



APACHE PARK NEIGHBORHOOD PLAN

CITY OF DES PLAINES *&* CHICAGO METROPOLITAN AGENCY FOR PLANNING

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SECTION 1

EXECUTIVE SUMMARY



The Chicago Metropolitan Agency for Planning (CMAP) provided resources for the City of Des Plaines to undertake a neighborhood planning process for the Apache Park neighborhood in the southeast portion of Des Plaines. The goal of this plan is to improve neighborhood well-being and safety through a number of strategies that build on neighborhood strengths, and address challenges through techniques including Crime Prevention Through Environmental Design (CPTED). Boundaries for the Apache Park neighborhood are Oakton Street to the north, Touhy Avenue to the south, Mannheim Road to the east and Lee Street to the west.

EXISTING CONDITIONS

» Apache Park lies in the eastern portion of the neighborhood. It was recently improved in 2011 with new playground equipment.

» Lake Park is a 76 acre park to the west that has amenities such as a golf course, picnic areas, walking and biking paths, marina with paddle boat rentals, sailing lessons, and fishing piers. Other key neighborhood assets include St. Stephen's Catholic Church located on Everett Road and Good Shepherd Lutheran Church located at the northern edge of Lake Park.

» The neighborhood has 2,758 residents with a median age of 34. The neighborhood is a diverse blend of White Non-Hispanic/Latino (60%), Hispanic/Latino (17%), Black (2%), Asian (11%) and Other Races (10%). Of the 772 homes in the neighborhood, 77% of them are owner-occupied versus 23% rental, similar to citywide averages.

» The neighborhood is across Touhy Avenue from Rosemont and O'Hare International Airport to the south. The housing units in the neighborhood are surrounded by commercial uses along Mannheim Road and Touhy Avenue. Major employers include Abbott Laboratory, Radisson Hotel, and Restaurant Depot.

» Excellent transportation exists through the major arterials and close access to I-294 and I-290. Public transit options include Pace Route 250 along Lee Street with connections to Downtown Des Plaines and O'Hare International Airport, Route 221 along Touhy Avenue, and Route 230 along Oakton Street. Nearby Metra is located in Downtown Des Plaines, just 2 miles to the north.

The project utilizes CPTED principles to improve public safety and sense of security in the neighborhood:

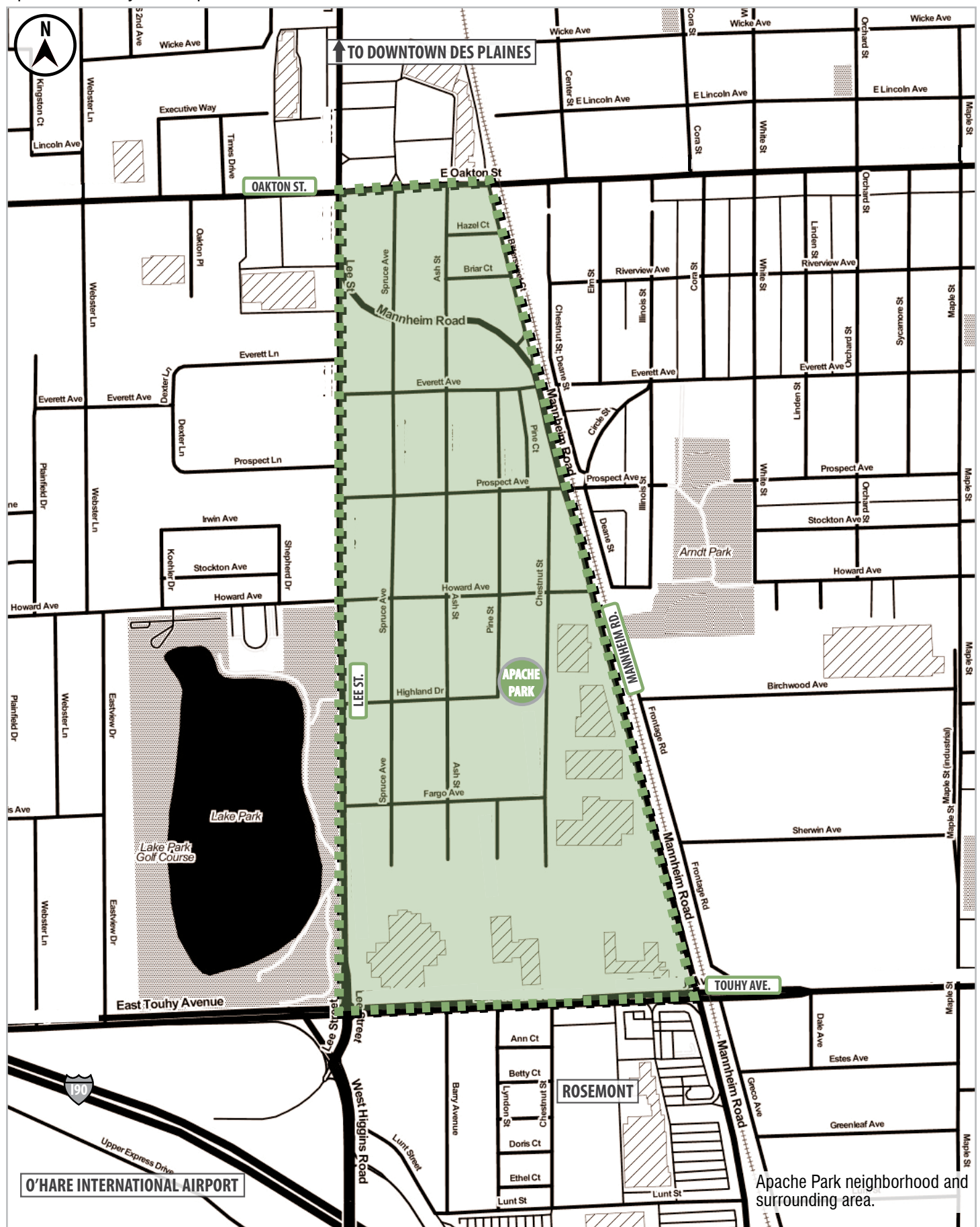
1. Improve **natural surveillance** through lighting and "eyes on the street."
2. Increase **natural access control** through the availability of clear paths, sidewalks, and front doors to housing units and businesses.
3. Enhance **territorial reinforcement** through elements like attractive low fencing and landscaping to demark public from private spaces and ensure that there is a clear sense of ownership and maintenance of each property.
4. Ensure proper **maintenance** by encouraging homeowners and property owners to take care of their properties to create a positive sense of security throughout the neighborhood.

VISION STATEMENT

"The Apache Park neighborhood is a convenient, desirable, and walkable residential area in southeast Des Plaines with access to quality parks, schools, churches, jobs, and transportation. The neighborhood will foster reinvestment in its homes and businesses, and improve public and private open spaces to promote public safety, recreation, and community well-being. The neighborhood offers a quiet place to live near one of the most vibrant economic centers of the Chicago region."



Apache Park Study Area Map



STRATEGIES

1. Foster relationships and communication among residents, businesses, and community resources.

There are two key steps that can help improve community cohesion and build on neighborhood resources. The first is to form a homeowners association (HOA) in the multi-family area surrounding Apache Park. The HOA can perform a number of functions including managing improvement of parking areas, trash collection, and property maintenance. The second is to form a neighborhood association that can champion ideas coming out of the plan and build support and communications across neighborhood residents, businesses, government agencies, churches, and non-profit organizations.

2. Enhance the design and programming for Apache Park to be a resource and safe space for all residents.

Improvements to Apache Park should include a plaza with vertical lighting and signage, sculpture, a new adventure play area for children, a fitness area, educational gardens, bike trail that connects to a regional trail system between Lake Park and the Des Plaines River, and new sidewalks and walkways.

3. Stabilize and improve housing stock through improvements to parking lots, trash collection, landscaping, and property maintenance. Outreach should be conducted to encourage property owners to apply for the City's housing programs: Home Repair Program (HRP), Emergency Repair and Handyman Grant Program (ERHGP), and Fair Housing Counseling Program (FHCP). A new HOA can help coordinate activities and ensure that all property owners maintain their properties.

4. Improve public safety through improvements to public and private spaces. An implementation of CPTED principles, lighting and sidewalks could be improved, particularly along multi-family areas, and along Chestnut Street, Highland Drive, and Fargo Street. The cul-de-sac at the southern end of Chestnut Street needs to be secured and protected to ensure public safety. A new gateway plaza and parking lot should be created at Prospect Avenue and Mannheim Road to welcome visitors to the area and revitalize currently vacant properties.

5. Improve educational and recreational programming and use of open spaces to enhance community well-being.

Building on the strong efforts of community anchors, consistent after-school activities are needed at Plainfield Elementary School, which serves most of the elementary school students of the neighborhood, and at St. Stephen's Catholic Church. The St. Stephen's Catholic Church block, which includes Our Lady of Destiny School, should be improved through creation of a new multi-purpose facility for after-school use. New playgrounds, and outdoor event space, will take advantage of the central role the church plays in the neighborhood and provide programming and safe spaces for young children, teens, and adults.

6. Improve connectivity between neighborhood assets and surrounding areas.

Re-route regional bike route to go through Apache Park to increase visibility of the area, improve pedestrian paths and sidewalks to reach Apache Park, improvement of pedestrian amenities at key intersections such as Prospect Avenue and Mannheim Road, and Highland Drive and Lee Street. In addition, the City should explore a direct street connection between Mannheim Road and Chestnut Street in order to improve connectivity, visibility, and public safety for the neighborhood.



Recommended physical improvements to multi-family developments.

IMPLEMENTATION PLAN

A detailed implementation plan has been created for all six major strategies. The plan includes a list of each project, its priority, proposed time frame, lead organization, partner organizations, and suggested resources. Key steps in the implementation plan include:

1. Outreach to property owners and residents in multi-family developments to explore creation of a HOA (**Concept Designs Map, B & C**).
2. Prioritizing improvements to public sidewalks and lighting, particularly in the multi-family housing areas and the streets surrounding Apache Park (**B, C & D**).
3. Finalizing design and obtaining improvements to make physical and programming improvements to Apache Park (**A**).
4. Identifying properties and providing outreach to property owners to participate in the City's housing programs (**B, C & D**).
5. Prioritizing a long-term plan for improvements to sidewalks and intersection improvements to improve safety and visibility at key intersections.
6. Partnering with Plainfield Elementary School and St. Stephen's Catholic Church to identify resources and necessary improvements to provide after-school programming for youth (**F**).
7. Exploring ways in which to better connect the neighborhood with surrounding areas, such as a street connection from Mannheim Road to Chestnut Street.

Apache Park neighborhood Concept Designs Map



SECTION 2

PUBLIC

PROCESS



Several approaches were taken to provide for participation in the neighborhood plan. From meetings to surveys, to mobile phone applications, residents were able to contribute ideas, concerns, and questions through a variety of means and in their dominant language. Public meetings and online tools were provided in English and Spanish to ensure lines of communication were open between the residents, the City and the consultant team.

MEETINGS

Stakeholder Interviews | July 2, 2013

Interviews were conducted with community stakeholders including local businesses, the City Manager, Code Enforcement, Police Chief, Public Works and Engineering, and the Des Plaines Park District. Key themes included property maintenance, lighting, lack of clear sense of ownership in the multi-family development south of Apache Park, or the “Star”, and community organization.

Steering Committee #1 | July 22, 2013

Steering Committee members shared stories of the neighborhood that included the neighborhood’s diversity, ethnic celebrations in Lake Park, Des Plaines Police Department event at Apache Park, and the importance of homeownership. A review of demographics, Crime Prevention Through Environmental Design (CPTED) principles, and draft strategies were discussed. In addition, a mapping exercise of community assets (eg. St. Stephen Catholic Church, Apache Park, Lake Park, Good Shepherd Lutheran Church, and Abbott Laboratory) and community concerns (eg. Apache Park, townhomes, crosswalks/sidewalks, vacant property, and lighting) took place.

Steering Committee #2 | August 28, 2013

The meeting began with a walking tour to identify neighborhood assets and concerns. Comments included problems arising from ambiguous spaces, maintenance and upkeep, parking, appearance of properties, vacant spaces, and lack of sidewalks. The meeting included a review of the Existing Conditions Report, and drafting a vision statement and goals. Community outreach mechanisms also were discussed.

Fifth Ward Meeting | August 28, 2013

Fifth Ward attendees were introduced to the plan and background of the project. Meeting participants were asked to describe how they viewed the Apache Park

area. Suggestions to improve the neighborhood included re-branding the park, improving property maintenance, eliminating fly dumping, holding negligent property owners accountable, and creating a HOA in the multi-family developments. Residents expressed the desire for the area to be seen as safe, clean and quiet, a place for leisure.

Public Meeting #1 | September 26, 2013

Meeting attendees were introduced to the plan and background of the project. Questions and answers were translated into Spanish throughout the meeting. Neighborhood assets (parks, churches, schools, homeownership rate, walkability, access to transportation, and proximity to commercial districts/employment) and challenges (property maintenance of some buildings, public safety concerns, lack of sidewalk connectivity, poor lighting, need for better communication between residents and the City) were identified by the meeting attendees. The Existing Conditions Report and draft vision statement and goals were reviewed. Comments from the public included adding the concepts of being family-friendly and crime free, and creating short/achievable goals. Lastly, meeting participants formed four small groups and engaged in a visual mapping exercise of physical and design elements that would improve the area. Suggestions included increasing lighting and visibility, property maintenance, improved parking, road and sidewalk improvements, and addition of walking and biking trails.



Steering Committee #3 | November 20, 2013

The meeting began with a review of the first public meeting and strategies report. Emerging themes included a HOA at the multi-family development south of Apache Park, a multi-use path at Apache Park connecting it to Arndt Park and Lake Park, and traffic control signals at Mannheim Road.

