



**GLEN ELLYN  
PARK DISTRICT**

# **Ackerman Park Improvement Project**

**Public Meeting**

**Monday, June 4, 2018**

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**[www.gepark.org](http://www.gepark.org)**

# **AGENDA**

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- I. Introduction**
- II. Master Plan**
- III. Project Overview**
- IV. Timeline**
- V. Committee Goal**
- VI. Conditions and Challenges**
- VII. Phase IV Potential Elements**
- VIII. Items to Consider**
- IX. Committee Recommendations**
- X. Preliminary Estimated Project Cost**
- XI. Project Phases**
- XII. Addendum**



# MASTER PLAN

Approved in February, 2014

Short Term & Long Term Vision

Prioritized functionality, provides a unique sense of place and integrates stewardship of resources

Evaluated the overall park system's level of service, as well as Ackerman Park field usage specifically

Public and transparent process involving neighborhood, community, stakeholder(s), Park District Commissioners and Staff

See Master Plan for specific details and information at [gepark.org](http://gepark.org) and/or

<https://gepark.org/assets/PDFs/Park%20Plans/2014-Ackerman-Park-Masterplan.pdf>



# PROJECT OVERVIEW

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Over the past 30+ years, “band-aid” improvements have been performed to the property without an overall goal or long term plan.

While functional, the property remains in similar condition as it was in the 1980’s.

A Master Plan for the park was developed and approved in 2014 which provides a template identifying the most efficient usage and layout of athletic fields, park elements and amenities.

Some improvements have been implemented to date. They include a removal of two (2) softball field within Lower Ackerman on the north side, conversion of that area to green space, the replacement and realignment of lower Ackerman athletic field lighting and connection to Great Western Trail In 2018. The parking lot that primarily serves upper Ackerman fields and Ackerman SFC will be improved as will the parking lot lighting.



# PROJECT OVERVIEW (CONTINUED)

Phase IV begins the planning process and project refinement in 2018 with goals to begin implementation and construction in 2019. (see timeline)

Tentative unapproved budget for 2019 is \$2.2 million - \$3.4 million. Additional funds could also be included in the 2020 budget as the construction of Phase IV will continue into that year.



# ACKERMAN PARK IMPROVEMENT PROJECT TIMELINE (tentative)

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## 2018

**January/February** - Board approval of retaining consultant to lead the planning process regarding the Ackerman Park improvements

**January/February** - Create a project planning committee consisting of Park Board representatives (2), stakeholders / soccer and softball (1 each), consultant and staff

**February** - Planning session with design team to determine recommended elements of Phase IV (Phase I was removal of two soccer fields and converting to green space, Phase II was the replacement and realignment of Lower Ackerman athletic lights and Phase III will be the ASFC parking lot improvement)

**May** - present Committee recommendations to Park Board of Commissioners

**May/June**- Host public meeting to present proposed project scope; Citizen's Finance Committee review

**June/July**- Schematic Design

**July/August**- Retain Construction Manager

**July/August** - Design Development

**October/November** - Construction Documents

**October-March 2019** - Permitting process

**November/December** – Bid

## 2019

**January/February** - Bid approval

**Mid-June** - Soccer construction improvement elements begin. Completion date and impact on play depends on scope of soccer field improvements

**Mid-July** - Softball hub construction improvements begin with projected completion by April, 2020

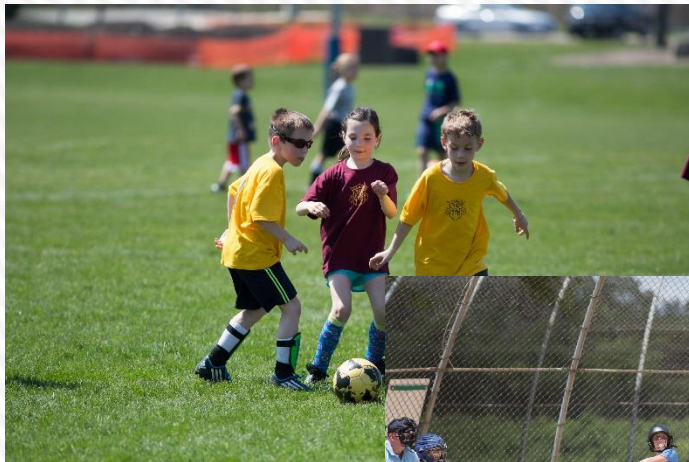
**August-October** - Contingency plan for relocation of softball activities affected by hub improvements; contingency plan for relocation of travel and house league soccer depends on scope of soccer improvements

# COMMITTEE'S GOAL

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The Master Plan, in its entirety, exceeds the Park District's available capital funds dedicated towards Ackerman Park improvements Phase IV. As a result, the committee was tasked to prioritize and recommend components to include in the 2019 project which fits within the allocated funding.

When considering priorities, it is hoped that additional recommendations within the Master Plan will be implemented in the near future.



# CONDITIONS & CHALLENGES

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## Strengths

Vast open space

Parking availability & access

Access to St. Charles Road

Seclusion from neighbors and roads

Access to water sources

Athletic field lighting

Softball Hub

Diverse programmable field use

Community size playground

Restrooms

Great Western Trail connectivity





# CONDITIONS & CHALLENGES

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## Opportunities for Improvement

Soil and Turf quality

Limited and antiquated irrigation

Limited interior connectivity within Park property

Outdated Softball Hub amenities

Minimal shade opportunities

Poor overall drainage and grading

Limited and outdated Park amenities





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# **Pictures of current Conditions and Challenges at Ackerman Park**

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[www.gepark.org](http://www.gepark.org)

# CURRENT CONDITIONS AND CHALLENGES



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Ackerman Park Soccer  
Fields

