



Welcome!

Thank you for taking the time to **attend**, **listen**, and **share** your feedback.



Park Board of Commissioners

- Mike McCarey, President
- Elmer Gentry, Vice President
- Mark Ponton, Treasurer
- Tom Ruvoli, Secretary
- Tom Barz, Historian

Staff

- Gina Hassett, Executive Director
- Stacy Proper, Superintendent of Recreation
- Ed Newton, Superintendent of Buildings & Grounds
- Regina Ross-Ellison, Superintendent of Finance

Consultants

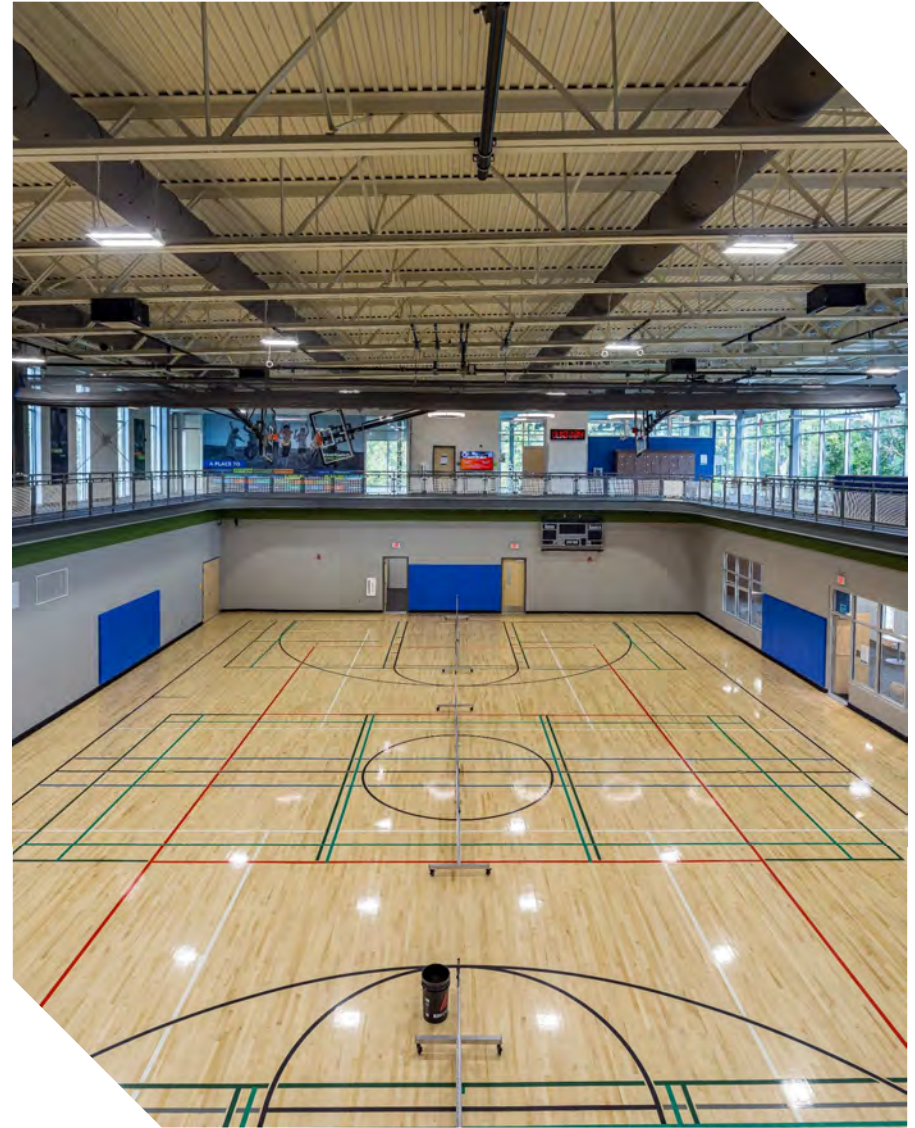
- Tom Reedy, Stifel Public Finance
- Frank Parisi, Williams Architects
- Andreas Symeonides, Williams Architects



Pickleball Courts Funded by
Operation Playground Foundation

Agenda

- Why the Need?
- Information Collected
- Public Input Findings Summary
- Conceptual Design
- Investment
- Input
- Next Steps





Why the Need?



WHY NOW?

**Aging infrastructure
needs to be addressed**

• • •

**Continued “ask” by
residents for improved
recreation facilities**

Master Planning

Through the community engagement process, both the Park District and Village of Frankfort Comprehensive Plans include feedback that residents want improved recreation opportunities in Frankfort.



For 10+ years the Park District has engaged resident to gather input related to recreation facilities

- **2014:** Community Survey supported a bond referendum to construct an indoor facility
- **2016:** Conceptual Plans shared with the community – Park District didn't move forward to a vote due to closure of Lincolnway High School
- **2020:** Non-Binding Referendum PASSED by voters to purchase and renovate former Borg Warner - but property was sold before it could move forward
- **2022:** Referendum posed to voters to increase tax rate to increase funding to maintain current assets, 36% in favor of increase; didn't pass

Why can't the Park District fund a new building?

Why can't the Park District maintain current assets?

- The Park District collects \$2,280,000 annually in property taxes
 - \$300,000 is restricted funding for ADA needs and to provide services to individuals with disabilities
 - The Park District is a member of Lincolnway Special Recreation Agency (LWSRA)
 - \$150,000 is restricted for debt payments
- The remaining \$1,830,000 is used to manage and maintain assets and provide recreational services
 - 300 acres of park space
 - Fleet of aging vehicles and equipment
 - 5 buildings including Founders Center & Susan Puente Building



The Park Board and Staff are not dismissive - they recognize residents' Property Taxes are high and continue to increase

- The Park District, like residents, is struggling with increased costs due to inflation and the costs to manage aging assets
- Limited opportunity to increase revenue

We are often asked – **Don't all the agency's share money?**

- The Park District is a **separate** government body – separate from the Village, County, Fire District, Library, School District's etc.
- Each agency has a separate elected board with a separate tax levy
- Funding does **NOT** flow between the governing organizations



Funding Sources

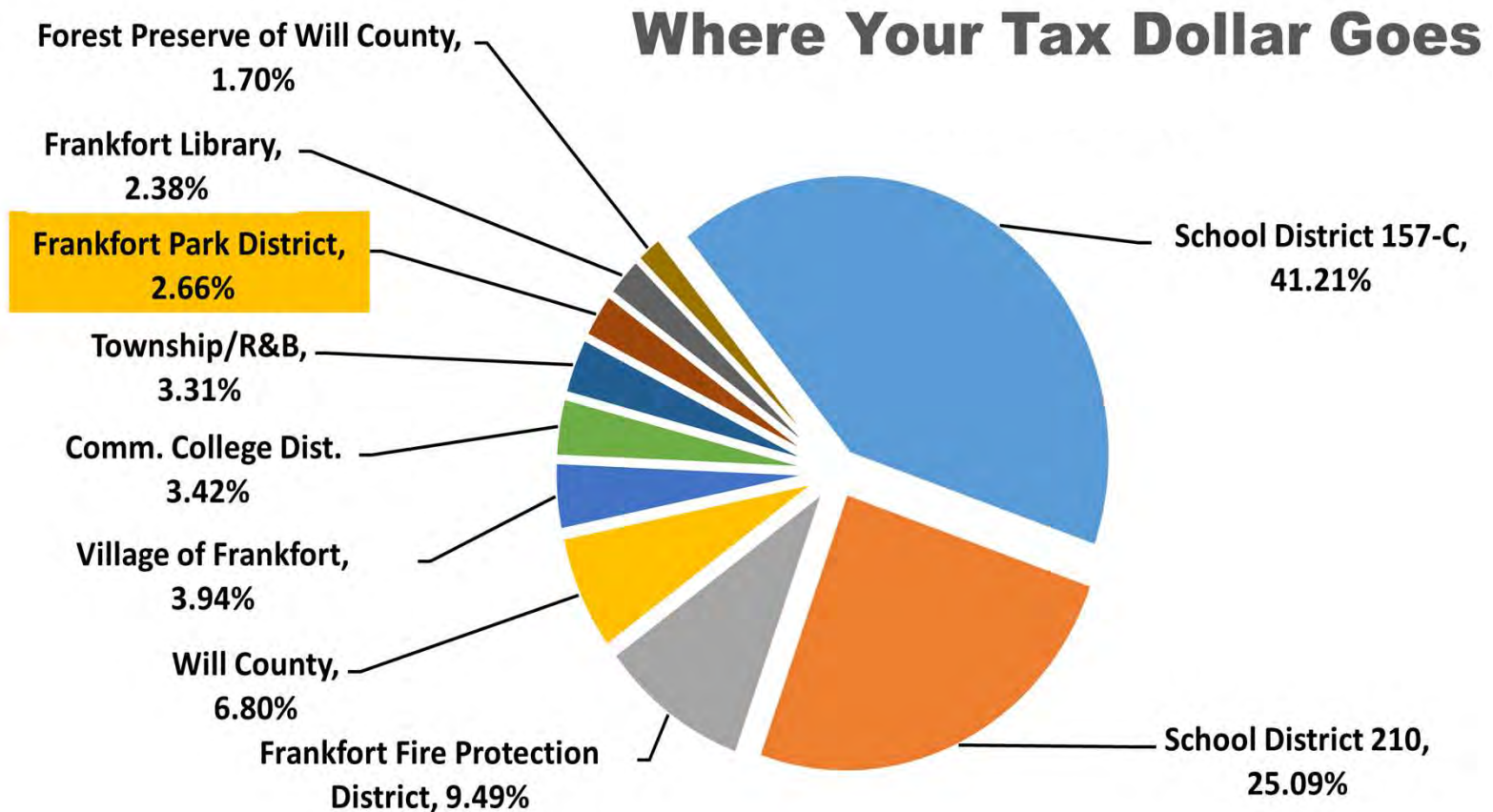
- Property Taxes
- Program Users fees
- Grants and donations
- Developer contributions



Funding Sources

- Property Taxes
- **Sales Tax**
- **Income Tax**
- **Utility Tax**
- **Use Tax**
- Fees for Services
(building permits, tickets, water, etc.)
- Grants
- Developer contributions

Breakdown of Local Property Taxes



A question often asked is
**"Why do other Park Districts
have better facilities?"**

Frankfort Park District's
low tax rate limits funding
that can be invested into
parks and new construction



Frankfort Square Park District	0.6396
Frankfort Park District	0.2284
New Lenox Park District	0.2378
Mokena Park District	0.3154
Channahon Park District	0.3187
Manhattan Park District	0.4026
Joliet Park District	0.4163
Lockport Park District	0.4269
Matteson Park District	0.4400
Tinley Park Park District	0.4455
Crete Park District	0.4879
Homewood Flossmoor Park Dist	0.8870

Why does the Frankfort Park District have such a low tax rate?

