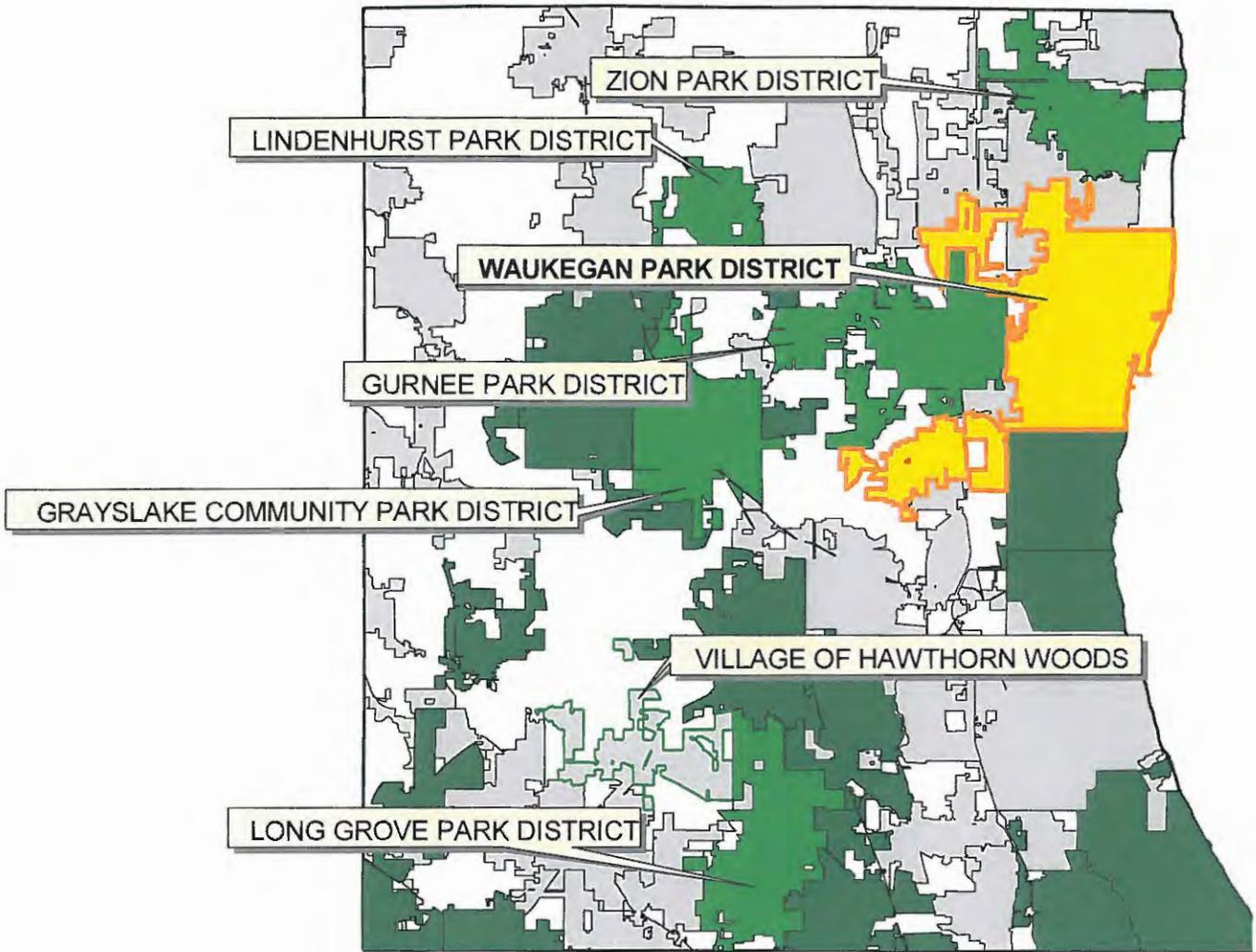


Lake County Open Space Master Plan Waukegan Park District Location



Legend

- Waukegan Park District
- Village of Hawthorn Woods (no park district)
- Park Districts
- Project Area Park Districts
- Other Park Districts
- Incorporated Areas

Data Source: Lake County Department of Management Services, GIS Division

Waukegan Park District Open Space Needs Analysis

Prepared by Corlands, Historic Conservation Consultants

First Draft
December 2002

Waukegan Park District Open Space Needs Analysis

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Project Overview

Welcome to the Waukegan Park District's Parkland/Open Space Need Analysis. This document has been developed to identify areas within Waukegan that lack sufficient recreational opportunities, now and in the 5-10 year future. The need for this analysis is fostered by the Illinois Open Land Trust Act.¹ The act provides for and encourages the conservation of natural resources and public recreation, believing that such endeavors promote the public health, prosperity and general welfare of the population. The Act further declares that lands now dedicated to these purposes are not adequate to protect the quality of life and are not meeting the needs of an expanding population. Lands that present an opportunity to be acquired should be acquired now, for these lands will gradually disappear as the area is developed and the cost of land increases.

The Waukegan Park District's role is to ensure the Waukegan community's continued access to natural areas, open space, and recreational facilities as development adds to the resident population. This analysis intends to aide the park district's preparation for the future by pinpointing community areas underserved by park land, and identifying the areas for potential park expansion. Waukegan Park District has an enviable comprehensive plan that was completed in 2001 and adopted in 2002. In addition, the City of Waukegan commissioned the Urban Land Institute to create a vision for the lakefront, and have contracted with S.O.M. to create a masterplan for the downtown and lakefront areas. For this reason, we have concentrated our analysis on areas that are not covered by these very comprehensive plans. We focus instead upon ensuring access to community and neighborhood parks by walking distance, land uses, and additional ideas for the lakefront area.

"Our parks are a refuge from concrete, from urban noise and congestion. They provide tranquil space to balance the more stressful elements of city life. Our parks touch every neighborhood in common, constructive activity."

—Forest Claypool
General Superintendent, Chicago Park District, 1994

¹ 525 ILCS 33/.

Importance of Greenspace and Environmental Resources

The interaction of various forces of nature has resulted in a splendid landscape in Lake County. The area possesses an abundant variety of environmental resources, including prairies, lakes, wetlands of all types, and various species of flora and fauna. "Greenspace" was identified as the third most important quality of life factor (after "quality schools" and "less traffic congestion") in the Lake County Resident Transportation Survey conducted in 2000.²

Open Spaces can have a significant impact on the economics of an area. Many factors influence our mobile society's choice of where to live, however, one important factor is the quality of life they would be able to enjoy. Access to open space and natural recreation are increasingly an amenity that influences people's location decisions. As Professor Richard Florida of the H. John Heinz School of Public Policy in Pittsburgh, PA, points out, there is a high income, geographically mobile population that chooses outdoor recreation and natural amenities when considering where to live and work.³ ⁴Environmentally conscious cities such as Seattle and Portland are at the forefront of this trend, with great success in ensuring that their natural beauty will remain an attraction for future generations.

Open Space Needs Today

People's use and need for open space has evolved in the last 100 years. In this modern world, people need safe trails for bicycling and walking; easy and pleasant access to the wilderness of forest preserves, more downtown plazas and green space; and industrial corridors that are well landscaped and conducive to retaining their existing businesses and capturing new ones.

Each community in Waukegan needs enough open space available to serve the residents who live there, and residents of every community deserve to have parks or other open spaces that are within reasonable distances. With continuing development trends, should there be a shortfall in parkland, it will be a difficult and expensive deficit to overcome.

The primary concern of the park district or City is to see that there is enough parkland, located in the right places, at the time people are there to use it. Types of equipment and leisure choices change, but the parks facilities can be recycled. Additionally, with the increasing quality of life concerns of individuals in the new economy, the lakefront can be a unique area which is a prime asset for the City of Waukegan and surrounding area.

² Lake County Regional Framework Plan, "[Draft of] Chapter 4, Environmental Resources, Open Space, and Farmland", 2000 [Update - 2001].

³ See "Competing in the Age of Talent: Environment, Amenities and the New Economy", January 2000. Available online: <http://www.andrew.cmu.edu/~florida/talent.pdf>

⁴ Also see his recent book: "The Rise of the Creative Class"

Lake County

Lake County is located on the shore of Lake Michigan, just south of the Wisconsin Border; an integral part of the dynamic Chicago/Milwaukee metropolitan area. Nine million people live within a 60-mile radius of the county seat, Waukegan. Lake County has a diverse land use pattern in its 457 square miles. It has an outstanding real estate market with development radiating outward along the major transportation corridor running through Lake County- the Tri-State Tollway.

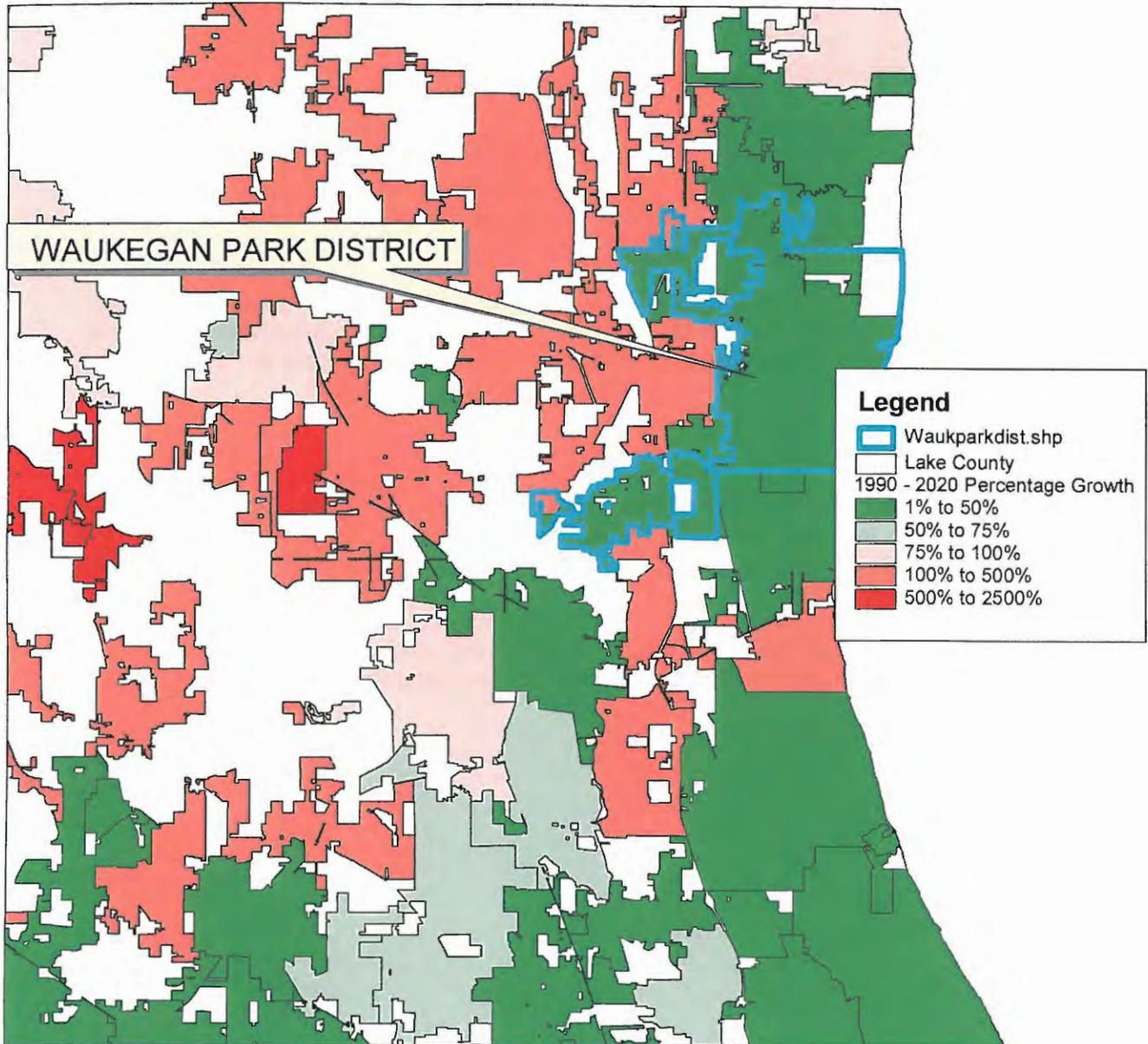
Lake County's population surpassed the one-half million mark by 1990 and is estimated to be near 605,000 today. According to the Northeastern Illinois Planning Commission (NIPC), over the 25 years between 1990 and 2020, Lake County is expected to experience employment growth of 72% - higher than the rate of the region as a whole.

The Northeast Illinois Planning Commission, along with other agencies, has begun to formulate a Growth Strategy in order to successfully channel this growth, instead of allowing unplanned sprawling development as in the past.

Development

Lake County's first permanent settlement of European-Americans was established in 1843, only one year after Chicago was established as a city. According to land use inventories completed by the Northeastern Illinois Planning Commission, 136,263 acres, or 45 percent of the county was developed in 1990. By 1995 the developed area increased by over 11,000 acres to 147,716 acres, or 49 percent of the county area. This is an 8-percent increase in the developed land area in just five years.

Lake County 2020 Population Projections



Note: These population increases are mapped on current incorporated areas, which are likely to grow in area as population increases.