Before Lakers Fall Classic  
Tournament  
10/3/13

After Lakers Fall Classic  
Tournament  
10/7/13







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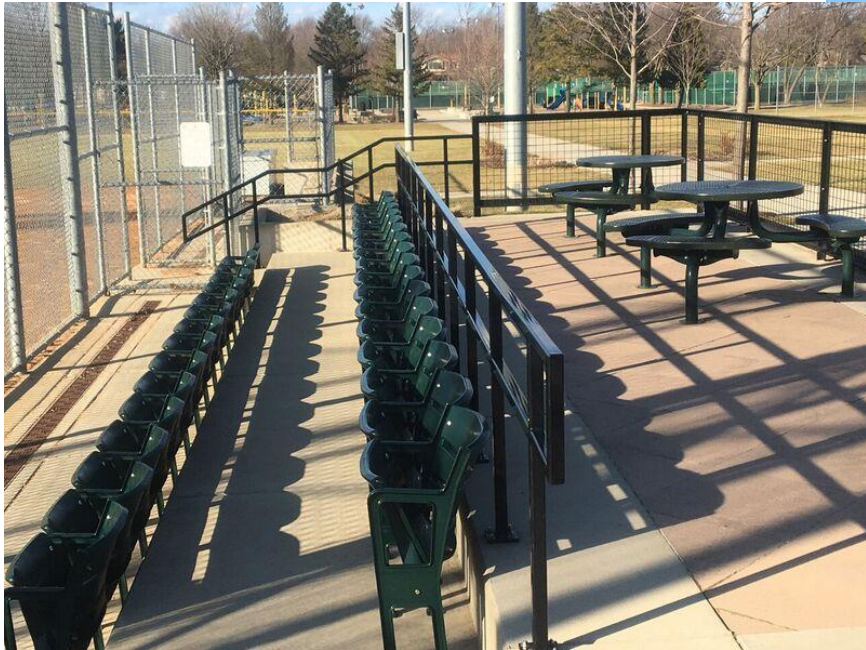
# **Pictures of potential Park improvements**

**(McCollum Park / Washington Park  
Downers Grove Park District)**

# McCollum Park



# McCollum Park



# McCollum Park



# Washington Park



# PHASE IV POTENTIAL IMPROVEMENTS

## - Softball Hub:

- Backstops
- Fencing
- Dugouts
- Spectator areas
- Restrooms
- Food Services
- Drainage
- Grading
- Infield Mix
- Storage
- Signage
- Scoreboards



# PHASE IV POTENTIAL IMPROVEMENTS (continued)

## - Soccer/Athletic Fields:

- Upper Ackerman
- Lower Ackerman
- Grass
- Synthetic
- Grading
- Drainage
- Field amenities
  - End line netting
  - Player benches
  - Bleachers
  - Scoreboards



# ADDITIONAL ELEMENTS

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Trail connectivity for upper and/or lower Ackerman

Outdoor exercise area

Additional parking

Repurpose existing soccer concession building

Maintenance garage & compound

Road & parking improvements

Park amenities

- shade
- shelter
- upper restroom
- trash containers
- recycling receptacles
- signage
- food service area

Lenox Road property

DuPage Forest Preserve property





# PHASE IV – ITEMS TO CONSIDER

- PLAYABILITY of soccer and softball
- Create community wide amenities
- Consider elements which are most efficient with future “phase in” improvements
- Short & long term maintenance and upkeep of property
- Sustainability and best practices



# PHASE IV – COMMITTEE RECOMMENDATIONS

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- A. **The most critical priority is PLAYABILITY. Improve and increase the opportunity to conduct planned and expected activities.**
- B. **Improve softball “Hub” including backstops, fencing, hardscape, dugouts, spectator areas, shade structures, water accessibility, drainage and storm water management**
- C. **A new restroom, storage and shelter structure within “Hub” center**
- D. **Replace softball field #5 & #6 backstops and fencing**
- E. **Oversize synthetic turf field (130 x 85) strategically placed under existing athletic lights. This size would allow a full-size soccer field (120 x 70) length ways or two mid-size fields (80 x 55) width ways or three small fields (60 x 40) width ways. Additionally, field could be used by a variety of other sports including field hockey, lacrosse, rugby, football and even softball and baseball training**

# **PHASE IV – COMMITTEE RECOMMENDATIONS**

## **(continued)**

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- F. Improve grading, drainage, grass and irrigate natural grass area surrounding synthetic turf field. Those natural grass areas would provide grass fields for soccer (80 x 55 and 60 x 40) along with open space that would serve as out fields for fields #5 & #6 and/or soccer fields**
  
- G. Install a walking/running path within lower Ackerman providing a recreational trail and improving connectivity. It would be designed to eventually connect to upper Ackerman and the east property along DuPage River. (Forest Preserve)**
  
- H. Maintain soccer/playground restroom/storage facility and just paint and install new roof**
  
- I. Include Best Management Practices (BMP) within lower Ackerman including bioswales, permeable pavement within public areas, and tree additions**

**See Addendum for Park Map and Turf Information**

# **PHASE IV – ESTIMATED COSTS**

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- **Preliminary costs are estimated to be \$3.4 million which includes 15% contingency and professional fees**
- **Estimated costs as projected can be included within 2019 and not adversely impact five year (2019-2023) capital plan**
- **The CFC will further review financial implication**
- **Funding resources include operating surplus and non-referendum funding**
- **Does not increase Park District taxes**
- **While alternative funding opportunities are less available, the District actively pursue grants and other funding resources**
- **Committee supported recommendations as identified to be included within design development. At that time, project will be detailed far greater and able to have a much more accurate cost estimate. If needed, additional review can take place at that time or move forward with the bid process. Based on bid results, further review and decisions can be made. This is similar to the process the District used for the Lake Ellyn Park improvement project(s).**

# **“PHASE IV” – SCHEDULE (Proposed)**

<b>Completed</b>	<b>Phase I</b>	Removed softball fields (2) and created open green space
<b>Completed</b>	<b>Phase II</b>	Replace and realign lower Ackerman outdoor athletic field lighting
<b>Scheduled 2018</b>	<b>Phase III</b>	Improve upper west parking lot
<b>June, 2019-May, 2020</b>	<b>Phase IV</b>	Softball Hub, Lower Ackerman Soccer fields, walking path
<b>T.B.D.</b>	<b>Phase V</b>	Upper Ackerman Soccer fields, walking path, and outside exercise equipment
<b>T.B.D.</b>	<b>Phase VI</b>	Parking lot & roadway improvements, additional parking area east of ASFC
<b>T.B.D.</b>	<b>Phase VII</b>	Ackerman Park maintenance garage, Lenox Rd. property development.



