

Oak Park Village Hall

Historic Preservation Planning & Study Discussion

Where We Are in the Process...

Phase 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN

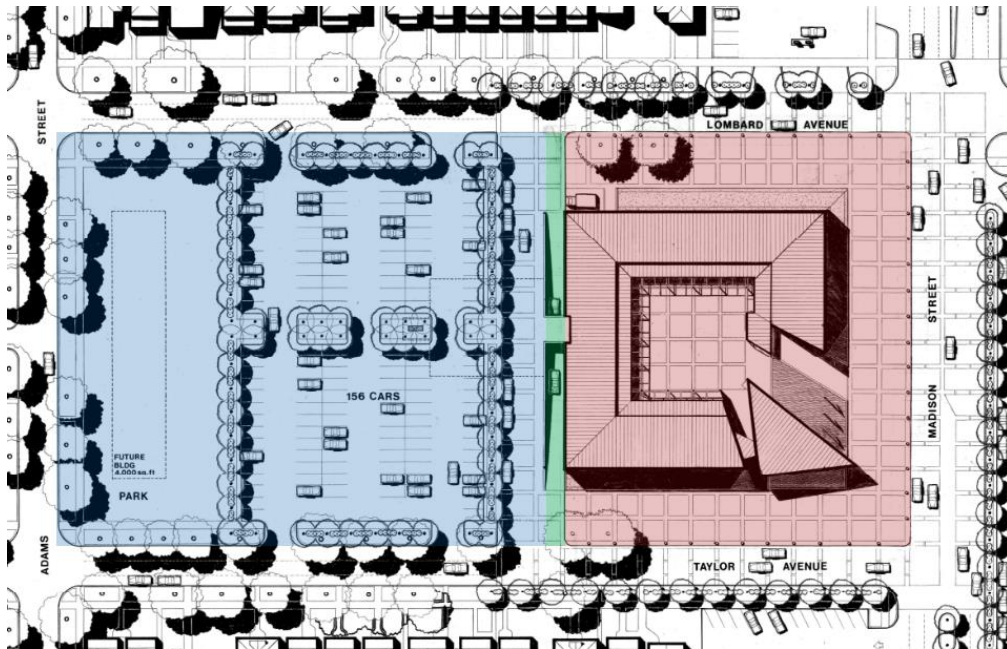
Phase 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS

Phase 3 | PREFERRED DESIGN OPTION & CONCLUSIONS

PHASE I RECAP

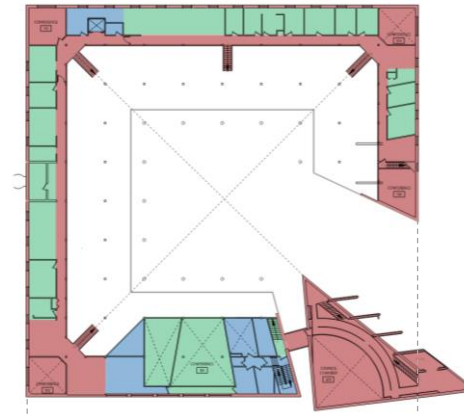
NRHP-Listed:
Period of Significance 1975

Areas of Significance:
Politics/Government and Social History

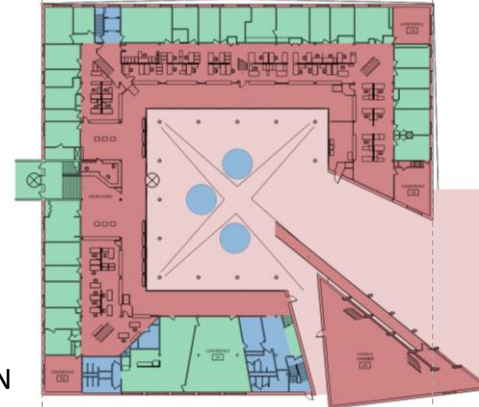


SITE PLAN

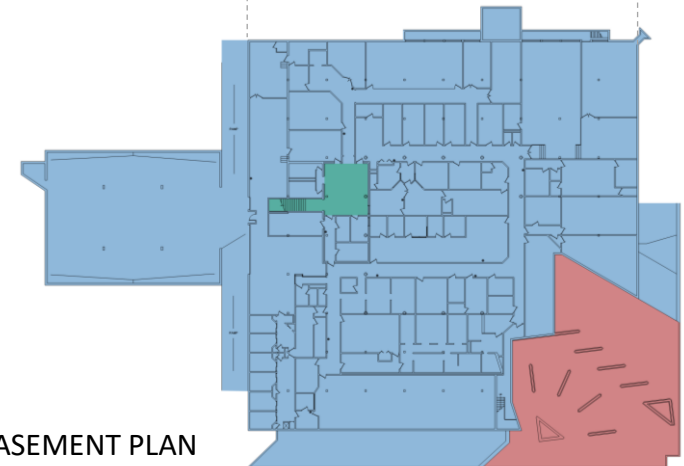
MEZZANINE PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



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

PHASE II RECAP – 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.

PHASE II RECAP – 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.

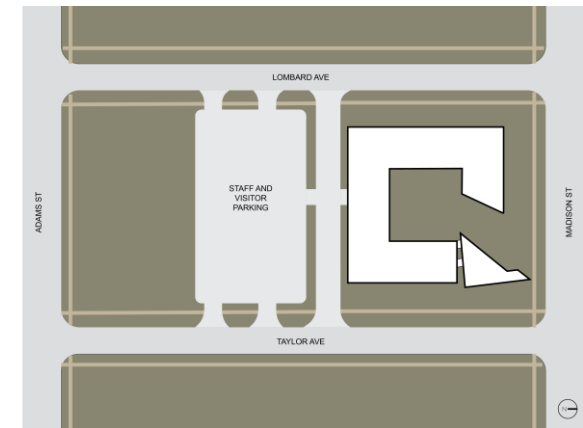
SCHEME 2: Hyphen-Addition ★ PREFERRED SCHEME

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.

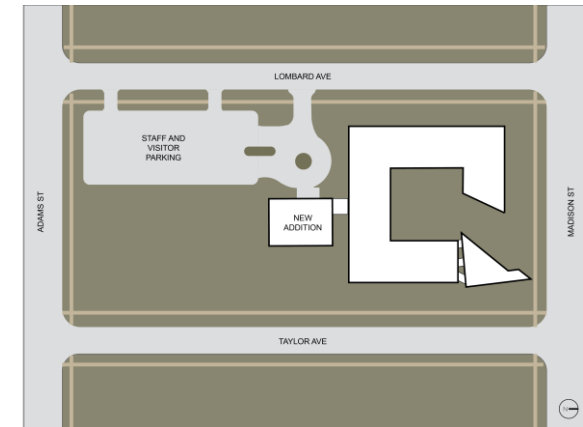
SCHEME 3: Sunken Plaza

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.

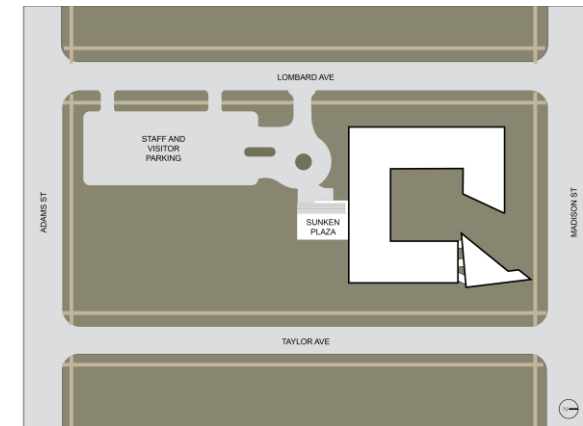
SCHEME 1 SITE PLAN



SCHEME 2 SITE PLAN



SCHEME 3 SITE PLAN



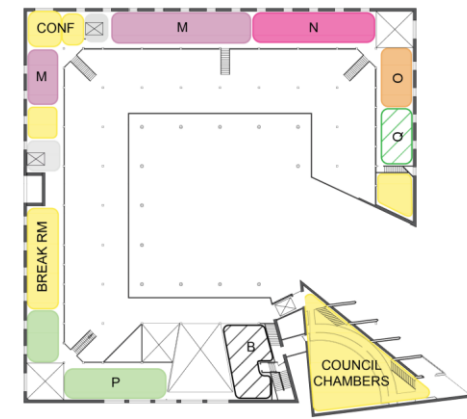
PHASE II RECAP – DESIGN SCHEMES

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

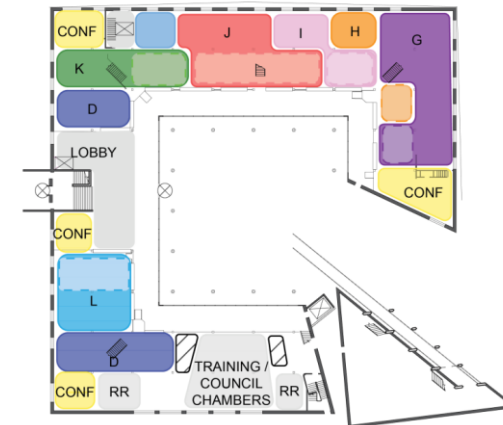
- Sustainability upgrades:
 - Energy efficient MEP, window, and lighting upgrades
 - New roofing system, added insulation
 - Added insulation at perimeter interior walls except for Council Chambers
 - Any new finishes and materials will be targeted for carbon-neutral, local sourcing, and sustainability
- 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.

