



## AGENDA

# FACILITY REVIEW COMMITTEE

Wednesday, January 17, 2024

Village Hall - Room 101

**6:30PM**

- 
1. **Call to Order / Roll Call**
  2. **Agenda Approval**
  3. **Approval of Minutes:** December 20, 2023
  4. **New Business:**
    1. Village Hall and Police Department Project Goals
    2. Johnson Lasky Kindelin Architects (JLK) Building Preservation Plan (BPP)
  5. **Other / Old Business:**
    1. Proposed Future Meeting Dates:
      - a. February 21, 2024 at 6:30PM in Village Hall RM 101
      - b. March 13, 2024 at 6:30PM in the Maze Branch Library Meeting Room
      - c. Village Board Meeting: April 2, 2024 at 6:30PM in Council Chambers
  6. **Public Comment**

Public comment is a time set aside at the end of the meeting for persons to make public comments about an issue or concern; however, it is not intended to be a dialogue with the Committee. Public comment will be limited to 60 minutes with a limit of three minutes per comment. Public statements of up to three minutes will be read into the record at the meeting. Individuals should email statements to **FRC@oak-park.us** to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the entrance to Village Hall, 123 Madison St., to be received no later than the day prior to the meeting.
  7. **Adjournment**

**Oak Park Facility Review Committee**  
**December 20, 2023 - Meeting Minutes**  
**Village Hall- Room 101, 6:30PM**

1) Call to Order- Co-chair Lueck called the meeting to order at 6:32pm beginning with roll call.

Roll Call- A quorum was present.

Present: Co-Chair-Colette Lueck, Co-Chair Daniel Roush, Gary Arnold, Lou Garapolo, Jon Hale, Thomas Ptacek, Dana Wright, Tom Bassett- Dilley, Greg Kolar, Jim, Madigan, Pastor Kathy Nolte, Ade Onayemi, Rebecca Paulsen

Absent: Marc Blesoff, Judy Greffin, Stephen Morales

Staff: Robert Sproule, Erin Duffy, Susie Trexler, Craig Failor, FGM Architectural Consultant Ray Lee

Co-chair Lueck provided a brief introduction and background to the Committee and encouraged the additional committee members in attendance to do the same. Committee members in attendance introduced themselves and provided a brief background, both personal and professional, including other Village commission involvement.

2) Agenda Approval

Committee approved the Agenda unanimously 13-0.

3) New Business

1. Village Hall and Police Department Project History

Public Works Director Robert Sproule provided a synopsis of the Police Department (PD) and Village Hall (VH) Facility Review Project to date. This included an overview of the initial PD Space Needs Assessment in 2019 completed by FGM and discussed the delays the project incurred due to the COVID-19 pandemic. In July 2023, after Village staff discussed options to advance the project, FGM Architects provided a space needs assessment of the facility, as a whole, to the Village Board. At the same meeting, the Village Board voted to move forward with schematic design on option 4. Director Sproule explained that option 4 was to rebuild the current Village Hall Campus with a new Village Civic Center that would meet the current and future needs of the Village. Later that month, the Board moved to pursue historic preservation prior to schematic design. After considerable discussion and staff preparation, the Board adopted two resolutions in October 2023 approving a professional Services Agreement with Johnson Lasky Kindelin Architects for Historic Preservation Architectural Services and creating the Facility Review Committee to oversee the Facility Renovation Evaluation Review Project.

Co-chair Lueck commented that issues with the facility were very clear in the materials the Committee was provided ahead of the first meeting, but that those materials lack background or understanding of how the facility will be utilized in 30 or 40 years. Co-chair Roush pointed out the additional information contained in the Space Needs Program, that was recently made public, and provided to the Committee. Co-chair Lueck continued that operational changes are apparent (modern day policing, etc.) but studies do not address remote work, number of staff, or the function of the building. Furthermore, many residents may not know the happenings of this building because they don't come here, but that this building still represents a home base for staff

Ray Lee, an architectural consultant from FGM, described the thought process behind the Space Needs Program. FGM was able to identify growth opportunities within each department by meeting with staff and department directors and discussing their current and future space needs.