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# Other Topics & Comments



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# Addendum

# ACKERMAN PARK ATHLETIC FIELD & TRAIL IMPROVEMENTS

PRELIMINARY EOPCC

April 16, 2018

1.00	EROSION CONTROL & DEMOLITION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.05	Construction Entrance	1.0	EA	\$ 2,500.00	\$ 2,500.00
1.10	Silt Fence Installation (Standard - No Wire)	1.0	EA	\$ 2,600.00	\$ 2,600.00
1.15	Tree Removals	12.0	EA	\$ 300.00	\$ 3,600.00
1.20	Silt Fence Installation (Standard - No Wire)	1.0	EA	\$ 2,600.00	\$ 2,600.00
SUBTOTAL					\$ 11,300.00

2.00	EXCAVATION & GRADING	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.05	Topsoil strip/stockpile/placed	5,000.0	CY	\$ 9.00	\$ 45,000.00
2.10	Earthwork cut moved and placed	5,200.0	CY	\$ 9.00	\$ 46,800.00
2.15	Utility spoils and placed	500.0	CY	\$ 9.00	\$ 4,500.00
SUBTOTAL					\$ 96,300.00

3.00	UTILITY INSTALLATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.05	Storm Sewer	600.0	LF	\$ 50.00	\$ 30,000.00
3.10	Storm Structures	8.0	EA	\$ 3,000.00	\$ 24,000.00
SUBTOTAL					\$ 54,000.00

4.00	SITE WORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.05	6' Perimeter D/G Trail	17,400	SF	\$ 4.00	\$ 69,600.00
4.15	Bioswale	1.0	LF	\$ 30,000.00	\$ 30,000.00
4.20	Turf Field (85 yds. x 130 yds.)	99,450.0	SF	\$ 9.50	\$ 944,775.00
SUBTOTAL					\$ 1,044,375.00

5.00	LANDSCAPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
5.05	Seeding				
	5.06 Bluegrass Seed (installed with soil preparation)	258,000.0	SF	\$ 0.15	\$ 38,700.00
	5.07 Topsoil (+/- 4" depth)	3,100.0	CY	\$ 40.00	\$ 124,000.00
SUBTOTAL					\$ 162,700.00

6.00	SITE FURNISHINGS	QUANTITY	UNIT	UNIT PRICE	TOTAL
6.05	Trash Receptacle	4.0	EA	\$ 800.00	\$ 3,200.00
SUBTOTAL					\$ 3,200.00

7.00	IRRIGATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
7.05	irrigation	1.0	LS	\$ 340,000.00	\$ 340,000.00
SUBTOTAL					\$ 340,000.00

PROJECT SUMMARY					
1.00	EROSION CONTROL & DEMOLITION				\$ 11,300.00
2.00	EXCAVATION & GRADING				\$ 96,300.00
3.00	UTILITY INSTALLATION				\$ 54,000.00
4.00	SITE WORK				\$ 1,044,375.00
5.00	LANDSCAPE				\$ 162,700.00
6.00	SITE FURNISHINGS				\$ 3,200.00
7.00	IRRIGATION				\$ 340,000.00
	CONSULTANT FEES (7%)				\$ 119,831.25
	CONTINGENCY (15%)				\$ 274,755.94

TOTAL					\$2,106,462.19
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8.00	ALTERNATE IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	TOTAL
8.05	Playground Concession Building Renovation	1.00	LS	\$ 75,000.00	\$ 75,000.00
8.10	Maintenance Building Fence	400.0	LF	\$ 45.00	\$ 18,000.00
SUBTOTAL					\$ 93,000.00

This Preliminary Opinion of Probable Construction Cost is based on Conceptual Plans produced by Kimley Horn & Associates. Since Kimley Horn & Associates, has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, this Opinion of Probable Construction Cost is made based on Kimley Horn's best judgment as an experienced and qualified professional consulting firm, familiar with the Construction industry; however, Kimley Horn & Associates cannot and does not guarantee that proposals, bids or actual Construction Costs will not vary from Opinions of Probable Construction Cost prepared by Kimley Horn.



# ACKERMAN PARK SOFTBALL CORE

PRELIMINARY EOPCC

April 16, 2018

1.00	EROSION CONTROL & DEMOLITION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1.05	Construction Entrance	1.0	EA	\$ 2,500.00	\$ 2,500.00
1.10	Silt Fence Installation (Standard - No Wire)	1.0	EA	\$ 1,500.00	\$ 1,500.00
1.15	Asphalt Pavement Removal	3,100.0	SY	\$ 6.00	\$ 18,600.00
1.20	Demolition (shelters, concession, planters, backstops, fencing)	1.0	LS	\$ 10,000.00	\$ 10,000.00
1.25	Tree Clearing	24.0	UNIT	\$ 300.00	\$ 7,200.00
SUBTOTAL					\$ 39,800.00

2.00	EXCAVATION & GRADING	QUANTITY	UNIT	UNIT PRICE	TOTAL
2.05	Earth Excavation to Disposal	1.0	LS	\$ 10,000.00	\$ 10,000.00
SUBTOTAL					\$ 10,000.00

3.00	UTILITY INSTALLATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
3.05	Remove Existing Sanitary Sewer	1.0	LS	\$ 1,000.00	\$ 1,000.00
3.10	Drainage for Central Plaza	1.0	EA	\$ 30,000.00	\$ 30,000.00
3.15	Sanitary Sewer Upgrade	350.0	LF	\$ 25.00	\$ 8,750.00
3.20	Sanitary Pump System Upgrade	1.0	EA	\$ 50,000.00	\$ 50,000.00
SUBTOTAL					\$ 89,750.00