PHASE II RECAP – SCHEME 1

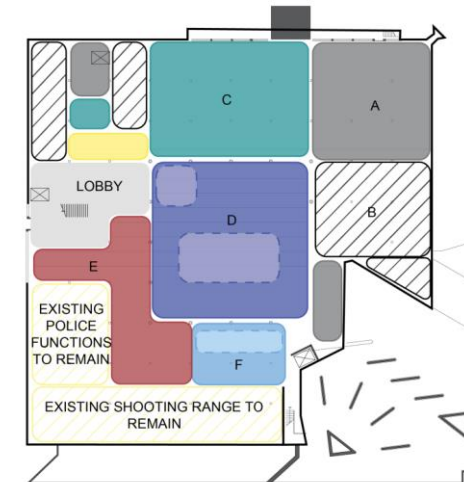
- New elevator at south entry that extends from basement up to mezzanine.
- Existing walls are largely retained - approximately 10% stud wall modification.
- Some functions in basement
- Retain some Police functions in basement
- Council Chamber:
 - Council Chamber becomes conference room and large meeting 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.



MEZZANINE FLOOR PLAN

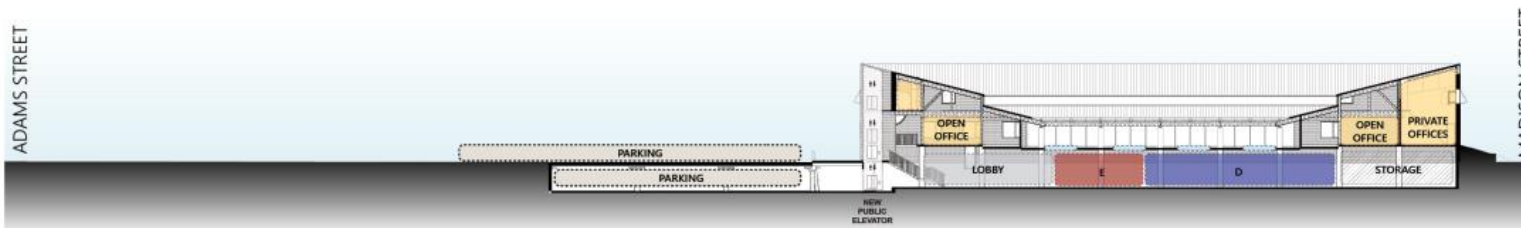


FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

ADAMS STREET

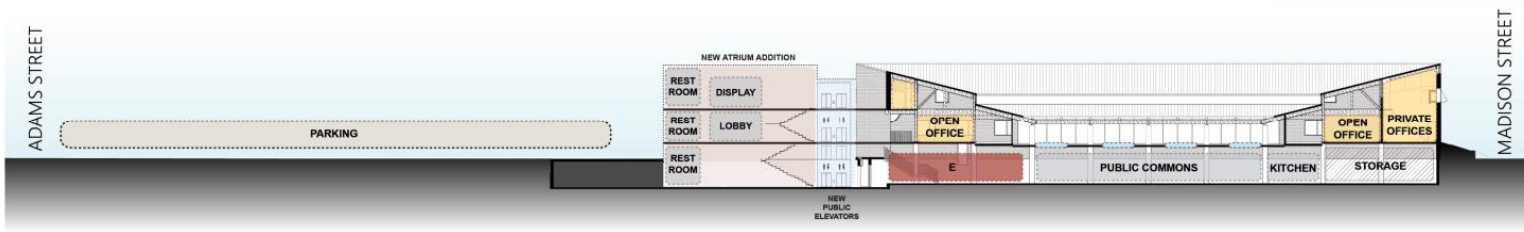
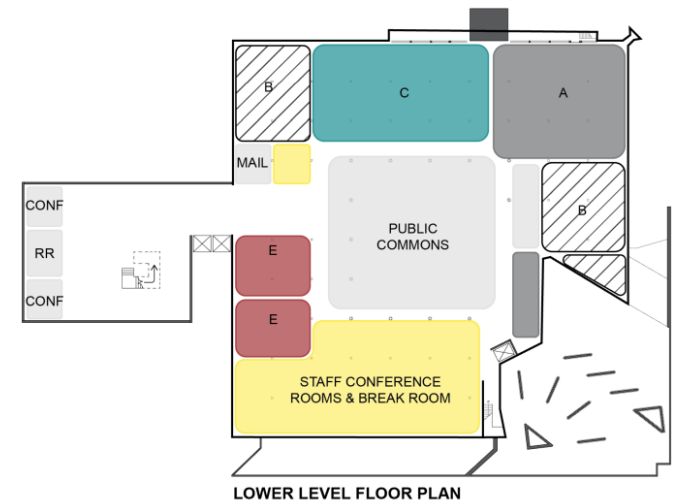
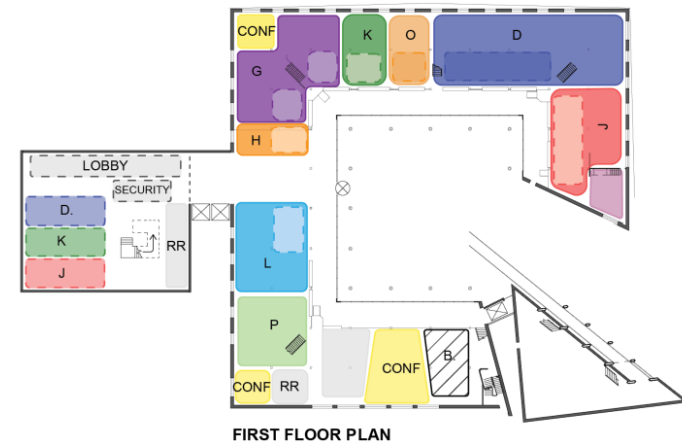
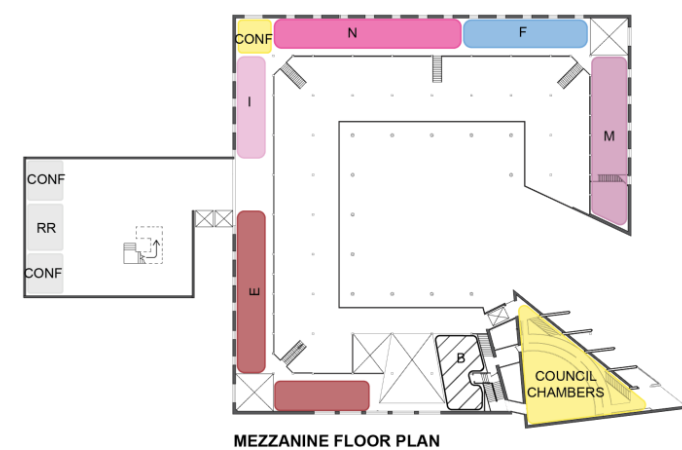


MADISON STREET

★ PREFERRED SCHEME

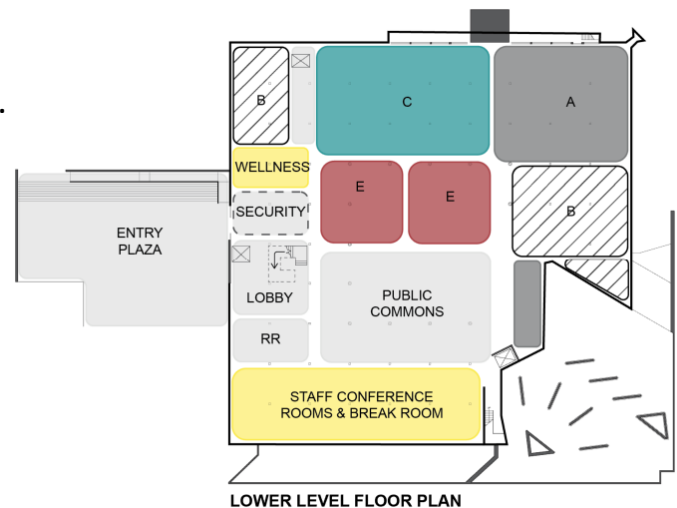
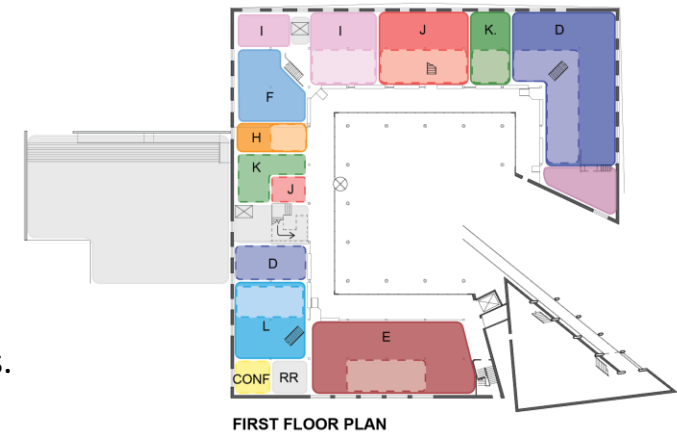
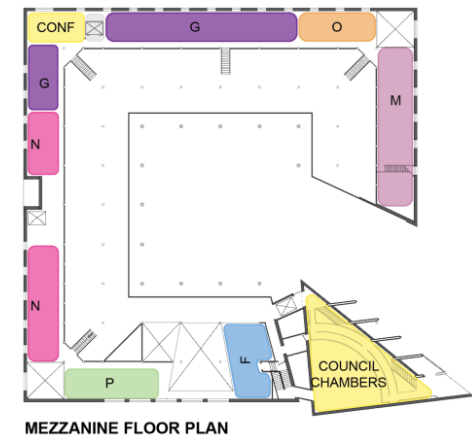
PHASE II RECAP – SCHEME 2

- 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.