## 2. Village Hall and Police Department Project Goals

Director Sproule outlined the project goals identified by Village staff and the Board of Trustees. These include meeting current building code for life safety and accessibility, meeting the Village's sustainability goals as outlined in the Climate Ready Oak Park plan, meeting current standards for modern workplaces and promoting employee wellness. An additional project goal, as outlined in the Space Needs Assessment and Space Needs Program, is the need to expand Village Hall an additional 10,000 square feet and the Police Department an additional 35,000 square feet. Committee member, Thomas Ptacek, representing the Civic Information Systems (CIS) Commission, commented on his concerns that the needs assessment assumes that staff usage and parking needs remain the same 25 years from now despite the use of technology and improvements to the Village's web-based services. Director Sproule also outlined the project goal to improve security to meet modern day standards including the separation of public areas from staff areas, integration of monitoring capabilities at a security checkpoint in the main lobby, and relocation of customer service areas off the main lobby. Village staff and the Board of Trustees are also interested in expanding this project goal to include modern day security standards in council chambers.

Following the completion of the presentation provided by Director Sproule, discussion surrounding the project goals took place. Please see below for a summary.

Co-chair Lueck pointed out that, during this evaluation process, tension is likely to exist between the concept of Open Government and the need for privacy and protection for both users of the facility and staff.

Director Sproule mentioned that the usage (both operationally and staff size) of the facility has not changed significantly in the last 50 years. When trying to plan for the next 30 to 50 years, Village staff and consultants have had to consider current and past usage of the facility. In regards to remote work, he reminded the committee members that the public sector, in comparison to the private sector, has not experienced the same changes at the same pace.

Committee member, Tom Bassett-Dilley, commented on the project goal regarding the building envelope, lighting, mechanical systems and fenestration meeting current energy codes with this project. He believes only meeting that goal would make the facility and those systems quickly obsolete. Ideally the Village would meet or exceed these goals with this project and believes that net zero for the facility is completely achievable in comparison to other projects that he has worked on. Furthermore, he reminded the committee that the project goals they are discussing will entirely inform the approach to design of a retrofit.

Co-chair Roush stated that he is eager for a conversation surrounding the larger goals of the project and believes the committee was assembled to talk about the big picture goals of the project. He is interested in the values of the committee members, their views on what the building represents to Oak Parkers, and the values surrounding diversity and welcoming politics that Oak Park is known for. Roush opened the conversation up to comments about code minimums on energy code and accessibility code, interior environmental quality, and heritage preservation.

Co-chair Lueck and committee member Bassett-Dilley had a discussion regarding the goals laid out in the Climate Ready Oak Park (CROP) plan. Bassett-Dilley suggested that it is too vague to identify a project goal as merely sustainability and instead should tie the goal directly to the CROP goal of carbon neutral by 2045. The building will be ready for a refresh in 2045 so it would be beneficial to get it right during this retrofit. Co-chair Lueck added that costs will clearly be a driving factor of this decision.

Director Sproule touched on the next steps in the Committee's evaluation of the project. These include presentations by JLK at subsequent meetings on topics such as the building preservation plan, three conceptual design options, and a final design option and cost analysis. Director Sproule suggested that the goals/values identified by the committee, now, will inform their decisions throughout the evaluation process.

Committee member Ptacek believes spaces needs will be smaller in the future and there will be changes to how staff will work in the building. It is a goal of the CIS Commission to minimize personal interactions between staff and residents. The goals are to make it less necessary to come to Village Hall to get routine things done. The Village has made a significant investment in its website infrastructure with the goal of reducing costs and streamlining things for residents. Committee member, Dana Wright, representing the Citizen Police Oversight Commission (CPOC), believes that public servants need to be accessible and available. While technology is making things easier to do, it will not reduce the need for personal interaction altogether especially for adjudication, public health, and the aging community. Technology may make space needs decrease but people thrive on interaction. Wright further comments that people that work in a space are nicer when their space is conducive to work. She believes there is a lot to consider about the facility and project goals in terms of people and personal interactions.

