



# Willoughby Farms Park Master Plan

May 2025



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## **Village of Algonquin Advisory Team**

Michael Kumbera, Deputy Village Manager/Chief Financial Officer

Nadim Badran, Public Works Director

Stacey VanEnkevort, Recreation Director

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Brooke Snow, Engineer II

## **Planning Team**

JSD Professional Services, Inc.





# SECTION 1 : PROJECT BACKGROUND

## A. Introduction

The Village of Algonquin engaged the planning team of JSD Professional Services, Inc. in September of 2024 to develop a Master Plan for Willoughby Farms Park. The Village's goal is to develop a master plan for the community park, which features amenities that attract visitors from both the immediate neighborhood and the community at large, fostering a unique and inclusive public space destination for all.

Willoughby Farms Park is located at 2001 Wynnfield Drive and is a 12-acre park developed in 1996. The existing park includes a playground, baseball diamond, basketball court (which converts to a seasonal ice skating rink), tennis/pickleball courts, walking trails, parking lot, and a surface water pond. The site amenities have reached the end of their useful life per the Illinois Department of Natural Resources' Useful Life Criteria, which is included in the Appendix for reference. The Village is planning to redevelop the park to better meet the needs of residents and align with the recommendations outlined in the 2021 Comprehensive Parks and Recreation Master Plan.

As part of the master plan process, the following tasks and facilitation efforts were completed:

- Inventory and Analysis
- Review of Public Input
- Concept Plans
- Community Open Houses & Presentations
- Final Master Plan