PHASE II RECAP – SCHEME 3

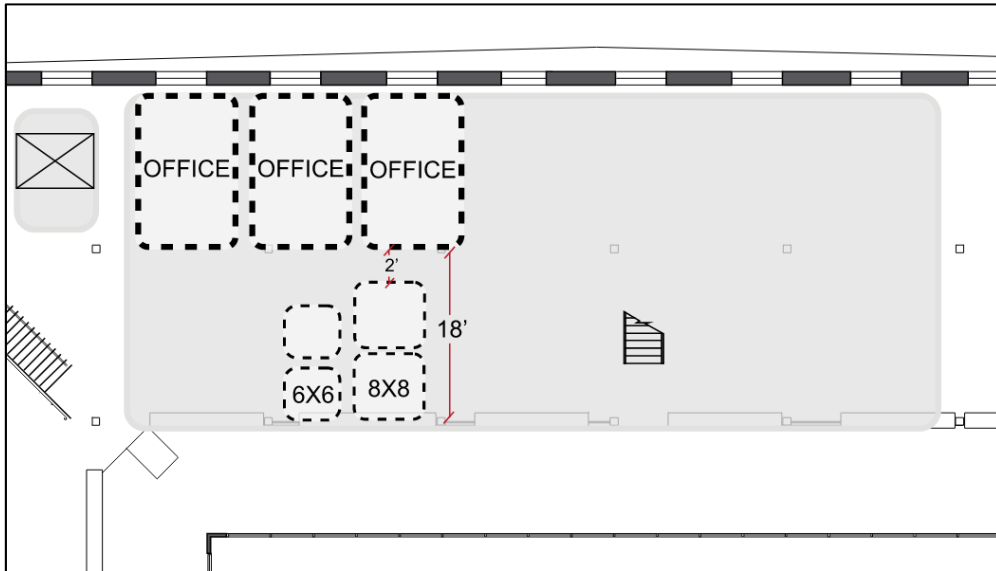
- New main entrance and lobby added to basement level:
 - Site grading and access to allow for below-grade accessibility.
 - Two elevators for vertical circulation from the basement to the mezzanine.
 - Reworked stairway from basement level to first floor.
- Renovation of Room 101 for new use as a Public 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.





PHASE III

SPACE NEEDS PROGRAM

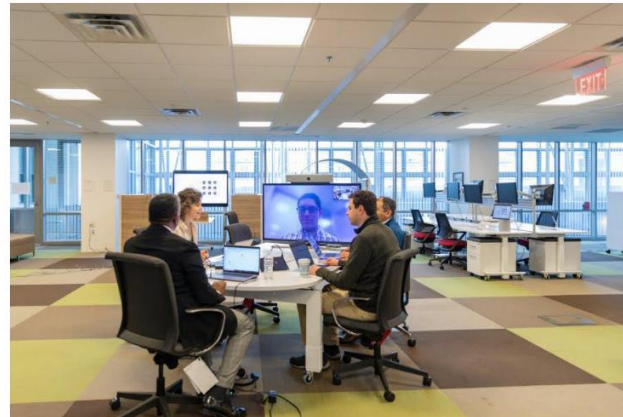


Space Analysis – Previous Program Compared to Preferred Design Option				
Room/Area/Space	Existing NSF	Previous Program NSF Needed	Previous Program GSF Proposed	Preferred Scheme 2 GSF
Village Manager	1,679	2,195	2,963	2,580
Office of DEI & Community Relations	682	933	1,259	950
Office of Communications and Engagement	685	1,060	1,431	1,050
Office of Sustainability & Resilience	233	476	643	685
Future Department	0	292	394	315
Village Clerk	626	795	1,073	965
HR	1,002	1,338	1,806	1,420
Administrative Adjudication	702	932	1,258	1,150
IT	1,942	2,758	3,723	3,800
Finance	1,047	1,414	1,908	2,080
Law	820	1,426	1,925	1,700
Fire Marshall	268	346	467	580
Development Services Neighborhood Services	3,266	3,474	4,690	4,310
Public Health	2,219	3,679	4,967	4,220
Total	15,171	21,117	28,508	25,805

*Note: the use of “need” here relates directly to its use by FGM Architects in the previously prepared Space Needs Program which was prepared for the concept of a new Village Hall building and did not indicate space needs within the existing Village Hall building.

SMALL OFFICE DESIGN TRENDS

- “Smaller but smarter” and “less rooms, more uses”
- Adaptable workspace layouts = increased flexibility and versatility to accommodate changing needs, spatial dynamism.
- Incorporation of unassigned workstations, spaces that can be reserved by any employee.
- Recent surveys and studies indicate the following across public & private sectors: **reduce quantity of office space, increase the quality of office space.**



SITE & CIRCULATION

- Circulation through and activation of the existing historic courtyard
- Design improvements:
 - Alternative movable furniture
 - Community gardens within existing or new planters
 - Additional lighting or art installations installed sensitively
- Programming:
 - Staff and community events
 - Artesian and farmers markets
 - Café and bike repair pop-ups
 - Holiday activities and programming



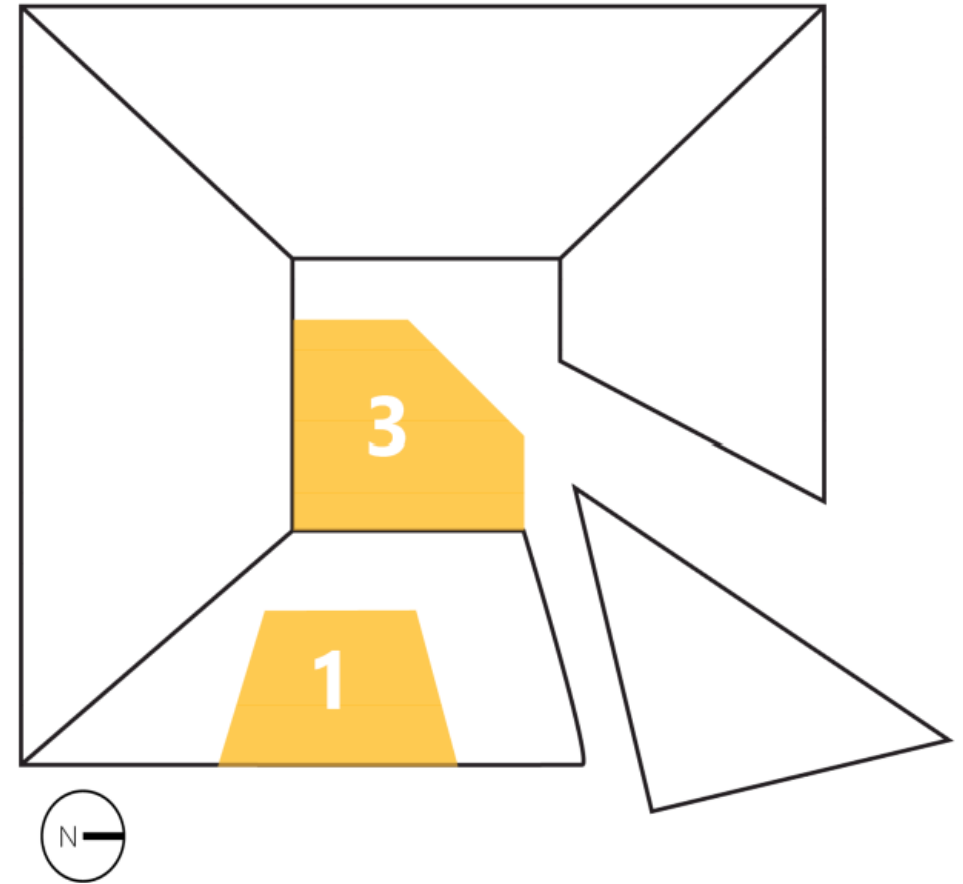
PROPOSED COUNCIL CHAMBERS

- Relocate Council Chambers function out of existing space to **1, 2, or 3** at right.
- Existing Council Chambers space:
 - **2,196 sq. ft.** at lower level
 - **906 sq. ft.** at balcony
 - Balcony & diminishing corner areas are **unusable**
 - Occupancy load: **204 people**
 - Amphitheater seats **86 people**
 - Balcony seats **50 people**

	Existing	Location 1	Location 2	Location 3
Square Feet	2,196 ¹	2,200	3,500+	3,300+
Seat Capacity	86 ²	125	225+	210+

¹906 sq. ft. at balcony is not utilized. Diminishing corner areas also reduce the amount of usable space within the 2,196 sq. ft.

²50 seats at balcony are not utilized.



