

**MINUTES OF MEETING**

**PROJECT:** Cary Park District Recreation & Aquatic Feasibility Study

**PROJECT NO.:** 2018-046

**DATE / TIME / PLACE:** 31 August 2018 /9:45am / Cary Park District

**PRESENT:** Dan Jones / Cary Park District (CPD)  
Sara Kelly / CPD  
Vicki Krueger/ CPD  
Paul Rogus / CPD  
David Raica / CPD  
Katie Tarosas / CPD  
Tom Lalonde / Williams Architects  
Leon Younger / Pros Consulting  
Frank Parisi / Williams Architects

**COPIES TO:** Erica Hall / CPD  
Liz Gilroy / CPD

**PREPARED BY:** Frank Parisi

**DATE PREPARED:** 21 September 2018

**NOTE:** These minutes shall be considered an accurate account of the above meeting unless corrections or additions are communicated to Williams Architects within ten (10) days of the date prepared.

Items Discussed:	Action By:
1. Team conducted tours of the Senior Center, Preschool, Community Pool and Community Center.	
2. Team Review Overall Project Meeting Matrix establishing the following meeting dates and times. WA to updated the matrix accordingly. 13 September 2018 – Staff / Board Interview as stakeholder. 22 October 2018 – Program Identification 6 November 2018- Conceptual Review 13 December 2018 – Board Presentation.	WA
3. Team reviewed Market Analysis and Comprehensive Study identifying needs in the community. Additional data was requested including Core Programs, Policies and Procedures.	CPD
4. The drive time for the market analysis will be reduced from 30 Minutes to 15 Minutes.	
5. Team reviewed the stakeholder list. Interview scheduled for the following week.	



Refinements to the list of questions was discussed. Refer to comment provided.

6. A statistically valid survey was conducted in July 2016. Data is valid for a 3 to 3 ½ year time span.
7. Dollars are available for an outdoor aquatic center.
8. District 155 may be a potential partner.
9. Space is being rented form District 26 for after school programs.
10. There are good relationships with the Village. The village has spatial needs for police and village hall.
11. A financial question may be premature to ask. A referendum process may be a challenge.
12. Questions for the Board and Staff will be forward prior to our meeting on 13 September. PROS / WA
13. CPD to prepare a cover memo identifying the outcome of the Board Interview. CPD

End of Minutes of Meeting

G:\2018\2018-046 Cary PD Rec & Aquatic Feasibility Study\A. Pre-Design\_Task 10\A.01.i Meeting Minutes\Minutes\2018 09 13 Minutes of Meeting\_1.doc

---

## MINUTES OF MEETING

---

**PROJECT:** Cary Park District Recreation & Aquatic Feasibility Study

**PROJECT NO.:** 2018-046

**DATE / TIME / PLACE:** 12 October 2018 / 9:30 am / CPD Offices

**PRESENT:** Dan Jones / Cary Park District (CPD)  
Sara Kelly / CPD  
Dave Raica / CPD  
Paul Rogus / CPD  
Vicki Krueger / CPD  
Katie Tarosas / CPD  
Aaron Pickett / CPD  
Liz Gilroy / CPD  
Erica Hall / CPD  
Michael Penkava / CPD  
Leon Younger / PROS Consulting (via phone)  
Frank Parisi / Williams Architects (WA)  
Tom LaLonde / WA

**COPIES TO:** Dan Jones / CPD  
Sara Kelly / CPD  
Leon Younger / PROS  
Frank Parisi / WA

**PREPARED BY:** Tom LaLonde

**DATE PREPARED:** 03 December 2018

**NOTE:** These minutes shall be considered an accurate account of the above meeting unless corrections or additions are communicated to Williams Architects within ten (10) days of the date prepared.

### **Market Analysis** (Leon)

#### Trends

- Fitness – Aerobics – Pilates
- Swimming - There is a need for added aquatics
- Sports – Cary at national average.
- Similar Providers
  - Now includes Barrington
- Preschool – CPD to determine if you want to continue to provide

### **3 Key Options**

- Renovate on current site
  - Not much room – land locked
  - Recommend getting and appraisal on existing property
- New Pool at Cary Grove – expand existing Community Center at current site
  - Seniors, Preschool to potentially move to current Community Center site.
  - Considerations for Preschool to be located on property east of parking lot.
- New Recreation Center at Cary Grove Park
  - Renovate existing pool at current site

### **YMCA** – Biggest Competitor

- No fieldhouse – more Multi-Use

### **Highest Priorities**

- Considered current Senior Program Space
  - Also consider DLA Program
- Theater Program growing
- Dedicated Seniors going away – trend is Multi-Generational
- Seniors – largest growing segment of population
  - Need to address. Could overlap with other components

