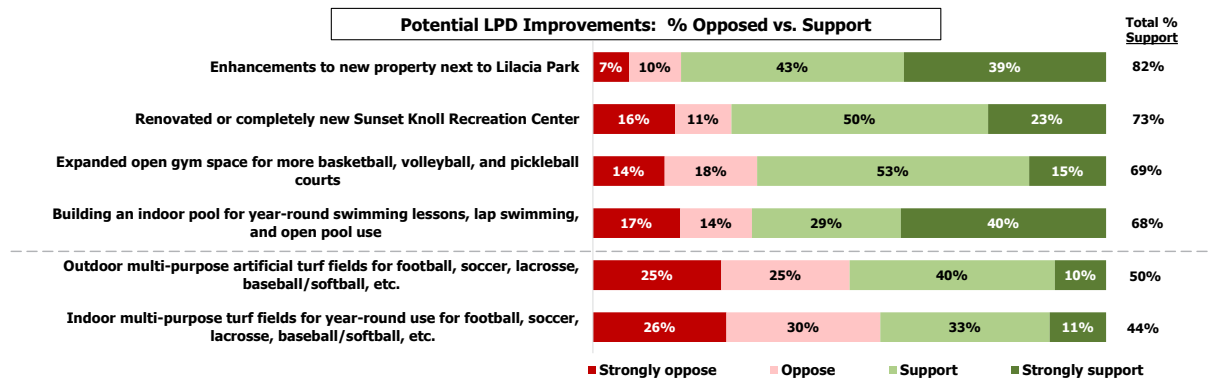
Q24. The Lombard Park District is considering options for Sunset Knoll Recreation Center (SKRC), which was originally built as a school in the 1950's. A recent architectural study determined that SKRC needs significant building code and Americans with Disabilities Act (ADA) compliance improvements. Please read the options below and indicate which one you support most.

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From a list of potential capital improvements that the LPD might consider, and knowing that each could result in higher property taxes and/or fees, a majority of respondents express support for several options, including:

- Improvements to the new property next to Lilacia Park (82% overall support, including 39% strong support)
- Renovating or building a new SKRC (73% total support, mostly "not strong" support)
- Expanded gym space for add courts/sports (69% total support, likewise especially "not strong")
- An indoor pool (68% total support, including 40% "strong support").

Residents are more divided on multi-purpose turf fields (either indoors or outdoors).



Q27. Below are potential initiatives that the Lombard Park District might consider. Knowing that these could mean higher user fees or property taxes (especially with the larger projects or improvements), please indicate whether you oppose or support each.

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The strongest support (73%+) is given to:

- **Improving the new property next to Lilacia Park, including a majority of virtually all subgroups** (except for men and the few non-LPD users/visitors). Nearly all (95%) of longer-term residents in the community 25 to 39 years support this initiative.
- **Renovating or building a new SKRC building** (supported by at least 35% of all subgroups), with stronger support from women and ages 35 to 44.

	Most Likely to Be Opposed		Most Likely to Support	
Enhancements to new property next to Lilacia Park	Overall Opposed (17%)		Overall Support (82%)	
	<ul style="list-style-type: none"> - Men (24%, vs. 14% of women) - Non-LPD users (67%) and non-participants (22%) 		<ul style="list-style-type: none"> - Lived in LPD 25-39 yrs. (95%) - LPD users (87%) and program participants (89%) 	
	Strongly Opposed (7%)	Opposed (10%)	Support (43%)	Strongly Support (39%)
		<ul style="list-style-type: none"> - Under age 35 (20%) - Lived in LPD <10 yrs. (17%) - No children in household (13%) - Men (15%) - Central-W region (22%) - Renters (26%) - Non-LPD users (58%), non-participants (13%) 	<ul style="list-style-type: none"> - Homeowners (45%) - Lived in LPD 25-39 yrs. (54%) 	<ul style="list-style-type: none"> - Ages 35-44 (57%) - White adults (48%) - Used LPD (42%)
Renovated or Completely New Sunset Knoll Recreation Center	Overall Opposed (27%)		Overall Support (73%)	
	<ul style="list-style-type: none"> - Ages 65+ (37%) - Lived in LPD 40+ yrs. (41%) - Men (35%) - SE region (50%) 		<ul style="list-style-type: none"> - 35-44 (81%) - Women (79%) - Central-W (80%) and SW regions (81%) 	
	Strongly Opposed (16%)	Opposed (11%)	Support (50%)	Strongly Support (23%)
	<ul style="list-style-type: none"> - Non-program participants (20%) 	<ul style="list-style-type: none"> - White adults (14%) 	<ul style="list-style-type: none"> - Non-program participants (55%) 	<ul style="list-style-type: none"> - Under age 35 (39%) - LPD participants (37%)

Expanded gym space is most supported among the youngest (under age 35) and more middle-aged adults (45- to 54-year-olds). This also appears to be well supported among less frequent LPD users/visitors (relatively few cases).

- The oldest and most long-term residents tend to be opposed, with homeowners especially opposed "strongly".

Support for an indoor pool is strongest among women and current users and program participants. However, close to half of men and the most long-term residents are opposed, with adults ages 65+ strongly opposed more than average.

	Most Likely to Be Opposed		Most Likely to Support	
Expanded Open Gym Space for More Basketball, Volleyball, Pickleball	Overall Opposed (31%)		Overall Support (69%)	
	<ul style="list-style-type: none"> - Ages 65+ (41%) - Lived in LPD 40+ yrs. (50%) 		<ul style="list-style-type: none"> - Under age 35 (77%), 45-54 (75%) - SW region (83%) 	
	Strongly Opposed (14%)	Opposed (18%)	Support (53%)	Strongly Support (15%)
	<ul style="list-style-type: none"> - Homeowners (18%, vs. 4% of renters) 	<ul style="list-style-type: none"> - Lived in LPD 40+ yrs. (29%) - White adults (22%) 		<ul style="list-style-type: none"> - Central-W region (29%) - Non-LPD users (31%, vs. 14% of users)
Building an Indoor Pool for Year-Round Swimming Lessons, Lap Swimming, Open Pool Use	Overall Opposed (32%)		Overall Support (68%)	
	<ul style="list-style-type: none"> - Men (45%, vs. 23% of women) - Central-W region (52%) - Lived in LPD 40+ yrs. (44%) - Non-LPD users (74%), non-participants (39%) 		<ul style="list-style-type: none"> - Women (77%, vs. 55% of men) - LPD users (72%) and program participants (80%) 	
	Strongly Opposed (17%)	Opposed (14%)	Support (29%)	Strongly Support (40%)
	<ul style="list-style-type: none"> - Ages 65+ (28%) - Men (25%, vs. 13% of women) - Non-program participants (23%) 	<ul style="list-style-type: none"> - Men (20%, vs. 10% of women) - No children in household (17%) - Central-W region (33%) - Renters (26%) - Lived in LPD 40+ yrs. (23%) - Hispanic/Latino adults (38% of n=26) - Non-LPD users (62%) 	<ul style="list-style-type: none"> - Central-E region (38%) 	<ul style="list-style-type: none"> - Women (46%, vs. 27% of men) - SW region (57%) - LPD program participants (53%)

As reported, residents are divided 50/50 in their support for multi-purpose outdoor artificial turf fields, and a majority (56%) are opposed to indoor artificial turf.

- For both options, residents ages 45 to 54 tend to be most supportive, with younger adults also favoring outdoor turf fields. Current LPD program participants are included in the strongest supporters.
- In contrast, the oldest residents (ages 65+) tend to be most opposed (with 64% or more of this segment expressing opposition).

	Most Likely to Be Opposed		Most Likely to Support	
Outdoor Multi-Purpose Artificial Turf Fields for Football/Soccer/Lacrosse/Baseball/Softball	Overall Opposed (50%)		Overall Support (50%)	
	<ul style="list-style-type: none"> - Ages 65+ (64%) - Lived in LPD 25-39 yrs. (60%), 40+ yrs. (65%) - Non-participants (55%) 		<ul style="list-style-type: none"> - Under age 54 (57%) - SW region (83%) - Lived in Lombard 10-24 yrs. (59%) - Program participants (58%) 	
	Strongly Opposed (25%)	Opposed (25%)	Support (40%)	Strongly Support (10%)
	<ul style="list-style-type: none"> - Ages 65+ (36%) - Homeowners (31%) 	<ul style="list-style-type: none"> - Renters (39%) - Non-LPD users (60%) and non-participants (30%) 		<ul style="list-style-type: none"> - LPD participants (15%)
Indoor Multi-Purpose Turf Fields for Year-Round Use for Football/Soccer/Lacrosse/Baseball/Softball	Overall Opposed (56%)		Overall Support (44%)	
	<ul style="list-style-type: none"> - Ages 65+ (72%) 		<ul style="list-style-type: none"> - Ages 45-54 (57%) 	
	Strongly Opposed (26%)	Opposed (30%)	Support (33%)	Strongly Support (11%)
	<ul style="list-style-type: none"> - Ages 65+ (39%) 	<ul style="list-style-type: none"> - Men (37%, vs. 24% of women) - Central-W region (52%) - Renters (55%) - White adults (34%) - Non-LPD users (75%) and non-participants (36%) 	<ul style="list-style-type: none"> - Central-E region (41%) - LPD users (35%, vs. 8% of non-users) 	<ul style="list-style-type: none"> - Ages 45-54 (22%) - Children in household (21%) - Women (16%, vs. 8% of men) - LPD program participants (19%)

When asked which one capital improvement should be the District's #1 priority, residents are somewhat divided between:

- An indoor pool (top response at 39%). Recall that a similar number (40%) "strongly" supported this option initially, higher than most other improvements tested. This suggests that 39%-40% represents the size of the population most interested in an indoor pool when it is offered as an option.
 - Current LPD users/visitors are most in favor of an indoor pool (42%, vs. 39% overall), though still less than a majority (see next page).
 - In fact, none of the individual improvements tested garnered majority support as a #1 priority from any sizeable subgroup.
- Improvements to the new property adjacent to Lilacia Park (26%).
 - Support is slightly stronger among white residents.

None of the remaining options are most supported by more than 8% overall. About one in eight (12%) feel that none of these are priorities (especially men, older residents, Hispanic/Latino adults, and non-LPD users or non-participants).

Top Priority: Potential LPD Improvements

Building an indoor pool for year-round swimming lessons, lap swimming, open pool use	39%
Enhancements to new property next to Lilacia Park	26%
Expanded open gym space for more basketball/volleyball/pickleball	8%
Renovated or completely new Sunset Knoll Recreation Center	8%
Outdoor multi-purpose turf fields for for football/soccer/lacrosse/baseball/softball	3%
Indoor multi-purpose turf fields for year-round use for football/soccer/lacrosse/baseball/softball	2%
None of these/NA	12%

Significant Differences: Top Priorities for Capital Improvements

	Response %	% #1 Priority
Indoor pool	39%	- LPD users (42%, vs. 13% of non-users)
Enhancements to property next to Lilacia Park	26%	- White residents (31%)
Expanded gym space	8%	- Under age 35 (21%) - Lived in LPD <10 yrs. (15%) - Men (14%, vs. 5% of women) - Central-W region (26%) - Non-LPD users (22%, vs. 7% of users), and non-participants (11%, vs. 5% of participants)
Renovated/Rebuilt SKRC	8%	< no statistically meaningful differences >
Outdoor multi-purpose artificial turf fields	3%	< no statistically meaningful differences >
Indoor multi-purpose artificial turf fields	2%	- Ages 45-54 (12%) - Lived in LPD 40+ yrs. (9%)
None/NA	12%	- Ages 65+ (18%) - Men (20%, vs. 6% of women) - No children in household (15%, vs. 3% of those with children) - SW region (38%) - Hispanic/Latino adults (33% of n=25) - Non-LPD users (56%, vs. 7% of users) and non-participants (17%, vs. 5% of participants)

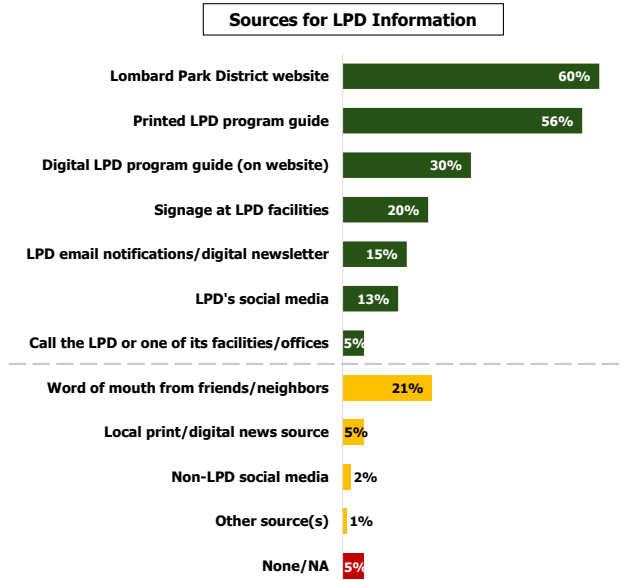
VIII. Sources of LPD Information

By far, District communications/channels are the most widely used when residents are seeking information about or from the LPD.

This includes a majority who report going to the District website (60%) or referencing the printed program guide (56%).

- About half as many report using the digital guide on the website (30%) as the printed version (56%).
- Signage at District locations, email blasts, and the LPD social media pages round out the top sources.

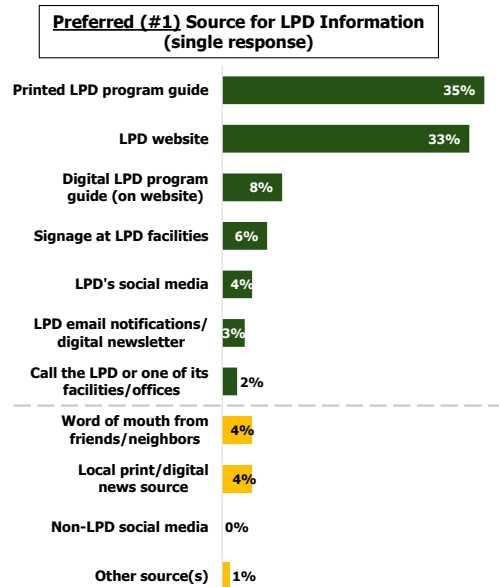
By comparison, word of mouth tends to be the top non-District source for LPD information (21%). All other non-LPD sources (e.g., other social media, local papers) are seldom used.



Not surprisingly, the two most widely used sources for LPD information – the website and the printed program guide – also rank highest as the single most preferred source.

- These two options are the top choices among all subgroups, with a majority of older adults (54% of those ages 65+) preferring the printed guide, while close to half (42%) of households with children favoring the website.
- The digital program guide is the most preferred source among just 8% overall (no statistically meaningful differences).
- Signage at District locations, email blasts, and the LPD social media pages round out their top sources.
 - Note that signage (8%) tends to be mentioned more often than average by men (13%), those under age 35 (23%), renters (20%), and non-LPD users (33%) – most likely because they are less inclined to further use District parks/facilities or use the website.

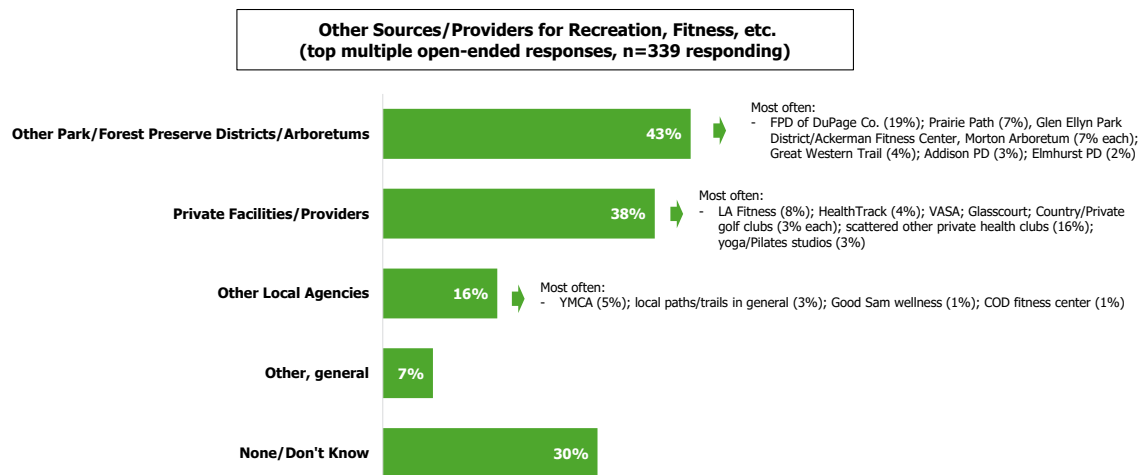
Less than one in ten most prefer using a non-LPD source for Park District information.



IX. Final Comments

Other Sources for Recreation/Fitness/Activities

Among the top non-LPD sources for fitness and recreation, a wide range of local forest preserve locations and park districts are mentioned most often, followed closely by several private facilities (usually fitness/exercise studios and facilities).



Most respondents (70%) were unable to offer final suggestions at the end of the survey.

Those who did usually expressed strong satisfaction with the District overall or echoed previous feedback for a range of facilities/ amenities or programs.

Sample Responses

"Thank you for asking for our views as you develop your plans."

"We have been really pleased with the park district programs so far! There are so many more that we would like to participate in, but sometimes scheduling is tough, so we have to be selective. But everything that the kids have done, they have really enjoyed."

"How about an archery area or something like a camp for Boy Scouts somewhere in town? While I miss the ice skating of the past and I like the idea of a band shell, I think keeping Lilacia Park a beautiful walking and botanical area is very important. Ice skating and a band shell would be better suited elsewhere."

"Any plans for a dog park or expanding hours at the skate park? Both would be cool."

"Lower my taxes and reduce spending."

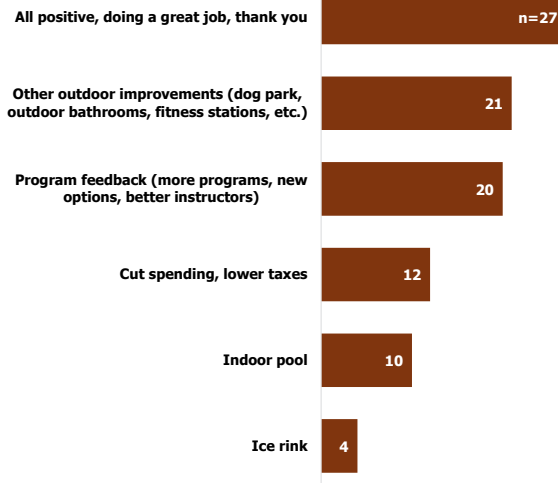
"Most of the prices for events or use of facilities are too high."

"Please build an indoor pool. Thanks!"

"If they put an indoor pool for Sunset Knoll, would totally support a new building."



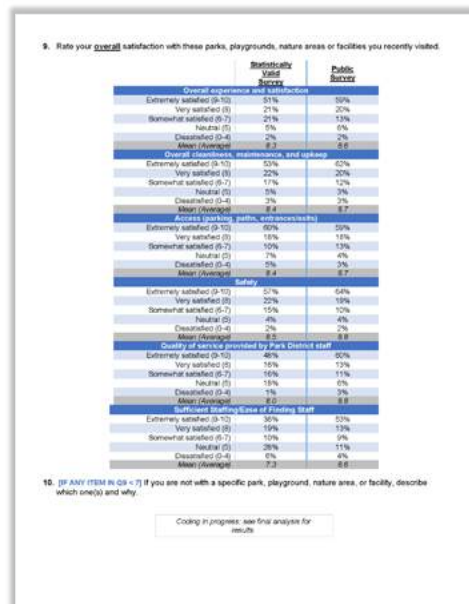
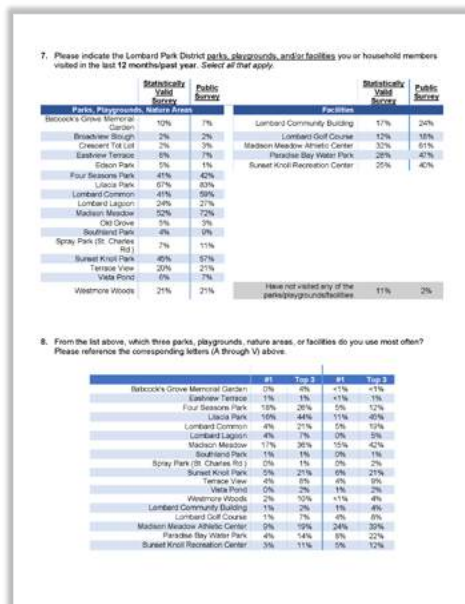
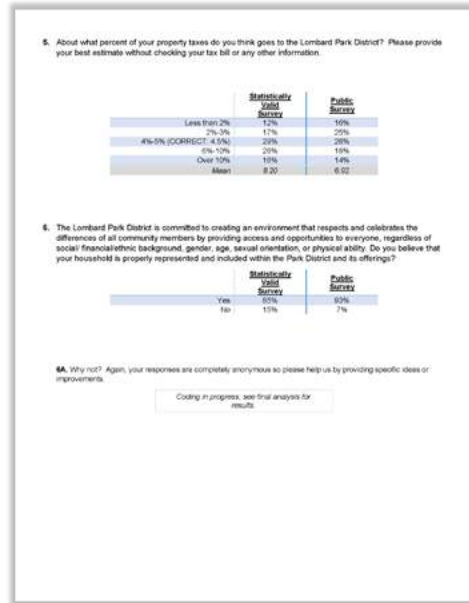
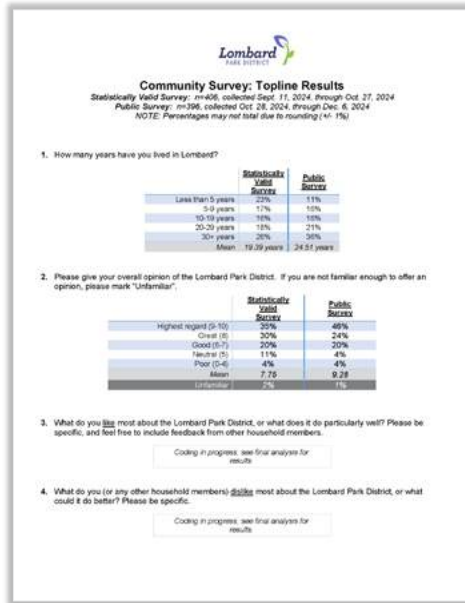
Final Additional Comments (top multiple open-ended responses, n=122 responding)



Q39. If you or other household members have any final or additional feedback, please provide it below.

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APPENDICES



11. (IF OTTAWA NOT VISITED AND) If you haven't visited any park, playground, nature area, or facility recently, why not? Select all that apply.

	Statistically Valid Survey (n=27)	Public Survey (n=2,2)
Unfamiliar with Park District parks/facilities	17%	14%
Do not have children or children are grown	17%	100%
Too busy/different time line	48%	14%
Nothing of interest offered	20%	40%
Poor health or mobility issues	0%	14%
Cost/free are too high	1%	0%
Use other facilities for recreation/activities	3%	0%
Location issues, lack of transportation	2%	0%
Dislike the Park District, feel bad experience	1%	0%
Inconvenient hours	14%	14%
Other, please specify	4%	0%

12. A. Below, indicate if you or a household member uses or has a need/interest in these indoor amenities.

	Statistically Valid Survey	Public Survey
Early childhood program space	9%	10%
Indoor playground	17%	10%
Theater space for performance programs	12%	18%
Multi-purpose space for flexible usage	14%	18%
Gym space for basketball/volleyball/pickleball courts	27%	33%
Indoor pool	40%	53%
Fitness center	38%	50%
Indoor walking/jogging track	47%	47%
Rental space for parties, events	20%	25%
Other	4%	4%
None of the above	21%	11%

B. Then, select how well those needs or interests are being met, whether they are provided by the Lombard Park District or any other source.

	Statistically Valid Survey	Public Survey
Early childhood program space	Top 2 Row: 54% 41%	Top 2 Row: 11% 41%
Completely met - 5	30%	9%
4	22%	33%
3	33%	38%
2	11%	15%
Not at all met - 1	1%	3%
Indoor playground	Top 2 Row: 80% 47%	Top 2 Row: 47% 77%
Completely met - 5	13%	0%
4	2%	4%
3	20%	15%
2	15%	14%
Not at all met - 1	64%	71%
Theater space for performance programs	Top 2 Row: 8% 44%	Top 2 Row: 64% 72%
Completely met - 5	1%	4%
4	1%	0%
3	34%	16%
2	20%	25%
Not at all met - 1	64%	54%
Multi-purpose space for flexible usage	Top 2 Row: 44% 29%	Top 2 Row: 56% 44%
Completely met - 5	1%	13%
4	29%	26%
3	34%	47%
2	13%	15%
Not at all met - 1	11%	7%
Gym space for basketball/volleyball/pickleball courts	Top 2 Row: 40% 20%	Top 2 Row: 3% 8%
Completely met - 5	13%	27%
4	20%	20%
3	26%	26%
2	4%	12%
Not at all met - 1	12%	6%
Indoor pool	Top 2 Row: 8% 4%	Top 2 Row: 3% 6%
Completely met - 5	0%	0%
4	0%	0%
3	13%	21%
2	11%	14%
Not at all met - 1	76%	71%
Fitness center	Top 2 Row: 3% 4%	Top 2 Row: 2% 6%
Completely met - 5	0%	0%
4	0%	0%
3	0%	0%
2	11%	10%
Not at all met - 1	78%	71%
Indoor walking/jogging track	Top 2 Row: 3% 4%	Top 2 Row: 2% 6%
Completely met - 5	0%	0%
4	0%	0%
3	13%	21%
2	11%	14%
Not at all met - 1	76%	71%
Rental space for parties, events	Top 2 Row: 3% 4%	Top 2 Row: 2% 6%
Completely met - 5	0%	0%
4	0%	0%
3	13%	21%
2	11%	14%
Not at all met - 1	76%	71%
Other	Top 2 Row: 3% 4%	Top 2 Row: 2% 6%
Completely met - 5	0%	0%
4	0%	0%
3	13%	21%
2	11%	14%
Not at all met - 1	76%	71%

13. Select the one indoor amenity that the Park District should prioritize providing, adding, or improving.

	Statistically Valid Survey	Public Survey
Early childhood program space	2%	1%
Indoor playground	11%	5%
Theater space for performance programs	4%	4%
Multi-purpose space for flexible usage	2%	1%
Gym space for basketball/volleyball/pickleball courts	10%	7%
Indoor pool	3%	4%
Fitness center	3%	11%
Indoor walking/jogging track	1%	5%
Rental space for parties, events	3%	2%
Other	3%	2%
None of the above	54%	13%

14. A. Next, indicate if you or a household member uses or has a need or interest in these outdoor amenities.

	Statistically Valid Survey	Public Survey
Sports fields for soccer, soccer, cricket	12%	16%
Courts for tennis, pickleball, volleyball	35%	34%
Basketball/soccer/diamond	12%	14%
Multi-purpose outdoor artificial turf fields	12%	17%
Hiking and walking trails	58%	62%
Playground	27%	27%
Outdoor permanent bathroom rest	44%	48%
Sports fields and/or along trails	45%	37%
Bandshell venue for summer concerts	26%	36%
Shaded picnic amenities	25%	25%
Other	5%	3%
None of the above	15%	12%

B. Then, select how well those needs or interests are being met, whether they are provided by the Lombard Park District or any other source.

	Statistically Valid Survey	Public Survey
Sports fields for soccer, soccer, cricket	Top 2 Row: 68% 68%	Top 2 Row: 68% 68%
Completely met - 5	30%	20%
4	30%	40%
3	17%	29%
2	14%	15%
Not at all met - 1	0%	2%
Courts for tennis, pickleball, volleyball	Top 2 Row: 99% 44%	Top 2 Row: 99% 44%
Completely met - 5	13%	17%
4	40%	28%
3	40%	30%
2	10%	16%
Not at all met - 1	2%	2%
Basketball/soccer/diamond	Top 2 Row: 99% 79%	Top 2 Row: 99% 79%
Completely met - 5	40%	32%
4	31%	42%
3	30%	18%
2	0%	6%
Not at all met - 1	0%	2%
Multi-purpose outdoor artificial turf fields	Top 2 Row: 94% 27%	Top 2 Row: 94% 27%
Completely met - 5	10%	12%
4	10%	3%
3	30%	7%
2	50%	27%
Not at all met - 1	22%	51%

14B. (cld) Then, select how well those needs or interests are being met, whether they are provided by the Lombard Park District or any other source.

	Statistically Valid Survey	Public Survey
Sports fields for soccer, soccer, cricket	Top 2 Row: 68% 68%	Top 2 Row: 68% 68%
Completely met - 5	30%	20%
4	30%	40%
3	17%	29%
2	14%	15%
Not at all met - 1	0%	2%
Courts for tennis, pickleball, volleyball	Top 2 Row: 99% 79%	Top 2 Row: 99% 79%
Completely met - 5	40%	32%
4	30%	42%
3	13%	21%
2	1%	0%
Not at all met - 1	0%	1%
Outdoor permanent bathroom rest	Top 2 Row: 47% 17%	Top 2 Row: 47% 17%
Completely met - 5	12%	5%
4	10%	12%
3	30%	37%
2	24%	38%
Not at all met - 1	10%	13%
Sports fields and/or along trails	Top 2 Row: 94% 92%	Top 2 Row: 94% 92%
Completely met - 5	30%	20%
4	31%	32%
3	24%	34%
2	14%	14%
Not at all met - 1	0%	1%
Bandshell venue for summer concerts	Top 2 Row: 47% 9%	Top 2 Row: 47% 9%
Completely met - 5	12%	2%
4	0%	0%
3	22%	14%
2	18%	22%
Not at all met - 1	47%	54%
Shaded picnic amenities	Top 2 Row: 50% 50%	Top 2 Row: 50% 50%
Completely met - 5	10%	10%
4	31%	33%
3	21%	30%
2	13%	10%
Not at all met - 1	10%	2%
Other	Top 2 Row: 94% 94%	Top 2 Row: 94% 94%
Completely met - 5	0%	0%
4	0%	0%
3	11%	8%
2	13%	17%
Not at all met - 1	60%	25%

15. Select the one outdoor option that the Lombard Park District should prioritize providing, adding, or improving.

	Statistically Valid Survey	Public Survey
Hiking and walking trails	27%	18%
Bandshell venue for summer concerts	13%	17%
Outdoor permanent bathrooms near sports fields and/or along trails	13%	18%
Natural open areas (and access)	9%	8%
Courts for tennis, pickleball, volleyball	8%	3%
Playgrounds	8%	8%
Shelters/picnic amenities	5%	1%
Multi-purpose outdoor artificial turf fields	2%	4%
Sports fields for lacrosse, soccer, cricket	1%	1%
Baseball/softball diamonds	1%	2%
Other	4%	2%
None of the above	8%	8%

16. In the past 12 months, have you or household members participated in Lombard Park District recreation programs or events?

	Statistically Valid Survey	Public Survey
Yes	37%	64%
No	63%	36%

17. (If checked) Why haven't you participated in a Lombard Park District recreation program recently? Select all that apply.

	Statistically Valid Survey	Public Survey
Do not have children or children are grown	56%	80%
Unfamiliar with Park District programs	35%	8%
The budget isn't here/line	30%	20%
Nothing of interest offered	25%	18%
Nonmember schedule/activities	15%	11%
Cost/fees are too high	13%	7%
Use recreational programs elsewhere	13%	14%
Location issues, lack of transportation	5%	1%
Registration too difficult	4%	1%
Bad health or mobility issues	4%	13%
Dislike the instructors, trainers, leaders	2%	1%
Dislike the programs, feel a lack of excitement	0%	2%
Dislike the facility where program is held	0%	0%
Other	10%	9%

18. Please list the Lombard Park District programs or events that you or other household members have participated in or attended in the past 12 months. For any programs, please specify the age group.

Coding in progress, see final analysis for results

19. Please rate your overall satisfaction with the Lombard Park District recreation programs and events you recently attended/participated in.

	Statistically Valid Survey	Public Survey
Highest rating (5-10)	31%	50%
Great (3)	17%	18%
Good (4-7)	18%	17%
Neutral (5)	9%	4%
Poor (1-4)	4%	8%
Mean	8.08	8.02

20. If you are dissatisfied with any Park District program/event, please indicate which one(s) and why.

Coding in progress, see final analysis for results

21. A. Please indicate if you or any household member uses or has a need or interest in the following programs.

	Statistically Valid Survey	Public Survey
Preschool/early childhood programs	7%	10%
Youth non-sports/non-athletic programs	14%	27%
Youth non-sports/non-athletic programs	9%	20%
Programs/activities for teens	8%	12%
Adult non-sports/non-athletic programs	28%	21%
Adult fitness and wellness programs	32%	20%
Programs for active older adults ages 50+	42%	47%
Community events	42%	34%
None of the above	13%	18%

B. Then, on a 1 to 5 scale, please select how well each need or interest is being met, whether it is provided by the Lombard Park District or any other source.

	Statistically Valid Survey	Public Survey
Preschool/early childhood programs		
Completely met - 5	30%	8%
4	45%	25%
3	20%	40%
2	2%	10%
1	2%	10%
Not at all met - 1	2%	10%
Youth non-sports/non-athletic programs		
Completely met - 5	24%	19%
4	41%	38%
3	20%	19%
2	15%	5%
1	0%	0%
Not at all met - 1	0%	0%
Youth non-sports/non-athletic programs		
Completely met - 5	22%	13%
4	28%	28%
3	40%	37%
2	8%	11%
1	0%	0%
Not at all met - 1	0%	0%
Programs/activities for teens		
Completely met - 5	34%	27%
4	14%	2%
3	37%	40%
2	24%	23%
1	0%	10%
Not at all met - 1	0%	10%
Adult fitness and wellness programs		
Completely met - 5	30%	30%
4	22%	21%
3	31%	43%
2	28%	14%
1	0%	0%
Not at all met - 1	0%	0%
Programs for active older adults ages 50+		
Completely met - 5	30%	41%
4	22%	31%
3	41%	31%
2	16%	8%
1	0%	0%
Not at all met - 1	0%	0%
Community events		
Completely met - 5	30%	30%
4	30%	20%
3	34%	39%
2	13%	14%
1	0%	0%
Not at all met - 1	0%	0%

22. Select the one program area for the Park District to prioritize providing, adding, or improving.

	Statistically Valid Survey	Public Survey
Preschool/early childhood programs	1%	8%
Youth non-sports/non-athletic programs	5%	12%
Youth non-sports/non-athletic programs	2%	18%
Programs/activities for teens	5%	5%
Adult non-sports/non-athletic programs	10%	0%
Adult fitness and wellness programs	15%	14%
Programs for active older adults ages 50+	13%	20%
Community events	20%	7%
None of the above	10%	0%

23. What specific program(s) or event(s) would you like the Park District to offer for the age group you circled?

Coding in progress, see final analysis for results

24. The Lombard Park District has recently acquired land connected to Liasia Park, with the intent to expand the park's offerings. Below are some options and potential improvements that the District is considering, which would be designed to respect the historic character of the property and its garden setting. Please select the option below that you would prefer most for this location.

	Statistically Valid Survey	Public Survey
Walkways and botanical display gardens with additional active recreation amenities (e.g., ice skating, playground, bandshell)	40%	53%
Walkways and botanical display gardens with additional passive recreation amenities (e.g., shelter, seating areas, open lawn, nature recreation area for children)	40%	30%
Walkways and botanical display gardens only	14%	11%

25. Given your previous responses, please rank order the top three amenities that you would most like to see at the larger Liasia Park location by writing the numbers 1, 2, and 3 on the lines next to your preferences.

	#1	#2	#3
Walkways/paths	23%	63%	22%
Open lawn	3%	19%	2%
Outdoor patios/deck for open areas	2%	15%	6%
Botanical display gardens	23%	51%	24%
Seating areas	2%	14%	2%
Shaded or covered areas	12%	4%	14%
Active recreational areas	13%	25%	20%
None of these, disliking	8%	1%	2%
No Answer	11%	11%	7%

26. The Lombard Park District is considering options for Sunset Knoll Recreation Center (SKRC), which was originally built as a school in the 1950's. A recent architectural study determined that SKRC needs significant building code and Americans with Disabilities Act (ADA) compliance improvements. Please read the options below and indicate which one you support most.

	Statistically Valid Survey	Public Survey
Reimagine SKRC to bring it up to current building codes simply with the ADA and modern heating, electrical, and plumbing equipment	24%	34%
Replace SKRC with a new, modern and compliant facility that also addresses program space shortages (adding or enlarging multi-purpose gymnasium, dance and arts studio, preschool rooms, restrooms, etc.)	56%	53%
Do nothing leave SKRC as-is	18%	13%

27. Below are potential initiatives that the Lombard Park District might consider. Knowing that these could mean higher user fees or property taxes (especially with larger projects or improvements), please indicate whether you oppose or support each.

	Statistically Valid Survey	Public Survey
Building an indoor pool for year-round swimming lessons, ice skating, and open pool use	48%	78%
Strongly support	40%	46%
Somewhat support	20%	20%
Somewhat oppose	14%	10%
Strongly oppose	17%	12%
No Answer	n = 10	n = 9
Expanded open gym space for more basketball, volleyball, and pickleball courts	88%	88%
Strongly support	10%	21%
Somewhat support	53%	46%
Somewhat oppose	19%	21%
Strongly oppose	14%	13%
No Answer	n = 24	n = 14
Outdoor multi-purpose turf fields for year-round use for football, soccer, lacrosse, baseball/softball, etc.	80%	80%
Strongly support	10%	16%
Somewhat support	40%	36%
Somewhat oppose	20%	20%
Strongly oppose	20%	20%
No Answer	n = 24	n = 10
Reallocated or completely new Sunset Knoll Recreation Center	74%	77%
Strongly support	23%	32%
Somewhat support	50%	40%
Somewhat oppose	11%	12%
Strongly oppose	16%	11%
No Answer	n = 22	n = 13
Enhancing or new property next to 5700 Park	80%	80%
Strongly support	30%	47%
Somewhat support	40%	47%
Somewhat oppose	12%	6%
Strongly oppose	7%	4%
No Answer	n = 20	n = 9

28. Select the one initiative that you support the most, even if it means higher fees or taxes.

	Statistically Valid Survey	Public Survey
Building an indoor pool for year-round swimming lessons, ice skating, and open pool use	36%	44%
Expanded open gym space for more basketball, volleyball, and pickleball courts	8%	1%
Outdoor multi-purpose artificial turf fields for football, soccer, lacrosse, baseball/softball, etc.	3%	2%
Indoor multi-purpose turf fields for year-round use for football, soccer, lacrosse, baseball/softball, etc.	2%	4%
Reallocated or completely new Sunset Knoll Recreation Center	8%	11%
Enhancements to new property next to 5700 Park	26%	26%
None of the above	12%	6%

29. In general, when you seek information about the Lombard Park District and its programs, parks, facilities, or services, from what sources do you get that information? Select all that apply.

	Statistically Valid Survey	Public Survey
Lombard Park District website	50%	69%
Printed Lombard Park District program guide (on its website)	50%	71%
Digital Lombard Park District program guide (on its website)	30%	30%
Lombard Park District email notifications (e.g., digital newsletters)	16%	30%
Signage at Park District facilities	20%	13%
Call the Lombard Park District or one of its facilities	5%	4%
Lombard Park District's social media (Facebook, Twitter, etc.)	13%	19%
Other non-Lombard Park District social media	2%	3%
Word of mouth from friends, neighbors, family, etc.	21%	20%
Local print or digital news sources	5%	5%
Other	1%	1%
None of the above	5%	1%

30. Select your most preferred source when seeking information about the Park District.

	Statistically Valid Survey	Public Survey
Lombard Park District website	33%	31%
Printed Lombard Park District program guide	35%	44%
Digital Lombard Park District program guide (on its website)	8%	10%
Lombard Park District email notifications (e.g., digital newsletters)	3%	6%
Signage at Park District facilities	6%	1%
Call the Lombard Park District or one of its facilities	2%	1%
Lombard Park District's social media (e.g., Facebook, Twitter, etc.)	4%	4%
Other non-Lombard Park District social media (e.g., Facebook, Instagram, Twitter, etc.)	0%	0%
Word of mouth from friends, neighbors, family, etc.	4%	2%
Local print or digital news sources	4%	1%
Other	1%	3%

31. As you may know, about 4.5% of your property taxes go to the Lombard Park District. Thinking about the programs, parks, facilities, and services that the Park District provides, please rate the overall value that the Park District represents given its share of property taxes.

	Statistically Valid Survey	Public Survey
Excellent value (\$-10)	11%	40%
Good value (\$)	17%	19%
Good value (\$-7)	22%	19%
Average value (\$)	15%	13%
Poor value (\$-4)	10%	6%
Mean	7.1	7.7

32. In what year were you born?

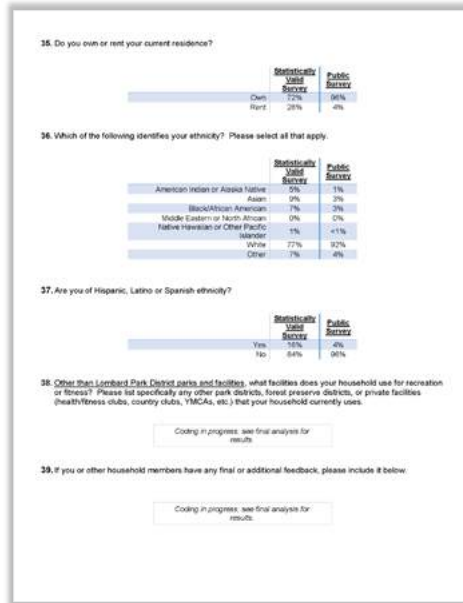
	Statistically Valid Survey	Public Survey
Under 30	21%	5%
30 to 44	16%	21%
45 to 54	15%	17%
55 to 64	16%	16%
65+	22%	39%
Mean (Average)	49.8	56.8

33. Please note your gender:

	Statistically Valid Survey	Public Survey
Male	46%	30%
Female	22%	60%
Prefer to self-describe	2%	1%

34. Including yourself, how many people live in your household?

	Statistically Valid Survey	Public Survey
Including yourself, how many people live in your household?		
One (1 live alone)	23%	15%
Two	31%	39%
Three	15%	17%
Four	18%	21%
Five	2%	2%
Six	1%	2%
Seven	0%	1%
Eight or more	0%	1%
How many children do you have?		
None	58%	41%
One	18%	19%
Two	17%	24%
Three	5%	7%
Four	1%	1%
Five	1%	<1%
Six or more	0%	<1%
Age 18 or older?		
None	2%	46%
One	13%	11%
Two	29%	39%
Three	0%	1%
Six or more	<1%	<1%



D. Facility Assessments



Lombard Park District

Golf Clubhouse – Facility Assessment

SUBMITTED TO:

Joe McCann, Executive Director, Lombard Park District

Lombard Park District

820 S. Finley Rd.

Lombard, Illinois 60148

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Golf Clubhouse building to assess the existing conditions. A site walk took place on May 9, 2024.

This facility assessment includes an evaluation of the existing clubhouse building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1

Introduction



Total Square Footage:

- 2,527 GSF – Golf Clubhouse
- Site Area: 103 Acres

Zoning / Building Code:

- CRPD
- Land Use: 73 – Other Open Space – Golf Course
- Fire Protection: Unsprinklered

General Information:

- Single-story Building
- Glue-laminated timber pitched roof framing with wood deck and brick veneer wall construction
- Three Means of Egress

Parking Spaces:

- 61+/- Total Parking Stalls, (1 ADA Stall)

Built:

- 1998

Users / Programming:

- Clubhouse
- Concessions
- Men's & Women's Restroom
- Administration

	Considerations	A	B	C	D	F
1.	Site Conditions		X			
2.	Ext. Bldg. Envelope		X			
3.	Roof Systems		X			
4.	Interior Finishes			X		
5.	ADA Compliance			X		

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

July / August 2024

Page 4

SECTION 2

Description of Existing Facility



1: Main Entrance



2: Northwest Elevation



3: Southwest Elevation

EXISTING BUILDING DESCRIPTION

The facility being assessed is the existing Golf Clubhouse building located at 2400 Butterfield Rd, Lombard, IL 60148, which is in the southwestern zone of the Village of Lombard, just northeast of the intersection of Illinois Route 56/Butterfield Road and Illinois Route 53/Highway 53.

The existing Golf Clubhouse building is a single-story glue-laminated timber pitched roof framing with wood deck and brick veneer wall construction composed of a single main level. The footprint of the building has a total gross square footage of 2,250 S.F.

The facility includes the main clubhouse area, concessions, storage rooms, admin office area, and men's and women's restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.



Main Level

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

4. Entry mulch plant bed



5. Downspout at building mulch bed



6. Visible cracks at concrete entry sidewalk

ARCHITECTURAL OBSERVATION - SITE

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building.

Site landscapes, plant beds and hardscapes in general are noted as providing proper slope away from building for water runoff. Exterior façade building weeps are being maintained properly where softscape and mulch beds meet the exterior wall, allowing for proper wall cavity drainage of water that may make its way behind the wall. Mulch beds sit below flashing, weeps, and brick.

Site hardscapes and sidewalks are in fair condition at time of assessment, with noted visible cracking along the front entry sidewalk.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

7. Inconsistent and visibly deficient mortar joints



8. stepped cracking along brick facade



9. Stone windowsill cracking present

ARCHITECTURAL OBSERVATIONS – Building Envelope

The exterior envelope consists of Glue-laminated timber pitched roof framing with wood deck and brick veneer wall construction. Glass Block and operable window systems are present at punched openings within exterior walls.

FGMA observed degradation at the brick façade elevations, where inconsistent mortar is visible at many exterior course levels along each brick façade. Additionally, stepped cracking is present in existing mortar joints at several façade locations. FGMA recommends the brick façade for tuckpointing as part of any upcoming facilities improvement/s plan.

Brick façade weep locations are present and are clear of landscape and mulch beds.

It was observed that along the south elevation, the stone windowsill contains a through-body crack, causing each half of the stone sill to be displaced.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

10. Asphalt shingle roof, shingle uplifted



11. Sloped roof, positive water runoff

ARCHITECTURAL OBSERVATIONS – Roof

FGMA was unable to access the roof level, assessments were made through visual imagery from the ground level. The roof was viewed after recent rains in the area. Roof consists of a good pitch to allow for proper water runoff, and associated gutters and downspouts were observed to be in good condition.

The roofing material consists of an architectural asphalt shingle, proper exhaust venting was visible present, along with associated flashing.

The roof was observed to be in good condition. There was one visible indication of shingle uplift present along the front entry pitch. FGMA recommends a roofing contractor to assess the needed roof repairs at the location in question.

ARCHITECTURAL OBSERVATIONS - Interior



12. Clubhouse floor finishes

Flooring finishes looked to be updated in the previous 5-10 years. The carpet tiles in the main clubhouse area are in good condition, along with the rubber transition strips at its border.

The women's and men's bathroom have been renovated as compared to the original building drawings, and bathrooms look to have been updated to meet ADA guidelines of the time period of renovations.

Interior walls and ceiling elements look to be in good condition. Painted components looked to be well kept and maintained. Interior brick work is in good condition.

Entry doors to clubhouse are recommended to be provided with new weather seals and weather sweeps as visible gaps are present between double doors and door undercuts at thresholds.



13. Clubhouse interior finishes



14. Exterior entry doors, visible light gap between doors

ARCHITECTURAL OBSERVATIONS – Interior continued

15. Maintenance Room

It was observed within the maintenance room that efflorescence was visible at the exterior masonry wall below the glass block window. It is recommended as part of an exterior repair review with a masonry contractor, that the efflorescence condition be reviewed to determine a preferred route to resolve the issue.

The clubhouse storage room was found to be in good condition. The interior finishes were not showing signs of moisture and/or water infiltration. The current lighting within the space was adequate for the usage.



16. Storage Room

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued***17. Clubhouse Office Area*

An open office area, adjacent to the main concession and clubhouse check-in desk, shares the 2x2 tile flooring along with the building's circulation corridor. The flooring was found to be in good condition, the painted gypsum board partition walls were free of visual cracking or staining, and the adjacent exterior operable window showed no sign of water or moisture infiltration.

The concessions area at the rear of the clubhouse check-in counter maintains a 3-bowl commercial sink and a single-bowl sinks. Fixtures were found to be in good condition, no visible signs of leaking present at the tile flooring.

The main desk and concession area is tight to maneuver through and would not comply with current accessibility guidelines for dimensional spacing and turning requirements.

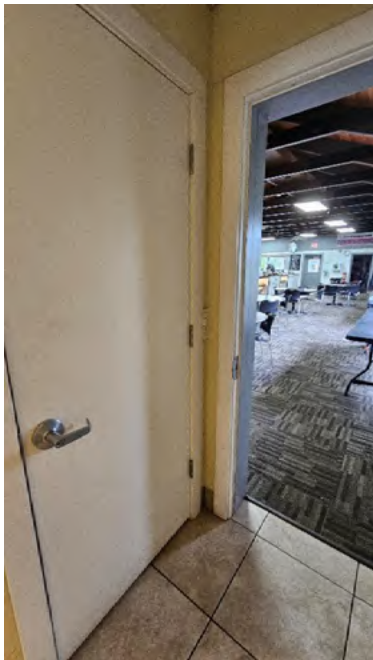
*18. Concessions Area*

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

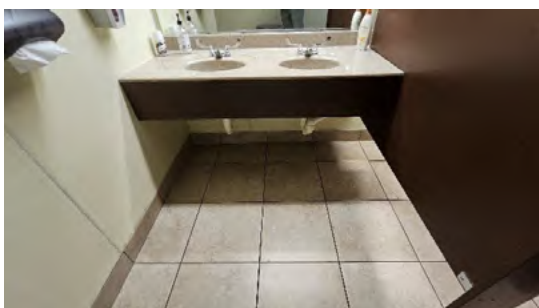
19. Clubhouse exposed ceiling

The pitched timber framed wood slat ceiling was observed to be in good condition. No visible signs of water staining were seen during the assessment. The overall lighting provided was adequate for the space.

During the assessment, FGMA provided a cursory review of the existing conditions as related to current accessible guideline requirements. While the men's and women's toilet rooms and sinks were found to meet guidelines with respect to clearances, necessary grab bars and reach ranges, the entry doors to each respective room do not comply with the necessary clearance at the latch side of each door to meet guidelines. Based on the original drawings as compared to the current conditions, some renovations to the restrooms have been provided to enclose the spaces with door access.



20. ADA clearances required at door opening



21. ADA clearance and height requirements at sink

APPENDIX

Programmed Square Footage Diagram

LEGEND

 BUILDING SUPPORT/STORAGE (282 SF)	 RESTROOM (296 SF)
 FOOD PREP (129 SF)	 ADMINISTRATION (337 SF)
 CIRCULATION (420 SF)	 CLUBHOUSE LOUNGE (1,063 SF)





Lombard Park District

Lagoon Building – Facility Assessment

SUBMITTED TO:

Joe McCann, Executive Director, Lombard Park District

Lombard Park District

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Lombard, Illinois 60148

Phone: 630.620.7322

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APPENDICES – D. Facility Assessments

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Lagoon Building to assess the existing conditions. A site walk took place on August 5, 2024.

This facility assessment includes an evaluation of the existing administration building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1

Introduction



Total Square Footage:

- 2,120 GSF – Lagoon Building
- Site Area: 10.4 Acres

Zoning / Building Code:

- CR
- Land Use: 71 – Open Local Space
- Fire Protection: Unsprinklered

General Information:

- Single-story Building
- Heavy timber and wood-framed, brick and veneer wall construction
- Two Means of Egress

Parking Spaces:

- 7+/- Total Parking Stalls, (1 ADA Stall), and additional site parking

Built:

- 1960's

Users / Programming:

- Kitchen
- Community/multi-purpose room
- Men's & Women's Restrooms
- Storage

	Considerations	A	B	C	D	F
1.	Site Conditions			X		
2.	Ext. Bldg. Envelope	X				
3.	Roof Systems		X			
4.	Interior Finishes		X			
5.	ADA Compliance	X				

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

SECTION 2

Description of Existing Facility



1: Main Entrance, South Elevation



2: Landscape at existing façade condition



3: Main community/multi-purpose room

EXISTING BUILDING DESCRIPTION

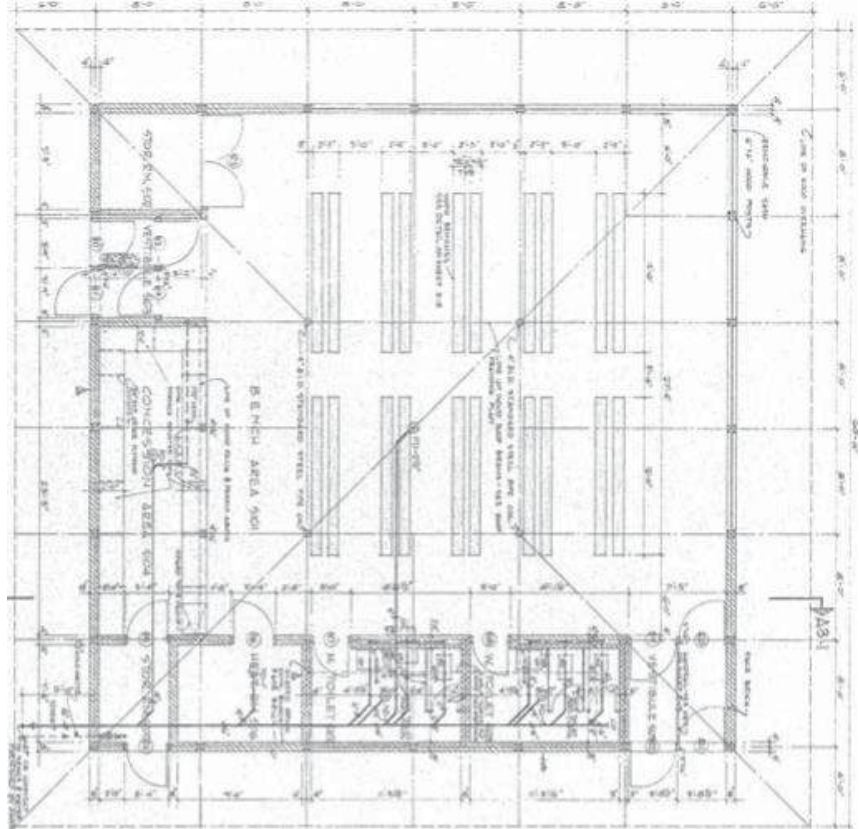
The facility being assessed is the existing Lagoon Building, located at 430 Marcus Drive, Lombard, IL 60148, which is in the in the northeastern area of the Village of Lombard, just south of Route 64, North Avenue.

The existing Lagoon Building is a single-story heavy timber and wood framed, single-sloped roof construction, with brick and veneer exterior wall and one main entrance at the south of the building. The footprint of the building has a total gross square footage of 2,120 G.S.F.

The building includes kitchen, community/multi-purpose room, storage room, and men's and women's restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.

Main Level



SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

4. Site parking, accessible parking stall



5. Landscape beds at existing façade condition



6. Landscape bedding at west elevation concrete walkway

ARCHITECTURAL OBSERVATION - SITE

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building.

The Lagoon Building has seven parking stalls directly adjacent to the building, with one being an accessible parking stall. Adjacent to the main parking lot, is rowed parking along Marcus Drive.

Site landscapes, plant beds and hardscapes in general were found to be in good condition and providing proper slope away from building for water runoff. Where the softscape and mulch beds meet exterior walls, there is no visible build-up sitting against the walls, which allows for proper wall cavity drainage and prevents the opportunity for runoff to make its way behind the wall.

Site hardscapes and sidewalks are in good condition at time of assessment, with little visible cracking along the entry sidewalks paths.

It was noted during the assessment walk by the Lombard facility team that the Lagoon Building has been susceptible to flooding due to the overall site drainage patterns during heavy rain. This is noted as an ongoing condition that is likely to continue to occur and should be addressed by a civil engineer to provide direction on site remediation.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Building Envelope**

7. Punched operable window openings at façade

The exterior envelope consists of a white painted brick veneer, with uninsulated operable glazing system installed between timber columns. Two main entrances support access to the building at the south and west elevations. Two direct access restroom doors that are no longer in use are provided at the south elevation.



8. Exterior glazing system, north & east elevations

The uninsulated window system openings and associated seals were found to be in good condition. The glazing systems were installed after the original building had been renovated from an open-air warming station to the enclosed programmed community space currently in use as today.



9. Stepped cracking at brick masonry veneer wall

The exterior façades were found to be in good overall condition. It is noted that along the west elevation, there was visible stepped cracking in the painted brick veneer, adjacent to a building support beam and column.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Roof**

10. Existing standing seam metal roofing system

The existing roof is a sloped metal standing seam roof system with metal gutters and downspouts. Overall, the roof was found to be in good condition, there are conditions of some visible unevenness within the sloped plane of the roof, however, as noted by the Lombard facilities team, there have been no known issue with the existing roof.

The metal gutter system was noted as in good condition, providing appropriate slope towards two metal down spouts at the northwest and southeast corners of the Lagoon Building.



11. Existing metal roofing system, slope towards gutters

The downspouts deposit the runoff from the roof away from the building's edge, preventing runoff from directly being deposited on the building foundation. The metal downspouts deposit directly into plant beds. A preferred method would be to provide additional splash blocks to prevent site erosion at the deposited locations.



12. Metal gutters and metal downspouts

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS - Interior**

The interior finishes within the Lagoon Building are painted gypsum wallboard, painted wood wainscoting, painted brick veneer, and exposed heavy timber structural members. The flooring system is a faux wood plank tile, laid at a one-quarter offset pattern.