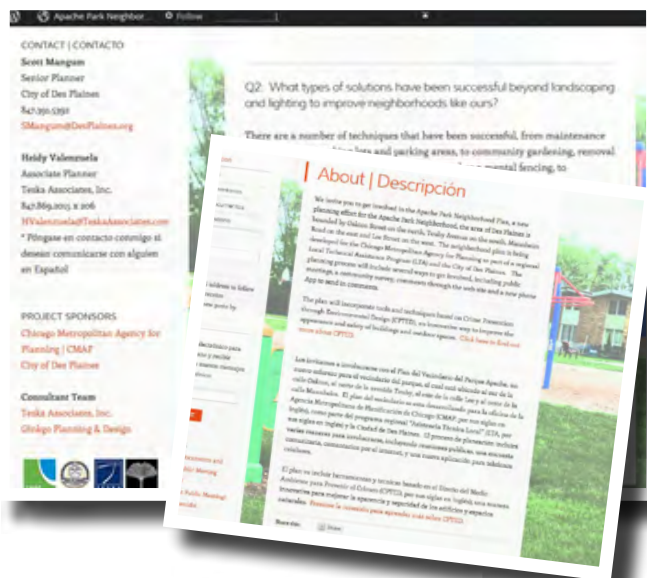
Public Meeting #2 | January 15, 2014

Public meeting attendees were introduced to the planning project and reviewed the first public meeting's input. The results of 144 surveys (2/3 English responses, 1/3 Spanish responses) were shared which included thoughts on Apache Park, general neighborhood characteristics, and preferred retail and recreation opportunities. Meeting participants then provided input into the six draft strategies. Major suggestions included input about the importance of creating an HOA in the multi-family developments, programming and designing Apache Park to be a community gathering space, and additional youth programming. Participants then provided input towards shaping specific strategies in group discussions.

OUTREACH TOOLS

Website

A bilingual (English and Spanish) website was created to inform the community about project meetings, documents, surveys, and news about the plan. A Comments and FAQ section was added to the site to encourage public input and discussion. Visitors were able to post a question and receive an answer back (and translate both the question and answer) to ensure all visitors could access the information. The website was also linked to a bilingual survey for additional input for the plan. A calendar providing plan and local community events (such as "Coffee with a Cop" and "Winter Wonderland Holiday Festival") also was added.



Phone apps

A free phone app was developed (accessible through iTunes on iPhones and Google Play on Androids) in English and Spanish to reach residents in the Apache Park neighborhood.

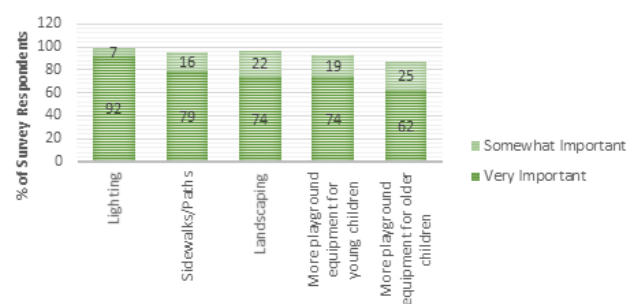
The phone app provided participants the opportunity to learn about the plan (documents, meeting dates, news) and provide input and/or questions (sharing an idea, asking a question, submitting a photo, and taking the survey). Examples of comments and questions received included: improvements to infrastructure, enhancement of vacant properties and updates on meeting dates.



Survey results

144 surveys were collected (2/3 English and 1/3 Spanish) through the plan's website, phone apps, Plainfield Elementary School, 5th Ward meetings, St. Stephen Catholic Church, and the Steering Committee. Key results showed that most survey respondents felt lighting was the most important improvement needed at Apache Park, Lake Park was the most visited park, and residents liked going to parks/forest preserves and the library for recreation/entertainment. The results emphasized the importance of improving Apache Park for its surrounding residents and offering quality programming in a safe space.

WHAT IMPROVEMENTS ARE MOST NEEDED AT APACHE PARK?



SECTION 3

EXISTING

CONDITIONS





Figure 3.1: Lake Park is a 76 acre park located just to the west of the Apache Park neighborhood and is a major attraction for Des Plaines residents and visitors.

NEIGHBORHOOD DESCRIPTION

Neighborhood boundaries for the Apache Park neighborhood study area are Oakton Street to the north, Touhy Avenue to the south, Mannheim Road to the east and Lee Street to the west. The plan considered adjacent areas that influence the study area, such as Lake Park to the west, shopping areas across Touhy Avenue to the south, and residential areas and parks located to the east.

The Apache Park neighborhood is characterized by its proximity to major employment centers, commercial districts, accessibility to major arterials and interstate highways, access to a variety of recreational activities, local community-based institutions, neighborhood schools, and churches. Light manufacturing warehouses, local shops and commercial sites including the Fountain Blue Banquet and Conference Center are also located along the neighborhood's eastern boundary. There are approximately 2,800 people who live in the residential blocks of the Apache Park neighborhood.

Adjacent to the northern boundary of the Apache Park neighborhood is the Oakton Street/Lee Street commercial district which includes the Oak Leaf Commons Shopping Center, Chase Bank, several restaurants, auto shops, day care centers, Dominick's (recently closed) and Cardinal Fitness Center. The Village of Rosemont's Touhy Avenue/Mannheim Road commercial district lies just south of the study area and includes Super Target, Fifth Third Bank, Allstate Arena, restaurants, and other stores. Along the eastern boundary of the neighborhood is the Metra North Central Service line, although the closest Metra station is the downtown Des Plaines station on the Metra Union Pacific Northwest line.

Lake Park, a widely-used park with golf, picnic areas and recreational programming, neighbors the community's western boundary along with Good Shepherd Lutheran Church and Holy Virgin Protection Cathedral, district schools Plainfield Elementary School and Maine West High School, and Abbott Molecular Laboratory (which is located inside of the study area).



Figure 3.2: Apache Park neighborhood youth playing basketball in Apache Park's half-basketball courts.



NEIGHBORHOOD ASSETS

Neighborhood assets are community resources that include services, recreational areas, and other community-related uses that residents, employees, and visitors access on a regular basis. From meeting spaces at St. Stephen Catholic Church and Good Shepherd Lutheran Church, to local recreational activities at Lake Park, Apache Park, and the Forest Preserves, the Apache Park neighborhood has a variety of recreational opportunities, community gathering spaces and services.

PARKS

Apache Park, Lake Park, and Arndt Park are prominent features of the area that offer public recreational health benefits. Apache Park has a new playground that meets the Americans with Disabilities Act (ADA) guidelines, two half basketball courts, and a jungle gym. The park is used by residents and has been the site of community events. Lake Park features a walking/bicycling path, fishing pier, picnic shelter, golf course and other amenities. Located northeast of the neighborhood are Arndt Park and Algonquin Woods/Iroquois Woods which offer walking/biking trails.



Figure 3.4: Apache Park is recently improved (2011) and meets ADA guidelines.



Figure 3.5: Lake Park offers an 18-hole golf course and volleyball courts, among its many other amenities.

CHURCHES

The neighborhood and surrounding area churches (St. Stephen Catholic Church, Good Shepherd Lutheran Church, and Holy Virgin Protection Cathedral) serve the community's diverse residents and attract visitors to the neighborhood. Good Shepherd Lutheran Church works with the Des Plaines Park District and City of Des Plaines to provide space for programs such as summer camps and meetings. St. Stephen's Catholic Church provides child care and summer sports leagues to both residents and youth from the larger Des Plaines area.

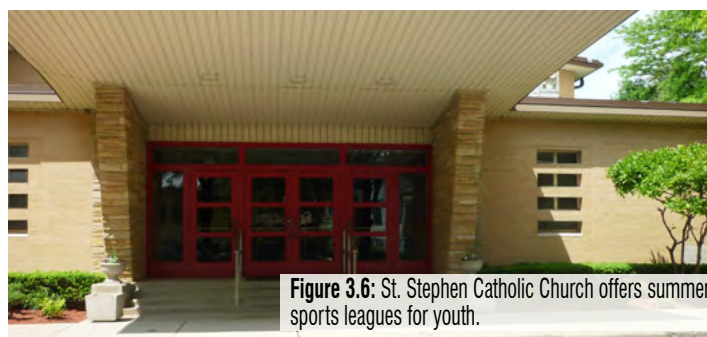


Figure 3.6: St. Stephen Catholic Church offers summer sports leagues for youth.



Figure 3.7: Good Shepherd Lutheran Church is used for city and neighborhood meetings.



Figure 3.8: Holy Virgin Protection Cathedral is located just west of the neighborhood.

SCHOOLS

Plainfield Elementary School, South Elementary School, Our Lady of Destiny Catholic School located on St. Stephen's campus, Algonquin Middle School, and Maine West High School all serve the Apache Park neighborhood. The Des Plaines school system offers education along with community resources for both students and parents. Plainfield Elementary and Algonquin Middle School distribute bilingual newsletters to inform the community about school and community events. Our Lady of Destiny Catholic School serves Apache Park as well as other residents from throughout Des Plaines and surrounding communities.



Figure 3.9: South Elementary School offers soccer team participation as part of their extended day program.



Figure 3.10: Plainfield Elementary School offers a Bilingual monthly newsletter online or in print.



Figure 3.11: Maine West High School offers over 200 courses in 13 departments for their students.

HOUSING

The Apache Park neighborhood includes a mix of single-family homes, apartments, condominiums and townhomes. The rate of owner-occupied homes is 77%, showing a strong base of homeownership. While a majority of the residents are homeowners, there have been concerns regarding some of the multi-family properties. Absentee landlords, a lack of clear definition of responsibilities, and maintenance of some of the units have been concerns for residents, neighbors, and the City of Des Plaines.



Figure 3.12: The owner occupied rate for the neighborhood is 77%.

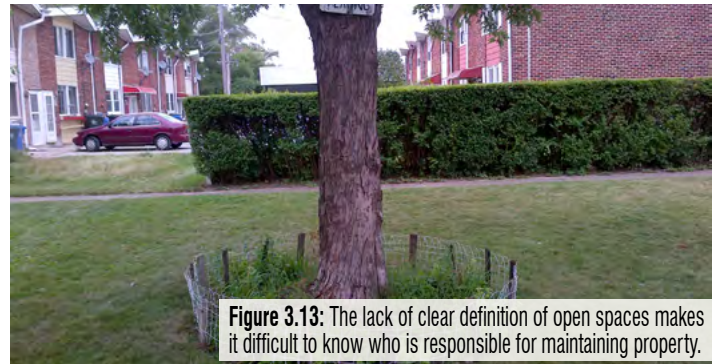


Figure 3.13: The lack of clear definition of open spaces makes it difficult to know who is responsible for maintaining property.



Figure 3.14: Townhomes and apartments provide housing options in the area.

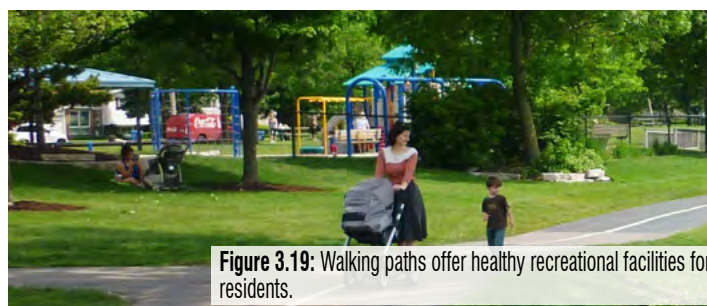
TRANSPORTATION

The Apache Park neighborhood offers access for residents to various transportation modes. Pace bus stops and routes are located on Oakton Street, Touhy Avenue and Lee Street. The Metra North Central Service line runs along Mannheim Road. Access to the Northwest Tollway (I-90) and Tri-State Tollway (I-294) are accessible to the neighborhood. Multiple transportation options allow residents to travel to work and to recreational facilities quickly and efficiently.



WALKABILITY

Parks, employment centers, schools, churches, and other services are within walking and biking distance from the Apache Park neighborhood. Sidewalks, lighting, and safe passages can all be improved to enhance walkability. Currently, most residents drive to work, and transit is underutilized. Improvements to the public ways to increase the feeling of public safety can improve the walkability and perception of safety for local residents. While the neighborhood currently has underutilized bike paths and routes, there is a City of Des Plaines bike plan that calls for improvements in the area, that could make the community more bike friendly.



PROXIMITY TO COMMERCIAL DISTRICTS

The Rosemont commercial district and Oakton Street/ Lee Street commercial district are to the south and north, respectively, of the Apache Park neighborhood. Both districts offer a variety of retail, restaurants, lodging, fitness, financial services and more. Residents have access to fresh foods with Dominick's grocery store (soon to become Joe Caputo & Sons Fruit Market in 2014) located in the Oaks Shopping Center and a Super Target in the Rosemont commercial district. The neighborhood is home to a variety of small ethnic grocery stores located on Oakton Street and Mannheim Road such as Las Fuentes Michoacan and El Valle Grocery Store. Also nearby are fast food options such as Wendy's and Dunkin Donuts along Oakton St. and Lee Street, and Longhorn Steakhouse and IHOP along Touhy Avenue. The community also is in close proximity to regional entertainment venues like Allstate Arena and Rivers Casino.



Figure 3.21: The Fountain Blue is used for conferences and its banquet center.



Figure 3.22: Restaurants like Longhorn Steakhouse are located within the southern portion of the study area.

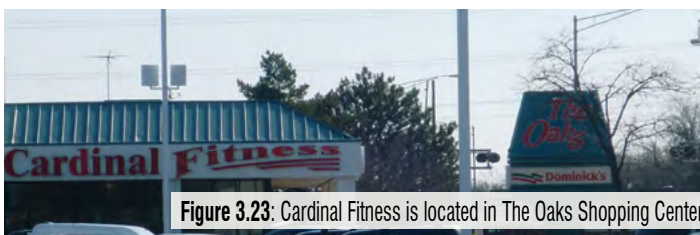


Figure 3.23: Cardinal Fitness is located in The Oaks Shopping Center.

PROXIMITY TO O'HARE INTERNATIONAL AIRPORT & EMPLOYMENT

The Apache Park neighborhood is located near O'Hare International Airport. Along with the airport, the surrounding commercial areas provide a variety of employment opportunities at different skill levels. Residents have access to work in light industrial warehouses, education, retail, guest services, financial institutions, Abbott Laboratory, Rivers Casino, the Allstate Arena, and other employment centers via I-294 and I-90.



Figure 3.24: O'Hare Airport is south of the neighborhood and is a major source of employment.

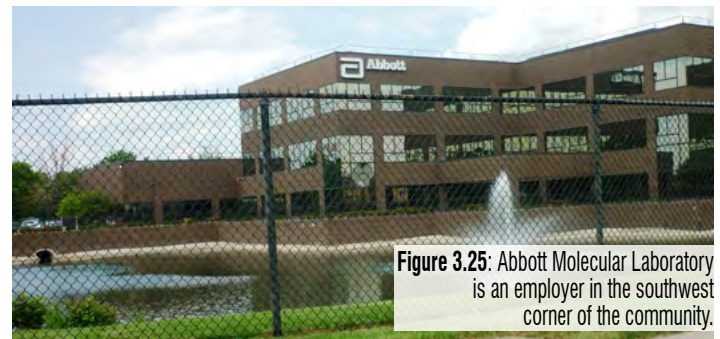


Figure 3.25: Abbott Molecular Laboratory is an employer in the southwest corner of the community.



