



Indoor Recreation Space Feasibility Study Findings Presentation

Park Commissioners – August 21, 2025

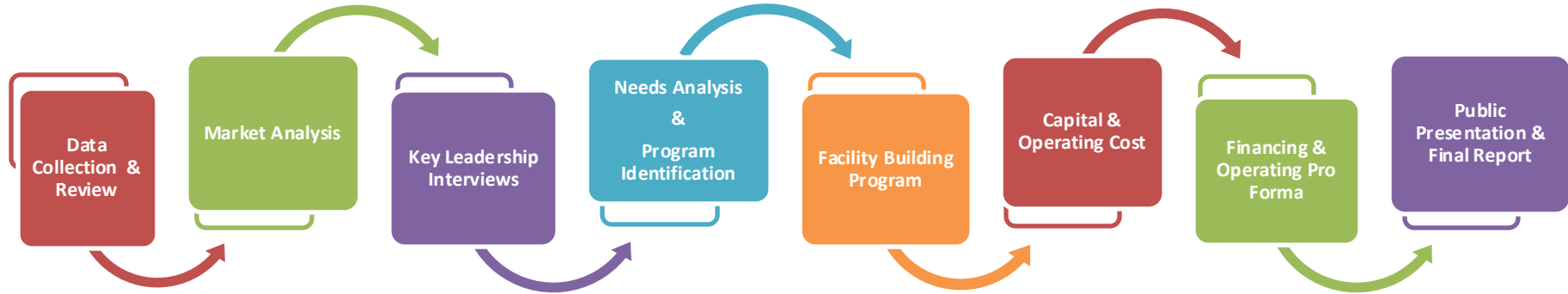


Presentation Agenda



- Process
- Market Analysis
- Existing Facility Use
- Public Engagement
- Survey Results
- Priority Matrices
- Facility Program
- Next Steps

PROCESS OVERVIEW



2024 Demographic Snapshot



Population

30,859

Annual growth rate
-0.33%

Total households

13,698



AGE

Median age

39.9

Largest age segment
35-54

Most dramatic growth
65-74+



RACE & ETHNICITY

White alone **69%**

Asian alone **14%**

Two or more races **7%**

Hispanic / Latino **9%**



INCOME

Median household income **\$100,584**

Per capita income **\$62,946**

Increased median household income and per capita by 2039

Source: ESRI, 2024 data

Market Analysis

POTENTIAL IMPLICATIONS FOR THE LISLE PARK DISTRICT



Youth Programs and Facilities

- Increase in the youth population
- Need for age-appropriate program design and amenities



Senior-Oriented Services

- Rising number of older adults
- Demand for adapted recreational spaces and services

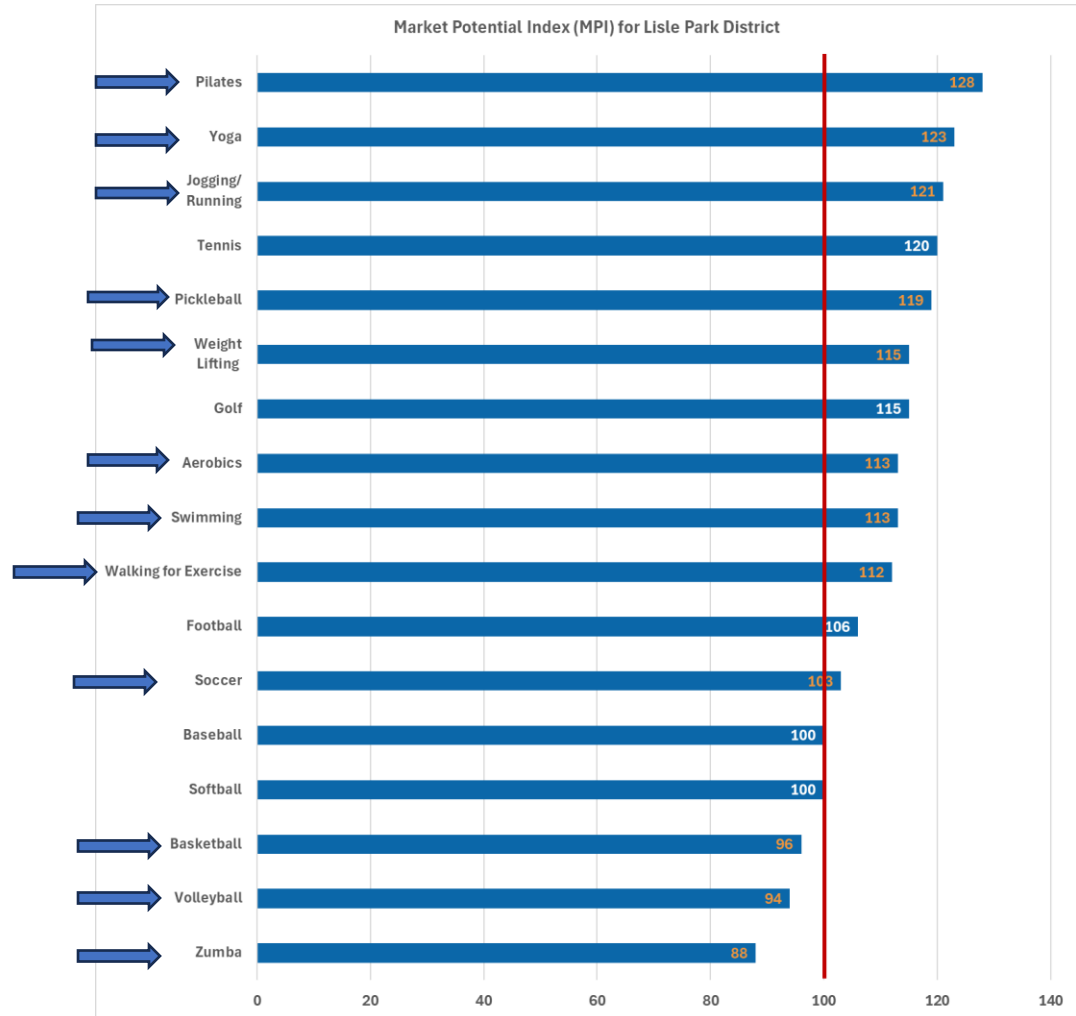


Equity and Accessibility

- Need for inclusive facilities and services
- Importance of equitable resource distribution