Data Sources:
Lake County Department of Management Services, GIS Division, 2002
Northeast Illinois Planning Commission, 2002

City of Waukegan

The City of Waukegan lies situated in the eastern portion of Lake County, IL, approximately 45 miles from the City of Chicago. The city started as a French trading post which later became the seat of Lake County government. Waukegan was incorporated in 1859. The City offers various recreational and community activities. The median household income is \$42,355, with a median home value of \$118,200 and median rental cost of \$647. According to the 2000 census, the population of Waukegan is 87,901.⁵

The City is facing continuing population growth. According to the 2001-2005 Park District Master Plan, the City of Waukegan experienced the fastest growth in Lake County in the 1990 to 2000 period. The Northeastern Illinois Planning Commission (NIPC) predicts that from 1990 to 2020, the population will grow by more than 35%- from 69,392 people in 1990 to a possible 93,785 persons by 2020.⁶ The 2000 census estimate of 87,901 residents indicates that NIPC's growth prediction is on track or even somewhat low.

Most of the growth is in single-family residential patterns: from January to September 2002, Waukegan has issued 145 new building permits. Of those new permits, 128 are for single family homes, with the remainder comprised of 20 multifamily units and 3 multifamily buildings. The total value of this development is worth approximately \$16.6 million.⁷ While these numbers indicate the growing wealth with continuing development, if future population increases are not planned appropriately, it could have negative effects on the quality of life in the area.

The City is also experiencing commercial and business growth. The municipalities of Gurnee and Waukegan are among the ten fastest growing Chicago suburbs from 1995 to 1997.⁸

With all of this growth, Waukegan still has an agenda for economic development, as all cities should in our changing economy. The current median income of Waukegan of is somewhat lower than the Lake County median, (\$42,355 and \$66,973, respectively), indicating that the area could

⁵ Lake County, Planning, Building and Development, "Waukegan: Quick Facts," Website referenced Nov., 2002: <http://www.co.lake.il.us/planning/communit/lwaukegan.htm>

⁶ Revised 2020 Forecasts for Northeast Illinois Area: TABLE A, POPULATION, HOUSEHOLD AND EMPLOYMENT FORECAST (As Endorsed by the Northeastern Illinois Planning Commission on September 27, 2000), Referenced 11/2002 from website: <http://www.nipc.cog.il.us/fore2020.htm>

⁷ Northeast Illinois Planning Commission, "January-September 2002 Residential Building Permits Issued by County and Municipality in Northeastern Illinois," Referenced 11/2002 from website: <http://www.nipc.cog.il.us/permit02.htm>

⁸ Lake County Dept. of Planning, Building and Development Webpage, Referenced 12/2002 from website: <http://www.co.lake.il.us/planning/>

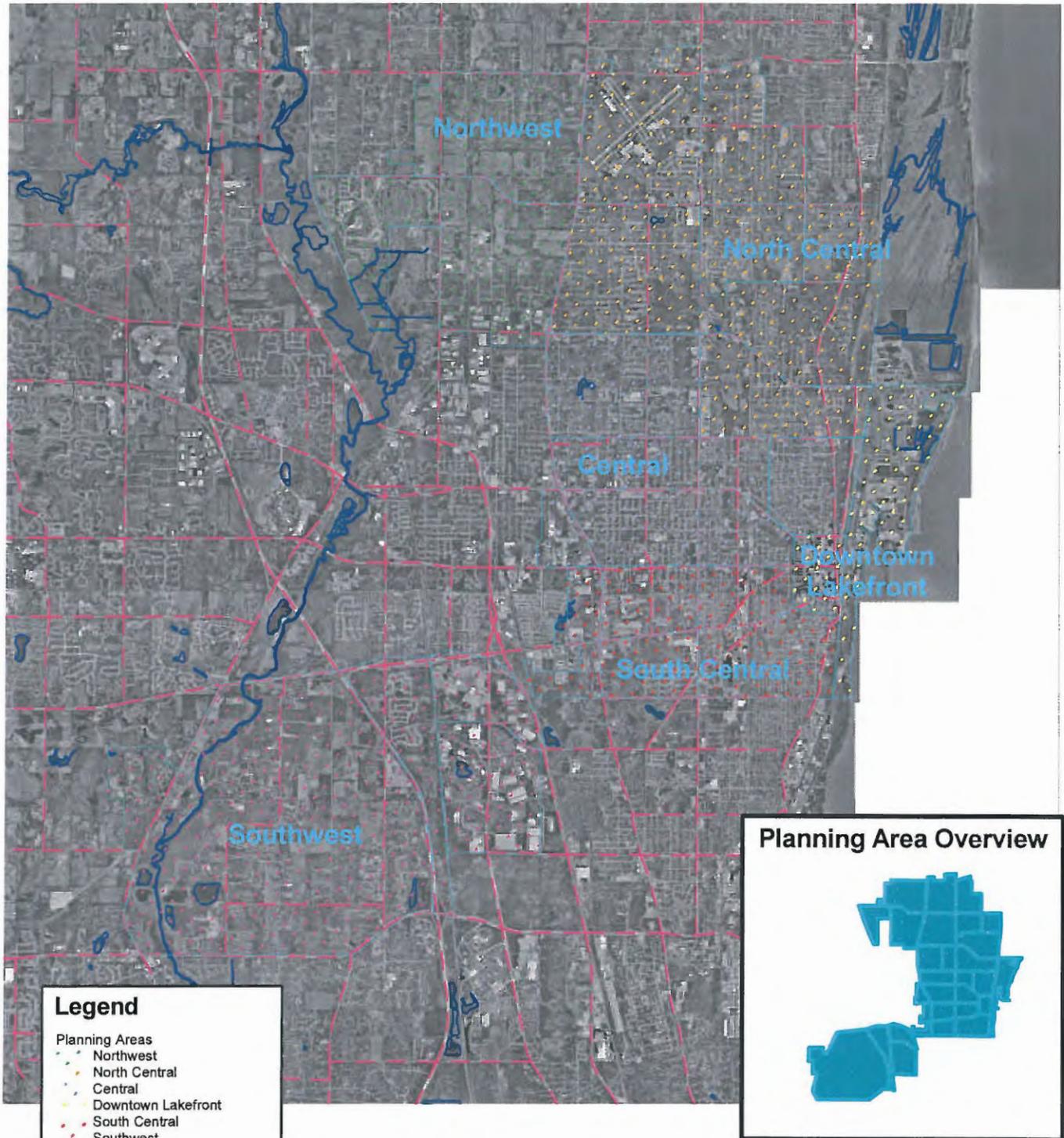
benefit from new residents.⁹ Of particular interest is redeveloping the Lakefront area, as was recognized in the Urban Land Institute's Lakefront Development Plan. The plan is hoped to bring in new businesses and wealthier residents by joining the historic downtown area to new development on the lakefront, along with entertainment and natural recreation areas. The plan had some innovative and bold recommendations, such as the removal and rerouting of the Amstutz Expressway. The city has begun to move forward in some of the plan recommendations, supporting them with Tax Increment Financing, as well as through outside grants and programs, such as EPA funds for brownfield remediation.

While urban redevelopment of this scale is both a long term and expensive proposition, the end product is more than likely to justify the efforts. Senior ULI fellow William Hudnut called Waukegan's waterfront its "prime asset" and said that young people today — laptops in hand — relocate first and look for jobs later. With the emphasis on mixed use residential and retail, as well as the aesthetically pleasing design and natural amenities, Waukegan's lakefront can appeal to new residents such as these. "Urbanity comes from singles, mingles and jingles — singles, couples and happy empty nesters," he noted. The plan for Waukegan's site is hoped to draw people into the city because of its size as the largest entertainment destination between Kenosha and Chicago.¹⁰

⁹ Referenced from 2000 Census Quickfacts Dec. 2002 from website:
<http://quickfacts.census.gov/qfd/states/17/17097.html>

¹⁰ Campaign for Sensible Growth, "ULI Lakefront Plan for Waukegan emphasizes mixed-use, retail over industrial", March 20, 2002, referenced from website 12/2002:
<http://www.growingresponsibly.org/archive/archiveDetail.asp?objectID=962>

Waukegan Park District Aerial Photo with Planning Areas



Data Source: Lake County Department of Management Services, GIS Division

Waukegan Park District Analysis

Park Access Methodology

The 2001 to 2005 Waukegan Park District Parks & Open Space Master Plan identifies six Community Planning Zones, which are then broken into smaller neighborhood planning zones. The planning areas subdivide the park district based upon natural and transportation boundaries, such as lakes and rivers, railroad tracks, and highways. Within these planning areas, residents should have a community park in the Community Planning Zone and a neighborhood park in their neighborhood. Within those planning areas, nationally accepted standards recommend four acres of neighborhood parkland per 1000 persons and six acres of community and school parkland.¹¹

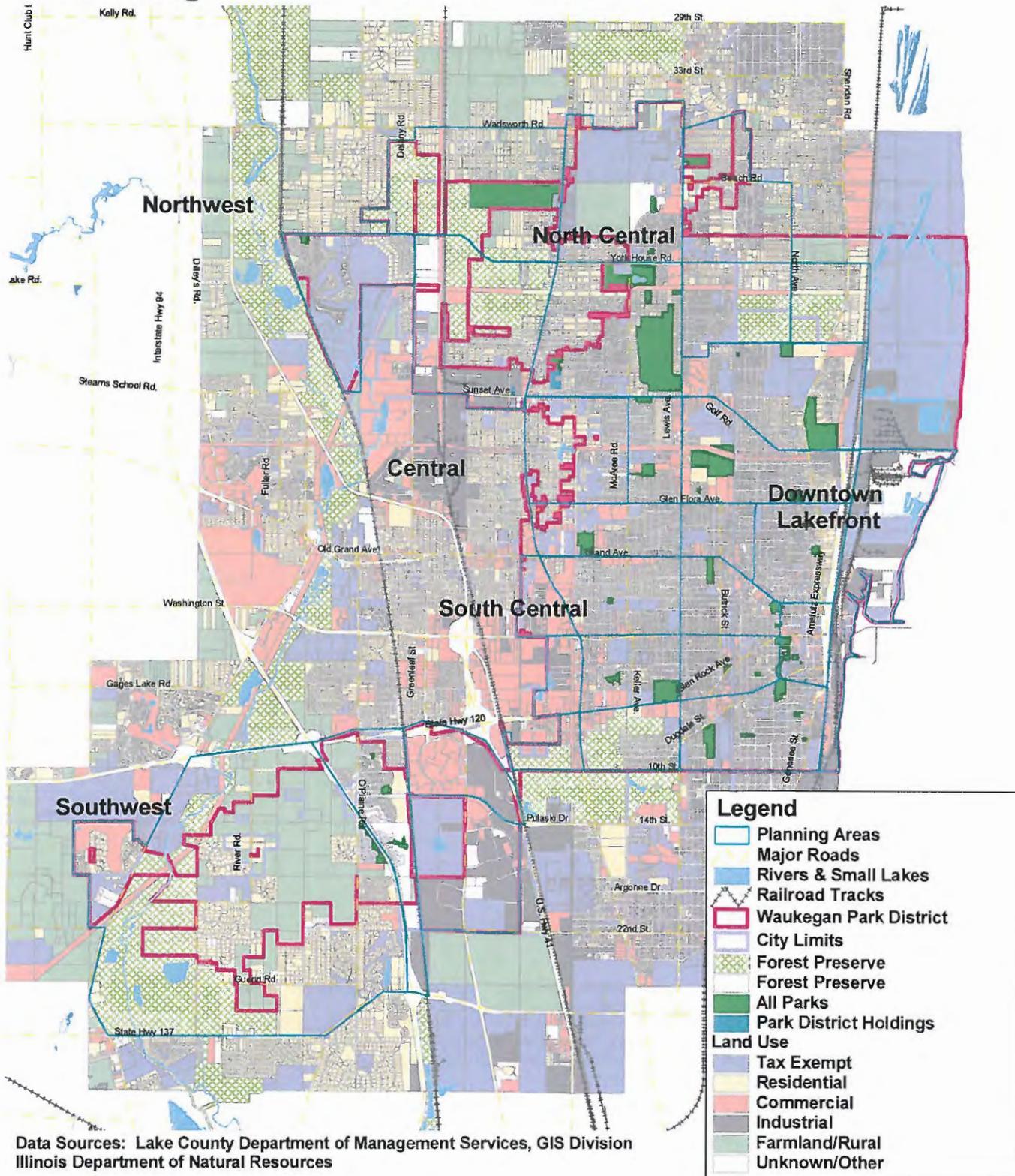
The Master Plan makes note of the neighborhoods and communities that lack adequate parkland for the population, however the amount of parkland is only one dimension of the problem. It is also important to consider whether residents of these planning areas will have access to these facilities due to geography, as well as manmade and natural barriers.

When identifying neighborhood and community parks, we allowed for neighborhood parks to be 4 acres or more, and community parks to be 10 acres or more so as to fit more closely with the Waukegan standards. The national standards are 5 acres and 20 acres, respectively. (See Appendix 1 for further details about national standards.)