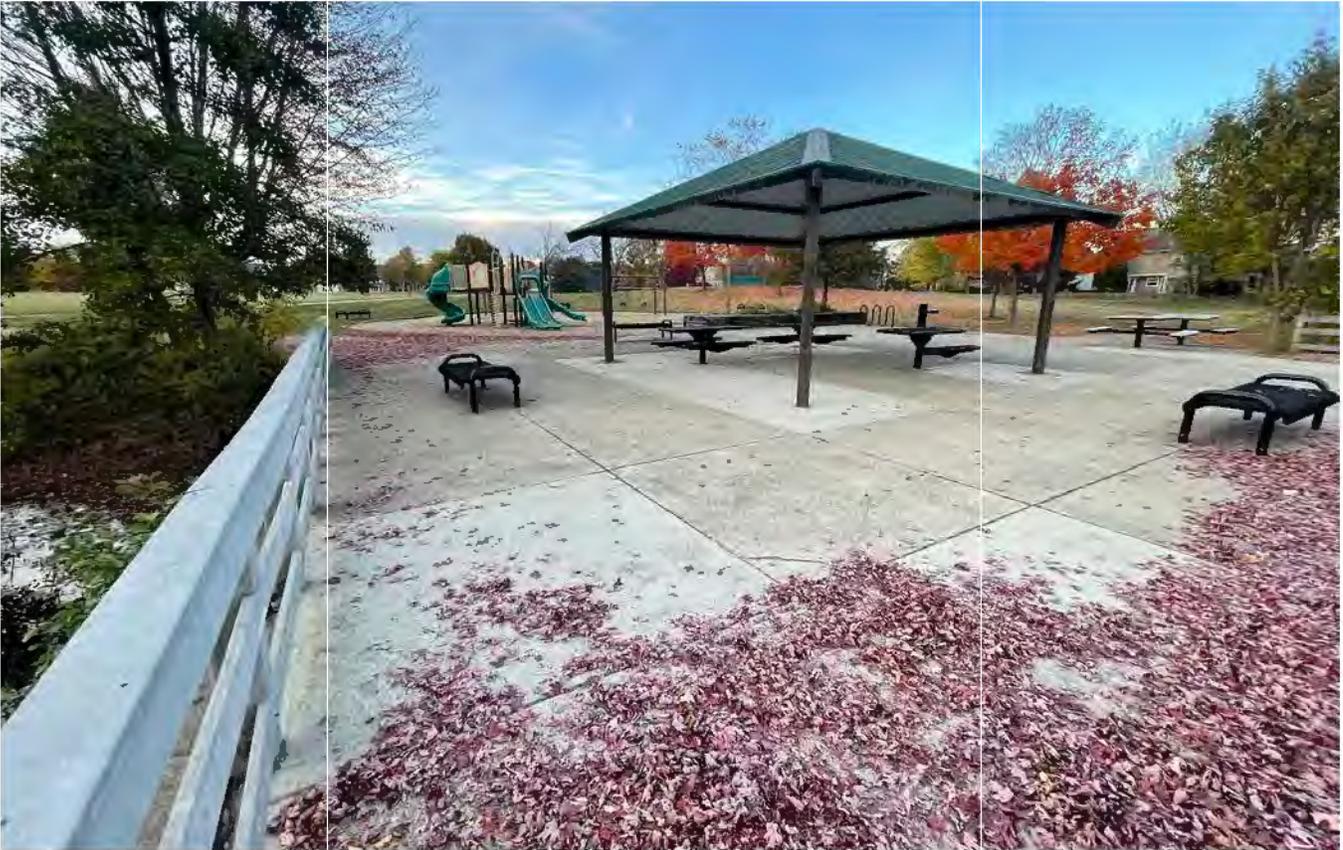
## B. Site Analysis

As an integral component of the Master Plan study, the planning team, in coordination with Village staff, conducted a site visit on November 9, 2024, to observe and evaluate the existing conditions in detail. The assessment included reviewing existing amenities, maintenance observations, topography, circulation, plant material, and patterns of use.

### Existing Photos - Site Visit









Village of Algonquin - Willoughby Farms





Village of Algonquin - Willoughby Farms





## SECTION 2 : COMMUNITY ENGAGEMENT

The Community Engagement Phase included a thorough and open public process. A key part of the Master Plan process was engaging Willoughby Farms subdivision residents, Village community members, Westfield Community School students, and Village staff. From October 2024 through March 2025, the planning team led an open house, focus group, and multiple community workshops to gather input and ideas. Residents also had the opportunity to share feedback through online surveys. The information gathered was used to evaluate the current use of the park site while defining the community's goals and objectives for future park improvements and initiatives.

### Community members participated in the following engagement opportunities:

- **Community-wide Open House Meetings**
- **Focus Group Meeting**
- **Village Staff Visioning Session**
- **Open link Surveys**

After receiving the public involvement data, the planning team reviewed the common themes which included nature-themed play area, multi-use court, football, separate 2-5 and 5-12 year old play areas, water feature, boardwalk, fishing stations, gathering space for all ages, shelter, parking expansion, and bathrooms, and connectivity within the site. From these themes two concept plans were developed.

### A. Community Open House & Presentations

The initial Open House was hosted on November 9, 2024 at Willoughby Farms Park. Below is a list of the community engagement events as well as a synopsis of the events. For more detailed information, including community feedback results, meeting minutes, online survey results, and presentation boards, please refer to the **Appendix**. Input and feedback was documented and incorporated into subsequent Concept Plans and the Master Plan document.

### Engagement Events:

- November 9, 2024 - Initial Open House
- November 15- December 6 - Online Survey #1
- November 19, 2024 - Classroom Brainstorming Sessions
- November 20, 2024 - HOA Focus Group
- March 19, 2025 - Community Open House
- March 20 - 28, 2025 - Online Survey #2