Committee member, Lou Garapolo, representing the Historic Preservation Commission, redirected the discussion back to the facility and civic center concept. He believes the Village has lost and is lacking locations to celebrate. He is not interested in suggesting the building be designed out of fear and wants to make sure the original concept of the building to be inviting to the community is maintained.



Meetings like those of the Historic Preservation Commission and Facility Review Committee are the intended function of a civic center. Co-chair Roush expanded on Oak Park values and believes that the facility is the built artifact of those values including transparency in open government and the effort to diversify Oak Park in a sustainable and realistic way. He reminded the committee that the staff are the users of the building and the owners are the Village residents represented by the Board of Trustees. This opportunity will allow the Facility Review Committee to convey that one conceptual design over another or one or more of these projects does or does not align with the residents shared values.

Committee member, Ade Onayemi, does not believe that the discussion on safety implies a fortification of the building. He suggested that committee members consider how building design and use has changed since the 70s (provided an example of schools and open campus lunch policies) and that at the very least staff should have a sense of security within the facility. He likes the idea of a civic center and openness but thinks it's a lofty endeavor and believes we need to keep the goals of openness and security at the forefront. Committee member Bassett-Dilley stated that there is a way to balance, with good design, the security that staff needs and the welcoming feeling of a civic center that the Village can have pride in.

Co-chair Lueck mentioned that the building does not feel welcoming in its current condition, with the partitions at the entrance, but also that it has never felt welcoming and that wayfinding is an issue once you walk up to the building. While the entrance off Madison is the most interesting part of the building, it goes unused and the entrance that is used in the "back door" and does not say "place of pride." Co-chair Roush wants more than a functional design. He gave the example of the CRC stating that it has a "wow factor" and is a building that people want to be in. The Village has a lot of good architecture and this building should be no exception. The "back door" will require an invasive fix in order to make the building more welcoming.

Co-chair Lueck shifted the conversation to discuss space as a whole. She believes that the Village needs a more flexible space because we do not know how the building will be used in 30 years. She asked the committee to consider "loose fit" as a value so there is room to adjust for future uses. Co-chair Roush commented that "loose fit" already exists within the space but suggests it is underutilized.

Co-chair Lueck turned the committee's attention towards the Police Department facility. Co-chair Roush stated that it seems obvious that the Police should not be in the basement and should have a building adjacent to Village Hall. Committee member, Jon Hale, representing the Plan Commission, stated that a reimagining of the Police Department as a whole will likely take place over the next decade along with its facility. Believes that the Village does not want the Police to be underground nor do they want their building to be off somewhere on its own. Believes separating the police from Village Hall is not the message that residents want to send.

Co-chair Lueck envisions a Police Department facility with flexibility that allows for juvenile assistance, mental health evaluations, and help coping with substance abuse issues. Believes the current space impacts modern day policing negatively. Committee member Ptacek mentioned that there is an objective to reduce the number of children taken into police custody and/or the facility, and the desire

for a non-police response that reduces the need for OPPD to take part in wellness checks. Committee member, Jim Madigan, does not want to move too quickly in assuming the police and Village Hall need to be adjoined. He stated that modern day policing offers several key functions that the township and county already provide successfully and separate of Village Hall.

Committee member Wright wants to make sure that security needs remain a priority as part of the Police Department. There are spaces that we cannot promote community or flexibility because they need to be secure for records, evidence, etc. Parking needs also need to be a priority for the Police department as they are currently lacking vital spaces. Evidence processing has terrible conditions and record retention needs grow every day with every new case. Those areas will continue to need secure locations.

Committee member Bassett Dilley directed a question towards FGM architectural consultant, Ray Lee. Ray Lee believes that you can design open spaces that are secure and he is not suggesting that meeting current security standards means that architects are designing fortresses. Modern day Police Departments need spaces for children and families including flex spaces with different levels of security. Current standards design police departments to be functional for the community and the department to provide social services of all sorts. The additional space for the Police Department does not need further analysis as policing is a community service that will not be moving to remote work. Designing a versatile and welcoming Police Department is possible and can be made a priority.