This analysis identifies community areas underserved by park land, and the areas for potential park expansion. As the Waukegan Park District has an enviable master plan, and the City of Waukegan has a development plan for the lakefront, we have concentrated our analysis on areas that are not covered by these very comprehensive plans. We focus instead upon ensuring access to community and neighborhood parks by walking distance, land uses, and additional ideas for the lakefront area.

¹¹ Illinois Periodicals Online, *Illinois Parks & Recreation*, "The New NRPA Guidelines for Open Space," Website referenced Oct., 2002: <http://www.lib.niu.edu/ipo/ip970317.html>
The standard of 10 acres (6 acres community and 4 acres neighborhood) per 1,000 persons is the simple and older recommendation of the NRPA. The newer Level of Service (LOS) guidelines involves a close understanding of the individual community; hence the ratio of acres to persons standard is relied upon here.

Waukegan Park District Planning Areas & Land Uses



Data Sources: Lake County Department of Management Services, GIS Division
Illinois Department of Natural Resources

Waukegan Park District

The Waukegan Park District was formed by referendum in 1916.¹²

The park district shares approximately the same boundaries with the incorporated City of Waukegan, but extends farther than city limits in the northwest and southwest areas. The district's parks provide access to nature and lakes, places for recreation, places for children to play, and other various planned activities administered by the Waukegan Park District.

The Park District has a long history and an enviable planning structure. The current Parks and Open Space Master Plan, 2001-2005 provides detailed information about all of the park facilities, the City of Waukegan, and goals.

The park district currently consists of 46 park sites totaling 719.9 acres.

¹² Waukegan Park District, "Our History", Referenced 12/2002 from website:
<http://www.waukeganparks.org/>

Benchmarking

Many park districts, cities and counties across the nation have already created informed comprehensive plans. Several samples of excellent plans can be found online, here are several examples, but many more can be found with a simple search for "parks plan".

Ann Arbor, MI: 1999-2005 Parks, Recreation and Open Space Plan
<http://www.ci.ann-arbor.mi.us/framed/parks/PROSpa.htm>

City of Buda, TX: Master Plan – Parks, Recreation and Open Space
http://www.budatx.net/comp_plan/04-Parks-Rec.cfm

Dane County, WI: Parks and Open Space 2000 Plan
<http://www.co.dane.wi.us/parks/open%20space/body.htm>

Neighborhood Park Needs & Walkability

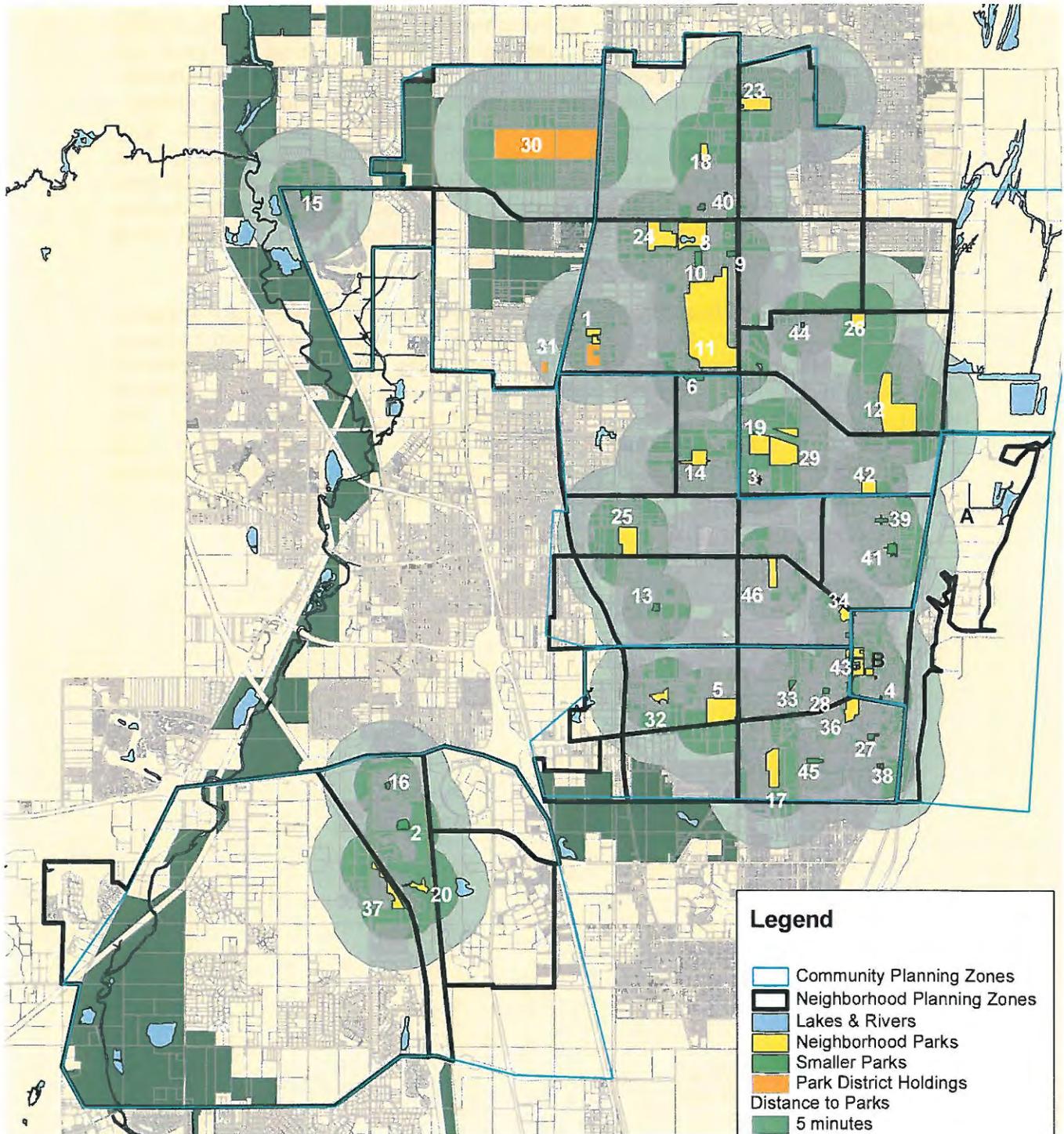
Description

In evaluating neighborhood parks, an important consideration is whether they can be accessed by walking. Although many residents have cars, traffic congestion and health benefits of walking encourage visiting the park on foot. Additionally, the parks should be able to serve all populations. Individuals without cars or the ability to drive are often among the elderly, lower income, or youth populations. As the Master Plan points out, Waukegan has very high populations of both elderly and the young; the population under 24 and over 65 accounts for half of the total Waukegan population. Furthermore, Lake County has no countywide transportation system. These groups are also key users of park facilities and should have equal opportunity to access the park facilities.

In order to assess walkability, we have created walking buffers to the parks of 5 and 10 minutes.¹³ We have then mapped the Waukegan neighborhood planning zones that have residential parcels where parks are out of walking distance. In order to show the best access, we prefer to look at only show walking distances to the parks in that neighborhood planning area. We recognize that some residents may be closer to parks in the next neighborhood, but concentrate on within-neighborhood parks since crossing neighborhood boundaries may require crossing a major road or a river.

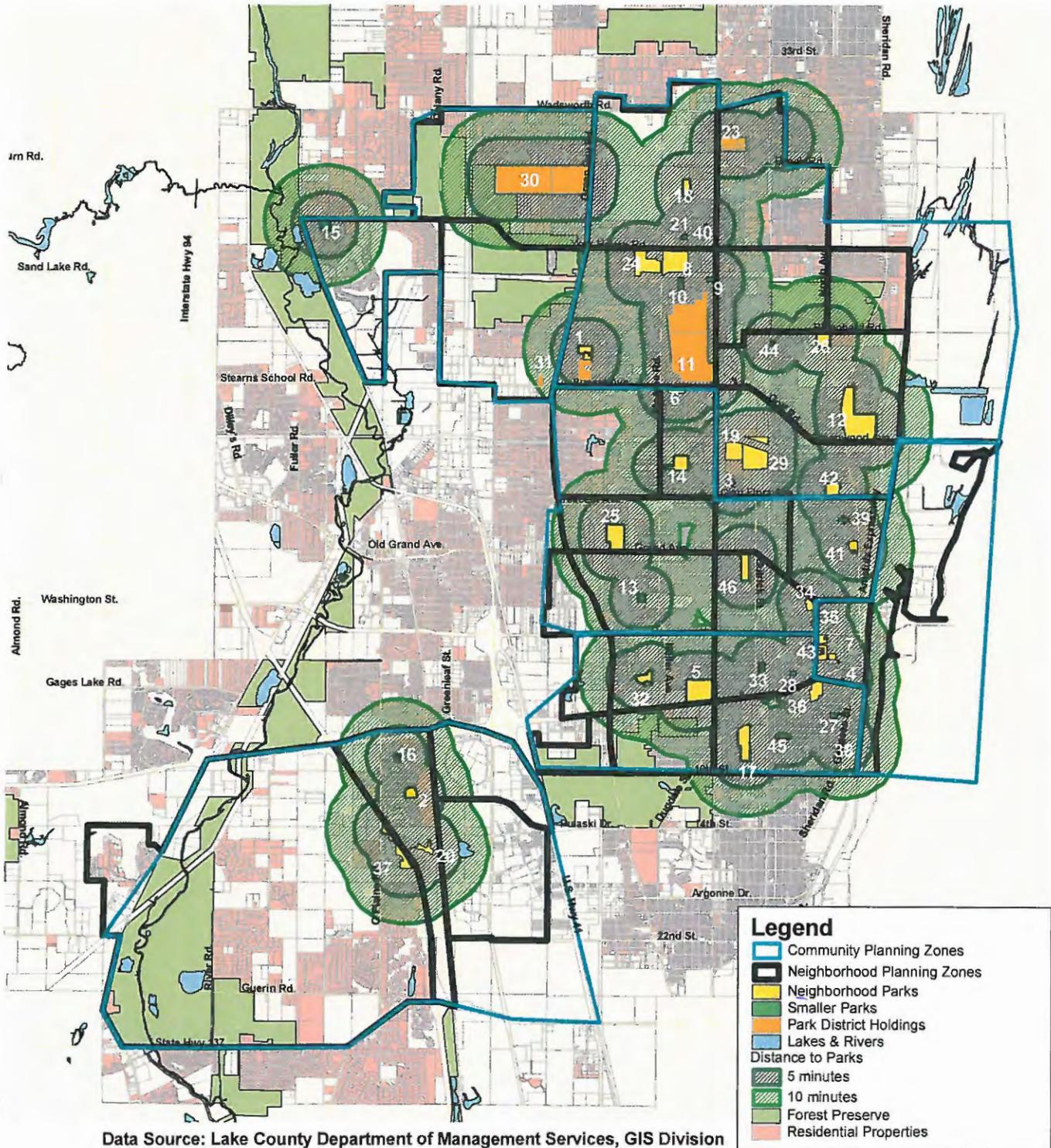
¹³ ¼ mile and ½ mile, respectively.

Waukegan Park District Walking Distance to Parks (5 and 10 minutes)



Data Source: Lake County Department of Management Services, GIS Division

Waukegan Park District Residential Parcels and Walking Distance to Parks (5 and 10 minutes)



Walkability to Neighborhood Parks

Detailed Information for Community Planning Zones

The rest of this section presents maps to show areas where neighborhoods are not within walking distance of neighborhood parks. The buffers indicate the radii of 5 to 10 minute walking distances (1/4 mile and 1/2 mile respectively), to neighborhood and community parks.

Northwest Community Planning Zone

Overview

The Northwest Community Planning Zone contains 3 Neighborhood Planning Zones.

Neighborhood Parks:

#15 Country Lane Park, 4.3 acres¹⁴

Other Properties:

#30 Orchard Hills Golf Course, (Special Use), 133 acres

#31 Park Maintenance Facility

Zone A includes one neighborhood park, County Lane Park. Zones B and C contain no community or neighborhood parks.