- The Park District has not had a tax rate increase since the 1990's
- That is 30+ years with no rate increase
- The District went from serving 3,000 residents to nearly 20,000 residents adding 5.5 times the number of parks to manage in that 30 years



What are the funding options for the Park District?

- **Referendum** – to increase tax rates or bond issues
- **Non-Referendum** – debt for period of time
- **Grants** – matching or gifted funds



WHY? NOW?

Continued "ask" by residents for improved recreation facilities



Why doesn't Frankfort have what other communities have?

- Recreation Center
- Indoor Walking Track
- Aquatic Facilities
- Better Parks

Why do I have to go out of town to recreate?

We pay high taxes why don't we have better facilities?

WHY NOW?

Founders Center

- Constructed in 1925
- Additions in 1938, 1957 & 1962
- Most recent renovation in 1996

Puent Building

- Constructed in 1970
- Renovated in 2001

Aging Infrastructure

Immediate Repairs Exceed \$2,000,000

- Founders Gym Ceiling – wood trusses repaired in 2024 additional work needed
- Roofs Replacements
- HVAC – installed in 1990's
- Failing infrastructure – galvanized steep piping
- Concrete slabs heaving
- ADA & Security updates

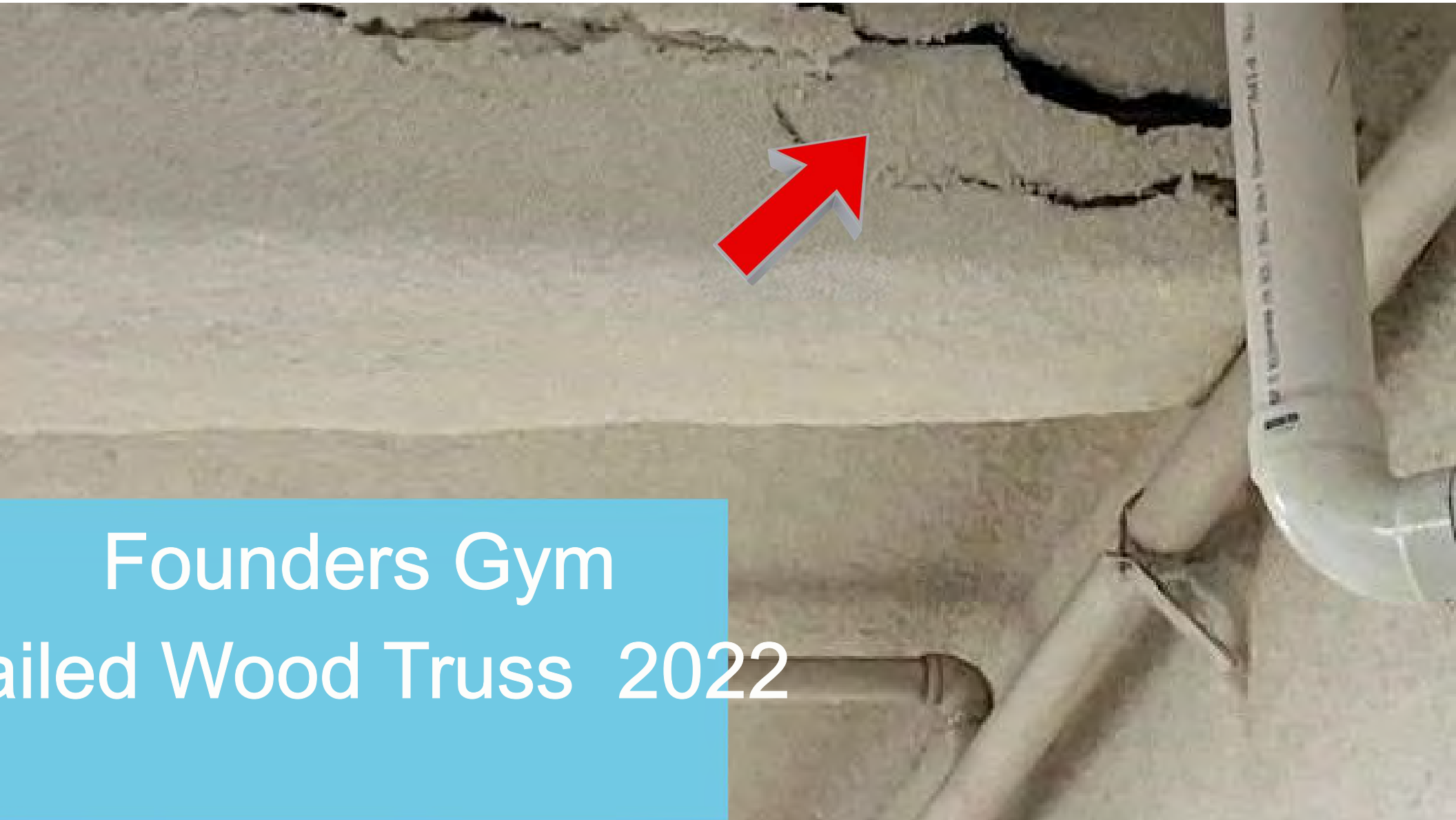


Founders Center

Constructed in 1925

- Additions added in 1938, 1957 & 1962
- Most recent renovation was 1996



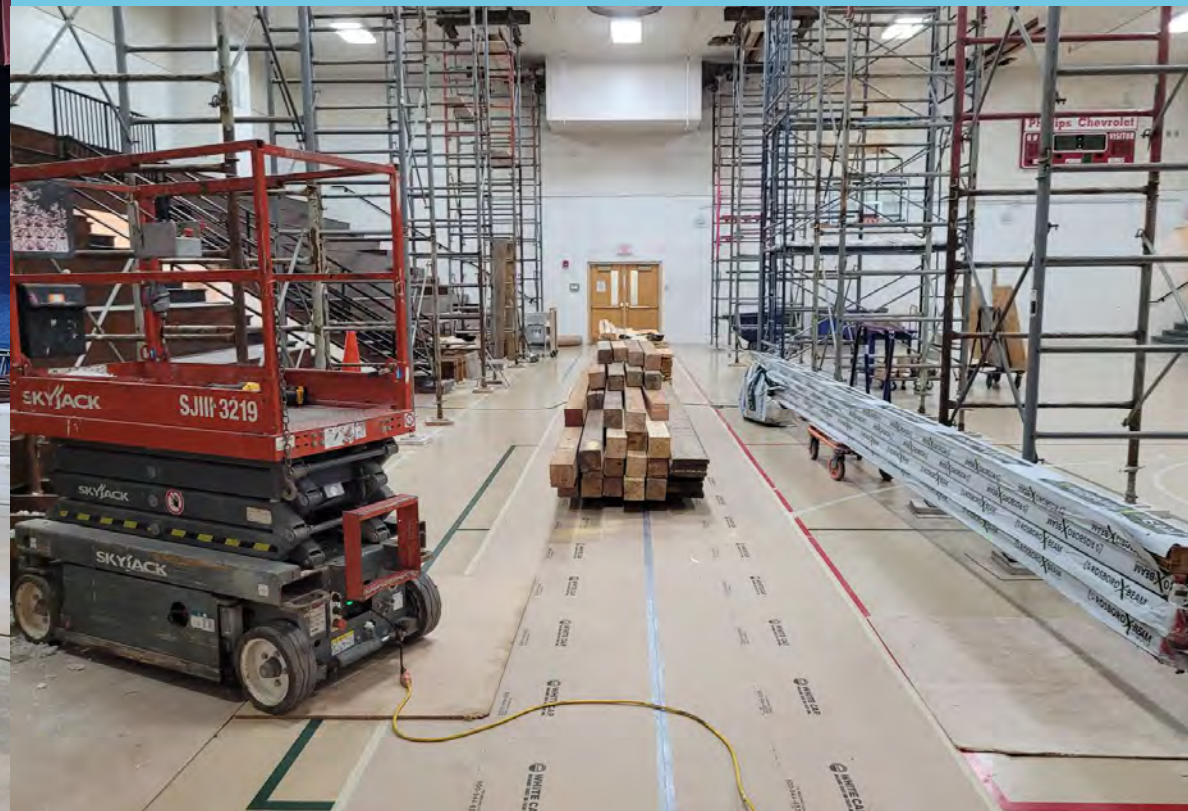


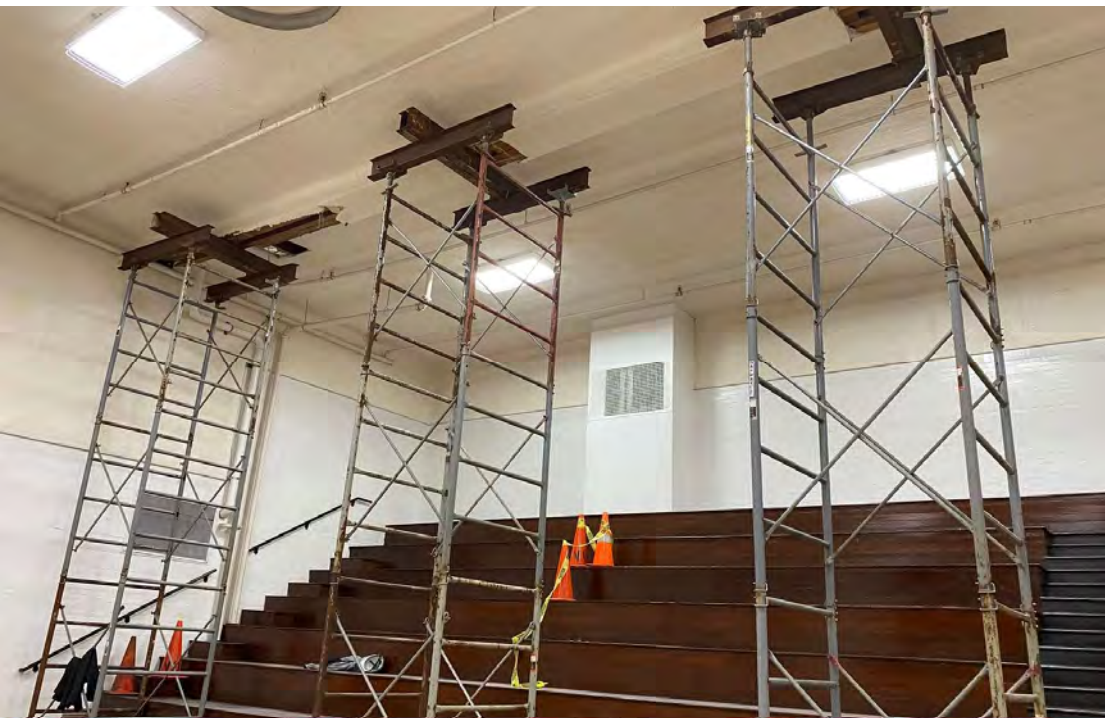
Founders Gym
Nail Wood Truss 2022



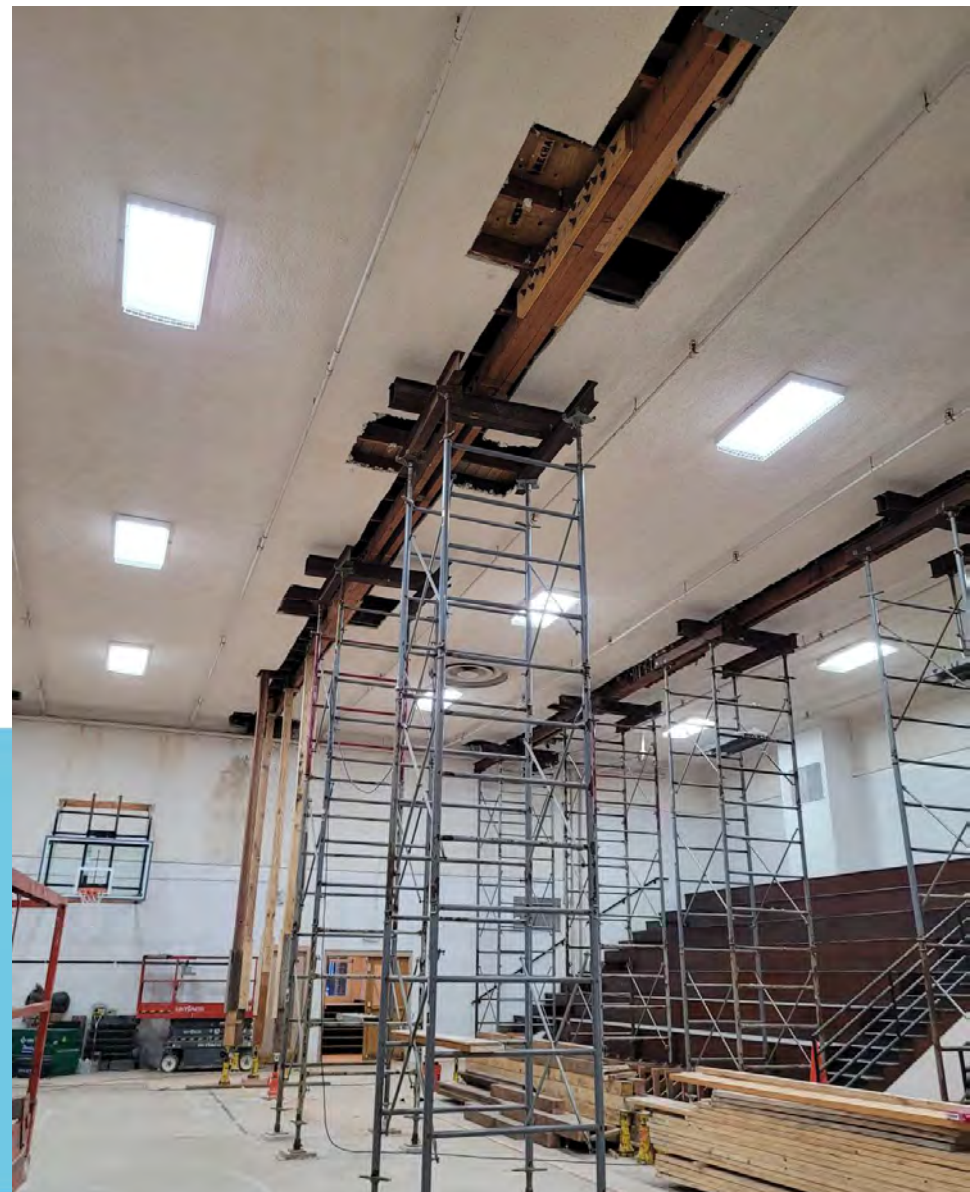
Founders Gym
Failed Wood Truss 2022

Repairs to Wood Trusses





Repairs to Wood Trusses





Repairs Completed in 2022

Additional work and funds are needed to close the ceiling



Galvanized Pipe Rusting Through





HVAC System - Installed 1990



Window Lentile
Repair Needed



Founder Room
Roof Replacement Needed

Roof Leaks



Roof Leaks





Roof Founders Gym



Plaster Delaminating
Due to Moisture



Failing
Infrastructure



Tuck Pointing Repairs

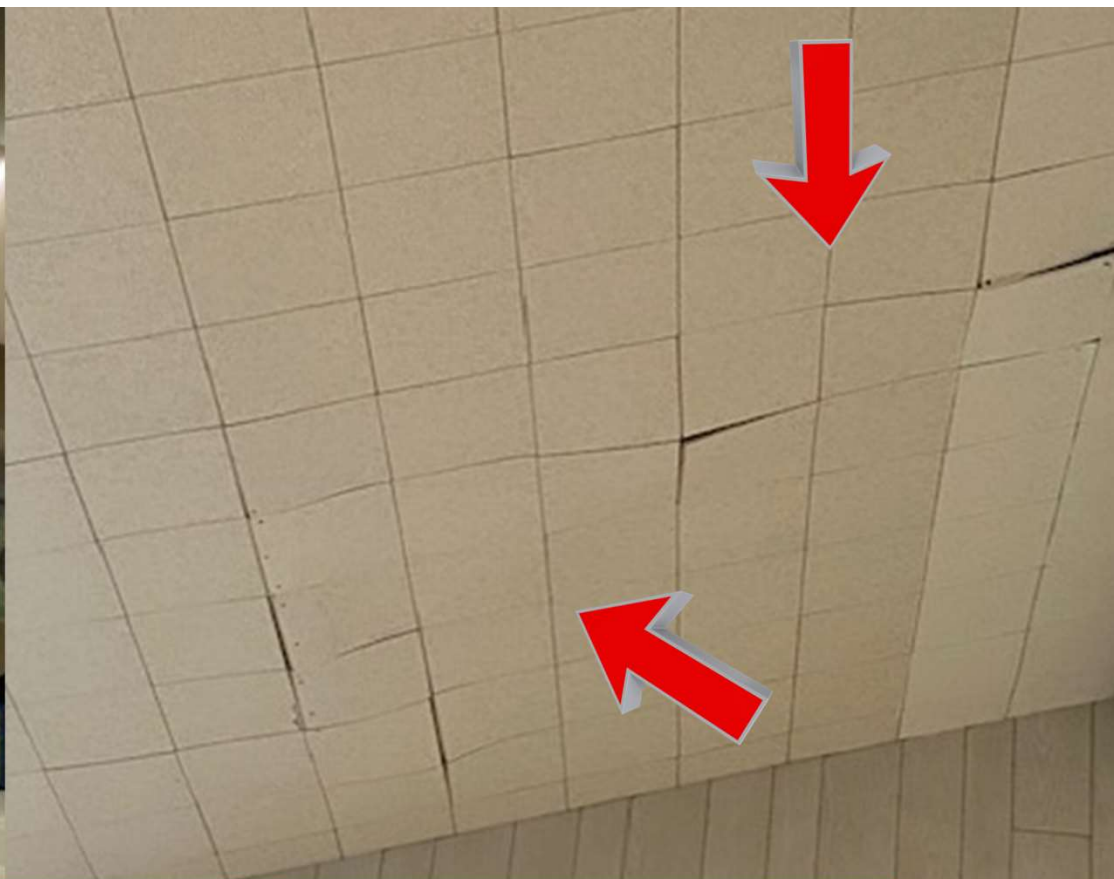
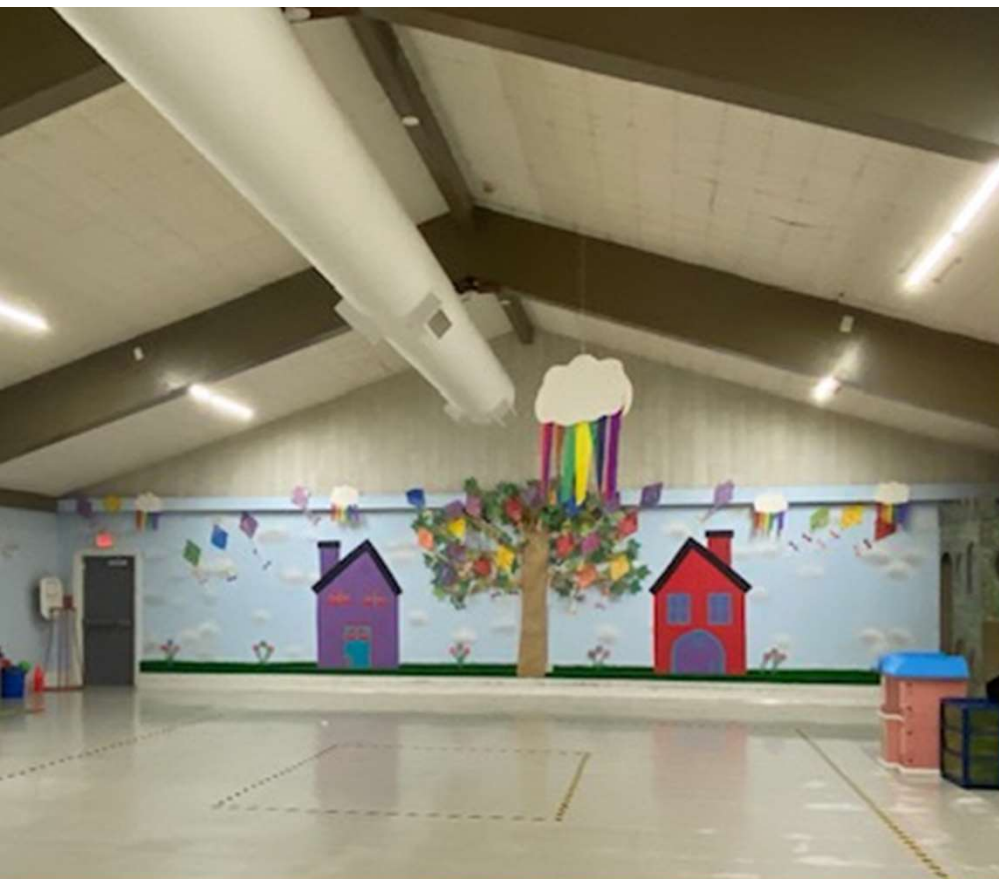
Parking Lot - Extensive Alligator Cracking