The entry doors were found to be in good condition. There is visible exit signage and panic hardware present. The weatherstripping within the doors was shown to have some wear and new weatherstripping would be recommended.

The overall community/multi-purpose space within the Lagoon Building was found to be in good condition. The finishes show no signs of degradation, and the paint finishes were noted to be in good condition.

The operable windows along the north and east elevations functioned properly and were found to be in good condition. The existing glazing within the building is not insulated, which causes additional energy on the heating and cooling systems due to energy loss at the glazed facades.



13. Main entry double door with panic hardware



14. Main community/multi-purpose room



15. Operable windows at window wall system

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued***16. Community room flooring and wall base*

The brick veneer present along the service core of the building's interior, there were no visible signs of displacement or stepped cracking within the painted brick façade. The wood wall base is painted and found to be in good condition.

*17. Accessible restroom fixtures and accessories*

The men's and women's bathrooms provided within the building were found to meet ADA guidelines, where adequate clearances, fixtures and accessories are present within the space. The lighting within the restrooms was found to be good and provided adequate overall lighting conditions for the spaces.

*18. Community room kitchen*

The kitchen area was found to be in good general condition, while the cabinetry, countertop and equipment are noted as aged elements within the space. The sinks are provided with open clearance below for roll-in wheelchair access and the overall enclosed space provides adequate maneuverability to meet ADA turning requirements.

*19. Kitchen countertop and overhead coiling door*

The overhead coiling door above the countertop was not assessed during the walk but was not identified by the facilities team as a component needing attention and noted as not used after the conversion and enclosure of the existing open-air warming space. Lighting within the kitchen is provided by a 1x4 linear florescent light fixtures and provided adequate lighting for tasks in the kitchen space.

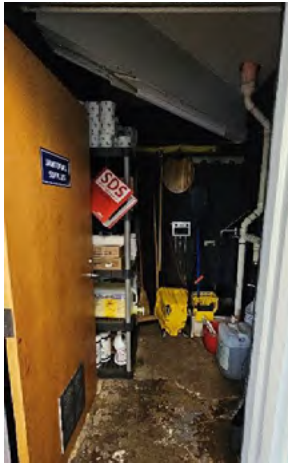
SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

The Lagoon Building contains a Janitorial Supplies room, Mechanical room, and outdoor fenced condensing unit area.

The Janitorial Supplies room is accommodating a mop sink and general storage supplied shelving. Lighting within room is poor. The access door is provided with a grill at the bottom of the door leaf.

The Mechanical room accommodates the electrical circuit box, water heater and furnace for the Lagoon Building. The overall space is adequate to service the MEP components housed within. The lighting in the room was found to be acceptable.

Adjacent to the main south entry to the building is a fenced in space housing two air conditioning condensing units for the Lagoon Building. The units appear to be in good condition. The units were noted by the Lombard facilities team as to have no known issues and have been regularly maintained.



20. Janitorial supplies room with mop sink



21. Mechanical room, electrical box and water heater



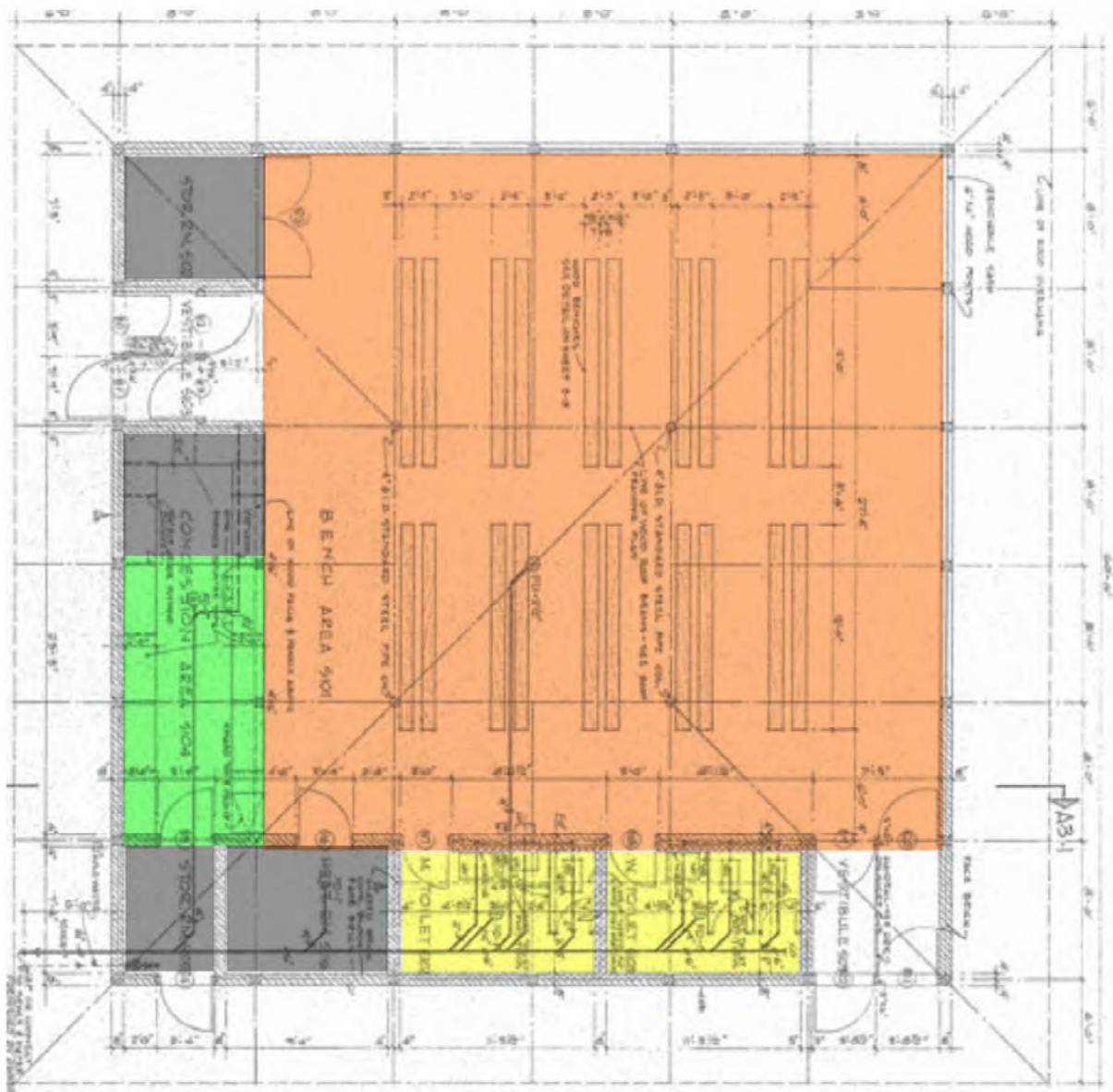
22. Air conditioner condenser units

APPENDIX

Programmed Square Footage Diagram

LEGEND

- | | |
|--|--|
| MULTI-PURPOSE ROOM (1,367 SF) | RESTROOM (139 SF) |
| BUILDING SUPPORT/STORAGE (185 SF) | KITCHEN (108 SF) |
| CIRCULATION (100 SF) | |





Lombard Park District

Log Cabin – Facility Assessment

SUBMITTED TO:

Joe McCann, Executive Director, Lombard Park District

Lombard Park District

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Log Cabin building to assess the existing conditions. A site walk took place on August 5, 2024.

This facility assessment includes an evaluation of the existing administration building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from the Lombard Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1

Introduction



Total Square Footage:

- 1,700 GSF – Log Cabin
- Site Area: 37.9 Acres

Zoning / Building Code:

- CR
- Land Use: 71 – Open Local Space
- Fire Protection: Unsprinklered

General Information:

- Single-story Building
- Log timber wall and roof construction
- Three Means of Egress

Parking Spaces:

- 42+/- Total Parking Stalls, (3 ADA Stalls), and additional site parking

Built:

- 1975, est.

Users / Programming:

- Community/multi-purpose room
- Kitchen
- Men's & Women's Restrooms
- Storage

	Considerations	A	B	C	D	F
1.	Site Conditions		X			
2.	Ext. Bldg. Envelope	X				
3.	Roof Systems		X			
4.	Interior Finishes		X			
5.	ADA Compliance	X				

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

SECTION 2

Description of Existing Facility



1: East Elevation



2: Southwest corner, entry from site parking



3: Main community/multi-purpose room

EXISTING BUILDING DESCRIPTION

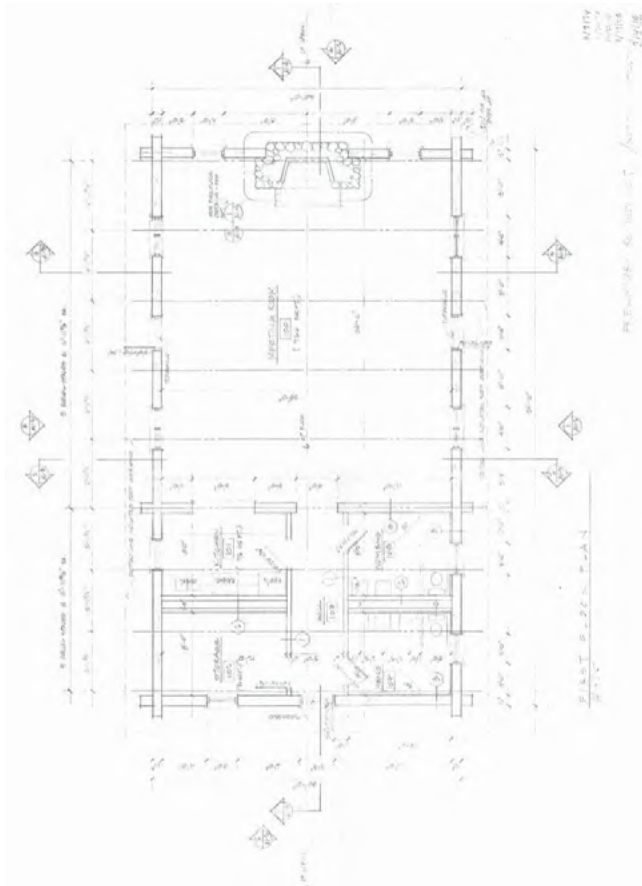
The facility being assessed is the existing Log Cabin Building, located at Main St & 16th St, Lombard, IL 60148, which is in the southern area of the Village of Lombard, north of Route 56, Butterfield Road.

The existing Log Cabin building is a single-story log timber wall and roof construction, with main entrance at the south of the building. The footprint of the building has a total gross square footage of 1,700 G.S.F.

The building includes kitchen, community/multi-purpose room, storage room, and men's and women's restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.

Main Level



SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATION - SITE**

4. Site parking, accessible parking stall

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building.

The Log Cabin has 42 parking stalls, three of which are designated as accessible parking, directly adjacent to the building. Additional parking is available and shared between the adjacent school and sports fields.



5. Landscape beds at existing façade condition

Site landscapes and plant beds were found to be in good condition and providing adequate slope away from building for water runoff. The trees adjacent to the building are mature and provide good shading of the area surround the Log Cabin.

Site hardscapes directly adjacent to the building were found to be in fair condition, visible depressions and cracking is present in the asphalt walkways, while more recently and selectively installed concrete sidewalks are provided and found to be in good condition.



6. Landscape bedding at east elevation

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Building Envelope**

7. West elevation, log timber façade



8. North elevation, stone wood-burning fireplace chimney



9. South elevation, fenced air conditioning condenser area

The exterior envelope of the Log Cabin building is log timber members with punched window openings, with painted storm shutters. The building features a stone wood-burning fireplace chimney and has three exit access doors at the west, south and east elevations.

The exterior of the building was found to be in good condition, the log timber construction does not show signs of degradation, and the exterior paint/seal is providing additional protection to the timber façade.

The exterior punched openings are operable double-hung windows with exterior wood storm shutters. The window operations were found to be in good condition, as well as the shutters provided appropriate level of protection in the closed position. The exterior window shutters are painted, and the finish was found to be in good condition.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Roof**

10. Existing standing seam metal roofing system

The Log Cabin roof was not accessible during the site assessment walk and was observed from the ground using digital photographic tools with zoom capabilities. The Log Cabin roof is a gable log timber supported wood roof with asphalt shingles. Per the Lombard facilities team, the asphalt roof was replaced in the last 10 years and was noted to have no known issues. The roof was found to be in good condition. Appropriate flashing is provided where the roof meets the stone chimney. There is some visible unevenness in the roof surface, likely to do some degradation in the sheathing material beneath the asphalt shingle roofing.



11. Existing metal roofing system, slope towards gutters

The Log Cabin has a metal gutter and downspout system with four downspout locations, at each corner of the building. The gutters provide adequate slope to the downspout locations, and the downspouts deposit water away from the edge of the building to prevent water infiltration at the stone base of the building's foundation. No splash blocks are provided at the downspout locations and water is deposited into mulch beds. It is recommended to provide additional splash blocks to prevent site erosion at the deposited locations.



12. Roof gutter and downspout

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS - Interior**

13. Main entry door access with panic hardware

The interior finishes within the Log Cabin are the exposed and painted log timber walls and structure, wood paneling, and painted gypsum walls and ceilings. The flooring system is a faux wood plank tile, laid at a one-quarter offset pattern.

The entry doors were found to be in good condition. There is visible exit signage and panic hardware present. The weatherstripping within the doors was shown to have some wear and new weatherstripping would be recommended.

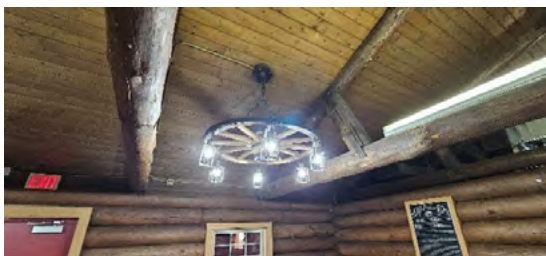
The overall community/multi-purpose space within the Log Cabin was found to be in good condition. The finishes show no signs of degradation, and the paint finishes were noted to be in good condition.

The lighting provided within the Log Cabin building was found to be good and properly illuminated each space. The community/multi-purpose room is provided with linear up-lighting to illuminate the ceiling, along with four large round wood chandeliers that illuminate the overall space.



14. Community/multi-purpose room

Noted by the Lombard facilities team, the stone wood-burning fireplace is operational and is regularly cleaned and maintained for each winter season.



15. Ceiling and lighting of community/multi-purpose room

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued***16. Kitchen area, and appliances*

The kitchen area was found to be in good general condition. The sink is provided with open clearance below for roll-in wheelchair access and the overall enclosed space provides adequate maneuverability to meet ADA turning requirements.

The esthetic of the kitchen cabinetry follows that of the overall Log Cabin building. The overall condition of the cabinets and laminate countertop was found to be in good condition, with no visible signs of degradation or staining due to water/leaking.

The equipment within the kitchen area was in good working condition, and a kitchen exhaust was found to be present within the area. Lighting within the kitchen area is provided by two sets of florescent linear light fixtures, and the kitchen is well illuminated overall.

*17. Kitchen area, cabinets and work surface**18. Kitchen, accessible roll-in sink*

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

19. Accessible restroom toilet compartment



20. Restroom sinks



21. Janitorial supplies room with mop sink, water heater

ARCHITECTURAL OBSERVATIONS – Interior continued

The men's and women's bathrooms provided within the building were found to meet ADA guidelines, where adequate clearances, fixtures and accessories are present within the space. The lighting within the restrooms was found to be good and provided adequate overall lighting conditions for the spaces. The sinks are provided with appropriate soft plumbing pipe protection to prevent potential leg burns to accessible occupants when sinks are in use.

The Log Cabin contains a Janitorial Supplies room/Mechanical room, and outdoor fenced condensing unit area.

The Janitorial Supplies /Mechanical room accommodates the electrical breaker box, water heater, furnace, and mop sink for the Log Cabin building. The overall space is adequate to service the MEP components housed within. The lighting in the room was found to be acceptable.

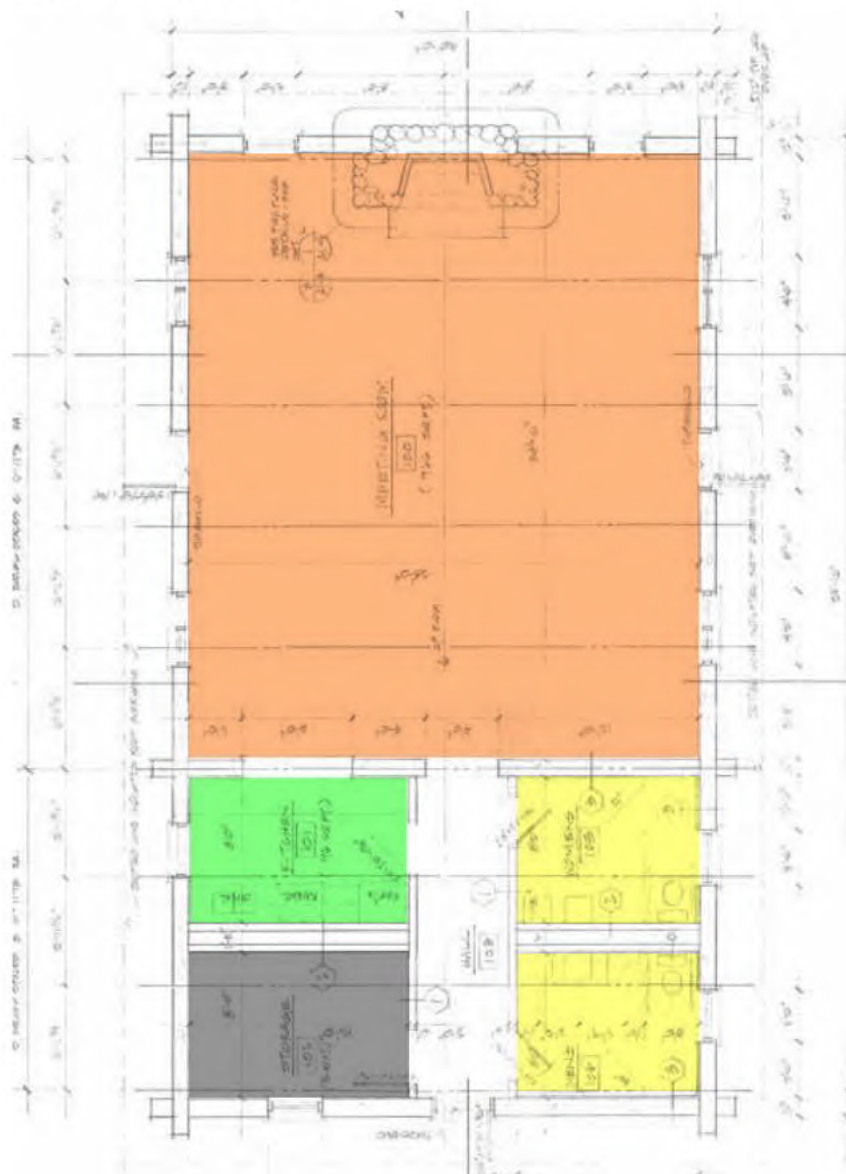
Adjacent to the main south entry to the building is a fenced in space housing a single air conditioning condensing unit for the Log Cabin. The units appear to be in good condition. The units were noted by the Lombard facilities team as to have no known issues and have been regularly maintained.

APPENDIX

Programmed Square Footage Diagram ARCHITECTURAL

LEGEND

- | | |
|---|--|
| MULTI-PURPOSE ROOM (875 SF) | RESTROOM (150 SF) |
| BUILDING SUPPORT/STORAGE (88 SF) | KITCHEN (92 SF) |
| CIRCULATION (88 SF) | |





Lombard Park District

Community Building – Facility Assessment

SUBMITTED TO:

Joe McCann, Director of Recreation

Lombard Park District

227 W. Parkside Avenue

Lombard, Illinois 60148

Phone: 630.627.1281

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Community Building to assess the existing conditions and potential costs of time of repairs, equipment replacement and potential upgrades for the Park District's fiscal planning purposes.

This facility assessment includes an evaluation of the existing Community Building interior, exterior envelope, and roof. Facility recommendations for 5-to-10-year plan including cost estimate and list of prioritized repairs.

The City of Lombard is in the western suburbs of Chicago and covers an approximately 10.41 square mile area which includes 9.1 square miles of Park District. The park district services nearly 45,000 individuals in the area.

Per discussions with and information obtained from Park District as well as on site observations this report was formed based on industry standards, code requirements and past project experience.

SECTION 2

Description of Existing Facility



1: Main Entrance



2: South Elevation



3: West Elevation

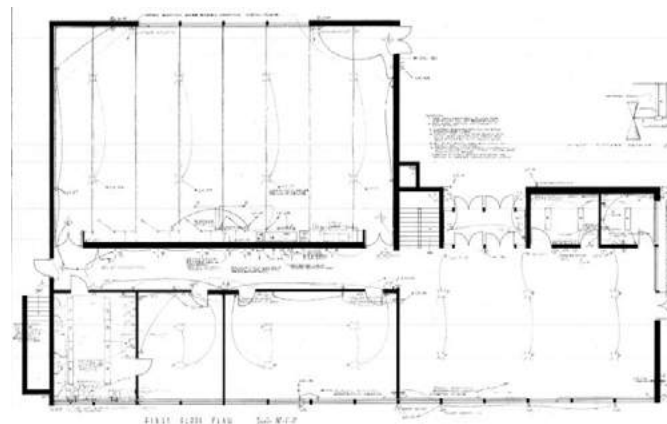
EXISTING BUILDING DESCRIPTION

The facility being assessed is the existing Community Building located at 433 E. St. Charles Road, Lombard, Illinois 60148, which is in the north zone of the city, just southeast of the intersection of E. St. Charles Road and N. Grace Street.

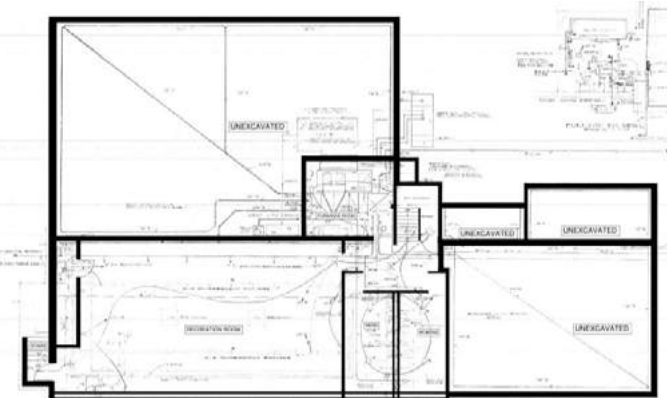
The existing Community Building is a single-story masonry structure composed of a ground level and basement level. The footprint of the building is estimated to have a total square footage of 10,000 S.F.

The facility includes offices, common space, large multi-purpose space, medium multi-purpose-space, small multi-purpose space, commercial kitchen, and 2 sets of men's and women's restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.



Main Level



Basement level



SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

4. View from ADA parking space



5. ADA parking spaces



6. Curb cut to entrance

ARCHITECTURAL OBSERVATION - SITE

An architectural review of the site was performed to assess the existing conditions, access, and circulation on the property.

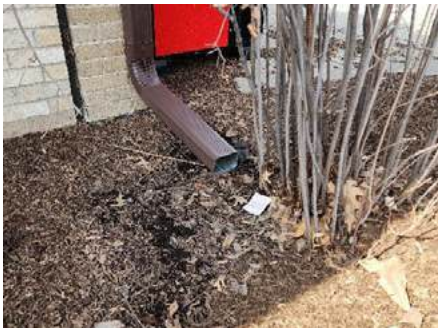
The facility is accessed from the east off N Grace Street or from the north off E. St. Charles Road. To the west are residential homes. To the south and east is Paradise Bay Water Park and the remainder of the park. To the north is Oakview Estates Condominiums. The parking lot serving the Community Building directly has approximately 14 total perpendicular parking spaces, which includes 2 ADA spaces. West of the building is a roundabout for trash, deliveries, and staff entrance. There is additional parking located to the southwest (55 total/2 ADA) and northeast (24 total/2 ADA) of the Community Building. Total available parking is approximately 93 spaces of which 6 are ADA spaces.

The main lot includes curb cuts to allow ADA access to the facility. However, the parking spaces are located across the drive lane causing the user to cross the drive lane to reach a curb cut.

The main lot appears to be in fair condition. A few areas could use asphalt patching, and the lines should be repainted. The ADA spaces need patching to ensure no vertical change great than allowed by ADA requirements.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

7. Mulch over brick



8. Drainage into landscaping



9. Blocked sidewalk drain

ARCHITECTURAL OBSERVATION – SITE continued

Landscaping mulch covers brick in some areas which can causing staining, mold, and additional water infiltration. Mulch should be removed until it is below all flashing, weeps, and brick.

Landscaping to the northeast corner of the building is washed out and has washed mulch onto existing sidewalk. Landscaping should be contained with landscaping block or similar.

On the southeast side of the building there is a drain in the sidewalk that is blocked. This should be cleared of debris so water can drain freely.

In general, the water management of from downspouts is not handled very well and should be updated to drive water further from the building and not damage landscaping around the building.

The site lighting on metal posts have rusted bases. It looks like one is bad enough it would need to be replaced, the others could be sanded and repainted.

The sidewalks around the building appear to be in good condition. The sealant between the sidewalk and the building is cracked and failing and should be replaced.

The sidewalk immediately in front of the main entrance appears to be pitted from salt use and should be repaired.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

10. Wood at window and sealant at sidewalk



11. Holes left in brick



12. Efflorescence on brick

ARCHITECTURAL OBSERVATIONS – Building Envelope

The exterior envelope consists of concrete masonry unit (CMU) walls with a brick veneer. Steel columns supported wood beams and joists on some exterior walls while CMU is bearing with wood beams and joists on others. Wood joists extend to the exterior of the building and are painted.

We observed a piece of fascia that is pulling away. Recommend be reattached.

We observed missing pieces of soffit. Recommend missing pieces be replaced.

We observed the connection of fascia to soffit was done poorly leaving wood exposed and gaps where insects could nest. Recommend new sheet metal trim and closure pieces be installed.

We observed wood joists that extended to the exterior of the building have been painted multiple times and the layers are cracked and failing. Some areas the wood have holes. Joists should be cleared of paint to reveal the condition of the wood beneath, holes filled and repainted.

We observed a piece of window trim that was pulled away from assembly, this should be able to be repaired.

We observed soffit lights that had water damage, rust, and staining on the lens. We recommend they be replaced with new LED exterior fixtures.

We observed at the ends and intermediate supports for windows have exposed wood set back from the face of the brick. Some of this wood was cracking and others growing green algae. We recommend cleaning and scrapping any paint, ensure wood is exterior grade and covering in a sheet metal.

We observed holes in the brick where previous signage and other things may have been hung. We recommend filling and patching these holes.

We observed some efflorescence on the brick. We recommend this be addressed. It appears to be where a recent repair was made.

On the south side of the building is a wood box built up against the building that appears to be covering or protecting something. The wood is beginning to rot and the paint is chipping at the base. It has pulled away from the building at the top leaving whatever was being covered exposed. Recommend removing wood covering and providing new means of protection if required. Also providing access to what is protected if needed.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

13. Crumbling concrete at top of stairs



14. Water and algae growth. Blocked drain



15. Cracks in stair wall

ARCHITECTURAL OBSERVATIONS – Building Envelope continued

We observed the exterior stair to the basement has a crumbling concrete wall at the top, intermediate cracking and water running down the wall. There is excessive growth of algae and mold. The drain at the bottom is covered with a rubber mat which has collect debris and restricts the drainage of water. Recommend removing debris and rubber mat and ensuring the drain is cleared of any clogs. Clean the concrete of all growth and have the cracking filled and patched.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

16. Low exhaust fan and pipe penetrations



17. Lower roof edge to wall condition



18. Old chimney with new pipes thru

ARCHITECTURAL OBSERVATIONS – Roof

The roof was observed to be a single membrane TPO. I was told it was put on only a year or two ago and overall is still in very good condition.

We observed the gutters had debris in them and recommend cleaning.

We observed some minor bubbling on the roof membrane. Recommend advising roof manufacturer for recommendations and warranty information.

We observed roof exhaust fan and pipe penetration were too low above the roof surface. Recommend increasing curb heights and extending pipe to minimum 8" above roof surface.

We observed an awkward detail where the lower roof edge meets the wall of the upper roof. It appears that they simply caked on lots of sealant. Recommend investigating alternative detail if or when this fails.

We observed on the upper roof the old chimney has new pipes coming out of it but they are no way of keeping water out. Recommend capping and providing sealant around penetrations.

We observed the concrete cap on the chimney has a crack the entire length. Recommend patching and securing.

We observed growth on the chimney brick and concrete cap. Recommend cleaning.

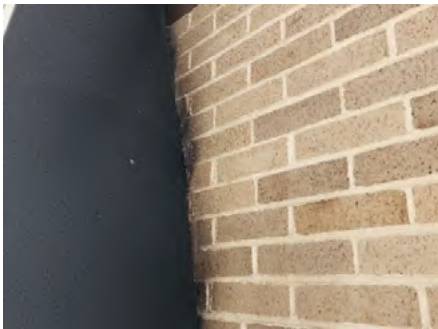
We observed some exposed wood at the fascia to soffit at the corner of the upper roof. Recommend wrapping in sheet metal.

SECTION 3

Findings of Existing Facility ARCHITECTURAL



19. AED blocked by bench



20. Smoke damage at fireplace shroud



21. Damaged door slab

ARCHITECTURAL OBSERVATIONS - Interior

We observed floor supply vents pulling away from the wall. Recommend securing all loose vents.

We observed and bench blocking access to the AED. Recommend relocating bench.

We observed clutter in front of the electrical panels. Recommend removing items to provided increased electrical panel clearance.

We observed a handful of damaged ceiling tiles. Recommend replacing all damaged ceiling tiles.

We observed water damage at the wood ceiling in the common space. Recommend investigating source of damage, cleaning and re painting.

We observed the carpet in the common area to be in good condition.

We observed the windows in the common area to be in good condition.

We observed some small gaps near the window jamb to sill. Recommend backer rod and sealant be installed.

We observed some cracked and chipped tiles around the base of the fireplace in the common area. Recommend replacing tiles as needed.

We observed some smoke damage at the brick where the fireplace shroud meets the wall. Recommend investigating the potential for smoke to escape and enter the interior space and provide addition closure at this gap to prevent further damage.

We observed efflorescence on the interior brick in a few areas. Recommend addressing this.

We observed a floor outlet with no cover. Recommend replacing cover to protect the outlet.

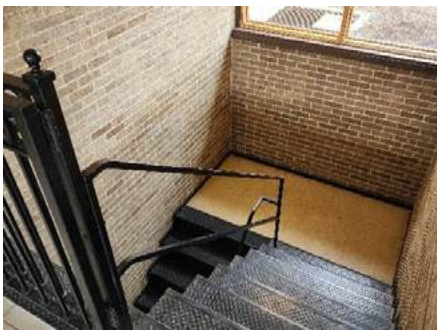
We observed at least one door slab that was heavily damaged. Recommend replacing.

We observed walls that were built post construction that are built up to light fixtures and the light fixture is on both sides of the wall as a result. Recommend reworking lighting to be two separate fixtures and fill in remaining hole in wall.

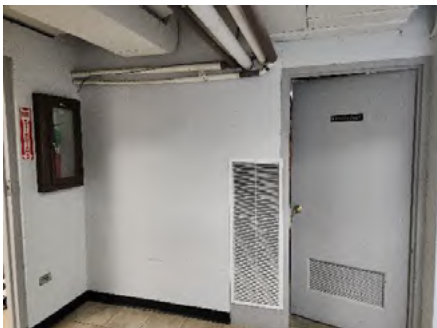
We observed the exterior door in the south hallway was allowing daylight in at the jamb and sill. Recommend replacing seals and sweep on door.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

22. Non-compliant restroom stall



23. Stairs



24. Fire extinguisher cabinet

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed failed sealant around the backsplash at the Kitchen.
Recommend replacing sealant.

We observed rubber wall base that was missing or pulling away from wall.
Recommend replacing or reattaching.

We observed bathroom stalls that did not meeting ADA requirements.
Recommend reconfiguring and providing required grab bars and accessories per ADA.

We observed very large gaps at the sill of the doors to the bathrooms allowing the transmission of noise to hallway. Recommend putting sweeps on the bottom of the door slabs.

We observed missing and crushed floor vents in the large multipurpose space on the main level. Recommend replacing.

We observed that the stair rail to the basement does not meet ADA requirements. Recommend new rail that meets all ADA requirements.

We observed there is no way for someone on a wheelchair to access the basement level of the building. As required by ADA all users must be able to access all public spaces. Recommend adding an elevator or lift as a ramp does not seems feasible.

We observed a first aid kit mounted to the back side of a locked janitor's closet. Recommend relocating first aid kit to an accessible location.

We observed that the radiant wall base units extend thru the wall to both restrooms. Recommend separating into two separate units.

We observed chipping paint on the door frames to the restrooms on the lower level. Recommend scrapping, sanding, and repainting frames.

We observed absence of an ADA stall in the basement level restrooms. Recommend reconfiguring restrooms to provide.

We observed staining of the floor in the basement level restrooms. Recommend replacing stained and damaged tiles to match adjacent or replace entire floor.

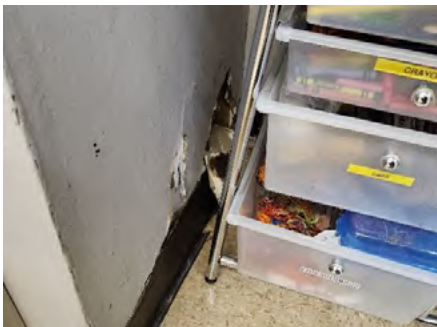
We observed fire extinguisher cabinet mounting outside of the maximum allowing ADA reach range. Recommend relocating cabinet within range.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

25. Furnace room water damage



26. Furnace room piping on floor



27. Drywall damage

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed some water damage in the furnace room. Recommend investigating source of water damage and ensure that the problem is resolved.

We observed a pipe running along the floor in the furnace room across the path of travel causing a tripping hazard. Recommend rerouting pipe off the floor and out of the path of travel.

We observed ceiling tiles in the basement level multipurpose room that may contain asbestos. Recommend testing to determine if removal is required.

We observed damage and holes in gypsum wall board. Recommend patching and repairing.

SECTION 3**Findings of Existing Facility
MECHANICAL**

28. Gas-fired Furnaces (typical)



29. Air-cooled Condensers (typical)

MECHANICAL OBSERVATIONS**Community Building**

The community building is heated/cooled and ventilated with five (5) Split System Gas- Fired Furnaces with their associated five (5) Outdoor Air-Cooled Condensers.

Condition of Equipment

The Gas-Fired Furnaces all appear to be in good condition.

The Air-Cooled Condensing Units appear to be in fair to poor condition.

Code Violations

No code violations observed.

Recommendations

The air-cooled condensing units are beyond their expected useful life and should be replaced in the next few years. (\$2,500/unit)

SECTION 3**Findings of Existing Facility
PLUMBING**

30. Cast Iron and PVC vent thru roof



31. Cast Iron and PVC



32. Downspout

PLUMBING OBSERVATIONS**Drain Waste & Vent Systems**

It is assumed that the building is served one (1) sanitary sewer service.

The waste and vent piping are generally hub and spigot cast iron and schedule 40 PVC.

There may be sections of galvanized or copper piping (< 2") associated with larger diameter cast iron piping concealed in walls.

A sewage ejector pump was not observed. It is possible that an existing pump was not visible in a storage area. It is also possible that the sanitary system, including basement fixtures, drain by gravity.

The roof drains to grade via gutters and downspouts.

Condition of Piping

Exposed piping appears to be in fair to good condition.

Code Violations

None observed.

Recommendations

Periodically inspect (camera) and clean (rodding acceptable, jetting preferred) the sanitary system to increase the life expectancy of the system.

SECTION 3**Findings of Existing Facility
PLUMBING****PLUMBING OBSERVATIONS - continued****Water Distribution Systems**

The building is served by a 1-1/4" domestic water service (copper) and associated water meter.

Older sections of water piping are galvanized pipe with thread fittings.

Newer sections are copper pipe with soldered joints/fittings.

The water heater is a 50 gallon 40 MBH atmospheric, natural gas water heater.

Condition of Piping

It is assumed that the galvanized piping is at least 50 years old and at the end of its useful life.

The exposed copper piping was in fair to good condition.

The water heater is in fair to good condition.



33. Domestic Water Service



34. Water Heater

SECTION 3**Findings of Existing Facility
PLUMBING****PLUMBING OBSERVATIONS - continued****Code Violations**

The domestic water is not protected with an RPZ.

The water service is undersized for the current fixtures. Code requires a 2" domestic water service.

The hot water is not circulated nor insulated as required by the energy code.

Recommendations

Maintain existing equipment.

Provide RPZ/strainer for the domestic water service, RPZs require annual cross-connection inspections. If water pressure is low, the addition of the RPZ may reduce the performance of the flush valves (water closets and urinals). The flush valves require at least 25 psi to function properly.

A thermal expansion tank will need to be installed at the CW inlet of the water if/when the RPZ is installed.

SECTION 3**Findings of Existing Facility
PLUMBING**

35. Drain at Basement Landing



36. Hose Connection



37. Sump Pump

PLUMBING OBSERVATIONS - continued**Exterior**

The building's exterior has one (1) hose connection and one (1) floor drain at the bottom of the exterior stair.

It is assumed that the drain is served by the sump pump, located under the interior stairwell.

It is assumed that the sump pump also serves subsoil drain piping along the building's footings.

Condition of Fixtures and Equipment

The fixtures and equipment appear to be in fair to poor condition.

The piping serving the sump pump is 1" polyethylene with crimp fittings.

This pipe is ordinarily used for lawn irrigation applications.

Code Violations

The hose connection does not have approved backflow protection.

The hose connection is not frost-proof.

Recommendations

Maintain existing fixtures/equipment.

Clean exterior basement stairwell of debris/leaves to allow drainage at the trench drain.

Provide screw-on vacuum breaker at hose connection or replace the hose connection with a frost-proof wall hydrant.

SECTION 3**Findings of Existing Facility
PLUMBING**

38. Water Closet



39. Lavatories and Floor Drain

PLUMBING OBSERVATIONS - continued**Women's Basement Washroom & Corridor**

The women's washroom consists of four (4) floor-mount, manually operated flush valve water closets, two (2) under-mount lavatories with manually operated faucets and one (1) floor drain.

The basement corridor, just outside the washroom, has one (1) electric water cooler.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

Code Violations

Thermostatic mixing valves were not observed.

Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110° F.

Recommendations

Maintain fixtures and equipment.

Add point-of-use thermostatic mixing valve at each lavatory.

SECTION 3**Findings of Existing Facility
PLUMBING**

40. Water Closet



41. Urinals and Floor Drain



42. Lavatories

PLUMBING OBSERVATIONS - continued**Men's Basement Washroom**

The men's washroom consists of two (2) floor-mount, manually operated flush valve water closets, two (2) urinals with manual flush valves, two (2) under-mount lavatories with manually operated faucets and one (1) floor drain.

Condition of Fixtures and Equipment

Exposed piping appears to be in fair to good condition.

Code Violations

Thermostatic mixing valves were not observed.

Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110° F.

Recommendations

Maintain fixtures and equipment.

Add point-of-use thermostatic mixing valve at each lavatory.

SECTION 3**Findings of Existing Facility
PLUMBING**

43. Tripping Hazard



44. Floor Drain



45. Janitor's Sink

PLUMBING OBSERVATIONS - continued**Basement Mechanical Room & Janitor's Closet**

The basement mechanical room consists of the 1-1/4" domestic water service, water heater and one (1) floor drain.

The janitor's closet consists of one (1) cast-iron service sink with trap standard.

Condition of Fixtures and Equipment

The equipment is in poor to fair condition. The janitor's sink is not functional.

Code Violations

The piping running across the floor creates a tripping hazard.

The sump pump drains to the floor drain. It should not drain to the sanitary system. It should discharge to grade or a storm water connection.

A check valve was not observed at the sump pump discharge.

Recommendations

Discharge sump pump to grade.

Add check valve to sump pump discharge.

Consider new sump pump/cover with 1-1/2" discharge if discharging to grade.

Replace janitor's sink or cap unused water piping to sink. Unused water stubs shall not exceed 2'-0" in length.

SECTION 3**Findings of Existing Facility
PLUMBING**

46. ADA Stall



47. Wash Fountain



48. Water Cooler in Corridor

PLUMBING OBSERVATIONS - continued**Women's First Floor Washroom & Corridor**

The women's washroom consists of two (2) wall-mount, manually operated flush valve water closets and one wash fountain for up to two users.

The main building corridor has one (1) electric water cooler with bottle filler.

Condition of Fixtures and Equipment

The fixtures are in fair to good condition.

Code Violations

Thermostatic mixing valves were not observed.

Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110° F.

A floor drain was not observed in the washroom.

Recommendations

Maintain fixtures and equipment.

Add point-of-use thermostatic mixing valve at each lavatory. Add floor drain to washroom.

SECTION 3**Findings of Existing Facility
PLUMBING**

49. ADA Stall



50. Urinal



51. Wash Fountain

PLUMBING OBSERVATIONS - continued**Men's First Floor Washroom**

The men's washroom consists of one (1) wall-mount, sensor-operated flush valve water closet, one (1) manually operated flush valve urinal and one (1) wash fountain for up to two users.

Condition of Fixtures and Equipment

The fixtures are in fair to good condition.

Code Violations

Thermostatic mixing valves were not observed.

Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110° F.

A floor drain was not observed in the washroom.

Recommendations

Maintain fixtures and equipment.

Add point-of-use thermostatic mixing valve at each lavatory. Add floor drain to washroom.

SECTION 3**Findings of Existing Facility
PLUMBING**

52. Kitchen Sink



53. Mop Basin

PLUMBING OBSERVATIONS - continued**Warming Kitchen & Janitor's Closet**

The warming kitchen consists of one (1) double-bowl, drop-in enameled sink with manual faucet.

The janitor's closet consists of one (1) cast-iron service sink with trap standard.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

Code Violations

If chemical sanitation is used at the janitor's sink, a dedicated cold-water line and RPZ are required.

Recommendations

Maintain fixtures and equipment.

Add water line and RPZ for chemical sanitation.

SECTION 3**Findings of Existing Facility
ELECTRICAL**

54. Transformer Pad



55. Existing Transformer and Meter



56. Existing Lighting

ELECTRICAL OBSERVATIONS

The existing service is 400 amps 208Y/120V 3Ph, 4W from a pad mounted transformer.

Note that landscaping is too close to the utility transformer. In the event it needs service, the utility company may remove the landscaping.

A TVSS is present.

No fire alarm system is present.

Some panels have not been replaced and are past life expectancy.

Exit and emergency lighting is present.

Standard receptacles are located above the kitchen countertops.

Lighting consists of a variety of types and light levels are generally low.

Condition of System

The existing service is in good condition, approximately 15 years old. The lighting is in average condition.

SECTION 3**Findings of Existing Facility
ELECTRICAL**

57. Kitchen Countertop Receptacles



58. Kitchen Panel



59. Basement Lighting

ELECTRICAL OBSERVATIONS - continued**Code Violations**

Lighting controls do not meet today's energy codes. Standard type receptacles in a Kitchen environment. Drinking fountain does not have GFCI protection.

Exposed lamps are present.

Sump pump is not GFCI protected. Stairwell missing emergency lighting. Missing fire alarm system.

Kitchen missing GFCI receptacles.

Recommendations

Replace existing interior lighting lamps with new energy efficient LED type retrofits as replacement is needed.

Install new Occupancy Sensors or a modern timeclock to meet energy code requirements.

Replace standard receptacles with GFCI receptacles where required.

Provide and mark on the floor dedicated working clearances around electrical equipment.

Test and add/replace emergency lighting units and exit signage as needed.

Have the fire alarm system needs inspected and provide devices as needed.

Remove mulch from transformer pad.

SECTION 3

Findings of Existing Facility FIRE PROTECTION

FIRE PROTECTION OBSERVATIONS

The building is not protected by a fire suppression system.



57. Emergency Battery Light



59. Main Entrance/Exit

SECTION 4**Project Estimates****RECOMMENDATIONS/ESTIMATES****Analysis of Community Building:**

Each item has also been evaluated on a life safety basis. Certain items should be completed sooner than others, based upon the impact they have on the safety of the occupants. Categories are as follows:

a. Urgent – items that present an immediate hazard to the safety of the occupants. Typically, these items should be corrected within a 1-year period.

b. Required – items that are necessary for a safe environment but present less of an immediate hazard to the safety of the occupants. Typically, these items should be typically corrected within a 2-year period.

c. Recommended – items that do not present any immediate hazard to the occupants. Typically, these items should be typically completed within a 3-year period if included in the Village's plan.

This classification approach is shown to provide a minimum amount of work required to get the current facilities safe for its occupants. Helps the Park District plan on how best to address points of concern throughout the facility.

The following preliminary cost estimate to complete the work are general in nature and will be updated as the variables of the improvements are better defined once construction documents/specification phase begins. These preliminary costs represent 2023 dollars. The cost analysis is intended to be a tool used by the Park District to develop and control costs for the recommended improvements. These estimates are not bids for performing the work.

	Considerations	A	B	C	D	F
1	Site Conditions			X		
2	Ext. Bldg. Envelope			X		
3	Roof System		X			
4	Interior Finishes			X		
5	ADA Compliance				X	

A=Good, B=Fair, C=Needs Attention, D=Major Concern, F=System/Component Failure

Lombard Park District – Community Building		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
1 Patch asphalt and repaint lines	b	\$9,000	
2 Remove mulch that is up against building until below brick	c	\$0	
3 Clear sidewalk drain on south side of building of debris and jet clean	b	\$500	
4 Rework downspouts and/or add landscaping perimeter to contain mulch (assumed rework)	b	\$40,000	
5 Replace sealant where sidewalk meets building	b	\$2,500	
6 Replace site lighting with new LED fixtures	b	\$30,000	
7 Grind and skim coat sidewalk at entrance	c	\$3,400	
8 Reattach pieces of fascia that have become loose	c	\$0	
9 Add missing pieces of soffit and rework the fascia to soffit connection to cover exposed old wood soffit and fascia boards.	b	\$12,000	
10 Scrap and strip paint from exterior wood joist, patch and fill holes as required and prep and paint.	b	\$20,000	
11 Repair window trim/gasket. One location	b	\$0	
12 Replace exterior soffit lights with new LED exterior grade fixtures	b	\$8,000	
13 Scrap and strip paint from wood window supports, verify exterior grade, finish with new break metal to match window frames	c	\$9,500	
14 Filling/patching holes in exterior brick	c	\$3,400	
15 Clean and monitor efflorescence of brick on both exterior and interior	c	\$2,800	
16 Replace wood box out on south side of building	c	\$6,000	
17 Patch and repair spalling at exterior stair, clean concrete, fill/patch cracks in walls, seal concrete with waterproof membrane.	a	\$8,000	

Lombard Park District – Community Building		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
18 Remove mat from exterior stair landing and clear debris from drain	a	\$0	
19 Clear gutters of debris	c	\$0	
20 Address bubbling of roof membrane with manufacturer/installer (assume any work would be covered under manufacturer warranty)	b	\$0	
21 Raise curb heights and increase pipe penetration heights	b	\$3,000	
22 Rework roof edge to wall to sill/expansion joint detail	c	\$5,000	
23 Cap old chimney openings where new vent pipes have been run and seal	b	\$3,500	
24 Patch/repair concrete chimney cap cracks.	b	\$1,500	
25 Clean brick chimney and concrete cap of mold and algae growth	c	\$750	
26 Secure loose supply vent at floor/wall	b	\$0	
27 Add missing supply vents at floor/wall	a	\$2,400	
28 Relocate bench that sets in front of AED unit from accessible floor clearance	a	\$0	
29 Relocate clutter in front of Electrical panels to provide appropriate clearances	a	\$0	
30 Replace damaged or stained ceiling tiles	c	\$1,200	
31 Investigate source of water damage of wood ceiling. Scrap, sand, and repaint (price assume selective scrap, sand, and repaint. Any addition work would be added cost)	b	\$3,900	
32 Fill gaps and windowsill to jamb with backer rod and sealant at interior	c	\$500	
33 Replace broken tiles at fireplace in common area	c	\$1,000	
34 Provide additional metal closure around fireplace metal shroud to wall condition. Clean smoke/soot build up from brick	b	\$1,500	

Lombard Park District – Community Building		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
35 Install cover for floor receptacle	a	\$200	
36 Replace heavily damaged wood door slab	c	\$3,000	
37 Rework interior wall to ceiling condition that splits light fixture between space. Extend wall 6" beyond ceiling and terminate ceiling to wall and add additional light fixture.	c	\$2,500	
36 Replace door sweep and seals at exterior door at end of hallway at south end of building.	b	\$400	
37 Replace sealant at kitchen back splash	c	\$300	
38 Re-adhere wall base that is pulling away from wall	c	\$0	
39 Reconfigure bathrooms to provide required ADA clearances and accessories	a	\$60,000	
40 Install door sweeps on bathroom doors to prevent transmission of noise to hallway	c	\$500	
41 Rework stair/rails to basement to meet code requirements	a	\$10,000	
42 Install ADA lift to basement to accommodate public use of basement multipurpose space	a	\$50,000	
43 Relocate first aid kit from locked janitor closet to accessible location	c	\$0	
44 Remove existing abandoned baseboard radiant heat tube/fin units	c	\$8,000	
45 Scrap, sand and repaint door frames	c	\$12,000	
46 Replace stained or damaged floor tiles in the basement multipurpose room	c	\$2,800	
47 Relocate fire extinguisher cabinet within ADA reach range	a	\$500	
48 Rework pipe on furnace room floor that is creating a trip hazard	b	\$1,000	
49 Test ceiling tiles that have potential to contain asbestos	b	\$1,500	

Lombard Park District – Community Building		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
50 Patch and paint damaged gypsum board	c	\$1,500	
51 Replace air-cooled condensing units	b	\$25,000	
52 Provide RPZ/strainer for domestic water service	a	\$2,000	
53 Install thermal expansion tank at cold water inlet	a	\$1,000	
54 Provide frost-proof wall hydrant to replace existing hose connection	a	\$750	
55 Add point-of-use thermostatic mixing valve at each lavatory	a	\$4,000	
56 Rework sump pump discharge to drain to sanitary system or to grade and add check valve	a	\$15,000	
57 Replace non-working janitors sink.	c	\$3,400	
58 Add floor drain to each restroom	a	\$40,000	
59 Add water line and RPZ for chemical sanitation at main level janitor's sink	a	\$6,000	
60 Replace interior light fixtures with LED type retrofits	b	\$43,000	
61 Install occupancy sensors per energy code	a	\$7,400	
62 Replace stand receptacles with GFCI receptacles	a	\$1,500	
63 Mark working clearance on floor for electrical equipment	c	\$0	
64 Add emergency lighting fixtures and exits signs	a	\$8,800	
65 Have fire alarm system inspected	a	\$3,000	
66 Remove mulch from transformer pad	c	\$0	

SECTION 7**Conclusion****CONCLUSION**

The purpose of evaluating the existing Community Building is to review the current building conditions with regards to current building codes, ADA compliance, and facility type requirements. By evaluating and making recommendations to prioritize and address the current building conditions, a baseline cost impact is established to bring the building up to current standards, without addressing space or operational deficiencies.

The Community Building classifications listed on pages 28-31 place urgent and the required items (a & b) in the following cost range tally:

Low	\$426,850
High	\$512,220

This means it will take the minimum noted above to bring the building into usable condition for the foreseeable future. However, addressing those issues does not address any space shortages, inefficiencies, or operation deficits.

The Community Building classifications listed above place the recommended items (c) in the following cost range tally:

Low	\$67,550
High	\$81,060

These are items that may not be required immediately but should be completed to enable the Park District to properly serve its residents, occupants, and employees. Making some of the corrections from the required list (a & b) may impact some of the recommended items (c), making their completion a necessity. Failing to complete recommended items in a major building overhaul would carry those concerns into the future.

Total recommended improvements of the existing building conditions:

Low	\$494,400
High	\$593,280

This would be total impact for all items as listed above (a, b, & c). As stated above, this cost doesn't address any space shortages, inefficiencies, or operation deficits. This also does not include the costs of architectural and engineering fees or other associated soft costs.



Lombard Park District

Madison Meadow Athletic Center – Facility Assessment

SUBMITTED TO:

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Lombard Park District

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Madison Meadow Athletic Center building to assess the existing conditions. A site walk took place on May 9, 2024.

This facility assessment includes an evaluation of the existing administration building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1

Introduction



Total Square Footage:

- 38,275 GSF – Madison Meadows Athletic Center
 - 1st Floor: 25,017 GSF
 - 2nd Floor: 13,268 GSF
- Site Area: 5.6 Acres

Zoning / Building Code:

- CR
- Land Use: 61 – Institutional
- Assembly A-3, Type 2B
- Fire Protection: Automatic Sprinkler System

General Information:

- Two-story elevator building
- Precast & Steel-framed, brick veneer, curtain wall and storefront glazing
- TPO membrane built-up roofing system
- 12 Means of Egress

Parking Spaces:

- 141+/- Total Parking Stalls, (5 ADA Stalls)

Built:

- 2017

Users / Programming:

- Multi-purpose rooms
- Fitness/Exercise Room
- Track
- Gymnasium
- Childcare
- Offices
- Men's & Women's Locker Rooms and Restroom
- Control Desk
- Storage

	Considerations	A	B	C	D	F
1.	Site Conditions	X				
2.	Ext. Bldg. Envelope		X			
3.	Roof Systems	X				
4.	Interior Finishes	X				
5.	ADA Compliance	X				

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

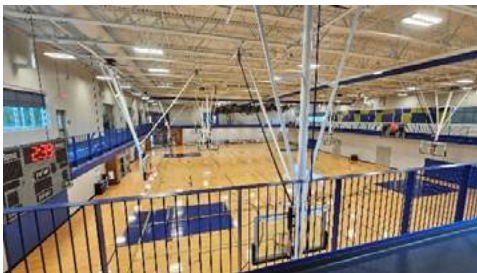
SECTION 2

Description of Existing Facility

EXISTING BUILDING DESCRIPTION



1. Building lobby



2. Raised track above gymnasium



3. Fitness area

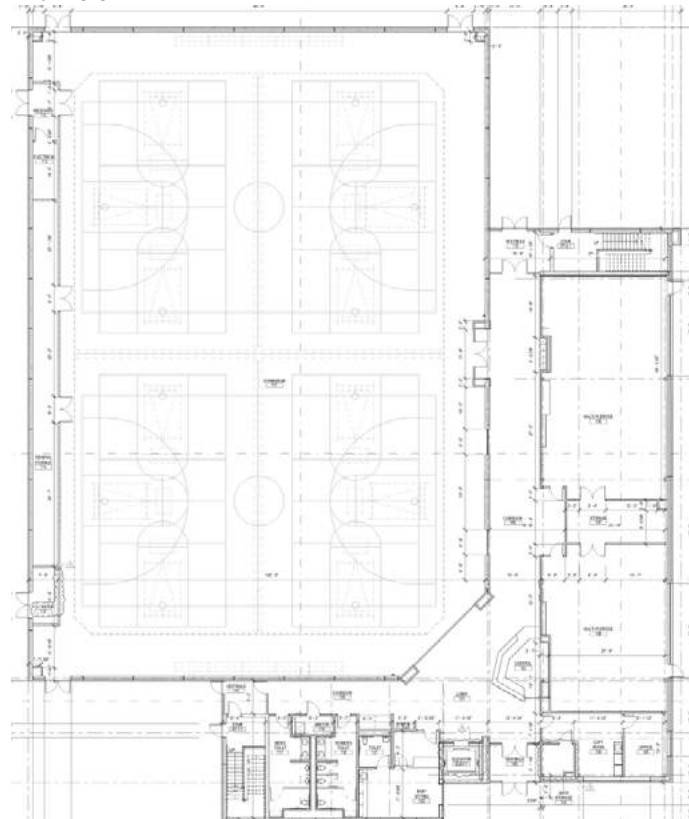
The facility being assessed is the existing Madison Meadow Athletic Center building located at 500 E. Wilson, Lombard, IL 60148, which is in the central east area of the Village of Lombard, just northeast of the corner of Wilson Road and Fairfield Ave.

The existing Athletic Center building is a two-story steel framed, single-sloped roof construction, with brick and stone masonry veneer exterior wall system. The footprint of the building has a total gross square footage of 38,275 S.F.

The Athletic Center building includes a gymnasium, elevated track, fitness area, multi-purpose rooms, offices, entry lobby and control desk, storage rooms, and men's and women's locker rooms and restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.

Main Level:



SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

4. Building entry concrete hardscape



5. Concrete path along side of building, adjacent landscape



6. Planter beds at building façade

ARCHITECTURAL OBSERVATION - SITE

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building.

Site landscapes, plant beds and hardscapes in general were found to be in good condition and providing proper slope away from the building for water runoff. Exterior façade building cell-vent weeps are being maintained properly where softscape and mulch beds meet the exterior wall, allowing for proper wall cavity drainage of water/moisture that may make its way behind the wall. In general, adjacent mulch beds sit below flashing, and weeps at facade.

Site hardscapes and sidewalks are in good condition at time of assessment, with no visible cracking along the front entry sidewalk.