Acreage

Current Population-3,469 persons

Suggested Neighborhood Acreage: 13.9¹⁵

Shortfall: 9.6 acres

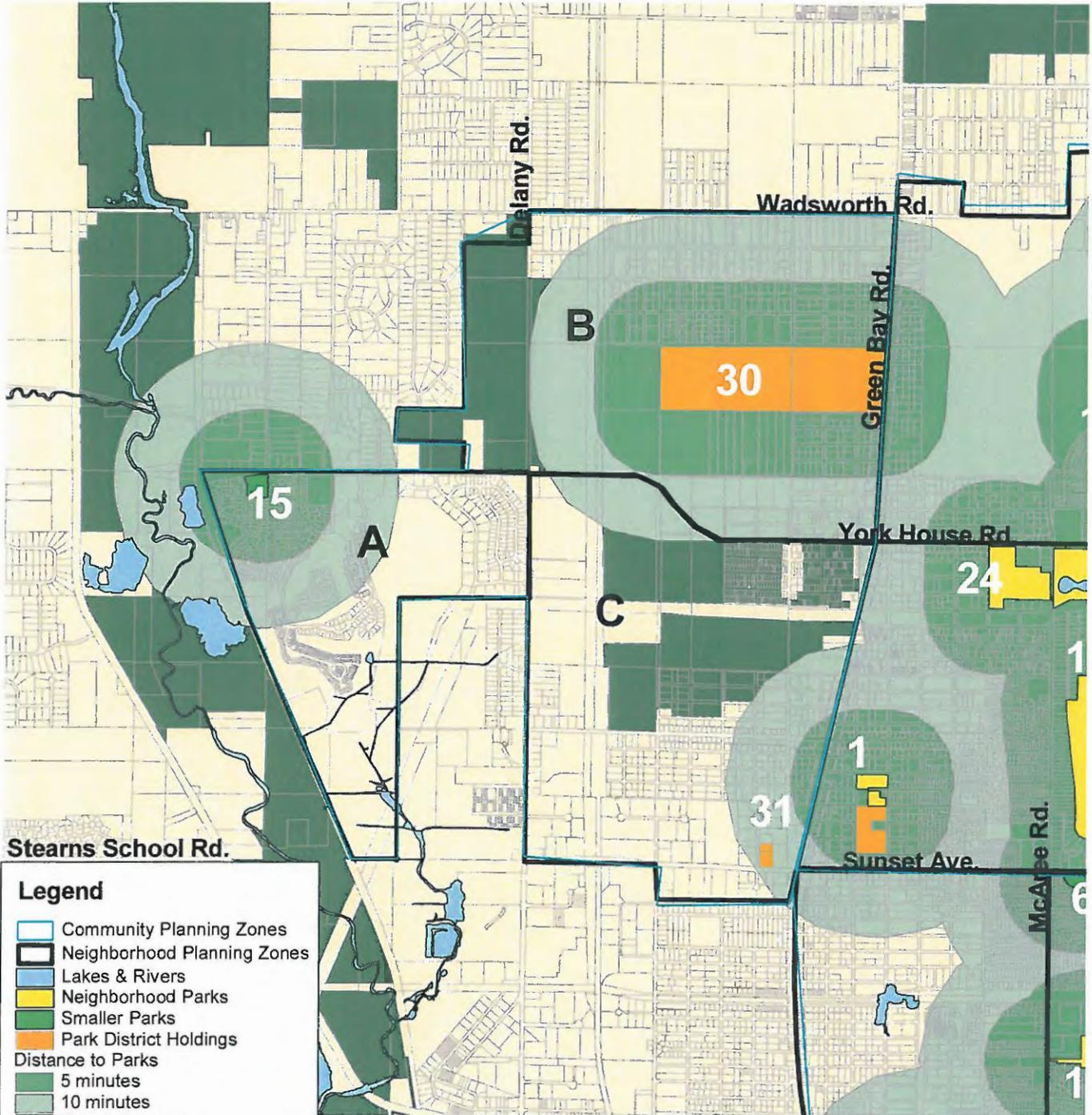
Accessibility at 5 to 10 minutes walking distance

Currently, most of the residents of this community are underserved by neighborhood park land in terms of walking distance. County Lane Park exists as the only neighborhood park in the Northwest Community Planning Area, and it is just under 5 acres, the minimum size for a neighborhood park. Many residents in the southern and eastern portions of area A are outside of walking distance to Country Lane Park. All of the residents of Areas B live outside of walking distance to a neighborhood park, although they are mostly within distance of the Golf Course. Residents of Area C can access Adelphi Park, although this is outside of their Community Planning Zone.

¹⁴ At 4.3 acres, this is just under the National Recreation and Parks Association criteria for a neighborhood park (5 acres).

¹⁵ Using the National Standard of 4 acres of neighborhood parkland per 1,000 residents.

Waukegan Park District - Northwest Community Planning Zone Walking Distance to Parks (5 and 10 minutes)

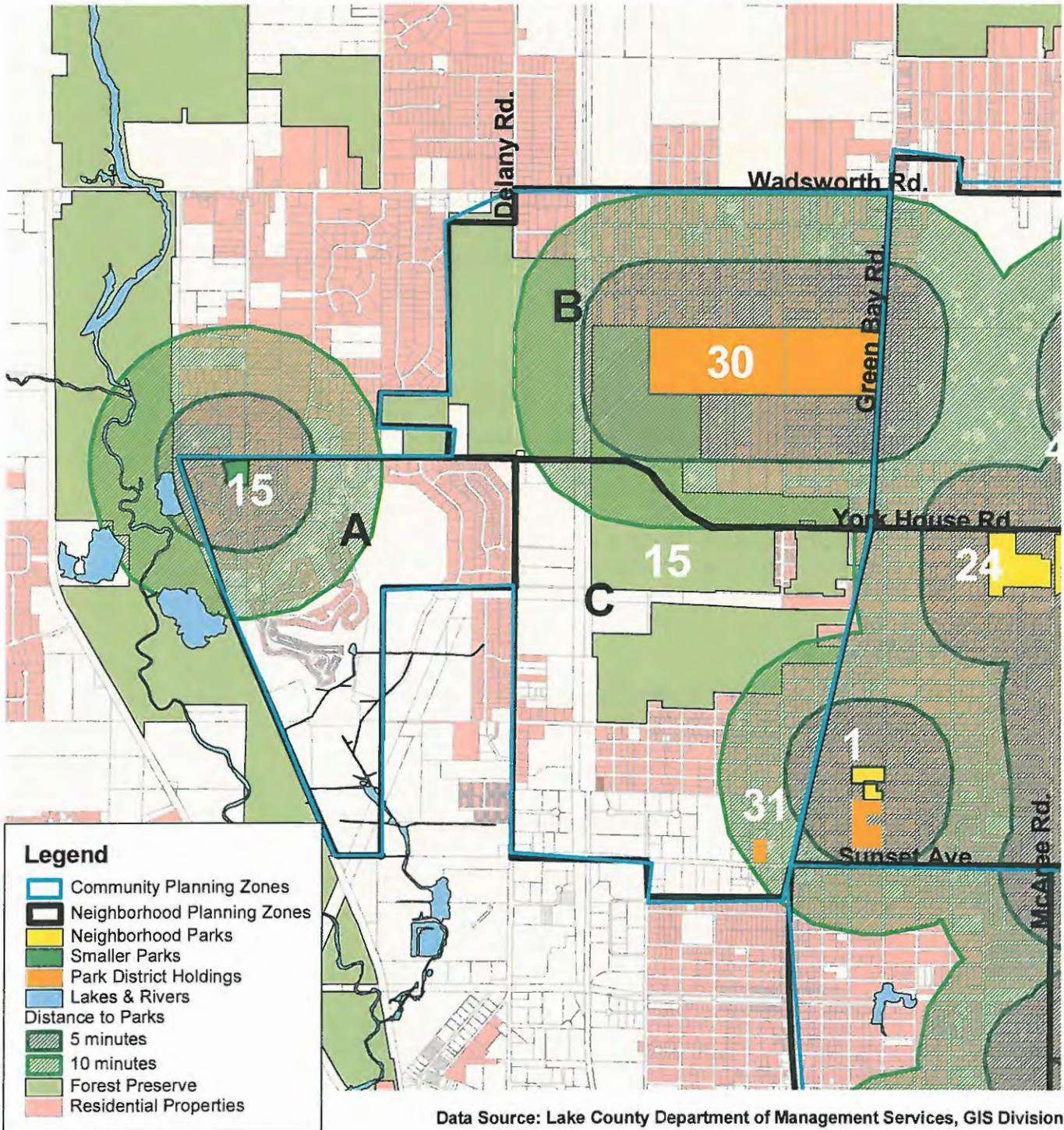


Data Source: Lake County Department of Management Services, GIS Division

Conclusions and Recommendations:

It is recommended that the park district seek land in all three neighborhood zones for the creation of neighborhood parks. If the park district acquires the proposed tract of land in Zone C (as the Master Plan indicates), it remains the recommendation that acquisitions also be considered for Zones A and B.

Waukegan Park District Northwest Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



North Central Community Planning Zone

Overview

The North Central Community Planning Zone contains seven Neighborhood Planning Zones.

Neighborhood Parks:

- #01 Adelphi Park, 6 acres
- #08 Bevier Park, 29.5 acres
- #12 Bowen Park, 60 acres
- #18 Eagle Ridge / Lewis Apartments, 5.6 acres
- #19 Edwards Field, 15.8 acres
- #24 Henry Pfau Callahan Park, 24.8 acres
- #26 Joe Sisolak Park, 8.9 acres
- #29 Larsen Nature Preserve, (Conservation Area & Park), 33.6
- #42 Victory Park, 9.1 acres

Other Properties:

- #03 Armory Park, (Minipark) 0.74 acres
- #09 Bonnie Brook & Lewis, (Minipark), 2.4 acres
- #10 Bonnie Brook Bird Sanctuary, (Special Use), 4.4 acres
- #11 Bonnie Brook Golf Course, (Special Use), 155 acres
- #21 Fireman's Memorial Park, (Minipark), 1.6 acres
- #22 Graham Park, (Minipark), 0.87 acres
- #23 Greenshire Golf Course, (Special Use), 15.6 acres
- #40 Stonegate & Devonshire, (Minipark), 0.28 acres
- #44 Western Tot Lot, (Tot Lot), 0.5 acres

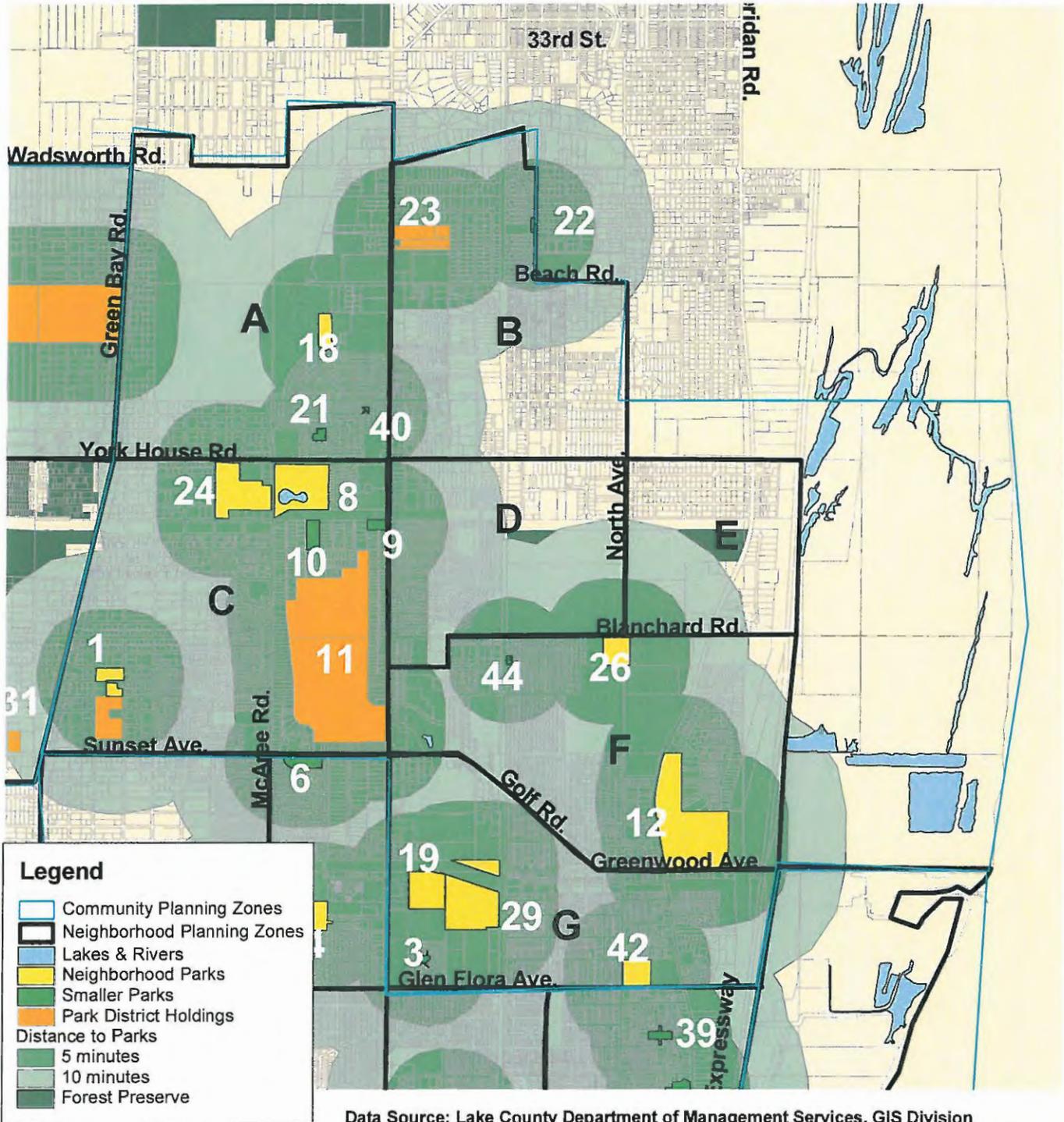
Acreage

Current Population: 13,324 persons
Suggested Neighborhood Acreage: 53.3
Shortfall: None

Accessibility for 5 to 10 minutes walking distance

Neighborhood Planning Zones B, D and E are in more need of neighborhood park land nearer to their residents, although residents of Zones D and E may access Forest Preserve land.