Recreation Trends

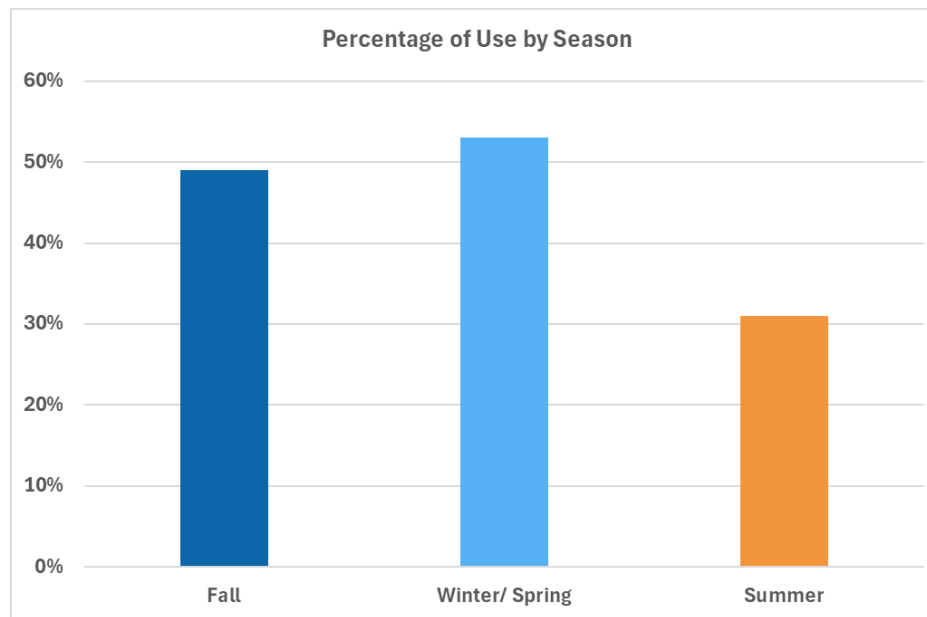
71% of the Sports/ Fitness MPI can be offered in the spaces identified by the public as a priority.



Existing Recreation Center Facility Use

FACILITY SPACE CONSTRAINTS

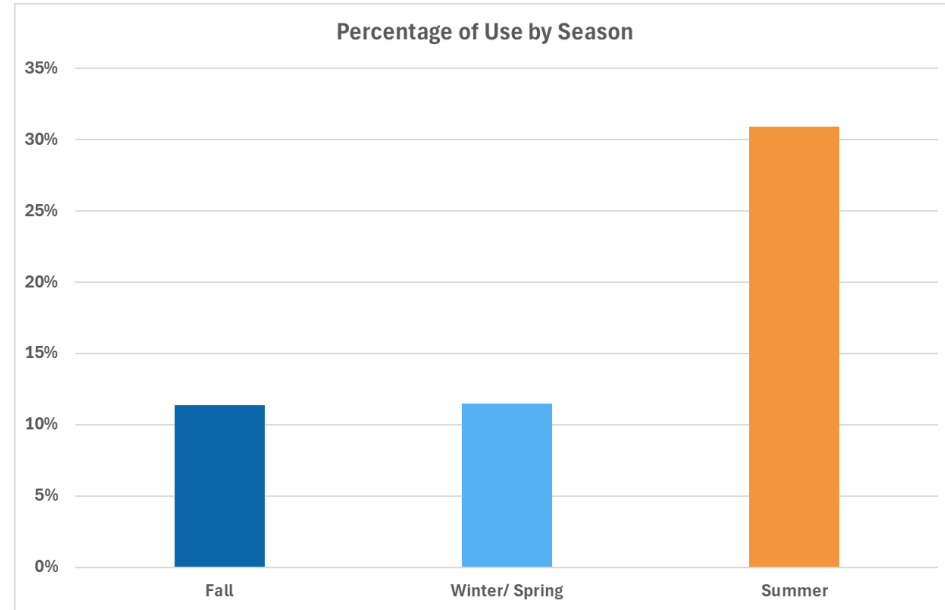
- ***Dedicated Space(s)***
 - Preschool
- ***Semi-dedicated Space(s)***
 - Senior Center
- ***Ineffective Space(s)***
 - Athletic Space
 - Motor Room



Existing Community Center Facility Use

FACILITY SPACE CONSTRAINTS

- *Open for programs only*
- *Dedicated Space(s)*
 - Facility Maintenance
- *Ineffective Space(s)*



1,500+

Participants

1,196

Homepage
Visits



**Lisle Park District:
Indoor Recreation
Space Feasibility
Study**

Project website for the Lisle Park District's
2025 Indoor Recreation Space Feasibility
Study.



478

Online Survey
Responses

416

Statistically – Valid
Survey Responses

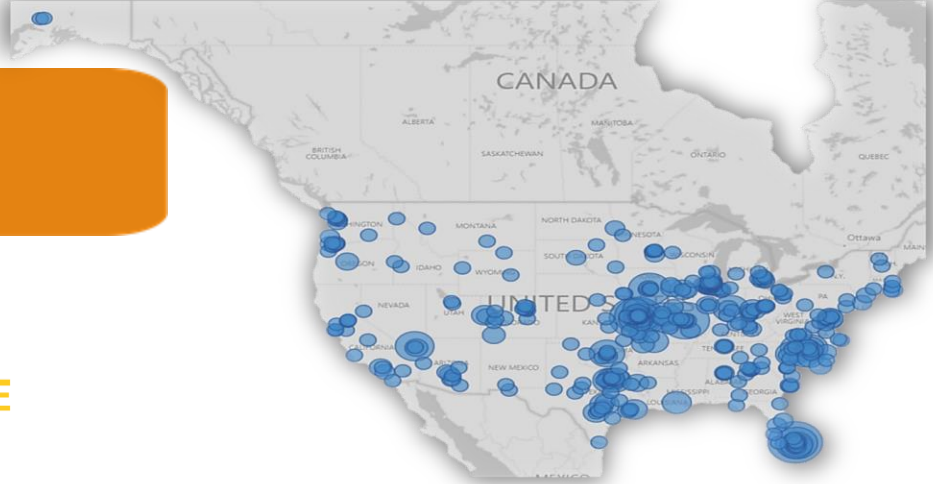
32

Focus Groups &
Interview Participants

Emerging Themes

- High demand for gymnasium space, indoor walking track, fitness rooms, and a multi-use space
- Strong desire for multi-generational use, including spaces for seniors, youth, and families.
- Consistent desire for an indoor swimming pool, along with concerns about cost to build and operate.
- Some requests for fine arts, indoor playgrounds, and teen space.

