200 E Congress Parkway
Due Diligence Study

Community Survey Results Presentation



Community Survey Results Presentation

Agenda

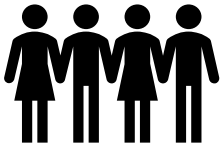
Agenda

- Present Findings
- Discuss Recommendations and Next Steps



Community Survey Results Presentation

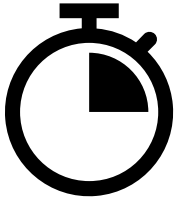
Survey By the Numbers



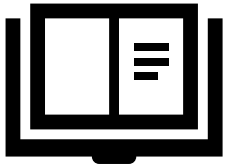
613 PARTICIPANTS
+
102 COMMENTS-ONLY PARTICIPANTS



4 QUESTIONS



AVERAGE TIME: 6 MIN



HIGHEST PRIORITY: LIBRARY

Community Survey Results Presentation

Data Analysis Methodology

Data Types

This survey contained questions that returned both quantitative and qualitative data types. Methodology for each is below.

Numerical Analysis

- Overall interest was evaluated by a simple proportion. Little, Some, or High Interest responses were clustered into Overall Interest.
- The ranked choice question was analyzed in two ways: number one priority and top three priorities.

Language-Based Analysis

- Written comments were analyzed for overall themes. Each theme's terms and related words were counted and divided by the total number of participants to find the frequency of the theme.

Community Survey Results Presentation

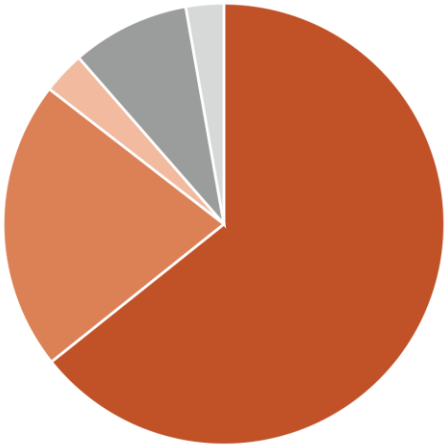
Property Interest

Interest

Takeaway: 543 of 613 (88.6%) participants showed overall interest in developing the property.

WOLD / CRYSTAL LAKE COMMUNITY OPEN HOUSE

Interest Levels



LITTLE + SOME + HIGH INTEREST

543 of 613

88.6% of respondents

Breakdown by response

High Interest	394 · 64.3%
Some Interest	130 · 21.2%
Little Interest	19 · 3.1%
No Interest	53 · 8.6%
Not Sure/Need More Information	17 · 2.8%

