

# Oak Park Village Hall

## Historic Preservation Planning & Study Discussion

# *Where We Are in the Process...*

Phase 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN

**Phase 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS**

Phase 3 | PREFERRED DESIGN OPTION & CONCLUSIONS

# PHASE I RECAP

## NRHP-Listed:

Period of Significance 1975

## Areas of Significance:

Politics/Government and Social History

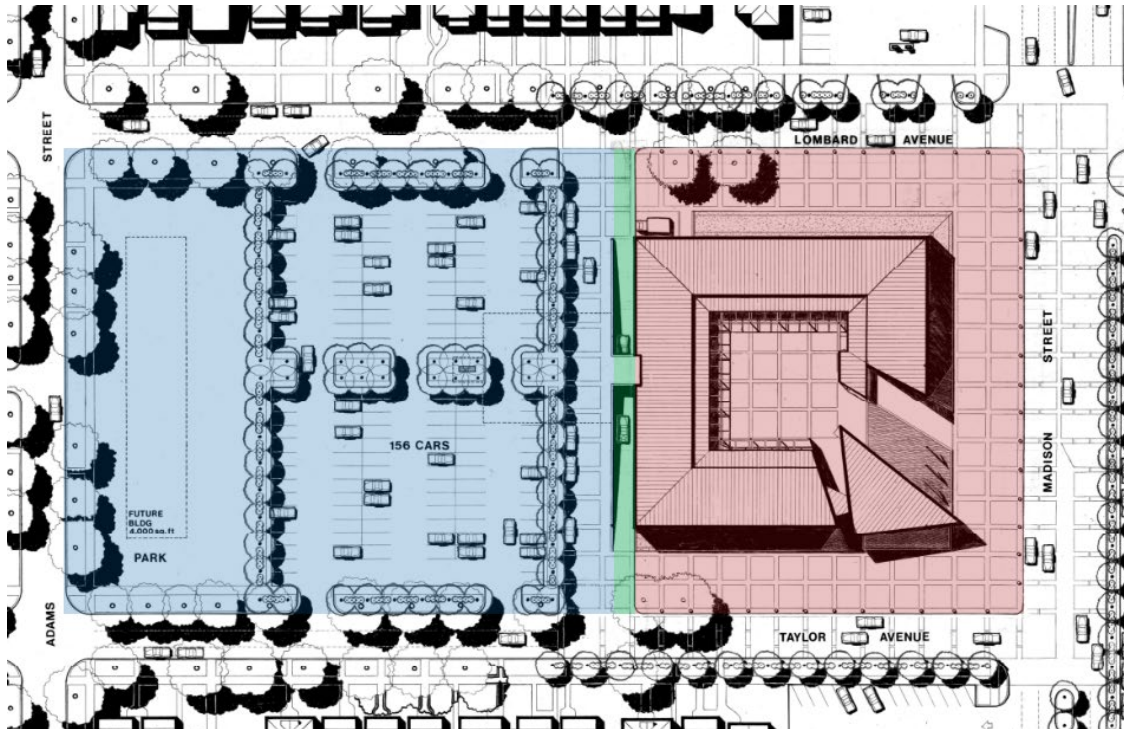
## Character-defining features:

“Those **architectural materials and features** that are **important in defining the building's historic character** and which must be retained in order to preserve that character.” The “tangible elements that **embody its significance for association** with specific events”



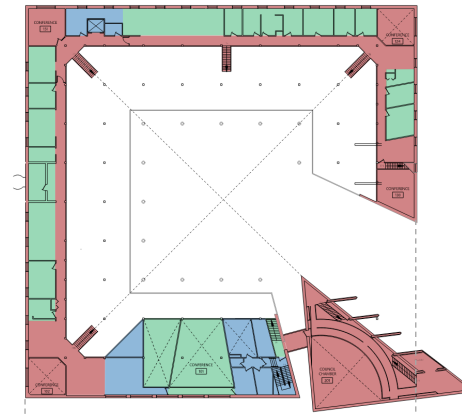
# PHASE I RECAP

## Building Preservation Plans: Primary, Secondary, and Tertiary Spaces

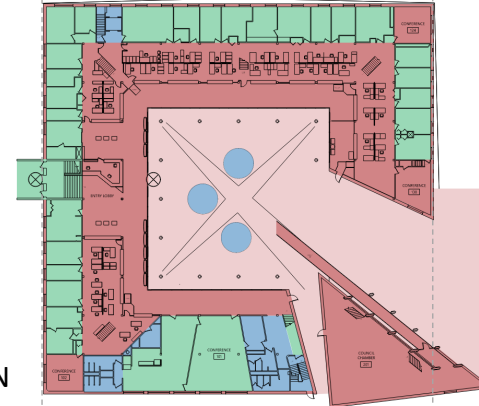


SITE PLAN

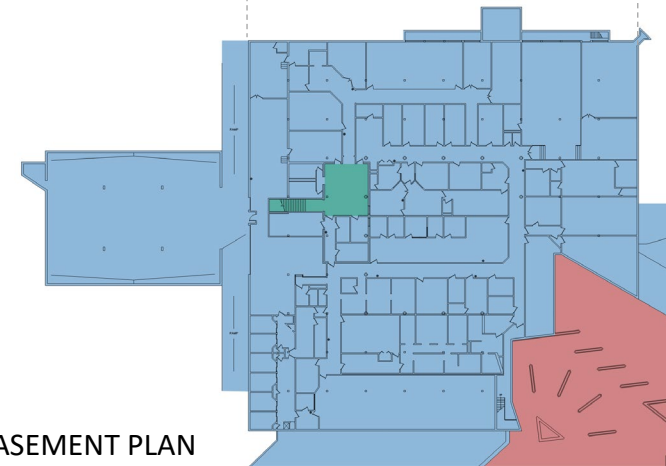
MEZZANINE PLAN



FIRST FLOOR PLAN

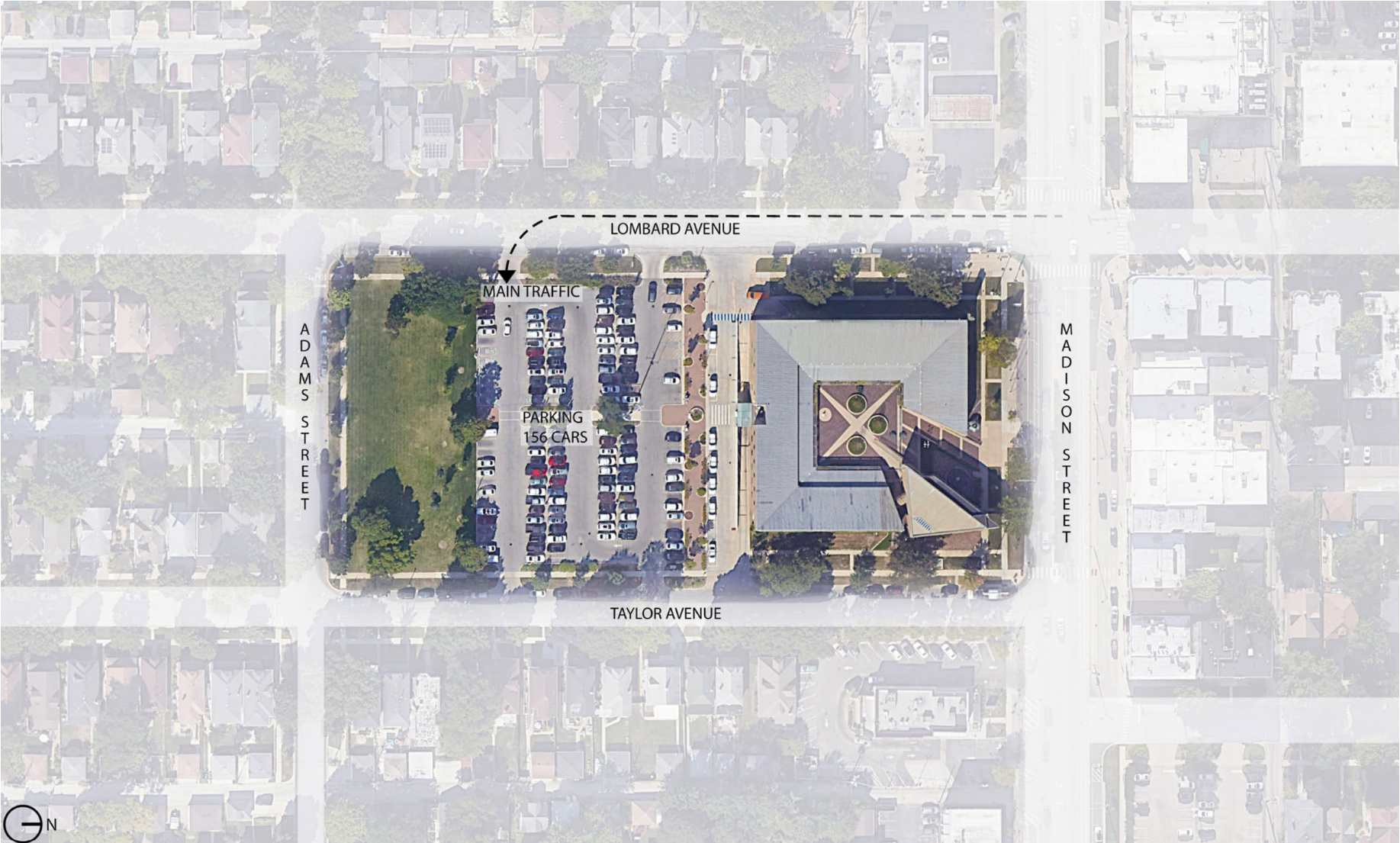


BASEMENT PLAN

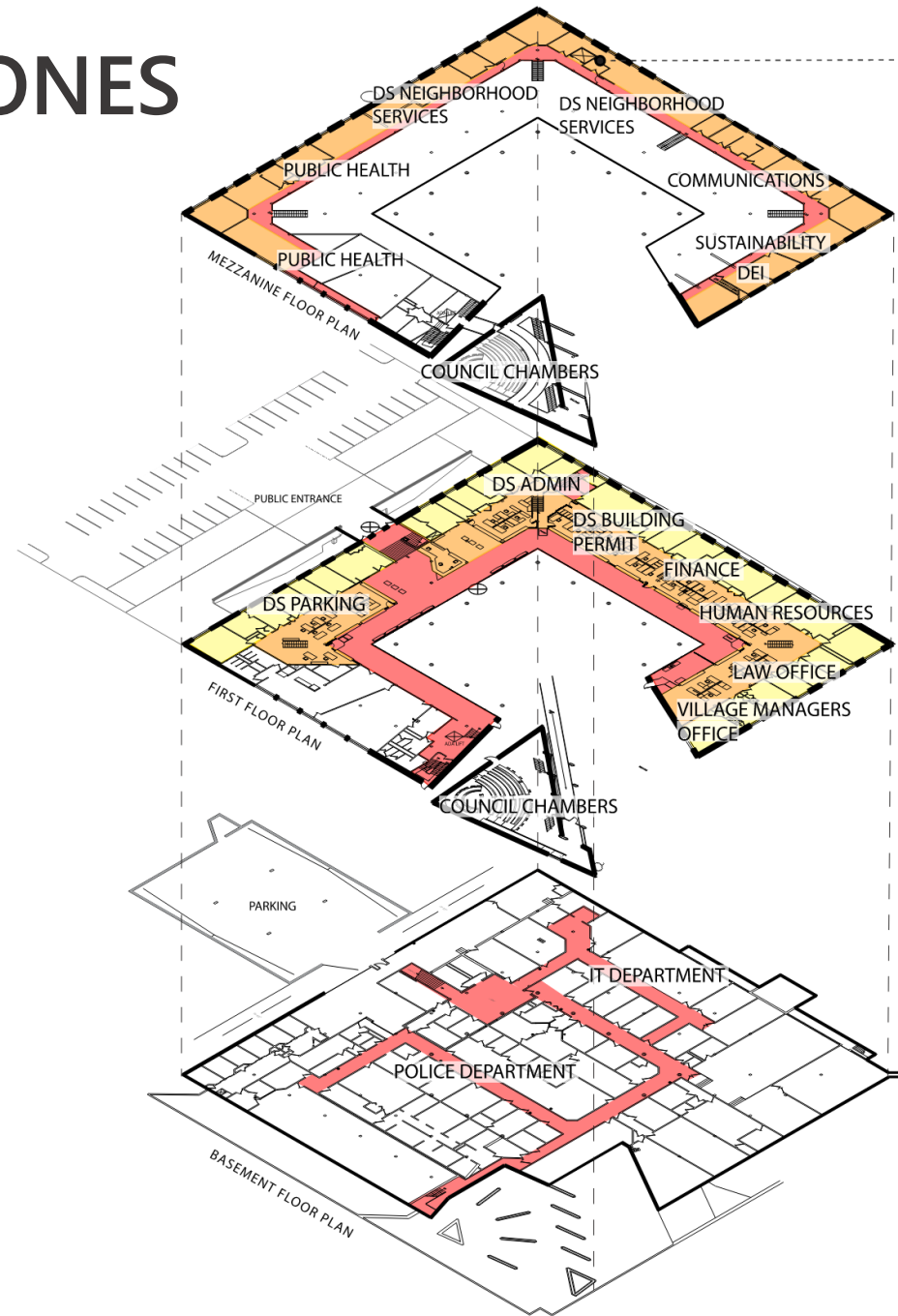


- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3  
TERTIARY

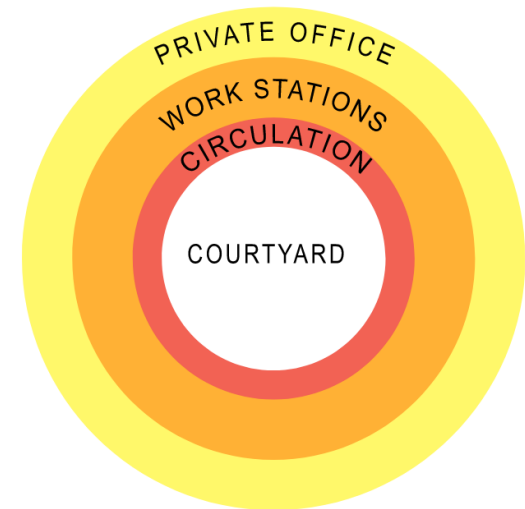
# BUILDING ANALYSIS



# BUILDING USE ZONES



PRIVATE OFFICES / WORK STATIONS AT MEZZANINE LEVEL



# ACCESS & SECURITY CONDITIONS

ONLY ELEVATOR CAUSES ISSUES FOR ACCESS



CHAIR LIFT ONLY WAY TO GET TO BASEMENT AND GROUND FLOOR FROM MAIN ENTRANCE



OPEN SPACE AT MEZZANINE, WORK SPACES AND CIRCULATION CAUSES PRIVACY ISSUES



MAIN ENTRY CHECKPOINT AND INTERIOR CIRCULATION RESULTS IN NON-DEFINED STAFF AND PUBLIC AREAS THROUGH OUT THE BUILDING



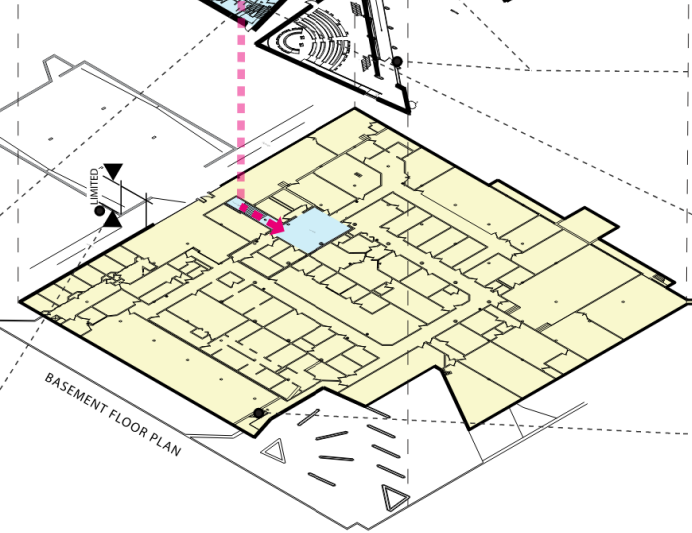
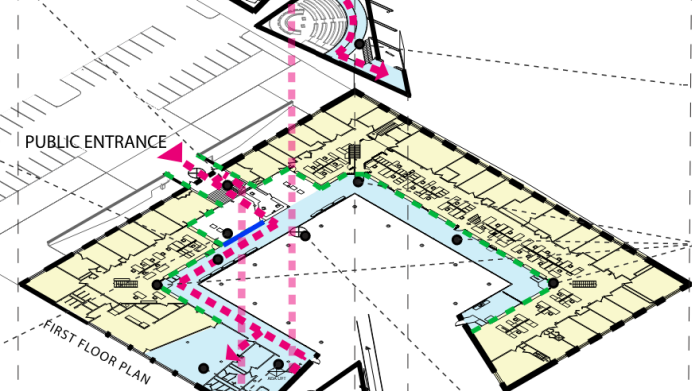
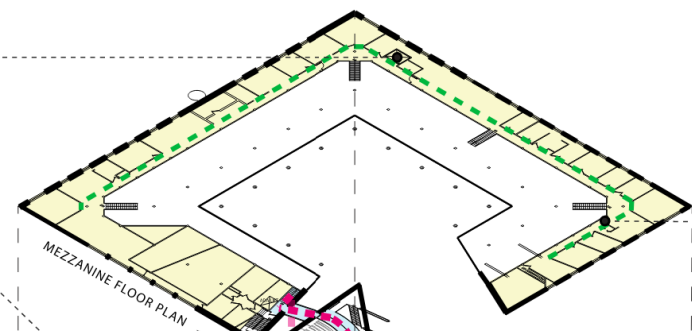
ONLY ACCESSIBLE PATH TO CHAMBER