Along the northeast corner of the administration buildings' lot, an existing masonry self-supporting landscape wall is beginning to show signs of a visible lean. The degree to which the leaning is occurring varies based upon the vertical masonry plane being measured but was found to be between 2.2 to 2.7 degrees lean in the northern direction. This condition is one to be monitored at the wall is 36 brick-courses in height.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Building Envelope**

7. Exterior brick veneer

The exterior envelope consists of an architectural precast concrete system, brick veneer, metal panel system, curtain wall, and store front glazing.

The brick veneer façades were found to be in good condition. No visible stepped cracking, displacement, or loss of mortar in joints was found during the assessment walk, and no signs of efflorescence were present.

Curtainwall and storefront systems are in good condition. Sealants are present and in good condition at openings. Concrete sills are free of cracks and chips and show positive sloping for runoff to prevent water infiltration at sill of window systems.



8. Punched window opening and storefront glazing

The precast system was found to be in fair condition. Visible hairline cracking along the precast façade exists at several locations along many of the façade elevations. These conditions are more noticeable at the darker precast finish elevations as there is degradation to the finished paint surface occurring. These conditions should be monitored for any further or additional hairline occurrences. A spot repair at the crack locations, along with a repainting of the façade should be considered as part of a future building maintenance program.



9. Exterior architectural precast concrete system

SECTION 3

Findings of Existing Facility ARCHITECTURAL

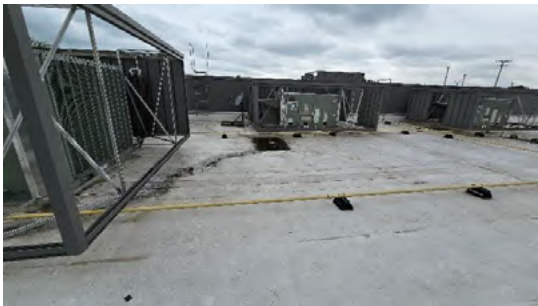
ARCHITECTURAL OBSERVATIONS – Roof



10. Roof slope to area roof drains

FGMA reviewed the roof conditions after recent rains in the area. The roof consists of a built-up TPO roofing membrane system. FGMA found the roof to be in good overall condition. The existing roof slope is providing adequate movement of runoff to area roof drains. There was little evidence of standing water locations found.

The roof flashing at mechanical equipment and associated support is in good condition. The flashing at the parapet walls is in good condition, along with the overall condition of the metal coping atop the parapet. According to the facilities team present during the assessment, there have been no known issues to date with the existing roof system.



11. Mechanical equipment atop roof



12. TPO membrane at roof and parapet wall.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS - Interior**

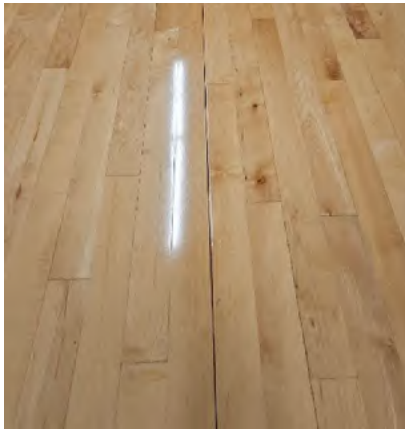
FGMA's assessment walk within the building found the interior finishes to be in good condition. Overall, the spaces were free of any major degradation to walls, ceilings, or floor finishes. The building's interior is well kept and maintained. The existing finishes present are in line with current sector trends. Building facilities teams noted during FGMA's assessment walk, that there are no known recurring issues present within the athletic center building.

Within the two multi-purpose rooms, the wood slat flooring system shows visible gaps occurring along the length of the flooring run. These gaps are present at several locations within each room. The gaps are currently visually noticeable; however, they the adjacent flooring are still at level and the gap is not felt upon walking over by foot. This condition should be monitored and addressed by a flooring contractor should the spacing or occurrences increase.

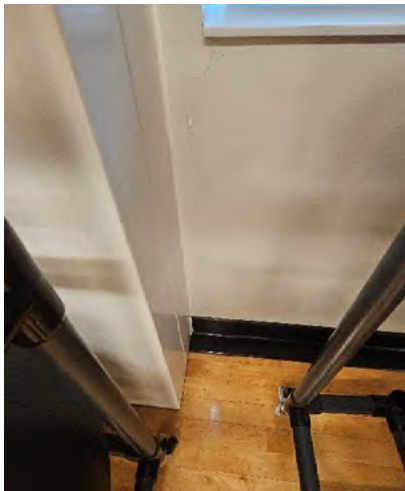
At the north multi-purpose room, there are a handful of noticeably displaced and potentially warped ceiling tiles that are hanging visually below the suspended ceiling grid system. The locations are adjacent to mechanical vents and/or light fixtures and may be a result of removing for access.

Also present at the north multi-purpose room is visual cracking in the painted gypsum wall board under the punched windows. This occurs under two window/sill locations.

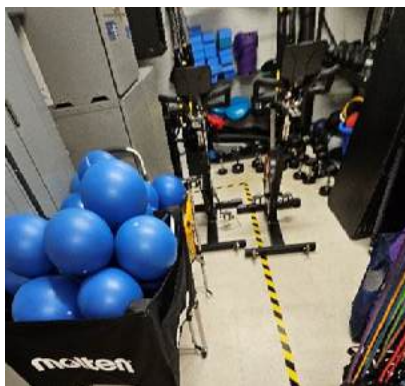
Located between the two multi-purpose rooms is a shared storage location. The presently stored fitness equipment is situated in front of and around the LSN emergency lighting power supply system. The defined 'clear' area at the floor for access to the emergency lighting is currently being used as part of the storage space. It is recommended to provide clear access to the emergency power equipment.



13. expansion joints in wood floor



14. vented base



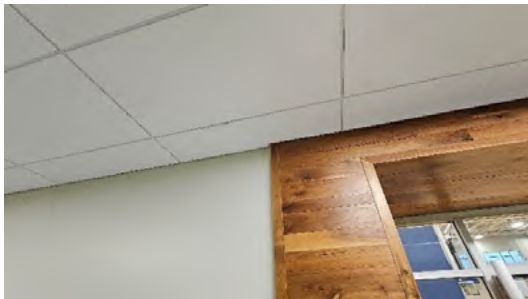
15. fitness storage

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

16. Corridor cubby locker system

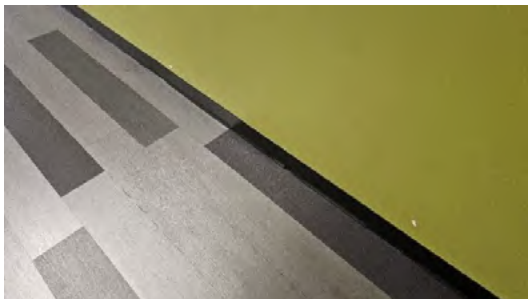
Cubby lockers along the first-floor main corridor were found to be in good operating condition, with no visible damage from wear and tear. The adjacent paint gypsum board wall shows some signs of scrapes, chips, and dents causing the paint finish to be removed from the wall at select locations.

The 2x2 acoustic lay-in ceiling tiles near the gymnasium area entrance show signs of chips/damage along their edges. The 2x2 ceiling tiles along the corridor are otherwise shown to be in good condition.

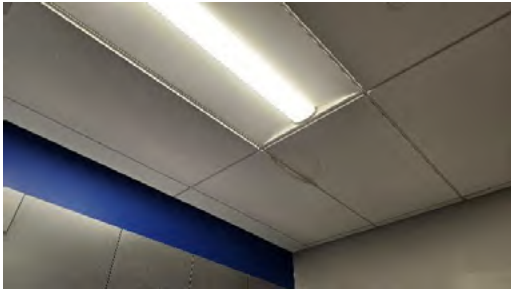


17. Acoustical ceiling tiles near gymnasium wood entry

The rubber wall base thought the main corridors was found to be in good condition with no visible signs of delamination or visual waviness along its install run at the base of the walls. Adjacent to the corridor cubby locker system there exists a wall base condition where the base may have been run into or kicked, causing some damage to the wall and an irregularity shown as a visual waviness at the noted location.



18. Wall base adjacent to corridor cubby lockers

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

19. Stain at acoustical ceiling tiles

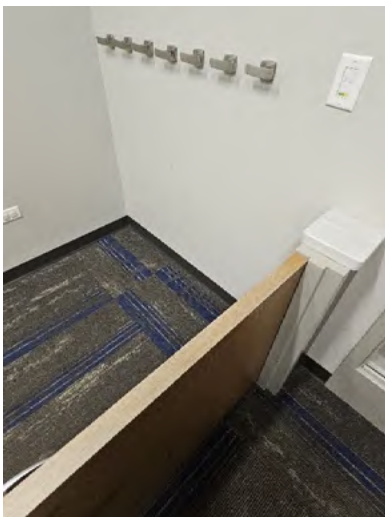
The interior finishes with childcare room, located on the first floor, were found to be in good condition. The carpet tile, painted gypsum walls and acoustical ceiling tiles are in good condition. The adjoining toilet room finishes are well kept and were found to be in good condition, with no visible signs of staining around the sink or toilet fixture.

A condition exists adjacent to a 2x4 light fixture within the room where an acoustical ceiling tile is discolored, likely due to dripping from a plumbing pipe/fixture above ceiling. The condition did not appear to be an ongoing concern, however, a facilities review of the above ceiling condition should be taken to address the source of the water and staining of the ceiling tile.



20. Childcare area finishes

At the entry point to the childcare space, a half-height wood door separating the childcare space and the entry door to the room is stationed. The hardware of the door is making contact with the painted gypsum wall under the coat hooks, causing damage to the gypsum board finish. It is recommended to install a wall stop at the location to prevent further damage to the wall.



21. Half-door at childcare area

SECTION 3

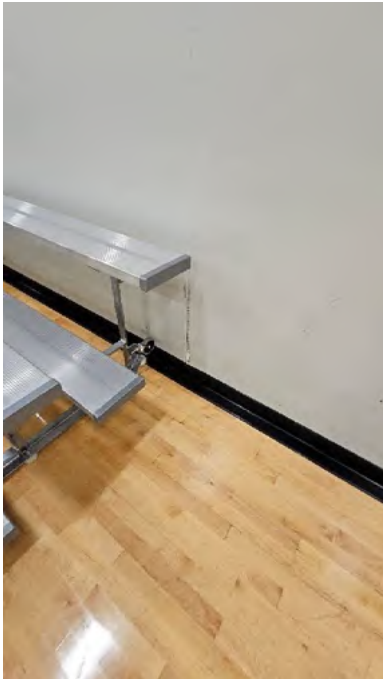
Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Interior continued



22. x

FGMA found the gymnasium space, at the first floor of the athletic center building, to be in good overall condition. The wood flooring shows no signs of heavy wear and/or separations or visible joints between wood members. The material a part of the operable curtain separation system is in good condition and free tears, heavy wrinkling of the fabric or discoloration. The finishes along the perimeter walls are in general good condition and the existing lighting within the space was found to be in good condition, providing a good area coverage of the gymnasium.



23. x

Within the gymnasium a condition existing where the existing painted gypsum board wall is being damaged by the adjacent aluminum seating bleachers. The wall finish can be repaired and repainted, however, the damage may reoccur if the bleachers are situated too close the wall.

At the northwest exist doors of the gymnasium, a large quantity of metal folding chairs are present along a wall adjacent to the doors. The location of the chairs could potentially hinder an occupant's exiting of the space in an emergency situation. The metal chairs storage location should be evaluated for an alternative storage approach/location.

The second floor raised run/walk track flooring was found to be in good condition along with the finish at the adjacent paint gypsum wall and metal picket railing system.



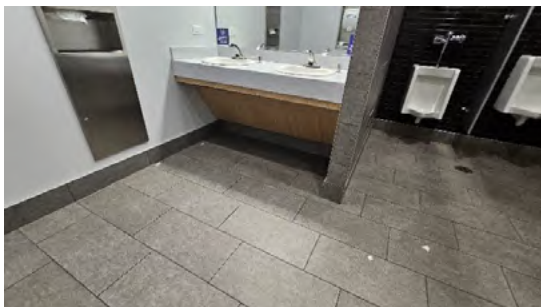
24. x

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

25. Locker room z-style locker system



26. Locker room accessible shower stalls



27. Locker room accessible sinks and urinals

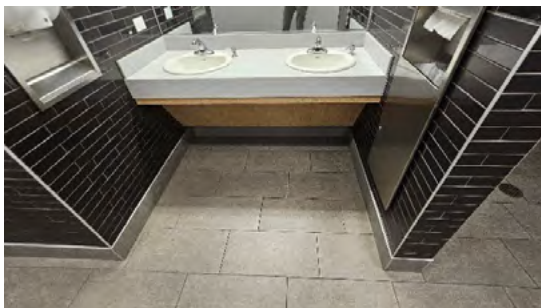
The second floor men's and women's locker rooms, toilet areas, and showers were all found by FGMA to be in good condition. The z-style lockers show no sign of heavy wear and tear, as well as provide access to lockers that meet the accessible reach requirements and are accompanied by the necessary code compliant accessible transfer benches.

The showers at the men's and women's locker rooms meet current accessible guidelines. The shower finishes were found to be in good condition. The lighting present in the shower was noted as adequate for the shower compartments.

The toilet areas within the men's and women's restrooms meet current accessible guidelines, the toilet are provided with the necessary grab bars and toilet accessories within the required reach ranges and necessary turning radius within each accessible toilet compartment. The locker room sinks meet the accessibility guidelines at their installed heights and associated reach ranges to faucet fixtures. The required accessible toe clearance beneath the sink is also met, a protective wood shroud is present to protect direct contact with the sink fixture below the counter.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

28. Toilet Room, accessible compartment



29. Toilet room, accessible sinks



30. Toilet room, urinals and accessible toilet

The men's and women's toilet at the first floor were found to be in good condition. There are no visible signs of water staining at floor tile, or damage at countertops and wall tile.

The restrooms both meet current accessible guidelines. Accessible fixtures and accessories are installed and meet the necessary accessible guidelines. The accessible turning radius requirements are met within each accessible toilet compartment as well as within each toilet room. The sinks at the men's and women's toilet rooms meet the required accessible toe clearances, heights, and reach range dimensions. The sinks are found to be in good condition, with no visible signs of staining at the floor tile or discoloration at the countertops.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued***31. Electrical Room*

The electrical room, located at the northwest of the building, showed no visible signs of discoloring, leaking or degradation to the finishes within the space. The room and the equipment panels were found to be in good condition. According to the facilities team present during the assessment walk, there are no known electrical issues with the building.

The egress stairwells, located at the northeast corner of the building and southwest corner of the building are in good condition. The rubber tread stairs and flooring shown no visible signs up delamination from the concrete substrate, and the painted walls within the stairwells was found to be in good condition. A light fixture at the northeast stairwell, at the first-floor entry was found to not be in working order.

*32. Electrical panels**33. NE egress stair*

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

34. Fitness room machine area

The fitness room, located on the second floor of the athletic center, FGMA assessed to be in good condition. The carpet tile and rubber tile flooring showed little signs of wear. The transition between the two flooring systems is noted as a consistent height, where little to not noticeable change in elevation occurs at the transition point.

The manual shades along the perimeter glazing system were in good working order and look to be in regular use within the space. The overall lighting within the fitness center was found to be in good condition, complimenting the natural lighting from the perimeter glazing system.



35. Fitness room flooring transition

Within the fitness center, at the northeast corner of the space is a single assessment office. At the punched window opening, beneath the solid surface sill, a visible cracking has occurred at the painted gypsum board wall. This is likely due to building movement. The solid surface windowsill shows no signs of staining due to water infiltration, nor does the adjacent gypsum wall board jambs.



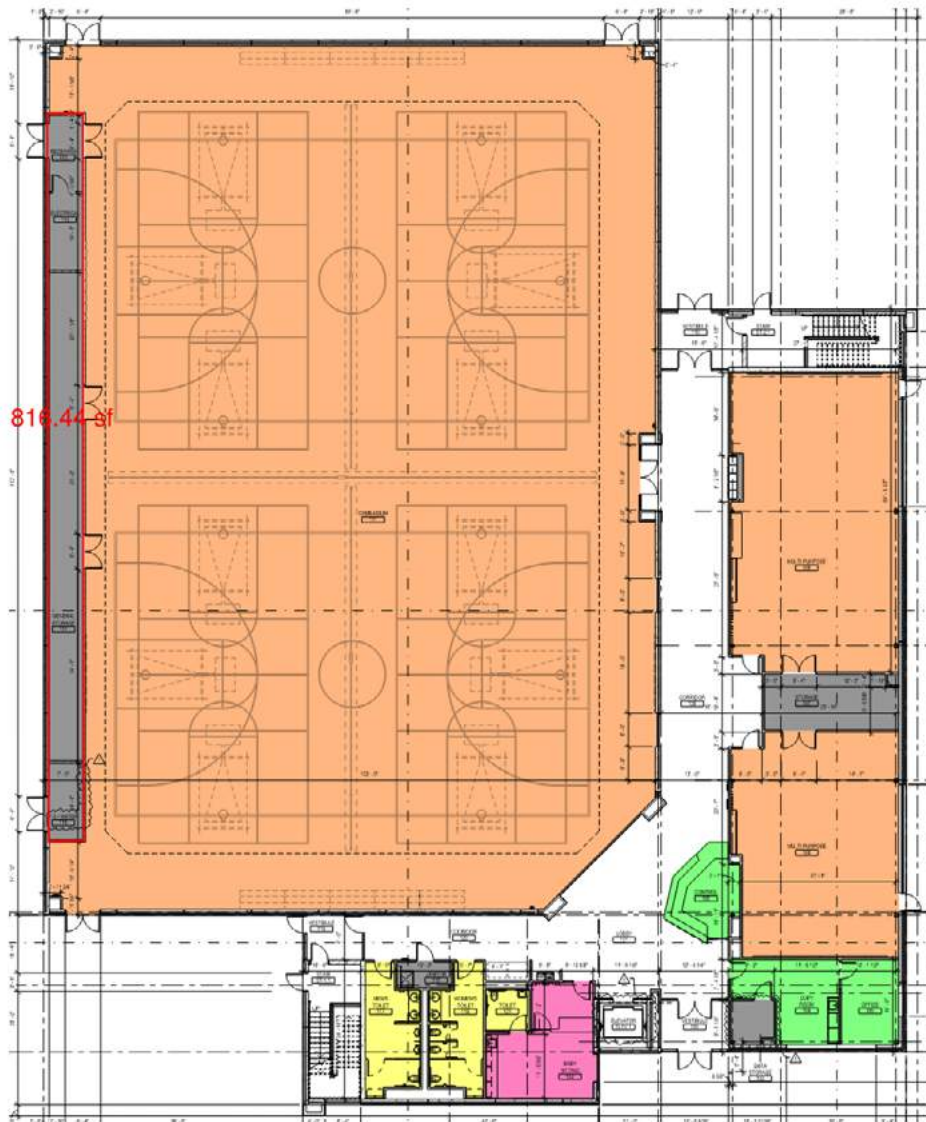
35. Assessment Room, gypsum wall below windowsill

APPENDIX

Programmed Square Footage Diagram FIRST FLOOR

LEGEND

 RECREATIONAL (20,200 SF)	 RESTROOM/LOCKER ROOM (996 SF)
 BUILDING SUPPORT/STORAGE (1,195 SF)	 CHILDCARE (330 SF)
 CIRCULATION (3,175 SF)	 ADMINISTRATION (725 SF)

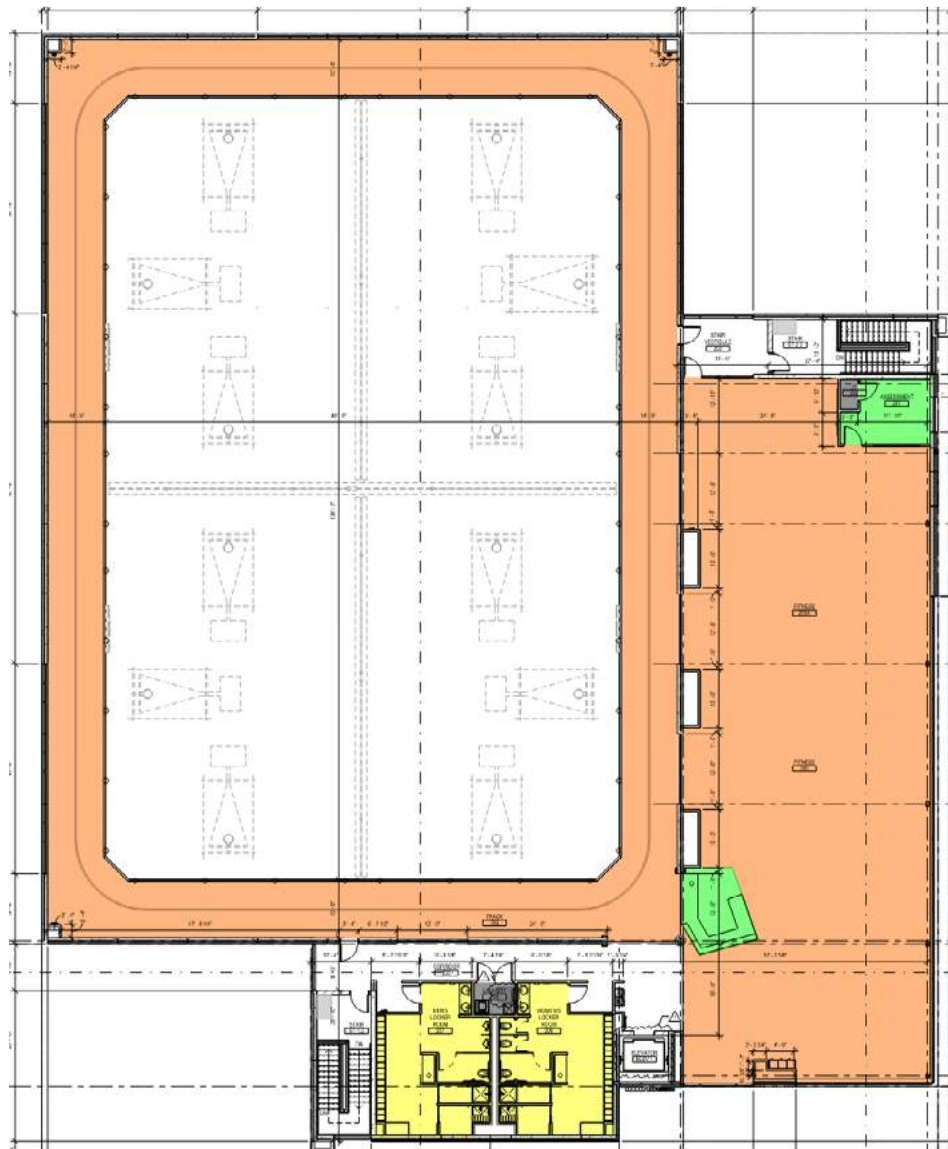


APPENDIX

Programmed Square Footage Diagram SECOND FLOOR

LEGEND

 RECREATIONAL (20,200 SF)	 RESTROOM/LOCKER ROOM (996 SF)
 BUILDING SUPPORT/STORAGE (1,195 SF)	 CHILDCARE (330 SF)
 CIRCULATION (3,175 SF)	 ADMINISTRATION (725 SF)





Lombard Park District

Operations Center – Facility Assessment

SUBMITTED TO:

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Lombard Park District

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APPENDICES – D. Facility Assessments

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Operations Building at the Lombard Park District. A site walk took place on May 14, 2024.

This facility assessment includes an evaluation of the existing administration building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1**Introduction****Total Square Footage:**

- 24,675 GSF – Operations Building
- Site Area: 36.5 Acres

Zoning / Building Code:

- CRPD
- Land Use: 71 – Local Open Space
- Fire Protection: Automatic Sprinkler System

General Information:

- Two-story building
- Structural steel building with Prefabricated metal façade with brick veneer and gabled metal roof.
- 11 Means of Egress

Parking Spaces:

- 27+/- Total Parking Stalls, (2 ADA Stalls)

Built:

- 2003

Users / Programming:

- Offices
- Equipment Storage
- Restrooms
- Sign Shop/Print Room
- Storage
- Kitchenette/Break Room
- Maintenance
- Exterior Storage
- Mechanical Shop
- Wood Shop
- Paint Storage

	Considerations	A	B	C	D	F
1.	Site Conditions			X		
2.	Ext. Bldg. Envelope		X			
3.	Roof Systems	X				
4.	Interior Finishes		X			
5.	ADA Compliance		X			

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

SECTION 2

Description of Existing Facility



1. Building entry from S. Columbine Ave.



2. Main building entry



3. Maintenance work area, vehicular storage

EXISTING BUILDING DESCRIPTION

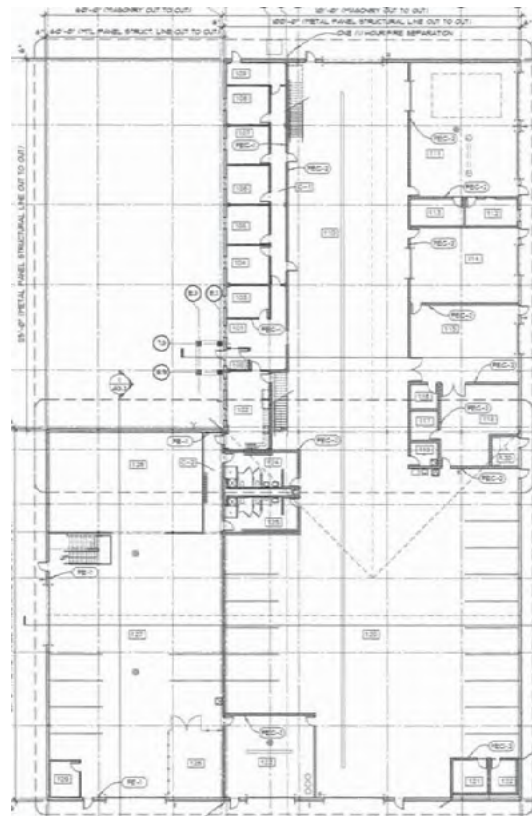
The facility being assessed is the existing Operations Building at 995 S. Columbine Ave, Lombard, IL 60148, which is along the western central edge of the Village of Lombard, just northeast of the corner of Wilson Ave. and Columbine Ave.

The existing Operations Building is a two-story steel framed, gabled metal roof construction, with prefabricated metal and brick veneer exterior wall system. The footprint of the building has a total gross square footage of 24,675 S.F.

The Operations Building includes offices, kitchenette/break room, maintenance equipment storage, general storage, sign shop/print room, wood and mechanical shop, and men's and women's restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.

Main Level:



SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATION - Site

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building.

Site landscapes, plant beds and hardscapes in general were found to be in good condition and providing proper slope away from the building for water runoff. Exterior façade building cell-vent weeps are being maintained properly where softscape and mulch beds meet the exterior wall, allowing for proper wall cavity drainage of water/moisture that may make its way behind the wall. In general, adjacent mulch beds sit below flashing, and weeps at facade.

Site hardscapes were found to be in fair to poor condition. FGMA found cracking present at site concrete walkways, concrete pads degraded and in need of replacement, and pads found to be displaced from adjacent pads.



4. Accessible Entrance and curb cuts at main entrance



5. Cracking present at concrete entry pads and walkways



6. Degraded concrete pads and walkways

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Building Envelope



7. Prefabricated metal façade with brick veneer

The exterior envelope consists of a prefabricated vertical metal standing seam system, brick veneer with stone sills, and punched opening store front glazing.

FGMA found the prefabricated metal façade to be in generally good condition. There are existing conditions along the back service side of the building where park district sports equipment is being stored adjacent to the exterior walls where there are noticeable dents and damage to the metal façade. Additionally, at most operable coiling door entry points, the jambs of the openings show varying degrees of damage from vehicular equipment making contact with the building's exterior.



8. Operable mechanical coiling doors access

The brick veneer façade was found to be in fair condition during the site assessment walk. The brick façade was found to have several locations of varying degrees of missing grout, efflorescence present, and a condition near the building entry of heavy staining at the brick face under a window opening.

The stone sills show signs of general environmental staining, and like the brick façade, are in need of general cleaning. FGMA found the jambs and sills at the storefront windows appears to be in good condition.



9. Damage at brick veneer facades

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Roof**

FGMA was not able to access the metal gabled roof to review the roof conditions. Based on discussions with the facilities team as part of the site assessment walk, there are no known issues with the metal roof system.

Operation Building downspouts were found to be in good working condition, and depositing water runoff from the roofs into underground drainage locations, consistent across the perimeter of the building.

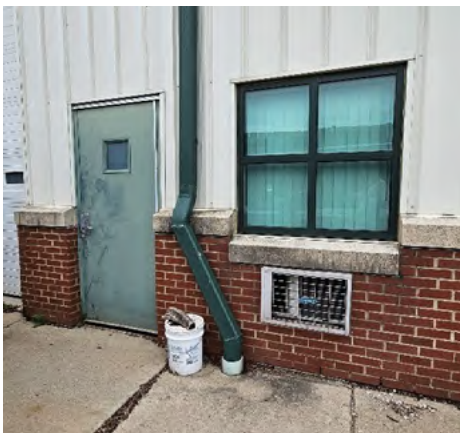
The pitch of the entry's standing seam metal roof appears to be causing water runoff to fall onto the brick façade below. This has the potential to bring water into the building and cause further damage within the wall cavity. It is recommended to review the condition with a roofing contractor to look at diverting runoff at the conditions in question away from the exterior walls below.



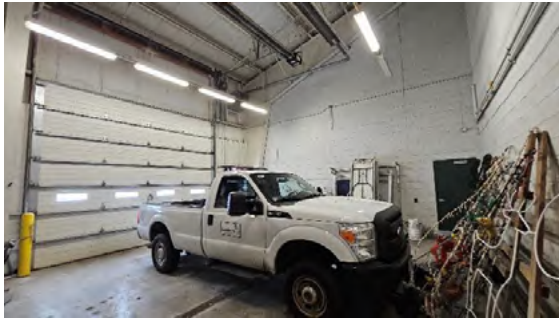
10. Metal gabled roof system



11. Main entry metal standing seam roof



12. Building downspouts

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS - Interior**

13. Vehicle washdown area

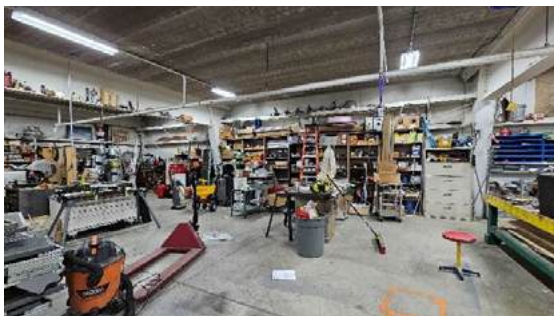
The Operations Building's vehicle washdown area is provided with appropriate area drain and concrete sloping to divert water to drain fixture.

The overall vehicular area was found to be in good condition. The space is heavily used and accessed, and open to the environment for large periods of the day. The concrete driving surface was found to be in good condition. Lighting across the vehicular storage area was found to be consistent.

The first floor shop area was found to be in good condition. Appropriate work lighting was found present at the designated work areas within the space.



14. Vehicular storage



15. Shop area

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

16. 2nd floor misc. equipment storage above tool shop area



17. 2nd floor park dist. storage above administrative area



18. 2nd floor storage, filing boxes & documents

The Operations Building contains many areas designated as storage and are often located within programmed rooms.

The second floor above the workshop area, along with the second floor area above the administration wing are designated storage areas for a multitude of park district equipment. The areas were found to be in general good condition and provided with adequate lighting of each space. The adjacent finishes are core building elements that have held up well to the storage space needs. In general, there was no visible damage to floors, or walls within the storage spaces.

The second floor storage locations are noted as only accessible by stairs and are not provided with an accessible route.

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Interior continued

The sign shop area and adjacent plotting room were found to be in good condition. The room is well illuminated for the programmatic requirements.

The adjacent CMU walls showed no sign of damage or heavy wear to the paint finish.

The carpeting within the plotting room was found to be in good condition.



19. Sign shop room



20. Print office, plotting station

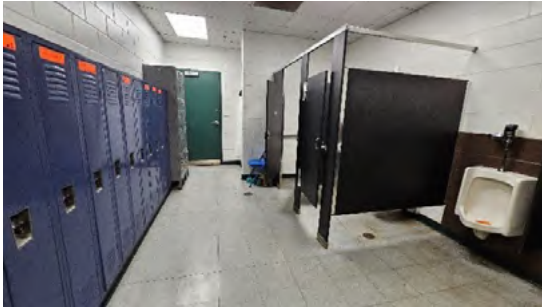


21. Sign shop work area

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Interior continued



22. Men's restroom and locker area

Men's and women's restroom and locker area was found to be in fair condition. The VCT flooring was noticeably worn and showed heavy signs of staining and degradation and the tile joints.

The shower areas were found to be in good condition and were provided with accessible transfers benches to meet accessible requirements.

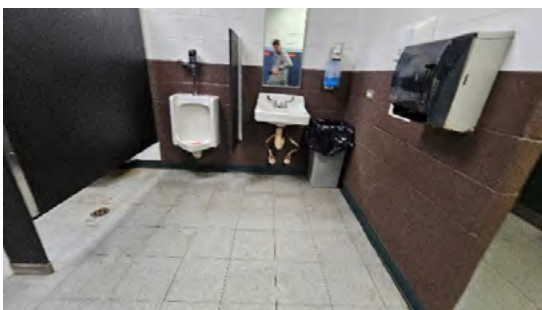
The restrooms provided accessible toilets with associated grab bars and accessible toilet heights.



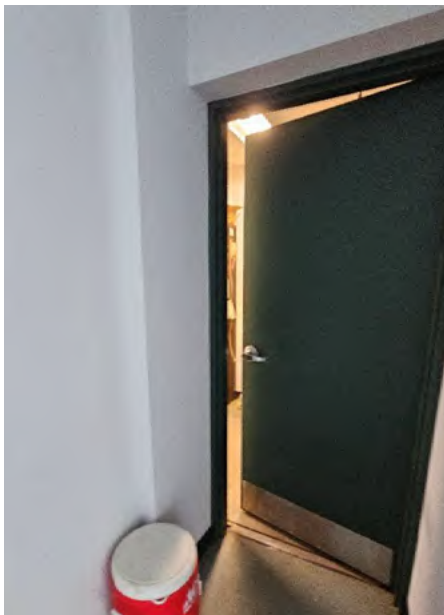
23. Men's accessible shower

The accessible sinks were provided with the protective pipe cover to prevent potential burns to a wheelchair occupant's legs.

The lockers provided within the space do not have accessible lockers within the locker run. Additionally, the locker bench seating does not meet current accessible guidelines at the bench height, depth, and side transfer approach spacing requirements. At the men's locker room, the bench is provided at a perimeter wall, adjacent to the bathroom door entry, within the required accessible pull clearance, making the door not accessibly compliant.



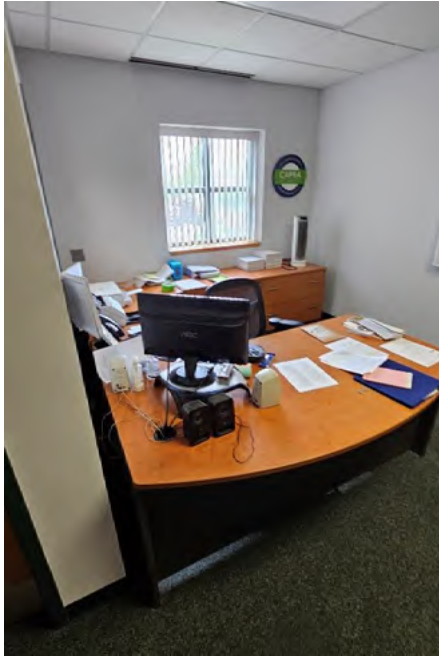
24. Men's accessible urinal and sink

SECTION 3**Findings of Existing Facility
ARCHITECTURAL***25. Kitchenette/Break room**26. Non-accessible door into break room**27. Kitchenette/Break room seating area***ARCHITECTURAL OBSERVATIONS – Interior continued**

The kitchenette/break room within the administrative wing of the Operations Building, was found to be in fair condition. The finishes were found to be aged. The VCT flooring is showing signs of wear, and the 2x2 acoustical ceiling grid provided has different ceiling panel finishes laid within the grid.

The entry door into the kitchenette/break room area does not comply with current accessible guidelines as it does not provide 12 inches clear on the latch push side of the door.

The painted gypsum board wall along the perimeter of the room was found to be in good condition. There were no visible signs of water infiltration or staining at the wall adjacent to the window opening.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued***28. Main entry desk area**29. Typical office within administrative suite**30. Return air grilles, dirt and debris within grille, typical*

The administrative wing of the Operations Building was found to be in good to fair overall condition. The paint gypsum board wall finish overall was found to be in good condition. There did exist a condition of cracking present at the wall above window openings. This is likely due to building settling conditions, but should be monitored for further signs of visual cracking at the painted wall face.

The flooring was found to be in good condition, no visual signs of heavy wear were present during FGMA's site assessment walk.

The sills at the punched window openings were noted as in good condition. There were no visual signs of active water infiltration at the window locations, and the sills did not show signs of standing water or moisture residue.

The mechanical grilles within the administrative wing were found to be generally dirty and in need of appropriate cleaning to clear the opening within the metal grilles for proper air movement as part of the return air system.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

The mechanical area present at the second floor shares the space with adjacent storage. There is generally adequate space to maneuver at each mechanical unit for access. The space is provided with appropriate lighting and no visible issues were found present within the mechanical area location.

The sprinkler and fire alarm room are accessed through the exterior of the building along the rear of the Operations Building. The space shows no signs of previous water/moisture infiltration and was generally found to be in good condition. It was noted by facilities staff present during the site assessment walk that there were no known issues as part of the mechanical, electrical or fire alarm/sprinkler systems.



31. Mechanical area at 2nd floor storage level



32. Sprinkler room



33. Fire alarm system at sprinkler room

APPENDIX

Programmed Square Footage Diagram FIRST FLOOR

LEGEND

 RECREATIONAL (27,020 SF)	 RESTROOM/LOCKER ROOM (690 SF)
 BUILDING SUPPORT/STORAGE (5,062 SF)	 KITCHENETTE/BREAK ROOM (418 SF)
 CIRCULATION (2,063 SF)	 ADMINISTRATION (1,272 SF)
 SIGN SHOP/PRINTING (626 SF)	



APPENDIX

Programmed Square Footage Diagram SECOND FLOOR

LEGEND

RECREATIONAL (27,020 SF)

RESTROOM/LOCKER ROOM (690 SF)

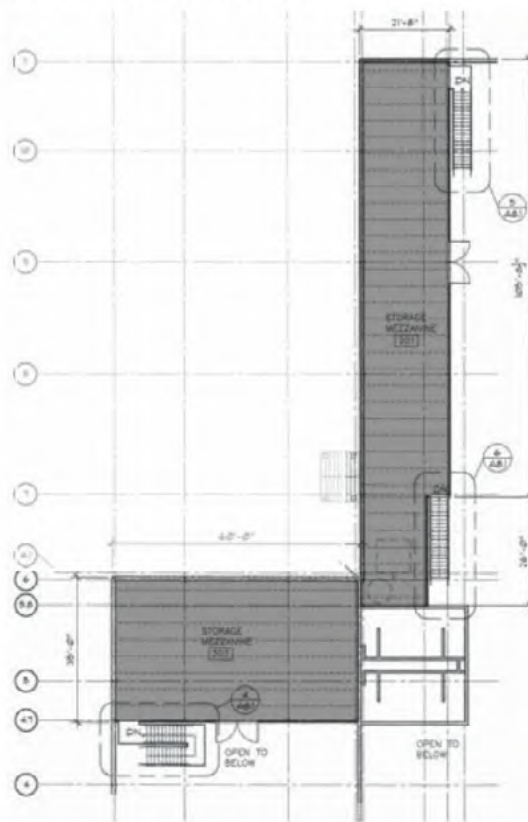
BUILDING SUPPORT/STORAGE (5,062 SF)

KITCHENETTE/BREAK ROOM (418 SF)

CIRCULATION (2,063 SF)

ADMINISTRATION (1,272 SF)

SIGN SHOP/PRINTING (626 SF)





Lombard Park District

Paradise Bay – Facility Assessment

SUBMITTED TO:

Joe McCann, Executive Director, Lombard Park District

Lombard Park District

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Paradise Bay Water Park. A site walk took place on May 15, 2024.

This facility assessment includes an evaluation of the existing administration building interior, exterior envelope, adjacent building hardscape and landscape, and roof.

The Village of Lombard is in the western suburbs, 22 miles from Chicago and the Lombard Park District encompasses approximately 9.1 square miles of parkland. The Park District services over 44,000 individuals in the area, and includes sixteen parks, two natural areas, and a golf course.

Per discussions with and information obtained from Park District, as well as on site observations, this report was formed based on industry standards, code requirements, and past project experience.

SECTION 1

Introduction



Total Square Footage:

- 6,430 GSF – Paradise Bay Indoor Facilities
- Site Area: 49.3 Acres

Zoning / Building Code:

- CR
- Land Use: 71 – Local Open Space
- Fire Protection: Automatic Sprinkler System

General Information:

- One-story building
- Precast concrete and steel structure building, with brick veneer, ground and smooth faced CMU façade.
- Glazed block and storefront window systems.
- EDPM roof system.

Parking Spaces:

- 99+/- Total Parking Stalls, (6 ADA Stalls)

Built:

- 2009

Users / Programming:

- Admission
- Offices
- Concessions
- Restrooms
- Locker Rooms
- Storage

	Considerations	A	B	C	D	F
1.	Site Conditions	X				
2.	Ext. Bldg. Envelope	X				
3.	Roof Systems	X				
4.	Interior Finishes	X				
5.	ADA Compliance	X				

A = Good, B = Fair, C = Needs Attention, D = Major Concerns, F = System/Component Failure

July / August 2024

Page 4

SECTION 2

Description of Existing Facility



1. Building main entrance



2. Water slide attraction



3. Site Landscape and shaded seating

EXISTING BUILDING DESCRIPTION

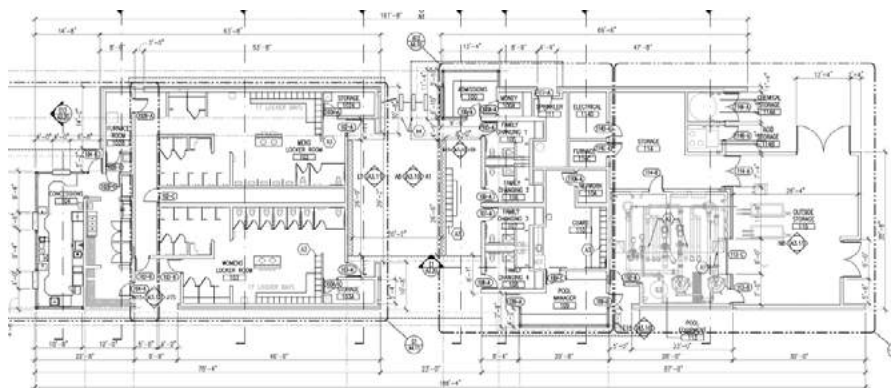
The facility being assessed is the existing Paradise Bay Water Park located at 437 E. St. Charles Road, Lombard, IL 60148, which along the northeastern edge of the Village of Lombard, just northeast of the corner of Grace St. and St. Charles Rd.

The existing Paradise Bay main building is a one-story steel and precast concrete framed construction, with brick, ground and smooth-faced veneer exterior wall system. The footprint of the main building has a total gross square footage of 6,430 S.F.

Paradise Bay Water Park building includes admissions, offices, concessions, and men's and women's locker rooms and restrooms.

A cursory review of the facility was performed via visual observation only and was not inclusive of any destructive testing.

Main Level:



SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATION - Site**

An architectural review of the site was performed in a limited nature, focusing hard and softscapes on the site directly adjacent to the exterior of the building and the hard and softscape located adjacent to swimming and water feature areas on site.

Site hardscapes and sidewalks are in good condition at time of assessment, with no visible cracking or displacement. The hardscape concrete pad provides adequate control joint spacing to prevent cracking across the concrete surface of the pads.

A portion of hardscape adjacent to a linear area drain was found to not be providing the correct slope for proper drainage toward the drainage fixture.

Site landscape was found to be level, no visible landscape depressions/pits were found across the grass fields during the site assessment walk.



4. Site hardscape at linear area drain



5. Grass lawn landscape



6. Site hardscape, circulation route

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATION – Site Continued**

7. Site seating at hardscape adjacent to water areas

Site landscapes, plant beds and hardscapes in general were found to be in good condition and providing proper slope away from the building for water runoff.

Adjacent to pool water features, mulch beds were found at or slightly above the adjacent concrete pad elevation levels. This condition may cause mulch to be displaced in the event of heavy rains, and find its way into adjacent pools, or onto concrete walking pads.



8. Site mulchbeds adjacent to water features

FGMA found condition that exist at the exterior façade of the building where cell-vent weeps at the base of walls are being covered by adjacent mulch material as new beds are being prepped. This condition may inhibit proper wall cavity drainage of water/moisture that may make its way behind the wall.



9. Mulch bed at exterior brick facade

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Building Envelope

FGMA found the overall exterior of Paradise Bay building to be in good condition. The brick, and CMU block facades are well maintained. There was no noticeable degraded masonry joint conditions or signs of stepped cracking and/or façade displacement.

The joint and seals where storefront glazing systems engaged with the exterior masonry systems was found to be in good condition. The overall condition of the storefront systems was good.

The exterior plaster ceilings at the underside of the building canopies were in good condition. There was no visible signs of staining or degradation present during the site assessment walk.

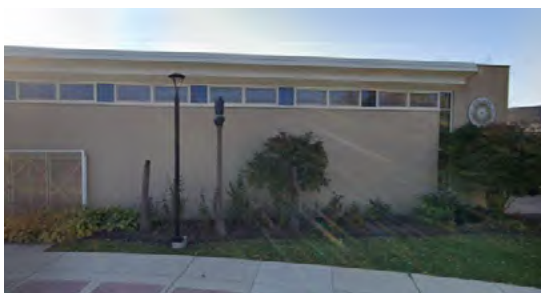
The metal coping along the perimeter of the of the exterior canopies was found to be in good condition. No visible undulation, displaced, or damaged metal coping was found. Seams between adjacent metal coping sections were observed to be well maintaining.



10. Admissions gate, adjacent cmu block facade



11. Brick veneer façade with storefront glazing system



12. Building entry, brick veneer façade

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Roof***13. bathhouse roof**14. bathhouse roof**15. bathhouse roof*

FGMA reviewed the roof conditions after recent rains in the area. The multiple roof levels consist of a built-up EPDM roofing membrane system. FGMA found the roof to be in good overall condition. The existing roof slope is providing adequate movement of runoff to area roof drains. There was some evidence of standing water locations found during the assessment walk. The EPDM material at the visible locations was not degraded visually but did show signs of altered material color. These conditions should be monitored and reviewed by facilities staff.

The roof flashing at mechanical equipment and associated supports, was found to be in good condition. The flashing at the parapet walls is in good condition, along with the overall condition of the metal coping atop the parapet. Stone coping atop CMU block facades at roof were found to be in good condition. According to the facilities team present during the assessment, there have been no known issues to date with the existing roof system.

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS - Interior



16. guard room

The pool manager and adjacent guard room were found to be in good condition during the site assessment walk.

Exterior storefront windows at the pool manager room were in good condition, along with associated seals at operable sliding windows. The countertop provided meets accessibility requirements, allowing for accessible roll-in wheelchair access.



17. guard locker room

FGMA found the tile flooring at the pool manager and guard rooms to be in good condition. No visible missing grout or displaced tiles were present during the site assessment walk.

The lockers within the guard room were found to be in good operating condition, with no visible damage from wear and tear.

The two sinks within the guard room provided the necessary accessible roll-in spacing below the countertop and met reach range requirements.



18. first aid room

The painted CMU block walls in both the pool manager room and guard room were in good condition. Walls were found free of visible damage.

The network room, adjacent to the guard room, provides adequate lighting within the space. The room also is acting as addition storage, while providing space to access necessary network hardware/racks.

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Interior continued



19. turnstile entrance

The finishes within the admissions room and adjacent money storage room at building main entry gate were found to be in good condition. The operable window at the admissions desk was in proper working order, where seals were present.

FGMA found the tile flooring at admissions and money storage room to be in good condition. No visible missing grout or displaced tiles were present during the site assessment walk.



20. guard room

Lighting provided with the admissions and money storage space was shown to be adequate during FGMA's site assessment walk.

CMU walls and associated painted finishes were in good condition. Storefront glazing at admissions was found to be in good condition.



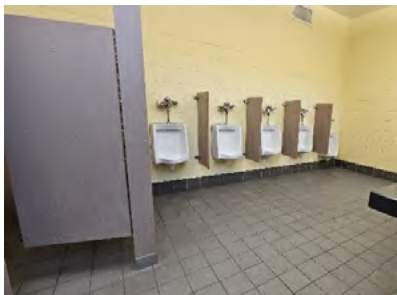
21. work room

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

22. locker room



23. locker room



24. locker room

ARCHITECTURAL OBSERVATIONS – Interior continued

The locker rooms, restrooms and changing rooms provided at Paradise Bay were found to be in overall good condition. The fixtures within were found to meet current accessible requirements.

The accessible toilet room within the locker rooms is provided with accessible height toilet, associated grab bars, and accessible sink within the toilet compartment. Appropriate accessible turning radius spacing is provided within the toilet compartment as well.

Accessible showers are provided for roll-in wheelchair needs, an operable shower transfer bench is a part of the shower configuration, meeting ada requirements.

The necessary accessible urinal at a lower height requirement is provided within the men's restroom area.

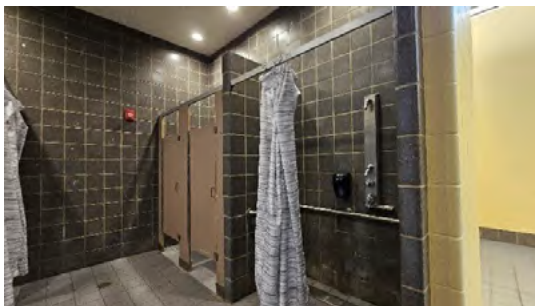
ARCHITECTURAL OBSERVATIONS – Interior continued*25. locker room*

The finishes at the men's and women's locker and restroom rooms were found to be in good condition. The lighting present in the locker, changing, and shower was noted as adequate for the use of each space.

The locker room lockers provided accessible units that meet current accessible requirement, as well as provide the necessary side-approach wheelchair transfer to bench seating.

*26. locker room*

The sinks within the locker rooms meet accessible guidelines. One condition exists within the men's locker room of a sink not being provided with pipe protection shrouding to prevent potential burns to one's legs in a wheelchair. It is recommended that the protective covering be installed.

*27. locker room*

SECTION 3

Findings of Existing Facility ARCHITECTURAL

ARCHITECTURAL OBSERVATIONS – Interior continued

The concessions area and adjacent support area was noted during FGMA's site assessment walk to be in good condition. The VCT flooring shows signs of wear within the space, but there is no visible presence of displaced, damaged tiles.

The glazed tile walls are in good condition. No visible damage was found within the concession area or support area.

The transaction area operable sliding window at the storefront system was in good working condition.

During FGMA's site assessment walk, staff reported no known issues within the concessions or support areas.



28. Concessions area, transaction window



29. Concession support space



30. Refrigeration equipment at support space

SECTION 3**Findings of Existing Facility
ARCHITECTURAL****ARCHITECTURAL OBSERVATIONS – Interior continued**

31. Exterior storage area, condensing pool heaters

FGMA noted that during the site assessment walk with building maintenance, it is a desire at the condensing pool heaters located in the outdoor storage area, to be provided with some form of outdoor protective covering to shield the units and associated piping from the sun.

The electrical room was found to be free of any visual indications of water infiltration or results of previous water ponding within the space. The CMU block within the space was found to be in good condition and the concrete floor was free of cracking.



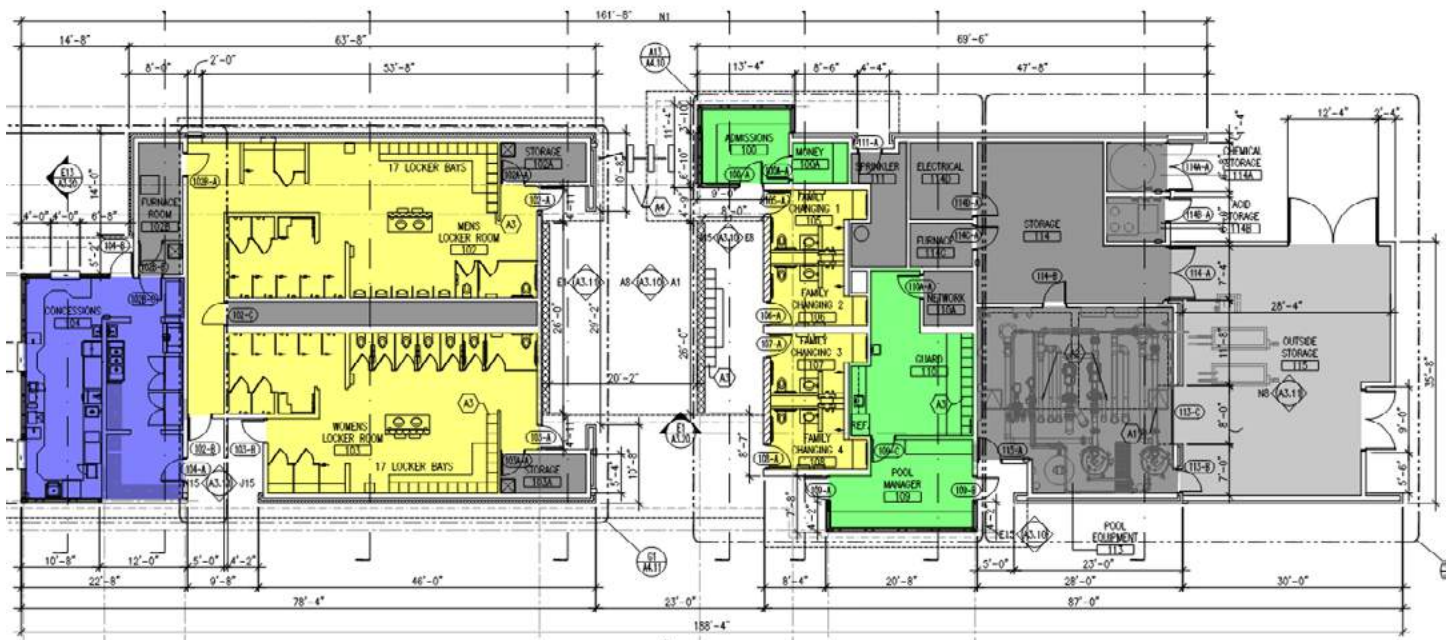
32. Electrical room

The egress stairwells, located at the northeast corner of the building and southwest corner of the building are in good condition. The rubber tread stairs and flooring shown no visible signs up delamination from the concrete substrate, and the painted walls within the stairwells was found to be in good condition. A light fixture at the northeast stairwell was found to not be in working order.

APPENDIX

Programmed Square Footage Diagram MAIN LEVEL

 RESTROOM/LOCKER ROOM (2,300 SF)
 CONCESSIONS (418 SF)
 BUILDING SUPPORT/STORAGE (1,882 SF)
 OUTSIDE STORAGE (922 SF)
 ADMINISTRATION (642 SF)





Lombard Park District

Sunset Knoll Recreation Center – Facility Assessment

SUBMITTED TO:

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Lombard Park District

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SECTION 1**Introduction**

FGM Architects was commissioned to prepare a facility condition analysis for the Lombard Park District to document the condition of the existing Sunset Knoll Recreation Center building to assess the existing conditions and potential costs of time of repairs, equipment replacement and potential upgrades for the Park District's fiscal planning purposes.

This facility assessment includes an evaluation of the existing Sunset Knoll Recreation Center building interior, exterior envelope, and roof. Facility recommendations for 5-to-10-year plan including cost estimate and list of prioritized repairs.

The City of Lombard is in the western suburbs of Chicago and covers an approximately 10.41 square mile area which includes 9.1 square miles of Park District. The park district services nearly 45,000 individuals in the area.

Per discussions with and information obtained from Park District as well as on site observations this report was formed based on industry standards, code requirements and past project experience.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

4. Main drive drop-off area



5. Northeast parking lot



6. Northwest parking lot

ARCHITECTURAL OBSERVATION - SITE

An architectural review of the site was performed to assess the existing conditions, access, and circulation on the property.

The facility is accessed off Finely Road with a church directly across the street. To the north, east, and south are residential homes. To the west is the remainder of Sunset Knoll Park. The site has a main entry drive that allows drop off at the main entry and approximately 30 total perpendicular parking spaces, which includes 2 ADA spaces. North of the building is a secondary entrance allowing access to two additional parking lots, an east and west lot connected by a drive. The east lot consists of approximately 42 total spaces, which includes 2 ADA spaces. However, the 2 ADA spaces appear to serve the playground on the northwest. The west lot consists of approximately 36 angled spaces and 3 ADA perpendicular spaces. The total parking is 107 standard spaces and 7 ADA spaces, meeting required ADA space quantity.

The main entry lot includes approximately 3 curb cuts to allow ADA access to the facility. As mentioned in the previous ADA assessment completed these curb cuts are out of slope specification and the sidewalk does not extend to the ADA spaces, causing the user to traverse the drive lane to reach a curb cut. Additional sidewalk and curb cut should be added along the south side of ADA spaces connecting to existing sidewalk.