- 1** Move Council Chambers to Room 101
- 2** Move Council Chambers to New Addition
- 3** Move Council Chambers to Lower Level

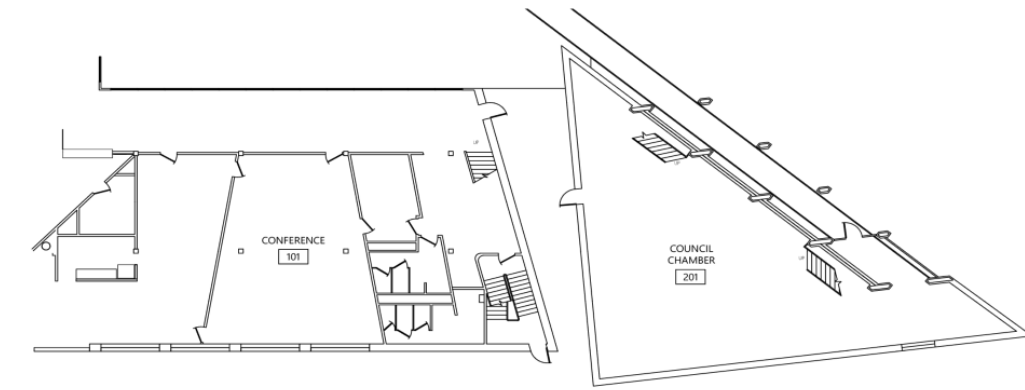
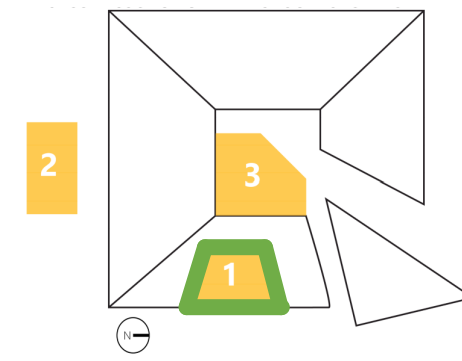
1 | MOVE COUNCIL CHAMBERS TO 101

- Extend south wall by 15'
- Easy access from existing first floor circulation
- Build out storage room within existing space at north end
- Provides **1,500 sq. ft.** at first floor and **700 sq. ft.** at optional balcony for total potential **2,200 sq. ft.**
- Seats approx. **125 people**

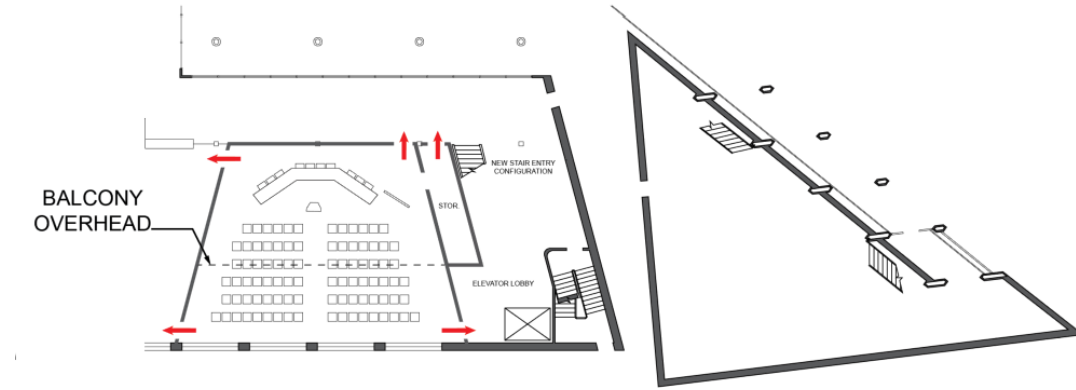
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Square Feet	2,196 ¹	2,200	3,500+	3,300+
Seat Capacity	86 ²	125	225+	210+

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²50 seats at balcony are not utilized.



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

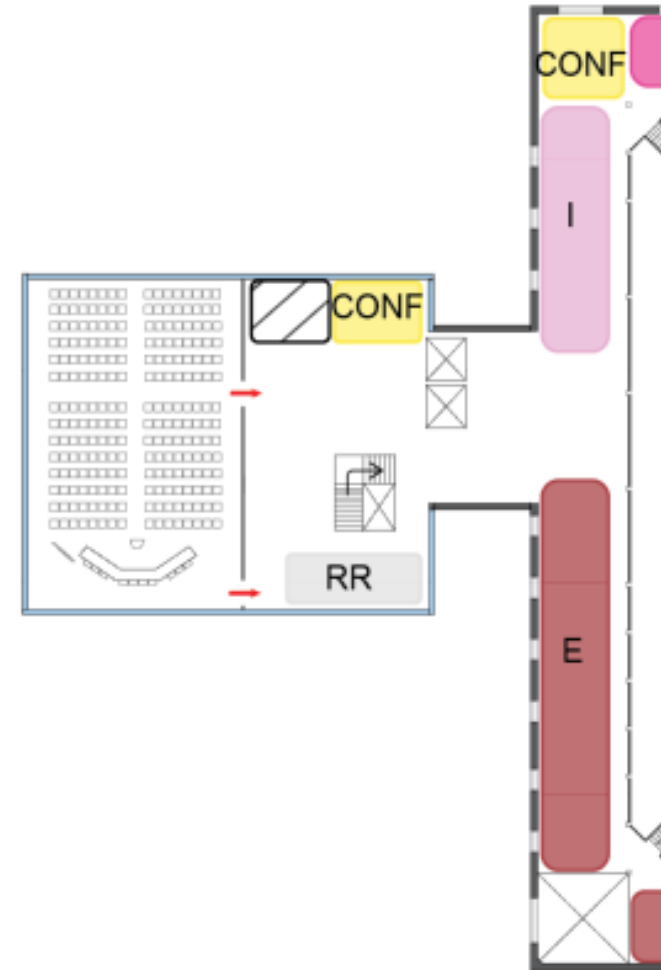
2 | MOVE COUNCIL CHAMBERS TO ADDITION

- Could be on any level (shown in Mezzanine level)
- Improved security and circulation
- Easy to access from new entry, drive, parking
- Provides **3,500+ sq. ft.**
- Seats approx. **225+ people**

	Existing	Location 1	Location 2	Location 3
Square Feet	2,196 ¹	2,200	3,500+	3,300+
Seat Capacity	86 ²	125	225+	210+

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²50 seats at balcony are not utilized.



MEZZANINE LEVEL PLAN

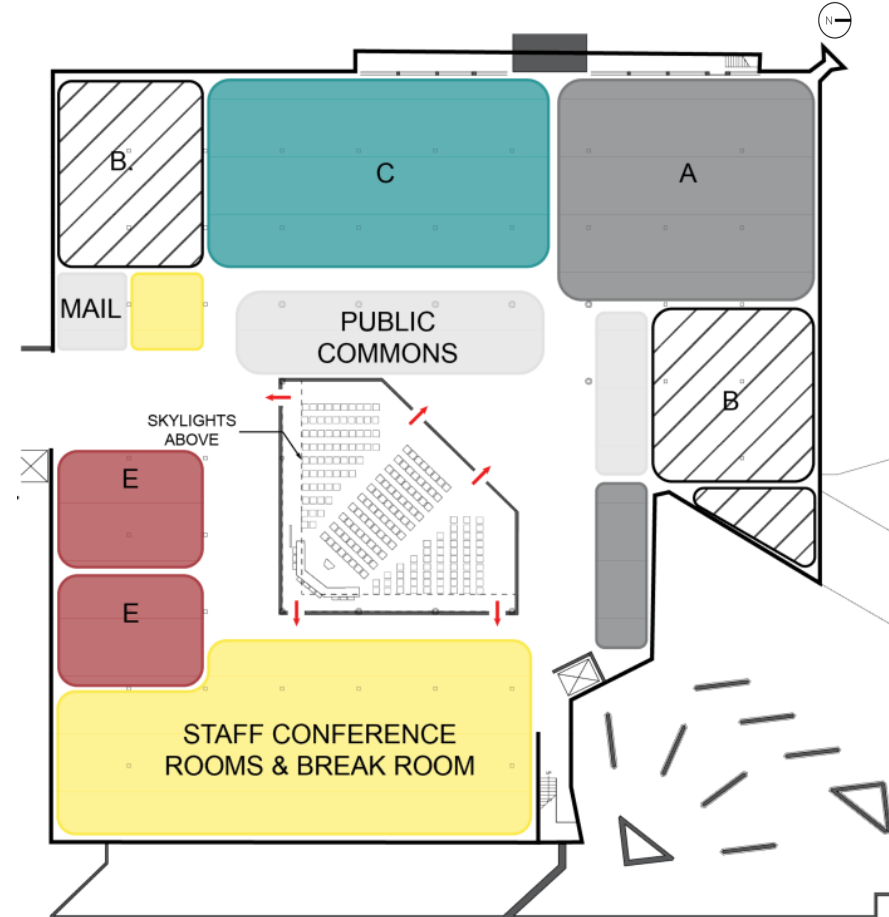
3 | MOVE COUNCIL CHAMBERS TO LOWER LEVEL

- Could utilize any amount of Public Commons space
- Groups public-facing space together in lower level
- Flexible space could include dedicated kitchenette, storage, etc.
- Provides **3,300 sq. ft. +**
- Seats approx. **210 people +**

	Existing	Location 1	Location 2	Location 3
Square Feet	2,196 ¹	2,200	3,500+	3,300+
Seat Capacity	86 ²	125	225+	210+

¹906 sq. ft. at balcony is not utilized. Diminishing corner areas also reduce the amount of usable space within the 2,196 sq. ft.