Waukegan Park District - North Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)

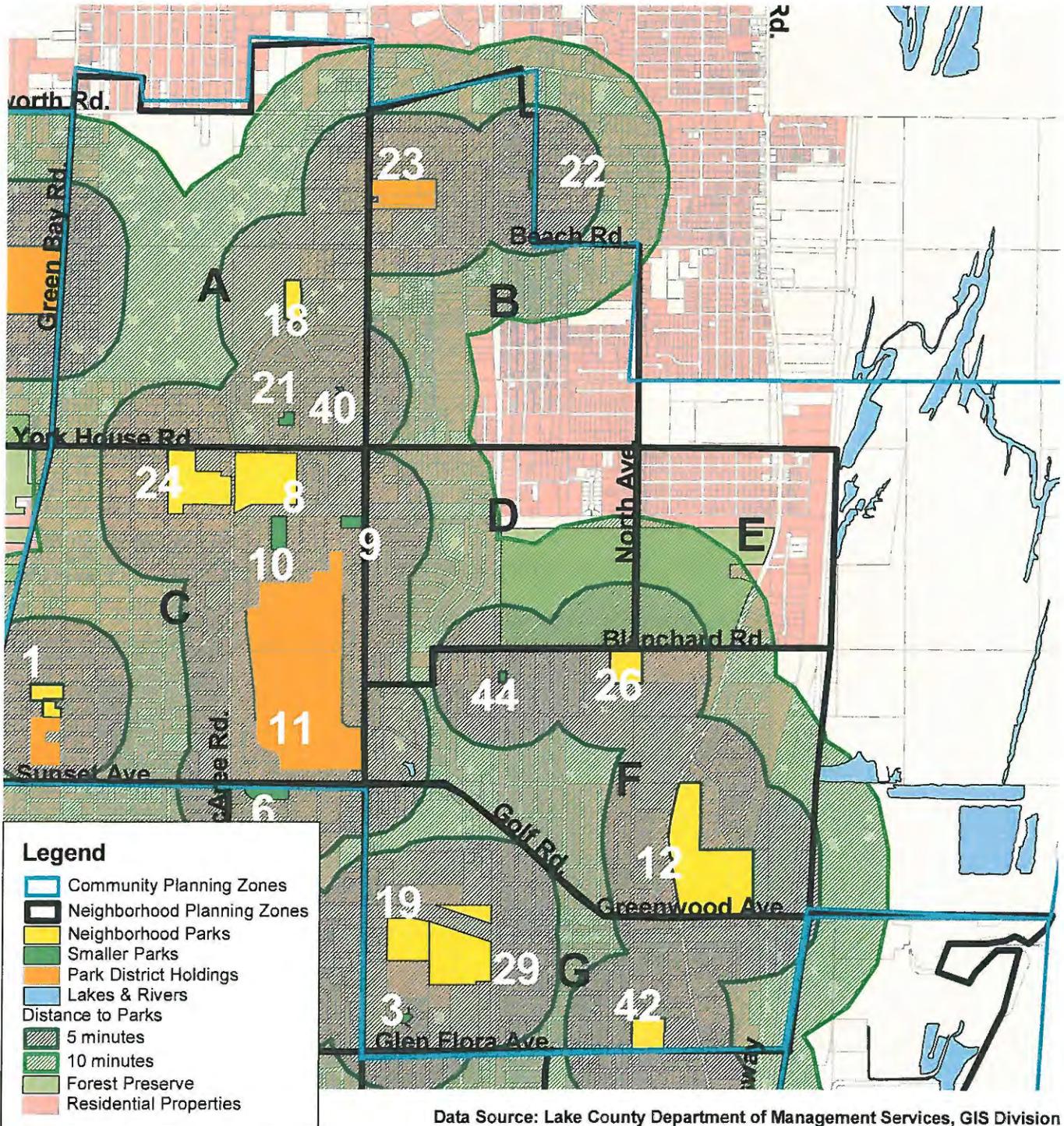


Data Source: Lake County Department of Management Services, GIS Division

Conclusions and Recommendations:

It is recommended that the park district consider land acquisitions for the creation of neighborhood parks in Planning Zones B, D, and E.

Waukegan Park District North Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Central Community Planning Zone

Overview

The Central Community Planning Zone contains 8 Neighborhood Planning Zones.

Neighborhood Parks:

- #06 Ben Diamond Park, 4.8 acres¹⁶
- #14 Clearview Park, 11 acres
- #25 Hinkston Park, 21.5 acres
- #34 Powell Park, 6.8 acres
- #41 Upton Park, 4.7 acres
- #46 Yeoman Park, 10 acres

Other Properties:

- #13 Brookside & Evergreen, (Minipark), 2 acres
- #35 Ray Bradbury Park, (Minipark), 1.6 acres
- #39 Stewart & Ridgeland, (Minipark), 2.3 acres

Acreage

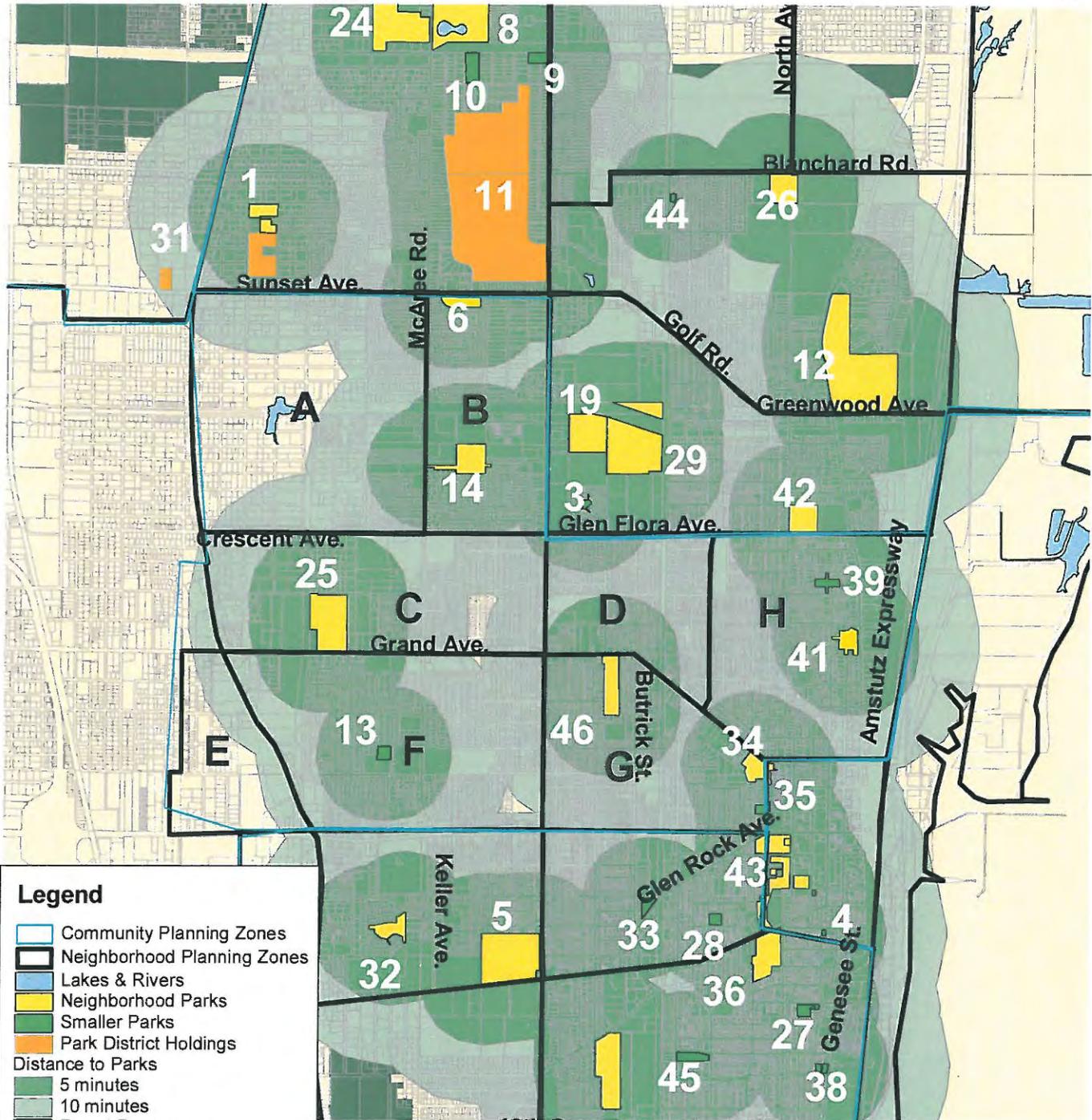
Current Population: 35,714 persons
Suggested Neighborhood Acreage: 142.9

Accessibility for 5 to 10 minutes walking distance

Currently, some residents of this community are not within walking distance of neighborhood park land, although some may be able to access neighborhood parks outside the Central Zone.

¹⁶ Just under minimum standard for neighborhood parks.

Waukegan Park District - Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)

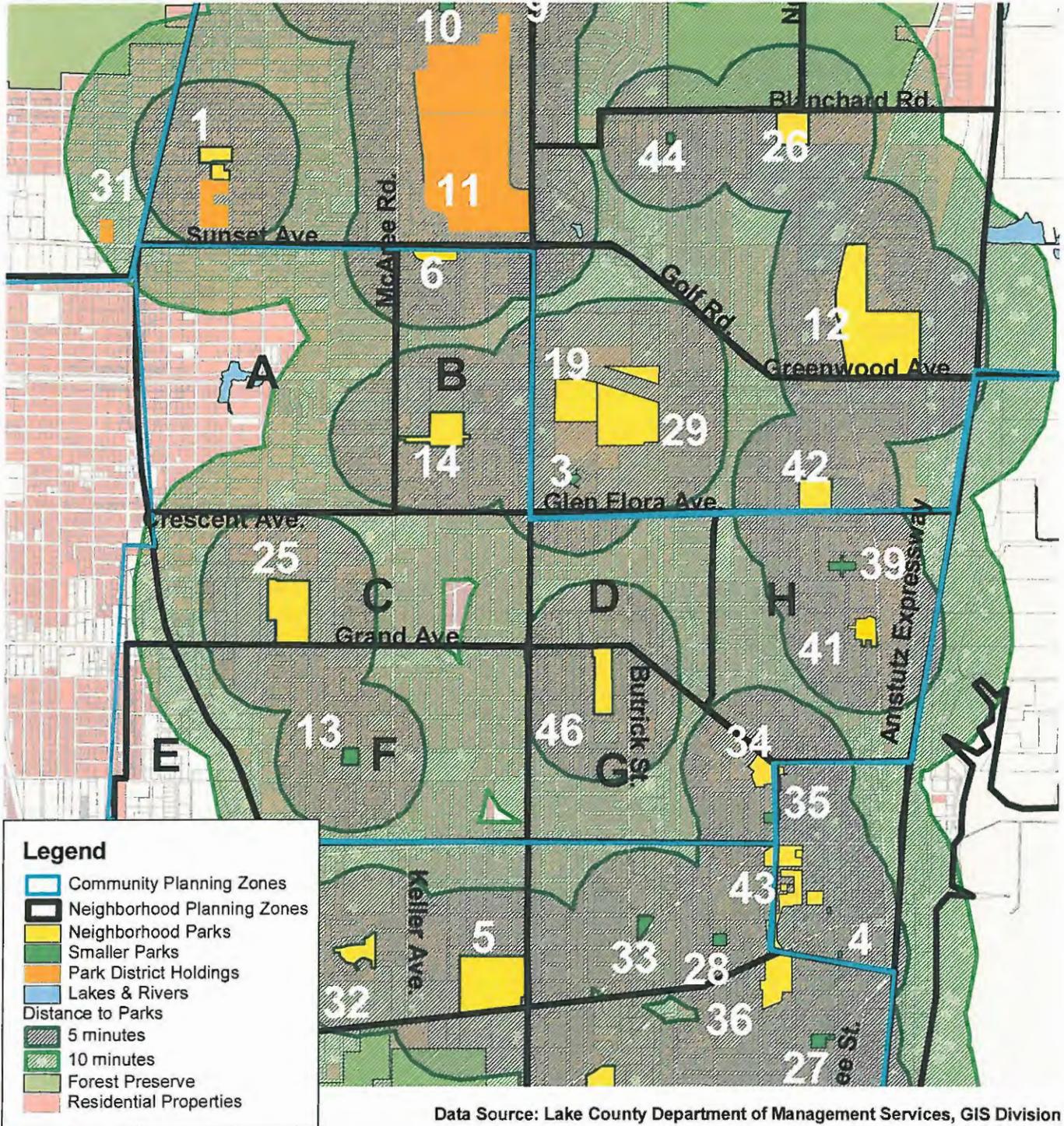


Data Source: Lake County Department of Management Services, GIS Division

Conclusions and Recommendations:

Some of the residential properties in the Central Zone are not served by neighborhood parks. The key problem areas are neighborhood zones A and E, which have residential properties that are outside walking distance of any parkland.