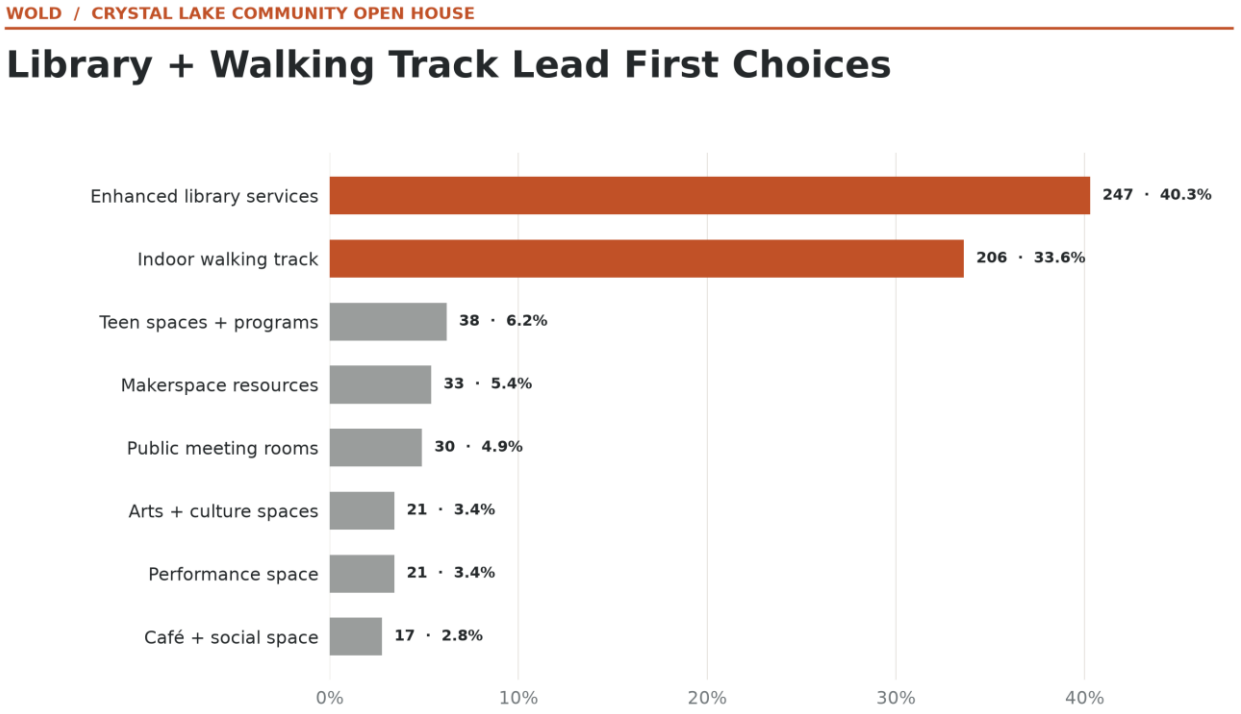
Note: Interest does not reflect endorsement of the City's proposals.

Community Survey Results Presentation

Space Types Ranked

Ranked Choice

Takeaway: 453 of 613 (74%) participants selected the library or the walking track as their highest priority.