### **Next Meeting – Nov. 6**

- Draft operational plan
- Initial concepts

End of Minutes of Meeting

---

## MINUTES OF MEETING

---

**PROJECT:** Cary Park District Recreation & Aquatic Feasibility Study

**PROJECT NO.:** 2018-046

**DATE / TIME / PLACE:** 06 November 2018 / 10:00 am / Cary Park District Offices

**PRESENT:** Dan Jones / Cary Park District (CPD)  
Sara Kelly / CPD  
Dave Raica / CPD  
Paul Rogus / CPD  
Vicki Krueger / CPD  
Katie Tarosas / CPD  
Aaron Pickett / CPD  
Liz Gilroy / CPD  
Erica Hall / CPD  
Michael Penkava / CPD  
Leon Younger / PROS Consulting (via phone)  
Frank Parisi / Williams Architects (WA)  
Tom LaLonde / WA

**COPIES TO:** Dan Jones / CPD  
Sara Kelly / CPD  
Leon Younger / PROS  
Frank Parisi / WA

**PREPARED BY:** Tom LaLonde

**DATE PREPARED:** 03 December 2018

**NOTE:** These minutes shall be considered an accurate account of the above meeting unless corrections or additions are communicated to Williams Architects within ten (10) days of the date prepared.

### Existing Site

- Bather Load -  $\pm 600-700$  / New -  $\pm 1,500$
- Turf – Compare size to Falcon & Woodridge

### **Check Parking** – Confirm capacity at existing Community Center site

- Briargate School – conflict when events going on at both facilities.
- Village Hall Meetings can also create conflict
- Need to maintain drive access for Police

### **Preschool Option**

- Park could also be smaller gymnasium and/or program space



## **Pool Options**

### **Existing Site – Options A and B**

- Pool Systems to remain in lower level
- Maximize Deck area
- Separate entrance to pool
- Consider storage
- Provide comparison of water/deck areas
- If pool is moved – it will be a big operational change
- Prefer Option 'B' Pool (one body of water)
- Concession – doesn't make money

### **Option C – at Cary Grove Park**

#### Recreation Center

- Patio/Outdoor Gathering adjacent to Multi-Purpose
- Central Control Point important
- Fitness – glass – visibility for marketing
  - Currently 8,000 SF
- Seniors accommodated with shared spaces
- Present Option – with no Seniors or Preschool
- Pros and cons of turf vs courts
- Staff liked photos of pool amenities
  - WA to do same for Recreation Center

#### **Pool**

- Lazy river provides overall benefit/experiences
- Option 'C' will have a regional draw
  - 'A' or 'B' will not.
- Current channel beneficial especially if no lazy river

#### **General**

- Need to set up Programming work session with Leon
- Any change from CMP could create a PR concern with community.
- Need to understand capital costs
- Advise on what we want from Board
  - What do we want to accomplish tonight?
- Sale of current property should be considered
- Define Pros & cons of options

#### **Proformas (PROS)**

- Program revenue not membership
- Option C – Developed as combined Pool and Recreation Center
  - Need to consider stand alone
  - Better performance based on multi-functional facility
- Outdoor Pool Revenues – How calculated?
  - Combination of Cary and market control
- WA to forward copy of PowerPoint
- Define assumptions
  - Provide more detail in narrative form
- Need to refine program
  - Narrow down to preferred

Next meeting 30 November at 9:30am at Cary Park District Offices.

End of Minutes of Meeting

G:\2018\2018-046 Cary PD Rec & Aquatic Feasibility Study\A. Pre-Design\_Task 10\A.01.i Meeting Minutes\Minutes\2018 11 06 Minutes of Meeting.doc

---

## MINUTES OF MEETING

---

**PROJECT:** Cary Park District Recreation & Aquatic Feasibility Study

**PROJECT NO.:** 2018-046

**DATE / TIME / PLACE:** 30 November 2018 / 9:30 am / Cary Park District Offices

**PRESENT:** Sara Kelly / Cary Park District (CPD)  
Erica Hall / CPD  
Paul Rogus / CPD  
Aaron Pickett / CPD  
Vicki Krueger / CPD  
Becky Golyzniak / CPD  
Liz Gilroy / CPD  
Katie Tarosas / CPD  
Dave Racia / CPD (10:30)  
Leon Younger / PROS Consulting (via phone)  
Frank Parisi / Williams Architects (WA)  
Tom LaLonde / WA

**COPIES TO:** Dan Jones / CPD  
Sara Kelly / CPD  
Leon Younger / PROS  
Frank Parisi / WA

**PREPARED BY:** Tom LaLonde

**DATE PREPARED:** 03 December 2018

**NOTE:** These minutes shall be considered an accurate account of the above meeting unless corrections or additions are communicated to Williams Architects within ten (10) days of the date prepared.