## B. Online Surveys

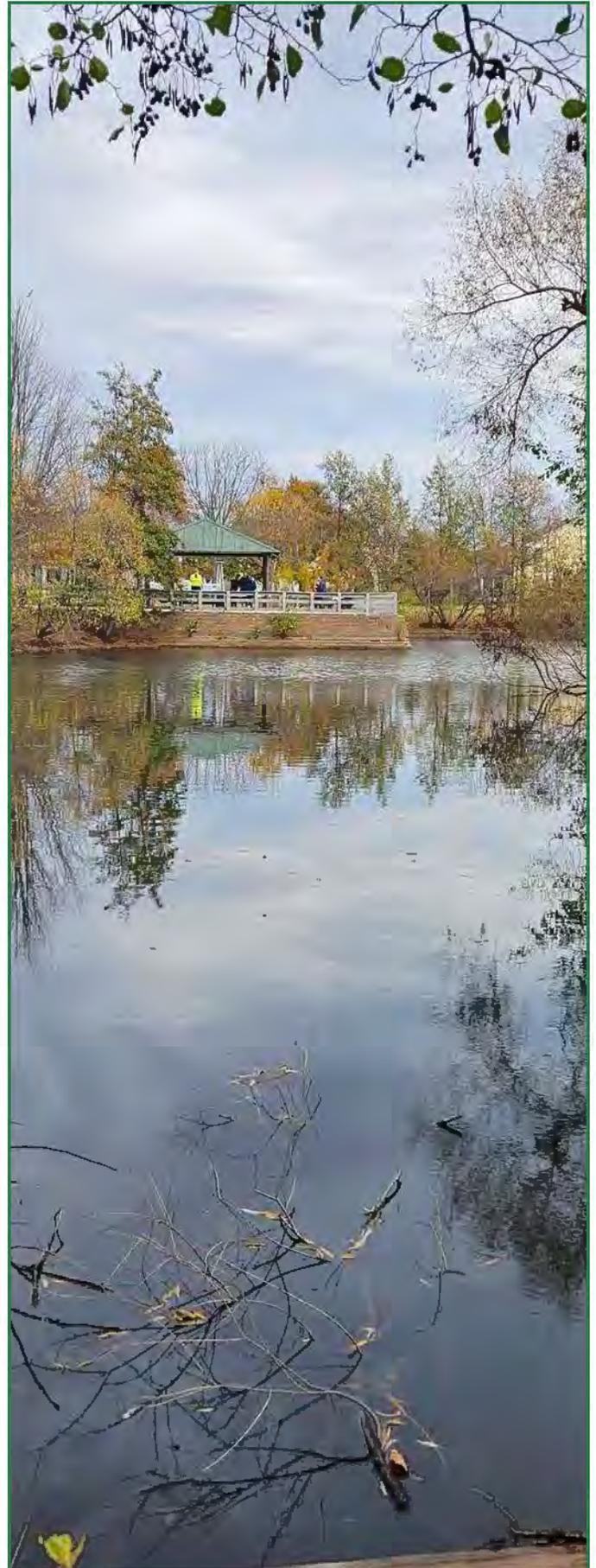
The **first online survey** was conducted to gather community input on the most desired recreational activities and features for the park. Respondents were invited to share their preferences for elements such as a creative play area, gathering spaces, natural areas, and sports facilities. The survey questions are listed below.

1. Please select your top two Creative Play Area images that you would envision at Willoughby Farms Park.
2. Please select your top two Gathering Space images that you would envision at Willoughby Farms Park.
3. Please select your top two Nature Feature images that you would envision at Willoughby Farms Park.
4. Please select your top two Sport images that you would envision at Willoughby Farms Park.
5. What are the age ranges of park visitors in your household?
6. Where do you live?
7. How frequently do you visit Willoughby Farms Park?
8. Please tell us what else you would like to see in the park! Feel free to share any additional information regarding Willoughby Farms Park.

The **second online survey** asked the community to vote for their preferred site plan, either Site Plan A or Site Plan B.

## C. Classroom Brainstorming Sessions

The planning team met with third and seventh grade classes at Westfield Community School to hear directly from students about their vision for Willoughby Farms Park. The landscape architects gave a brief presentation, after which students completed a questionnaire and created drawings of the features and activities they would like to see in the park. To encourage family engagement, students were also asked to bring their completed worksheets home and share their ideas with their parents.