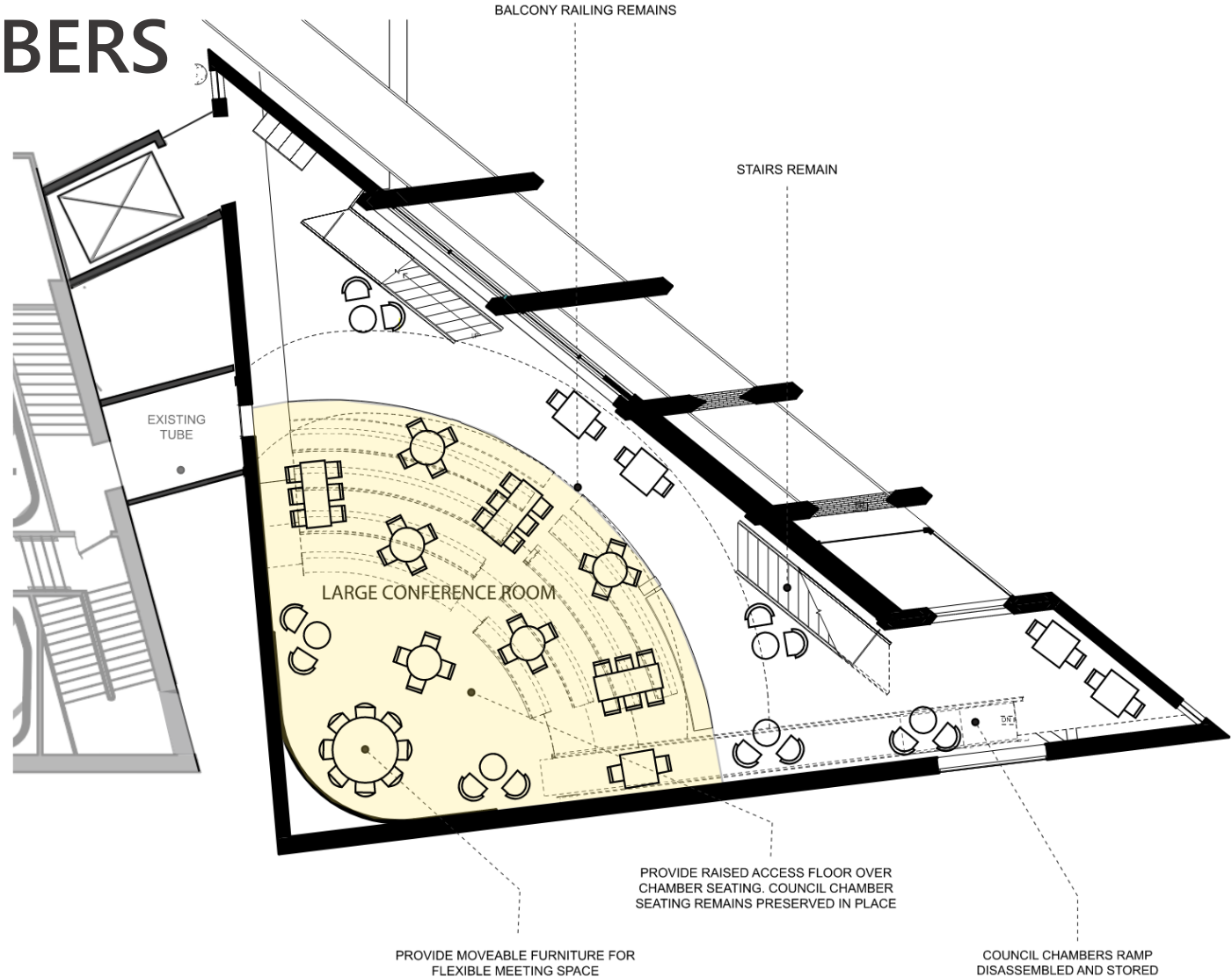
²50 seats at balcony are not utilized.



LOWER LEVEL PLAN

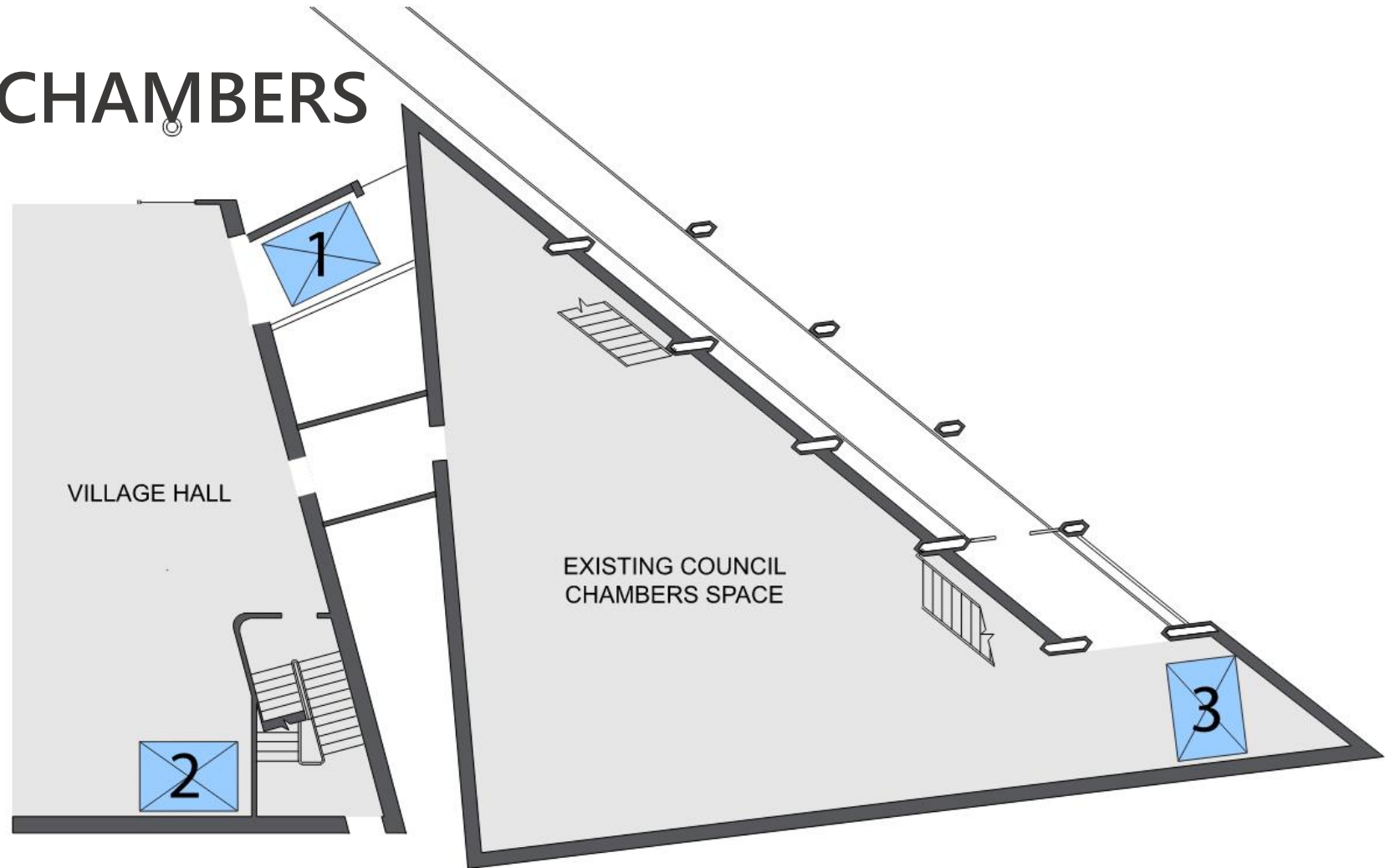
EXISTING COUNCIL CHAMBERS

- Staff use, public use, or both as a flexible working, meeting, and conference space
- Given historic significance, public function, alternative programming could include small gallery, display, performance space above enclosure glass lobby below.

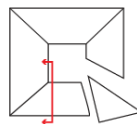
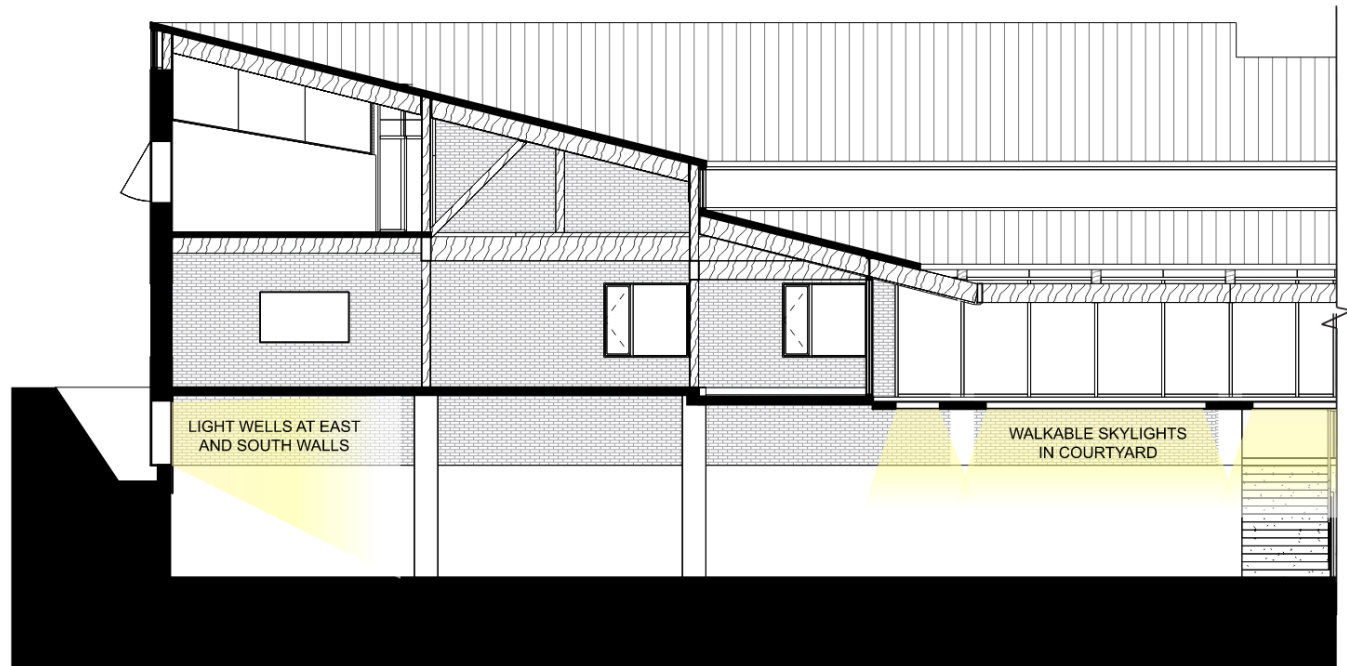


EXISTING COUNCIL CHAMBERS

- Elevator locations explored:
 - **Location 1** – access to all levels, feasible in all schemes from Ph. II, visible from exterior.
 - **Location 2** – access to all levels, not feasible in Scheme 1 from Ph. II, limits exterior visibility.
 - **Location 3** – only access to council chambers, highly visible, within significant space.