Waukegan Park District - Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Downtown Lakefront Community Planning Zone

Overview

The Downtown Lakefront Community Planning Zone contains 2 Neighborhood Planning Zones. At present, it does not have a large population, however, if the planned residential development occurs with the Lakefront Redevelopment efforts, this is an area that will have a much larger population, especially along the lakeside. Zone A includes the Waukegan Municipal Beach. Zone B contains a number of parks, including historic parks.

Neighborhood Parks:

#43 Washington Park, 18.4 acres

Other Properties:

#4 Bedrosian Park, (Minipark), 0.2 acres

#7 Besley Park, (Minipark), 0.2 acres

Acreage

Current Population: 2,466 persons

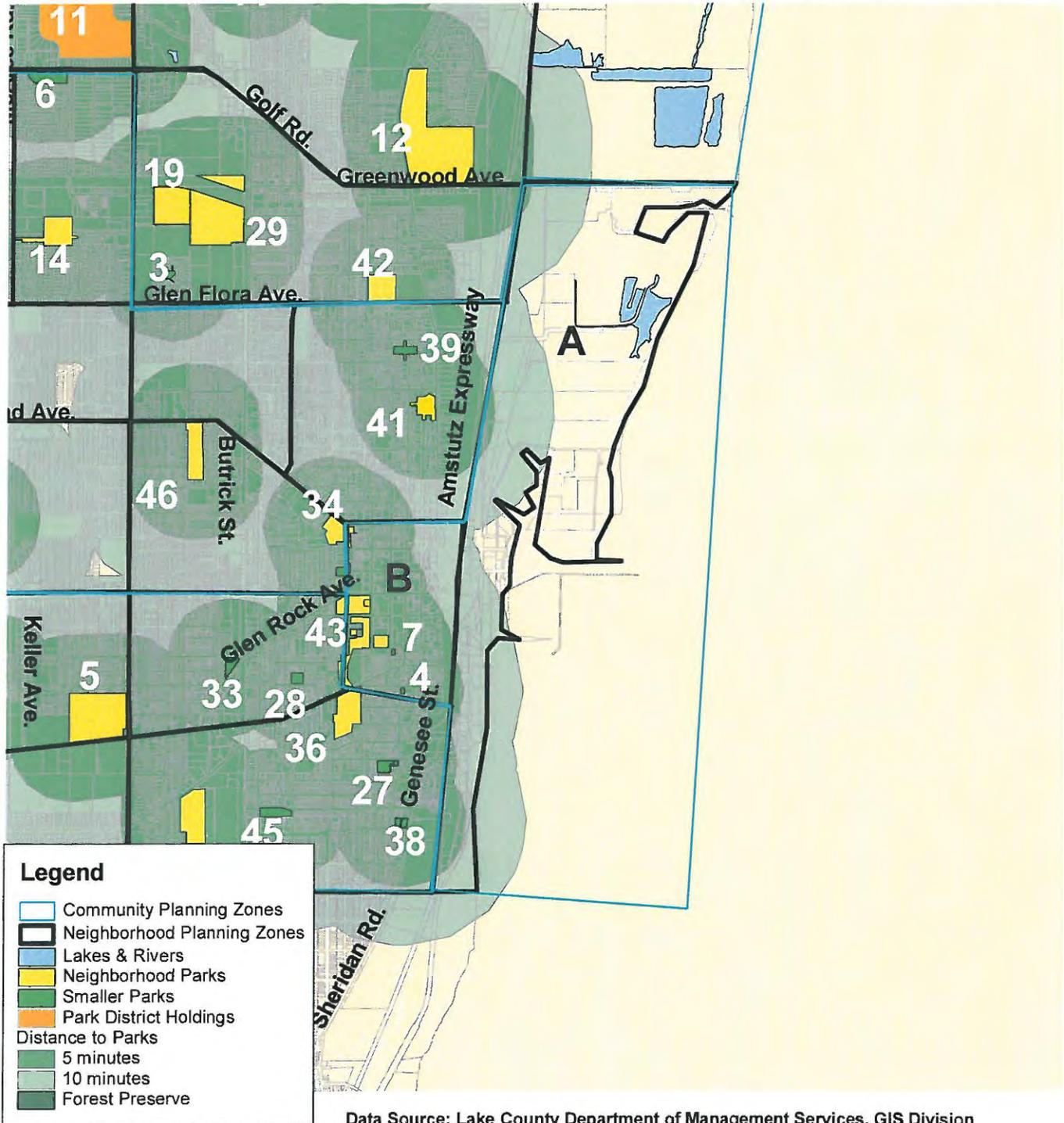
Suggested Neighborhood Acreage: 9.84

Accessibility at 5 to 10 minutes walking distance

Currently, none of the residents of this community are underserved by neighborhood park land, however residential development proposed by the Lakefront Redevelopment Plan will increase the needs for parkland and open space in this area.

The Lakefront is also intended as a destination point for the rest of the city. Further comments on the Lakefront Redevelopment are found in the Lakefront Improvement Section beginning on page 43.

Waukegan Park District - Downtown Lakefront Community Planning Zone Walking Distance to Parks (5 and 10 minutes)

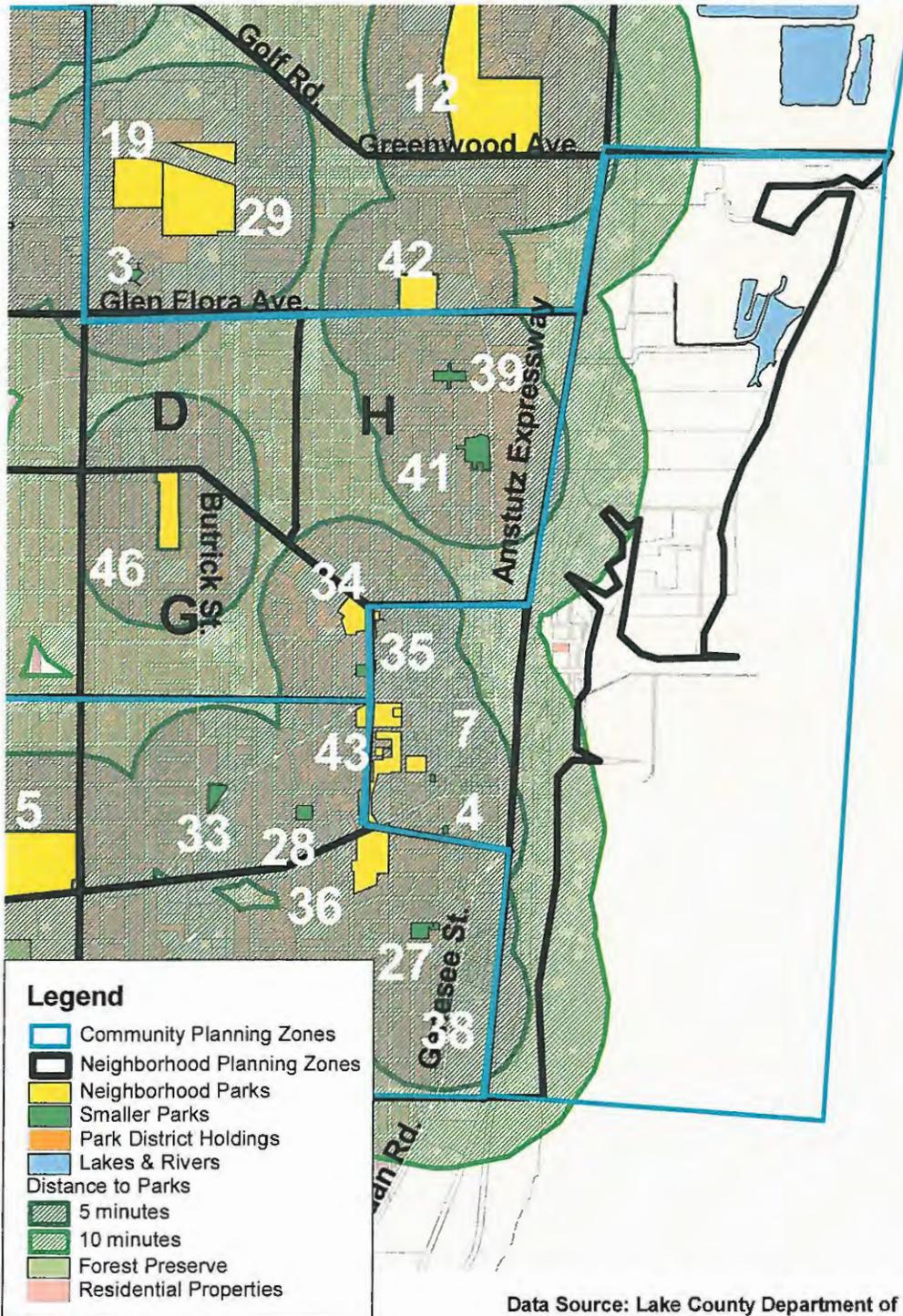


Data Source: Lake County Department of Management Services, GIS Division

Conclusions and Recommendations:

The Lakefront Redevelopment plans for both population and parkland increases. It is recommended that the park district ensure that land acquisitions in this area are developed with aesthetics and recreation in mind.

Waukegan Park District Downtown Lakefront Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Legend

- Community Planning Zones
- Neighborhood Planning Zones
- Neighborhood Parks
- Smaller Parks
- Park District Holdings
- Lakes & Rivers
- Distance to Parks**
- 5 minutes
- 10 minutes
- Forest Preserve
- Residential Properties

South Central Community Planning Zone

Overview

This is another heavily populated Community Planning Zone. It contains 6 Neighborhood Planning Zones.

Neighborhood Parks:

- #05 Belvidere Park, 30 acres
- #17 Dugdale Park, 18 acres
- #32 Park in the Glen, 5.8 acres
- #36 Roosevelt Park, 12 acres

Other Properties:

- #27 King Park, (Minipark), 2.2 acres
- #28 Kirk Park, (Minipark), 1.5 acres
- #33 Plonien Park, (Minipark), 1.7 acres
- #38 Smith Park, (Minipark), 1.1 acres
- #45 Woodard Park, (Minipark), 3 acres

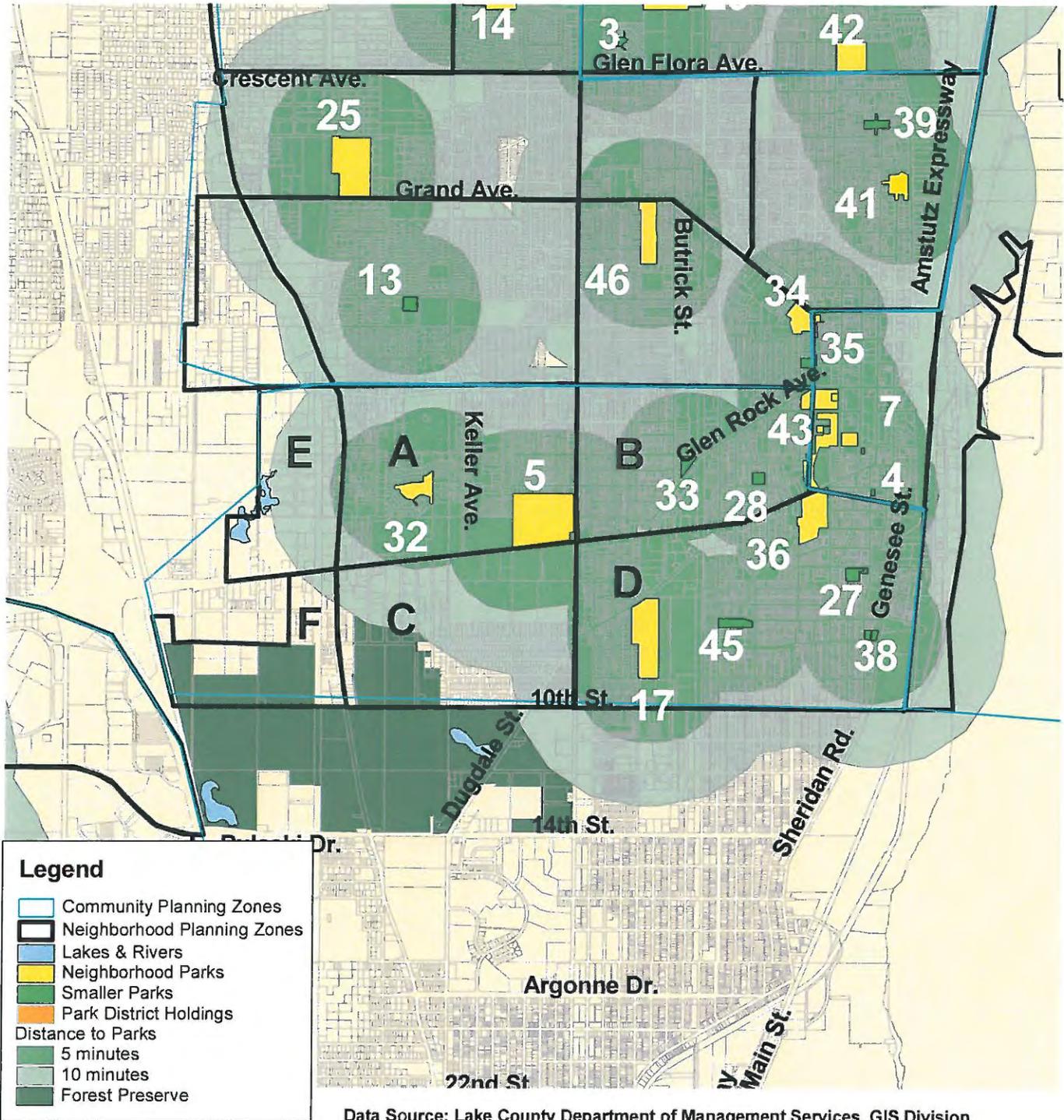
Acreage

Current Population: 20,804 persons
Suggested Neighborhood Acreage: 83.2

Accessibility at 5 to 10 minutes walking distance

Currently, most of the residents of this community are within walking distance of neighborhood park land. Zones C, E and F have some underserved areas. Zone F has residential parcels outside of walking distance to neighborhood parks, but closer to Forest Preserve land. The same is true for Zone C.