LIMITED CLEARANCE FOR TRUCKS AND AMBULANCE AT LOWER LEVEL PARKING GARAGE



STAFF AREAS PUBLIC PUBLIC CIRCULATION AREAS OF CONCERN CHECKPOINT



LOWER MEZZANINE WALLS ALLOW TRANSMISSION OF SOUND

SEE ENLARGED PLAN



INFORMAL CHECKPOINT AT ELEVATED STAFF AREA/RAMP

ALL COURTYARD SIDE DOORS REMAIN LOCKED

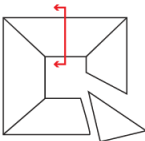
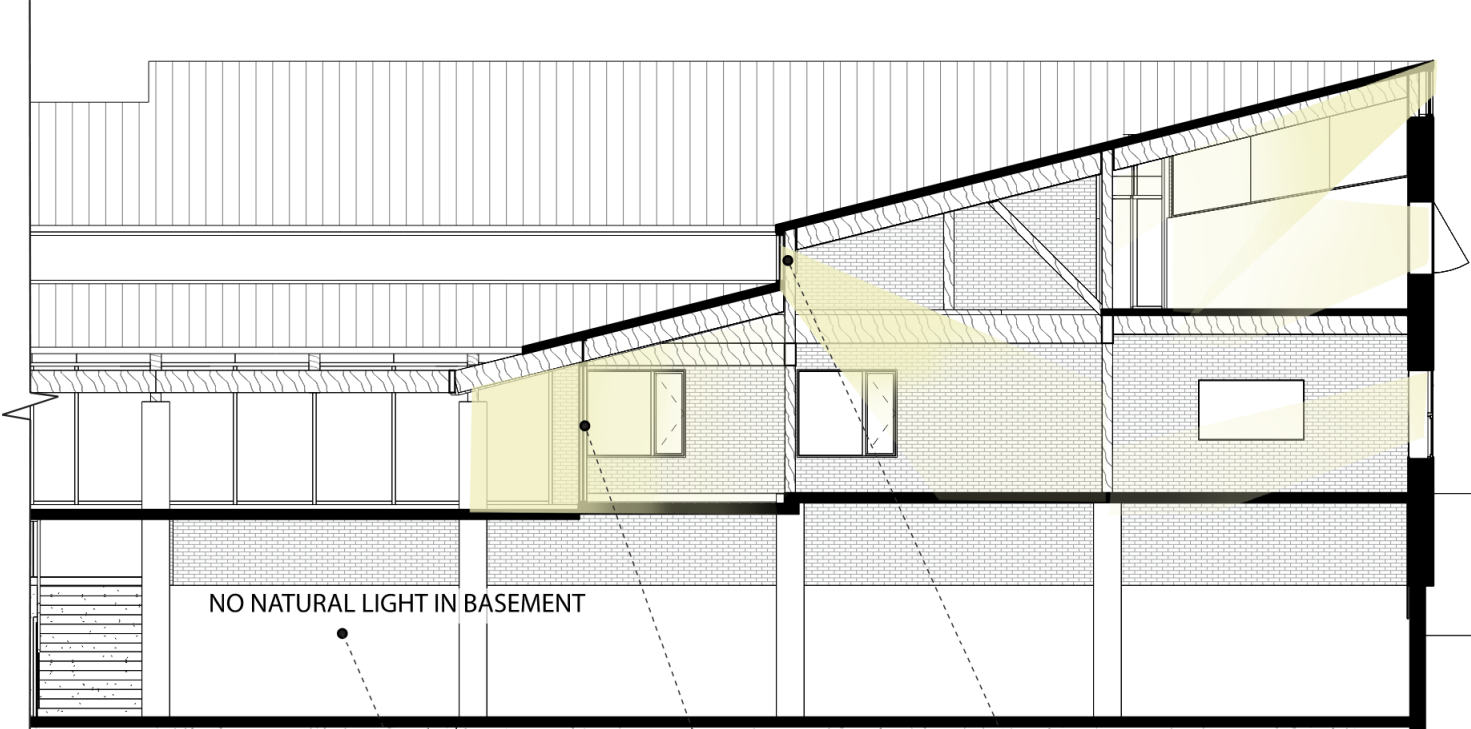


SOUND REVERB IN ROOM 101 IS DIFFICULT FOR MEETING



STAIR HALL AND POLICE ACCESS INTO COUNCIL CHAMBERS IS A SECURITY CONCERN

# EXISTING LIGHT CONDITIONS





# COUNCIL CHAMBERS

## SCHEME 1

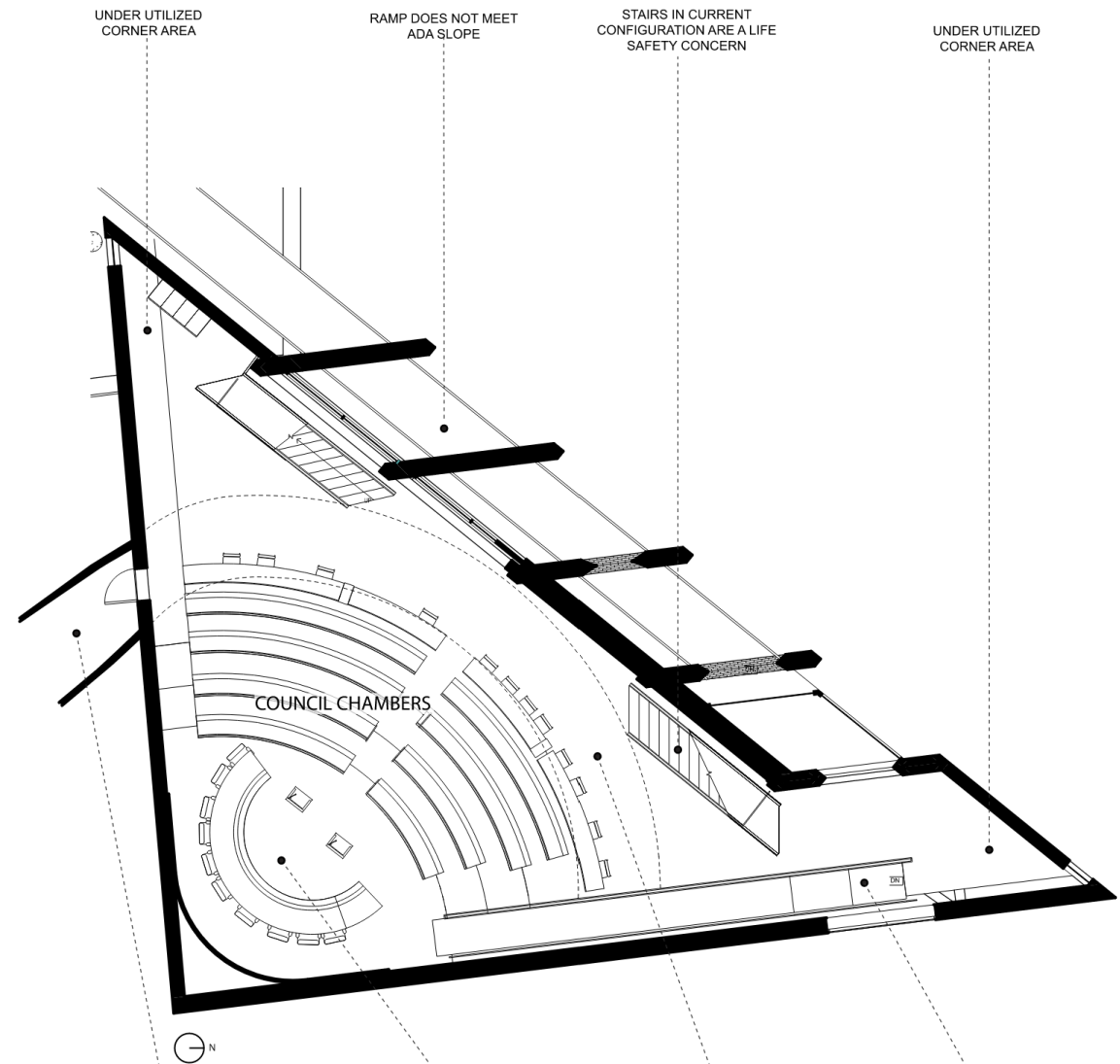
- Maintain existing function
- Added new elevator
- New raised access flooring, maintain ramp

## SCHEME 2

- Rework function for staff use
- Added 2<sup>nd</sup> exit tube, new elevator
- Replace balcony railing and new stairs

## SCHEME 3

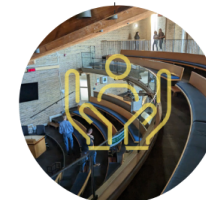
- Rework function for staff use
- Added 2<sup>nd</sup> exit tube, new elevator
- Replace balcony railing and new stairs



SINGLE CHAMBER ACCESS CAUSES SAFETY AND SECURITY ISSUES



LIMITED DESK AREA FOR VARIOUS MEETING TYPES



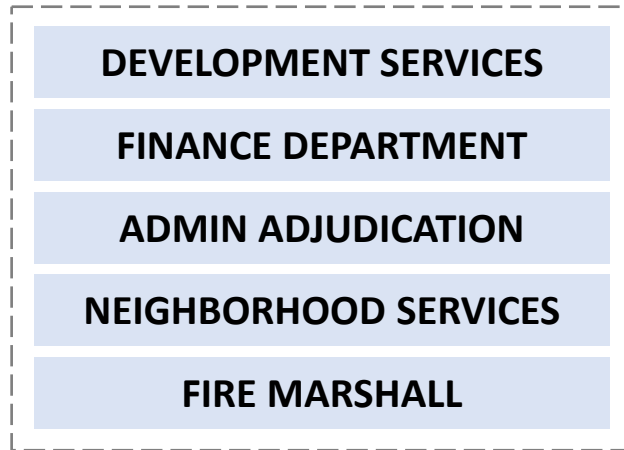
EXISTING BALCONY RAIL TOO LOW



COUNCIL CHAMBERS RAMP TO PROVIDE ACCESS TO CHAMBER FLOOR

- ACCESSIBILITY 
- LIFE SAFETY 
- SECURITY 

# PROGRAMMING ANALYSIS



department adjacencies



department adjacencies



department combinations

# PREVIOUS SPACE NEEDS STUDY ANALYSIS

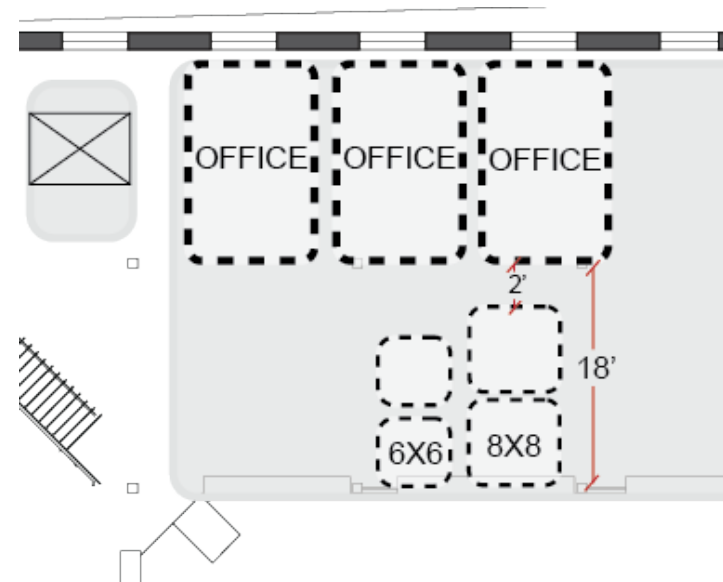
- JLK reviewed previous **Space Needs Program** completed for Village Hall in March 2023
  - Previous study completed for the concept of a newly constructed building, NOT reuse of existing building
  - Findings of the previous study do not necessarily reflect the true space needs within the existing building
  - Use of “required” and “need” by JLK relates directly to their use by previous study, not recommendations by JLK
- JLK relied on the previous study and existing documentation and did not conduct additional staff interviews or develop a new space needs program.

# PREVIOUS SPACE NEEDS STUDY ANALYSIS

Room/Area/Space	Existing	Need	Difference
<b>Public Areas</b>	5,034 sq. ft.	7,749 sq. ft.	+2,715 sq. ft. (~54% increase)
<b>General Staff Areas</b>	1,577 sq. ft.	3,260 sq. ft.	+1, 683 sq. ft. (~107% increase)
<b>Building Systems &amp; Maintenance Spaces</b>	4,463 sq. ft.	2,220 sq. ft.	-2,243 sq. ft. (~50% decrease)
<b>Law Department</b>	820 sq. ft.	1,426 sq. ft.	+606 sq. ft. (~75% increase)
<b>Information Technology Department</b>	1,942 sq. ft.	2,758 sq. ft.	+816 sq. ft. (~42% increase)
<b>Public Health</b>	2,219 sq. ft.	3,679 sq. ft.	+1,460 sq. ft. (~66% increase)
<b>Office of Communications &amp; Engagement</b>	685 sq. ft.	1,060 sq. ft.	+375 sq. ft. (~55% increase)
<b>Future Development</b>	--	394 sq. ft.	--

# PREVIOUS SPACE NEEDS STUDY ANALYSIS

- Required Program: Office spaces are standardized across departments to five different sizes ranging 120-220 sq. ft.
  - Industry standards for offices use 10' x 12' office as baseline size requirement
- Required Program: Office workstations increase from approximately 25 sq. ft. per workstation to 65 sq. ft. per workstation.
- Due to space limitations of the existing configuration of Village Hall, 8' x 8' workstations do not work.
  - Smaller, 6' x 6' workstations (36 sq. ft.) would increase workstation areas, meet required staff space, and allow sufficient circulation within Village Hall.



# KEY CONDITIONS & PROGRAMMING TAKEAWAYS

## **SITE:**

- Existing site circulation (vehicular and pedestrian) presents confusing and dangerous conditions for staff and public users.
- The courtyard must be activated but maintain opportunity to gather.

## **GENERAL:**

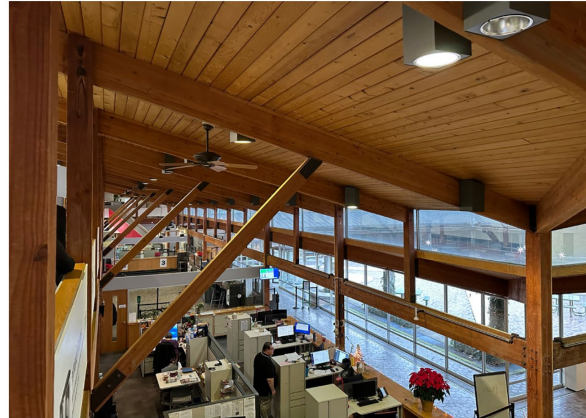
- Public areas need to be grouped to promote secure working areas and allow for after-hours and community use.
- Departments that work with sensitive information should be located in areas that afford more privacy.
- Additional storage space and meeting spaces (variety of sizes and configurations) are needed.
- Departments that work with sensitive information should be located in areas that afford more privacy.

## **SPECIFIC:**

- The Council Chambers must be modified to improve accessibility, safety, and functionality to serve as meeting space for the council, community, and staff.
- Natural light is necessary at the basement level to provide usable and comfortable space for uses that are limited in time or require privacy.
- The Police use in the basement is inadequate for both the department and Village Hall generally.