SKYLIGHTS AND LIGHT WELLS



INTERMEDIARY UPGRADES

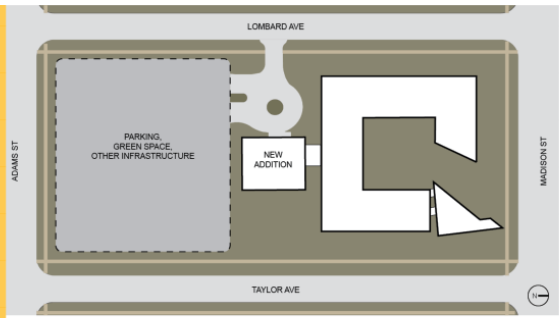
- Sustainability upgrades:
 - Energy efficient MEP, window, and lighting upgrades
 - New roofing system, added insulation
 - Added insulation at perimeter interior walls except for Council Chambers
 - Any new finishes and materials will be targeted for carbon-neutral, local sourcing, and sustainability
- 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.



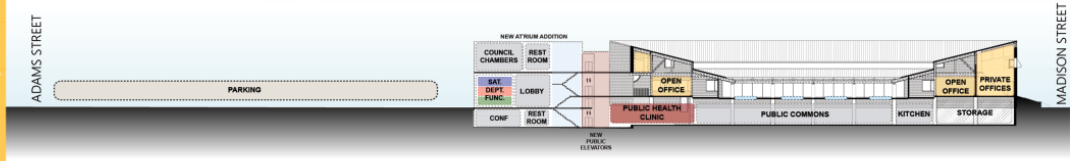
PREFERRED DESIGN OPTION – SCHEME 2

- **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.
 - There are two sub-options (**Option A and Option B**) for atrium addition:
 - **Option A: Larger Addition.** Council Chambers within addition.
 - **Option B: Smaller Addition.** Council Chambers in Room 101 or Lower Level.
- 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 existing Council Chamber to be serve as a conference and meeting space.