Waukegan Park District South Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)

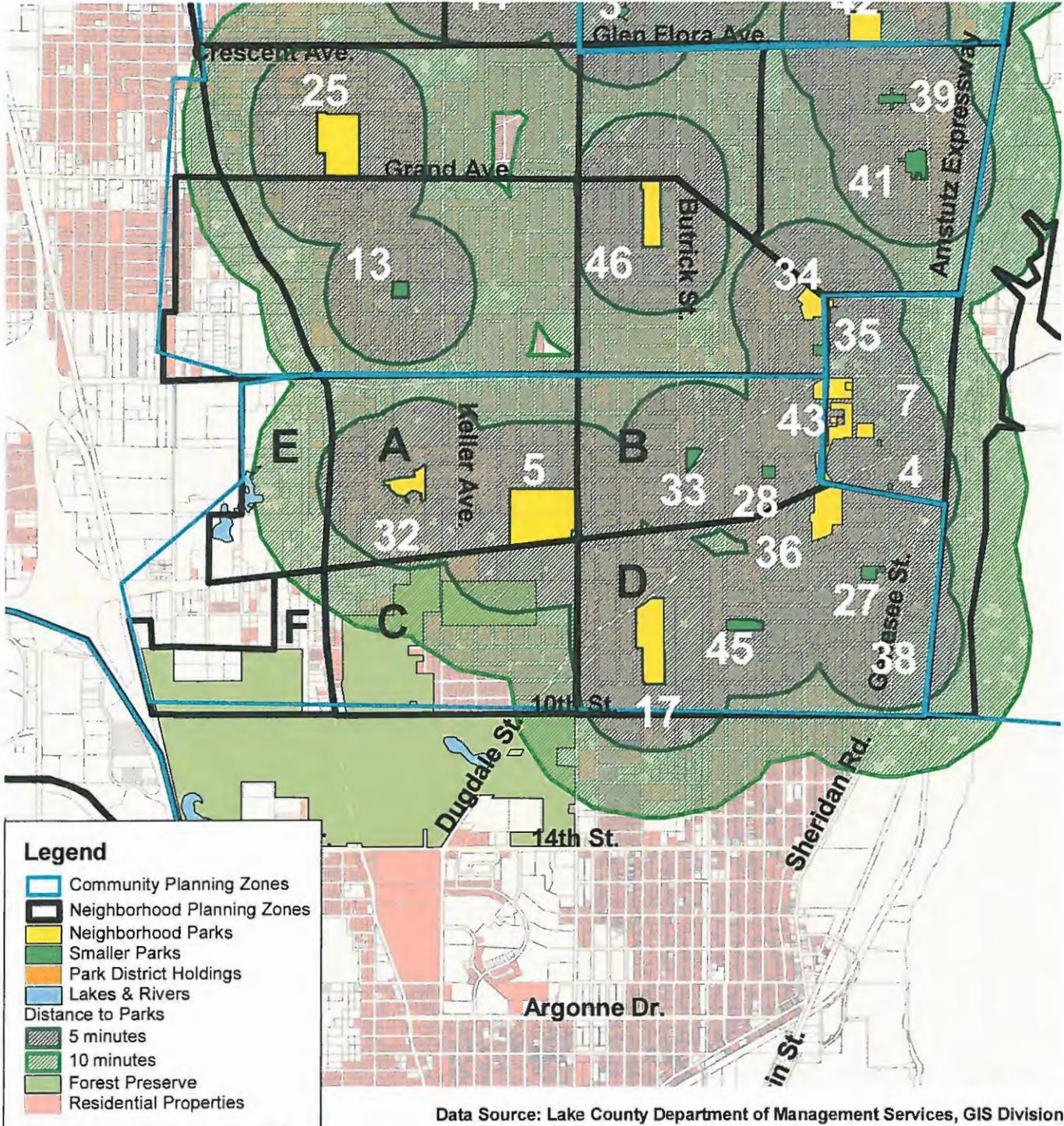


Data Source: Lake County Department of Management Services, GIS Division

Conclusions and Recommendations:

It is recommended that the park district consider land acquisitions for the creation of neighborhood parks in Planning Zones C, E, and F.

Waukegan Park District South Central Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Southwest Community Planning Zone

Overview

The Southwest Community Planning Zone contains 4 Neighborhood Planning Zones. Zones A and C contain no community or neighborhood parks.

Neighborhood Parks:

- #02 Arbor Park, 4.5 acres¹⁷
- #20 Fields of Cambridge Site, 5 acres
- #37 Rudd Farm Site, 10 acres

Other Properties:

- #16 Diversey Park, (Minipark), 1.2 acres

Acreage

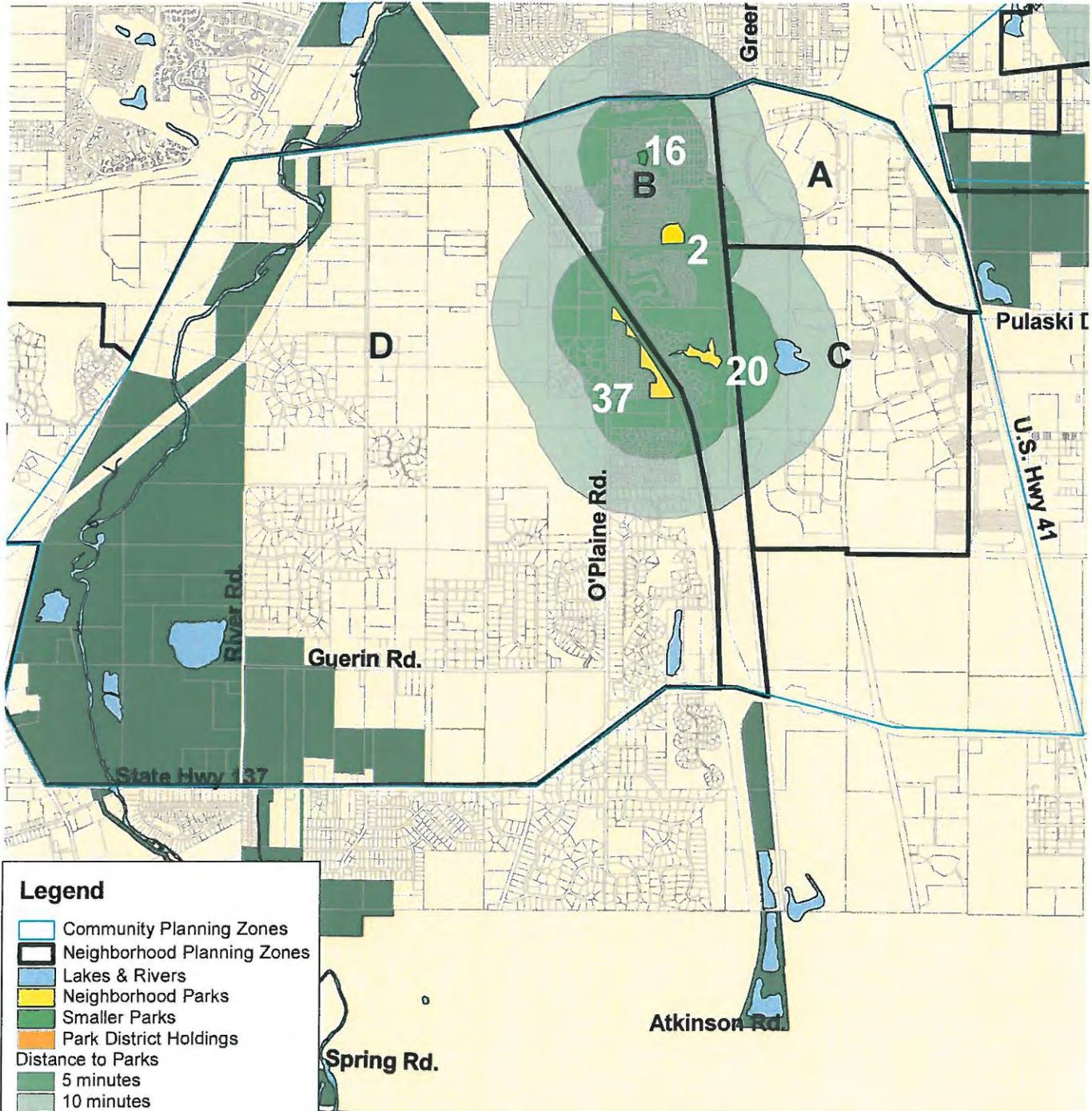
Current Population: 6,366 persons
Suggested Neighborhood Acreage: 25.5

Accessibility at 5 to 10 minutes walking distance

Currently, most of the residents of this community are underserved by neighborhood park land. There is Forest Preserve land along the western side, but this may not contain the recreational facilities that residents of the neighborhood may desire.

¹⁷ Just under minimum size for neighborhood park status.

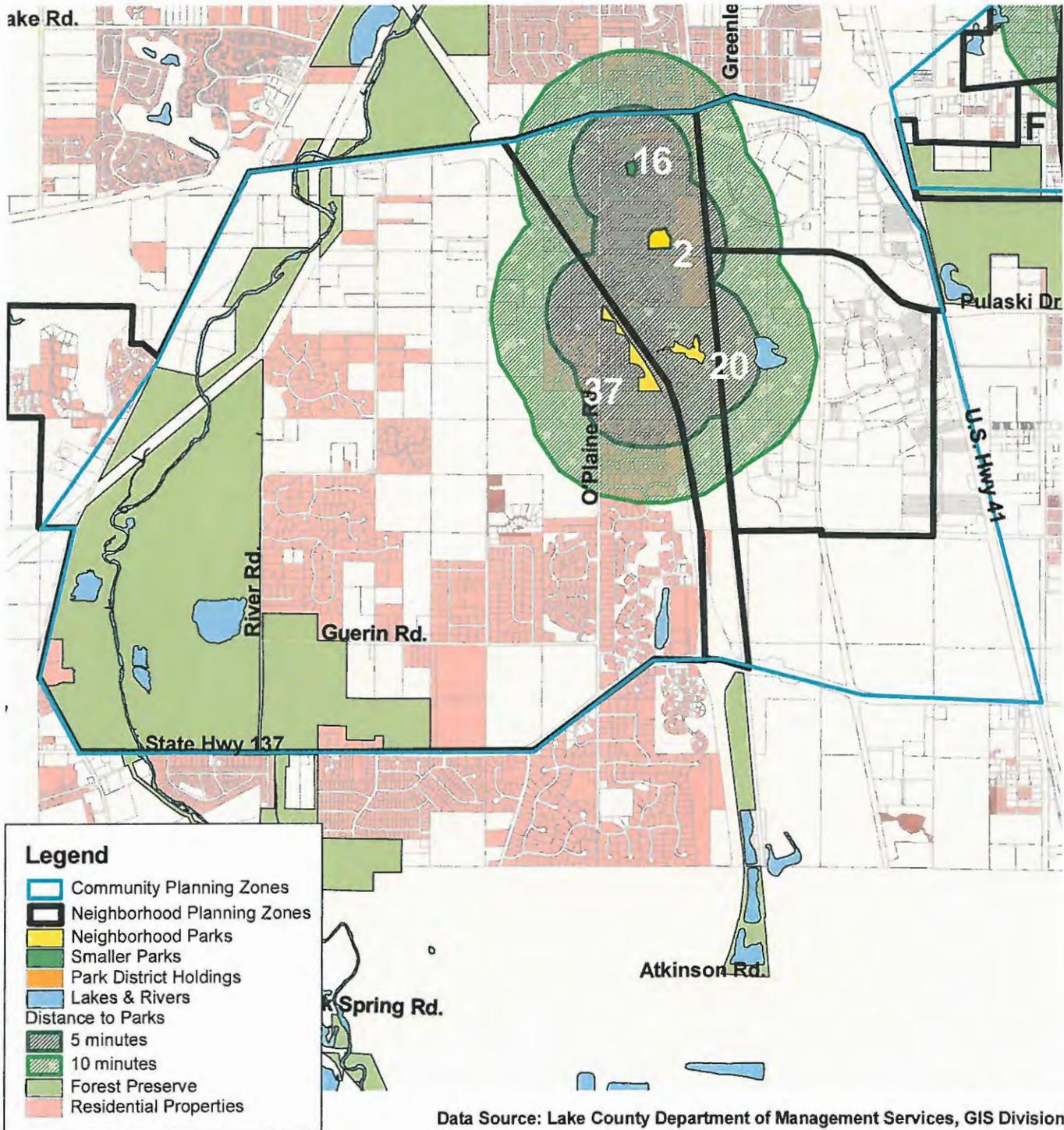
Waukegan Park District Southwest Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Conclusions and Recommendations:

As this is a newly developing area with population expected to increase, all efforts should be made to increase open space in this area. It is recommended that the park district consider land acquisitions for the creation of neighborhood parks in Planning Zones A, C and D to facilitate ease of access to park facilities.