Figure 3.26: Local shops such as C&M Hair Salon can be found along Mannheim Rd.

NEIGHBORHOOD CHALLENGES

A number of challenges facing the Apache Park neighborhood were noted as part of the planning process.

PROPERTY MAINTENANCE

While a majority of the housing is well maintained, there are pockets of concern as expressed by neighbors and City staff. Maintenance issues may arise from unclear roles and responsibilities of property owners, common ownership of property or easements that have been placed on properties, or lack of clear definition between private and public ownership, and responsibilities. For example, some of the sidewalks, parking lots, and driveways are located in ambiguous settings, often on private land with cross-easements. If the property is owned by an absentee landlord, there may be a lack of clear responsibility by the property owner, the renter, and ambiguity of any easements placed on the property.

City of Des Plaines staff have received numerous complaints from neighbors regarding issues such as garbage, lack of maintenance, unclear parking areas, and blockage of access for emergency vehicles due to parking layouts.

Staff have reported that property maintenance improvements in the Pine Court area have resulted from creation of a homeowners association, and a clearer sense of how to resolve issues and communicate with all residents and owners.



Figure 3.27: Parking lot spaces are not well-defined and cause confusion to residents, visitors, and emergency services.

PUBLIC SAFETY

Residents, local stakeholders, and the City of Des Plaines Police Department have noted public safety concerns, particularly with loitering and issues regarding youth. There have been incidents in the past that the City and police department have responded to through a variety of techniques. The neighborhood plan is intended to address specific physical conditions that create spaces where residents don't feel safe, such as poor lighting, trash, overgrown landscaping, or unclear ownership of walkways and driveways. The plan also will focus on ways to connect residents with activities programming that will serve to make open spaces such as Apache Park more active and secure. In addition, ways to build on the social cohesion of the neighborhood through local institutions such as St. Stephen Catholic Church, the Des Plaines Park District, and homeowners associations will aim to improve relationships and a sense of well-being and security in the neighborhood.



Figure 3.28: Loitering on unclear paths cause public safety concerns.

PHYSICAL CONSTRAINTS

Access to and from the Apache Park neighborhood is made difficult on three sides by major street crossings. On the north, Mannheim Road and Oakton Street are major roads that are difficult to cross for pedestrians. On the east, there are three barriers: Chestnut Street, Mannheim Road and the Metra North Central tracks. Chestnut Street is poorly lit, is lined with fences along much of the eastern side of the street, and dead ends at a commercial parking lot. Mannheim Road is a commercial arterial with high traffic volumes and connects Lee Street through the eastern edge of the study area and south to O'Hare International Airport. East of Mannheim Road lies the Metra tracks which separate the area from residential areas to the east. At the southern end of the residential portion of the Apache Park neighborhood, there are commercial properties along Touhy Avenue that have deep lots with parking lots fenced off from cul-de-sacs on the residential streets to the north. Residents and stakeholders report difficulties crossing Touhy Avenue to the commercial areas on the southern side of the street in Rosemont, with unsafe or missing crosswalks across Touhy Avenue and missing sidewalks on portions of the southern side of the street. On the west side of the neighborhood lies Lake Park, which is a major attraction for residents of the neighborhood and opens up views and amenities from the residential blocks to the east. Apache Park, however, is surrounded by the backs of townhomes and walled off by Chestnut Street to the east. There is no car access and limited walkways around Apache Park. While improvements have recently been made to the park, the neighborhood plan will investigate ways to open up the park and expand its use.

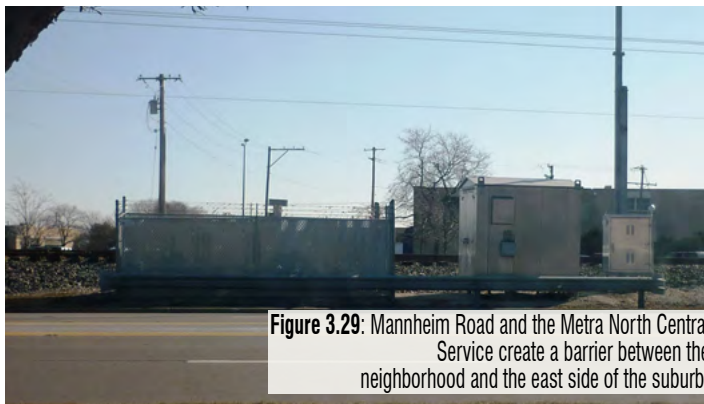


Figure 3.29: Mannheim Road and the Metra North Central Service create a barrier between the neighborhood and the east side of the suburb.

Figure 3.30: Apache Park neighborhood Barrier Map



DEMOGRAPHIC ANALYSIS

The demographic analysis provides quantitative insight into the demographic composition of and conditions in the Apache Park neighborhood. Topics covered in this profile include: population, age, race, households, housing tenure, educational attainment, employment, and neighborhood assets.

POPULATION

The Apache Park neighborhood is home to 2,758 residents and accounts for approximately 5% of the City of Des Plaines' total population. Since 2000, the neighborhood's population has remained steady. The median age is 34. The Apache Park neighborhood has less seniors in comparison to the City.

Residents in the Apache Park neighborhood primarily identify as White (50%), Asian (21%) and Other Race/Two or More Races (19%). About 42% of the residents in the Apache Park neighborhood classify themselves as Hispanic/Latino compared with 17% citywide.

Table 3.1: Population

	Neighborhood		City	
Year	Population (residents)	Percent Change	Population (residents)	Percent Change
2000	2,859	-	58,720	-
2010	2,758	-4%	58,364	-1%
2017 (est)	2,722	-1%	58,957	1%

Source: 2010 U.S. Census & 2013 Nielsen Claritas

Table 3.2: Population by Age (2010)

	Neighborhood		City	
Age	Population (residents)	Percent of Total	Population (residents)	Percent of Total
0-4 Years	181	7%	3,451	6%
5-20 Years	575	21%	11,541	20%
21-34 Years	665	24%	10,110	17%
35-44 Years	398	14%	9,552	16%
45-54 Years	378	14%	8,205	14%
55-64 Years	295	11%	5,756	10%
65+ Years	266	10%	10,105	17%
Total	2,758	100%	58,364	100%
Median Age	33.8		39.5	

Source: 2013 Nielsen Claritas

Table 3.3: Population by Race (2010)

	Neighborhood		City	
Race	Population (residents)	Percent of Total	Population (residents)	Percent of Total
White	1,387	50%	45,133	77%
Black	117	4%	1,039	2%
American Indian	41	2%	369	1%
Asian	577	21%	6,674	11%
Other Race	521	19%	3,721	6%
Two or More Races	114	4%	1,419	2%
Total	2,758	100%	58,364	100%

Source: 2010 U.S. Census & 2013 Nielsen Claritas

Table 3.4: Population by Hispanic/Latino Origin (2010)

	Neighborhood		City	
Origin	Population (residents)	Percent of Total	Population (residents)	Percent of Total
Hispanic/Latino Origin (any race)	1,167	42%	10,053	17%
Total	2,758	100%	58,364	100%

Source: 2010 U.S. Census & 2013 Nielsen Claritas



Figure 3.31: Nuevo Mexico, a Mexican and American produce store is located on Mannheim Rd.

HOUSING

Housing types in the Apache Park neighborhood may be classified as single-family homes, townhomes and apartments. The average household size of the Apache Park neighborhood shows larger families than the City of Des Plaines' overall composition (by about 1 person). Homeownership is common in the neighborhood as indicated by the number of owner-occupied residences: of the 772 households, 77% are homeowners, similar to the City (80%).

Table 3.5: Households (2010)

	Neighborhood	City
Households		
Number of Households	772	24,075
Average Household Size	3.57	2.53

Source: 2010 U.S. Census & 2013 Nielsen Claritas

Table 3.6: Housing Tenure (2010)

	Neighborhood		City	
Housing Unit	Number of Housing Units	Percent of Total	Number of Housing Units	Percent of Total
Owner Occupied	591	77%	17,991	80%
Renter Occupied	181	23%	4,709	20%
Total	772	100%	22,700	100%

Source: 2010 U.S. Census & 2013 Nielsen Claritas



Figure 3.32: Townhomes, apartments and single-family homes are typical in the Apache Park neighborhood.

EDUCATION & EMPLOYMENT

Over a quarter of adults do not have a high school degree in the Apache Park neighborhood, and only 18% have a Bachelor's degree. The area is flanked by employers, including 63 employers with over 1,000 employees within or very close to the neighborhood. The majority of the neighborhood's employees, 41%, work in the service sector (Business Services, Personnel Services and Hotel/Lodging) and 32% work in Manufacturing; the City of Des Plaines also sees its highest employee numbers in these industries.

Table 3.7: Population by Educational Attainment, Age 25+ (2010)

	Neighborhood		City	
Education Level	Population (residents)	Percent of Total	Population (residents)	Percent of Total
Less than High School Degree	468	26%	5,233	13%
High School/ G.E.D.	629	35%	12,023	29%
Some College/ No Degree	251	14%	8,567	21%
Associate Degree	121	7%	3,281	8%
Bachelor's Degree	210	12%	7,663	19%
Master's Degree	97	5%	3,594	9%
Professional/ Doctorate Degree	19	1%	811	2%
Total	1,795	100%	41,172	100%

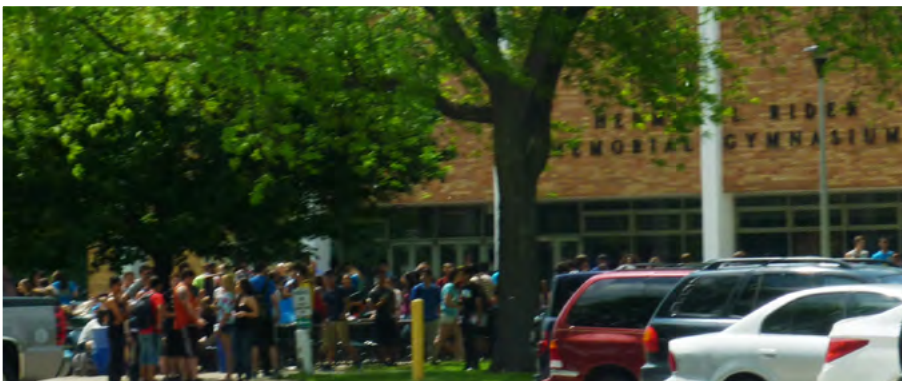
Source: 2013 Nielsen Claritas

EDUCATION & EMPLOYMENT

Table 3.8: Employment (2012)

	Neighborhood		City	
Industry	Number of Employees	Percent of Total	Number of Employees	Percent of Total
Agriculture	0	0%	208	.5%
Construction	0	0%	1,126	2.5%
Mining	0	0%	8	0%
Manufacturing	455	32%	8,216	21%
Transportation, Communications/ Public Utilities	11	.5%	2,004	5%
Wholesale Trade	10	.5%	4,006	10%
Retail	141	10%	5,505	14%
Finance	175	12%	2,361	6%
Service	597	41%	15,193	38%
Public Administration	55	4%	1,370	3%
Total	1,444	100%	39,997	100%

Source: 2013 Nielsen Claritas



Figures 3.33, 3.34, 3.35: Abbott Molecular Laboratory, Income Tax Y Más and Maine West High School are in or near the Apache Park neighborhood.

LAND USE & ZONING

LAND USE REVIEW

Existing land use is primarily residential; single-family residential encompasses the majority of the neighborhood, primarily north of Mannheim Road, and transitions into townhouse residential and multi-family residential along the eastern portion of the community. A few scattered institutional parcels can be found throughout the neighborhood (church and fire station). A commercial retail corridor is located along Mannheim Road. Industrial parcels are in the southwest and southeast area, while commercial office and commercial service can be found in the southeast of the neighborhood. The Apache Park neighborhood parallels the City of Des Plaines' amount of single-family homes but is one of the few areas in the suburb with multi-family homes.



Figure 3.36: Land uses include clusters of commercial parcels on Mannheim Road.

ZONING REVIEW

The City of Des Plaines' current zoning map reflects the Apache Park neighborhood's primarily single-family residential (R-1) with a cluster of two family residences and townhome residences (R-2 and R-3, respectively) along the east side of the community. There is a substantial amount of general commercial (C-3) in the neighborhood's south east corner and along Mannheim Road, and limited office commercial parcels (C-2) zoning at the north west corner. A few large general (M-2) and special manufacturing (M-3) zoning sites are on the east and south, respectively.



Figure 3.37: Single-family residential parcels are zoned as R-1, and apartments/townhomes are zoned as R-2/R-3.

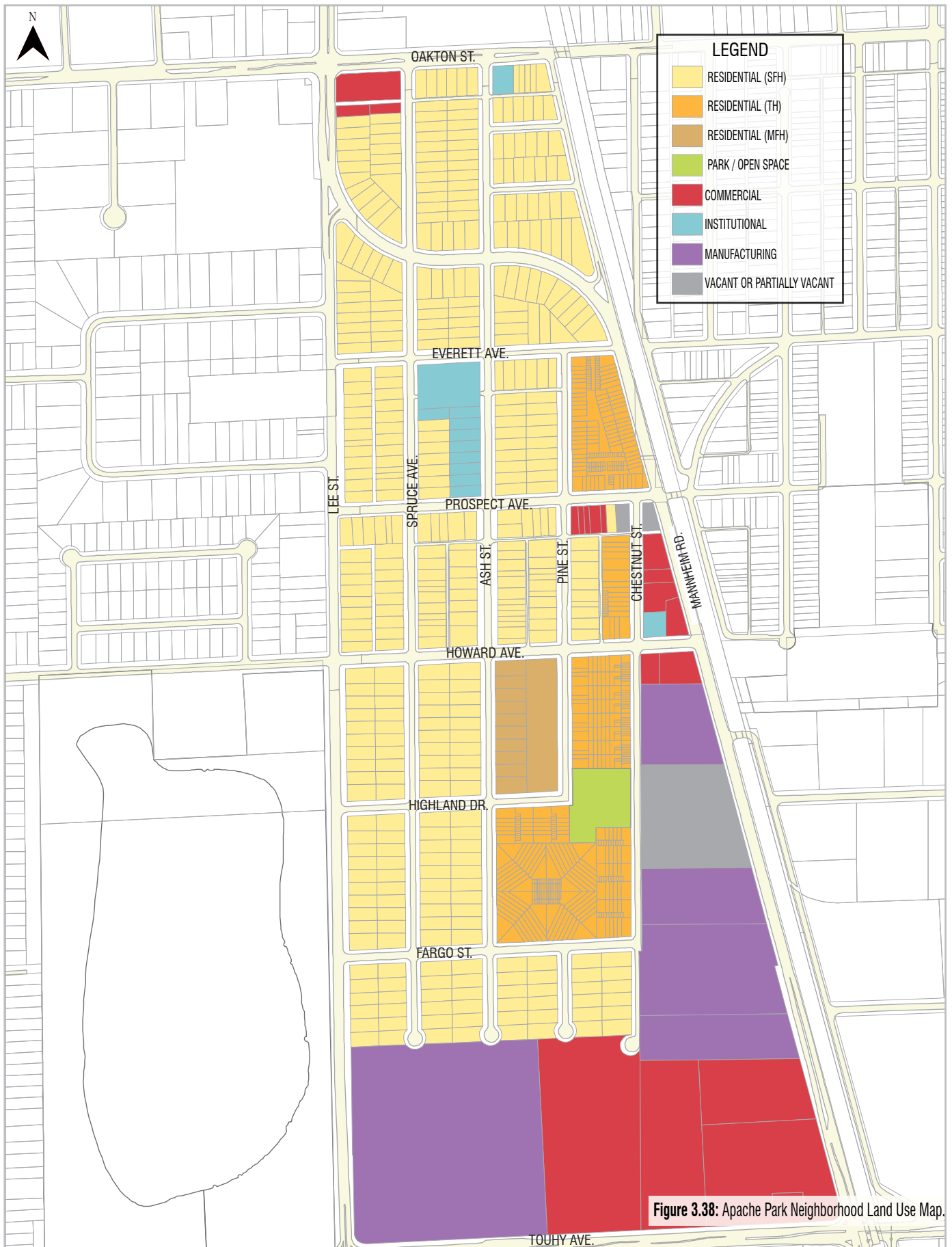


Figure 3.38: Apache Park Neighborhood Land Use Map.