# VILLAGE HALL EXISTING DESIGN TRENDS

## EXPOSED WOOD STRUCTURE



*Exposed wood structure and roof deck throughout Village Hall.*



*Exposed glulam timber structural beams at 38 Davis building (2016) in Portland, designed by Ankrom Moisan Architects*

## NATURAL FINISHES



*Hexagonal clay tile throughout interior and exterior of Village Hall.*



*Parquet wood flooring at Black & White Building (2023) in the UK, designed by Waugh Thistleton Architects*

## BANDS OF WINDOWS



*Bands of clerestory windows throughout interior of Village Hall.*

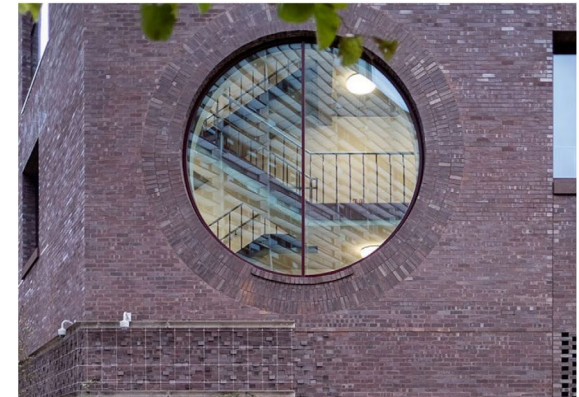


*Exposed wood and clerestory windows at Wood Village Municipal Building (2023) in Oregon, designed by LRS Architects*

## CIRCULAR WINDOWS



*Circular windows and openings throughout Village Hall.*



*Brickwork and circular windows at Gateway West office building (2022) in the UK, designed by Gort Scott*

## CENTRAL COURTYARD



*Windows surround the central courtyard at Village Hall.*



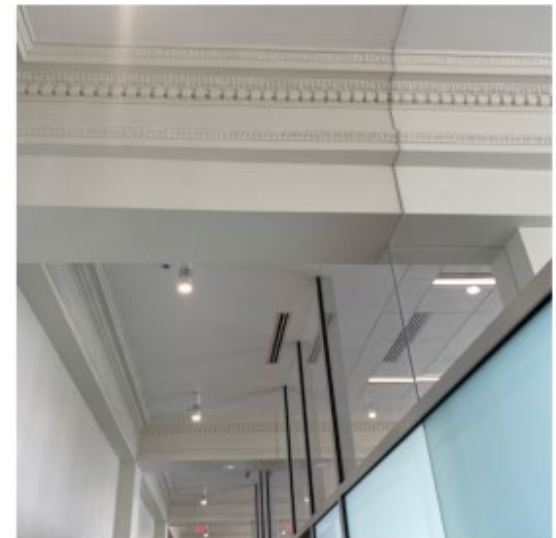
*Curtain wall surround the interior courtyard at GSA Office Building (2019) in New Mexico, designed by Page Southerland Page*



# CONTEMPORARY OFFICE DESIGN TRENDS

## SOUND CONTROL

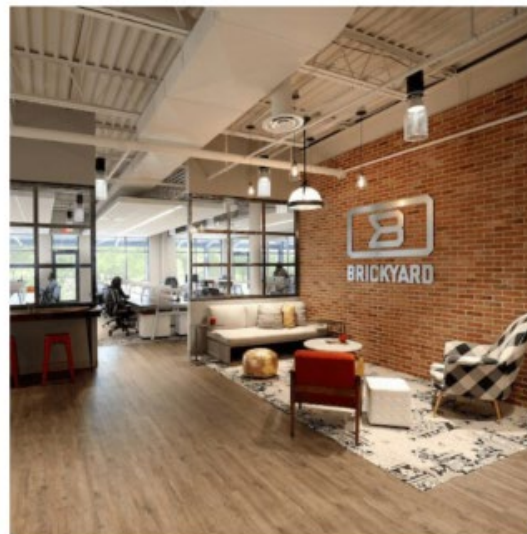
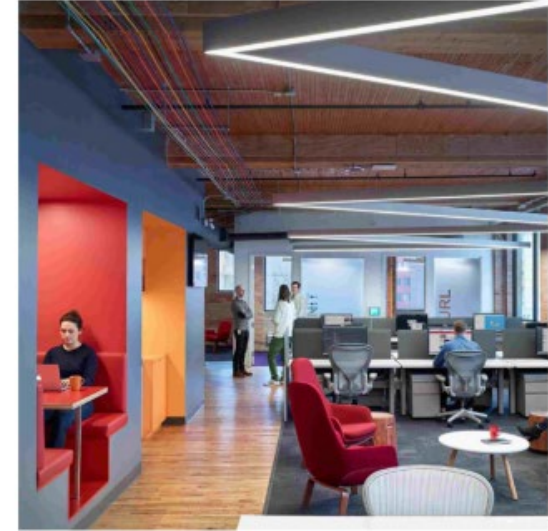
- Impermanent solutions
- Flexible and movable solutions
- Design solutions that maintain and minimize impacts to character-defining features



# CONTEMPORARY OFFICE DESIGN TRENDS

## FLEXIBLE AND COMMUNITY SPACES

- Variety of spatial sizes and configurations
- Use of glass, perforated panels, screens, and other creative means to delineate space and offer varying degrees of privacy
- Continuation of warm finishes and sustainable materials



# CONTEMPORARY OFFICE DESIGN TRENDS

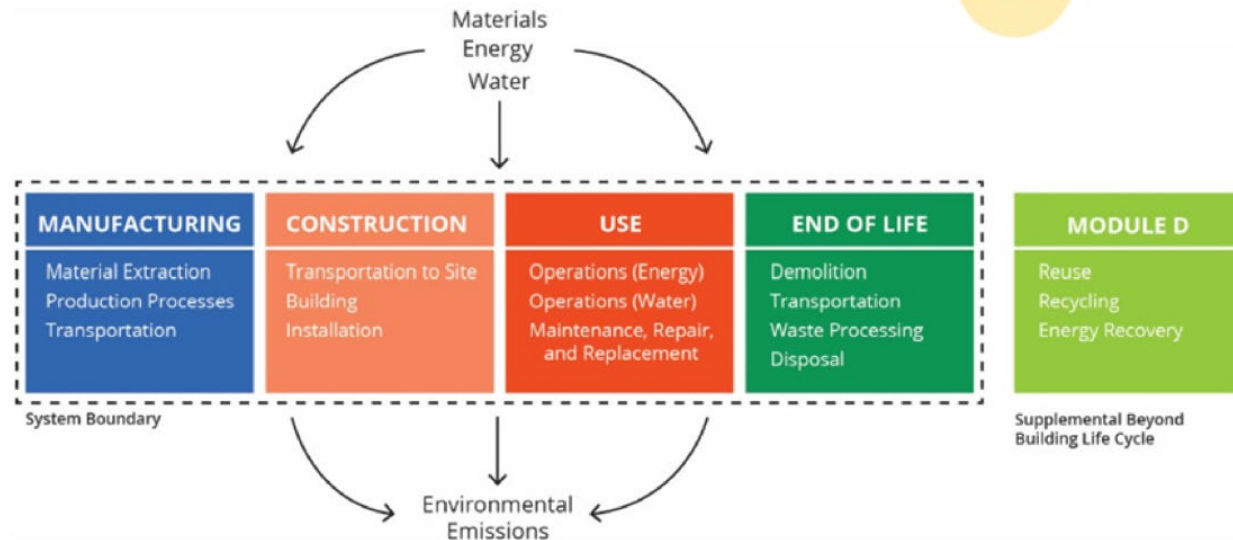
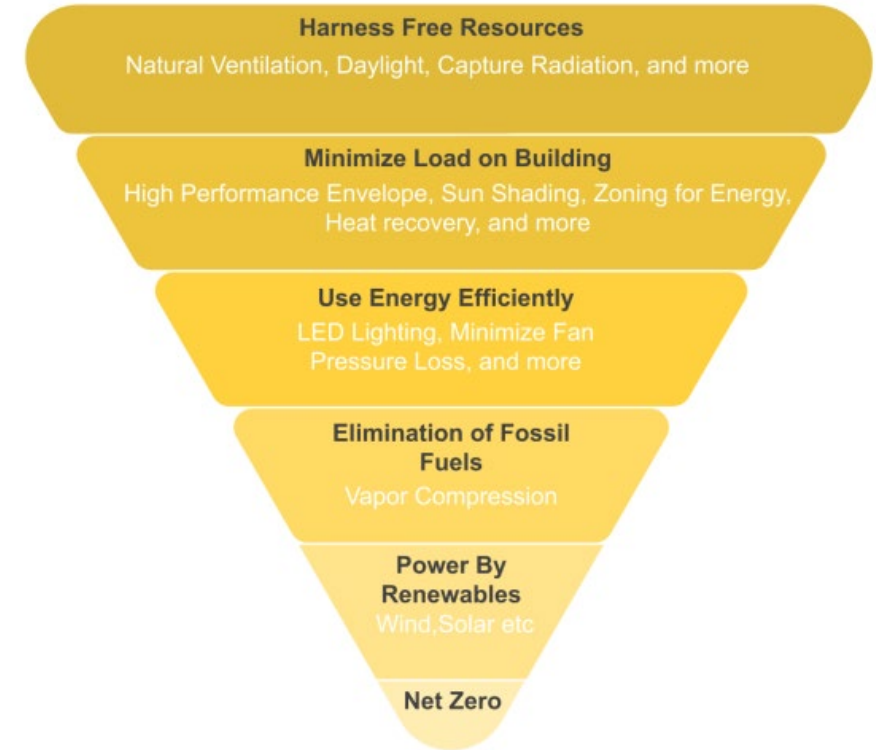
## DAYLIGHTING AND SKYLIGHTS

- Utilize skylights to bring light into the basement, core areas of the building
- Continuation of warm finishes and sustainable materials



# SUSTAINABILITY CONSIDERATIONS

- Vision and Goals outlined in the *Climate Ready Oak Park Plan*
- LEED, WELL, and Third-Party Certifications
- Pathways to Net Zero-Carbon and Net-Zero Energy for historic buildings



All of the information gathered and reviewed to date:

- Goals of the Village & Facility Review Committee
- Village Hall National Register registration form
- Secretary of the Interior Standards for the Treatment of Historic Properties
- Guidance from the National Park Service
- Building Preservation Planning materials
- Existing conditions, existing programming, and previous space needs assessments
- Trends in contemporary office design
- Sustainability considerations for historic buildings

# VILLAGE AND COMMITTEE GOALS



## **PLACE OF PRIDE**

Village Hall should be a place of pride that is welcoming.



## **COST**

Village Hall should be a cost-efficient facility.



## **POLICE DEPARTMENT**

Need new space that meets modern standards for policing. Prefer existing Village Hall site.



## **INCLUSION**

Any changes should come through a lens of inclusivity and go beyond accessibility code to be welcoming.



## **PARKING**

Need for additional parking. Existing parking is in high demand.



## **SECURITY AND SAFETY**

Go beyond life safety and balance need to provide a secure workplace that also remains open, welcoming, and accessible to the public.



## **SUSTAINABILITY**

Go beyond the IECC and explore the viability of becoming a Net Zero-Energy Building.

# CONCEPTUAL DESIGN SCHEMES

## SCHEME 1: Retain

Prioritize maintenance of existing spatial organization and overall Village Hall building footprint and massing. Assumes that Police Department continues to occupy portions of the basement level.

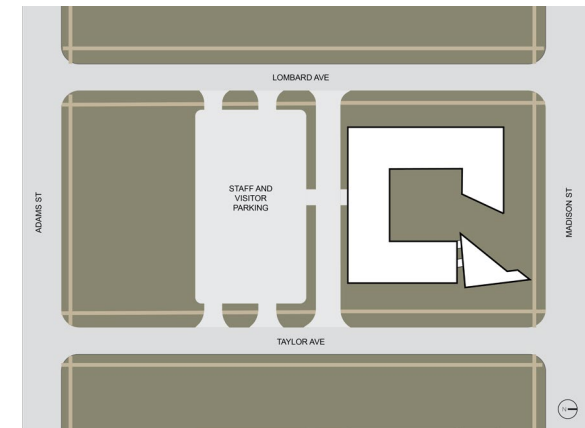
## SCHEME 2: Hyphen-Addition

Explores a small addition to Village Hall that also could serve as a hyphen between a new Police Department facility. Assumes that Police Department entirely vacates Village Hall.

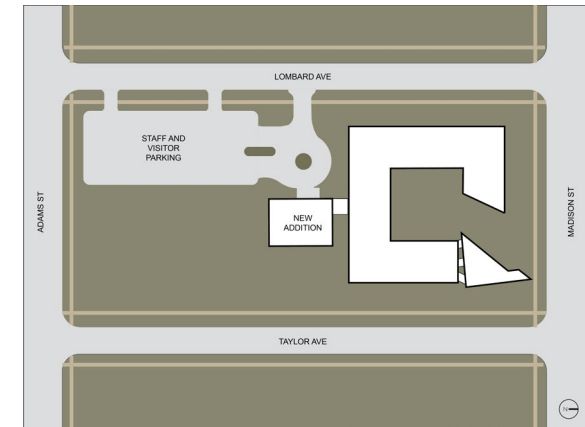
## SCHEME 3: Sunken Plaza

Avoids need for an addition by incorporated a new, below-grade entrance plaza (could be shared with Police Department) with circulation and reception space at basement level of Village Hall. Assumes that Police Department entirely vacates Village Hall.

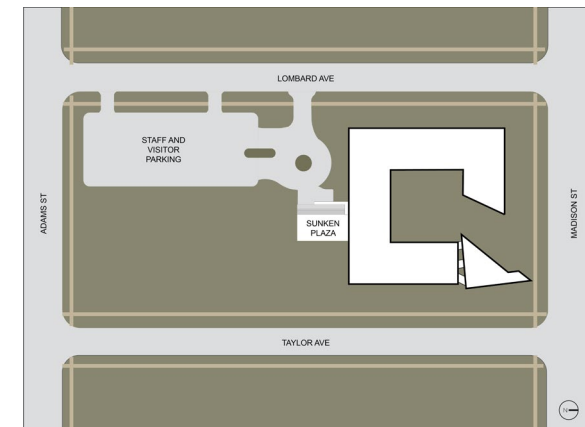
SCHEME 1 SITE PLAN



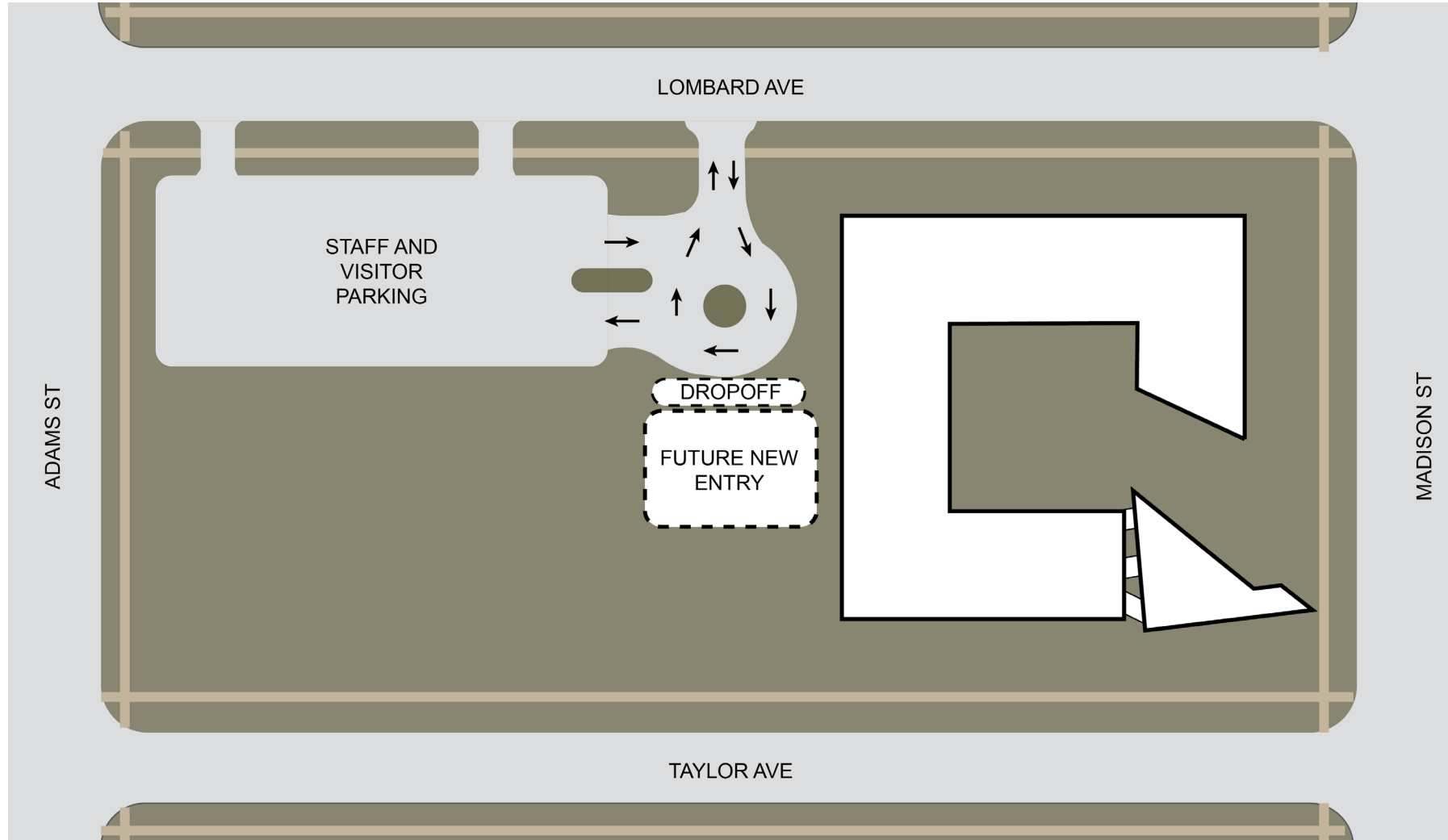
SCHEME 2 SITE PLAN



SCHEME 3 SITE PLAN



# CONCEPTUAL DESIGN SCHEMES





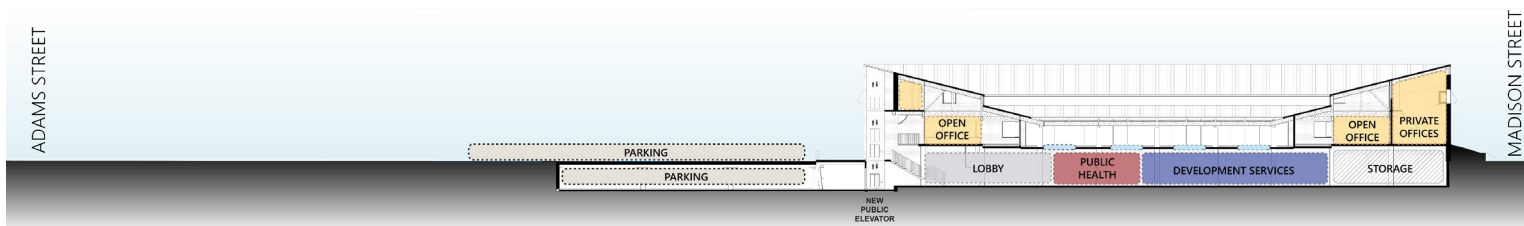
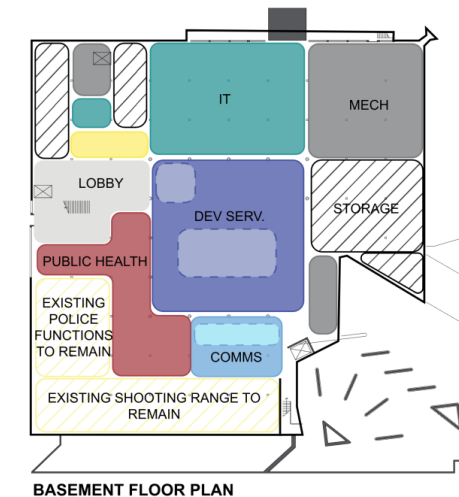
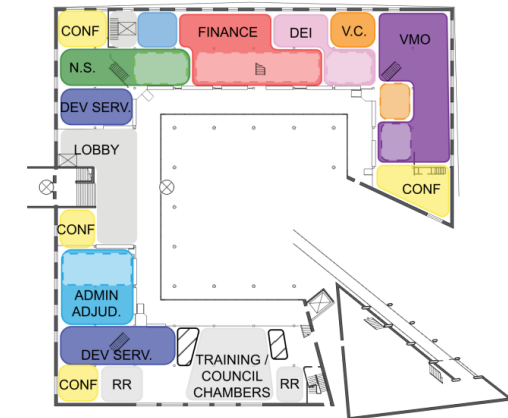
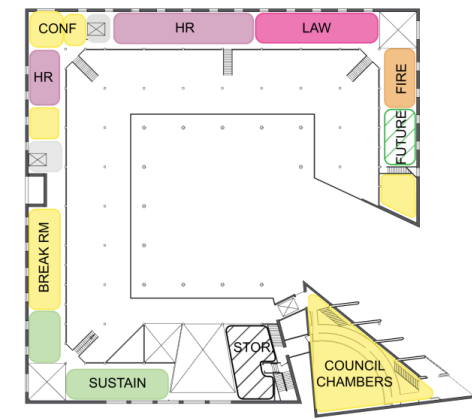
# CONCEPTUAL DESIGN SCHEMES