4.00	SITE WORK	QUANTITY	UNIT	UNIT PRICE	TOTAL
4.05	4" Concrete Trails/Walks with subbase	20,000	SF	\$ 7.00	\$ 140,000.00
4.10	Permeable Pavers and Subbase	5,000.0	SF	\$ 15.00	\$ 75,000.00
4.15	Colored Concrete 12" Ht. x 8" Width Planter Curb	700.0	LF	\$ 22.00	\$ 15,400.00
4.20	18" Modular Block Seat Wall	500.0	LF	\$ 75.00	\$ 37,500.00
SUBTOTAL					\$ 267,900.00

5.00	LANDSCAPE	QUANTITY	UNIT	UNIT PRICE	TOTAL
5.05	Seeding				
5.06	Bluegrass Seed (Installed with soil preparation)	8,000.0	SF	\$ 0.15	\$ 1,200.00
5.07	Topsoil (+/- 4" depth)	33.0	CY	\$ 40.00	\$ 1,320.00
5.08	Double Shredded Hardwood Mulch (3" depth)	30.0	CY	\$ 55.00	\$ 1,650.00
5.10	Plant Material				
5.11	Canopy Tree (2.5" cal.)	24.0	EA	\$ 400.00	\$ 9,600.00
5.12	Shrubs/Perennials/Grasses	3,000.0	SF	\$ 6.00	\$ 18,000.00
5.15	Additional Items				\$ -
5.16	Potting Soil Amendment (6" Depth in planting beds)	100.0	CY	\$ 75.00	\$ 7,500.00
SUBTOTAL					\$ 39,270.00

6.00	SITE FURNISHINGS	QUANTITY	UNIT	UNIT PRICE	TOTAL
6.05	Trash Receptacle	4.0	EA	\$ 800.00	\$ 3,200.00
6.10	Drinking Fountain- 3 Bowl w/ Hose Bib	1.0	EA	\$ 5,000.00	\$ 5,000.00
6.15	3 Row 21" Bleachers	8.0	EA	\$ 3,500.00	\$ 28,000.00
6.20	Carousel Tables	6.0	EA	\$ 2,500.00	\$ 15,000.00
SUBTOTAL					\$ 51,200.00

7.00	BASEBALL FIELD IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	TOTAL
7.05	Backstop - Chain Link (fields 1-4)	4.0	EA	\$ 15,000.00	\$ 60,000.00
7.10	Chain link Fencing 6'	320.0	LF	\$ 40.00	\$ 12,800.00
7.15	Dugout Roof	8.0	EA	\$ 8,000.00	\$ 64,000.00
7.20	Dugout Bench	8.0	EA	\$ 1,500.00	\$ 12,000.00
7.25	Dugout Fencing	640.0	LF	\$ 45.00	\$ 28,800.00
SUBTOTAL					\$ 177,600.00

8.00	RESTROOM BUILDING	QUANTITY	UNIT	UNIT PRICE	TOTAL
8.05	Restroom/Concession Building Renovation	1.0	LS	\$ 75,000.00	\$ 75,000.00
SUBTOTAL					\$ 75,000.00

9.00	IRRIGATION	QUANTITY	UNIT	UNIT PRICE	TOTAL
9.05	Irrigation	1.0	LS	\$ 315,000.00	\$ 315,000.00
SUBTOTAL					\$ 315,000.00

## ACKERMAN PARK SOFTBALL CORE

PROJECT SUMMARY			
1.00	EROSION CONTROL & DEMOLITION	\$	39,800.00
2.00	EXCAVATION & GRADING	\$	10,000.00
3.00	UTILITY INSTALLATION	\$	89,750.00
4.00	SITE WORK	\$	267,900.00
5.00	LANDSCAPE	\$	39,270.00
6.00	SITE FURNISHINGS	\$	51,200.00
7.00	BASEBALL FIELD IMPROVEMENTS	\$	177,600.00
8.00	RESTROOM BUILDING	\$	75,000.00
9.00	IRRIGATION	\$	315,000.00
	CONTINGENCY (15%)	\$	159,828.00
	CONSULTANT FEES (7%)	\$	74,586.40

TOTAL	\$1,299,934.40
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10.00	ALTERNATE IMPROVEMENTS	QUANTITY	UNIT	UNIT PRICE	TOTAL
10.05	Field 5 & 6 Backstops and Fencing	1.0	LS	\$ 50,800.00	\$ 50,800.00
10.10	Field 5 & 6 Dugout Roof	2.0	EA	\$ 8,000.00	\$ 16,000.00
10.15	Field 5 & 6 Dugout Bench	2.0	EA	\$ 1,500.00	\$ 3,000.00
10.20	Softball Field Fabric Shade Structures	4.0	EA	\$ 9,000.00	\$ 36,000.00
10.25	New Restroom Building/Shelter	1.0	EA	\$ 175,000.00	\$ 175,000.00
			SUBTOTAL		\$ 280,800.00

This Preliminary Opinion of Probable Construction Cost is based on Conceptual Plans produced by Kimley Horn & Associates. Since Kimley Horn & Associates has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, this Opinion of Probable Construction Cost is made based on Kimley Horn's best judgment as an experienced and qualified professional consulting firm, familiar with the Construction industry; however, Kimley Horn & Associates cannot and does not guarantee that proposals, bids or actual Construction Costs will not vary from Opinions of Probable Construction Cost prepared by Kimley Horn.