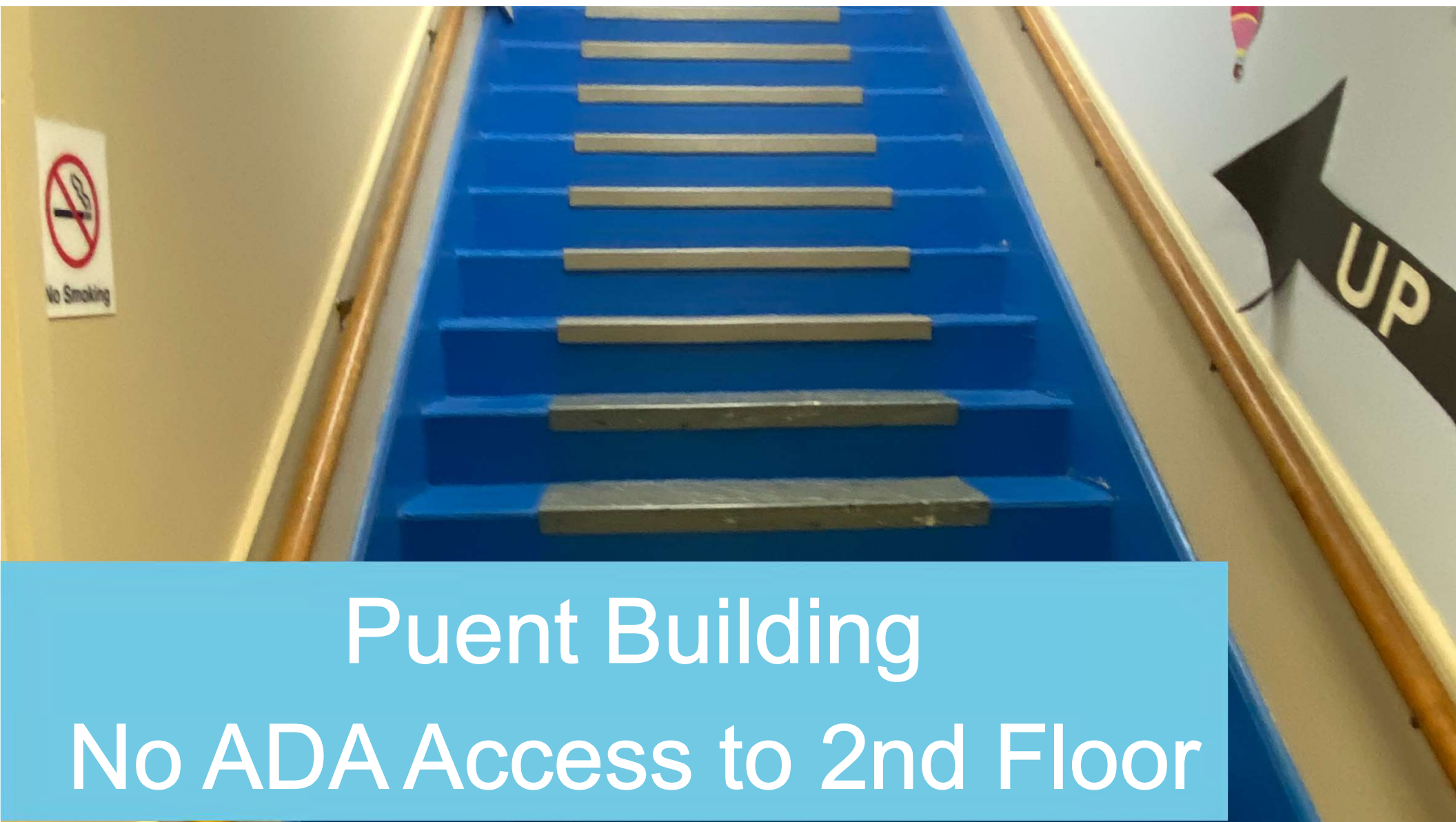
Susan A. Puent Building

Constructed in 1970,
renovated in 2001





Puent Building
Ceiling Tile Repairs Needed



Puent Building

No ADA Access to 2nd Floor



**Retaining Wall -
Landscaping Repairs**

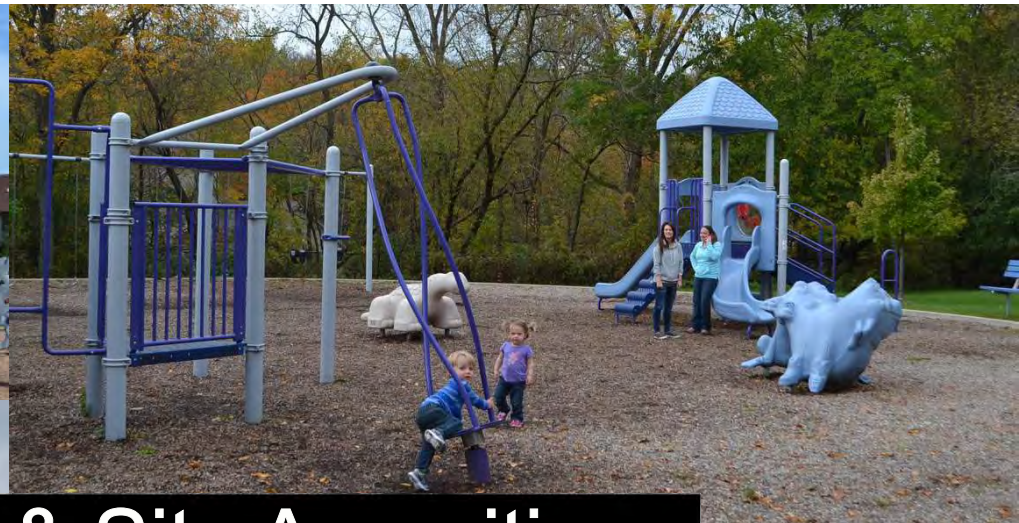




Lower Level
Classrooms
No Natural Light







Playgrounds & Site Amenities

Multiple Locations
20+ Years Old





A question often asked is...



"Why do other Park District's have better facilities?"

Tax Levy Collection by Area Park District's

Tax Levy Year	Frankfort Park District	New Lenox Park District	Mokena Park District	Frankfort Square Park District
2023	\$2,182,440	\$4,007,892	\$3,763,200	\$4,178,231
2022	\$2,063,236	\$3,739,877	\$3,687,324	\$3,614,576
2021	\$1,947,856	\$3,502,289	\$3,501,731	\$3,262,599
2020	\$1,891,820	\$3,401,681	\$3,404,621	\$3,756,622
2019	\$1,833,264	\$3,274,371	\$3,320,328	\$3,656,020
2018	\$1,768,743	\$3,153,489	\$3,240,960	\$3,561,533
2017	\$1,709,837	\$3,065,653	\$3,145,806	\$3,460,939
2016	\$1,653,365	\$2,952,025	\$3,060,889	\$3,365,151
2015	\$1,611,783	\$2,871,685	\$2,967,144	\$3,319,273
2014	\$1,577,574	\$2,817,968	\$2,921,790	\$3,199,038
2013	\$1,545,484	\$3,495,021	\$2,876,505	\$3,135,041
Tax Rate	0.2284	0.2380	0.3154	0.6396

- Frankfort Park District's low tax rate
- Limits funding that can be invested into parks and new construction

**Current level of funding
does not meet the need to
maintain current assets**





Current funding levels are inadequate to maintain and build new facilities

Grants and partnerships have been used to invest & improve facilities:

Splash Park Repairs & Improvement

DCEO Grant \$ 350,000

Lincoln Meadows Park

DCEO Grant \$ 400,000

Windy Hill Park Improvement

OSLAD Grant \$ 170,000

Fort Frankfort Replacement

DCEO Grant \$1,700,000



Information Collected





2024 Statistically Valid Survey

- Findings showed that 46% of all respondents were definitely or probably support a \$48 Million bond referendum to construct a recreation center
- Findings showed 58% of all respondents were definitely or probably for the \$30 Million bond referendum to construct a recreation center

The comments below highlight sentiment found in the comments:

- Would like more information on the project before deciding.
- Community Center is long overdue and much needed. It is finally time to get this done for our community.
- An indoor pool is a must have.
- It is bad timing for a tax increase as our taxes just went up significantly this year.
- A community center is not needed. Not sure the facility would be used at this type of high cost. Just use the schools that we are already paying taxes for.