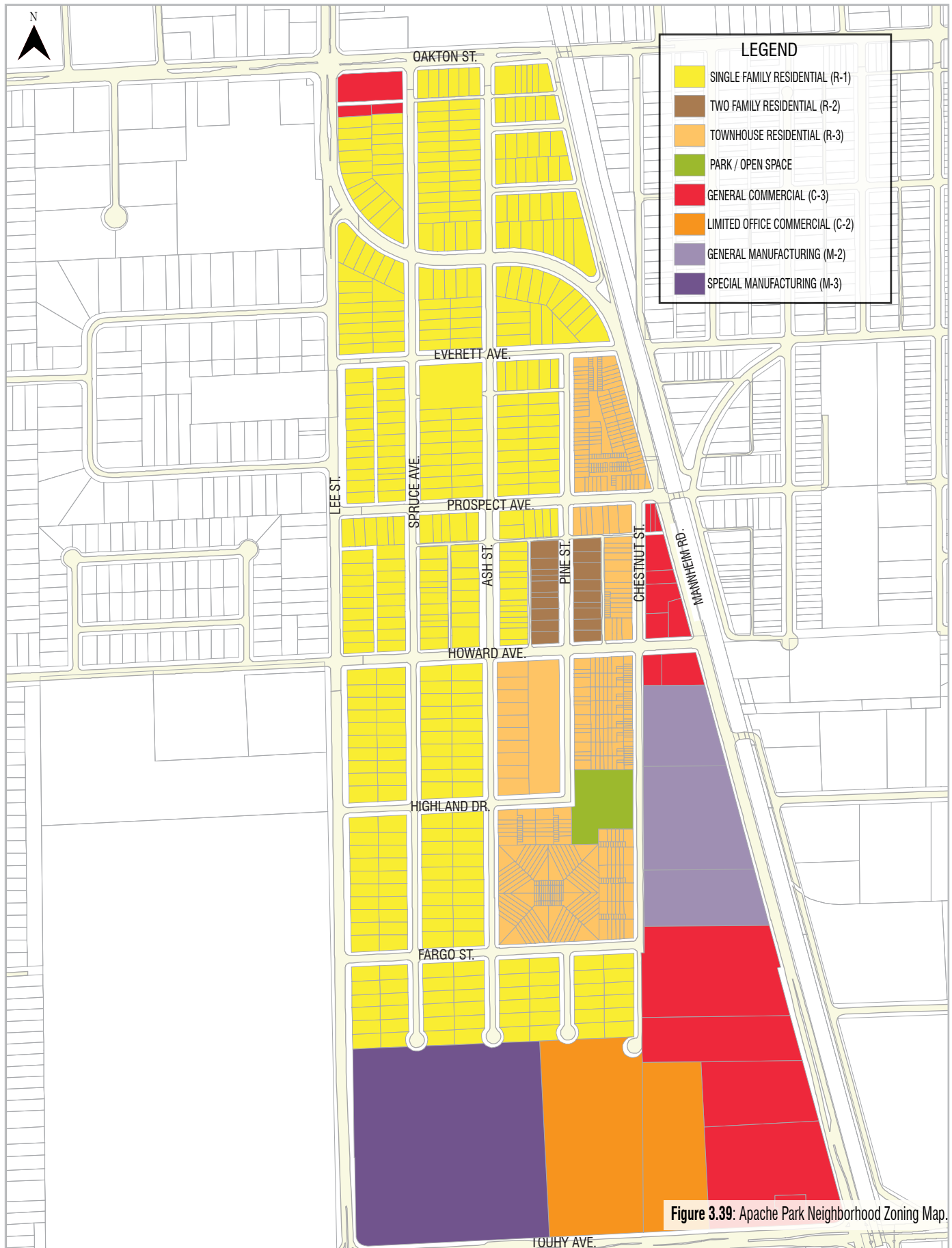


Figure 3.39: Apache Park Neighborhood Zoning Map.

TRANSPORTATION REVIEW

REGIONAL TRANSPORTATION SYSTEM REVIEW

The Apache Park neighborhood has access to different transportation options to help residents travel around and outside of their community. Drivers, which account for the majority of the population, can quickly navigate in and out of the city through the major arterial and collector streets in the neighborhood and nearby expressways. Residents that do not have access to (or cannot use) cars have access to the large amount of public transportation in close proximity.

Immediately surrounding the neighborhood are collector streets Oakton Street, Touhy Avenue, and Lee Street, while Howard Avenue cuts through the center of the neighborhood. Expressways in the area include the Interstate 90 (Jane Addams Memorial Tollway) just south of the neighborhood and the Interstate 294 (Tri-State Tollway) to the east of the neighborhood. Pace bus routes surround the Apache Park neighborhood and travel to many areas in and out of Des Plaines such as Downtown Des Plaines, Oakton Community College, O'Hare International Airport, and surrounding municipalities. Route 250 runs down Lee Street with connections to Downtown Des Plaines and O'Hare International Airport. Route 221 runs down Touhy Avenue and covers the north and south sides of the suburb. Route 230 runs down Oakton Street.

Existing bike and pedestrian lanes are located in and around the study area. A multi-use path is located just outside of the study area at Lake Park. Bike routes within the neighborhood include one's on Fargo Street (from Lake Park to Chestnut Street), Chestnut Street (from Fargo Street to Prospect Avenue) and Prospect Avenue (from Lee Street to Arndt Park). A marked parking lane is located on Howard Avenue (from Wolf Road to Chestnut Street), but proposed City of Des Plaines bike plans convert it to an active local route.



Figure 3.40: The Metra North Central Line runs along Mannheim Road.

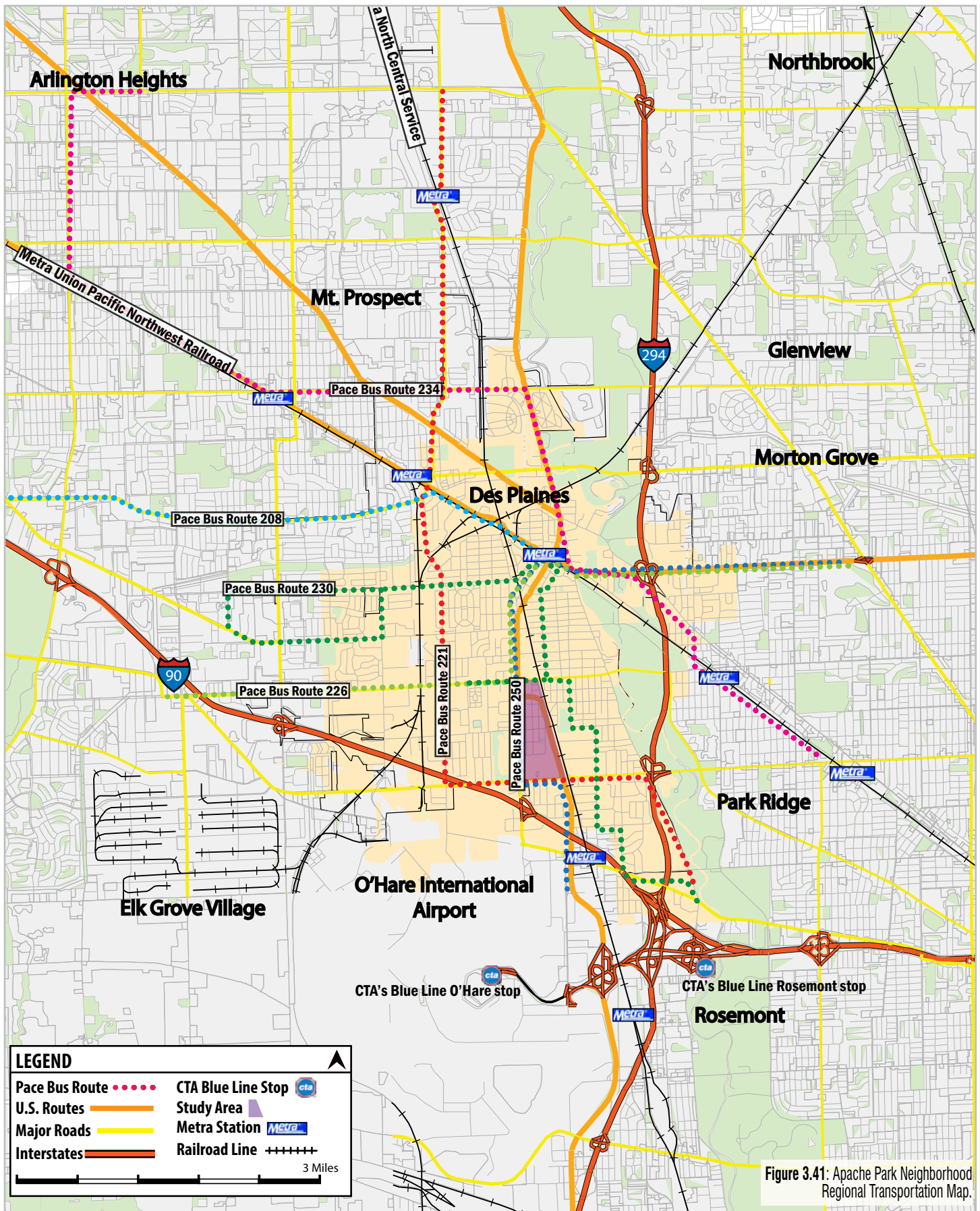


Figure 3.41: Apache Park Neighborhood Regional Transportation Map.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design (CPTED) involves a wide array of strategies and approaches that incorporate tools and techniques to improve the appearance/safety of buildings and outdoor spaces (as illustrated in the next two pages). Its four principles - Natural Surveillance, Natural Access Control, Territorial Reinforcement and Maintenance - can be applied to certain areas of the neighborhood if needed to improve the safety and appearance of the community.

The Apache Park Neighborhood Plan will utilize these principles to address some of the key challenges facing the area, including the condition and maintenance of open spaces, the need for lighting and improved sidewalks, clear definition of property boundaries, and beautification of the area through urban design and landscaping.



Figure 3.42: Access to and view of parking is made difficult by the placement of garbage dumpsters at the entryway.

Observations were made on how to apply the four CPTED principles (Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance). A Steering Committee Walking Tour of the neighborhood resulted in the following ratings for CPTED implementation.

Along the east side of Chestnut Street, maintenance was given a rating of fair and good, while the west side (including Apache Park) was rated as low in maintenance, natural access control and territorial reinforcement.

Along the northern part of Mannheim Road there was excellent maintenance but low natural access control and a need for clear pedestrian crossings.

The southern edge of the study area, along Touhy Avenue, rated low in natural access control and was in need of bicycle accommodations and clear pedestrian crossings.

Lee Street (particularly by Lake Park) was maintained well but lacked some clear pedestrian crossings and rated low in natural access control. The intersection of Lee Street and Mannheim Road was rated low in natural access control and maintenance and was in need of a clear pedestrian crossing.

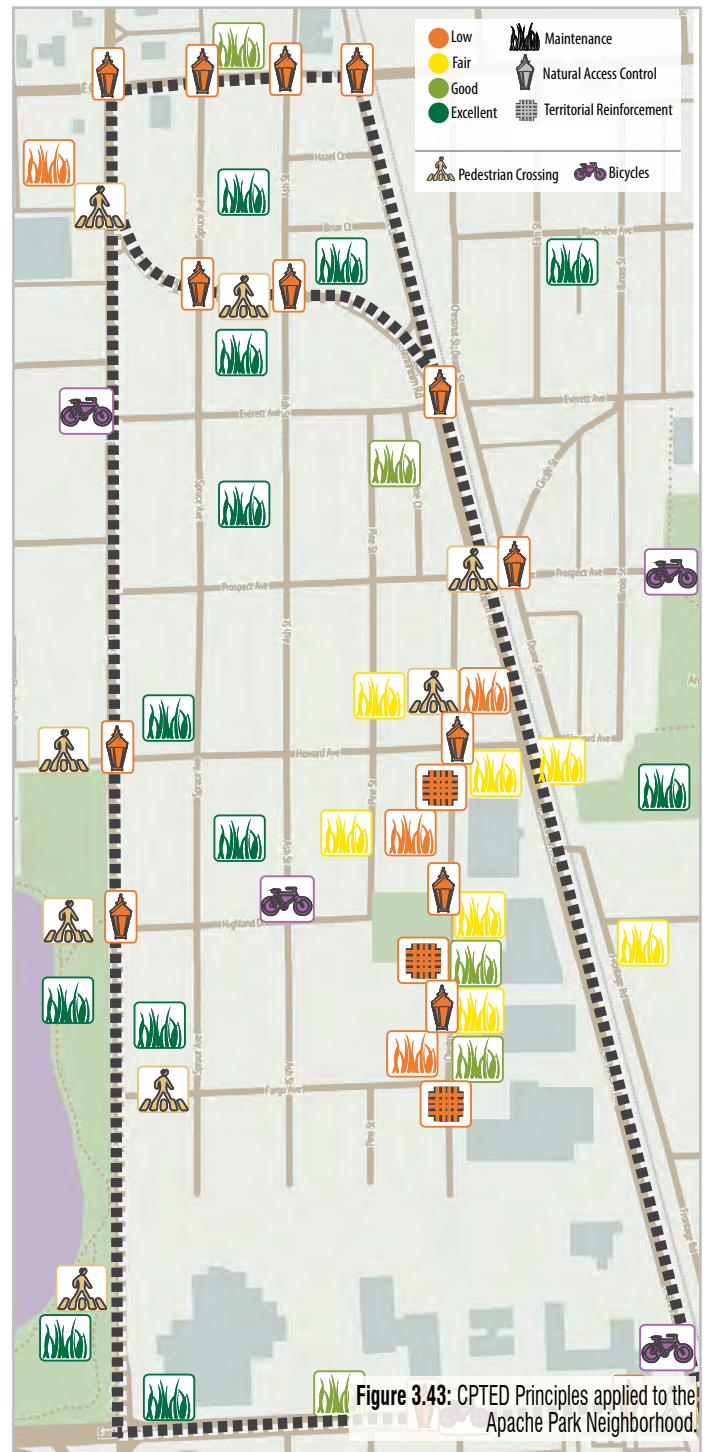


Figure 3.43: CPTED Principles applied to the Apache Park Neighborhood.