Waukegan Park District Southwest Community Planning Zone Walking Distance to Parks (5 and 10 minutes)



Lakefront Improvement

In the past industrial era, bodies of water were often used for the function of disposing of waste and chemicals, with the consequence that humans have tended to avoid them for their toxic nature. But as the nation has improved its environmental standards and heavy industry cleaned up its act, lakes and waterways have again become fit for human use, so that now they are not just a scenic amenity for cities, but are also a key recreational amenity. Even the once-toxic Chicago river is now fit for boating and kayaking—a new type of outdoor recreation in the heart of the City of Chicago.

The Waukegan lakefront still bears the imprint of the industrial uses of land, with industrial uses taking up much of the lakefront access that is closest to downtown. However, changing industry mixes in the area and improved water quality in Lake Michigan have prompted the City and the Park District to begin efforts to convert lakefront land as possible into usable recreational and commercial space.

For this reason, the Urban Land Institute (ULI) was commissioned to create a plan for the lakefront area. This plan includes outdoor recreation and natural amenities, as well as new residential and commercial uses. It will take time to build up the new development, as well as to change the industrial image of Waukegan's past lakefront uses. As the Urban Land Institute reports, "Among city and regional residents... Waukegan suffers from an image problem. In the minds of many people, Waukegan's lakefront is little more than an unsightly collection of industrial buildings, neglected properties, and environmentally contaminated sites. The city's considerably greater ethnic diversity and generally lower affluence compared with much of the rest of Lake County add to its image problem."¹⁸

The Lakefront redevelopment plan is a step forward in making Waukegan a more beautiful place. If properly developed, it will become a regional amenity where residents of the city and region can gain access to a scenic lakefront area with a coordinated layout of natural areas, shopping, entertainment and residences.

¹⁸ Urban Land Institute, *Experts*, "ULI Panel Envisions New Life for the Waukegan Lakefront", Referenced from website 12/2002: http://www.experts.uli.org/DK/AdServ/ex_AdServ_Panels_fst.html

Lakefront Redevelopment

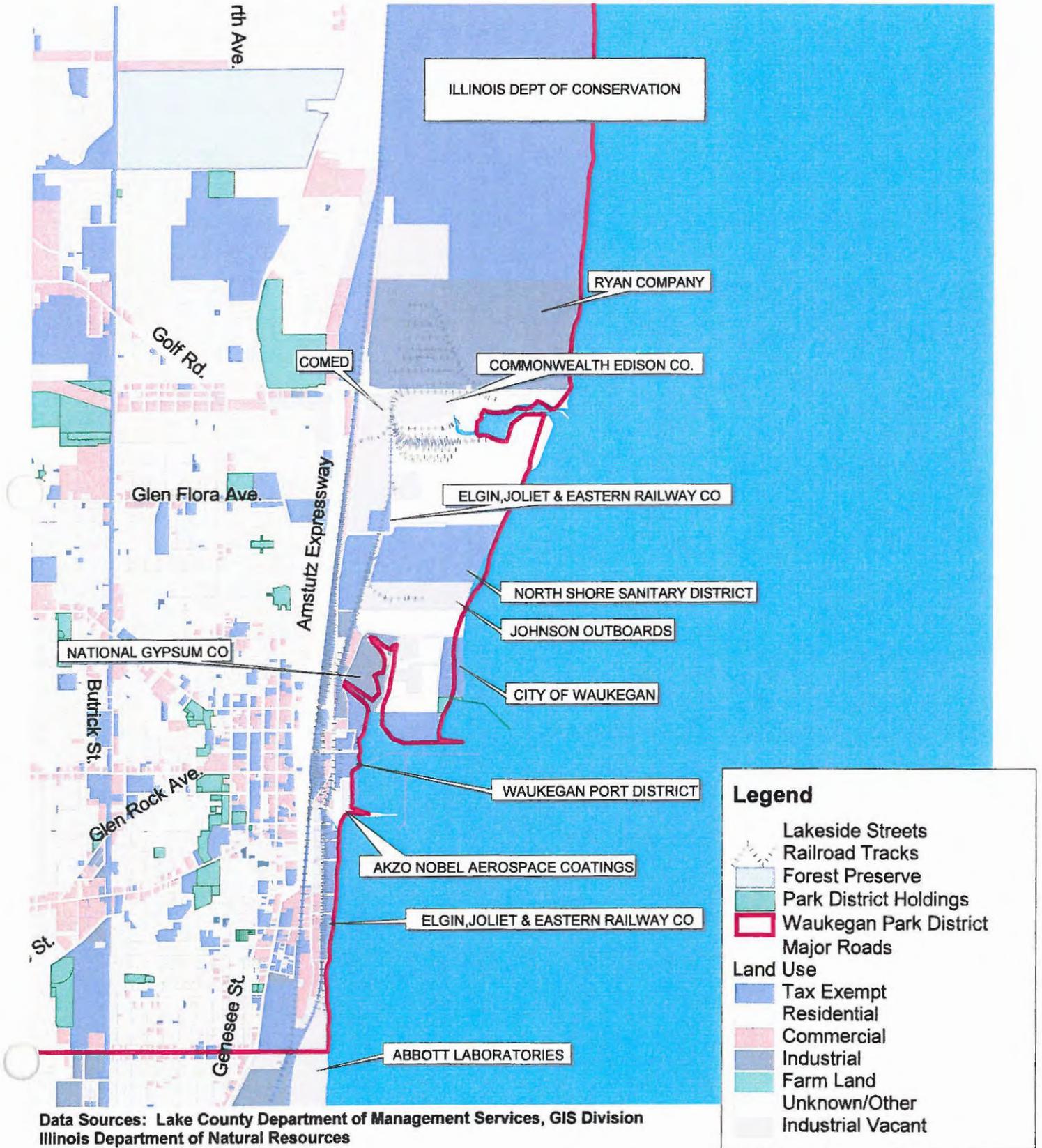
The lakefront redevelopment plan creates a comprehensive, amenities-based vision of Waukegan's waterfront. This is exactly the type of aesthetic sensibility that is attractive to new income groups in the information economy. Many social science researchers have studied the reasons why people move to certain places. One attractive theory is put forth by Economic Development professor Richard Florida, who calls this high income, geographically mobile group the Creative Class. In his new book, "The Rise of the Creative Class", he details how high tech workers and other creative individuals have shown changes in their lifestyle preferences.

This creative ethic is heralded by one reviewer of the book, who notes that "...I too am a member [of the Creative Class] and agree with Florida's principles, do not want chain restaurants or cookie-cutter retail outlets. We want culture, experiences, and various lifestyle amenities. Vibrant neighborhoods that include galleries, coffee shops, and theaters are more important than professional sports teams. ... There is a blending of work and life because creativity isn't scheduled and our workplaces offer freedom regarding time and place."¹⁹

Waukegan Park District can play an important part in helping to shape this new type of amenities based development. Not simply in providing parkland and natural spaces, the Park District also has an impressive repertoire of cultural offerings. For that reason, both park space and cultural activities should also be extended and integrated into the lakefront redevelopment.

¹⁹ Amazon.com Reviews, Referenced from website 12/2002:
http://www.amazon.com/exec/obidos/ASIN/0465024769/qid=1039127667/sr=2-1/ref=sr_2_1/102-2474156-7152950

Waukegan Park District Lakefront Overview



Data Sources: Lake County Department of Management Services, GIS Division
Illinois Department of Natural Resources

Appendix 1: Parkland Acreage Standards

Recreational needs can be measured by several standards. Nationally accepted standards recommend that 10 acres of parkland be provided for every 1,000 residents in a community. This standard should be viewed as a guide; it addresses minimum, not maximum, goals to be achieved. The standard should be interpreted according to the particular situation to which it is applied and the specific local needs. The standard simply counts all acres of public green space, regardless of what type of park is provided. The green space may be small, passive, landscaped areas, designed to provide visual respite and perhaps a neighborhood facility such as a playground; larger neighborhood or community-wide parks with active recreational facilities such as ball fields; or large regional facilities, such as forest preserves, beaches or natural areas.

A gross measure of overall acres within a community does not usually take into account where those park acres are located. So our analysis seeks to determine both whether a community's overall park needs appear to be met, and if individual neighborhoods are also adequately served.

The National Recreation and Park Association classifies park land into numerous categories of use and service. Some of these categories are mini-parks, school parks, special use parks, neighborhood parks, and community parks. This study relies on the two largest park classifications, neighborhood parks and community parks, to evaluate the availability of parks within the Waukegan Park District. Based upon area population and park accessibility, it serves to graphically and descriptively locate areas of Waukegan that are currently underserved by park land, and therefore are the logical areas for land acquisition.

Neighborhood and Community Park Summary

Category	Area Served	Goals	Minimum Size	Distance	National Standard
Neighborhood Parks	Small areas	Active & non-active facilities	5 acres	0.25 to 0.5 miles (5-10 minute walk)	4 acres per 1000 persons
Community Parks	Several neighborhoods	Protect unique landscapes and open space	20 acres	0.5 to 3 miles	6 acres per 1000 persons

Source: Mertes, James D., PhD. and James R. Hall, CLP. Park, Recreation, Open Space and Greenway Guidelines. A Publication of the National Recreation and Park Association, 1995

The National Recreation and Park Association defines neighborhood parks as the "basic unit of the park system."²⁰ Neighborhood parks serve small areas of the community with a combination of 'active' park facilities, such as playfields and basketball courts, and 'non-active' facilities, such as park benches and picnic areas.²¹ Five acres is considered the minimum size of neighborhood parks and seven to ten acres is the optimal size, located at a five to ten minute walking distance from every resident within the area.²²

Community parks serve a broader section of the community. Community parks provide a few combined neighborhoods with recreational facilities, and potentially protect unique landscapes and open space. The National Recreation and Park Association recommends a minimum size of 20 acres for community parks, located within ½ mile to 3 miles from the residents of its neighborhoods.²³

Miniparks, parklets, City-owned open space, YMCA and school parks may also help to serve the community, so they are included on the maps for reference, but these do not factor into the total available community and neighborhood parkland.

²⁰ Mertes, James D., PhD. and James R. Hall, CLP. *Park, Recreation, Open Space and Greenway Guidelines*. A Publication of the National Recreation and Park Association, 1995, p.98.

²¹ *ibid*, p. 56.

²² *ibid*, p. 98-99.

²³ *Ibid*, p. 101-102.

Appendix 2: Facility Space Standards

Today's parks are expected to provide a wide range of recreational, sporting, and sometimes even cultural activities and spaces. For some of these kinds of facilities, a community may need only one, while other facilities may need to be provided in several locations. For the purposes of this report we will use the NPRA'S facility Space Guidelines as an expression of the amount of space required for a specific recreation activity. A community, when determining facility space, should also consider using other communities as guidelines when developing their standards. Newer trends involve the use of market research to determine relevant recreation needs. The theory behind the market research standard demands that facilities should be developed only with strong market data to support a need or demand for the facility. These three approaches or guidelines should then be applied to the unique population characteristics of the local community itself. The community can then select a facility menu, which best satisfies the needs of its citizens.

Below is a chart that lists the accessibility standards for specific recreational activities. These minimum distances can then be utilized when determining a park location. In addition to the location for the facility space, the park planner must allow space for ample street parking, more spectator space, more space to separate facilities, and more space for amenities.

Recreational Facility Standards

Facility Type	Space required	Number of Units per Population	Notes
Swimming Pool	1-2 acres	15-30 minute travel time.	
¼ mile running track	4.3 acres (track width for 4-8 lanes)		
Tennis Court	Min. of 7,200 s.f.	¼ - ½ mile.	
Volleyball Court	4,000 s.f. minimum	N/A	
Basketball Court	5,000-8,000 s.f.	¼ - ½ mile.	
Soccer Field	1.7-2.1 acres	1 - 2 miles.	
Baseball / Softball Field	1.5-2 acres	¼ - ½ mile.	

Mertes, James D., PhD. And James R. Jall, CPL. Park, Recreation, Open Space and Greenway Guidelines. A Publication of the National Recreation and Park Association, 1995.

Open Space and Greenway Guidelines

Open Space and Greenway standards recommended by the National Recreation and Park Association emphasize flexibility depending upon the individual community's needs and desires. There do exist quantifiable standards that may be used as a minimum guide. Below is a chart listing examples of such standards that may be referenced.

Open Space and Greenways

Trail (multi-use)	varies	0.5 miles per 1,000	
Nature Area / Open Space	1 acre minimum	2 acres per 1,000	wildlife viewing, walking, etc.

City of Buda, TX. "Comprehensive Plan." Website referenced 11/2002: http://budatx.net/comp_plan/04-Parks-Rec.cfm