Public Input Summary Findings



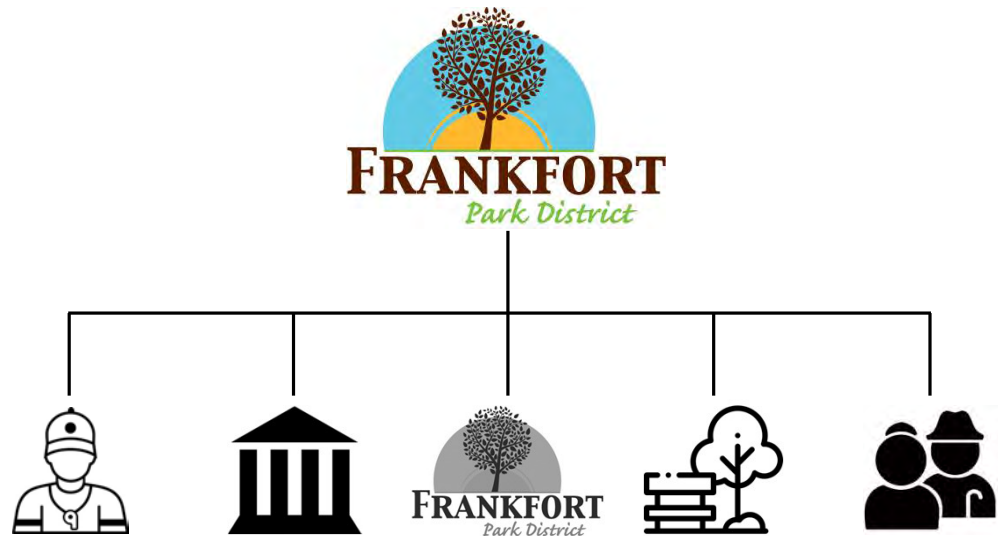


Stakeholder/ Focus Groups



1. Please describe your affiliation with the Frankfort Park District facilities and programs. What Recreation facility(ies) do you use currently and how do you use them?

- Various Stakeholders
 - Coaches
 - Associations
 - Governmental
 - Libraries Staff
 - Village Staff
 - Park District Staff
 - LWSRA Families & Staff



1. What Recreation facility(ies) do you use currently and how do you use them?

- Founders Community Center
 - Programs
- Commissioner's Park
 - Sports
- Splash Park



2. What are the strengths of the Frankfort Park District in terms of facilities and programs?

- + Sense of Community
- + Good, Affordable, Creative Programming with Limited Space, Something for Everyone
- + Very Accommodating
- + "Small But Mighty"



3. What recreational programs should be offered in a new community recreation center, if developed from your perspective, that would benefit your needs?

- Adult Programs
- Senior Programs
- Rentals
- Athletic Programs
 - Basketball
 - Volleyball
 - Pickleball
 - Soccer
- Group Fitness / Exercise
- Aquatics Programs
 - Classes
 - Water Walking
 - Learn to Swim
- Dance / Cheer
- Sports Training



3. What recreation spaces are most needed in a community recreation center?

- Gymnasium
- Community Rooms / Multi-use
- Indoor Track
- Fitness
- Indoor Turf
- Indoor Aquatics
- Dance / Exercise Studio



4. What do you think will be the most critical element in getting a community recreation center built that we need to make sure gets addressed in this study?

- Location of Center
- Communication / Messaging
 - Education on Potential Tax Increase
- Provide Something for Everyone
- Community Buy-in
- Address What Happens to Founders Community Center



5. What ideas do you have about funding the development of these facilities and their operations?

- Grants
- Bond Referendum
- Fees / Revenue
- Sponsorships
- Rentals
- Partnerships
 - Hospital
 - Governmental



6. Any other questions, concerns, comments, suggestions?

- Concern: Activities Moving Out of Frankfort
- Be Visionary Moving Forward
- Challenge: Parking at Founder's
- Provide Local Opportunity





Open House



Emerging Themes

- Multi-use Space
- Gymnasium
- Children's Play
- Fitness
- Indoor Playground
- Social Space / Game Room
- Aquatics





Conceptual Design



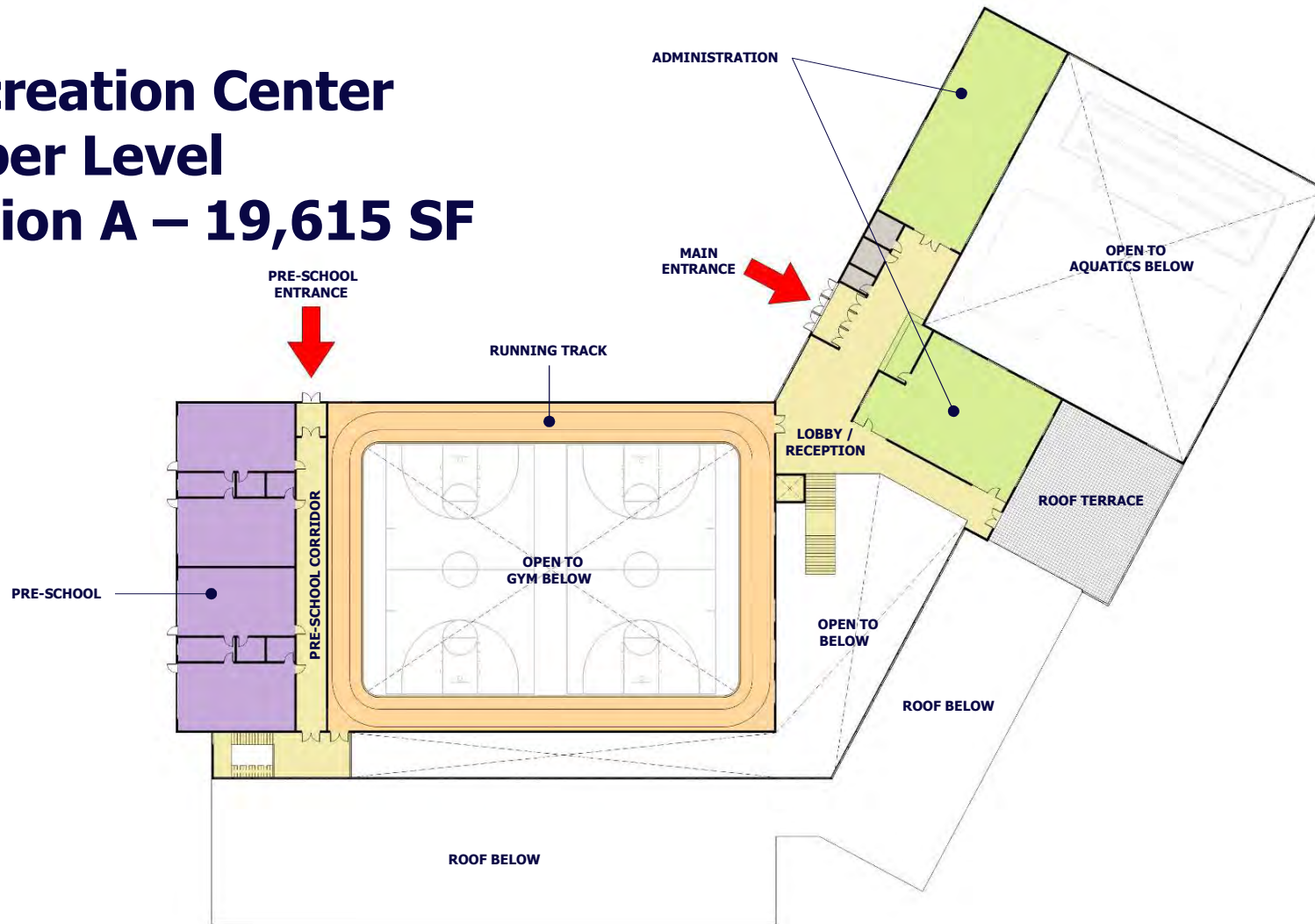
Option A - Recreation Center With Aquatics

10840 W Laraway Road

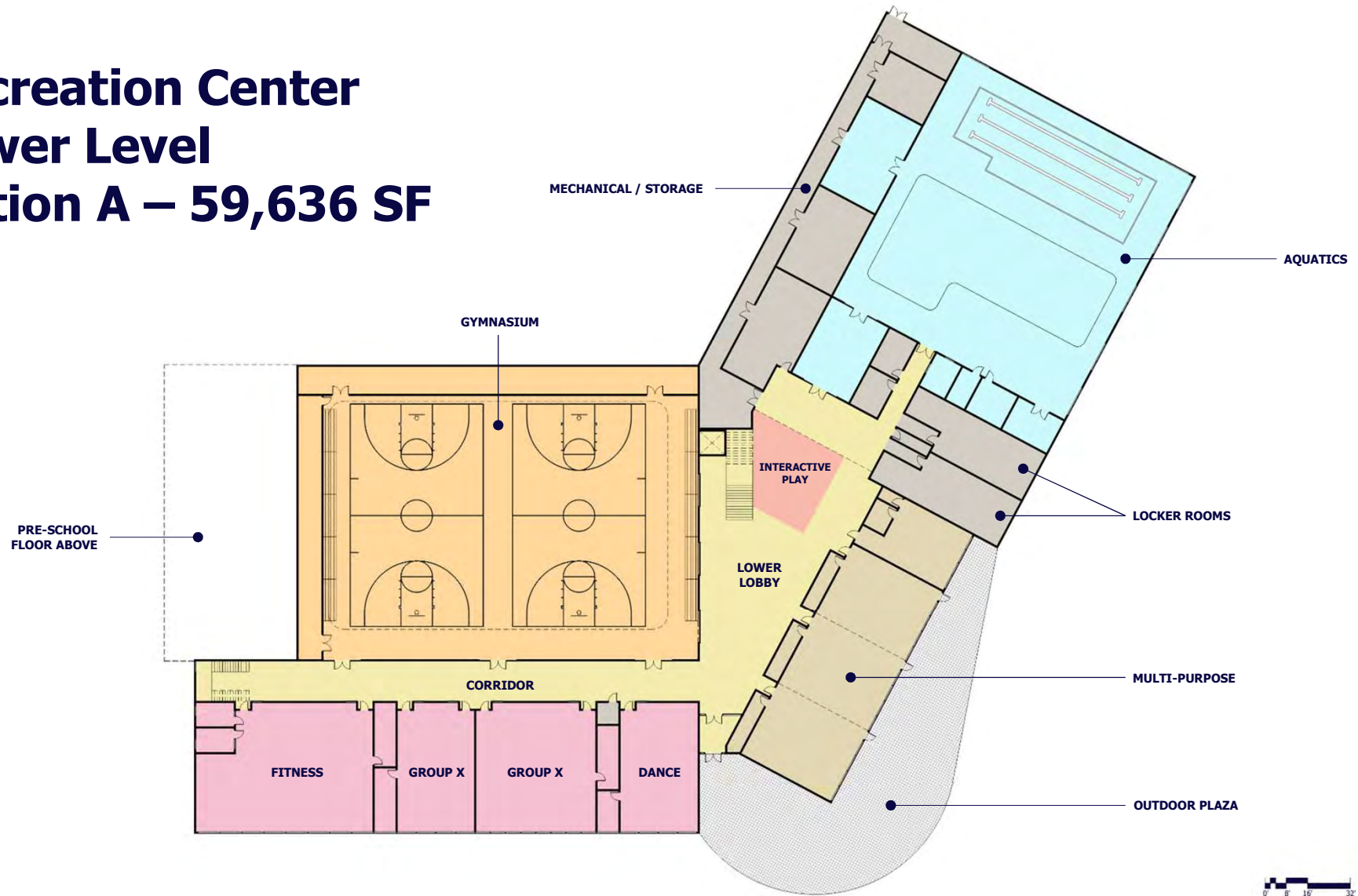
Upper Level:	19,615 SF
Lower Level:	59,636 SF
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Total Facility:	79,251 SF



