

..Title

Doogan Park Redevelopment Descoping

..History

On April 21, 2025, the Village Board approved the redevelopment of Doogan Park. The approved plan includes 10 lighted pickleball courts, adding lighting to the tennis courts, a restroom building with two restrooms, two bocce ball courts, a playground, pavilion, half-basketball court, sledding hill, 360' x 210' soccer field, 60' baseline baseball field, parking lot and landscape improvements.

In the course of developing plans for the redevelopment of Doogan Park, concerns related to the impact of noise to residents living in close proximity to the park by the play of a ten pickleball court complex on a consistent basis from April through October, from early morning to early evening have arisen.

As such, staff have explored options for the Board's consideration. All options include the primary renovation elements: playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin. *may be excluded due to detention basin.

Option A: Doogan Park: 10 Lighted Pickleball Courts, 2 lighted tennis courts, restroom building, north parking lot with 95 space per code.

Option B: Doogan Park: 10 Lighted pickleball Courts at Doogan Park with glass enclosure (e.g. Pickleball Glass™)

Glass may mitigate the sound impact by 50%

Approximate additional cost: \$50,000

10 Yr. warranty

Replacement cost expense

Additional maintenance cost

2 Lighted tennis courts

Restroom building

North parking lot with 95 spaces per code.

Option C: 4 Lighted pickleball courts behind the Sportsplex

2 Unlit pickleball courts at Doogan Park

Doogan Park tennis courts remain unlit

No restroom building at Doogan park

Doogan Park north parking lot with 64 spaces (per code)

Option D: 4 Lighted Courts behind the Sportsplex

2 Unlit pickleball courts at Doogan Park

Doogan Park tennis courts remain unlit

No restroom building at Doogan park

Doogan Park north parking lot with 64 spaces (per code)

9+ Lighted at Centennial Park (Ice Rink location).

Staff's recommendation is Option D building pickleball courts in multiple locations around the Village rather than one centralized pickleball complex in a residential neighborhood. These courts would be located in areas that do not have homes in close proximity and would thus not be negatively impacted by daily play over the course of several months.

Additionally, staff recommend leaving the two existing tennis courts unlit, reducing the proposed north parking lot to a total of 64 spaces to meet code requirements, and removing the proposed restroom facility from the plans.

One pickleball court currently exists at Doogan Park. The existing basketball court could be converted to a pickleball court and ready for play late 2025 or the spring of 2026 depending on weather. U.S. Tennis is presently performing basketball court repairs at Cachey Park. They estimate converting the basketball court at Doogan Park to a pickleball court would be \$xx,xxx. Doing this would expedite the work. The two tennis courts at Doogan Park are already striped for pickleball.

Design and engineering of the Sportsplex courts would be initiated in early fall 2025, allowing for construction to begin and opening of the courts in 2026. The estimated cost of design and engineering for Sportsplex courts ranges from \$40,000 - \$60,000 depending on detention requirements. Funds saved from descopeing Doogan Park would be utilized for these professional services, as well as part of the Sportsplex court construction cost.

The Sportsplex courts would be free to the public and be supported by the facility and facility staff. Sportsplex provides an adjacent, air-conditioned/heated lounge with indoor restrooms, water fountains and direct staff supervision. Programming (e.g. lessons, leagues, tournaments) would be conducted by Sportsplex staff.

With the development of a new outdoor ice rink as a part of the Downtown Orland Park Redevelopment Plan, the Centennial Park Ice Rink would be converted to nine or more, lighted pickleball courts. Design and engineering could begin in 2026 with construction of the courts in 2027.

In the proposed Option D scenario, while there is a delay in the opening of a dedicated pickleball complex, the end product delivers a total of 15 dedicated pickleball courts, 13 of which would be lighted and located in areas that are not near homes.

On another note, the Village has 22 tennis courts located around the Village. Each tennis court is stripped for pickleball play.

The Village also provides indoor pickleball opportunities at the Sportsplex on six courts, the Orland Park Health and Fitness Center on two courts and the Franklin Loebe Center on three courts.

In relation to the OSLAD grant in support of this project, the State has indicated that the Village's expenses must minimally equal the \$600,000 OSLAD grant. A change in scope, along with a new budget estimate must be submitted to the State for consideration and approval.

The deadline for the OSLAD grant for this project is March 31, 2026. An extension may requested within 6 months of the deadline.

Financial Impact

The scope reduction will result in additional engineering and planning costs for Doogan Park and the Sportsplex.

..Recommended Action/Motion

COTW Motion

I move to recommend to the Village Board (choose option):

Option A: Doogan Park: 10 Lighted Pickleball Courts, 2 lighted tennis courts, restroom building, north parking lot with 95 space per code.

Option B: Doogan Park: 10 Lighted pickleball Courts at Doogan Park with glass enclosure
2 Lighted tennis courts
Restroom building
North parking lot with 95 spaces per code.

Option C: 4 Lighted pickleball courts behind the Sportsplex
2 Unlit pickleball courts at Doogan Park
Doogan Park tennis courts remain unlit
No restroom building at Doogan park
Doogan Park north parking lot with 64 spaces (per code)

Option D: 4 Lighted Courts behind the Sportsplex
2 Unlit pickleball courts at Doogan Park
Doogan Park tennis courts remain unlit
No restroom building at Doogan park
Doogan Park north parking lot with 64 spaces (per code)
9+ Lighted at Centennial Park (Ice Rink location).

AND all primary renovation elements including a playground, 20' x 20' pavilion, half-basketball court, 360' x 210' soccer field, 0' baseline baseball field, 2 bocce ball courts, *sledding hill, parking lot and landscape improvements and detention basin.

BOT Motion

I move to approve to the Village Board (choose option recommended by COTW):

Option A: Doogan Park: 10 Lighted Pickleball Courts, 2 lighted tennis courts, restroom building, north parking lot with 95 space per code.

Option B: Doogan Park: 10 Lighted pickleball Courts at Doogan Park with glass enclosure
2 Lighted tennis courts
Restroom building
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And,

To authorize the Village Manager to execute all related contracts, subject to Village Attorney review.

AND

Authorize the Village Manager to approve change orders not to exceed the contingency amount.