The northeast lot includes 1 curb cut to allow handicap access to the facility. The sidewalk, connecting the east and west lots alongside the northside of the building is in poor condition and has inconsistent slope out of ADA requirements. Recommend repurposing 3-4 spaces on the southeast side of this lot to ADA spaces to allow more accessible route to east entrance.

The northwest lot gives access to the facility west entrance at grade and does not include any curb cuts.

The main entry lot appears to be in fair condition. A few curbs need repair, a few areas could use asphalt patching, and the lines should be repainted. Curb cuts and slopes should also be brought up to ADA requirements.

The northeast parking lot appears to be in poor condition. There are major amounts of cracking, deep indentation where wheels of vehicles set, curbs in need of repair, and lines should be repainted. The lot should be ground and resurfaced, and slopes brought into ADA requirements.

The northwest lot appears to be in fair condition. There is a large quantity of cracking, but the cracks are smaller in nature. The lot should be ground and resurfaced, and lines should be repainted.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

7. Mulch above foundation wall and over brick



8. Drainage over sidewalk



9. West stairs to sidewalk

ARCHITECTURAL OBSERVATION – SITE continued

Landscaping mulch covers brick in some areas which can causing staining, mold, and additional water infiltration. Mulch should be removed until it is below all flashing, weeps, and brick. Landscaping to the north of the main entry is washed out and the underground drain is exposed and drains onto existing sidewalk. In freezing temperature conditions this water could freeze creating ice on the sidewalk, a major slip hazard. Landscaping should be contained with landscaping block or similar and the drain should be dug deeper and reconfigured to discharge into the parking lot and not on the sidewalk.

Near west entrance door 16 the steps provided to the do not meet ADA requirements. The split wood fence does not provide sufficient handrail. New stairs and rails should be provided that comply to all ADA requirements.

SECTION 3

Findings of Existing Facility ARCHITECTURAL



10. Sealant at window jamb



11. Wood joists at exterior



12. Tar and staining on brick veneer

ARCHITECTURAL OBSERVATIONS – Building Envelope

The exterior envelope consists of concrete masonry unit (CMU) walls with a brick veneer. Steel columns supported wood beams and joists on some exterior walls while CMU is bearing with wood beams and joists on others. Wood joists extend to the exterior of the building and are painted.

Brick vents were only observed at the two-classroom addition from 1966. The rest of the building does not appear to have the brick veneer vented. The assemblies without vents are composed of CMU, rigid insulation and brick, no air gap.

We observed holes in the brick veneer left from previously mounted items. Holes should be filled with mortar to prevent additional water infiltration.

We observed dents, rust, scratches, tears, and stained/faded finish on the soffits, fascia, and trim. FGMA recommends the complete removal and replacement of all soffits, fascia, and sheet metal trim.

We observed deteriorated and failing sealant at almost every window and door perimeter. Existing sealants should be removed along with any backer rod and replaced with new backer rod and sealant.

We observed multiple cases of holes in window frames, door frames, and door slabs. Holes should be patched.

We observed multiple missing shingles at apron parapet. The asphalt shingles on the apron roof are beyond their useful life. FGMA recommends replacing the asphalt shingles on the apron roof in entirety.

We observed wood joists that extended to the exterior of the building have been painted multiple times and the layers are cracked and failing. Some areas the wood has begun to rot and fall off. In addition, sloppy painting has left paint on the brick veneer. Joists should be cleared of paint to reveal the condition of the wood beneath. In the cases that the wood has started to rot or become damaged, they should be replaced. This would require partial demolition of the roof. In cases where the wood is in good condition they should be repainted.

We observed fresh air intake for unit vents have been covered with a painted sheet of plywood secured with only screws and no sealant. The plywood has warped from exposure and left a significant gap between plywood and brick that allows for water infiltration. Plywood should be removed, holes patched, and the vent should be further assessed for replacement or restoration. See Mechanical Observations for more information.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

13. Window Air Conditioning Unit



14. Window trim and exposed wood



15. Exterior door sill

ARCHITECTURAL OBSERVATIONS – Building Envelope continued

We observed staining of precast sills and water tables. They should be cleaned in remove as much staining as possible.

We observed window air conditioning units added to each classroom thru existing storefront and secure by untreated lumber and no sealant. Remove AC unit and reinstall with appropriate exterior rated lumber and sealant and backer rod as required to achieve a watertight installation. See Mechanical Observations for more information.

We observed cover plates that did not cover the entire hole nor were they sealed. Install new exterior grade cover plates with weather tight seal.

We observed tar, paint, and sealant left on the brick veneer. Remove tar, paint, and sealant by mechanical or chemical means.

We observed spalling of concrete foundation walls and cracks between brick and concrete that are allowing water infiltration. Cracks should be filled with an exterior grade sealant.

We observed the metal trim around multiple windows is not secured or sealed, exposing wood sheathing beyond. Recommend removing metal trim and assessing the wood beyond. If wood needs to be replaced do so with exterior grade wood product and go back with new sheet metal trim and sealant as required.

We observed rusted brick ledge and head lintels. Sand metal until rust is removed and add paint to protect from future rusting.

We observed the re-routing of downspouts from a location approximately 8'-0" above grade to approximately 3'-0" above grade. The old approximately 6" hole was filled with mortar. The new penetration has been sloppily mortared around and onto the brick. Recommend removing bricks as required to tooth in new matching brick to infill. See Plumbing Observations for more information.

We observed mold/algae growth on the concrete foundation and brick veneer at downspouts. Recommend extending downspouts to move water closer to splash block so there is little to no splattering of water onto the brick or concrete which has encouraged the growth of mold and algae.

We observed raised stone sills at exit doors that are deteriorating, cracked, stained, and do not allow for proper egress from the building. Remove stone sill would need to be replaced with a ramp down to a sidewalk leading back to common sidewalk to meet ADA requirements for egress.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

16. Railing and ramp at Childcare entrance



17. Building sign warped away from building



18. Cracked foundation at outside corner

ARCHITECTURAL OBSERVATIONS – Building Envelope continued

We observed vent grates covered in debris not allowing for appropriate ventilation. Clean debris from grates.

We observed at the Child Care wing entrance the concrete slab has severe damage exposing rusty rebar, spalling at railing connection and pitting at concrete ramp surface. In addition, the entire rail is rusted. Recommend resurfacing concrete to achieve uniform surface, patch spalling areas. Sand rust from railing and repaint.

We observed multiple holes where old building signage was removed. Fill holes with mortar to match existing mortar.

We observed existing building signage is warped and pulling away from the building. Recommend remove and replace signage with new sign that is not warped.

We observed bird nests on exterior elements. Remove bird nests.

We observed wire conduit that was not secured to the wall and has allowed the wire to be exposed. Secure conduit to wall and cover exposed wires with appropriate protection.

We observed asphalt sidewalks partially covering window system bases. Grind asphalt sidewalk down beyond window system and resurface ensuring to leave appropriate distance from windowsill.

We observed that downspout drainage near door 6, boiler room, runs right to the sill and has rusted out the bottom of the door and frame allowing water to flood the boiler room at times. Recommend reworking sidewalk to slope water away from door. Replace door and frame. See Plumbing Observations for more information.

We observed rusty pipe bollards protecting gas meter/main. Sand and refinish bollards.

We observed door 7 to Electrical Room has severe rusting at base and hinges and a clogged drain a few feet in front which has likely allowed water infiltration to this room. Clean and snake drain to ensure proper drainage of water. Replace door and frame.

We observed foundation wall cracking at outside corners of fitness room. Recommend further investigation of severity of cracks effect on structure and patch.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

19. Asphalt shingle outside corner



20. Hose bib thru storefront panel



21. Exit door and stoop from individual rooms

ARCHITECTURAL OBSERVATIONS – Building Envelope continued

We observed a very rusty grate near the Staff Office entrance. Recommend sanding and painting.

We observed asphalt shingles peeling away at corner exposing sheathing and allowing water infiltration behind fascia. Recommend a complete replacement of asphalt shingles.

We observed tar splatter on window system frames and panels. Recommend cleaning window frames and panels of tar.

We observed a hose bib installed thru the window system panel and window air conditioning unit braced with metal angle bracket against the window system panel. Recommend relocating. See Plumbing Observations for more information.

We observed door 24 has excessive rusting on the door slab and frame and gaps at the sill. Recommend replacing door and frame.

There are approximately 11 egress doors that do not have ADA accessibility. A few have elevated sills approximately 4" above slab and others have only a concrete stoop provided. These exits require a path to a public way for emergency. In addition, the stoops are cracked and experiencing upheaval causing an unlevel surface. Recommend replacing concrete stoops with ramps and sidewalk leading to main sidewalk to meet ADA egress requirements.

SECTION 3

Findings of Existing Facility ARCHITECTURAL



22. Inside/Outside corners



23. Ponding



24. Upper roof downspout thru soffit

ARCHITECTURAL OBSERVATIONS – Roof

The roof was observed to be a built-up roof system with stone ballast. It is believed that this is the same roof that was installed in 1981. Roof is accessed by extension ladder from the north side of the building. The overall condition of the roof is poor. Almost every inside and outside corner has tenting, cracking, or holes. The below items were also observed in our visual assessment of the roof.

We observed attempted patching at almost all inside and outside corners, overlaps, and curbs which has since cracked and failed.

We observed rusted and missing fasteners on coping that was faded, scratched, dented, and deformed.

We observed pipe flange mounted lights and wire conduit fastened directly thru coping with no sealant or gasket.

We observed the ballast aggregate was embedded into tar.

We observed upper roof fascia and soffit were also dented, scratched, stained, and faded. Including some pieces of soffit sagging and falling out of the system.

We observed moss growing on the aggregate, shingles, and some portions of the parapet.

We observed upper roof asphalt shingles were damaged and missing.

We observed large areas of ponding approximately 2,500 square feet on southwest wing and another 3,000 square feet at northeast wing.

We observed large areas of ponding approximately 2,500 square feet on southwest wing and another 3,000 square feet at northeast wing.

We recommend a complete roof replacement which would include raising curbs, flashing, and parapets as required. Replacing metal fascia, soffit, and coping. Extending and pipe penetration to ensure an acceptable clearance from roof surface. Assessing condition of existing roof insulation and deck and replacing as required, adding insulation to bring the R-value of the assembly up to energy code standards and new tapered insulation to ensure proper drainage of roof is achieved. Adding new modified bitumen roof and replacing asphalt shingles.

We observed the distance from roof level to coping or flashing bottom was lower than recommended. Recommend raising parapets as required until a 12" minimum measurement from roof level to bottom of flashing can be achieved.

We observed roof downspouts from upper roof penetrate soffit and only extend approximately 1" below causing staining on brick, damage to roof membrane, and rusting/corrosion at soffit. Recommend cleaning the soffit and wall. Recommend extending downspout closer to lower roof downspout and adding horizontal bend to end to minimize splashing onto wall. See Plumbing Observations for more information.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

25. Tree branches and debris on roof



26. RTU with low curb



27. Upper roof RTU exterior duct insulation

ARCHITECTURAL OBSERVATIONS – Roof continued

We observed cracking sealant and rubber boots at roof penetrations. Recommend replacing rubber boots and ensuring good seal.

We observed accumulation of debris against parapets and at roof drains. Recommend removing all debris from roof. See Plumbing Observations for more information.

We observed electrical junction boxes setting directly on the roof surface. Recommend relocating boxes to be elevated from roof surface to ensure limited exposure to water ponding.

We observed failed insulation on copper piping from roof top units. Recommend replacing insulation on copper pipes.

We observed tree branches on roof. Recommend removing tree branches from roof.

We observed equipment setting on curbs as low approximately 3"-4". Recommend raising curbs to minimum height of 12" measured from roof surface to bottom of break metal flashing.

We observed rusted exhaust fans. Recommend replacing exhaust fans that are beyond their useful life.

We observed efflorescence and staining on brick at old boiler exhaust stack. Recommend washing brick to remove as much efflorescence as able.

We observed the boots at new boiler exhaust pipes have come loose and pulled away from sealant. Recommend removing existing sealant and replacing with new.

We observed rusted metal caps at old roof exhaust fan penetrations. Recommend replacing metal capes with new prefinished metal caps.

Upper roof RTU's exterior duct work insulation has been taped and patched, but still has multiple penetration and areas of puddling water. In some areas it is even growing vegetation. Recommend replacing duct insulation in its entirety with a more durable product. See Mechanical Observations for more information.

July / August 2024 Amendment. In Fall 2023 a moisture survey was performed, and repair recommendations were provided by TREMCO. Partial roof repair was undertaken in Fall 2023.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

28. Main Entry Vestibule



29. CMU cracking at hallway door alcoves



30. Check-in desk

ARCHITECTURAL OBSERVATIONS - Interior

We observed the main entry vestibule only has the exterior set of doors and not an interior set. Therefore, this is not a proper vestibule that would meet code requirements. Recommend adding automatic door set matching the exterior door set.

We observed the base of the walls throughout the hallways are stained and have buildup of dirt and floor wax. Recommend heavy duty cleaning using acid or sand blasting to clean brick.

We observed the floor finish throughout to be 9"x9" tile assumed to contain asbestos. The tile was stained, scratched, water damaged and chipped. Recommend encapsulating and putting new floor over top.

We observed fire extinguisher to be outside the maximum reach height of 48" to meet ADA requirements. Remount all fire extinguishers outside of ADA reach range to 48" maximum reach height. In some cases, a new semi-recessed fire extinguisher cabinet may be required.

We observed cracked CMU blocks in multiple areas, including the hallways, classroom entrances, gymnasium, and the classrooms. Recommend further investigation into the full extent of the cracks and the impact they have on the overall structural integrity of the building.

We observed raw exposed CMU where old equipment had been removed from walls. Recommend painting CMU to match adjacent wall surface.

We observed staining, scratches, chips, and cracks in the paint on the CMU and glazed block walls throughout. Recommend filling cracks and chips, cleaning and buffing the surface to remove scratches.

We observed wall mounted cubbies in the hallways projecting into the path of egress. Recommend removing cubbies.

We observed tables in chairs in the corridors that in some places reduce the egress width by more than half. Remove tables and chairs from hallways where the egress width is reduced beyond code minimums.

We observed gaps between the wall and outlet cover plates and painted over outlets. Recommend removing paint from outlets and cover plates. Replace cover plates that do not entirely cover holes with larger cover plates.

We observed non-compliant counter heights at the check-in office. Recommend modifying counters in meet ADA requirements.

We observed door stops where the rubber was deteriorated or missing completely at almost every door. Recommend replacing all door stops.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

31. Threshold from dance studio to exterior



32. Door hold open at stairs



33. Ceiling above door from room to exterior

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed threshold from hallway to dance studios and studios to exterior was not compliant with ADA requirements where floating wood floors were added. Recommend replacing threshold with small ADA compliant ramp to enter rooms.

We observed the wood ceiling at classroom door alcoves was stained, scratched, and had errant paint on the surface. Also, some were cracking and pulling away from the CMU above. Recommend stripping and refinishing wood ceilings.

We observed hallway storefront system in the southwest wing had holes in the frame and door slab. The doors are also lockable which would prevent egress from both directions. Recommend patching of holes and installing new door hardware to allow egress.

We observed stains on the carpet in almost all rooms containing carpet. Recommend replacing all carpet in Childcare wing.

We observed a large gap between double doors to exterior at the southwest wing. Recommend installing new door seal to close gap.

We observed cracked and broken plastic outlets. Recommend replacing damaged outlets.

We observed missing window hardware and exposed mechanical portions of operational gears. Recommend repairing and installing missing hardware to make window operable again.

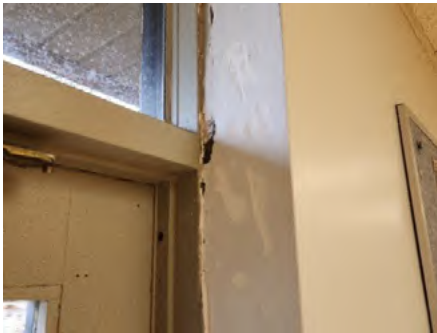
We observed rusty, dirty and paint chipping on lockers in northwest corridor. Recommend that if lockers are not being used, or are not meeting needs, they be removed or replaced with new lockers. Otherwise, recommend stripping and repainting.

We observed holes in brick from previously mounted items. Recommend patching holes.

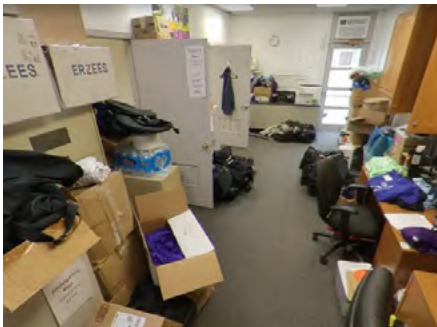
We observed old door hold opens at stairs leading to the northeast wing that are floor mounted and area tripping hazard. Recommend updating door hardware to overhead or wall mounted hold opens.

We observed wood door slabs are stained, scratched, and delaminating. Recommend replacing the veneer of all wood doors.

We observed water damaged ceiling tiles and T-grid at almost every exterior door from classrooms and roof drains. Recommend invasive assessment of areas to investigate for leaks or other potential problems. In the meantime, replace damaged ceiling tiles and sand and paint T-grid.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

34. Damage at door jambs to exterior



35. Office Suite common space



36. Walls built up to ceiling splitting light

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed on average approximately 5-10 damaged ceiling tiles per classroom. Recommend replacing all damaged ceiling tiles.

We observed almost every door frame had chipping paint. Recommend scraping and sanding of door frames and repainting.

We observed ceiling tile that may contain asbestos. Recommend ceiling tiles be tested for asbestos.

We observed the moveable partition walls panels had damage and staining. Recommend cleaning of stained areas and repair damaged areas.

We observed damaged gypsum board, holes, and patches that required touch-up painting. Recommend patching and painting of all.

We observed casework drawers that were broken. Recommend repair of casework with new hardware.

We observed water damage to the walls at the jambs of the doors from classrooms to exterior. Recommend removing old water damaged gypsum board, fixing leaks from door assemblies and reinstalling new gypsum, finish, and paint.

We observed object set on top of the unit ventilators blocking a large portion of the vents. Recommend removing all items that are blocking vents.

We observed loose or missing wall base trim. Recommend installing wall base to match existing where missing and reinstalling wall base that has pulled away from wall.

We observed the Offices and adjacent Storage rooms in the Southwest wing were overflowing with items into the common area of the suite making it difficult to navigate especially in an emergency. Recommend organizing these spaces to provide an unobstructed path for egress.

We observed missing door closure hardware at some exterior doors from classrooms. Recommend installing door closure hardware.

We observed lights with missing lenses and different color fluorescent bulbs. Recommend replacing tube fluorescence lights with new LED fixtures. See Electrical Observations for more information.

We observed walls built up to ACT ceiling that split light fixtures into two. Recommend relocating light fixture to not intersect wall. Recommend walls carry 6" above acoustic tile ceiling and ceiling terminates at wall.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

37. Typical door alcove



38. Supply at Gymnasium



39. Typical single user restroom

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed the door alcoves into classrooms do not meet ADA clearance requirements. Recommend reworking walls to allow for the appropriate ADA clearances at doors.

We observed radiant heat cabinets covered by furniture, not allowing them to operate efficiently. Recommend moving furniture away from radiant heating units.

We observed wall mounted accessories such as paper towel dispenser and mirrors did not meet ADA requirements. Recommend remounting accessories within the acceptable ADA reach limits.

We observed mirror frames, sanitary napkin disposals, and door hinges in the restrooms that were rusting. Recommend replacing all rusted accessories and hardware.

We observed damaged toilet partitions. Recommend replacing damaged partition panels.

We observed water damage around supply diffusers in gymnasium. Recommend further invasive investigation above ceiling to find source of water. Fix water problem and replace ceiling tiles.

We observed AED mounted in fitness room was inaccessible due to scrap building supplies piled in front. Recommend removing all items from the required clearance area and path to allow ready access to AED.

We observed large holes in CMU of exterior wall left from previously mounted television. Recommend patching holes and repainting wall.

We observed the single user restroom all do not meet ADA requirements. Recommend reconfiguring these spaces to create ADA compliant restrooms. This would likely involve going from 2 restrooms to 1 restroom at the paired locations.

We observed sinks in staff kitchen do not meet ADA requirements. Recommend replacing sinks with ADA compliant sinks.

We observed the lack of sink plumbing trap protection at wall mounted lavatories. Recommend installing lavatory pipe wraps where exposed to meet ADA requirements. See Plumbing Observations for more information.

We observed tack board pulling away from the wall. Recommend securing all tackboards that are pulling away from the wall.

SECTION 3**Findings of Existing Facility
ARCHITECTURAL**

40. Boiler room penetrations



41. Boiler room door to exterior



42. Stairs to childcare wing

ARCHITECTURAL OBSERVATIONS – Interior continued

We observed the boiler room has lots of penetrations not appropriately sealed with firestop. Recommend removing existing sealants and replacing with required firestop sealant. Any penetration not previously sealed should also receive firestop sealant.

Can see to outside under the boiler room door to exterior which is allowing water into the boiler room in heavy rain events. Recommend replacing door and frame.

Plastic laminate countertops in childcare room are scratched. Recommend removing and replacing laminate countertops.

We observed broken window shades. Recommend removing and replacing all broken window shades.

We observed no elevator, lift, or ramp on the interior to allow ADA access to the Northeast Childcare wing. Recommend installing a lift from lower level to upper.

There was a clear lack of security for the building. All exterior doors were able to be freely opened and all hallways were traversable. With Childcare in the building a secure vestibule and separation from the rest of the publicly available areas would be ideal. Recommend installing new door hardware and electronic access system. Recommend procedures for entry to building be review and revised to create a secure environment for childcare.

SECTION 3**Findings of Existing Facility
MECHANICAL**

43. Unit Ventilators (typical)



44. Office Rooftop Unit



45. Cabinet Unit Heaters

MECHANICAL OBSERVATIONS

The classrooms are heated and ventilated by Unit Ventilators with hot water coils.

The classrooms are cooled with either a Split System Air-Cooled Condenser mounted on the roof to refrigerant coils within the Unit Ventilator or a Window AC Unit.

The Multi-Purpose room is heated/cooled and ventilated with a packaged Rooftop Unit and finned tube radiators.

The Office area is heated/cooled and ventilated with a packaged Rooftop Unit and finned tube radiators.

The vestibules and corridors are heated with Cabinet Unit Heaters. The toilet rooms are served by roof mounted exhaust fans.

Hot water is provided by three (3) boilers.

Condition of Equipment

The Unit Ventilators appear to be in fair condition.

The Window AC units appear to be in fair condition.

The Air-Cooled Condensing Units appear to be in fair condition.

The Rooftop Units appear to be in fair condition.

The Cabinet Unit Heaters appear to be in fair condition.

The Roof Mounted Exhaust Fans appear to be in poor condition.

The Boilers appear to be in good condition.

SECTION 3**Findings of Existing Facility
MECHANICAL**

46. Covered Unit Ventilator Air Louver



47. Window AC Unit (typical)



48. Air-cooled Condenser (typical)

MECHANICAL OBSERVATIONS - continued**Code Violations**

All Unit Ventilator outside air louvers are blocked.

It is recommended to remove the boards and balance the OA damper to provide code required ventilation.

Recommendations

The Unit Ventilators are all at their expected service life and should be budgeted for replacement in the next few years.

Window AC Units are all at their expected service life and should be budgeted for replacement in the next few years.

Condensers are all at their expected service life and should be budgeted for replacement in the next few years.

The Multi-Purpose Rooftop Unit is beyond their expected service life and should be replaced in the next few years.

The Office Rooftop Unit is beyond their expected service life and should be replaced in the next few years.

SECTION 3

Findings of Existing Facility MECHANICAL

MECHANICAL OBSERVATIONS – additional pictures



49. Boiler (typical)



50. Multi-purpose Rooftop Unit



51. Roof Exhaust Fan (typical)

SECTION 3**Findings of Existing Facility
PLUMBING**

52. Interior Lift Station



53. Cast Iron Piping



54. PVC Storm Piping to Sewer

PLUMBING OBSERVATIONS**Drain Waste & Vent Systems**

It is assumed that the building is served one (1) sanitary sewer service. The waste and vent piping are generally hub and spigot cast iron and schedule 40 PVC. There may be sections of galvanized or copper piping (< 2") associated with larger diameter cast iron piping concealed in walls.

The building is served by two (2) sanitary lift stations. One is in the crawlspace in the corridor outside the multi-purpose room and the other is located outside, near the main entrance.

Each roof drain spills to the building's exterior. Most splash to grade; however, a few drain indirectly to underground storm sewers. The piping is combination of cast-iron and PVC.

Condition of Piping & Equipment

Exposed piping and equipment appear to be fair condition.

Some of the roof drains are covered with organic debris, leading to significant water ponding on the roof.

SECTION 3**Findings of Existing Facility
PLUMBING***55. Exterior Lift Station**56. Roof Drain**57. Ponding on Roof***PLUMBING OBSERVATIONS - continued****Code Violations**

A vent was not observed at the exterior lift station.

Recommendations

Periodically inspect (camera) and clean (rodding acceptable, jetting preferred) the sanitary system to increase the life expectancy of the system.

Maintain pumps annually to ensure an operational sanitary system.

Maintain the roof drains by clearing any debris around the roof drain domes (especially in autumn) and ensuring there are no blockages in the piping.

Add 4" vent with gooseneck termination to exterior lift station if required by authority having jurisdiction.

SECTION 3**Findings of Existing Facility
PLUMBING**

58. Domestic Water Service



59. Water Heater



60. Galvanized Water Piping

PLUMBING OBSERVATIONS - continued**Water Distribution Systems**

The building is served by a 3" domestic water service. The domestic water supply employs a 2" water meter.

The water piping is generally galvanized pipe with threaded fittings. Sections of copper piping with soldered fittings were observed in renovated areas (i.e., Kiln room).

Condition of Piping & Equipment

The galvanized water piping has reached the end of its useful life.

Code Violations

The domestic water is not protected with an RPZ.

Given the quantity/type of fixtures, the water distribution piping is undersized.

Recommendations

Maintain existing equipment.

Consider replacement of galvanized water piping with appropriately sized copper pipe.

Provide RPZ/strainer for the domestic water service.

RPZs require annual cross-connection inspections.

Add 4" floor drain to serve RPZ.

Note: The addition of the RPZ will reduce water pressure by roughly 12 psi. Water closets and urinals require 25 psi to operate correctly. The addition of the RPZ may reduce the functionality of water closets and urinals.

SECTION 3**Findings of Existing Facility
PLUMBING**

61. Hose Connection



62. Storm Piping to Grade



63. PVC Storm Piping to Sewer

PLUMBING OBSERVATIONS - continued**Exterior**

The building's exterior has several hose connections.

Each roof drain spills to the building's exterior. Most splash to grade; however, a few drain indirectly to underground storm sewers. The piping is combination of cast-iron and PVC. The multi-purpose room roof drains to the main roof via two (2) roof drains.

There is a drain located outside the ComEd vault on the north side of the building.

Condition of Fixtures and Equipment

The fixtures and equipment appear to be in fair to poor condition.

It is assumed that several of the hose connections are not functional.

The drain in front of the ComEd vault is ponding water.

SECTION 3**Findings of Existing Facility
PLUMBING**

64. ComEd Vault Drain



65. Multi-purpose Roof Drain to the Main Roof



66. Multi-purpose Roof Drain to the Main Roof

PLUMBING OBSERVATIONS - continued**Code Violations**

One multi-purpose room roof drain discharges via a metal b-vent. This is not a code approved plumbing pipe.

Recommendations

Maintain existing fixtures/equipment.

Clean/clear ComEd vault drain to allow proper drainage.

Re-pipe multipurpose roof drains to splash to the main roof with approved piping and without being recessed in the fascia.

Replace or repair hose connections.

SECTION 3**Findings of Existing Facility
PLUMBING**

67. Lavatories



68. Water Cooler in Corridor



69. Water Closet and Floor Drain

PLUMBING OBSERVATIONS - continued**Women's Washroom**

The women's washroom consists of five (5) wall-mount, manually operated flush valve water closets, one (1) sensor-operated wash fountain for two users and one (1) floor drain.

The corridor just outside the washroom consists of one (1) electric water cooler with bottle filler.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110°F.

Recommendations

Maintain fixtures and equipment.

If not already present, add point-of-use thermostatic mixing valve for wash fountain.

SECTION 3**Findings of Existing Facility
PLUMBING**

70. ADA Stall



71. Urinals



72. Lavatories

PLUMBING OBSERVATIONS - continued**Men's Washroom**

The men's washroom consists of two (2) wall-mount, manually operated flush valve water closets, three (3) sensor-operated flush valve urinals and one (1) sensor-operated wash fountain for two users.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110°F.

A floor drain was not observed in the washroom.

Recommendations

Maintain fixtures and equipment.

If not already present, add point-of-use thermostatic mixing valve for wash fountain.

Add 4" floor drain.

SECTION 3**Findings of Existing Facility
PLUMBING**

73. Three-compartment Sink



74. One-compartment Sink



75. Hand Sink and Floor Drain

PLUMBING OBSERVATIONS - continued**Kiln Room**

The kiln room consists of one (1) three-compartment sink, one (1) one-compartment sink, one (1) hand sink, one (1) grease interceptor and one (1) floor drain.

Condition of Fixtures and Equipment

The fixtures are in fair to good condition.

Code Violations

None observed.

Recommendations

Maintain fixtures and equipment.

Consider adding a point-of-use thermostatic mixing valve at the hand sink if it is used by anyone with accessibility requirements.

SECTION 3**Findings of Existing Facility
PLUMBING**

76. Three-compartment Sink



77. Hand Sink

PLUMBING OBSERVATIONS - continued**School Kitchen**

The school kitchen consists of one (1) three-compartment sink and one (1) hand sink.

Condition of Fixtures and Equipment

The fixtures are in good condition.

Code Violations

The hand sink drains indirectly to the hub drain under the three-compartment sink. The hand sink should have a direct connection to the sanitary system.

Recommendations

Provide direct sanitary connection and associated vent for hand sink.

Consider adding a point-of-use thermostatic mixing valve at the hand sink if it is used by anyone with accessibility requirements.

SECTION 3**Findings of Existing Facility
PLUMBING**

78. Sewage Ejector



79. Combined Water Service

PLUMBING OBSERVATIONS - continued**Mechanical Room**

The mechanical room consists of one (1) cast-iron service sink with trap standard, one (1) 40-gallon, 40MBH atmospheric water heater, one (1) sump pump (not pictured) and three (3) floor drains.

Condition of Fixtures and Equipment

The fixtures/equipment are in poor to fair condition.

Code Violations

None observed.

Recommendations

Maintain fixtures and equipment.

Provide "Amtrol" #ST-5 thermal expansion tank at water heater if RPZ is added. (\$500). The water heater is roughly 8 years old based on the serial number. If properly maintained the water heater should have a life expectancy of fifteen years.

The water heater is undersized for the fixture quantities. Given the lack of a hot water return/circulation system, it would take a long time for hot water to reach fixtures in the south corridor.

Consider addition of hot water return system during water piping replacement.

SECTION 3**Findings of Existing Facility
PLUMBING**

80. Classroom Sink



81. Drinking Fountain



82. Washroom

PLUMBING OBSERVATIONS - continued**Classrooms & Washrooms 1 (Northeast)**

Each classroom consists of one drop-in stainless-steel sink with manual faucet.

Each classroom is connected to a pair of shared washrooms.

Each washroom consists of one (1) wall-mount, manually operated flush valve water closet and one (1) wall-hung lavatory with manual faucet.

There is a drinking fountain located just outside the washrooms.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

The drinking fountain is not operational.

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110°F.

A floor drain was not observed in the washrooms.

Recommendations

Maintain fixtures and equipment.

Add 4" floor drain to each washroom.

Add point-of-use thermostatic mixing valve for lavatories.

Provide ADA compliant trap and supply insulation under ADA sink.

Consider removal or replacement of the drinking fountain.

SECTION 3**Findings of Existing Facility
PLUMBING**

83. Drinking Fountain



84. Washroom

PLUMBING OBSERVATIONS - continued**Classrooms & Washrooms 2 (Southeast)**

Each classroom consists of one drop-in stainless-steel sink with manual faucet.

Each classroom is connected to a pair of washrooms.

Each washroom consists of one (1) wall-mount, manually operated flush valve water closet and one (1) wall-hung lavatory with manual faucet.

There is a drinking fountain located just outside the washrooms.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

The drinking fountain is not operational.

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110°F.

A floor drain was not observed in the washrooms. The classroom sinks are only served cold water.

Recommendations

Maintain fixtures and equipment.

Add 4" floor drain to each washroom.

Add point-of-use thermostatic mixing valve for lavatories.

Provide ADA compliant trap and supply insulation under ADA sink.

Consider removal or replacement of the drinking fountain.

Consider adding hot water to sinks during piping replacement.

SECTION 3**Findings of Existing Facility
PLUMBING**

85. Washroom



86. Drinking Fountain



87. Shower

PLUMBING OBSERVATIONS - continued**Classrooms & Washrooms 3 (Northwest)**

The space/classroom is connected to a pair of washrooms.

One (1) washroom consists of one (1) floor-mount, tank-type water closet and one (1) wall-hung lavatory with manual faucet.

The other washroom consists of one (1) shower stall and one (1) wall-hung lavatory with manual faucet.

There is a drinking fountain located just outside the washrooms.

Condition of Fixtures and Equipment

The fixtures are in fair condition.

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110°F.

A floor drain was not observed in the washrooms.

Recommendations

Maintain fixtures and equipment.

Add 4" floor drain to each washroom.

Add point-of-use thermostatic mixing valve for lavatory.

SECTION 3**Findings of Existing Facility
PLUMBING**

88. South Janitor's Closet



89. Multi-purpose Janitor's Closet



90. North Janitor's Closet

PLUMBING OBSERVATIONS - continued**Janitor's Closets**

There are three janitor's closets.

One is in the south corridor, near the main entrance. It consists of one (1) cast-iron service sink with trap standard.

The second is located behind the multi-purpose room. It consists of one (1) laundry tray and one (1) floor drain.

The third is in the north corridor. It consists of one (1) cast-iron service sink with trap standard and a chemical sanitation system.

Condition of Fixtures and Equipment

The fixtures/equipment are in poor condition.

Code Violations

The south service sink faucet does not have an integral vacuum breaker.

The multi-purpose laundry tray faucet needs a screw-on vacuum breaker if a hose fitting continues to be utilized.

The north service sink faucet does not have an integral vacuum breaker.

The north service sink needs a dedicated water line with RPZ for the chemical feed system.

Recommendations

Consider replacement of fixtures.

Replace faucets at north and south JCs with a faucet that includes an integral vacuum breaker.

Add screw-on vacuum breaker to multi-purpose laundry tray.

Provide dedicated water line and RPZ for chemical feed system.

SECTION 3**Findings of Existing Facility
PLUMBING**

91. North Corridor Drinking Fountain



92. South Corridor Electric Water Cooler



93. Executive Washroom

PLUMBING OBSERVATIONS - continued**Miscellaneous**

There is one (1) drinking fountain located in the north corridor.

There is one (1) electric water cooler with bottle filler in the south corridor.

The executive office in the south corridor has one (1) wall-mount, manually operated flush valve water closet and one (1) wall-mount lavatory with manual faucet.

There is another single user restroom in a north corridor office; however, the washroom was not accessible at the time of the field visit. It is assumed that the washroom consists of one (1) water closet and one (1) lavatory.

The most northeastern classroom in the north corridor consists of one (1) stainless steel sink with manual faucet and one (1) under counter dishwasher.

One of the rooms in the south corridor consists of a drop-in stainless-steel sink with manual faucet.

Condition of Fixtures and Equipment

The fixtures/equipment are in fair to good condition.

SECTION 3

Findings of Existing Facility PLUMBING



94. Sink and Dishwasher (Northeast Classroom)



95. Sink off South Corridor Roo

PLUMBING OBSERVATIONS - continued

Code Violations

Thermostatic mixing valves were not observed. Code requires public and accessible lavatories to limit hot water temperature to a maximum of 110° F.

A floor drain was not observed in the washroom.

Recommendations

Maintain fixtures and equipment.

Add 4" floor drain to each washroom.

Add point-of-use thermostatic mixing valve for lavatory.

Provide ADA compliant trap and supply insulation under ADA sink.

SECTION 3**Findings of Existing Facility
ELECTRICAL**

96. Existing Panel



97. Existing Panel

ELECTRICAL OBSERVATIONS

The existing service is 400 amps 208Y/120V 3Ph, 4W with a single meter.

The service is fed from a utility vault.

There is an existing live front fuse board resented with main fuses.

Cloth wiring is present.

A fire alarm system is present, which has been partially updated to a modern Notifier system with a wireless transceiver.

There is a restaurant fire suppression system present.

Exit and emergency lighting is present.

Standard receptacles are in some locations that require GFCI personnel protection, such as the kitchen, near sinks, and the exterior.

Lighting consists of the fluorescent type.

Protective wire guards are not provided for devices in the multipurpose room.

There does not appear to be emergency lighting on the exterior of exit discharges.

No site lighting is present in the parking lot.

Condition of System

The existing service is in poor condition and past its life expectancy.

The lighting is in average condition.

Most of the fire alarm system is in good condition.

The exit and emergency lighting systems appear to be in working condition.

SECTION 3**Findings of Existing Facility
ELECTRICAL**

98. Existing Main Switchgear



99. Telephone/Data Entrance



100. Existing Distribution Panels

ELECTRICAL OBSERVATIONS - continued**Code Violations**

Lighting controls do not meet today's energy codes.

Standard type receptacles in a Kitchen and exterior environment.

Some receptacles are below standards for minimum mounting height.

Some lighting switches are slightly above standards for maximum mounting height.

Emergency lighting is missing around the electrical equipment.

There are exposed lamps that require a cover.

There are plumbing/boiler pipes run in dedicated electrical space.

Cloth wiring is present.

Dedicated electrical space in from of panelboards used as storage.

The service neutral appears undersized.

SECTION 3**Findings of Existing Facility
ELECTRICAL**

101. Existing Meter



102. Main Fuses

ELECTRICAL OBSERVATIONS - continued**Recommendations**

Replace the existing fused service with a circuit breaker panelboard.

Exercise existing circuit breakers and replace aging panelboards.

Replace existing interior lighting lamps with new energy efficient LED type retrofits as replacement is needed.

Install Occupancy Sensors "Auto on / Auto off" or a modern timeclock to meet energy code requirements.

Replace standard receptacles with GFCI receptacles where required.

Provide and mark on the floor dedicated working clearances around electrical equipment.

Test and replace emergency lighting units and exit signage as needed.

Have the fire alarm system inspected and add devices as needed.

Install exit and emergency lighting around electrical panels.

Relocate electrical panels out of public areas or provide locks.

Replace panelboard covers that do not function properly.

Relocate devices to meet ADA standards.

Provide wire guards in the gym. Move stored items away from panelboards.

Repull a properly sized neutral wire.

Replace all cloth wiring. (unknown quantity, electrician must investigate)

Consider adding parking lot lighting for added safety in the evenings of winter months.

SECTION 3

Findings of Existing Facility
ELECTRICAL

ELECTRICAL OBSERVATIONS – additional pictures



103. Existing Starters

SECTION 3

Findings of Existing Facility FIRE PROTECTION

FIRE PROTECTION OBSERVATIONS

The building is not equipped with a fire suppression system.



104. Knox Box



105. Existing Fire Alarm Panel



106. Ansul System

SECTION 4**Project Estimates****RECOMMENDATIONS/ESTIMATES****Analysis of Sunset Knoll recreation Center:**

Each item has also been evaluated on a life safety basis. Certain items should be completed sooner than others, based upon the impact they have on the safety of the occupants. Categories are as follows:

- a. Urgent – items that present an immediate hazard to the safety of the occupants. Typically, these items should be corrected within a 1-year period.
- b. Required – items that are necessary for a safe environment but present less of an immediate hazard to the safety of the occupants. Typically, these items should be typically corrected within a 2-year period.
- a. c. Recommended – items that do not present any immediate hazard to the occupants. Typically, these items should be typically completed within a 3-year period if included in the Village's plan.

This classification approach is shown to provide a minimum amount of work required to get the current facilities safe for its occupants. Helps the Park District plan on how best to address points of concern throughout the facility.

The following preliminary cost estimate to complete the work are general in nature and will be updated as the variables of the improvements are better defined once construction documents/specification phase begins. These preliminary costs represent 2023 dollars. The cost analysis is intended to be a tool used by the Park District to develop and control costs for the recommended improvements. These estimates are not bids for performing the work.

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
1	Clean portions of brick, fill holes, tooth in matching brick at large openings	c	\$12,000
2	Remove and replace exterior sealant around all windows and doors	b	\$21,500
3	Repair or replace exterior doors and frames (assumes replacement)	b	\$170,000
4	<i>Complete re-roof including added insulation, new fascia, soffit, coping, modified bitumen, increased curb, and parapet heights</i>	b	<i>\$1,800,000</i>
5	Strip and repaint wood beam extensions at exterior	c	\$20,000
6	Clean precast sills and water table	c	\$2,800
7	Remount all window AC units with new treated lumber, backer rod and sealant	c	\$8,000
8	Replace exterior cover plates	c	\$500
9	Replace sheet metal trim and wood around windows	c	\$36,000
10	Sand and paint rusted metal brick ledge and lintels	c	\$16,500
11	Remove exterior stone door sills, provide new concrete stoops and sloping sidewalks connecting to main sidewalk	a	\$54,400
12	Remove debris from grates	c	\$0
13	Patch concrete at childcare entrance	a	\$1,600
14	Sand and refinish handrail at childcare entrance and pipe bollards at meters	c	\$6,500
15	Replace existing wood building sign	c	\$4,500
16	Remove bird nests around building	c	\$0
17	Replace asphalt sidewalk north side, reworking slopes and keeping it lower than windowsills	b	\$72,000

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue		a, b, c	Estimated Impact
18	Repair missing concrete and cracks at foundation	b	\$5,400
19	Replace Electrical Room exterior door 7	b	\$15,000
20	Clear drain of debris at door 7 and jet to clear	c	\$500
21	Replace door 24 completely	b	\$12,500
22	Address efflorescence of brick at roof brick wall	c	\$800
23	Add interior vestibule door set	a	\$12,500
24	Add rubber wall base in hallways to cover dirt and wax build up	c	\$5,800
25	Install new semi-recessed fire extinguisher cabinets	a	\$6,750
26	Patch cracks in CMU walls	c	\$2,800
27	Remove hallway mounted cubbies and loose furniture from path of egress. Patch holes and paint	a	\$500
28	Replace broken outlets and cover plates	c	\$1,000
29	Replace check-in counter to follow ADA requirements	a	\$16,500
30	Replace rubber door stops	c	\$2,600
31	Rework wood floor at dance studio to incorporate new ramp for ADA ingress and egress (4 locations)	a	\$62,000
32	Rework room entry alcoves to meet ADA clearance requirements	a	\$185,900

Note: Item/Issue 4. Fall 2023 partial roof repair was performed in the amount of \$85,000

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
33 Replace door hardware with new egress compliant hardware	a	\$4,200	
34 Replace carpet in Childcare rooms	c	\$28,750	
35 Install door seal at double door to exterior	c	\$300	
36 Install missing window hardware	c	\$1,200	
37 Provide new lockers at workout room	c	\$14,500	
38 Replace door hold opens with new overhead	b	\$3,400	
39 Replace damaged wood door slabs	b	\$162,000	
40 Replace damaged ceiling tiles and T-grid	b	\$11,000	
41 Scrap, sand and repaint all hollow metal interior door frames	b	\$54,000	
42 Test questionable ceiling tiles for asbestos	b	\$1,700	
43 Patch and paint damaged gypsum board walls	c	\$3,600	
44 Remove objects and furniture covering vents of mechanical systems	c	\$0	
45 Clear path of egress in Office Suite	a	\$0	
46 Install new door closure hardware at exterior doors from classroom	a	\$18,000	

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
47 Relocate or add lights in created closet spaces.	c	\$3,000	
48 Build up walls to 6" above ceiling and rework T-grid to terminate at wall	c	\$11,400	
49 Remove and remount wall mounted accessories within ADA reach ranges	a	\$3,500	
50 Replace rusted toilet room accessories	b	\$2,500	
51 Replace damaged toilet partition panel	b	\$1,600	
52 Adjust toilet partition doors to default to the closed position	a	\$0	
53 Remove items within path and clearance area of AED	a	\$0	
54 Rework 2 single use non-ADA compliant restrooms into 1 ADA compliant restroom (\$125,000, if not completed with item 68)	a	\$0	
55 Replace sinks in Staff Kitchen with ADA compliant fixtures	a	\$1,200	
56 Add fire stop sealant at all Boiler Room penetrations	a	\$5,000	
57 Replace plastic laminate countertops in Childcare Rooms	c	\$9,000	
58 Remove portion of stairs to Childcare wing and install ADA wheelchair lift	a	\$18,000	
59 Secure Childcare wing with new security system measures	b	\$12,000	
60 Replace broken window shades	c	\$5,000	
61 Replace unit ventilators	b	\$138,000	
62 Replace window AC units	b	\$56,000	

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
63 Replace condensers	b	\$25,000	
64 Replace rooftop unit over Gymnasium	b	\$30,000	
65 Replace Office rooftop unit	b	\$10,000	
66 Remove board covering exterior air louvers and balance	a	\$15,400	
67 Add 4" gooseneck vent to exterior lift station	a	\$5,000	
68 Replace galvanized water piping with copper pipe, assumed galvanized piping it throughout building and would need to be cut back to mains at all locations	b	\$582,000	
69 Provide RPZ/strainer and 4" floor drain at domestic water service	a	\$7,500	
70 Re-pipe roof drains from high roof to main roof	a	\$4,000	
71 Replace hose connections	a	\$5,000	
72 Add point-of-use thermostatic mixing valve at lavatories	b	\$6,400	
73 Add 4" floor drain at all restrooms (must be completed with item 68)	a	\$0	
74 Provide direct sanitary connection and vent for hand sink at Staff kitchen	a	\$2,500	
75 Provide ADA compliant trap and supply insulation under ADA sinks	a	\$3,300	
76 Add hot water to classroom restrooms (\$50,000 if not completed with Item 68)	a	\$0	
77 Replace service sink faucets with integral vacuum breaker faucets	a	\$8,000	
78 Provide dedicated water line and RPZ to chemical feed system in North Janitor Closet	a	\$4,000	
79 Replace fused service with circuit breaker panelboard	a	\$5,400	

Lombard Park District – Sunset Knoll Recreation Center		Priority of Item	
Item/ Issue	a, b, c	Estimated Impact	
80 Replace existing interior lights with new energy efficient LED retrofit replacements	a	\$144,000	
81 Install occupancy sensors “auto on/ auto off”	a	\$12,000	
82 Replace standard receptacles with GFCI receptacles	a	\$6,000	
83 Replace emergency lighting and exit signage	a	\$24,600	
84 Relocate electrical panel out of public areas (assumes 1 panel relocation)	b	\$20,000	
85 Replace panelboard covers that do not function	b	\$2,000	
86 Relocate ADA actuator at exterior doors to meet ADA requirements	a	\$7,500	
87 Provide wire guards in gymnasium	b	\$500	
88 Move stored items away from panelboards and outside of required clearance area	a	\$0	
89 Repull properly sized neutral wire (completed with item 90)	a	\$0	
90 Replace all cloth wiring (quantity unknown, electrician to investigate)	a	\$98,000	
91 Add parking lot lighting	b	\$125,000	

SECTION 7**Conclusion****CONCLUSION**

The purpose of evaluating the existing Sunset Knoll Recreation Center is to review the current building conditions with regards to current building codes, ADA compliance, and facility type requirements. By evaluating and making recommendations to prioritize and address the current building conditions, a baseline cost impact is established to bring the building up to current standards, without addressing space or operational deficiencies.

The Sunset Knoll Recreation Center classifications listed on pages 43-48 place urgent and the required items (a & b) in the following cost range tally:

Low	\$4,081,750
High	\$4,898,100

This means it will take the minimum noted above to bring the building into usable condition for the foreseeable future. However, addressing those issues does not address any space shortages, inefficiencies, or operation deficits.

The Sunset Knoll Recreation Center classifications listed above place the recommended items (c) in the following cost range tally:

Low	\$197,050
High	\$236,460

These are items that may not be required immediately but should be completed to enable the Park District to properly serve its residents, occupants, and employees. Making some of the corrections from the required list (a & b) may impact some of the recommended items (c), making their completion a necessity. Failing to complete recommended items in a major building overhaul would carry those concerns into the future.

Total recommended improvements of the existing building conditions:

Low	\$4,278,800
High	\$5,134,560

This would be total impact for all items as listed above (a, b, & c). As stated above, this cost doesn't address any space shortages, inefficiencies, or operation deficits. This also does not include the costs of architectural and engineering fees or other associated soft costs.

E. Organizational Assessment

Organizational Assessment

Recognizing organizational value directly correlates with the culture within, Lombard Park District (the District) prioritized an agency-wide organizational assessment as part of the Level Up Lombard Parks! planning initiative. The District has undergone significant change recently with the retirement of a respected and long-tenured Executive Director, the promotion of two staff to leadership—one in the Executive Director Role—and two external candidates joining the executive team. This level of change can cause instability and uncertainty in even the most established teams.

Creating a culture where people enjoy coming to work and “serving one another” is a high priority for the new Executive Director. To understand the impact on District staff, BerryDunn worked with the District to develop a multipronged approach:

- Group interview with leadership
- One-on-one interviews with leadership
- Districtwide staff survey

Leadership feedback

BerryDunn began the process with group and individual interviews with leadership that focused on strengths, weaknesses/challenges, opportunities, inefficiencies, and staffing needs.

Overall, despite recent changes, District leadership team members are very positive and see many opportunities for the agency. Staff work well together, creating a family atmosphere where teams support one another. Leadership feels that everyone is willing to chip-in, regardless of need or job; avoiding the “us-versus-them” attitude that often occurs between departments. Communication is generally good as leadership meets regularly and shares information with their departments.

The leadership team also realizes the importance of supporting staff and are making concerted efforts in that realm. New leadership expressed a need to understand their staff and connect with groups that have been historically marginalized, such as those who speak limited or no English.

The organization has operated very lean in recent years which—on one hand—can positively impact financials at least initially; however, it can have a significant impact on morale, retention, and quality. Further, the public is expecting more from the District, and the team has responded with several new offerings, including the MMAC, fitness classes, and before- and after-school programming.

Areas of Improvement

Based on leadership feedback, there are areas of opportunity for the District—primarily process improvement and staffing.

Process Improvement

With the recent changes in senior administration, leadership feels there is great potential to review and update processes throughout the District. These include:

- Deploying a work order system to increase efficiency, track task requests, and help identify long term maintenance needs as well as possible capital improvements.
- Creating a more efficient performance review process that is flexible to each role.
- Creating Key Performance Indicators (KPIs) to maintain and track progress.
- Ensuring training is consistent across the District.
- Deploying an HR system that integrates with the new financial software.
- Deploying a fleet management software program.
- Developing an official work from home (WFH) policy.

Staffing

Staffing was a key topic in leadership discussions. As mentioned earlier, the District has a history of operating lean, which is impacting staff and the work culture.

Parks: One factor that BerryDunn considers when reviewing a staffing structure is the span of control for leadership. In most organizations, supervisory staff can efficiently directly supervise five-to-eight direct reports; however, the effective number of direct reports is influenced by the type of positions and scope of responsibilities. The number can be greater when there are similar position reporting responsibilities, such as overseeing several recreation program coordinators. Conversely, a position managing disparate job responsibilities may be more effective with a narrower span of control.

Immediate staffing considerations:

- *Director of Parks*
- *Park Managers or Foremen*
- *Administrative Assistant*
- *Director of Marketing*

The Superintendent of Parks currently oversees 13 staff. The team also lacks a subordinate structure where field teams can rely on a team lead. This results in all 49 staff effectively directly reporting to the Superintendent.

BerryDunn recommends that the District consider creating a Director of Parks position that mirrors the rest of the leadership structure. Two other considerations would be:

- Creating a second Superintendent position: one focused on buildings, the other on parks, or
- Creating two Manager or Foreman positions: one focused on buildings, the other on parks.

In addition, the District may want to consider adding parks planning to the District, so GIS and landscape architectural services can be moved in-house.

Recreation: The Recreation department has also undergone significant changes recently with the former Director promoted to Executive and an external hire entering the role. The new Director currently has eight individuals reporting to him, which could be a large span of control, though the positions are similar. As the Director becomes more familiar with the organization, the District may want to consider adding additional supervisory layers such as for those at Paradise Bay, Sunset Knoll Recreation Center, and the MMAC.

Another consideration for the District is increasing the number of recreation staff to help support current and future operations. Recreation is currently comprised of 14 staff. During interviews with the Recreation team, staff shared that they feel overwhelmed and are impacted by the continuous need for outstanding customer service while having limited staffing. Additional staff may help with retention and employee morale.

Administrative Support: The District has one Administrative Assistant who splits time between Administration and the Parks Department. The importance of this role was repeatedly emphasized as a right hand to the Superintendent of Parks, so much so that this individual was invited to attend the leadership group interview. Leadership suggested adding a full-time administrative support position to assist the Executive Director, while having a second position dedicated to the rest of the leadership team. BerryDunn recognizes that adding this position can help alleviate some of the administrative work that contributes to leadership working extensively long hours—often seven days a week.

Marketing: Leadership also questioned whether marketing should be a stand-alone department reporting to the Executive Director. The marketing team currently includes two individuals: a Manager and a Graphic Designer that report to the Director of Finance and Personnel. According to our research, marketing at many Districts—including neighboring Elmhurst—reports to the Executive Director or a Business Services department head.

HR and Risk: Importantly, the District recognized that there are several retirements in the future, including the Manager of Human Resources and Risk. These retirements create an opportunity for more positions and efficiencies throughout the District. Based on leadership feedback and our experience, BerryDunn recommends creating a dedicated position focused on HR and workforce development. Workforce development is a natural partner to HR, which

includes training as well as employee engagement or the employee experience. Employee experience is focused on recruitment, including how potential candidates view the District, what the day-to-day work environment is like, and employee engagement through and beyond departure. This position can also support the leadership team by developing training, helping ensure quality, and transferring learning. Depending on the needs of the organization, Risk can be stand-alone position reporting directly to HR.

In addition to the above changes, BerryDunn recommends developing career paths. Career paths are formal structures that show the connection between one role and the other. These can be obvious connections, such as Program Manager to the Director of Recreation or indirect connections like Recreation to Marketing. To develop these connections, BerryDunn recommends creating a committee to identify paths and outline skills and tools needed for the next level.

Culture Survey Summary

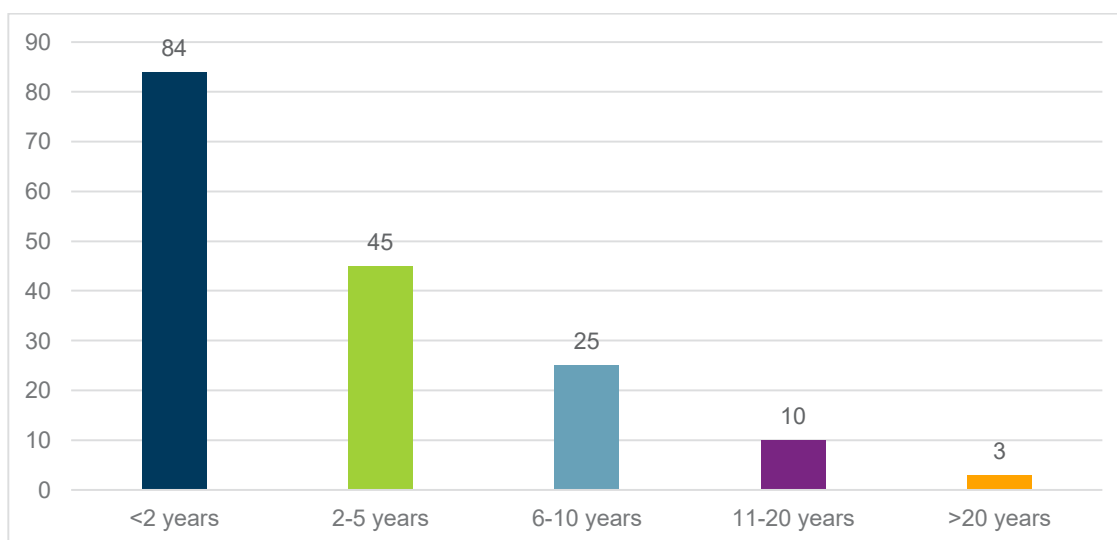
Understanding the culture of an organization is a crucial element in the creation and implementation of successful comprehensive and strategic plans. In addition to the leadership focus groups, BerryDunn led two discovery sessions with staff and launched an employee survey to identify challenges, areas of improvement, and operational needs.