Survey Results



To gather objective feedback that will be used to assess indoor recreation spaces and understand community sentiment for additional amenities



To assist in the District in allocating resident tax investments in a manner that reflects the recreational values and needs of the community



To develop priorities for investment based on our Priority Investment Ratings Analysis

Survey Methodology

Survey Description

- Four-page survey

Method of Administration

- By mail and online to a random sample of households in the District

Sample Size

- **Goal:** 350 completed surveys
- **Actual:** 416 completed surveys

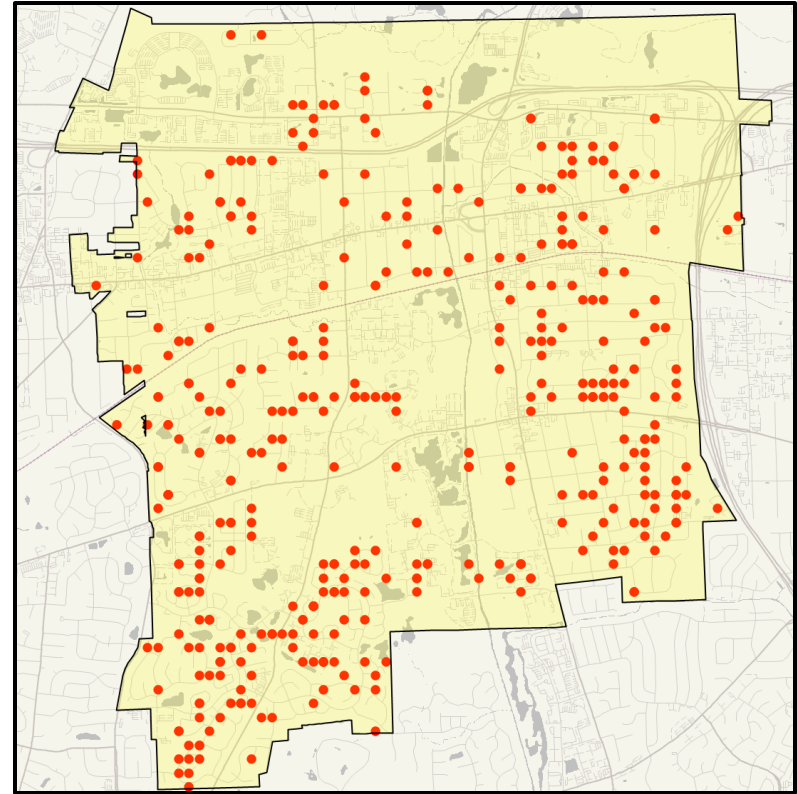
Margin of Error

- +/- 4.8% at the 95% level of confidence

Responses
exceeded
the goal by
almost
19%

Location of Respondents

- The map to the right shows the approximate location of each survey respondent to the 2025 Lisle Park District New Indoor Recreation Space Questionnaire



What to know

- 68% of respondents have utilized indoor recreation, sports, fitness or meeting spaces somewhere in the past 12 months
 - *Private clubs (32%) and other districts (28%) are the most used indoor facilities followed by the Lisle Recreation Center at (23%)*
- Respondents understand the value of recreation centers and quality of life facilities as they relate to strengthening community and increasing property values respectively
- In a typical year, 58% of respondents are most likely to spend \$51-\$200/month outside the District on recreation services

Indoor Recreation Spaces - Priorities for Programs and Amenities

Programs

Adult fitness & wellness programs
Aquatics
Pickleball lessons, leagues, open play
Water fitness programs
Adult sports programs

Amenities

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
Warm water program area



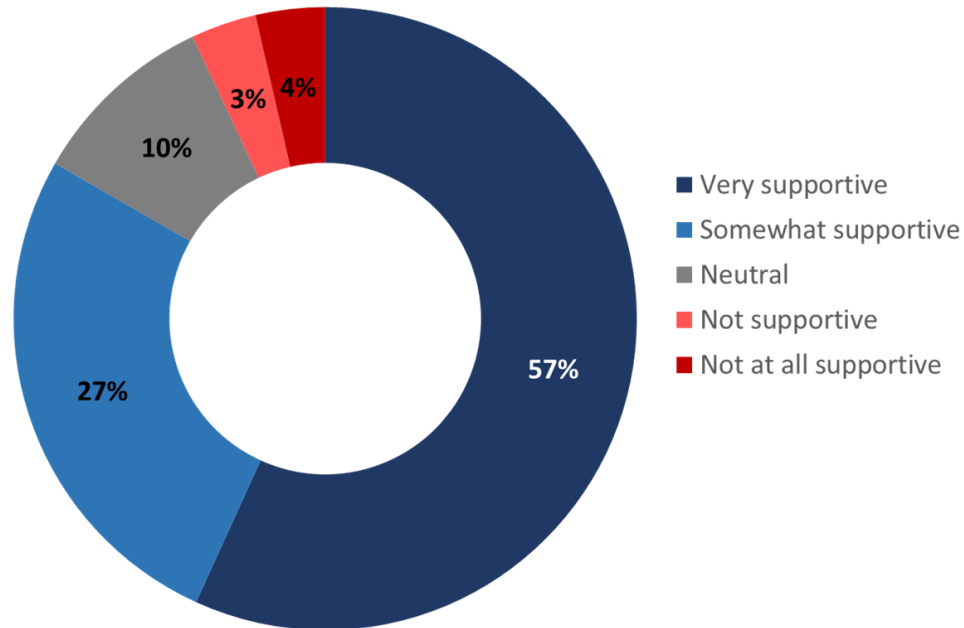
Usage & Perceptions



Overall, support is very high, and a majority (68%) already use indoor facilities

Q2. How supportive are you of the District developing new indoor recreation spaces, if it included the amenities and programs you and the members of your household would use the most?