Recreation Center Upper Level Option A – 19,615 SF



Recreation Center Lower Level Option A – 59,636 SF



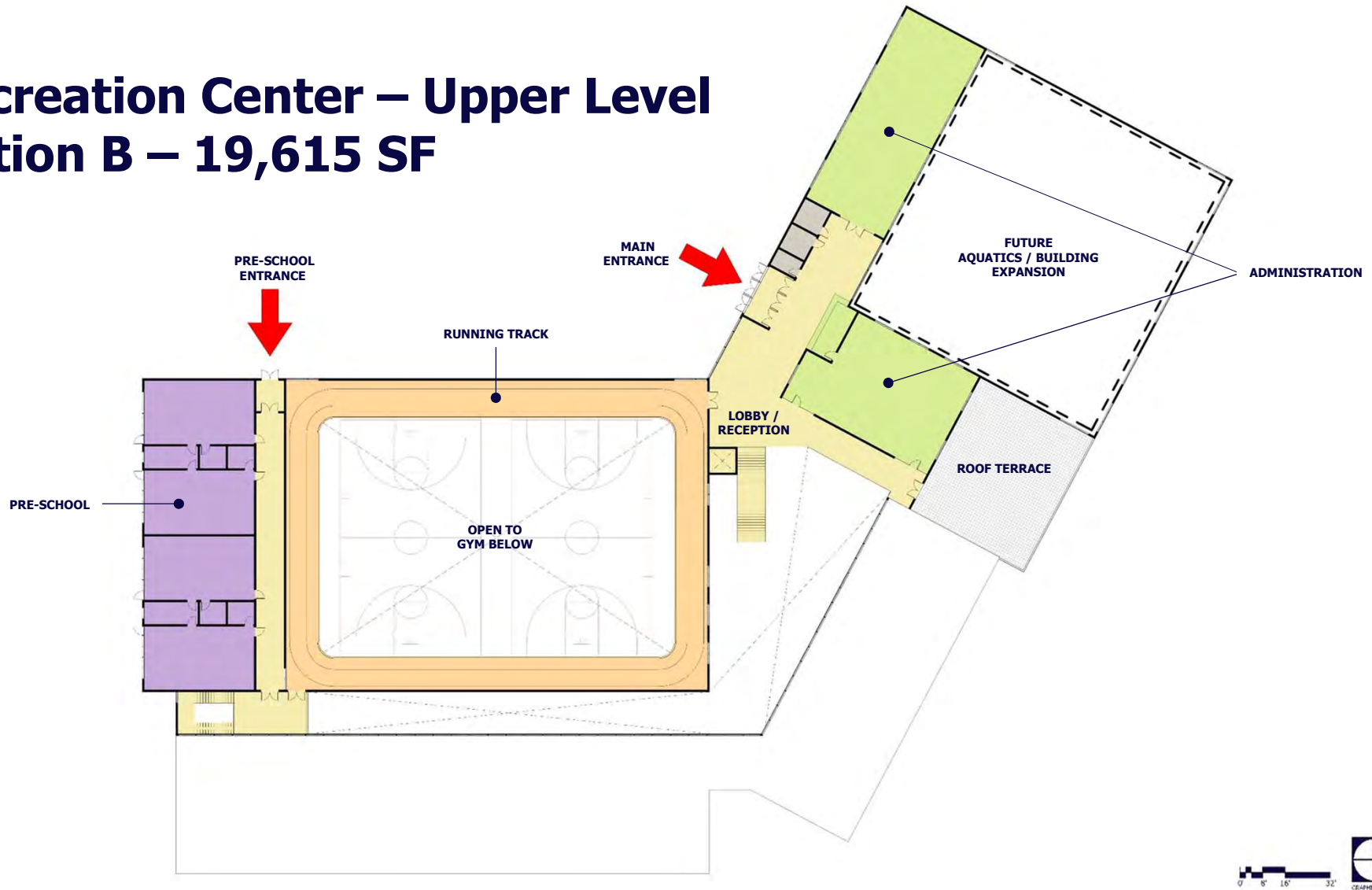
Option B - Recreation Center Without Aquatics

10840 W Laraway Road

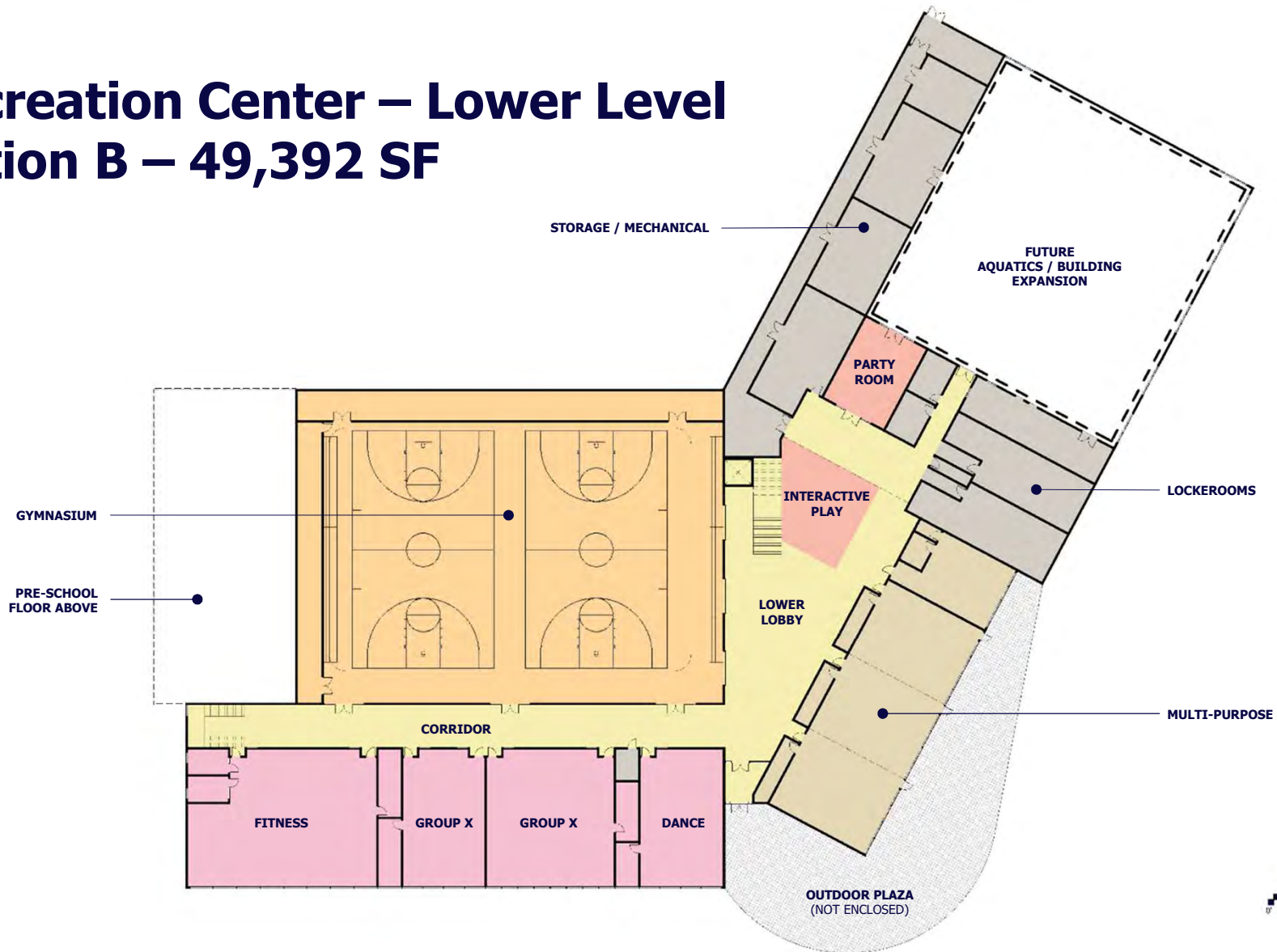
Upper Level:	19,615 SF
Lower Level:	49,392 SF
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Total Facility:	69,007 SF