The Employee Culture and Operations survey focused on eight key areas:

- Leadership
- District Feedback
- Strategy and Planning
- Workplace Culture
- Professional Development
- Operations and Process Improvements
- Customer Focused Service
- Program Outcomes

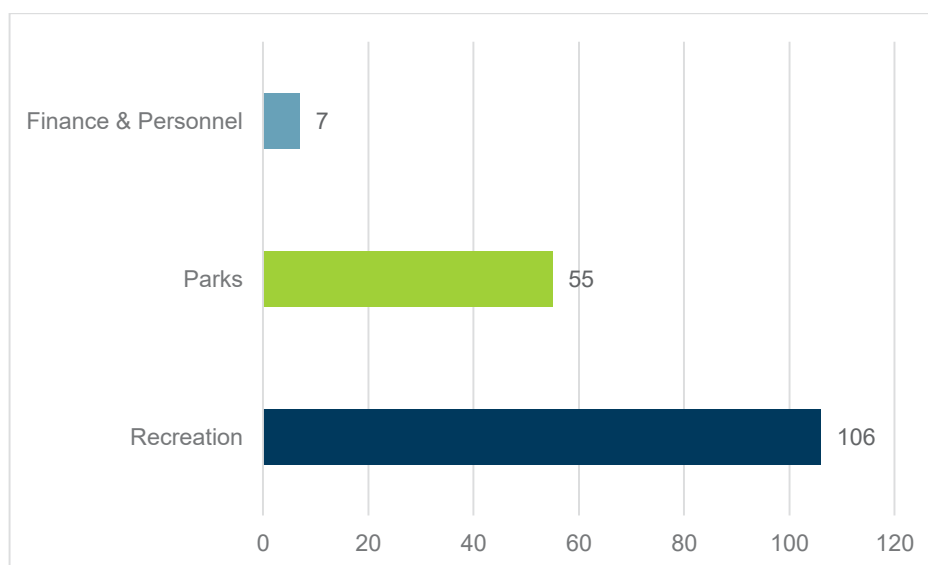
A total of 168 staff—23 full-time, 86 part-time, and 59 seasonal employees—participated in the survey. The majority of feedback came from staff with less than two years of experience at the District, followed by those with two-five years of service. Importantly, 53 individuals did not complete the survey, bringing the number of respondents to approximately 115.

Figure 1: Duration at the District



As illustrated in Figure 2, the greatest representation came from Recreation, followed by Parks.

Figure 2: In Which Area Do You Work?



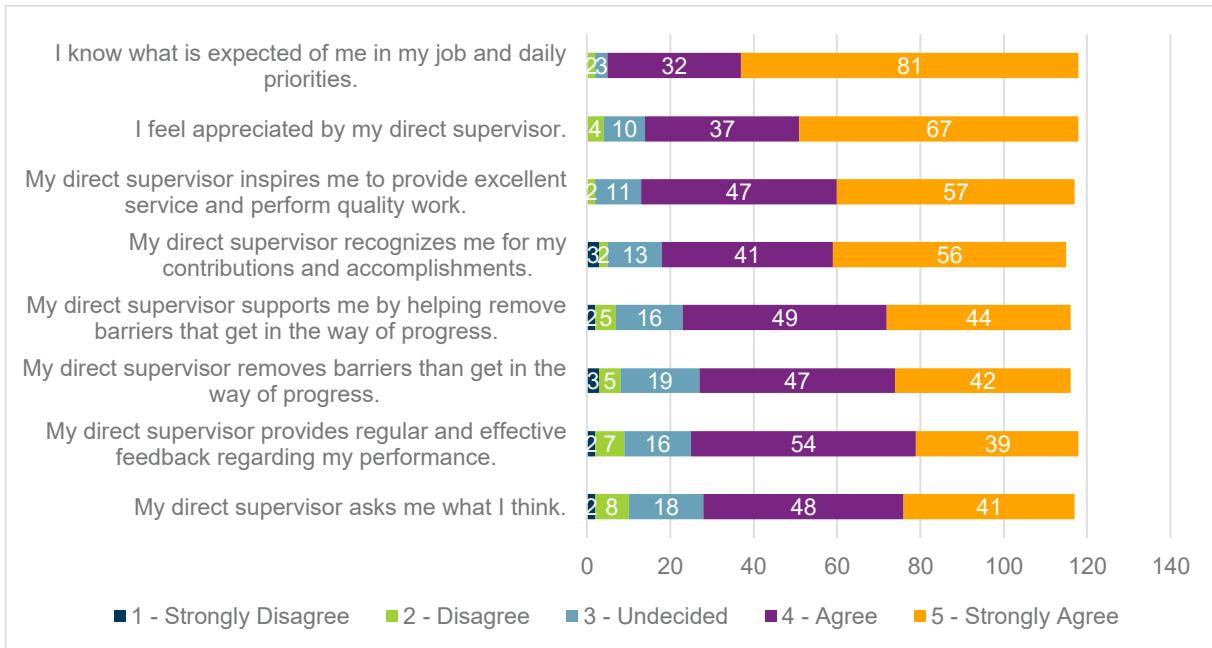
Beyond tenure and departmental information, the survey gave participants an opportunity to respond to a series of statements on a four-to-five-point scale: Strongly disagree, disagree, undecided, agree, and strongly agree. This scale helped to avoid response bias and to help ensure clarity. The scale format can also help respondents stay engaged and analyze each answer choice. Some statements were intentionally redundant to help further analyze data.

Supervision

Statements regarding supervision at the District focused on appreciation, support, barriers, and recognition. Overall, staff agreed or strongly agreed with all statements in this category. The statement that garnered the strongest support was “**I know what is expected of me in my job and daily priorities**,” with 81 respondents strongly agreeing with the statement.

The statement that had the greatest area for improvement, though minimally, was “**My direct supervisor asks me what I think**,” with 28 participants either strongly, disagreeing or undecided. Closely mirroring this statement was: “**My supervisor provides regular feedback**,” with 25 selecting strongly disagree, disagree or undecided.

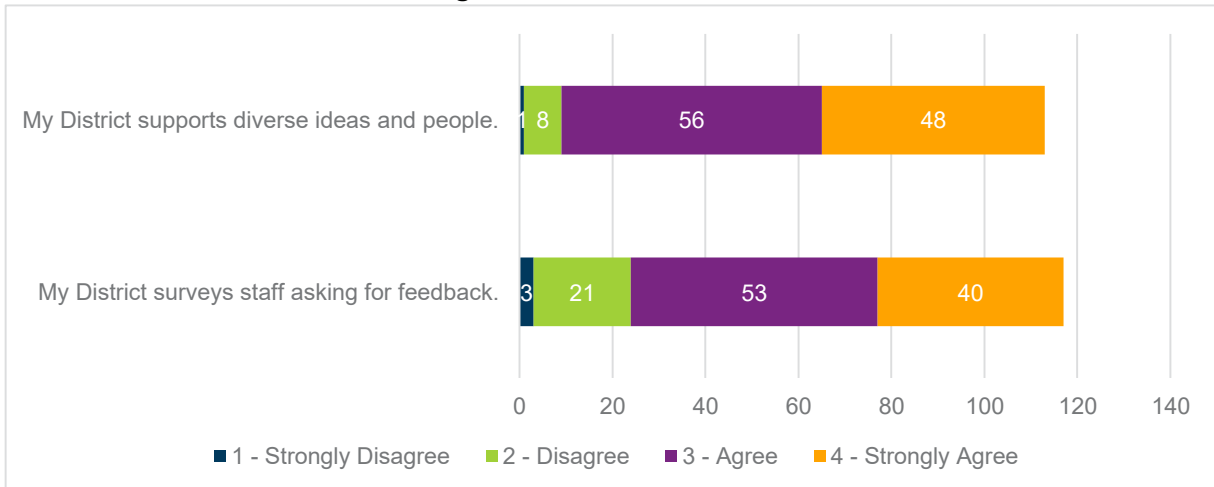
Figure 3: Summary of Supervision Questions



Feedback

The survey also gave staff the opportunity to share how well the District provides feedback. Overall, most staff agreed or strongly agreed that the District asks for feedback and supports diverse ideas and people. However, 24 respondents strongly disagreed or disagreed that the Districts asks for feedback.

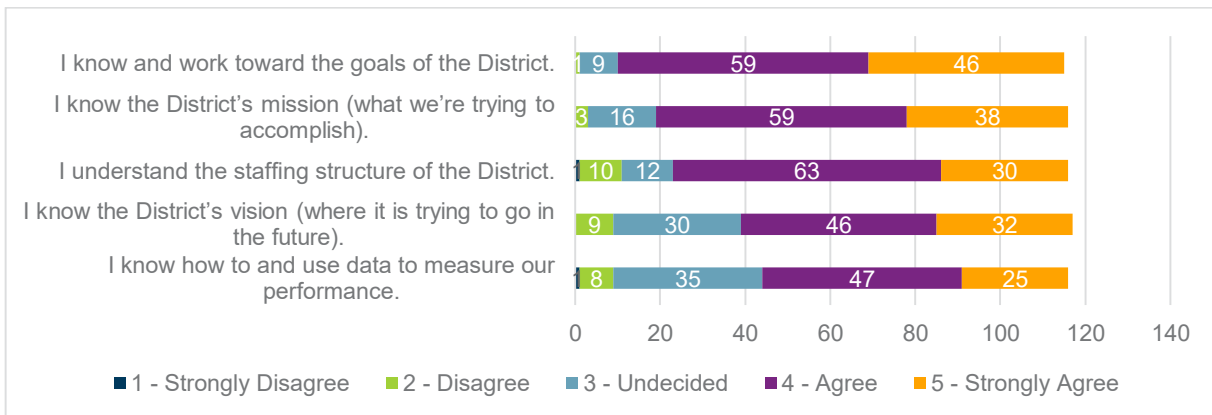
Figure 4: District Feedback



Strategy and Planning

To understand planning and the direction of the District, which also helps in the Strategic Planning process, BerryDunn asked five questions regarding performance, goals, and mission and vision. “**I know and work toward the goals of the District**” received the highest level of agreement with 46 respondents selecting strongly agree. The statement that resulted in the largest amount of disagreement or undecided votes—at 44 responses combined—was “**I know how to and use data to measure our performance.**” Both the District’s vision and mission received a high level of undecided or disagreement votes, which can mean that both statements are not operationalized—or regularly referenced—around the District.

Figure 5: Strategy and Planning



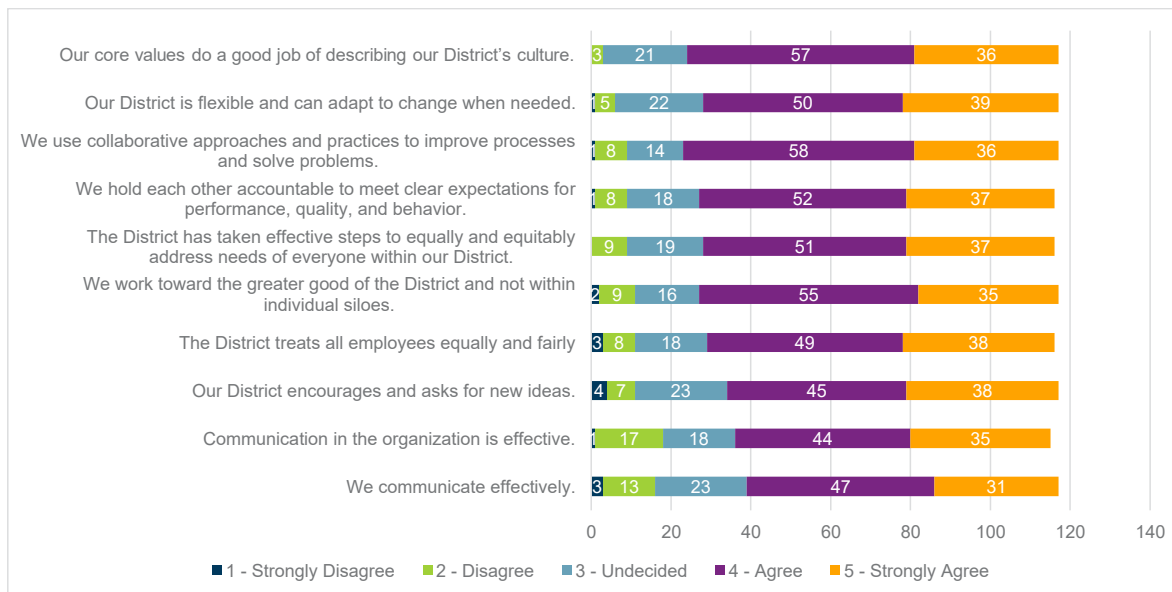
Culture

To understand the District's culture, BerryDunn asked 19 questions focused on culture, inclusion, trust, diversity, and safety. Scoring the highest in positive ratings—with 109 agree and strongly agree—“**Our District is a good place to work**,” followed by “**We have a safe workplace**,” with 107 positive responses. With nearly 70% of respondents responding positively to all statements, culture is an area where the District excels.

*Culture is an area
where the District
excels.*

Figure 6 and 7: Summary of Culture Questions

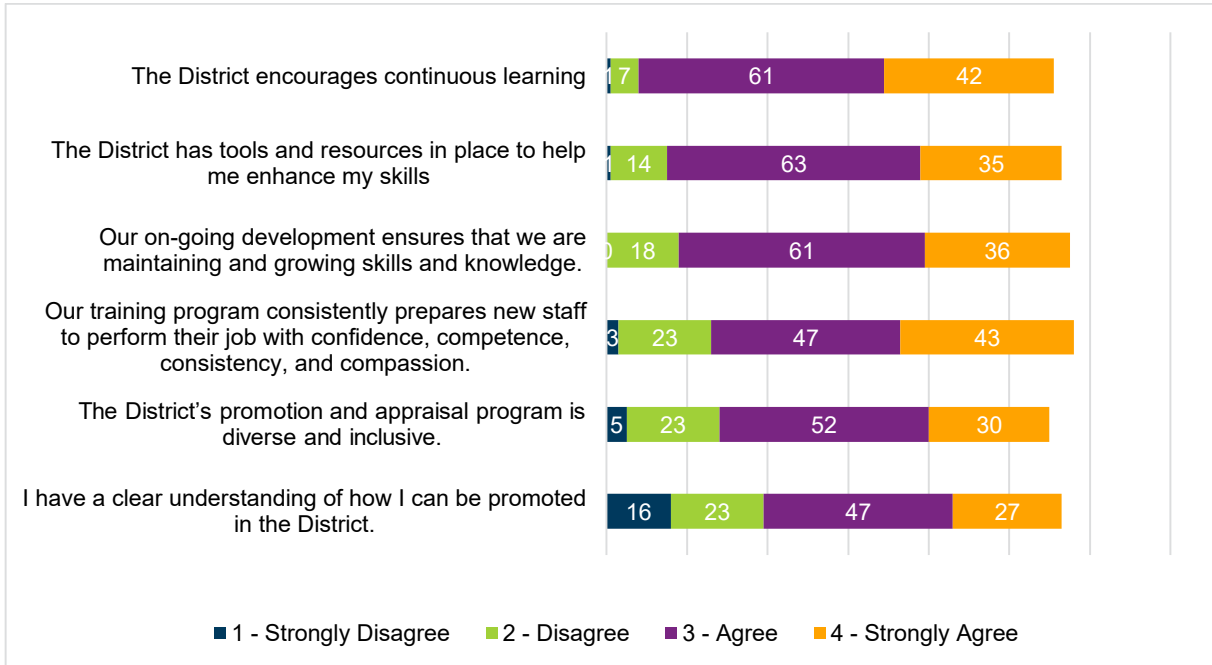




Professional Development

To understand how staff feel about the level of professional development, BerryDunn included six questions regarding training, promotion, and knowledge. Feedback was mostly positive overall in this category, with the exception of “**I have a clear understanding of how I can be promoted in the District**” which had 39 negative responses.

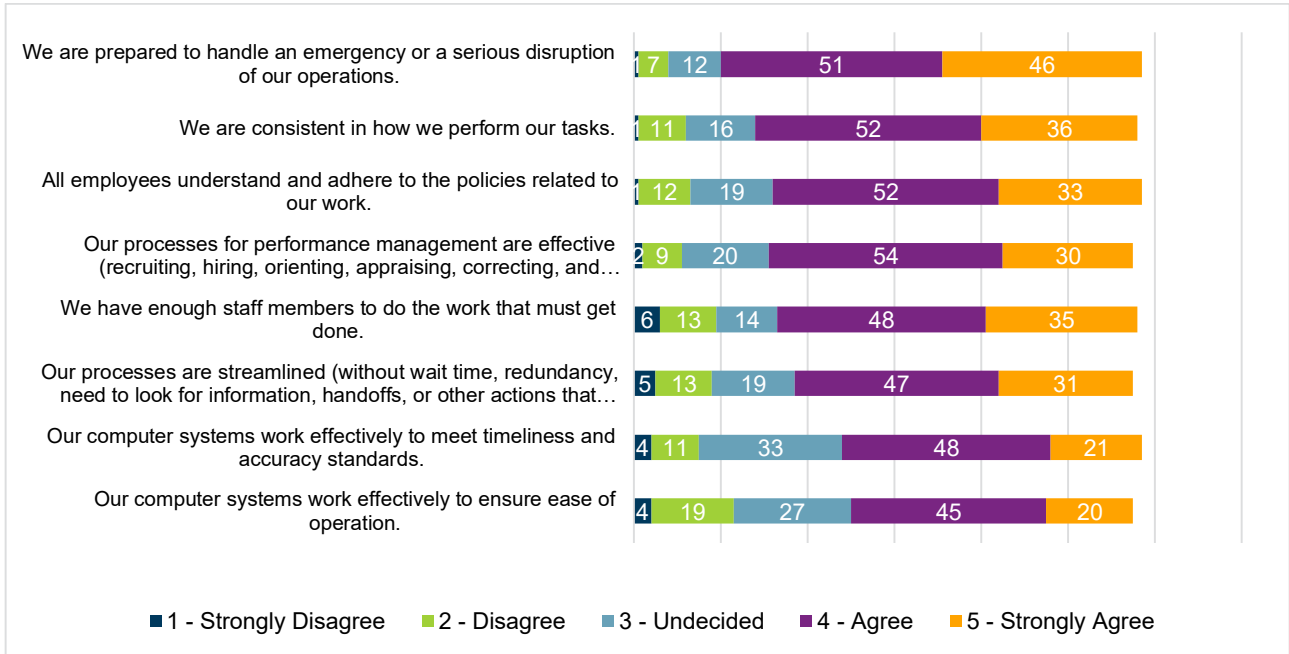
Figure 8: Summary of Professional Development Questions



Process Improvement

To understand if current processes create barriers around the District, BerryDunn asked about staffing, service, performance, and policies. Ninety-seven participants agree or strongly agree that the District is prepared for an emergency. Computer systems, however, were rated the lowest with nearly 50 negative responses each for timeliness and ease of operation.

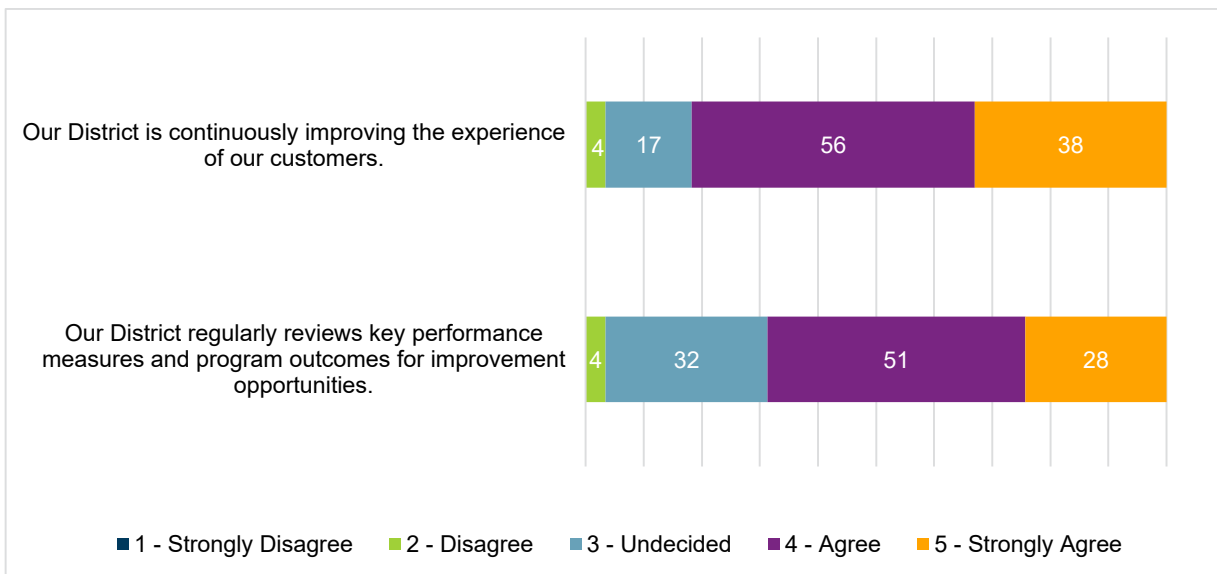
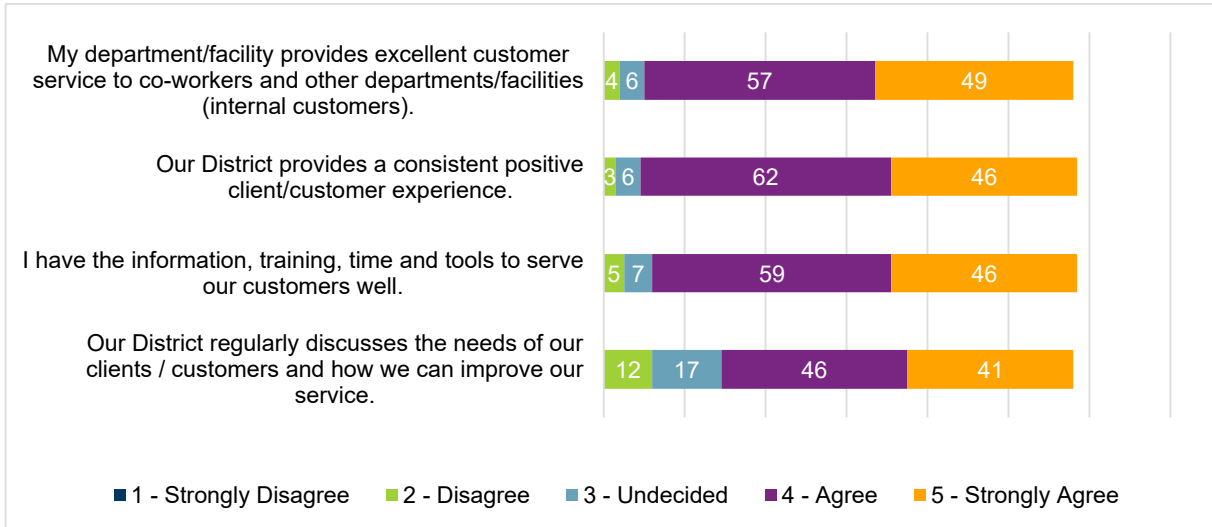
Figure 9: Summary of Process Improvement Questions



Customer Service

The District's value on customer service is illustrated by the number of positive responses in this category with the majority of participants responding positively to each of the statements. The only outlier was **"Our District regularly discusses the needs of our clients / customers and how we can improve our service"** with 29 respondents selecting undecided or disagree.

Figure 10 and 11: Summary of Customer Service Questions



Open-Ended Responses

To give staff an opportunity to share additional feedback, the District survey concluded with an open-ended question for additional thoughts. Below are direct quotes from the survey, with any specific identifiable information redacted:

- Inclusivity does not exist in the Lombard Park District. When you have a LPD sponsored event that does not include all team members that's not inclusive.
- Need more competitive wages and salaries.
- Workplace Culture, E) Fair/Equitably: Fair compensation for experience and years of continuous part-time service. Pay rate structures/scheduling are arbitrary and are considered punitive for long term part-time employees who serve year-round.
- Let's bag the DEI interest. That ship has sailed. The results are becoming clear not necessarily at the District but throughout the country.
- At times it seems some full-time recreation staff are not able to take time off. Some juggle quite a bit and could be beneficial to evaluate if additional part-time or full-time staff could be utilized to assist with aligning some job responsibilities more evenly. No school camps could be better organized and planned out. Staffing does seem to be getting better and is more consistent but for a period of time the turnover was difficult to manage.
- Overall, every(one) is incredibly helpful, dedicated and hardworking. They are determined to keep customers satisfied and plan many fun programs, events and sports. Parks are beautiful and well maintained.
- For new employees, I think there could be a better training program for...customer service, especially for learning the computer system. It's not consistent and there are still things I am learning, and there are still things the system can do that I still don't know how to do... at times our computer systems can be slow, and inefficient...
- Internal communication between department.
- Lack of communication (ex. Water shut off in building, Not having appropriate paperwork before a participant is to start). If a program that follows the "school district"- then should be closed same days as schools.
- Previous employee that was aggressive to other employees, directors could have handled better.
- Interactions between departments: lack of marketing events at another location for program, when scheduled for marketing photos to show up at the time that was decided upon and not showing up substantially later to miss opportunities. When hosting all employees for luncheons during the year: host in a location that actually accommodates all the employees so there are enough seats, plan for enough food to let everyone eat

(maybe not let first people through have several portions so there is little left for those that may not show up as early).

- Recognize all staff for their significant anniversaries- part-time employees as well (some have been there 10-15-20 years and no recognition).
- I really appreciate the way my direct supervisor tries to work with all of us and our schedules preferences.
- I like working for the park district the bosses and co workers are great.
- RecTrac can be challenging to use, slow at times, other times doesn't seem to work well, i.e., get into a computer loop and can't complete task without retrying or exiting and restarting computer.
- The DEI ship has sailed!
- A good place to work and be a part-time employee. I enjoy working special events for the extra pay along with the feeling of joy it brings. I feel I know more about the community by working for the PD.
- I've only been affiliated with MMAC for a short time, but all in all, it's a great place.
- Processes are not streamlined. Every day at clock-out time, I see a dozen guys standing around waiting for 3:30 so they can clock-out at the "right" time. I was told they were instructed to do this. How much of the District's funding is wasted daily, monthly, yearly, on all these guys getting paid to do nothing, just so they can clock-out exactly at 3:30?
- I feel like I'm giving very high marks to all of these questions, but they really are how I do feel! It's a great place to work for and so many good people looking to be a part of their success.
- Leadership: I feel like my supervisor tries to remove barriers for me but is met with resistance. There is very little follow up when something is requested.
- District Feedback: we've never been given a district survey or asked for feedback. During evaluations we are asked about it, but nothing ever comes from our feedback. The same requests/complaints that are provided every year do not gain any traction and land on deaf ears.
- Workplace Culture: I do not feel like all employees are given the same opportunities. Certain incentives like WFH are afforded only to those who have had babies, and even then, some are afforded multiple WFH days, while others were given a few weeks of it and then told to return to in person work. There is also a lot of blaming done between the departments and very little effort put into collaboratively solving problems, most of the time it is finger pointing and blaming on which department the error or issue falls under.

"I feel like I'm giving very high marks to all of these questions, but they really are how I do feel! It's a great place to work for and so many good people looking to be a part of their success."

When suggestions are made on how to improve things they are often met with extreme resistance. I feel like each department (Rec/Admin/Parks) has a good culture within itself, but as a district overall it does not feel cohesive.

- **Professional Development:** Professional development is encouraged in our District, but there is no effort made to help individuals find those opportunities. It is on the staff themselves to look into opportunities and request to be able to participate in them. I also feel that there is not additional development that takes place internally with staff. We could bring in speakers or have department heads come in and cross-train staff on things so that we are getting a well-rounded understand of the district and each other's responsibilities. The training/onboarding material for new hires is disorganized and confusing and frankly boring. There is no consistency on how the information is presented to individuals either, it is left to each individual Manager to determine how and sometimes if they need to train their new staff. Lastly, there is zero room from promotion here. The expectation of staff is to continuously be improving and adding on new programs, but there is no incentive for us to take on more. Our pay increases are minimal each year and we cannot be promoted into higher level management positions.
- **Operations and Process:** Training material is outdated, unorganized. Appraisal process is different across the board.... Onboarding paperwork is not kept up to date and requires staff to go through looking for all of the pieces instead of having everything in one simple packet for us to be able to print to give to staff. There are not enough full-time staff in the Recreation Department or the Parks Department, which leads to (staff) working 60+ hours per week, with no compensation. Parks at least gets overtime.
- **Customer Service:** Customer service is inconsistent. There are no set expectations on things like how to answer the phone, how to transfer a call, how to handle an issue after hours. I've been called on numerous occasions for an issue that wasn't related to my program area because they didn't want to call their supervisor. Some front desk staff know how to use RecTrac and others do not. Some front desk staff will process transactions while others will just write down a credit card number and tell the customer they will have someone deal with it tomorrow. Outside of front desk customer service, Managers are expected to say "yes" to customers as often as humanly possible. The idea of the "customer is always right" is taken to an extreme and if we try to say "no" the customers know they can just go above our heads and get a "yes". Internally our customer service can use some improvements as well. There is a lot of gossiping that takes place, and communication is often times last minute. Deadlines are set all at the same time making it difficult to achieve them.
- My Supervisor is new, so still learning about each other and how we operate. I have a very singular job, but am asked to work in multiple departments consistently.
- Staffing Structure is inconsistent and does not promote a clear chain of command.
- Kindness comes at no cost, yet those who embody it often face exploitation. The reciprocity in our culture often disadvantages those who offer help without expecting anything in return. Moreover, some individuals consistently struggle, affecting entire departments when their mental well-being declines. There's a widespread lack of

recognition that prioritizing customer and subordinate needs may occasionally delay deadlines. While empathy should be standard, it's unfortunately a rarity.

- I have never been told "no" to a learning opportunity.
- There are several unclear policies and procedures in our workplace. It often feels like each person receives different instructions, assuming they're even trained on the process. While communication seems robust at the board level, internal information sharing is inconsistent. Recreation staff are expected to be inclusive in their events but are frequently excluded from team-building activities.
- Administrative staff enjoy the perk of working from home, while Parks staff receive overtime. Conversely, Recreation staff work regular 9-5 hours, nights, weekends, and are on call for program and facility needs. They're required to possess a wide range of skills from customer service to technical maintenance. Rarely do I have a day free from pre- or post-work duties, often extending into nights, weekends, and even vacations to address staff and patron issues.
- Our customers are always our top priority, which sometimes creates managerial stress in maintaining consistency. There's a tendency to reward poor customer behavior to avoid escalation. Internally, prioritizing my own well-being and family life has led to feeling bullied and disrespected. Unfortunately, I've found myself reflecting negativity, which I find troubling. Gossip has become rampant, often skewed and one-sided.
- There's a lot of copy and paste to meet deadlines rather than seek actual feedback opportunities.
- Onboarding software is needed.

“While communication seems robust at the board level, internal information sharing is inconsistent. Recreation staff are expected to be inclusive in their events but are frequently excluded from team-building activities.”

Conclusion and Recommendations

Overall, the culture of District is positive. Staff feel like they work in a positive environment; with 70% of respondents positively responding to all statements regarding the culture. The District feels like a family to many staff; but like a family, the team can have good and bad days. Staff, however, feel the strain of being a "lean" organization which may impact the District's ability to retain staff.

Based on findings from leadership interviews and the culture survey, BerryDunn recommends the following:

- Develop consistent policies.
- Invest in both a work order and fleet management system to increase efficiencies and help with capital planning.
- Review the annual performance appraisal system and process to determine applicability to all roles and if updates should be made.
- Create KPIs to maintain and track progress across the District.
- Help ensure training is consistent for all employees.
- Develop an onboarding and HR system.
- Consider adding the following positions:
 - Director of Parks to mirror other leadership roles.
 - Administrative Assistant dedicated to the Executive Director
 - HR and Workforce Development to focus on HR, onboarding, training, and employee engagement
 - Divide the current Superintendent of Parks into two roles: one for buildings, the other for Parks
 - Add supervisory layers in Recreation
- Determine if marketing should report directly to the Executive Director.
- Create career paths as a way for employees to increase skill and undertake new challenges that prepare them for the next role.
- Provide consistent feedback throughout the District.
- Operationalized the District's mission and vision statements.

F. Parks Assessments

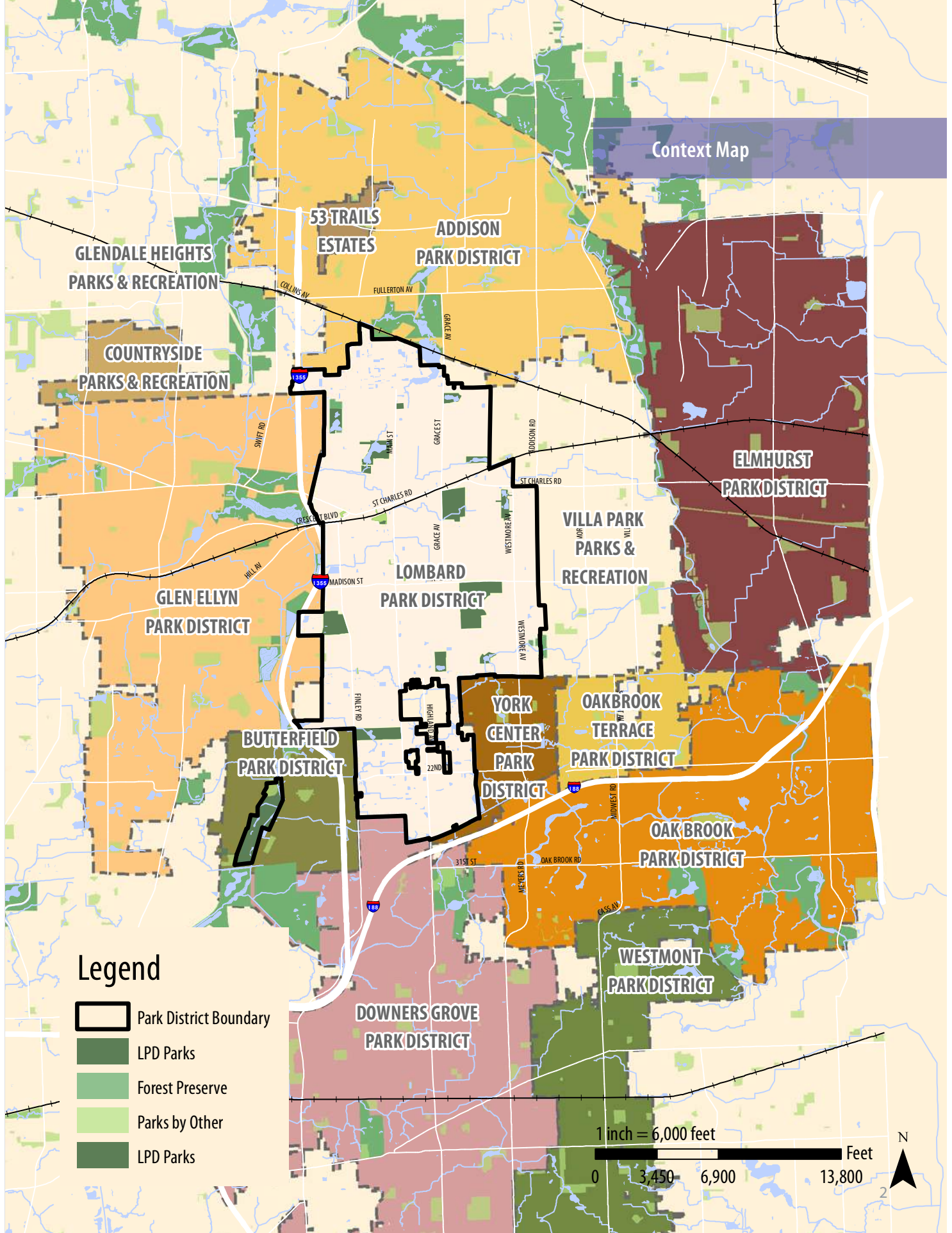
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Parks and Open Space Inventory and Analysis Overview

The inventory and analysis section describes and illustrates the existing conditions of the Park District. The information in this chapter aims to develop a baseline understanding of the Park District's assets and programs.

The parks and open space inventory and analysis section provides a detailed inventory of the Lombard Park District's parks and open spaces, natural areas, and outdoor amenities. This section describes the context in which the Park District's recreation service operates, the recreation services provided, and the patrons that utilize the parks, open spaces, and amenities. It also provides detailed maps of the Lombard Park District that identify parks, open spaces, and other relevant land uses. The final section of the inventory and analysis includes level of service analysis and distribution mapping of the geographic location of parks and comparisons of Lombard Park District amenities to industry benchmarks. This information provides insight into potential surpluses or deficiencies that the Park District may have in terms of parks, open space, and recreation amenities.

Lombard is located in east central DuPage County, Illinois. The Park District boundary aligns closely with the Village of Lombard limits but operates independently, providing numerous parks and amenities for District residents. The communities of Glen Ellyn, Addison, Villa Park, York Center, Butterfield, and Downer's Grove all border the Park District.



Existing Conditions

The first step in the comprehensive planning process is to understand not only the context around the Park District but also the existing conditions of the District's assets including land use, open space, natural resources, and trails.

Land Use

The Lombard Park District owns and maintains the majority of public open space within the Park District Boundary.

Open Space Providers

The Park District is one of several open space and outdoor recreation providers within the community. The DuPage County Forest Preserve District provides regional active and passive recreation opportunities and preserves significant open space assets immediately west of the Park District boundary.

School Districts also provide outdoor recreation opportunities at elementary, middle, and high school properties. The map to the right displays public and private open spaces within the Lombard Park District.

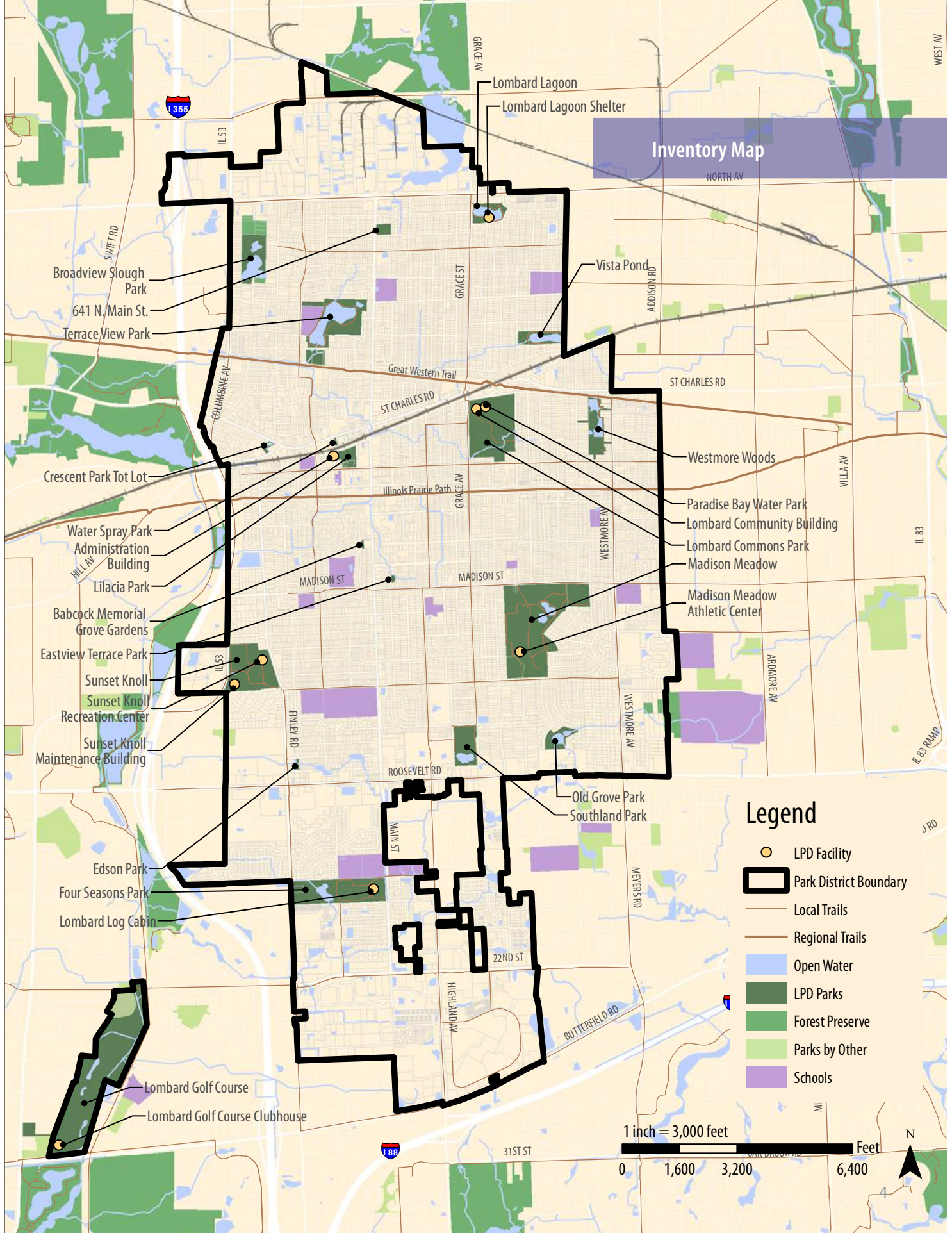
Public Open Space

In total, the Lombard Park District owns 441.75 acres, of which 0.44 acres are leased to others, and maintains an additional 20.22 acres through intergovernmental agreements (IGA's).

Institutional Open Space

Elementary, Middle, and High Schools, and Colleges / Universities

There are ten public schools total serving Park District residents. In addition to public schools, there are five private elementary and high schools within the Park District. The Lombard Park District currently has a IGA agreement with Glenbard East High School in which the Park District has access to a total of 5.3 acres and use of the football field located at Glenbard East High School for athletic camps.



Asset Inventory

As a part of the planning process, the guidelines outlined by the National Recreation and Parks Association (NRPA) – Park, Recreation, Open Space and Greenway Guidelines Manual are referenced.

Lombard Park District parks are classified by size, function, and use as recommended by the National Recreation and Parks Association (NRPA) guidelines. These classifications serve as a guide for organizing the park system by the minimum amount and type of land a community should provide for comprehensive recreation service.

The following table provides descriptions of each park classification, including the approximate size of Lombard Park District’s properties and the recommended distance for residents to travel to use each type of park.

Among the NRPA guidelines, the three classifications of Mini, Neighborhood, and Community Parks are all considered “active parks” for the types of amenities and unstructured and programmed events that occur within them. Mini Parks are the smallest and most limited in function, while Community Parks are typically the largest parks of a system and serve a variety of functions for the community. Due to their similar size and function to Neighborhood Parks, School Parks are also considered an “active park”. Natural Areas, Special Use Parks, and Trails, Corridors, Greenways, and/or Linear Parks are known for their more specialized uses.

PARK CLASSIFICATIONS

Classification	General Description	Location Criteria	Size Criteria	Park District Parks
Mini Park	Mini Parks meet the need for a walkable, drop-in recreation experience. Appropriate elements in these parks include playgrounds, picnic areas, and seating. These parks usually do not include parking any typically address limited, isolated, or unique recreational needs.	Less than 0.25 mile distance in a residential setting.	Between 2,500 SF and one acre in size.	Babcock Grove Memorial Gardens Crescent Tot Lot Eastview Terrace Park Edson Park Water Spray Park 641 N. Main Street
Neighborhood Park	Neighborhood Parks remain the basic unit of the park system and are generally designed for informal active and passive recreation and community gathering spaces. Elements in these parks often include playgrounds, picnic areas, sports fields, and trail systems. Neighborhood Parks serve as the recreational and social focus of the neighborhood.	0.25 to 0.5 mile distance and uninterrupted by non-residential roads and other physical barriers.	1 to 5 acres in size is typical.	Lombard Lagoon Old Grove Park Southland Park Terrace View Park Vista Pond Westmore Woods
Community Park	Community Parks focus on meeting community-wide recreation needs and may also preserve unique landscapes and open spaces. These parks serve the community as gathering places and general athletic locations. Elements in these parks include playgrounds, pavilions, trails and path systems, and multiple sport courts and fields. Community parks serve a broader purpose than the neighborhood parks.	Usually serves two or more neighborhoods with a 0.5 to 3 mile distance.	As needed to accommodate desired uses. Usually a minimum of 20 acres.	Four Seasons Park Lilacia Park Lombard Common Park Madison Meadow Park Sunset Knoll Park
Natural Area	Conservation and wildlife areas, wooded areas, and waterways that are maintained for the most part in their natural state.	Service radius is unlimited.	No applicable standard.	Broadview Slough Lombard Golf Course Natural Area
Special Use	Special use facilities focus on meeting community-wide recreation needs. Often, these spaces, both indoor and outdoor, are designed as single-use recreation activities. Examples include golf courses, nature centers, and museums.	No applicable standard.	Variable, depending on desired amenity.	Football Field - Glenbard East Paradise Bay Water Park Lombard Golf Course
Trails / Linear Parks	Effectively tie park system components together to form a continuous park environment.	Resource availability and opportunity.	No applicable standard.	
Undeveloped Park	Lands owned by the agency, but not yet developed with any amenities to provide meaningful access to the site such as trails, seating areas, and other passive and active recreation amenities.	No applicable standard.	Variable.	

Park & Open Space Matrix

The following matrix is the inventory of the Park District's parks and open spaces, grouped by park classification. This table includes information on the park size and available amenities for each of the owned and maintained sites at the time of the comprehensive master planning process to present a complete review of the Park District's outdoor recreation offerings.



				ACREAGE			TRAILS				INDOOR FACILITIES			DAY USE AMENITIES										
				Acreage - Own	Acreage - Lease / Manage	Acreage - leased to Others	Regional Trail Access	Multi-Use Trails (Miles)	Hiking Trails	Bicycle Trails	Nature / Interpretive Trails	Indoor Program / Support Facility	Restrooms	Concessions	Fitness Stations	Dog Park	Picnic Areas	Picnic Shelter	Amphitheater/Bandshell	Playground (compliant)	Playground (beyond useful life)	Basketball	Volleyball Court	Pickleball
PARK AND OPEN SPACE SYSTEM																								
Mini Parks																								
Babcock Grove Memorial Gardens	0.54																							
Crescent Tot Lot		1.28			0.01																1			
Eastview Terrace Park	0.49																							
Edson Park		0.45			0.1											1					1	1		
Water Spray Park		0.33										X				1	1							
641 N. Main Street		2.73																						3
Mini Park Acreage	1.03	4.79	0.00																					
	5.82																							
Neighborhood Parks																								
Lombard Lagoon	10.41				0.5					X						1	1				1			
Old Grove Park	8.28																				2			
Southland Park	15.64				0.49												1			1				4
Terrace View Park	38.39				0.04	0.82		X												1				
Vista Pond		10.13			0.46																1			
Westmore Woods	21.25			X	0.51																1			
Neighborhood Park Acreage	93.97	10.13	0.00																					
	104.10																							
Community Parks																								
Four Seasons Park	38.68				1.00			0.40	X	X			10			2	2			1	1	2	1	3
Lilacia Park	7.12				0.61			X	X							1	1							
Lombard Common Park	49.30				1.22				X	X						2	1			1	1	2		
Madison Meadow Park	91.35		0.44		1.56				X	X	X					3	1			1	1	1		
Sunset Knoll Park	36.50				1.00			0.12	X	X	X		2			1	1			1	1	2		
Community Park Acreage	222.95	0.00	0.44																					
	223.39																							
	317.95	14.92	0.44																					
TOTAL ACTIVE PARK ACREAGE	333.31			1	7.5	0.8	0	0.5	6	5	2	12	0	12	0	12	9	0	6	11	8	1	10	
OTHER OPEN SPACE & FACILITIES																								
Natural Areas																								
Broadview Slough	19.80																							
Lombard Golf Course Natural Area	40.00																							
Natural Area Acreage	59.80	0.00	0.00																					
	59.80																							
Special Use																								
Football Field- Glenbard East		5.30																						
Paradise Bay Water Park	2.32										X	X	X											
Lombard Golf Course	63.56										X	X	X											
Special Use Acreage	63.56	5.30	0.00																					
	68.86																							
TOTAL LOMBARD PARK DISTRICT HOLDINGS	441.31	20.22	0.44	1	7.5	1	0	1	7	7	4	12	0	12	9	0	6	11	8	1	10			
	461.97																							
BEYOND USEFUL LIFE AMENITIES AT CURRENT STANDARDS																								
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	11	0	0	0	0	0	0
	7	7	4	12	0	12	5	0	6	0	8	1	10											

	SPORTS COURTS AND AMENITIES																WATER BASED AMENITIES								NATURAL FEATURES			LAWN GAME AMENITIES						
	Tennis Court	Tennis Court with Pickleball Overlay	Baseball	Softball	Cricket	Lacrosse	Football / Rugby	Futsal	Soccer	Multipurpose Synthetic Turf Field	Running Track	Golf Driving Range	Golf Course (holes)	Disc Golf (holes)	In-line skating	Skate Park	Boat Launch	Fishing	Ice Skating	Sled Hill	Splash Pad	Swimming Beach (linear feet)	Swimming Pool	Creek / River / Open Water	Natural Area	Community Gardens	Baggio	Chess/Checkers	Bocce	Horseshoe Pit	Ping Pong			
																								X	X									
																									X									
																					1													
			1						1									1							X	X								
																		1						X	X				2					
																		1						X	X									
									1									1						X	X									
			2						7									1		1					X	X		4	2					
	4		2	3					3					11											X	X								
	2		3	6			2		5					19	1	1		1	1					X	X	X								
			2					4										1	1	1	1			X	X		2							
6	0	10	10	0	0	2	0	21	0	0	0	0	30	1	1	0	0	9	2	2	2	0	0	9	11	1	6	2	2	0	0			
																								X	X									
																								X	X									
							1																1											
												1	9											X	X									
6	0	10	10	0	0	3	0	21	0	0	1	9	30	1	1	0	0	9	2	2	2	0	1	12	14	1	6	2	2	0	0			
4	0	9	7	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
2	0	1	3	0	0	3	0	17	0	0	1	9	30	1	1	0	0	9	2	2	2	0	1	12	14	1	6	2	2	0	0			

Level of Service Analysis

The Level of Service analysis evaluates how well the District's parks, facilities, and amenities are serving the current needs of the community. Level of Service is evaluated through four different methods.

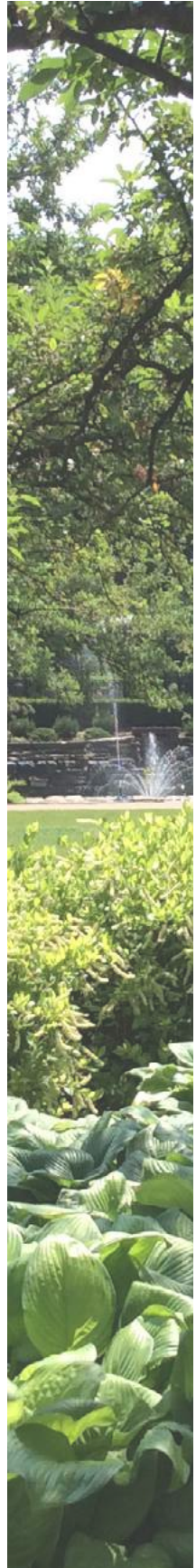
Rather than strict rules that are consistent among all communities, these level of service benchmarks act as a gauge to determine potential gaps in service and evaluate possible future needs. As such, each community should adopt level of service goals that are:

1. Practical and achievable.
2. Provide for an equitable allocation of park and recreation resources throughout a community with equal opportunity access for all citizens.
3. Reflect the real-time demand of the citizens for park and recreation opportunities.

This plan assesses two measures to help the Lombard community evaluate the comprehensiveness and equity of their current outdoor park and recreation offerings:

1. Acreage:
A calculation of the minimum amount of land required to provide recreation activities and facilities and other development required to support such activities.
2. Distribution:
An evaluation of how equitably park and open space sites are located throughout the community, as well as how accessible existing sites are to residents.

Level of Service guidelines are developed by state and national agencies, including the NRPA but are commonly adjusted to meet specific local context for the community adopting them.





The national standard for acreage Level of Service was 10 acres per 1,000 population, but as park and recreation planning developed, professionals saw the need to develop a more comprehensive benchmarking tool that could be adjusted for and made specific to each community. Since one size does not fit all, the NRPA recommends using community-specific benchmarks.

Park Metrics is NRPA's online management tool designed for public park and recreation agencies. This tool is a supplement to the NRPA standards that have guided land acquisition and development for the past 45 years. Through this tool, agencies have the ability to compare themselves and their offerings with departments and agencies in their state or region. Agencies can also compare themselves to others based on factors such as total population, operating budget, and number of full-time equivalent employees. These reports calculate actual numbers provided by similar agencies. With this, agencies can plan and benchmark with more applicable data than generic national averages.

Park Metrics has thousands of data points and more than 600 completed profiles, and it is the largest and most comprehensive collection of detailed municipal, county, state, and special district data. As more agencies add their data to the database, the trends and patterns that begin to emerge can help agencies plan and benchmark.

The following Level of Service analyses reference NRPA standards, Park Metrics benchmarks, and local and regional-specific standards set by the State of Illinois and the Comprehensive Master Plan Team.

Acreage

Acreage Level of Service benchmarks are calculations of the recommended amount of land required to provide all of the recreation activities and facilities required to support such activities.

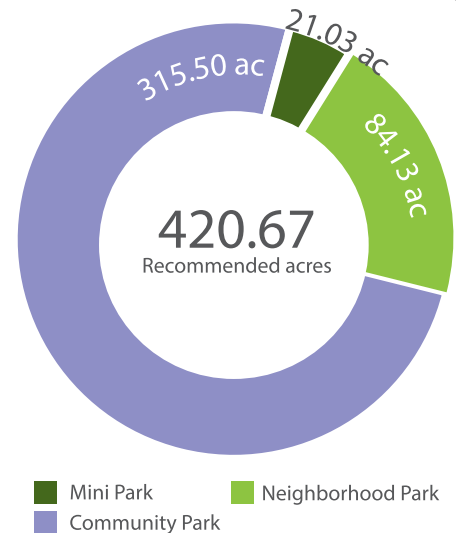
The NRPA's population ratio method (acres/1,000 population) emphasizes the direct relationship between recreation spaces and people. It is the most common method of estimating an agency's level of service for parklands and open space. The Lombard Park District has adopted the 2022 NRPA typical benchmark of 10-acres per 1,000 residents to be used in this analysis.

Based on this benchmark of 10-acres/1,000 population, about 420.67-acres of Mini, Neighborhood, School, and Community Park space, also known as "Active Park Space", is recommended for the Lombard Park District.

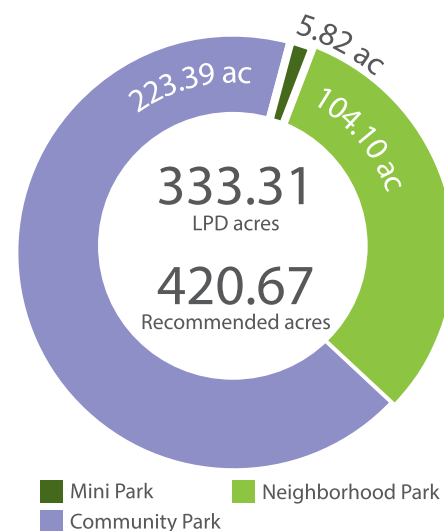
With about 333.31 acres of active parks owned by the Park District, the District offers about 87.36 acres less than this benchmark, with acreage surpluses in the neighborhood park category and acreage deficiencies in the mini and community park categories. The Lombard Park District has an existing level of service of 7.92 acres/1,000 population of owned and maintained Mini, Neighborhood, and Community Parks, compared to the benchmarked 10-acres per 1,000 population.

When all District-owned and maintained active and Natural Area, Special Use, and Trail/Greenway parks are considered, the Park District exceeds the adopted NRPA benchmark by about 41.30 acres, providing an overall level of service of 10.98 acres per 1,000 population.

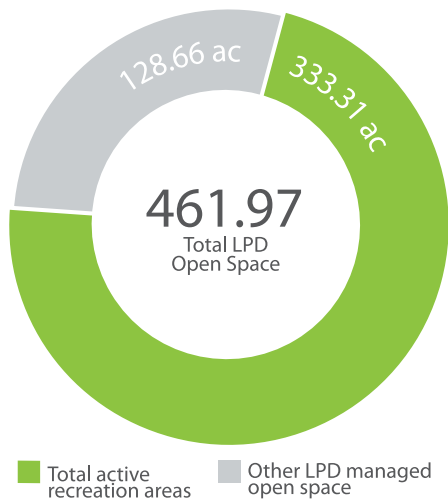
NRPA Recommended Acreage



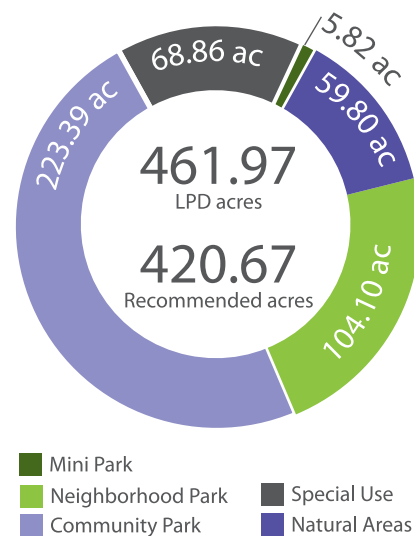
LPD Active Recreation Acreage



LPD Total Department Acreage



LPD Department-Owned Acreage



Level of Service Analysis: 10 acres / 1,000 population

OWNED / LEASED ACTIVE RECREATION AREAS

Classification	LPD Acreage (Total)	LPD Existing Level of Service (acres / 1,000 population)	IAPD/NRPA Recommended Acreage	IAPD/NRPA Recommended Level of Service (acres / 1,000 population)	Acreage deficiency / surplus (acre)
Mini Park	5.82	0.14	21.03	0.50	-15.21
Neighborhood Park	104.10	2.47	84.13	2.00	19.97
Community Park	223.39	5.31	315.50	7.50	-92.11
Total	333.31	7.92	420.67	10.00	-87.36

Recommended acreage is based off the existing population of 42,067

ALL LPD MANAGED OPEN SPACE

Classification	LPD Acreage (Total)	LPD Existing Level of Service (acres / 1,000 population)	IAPD/NRPA Recommended Acreage	IAPD/NRPA Recommended Level of Service (acres / 1,000 population)	Acreage deficiency / surplus (acre)
Mini Park	5.82	0.14	21.03	0.50	-15.21
Neighborhood Park	104.10	2.47	84.13	2.00	19.97
Community Park	223.39	5.31	315.50	7.50	-92.11
Natural Areas	59.80	1.42	0.00	0.00	59.80
Special Use	68.86	1.64	0.00	0.00	68.86
Greenways	0.00	0.00	0.00	0.00	0.00
Total LPD Open Space	461.97	10.98	420.67	10.00	41.30

Recommended acreage is based off the existing population of 42,067

Distribution

Planning areas are used to analyze park distribution, land acquisition, and park facility redevelopment needs. Planning areas are delineated by major pedestrian barriers, including major roads or highways, railroad corridors, and extreme natural features.