## **All schemes assume the following actions as part of the rehabilitation of Village Hall:**

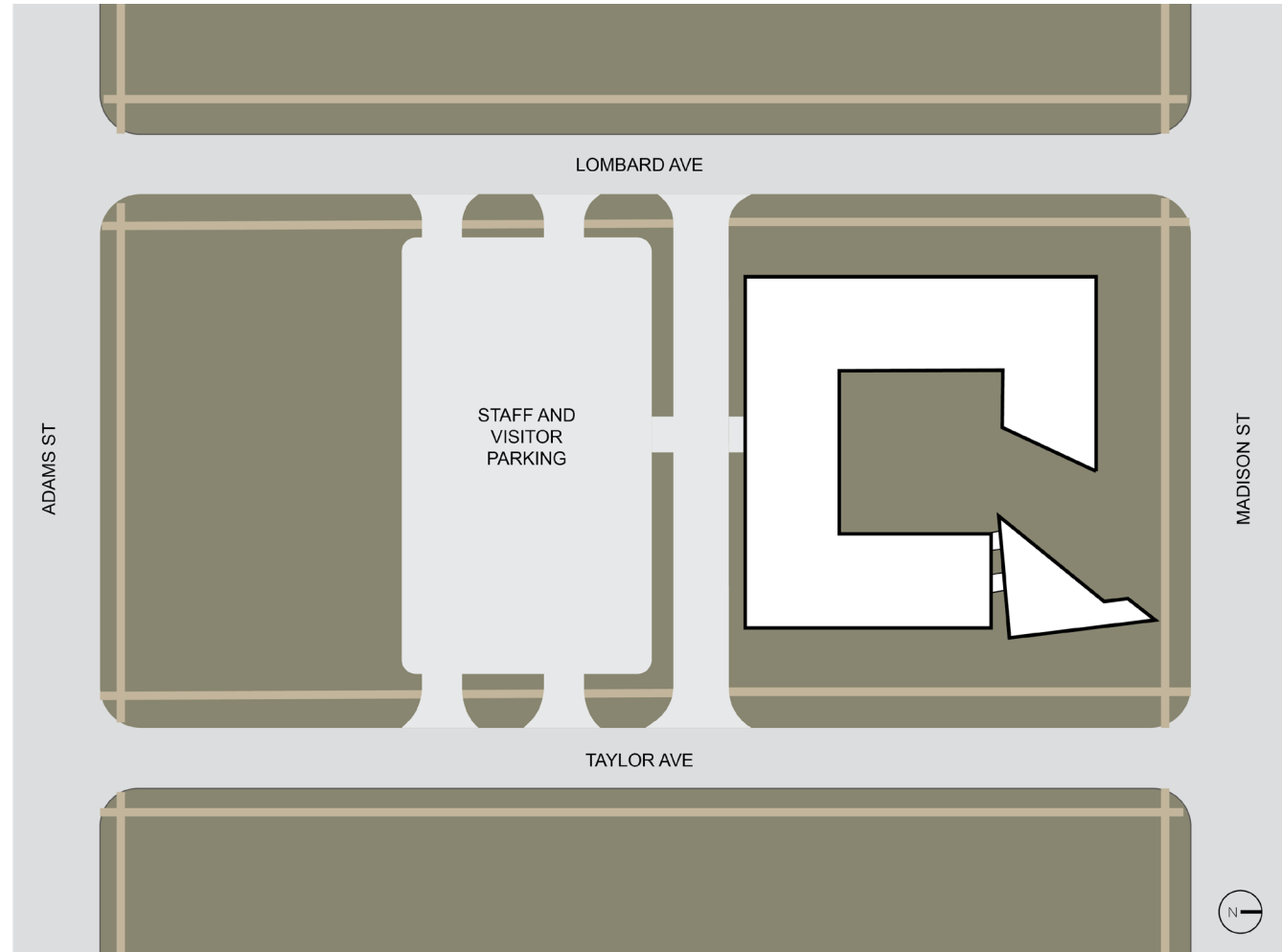
- Sustainability upgrades:
  - Energy efficient MEPF, window, and lighting upgrades
  - New roofing system, added insulation
  - Added insulation at perimeter interior walls except for Council Chambers
  - Any new finishes and materials will be targeted for carbon-neutral, local sourcing, and sustainability
- New walkable skylights installed at the courtyard to provide natural light at basement level.
- Accessibility alterations to the ramp at the north end of the courtyard.
- New exterior elevator shaft addition outside of Council Chambers to provide access from basement, through first floor, to mezzanine level and Council Chambers.
- Existing knee wall condition at mezzanine office spaces to be extended with glass to maintain sightlines and historic appearance while increasing privacy and decreasing sound transference.

# SCHEME 1 - RETAIN

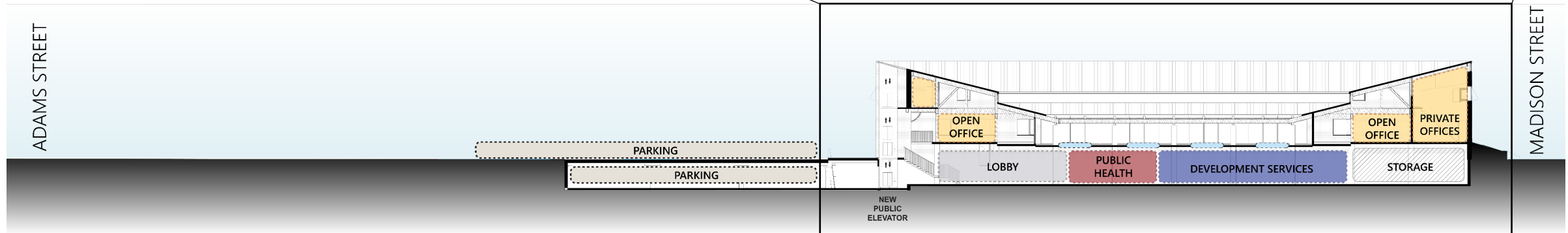
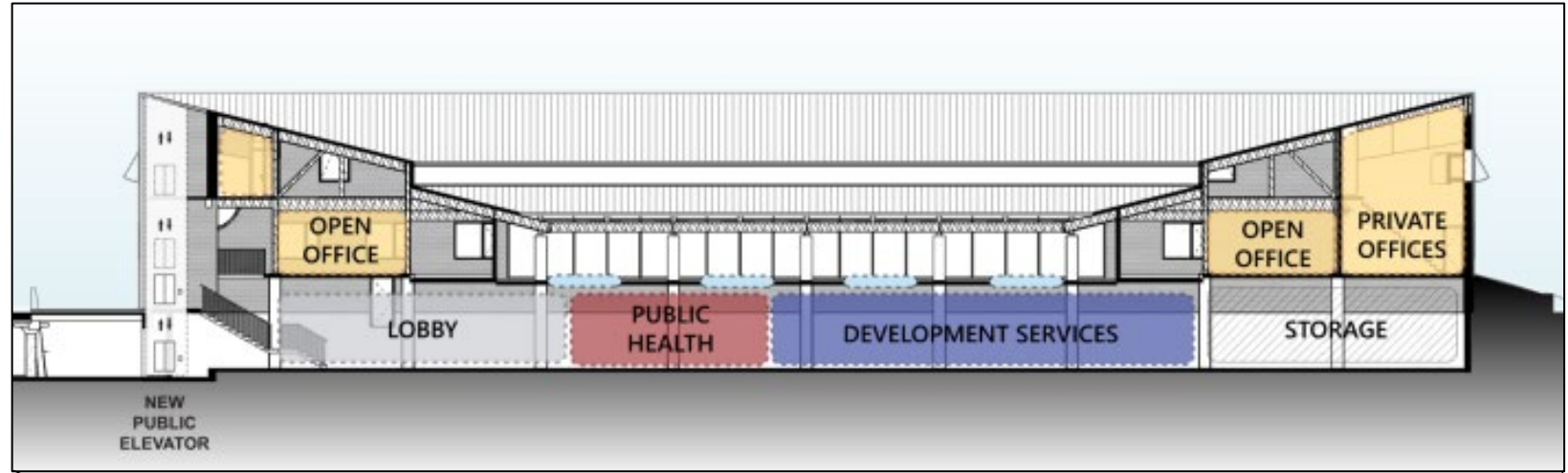
- New elevator at south entry that extends from basement up to mezzanine.
- Existing walls are largely retained - approximately 10% stud wall modification.
- Some functions in basement
- Retain some Police functions in basement
- Council Chamber:
  - Council Chamber becomes conference room and large meeting space.
  - Relocate Council Chamber functions to Room 101.
  - Modify Room 101: relocate south wall and absorb space from staff breakroom.
  - Modify Council Chamber: install raised access flooring to provide more meeting space.



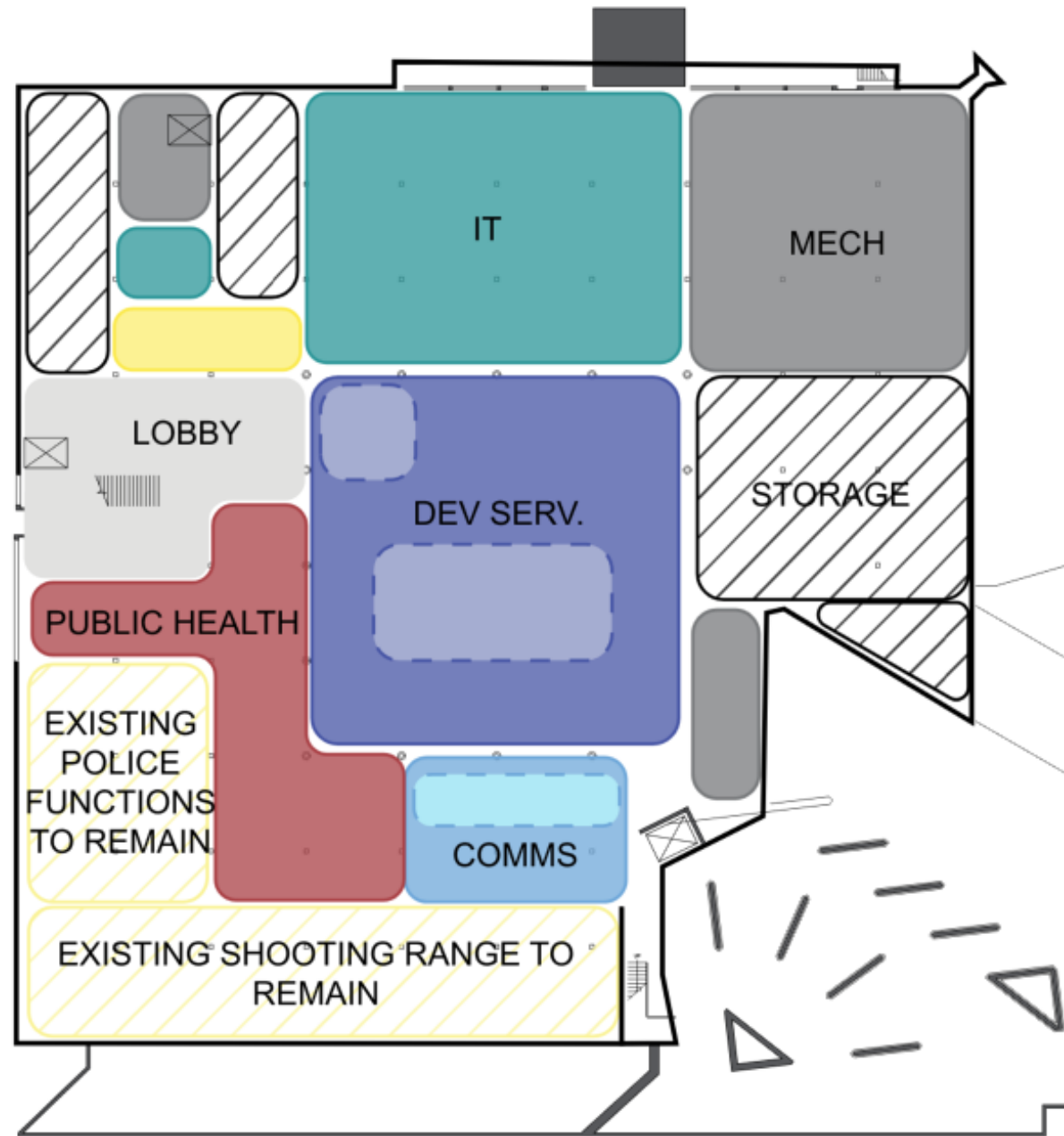
# SCHEME 1 - RETAIN



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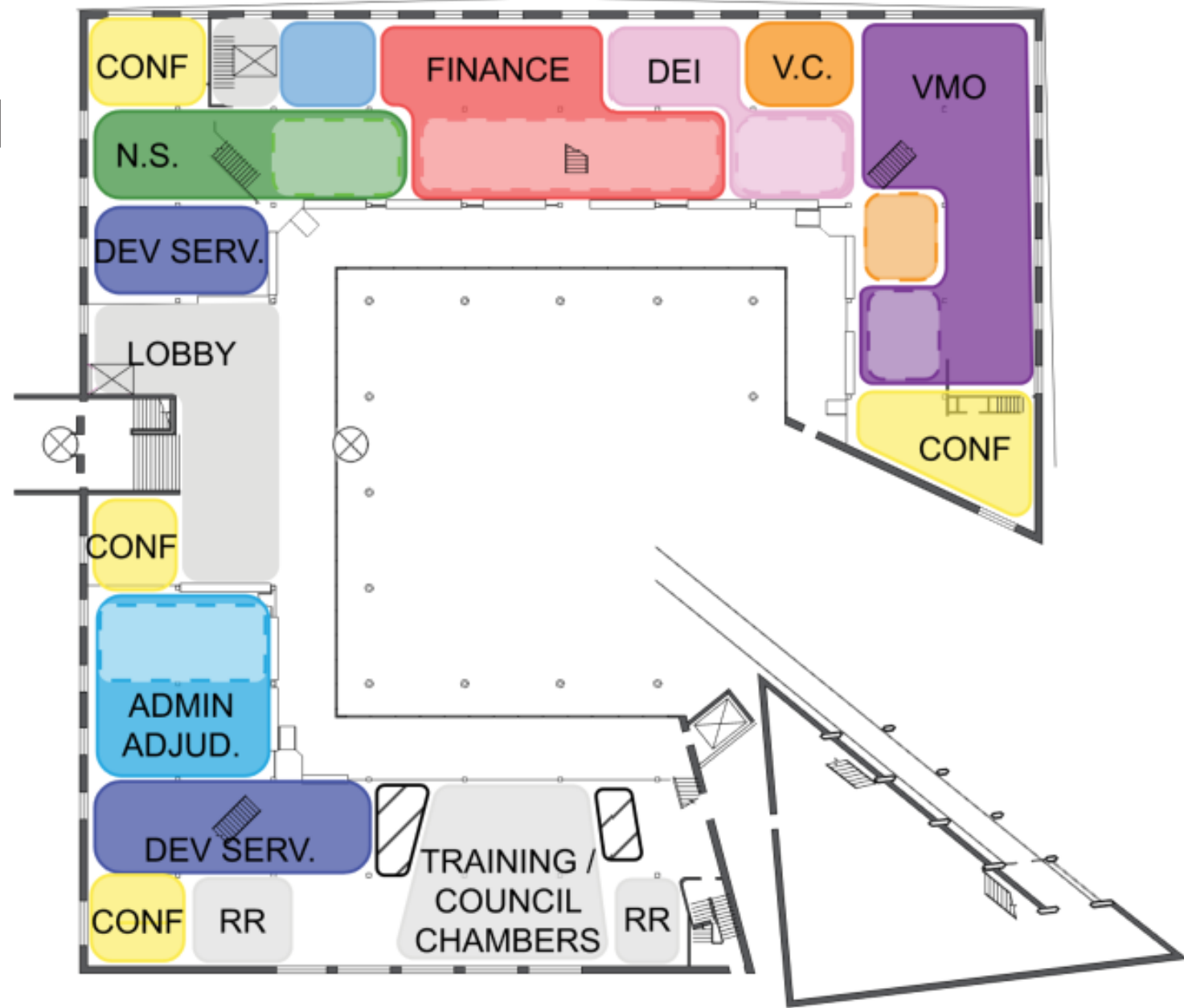