CPTED PRINCIPLE 1 NATURAL SURVEILLANCE

“See and be seen” is the overall goal when it comes to the CPTED Natural Surveillance principle. A person is less likely to commit a crime if they think someone will see them do it.



Figure 3.44: Townhomes on Ash Street have entrances and windows that face the front courtyard with clear views of the entire front area. The lack of tall shrubbery and fences support natural surveillance.



Figure 3.45: No lighting along the walking path makes this secluded area a more likely location for crime, or at least an unsafe feeling, after dark. Cars parked at both ends of the sidewalk also block view of any activity within this area.

CPTED PRINCIPLE 2 NATURAL ACCESS CONTROL

Natural Access Control is more than a high wall topped with barbed wire. CPTED advances the use of walkways, fences, lighting, signage, and landscape to clearly guide people and vehicles to and from the proper entrances.



Figure 3.46: Each entrance to the Our Lady of Destiny School is defined by a sidewalk from Ash Street. The landscaping frames these entryways, and prevents the need for high walls or fences.



Figure 3.47: There is no clear path system, lighting, or sign to access the playground, or other street from the park.

CPTED PRINCIPLE 3 TERRITORIAL REINFORCEMENT

Territorial Reinforcement is accomplished by creating or extending a “sphere of influence” through the use of physical designs such as pavement treatments, landscaping, and signage that enable users of an area to develop a sense of proprietorship.

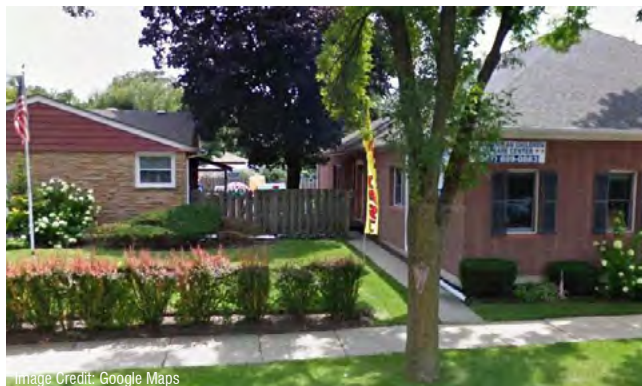


Figure 3.48: Although the home and institution are adjacent, loitering on the private property is less likely to occur because it is clearly distinguished from the public building by the front yard, fence and landscaping.

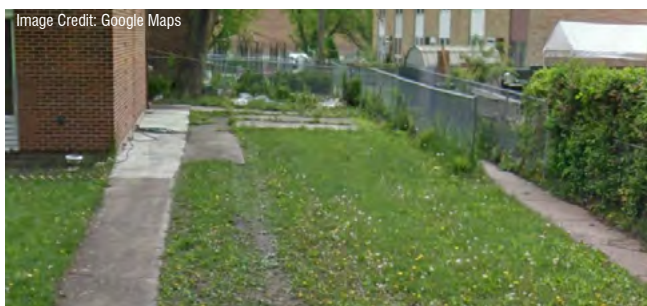


Figure 3.49: Along Pine Street is a poorly defined space between the a townhome and a patch of vacant land. It's not clearly understood who the property belongs to.

CPTED PRINCIPLE 4 MAINTENANCE

CPTED and the “Broken Window Theory” suggests that one “broken window” or nuisance, if allowed to persist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.



Figure 3.50: Well-kept homes without any signs of loitering or poor maintenance contribute to the well-being of the Apache Park neighborhood.



Figure 3.51: The pile of garbage suggests that since it is allowed or accepted there, the practice will be deemed as acceptable in and near the area.

SECTION 4

STRATEGIES



VISION STATEMENT

“The Apache Park neighborhood is a convenient, desirable, and walkable residential area in southeast Des Plaines with access to quality parks, schools, churches, jobs and transportation. The neighborhood will foster reinvestment in its homes and businesses, and improve public and private open spaces to foster public safety, recreation, and community well-being. The neighborhood offers a quiet place to live near one of the most vibrant economic centers of the Chicago region.”

The neighborhood is comprised of single-family and townhomes, parks, and a mix of commercial activities along Mannheim Road and Touhy Avenue. Its walkability, availability of Apache Park and Lake Park, and proximity to all modes of transportation make it a convenient and desirable area that attracts a mix of residents, from those who have lived in Des Plaines for generations to people from all over the world.

Through homeowners associations, relationships among neighbors, churches, and parks, the community comes together to promote a family-friendly environment from toddlers to seniors. Nearby jobs, entertainment, forest preserves, churches, shopping and regional destinations, provide a wealth of resources within close proximity to the neighborhood.

“THE CHILDREN’S PARADISE”

The multi-family developments in the Apache Park neighborhood were built in the 1950’s and promoted as “THE MOST TALKED-ABOUT TOWNHOUSE IN AMERICA TODAY”. The developments to the north and south of Apache Park (located near Howard Avenue, Mannheim Road and Chestnut Street) were called the First Federal Townhouses (by First Federal Homes, Inc.). Classified ads in the Chicago Daily Tribune (1959) advertised Terral Park (Apache Park) as “The Children’s Paradise” with close access to churches, schools, and shopping. The Pinecrest Homes (located near Prospect Avenue and Mannheim Road) were advertised with fast Chicago transportation to the loop.



Source: ProQuest Historical Newspapers: *Chicago Tribune* (1849-1990) pp. C21, D21, D23, W_A2

STRATEGY 1:

FOSTER RELATIONSHIPS AND COMMUNICATION AMONG RESIDENTS, BUSINESSES, AND COMMUNITY RESOURCES.

STRATEGY 1



Figure 4.1: The Apache Park Neighborhood Plan Steering Committee on a walking tour of the area.

Building the civic infrastructure of the neighborhood is one of the most important elements of community development. There are a number of strong assets, from St. Stephen Catholic Church, to Lake Park, to a high level of homeownership. Yet, without an effective means to communicate and work together toward neighborhood improvements, projects and physical improvements may not reach their full potential.

There are two key mechanisms that can be used to improve community cohesion and build on neighborhood resources.

The first is formation of a homeowners association in the multi-family area surrounding Apache Park. A homeowners association can perform a number of functions, including improving parking lots, trash collection, and landscaping. It can also serve as a first line of defense to make sure eyes are on the street and that negative behavior, such as fly dumping or loitering, does not happen in the private and public spaces surrounding the area.

There is a positive precedent of a homeowners association that was formed at Pine Court just two blocks to the north. Pine Court had similar problems in the past, but since founding a homeowners association it has provided a consistent communications mechanism for residents, cleaned up the common areas, made physical improvements over time, and beautified the area. With a courtyard layout, the residents are able to minimize problems with safety and proprietorship. Residents keep

their eye on what is going on, the City of Des Plaines knows who to contact to get the word out to residents, and by pooling funds, investments are being made to improve the grounds.

Second, residents should form a neighborhood association that can champion the ideas coming out of the plan and build social cohesion and support across the neighborhood. The neighborhood association could be comprised of homeowners associations, single-family homeowners, St. Stephen's Church, and local business and property owners. The association can work to foster communication across the entire neighborhood as well as with the City of Des Plaines and the Des Plaines Park District. It can host events, maintain the phone app, a Facebook page, etc., to keep residents informed on what services are available, and sponsor events either in Apache Park, Lake Park or other local destinations.

The neighborhood association also can begin to work with the businesses that are located along the west side of Mannheim Road and the north side of Touhy. These businesses (some of which are major employers with a regional draw and others, small businesses serving local needs) may be separated by fences and parking lot, sharing common needs for public safety, transportation, and public services.

STRATEGY 2:

ENHANCE THE DESIGN AND PROGRAMMING FOR APACHE PARK TO BE A RESOURCE AND SAFE SPACE FOR ALL RESIDENTS.



The park is currently isolated from much of the neighborhood due to its mid-block location, and closed off access at Highland Drive and Pine Street on the west and Chestnut Street on the east.

There is great potential to improve the design and programming of Apache Park. The Des Plaines Park District, working with the community, can make improvements that will provide a high quality, safe park for use by all local residents. The District recently installed playground equipment that has attracted families, particularly with young children.

Enhancements can be provided through new lights, gathering spaces, fitness stations, and multi-use paths.



LAKE PARK

Lake Park, a 76 acre park that is a regional destination.

- » 18 hole, par 3 golf course with a clubhouse on Howard Avenue
- » Lake Park Memorial Pavilion on Lee Street, home of the free summer family entertainment series, Live at the Lake; the Des Plaines Optimist Club's Free Friday Night Movies in the Park; and the entertainment at Fall Fest family festival in September
- » Picnic tables and grills
- » Two picnic shelters
- » Walking/biking paths with plenty of benches
- » A playground with swings, slides, and plenty of equipment to climb on
- » A sand play area
- » Two sand volleyball courts
- » Open space for soccer, kite flying, frisbee, and family fun
- » Lake Park Marina, with paddle boat rentals, sailing lessons, two fishing piers/boat docks, boat storage
- » Flight 191 Memorial
- » Weather permitting in winter, there is an ice rink in the parking lot of the clubhouse for skating and hockey

Recent improvements to Lake Park have taken place at Lee Street and Howard Avenue.

Features include:

- » A fishing pier
- » Picnic shelter and gazebo
- » Native plantings and sensory garden
- » Open space and family play area with bocce ball and bags courts
- » Walking / bicycling path
- » Interpretive signage
- » Water fountains and a cooling spray



Figure 4.4: Lake Park is a regional destination with multiple amenities.

ARNDT PARK

Arndt Park is located just east of Mannheim Road and the Metra tracks. Some residents, particularly those at Pine Court and the northern portion of the neighborhood report using Arndt Park.

- » A field house available for rent
- » A large playground with swings, slides, and equipment to climb on
- » Picnic tables and Grills for family gatherings
- » A water fountain
- » 4 basketball half courts
- » 2 softball/baseball fields
- » Horseshoe courts
- » Plenty of open space for soccer, frisbee, and family play
- » A fenced-in, paved area for soccer, dodge ball, or roller blading
- » Home to one of the most popular summer day camps for children ages 5-12, The Arndt Park Adventurers



Figure 4.5: Arndt Park offers horseshoe courts along with other areas of play.



Figure 4.6: Sledding is a popular winter activity at Arndt Park.

APACHE PARK

Apache Park currently has:

- » New playground with slides, swings, and equipment to climb on that meet American with Disabilities Act guidelines
- » Softball/baseball backstop, two basketball half-courts, and open space for soccer and play
- » Picnic table and benches



Figure 4.7: A new playground was built recently for Apache Park.



Figure 4.8: Apache Park offers a baseball backstop.

Improving and changing the image of Apache Park requires opening up the location for greater visibility and overcoming the following challenges:

- » A mid-block park with public frontage limited to only two sides
- » Lack of definition with multi-family buildings close to park edges; it is unclear where public property ends and private lots start
- » Lack of amenities for different age groups, especially adults and seniors
- » Lack of a focal point: most of the green lawn feels like leftover space
- » A disconnected pedestrian system with significant sections of paths behind private buildings



Figure 4.9: Connectivity is a challenge in the Apache Park area.

As Figures 4.10 and 4.11 show, sidewalks are not currently connected. Some of these sidewalks are poorly lit, bordered by fences, and feel insecure.

A successful retooling of the park to make it a safer, more secure, and more desirable location depends on three key concepts:

- 1) Improve pedestrian movement and clear paths, following CPTED principles. Paths should be well defined, it should be made clear who is in charge of maintenance, and be visible from streets and public ways.
- 2) Improve lighting, replacing harsh lighting with softer, more attractive but bright lighting to encourage positive activities and discourage negative loitering.
- 3) Encourage more park use through more attractive landscaping, new features, and amenities that neighbors will use.



Figure 4.10: Sidewalk does not complete path to a destination.



Figure 4.11: Sidewalk is not ADA-compliant.

Figure 4.12: Proposed Apache Park design.

- ① Gathering Plaza aligned with Lake Park includes the following amenities:
 - a. Vertical lighting and signage
 - b. Sculpture
 - c. Wind turbines
 - d. Native plantings
 - e. Permeable Paving
 - f. Seating
 - g. Water fountain
- ② Existing play area
- ③ Adventure play area includes:
 - a. Climbing mound
 - b. Sand play
 - c. Climbing boulders
 - d. Seating
- ④ Fitness area
- ⑤ Open lawn play
- ⑥ Meandering walk with garden areas and placeholders for outdoor seating, additional fitness stations or sculpture
- ⑦ Bike trail connects regional trail along the Des Plaines River with Lake Park
- ⑧ Practice soccer field and existing basketball court (dashed line)
- ⑨ Defined parking lot with perimeter landscape plantings

LIGHTING AND VERTICAL FEATURES

One of the key design features is the introduction of a vertical element at Pine Street and Highland Drive. This feature will signify the importance of the park and create a terminus of the view for potential users coming from Lee Street or Lake Park to the west.

There are two example approaches for this feature:

A lighted element that creates a focal point during the day and evening can be an innovative solution to emphasize the location and attractiveness of the park.