The location and geographic distribution of parks can offer an indication of how well an agency is serving its residents. This can be used to determine if additional acquisition to expand service is needed, or if the existing resources are providing sufficient service, maintenance and upgrades may be prioritized instead. In addition to the physical location of parks, this distribution analysis utilizes planning areas to determine how many residents have appropriate access to District parks. Planning areas are considered barriers to access and are delineated by major roads or highways, railroad corridors, and natural features that lack safe and comfortable pedestrian crossings. In some cases, planning area boundaries may be crossed safely through the addition of trail systems or using a vehicle where appropriate.

In the Lombard Park District, state and local arterial roads and railroads serve as the main pedestrian barriers which results in 18 planning areas. There are two regional trails, The Great Western Trail and the Illinois Prairie Path, which provide safe pedestrian crossings at major roads and the railroad.

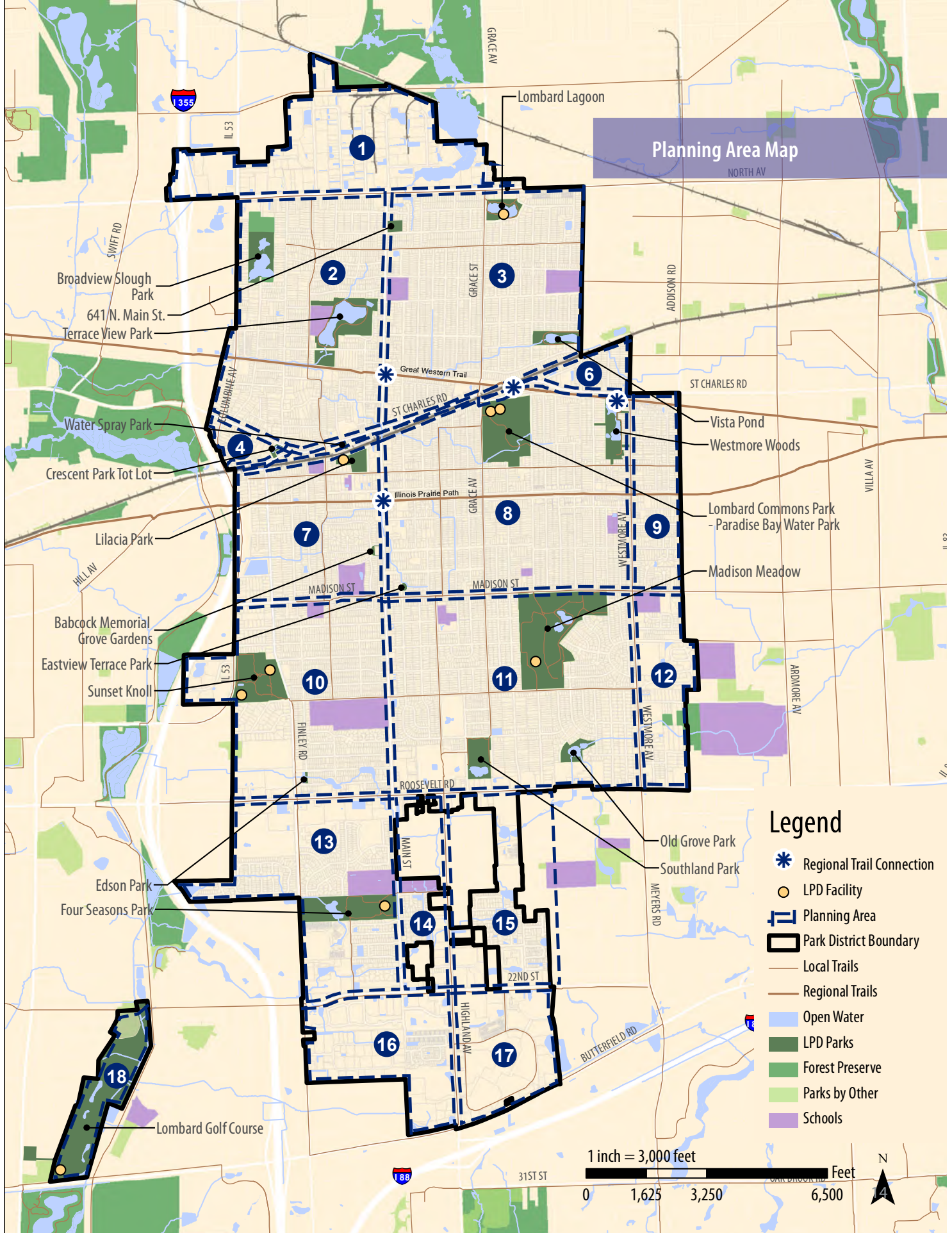
Service Areas

Services areas, illustrated in the following maps with an orange halo, were created around each individual park serving an active recreation function. The shape of each service area is determined by analyzing the existing road and sidewalk infrastructure and existing park pedestrian and vehicular entrances to identify the actual route and distance one must travel to access a park.

The maximum size of the service area is dependent on the park classification as defined in the Park Classifications table. Because Natural Areas, Special Use Parks, and Linear Parks/Greenways do not provide active park services, they are not included in this analysis.

The service area maps on the following pages reveal which areas of the community are most and least served by the existing park system. The orange service area halos overlap to form a gradient in which the darker the orange, the better the residents living in that area are served. Residents living within the darker or more opaque areas are served by multiple park locations.

Planning Area	Total Population
1	17
2	4,387
3	5,845
4	263
5	169
6	359
7	2,322
8	6,195
9	1,400
10	3,516
11	4,631
12	1,627
13	5,522
14	690
15	1,672
16	2,101
17	2,276
18	45



Mini Park Distribution Analysis

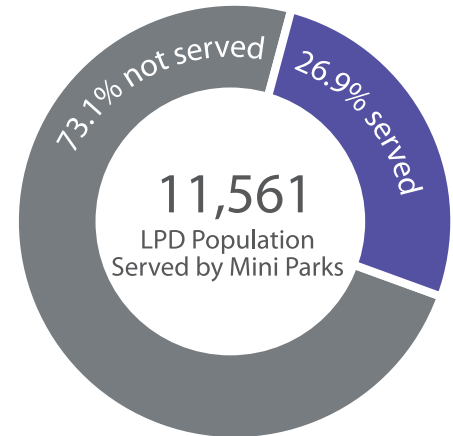
Mini Parks meet the need for a walkable, drop-in recreation experience. Appropriate elements in these parks include playgrounds, picnic areas, and seating opportunities.

The Lombard Park District has six mini parks between 0.24- and 2.73-acres in size.

The following map illustrates the quarter-mile (0.25-mile) service area for each park property that provides mini park service in orange. In addition to the District's six mini parks, this analysis also includes neighborhood and community parks, as these locations can serve the function of a mini park for residents living within a quarter-mile distance of them. Because mini parks are considered walkable destinations, service areas are truncated at the planning area boundaries.

Mini Park service is fairly well distributed throughout the District but the adopted range of 0.25-miles limits the number of residents who are included in the mini park service areas. In total, about 11,561 residents, or 26.9% of the Lombard Park District population have access to an active recreation park within a 0.25-mile walk of their homes. Approximately 31,476 residents do not live within 0.25-miles of an active recreation park, with gaps in service primarily to the south and east edges and center of the Park District Boundary. The areas of the community with no residents served by Mini Parks include areas 6, 9, 12, 14, 15, 16, and 17. Planning areas 1 and 18 additionally are not serviced by Mini Parks; however, area 1 is primarily industrial with limited residential population and area 18 only includes the Lombard Golf Course, with no residential population.

While some residents may not have access to a District provided active recreation park, some may also be utilizing other nearby open spaces to meet their recreation needs. These could include public school playgrounds and sports fields and courts outside of school hours. It is likely that some residents in planning areas 2, 3, 7, 8, 10, 11, 12, 13, and 14 have additional open space use opportunities.



Planning Area	Total Population Served	% Population Served
1	0	0.00%
2	1,029	23.46%
3	2,308	39.49%
4	174	66.16%
5	169	100.00%
6	0	0.00%
7	1,002	43.15%
8	1,693	27.33%
9	0	0.00%
10	1,828	51.99%
11	2,471	53.36%
12	0	0.00%
13	887	16.06%
14	0	0.00%
15	0	0.00%
16	0	0.00%
17	0	0.00%
18	0	0.00%

Neighborhood Park Distribution Analysis

Neighborhood Parks remain the basic unit of the park system and are generally designed for informal active and passive recreation and community gathering spaces.

Lombard Park District has six neighborhood parks measuring between 8.28- and 38.39 acres in size.

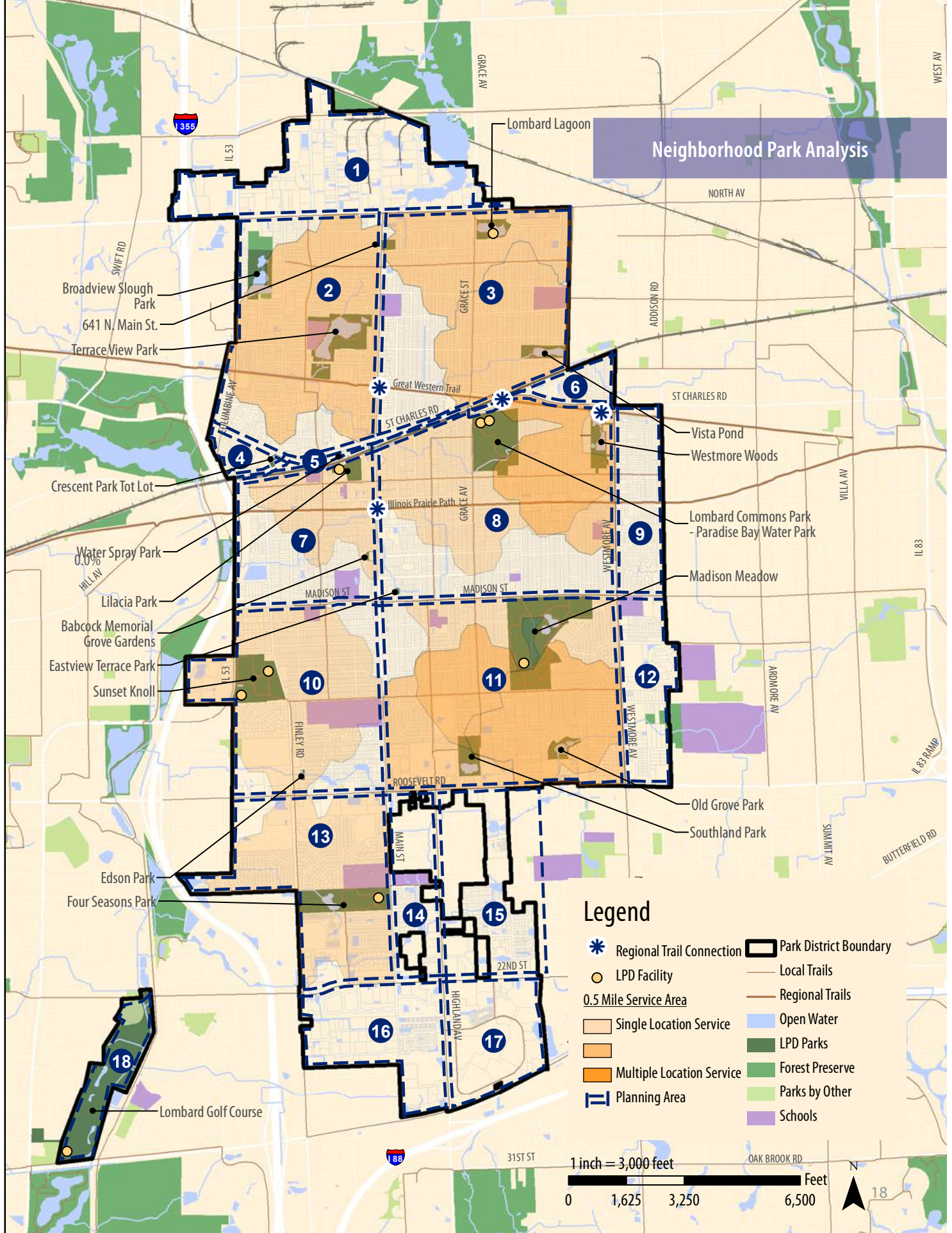
The following map illustrates the half-mile (0.5-mile) service area for each park property that provides neighborhood park service in orange. In addition to the District's six neighborhood parks, this analysis includes community parks since these locations can serve the function of a neighborhood park for residents living within a half-mile distance from them. Because neighborhood parks are considered walkable destinations, service areas are truncated at the planning area boundaries.

Neighborhood park service is fairly well distributed throughout the District. About 25,529 residents or 59.3% of Park District residents reside within a neighborhood park service area. About 17,508 residents are not served by a Lombard Park District neighborhood or community park within 0.5-miles of their home. Gaps in service are located primarily to the south, east, and north edges of the district. The areas of the community with no residents served by Neighborhood Parks include planning areas 4, 5, 6, 9, 12, 14, 15, 16, and 17.

Like mini park service, some residents may also have access to other nearby school open spaces to meet their recreation needs. It is likely that some residents in planning areas 2, 3, 7, 8, 10, 11, 12, 13, and 14 have additional open space use opportunities.



Planning Area	Total Population Served	% Population Served
1	0	0.00%
2	3,360	76.59%
3	4,149	70.98%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	986	42.46%
8	4,281	69.10%
9	0	0.00%
10	3,018	85.84%
11	4,284	92.51%
12	0	0.00%
13	5,451	98.71%
14	0	0.00%
15	0	0.00%
16	0	0.00%
17	0	0.00%
18	0	0.00%



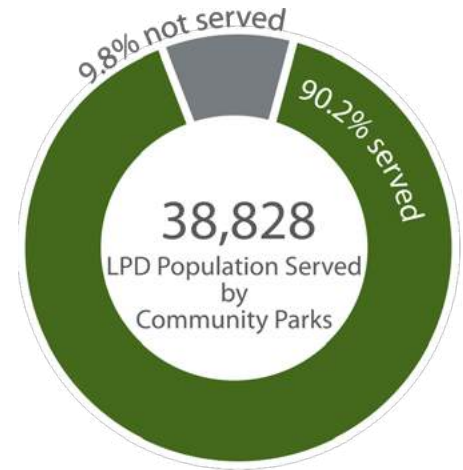
Community Park Distribution Analysis

Community Parks focus on meeting community-wide recreation needs. These parks may preserve unique landscapes and often serve as event and recreational team sport spaces.

These parks typically offer a wide variety and number of activities and may also preserve unique landscapes and host special events and programs. Due to this, they are often destinations for residents across the District and from other local communities. The Lombard Park District has five community parks between 6.97- and 91.79-acres in size.

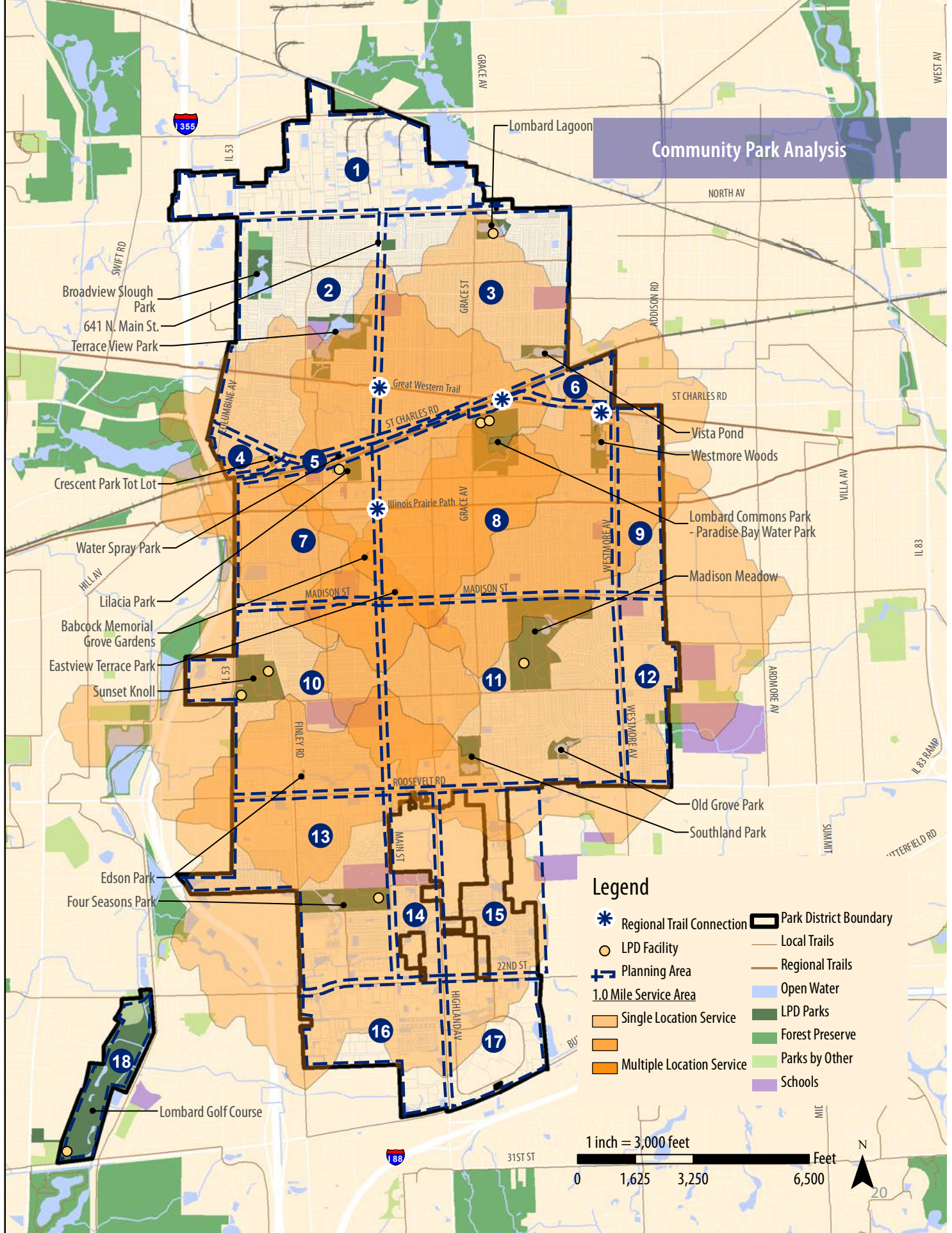
The following map illustrates the one-mile (1-mile) service area for each park property that provides community park service in orange. Unlike mini, neighborhood, and community parks are considered drive-to destinations and their services areas are not limited to planning area boundaries. Their service areas may also extend past municipal boundaries since it is common for local residents who do not live within the Park District to utilize these spaces as well.

Community park locations are within in five of the 18 planning areas, are centrally located throughout the Park District, and due to their large service area and drive-to accessibility, serve most of the Lombard community with small gaps in service to the north and south. About 38,828 residents or 90.2% of district residents live within a 1-mile drive of community park service. Additionally, because community park service is not truncated at planning area boundaries, about 9,338 people living outside of the Park District boundary also live within a community park service area. About 4,209 people living in Lombard Park District do not have access to community park service within 1-mile of their homes, located in planning areas 2, 3, 16, and 17. Because of the large scale and somewhat specialized services of community parks, it is unlikely that open spaces held by other public and private entities are supplementing this service.



Planning Area	Total Population Served	% Population Served
1	0	0.00%
2	2,991	68.18%
3	4,670	79.90%
4	263	100.00%
5	169	100.00%
6	359	100.00%
7	2,322	100.00%
8	6,195	100.00%
9	1,400	100.00%
10	3,516	100.00%
11	4,631	100.00%
12	1,565	96.19%
13	5,522	100.00%
14	690	100.00%
15	1,623	97.07%
16	925	44.03%
17	1,987	87.30%
18	0	0.00%

Out of District Service	9,338
-------------------------	-------

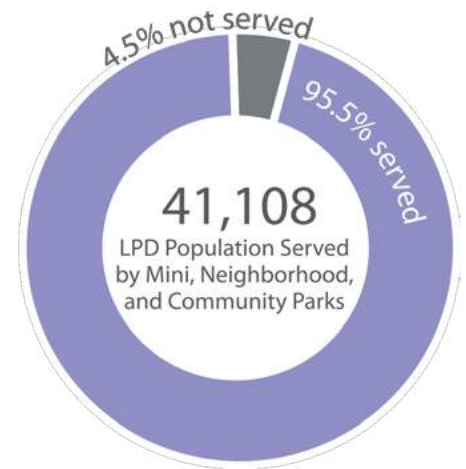


Overall Park Distribution Analysis

The Overall Service Area Analysis illustrates the District-wide deficiencies for Mini, Neighborhood, and Community Park assets combined.

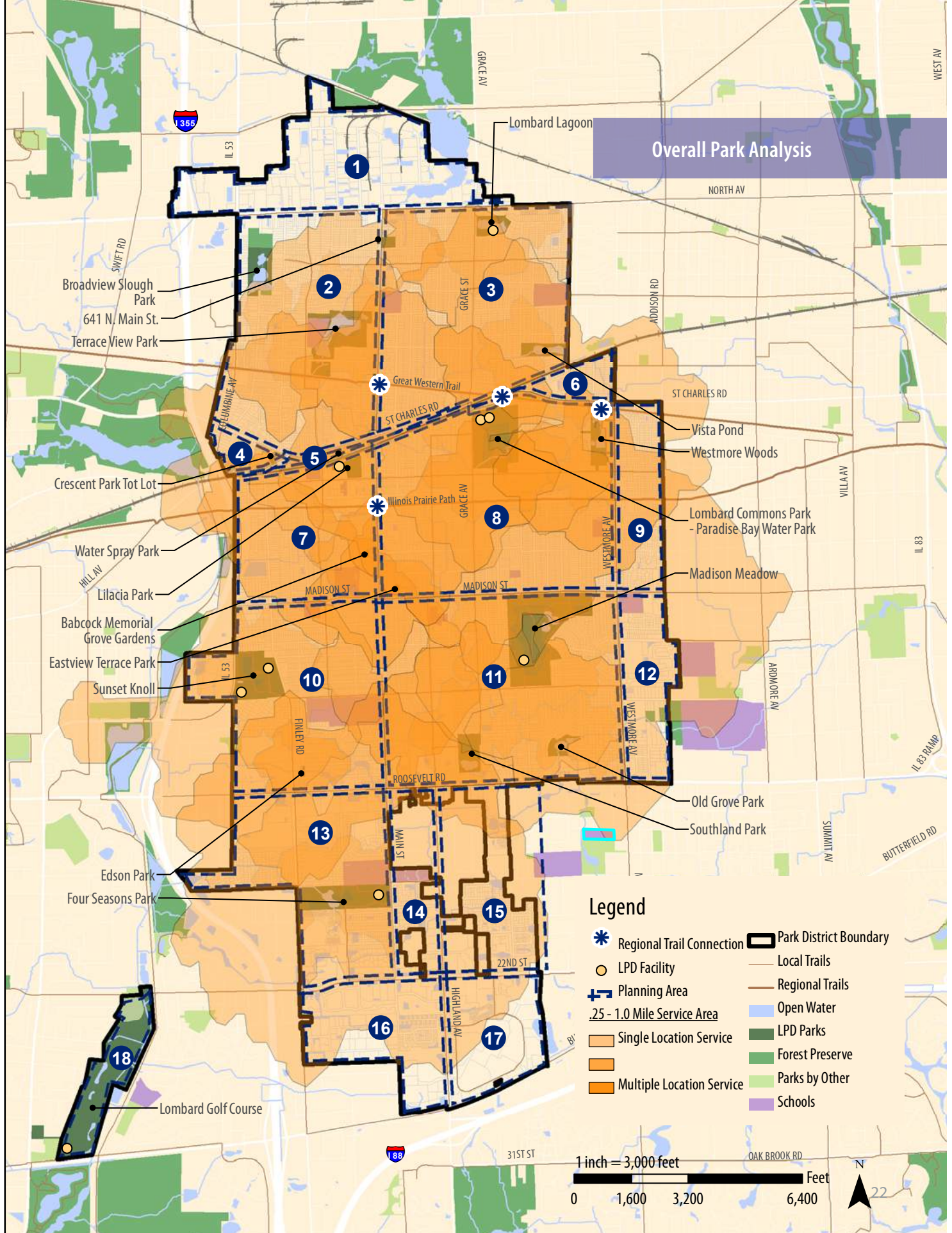
The following map illustrates these 0.25-mile, 0.5-mile, and 1-mile services areas in orange. Sections of the community that are served by more than one active park location are shown in a darker, more opaque shade of orange.

Overall, the District's existing active park system serves about 41,108 residents, about 95.5% of the population, and about 9,338 additional people living outside of the District boundary. Service is concentrated in center of the District in planning areas 7, 8, 10, and 11 where nearly every resident is served by multiple park locations.



Planning Area	Total Population Served	% Population Served
1	0	0.00%
2	4,096	93.37%
3	5,845	100.00%
4	263	100.00%
5	169	100.00%
6	359	100.00%
7	2,322	100.00%
8	6,195	100.00%
9	1,400	100.00%
10	3,516	100.00%
11	4,631	100.00%
12	1,565	96.19%
13	5,522	100.00%
14	690	100.00%
15	1,623	97.07%
16	925	44.03%
17	1,987	87.30%
18	0	0.00%

Out of District Service	9,338
-------------------------	-------



Amenities

In addition to park acreage and distribution, another measure of level of service is the total number of recreational amenities available to residents. These benchmarks come from the Illinois Statewide Comprehensive Outdoor Recreation Plan (SCORP) and the National Recreation and Park Association (NRPA) Park Metrics databases.

SCORP Comparison

Based on the Illinois SCORP, the Lombard Park District meets or exceeds the recommended number of amenities for 11 of the 29 amenities outlined in the following chart. This analysis only counts District amenities that are at current standards (not beyond their useful life). Amenities that meet or exceed the recommendation are identified by black or green text in the “Surplus/Deficit” column.

The School Districts and Forest Preserve District also provide recreational amenities for the community. While these assets are not included in this analysis, they may be providing additional recreation opportunities for the Lombard Park District residents who have access to them.

Items with red text noted in the “Surplus / Deficit” column are deficiencies. The five amenities with the greatest deficiencies, according to the comparison against SCORP averages are:

- Tennis Courts: -18.6
- Hiking Trails (miles): - 18.5
- Playgrounds: -11.0
- Horseshoe Pits: -10.2
- Baseball Fields: -9.9

Additionally, the last column on the right prioritizes the amenities most in need according to the SCORP benchmarking where 1 represents the highest priority.

SCORP Amenities Needs Analysis - Park District Amenities

Existing Population 2023

	Lombard Park District			Illinois Facility Average		Surplus / Deficit	Ranking
	Existing # of Facilities (total)	Existing # of Facilities at current standards	Existing # of Facilities per 1,000 population	Total # of Facilities needed to meet IL Average	IL Average # of Facilities per 1,000 population	Surplus / Deficit	Highest to Lowest Need
WATER-BASED FACILITIES							
Fishing Pier / Docks / Access	9	9	0.21	17.2	0.41	-8.2	6
Boat Launch Ramps / Access	0	0	0.00	5.0	0.12	-5.0	9
Swimming Pools	1	1	0.02	1.2	0.03	-0.2	22
Swimming Beaches (linear ft.)	NA	NA		712.6	16.94		23
Spray Grounds / Splash Pads	2	2	0.05	1.2	0.03	0.8	28
TRAILS							
Multi-Use Trails (Miles)	7.5	7.5	0.18	6.9	0.16	0.6	26
Hiking Trails	0.82	0.82	0.02	19.4	0.46	-18.5	2
Bicycle Trails	0	0	0.00	4.3	0.10	-4.3	10
Physical Fitness Trails (Stations)	12	12	0.29	9.3	0.22	2.7	33
Nature / Interpretive Trails (Miles)	1	0.52	0.01	2.3	0.05	-1.8	16
Cross-Country Trails	NA	NA		16.8	0.40		
Snowmobile Trails	NA	NA		4.6	0.11		
Ski Trails	NA	NA		7.6	0.18		
DAY USE FACILITIES							
Picnic Shelters	9	5	0.12	8.7	0.21	-3.7	11
Playgrounds	17	6	0.14	17.0	0.40	-11.0	3
Interpretive Centers	NA	NA		0.4	0.01		
SPORTS COURTS AND FACILITIES							
Tennis Courts	6	2	0.05	20.6	0.49	-18.6	1
Basketball Courts	8	8	0.19	10.5	0.25	-2.5	13
Volleyball Courts	1	1	0.02	7.2	0.17	-6.2	8
Baseball Fields	10	1	0.02	10.9	0.26	-9.9	5
Softball Fields	10	3	0.07	5.9	0.14	-2.9	12
Football Fields	3	3	0.07	2.3	0.05	0.7	27
Soccer Fields	21	17	0.40	7.5	0.18	9.5	34
Golf Course (18-Hole Course)	0	0	0.00	0.3	0.01	-0.3	20
Golf Course (9-Hole Course)	1	1	0.02	0.2	0.01	0.8	29
Golf Driving Range	1	1	0.02	0.0	0.00	1.0	30
Ice Rinks	2	2	0.05	1.7	0.04	0.3	25
Horseshoe Pits	0	0	0.00	10.2	0.24	-10.2	4
Bocce Court	2	2	0.05	0.0	0.00	2.0	32
Shuffleboard courts	0	0	0.00	1.9	0.05	-1.9	15
Dog Parks	0	0	0.00	0.3	0.01	-0.3	21
Frisbee Golf	2	2	0.05	0.3	0.01	1.7	31
Skate Park	1	1	0.02	0.7	0.02	0.3	24
Field Hockey	0	0	0.00	0.0	0.00	0.0	23

Recommended acreage is based off the existing population of 42,067

Additional Amenities Needed

Additional Amenities Not Needed

Park Metrics Comparison

In addition to the SCORP averages, the planning team referenced NRPA's Park Metrics to identify how Lombard Park District compares to other agencies in the Midwest states with populations between 40,000 and 50,000. Park Metrics provided information about the total population per amenity for 17 different recreation outdoor amenity types for the 10 agencies within this population range.

The following table compares the total number of Lombard Park District facilities to agencies with similar populations.

Since Park Metrics is a collection of self-reported data rather than a recommendation of number of amenities, this benchmark compares the Park District to averages without prioritizing specific amenities.

While these benchmarks provide numerical comparisons between Lombard Park District and other peer agencies, they are not considered recommendations. Each amenity noted as a surplus or deficit should be considered in conjunction with local context such as actual usage records and community input to determine if meeting these benchmarks is in alignment with community interests.

It should also be considered if the amenity is feasible for the community to offer. Not every community will have the physical space, natural resources, or operational resources available to offer every amenity type benchmarked.

Park Metrics Amenities Needs Analysis - Park District Amenities

Existing Population 2023

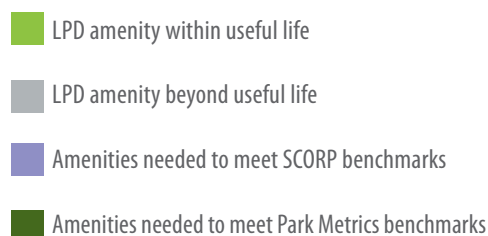
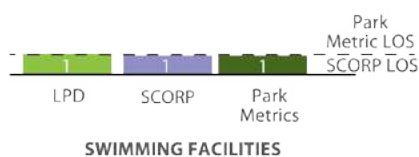
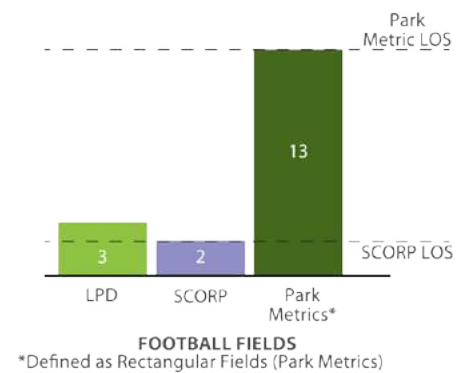
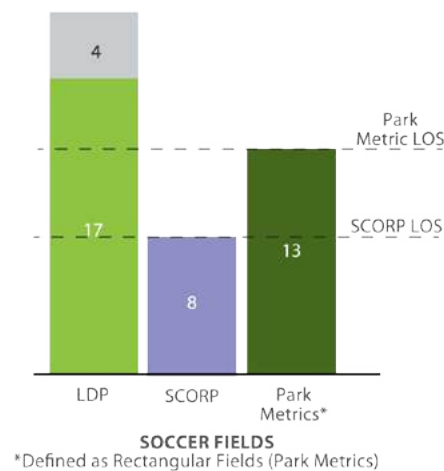
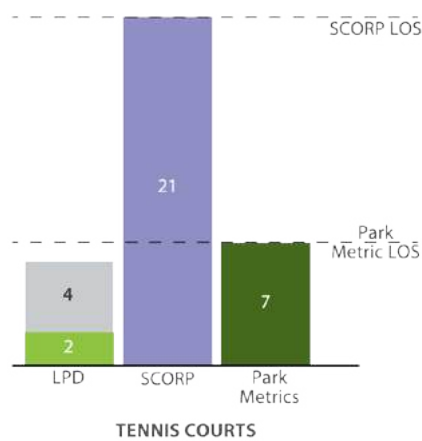
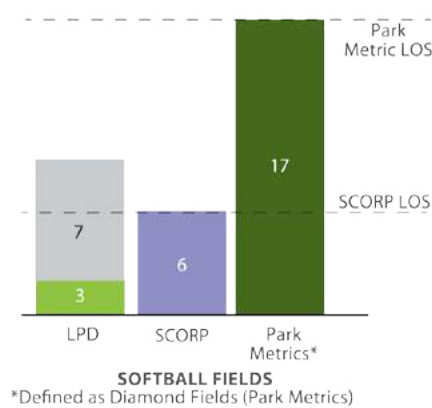
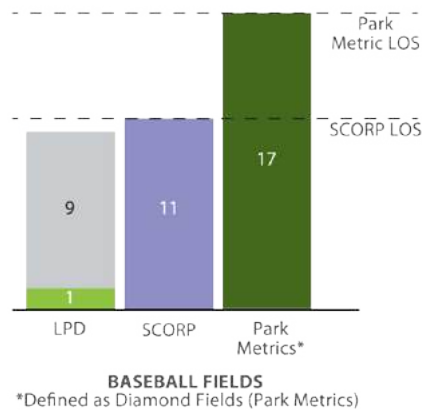
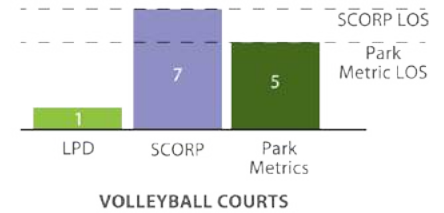
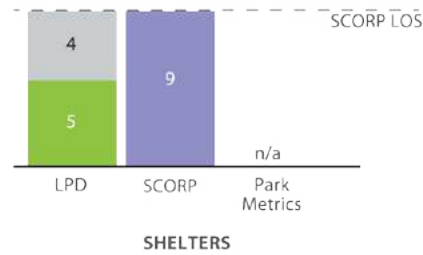
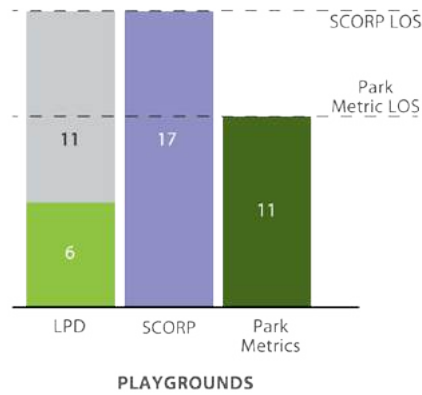
	Lombard Park District			Park Metrics Median	Surplus / Deficit	Ranking
	Existing # of Facilities (total)	Existing # of Facilities at current standards	Existing # of Facilities per population	Total # of Facilities needed to meet Park Metrics median	Surplus / Deficit	Highest to Lowest Need
Swimming Pool (indoor)	0	0	0.00	0.77	-1.0	1
Performing and / or Visual Arts Center	0	0	0.00	ISD	ISD	
DAY USE FACILITIES						
Playgrounds	17	6	0.14	11.36	-5.4	2
Fitness Zones/Exercise Stations (outdoor)	12	12	0.29	1.44	10.6	16
Skate Parks	1	1	0.02	0.97	0.0	11
Swimming Pool (outdoor)	1	1	0.02	0.99	0.0	9
Splash Pad	2	2	0.05	1.43	0.6	12
Walking Loops (outdoor)	7.5	7.5	0.18	6.60	0.9	13
Community Gardens	1	1	0.02	1.07	-0.1	8
Dog Parks	0	0	0.00	0.98	-1.0	7
SPORTS COURTS AND FACILITIES						
Tennis Courts	6	2	0.05	6.68	-4.7	3
Pickleball Courts	10	10	0.24	5.84	4.2	14
Multi-purpose Tennis/Pickleball Courts	0	0	0.00	2.20	-2.2	6
Basketball Courts	8	8	0.19	10.55	-2.6	5
Volleyball Courts	1	1	0.02	4.54	-3.5	4
Diamond Fields	20	4	0.10	16.84	-12.8	1
Rectangular Field	24	20	0.48	13.43	6.6	15
Synthetic Rectangular Field	0	0	0.00	ISD	ISD	
Overlay Field	0	0	0.00	ISD	ISD	
Ice Skating (outdoor)	2	2	0.05	1.98	0.0	10

Recommended acreage is based off the existing population of 42,067

■ Additional Amenities Needed

■ Additional Amenities Not Needed

SCORP & Park Metrics Key Comparison Graphs - All Amenities Level of Service



Mini Park Inventory

641 N. Main Street Pickleball Courts

641 N. Main Street

Observations

Natural Resources and Environmental Conditions

- Currently lawn with existing shade trees.
- Proposed improvements include a detention basin with native plants to be maintained by the Village of Lombard.

Site Design and Aesthetics

- Proposed amenities include a parking lot, detention area, and 3 pickleball courts.
- Existing building will be removed with proposed improvements.

Health, Safety, and Compliance

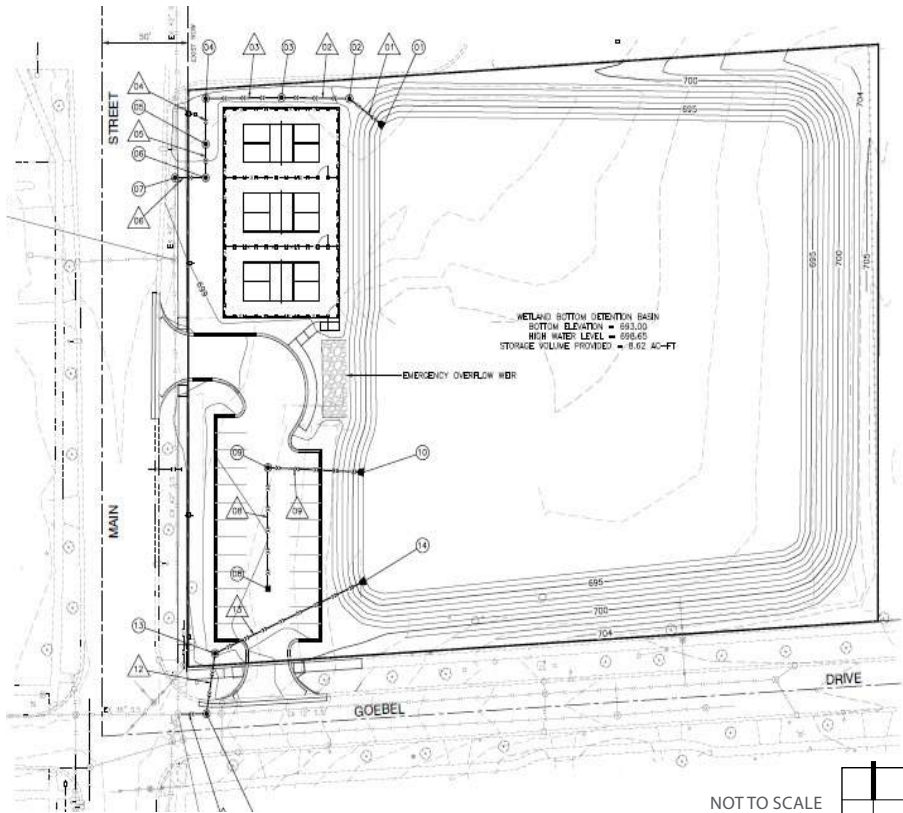
- Proposed walkways will provide accessible connections to pickleball courts.

Users and Context

- Park is connected to existing neighborhood walkways and has a strong connection to the surrounding residential areas.

Recommendations and Considerations

- IMPLEMENT: master plan for pickleball court improvements



Classification Mini Park

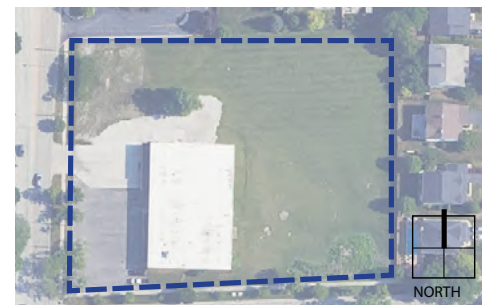
Acres 2.73

Tax Number 06-05-100-004

Acquired Leased from Village (2024)

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
3		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
24		Parking (spaces)

Italics indicates future amenity



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Aerial Photo of 641 N. Main Street Property

Classification Mini Park
 Acres .54
 Tax Number 06-07-410-001
 Acquired

Babcock Grove Memorial Gardens

Washington Boulevard and Main Street

Observations

Natural Resources and Environmental Conditions

- Park landscape consists of mature shade trees, mature pine trees, ornamental plantings, and turf.

Site Design and Aesthetics

- The park includes a sidewalk system and is adjacent to a cemetery.
- Site furnishings include benches and street lighting.
- The park is well maintained and free of litter.
- Park identification signs are present.
- Parking is not provided at the park.
- Identity sign post are in need of replacement

Health, Safety, and Compliance

- Appears to meet ADA accessibility requirements. There is minor damage to concrete walks.
- The park has lighting.
- The park's street frontage allows for adequate surveillance.

Users and Context

- Park receives low number of visitors. Visitors are mainly accessing cemetery.
- Park is located along Main Street among a residential neighborhood.
- The park does not have any internal walkways, however the adjacent walkway north of the park is connected to the neighborhood walk system.

Recommendations and Considerations

- EVALUATE: erosion control / drainage issues
- EVALUATE: accessibility at cemetery entry
- DESIGN: consider updated signage and repairing wood posts
- DESIGN: consider botanical displays overlay
- IMPLEMENT: over-seeding, restoration, and mulching

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
		Parking (spaces)



Natural Resources

 Water Bodies	 Wetlands
 100 Year Floodplain	 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



View from Northwest Washington Boulevard



Entry Gate



View from Green Valley Drive



Aerial Photo of Babcock Grove Memorial Gardens



Park Road Facade

Crescent Tot Lot

Crescent Boulevard east of Finley Road

Classification Mini Park
Acres 1.28
Tax Number 06-07-115-066
Acquired Leased from Village (2005)

Observations

Natural Resources and Environmental Conditions

- Portions of the park are located within the 100 year flood plain.
- No wetlands are present in this park.
- A detention basin lies on the northern half of the park.
- Park features rolling topography and the playground is built upon a steep hillside
- Park landscape consists of 2-3 mature oak trees and turf.

Site Design and Aesthetics

- The playground includes a 2-5 play structure, 5-12 play structure, 2 belt swings, 2 tot swings, and poured-in-place play surfacing.
- Site furnishings include benches, trash receptacles, picnic tables, and street lighting.
- The park is well maintained and free of litter.
- Parking is not provided at the park.
- Minor patches in play surfacing exist.

Health, Safety, and Compliance

- The playground does not appear to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The playground environment does not appear to meet ADA accessibility requirements for play environments.
- The playground is beyond its useful life criteria.
- The playground does not have adequate separation from busy Crescent Boulevard to the south, but fencing is provided.
- The park does not have security lighting.
- The park's street frontage allows for adequate surveillance.
- Rules and age appropriate notification signs are present.
- Lift station and detention basin use are in conflict with playground users.
- Segmental retaining walls are beginning to fail.

Users and Context

- Playground receives drop-in visitors from adjacent multi-family dwellings.
- Multi-family residential is immediately adjacent to the park. Commercial land uses are located on the southern side of Crescent Boulevard.
- The park does not have any internal walkways, however the adjacent walkway north of the park is connected to the neighborhood walk system.
- Adjacent Village sidewalk is in good condition.
- Detention basin and lift station is shared with Village.

Recommendations and Considerations

- DESIGN: consider buffer plantings, accent plantings, interpretive signage
- DESIGN: consider edge restraint where play surfacing meets turf
- DESIGN: replace playground including accessible route/ramp to playground
- IMPLEMENT: repair / secure / replace segmental retaining walls

Quantity	Year Built	
.01		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
1	2005	Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
		Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



5-12 Play Structure



Swings (2 belt, 2 bucket)



Detention Area



Aerial Photo of Crescent Tot Lot



Playground and Park Sign

Eastview Terrace Park

Charlotte Street at Circle and Eastview Streets

Classification Mini Park
 Acres .49
 Tax Number 06-08-319-001
 Acquired

Observations

Natural Resources and Environmental Conditions

- Park landscape consists of mature trees and turf.

Site Design and Aesthetics

- The park is designed for non-programmed use.
- The park is well maintained with ornamental plantings and free of litter.
- Park identification signs are present.
- One bench and paved area is provided.
- Parking is not provided at the park.

Health, Safety, and Compliance

- The park is in the middle of a traffic circle.
- Pedestrian access is not encouraged.
- The park does not have security lighting.
- The park's street frontage allows for adequate surveillance.
- Paved area appears to be in ADA compliance.

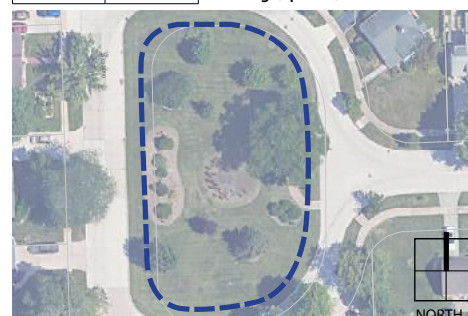
Users and Context

- Park lacks a connection to the surrounding pedestrian network.
- Park lies in the heart of a residential neighborhood.

Recommendations and Considerations

- DESIGN: consider botanical display
- DESIGN: consider seasonal / neighborhood festival or event space
- DESIGN: consider sculpture

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
		Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



View of Monarch Waystation



Park Plantings



Park Identification Sign (West)



Aerial Photo of Eastview Terrace Park



View of Park Signage

Edson Park

Morris Avenue and Edson Street

Classification Mini Park
Acres .45
Tax Number Leased - Vacated Street
Acquired Leased from Village (1991)

Observations

Natural Resources and Environmental Conditions

- Park landscape consists of mature trees and turf.

Site Design and Aesthetics

- The park has a 2-12 play year play structure, spring seesaw, and t-swing set with one belt swing and one tot swing.
- The park also features a half court basketball court and a 0.1 mile asphalt trail that connects to the surrounding neighborhood pedestrian system on the north and south.
- Site furnishings include a small picnic area, benches, and trash receptacles. A wooden fence acts as a buffer between the park and single-family dwellings on the east.
- The park is well maintained and free of litter.
- Park identification signs are present.
- Parking is not provided by the District; however, there is a parking lot west of the park that primarily serves the multi-family housing.

Health, Safety, and Compliance

- The playground appears to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The playground is beyond its useful life criteria.
- The playground environment does not appear to meet ADA accessibility requirements for play environments as there is not accessible route/entrance for the play environment and the internal walkway's slope appear to be too steep to meet ADA requirements.
- The playground has adequate separation from the roadway; however safe pedestrian entry and exit is limited.
- Site lighting is present.
- The park's street frontage and proximity to multi- and single-family residential allows for adequate passive surveillance.
- Rules and age appropriate notification signs are present.
- Village sidewalks to the south are in need of repair.

Users and Context

- Multi-family residential is located west of the park while the eastern side is single-family residential.
- The park's 0.1 mile internal walkway is connected to the neighborhood walk system.

Recommendations and Considerations

- PLAN: stronger connections to adjacent multi-family residents
- PLAN: accessible connections to play elements
- PLAN: color surfacing and play container curbing to add interest
- DESIGN: consider edge restraint where play surfacing meets turf
- DESIGN: update benches
- DESIGN: replace playground
- IMPLEMENT: consider striping / color coat at basketball court
- IMPLEMENT: work with Village to repair sidewalk where heaving has occurred

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
1		Picnic Areas
		Picnic Shelter
1	2004	Playground
1	2005	Basketball (half court)
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
		Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Playground



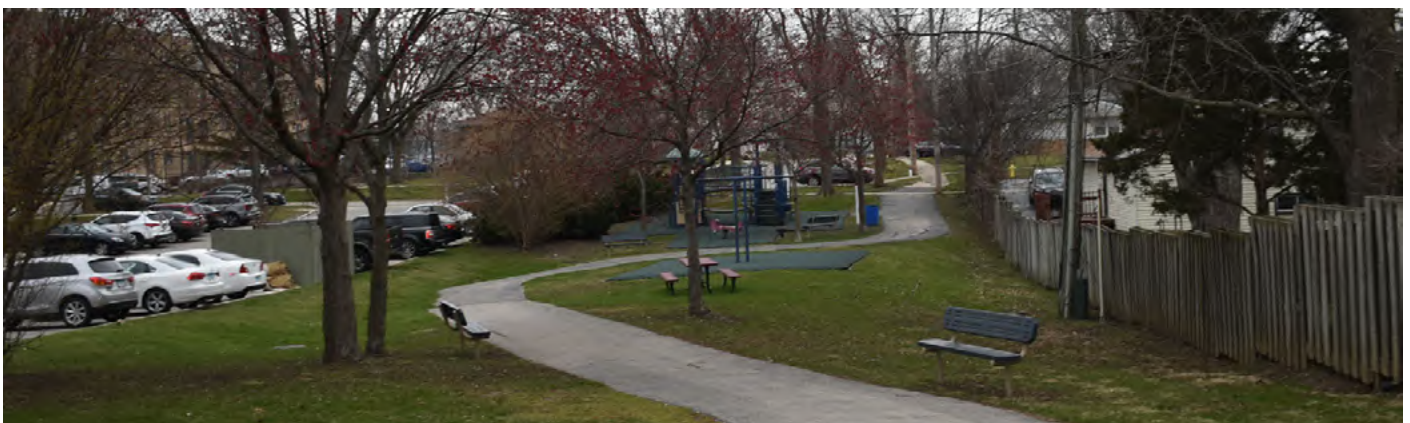
Trail and Playground



Swings



Aerial Photo of Edson Park



Trail, Swings, and Picnic Area

Water Spray Park

St. Charles Road, west of Lincoln Ave

Observations

Natural Resources and Environmental Conditions

- The park does not have any natural resources or landscape.

Site Design and Aesthetics

- The park features a shade sail, designated picnic area, and restrooms outside of the fenced in spray park.
- Site furnishings includes picnic tables, and trash receptacles.
- The park is well maintained and free of litter.
- Park identification signs are present.
- Parking (3 spaces) is provided by a lot on the south side of the park. Parking is shared with adjacent uses.

Health, Safety, and Compliance

- The spray pad environment and picnic area appears to meet ADA accessibility requirements.
- The spray park itself is fenced in and has adequate separation from the roadway; however, the picnic area is not fenced in and lacks adequate separation from the busy roads.
- Lighting is provided by the downtown street lights.
- The park's street frontage and adjacent land uses allow for adequate passive surveillance.
- Rules signs are present.

Users and Context

- Playground receives drop-in visitors from adjacent residents and non-residents.
- The park is located in the downtown business district. Multi-family residential is located east of the park while the western side is commercial development
- The spray park is connected to the downtown walk system.

Recommendations and Considerations

- EVALUATE: fencing around park, landscape treatments
- DESIGN: consider replacement or modernized approach to splash equipment
- DESIGN: consider expansion, theming, and additional layers
- DESIGN: consider stronger integration with streetscape

Classification Mini Park
Acres .33
Tax Number 06-07-231-002
Acquired Leased from Village (2007)

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
X	2006	Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
1		Picnic Areas
1	2006	Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
1	2006	Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
3 dedicated	2006	Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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Spray Park



Restrooms, Vending, and Picnic Area



Entry Gate for Spray Park



Aerial Photo of Water Spray Park



View from Lincoln Avenue

Neighborhood Park Inventory

Lombard Lagoon

Grace Street and Marcus Drive

Classification Neighborhood Park
Acres 10.41
Tax Number 06-05-200-012
Acquired

Observations

Natural Resources and Environmental Conditions

- Wetlands are present in this park.
- The park includes a pond with native plantings and boulders along the shoreline.
- The park landscape is composed of turf and mature shade trees. Additional ornamental plantings are located around the pond and warming shelter.
- Large storm pipes drain neighborhood stormwater into the pond.

Site Design and Aesthetics

- The park has open areas for non-programmed use as well as a warming house located near the playground.
- The playground includes a 2-12 play structure, 4 belt swings, 4 tot swings, wave climbing structure, spring seesaw, sand play, concrete edge separation, and engineered wood fiber play surfacing. Playground is beyond its useful life.
- The park features a stocked pond for fishing; however, boating is prohibited.
- The park has a half mile internal asphalt trail system that connects to the neighborhood sidewalk system.
- Site furniture that can be found throughout the park include a shelter, trash receptacles, a bike rack, benches, and picnic tables.
- The park is well maintained and free of litter.
- Park identification signs are present.
- An off-street asphalt parking lot has approximately 50 spaces.
- Picnic shelter is in fair condition.

Health, Safety, and Compliance

- The playground appears to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The playground has adequate separation from the roadway.
- The park has lighting along pond for ice skating.
- The park's street frontage allows for adequate surveillance.
- Rules signs are present.
- Internal walks appear to be compliant with ADA standards.
- Some maintenance to asphalt walk is needed, culverts have up-heaved walkway.
- Not all amenities are accessible.

Users and Context

- The park is located within a neighborhood
- The warming house is a rent-able facility.
- The internal trail system connects to the surrounding neighborhood pedestrian network.

Recommendations and Considerations

- EVALUATE: playground enhancements / replacement
- PLAN: consider water access / fishing access
- DESIGN: consider bio-filter and/or treatment to reduce pollutants entering lagoons
- DESIGN: consider shoreline improvements and native planting enhancements
- DESIGN: provide accessible routes where missing to all key features
- DESIGN: consider planting / buffer / rip-rap at FES outfalls/intakes
- IMPLEMENT: consider upgrading site furniture
- IMPLEMENT: consider upgrading drinking fountain
- IMPLEMENT: repair asphalt paving at settlement / heaving
- IMPLEMENT: consider parking lot seal coating

Quantity	Year Built	
.5	2009	Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
X		Indoor Program/ Support Facility
		Fitness Stations
1		Picnic Areas
1	1993	Picnic Shelter
1	2009	Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
X		Lighting
50	2008	Parking (spaces, includes on street)



Natural Resources
 Water Bodies
 Wetlands
 100 Year Floodplain
 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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APPENDICES - F. Parks Assessments



Monarch Waystation



5-12 Play Structure



Picnic Site



Aerial Photo of Lombard Lagoon



Lagoon

Old Grove Park

Michelle Lane and Fairview Avenue

Classification Neighborhood Park
Acres 8.28
Tax Number 06-17-412-013
Acquired

Observations

Natural Resources and Environmental Conditions

- The park is located within a flood plain.
- Wetlands are present in this park.
- The park landscape is composed of turf and some mature shade trees.
- The park contains a stormwater detention basin.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The east playground includes a 2-12 play structure, 2 belt/2 tot swings, and engineered wood fiber surfacing. The west playground includes a 2-5 play structure, 2 belt/2 tot swings, dome climbing structure, spring seesaw, overhead climber, sand play pit, and engineered wood fiber surfacing.
- Other park amenities include a practice baseball field and pond for fishing.
- Site furniture found throughout the park include benches, trash receptacles, bleachers, and picnic tables.
- The park is well maintained and free of litter.
- Park identification signs are present.
- An off-street asphalt parking lot has approximately 24 spaces and was recently resurfaced.

Health, Safety, and Compliance

- The east playground structure appears to be complaint with ASTM/CPSC standards.
- The west playground environment/structure is beyond its useful life and needs to be upgraded. Overhead climber is in fair condition.
- The playground has adequate separation from the roadway.
- The park has minimal lighting.
- The park's street frontage allows for adequate surveillance.
- Rules signs are present.

Users and Context

- The park lacks a pedestrian connection to the neighborhood pedestrian system.
- The park lacks accessible seating and internal pedestrian connections.