# SCHEME 1 - RETAIN



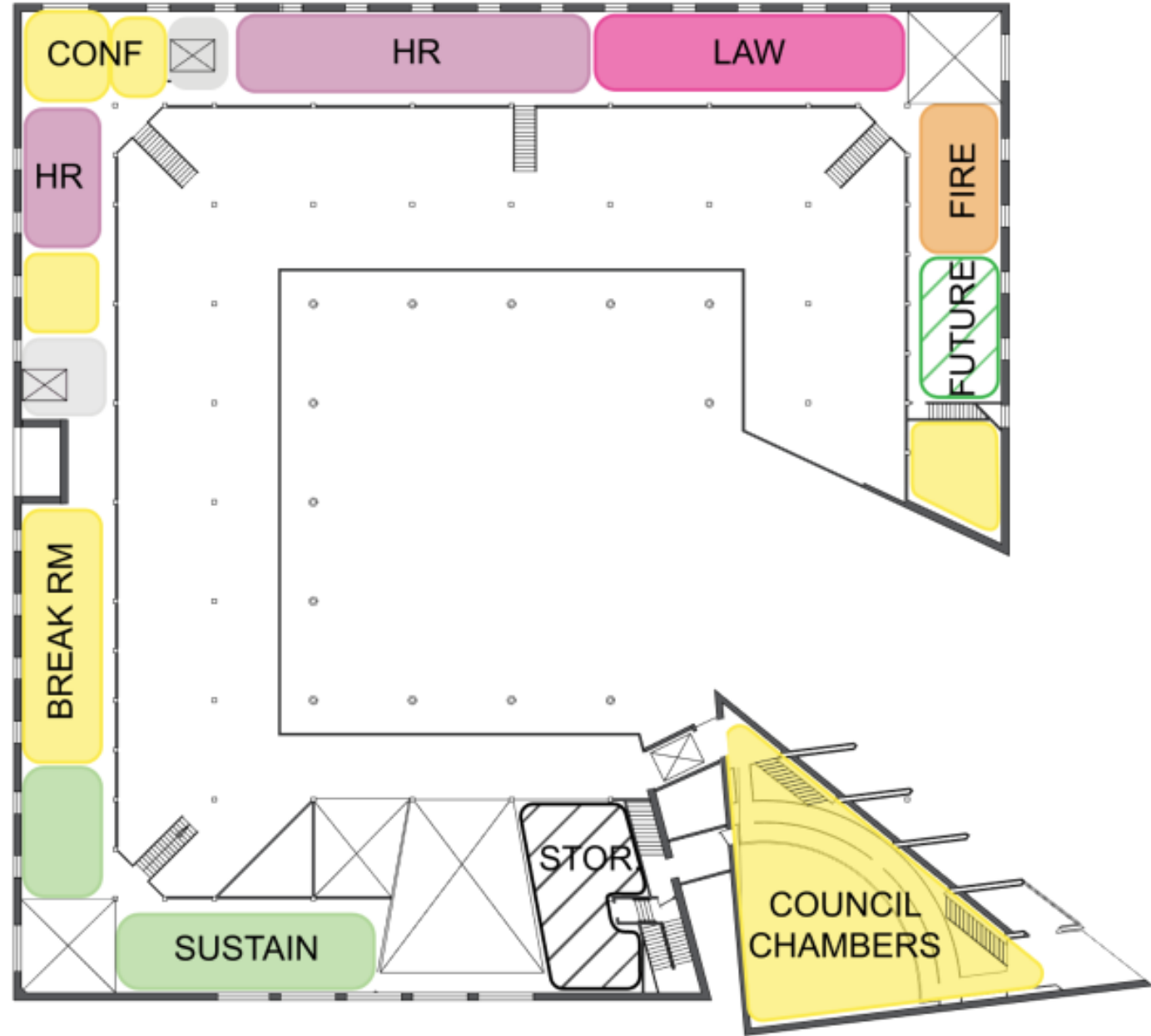
**BASEMENT FLOOR PLAN**

# SCHEME 1 - RETAIN



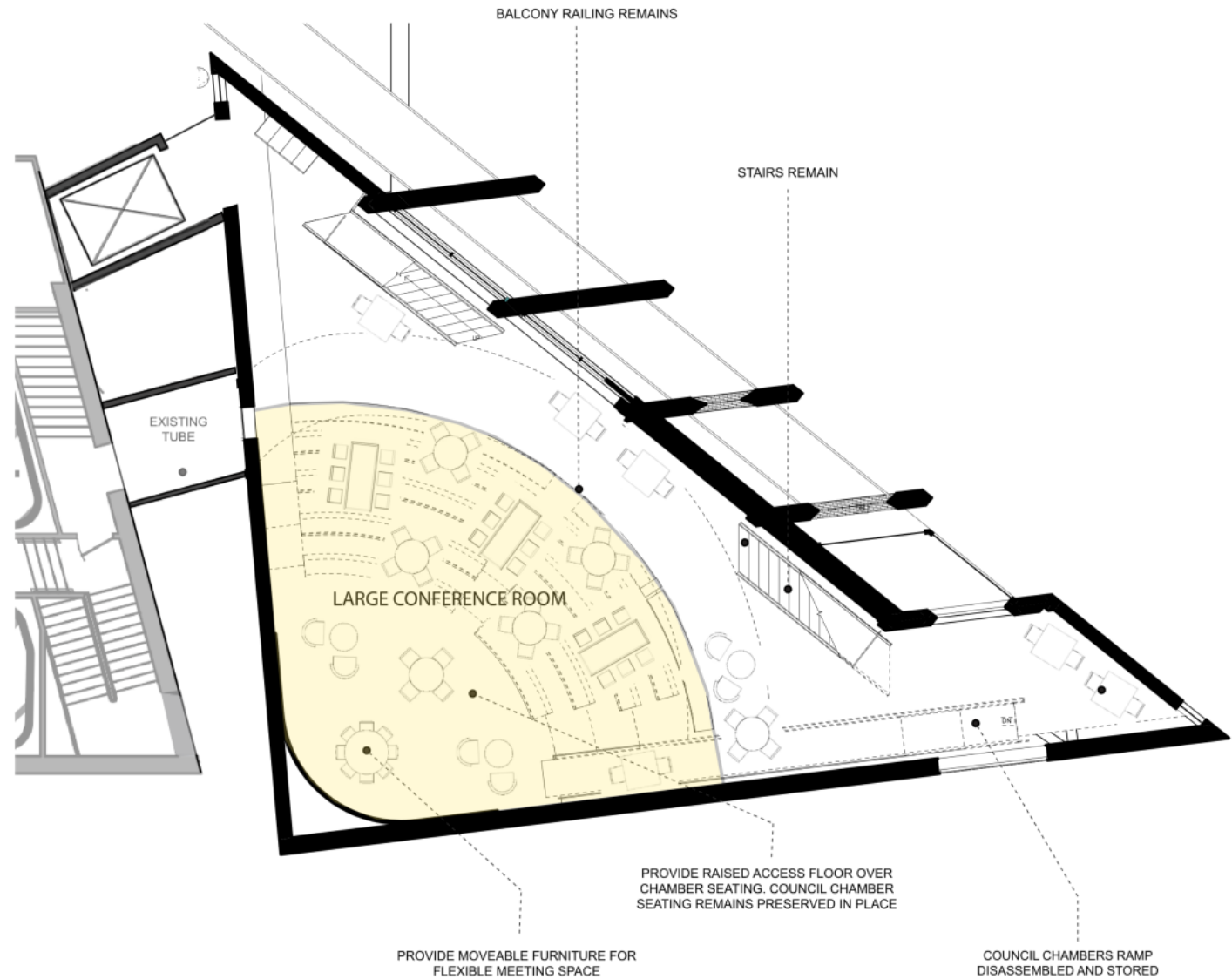
FIRST FLOOR PLAN

# SCHEME 1 - RETAIN



**MEZZANINE FLOOR PLAN**

# SCHEME 1 - RETAIN





# SCHEME 1 - RETAIN

## PROS

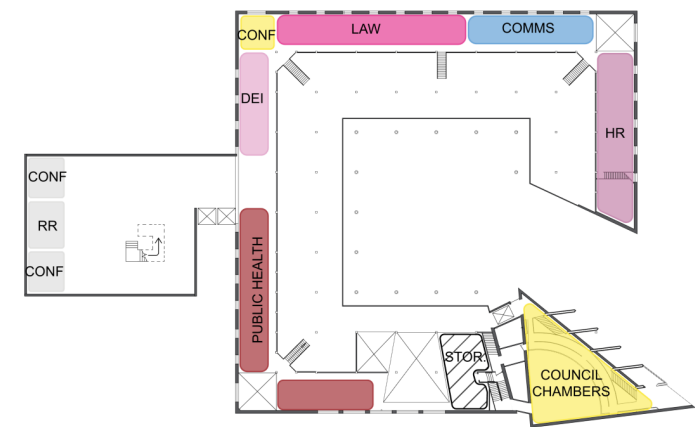
- ✓ Least expensive, least intrusive
- ✓ Will take less time to make updates than other schemes
- ✓ Allows police department to maintain some training functions without interruption
- ✓ New elevator incorporated into existing south entry area to allow circulation from basement to mezzanine

## CONS

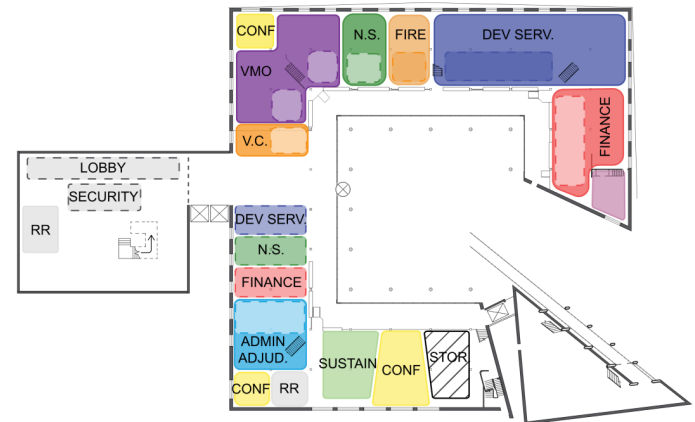
- Requires some office functions to be in basement
- Less flexibility for conference and meeting space – public still needs to use Room 101
- Sound transference and schedule disruptions from firing range still an issue
- Existing restrooms left in place – new restrooms in basement only. Additional restrooms at first floor comes at cost of office space
- Site configuration challenges not addressed

# SCHEME 2 – HYPHEN-ADDITION

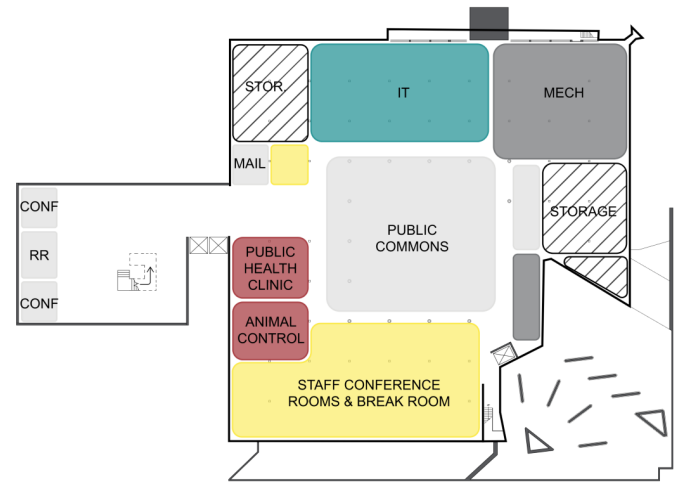
- New 3-level glass atrium and brick hyphen addition at the existing entrance along the south facade:
  - Conversion of mezzanine balcony into new entry.
  - Two elevators for vertical circulation from the basement to the mezzanine.
  - Reception, restrooms, and small meeting and conference spaces are housed in the atrium.
  - Photovoltaic panels installed at atrium roof.
- Rework site access, circulation, and parking to create new circle drop-off.
- Rehabilitation of existing Village Hall to better accommodate current office functions and programming:
  - Demo/reconstruction of approximately 40% of interior stud walls.
  - Creation of new light wells at southeast corner and east basement/foundation walls.
- Renovate Council Chamber to be accessible: New stairs to balcony, new glass railings at balcony, removal of two rows of seating at chamber floor.



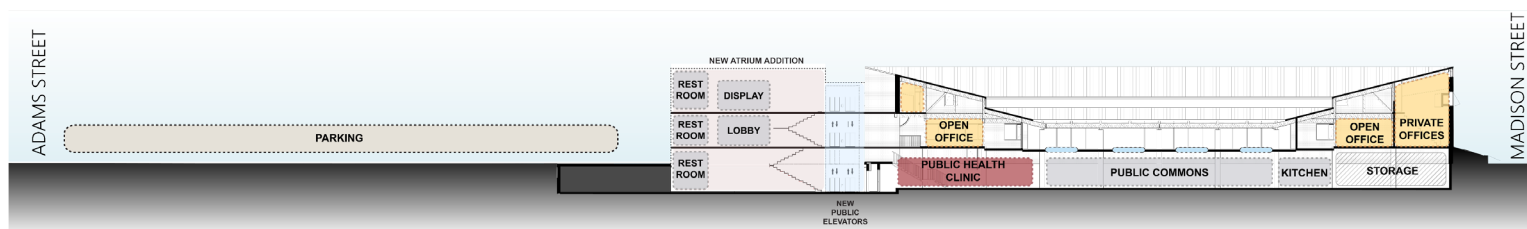
MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