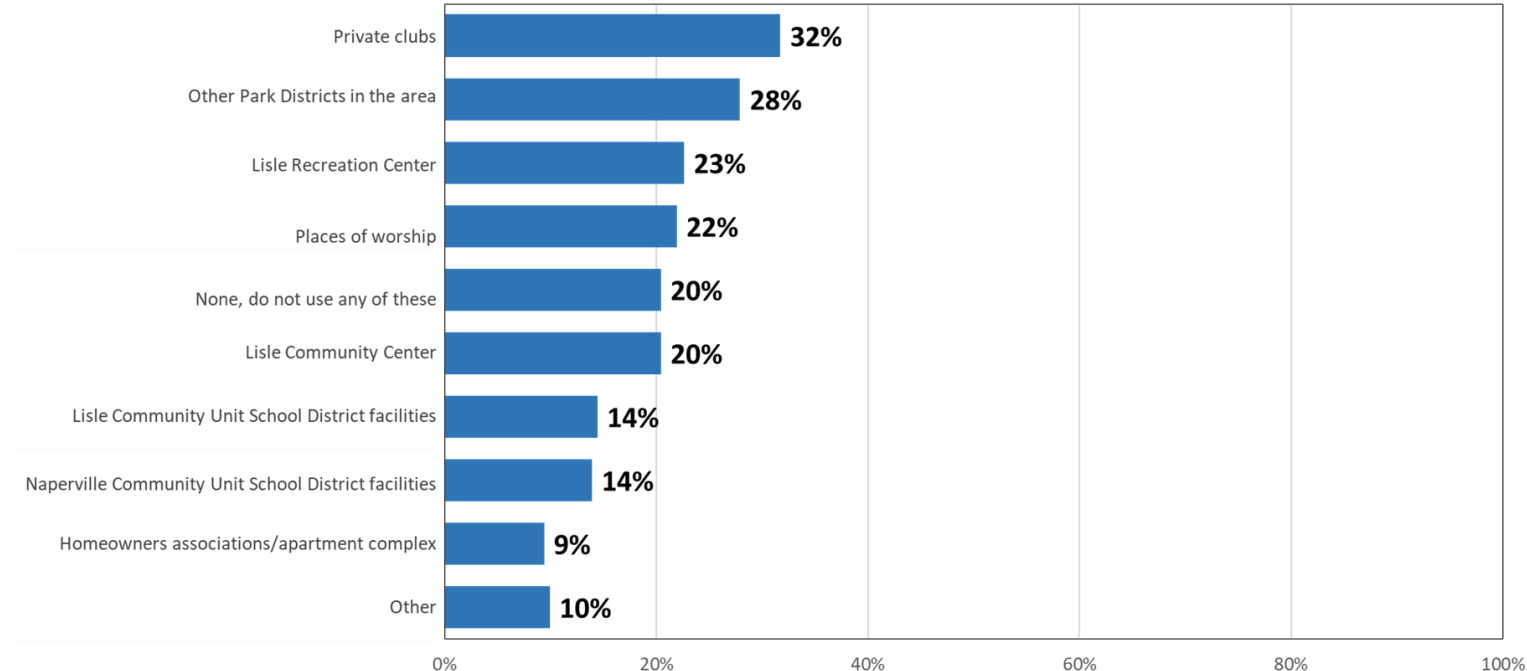
by percentage of respondents (excluding "not provided")



84% of households very supportive to somewhat supportive of new indoor recreation spaces

Although most respondents have used the District for indoor rec. – private clubs are used most frequently

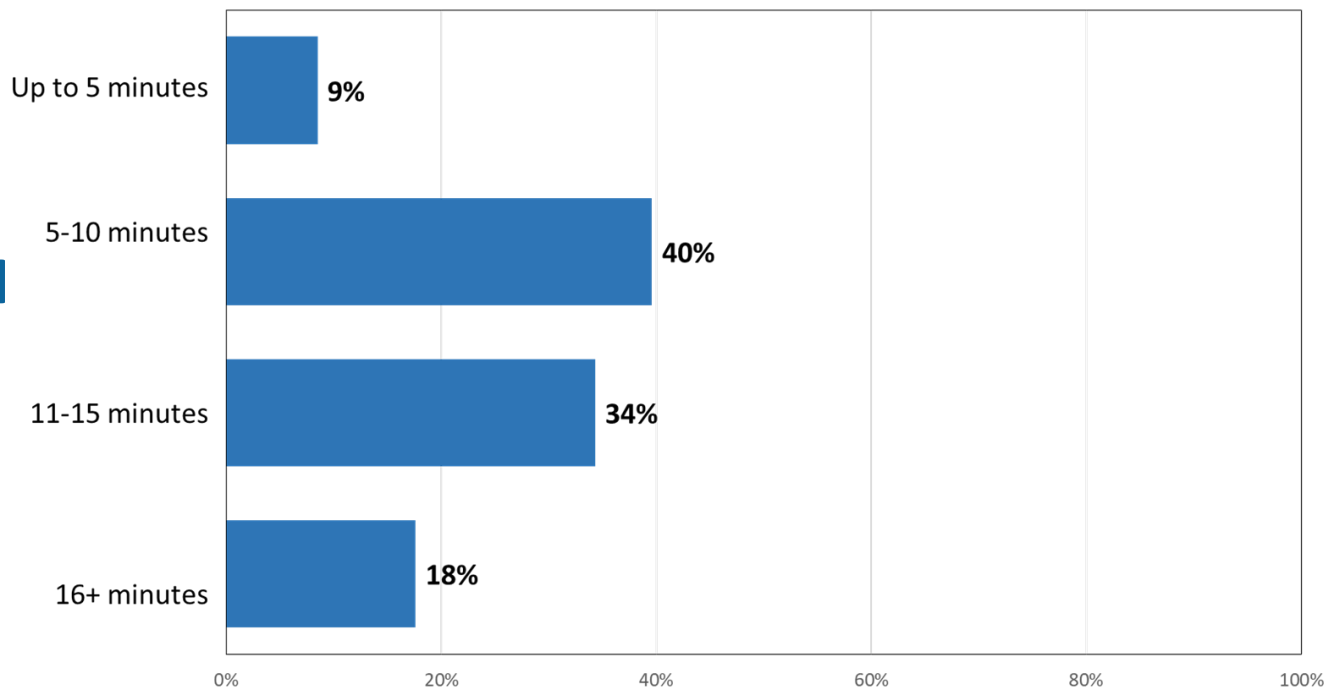
Q4. Please CHECK ALL of the indoor recreation facilities you and members of your household have used for INDOOR recreation, sports, fitness, meeting spaces, programs or other services, by percentage of respondents (multiple selections could be made)



Travel length of time for recreation

Q5. On average, what length of time do you typically travel to use indoor recreation facilities?

by percentage of respondents (excluding “not provided”)



74% of households travel between 5 to 15-minutes to use recreation facilities.