Recreation Center – Upper Level Option B – 19,615 SF



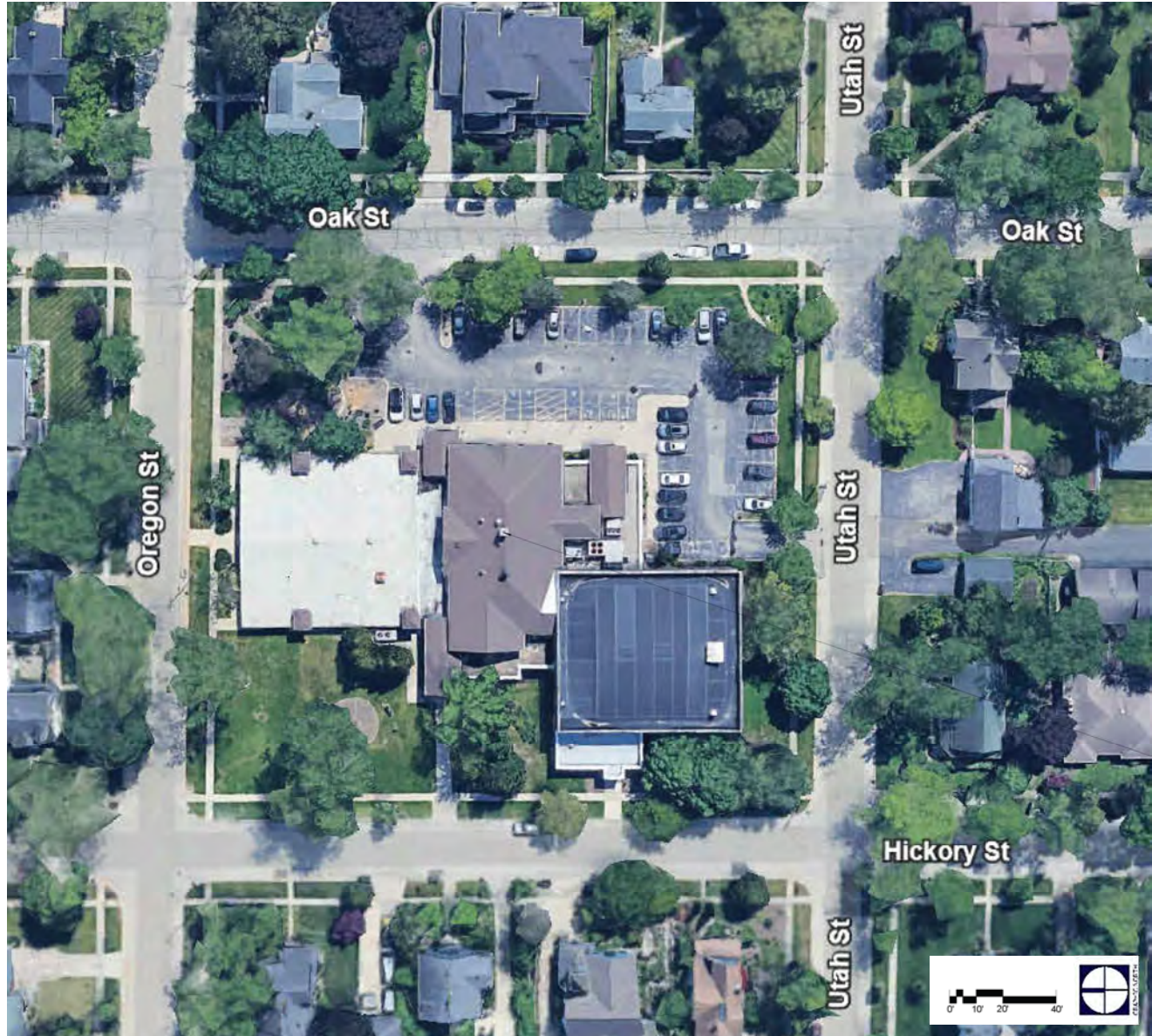
Recreation Center – Lower Level Option B – 49,392 SF



Option C - Renovated Founders Community Center

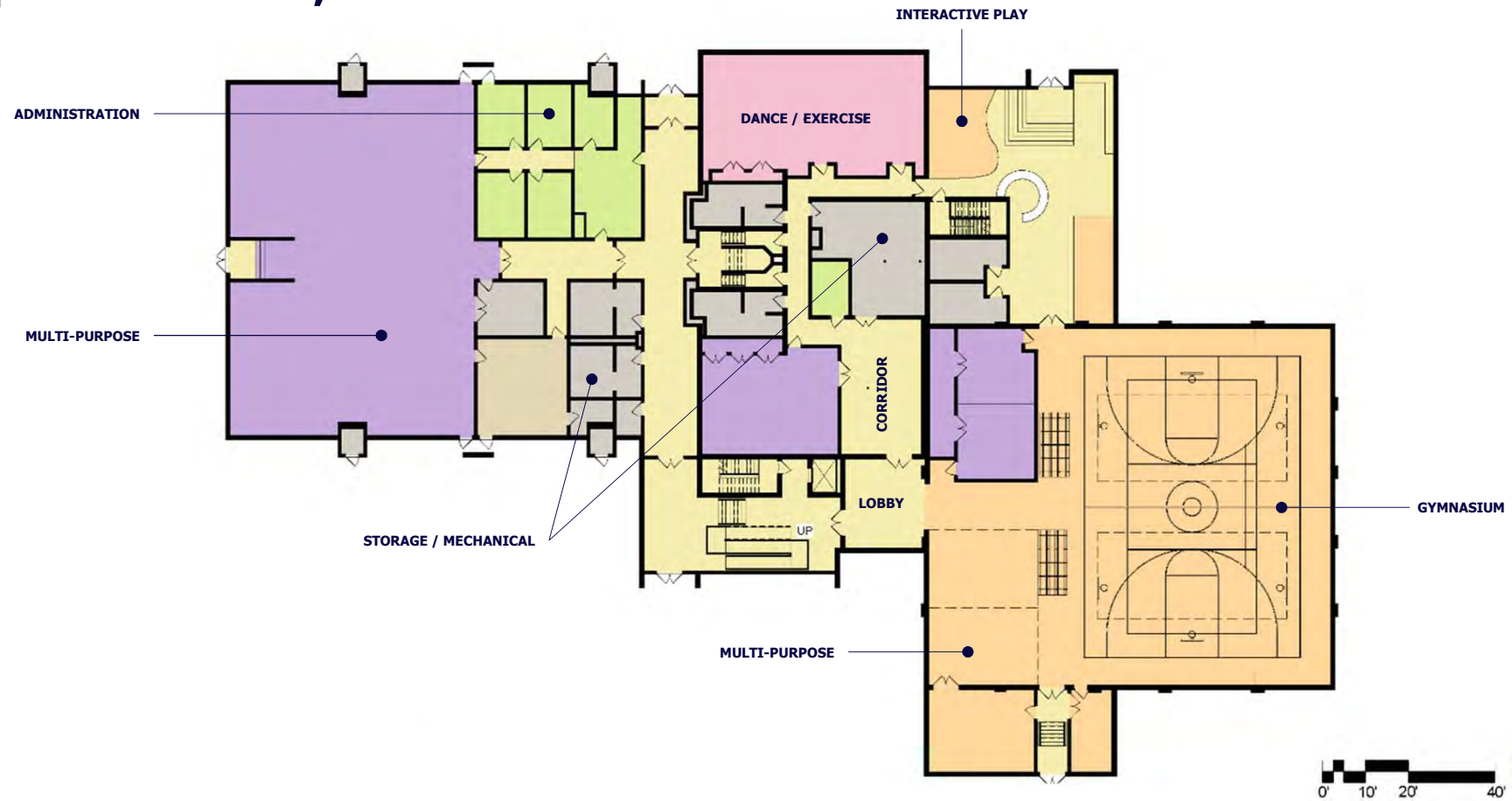
140 Oak Street

Ground Level:	27,478 SF
Upper Level:	7,102 SF
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Total Facility:	34,580 SF



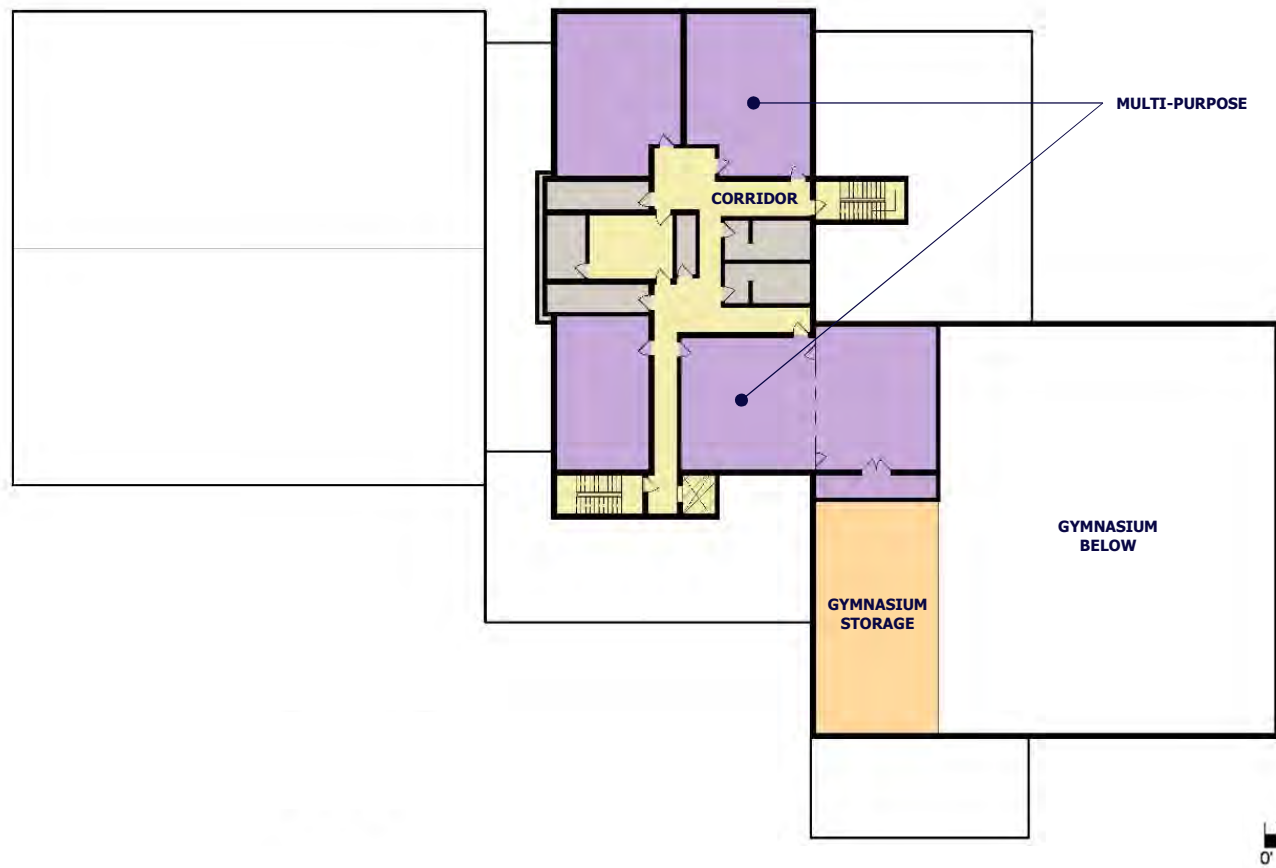
Founders Community Center – Ground Level