As Figure 4.14 shows, a lighted feature can be used to either express the vertical element to be seen from the eastward approach to the park as a beacon of light, or as a featured element in an interactive play environment. Dan Corson's solar powered sculptures were inspired by "monkey cups" – quirky tropical pitcher plants whose leaf vases provide a source of water for monkeys. Beautiful, quirky and colorful, the 17-foot sculptures scattered along NW Davis Street in Portland, Oregon, are made from layers of translucent fiberglass with LEDs wrapping around a steel spine.

In Figure 4.13, a public plaza is shown transformed into a cultural icon celebrating holidays such as Day of the Dead. This design, developed for an underutilized plaza in Chicago's Little Village neighborhood, was developed to attract children and families. It includes vertical elements of light along with projected images onto a play surface.

Alternatively, a vertical feature could consist of a water element (Figure 4.14) or a sculptural item or totem pole, building off the name of the park.



Figure 4.14: Examples of vertical features.



Figure 4.13: Example of using lighting and paving features to establish a sense of place and celebrate local cultures.

GARDEN PLOTS

Community gardening provides an outlet for neighbors to get to know each other, creates a sense of pride and community ownership of open space, and can improve public safety by having an outdoor presence in the park. Des Plaines has a long history of garden plots, such as the plots located east of Westgate Road adjacent to Terrace School. Users agree to maintain the plots and are limited to two plots per household due to high demand.

Community gardening can build on the varied ethnic make-up of the neighborhood from South Asian to Latino to Eastern European and offer a chance to share resources, learn about each other's cultures, and serve as a foundation for community building.

Gardening can also bring together multiple generations from seniors to young adults to families with children. An organized program can include harvest festivals and holiday events building off the garden and other activities in the park.

There is also potential for a green house or hoop house to provide year-round gardening opportunities.



Figure 4.17: A green house can provide year-round gardening.



Figures 4.15 and 4.16: Community gardens provide an outlet for communication between neighbors.

STRATEGY 3: STABILIZE AND IMPROVE HOUSING STOCK.



The Apache Park Neighborhood consists of several types of housing stock.

Most of the residential area is composed of single-family housing on individual lots, particularly in the northern and western sections of the neighborhood. The key issues facing these homes are the availability of parking, lighting along side streets, and safe crossings at major streets such as Mannheim Road.

The three multi-family complexes in the neighborhood do not have clear fronts and backs. Yards are small and storage area is limited. Parking spaces are not necessarily adjacent to units. Garbage dumpsters need adequate space and screening.

Enhancements can be provided by repaving and restriping parking areas, re-designing fronts and backs of townhomes, and improving trash collection.



MULTI-FAMILY AREA TO THE NORTH OF APACHE PARK

The multi-family area to the north of Apache park between Pine Street and Chestnut Street currently has blank side walls that face the street, poorly maintained parking lots, and obstructive locations for the dumpsters right at parking lot entrances.

By setting back the parking spaces from the street (along Chestnut), a new multi-use path and green space can be created that provides a buffer between parking and the street. New landscaping and lighting along the blank walls will create a more attractive environment.

Figure 4.20: Multi-family area to the north of Apache Park.

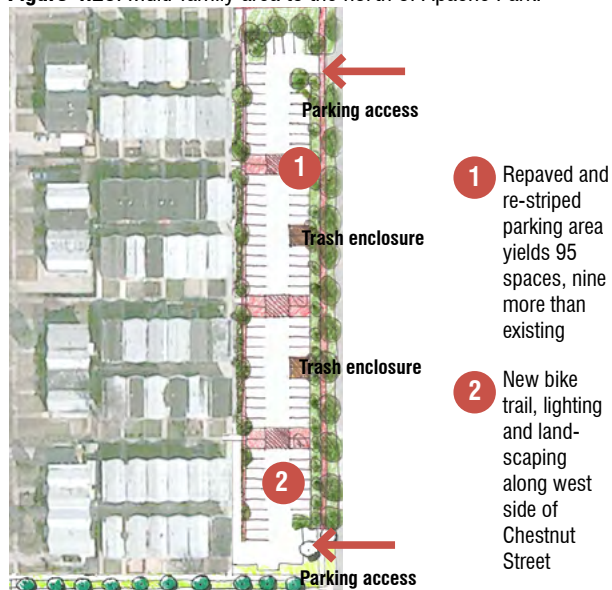


Figure 4.22: Townhomes can use small private spaces.

A clearer sense of fronts and backs and cleaning up the small private spaces can enhance the development. This will need the cooperative effort of individual property owners and tenants. Through workshops and gardening events, small changes can make a big difference.



Figure 4.21: Townhomes can use a clear sense of front and back.

MULTI-FAMILY AREA TO THE SOUTH OF APACHE PARK

There are a number of possibilities to the area commonly known as the “Star.” The parking and dumpsters creates a possible public safety hazard as emergency vehicles would have difficulty navigating the narrow passages.

1. Parking needs to be reorganized and located to create access for emergency vehicles.
2. Landscaping can be added to help define these areas and provide some screening.
3. Sidewalks need to be extended toward Apache Park and improved with lighting. The City could work with landowners to install a sidewalk that provides seamless connections.

In order to make the complex more secure, private spaces can be improved through a coordinated effort of a homeowners association and participation of property owners.

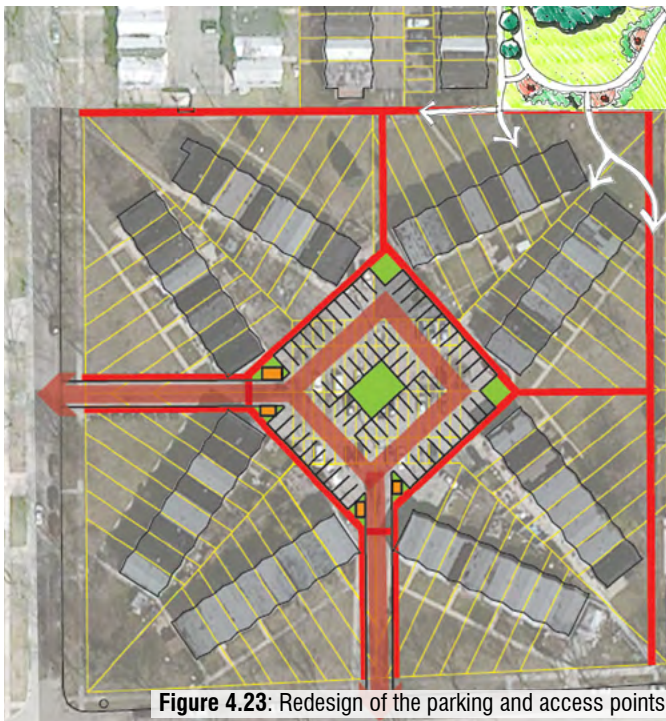


Figure 4.23: Redesign of the parking and access points.

TRASH COLLECTION

Concerns noted by residents regarding trash include fly dumping by non-residents, residents who do not dispose of trash properly, and landscape companies that deposit yard waste in the dumpsters or open areas.

The City of Des Plaines is currently negotiating a citywide contract with a private waste hauler for single-family properties. The Apache Park neighborhood multi-family areas could participate in this contract to potentially save money, while making improvements. This also would be a good opportunity to improve the location and screening of the dumpsters. The photos below show commercial products available that provide screening of dumpsters and opportunities for recycling and composting that can reduce the problems reported by local residents.



Figure 4.24: Residents are concerned about appropriate disposal of trash.

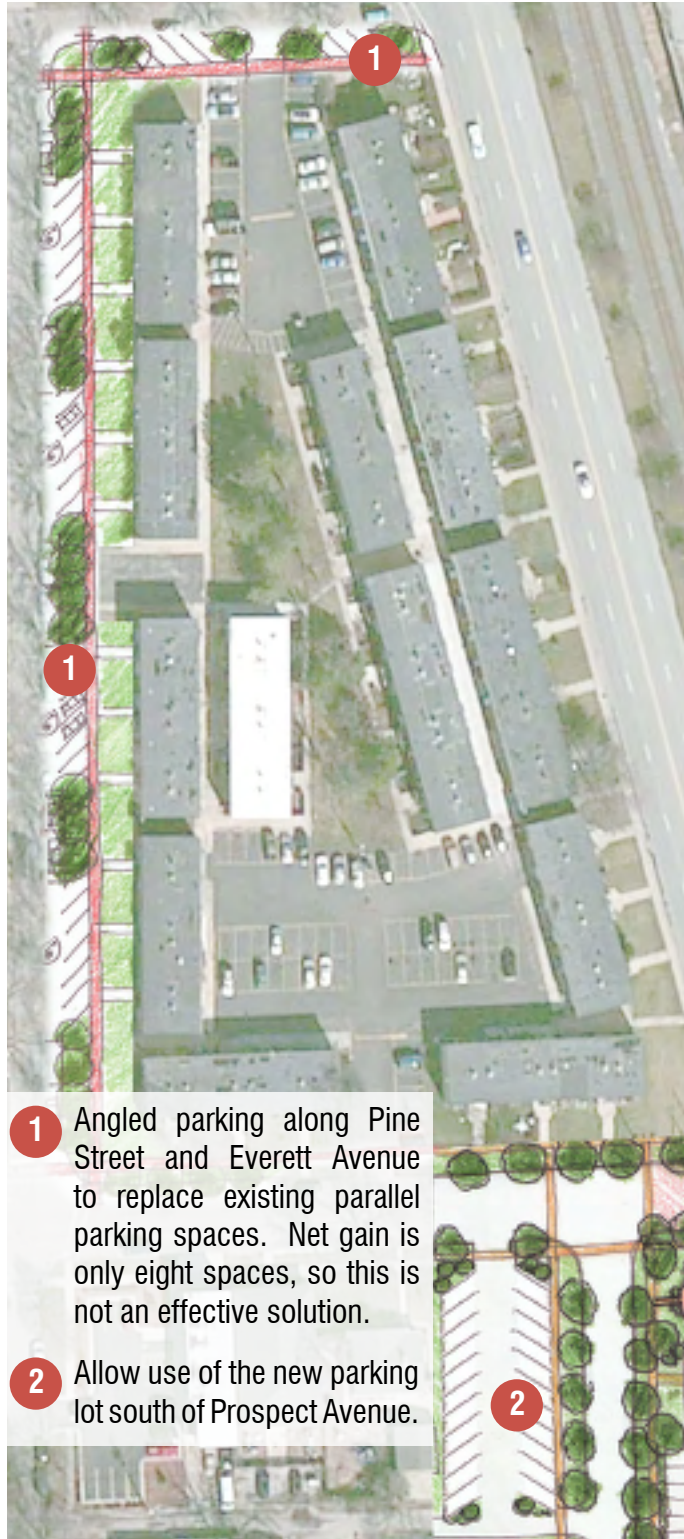


Figure 4.25: Opportunities for recycling can reduce problems.

PINE COURT

Residents of Pine Court have expressed the desire for additional parking due to a shortage of parking spaces for the residential units and guests. Since parking space is limited in Pine Court's parking lot, solutions could include creating additional parking spaces outside of the lot.

Figure 4.26: Multi-family area to the north of Prospect Avenue, "Pine Court".



HOUSING IMPROVEMENT FUND

A Housing Improvement Fund to incentivize property owners to invest in their properties would provide a useful resource. This incentive may be needed because the benefit to one property owner of making repairs may have limited returns if it is a one-off investment, but if a large number of property owners start to improve, the benefits will accumulate.

The fund can be structured as a portion of eligible expenses that are consistent with the public good. For example, the City of Elgin's Residential Rehabilitation Program provides funds to encourage and assist property owners in maintaining and improving the exterior of their homes and neighborhood. The program provides up to \$10,000 or \$15,000 for income-eligible households. The program also covers lead paint hazard reduction, accessibility modifications, and emergency repairs.

The City also can seek grant opportunities through Cook County, the State of Illinois or HUD to provide funds for housing rehabilitation and foreclosure mitigation.

STRATEGY 4: IMPROVE PUBLIC SAFETY THROUGH IMPROVEMENTS TO PUBLIC AND PRIVATE SPACES.



Figure 4.27: Pine Court's parking lot is a good example of CPTED, it is well-defined and lit.

A review of the study area identified a number of locations where improvements can be made based on CPTED principles.

Concerns over the townhomes in the area include clear demarcation of private and public property, maintenance responsibility, an inadequate parking system/structure, lack of lighting, loitering/fly dumping and trash bin locations.

The following recommendations explore design mechanisms and tools that can enhance the feeling of safety. By defining properties, encouraging owners to properly maintain buildings and lawns, connecting/creating side-walks, improving crosswalks and adding lighting, the physical appearance, and general safety of the neighborhood improves.



Figure 4.28: Landscaping improvement in Pine Court would enhance the character.

APPLYING CPTED

Maintenance: A number of locations exist in the neighborhood where improvements to maintenance of private yards and open spaces can dramatically improve the sense of safety and security in the area. In some cases, the issue may be due to overlapping ownership of easements making it unclear who is responsible for maintaining the property. Part of this effort can be organized through a homeowners association or other means of gathering property owners and tenants together to sort through who is responsible for maintaining outdoor spaces – whether they are yards, sidewalks or parking areas. Pine Court, for example, has made improvements over time that can be emulated in other multi-family areas of the neighborhood.

Natural Access Control: Sidewalks and open spaces should reflect a clear sense of ownership and maintenance, and in some cases, need to be connected and completed. The City of Des Plaines could work with property owners and the proposed HOA in the southeast portion of the neighborhood to map out who is responsible for what sidewalks, any repairs that are needed, and connections that need to be made. **Strategy 6** of this plan shows locations where sidewalks and parking areas can be improved and connections made clearer.

Territorial Reinforcement: Related to natural access control, territorial reinforcement relates to clearly defining spaces such as through the use of low shrubbery or low, attractive fences. The purpose is to define spaces to improve a sense of place and a sense of security, without creating obstructions or a loss of a line of plain sight. A low, wrought iron fence around Apache Park could help set a signal of the importance of the space. Any fencing should be very easy to see through and of a high quality of material so that remains attractive over time. Lighting can also be used in a sensitive manner to define spaces within open areas.

Surveillance: “Eyes on the street” is an essential ingredient to improve public safety and a sense of security. Several “blind” areas such as along Chestnut Street from Everett Avenue to Fargo Street, particularly at the cul-de-sac at the southern portion, can be improved through proper lighting, clearing of brush, and improvements to the sidewalk. The southern end of Chestnut Street in particular needs to be cleared of brush with new fencing installed. Cameras may be considered for this area as well.

Pedestrian Crossings: Crossings of the neighborhood’s residential streets with the surrounding major arterials need improvement such as striping and adding signals at various intersections (See **Strategy 6**).