Village of Algonquin - Willoughby Farms

# WILLOUGHBY FARMS PARK

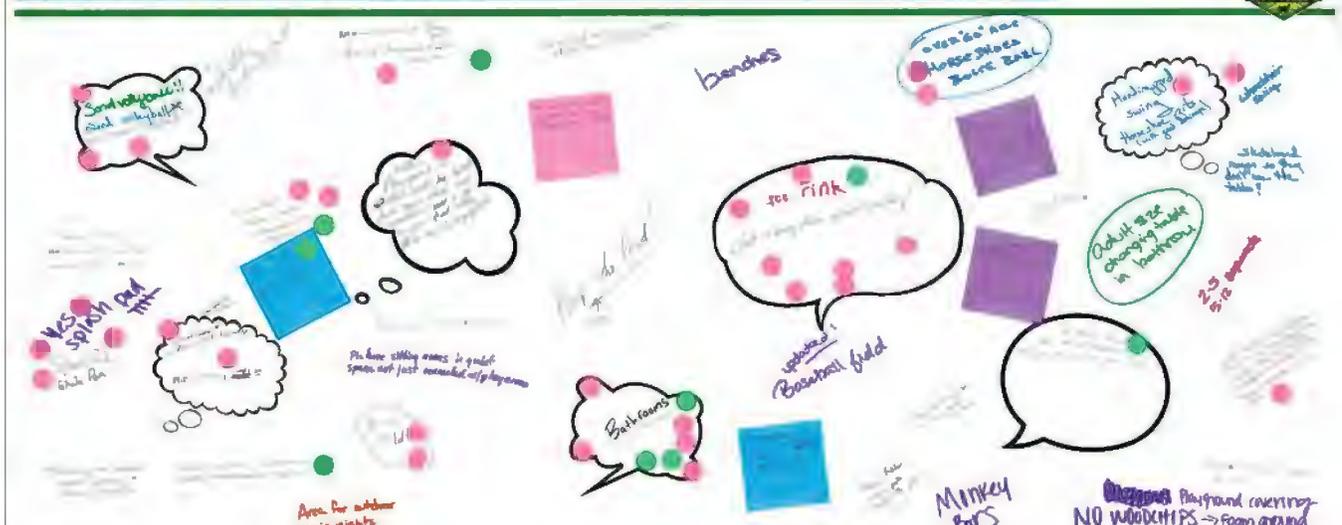


SITE AERIAL

11.09.2024

Existing Site Aerial

## SHARE YOUR IDEAS...



Open House Comment Board

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



CREATIVE PLAY AREA

11.09.2024 JSD

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



CREATIVE PLAY AREA

11.09.2024 JSD

## Imagery Boards

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



GATHERING SPACES

11.09.2024

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



NATURAL AREAS

11.09.2024

## Imagery Boards

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



SPORTS

11.09.2024 JSD

# WHAT'S YOUR VISION FOR WILLOUGHBY FARMS PARK?



GATHERING SPACES

11.09.2024 JSD

## Imagery Boards

## SECTION 3 : CONCEPT PLANNING

Based on the site analysis and insights gathered during the initial stages of the community engagement process, the planning team developed three preliminary conceptual site plans illustrating potential park and facility improvements for Willoughby Farms Park. These preliminary plans were presented to Village staff to gather feedback and direction. Following thoughtful discussion and consideration of the comments received, the three plans were revised and consolidated into two refined site plans for presentation to the community at the second Community Open House on March 19.

The following components are included in the conceptual site plans.

- Multi-use field
- Pickleball courts
- Multi-use court
- Creative play area
- Fishing stations
- Shelter with restrooms
- Water feature
- Gathering plaza
- Expanded parking
- Pathways for walking
- Naturalized planting areas
- Site Furnishings

The following pages include the preliminary conceptual plans along with precedent imagery. These are followed by the final site plans that were presented to the community.