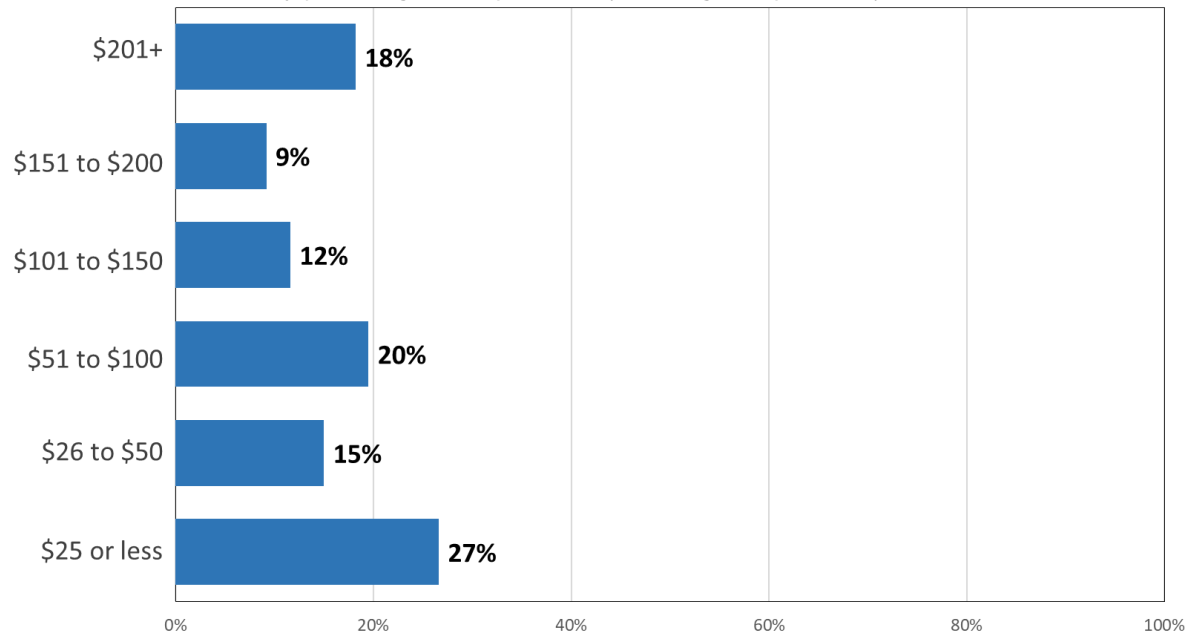


Spending outside of the District

59% of households spend \$51 - \$200+ a month on recreation services outside of Lisle Park District

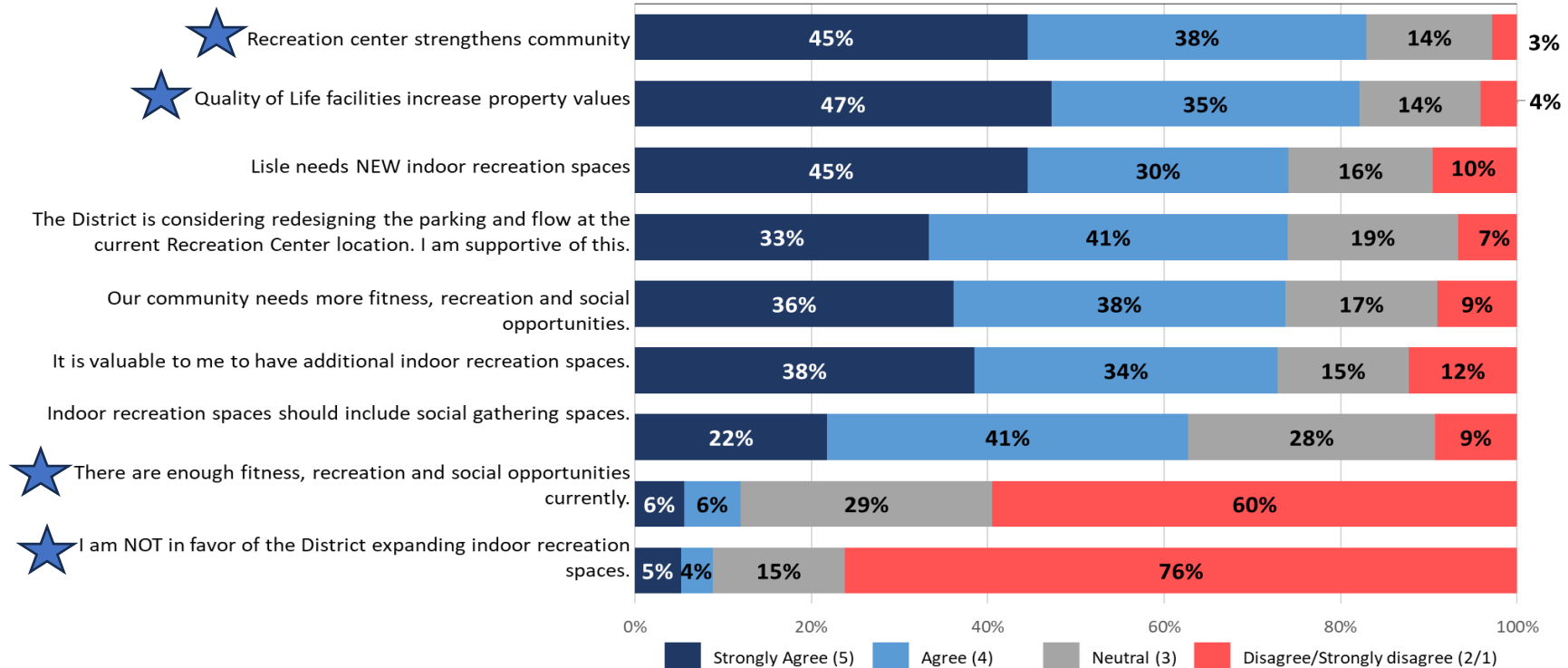
Q11. In a typical year on average, how much do you spend PER MONTH outside of the District on other recreation services that you would like to see Lisle Park District provide?

by percentage of respondents (excluding "not provided")