Recommendations and Considerations

- PLAN: consider water access / fishing access
- DESIGN: replace west playground
- DESIGN: consider bio-filter and/or treatment to reduce pollutants entering ponds
- DESIGN: consider shoreline improvements and native planting enhancements
- DESIGN: consider buffer / barrier between equipment and northeast play area
- DESIGN: consider planting / buffer / rip-rap at FES outfalls/intakes
- IMPLEMENT: repair asphalt paving at settlement / heaving
- IMPLEMENT: consider site furniture upgrades/replacement
- IMPLEMENT: provide engineered wood fiber replenishment

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
2	1994/2005	Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
		Lighting
24	2009	Parking (spaces)



Natural Resources

 Water Bodies	 Wetlands
 100 Year Floodplain	 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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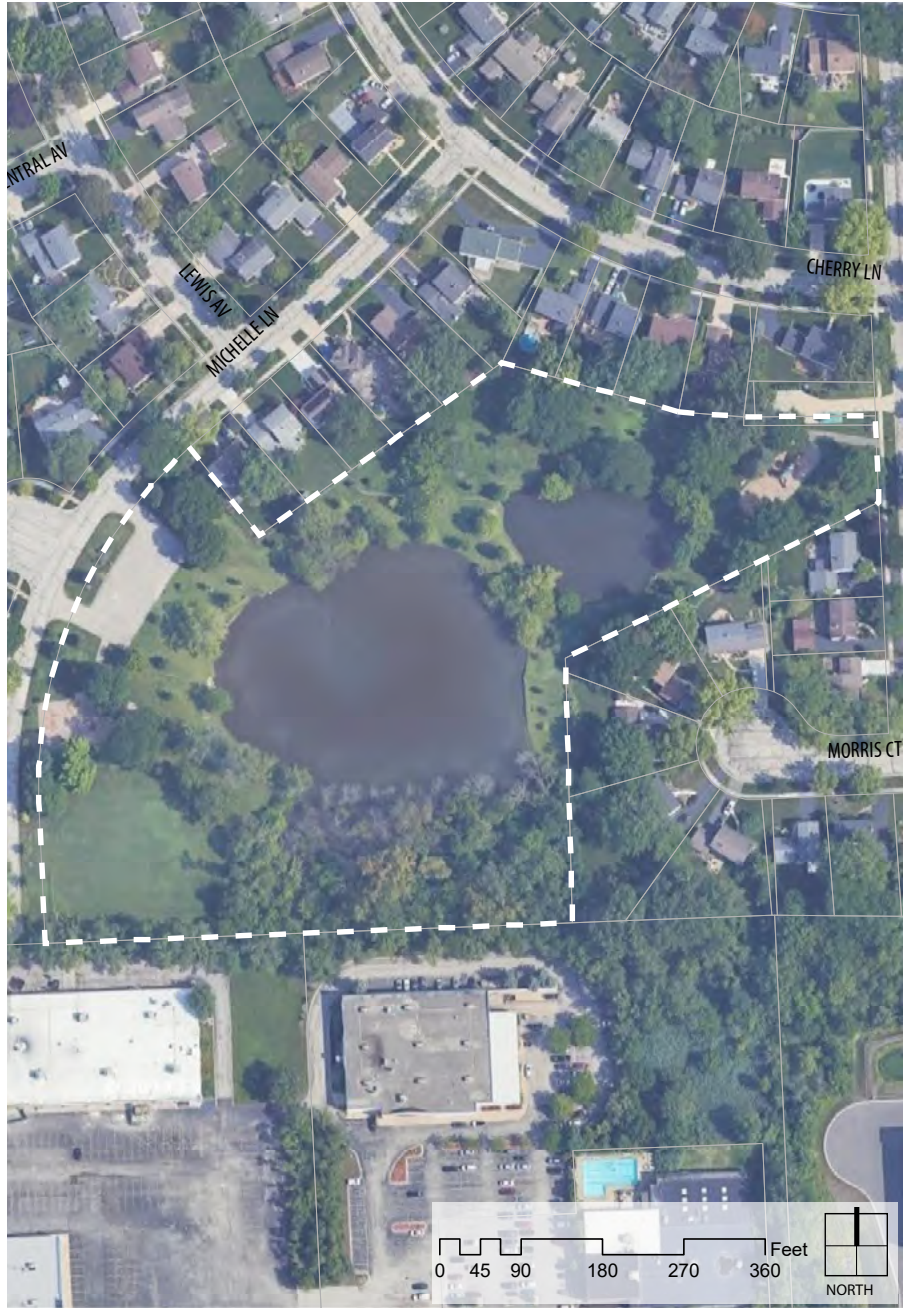
East Playground



West Playground



Practice Field



Aerial Photo of Old Grove Park



Old Grove Pond

Southland Park

Grace Street and Central Avenue

Observations

Natural Resources and Environmental Conditions

- The stormwater detention basin on the south serves as a constructed wetland.
- The park includes a detention basin with native planting and rock stabilizing the edge.
- A swale runs east-west on the south side of the soccer field and north of the sled hill and baseball field.
- The park landscape is composed of turf and shade trees.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The park currently includes a new playground with engineered wood fiber surfacing, 2 belt/2 ADA/2 tot swings, a 2-5 play structure, a 5-12 play structure, and independent play items. Other park amenities include a 250-300 ft. baseball field (#21), a sledding hill, picnic shelter, 4 pickleball courts, improved baseball field, improved soccer field with irrigation, 2 bocce courts, a .49 mile walking loop, 48 additional parking spaces, new fishing node, and new site furnishings.
- Site furniture found throughout the park include benches, trash receptacles, bleachers, and picnic tables.
- The park is well maintained and free of litter.
- Park identification signs are present.
- An off-street asphalt parking area is provided at the park that can accommodate approximately 95 cars.

Health, Safety, and Compliance

- Access to the detention pond is not encouraged.
- The playground has adequate separation from the roadway.
- The park's street frontage allows for adequate surveillance.

Users and Context

- The park has internal walkways and connection to the neighborhood walk system.

Recommendations and Considerations

- Implement Master Plan / OSLAD project

Classification Neighborhood Park
Acres 15.64
Tax Number 06-17-316-010
Acquired 1966, 1981

Quantity	Year Built	
.49	2024	Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
1	2024	Picnic Shelter
1	2024	Playground
		Basketball
		Volleyball Court
4	2024	Pickleball
		Tennis Court
1	2024	Baseball
		Softball
		Football / Rugby
1	2024	Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
2	2024	Bocce
		Natural Areas
		Open Water
		Lighting
95	2007/2024	Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



2-5 and 5-12 Play Structures



Soccer Field



Detention Area



Aerial Photo of Southland Park



Baseball Field (currently under construction)

Terrace View Park

Elizabeth Street, Greenfield Avenue, and Park Streets

Observations

Natural Resources and Environmental Conditions

- Wetlands are present in this park.
- The park includes a pond that acts as a stormwater detention basin for the surrounding neighborhood.
- The park landscape is composed of turf and shade trees with a forested area to the northeast and a native area managed by the Lombard Garden Club south of Greenfield Avenue.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The park includes a .86 mile trail system that lies around the northern perimeter but does not connect to the southern portion of the park.
- Site furniture that can be found throughout the park include benches, trash receptacles, and picnic tables.
- The park is well maintained and free of litter.
- Park identification signs are present.
- No off-street parking is provided.

Health, Safety, and Compliance

- The park has lighting present.
- The park's street frontage does not allow for passive surveillance.

Users and Context

- The park has a .86 mile internal walking trail but lacks a strong connection to the neighborhood pedestrian system.
- There is limited accessibility from the west.
- The adjacent school property has a playground with a universal play structure and swings, as well as a baseball and softball field.
- Ballfields are available for Park District use.
- Playground has connection and indirect visitor use, but primarily services the school.

Recommendations and Considerations

- PLAN: improved access to the trails on site
- PLAN: consider water access / fishing access
- PLAN: consider nature based play components/interpretive elements
- DESIGN: consider shoreline improvements and native planting enhancements
- DESIGN: consider fitness trail / challenge elements
- IMPLEMENT: consider site furniture upgrades/replacement

Classification Neighborhood Park

Acres 38.39

Tax Number 06-06-401-003, 06-06-404-003, 06-06-410-004, 06-06-416-009/032/033/055, 06-06-420-001/002/003

Acquired 1929, 1974

Quantity	Year Built	
.86	2005	Trails-Multi-Use (miles)
X		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball (full court)
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
		Lighting
		Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Park Sign and Gardens



View of South Natural Areas



Trail along Pond



Aerial Photo of Terrace View Park



Terrace View Pond

Vista Pond Park

Edgewood Avenue and Westwood Avenue

Classification Neighborhood Park
Acres 10.13
Tax Number Leased
Acquired Leased from Village (1976)

Observations

Natural Resources and Environmental Conditions

- Wetlands are present in this park.
- The park has frequent flooding issues
- The park landscape is composed of turf and mature shade trees.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The playground includes a 5-12 universally designed play structure, a 2-5 play structure, 2 belt/2 tot swings, plastic separation curb, and engineered wood fiber play surfacing.
- The playground is beyond its useful life criteria.
- The park includes a .46 mile walking trail that loops around the pond but lacks any connection to the neighborhood pedestrian system. There are opportunities for access at the ends of the dead end residential streets as well as from the sidewalk on the east side of the park along Edgewood Avenue.
- Site furnishings includes benches, trash receptacles, and picnic tables
- The park is well maintained and free of litter.
- A park identification sign is present.
- No off-street parking is provided.

Health, Safety, and Compliance

- The playground appears to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The 5-12 play structure is accessible; however, the actual play environment does not have an accessible entry point.
- The playground has adequate separation from the roadway.
- The park lacks any safety lighting.
- There is a lack of street frontage making visibility limited, but the park is located on the sides of single-family residences making passive surveillance somewhat present.
- Rules signs are present.
- Plastic playground curb is warped in locations.
- There is limited accessible seating.

Users and Context

- The park has a .46 mile internal walking trail but lacks a strong connection to the neighborhood pedestrian system.

Recommendations and Considerations

- ☐ PLAN: consider water access / fishing access
- ☐ DESIGN: consider playground container replacement w/ accessible access points
- ☐ DESIGN: consider improved pedestrian access from adjacent neighborhood
- ☐ IMPLEMENT: consider entry sign update / replacement
- ☐ IMPLEMENT: consider site furniture upgrades/replacement

Quantity	Year Built	
.46		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
1	2005	Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
X		Open Water
		Lighting
		Parking (spaces)



Natural Resources

Water Bodies Wetlands
100 Year Floodplain Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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Vista Pond



5-12 Play Structure



2-5 Play Structure



Aerial Photo of Vista Pond Park



Vista Pond

Westmore Woods

Maple Street, Westmore Avenue, and Highland Avenue

Classification Neighborhood Park

Acres 21.25

Tax Number 06-09-104-120

Acquired 1970, 1988

Observations

Natural Resources and Environmental Conditions

- Wetlands are present in this park.
- The site includes two stormwater detention basins.
- The park landscape is composed of turf and mature shade trees.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The playground includes 2-12 modular play structure , 4 belt swings, plastic separation curb, and engineered wood fiber play surfacing.
- The park features a baseball field.
- A .51 mile walking trail connects the playground to the Great Western Trail at the northern end of the site.
- Site furnishings found throughout the park include benches and trash receptacles.
- The park is well maintained and free of litter.
- A park identification sign is present.
- The off-street asphalt parking lot provides 37 parking spaces.

Health, Safety, and Compliance

- The playground appears to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The playground is beyond its useful life.
- The the play structures do not have ADA accessible features, the plastic ADA ramps are warped, limiting accessibility.
- The playground has adequate separation from the roadway.
- The park lacks any safety lighting.
- Street frontage is absent.
- Rules signs are present.

Users and Context

- Park is located within a single-family residential neighborhood.
- Typical users include residents from surrounding single-family development.
- While the .51 mile trail connects to the regional trail system, the park lacks a connection to the neighborhood pedestrian network.

Recommendations and Considerations

- PLAN: consider water access / fishing access
- PLAN: consider native planting enhancements along shrub / tree line
- DESIGN: consider playground container replacement w/ accessible access points
- DESIGN: consider concrete paving at spectator areas
- DESIGN: consider improved pedestrian access from adjacent neighborhoods
- IMPLEMENT: consider entry sign update / replacement
- IMPLEMENT: consider asphalt trail seal coating
- IMPLEMENT: consider invasive removal / native management at shoreline
- IMPLEMENT: consider site furniture upgrades/replacement

Quantity	Year Built	
.51	2011	Trails-Multi-Use (miles)
X		Trails-Hiking
X		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
1	2004	Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
1	2007	Softball
		Football / Rugby
1		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
		Lighting
37	2008	Parking (spaces)



Natural Resources

 Water Bodies	 Wetlands
 100 Year Floodplain	 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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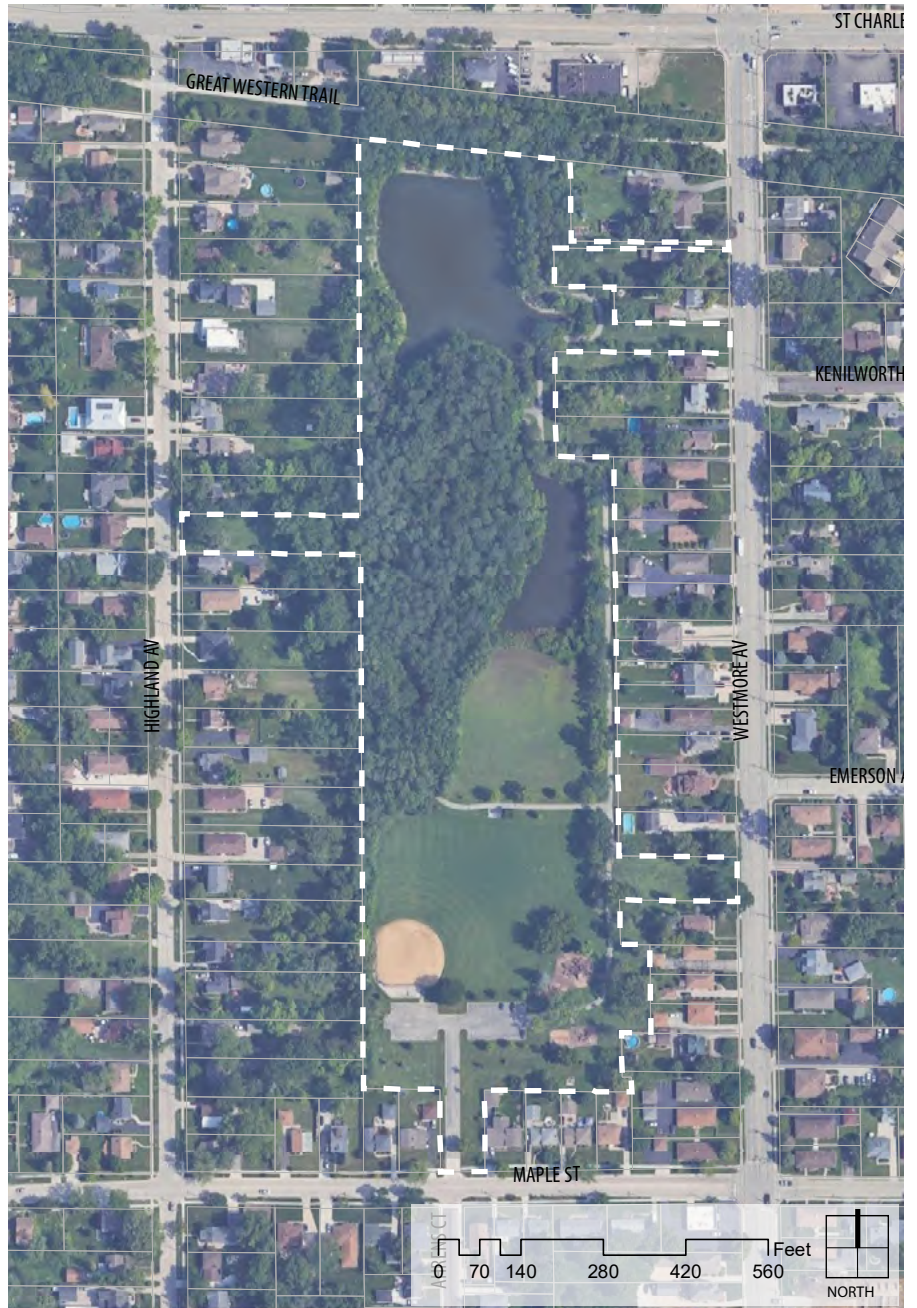
Park Identification Sign



Playground



Baseball field



Aerial Photo of Westmore Woods



Soccer Fields

Community Park Inventory

Four Seasons Park

Main Street and Finley Road

Classification Community Park
Acres 38.68
Tax Number 06-19-400-029/014
Acquired 1966, 1971, 1975

Observations

Natural Resources and Environmental Conditions

- Wetlands are present in this park.
- The park landscape is composed of turf and mature shade trees.
- Drainage issues exists between the two baseball fields at the east.
- There is a drainage swale between the soccer fields.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The park includes a 5-12 playground on the east that features a universally-designed play structure and a traditional composite structure, 2 belt/2 tot swings, wood tie separation curb, and engineered wood fiber play surfacing.
- The west play area includes a new 2-5 year play structure, 1 belt swing, 1 bucket swing, 1 ADA swing, concrete separation curb, and engineered wood fiber surfacing.
- The park includes two baseball fields, 2 basketball fields, an artificial turf volleyball court, 7 soccer fields, a fishing dock, log cabin shelter, 4 baggo game sets, 3 pickleball courts, gathering spaces, a challenge fitness course, and a total of 1.4 miles of walking trails.
- Site furniture that can be found throughout the park include benches, 2 picnic shelters, picnic tables, game tables, bike racks, and trash receptacles.
- The park is well maintained and free of litter.
- A park identification sign is present. Wayfinding signage is minimal but present.
- An off-street asphalt parking lot provides 203 spaces. The northwest parking lot is shared with Glenn Westlake Middle School.

Health, Safety, and Compliance

- The 5-12 playground appears to be compliant with current playground safety guidelines and CPSC/ASTM standards.
- The 5-12 playground is beyond its useful life.
- The 5-12 playground lacks accessible entry.
- The 2-5 playground has accessible entry and access ramp to structure.
- The playground has adequate separation from the roadway.
- The park lacks any safety lighting in locations.
- The park's street frontage and proximity to residential areas allows for adequate passive surveillance.
- Rules signs are present.

Users and Context

- Park is located between residential dwellings, Manor hill Elementary School, and Glenn Westlake Middle School.
- The park has an internal trail system but lacks a strong connection to the neighborhood walk system.
- The log cabin in a rent-able facility.

Recommendations and Considerations

- DESIGN: complete remaining master plan elements (SW corner)
- DESIGN: replace east playground

Quantity	Year Built	
1.4	1995/2023	Trails-Multi-Use (miles)
X		Trails-Interpretive
		Regional Trail Access
X	1995	Restrooms
		Concessions
		Indoor Program/ Support Facility
10	2021	Fitness Stations
		Picnic Areas
2	2021/2023	Picnic Shelter
2	2003/2023	Playground
2	2021	Basketball (full courts)
1	2023	Volleyball Court
3	2021	Pickleball
		Tennis Court
2	2009/2011	Baseball
		Softball
		Football / Rugby
7		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
		Ice Skating
1		Sled Hill
		Splash Pad
		Swimming Pool
4	2021/2023	Baggo
2	2023	Chess / Checkers
		Bocce
		Natural Areas
X		Open Water
		Lighting
203	1995	Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
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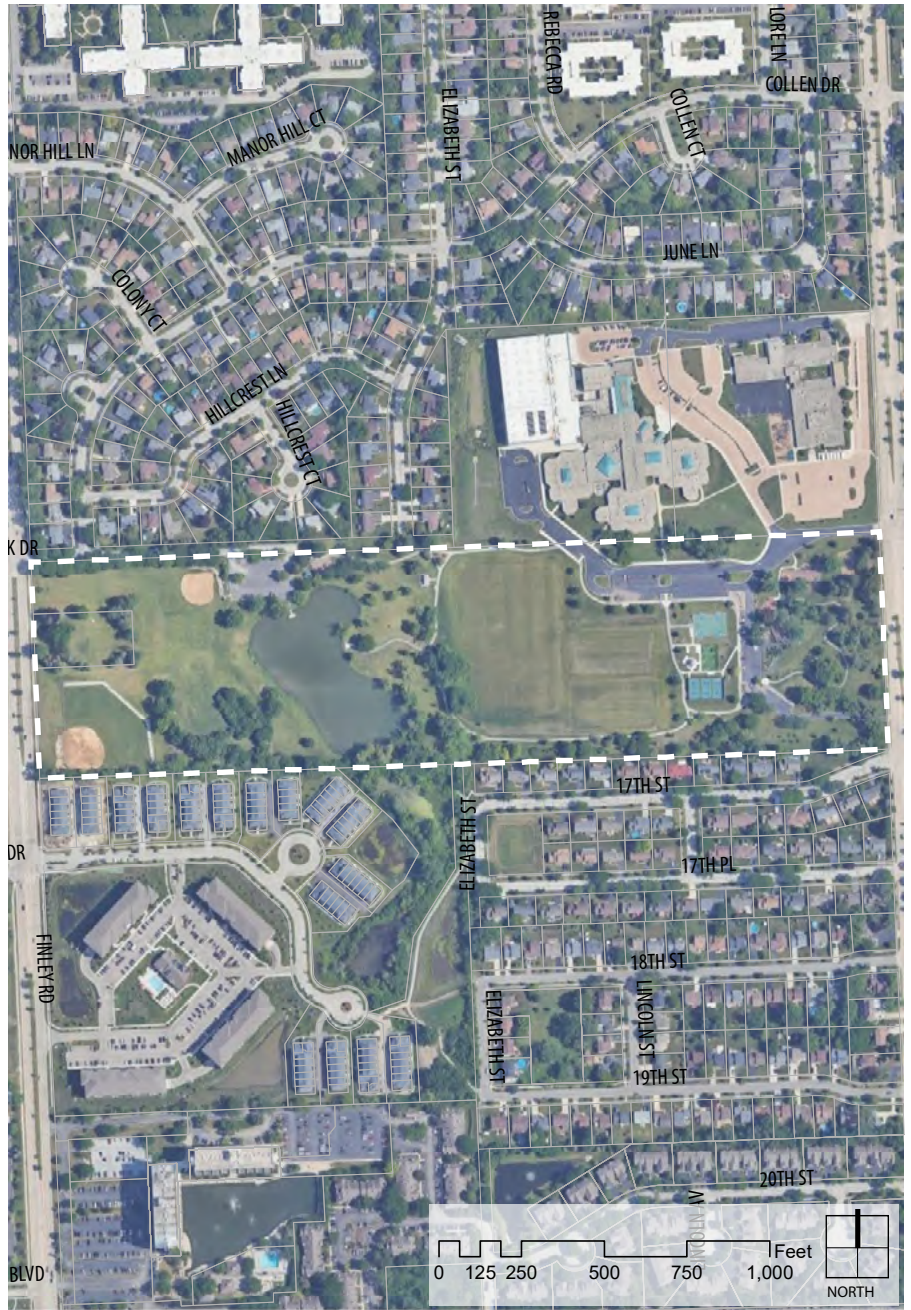
5-12 Play Structure



2-5 Play Structure



Lombard Log Cabin



Aerial Photo of Four Seasons Park



Lilacia Park

150 S. Park Avenue

Classification Community Park
Acres 7.12
Tax Number 06-04-212-042/044
Acquired 1927

Observations

Natural Resources and Environmental Conditions

- Designed by Jens Jensen, the park landscape is composed of turf, lilacs, perennials, and mature shade trees.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The park features fountains and sculptures along a .61 nature trail. The fountain is aging and will soon be a maintenance priority.
- The park includes a coach house, storage building, greenhouse, and maintenance shed. The site also includes the administration building.
- Site furniture that can be found throughout the park include a shelter, benches, trash receptacles, and picnic tables.
- The park is well maintained and free of litter.
- A park identification sign is present.
- Off-street parking (16 spaces) is provided by a small asphalt parking lot that also accommodates parking for the adjacent administration building.

Health, Safety, and Compliance

- The park has adequate separation from the roadway.
- The park has minimal lighting.
- The park's street frontage and proximity to residential areas allows for adequate passive surveillance.

Users and Context

- The park includes the Lombard Park District Administration Building in the downtown Lombard business district.
- The park has a .61 mile internal nature trail that also connects the park to the neighborhood pedestrian system.

Recommendations and Considerations

- PLAN: complete and implement master plan including newly acquired property and restoration
- PLAN: consider gardening programming opportunities and supporting spaces
- DESIGN: consider nature based play environment
- DESIGN: consider amphitheater
- DESIGN: consider trails, botanical displays, and sculpture elements throughout
- DESIGN: repair updates to the coach house / chicken coop / greenhouse
- DESIGN: consider repairs / updates to the main fountain
- DESIGN: consider additional support for festivals / events

Quantity	Year Built	
.61		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
X		Indoor Program/ Support Facility
		Fitness Stations
1		Picnic Areas
1	1993	Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas (Gardens)
		Open Water
X		Lighting
16	2012	Parking (spaces)

Community Park



Natural Resources

Water Bodies Wetlands
100 Year Floodplain Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Picnic Shelter



The Coach House



Lawn



Aerial Photo of Lilacia Park



View off Terrace

Lombard Common Park

Grace Street and St. Charles Road

Classification Community Park

Acres 49.30

Tax Number 06-08-201-004

Acquired 1952

Observations

Natural Resources and Environmental Conditions

- The park landscape consists of turf and mature shade trees with some ornamental vegetation near the water park and community building.

Site Design and Aesthetics

- The park contains sites for non-programmed use.
- The Grace Street playground includes a universally designed modular play structure, dome climber, dinosaur spring rider, 4 belt swings, 3 tot swings, and 1 ADA swing, concrete separation curb, and engineer wood fiber surfacing. The Edgewood Street playground includes freestanding play elements, and 2 belt/2 tot swings.
- Other park features include an 11-hole frisbee golf course, tennis courts, basketball courts, volleyball courts, soccer fields, and the Paradise Bay Water Park.
- The park features the Veterans Memorial, located on the south end of the park.
- The park includes a 1.22 mile multi-use trail. The trail makes a strong connection to the surrounding neighborhood pedestrian system but misses the opportunity to connect to the Great Western Trail that lies on the northern boundary of the park.
- Site furniture includes benches, picnic shelter, trash receptacles, picnic tables, drinking fountains, and bike racks.
- The park is well maintained and free of litter.
- A park identification sign is present.
- There are two off-street asphalt parking lots that provide 100 spaces. The parking lots provide parking for the park, community building, and water park.

Health, Safety, and Compliance

- The playground appears to meet CPSC/ASTM standards.
- The play structure is a universally designed structure.
- The park has adequate separation from the roadway.
- The park lacks lighting.
- Edgewood Street playground is beyond its useful life. Plastic curbing is warped and broken in locations.
- Picnic restroom shelter has footing up-heave and is in need of replacement.
- The park's street frontage and proximity to residential areas allows for adequate passive surveillance.
- Asphalt paths need re-surfacing in spots to allow accessibility.
- Limited accessible seating, especially adjacent to playgrounds.
- No accessible paths to the baseball fields.
- Rules signs are present.

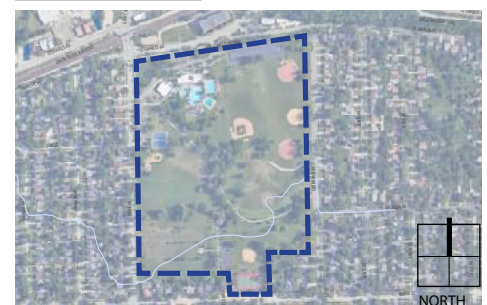
Users and Context

- The park is adjacent to single-family residential dwellings.
- The trail makes a strong connection to the surrounding neighborhood pedestrian system but misses the opportunity to connect to the Great Western Trail that lies on the northern boundary of the park.

Recommendations and Considerations

- ☐ PLAN: replacement of picnic/restroom building
- ☐ PLAN: consider conversion of perimeter turf to native areas
- ☐ EVALUATE: replacement of large picnic shelter
- ☐ EVALUATE: as a potential location for multi-use artificial turf field
- ☐ DESIGN: replacement of southeast playground
- ☐ IMPLEMENT: consider color coat patch / overlay at courts
- ☐ IMPLEMENT: consider pathway replacements / overlays
- ☐ IMPLEMENT: consider landscape refresh at memorial

Quantity	Year Built	
1.22		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
X	2001	Restrooms
		Concessions
X		Indoor Program/ Support Facility
		Fitness Stations
2		Picnic Areas
1	1993	Picnic Shelter
2	2005/2014	Playground
2	2006	Basketball (full courts)
		Volleyball Court
		Pickleball
4	1995	Tennis Court
2	2009	Baseball
3	2009	Softball
		Football / Rugby
3		Soccer
		Golf Driving Range
		Golf Course (holes)
11		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
X	2009	Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
		Open Water
X		Lighting
114		Parking (spaces)



Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



5-12 Play Structure



Paradise Bay Water Park



Restroom Shelter



Aerial Photo of Lombard Commons Park



Veteran's Memorial

Madison Meadow Park

Madison Street and Ahrens Avenue

Observations

Natural Resources and Environmental Conditions

- Portions of the park are located in a flood plain.
- Wetlands are present in this park near the detention basin.
- The park landscape is composed of turf and shade trees. The detention basin/pond edge consists of native vegetation and large rocks.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The northwest playground is in good condition and includes a 2-5 structure, 4 belt / 1 ADA / 2 tot swings, 5-12 structure, free standing play elements,
- The south playground includes a 2-12 year play structure, 2 belt / 1 tot / 1 ADA swings, plastic separation curb, and engineered wood fiber play surfacing.
- The park also includes football, baseball, softball, basketball, 19-hole disc golf, tennis, a skate park, and a roller hockey court. The basketball court has some surface cracking and the roller hockey court needs new nets and resurfacing. The baseball and softball fields have sports lighting and well-kept backstops.
- A 1.56 mile walking trail connects many of the park features, but stronger connections need to be made to the playgrounds.
- Site furnishings include a picnic shelter, park benches, trash receptacles, picnic tables, lighting, bike racks, and drinking fountains.
- The park is well maintained and free of litter.
- A park identification sign is present.
- Ballfields are in good condition with minor repairs needed to fence fabric.
- Off-street asphalt parking lots and on-street parking along Ahrens and Madison provide 489 parking spaces.

Health, Safety, and Compliance

- The playgrounds appear to meet CPSC/ASTM standards.
- The north playground offers both an accessible play environment entry and a universally designed play structure. The south playground has a plastic access ramp in fair condition.
- The south playground is beyond its useful life.
- The park has adequate separation from the roadway.
- Skatepark, tennis, and basketball courts need spot resurfacing.
- The park lacks lighting.
- The park's street frontage and proximity to residential areas allows for adequate passive surveillance.
- Rules signs are not present.

Users and Context

- The park is adjacent to single-family residential dwellings.
- The 1.56 mile walking trail needs a stronger connection to the neighborhood pedestrian system.

Recommendations and Considerations

- ☐ DESIGN: replacement of southeast playground
- ☐ PLAN: consider conversion of perimeter turf to native areas
- ☐ PLAN: consider pickleball
- ☐ PLAN: consider adding shade / ball control in ballfield areas
- ☐ PLAN: consider pond access / fishing access
- ☐ PLAN: consider large hex shelter replacement
- ☐ DESIGN: replace limestone screenings paving with concrete
- ☐ DESIGN: address field drainage challenges
- ☐ IMPLEMENT: consider parking lot sealcoat / re-stripe
- ☐ IMPLEMENT: consider color coat patch / overlay at courts
- ☐ IMPLEMENT: consider fence replacement at courts
- ☐ DESIGN: consider overhaul of court area with teen focus

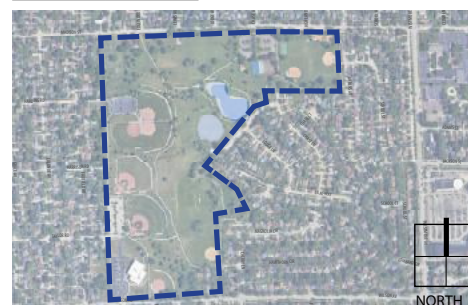
Classification Community Park

Acres 91.79

Tax Number 06-16-100-002, 06-17-212-007, 06-17-212-002 (House), 06-17-202-003 (House)

Acquired 1952, 1971

Quantity	Year Built	
1.56		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
X		Restrooms
X		Concessions
X		Indoor Program/ Support Facility
		Fitness Stations
3		Picnic Areas
1	1993	Picnic Shelter
2	2008/2014	Playground
1	2009	Basketball
		Volleyball Court
		Pickleball
2	2009	Tennis Court
3	2009	Baseball
6	2009	Softball
2		Football / Rugby
5		Soccer
		Golf Driving Range
		Golf Course (holes)
19		Disc Golf (holes)
1		In-Line Skating
1		Skate Park
X		Fishing
1		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
X		Community Gardens
489		Parking (spaces)



Natural Resources

 Water Bodies	 Wetlands
 100 Year Floodplain	 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Skate Park



North Playground



North Baseball field



Aerial Photo of Madison Meadows Park



Madison Meadow Pond

Sunset Knoll Park

Finley Road and Wilson Avenue

Observations

Natural Resources and Environmental Conditions

- A detention pond is present in this park.
- The park landscape is composed of turf and mature shade trees with a detention pond on the northwest portion of the site. The park includes a natural area with native vegetation.

Site Design and Aesthetics

- The park has open areas for non-programmed use.
- The central playground includes a 2-5 year modular play structure, 2 belt/1 tot/1 ADA swings, a splash pad, and Neos electronic play structure. The central playground lacks a separation curb but includes poured in place rubber play surfacing. The northwest playground includes a universally designed play structure, 2-5 year play structure, car spring rider, sand play, talk tubes, 2 belt/2 tot wings, concrete separation curb, and engineered wood fiber play surfacing.
- The park also includes basketball, baseball, batting cages, and soccer. The detention pond/constructed wetland offers opportunities for fishing.
- A decomposed granite trail and nature area is located on the southeast side of the park. The park also includes a 1.0 mile walking trail.
- The park includes the Sunset Knoll Recreation Center, the hub for most of the park district's programs and the Sunset Knoll Maintenance Facility. The maintenance facility is in good condition; however, the recreation facility is not large enough to accommodate all of the desired programs and is in need of update or replacement.
- Site furniture includes a picnic shelter, benches, trash receptacles, picnic tables, bike racks, bleachers, and drinking fountains.
- The park is well maintained and free of litter.
- Park identification signage and wayfinding signage is present.
- Three off-street asphalt parking lots provide 161 parking spaces. Lots accommodate parking for the park and the recreation center. The south parking lot is shared with Glenbard East High School.

Health, Safety, and Compliance

- The central playground appear to meet CPSC/ASTM and ADA standards and guidelines.
- The north playground is beyond its useful life.
- The north playground lacks accessibility
- The park has adequate separation from the roadway.
- The park has security lighting.
- The park's street frontage and adjacent land uses allow for minimal surveillance.
- Rules signs are present.

Users and Context

- The park is adjacent to single-family residential dwellings, and Illinois Route 53 lies along the west border of the park.
- The 1.0 mile internal walkway connects the park features as well as provides minimal connection to the neighborhood pedestrian system.

Recommendations and Considerations


- ☐ EVALUATE: consider parking lot repair
- ☐ DESIGN: replace limestone screenings paving with concrete
- ☐ DESIGN: replace north playground
- ☐ DESIGN: consider adding concrete stain/ additional landscape layering from previous master plan
- ☐ IMPLEMENT: consider color coat patch / overlay at courts
- ☐ PLAN: update master plan related to immediate building refinements


Classification	Community Park
Acres	36.50
Tax Number	06-18-106-008
Acquired	1952, 1971
	OSLAD Development Grant 2011


Quantity	Year Built	
1.0	2011	Trails-Multi-Use (miles)
.12	2011	Trails-Interpretive
		Regional Trail Access
X		Restrooms
X		Concessions
X		Indoor Program/ Support Facility
2	2010	Fitness Stations
1		Picnic Areas
1	2011	Picnic Shelter
2	2000/2011	Playground
2	2009	Basketball (half courts)
		Volleyball Court
		Pickleball
		Tennis Court
2	2011	Baseball
		Softball
		Football / Rugby
4	2011	Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
X		Fishing
1	2011	Ice Skating
1		Sled Hill
1	2011	Splash Pad
		Swimming Pool
2	2011	Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
X		Open Water
X		Lighting
161		Parking (spaces)




Natural Resources


Water Bodies


Wetlands


100 Year Floodplain


Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Fitness Station



TLC Playground



Tennis Courts



Aerial Photo of Sunset Knoll Park



Playground Shelter

Natural Areas Inventory

Broadview Slough

Broadview Avenue and Crystal Avenue

Observations

Natural Resources and Environmental Conditions

- The park is located in a flood plain.
- Wetlands are present in this park.
- The park is natural area with a pond and mature vegetation that collects water from adjacent properties with limited access. Community use is not intended for this park.
- The northern portion of the park is owned by the Forest Preserve and managed by the Park District.

Site Design and Aesthetics

- The park is a natural area.
- The park is well maintained and free of litter.
- Park identification signage is present.
- Two parking spaces are present for the park; however, these are used by adjacent residents for personal use.

Health, Safety, and Compliance

- Access to the slough/pond is not encouraged.
- The park lacks security lighting.
- There is little opportunity for passive surveillance.
- Rules signs are not present.

Users and Context

- The park is adjacent to single-family residential dwellings.
- There is no connection to neighborhood pedestrian walkways.

Recommendations and Considerations

- ☐ EVALUATE: fishing access and shoreline improvements
- ☐ EVALUATE: parking agreement on north end of park
- ☐ PLAN: aquatic improvements, dredging and restoration
- ☐ PLAN: establish as center of nature programming
- ☐ DESIGN: consider boardwalk system, outdoor lab, and/or learning center
- ☐ DESIGN: consider bird watching amenities

Classification Natural Area

Acres 19.80

Tax Number 06-06-102-048, 06-06-100-029 to 033,
06-06-102-007, 06-06-101-010 to 012

Acquired 1998, Forest Preserve owns all
parcels except 06-06-102-048

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
		Lighting
2		Parking (spaces)



Natural Resources

 Water Bodies	 Wetlands
 100 Year Floodplain	 Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Park Sign



North Trail



North Trail



Aerial Photo of Broadview Slough Park



The Slough

Lombard Golf Course Natural Area

2400 Butterfield Road, Lombard, IL

Classification Natural Area

Acres 40

Tax Number

Acquired

Observations

Natural Resources and Environmental Conditions

- The park is located in a flood plain.
- Wetlands are present in this park.
- The park is natural area with a pond and mature vegetation that collects water from adjacent properties with limited access. Community use is not intended for this park.
- This park is located north of Lombard Golf Course

Site Design and Aesthetics

- The park is a natural area.
- Park identification signage is not present.
- Parking is not provided as use is not intended

Health, Safety, and Compliance

- Access is not encouraged.
- There is little opportunity for passive surveillance.
- Rules signs are not present.

Users and Context

- The park is adjacent to Lombard Golf Course.
- There is no connection to neighborhood pedestrian walkways.

Recommendations and Considerations

- EVALUATE: native area management, habitat development, and restoration
- EVALUATE: provide meaningful access to public with trail head, walkways, boardwalks.

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
		Restrooms
		Concessions
		Indoor Program/ Support Facility
		Fitness Stations
		Picnic Areas
		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
		Golf Driving Range
		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
X		Natural Areas
		Open Water
		Lighting
		Parking (spaces)

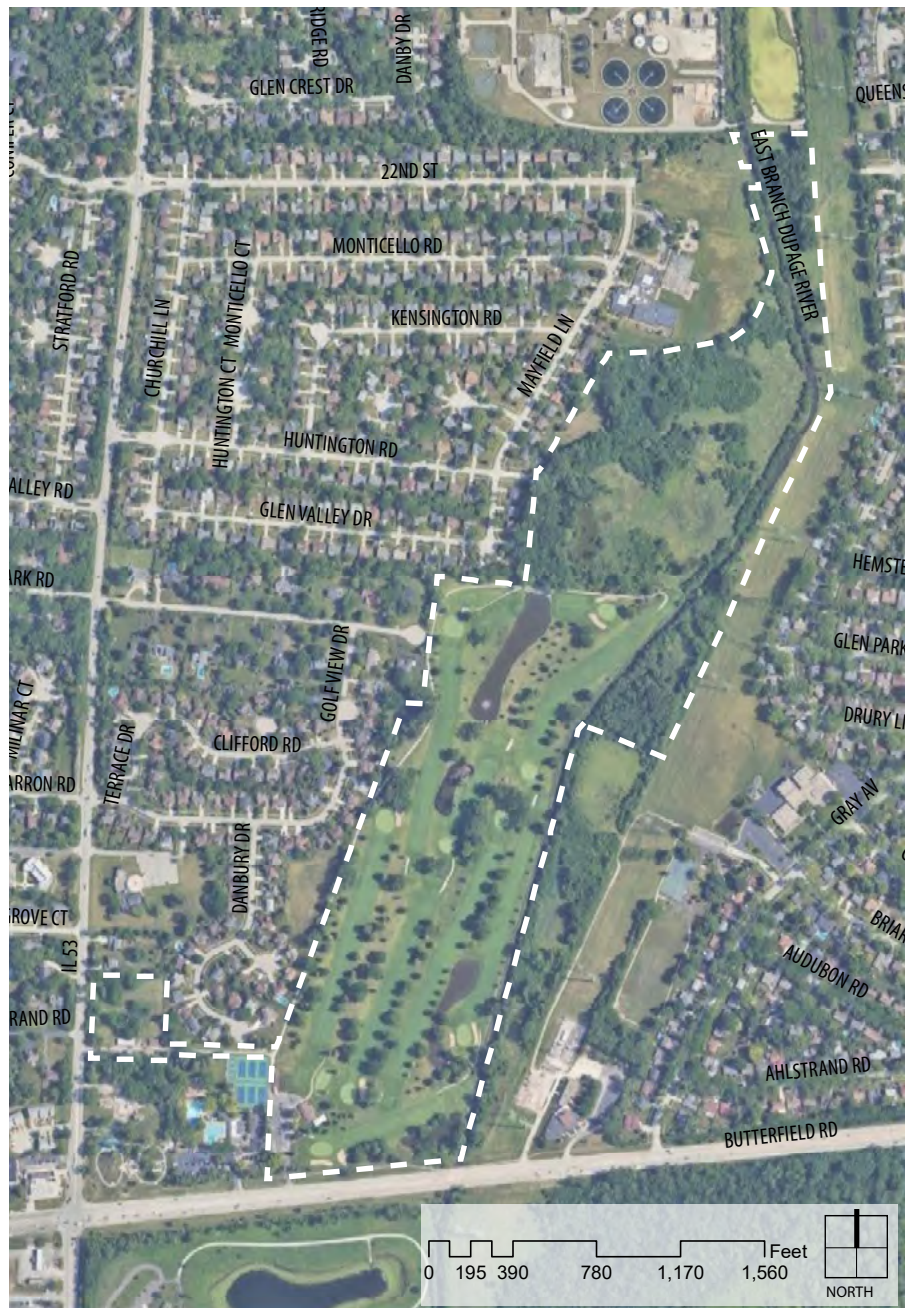


Natural Resources

Water Bodies	Wetlands
100 Year Floodplain	Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



Special Use Facility Inventory

Lombard Golf Course

2400 Butterfield Road, Lombard, IL

Classification Special Use
Acres 103.56
Tax Number 05-25-100-036, 05-25-203-032, 05-025-300-009, 05-26-403-003/004/009
Acquired 1966

Observations

Natural Resources and Environmental Conditions

- The golf course is located in a flood plain.
- Wetlands are present in the golf course as well as in the 40 acres to the north that are owned by the park district.
- The East Branch of the DuPage River runs through the golf course.
- The landscape consists of manicured lawns and mature shade trees.
- The golf course experiences significant flooding issues from the river to the east.

Site Design and Aesthetics

- The golf course consists of 9 regulation-size holes, a driving range, and club house with concessions, and permanent tent and table plaza.
- Site furnishing include picnic tables, benches, and trash receptacles near club house.
- Golf course is well-maintained and free of litter.
- An identification sign is present.

Health, Safety, and Compliance

- Flooding issues impair the safety of the course.
- The course has security lighting.
- There is opportunity for passive surveillance.
- Rules signs are present.

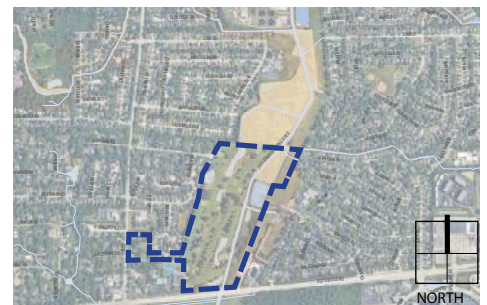
Users and Context

- The course is adjacent to single-family residential dwellings.
- The course has access to Illinois Route 56.
- There is poor connection to neighborhood pedestrian walkways.

Recommendations and Considerations

- EVALUATE: consider major flood management project
- IMPLEMENT: master plan for outdoor shelter improvements

Quantity	Year Built	
		Trails-Multi-Use (miles)
		Trails-Interpretive
		Regional Trail Access
X		Restrooms
X		Concessions
X		Indoor Program/ Support Facility
		Fitness Stations
1		Picnic Areas
1		Picnic Shelter
		Playground
		Basketball
		Volleyball Court
		Pickleball
		Tennis Court
		Baseball
		Softball
		Football / Rugby
		Soccer
1		Golf Driving Range
9		Golf Course (holes)
		Disc Golf (holes)
		In-Line Skating
		Skate Park
		Fishing
		Ice Skating
		Sled Hill
		Splash Pad
		Swimming Pool
		Baggo
		Chess / Checkers
		Bocce
		Natural Areas
		Open Water
X		Lighting
64		Parking (spaces)



Natural Resources

Water Bodies Wetlands
100 Year Floodplain Retention and Detention Areas

Utilities available:

ELE	WATER	STORM	SAN	GAS	TEL
-----	-------	-------	-----	-----	-----



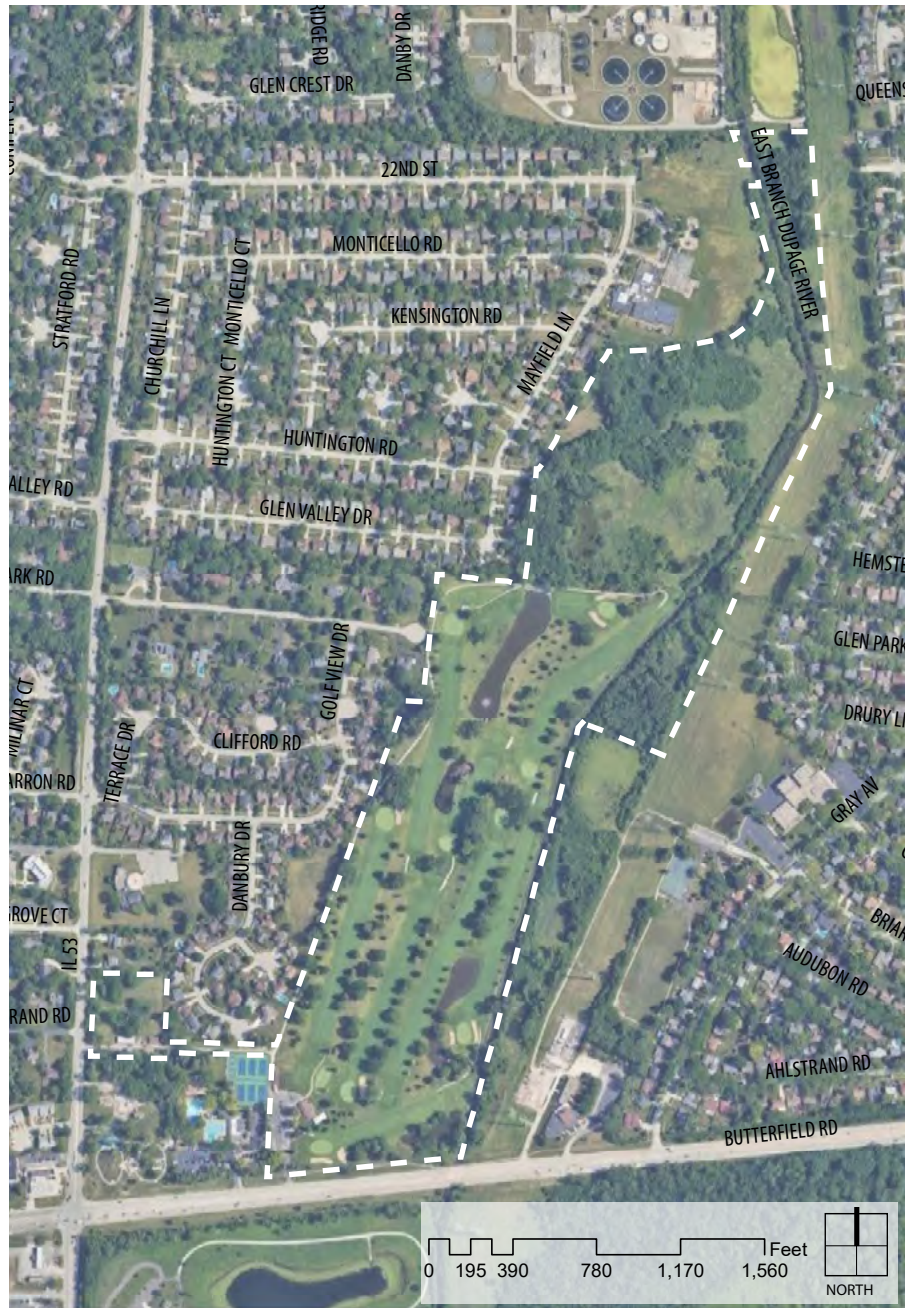
Clubhouse



Driving Range



Practice Putting Green



Aerial Photo of Lombard Golf Course



Fairway

G. Recreation Assessment

Lombard Park District

Recreation Assessment



Submitted by:

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Introduction

As part of the Level Up Lombard comprehensive master planning process, the BerryDunn consulting team completed an assessment of recreation programming. This assessment reviewed Lombard Park District (District) program and service offerings through a series of individual analyses from a global perspective. This recreation assessment offers detailed insight into the District's recreation program offerings, focusing on strengths, weaknesses, and opportunities for future program direction. Specifically, this task focused on analyzing program offerings, program participation, facility membership, program life cycle analysis, participant reach, and fiscal performance.

Process

To start the recreation assessment, the consulting team met with programming staff to discuss the current state of the system and facilitated a discussion of programming strengths, weaknesses, opportunities, and threats (SWOT). In addition, the District provided program participation data and program guides for consultant review. The consulting team and programming staff worked together to compile the life cycle analysis. Lastly, BerryDunn incorporated into this report the community engagement information related to recreation programming.

1.0 Staff SWOT

The BerryDunn team met with Recreation Department (Department) staff to discuss programming and to learn about the SWOT for this operation. This section summarizes the information shared during this meeting.

Strengths

The Department's programming staff are a dedicated group of professionals who care deeply about their program areas and are loyal to the District. Since the District's last master planning effort, programming staff are now tracking all program registration, memberships, rentals, and drop-in attendance. The report that is compiled and shared with the Park Board provides a thorough overview of programming each year. This is a great improvement over past practices and should be continued.

When discussing Department strengths, staff shared that several programs are thriving and growing at the District, including:

- Youth athletics
- Before- and after-school care
- Summer camp
- Performing arts
- Pottery
- Aquatic programs, including swim lessons and swim team

The staff noted they have a lot of creative freedom and are not told “no” often. Staff expressed they have good relationships with their interested parties and affiliate groups.

Weaknesses

Weaknesses were explored in relation to program provision, to understand potential impacts to staff's ability to provide programs and to identify opportunities strengthening. The staff shared strengthening ideas that have been organized into eight categories:

- Affiliates/Partners
- Communication
- Events
- Facility Issues
- Finances
- Human Resources (HR)

- Marketing
- Policies
- RecTrac Registration Software
- Staffing and Volunteers

Affiliates/Partners

Although staff noted that the relationships with the affiliates and partners are strong, there are some frustrations associated with these outside groups who permit space at District facilities to offer their programs.

The arrangements between these outside groups and the District are not clear to programming staff. Due to the executive director's previous role as director of recreation, many groups still work directly with the executive director instead of the liaison who is assigned to manage the relationship. Some staff noted frustration that some affiliates have priority over District programming on the athletic fields.

Staff feel that District facilities are often overused. Many affiliate groups have had long-term relationships with the District and are accustomed to getting their way. Some groups permit facilities and then do not use them without informing the District, so they sit empty.

Overall, staff feel that the affiliate relationships are not equitable, and the District gets unfair or unfavorable treatment. One example shared is the summer camps at School District #87 that the District administers. The participants are mainly high school students, using high school facilities, and taught by high school faculty.

The contractors hired to teach programs for the District work under a variety of financial arrangements (70/30 split, 80/20 split, and 85/15 split for the high school programs). Even by combining these program offerings with other area districts, they are expensive, and the class minimums are high. These courses often do not attract the minimum number to be successful and are cancelled.

Communication

Several comments were made regarding the lack of communication from one facility to another and how staff often hear District information from customers (e.g., golf opening/closing). Staff would like to see a staff intranet or a District app to increase the communication throughout.

Event Staffing

The District has a history of adding new events without eliminating any. The result is a schedule that can be overwhelming to manage—especially the winter holiday events. Although recreation staff are expected to work all these events, the same is not true of other District departments. It has become harder in recent years to find suitable volunteers to cover all the open shifts.

Facility Constraints

The staff expressed several indoor facility constraints: the need for more space, storage, and parking, and the lack of specific amenities needed for some programs.

Although Madison Meadow Athletic Center (MMAC) is a great facility, it is small and there is little room for the expansion of existing programs or the addition of new. On a busy night at Sunset Knoll Recreation Center (SKRC), the hallways can get overcrowded, and it can be overwhelming for some participants.

Many people noted that more storage is needed in several locations—both indoors and out.

Adequate parking is an issue at SKRC during the spring and summer months with the full menu of indoor and outdoor programming being offered simultaneously.

Some specific amenities are missing from the District's facility inventory, including a stage for the growing theatre program. Hosting productions at Glenbard East is too expensive and other schools declined the request.

Finances

Programming staff find it difficult to monitor their program budgets for a number of reasons:

- They do not have access to the “live system” and it is hard to drill down into the information (financial and registration software do not communicate with each other).
- Staff must create their own spreadsheets to stay informed of revenue and expenses.
- It is difficult to control expenses within a shared budget.
- Finances are posted for each past month but two weeks following the end of the month, and the use of PCards causes more delays.
- Lastly, there is no consistency with nonresident rates (a work in progress).

A new financial system was implemented in Fall 2024 and should help address many of the difficulties noted above.

HR

Staff expressed an interest in receiving increased support from HR; for example, recreation staff suggested the HR and administration staff could help work career fair booths. The full-time programming staff are responsible for all the employment paperwork and the onboarding tasks. Staff would like to explore streamlining this process with an online fillable form.

Marketing

Programming staff indicated it would be helpful if the marketing staff could independently use RecTrac, to reduce reliance on programming staff for enrollment information. Facility managers would like to be included in signage decisions, and programming staff would like assistance from the marketing team with the distribution of program surveys. Programming staff feel that

the marketing ideas they generate are not always well received by marketing staff. They would like to see print media errors reduced and all deadlines met. Overall, staff feel these two groups could work together in a more collaborative manner to improve overall marketing efforts.

Staff experience some frustration regarding the level of negativity on social media about the District programs and events, and staff have little ability to defend themselves. This is not the fault of the marketing team but worth noting.

Policies

Programming staff expressed that the expectations of their team feel different than others, sharing that several District policies and incentives are not clear or are not implemented in the same manner from facility to facility, including:

- *Work from home.* The work-from-home policy is one that causes quite a bit of frustration for programming staff. Some staff can work from home while others cannot. Staff would like a fair policy that can be easily administered across the District.
- *Sick days.* The sick day incentive is that if you use fewer than three days you get paid for two. This is not in alignment with the work-from-home policy and encourages staff to come to work sick.
- *Snow days.* In relation to snow days, those staff who live close to work must come to work while others are allowed to work from home. It is not clear if the distance has been outlined or shared.
- *Family leave.* The District does not have paid family leave, so one must bank all of their sick and vacation time. This is not in alignment with the District's mission.
- *Cell phone stipends.* The monthly cell phone stipend for directors is \$45 higher than for managers (\$80 vs \$35). Staff feel that based on what is asked of them, this the amounts should be equal.
- *Comp time.* There is no comp time policy that allows a staff person to keep track of hours worked over 40 hours in a week and use those hours later. The athletics staff, who work many weekends, would appreciate a comp time policy (or a bonus, raise, or something to acknowledge the number of weekend hours they are working).
- *Dogs in the workplace.* Staff who work at the administrative office are allowed to bring their dogs to work but others are not. Additionally, some staff are allergic to dogs and would rather not have them present.

RecTrac Registration Software

Customers have expressed frustration with the software (they find it clunky) and registration cannot be processed on the phone or from a work computer. Staff expressed a desire to catch up with the RecTrac upgrades and adding new modules. Staff have found it difficult to sell theatre tickets without the module.

Staffing and Volunteers

It has been difficult to hire qualified part-time staff who are able to work at the peak recreation times (after school and early evening). It is also hard to find staff to teach the classes that meet one hour per week or have inconsistent hours per season. This requires the full-time staff to fill in for part-time staff, resulting in full-time staff feeling stretched thin.