Option C – 27,478 SF



Founders Community Center – Upper Level

Option C – 7,102 SF



Option C - Renovated Puent Preschool

400 W Nebraska Street

- Building Remodel
- Accessibility Compliance
- Enhanced Safety & Security





Investment



Option A - Recreation Center With Aquatics

10840 W Laraway Road

Investment: \$62,281,418



Option B - Recreation Center Without Aquatics

10840 W Laraway Road

Investment: \$49,456,960



Option C - Founders Community Center & Puent Preschool Renovation

Investment: \$25,000,000



Recreation Center Investment

Option A: New Facility with Aquatics

10840 W Laraway Road

\$63 Million Construction with Aquatics \$2 Million Tax Rate Increase for Operation		
	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$155.00	\$775.00
Monthly Tax Increase	\$12.92	\$64.58



Recreation Center Investment

Option B: New Facility **NO** Aquatics

10840 W Laraway Road

\$47 Million Construction (No Aquatics) \$1.5 Million Tax Rate Increase for Operation		
	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$115.80	\$579.00
Monthly Tax Increase	\$9.65	\$48.25



Recreation Center Investment Option C: Founders Community Center & Puent Preschool Renovation

\$25 Million Renovate Existing Facilities \$1 Million Tax Rate Increase for Operation		
	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$67.20	\$336.00
Monthly Tax Increase	\$5.60	\$28.00



Recreation Center Investment

Option D: \$1 Million Dollar Tax Rate Increase to Improve Existing Assets

No Building Improvements or Construction Bond \$1 Million Tax Rate Increase to Improve Parks and Facilities		
	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$27.60	\$138.00
Monthly Tax Increase	\$0.53	\$11.50



Recreation Center Investment



Option A: New Facility w/ Aquatics

\$63 Million Construction with Aquatics
\$2 Million Tax Rate Increase for Operation

	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$155.00	\$775.00
Monthly Tax Increase	\$12.92	\$64.58



Option B: New Facility - NO Aquatics

\$47 Million Construction (No Aquatics)
\$1.5 Million Tax Rate Increase for Operation

	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$115.80	\$579.00
Monthly Tax Increase	\$9.65	\$48.25



Option C: Founders Community Center & Puent Preschool Renovation

\$25 Million Renovate Existing Facilities
\$1 Million Tax Rate Increase for Operation

	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$67.20	\$336.00
Monthly Tax Increase	\$5.60	\$28.00



Option D: \$1 Million Dollar Tax Rate Increase

No Building Improvements or Construction Bond
\$1 Million Tax Rate to Improve Parks & Facilities

	Increase per \$100K Home Value	Home Value \$500K
Annual Tax Increase	\$27.60	\$138.00
Monthly Tax Increase	\$0.53	\$11.50

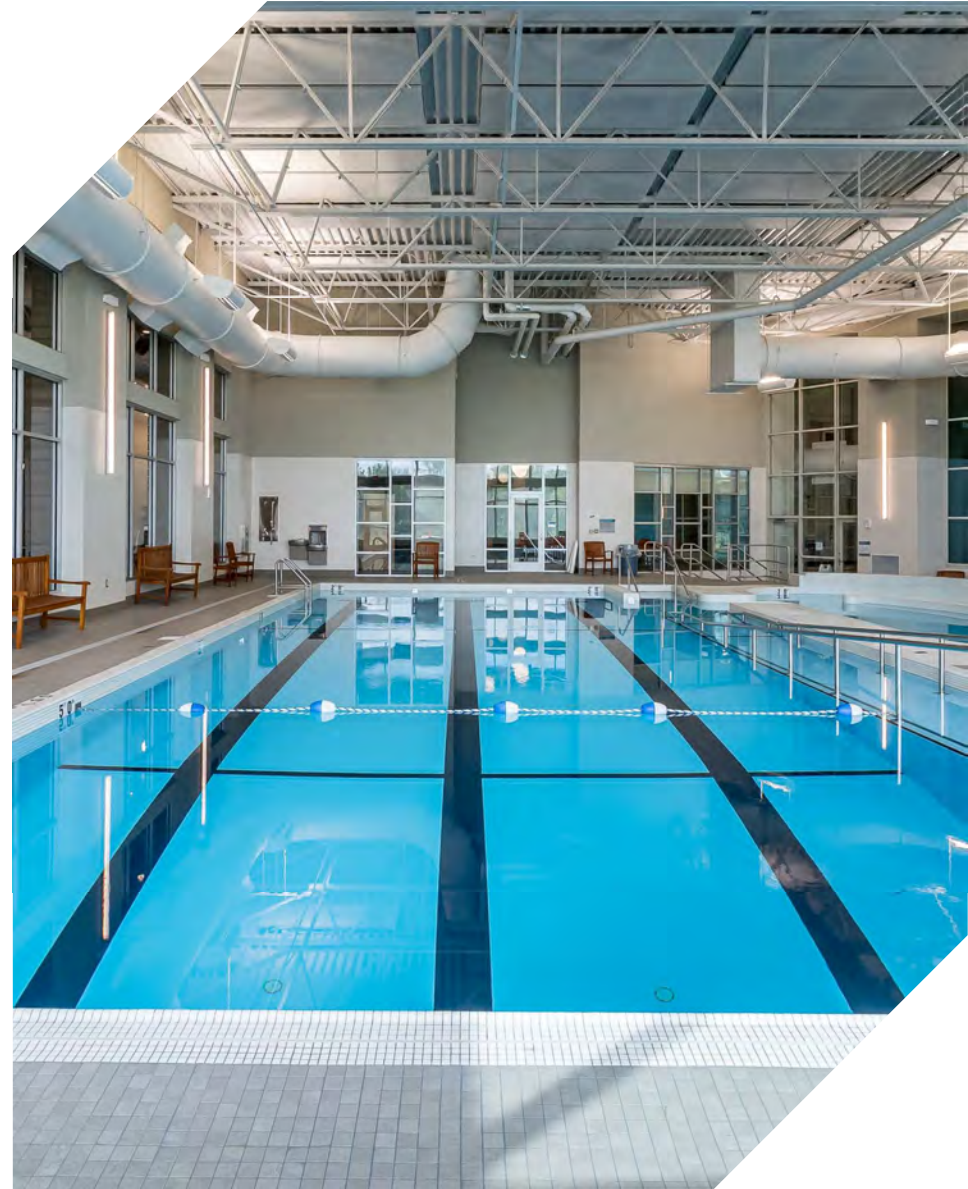
What happens without new funding?

- Without a tax increase; maintenance on existing facilities will be deferred
- Programming and events will decrease
- A new facility will NOT be constructed by the Park District
- Every year the cost to construct a new facility increases





Voting



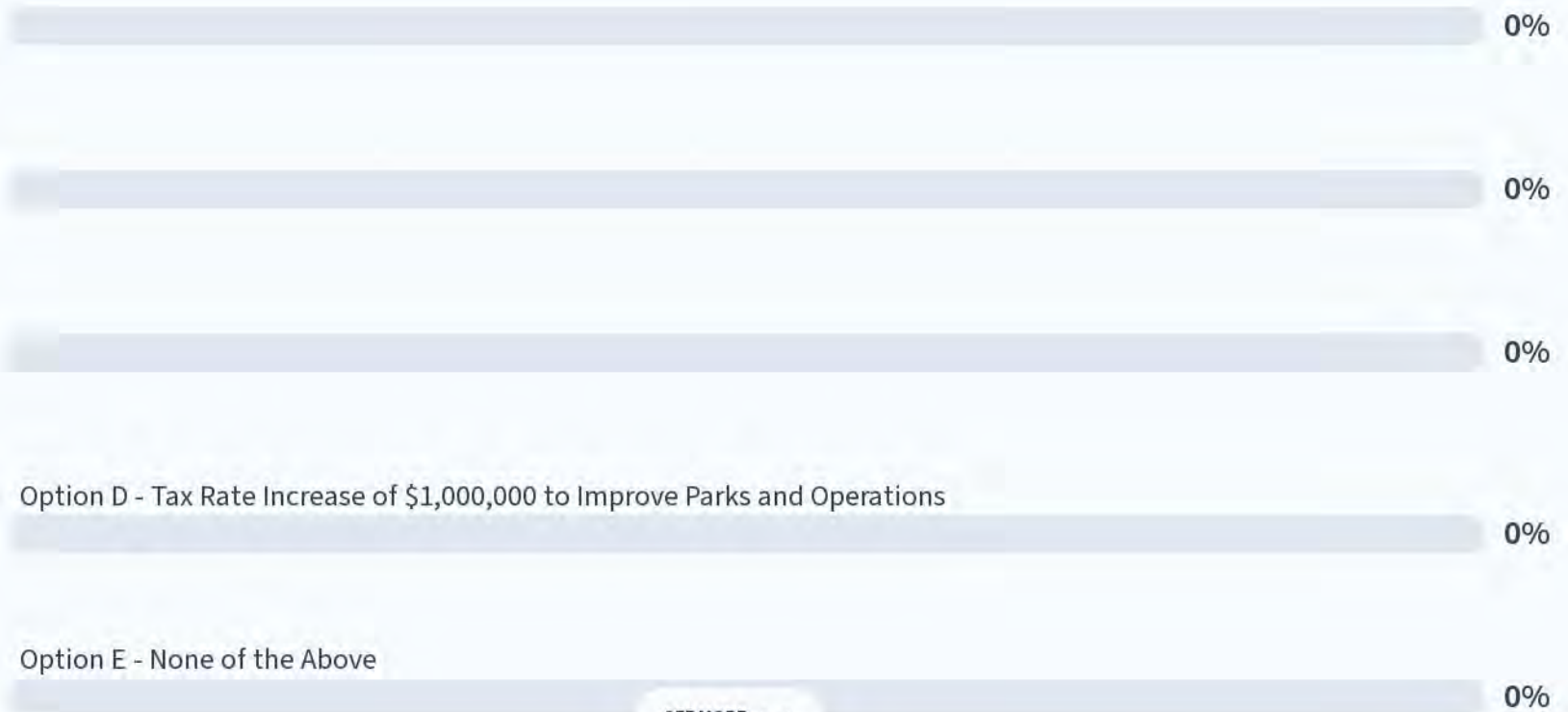
Voting

Join by Web Pollev.com/williamsarch

Join by Text Send williamsarch to 22333



Which of the new Recreation Center options do you prefer?



SEE MORE 

Next Steps

- Continued Input



frankfortparks.org/recreation-center-proposal





Thank You!