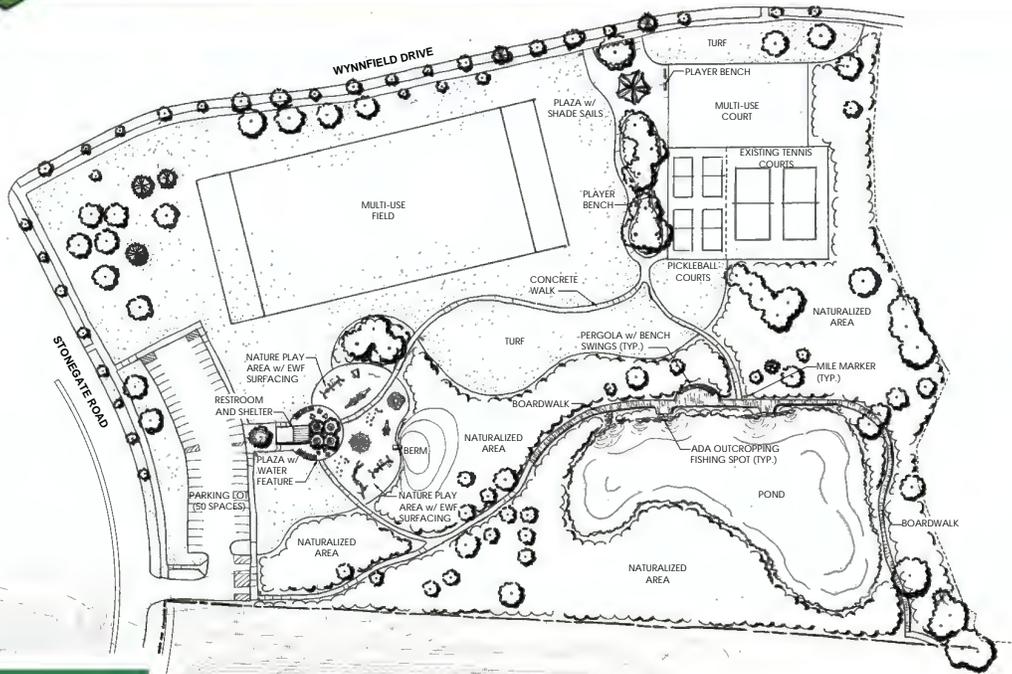


**Conceptual Plan Development**

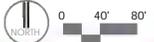
Preliminary Concept Plans A - C



WILLOUGHBY FARMS PARK

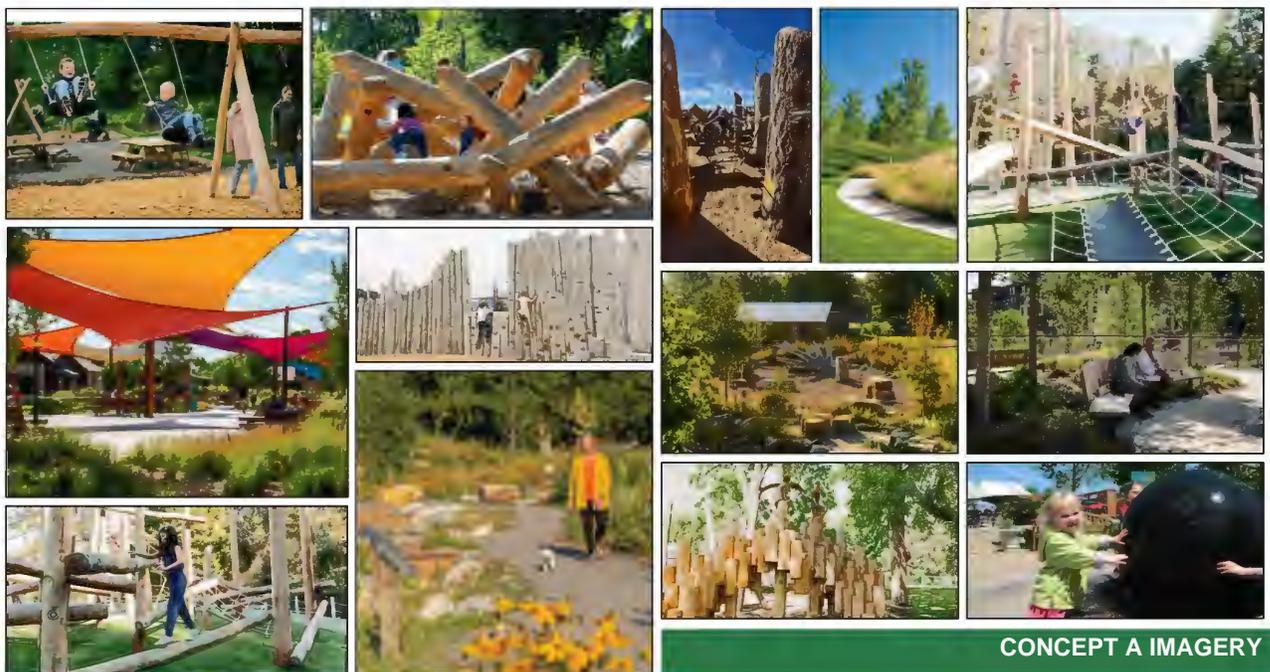


CONCEPT PLAN A



JSD 02.28.2025

WILLOUGHBY FARMS PARK



02.28.2025 JSD



# WILLOUGHBY FARMS PARK



CONCEPT PLAN B

JSD 02.28.2025

## WILLOUGHBY FARMS PARK

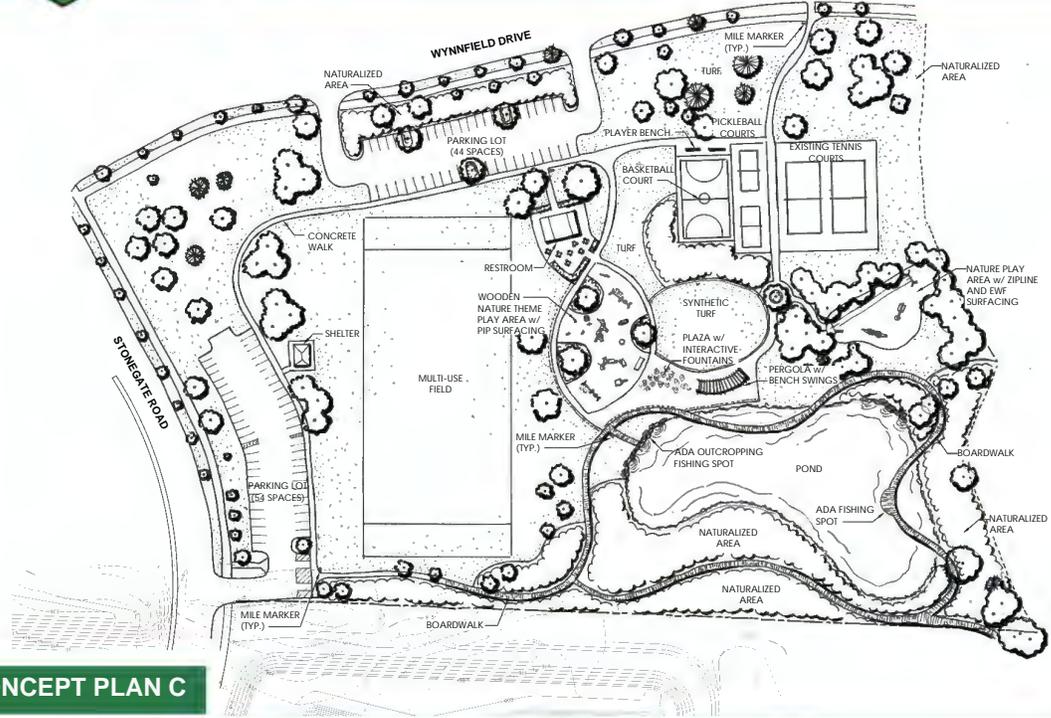


CONCEPT B IMAGERY

02.28.2025 JSD



# WILLOUGHBY FARMS PARK



CONCEPT PLAN C

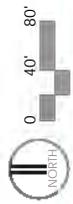
JSD 02.28.2025

# WILLOUGHBY FARMS PARK



02.28.2025 JSD