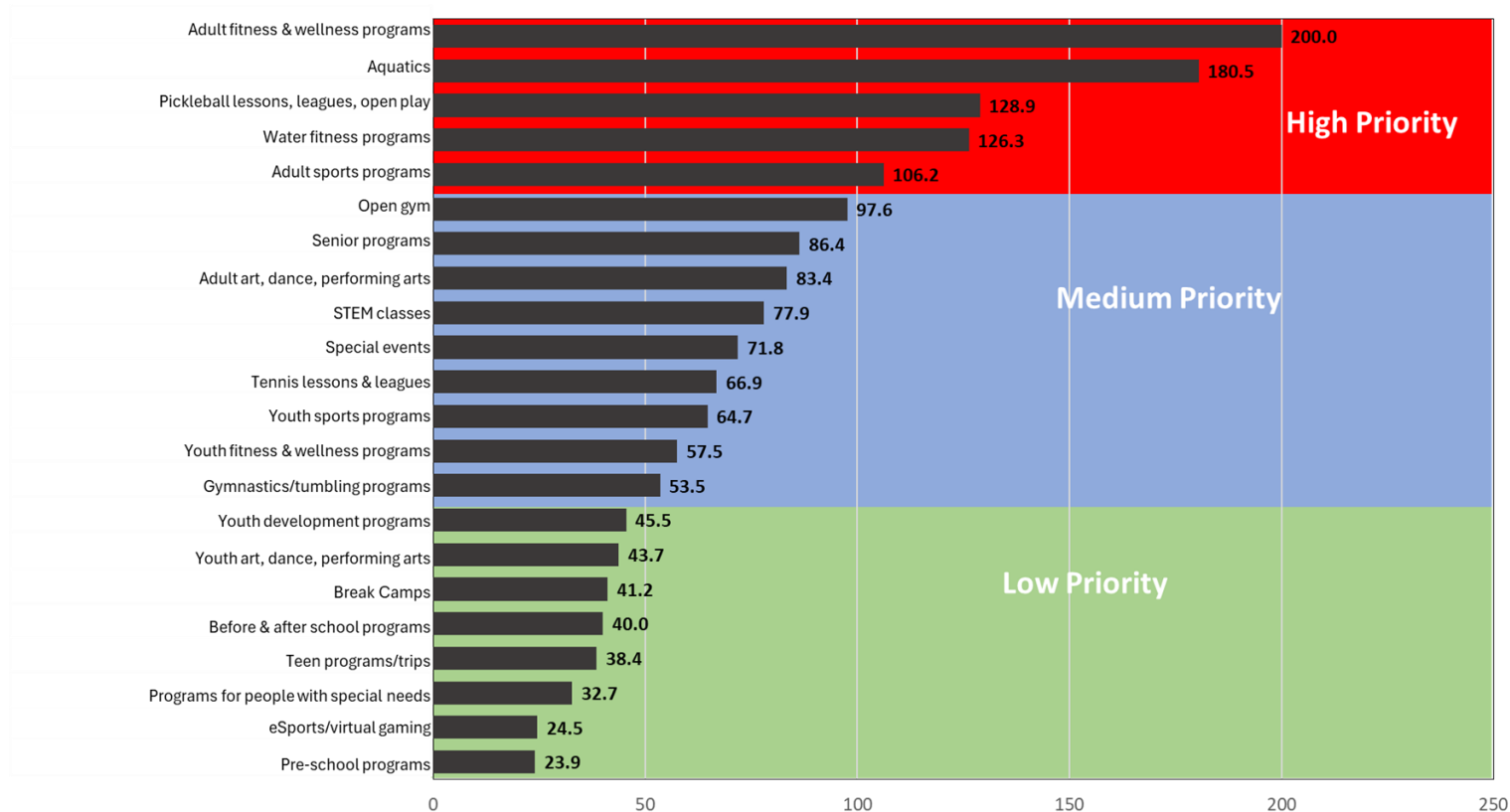
Level of agreement with statements

Q8. Please rate your level of agreement with each of the following statements.
By percentage of respondents (excluding “don’t know”)



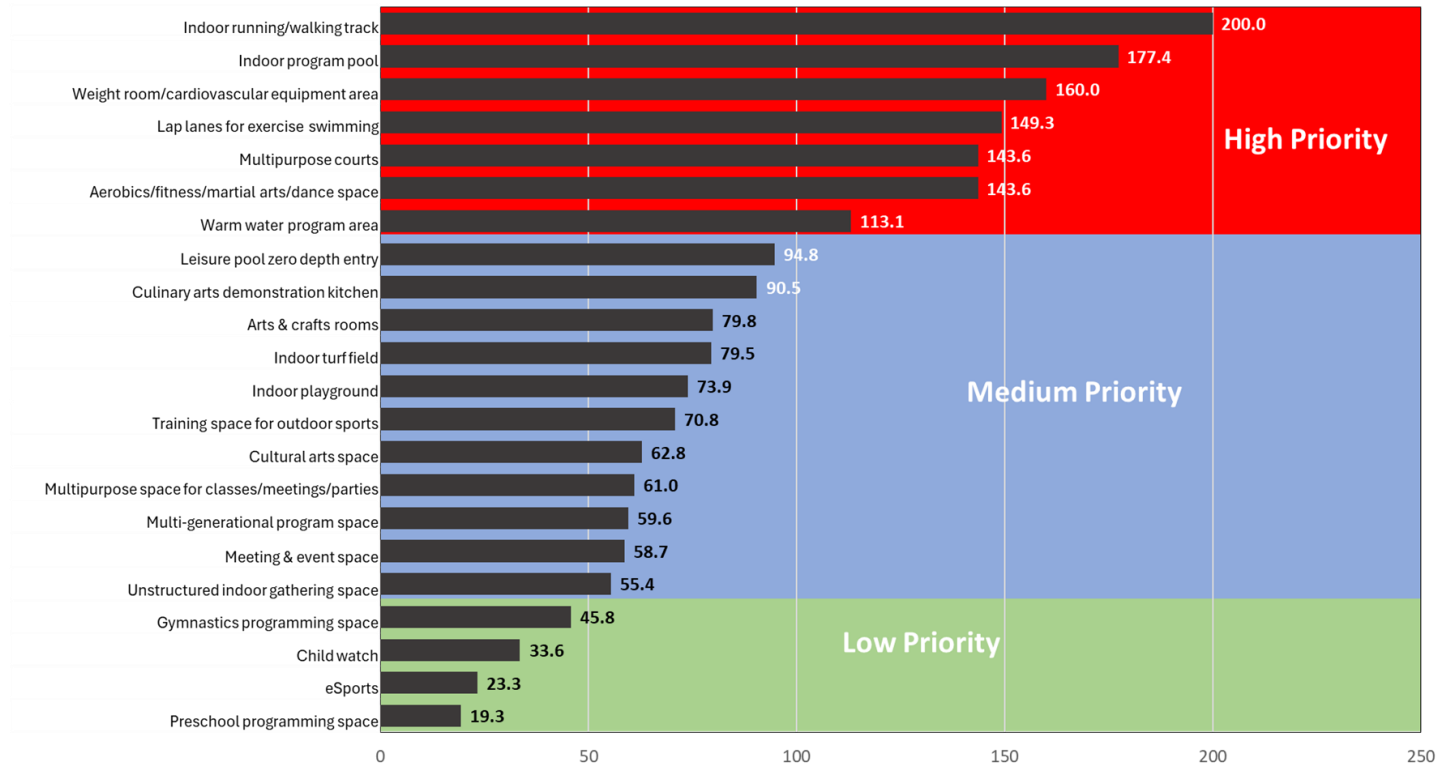
New Indoor Recreation Space - Program Priorities