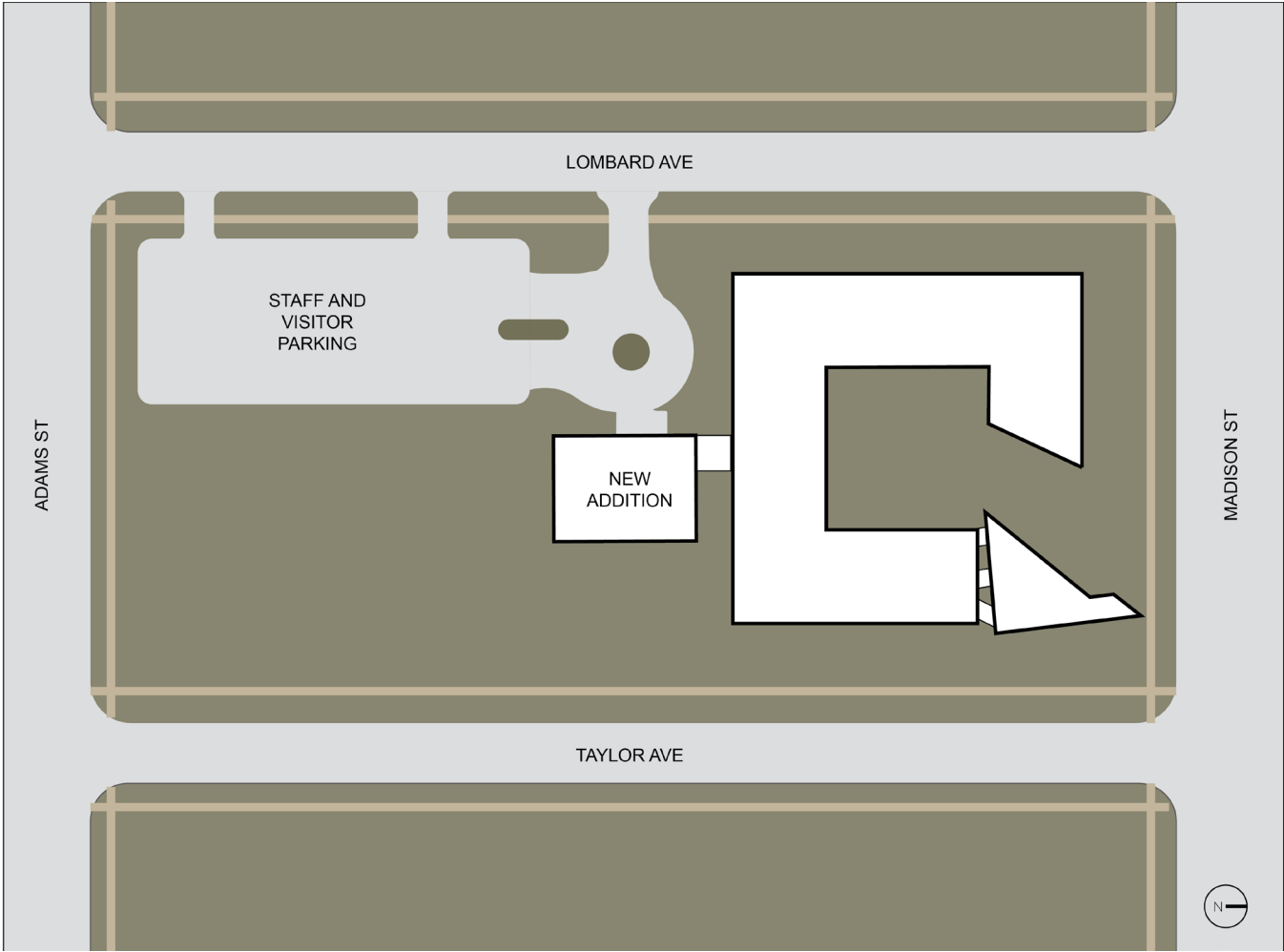
BASEMENT FLOOR PLAN



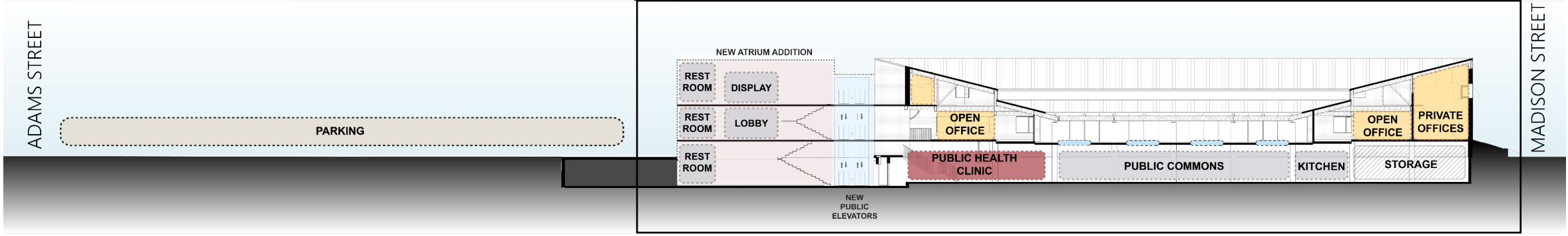
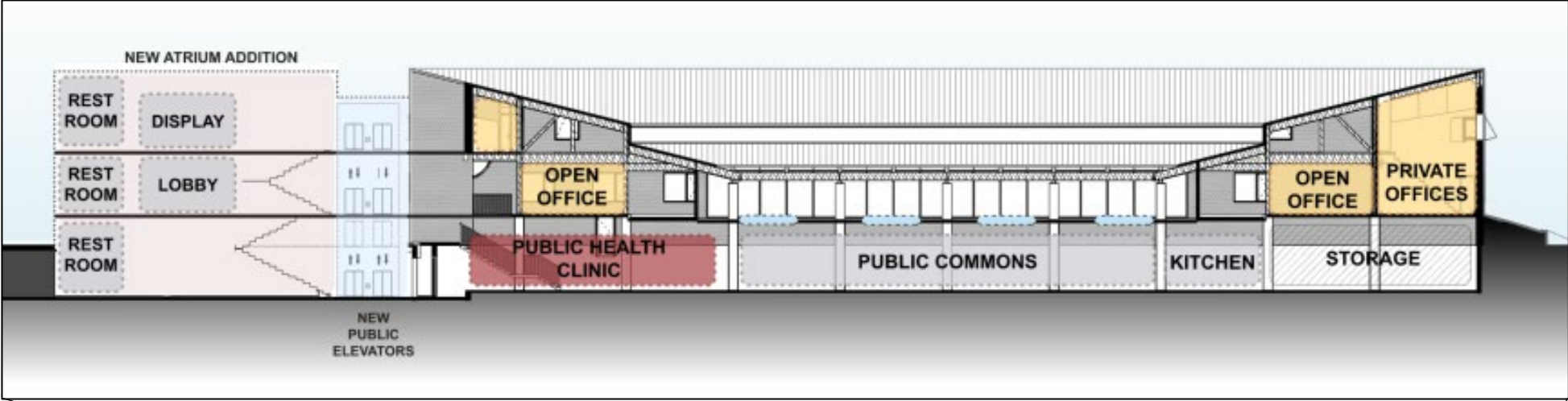
# SCHEME 2 – HYPHEN-ADDITION



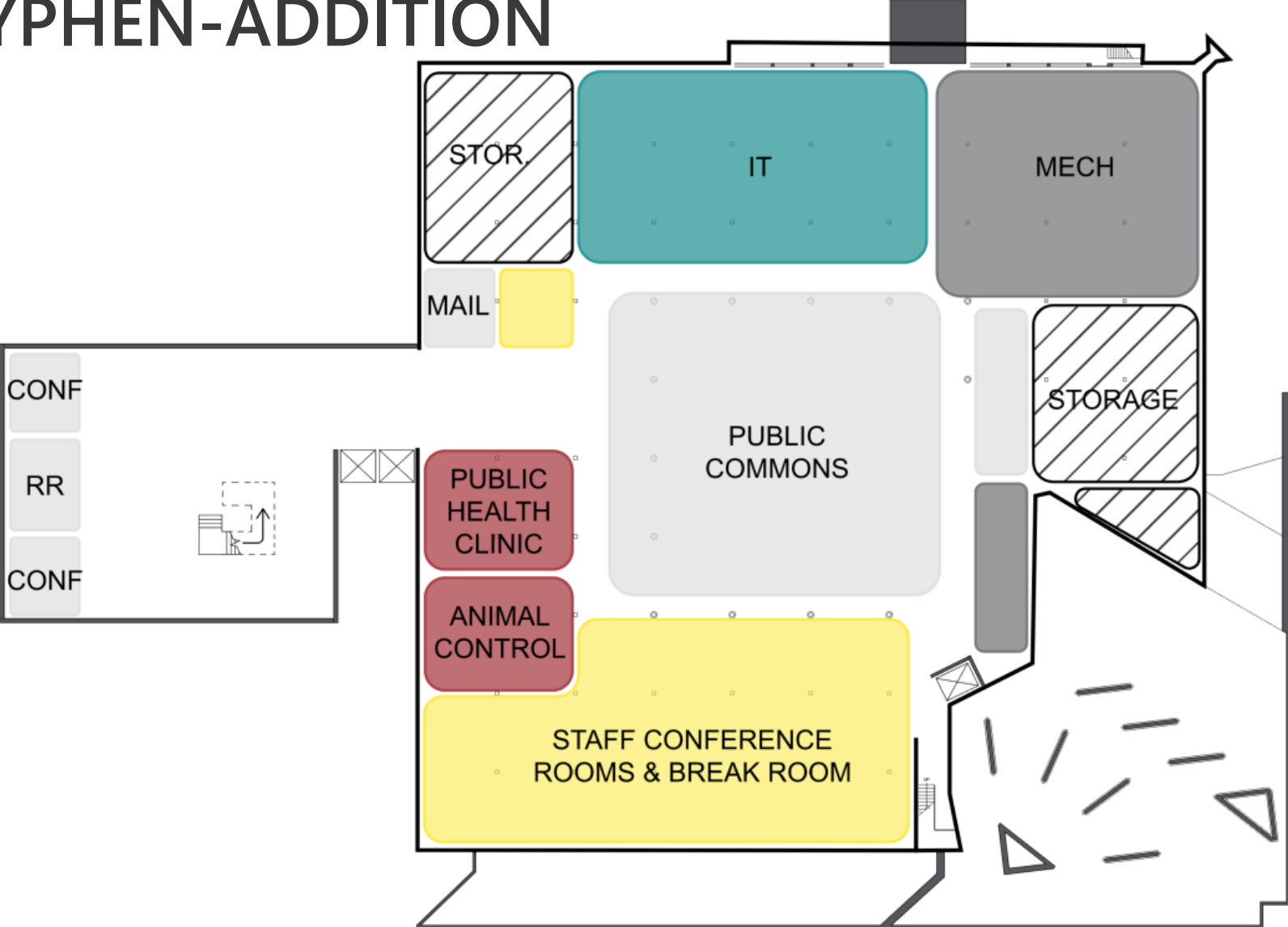
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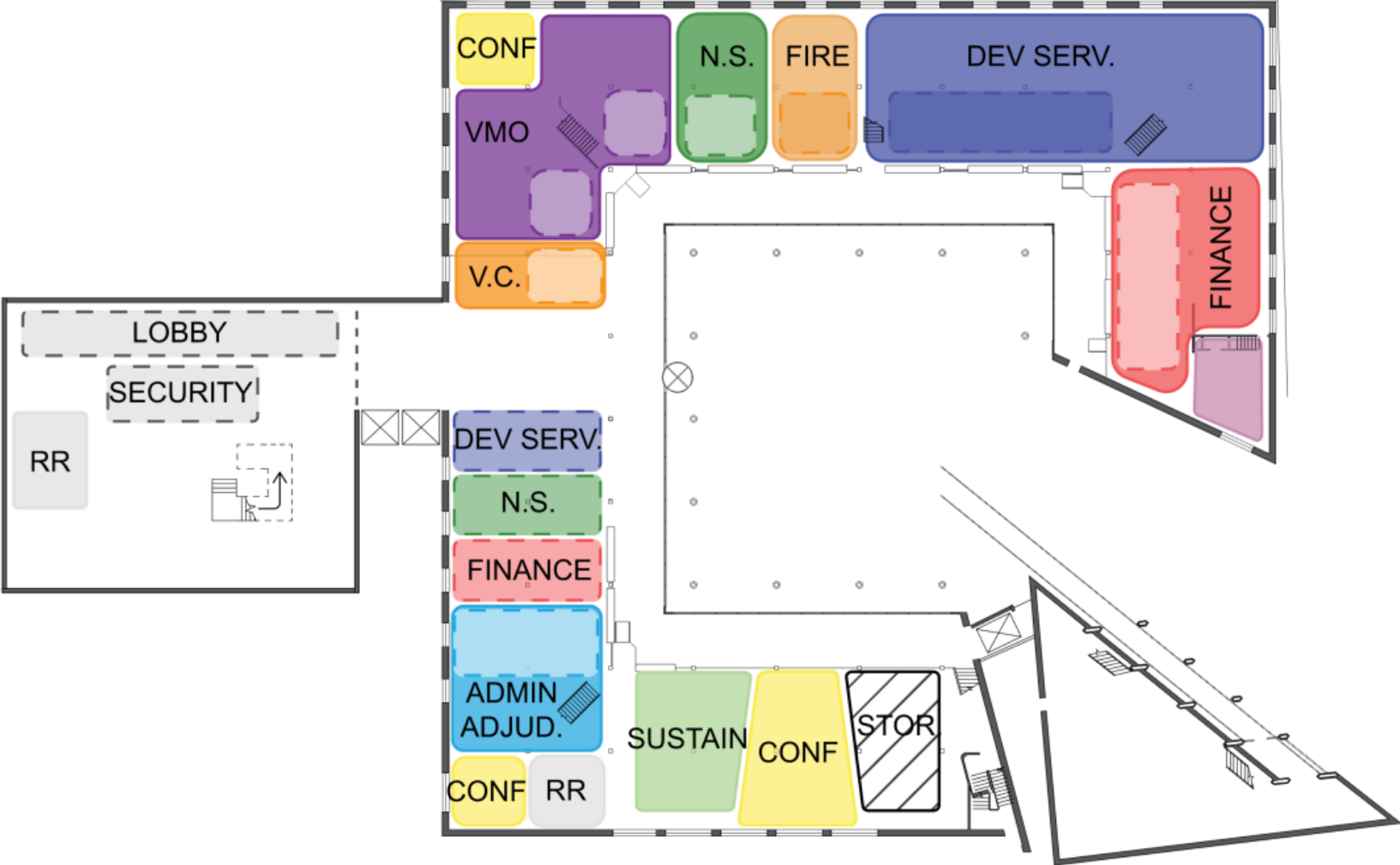


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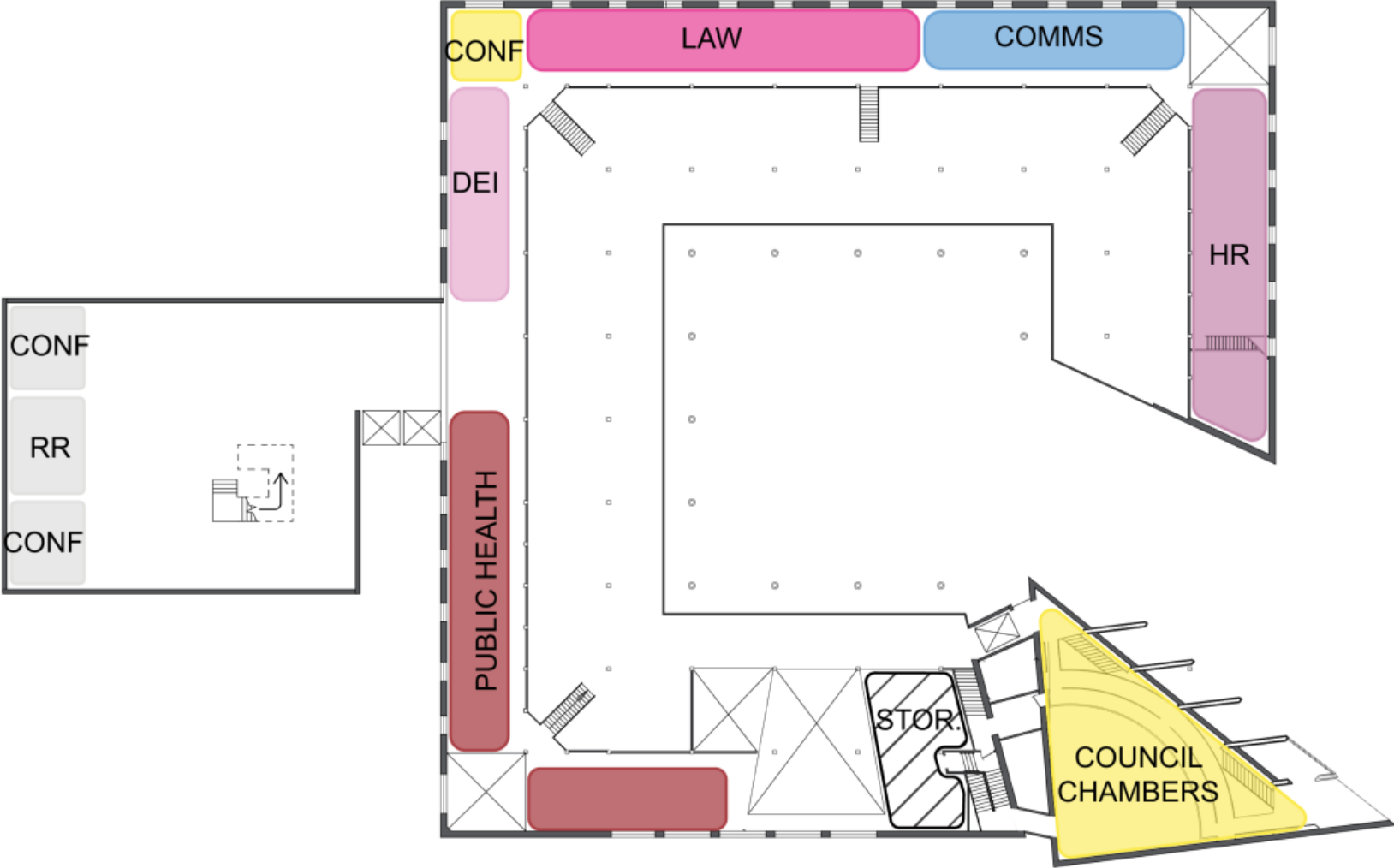
**BASEMENT FLOOR PLAN**

# SCHEME 2 – HYPHEN-ADDITION



FIRST FLOOR PLAN

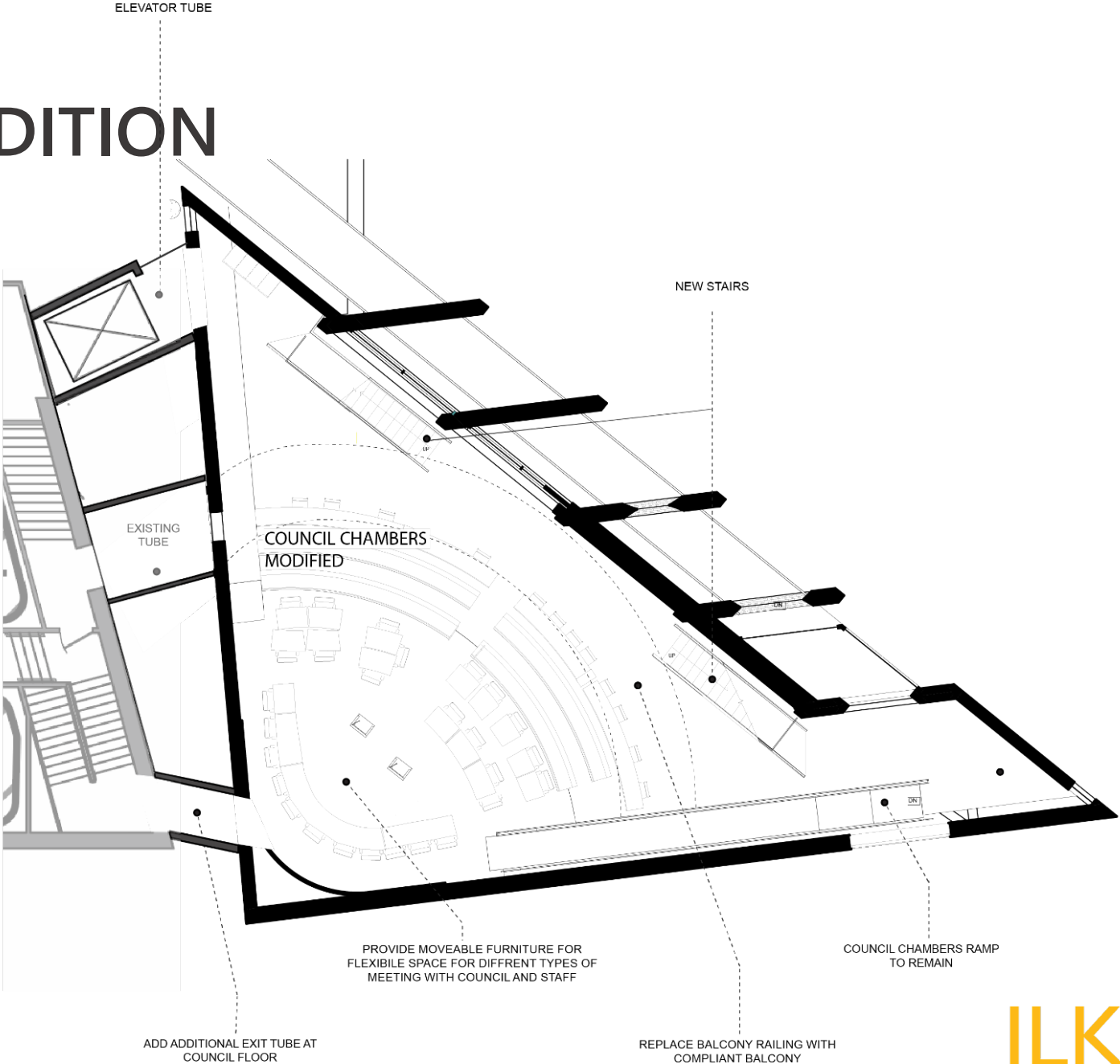
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MEZZANINE FLOOR PLAN



