



**LISLE PARK DISTRICT
JOURNAL OF PROCEEDINGS
REGULAR MEETING
Thursday, November 6, 2025
6:00 p.m.**

I. CALL TO ORDER AND ROLL CALL

President Altpeter called the meeting to order at 6:01 p.m.

Director Garvy Called Roll:

Commissioners Present In-Person:

Wessel
Nadeau
Pereira
Altpeter

Commissioners Absent:

Tapella

Staff Present Included:

Director of Parks & Recreation Garvy
Superintendent of Finance, IT & Golf Operations Silver
Superintendent of Recreation & Marketing Pratscher

II. PLEDGE OF ALLEGIANCE

President Altpeter led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

None

IV. PRESENTATIONS

Indoor Recreation Space Feasibility Study Final Presentation by PROS Consulting.
Superintendent Pratscher summarized the process to date and introduced Mr. Leon Younger and Mr. Philip Parnin from PROS Consulting.

Mr. Parnin provided a process overview that included the number of Lisle Park District residents and stakeholders who participated in the project through surveys, focus groups, and website visits. He summarized the survey findings and reported the most sought after programs include adult fitness & wellness programs, aquatics, pickleball lessons, leagues and open play, water fitness programs and adult sport programs. Likewise, he reported the facilities most sought after include an indoor running/walking track, indoor program pool, weight room/cardiovascular equipment area, lap lanes for exercise swimming, multipurpose courts, aerobics/fitness/martial arts/dance space, and warm water program area. He reported key takeaways from the survey include that 84% of households are very supportive to somewhat supportive of new indoor recreation spaces while only 7% are not supportive or not at all supportive, with 10% being neutral. He also reported that 74% of households travel between 5 and 15 minutes to use recreation facilities, 65% anticipate using the spaces they prefer on a weekly basis, and 59% spend \$51 - \$200 a month on recreation services outside of Lisle Park District.

He explained the building program that was identified based on these results and reported a new facility would be between 37,500 SF and 52,650 SF with a range in cost between \$27,187,500 and \$43,436,250. He explained why aquatics is not included, reporting that there are other facilities in the area, but also that there are substantial capital costs to include a pool or pools,

there are substantial operating costs, noting that since 2020, there has been a 50.2% increase in operating costs, and that there are substantial lifecycle costs when major facility components eventually fail, like filters, motors, etc. He said not including aquatics will enable the district to provide more of what the community wants.

Mr. Parnin provided some operational assumptions, including the facility would be open approximately 96.5 hours a week. He reported a new facility will necessitate new staff, with one of the district's current staff serving as the facility manager, and emphasized the need to prioritize the customer service experience like the district has elsewhere. He summarized various facility funding sources including sponsorships, naming rights, partnerships, donations, user fees, and more.

Mr. Parnin summarized the five-year proforma reporting that in year one, the district can be at 101% cost recovery, and that includes conservative assumptions. He explained that their projected membership figures were calculated based on national averages and they used the most conservative figures. He presented other assumptions including ongoing maintenance costs for various facility components.

Mr. Younger concluded by reporting there is very strong support for new indoor recreation spaces, the facility spaces meet the program needs identified in the survey results, less indoor aquatic due to the high cost in building and operating it, that developing the facility is within the district's financial abilities if approved by the voters, the additional revenue from the new facility will offset the operational costs with no additional dollars from the taxpayers, and the facility will be able to serve all age groups and all core programs needed when developed.

Commissioner Wessel asked if this presentation will be online, to which Superintendent Pratscher reported it would be within the next couple days. Director Garvy said the final written report will also be online, and that at the park board's meeting next week, staff will be recommending the board adopt the study, like it did the Strategic Master Plan.

President Altpeter said she is concerned with relying on naming rights revenue and thought it would be problematic at best. Director Garvy asked Mr. Parnin if any revenue related to naming rights or other alternative sources are included in the proforma. Mr. Parnin said they are not included, and said that if there are any recommended changes to let him know and they will do so. He also said they will be able to update the proforma moving forward, too. Mr. Younger agreed, and said those other possible sources of revenue are just options to consider.

Director Garvy said the board adopting the study will serve as a green light to keep this process and project moving forward, which includes working with Williams Architects and Beyond Your Base to keep the momentum.

Commissioner Periera asked for the assumptions in the report relative to location and upgrades of existing facilities. Mr. Parnin said yes, and referenced the existing Community Center property to save costs, as well as updates to the existing Recreation Center to help contain costs as well. He explained the district would continue to rely on the Recreation Center to deliver the programs we are used to providing.

Director Garvy thanked the board for authorizing this work, and he commended PROS Consulting on the thoroughness of the study and said staff is confident with what has been provided.

V. ADJOURN OPEN MEETING

Commissioner Wessel to adjourn the meeting. Commissioner Nadeau seconded and the motion passed unanimously by voice vote at 6:52 pm.