# **“PHASE IV” – ADDENDUM – Synthetic Turf**

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## **Benefits**

- **No disruption of Spring/Fall Soccer. Construction timeline is three months approximately, field playable immediately upon completion.**
- **Field will be installed under existing athletic lights.**
- **Able to be playable under most conditions, important for Spring and Fall activities since the Chicagoland weather during those periods is unpredictable and not favorable. In 2018, 57% of Ackerman Park soccer activities have been cancelled. With turf, only 14% would have been unplayable.**

## **Deficiencies**

- **Soccer is ideally played on quality natural grass fields**
- **Synthetic turf fields has a limited life expectancy of 8-14 years. Cost to replace is 50% (approximately) of initial cost**
- **Ongoing discussion that synthetic turf fields are detrimental to the environment and a health risk**

# **“PHASE IV” – ADDENDUM – Synthetic Turf**

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## **Benefits**

- **The addition of a synthetic turf field will allow the grass fields to improve significantly. Those areas will have less play and be less likely to be used during adverse conditions. Newton grass fields and Village Green outfields have benefitted greatly since the turf field was installed at upper Newton**
- **Installation of a synthetic turf field at Ackerman Park during Phase IV provides greater flexibility in the future if additional grass field improvements are initiated. Grass fields will have to be taken out of play for at least one year for major improvements and six months, minimally, just to rest. The synthetic turf field can assume additional use if required.**

## **Deficiencies**

# **“PHASE IV” – ADDENDUM – Synthetic Turf**

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## **Benefits**

- **Field will be able to be used by a variety of sports and activities**
- **The addition of a synthetic turf field at Ackerman Park will increase the Laker’s use of Memorial Field (GBW) on the weekends. Memorial is available on Saturday afternoons and Sundays currently. The Lakers rarely use Memorial as their teams are not able to train on synthetic turf during the week. As a result, the Lakers prefer to play games on the same surface they practice on.**
- **Increased opportunity for House League soccer to practice on site at Ackerman Park during the week**

## **Deficiencies**

# **“PHASE IV” – ADDENDUM – Synthetic Turf**

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## **Benefits**

- **House League soccer would use the synthetic turf area on Saturday for many of their games**
- **Glenbard West High School is considering use and if so, would contribute financially on a yearly basis**

## **Deficiencies**

# “PHASE IV” – ADDENDUM – Synthetic Turf

## Inclement Weather Example

### Ackerman Park: Thursday Grass Field Schedule

Program	Times	Field	Team
GBW Soccer	3:30-5:30pm	A, G	GBW
Lakers Soccer	4:30-6:00pm	B	U10 Boys Green, U10 Girls Green, U10 Girls White
Lakers Soccer	4:30-6:00pm	E	U9 Boys Green, U9 Boys White
Lakers Soccer	4:30-6:00pm	F	U8 Boys Green
Lakers Soccer	4:30-6:00pm	H	U11 Girls White
Lakers Soccer	6:00-7:30pm	C	U11 Boys Premier, U12 Girls White
Lakers Soccer	6:00-7:30pm	D	U11 Girls Premier, U12 Girls Premier
Lakers Soccer	6:00-7:30pm	F	U10 Boys White, U10 Boys Black
Lakers Soccer	6:00-7:30pm	G	U13 Boys Premier
Lakers Soccer	6:00-7:30pm	H	U11 Boys White
Lakers Soccer	7:30-9:00pm	G	U17 Boys Premier, U18 Boys Premier

### Ackerman Park: Proposed Thursday Turf Field Schedule

Program	Times	Field	Team
GBW Soccer	3:30-5:30pm	Turf	GBW
Lakers Soccer	5:30-6:30pm	Turf	U8 Boys Green, U9 Boys Green, U9 Boys White, U10 Boys Green, U10 Girls Green, U10 Girls White, U11 Girls White
Lakers Soccer	6:30-7:30pm	Turf	U10 Boys White, U10 Boys Black, U11 Boys Premier, U11 Boys White, U11 Girls Premier, U12 Girls Premier, U12 Girls White, U13 Boys Premier
Lakers Soccer	7:30-9:00pm	Turf	U17 Boys Premier, U18 Boys Premier

- Thursday training has been cancelled in its entirety on two occasions so far this Spring
- If a turf field as proposed was available, all trainings on these evenings would have occurred
- 57% of all scheduled days at Ackerman Park from April 2 – April 22 were cancelled due to weather and poor field conditions (12/21 days)
- 14% of all scheduled days at Newton Park from April 2 – April 22 were cancelled due to weather (3/21 days). Field conditions not a factor

# “PHASE IV” – ADDENDUM – Synthetic Turf

## Ackerman Park : Current Grass Field Schedule

Program	Day(s)	Times	Location	Notes
GBW Soccer	M-F Sat.	3:30-5:30pm 9am-12pm	2 soccer fields	March – May
Lakers Soccer	Monday	4:30-7:30pm	7 soccer fields	April-June Aug-Oct
Lakers Soccer	Tuesday	4:30-9:00pm	6 soccer fields	April-June Aug-Oct
Lakers Soccer	Wednesday	4:30-9:00pm	4 soccer fields	April-June Aug-Oct
Lakers Soccer	Thursday	4:30-9:00pm	7 soccer fields	April-June Aug-Oct
Lakers Soccer	Friday	4:30-7:30pm	3 soccer fields	April-June Aug-Oct
Lakers Soccer	Saturday	2:30-9:00pm	7 soccer fields	April-June Aug-Oct
Lakers Soccer	Sunday	9:00am-9:00pm	7 soccer fields	April-June Aug-Oct
House Soccer	Wednesday	5:00-7:00pm	3 soccer fields	April-June Aug-Oct
House Soccer	Friday	5:00-7:00pm	3 soccer fields	April-June Aug-Oct
House Soccer	Saturday	8:00am-2:30pm	4 soccer fields, 7 micro fields	April-June Aug-Oct

## Ackerman Park: Proposed Grass and Turf Field

Program	Day(s)	Times	Location	Notes
GBW Soccer	M-F Sat.	3:30-5:30pm 9am-12pm	1 soccer field, 1 turf field	March – May
Lakers Soccer	Monday	4:30-7:30pm	3 soccer fields, 1 turf field	April-June Aug-Oct
Lakers Soccer	Tuesday	4:30-9:00pm	3 soccer fields, 1 turf field	April-June Aug-Oct
Lakers Soccer	Wednesday	4:30-9:00pm	2 soccer fields, 1 turf field	April-June Aug-Oct
Lakers Soccer	Thursday	4:30-9:00pm	4 soccer fields, 1 turf field	April-June Aug-Oct
Lakers Soccer	Friday	4:30-7:30pm	1 soccer fields, 1 turf field	April-June Aug-Oct
Lakers Soccer	Saturday	2:30-9:00pm	2 soccer fields, 2 turf fields(ASFC /Memorial)	April-June Aug-Oct
Lakers Soccer	Sunday	9:00am-9:00pm	2 soccer fields, 2 turf fields(ASFC /Memorial)	April-June Aug-Oct
House Soccer	M-F	5:00-7:00pm	3 soccer fields	April-June Aug-Oct
House Soccer	Saturday	8:00am-2:30pm	2 soccer fields, 7 micro fields, 1 turf field	April-June Aug-Oct





# Ackerman Park Improvements Project FAQ – ADDENDUM

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## **Will this affect my property value?**

Living near a park and open space, particularly an improved and well-maintained property, usually only adds to the property value.