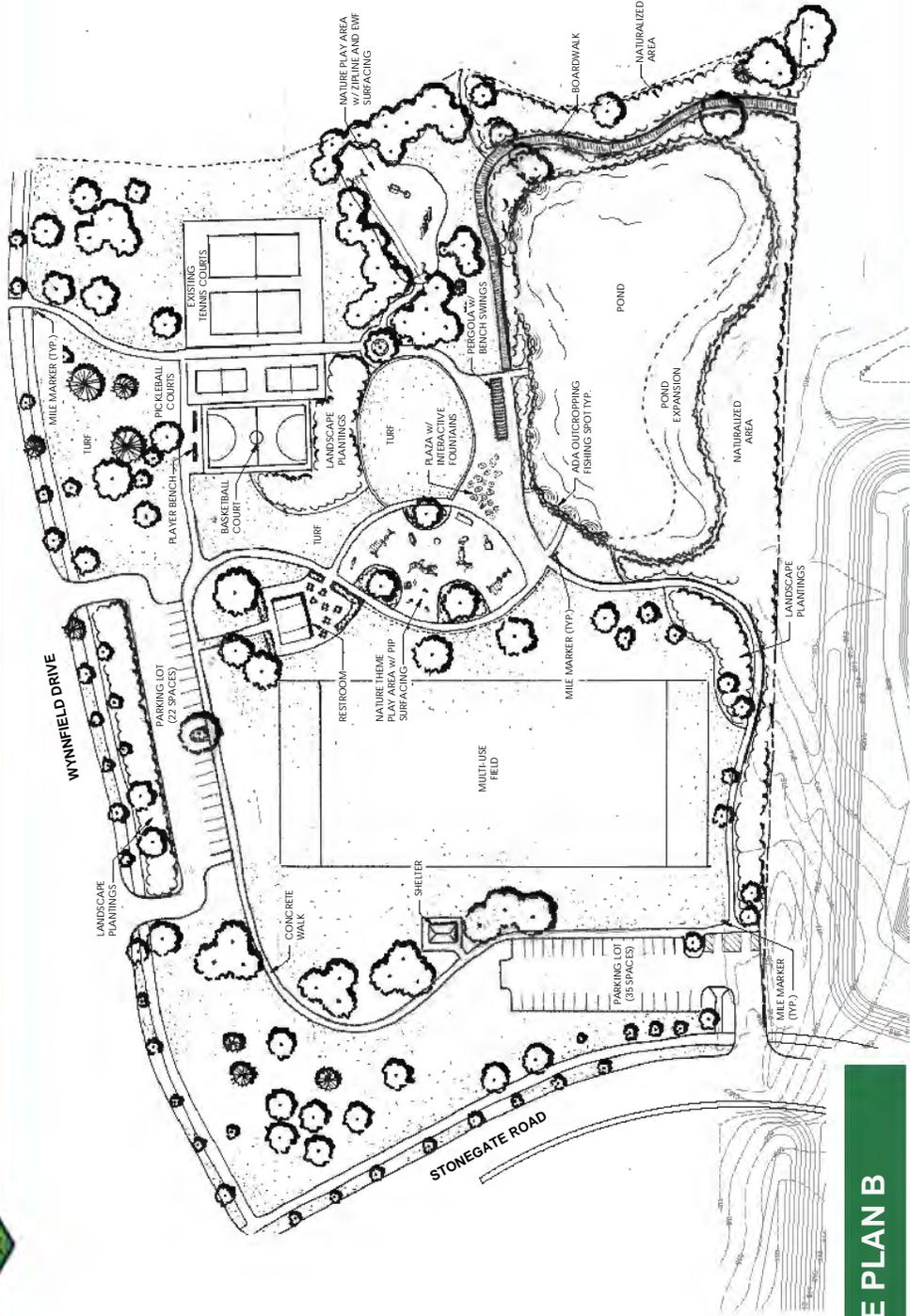
# WILLOUGHBY FARMS PARK



## SITE PLAN A



# WILLOUGHBY FARMS PARK



## SITE PLAN B

# WILLOUGHBY FARMS PARK



IMAGERY

03.19.2025 JSD

# WILLOUGHBY FARMS PARK



IMAGERY

03.19.2025 JSD



# SECTION 4 : FINAL MASTER PLAN

Based on feedback from Village staff, results from the online survey, input gathered during the community open house, and insights from the student assignment, the Concept Plans were revised, leading to the completion of the Final Master Plan.

By integrating these diverse perspectives, the Final Master Plan:

- Reflects the community's vision and priorities
- Has broad community support
- Addressed the needs of all segments of the population.

The Final Master Plan includes four new pickleball courts, a restroom building, a nature-themed creative play area, a zip-line, a multi-generational gathering plaza featuring an interactive water feature and a pergola with swings, an expanded parking lot with 18 additional stalls, a multi-use court accommodating sports such as basketball, badminton, and futsal, walking paths, fishing stations, a boardwalk, seating areas, expanded native planting areas, and enhanced shoreline habitat