Staff feel part-time wages have been increased in the recent past, but they are still low compared to area agencies.

The department's organization chart is very flat, with one leader and then all the managers, resulting in few opportunities for professional growth.

As with the recruitment of part-time staff, finding appropriate volunteers for programs and events has been difficult. Youth sports is an area that relies heavily on volunteers and they have been difficult to recruit.

Opportunities

Based on conversations with staff, BerryDunn identified the following opportunities:

- Apply existing registration policies consistently, treating all customers in the same manner, and not making exceptions for the loudest voice.
- Continue to transition the affiliate relationship from the executive director to the director of recreation.
- Standardize the program evaluation form and process.
- Increase collaboration with marketing team and provide RecTrac training to this team.
- Work with the high school to take over the administration of programs held in its facilities and taught by its staff.
- Strengthen relationships with partnerships, specifically the schools and affiliate groups.
- Implement all RecTrac upgrades as they become available and purchase missing modules.
- Improve communication throughout the organization with the implementation of a staff intranet or District app.
- Enhance part-time staff training and empower this group to make decisions in the absence of full-time staff.

Threats

A threat to the District's ability to provide indoor programming is the reliance on outside providers for indoor facility space and the uncertainty of those spaces' future availability. Additionally, the trend of contractor pricing continuing to rise could threaten the District's ability to provide affordable services.

Another notable threat to the District is the potential burnout of the programming staff. Finding and implementing ways to build this team up is important and could include the following actions:

- Review workplace policies and execute consistently throughout the District.
- Create a plan for special events so that the same expectations are placed on all staff to implement these community treasures.
- Provide enhanced training for programming staff so they can train their staff to effectively manage programs and facilities in the absence of full-time staff.
- Create a plan so that when a new event is created, an old one is decommissioned.
- Review cell phone stipend allocations.

2.0 Program Menu

The program menu consists of the recreational activities offered for a specific time frame. BerryDunn used data from fiscal year (FY) 2023 for analysis in this report. This section reviews the menu's core program areas, service format, program inventory, program distribution, and age segmentation.

Core Program Areas

Aquatics

The District offers the Lombard Swim School, which provides group and private swim lessons for all ages, at Paradise Bay Water Park throughout the summer months. In addition to several levels of swim instruction, the District offers a stroke school, diving lessons, lifeguard training, swim camp, and shallow and deep water aerobics. The District also sponsors a swim and dive team who practice throughout the summer and compete in a number of local meets. Time is also set aside at Paradise Bay for lap swimming and water walking.

Athletics

Athletic programming is offered to youth and adults in both a recreational and competitive format. For youth, there are many leagues, including instructional t-ball, softball, soccer, and basketball. Instructional programs include basketball clinics, fencing, volleyball, soccer, futsal, and tennis. A high school basketball league is also offered.

For adults, there are two softball leagues available (12" men's and coed), tennis instruction, and pickleball clinics. The District also partners with a skating rink in Glen Ellyn to provide a variety of instructional options in figure skating and hockey, and there is a skating program for people with special needs.

Camp

The District offers an extensive list of camp programs during all seasons of the year. All the full-day programs include options for before-care (Camp Sunrise) and after-care (Sunset Camp), which extend the camp day for working parents.

During the winter (Cabin Fever) and spring (Spring Break Camp) holiday school breaks, the District offers full-day camp options for children in grades 1 – 5. A half-day camp option (Camp Snowball) is offered during the winter break, and art and chess camps are offered over spring break.

Summer camp offerings are numerous in the District. The premier full-day summer camp program is for children entering grades 1 – 5. A teen camp is offered for those entering grades 6 – 8. A variety of registration options are available, including Monday to Friday; Monday/Wednesday/Friday; and Tuesday/Thursday. A counselor-in-training program is provided for teens entering grades 6 – 9.

Additional summer camps (included under general programming) that are shorter include:

- Lil' Rascals (for youth ages 3 through grade 1) is a half-day camp program. Similar to the camp for older children, there are a variety of registration options, including Monday/Wednesday/Friday; Monday/Wednesday; and Tuesday/Thursday.
- Kool Adventures Camp (for youth entering grades 2 – 4). This half-day camp also provides a variety of registration options, like the Lil' Rascals program.
- Girl Power Camp (for girls ages 8 – 11 years) is held Monday to Thursday for two hours each day. Each session is a week long, with one held in June and the other in July.
- Super Scientist Camp (for ages 8 – 11 years) is for those are interested in science. This four-day camp is also held for two hours each day—one session is offered in the morning and the other in the afternoon during July.
- Slime Camp (for ages 8 – 11 years). As it sounds, this camp focuses on slime. It is held Monday to Thursday for one week for two hours each day.
- STEAM Camp (for ages 5 – 11 years). This weeklong program focuses on science, technology, engineering, art, and math. It runs for a full week, 90 minutes each day with a session in July and another in August.
- Chess Scholars Camp (for ages 5 – 12 years). This weeklong camp is offered for 90 minutes each day with one afternoon session (July) and one morning session (August).
- A Thanksgiving Break Camp is provided for the three days leading up to the holiday, for children ages 6 – 12.

Club Rec Before- and After-School Care

The District partners with District #44 Schools (Hammerschmidt, Madison, Manor Hill, Park View, and Pleasant Lane) to provide before- and after-care at the school sites. Before-care is from 7 a.m. to 8:15 a.m. and after-care is until 6 p.m. Parents can register their children for full-time care (five days/week with a.m. only, p.m. only, or both) or part-time care (two, three, or four days each week).

Dance

A wide variety of dance options are available for children ages 2 through 14 years old. Classes include movement for the young ones (2 – 4 years), and ballet, tap, jazz, hip-hop, and lyrical for older children. These program participants put on an annual dance recital held at the local high school in March.

A poms competition team and a dance team are also available for children ages 5 – 14 years.

Early Childhood

A wide variety of programs are offered for young children ages 0 to 5 years. Some of these programs are parent/child programs and some are not. Program topics include learning ABCs, preschool prep, art, music, finger plays, group activities, stories, making slime, fine- and large-

motor skill development, sports, and more. One-time themed events that include games, crafts, and stories are offered throughout the year for parents with young children (ages 12 months – 3 years).

During the summer months, a variety of programs are offered for 3- to 6-year-olds. These classes meet once and have a specific focus such as the ocean, dinosaurs, animals, art, bugs, cooking, and more. Additionally, throughout the summer are themed parties that include crafts, songs, and games for this age group.

Early Childhood programs also include the District's preschool program titled Kiddie Campus. This program, which is divided into two levels—Junior and Senior, is for children ages 3 through 6 years of age.

Fine Arts

The District's fine arts classes are offered for both children and adults. Youth courses include Smart Start Art (ages 5 – 9 years), which features an exploration of different artistic techniques, and Drawing Class (ages 5 – 12 years). New workshops are created and added to the menu each season and include classes such as a Gargoyle Workshop, Fairy and Gnome Garden Creation, and Holiday Creations.

A youth Art Camp for ages 7 – 13 years is offered during the holiday breaks (winter, spring, and Thanksgiving) and in the summer.

Pottery and Wheel classes are offered for youth, teens, and adults. For adults, there are many options such as Clay, Jewelry Making, and numerous holiday-themed crafts.

Fitness

With the opening of MMAC, the District provides a plethora of group fitness classes for all levels of fitness and at various times of the day. Fitness classes are ongoing, and each season, an updated schedule is posted on the District's website.

There are a variety of ways to pay for classes with both a member rate and a resident/nonresident rate, including drop-in, 10-week session, or unlimited—which can be added to facility membership. Babysitting Monday through Friday from 8:30 a.m. to 11 a.m. is also included with membership.

General Programs

The General Programs category is a bit of a catch-all as it includes programs for all ages. Some of the youth programs in this category include babysitting training, CPR and first aid, home alone, magic, and Spanish club. This category also includes all of the camps that are not full-day (Girl Power, Scientist Club, STEAM camp, Slime camp, etc.).

All the programs for active adults (seniors) are also in this program category and include Driver's Safety, Billiards, Meadowlark Quilters, LTS Chorus, Lilac Town Seniors, and Scrabble.

The one District program for dogs is in this category, too: Intro to Canine Scent Work.

Gymnastics

The District partners with Tumbling Times Gymnastics (Addison, IL) to provide tumbling and gymnastics to residents. Programming starts with a parent/tot class for children 18 months to three years and a parent. Tiny Times is for children ages three and four years. Super Times Gymnastics is geared toward children four and five years. The continuation of Super Times is Shooting Stars, which is for four- to seven-year-olds. Tumbling Times, for ages 6 – 14 years, uses all the traditional gymnastics' equipment (balance beam, bars, floor, and vault). Tumbling Times also provides Ninja Warrior classes for children ages 5 – 14 years.

Martial Arts

Martial Arts programming is offered at the District year-round and is provided by two contractors: Illinois Shotokan Karate Club and Sullivan's School of Karate. A part-time instructor provides a series of Taekwondo classes. All programming is offered for participants ages four years and up.

The District also offers Tai Chi for ages 13 years and up. This program is also provided by a part-time instructor. Tai Chi is an ancient Chinese martial art and was originally used for combat, but it has evolved into a sport and a form of exercise. Some agencies include Tai Chi with their fitness offerings.

Music

The District offers a number of music classes for youth, starting with Music Together for children 0 to 5 years and a parent. Tot Rock is for ages 12 months and a parent, and Kid Rock is for ages two to five years. The Wee Heart Music program is also offered in the summer for newborns to age six and a parent. All these programs focus on music-based activities. Musicstart is provided by a contractor, After School Enrichment Solutions, and is held in Villa Park. Ukelele instruction is offered for ages five and up. For older children, piano, voice, and acting lessons are available.

Special Events

In addition to the many events the District provides free, there are seasonal events that require pre-registration and a fee. Many of these are associated with holidays.

Spring events include the Bunny Brunch, You Have been Egged!, Wine Tasting, Tea Time, the Pancake Breakfast and Mutt Strutt, the Little Lady Lilac Ball, and the Fishing Derby.

Fall events include the Family Camp Out, Me and Mom Prom, the Monster Bash, and Halloween House Decorating Contest.

Winter events include the Holly Jolly Trolley, Rockin' with Rudolph, Holiday Cookie Workshop, Amazing Ornaments, Senior Holiday Lunch, Letter from Santa, the Daddy Daughter Dance, and Jingles House Decorating Contest.

Free District events include:

- Egg Hunt
- Movies in the park
- Concerts in the park
- Touch-A-Truck
- Movie on the Green (September event at the Lombard Golf Course)
- Bounce Back to School
- Fall Fest
- Halloween House Decorating Contest
- Pumpkin Smash
- Jingles' House Decorating Contest
- Jingle Bell Jubilee
- Holiday Lights in Lilacia Park
- Winter Fair

Theatre

Theatre programming is relatively new to the District, and it starts with Basic Puppetry for children ages three to six years. A Summer Stock Theatre Camp is held for one week in June and one week in July for children seven through 14 years.

In summer 2023, the District launched the Lombard's Children's Choir for ages eight to 18 years. Musical Kids and Create a Play are both for children ages eight through 13 years. The Youth Theatre Production, for ages eight through 15 years, provides opportunities twice a year for children to be part of a production. The winter program begins rehearsal in January and culminates with a performance in March, and the spring production begins rehearsal in May and culminates with a performance in July.

Trips

All the District's day trips are designed for active adults, ages 55 years and older. During FY 23, eight trips were held (February, May, July, August, September, October, November, and December).

Other Services

In addition to the core programs, the District facilitates other types of leisure services. The District is a member of Northeast DuPage Special Recreation Association (NEDSRA). NEDSRA improves the quality of life of people with disabilities each year by providing them with a variety

of recreational and social programs. The District is one of eight park districts and three village recreation departments that make up NEDSRA.

Lilacia Park is the hallmark park of the District due to the hundreds of varieties of lilacs that bloom every spring. Several events are held at this park throughout the year starting with the Lilac Festival in the spring and ending with Holiday Lights in December. During the summer months, family movies and concerts are held at this site for free.

The Lombard Golf Course offers nine holes of golf, a range, and a practice green, and is open April – October (weather permitting).

At MMAC, the facility provides an indoor track, personal training services, group exercise, and open gym. All of these activities can be purchased for a daily fee or through a variety of memberships.

Through a partnership with the Glen Ellyn Park District, Lombard residents can access Spring Avenue Dog Park at resident rates.

For a small fee, gardeners can rent a plot to plant at the Madison Meadow Garden Plots.

The District operates Paradise Bay Water Park, which is open from Memorial Day to Labor Day. This facility includes a leisure pool, spouts, fountains, water sprays, whirlpool, water walk, four water slides, a tot pool, dive well, and lap pool. This facility is also available for rental after hours.

The Lilac Town Seniors is a program for those 55 years and older. For a fee of \$3/year, participants can enjoy a number of activities, including Bingo, quilting club, the Lilac Town Chorus, table tennis, billiards, Scrabble, and board games. These programs are held at SKRC and the Lombard Community Building.

Party wagons are available free for residents once annually. Party wagons include 10 tables, 100 chairs, 10' x 10' tent, large charcoal grill, bean bag game, and drop-off and pick-up services. Due to the popularity of this service, there is a lottery for reservations that is conducted in late December and early January. The party wagon experienced 182 party reservations for 2023, an increase of 6.5% over 2022 when 171 reservations were made. The popularity of this service left 17 residents on the waitlist in 2023.

The District provides several indoor facilities for rent, including the Lombard Community Building, the Log Cabin, Lombard Lagoon, the Lombard Golf Course Clubhouse (December through mid-February), and athletic courts at MMAC.

For outdoor gatherings, the District hosts weddings at Lilacia Park; shelters are available for rent at Lombard Common, Lombard Lagoon, and Madison Meadow; and picnic areas are available for rent at Lombard Common and Madison Meadow.

Service Format

The District offers recreation services in a variety of formats. Drop-in activities include open gym at MMAC. Self-serve leisure pursuits include usage of the fitness center or aquatic center and

park and facility rentals. Enrollment-based activities, those that are held on scheduled days and times and require pre-registration, are offered in a seasonal program menu. Events are offered as both one-time events and in a series format (e.g., Egg Hunt, summer concert series). The District also partners with other entities, such as the Lombard Historical Society, to help provide community events.

Although some programs and events are free, most require some level of financial contribution. The District offers a financial assistance program. All youth residents ages 17 years and under are eligible for assistance. Applications are available at SKRC. The District offers limited financial assistance in the form of reduced or waived fees based on need.

Program Inventory

The following is a compilation of major program categories that parks and recreation agencies across the country commonly provide. This helps identify if there are any common program areas not offered by an agency. Most agencies offer a majority of programs. In matching the District's inventory of programs against this list, a majority (76.1%) of the program areas are listed. (Blue text represents programs not offered by the District.)

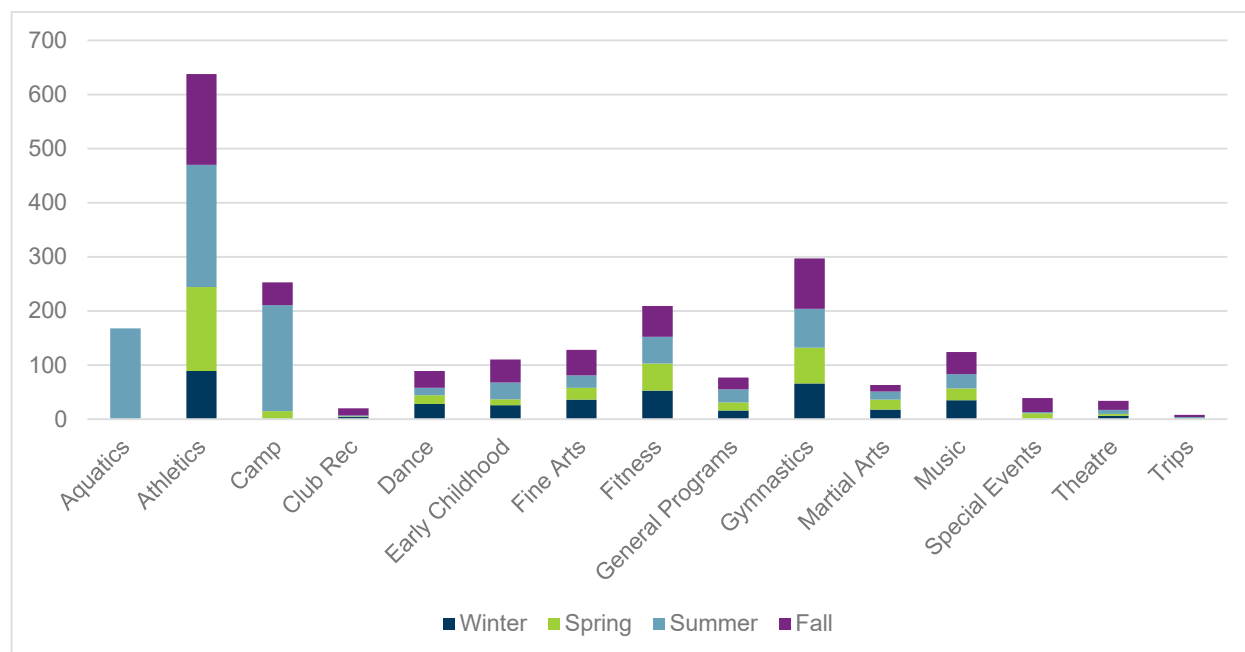
Active Adult	Historical Programs	Seniors
Aquatics	Homeschool	Special/Community Events
Before-/After-School Care	Horseback Riding	Specialty Camps
Biking	Ice Skating/Hockey	Sports Instruction – Adult
Child Care	Language Arts	Sports Instruction – Youth
Cooking	Lifelong Learning	Sports Leagues – Adult
Dance	Martial Arts	Sports Leagues – Youth
Esports	Music	STEM/STEAM
Early Childhood	Open Gym	Summer Camp (day long)
Environment/Nature	Outdoor Adventure	Sustainability/Green
Extreme Sports	Pets	Teen
Fitness	Performing Arts	Tennis
General Interest	Pickleball	Therapeutic Recreation
Golf	Running/Walking	Trips
Gymnastics	School Break Camps	Visual Arts
		Wellness

For comparison purposes, the consulting team reviewed the program category percentages against its database of parks and recreation agencies nationwide. The comparison agencies' average percentage of program categories was 64.5%, which is lower than the District's 76.1%. The program categories depicted in blue represent opportunities for program menu expansion, but only where aligned with community needs.

Program Distribution

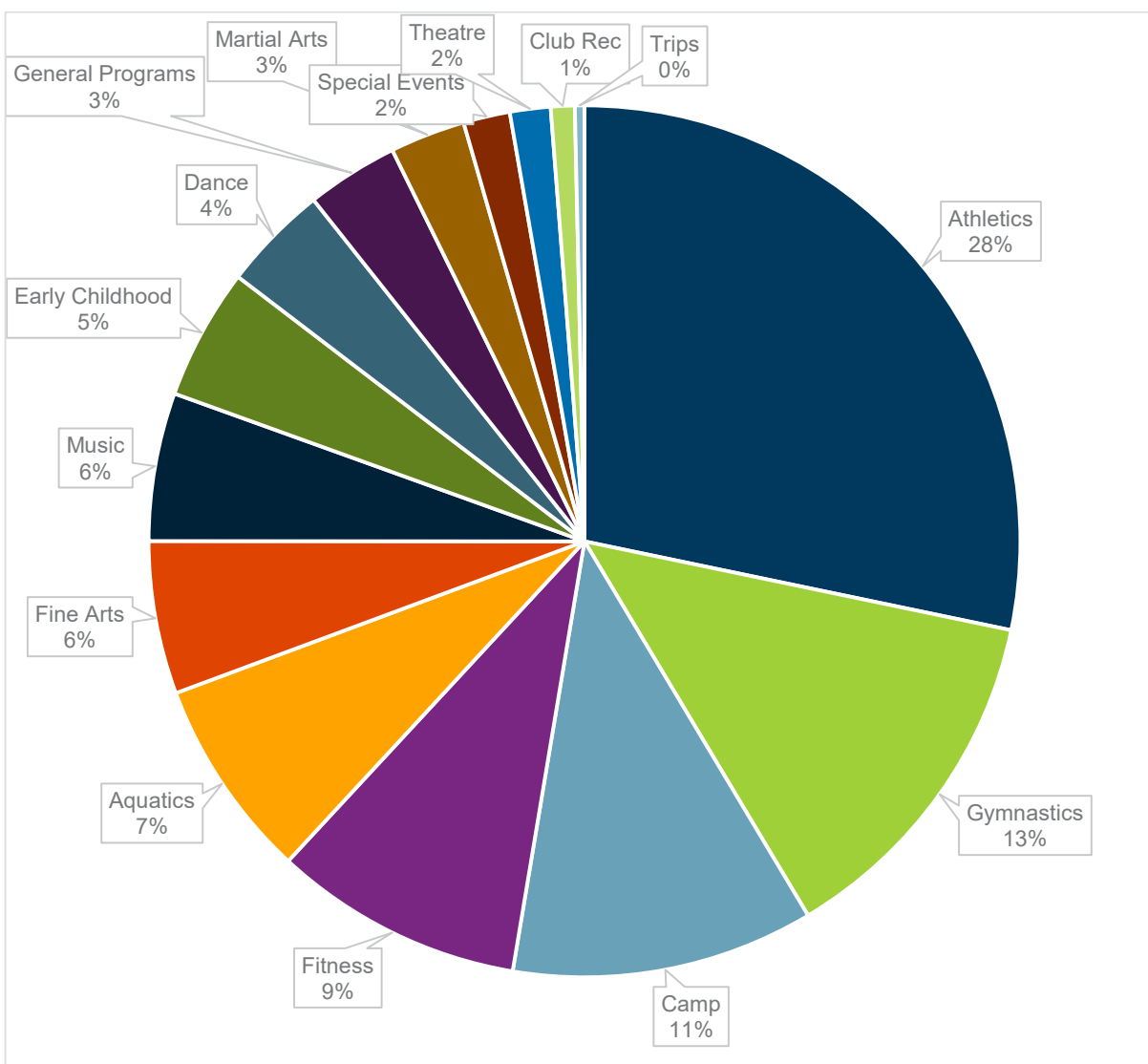
Understanding how the District's enrollment-based program menu is distributed across the core program areas helps identify the extent of programming within each program area in relation to the whole. Figure 1 depicts the total of programs offered in 2023 according to program area and season.

Figure 1: Total Programs Offered in 2023



The largest quantity of programs was athletics (638), regardless of season. The second-highest program area offered was gymnastics (297). Third in line was camps (253). The program area with the least number of offerings was trips (8). The distribution of core program areas in relation to each other is depicted in Figure 2.

Figure 2: Enrollment-Based Program Distribution



When analyzing the program distribution, it is important to note that the District offers several drop-in format services in addition to the enrollment-based services depicted in Figure 2. Examples include use of the fitness center, gyms, and outdoor pool. Additionally, Club Rec is deceptively low due to the registration process, with one registration code representing the entire school year.

Age Segmentation

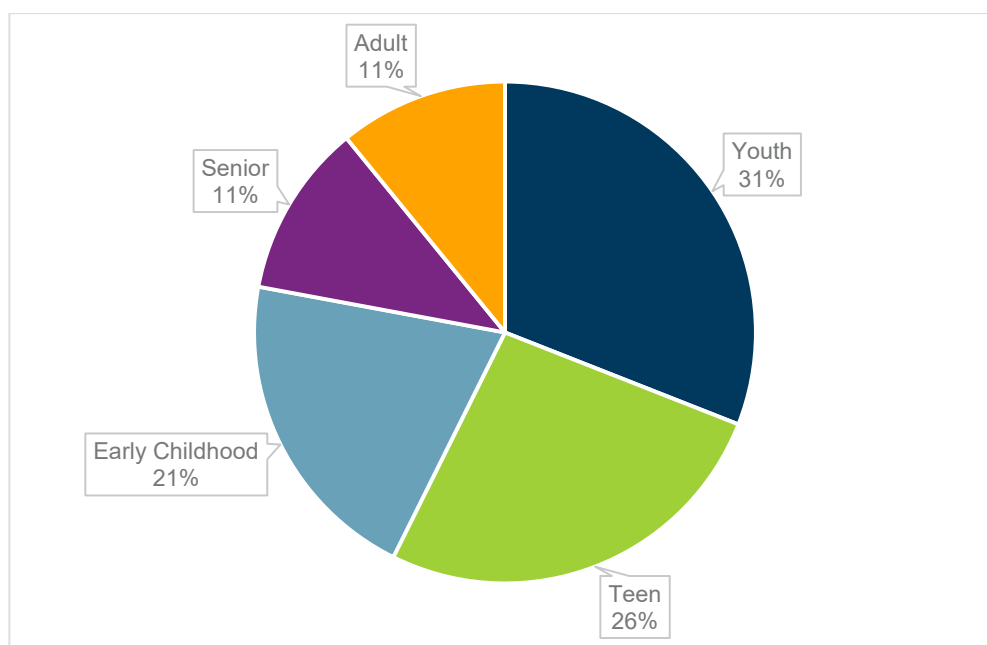
The age segment analysis reviews the distribution of the program offerings according to the age segments serviced. For this assessment, BerryDunn delineated age categories according to the following structure:

- Early Childhood, ages 0 – 5 years

- Youth, ages 6 – 12 years
- Teens, ages 13 – 17 years
- Adults, ages 18 – 54 years
- Seniors, ages 55+ years

BerryDunn tallied the number of registration-based program opportunities geared toward particular age groups for the four seasons. If a program section spanned clearly across two age categories (e.g., ages 8 – 14 years), BerryDunn counted that section once in the youth category and once in the teen category. Figure 3 depicts the District’s 2023 program menu’s percentage of registration-based programs offered according to each age segment.

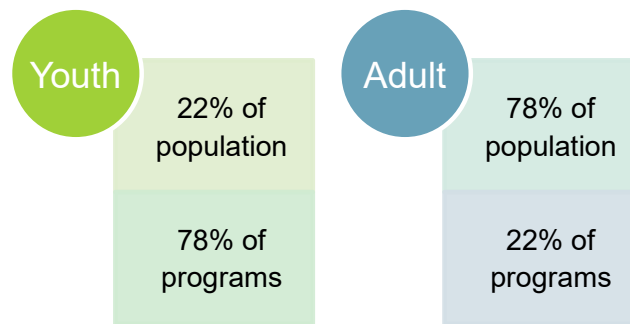
Figure 3: Age Segmentation of Enrollment-Based Programs Offered, 2023



Nearly a third of programming, 31%, is designed for youth ages 6 – 12 years of age, followed by 26% for teens, and 21% for early childhood. Both the senior and adult age categories make up 11% each of the total.

The age segmentation analysis is one helpful method to review the District’s programming related to the community demographics. Demographic data can be helpful to consider how programming efforts are aligned with the makeup of the community. The adjacent comparison of the community’s population and enrollment-based program offerings in Figure 4 demonstrates two key age segments’ relationships between the population percentage and the percentage of programs offered; youth includes ages 0 – 19 years and adult is 20 years and older.

Figure 4: Population vs. Program Menu



Most (78%) of the District’s enrollment-based programs are designed for youth, while the youth age segment represents 22% of the community’s population. Adults over the age of 20 years make up 78% of the population, while only 22% of enrollment-based programs are designed for adults.

The notion of offering a majority of programming for youth is consistent with most parks and recreation agencies’ program menus across the country; that said, the percentage of youth programs is more often within the 60% – 75% range. The program menu’s age segmentation does not need to mirror the community’s age demographic segmentation in an exact manner; however, an ongoing goal can be to balance the menu toward a reflection of the community makeup.

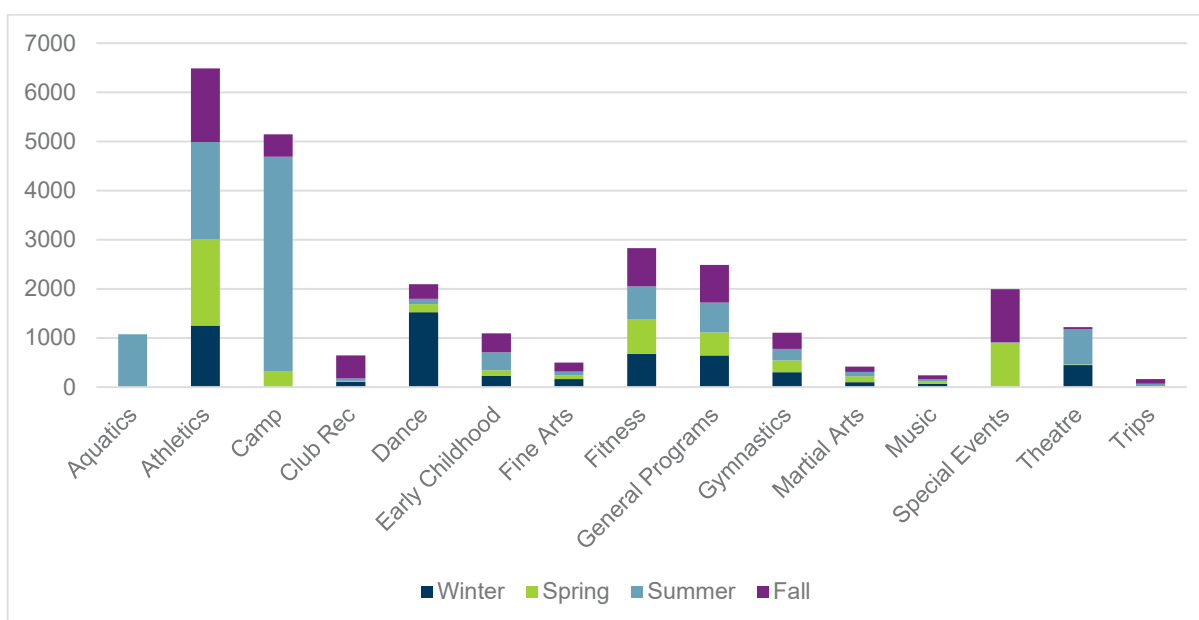
3.0 Program Performance

In addition to assessing the menu of programs offered, assessing how the programs perform is helpful. The extent of program performance can be measured in participation and the life cycle analysis.

Enrollment

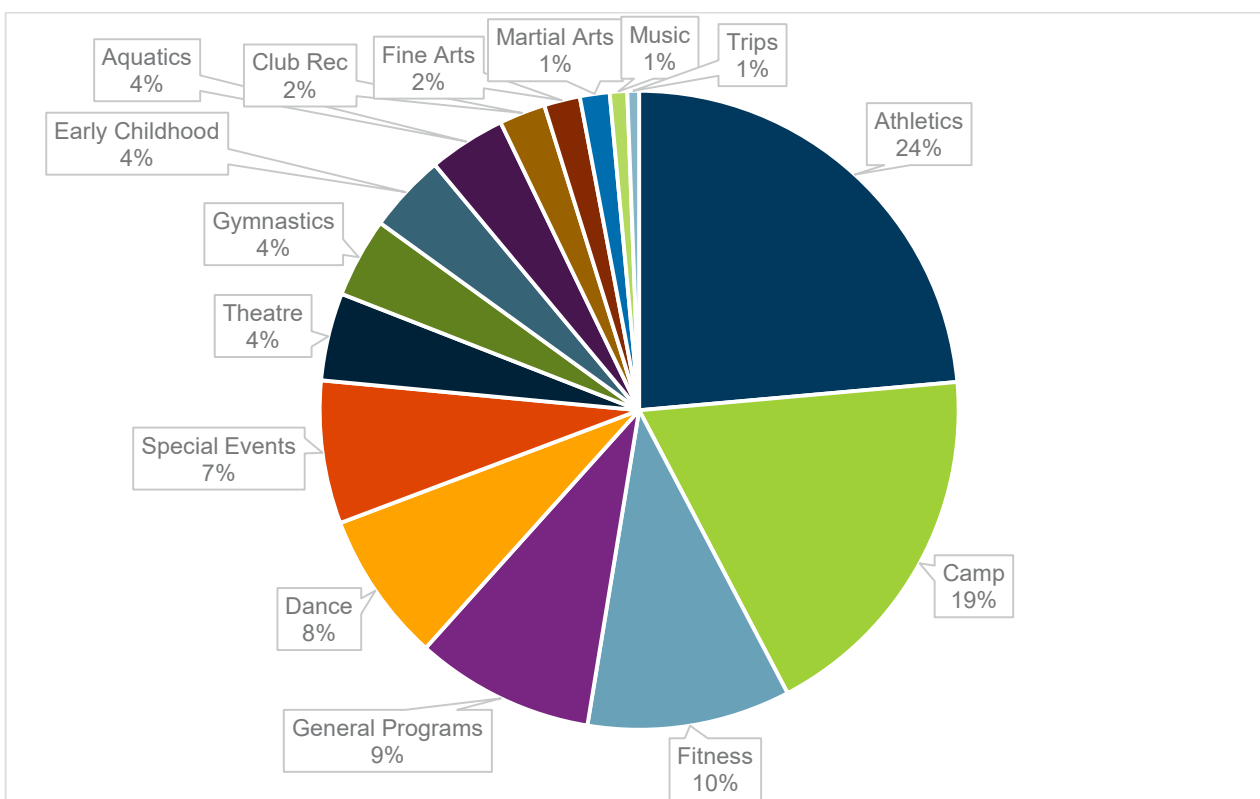
Total enrollment in the District's programs was 27,491 in 2023. Athletics programming had the highest enrollment with 6,484 participants, followed by camp with 5,147 participants, and then fitness with 2,827 participants. Figure 5 includes all enrollment for 2023 by core program area and season.

Figure 5: 2023 Enrollment by Core Program Area and Season



Athletic programming attracted the highest number of participants in fall (1,501) and spring (1,761), camp had the highest enrollment for summer (4,377), and dance had the highest enrollment for winter (1,524). Figure 6 demonstrates the enrollments for each core program area as a percentage of the whole.

Figure 6: 2023 Enrollment



Athletics accounted for nearly 25% of the 2023 program enrollments, and camps followed at 19%, with fitness at 10%. It is important to note that adult athletics enrollment is reported lower than software totals, as participants register as a team rather than individually.

Athletics accounted for 28% of the program menu and 24% of program enrollment. Gymnastics accounted for 13% of the program menu and 4% of the program enrollment. Fitness accounted for 9% of the program menu and 10% of the program enrollment.

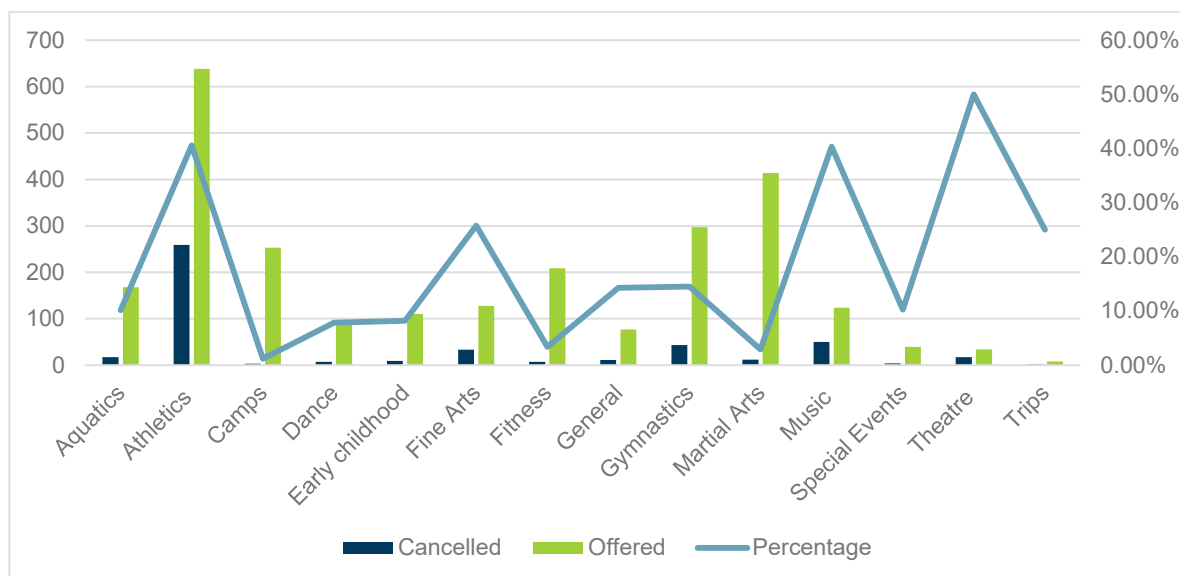
Cancellation Rates

The difference between the number of courses offered and the number of courses held results in the cancellation rate. A higher cancellation rate will generally indicate one of two things: a) the programming team has been charged with trying new, innovative programs that have not yet been successful; or b) the programs being offered simply are not meeting the needs of the community. The first scenario requires patience and perseverance to allow time for exploration and to push communication efforts. The second scenario requires research to understand what factors contributed to the program cancellations (e.g., instructor performance, child aged out, or other barriers such as fee, time, day, or transportation).

Typically, the target rate of a desirable cancellation rate is between 10% and 20%, with 12% to 15% being most ideal. Any higher than 20% indicates that staff are doing a lot of work preparing for and marketing courses that do not run.

The District's current cancellation rate is 20.6%. Cancellation rates by core program area are depicted in Figure 7.

Figure 7: 2023 Cancellation Rate by Core Program Area

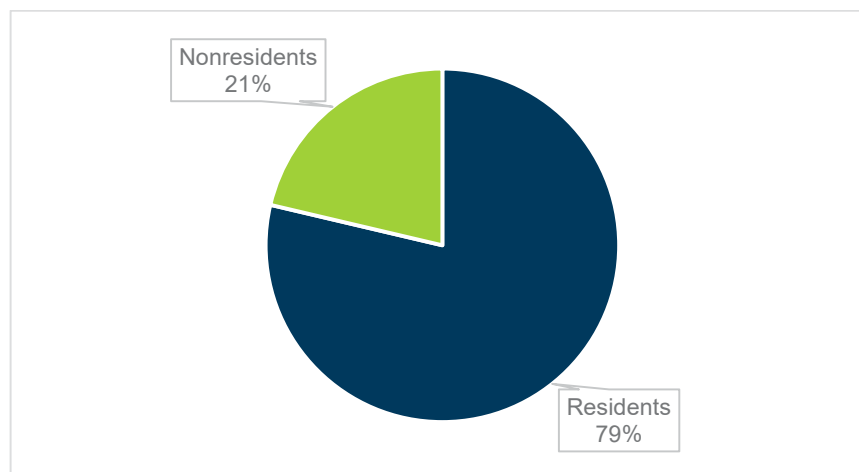


Four core program areas had cancellation rates over 20% in 2023, including theatre (50%), athletics (40.6%), music (40.3%), and fine arts (25.7%). Theatre programming is relatively new, so the cancellation rate is not surprising. The other programs are worth researching to determine why the cancellation rate is so high.

Participant Residency

A park district's primary market is its residents (taxpayers). Exploring participation data for residency can monitor whether the District is reaching its intended primary market. Figure 8 depicts enrollments into District's programs based on residency in 2023.

Figure 8: Resident and Nonresident Participation



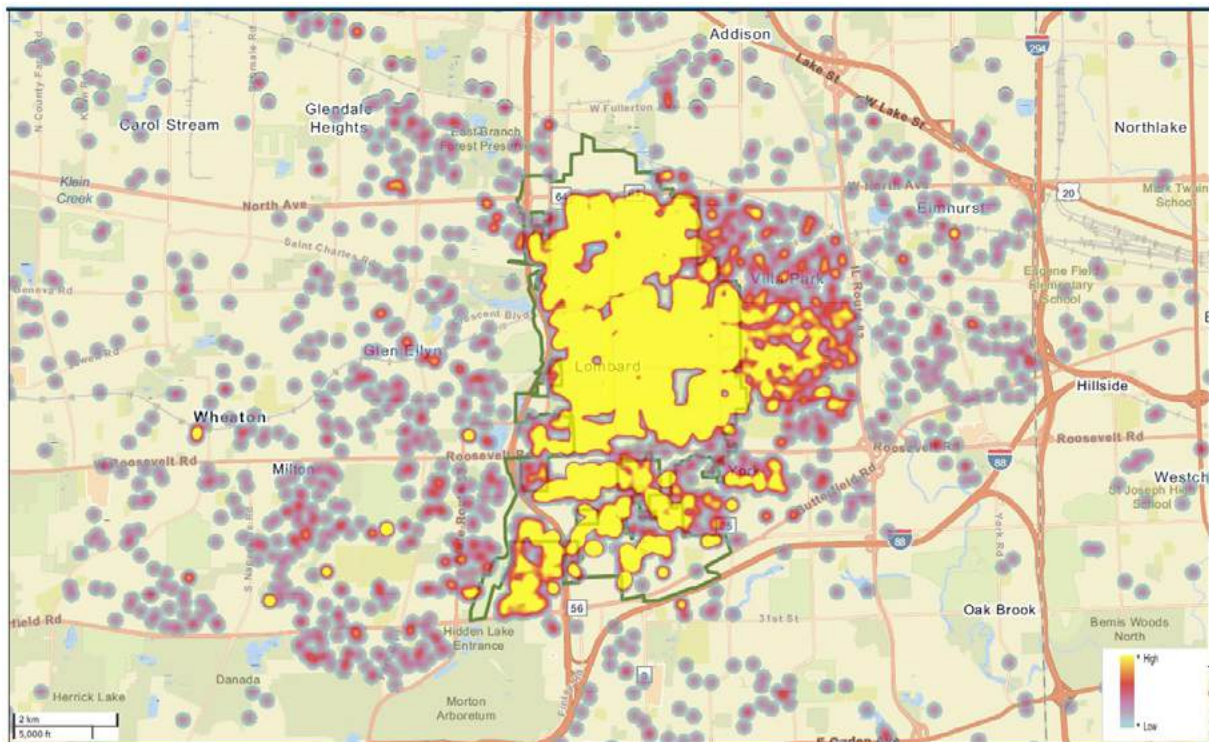
The mix of 79% residents and 21% nonresidents is appropriate for the District's suburban setting with Glen Ellyn to the west, Oakbrook Terrace to the south, Villa Park to the northeast, and Addison to the north.

Participant Reach

To help depict the geographic reach of the District's programs, the consulting team used geographic information systems (GIS) to create the a heat map that depicts 2023 participant households.

The participant reach heat maps (Figure 9) represent unique participants, meaning the participant's household location was recorded only once, regardless of the number of programs that person participated in throughout 2023. The yellow color represents the highest concentration of participant households, whereas blue is the lowest concentration. Blue circles in areas of high population density might be an opportunity to target new participants.

Figure 9: Participant Reach Heat Map



Life Cycle Analysis

The recreation program assessment included a life cycle analysis of programs selected for review. This type of assessment helps determine if District staff need to develop new and more innovative programs, reposition programs that are in the decline stage, or continue with the current balance of life cycle stages. BerryDunn based this assessment on programming staff members' opinions of how their core programs were categorized according to the four life cycle

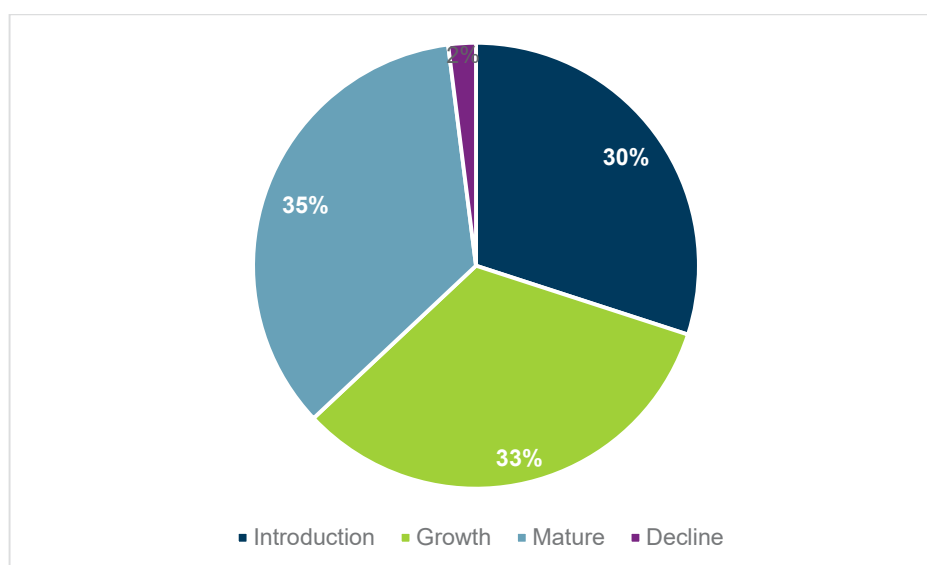
stages: introduction, growth, mature, and decline. Table 1 outlines the description of each life cycle stage and the Department's percentage of programs within each stage.

Table 1: Life Cycle Stages

Life Cycle Stage	Description	District Percentage
Introduction	Getting a program off the ground, heavy marketing	30%
Growth	Moderate and interested customer base, high demand, not as intense marketing	33%
Mature	Steady and reliable performer, but increased competition	35%
Decline	Decreased registration	2%

Figure 10 depicts the percentages in each life cycle stage. A healthy balance between the stages is optimal, with the bulk of programs in the growth and mature stages. While that is the case for the District, with 68% of programs in the growth and mature stages, there is a large portion of the menu (30%) in the introduction stage.

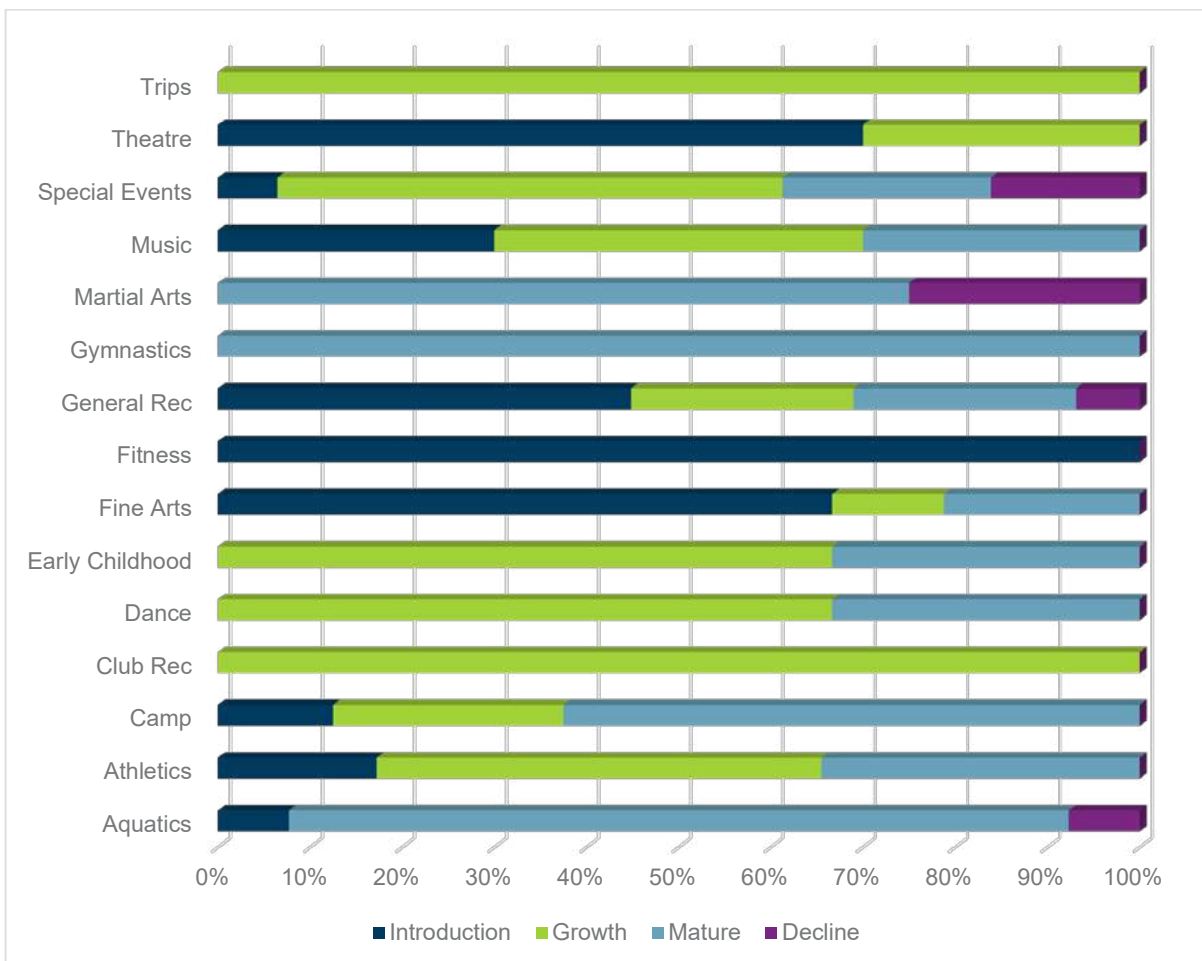
Figure 10: Total Life Cycle



As a normal part of the planning cycle, there should always be programs in the introduction stage that bring new and innovative programming to the menu. There will typically also be programs in the decline stage; those programs should either be repositioned or decommissioned. The District's percentage of programs in the decline stage is very low (2%) so an assumption can be made that a number of programs were recently decommissioned.

Figure 11 provides a visual representation of all major program categories and their respective spread across life cycle stages.

Figure 11: Life Cycle Distribution of Programs



Staff overseeing individual program areas should strive to have programming that falls into all four life cycle stages, with the majority in the growth and mature stages (green and blue in Figure 11). Only two core program areas, special events and general rec, have programs in all four categories. The absence of introductory programs in dance, early childhood, gymnastics, martial arts, and trips indicates an opportunity to introduce new programs.

Memberships

The District sells memberships to Paradise Bay Water Park and the MMAC.

Paradise Bay Water Park

Comparing sales from 2022 to 2023 shows a 5% decrease in the number of passes sold and a decrease of 6.4% in the number of family members included on passes:

- 2022: 1,338 memberships with 3,554 passholders
- 2023: 1,271 memberships sold with 3,327 passholders

MMAC

Memberships to MMAC are sold for the full year or for a one-month period. Membership sales increased 11% from 2022 (2,992) to 2023 (3,323).

Drop-In Visits

The District tracks drop-in visits at Paradise Bay Water Park and MMAC. Attendance to Paradise Bay Water Park increased from 87,365 in 2022 to 90,807 in 2023, an increase of 3,442 people (3.9%). The usage of MMAC increased as well, from 127,619 in 2022 to 165,175 in 2023, an increase of 37,556 people (29.4%). The 2023 figure of 165,175 surpasses the highest total prior to the pandemic at 144,607.

Facility Rentals

The District has three facilities available for rental: the Log Cabin, the Lagoon, and the Lombard Community Building. Reservations are taken on a first come, first served basis. In addition to these three facilities, the District provides picnic rentals and opportunities for weddings at Lilacia Park.

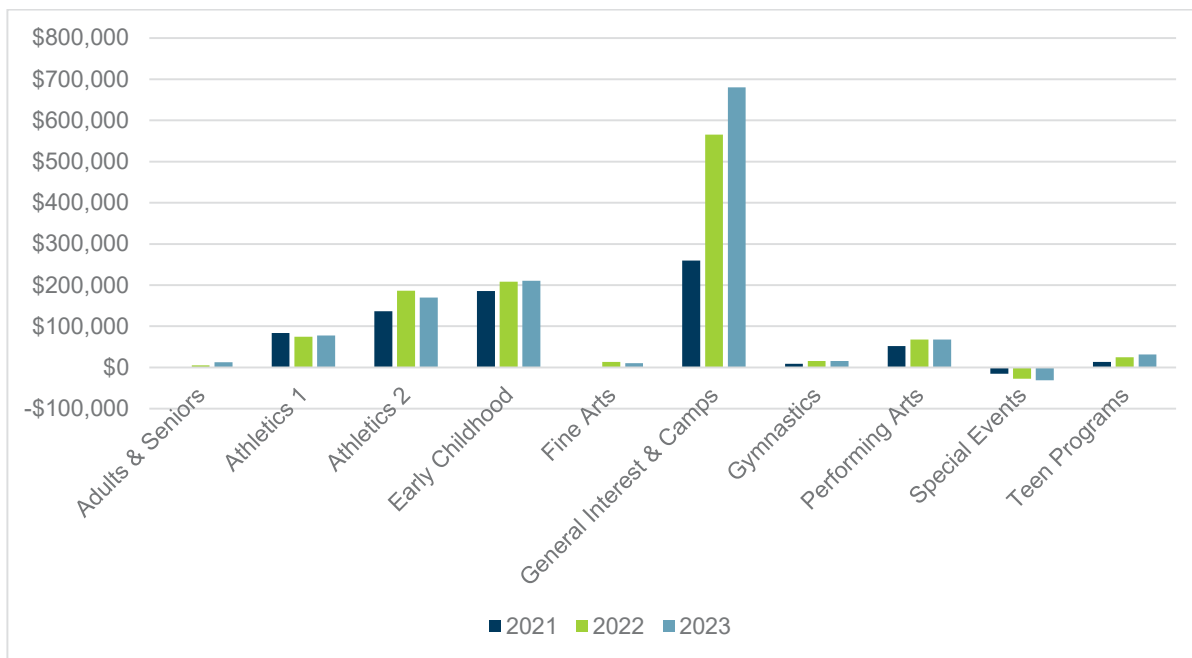
In 2023, the District issued 594 rental permits, up from 567 in 2022, an increase of 4.7%. The number of people served by rentals increased as well from 30,244 in 2022 to 33,882 in 2023, an increase of 3,638 people (12%).

Financial Review

BerryDunn assessed each program category's direct revenue and expenses for fiscal years 2021 – 2023. User fees generate revenue for each program category; costs for instructors, supplies, and/or vendor fees (e.g., tickets) account for the direct expenses. Indirect expenses—such as administrative salaries, utilities, and capital expenses—are not included in this assessment.

The net revenue metric provides insight into how effectively the District is managing each program category's finances. The metric also simultaneously allows analysis of fiscal success across program areas more equitably—with less emphasis on gross revenue. Figure 12 displays each program category's net revenue totals for 2021 – 2023.

Figure 12: Enrollment-based Program Net Revenue



The years' strongest fiscal performer, general interest & camps, earned \$680,511 in net revenue in 2023. Early childhood earned the second-highest net with \$210,603. One program category, special events, experienced a loss of \$30,753 in 2023, which is typical of this category. The increased subsidy for special events over time is due to the state's new minimum wage requirements. The balance observed in Figure 12 is typical in park and recreation agencies—the fiscally high-performing areas support the lower-performing areas.

4.0 Community Needs Assessment Alignment

Results of the community needs assessment indicated nearly nine in ten (87%) were at least somewhat satisfied, including half (51%) who were completely satisfied, with the programs and events they recently attended or participated in. This finding aligns with the high participation levels observed in section 3 of this report.

Based on the program menu's age segmentation analysis, the consulting team observed an opportunity for additional adult programming. This aligns with the following survey results:

- Top barrier for not participating in District program events was not having children/children are grown (i.e., adults).
- Three of the top four demanded program categories were for adult and active older adult programs (and the fourth was for community events, which serves all ages of adults).

Based on the survey respondents' open-ended responses, the most frequently suggested program opportunities for the adult audience included:

- Adult sports/athletics: basketball, pickleball, soccer, volleyball
- Adult non-sports/non-athletics: social clubs/groups/events; classes, learning, skill development; art classes; game night/event
- Fitness/Wellness: yoga/barre/Pilates/stretching; workout/fitness classes; health lifestyle classes
- Active older adult programs: fitness (e.g., walking groups, yoga/stretching, workout/fitness); social activities (e.g., outings and events, group activities, trips); wellness classes

Regardless of age, the adult audience appears to crave more fitness/wellness and social connection opportunities. Additionally, the District has an opportunity to reimagine the target audiences within the adult program category, as the interests of young adult, adult, active adult, and senior audiences can be quite different.

5.0 Recommendations

The following recommendations summarize the opportunities to strengthen the District's performance.

Program Administration

- Continue to conduct an annual program performance analysis.
- Apply existing registration policies consistently, treating all customers in the same manner.
- Continue to transition the affiliate relationship from the executive director to the director of recreation.
- Standardize the program evaluation form and process.
- Work with the high school to take over the administration of programs held in its facilities and taught by its staff.
- Strengthen relationships with partnerships, specifically the schools and affiliate groups.
- Implement all RecTrac upgrades as they become available and purchase missing modules.
- Strive for balanced distribution across life cycle stages within each program category.

Programming

- Regularly evaluate event offerings, particularly as new events are proposed, to see if old events should be decommissioned.
- Add new programming based on community need and the program inventory where aligned.
- Investigate the reason for the high cancellation rates in athletics (40.6%), music (40.3%), and fine arts (25.7%) with a goal to get cancellation rates for these areas between 12% and 15%.
- Consider adding introductory courses in dance, early childhood, gymnastics, martial arts, and trips program categories.
- Target specific age ranges within the overarching adult category; offer more programs for young adult, adult, active adult, and senior audiences.

Recreation Staff Support

- Improve communication throughout the organization with the implementation of a staff intranet or District app.

- Increase collaboration with marketing team and provide RecTrac Training.
- Review workplace policies and execute consistently throughout the District.
- Create a plan for special events so that the same expectations are placed on all staff to implement these community treasures.
- Provide enhanced training for programming staff so that they can train the part-time staff to effectively manage programs and facilities in the absence of full-time staff.
- Review cell phone stipend allocations.

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