Priority Investment Rating: Top Priorities for Investment for Programs In Lisle Park District



New Indoor Recreation Space – Amenity/Space Priorities

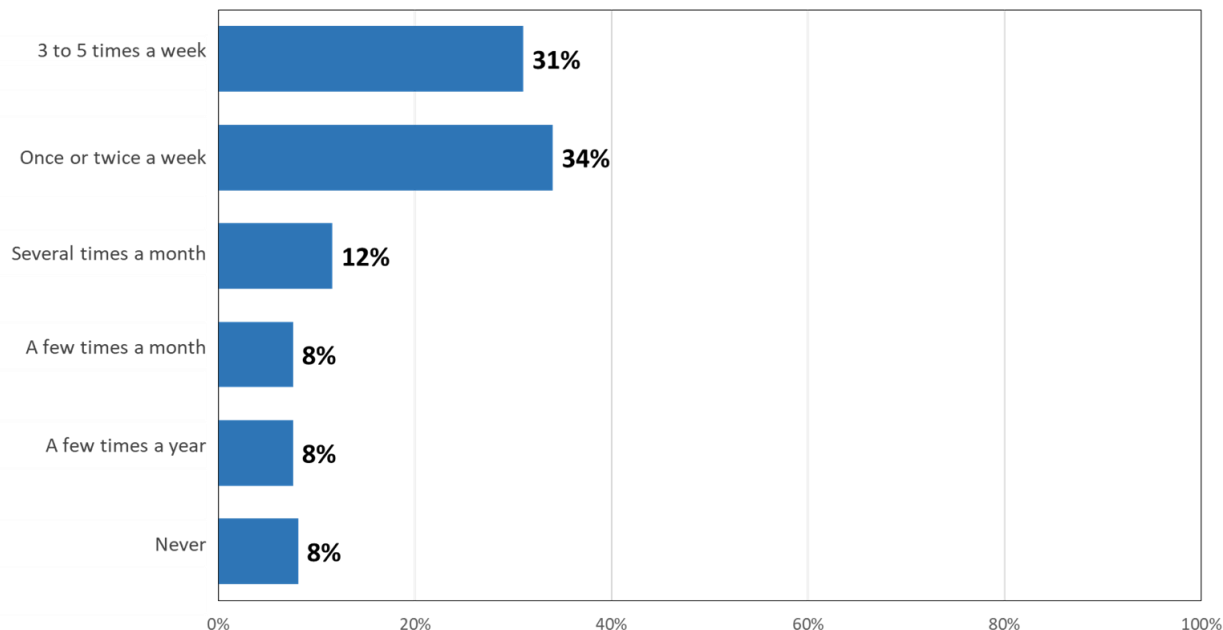
Priority Investment Rating: Top Priorities for Investment for Amenities In Lisle Park District



Use of new indoor recreation spaces that people prefer

Q12. How many times would you anticipate using new indoor recreations spaces that you prefer if developed by Lisle Park District?

by percentage of respondents (excluding "not provided")



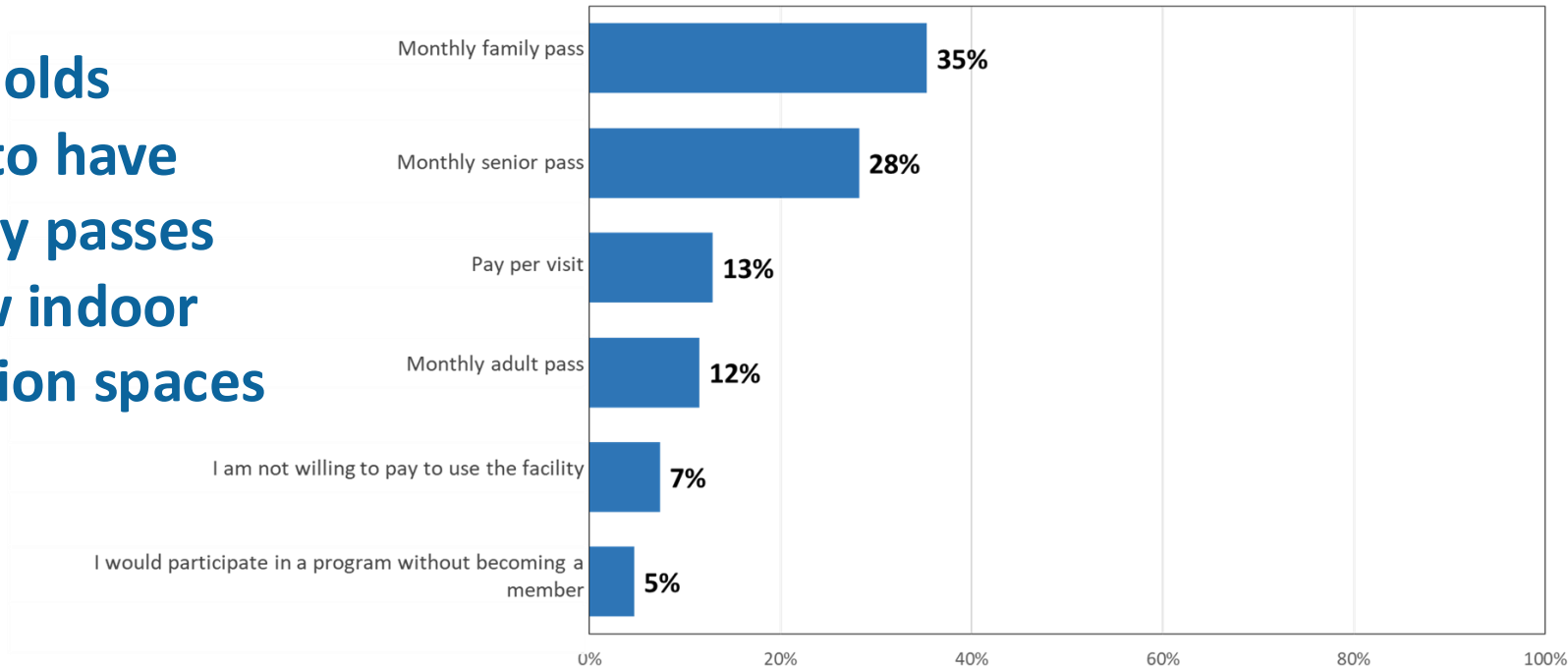
**65 % of
Responses
anticipate
using the
spaces they
prefer on a
weekly basis**