Bicycle Routes and Paths: A new bike route and striping is needed for the route between Lake Park on the west, across Highland Avenue eastward, through Apache Park and north up Chestnut Street and east at Prospect Avenue toward Arndt Park (See **Strategy 6**).

Figure 4.29: Pine Court’s courtyard is in need of additional lighting.



LIGHTING

Residents have expressed a strong desire for additional lighting to be added to Apache Park and around the neighborhood. Reasons for lighting include a greater sense of public safety and visibility.

Lighting has been recommended to be added:

- » In Apache Park
- » Within the “Star”
- » Along Chestnut
- » Within Pine Court
- » And along Highland to connect it to Lake Park

Prices for new lights on new wood poles are about quadruple the price of placing new lights on existing wood poles. To keep costs low, it is recommended that all public lights added be on existing wood poles, except in the case of Apache Park.

Private properties are encouraged to form a HOA or apply for city home repair programs to add new lighting.



Figure 4.30: Proposed Lighting Map

Table 4.1: Lighting Costs

Light Type	Installation Cost	Monthly Rent/ Electric Cost	Number of Lights	Installation	Monthly Rent/ Electric Cost
New light on existing wood pole	\$700	\$11	14	\$9,800	\$154
New light on new wood pole	\$2,700	\$27	7	\$18,900	\$189
New light on private pole	\$6,000	\$8	10	\$60,000	\$80

GATEWAY PLAZA

The intersection at Prospect Avenue between Chestnut Street and Mannheim Road is an important visual entry to the neighborhood. The long vacant parcel is not large enough for a new development, but can be repurposed into a new Gateway Plaza. The plaza could include a kiosk such as a coffee stand or ice cream store, or simply be used as a public amenity with a seating area.

Critical to this area is the need for additional parking. The southwest corner of Prospect Avenue and Chestnut Street has a vacant parcel that could be acquired and converted into neighborhood parking.

Code enforcement is needed for businesses further south on the block that currently have an overflow of parking of vehicles they are working on. These vehicles should not be stored on public streets. The City could work with the business to relocate to a larger site in Des Plaines that has adequate space to store all vehicles.

If this is the case, the full block (north of the city's water tower) could be rehabilitated or replaced with a new commercial development that would have strong visibility to the high traffic volume along Mannheim and serve the retail needs of the neighborhood.

Figure 4.31: Gateway Plaza at Prospect Avenue and Mannheim Road.



- 1 New plaza with seating, lighting, and landscape
- 2 Small food stand or gazebo
- 3 New parking lot on vacant site (approximately 22 spaces)

STRATEGY 5:

IMPROVE EDUCATIONAL AND RECREATIONAL PROGRAMMING AND USE OF OPEN SPACES TO ENHANCE COMMUNITY WELL-BEING.

STRATEGY 5

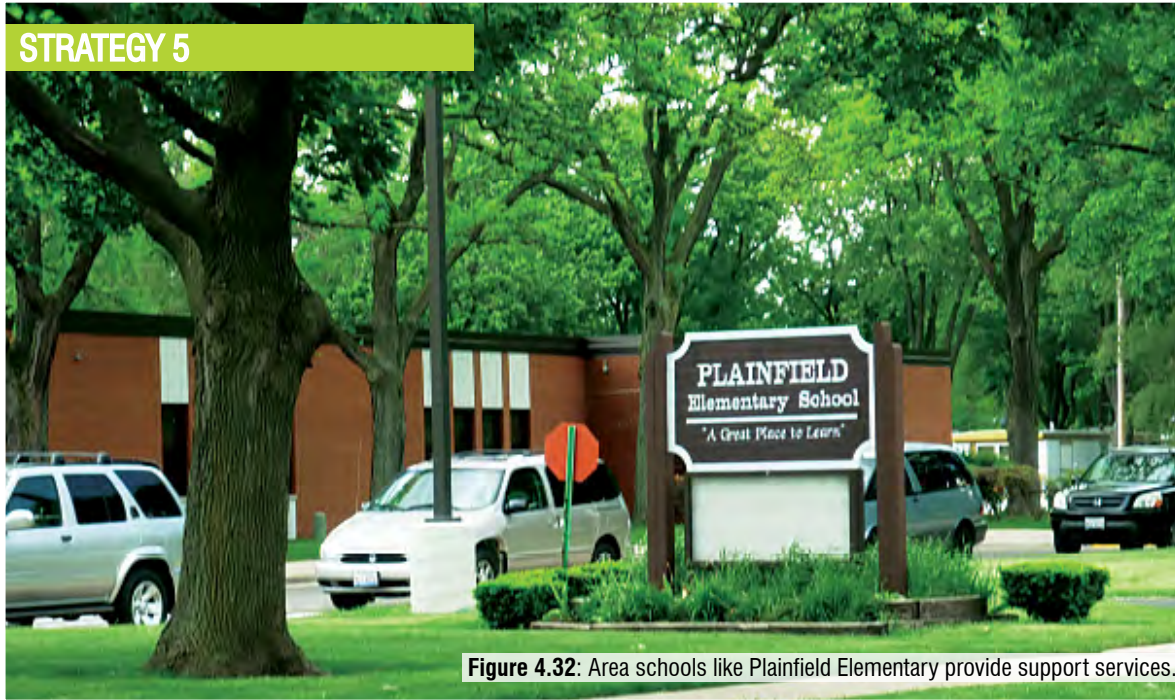


Figure 4.32: Area schools like Plainfield Elementary provide support services.

STRATEGY 5: IMPROVE EDUCATIONAL AND RECREATIONAL PROGRAMMING AND USE OF OPEN SPACES TO ENHANCE COMMUNITY WELL-BEING.

Three primary community anchors of the neighborhood form a loose triangle of activity centers.

» At the north, St. Stephen's Church and Our Lady of Destiny School provide an array of programming serving the neighborhood as well as the larger Des Plaines community.

» To the west, Lake Park is a regional destination park that includes facilities for picnics to fishing to golf to play areas.

» To the east, Apache Park is an underutilized asset that needs new life and vitality that will attract positive activities, pride of place, and a safe, smaller community park.

In addition, the public schools for local residents are major centers of activity and connection for local families including Plainfield School, South Elementary School, Algonquin Middle School, and Maine West High School. A wide range of support services are provided through the schools, such as the bilingual classrooms of K-3 at

Plainfield Elementary School, and educational programming and anti-gang programs in the schools.

A coordinated effort between District 62, the Des Plaines Park District, and City of Des Plaines can help provide the types of activities and programs that are needed by families and provide opportunities for children, particularly in elementary through middle school prior to problems associated with negative behaviors.

A HOA and/or neighborhood association can be critical partners in working with the schools, city and park district to identify activities and programs that will have a positive impact on youth.

Through interviews and neighborhood meetings, a variety of issues were identified by local residents, from the financial strain felt by adults trying to support their families, to the lack of knowledge of some parents of their childrens' activities, to negative influences that have come into the area that are due to larger societal issues.

ST. STEPHEN CATHOLIC CHURCH

The St. Stephen's Church block provides an excellent opportunity to build upon an existing neighborhood strength. The block includes the church, Our Lady of Destiny School and a number of houses owned and used by the church for offices. A campus plan for the block can be developed that better meets the needs of the church and school, and provides amenities for the neighborhood as well.

Currently, the parking lot is serves the school during the week and the church during services and special events. During school days, the children play in the parking lot rather than having a dedicated outdoor space. Improvements can be made to the underutilized green spaces (1 and 2), as well as the parking lot area to create defined play spaces, improved landscaping, and sufficient parking. The northern portion of the block, composed of two former homes and out-buildings, can also be better utilized.



Figure 4.33: St. Stephen Catholic Church parishioners.

Figure 4.34: Proposed St. Stephen Catholic Church Campus Plan



STRATEGY 6: IMPROVE CONNECTIVITY BETWEEN NEIGHBORHOOD ASSETS AND SURROUNDING AREAS.



Figure 4.35: The Apache Park neighborhood is in close proximity to major centers such as Downtown Des Plaines.

The Apache Park neighborhood is proximate to all modes of transit and vehicle access to I-90 and major arterials. The area's walkability integrity, however, is compromised by large street crossings at the eastern edge (Chestnut Street and Mannheim Road), and along the south by Touhy Avenue and large expanses of parking lots. Improvements for bicycles and pedestrians can help bridge these divides.

BIKE ROUTE

There is currently a little-noticed bike route along Chestnut Street from Prospect Avenue to Fargo Street and west to Lake Park. This route should be slightly adjusted to traverse westward from Chestnut Street through Apache Park and west to Lake Park along Highland Drive. This can increase activity in the park and reinforce the connection between the two parks. Improvements would be needed along Chestnut Street for either striping of a bike lane or the creation of a multi-use path on the west side of the street between Prospect Avenue and Highland Drive. Elements of the bike route can include:

1. Bike crossing signals to allow safe crossing of Mannheim Road to Arndt Park
2. Bike route signs at Chestnut Street and Prospect Avenue
3. Proposed new bike trail along west side of Chestnut Street
4. Bike trail through Apache Park
5. New bike trail along Highland Drive
6. Bike and pedestrian crossing signals to allow safe crossing of Lee Street to Lake Park

PEDESTRIAN PATHS

While the residential blocks of the neighborhood were based initially on a common street grid, there are "missing teeth" that need better connections. Recommended improvements include:

1. New pedestrian paths through Apache Park
2. New and improved paths in multi-family parking lot to the north
3. Improved paths in multi-family area
4. Bike and pedestrian crossing signals to allow safe crossings:
 - » Striped crossings are suggested at Lee Street and Touhy Avenue as well as Mannheim Road and Touhy Avenue.
 - » Improvements can be made for the pedestrian crossing at Prospect Avenue and Mannheim Road (the only signalized crossing on the east side of the study area), at Lee Street and Mannheim Road and at Lee Street and Howard Avenue.
 - » A crossing is also needed to connect the St. Stephen's Catholic Church area northward across Mannheim Road to the residential area at the northern portion of the study area.
 - » Use traffic calming methods at the intersection of Fargo Street and Chestnut Street.

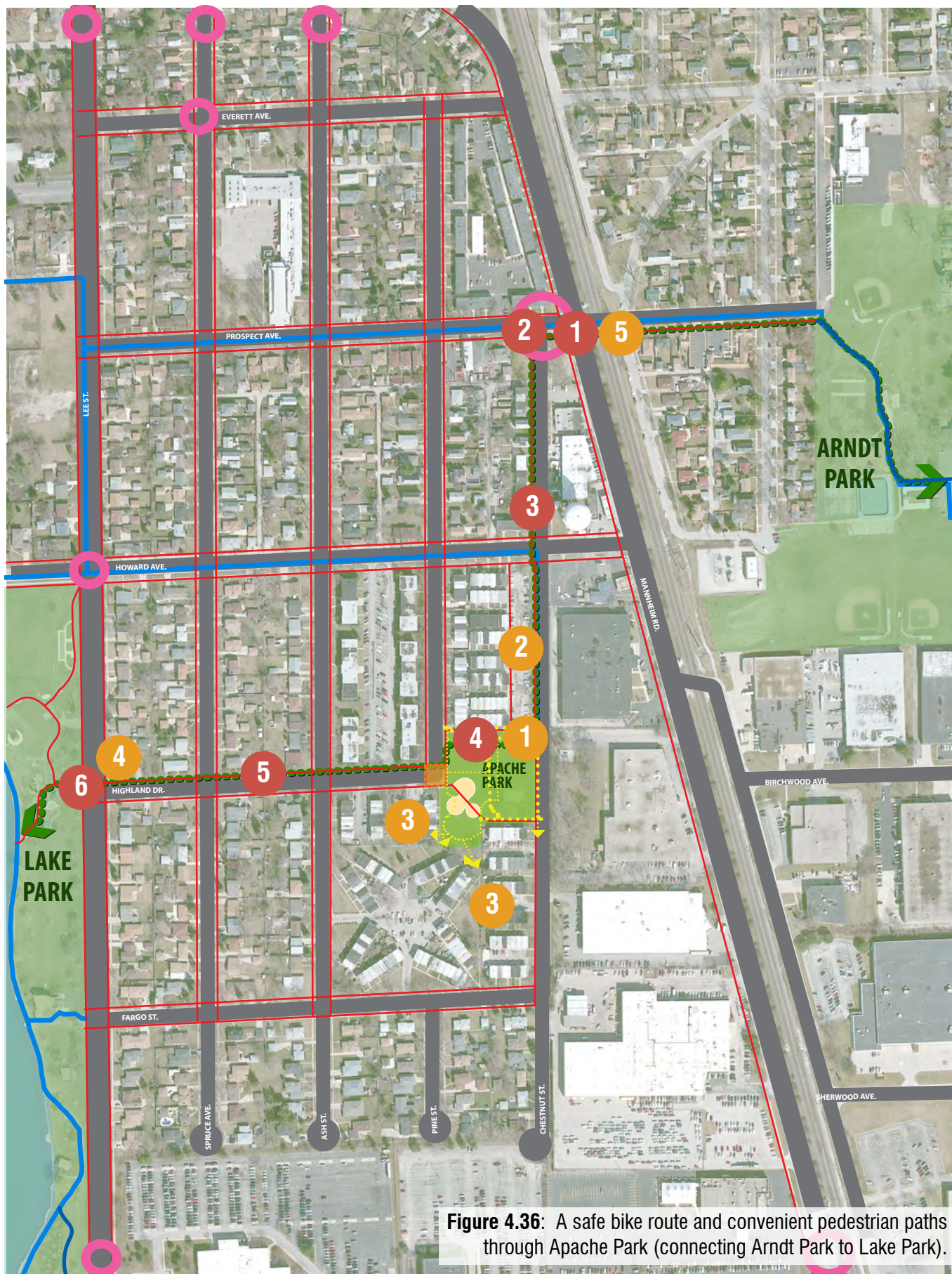


Figure 4.36: A safe bike route and convenient pedestrian paths through Apache Park (connecting Arndt Park to Lake Park).

- 1 Bike and pedestrian crossing signals to allow safe crossing of Mannheim Road to Arndt Park
 - 2 Bike route signs at Chestnut Street and Prospect Avenue
 - 3 Proposed new bike trail along west side of Chestnut Street
 - 4 Proposed bike trail through Apache Park
 - 5 New on-street bike trail along Highland Drive
 - 6 Bike and pedestrian crossing signals to allow safe crossing of Lee Street to Lake Park
-
- 1 New pedestrian paths through Apache Park
 - 2 New and improved paths in multi-family parking lot to north
 - 3 Improved paths in multi-family area
 - 4 Bike and pedestrian crossing signals to allow safe crossing of Lee Street to Lake Park
 - 5 Bike and pedestrian crossing signals to allow safe crossing of Mannheim Road to Arndt Park
-
- | | |
|---|---|
|  Bike route in current city plan |  Existing pedestrian connections |
|  Proposed bike route |  New pedestrian connections |
|  Pedestrian crossings | |

POTENTIAL FOR NEW ROAD CONNECTION

A new, multi-use path at the northern end of Apache Park to connect Pine Street and Chestnut Street would support several goals in this plan. This path could be extended east to Mannheim Road, providing better access to the neighborhood, and improved visibility to Apache Park. A direct connection would benefit pedestrians who now have to walk or bike up to Howard Avenue to reach points to the east or south.

