

Cary Park District
Board of Commissioners
Committee of the Whole Meeting
December 13, 2018
7:00 PM
Community Center
255 Briargate Road
Cary, IL

Minutes

Board Members Present: Howell, Hauck, Frangiamore, Stanko, and Renner.

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

Guest Present:

Melissa Victor, Resident

Michael Murphy, Resident

Thomas LaLonde, Williams Architects

Frank Parisi, Williams Architects

Leon Younger, PROS Consulting

President Renner called the meeting to order at 7:01 PM.

Renner asked if there were any items from the public or staff. Melissa Victor complimented the Park District on the new playground at Hampton Park and stated it looked wonderful.

Under Direction Items, Board of Commissioners Planning Workshop, Feasibility Study, Indoor Recreation Center and/or Outdoor Aquatic Center was discussed. Jones introduced Tom LaLonde and Franko Parisi from Williams Architects and Leon Younger from PROS Consulting. He stated that they were present to discuss progress on the feasibility study project. He stated that when the 2018 Action Plan update occurred, part of that plan included an action item to bring in an outside consultant to assist the Board and the Park District in determining whether an Indoor Recreation Center or an Outdoor Aquatic Facility should be the next direction pursued by the Park District. Jones recapped several meetings of the Board and staff that have taken place with the consultants to gather data and information for the study as well as stakeholder interviews conducted.

Jones stated that the final feasibility study will be presented to the Board in early 2019. He emphasized the importance of taking a holistic view of how different pieces and parts might come together with either facility, and it may take many years for everything to come together. He stated that the goal for this evening it to continue to move toward a completed study and not focus time or discussion on preference for an Indoor Recreation Center or an Outdoor Aquatic Facility. The completed study in its final form would be the information used for discussion by the Board to make a decision on this choice. Jones introduced Thomas LaLonde.

Lalonde stated a rather extensive process has occurred including review of the 2016 Comprehensive Master Plan Update, stakeholder meetings, and meetings with staff/Board. In addition to the new

facilities being discussed, an analysis of existing Park District facilities is also being worked upon to identify what could be done in the future with them.

Younger provided an update on the market analysis, and explained that when looking at the surrounding market, he focused on facilities that were within a 15-30 minute drive time. Initially, the focus was on a 15 minute drive time, however there were not enough facilities within that range to provide quality comparison data. He explained that within the study area, there were 22 Indoor Recreation Centers and 26 aquatic facilities. Of those, 27% of the recreation and fitness centers were within a 15 minute drive time. Younger stated that after he spoke with stakeholders he discovered that most of the people are willing drivers outside the 15 minute window to reach a facility if it is the type of facility they desire.

Younger explained that when a new facility is built it is important to look at price points and who the target market is for surrounding facilities in the area. The Park District should also consider offerings that are not available at other facilities in the area. Hours of operation is also important to consider. He showed the Board a comparison of fitness center rates between the Park District and neighboring facilities. Younger provided comparison data for each item and stated that these comparisons will be included in the final version of the study.

LaLonde presented concept ideas for an Outdoor Aquatic Center to show how they might fit within Cary-Grove Park.

LaLonde went over various features that could be present in the aquatic facility such as a fully accessible ramp as well as steps going into the pool, different water features, zero depth, drop slides, lily pad walk on the water, and flume slides. Additionally he discussed flat water to be used by swim team and lap swim participants. Howell asked if amenities of this type and size could be supported by Cary, and LaLonde stated yes, this was considered.

Parisi presented concept ideas for an Indoor Recreation Center and what it might include. Amenities presented included a gymnasium with two full length basketball courts, childcare, concession, administration space, fitness, gathering spaces and multi-purpose rooms. The total square foot of the concept presented was approximately 45,000 square feet. He reviewed what various courts could look like such as size, quantity, and hard surface. Parisi showed an example of turf rather than hard court space. Examples of running/walking tracks were shown.

LaLonde then reviewed what could be done with the existing Community Center space including a remodel of the current pool and if the existing pool was moved to Cary-Grove Park. He showed what a new pool would look like in the same basic footprint as the existing pool.

Parisi reviewed what would occur if the existing pool went away at the current Community Center. Existing programs at the Senior Center and Preschool were reviewed, and options to move these programs to the Community Center were presented. Another option to place a large indoor space where the pool currently sits was also presented. This could be gymnasium or turf space. Stanko asked if turf or hard court, is more heavily utilized than the other and which would require more parking. Parisi stated that when considering them, they should be considered equal in terms of use and impacts on things like parking.

Howell asked if the turf could still be programmed in the summer since people could participate in sports like soccer outside. Younger explained various other uses that could be run in that space during the summer, and when talking to members of the community, the flexibility of a turf space was important.

Frangiamore explained that a priority for him is addressing the need for senior and preschool space. He felt it would be a challenge to build upon the existing Community Center site, but believes it would be a good option to move the seniors and preschool program to that space if another facility were to open at Cary-Grove Park. He likes the Indoor Recreation Center options and would prefer gymnasium space over turf since he felt there are more programming options available. He would like to see the aquatic facility at Cary-Grove Park rather than renovated at the Community Center since there is more space there to build what is needed and appropriate.

Hauck stated she would also like to see the aquatic facility built at Cary-Grove Park (rather than renovating existing pool). She explained that if you built a big enough aquatic facility outside groups and summer camps could come utilize the space for their programs and it could help support the cost of operating the pool. For the Indoor Recreation Center, she would like to see a combined use of gymnasium and turf space, but would prefer courts over turf if combining wasn't an option. She then explained whatever is done, there needs to be enough space around the gymnasium or turf so parents can comfortably view the activities taking place there.

Stanko explained he would build an aquatic center at Cary-Grove Park since it is no longer practical to keep it at the current location. He is in agreement with the other Commissioners that the seniors and preschool should be separate from an Indoor Recreation Center. He would like to see courts over turf due to the flexibility of programming a hard surface and the ability to add turf in the future. He would support phasing various elements into either the aquatic facility or Indoor Recreation Center to help alleviate the initial cost of the build.

Howell said he would like to avoid duplicate interests at different facilities, such as having multi-purpose rooms at the existing Community Center and new Indoor Recreation Facility. He understands why hard court over turf might be preferred for its flexibility in usage, however, the community is asking for turf and that is important to recognize. He likes the idea of having seniors and preschool together at one location.

Renner said he does like the thought of repurposing the Community Center for the seniors and preschool program. He was impressed with all the various concepts shown. He would support turf over gymnasium space since that is what the community wants, and there is already other options for gymnasium space in Cary; however, he would want to know that it can be programmed before it was done.

Parisi summarized the feedback from the Commissioners as follows: 1) new aquatic facility located at Cary-Grove Park (rather than remodel of existing facility) 2) indoor recreation center at Cary-Grove Park that allows for 2-3 gymnasium courts space or turf area the preference yet to be determined 3) move seniors and preschool to the existing community center location.

LaLonde thanked the Commissioners for their feedback. He stated the next step would be to return again to the Board in January for a final time prior to the anticipated presentation of the final study in early spring time.

Hauck asked if selling the Current Community center is an option. LaLonde explained it is always an option, but that is something for the Board to discuss and decide at a future point and is not a part of this study.

Frangiamore moved to adjourn the meeting; second by Stanko.

Voice vote: All voting yes. Motion carried.

Meeting adjourned at 8:40PM.

Daniel C. Jones, Secretary
Park District Board of Commissioners