



Redevelopment

Redevelopment Priorities

1. General
 - a. Define shelter replacement / refurbishment plan and implement
 - b. Define playground replacement / refurbishment plan and implement
 - c. Reduce amount of turf maintenance through use of native grasses and prescribed burn management
 - d. Strive for unique character within each individual park
2. Little Coyote / West Shore Park / Riverfront Access
 - a. Prepare detailed riverfront study / master plan of this area
 - b. Include upgraded boat launch / fishing activities / water use
 - c. Include riverfront plazas / trails / access / civic monuments
 - d. Turn into community destination
3. Detention C 3.15 Ac. - S. River Rd.at Ravina Ct.
 - a. Review current detention size requirements and recapture land for neighborhood park use
 - b. Add playground, shelter, site amenities
4. Country West Park
 - a. Review current detention size requirements as opposed to the actual detention area for potential fill and/ or re-grading
 - b. Create better drainage swale
 - c. Extend pipe drainage farther underground past usable park space
 - d. Repair damaged drainage basin
5. Gabrielson / Oakwood
 - a. Prepare master plan for this site
 - b. Include river access, canoe launch, fishing
 - c. Consider cultural center / nature center on Gabrielson property
6. Ca-Crest Park
 - a. Replace basketball goals and re-surface court
 - b. Recover existing ROW for off-street parking
 - c. Extend path from NW Development through park to Robin Hill Dr.
7. Seil Rd. Park
 - a. Provide connections to the islands in the DuPage River
 - b. Install a canoe launch
8. Interior Programming
 - a. Identify potential sites for a community building
 - b. Identify potential sites for a recreation center
 - c. Begin feasibility studies and planning
9. Shorewood Park
 - a. Provide river access
 - b. Add interpretive signs / educational programming
 - c. Update shelter / playground

Redevelopment Criteria

1. Remedies a potentially unsafe or hazardous condition
2. Aids in compliance with accessibility guidelines
3. Replaces old or worn equipment
4. Contributes to NPRA facility need requirements
5. Renders an existing amenity more usable
6. Adds programming opportunities
7. Adds diversity of users to the site
8. Reduces the amount of maintenance required
9. Adds amenities that do not exist elsewhere within the park system
10. Improves the overall character & aesthetic quality of the site

Four Seasons Park - A Great Community Park and Sports Facility



Recommended Redevelopment Schedule

Priority	Redevelopment Actions	2007	2008	2009	2010	2011	2012-2017	Permitting	Consultant Needs
1	General								
	Shelter Replacement/ Refurbishment Plan	○							
	Playground Remove & Replace Mgmt. Plan	○							
	Implement Native Areas / Burn Plans	●	→	→	→	→	→		LA
2	Implement Character Building Elements	●	→	→	→	→	→		LA
	Towne Center Park								
	Prepare Master Plan	●	→						LA
	Trail Plan	●	→						LA/ CE
2	Boat Launch/ Fishing/ Water Uses	●	→	→	→			IDNR/ ACOE	LA/ CE/ ENV
	Little Coyote/ West Shore Park								
2	Riverfront Study	●	→						LA
	Master Plan	●	→						LA/ CE
	Boat Launch/ Fishing/ Water Uses	●	→	→	→			IDNR/ ACOE	LA/ CE/ ENV
3	Detention Area C								
	Review Detention Area Requirements	○							
4	Recapture Land for Playground/ Shelter			→	→	→			
	Country West Park								
	Review Detention Area Requirements	○							
	Regrade to improve drainage system	●	→	→	→				LA/ CE
4	Pipe drainage swale futher underground	●	→	→	→				LA/ CE
	Repair drainage basin	●	→	→	→				LA/ CE
	Gabrielson / Oakwood Park								
5	Prepare Master Plan for park	●							LA
	Boat launch/ river access	●	→	→	→	→		IDNR/ ACOE	LA/ CE
	Cultural/ Nature Center			●	→	→	→		LA/ CE/ AR
6	Ca-Crest								
	Remove & Replace basketball court and other elements	●			→	→			LA
	Recover ROW for off-street parking	●			→	→			LA/ CE/ ENV
	Extend path from NW development through park to Robin Hill Dr.	●			→	→			LA
7	Seil Rd.								
	Canoe Launch	●	→	→	→	→		IDNR/ ACOE	LA/ CE/ ENV
	Make connections to islands		●	→	→	→	→		LA/ CE/ ENV
8	Interior Programming								
	Identify locations for community center	●			→	→			LA/ AR
	Identify locations for Recreational Center	●			→	→			LA/ AR
	Prepare Feasibility Study and Planning	○				→	→		LA/ AR/ ENV
9	Shorewood Park								
	Provide River Access	●				→	→	IDNR/ ACOE	LA/ CE/ ENV
	Interpretive signage/ education programming	●				→	→		LA
	Update Shelter/ Playground	●				→	→		LA

Responsibility Legend	
●	Consultant
○	Facilitate In-House

Funding Vehicle Legend	
→	Capital Improvements / Operating Expense
→	Grant Funding
→	DuPage River Corridor
→	Development Donations
→	Shared Use

Permitting / Consultant Key	
LA	Landscape Architecture
CE	Civil Engineering
AR	Architecture
ENV	Environmental Study
IDNR - Illinois DNR	Illinois Department of Natural Resources
ACOE	Army Corps of Engineers

Redevelopment Funding Analysis

It is highly recommended that a masterplan of Park Redevelopments be prepared. A masterplan will provide framework and guidelines to assist in establishing feasibility, costs and budgets, and is a required element for grant funding.

Redevelopment Priorities will need to be reviewed and monitored frequently based on community trends, interests, and population growth and density. Some new opportunities in the future may be discovered that could support the intent of this study.

Grant funding is available for the integration of certain types of programming elements such as boat launches, trail construction and trail maintenance. With financial support of redevelopment so dependent on capital improvements, it is critical to ensure that new parks and redevelopment of existing parks be designed and built for endurance and that each park be unique and inspiring.