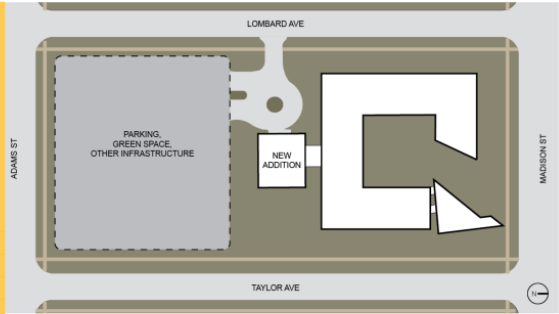




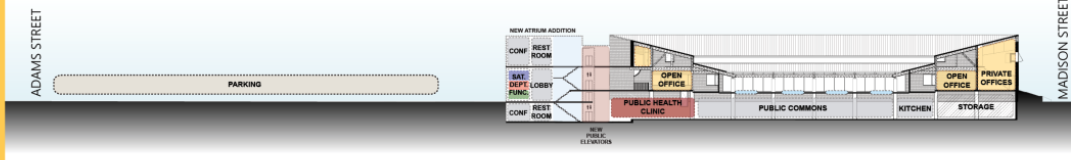
SITE DIAGRAM



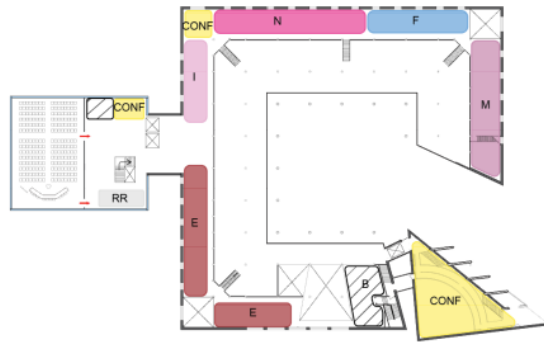
SECTION DIAGRAM



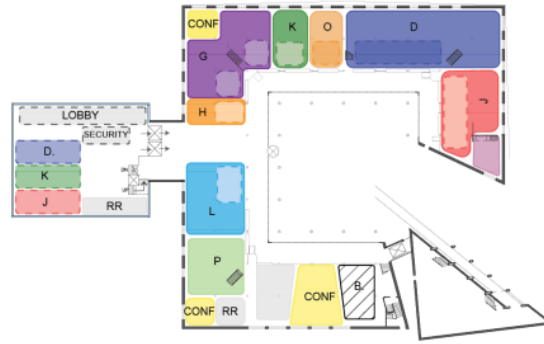
SITE DIAGRAM



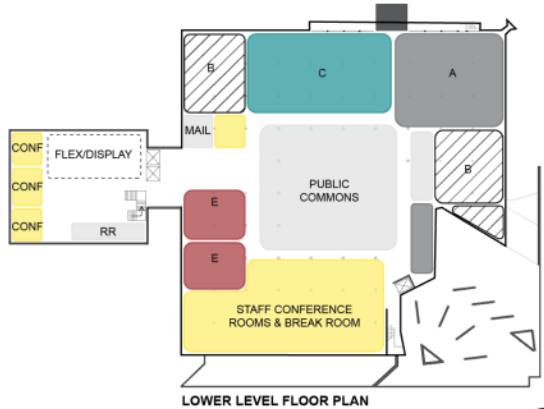
SECTION DIAGRAM



MEZZANINE FLOOR PLAN



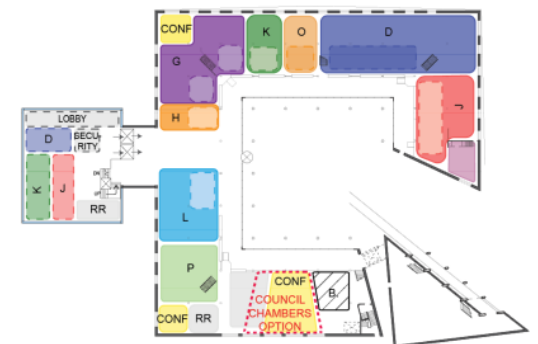
FIRST FLOOR PLAN



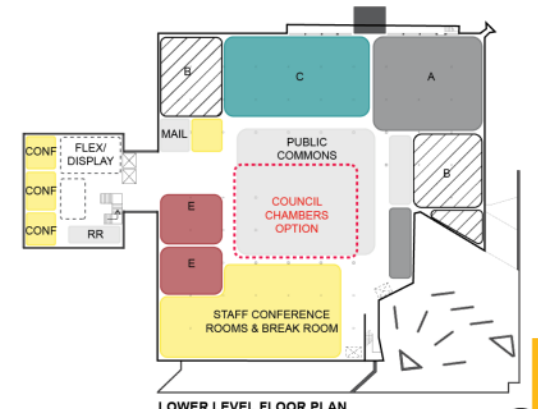
LOWER LEVEL FLOOR PLAN



MEZZANINE FLOOR PLAN

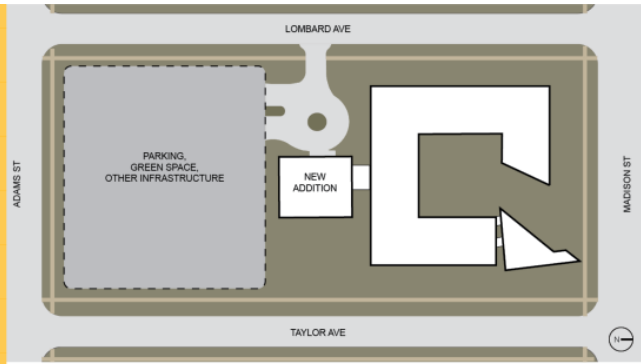


FIRST FLOOR PLAN

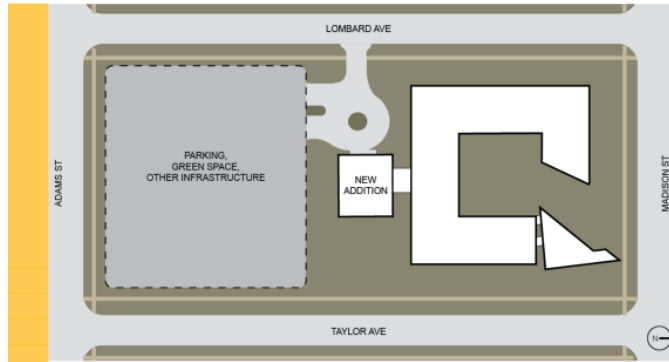


LOWER LEVEL FLOOR PLAN

PREFERRED DESIGN OPTION – SCHEME 2

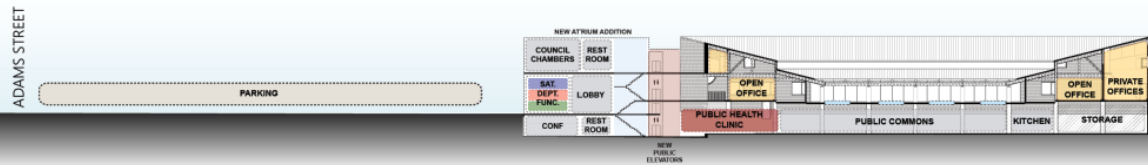


SITE DIAGRAM



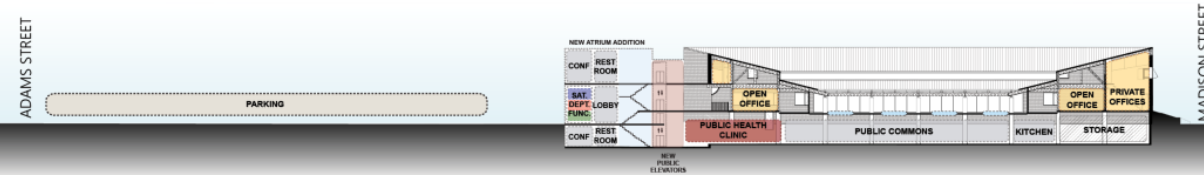
SITE DIAGRAM

Addition Option A



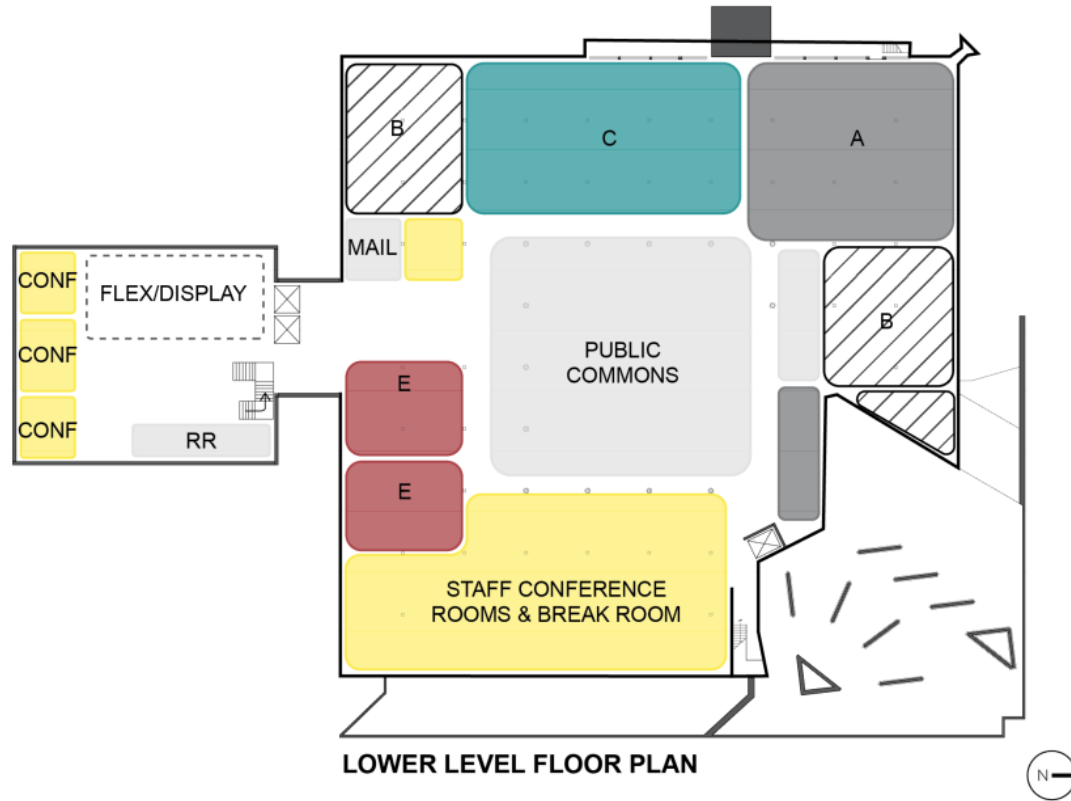
SECTION DIAGRAM

Addition Option B



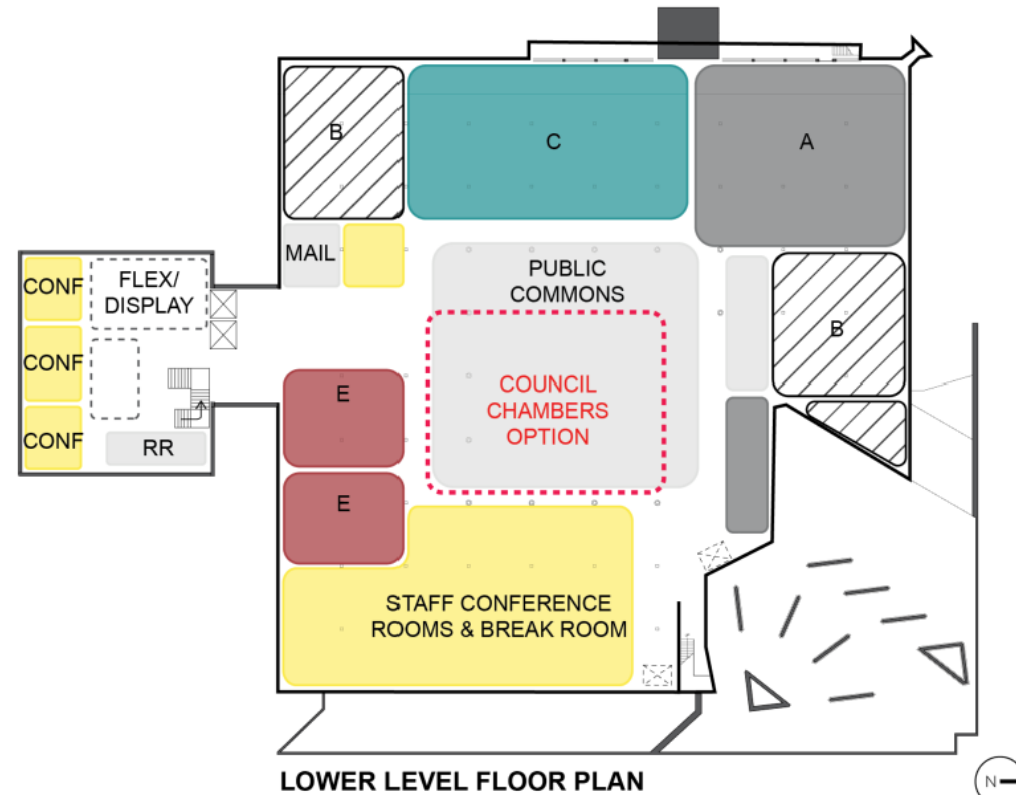
SECTION DIAGRAM

PREFERRED DESIGN OPTION – SCHEME 2



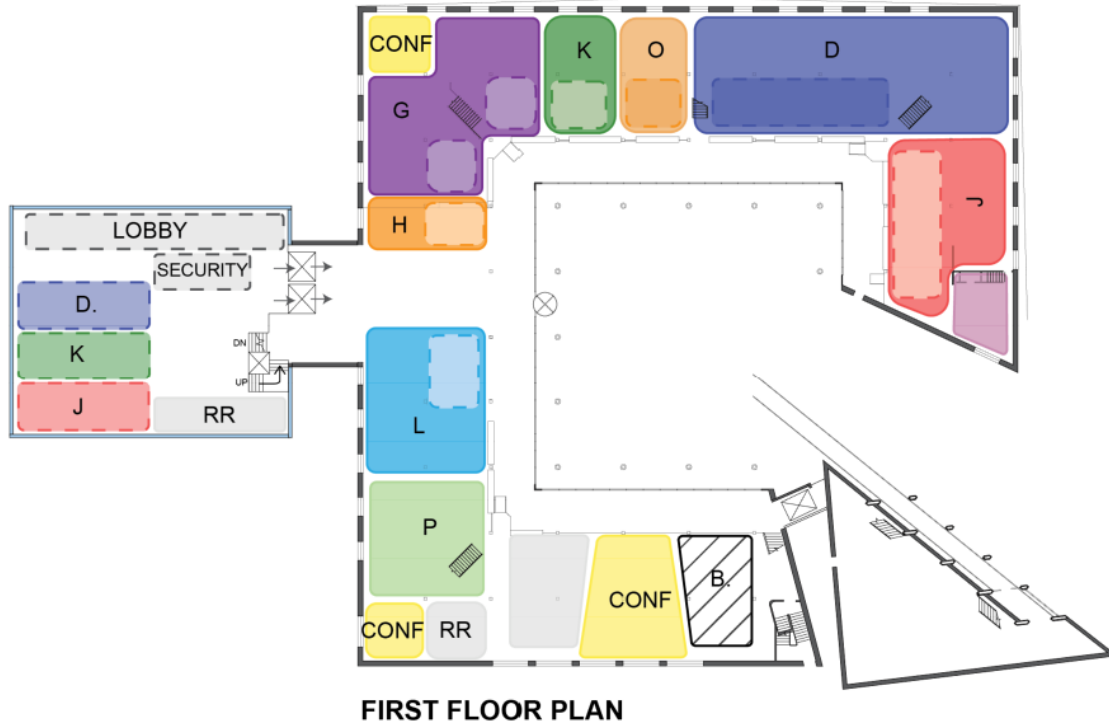
Addition Option A

Addition Option B



PREFERRED DESIGN OPTION – SCHEME 2

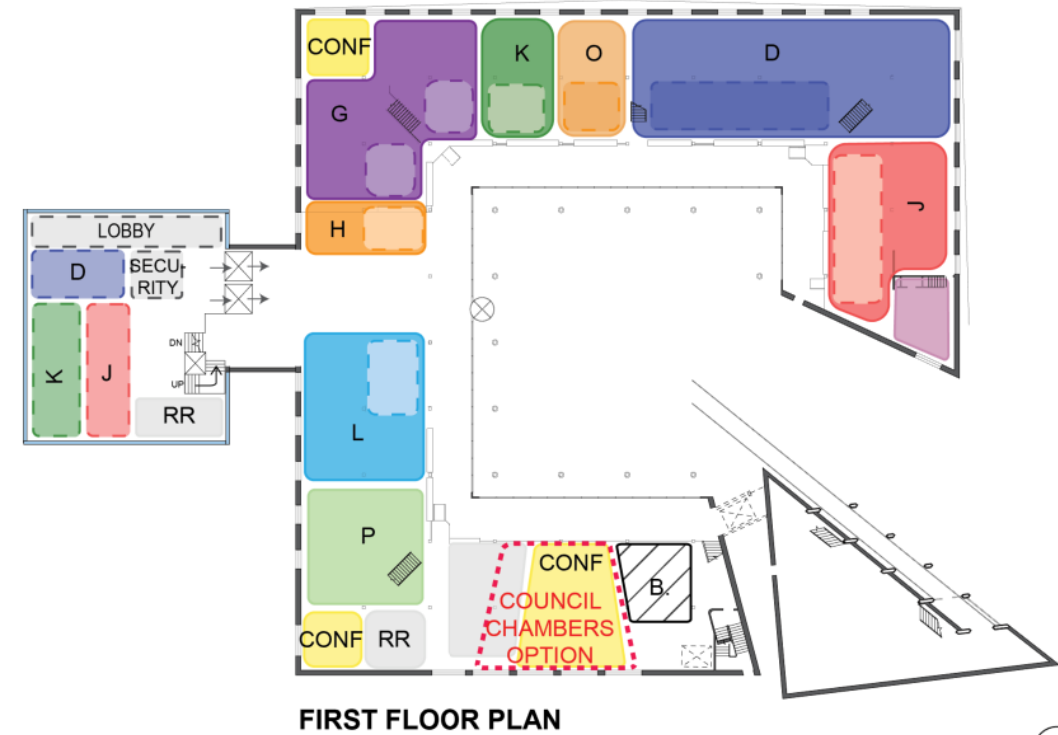
Addition Option A



FIRST FLOOR PLAN



Addition Option B

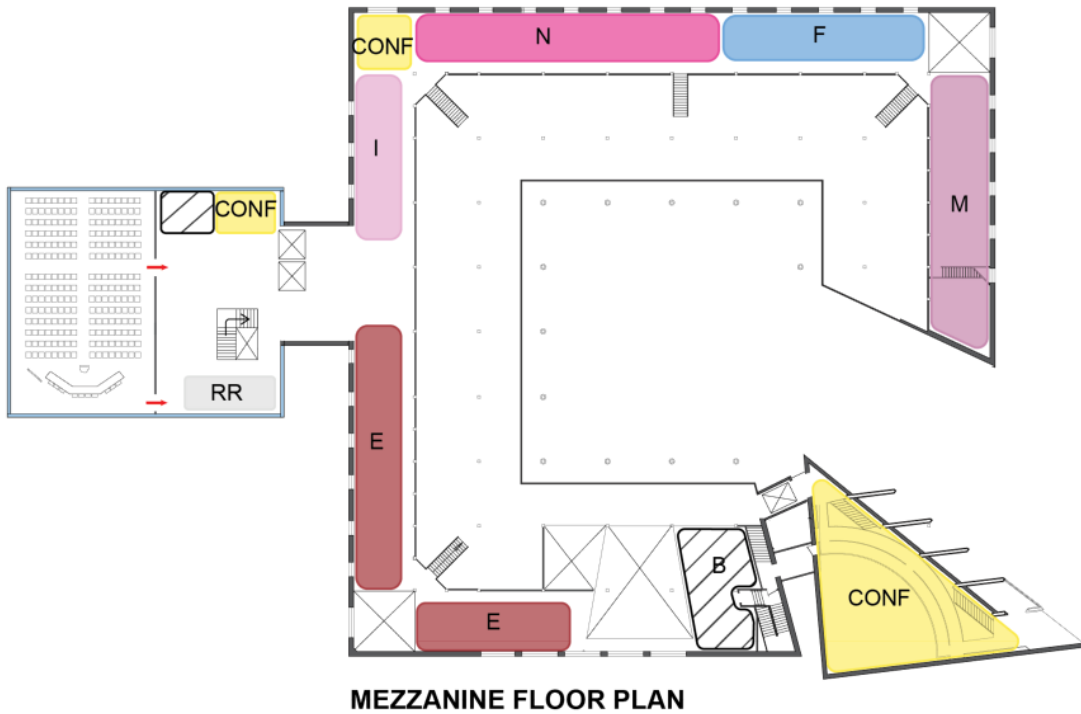


FIRST FLOOR PLAN

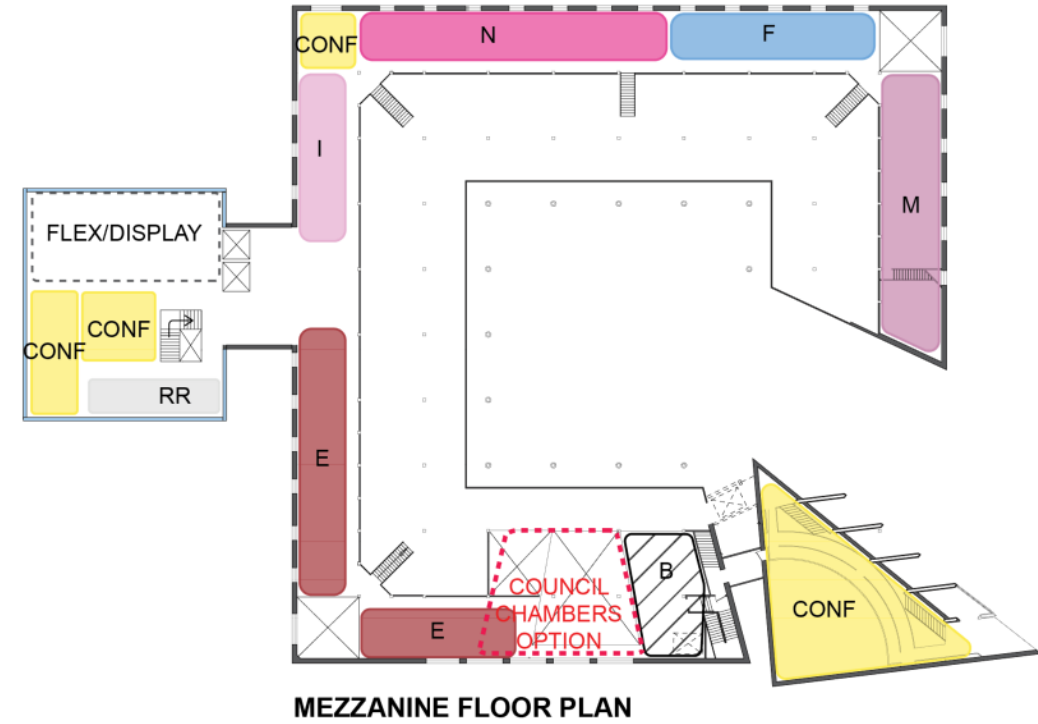


PREFERRED DESIGN OPTION – SCHEME 2

Addition Option A



Addition Option B



CONCEPTUAL COST SUMMARY – PREFERRED SCHEME

- **SCHEME 2 OPTION A – LARGER ADDITION: \$54.5-57 MILLION**
 - Addition serves as visitor and staff orientation point and hosts new Council Chambers space.
 - Addition sized to accommodate: New Council Chambers, satellite public-facing Village Hall functions, restrooms, small conference rooms, flexible/display space, circulation stair, and two elevators.