# WILLOUGHBY FARMS PARK



## MASTER PLAN

**JSD** MAY 2025

# WILLOUGHBY FARMS PARK

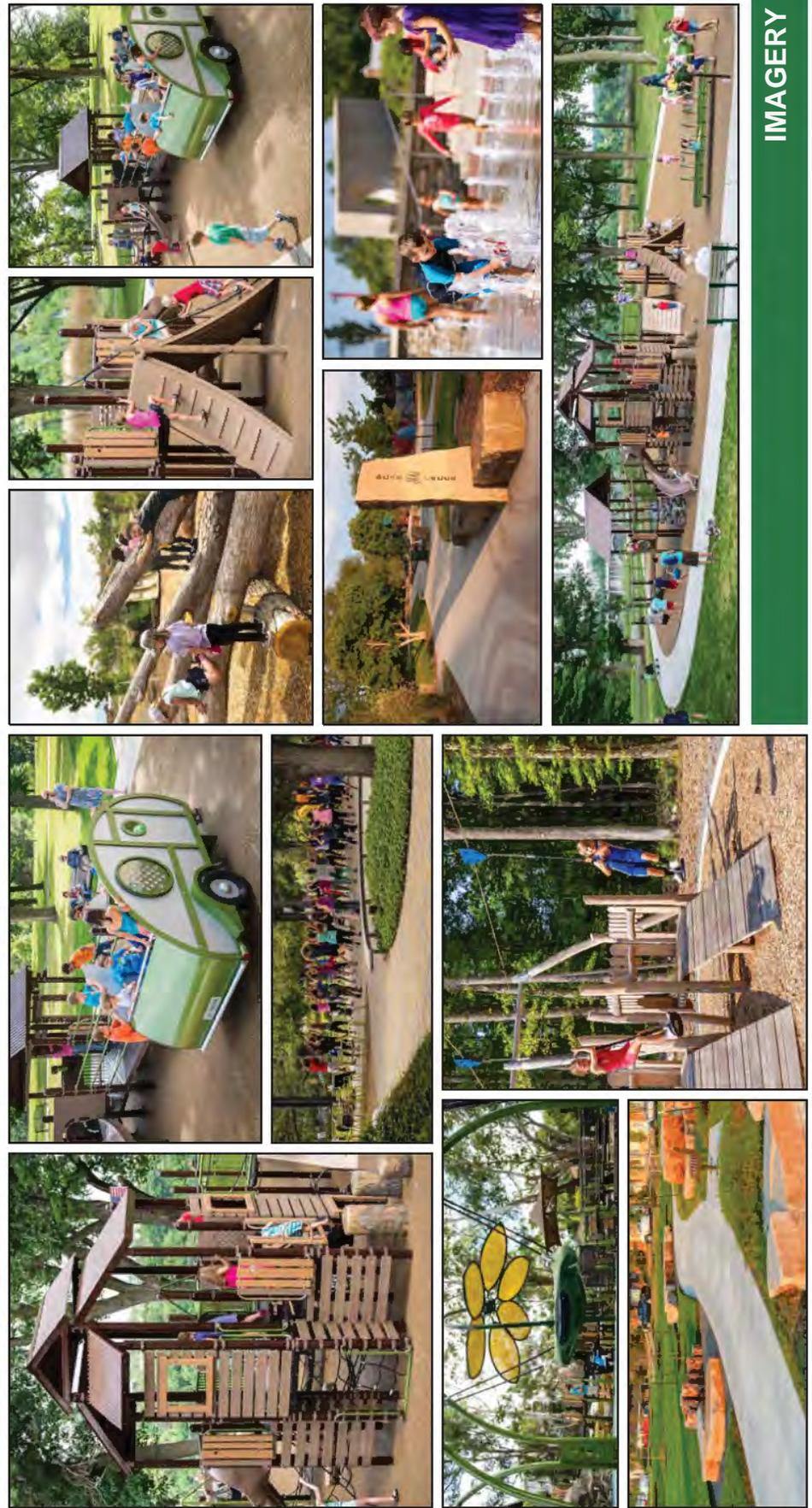


## IMAGERY



MAY 2025

# WILLOUGHBY FARMS PARK



## IMAGERY



# SECTION 5 : COST SUMMARY

Below is an opinion of probable construction costs for the Willoughby Farms Park Master Plan. The projected implementation costs have been derived from current and past project construction numbers in conjunction with research, experience and professional opinion on probable construction costs. A 10% contingency fee for design and engineering changes is included. It is recommended to consider a 3% cost for inflation each year onward from the adoption of this document.

## Opinion of Probable Construction Costs

|   |  |                 |
|---|--|-----------------|
| 1 | General Conditions, Removals, Site Protection  | \$ 358,000.00   |
| 2 | Site Grading, Drainage, Electrical, and Plumbing   | \$ 425,800.00   |
| 3 | Concrete/Bituminous Pavement, Boardwalk, and Fishing Stations  | \$ 833,700.00   |
|   | <ul style="list-style-type: none"> <li>• Concrete walks/curb</li> <li>• Bituminous pavement path</li> <li>• Bituminous pavement parking lot</li> <li>• Boardwalk/fishing stations</li> <li>• Limestone boulder accents</li> </ul>        |                 |
| 4 | Court Development  | \$ 273,800.00   |
|   | <ul style="list-style-type: none"> <li>• Pickleball Courts</li> <li>• Multi-Use Court</li> </ul>   |                 |
| 5 | Structures   | \$ 382,600.00   |
|   | <ul style="list-style-type: none"> <li>• Restroom building</li> <li>• Shelter</li> <li>• Pergola with bench swings</li> </ul>  |                 |
| 6 | Creative Play Area and Interactive Water Feature   | \$ 1,347,900.00 |
|   | <ul style="list-style-type: none"> <li>• Natural play area (2-12 years) with poured-in-place rubber surfacing</li> <li>• Zipline area (5-12 years) with engineered wood fiber surfacing</li> <li>• Interactive water bubblers</li> </ul> |                 |
| 7 | Site Furnishings   | \$ 90,600.00    |
|   | <ul style="list-style-type: none"> <li>• Benches and tables</li> <li>• Litter receptacles</li> <li>• Interactive signs</li> <li>• Mile Markers</li> </ul>  |                 |
| 8 | Landscape Plantings/Turf Restoration   | \$ 331,225.00   |
|   | <ul style="list-style-type: none"> <li>• Natural prairie areas</li> <li>• Kentucky bluegrass restoration</li> <li>• Tree, shrub, and perennial plantings</li> </ul>  |                 |

**Project Subtotal: \$4,043,600.00**

**A/E Fees/Permitting: \$ 320,000.00**

**10% Contingency: \$ 404,360.00**

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**Grand Total: \$4,767,960.00**