Figure 4.37: Map of potential new road connections to Apache Park.



- 1 New narrow tree-lined path along northern edge of park to create a better definition of the park.
- 2 Long term, there is potential to extend the path east to Mannheim Road, providing better access to the overall neighborhood.

SECTION 5

IMPLEMENTATION



LEAD & PARTNER ORGANIZATIONS

City of Des Plaines	CDP
Department of Community and Economic Development	DCED
Department of Public Works and Engineering	DPWE
Des Plaines Park District	DPPD
Des Plaines Police	DPP
Homeowners Association	HOA
Neighborhood Association	NA
Open Space Land Acquisition Development	OSLAD
Home Repair Program	HRP
Illinois Transportation Enhancement Program	ITEP
St. Stephen Catholic Church	SSCC
Plainfield Elementary School	PES
Algonquin Middle School	AMS
Des Plaines School District 62	D62



1 COMMUNICATION

Property owners and residents have struggled to formally organize and communicate effectively over the concerns about their properties and the neighborhood. Establishing a HOA offers property owners and residents the capacity to create rules (particularly those regarding maintenance), allows them to access group funds to make physical improvements to the property, and gives them the ability to collaborate with the police for parking enforcement. The HOA would also play a central role in addressing public safety issues mentioned in the upcoming goals.

With the help of the 5th Ward Alderman, property owners can meet with the City of Des Plaines to re-organize and/or clarify parcel ownership and easements. Once parking and parcel ownership is clarified, physical improvements that require crossing multiple properties can be designed and implemented.

A Neighborhood Association (NA) can create a consistent form of communication between renters, owners, employers and the community at-large. It would have the capacity to create desired events and programming for relationship-building in the neighborhood (ie. block parties, festivals in the park). A NA would also be able to partner with private entities (businesses located along Mannheim Road and Touhy Avenue) to communicate regularly over neighborhood activities and public safety concerns.



Figure 5.1: Public Meeting at St. Stephen's Church.

APACHE PARK NEIGHBORHOOD PLAN								
DRAFT IMPLEMENTATION PLAN							APRIL 10, 2014	
	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
1. Foster relationships and communication among residents, businesses, and community resources.								
1.1	Form a homeowners association at the multi-family area surrounding Apache Park.							
a	Encourage residents to reach out to neighbors and continue discussions about forming an HOA.	H	x			5th Ward, Residents, Property Owners	DCED	
b	Develop an inventory of all property owners and residents in the multi-family housing developments around Apache Park.	H	x			Residents, Property Owners	DCED	

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
c	Develop a series of regular meetings and agendas for activities.	M	x			HOA	DCED	
d	Develop a web page or social media page (i.e. Facebook) to disseminate information.	M	x			HOA		
1.2 Form a neighborhood association.								
a	Form a core group of residents and organization representatives that can begin the association.	M	x			Steering Committee	DCED, SSCC, PES	
b	Develop a master list of residents, businesses and organizations to invite to participate.	M	x			Steering Committee	DCED, SSCC, PES	
c	Select a governance structure (i.e. Board of Directors).	M	x			NA		
d	Set a schedule of activities (advertise through a web page or Facebook).	M	x			NA		
1.3 Explore public-private partnerships with local businesses along Mannheim Road, Prospect Ave. and Touhy Ave.								
a	Develop regular communication with local businesses.	L	x			NA	HOA	
b	Set a regular meeting on public safety and other challenges between the Neighborhood Association and the businesses.	L	X			NA		

2 APACHE PARK

Public safety, visibility, lighting, and connectivity have been voiced as some of the challenges facing the small mid-block park. Re-designing the park to include new amenities can improve the perception of the area, attract more residential users, and create a safer-feeling environment for residents and visitors.

The City of Des Plaines can assist the Des Plaines Park District in seeking funding from programs like its Community Development Block Grant's (CDBG). The Des Plaines Park District also can explore applying to grants such as the Open Space Lands Acquisition and Development (OSLAD) grant, which is available through the Illinois Department of Natural Resources, to fund physical improvements.

An organized group, such as an HOA or neighborhood association, can further activate the space in the park by creating a variety of programming targeting the diverse populations of the neighborhood (i.e. cultural/heritage celebrations, youth soccer league, senior activities).

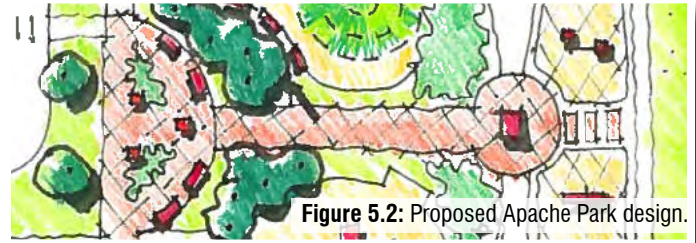


Figure 5.2: Proposed Apache Park design.

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
2. Enhance the design and programming for Apache Park to be a resource and safe space for all residents.								
2.1	Improve and change the image of Apache Park for greater visibility and usage.							
a	Make improvements to Apache Park through attractive landscaping, new features, and amenities.	H		x		DPPD	DCED	CDBG
b	Apply for park improvement grants such as OSLAD	H	x			DPPD		OSLAD
c	Improve pedestrian movement by creating safe walking paths, connecting sidewalks, and defining entry areas.	H		x		DPPD	DCED	OSLAD and other grants
d	Improve and add lighting in Apache Park and along Chestnut Street.	H		x		DPPD	DCED	OSLAD and other open space grants
e	Partner with the NA and HOA to offer programming in the park, such as a soccer league and cultural events.	L		x		NA, HOA	DCED	

3 HOUSING

The Apache Park neighborhood consists primarily of single-family homes and has three small clusters of multi-family developments. Creating a HOA for the developments that don't have them, will address the roles and responsibilities needed to address some of the housing concerns, including physical improvements needed to clearly define property spaces and improve aesthetics.

The City of Des Plaines can work with residents and property owners to create a master list of all owners and renters in the townhouses to contact for discussions regarding physical improvements crossing multiple properties.

The City of Des Plaines can also explore housing programs that will benefit a group of property owners if they all invest in their properties. Options include looking for grant opportunities such as the City's CDBG Home Repair Program (HRP), the Cook County Land Bank, and through Housing and Urban Development (HUD).



Figure 5.3: Multi-family development south of Apache Park.

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
3. Stabilize and improve housing stock.								
3.1	Improve multi-family area to the north of Apache Park.							
a	Re-design parking lots by repaving/ re-striping parking spaces, adding new landscaping, sidewalks and lighting.	H		x		HOA	DPWE	
b	Improve private outdoor spaces through workshops and gardening events.	M		x		HOA	CDP	HRP
3.2	Redesign fronts and backs of the multi-family housing area around Apache Park to enhance the developments.							
a	Create small changes through workshops and gardening events.	M		x		HOA	CDP	
3.3	Improve Pine Court's interior landscaping and parking.							
a	Continue to support Pine Park's HOA in improving interior courtyard and parking layout.	M			x	HOA	CDP	

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
3.4	Improve trash collection.							
a	Build on contract with ARC to include multi-family areas around Apache Park.	H	x			CDP	ARC	
b	Locate and screen dumpsters to reduce problems of fly dumping and trash collection.	H	x			HOA	CDP, ARC	
3.5	Invest in the Housing Program and target outreach in the Apache Park neighborhood.							
a	Identify properties eligible for the Housing Repair Program (HRP) and encourage homeowners to apply for HRP.	M		x		DCED		HRP
b	Repair of 4-6 units per building in the Apache Park neighborhood properties.	M	x			DCED		HRP

4 PUBLIC & PRIVATE SPACES

Public safety concerns in the Apache Park neighborhood include the area's physical appearance (lack of lighting, undefined spaces, loitering/fly-dumping) and undesired social activity (gang activity).

Crime Prevention through Environmental Design (CPTED) principles, public spaces, and pathways should be applied to offer clear visibility, through paths, well-maintained and lit areas and an attractive surrounding to increase public safety.

While the City of Des Plaines' Department of Community and Economic Development (DCED) clarifies ownership and maintenance responsibility to address some of the maintenance and garbage concerns, the Department of Public Works (DPW) can apply for funding via grants like the Illinois Transportation Enhancement Program (ITEP)

and Surface Transportation Program (STP) to improve pedestrian movement, as well as increase lighting.

Planning and designing the vacant space on Prospect Avenue and Chestnut Street as a gateway feature can enhance the physical appearance of the neighborhood and create an outdoor gathering/community space for residents. The Des Plaines Chamber of Commerce can collaborate with residents for funding and branding these areas.



	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
4. Address public safety through improvements to public and private spaces.								
4.1	Implement CPTED principles on public and private spaces.							
a	Organize private and public ownership to clarify maintenance responsibility.	H	x			DCED	HOA, 5th Ward	
b	Clear brush, improve sidewalks and install new fencing if needed along Chestnut and at the cul-de-sac south of Fargo St.	M		x		DPWE	DPD	
4.2	Improve lighting along Everett Avenue, Chestnut Street, Highland Drive and Fargo Street.							
a	Add new lighting (see figure 4.30).	H		x		DPWE		CDBG
4.3	Define vacant space at Prospect Avenue and Chestnut Street.							
a	Create a gateway plaza that serves as a visual entry into the neighborhood.	L			x	CDP	Des Plaines Chamber Of Commerce	
b	Create a parking lot to accomodate Pine Court residents on Propsect Ave. and Chesnut St.	M		x		HOA	DCED, DPWE	

5 EDUCATION & RECREATION

Creating and programming spaces in close proximity to or within the neighborhood will offer youth the opportunity to engage in extracurricular or additional educational activities.

Plainfield Elementary School is planning to expand their after-school hours to accommodate more students. By collaborating, Plainfield Elementary, the Des Plaines Police Department and the City can ensure that more youth are engaging in positive extracurriculars in a safe space.

A new campus plan is being designed for St. Stephen Catholic Church to include landscape enhancements,

additional playground space, and a new community/recreational center. The proposed community center is intended to serve as a programmed space for teenagers and to hold other events desired by community members.



Figure 5.5: Proposed St. Stephen Campus Plan.

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
5. Improve educational and recreational programming and use of open spaces to enhance community well-being.								
5.1	Enhance access to after school programming.							
a	Work with PES to provide daily after-school programming	H	x			PES	D62, DCED, DPPD	
5.2	Build upon St. Stephen's Catholic Church's campus to better meet the needs of the church and neighborhood.							
a	Improve landscaping and create a sidewalk along Spruce Ave.	L		x		SSCC	DPWE	
b	Define an outdoor recreational area for students.	M		x		SSCC		
c	Create a multi-purpose center that can house after-school/weekend activities for youth and serve as a community gathering space.	H			x	SSCC	NA	
d	Work with PES and AMS to identify programming for specific youth and families who need additional outreach and assistance.	H	x			PES, AMS		

6 CONNECTIVITY

The Apache Park neighborhood is well-served by public transportation and accessible by interstates and major roads. Although the community is located in such a highly accessible area, it requires pedestrian improvements within the neighborhood and outside of it.

Defining sidewalks along Chestnut Street, throughout Apache Park and around the multi-family properties will help define public and private spaces and potentially reduce loitering. Improving crosswalks on Mannheim Road, Touhy Avenue and Lee Street will ensure that pedestrians can travel safely in and out of the neighborhood.

A bike route/walking path connecting Arndt Park to Apache Park and to Lake Park would encourage more use and

visibility of Apache Park.

The City of Des Plaines' Public Works can apply for grants such as the Illinois Transportation Enhancement Program (ITEP) which is administered by IDOT and Surface Transportation Program (STP). Projects are eligible for funding as part of pedestrian/bicycle projects.

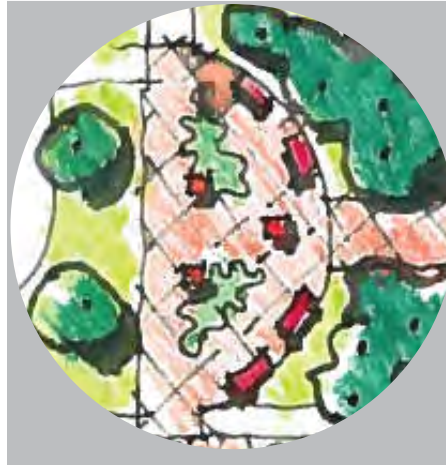


Figure 5.6: Businesses along Mannheim Road.

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
6. Improve connectivity between neighborhood assets and surrounding areas.								
6.1	Improve bike route throughout the neighborhood.							
a	Mark existing bike route, re-route through Apache Park and connect to Lake Park via Highland Dr. (see figure 4.36).	L		x		DPWE, DPPD		CDBG, STP
6.2	Improve pedestrian routes throughout the neighborhood.							
a	Improve pedestrian crossings and sidewalks through Apache Park, in the multi-family developments, and along Mannheim Rd.	L		x		DCED, DPWE		
6.3	Improve intersections/crossings.							
a	Coordinate with IDOT and Cook County Highway Department to improve pedestrian safety at Lee St. and Touhy Ave. and Mannheim Rd. and Touhy Ave (see figure 4.36).	M	x			DPWE		ITEP, STP

	Project	Low, Medium or High (Level of importance)	Time Frame (years)			Lead Organization	Partner Organizations	Resources
			1	2-3	4-5			
b	Improve pedestrian crossings by striping, signage and lighting at: • Lee St. & Touhy Ave. • Mannheim Rd. & Touhy Ave. • Propsect Ave. & Mannheim Rd. • Mannheim Rd. at Spruce Ave. and Ash St. • Lee St. & Mannheim Rd. • Lee St. & Howard Ave.	L		x		DPWE		ITEP, STP
6.4	New multi-use path connection.							
a	Create a multi-use path for pedestrians and bikers that connects Apache Park to Mannheim Rd. to provide better access to the neighborhood.	H		x		DPWE		ITEP, STP

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APACHE PARK NEIGHBORHOOD PLAN

CITY OF DES PLAINES | CHICAGO METROPOLITAN AGENCY FOR PLANNING