## **Will my taxes go up because of this project?**

No, this project is almost exclusively being funded through user fees and non-referendum funds.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **Is this project fiscally responsible?**

The Park District is extremely fiscally responsible. Over the past several years it has established independent commitments such as playground replacements, parking lot repairs, hvac improvements and Sunset Pool upkeep in addition to funding larger improvements including Lake Ellyn Park and Boathouse and athletic field upgrades.

Amongst many initiatives, the District established a Citizens Finance Committee, achieved a AA+ bond rating (of which there are only five other Park Districts with that rating), increased and met its 25% fund balance policy, increased the annual operating surplus to over \$1 million per year which in turn gets reinvested back into the District and community, and created an ongoing business plan for the Ackerman Sports and Fitness Center increasing the operating net from \$50,000 to nearly \$500,000 with over 5,000 members. In 2019, the Glen Ellyn Park District will have the lowest tax rate amongst comparable DuPage County Park Districts. Over the past two years, the Glen Ellyn Park District taxes have decreased nearly 30%.

The Park District has established a fluid five-year capitol replacement/improvement plan identifying ongoing commitments such as playground replacements, parking lot repairs, HVAC improvements and Sunset Pool upkeep in addition to funding larger improvements including Lake Ellyn Park and Boathouse and athletic field upgrades. The Ackerman Park proposed improvements are a great example of this fiscal responsibility and accountability. The Park District owns and maintains a significant asset which has not been improved substantially in the past 25 years. Recognizing this, planning and strategy efforts were initiated in 2014 to develop long-term plans to improve and maintain the property. The plan was compiled involving community members, stakeholders, Board members and staff. Since the plan was approved, elements have been implemented only as funds became available and not to the detriment of maintenance and improvement of other assets.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **How were the recommended elements for Ackerman Park improvements Phase IV identified?**

The overall approved Ackerman Park master plan estimated cost to implement was approximately \$7 million. While some elements have already been implemented including athletic replacement, Great Western Trail connection and removal and the expansion of added “green space”, most of the plan remains. However, the District currently projects the ability to allocate approximately \$3 million to the park improvements necessitating the need to choose and prioritize what should be accomplished at this time.

A committee of stakeholders, Board members and staff developed priorities which included playability for District programs, community wide amenities, phase in improvements, short/long-term maintenance, sustainability and best practices. The proposed improvements including renovation of the softball hub, a recreation trail around lower Ackerman, bioswales, improved drainage, grass and irrigation in certain areas and a synthetic turf field addresses those priorities.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **What about other elements of the Master Plan that have not been addressed?**

The District has identified future phases which include upper Ackerman, Lenox Road property and the remaining roadway/parking lots within the Park. When these items could take place depends on the District's other obligations.

The proposed elements of phase IV were also identified to fit with future improvements to be efficient and economical.

## **Is the District seeking alternative funding?**

While available grants and alternative funding sources seem to be less, the District will be applying for an OSLAD grant which would provide additional funding and increase the scope of the project slightly. While the submittal is currently being compiled, it likely will include the installation of the trail system within upper Ackerman, outdoor exercise elements and additional “green” elements.

## **Is the District disproportionately improving athletic properties?**

In recent years, the District has focused heavily on environmental stewardship. Efforts have included reestablishment of the Oak Savannah at Maryknoll Park; restoration of Manor Park; sustainable landscape at Lake Foxcroft Park; establishment of several no-mow zone areas including Ackerman Woods and Lake Ellyn Park; restoration and creating walking trails at Ackerman Woods; ongoing restoration at Churchill Park along with the installation of an environmentally sensitive boardwalk within the trail system; the in-house ability to perform nature burns which we now do on a regular basis including Ackerman, Maryknoll and Churchill Parks; improving Perry's Preserve; implementing a tree replacement program to address Emerald Ash Borer disease (resulting in nearly 200 trees being planted over the past twelve months); restoring the Boathouse with the goal of achieving LEED certification “Gold” level and finally the hiring of a full-time naturalist who oversees most of the previous items while also establishing an outdoor educational program.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **I heard there is declining enrollment in youth sports within the Park District?**

Enrollment has declined in some programs and increased in others while new sports have emerged. Travel soccer projects to have 26 teams for 2018 – 2019 while over 600 players participated in the spring House League Soccer program and another 900 in the fall House League Soccer. Football remains consistent with increased participation in flag and slowing growth in tackle. Boy's lacrosse and rugby have been added in recent years and girl's field hockey continues to grow. Baseball has stabilized at approximately 1,000 participants, while softball has experienced increased participation the past few years. As participants are specializing and choosing to participate in only one or two sports, enrollment must be viewed differently. Each athletic program has many more opportunities and commitments than in years past (including offseason training and multiple seasons during a calendar year) causing athletes to commit to only one or maybe two sports. Finally, athletics remains the largest revenue producer amongst all recreation programs for the Park District producing funds to self-support while reinvesting back into their respective areas such as baseball contributing to field improvements (irrigation, infield mix, dugout covers) at Village Green and football funding the synthetic turf installation and purchasing new helmets. The programs then also contribute to the general fund which largely goes towards capital projects that benefit the entire community.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **Why a synthetic turf field?**

The planning committee, comprised of stakeholders, board members and staff, identified playability as the top priority. Spring and fall have become increasingly and consistently challenging for outdoor sports due to the inclement weather. This spring, Ackerman Park activities have experienced nearly 50% cancellations due to field conditions. The number of postponements in April reached nearly 60%. A synthetic turf field would have addressed nearly 90% of the cancellations and allowed planned and scheduled activities to occur. While the initial schedule would certainly have to be adjusted, most activities would still take place.