Preferred way of paying

Q13. Which ONE of the following would be your MOST PREFERRED way of paying to use new indoor recreation spaces, if it had the amenities and programs you most preferred?

by percentage of respondents (excluding "not provided")

75% of households prefer to have monthly passes for new indoor recreation spaces



Preferred way of paying

Maximum Amount Willing to Pay - Pass Type				
Pass Type	1st	2nd	3rd	4th
Monthly Family	\$50-\$74	\$75+	\$30-\$49	Less than \$30
Monthly Adult	\$20-\$34	\$34-\$49	\$50+	Less than \$20
Monthly Senior	\$20-\$34	\$15-\$19	\$35+	Less than \$15
Per Visit	\$6-\$8	\$4-\$5	\$3 or less	\$9+

Key Takeaways from Survey

- 84% of households very supportive to somewhat supportive of new indoor recreation spaces
- 74% of households travel between 5 to 15-minutes to use recreation facilities.
- 59% of households spend \$51 - \$200+ a month on recreation services outside of Lisle Park District
- 65% of households anticipate using the spaces they prefer on a weekly basis



Priority Matrix - Programs

Lisle Park District New Indoor Recreation Spaces Feasibility Study																		
Indoor Programming Matrix																		
Citizen Survey Ranking (High & Medium)	Draft 1 Programs	Age Segments Served											Guiding Principles			Costs		Partnership & Sponsorship
		YOUTH				ADULT				SENIOR			Resident Needs	Community Hub	Revenue Generation	Cost to Develop	Cost to Operate	Partnership & Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77 + years						
1	Adult fitness & wellness programs						•	•	•	•	•	•	High	High	High	Medium	Medium	Medium
2	Aquatics	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	High	High	Medium
3	Pickleball lessons, leagues, open play			•	•	•	•	•	•	•	•	•	High	High	High	Medium	Medium	High
4	Water fitness programs						•	•	•	•	•	•	High	Medium	Medium	Medium	Medium	Low
5	Adult sports programs						•	•	•	•	•	•	High	Medium	Medium	Medium	Medium	Medium
6	Open gym		•	•	•	•	•	•	•	•	•	•	Medium	High	Medium	Medium	Medium	Low
7	Senior programs									•	•	•	Medium	High	Low	Medium	Medium	Medium
8	Adult art, dance, performing arts					•	•	•	•	•	•	•	Medium	Medium	Medium	Medium	Medium	Medium
9	STEM Classes		•	•	•								Medium	Low	Low	Medium	Medium	Low
10	Special Events	•	•	•	•	•	•	•	•	•	•	•	Medium	High	Low	Medium	Medium	Medium
11	Tennis lessons & leagues		•	•	•	•	•	•	•	•	•	•	Medium	Medium	Medium	Medium	Medium	Medium
12	Youth sports programs	•	•	•	•	•							Medium	High	Medium	High	High	High
13	Youth fitness & wellness programs		•	•	•								Medium	Low	Low	Low	Low	Low
14	Gymnastics/ tumbling programs	•	•	•	•	•							Medium	Medium	Medium	High	High	Medium

Priority Matrix – Indoor Spaces

Lisle Park District New Indoor Recreation Spaces Feasibility Study																		
Indoor Recreation Spaces Matrix																		
Citizen Survey Ranking (High & Medium)	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Resident Needs	Community Hub	Revenue Generation	Cost to Develop	Cost to Operate	Partnership Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77+ years						
1	Indoor running/ walking track		•	•	•	•	•	•	•	•	•	•	High	High	High	Medium	Low	Medium
2	Indoor program pool	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	High	High	Medium
3	Weight room/ cardiovascular equipment area					•	•	•	•	•	•	•	High	High	High	High	Medium	High
4	Lap lanes for exercise swimming			•	•	•	•	•	•	•	•	•	High	Medium	Low	High	High	Medium
5	Multipurpose courts	•	•	•	•	•	•	•	•	•	•	•	High	High	High	Medium	Medium	High
6	Aerobics/ fitness/ martial arts/ dance space		•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	Medium	Medium	High
7	Warm water program area	•	•	•	•	•	•	•	•	•	•	•	High	Medium	Medium	High	High	Medium
8	leisure pool zero depth entry	•	•										Medium	Medium	Medium	High	High	Medium
9	Culinary arts demonstration kitchen			•		•	•	•	•	•	•	•	Medium	Medium	Medium	Medium	Medium	Low
10	Arts & crafts rooms	•	•			•	•	•	•	•	•	•	Medium	Medium	Medium	Medium	Medium	Low
11	Indoor turf field			•	•	•	•	•					Medium	Medium	High	High	Low	High
12	Indoor playground	•	•	•									Medium	High	High	Medium	Medium	High
13	Training space for outdoor sports	•	•	•	•	•							Medium	Medium	Medium	High	Medium	High
14	Cultural arts space	•	•	•	•	•	•	•	•	•	•	•	Medium	High	Medium	Medium	Medium	Low
15	Multipurpose space for classes/ meetings/ parties	•	•	•	•	•	•	•	•	•	•	•	Medium	High	High	Low	Medium	Low
16	Multi-generational program space	•	•	•	•	•	•	•	•	•	•	•	Medium	High	Medium	Low	Low	Low
17	Meeting & event space		•	•	•	•	•	•	•	•	•	•	Medium	High	Medium	Low	Low	Low
18	Unstructured indoor gathering space				•	•	•	•	•	•	•	•	Medium	High	Low	Low	Low	Medium

Additional Data to Determine the Building Program

- Lean into the Crosstabs:
 - HH w/ kids 9 & under
 - HH w/ kids 10-17
 - HH no kids ages 18-44
 - HH no kids ages 45-64
 - HH no kids ages 65+
- Identify similar providers with HH identified high priority programs and spaces in the market.
- Understand the land available, potential size, and financial implications.



Next Steps

- Collect additional Data to Consider
- Identify Building Program
- Operational Strategy
- Capital Costs
- Partnership & Funding Strategy
- Financial Plan & Pro Forma
- Presentation





Thank You For Your Time



Questions?

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