# SCHEME 2 – HYPHEN-ADDITION



# SCHEME 2 – HYPHEN-ADDITION

## PROS

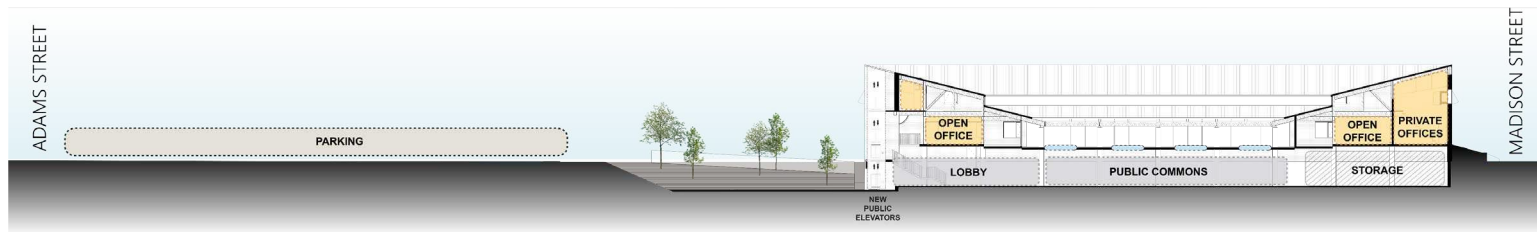
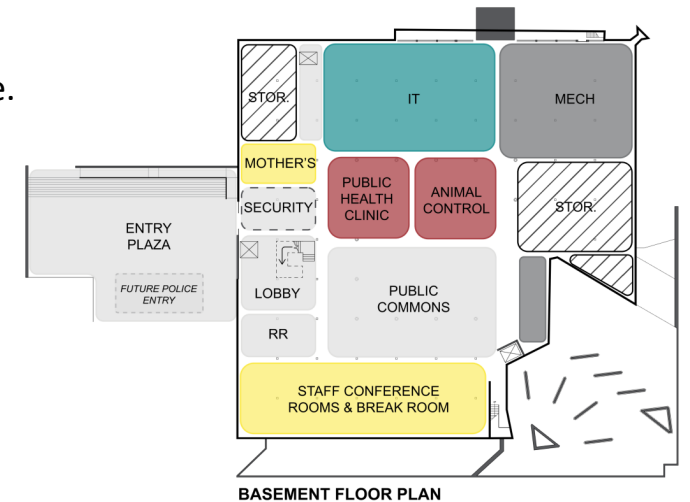
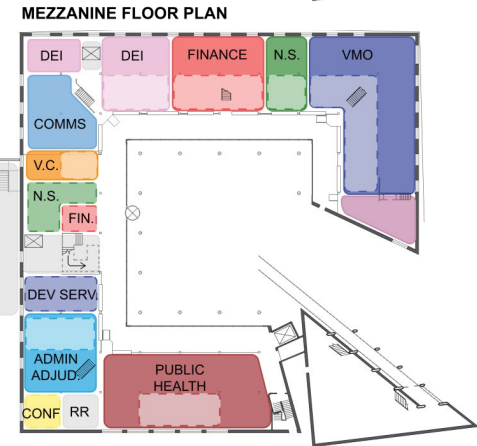
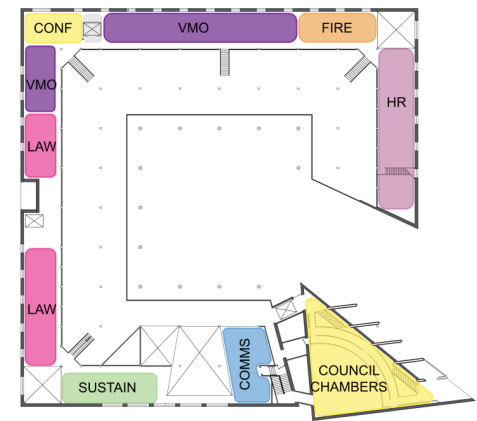
- ✓ Minimizes modifications to existing historic façade
- ✓ Provides more secure lobby experience
- ✓ Allows for future potential connection to police department with shared lobby
- ✓ Keeps most public-facing functions at basement level, allowing upper floors to be mostly for village staff
- ✓ Allows for variety of staff conference room sizes in basement; Council Chambers can remain for staff use
- ✓ New secondary tunnel to Council Chambers for additional security and increased accessibility
- ✓ Improved site access and circulation

## CONS

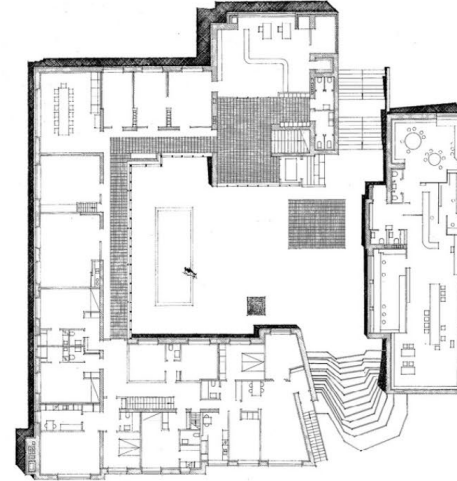
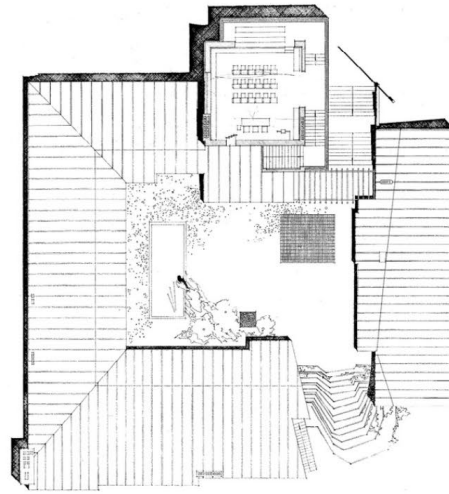
- Requires police functions to be removed from Village Hall completely
- More complex design challenge to rework existing south entry into three-story hyphen
- Higher cost than Scheme 1, longer construction time
- New addition may be less desirable to Village Hall neighbors
- No space for Future Department unless other office functions are moved to basement

# SCHEME 3 – SUNKEN PLAZA

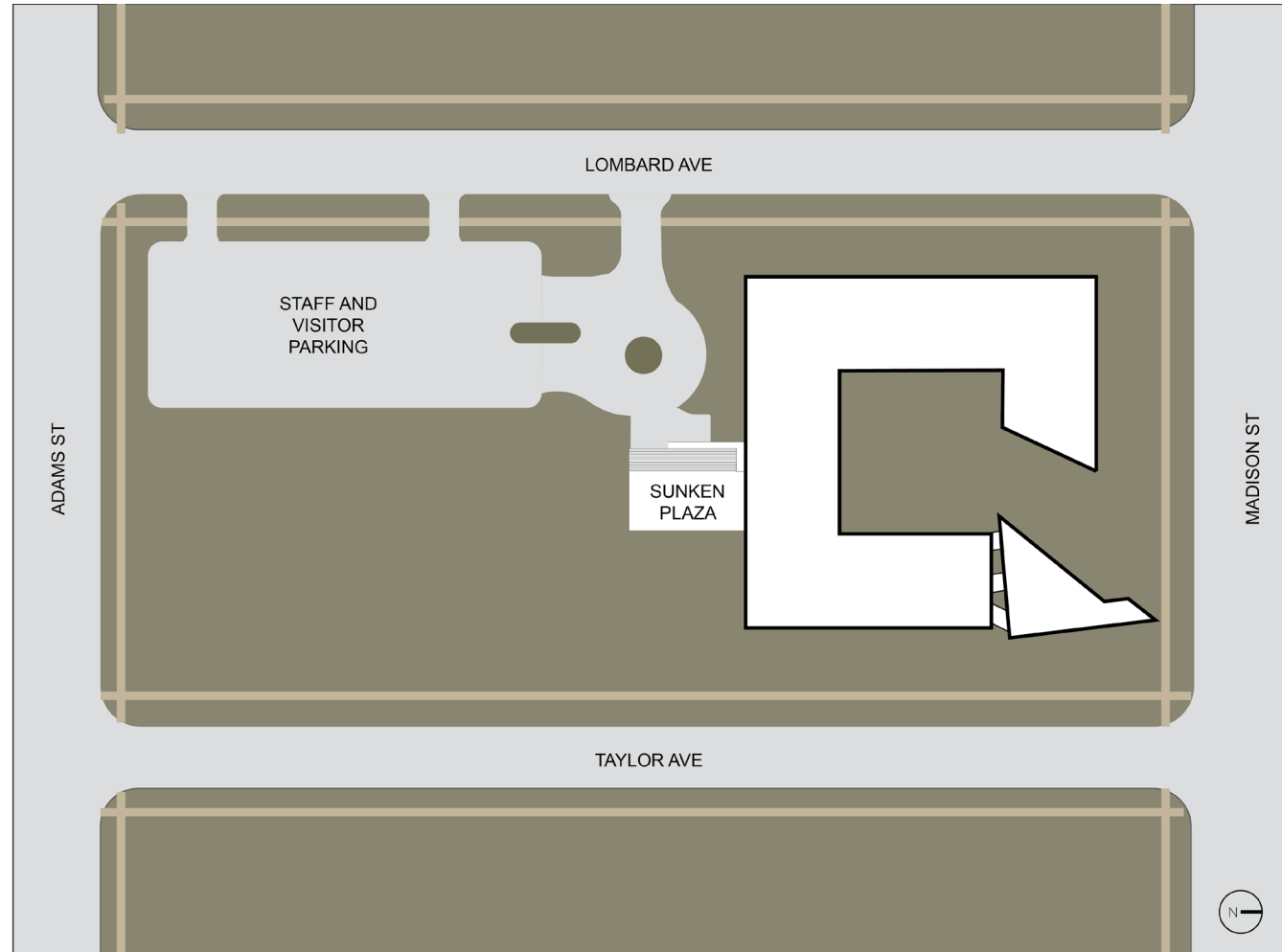
- New main entrance and lobby added to basement level:
  - Site grading and access to allow for below-grade accessibility.
  - Two elevators for vertical circulation from the basement to the mezzanine.
  - Reworked stairway from basement level to first floor.
- Renovation of Room 101 for new use as a Public Health suite – maintain existing double height ceilings.
- Rehabilitation of existing Village Hall to better accommodate current office functions and programming:
  - Demo/reconstruction of approximately 40% of interior stud walls.
  - Creation of new light wells at southeast corner and east basement/foundation walls.
- Renovate Council Chamber to be accessible:
  - New stairs to balcony.
  - New glass railings at balcony.
  - Removal of two rows of seating at chamber floor to provide increase meeting space.



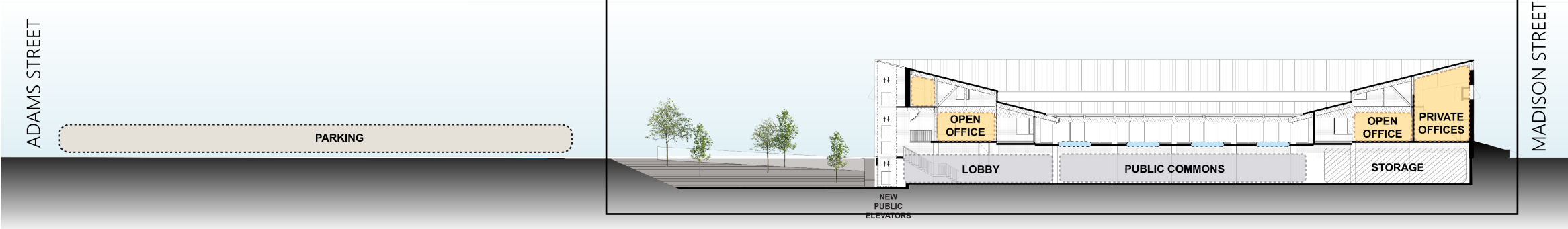
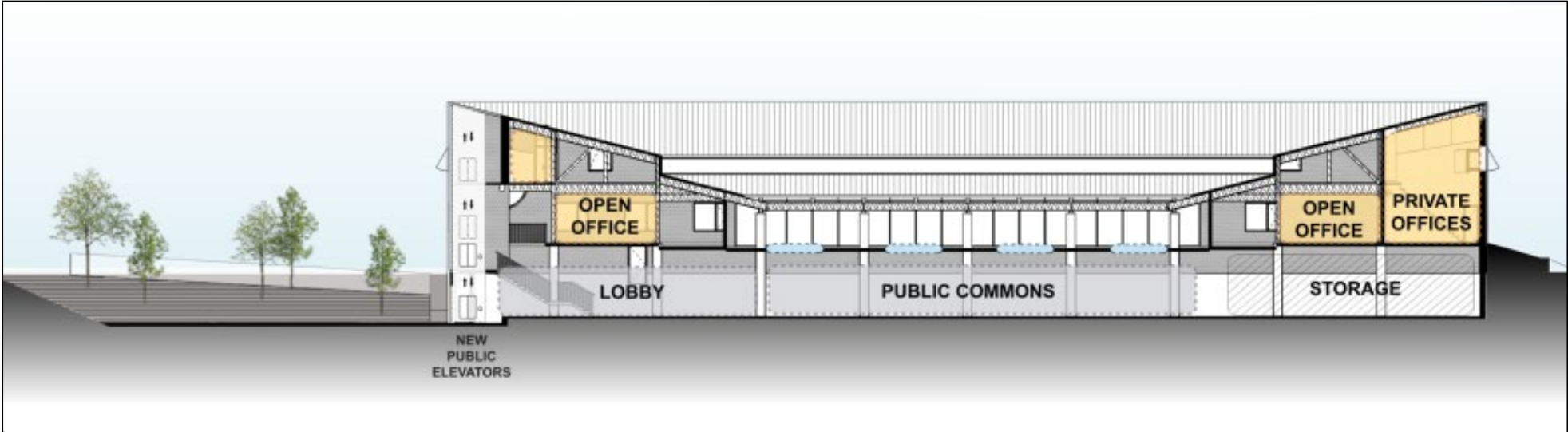
# SCHEME 3 – SUNKEN PLAZA