 - Existing Council Chambers is renovated and reprogrammed.
- **SCHEME 2 OPTION B – SMALLER ADDITION: \$47.5-49.5 MILLION**
 - Addition serves as entrance, orientation, and circulation hub for visitors and staff.
 - Addition sized to accommodate satellite public-facing Village Hall functions, restrooms, small conference rooms, flexible/display space, circulation stair, and two elevators.
 - Existing Council Chambers is renovated and reprogrammed.

CONCEPTUAL COST SUMMARY – DISMISSED SCHEMES

- **SCHEME 1 – RETAIN: \$31.5-32.5 MILLION**
 - Addition serves as visitor and staff orientation point and hosts new Council Chambers space.
 - Addition sized to accommodate: New Council Chambers, satellite public-facing Village Hall functions, restrooms, small conference rooms, flexible/display space, circulation stair, and two elevators.
 - Existing Council Chamber is renovated and reprogrammed.
 - Dismissed as the police functions at lower level not feasible or suitable for either Village Hall or Police Department
- **SCHEME 2 – HYPHEN ADDITION *SUPERSEDED* \$54.8-56 MILLION**
 - Superseded by Preferred Design Option: Scheme 2 Options A and B
- **SCHEME 3 – SUNKEN PLAZA: \$35.5-38 MILLION**
 - Sunken entry plaza to bring all visitors and staff into lower-level public commons area.
 - Dismissed for preference of development of an addition.

Generally, all schemes have a baseline estimated construction cost of approximately **\$30 million.**

Next Steps...

Phase 1 | HISTORIC SIGNIFICANCE & BUILDING PRESERVATION PLAN

Phase 2 | PROGRAMMING ANALYSIS & CONCEPTUAL DESIGN OPTIONS

Phase 3 | PREFERRED DESIGN OPTION & CONCLUSIONS

CONCLUSIONS & RECOMMENDATIONS TO COUNCIL

THANK YOU