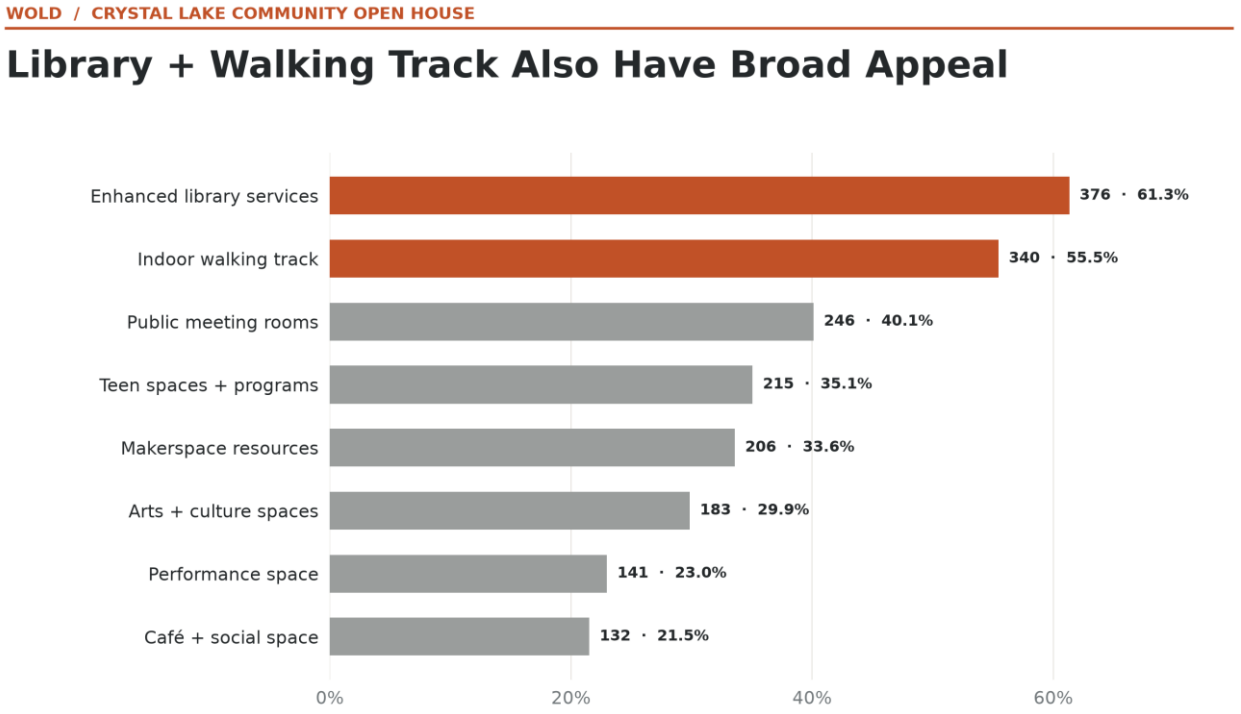


Community Survey Results Presentation

Space Types Ranked

Ranked Choice

Takeaway: 61.3% of participants ranked the library among their top 3 priorities, followed by 55.5% for the indoor walking track.



Community Survey Results Presentation

Community Written Feedback Themes

Theme 1: Aquatics and Pools

- 272 participants (38%) mentioned aquatics and/or pools in at least one of their written responses.
- There is a clear community interest in public swimming pools, both indoor and outdoor, especially for use by the high school swim teams, swimming lessons, disabled patron access, and winter exercise.
  - "Living in a community with multiple lakes, there is a great need for affordable year-round swim lessons."
  - "This city needs an indoor swimming pool! Three high schools and zero pools! It's the ONLY reason I was supporting the city buying this!"
- There is mixed feedback on whether this facility should keep the existing pools with vocal respondents on both sides.
  - "It's hard to lose the pools. I was in them everyday. But understand that our library needs to have bigger and more stable and usable facility going into the future."
  - "I appreciate the thought given to show how the current pools wouldn't work as a community pool."
  - "Repair the swimming pools so that adults & children can have swim lessons all year."

Community Survey Results Presentation

Community Written Feedback Themes

Theme 2: Fitness Center and Walking Track

- 279 participants (39%) reference the fitness center, gym, recreation activities (excluding swimming), and/or an indoor walking track in their written responses.
- Many comments favor retaining recreation uses, especially an indoor walking track.
  - "Using the building as it stands. It was built as fitness center. Use it for its intended purpose."
  - "I was hoping that they would keep the existing exercise area."
  - "I feel that this space would be best served as a sports and recreation facility to host sports programming, leagues and youth and adult development. Creating indoor and outdoor sports and recreation opportunities that are affordable to the public."
  - "The city just needs to rehab the HealthBridge facility and make it a gym for the city."
  - "As an active senior (65), I would love a safe, indoor walking track to keep me healthy and fit, especially during the long winter months."

Community Survey Results Presentation

Community Written Feedback Themes

Theme 3: Property Taxes and Affordability

- 242 participants (34%) mention affordability, taxes, or cost in their written responses.
- Views range from strong resistance to tax increases to willingness to pay for a facility perceived as valuable.
  - "Citizens of Crystal Lake are being priced out of their homes through real estate tax increases. Our elected officials should work to reduce the tax burden, not explore projects that would increase it."
  - "Affordable living is what matters most to me and many other concerned citizens."
- Some respondents are concerned about the full cost of adapting, running, and maintaining the building before deciding whether to give their support.
  - "While price per square foot is low, this is a large expense just for the acquisition before the property is renovated and retrofitted for planned use and then staffed and maintained on an ongoing basis."

Community Survey Results Presentation

City Council Survey & Community Survey

Takeaways & Recommendations

- The prior recommendation to focus on library functions at the Congress Parkway location plus the indoor track remains consistent with the added community feedback with the caveat that the community is very interested in what will happen with the existing library.

- There is strong alignment between the City Council and the community on including an indoor walking track. More nuance exists with the fitness amenities. There was a median of “None” for fitness center for the City Council, while many community survey participants shared desires to retain recreation uses.

- Views regarding the pools remain divided. The inconclusive results from the City Council survey are not clarified by this community survey.