

Cary Park District  
Board of Commissioners  
**Planning & Development Committee**  
May 11, 2017  
7:30 PM  
Community Center  
255 Briargate Road  
Cary, IL

**Minutes**

Committee Members Present: Frangiamore and B. Krueger  
Committee Members Absent: Stanko  
Commissioners Present: Renner and Hauck

Staff Present: Jones, V. Krueger, Raica, Kelly, Hughes, and Lee.

Guest Present: None.

Chair B. Krueger called the meeting to order at 7:30 PM.

The minutes from the February 9, 2017 Planning and Development Committee were presented for approval.

***Frangiamore made a motion to approve the minutes from the February 9, 2017 Planning and Development Committee. Second by B. Krueger.***

Voice vote: 2-0. All voting yes. Motion carried.

There were no matters from the Commissioners, Public, or Staff.

The first item under discussion was Action Plan Implementation of the Comprehensive Master Plan (CMP) Update 2016. Jones explained that staff has been working hard to implement parts of the plan such as the disc golf course and completion of the Cary-Grove Park Master Plan.

Jones stated he provided four items for discussion this evening. He started discussion on the indoor sports facility at Cary-Grove Park. The model presented to the Board was beyond the price that the Park District is comfortable with accepting. Staff needs to start working in quarter four this fiscal year to start designing the facility. Jones asked for direction on what size facility the Board would like to see as well as the amenities offered within the facility. He then discussed various options that the Board could consider for the indoor sports facility.

Frangiamore stated for this size community he doesn't see a need for a facility larger than 40,000-50,000 sq. ft. He stated if the building is too large, he is concerned about programming the center. He would like to see a turf field as well as basketball courts,

because these would be utilized most by the community. He also feels that he would like to see a recreation center over an aquatic center due to the center being able to be used throughout the year and not just the summer months.

Renner stated conceptually he is okay with a smaller recreational facility, but he would be disappointed if they couldn't get a field house sized building that can accommodate three full-size basketball courts length wise. If the vision is for the building to be a recreation center, then room needs to be added to accommodate the recreation aspect.

Jones explained that the recreation building designated in the CMP is more for sports than recreation purposes with turf and basketball courts. Renner said he would like to see a building 60,000 sq. ft. in size. He would be willing to go to referendum to add extra space to the building if needed. He feels the extra indoor space for sports is needed in this community.

B. Krueger stated he agrees with Renner. If we have to wait a couple of years to build what was intended to build, then the Park District should wait. He doesn't want to build a 40,000 sq. ft building when in a few years' time they could build a 60,000 sq. ft. building that would accommodate the community needs. If the Park District needs to wait for the funding to build the building they want, then it needs to wait.

Hauck expressed concern about not having an indoor aquatic facility in the community, and if it would be possible to partner with other taxing bodies in the area to pass a referendum. The other Board members agreed that is a good idea, but expressed concern about the feasibility of the idea. The other Board members stated that if this community wants an aquatic center the Park District would need to do a referendum for the funds.

Jones summarized by saying that the Board agrees that exploratory work needs to be done on a facility in the neighborhood of 40,000-60,000 sq. ft to accommodate our requirements. The Board also agrees that they would wait to build a center, if needed, in order to get the larger size.

Jones stated that an option would be to tour other sports facilities at other Park Districts so the Board could see how big they are and what they can accommodate.

Jones next discussed the annexation of Cary-Grove Park. According to the CMP it is supposed to be completed this fiscal year. Annexation agreements have a 20 year limit on them. If the Park District isn't looking to build right away on the property, annexation would have to be visited again. Annexation of the park site should not be a priority to this point until it is determined what exactly will be built on the property.

The Board agrees that they would feel comfortable pushing back the annexation of the Cary-Grove property by another year.

Next discussed was the Lions and Kaper Parks Project. Jones explained that the kickoff meeting with Upland Design will take place next Monday. A schedule will be put

together by the contractor on when they will tackle various tasks such as public meetings, when items would come to the Board, etc. One of the items discussed was staff when it comes to tackling these projects. Jones stated he is very interested in bringing outside assistance from a firm like Lamp, Inc. to assist with the project. This project will involve phasing and scheduling. Lamp, Inc. can keep people on schedule and have someone out there acting as the Park District representative on the site. He feels it is critical to have someone working with the vendors and contractors. For these projects, the bid could become very complicated, and site work at both sites could be done or bid both parks different. Lamp, Inc. could organize the bid and make it a smooth process. He also feels the Park District would get better probable costs for the project if Lamp, Inc. was involved in the process. He feels there is value to have Lamp, Inc. involved earlier rather than later understanding that when construction comes along, they will be heavily involved. He asked the Board if they had other feedback or questions.

B. Krueger stated he knows that Lamp, Inc. does a good job and understands that staff needs more help, but he is concerned about the fees.

Frangiamore stated he is in favor of hiring extra help, but he is also concerned about the cost. He asked if there was someone more specialized on the front end other than Lamp, Inc. for the conceptual side of it. Jones explained the only way to find out is to go through the full RFQ process, but he is not interested in that process at this time. Lamp, Inc. has experience working with parks and he feels comfortable with them due to past experience with them during the community center renovations.

Renner agrees that the extra help is needed, but he doesn't want someone else to do all the hiring and bid work. He is willing to pay them hourly, but he doesn't want to pay them based off a percent of the total cost of the project. He only wants to hire Lamp, Inc. as a consultant and pay them a flat fee or hourly.

The last item discussed was Lions and Kaper Park Rezoning. When the Park District does something at the parks, it would have to be rezoned. Rezoning is defined as improvements that increase the "intensity of the use." Jones explained that after speaking with the Park District's attorney, it would be beneficial to rezone the property before the projects begin. Rezoning Kaper Park to a recreation zone 3 would accommodate all items that could be added to the park such as a splash pad and a washroom facility.

All Commissioners stated it would be beneficial to rezone the parks sooner than later.

***Frangiamore made a motion to adjourn. Second by B. Krueger.***

Voice vote: 2-0. All voting yes. Motion carried.

Meeting adjourned at 8:38 PM.