Additionally, consideration was made towards potential improvements which could include improving the grass fields within upper Ackerman. By installing a synthetic turf field now within lower Ackerman under existing athletic field lights, that area could handle the displaced activity if upper Ackerman was under construction. The improvement of upper Ackerman grass fields including drainage, irrigation, grading, soil and turf would take a minimum of one year to be playable.

## **What would the estimated costs be to improve the upper fields at Ackerman with grass and what would the estimated cost be to improve the area within lower Ackerman with grass north of fields 5 & 6 rather than synthetic turf?**

Lower Ackerman north of fields 5 & 6 with natural grass (rather than synthetic turf), native soil, irrigation and drainage: \$955,000 includes 15% contingency.

Upper Ackerman with natural grass, native soil, irrigation and drainage: \$2 million includes 15% contingency

\*\*The estimates are very preliminary and subject to change based on a more detailed design

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

## Who else has synthetic turf fields in the Chicago area?

(This list is intended to represent a sampling of synthetic field locations and is not an entire list of Chicago area fields)

<b>Glenbard West (Glen Ellyn)</b>	<b>Naperville Park District</b>
<b>Glenbard South (Glen Ellyn)</b>	<b>North Central College (Naperville)</b>
<b>Glenbard East (Lombard)</b>	<b>Highland Park High School</b>
<b>Glenbard North (Carol Stream)</b>	<b>Deerfield High School</b>
<b>Ackerman Sports&amp; Fitness Center (Glen Ellyn)</b>	<b>Lake Forest High School</b>
<b>College of DuPage (Glen Ellyn)</b>	<b>Chicago Park District (numerous locations)</b>
<b>Wheaton College (2)</b>	<b>Montini High School (Lombard)</b>
<b>Wheaton North</b>	<b>Rolling Meadows High School</b>
<b>Wheaton Warrenville South</b>	<b>Conant High School (Hoffman Estates)</b>
<b>St. Francis High School (Wheaton)</b>	<b>Schaumburg Park District (10+)</b>
<b>Wheaton Academy (West Chicago)</b>	<b>Schaumburg High School</b>
<b>Wheaton Park District</b>	<b>Lake Park High School (Roselle)</b>
<b>Carol Stream Park District</b>	<b>Stevenson High School (Lincolnshire)</b>
<b>Downers Grove Park District</b>	<b>Northfield Park District</b>
<b>Willowbrook High School (Villa Park)</b>	<b>Naperville North HS</b>
<b>Elmhurst Park District</b>	<b>Naperville Central HS</b>
<b>York Community High School (Elmhurst)</b>	<b>Lake Forest College</b>
<b>Oak Brook Park District</b>	<b>Northbrook Park District</b>
<b>Downers Grove South HS</b>	<b>Lake Zurich High School</b>
<b>Downers Grove North HS (2)</b>	<b>Wheeling Park District</b>
<b>Hinsdale Central High School</b>	<b>South Barrington Park District (2)</b>
<b>Hinsdale South High School</b>	<b>Lyons Township High School (2)</b>
<b>Oak Park River Forest HS (3 fields)</b>	<b>Immaculate Conception High School (Elmhurst)</b>
<b>Winnetka Park District</b>	<b>Loyola Academy (Wilmette)</b>
<b>New Trier High School (3)</b>	<b>Northwestern University</b>
<b>Benedictine College (Lisle)</b>	<b>Glen Ellyn Park District Newton Upper athletic field</b>



# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **Will there be increased usage because of the synthetic turf field?**

The location of the proposed synthetic turf field will be installed where soccer currently is actively programmed. The usage will stay consistent with previous years. However, the field will remain playable more often during inclement weather and be a tremendous asset during challenging weather and field conditions.

## **What are the hours of the athletic field lights?**

The lights can remain on until 11:00 p.m. However, that rarely occurs and most often during the fall and spring, they stay on no later than 9:30 p.m. That is primarily during the weeknights. The only times the fields remain lit until 11:00 p.m. is at the Lakers fall classic, adult softball and occasionally during some youth softball tournaments.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **I am concerned about the environmental and health impacts synthetic turf may have?**

The health and safety of our patrons and our community is of the utmost importance to the Park District. While we understand that some have expressed health, environmental, and safety concerns about synthetic turf fields, a majority of the research indicates that most studies have shown these fields to be safe. Many communities in the Chicagoland area have reached the same conclusion.

As with all of our properties, facilities and programs, the District prioritizes providing a safe and healthy environment. As there is information available both supporting the benefits of synthetic turf while also challenging, all information has been considered. The District relied on scientifically valid reports, references and similar applications in nearby settings and communities. While the majority of the Board supports the installation of a synthetic turf field and the added benefits, there is certainly mixed feelings amongst Board members.

## **Following are links to many independent studies:**

[\*\*Noted Toxicologist Releases Report on Crumb Rubber Safety\*\*](#)

[\*\*Connecticut Department of Health Circular Letter to Local Health Departments and Districts\*\*](#)

[\*\*Lower Canada College Test Results of Crumb Rubber Compared with Strict European Standard for Toys\*\*](#)

[\*\*STC PowerPoint Presentation: The Safety, Research and Facts about Synthetic Turf with Crumb Rubber Infill\*\*](#)

[\*\*Independent Research and Reports on Crumb Rubber Infill\*\*](#)

<https://www.alexandriava.gov/uploadedFiles/recreation/WebBoxes/syntheticurfhealthstudiesFXCounty.pdf>

# **Ackerman Park Improvements Project FAQ – ADDENDUM cont.**

## **Will the synthetic turf field have a negative impact on the nearby East Branch of the DuPage River?**

No, the synthetic turf field will be built upon an intricate drainage system with many layers of stone that filter water as it passes through. Additionally, the Park District will be utilizing cryogenically crumb rubber infill that does not float, which will prevent it from making its way into the East Branch of the DuPage River.