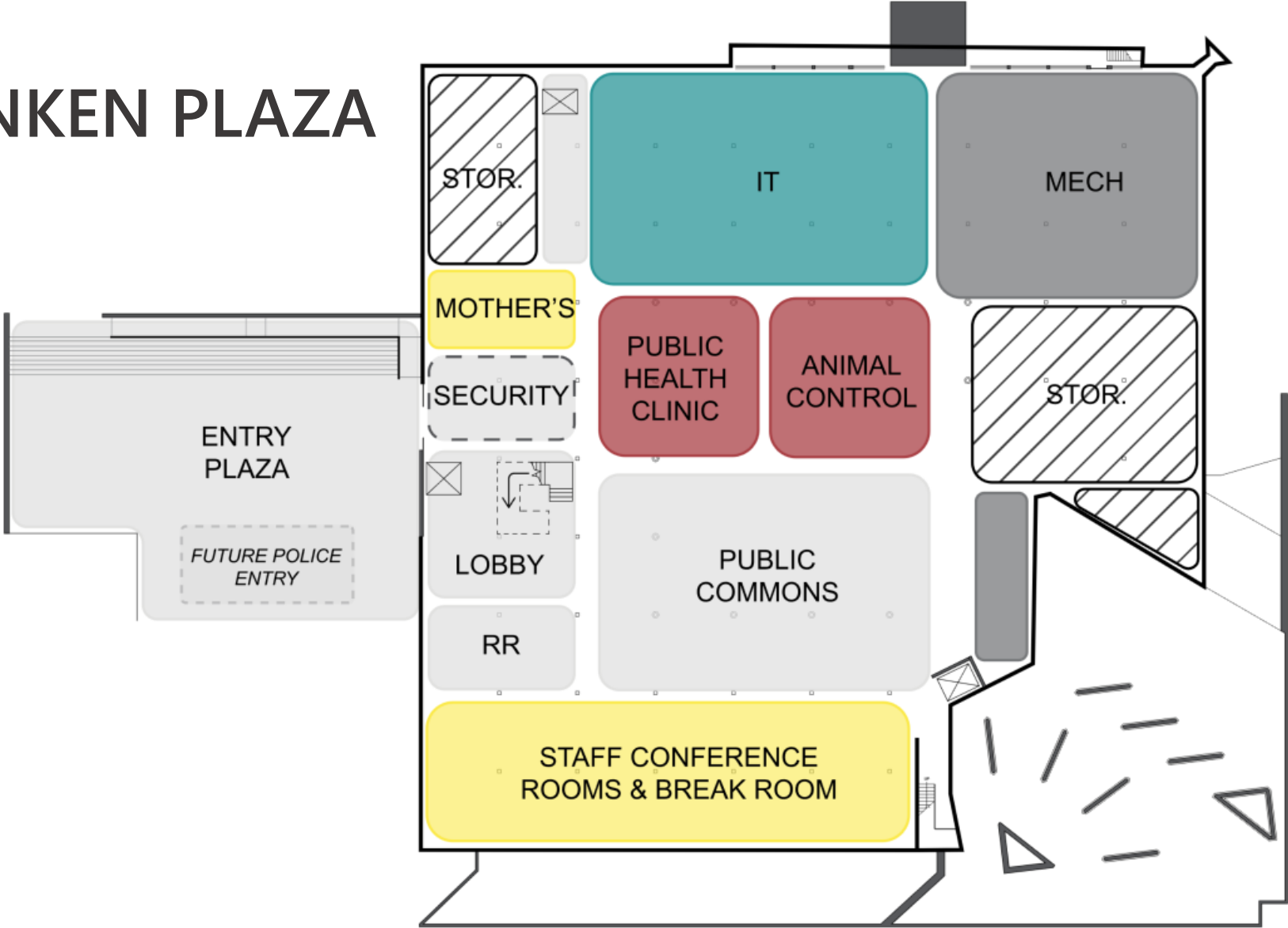
# SCHEME 3 – SUNKEN PLAZA



# SCHEME 3 – SUNKEN PLAZA

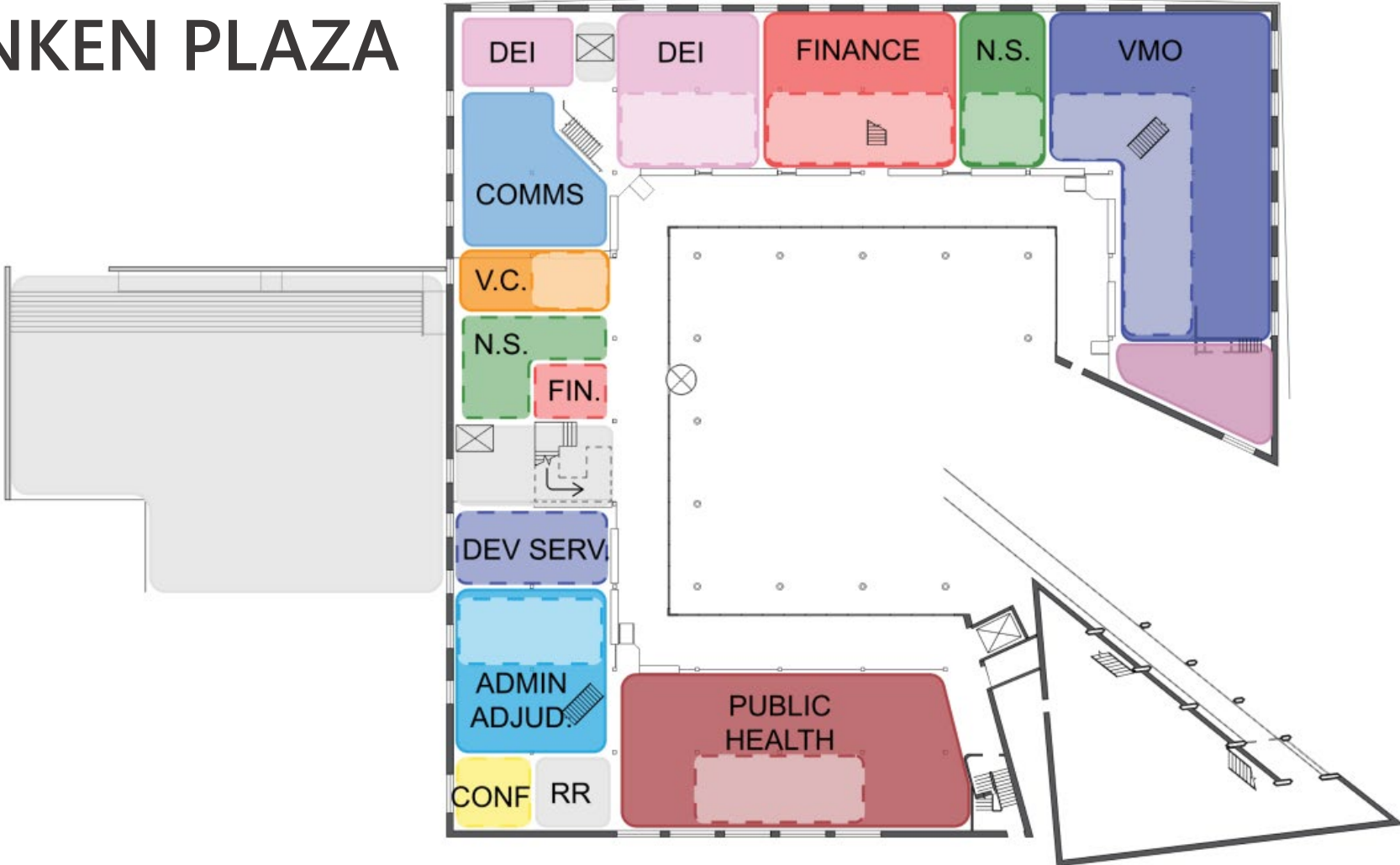


# SCHEME 3 – SUNKEN PLAZA



**BASEMENT FLOOR PLAN**

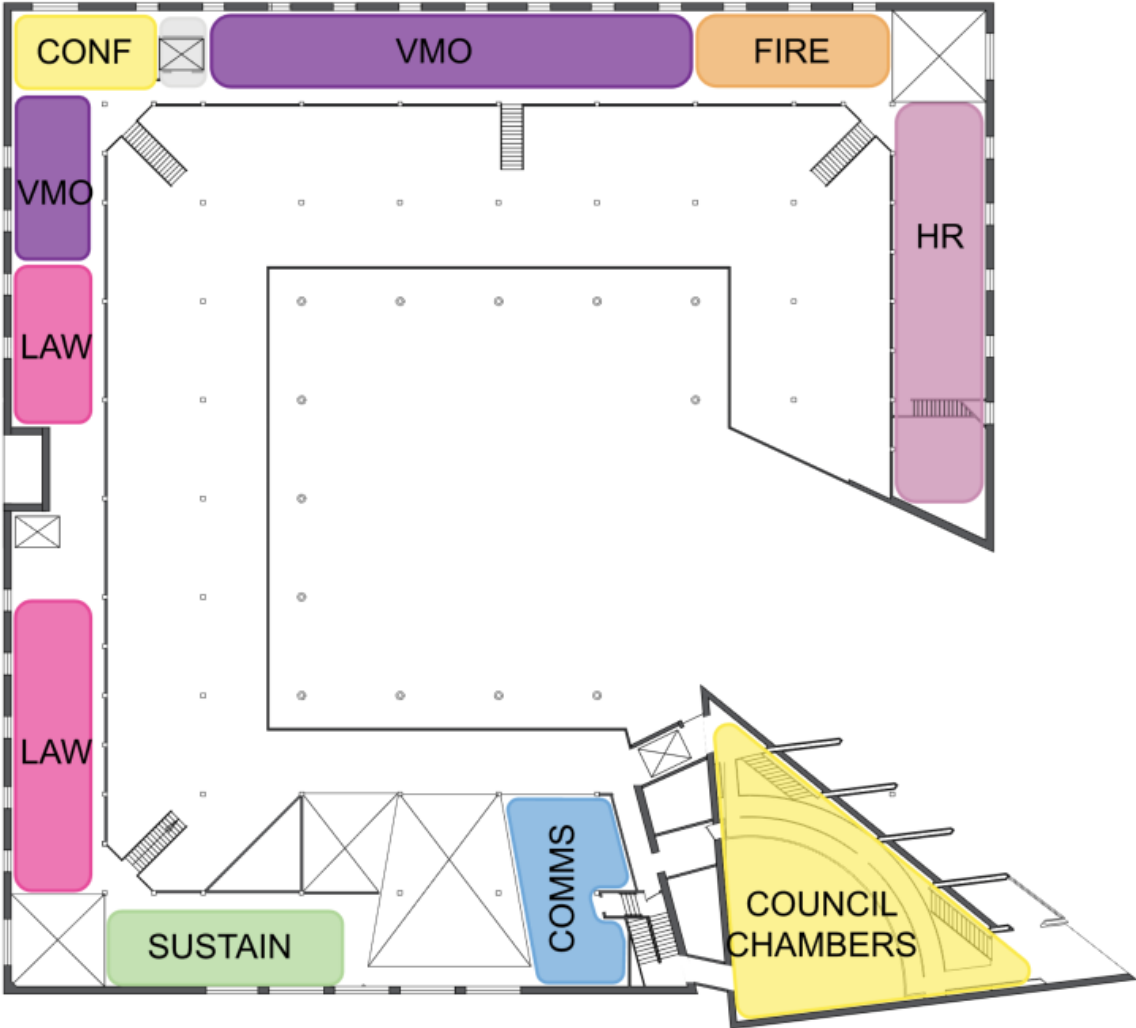
# SCHEME 3 – SUNKEN PLAZA



FIRST FLOOR PLAN

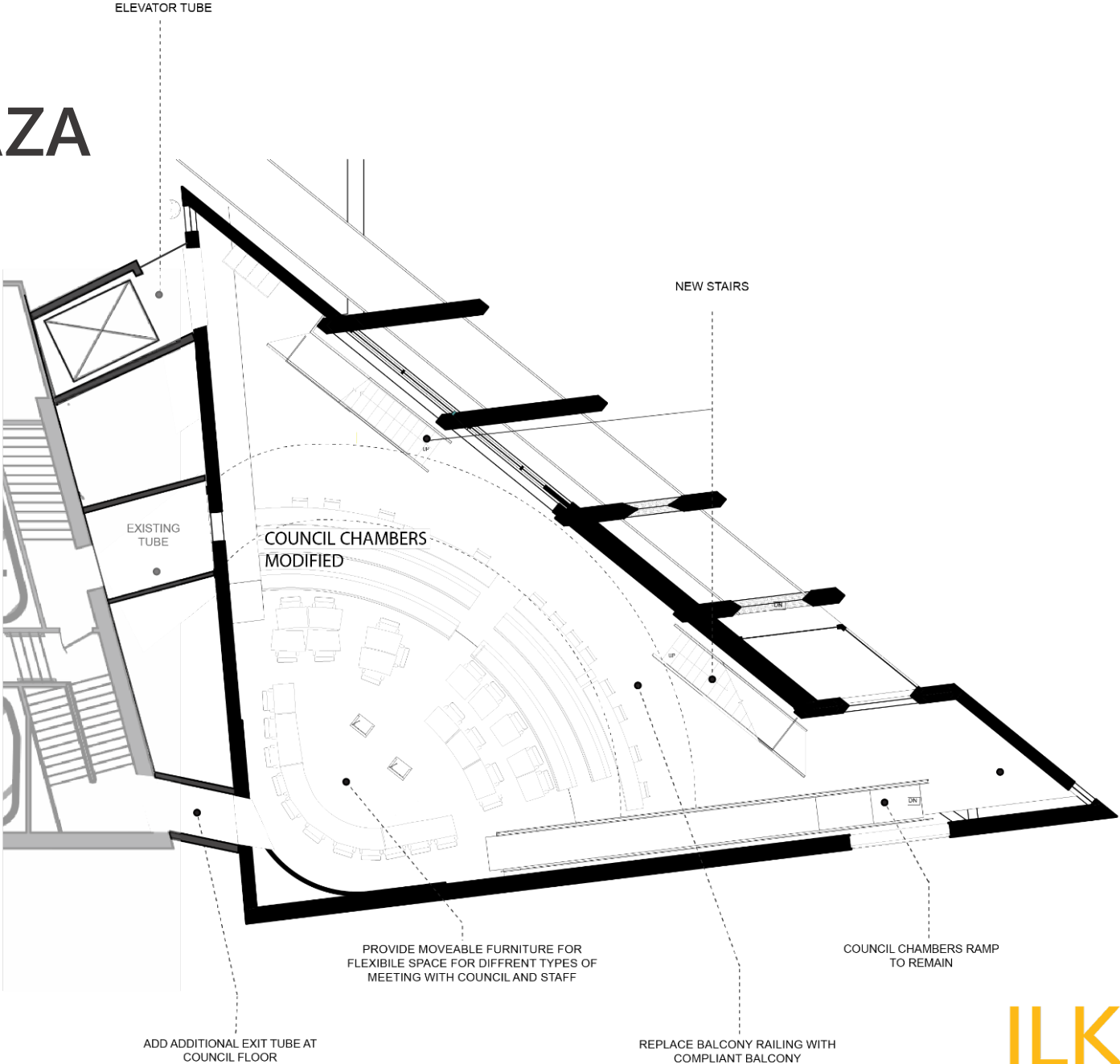


# SCHEME 3 – SUNKEN PLAZA



MEZZANINE FLOOR PLAN

# SCHEME 3 – SUNKEN PLAZA



# SCHEME 3 – SUNKEN PLAZA

## PROS

- ✓ Minimizes visual impact to existing historic façades
- ✓ Allows for future potential connection to police department with shared plaza
- ✓ Keeps most public-facing functions at basement level, allowing upper floors to be mostly for village staff
- ✓ Allows for variety of staff conference room sizes in basement; Council Chambers can maintain use
- ✓ New secondary tunnel to Council Chambers for additional security and increased accessibility
- ✓ Improved site access and circulation

## CONS

- Requires police functions to be removed from Village Hall completely
- Shared lower-level public entry may be less desirable for staff
- More complex sitework required to rework existing south entry into new sunken plaza
- Higher cost than Scheme 1, longer construction time
- No space for Future Department unless other office functions are moved to basement
- Lack of restroom space at first floor

# SCHEME ANALYSIS

## SCHEME 1 PROS

- ✓ Least expensive, least intrusive
- ✓ Will take less time to make updates than other schemes
- ✓ Allows police department to maintain some training functions without interruption
- ✓ New elevator incorporated into existing south entry area to allow circulation from basement to mezzanine

## SCHEME 2 PROS

- ✓ Minimizes modifications to existing historic façade
- ✓ Provides more secure lobby experience
- ✓ Allows for future potential connection to police department with shared lobby
- ✓ Keeps most public-facing functions at basement level, allowing upper floors to be mostly for village staff
- ✓ Allows for variety of staff conference room sizes in basement; Council Chambers can remain for staff use
- ✓ New secondary tunnel to Council Chambers for additional security and increased accessibility
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## SCHEME 3 PROS

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# SCHEME ANALYSIS

## SCHEME 1 CONS

- Requires some office functions to be in basement
- Less flexibility for conference and meeting space – public still needs to use Room 101
- Sound transference and schedule disruptions from firing range still an issue
- Existing restrooms left in place – new restrooms in basement only. Additional restrooms at first floor comes at cost of office space
- Site configuration challenges not addressed

## SCHEME 2 CONS

- Requires police functions to be removed from Village Hall completely
- More complex design challenge to rework existing south entry into three-story hyphen
- Higher cost than Scheme 1, longer construction time
- New addition may be less desirable to Village Hall neighbors
- No space for Future Department unless other office functions are moved to basement

## SCHEME 3 CONS

- Requires police functions to be removed from Village Hall completely
- Shared lower-level public entry may be less desirable for staff
- More complex sitework required to rework existing south entry into new sunken plaza
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# VILLAGE AND COMMITTEE GOALS



## **PLACE OF PRIDE**

Village Hall should be a place of pride that is welcoming.



## **COST**

Village Hall should be a cost-efficient facility.



## **POLICE DEPARTMENT**

Need new space that meets modern standards for policing. Prefer existing Village Hall site.



## **INCLUSION**

Any changes should come through a lens of inclusivity and go beyond accessibility code to be welcoming.



## **PARKING**

Need for additional parking. Existing parking is in high demand.



## **SECURITY AND SAFETY**

Go beyond life safety and balance need to provide a secure workplace that also remains open, welcoming, and accessible to the public.



## **SUSTAINABILITY**

Go beyond the IECC and explore the viability of becoming a Net Zero-Energy Building.

# Scheme 1 Analysis



**PLACE OF PRIDE**



**COST**



**POLICE DEPARTMENT**



**INCLUSION**



**PARKING**



**SECURITY AND SAFETY**



**SUSTAINABILITY**



# Scheme 2 Analysis



**PLACE OF PRIDE**



**COST**



**POLICE DEPARTMENT**



**INCLUSION**



**PARKING**



**SECURITY AND SAFETY**



**SUSTAINABILITY**





# Scheme 3 Analysis



**PLACE OF PRIDE**



**COST**



**POLICE DEPARTMENT**



**INCLUSION**



**PARKING**



**SECURITY AND SAFETY**



**SUSTAINABILITY**



## *Next Steps...*

Phase 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN

Phase 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS

**Phase 3 | PREFERRED DESIGN OPTION & CONCLUSIONS**

**THANK YOU**