### Aquatics

#### **Existing Site – Option ‘A’**

- Add Climbing Wall
- Consider step or ramp into deep water
- Show existing access from deck to basement pool mechanical
- CPD noted headroom is tight in basement

#### **New Site – Option ‘B’**

- Like separate Tot Pool and/or Spray Pad
- Project can be easily phased – separate out Lazy River and Spray pad
- Potential to add more slides
- Confirm Bather Loads

## **Recreation Center**

### **Existing Site**

- Parking Analysis
  - Swim meets – parking extends into neighborhood
  - People will use school parking in summer
- Consider Option 'A' program space where playground is shown
- Potential north entry to gym
- Preschool Option – Option 'B'
  - Like Seniors and Preschool together
  - Consider moving playground to allow access to park
  - Consider adding toilets for park users
  - Consider adding a larger program room
  - Potential to add active rec. (one court gym)
  - Consider expanded staff space to meet current need

### **New Site – Option 'C'**

- Staff liked photos of comparables
- Confirm/compare Falcon turf size
- Visit Randal Oaks Facility

**Cost Estimates** – Currently contingencies included. No escalation

### **Pools**

#### **Option 'A' (Existing Site)**

- Add renovation of locker rooms
- Consider enhanced parking
- May require detention

#### **Option 'B' Pool (Cary Grove Site)**

- No incoming utilities included
- No parking included (in Rec Center costs)
- WA to include overall plan with updated facilities
- Consider stand alone (without Rec Center)

## **Recreation Center**

- WA to review Cary Grove Park Master Plan for earthwork due to site topography
- WA to develop estimates with separate cost components
- Develop base building cost (2 courts and no Preschool)
- 3<sup>rd</sup> court and turf options
- Potentially receive Lamp input on costs
- Estimates need to include incoming utilities
- Separate cost to add indoor turf

## **General**

- Look into Partnerships
- Discuss Referendum experience
- 17 January 2019 Board Meeting for final Board presentation.
- CPD budgets in March and April and therefore would like report completed in February 2019

End of Minutes of Meeting

G:\2018\2018-046 Cary PD Rec & Aquatic Feasibility Study\A. Pre-Design\_Task 10\A.01.i Meeting Minutes\Minutes\2018 11 30 Minutes of Meeting.doc



---

## MINUTES OF MEETING

---

**PROJECT:** Cary Park District Recreation & Aquatic Feasibility Study

**PROJECT NO.:** 2018-046

**DATE / TIME / PLACE:** 13 December 2018 / 7:00 pm / Cary Park District Offices

**PRESENT:** Park District Board Members  
Key Park District Staff  
Leon Younger / PROS Consulting  
Frank Parisi / Williams Architects (WA)  
Tom LaLonde / WA

**COPIES TO:** Dan Jones / CPD  
Sara Kelly / CPD  
Leon Younger / PROS  
Frank Parisi / WA

**PREPARED BY:** Tom LaLonde

**DATE PREPARED:** 2 January 2019

**NOTE:** These minutes shall be considered an accurate account of the above meeting unless corrections or additions are communicated to Williams Architects within ten (10) days of the date prepared.

### ITEMS DISCUSSED:

Williams Architects and PROS Consulting presented updates to the marking plan and conceptual plans for Board input. Following are the comments received:

Keith -

- Repurpose pool – doesn't achieve goal.
- Need to address seniors / preschool.
- Wants cost comparison seniors / preschool at existing vs. new site.
- Likes Randall Oaks Rec Ctr – need multi-purpose space.
- Turf vs. Gymnasium – turf not as versatile.
- Pool should be at Cary Grove – need more space than is available at current location.

Erin –

- Pool at current location is too crowded – parking issues.
- Cary Grove Park is a better option – need to provide space for camps.
- Rec Ctr – likes turf and court combo.
- Likes preschool and green at current site.
  - Any more development would be too much

Phil –

- Very pleased with options being presented.
- Likes consideration for repurposing current site.
- Pool at existing site not practical with growing community.
  - Pool needs to go at Cary Grove
- Like preschool and seniors at current site.
  - Easier to keep secure
- Prefers b-ball courts over turf – larger demand.
- Create long term plan for Cary Grove Park – potential to phase in turf.
- Buffalo Grove as example has “Indoor Golf”.
- Cary Grove Park is at the center of the Community – can design for traffic and parking.
- Consider moving food service to more central location.
  - To allow better viewing of courts

Josh –

- Don't want to duplicate amenities / spaces at 2 locations.
- Likes hard courts. However, some stakeholders asked for turf.
- Likes preschool / seniors at current site.

Mike –

- Likes preschool / seniors at current site.
- Too much traffic for neighborhood to expand recreational use at existing Community Center.
- Likes aquatics at Cary Grove Park.
- Consider turf over courts – already have gym space at schools – must be able to program turf.

### Conclusions

Aquatics – move to Cary Grove Park.

Rec should also be at Cary Grove.

Preschool and seniors at existing site.

Consider 2 courts vs. Turf (size of 3 courts).

Green space – show developed, possibly ornamental garden.

End of Minutes of Meeting