As a further safeguard the Park District will be installing a bioswale system downstream from the synthetic turf field. Bioswales are landscape elements designed to concentrate or remove debris and pollution out of runoff water. They consist of a swaled drainage course and are filled with vegetation. Bioswales are also beneficial in groundwater recharge and are great stormwater mitigation tools.

## **Was the Park District sued for Newton Park synthetic turf installation?**

In May 2015 a lawsuit was brought by a Glen Ellyn resident and neighbor of Newton Park. The courts ruled in favor of the Park District which allowed the Glen Ellyn Park District to construct and install the new synthetic turf field at Newton Park. Judge Wheaton ruled that the Plaintiffs failed to prove that the synthetic turf field would cause any irreparable harm and that the allegations that plaintiffs made were based upon speculation and conjecture rather than evidence.

Further, the Judge ruled that the plaintiffs did not show they had a likelihood of success on the merits of their nuisance claims.

Since completion, the field has been well received and the District has had no concerns presented. It has proven to be a tremendous resource for the athletic organizations and a community asset for the public.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **The Park District is converting a natural park into an athletic field?**

Ackerman Park has hosted youth sports for over 40 years.

A public recreation facility, park and field are all considered open space as they are accessible and available to the community.

The synthetic turf field will comprise about 1.5 acres or, about 1/4 of 1% of the total park acreage.

## **Are there more injuries that are sustained on synthetic turf?**

Recent studies support that there are less injuries that occur on synthetic turf fields than natural grass. Also, keep in mind that the Glen Ellyn Park District's natural fields, while maintained with considerable time and effort extended to provide quality playing conditions, most of the rectangular field opportunities were not designed or developed as athletic fields.

## **Are athletes playing on synthetic turf more susceptible to MRSA/Staph infection?**

There is no difference in survival rates of staph on natural grass and synthetic turf surfaces according to studies conducted by the California EPA and Penn State University. The synthetic turf is not conducive for microbial activity such as staph. These infections spread because of the close contact with one another not the turf.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **What impact does heat have on a synthetic turf field?**

A synthetic turf field can get hotter than a natural grass field. If the need arises, usage can be adjusted. However, synthetic turf fields in the Chicago area generally are not affected by the heat and usage rarely, if at all, has to be modified.

## **What is the difference in maintenance costs between synthetic turf and natural grass?**

The District expends approximately \$20,000 per year to maintain one quality, athletic field 120 x 85. In order to ensure that the field remains in game like conditions, use would be limited and certainly the field would be less likely available during inclement weather/conditions. For example, the upper Newton Field when it had natural grass was only used approximately 30 days per year. That field was crowned and had drainage and irrigation. In addition, 40% of the grass field was replaced every two years.

The estimated cost to maintain the synthetic field over the course of ten years within that same area will be approximately \$5,000.

## **Will the synthetic turf field have athletic lighting?**

Ackerman Park lower area has had athletic lighting for over 40 years. In 2016, the lighting for the northern area of lower Ackerman was replaced and realigned. The existing lighting was over 40 years old and was past its useful life. The synthetic field would be located under a portion of the existing lighting enabling the field to be used at nighttime. This would be consistent with how the fields are used currently.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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**I understand that there will be some noise and occasional disruption living near an active park, is there any way to provide some guidelines regarding “park etiquette?”**

The District and its users certainly want to be respectful of neighbors. The District collaborates with the various users and neighbors to compile expected and reasonable protocol regarding park etiquette. If you have suggestions, please send to [dharris@gepark.org](mailto:dharris@gepark.org).

**Will there be fencing around the synthetic turf field?**

The field will not have fencing around the entire perimeter of the field. The philosophy is that the field will be a park amenity like the Newton Park upper synthetic turf field and when it is not being used by a program or a predetermined activity, it will be available for open play. Organized groups will be required to secure usage through the Park District if even allowed.

**Does Glenbard West use Ackerman Park?**

The High School does use soccer fields during both the fall and spring, primarily for their lower level teams. Additionally, in the spring, GBW lower level softball fields play at Ackerman Park. The Park District and Glenbard West High School have a long history of collaboration. The partnership maximizes the use of public resources. As GBW is limited with open space and athletic fields, they depend on the Park District to have sufficient athletic field inventory to meet their student athlete demands. In return, the Park District can utilize District 87 properties.

Additionally, Hadley Junior high girls’ softball plays out of Ackerman Park in the fall.

# Ackerman Park Improvements Project FAQ – ADDENDUM cont.

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## **If the Ackerman Park improvements include a synthetic field, will Glenbard West use that as well?**

As their programs at Ackerman Park have been adversely affected over the years by weather and poor field conditions causing cancellations and scheduling challenges, the high school is in discussion with the Park District about use and contributing financially on an annual basis. Discussions are preliminary and ongoing, and no commitments have been made at this time.

## **As the Park District owns several properties on Lenox Road just north of St. Charles Road, are there any plans for that area?**

There are no immediate plans for that area currently. During the master plan process in 2014, several ideas were raised including a dog park, community gardens, a maintenance facility, open space but no definitive ideas were agreed upon. As there are currently two private homeowners on the street and the District has no immediate needs, the property for the time being will remain in its current condition.

The District has communicated to the homeowners if they were to sell that they notify the Park District at that time.

## **Does the proposed Ackerman Park project adversely impact other potential projects within the Glen Ellyn Park District?**

In 2012, the Park District made a conscious effort to establish an asset replacement plan. The District and the Citizens' Finance Committee reviewed the District's capital replacement needs for the next 20 years including playgrounds, roofs, parking lots, HVAC, fencing, lighting and pool infrastructure. In addition, a financial plan was established to identify and forecast the District's ability to fund such improvements. In doing so, it was also able to project the District's ability to fund larger scale improvements such as Lake Ellyn Park and the Boathouse. Ackerman Park was also included in the long-term plan as is Sunset Pool Improvements through the early 2020's.