Committee member, Gary Arnold, representing the Disability Access Commission, would like to see the committee approach their evaluation with a “lens of inclusion” as opposed to just merely meeting codes and laws associated with accessibility. He would like to see the committee approach every accessible space inclusively instead of just entrances, stairwells, etc. Encouraged the committee to ensure that all spaces and programming are accessible to all users. Co-chair Roush stated that there are a lot of ways this building can be made to succeed from an accessibility and inclusion standpoint but maybe there is a component of this project that requires new construction to relieve pressure on the less workable part of the facility.

In conclusion to the discussion portion of the meeting, Co-chair Lueck reminded the committee to consider the size of the building in relation to the size of the property it sits on. The courtyard seems like an underutilized space that should be re-evaluated in the future.

#### 4) Public Comment:

##### In person comments:

Frank Lipo, resident and Director of the Historical Society of Oak Park and River Forest, appreciates the opportunity for public comment now and at future committee meetings. Believes that the project solution is not either a new building or preservation of the current building but in fact doing both. He believes that the Village can preserve the current building as the main structure and modernize the systems and accessibility while completing construction of a new building reestablishing the idea of a civic center which was always architect Harry Weese’s intent.

Frank Heitzman, resident, architect, and former member of the Historic Preservation Commission. Frank filled out the National Register of Historic Places nomination form for the Village Hall facility. He provided a written document that he read from as part of his public comment. This document is available on the committee's webpage in its entirety. Frank provided a brief history of the facility design, nomination, and criteria for preserving the facility.

Kendra Parzan, resident and representative from Landmarks Illinois, believes Village Hall is important to its community. Encouraged the committee to keep the original design intents in mind while evaluating preservation options. Kendra offered the full support of Landmarks Illinois to the reuse vision for Village Hall.

Marty Bernstein, a 30-year resident of Oak Park provided a revenue generating suggestion for the Police Department. Marty and his wife would like to see the shooting range rented out. Marty has witnessed many capital projects, including those completed by District 200, completed unsatisfactorily. Marty is requesting that committee keep that in mind while reviewing solutions for the Village Hall facility. He would also like the committee to be mindful of project costs and potential over runs. He is unhappy with the idea of a civic center. He does not believe that is what the community needs. He is very interested in the outcome of this committee.

#### Written comments:

Kevin Brubaker, resident, felt that Village Hall was open and welcoming prior to the addition of the plexiglass. Would like to see modest and creative solutions to the preservation of the building including fixing the leaks, improving accessibility, and utilizing space creatively. Looks forward to following the committee's progress.

Michael Iverson, resident, has been unsatisfied with the transparency of the project thus far. Would like to know the reason previous documents were not included in the July meetings. He believes that the information previously provided by FGMA is highly questionable, both in terms of costs and space needs. He suggests reflecting on the number of positions that have been replaced by remote workers, thereby downsizing space needs.

#### 5) Other/Old Business

1. Future meeting date is scheduled for January 17th, 2024 at 6:30 in Village Hall- Room 101

2. Proposed meeting dates- Third Wednesday of the month

i. Wednesday February 21<sup>st</sup>, 2024 at 6:30

ii. Wednesday, March 27<sup>th</sup>, 2024 at 6:30 PM

1. Co-chair Roush reminded staff that March 27<sup>th</sup> fell within the local school district's Spring Break. Implying that there might be a significant number of absences due to vacations, etc.

## 6) Adjournment

Committee unanimously voted to adjourn the meeting at 8:38 PM.



**HISTORIC PRESERVATION PLANNING AND STUDY REPORT**

Spring 2024

Village of Oak Park Project 23-130



*Hedrich-Blessing, 1975  
Oak Park Village Hall National Register Registration Form*



# EXECUTIVE SUMMARY

*To be completed at the end of the project.*



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## 1

## INTRODUCTION

The Village of Oak Park engaged Johnson Lasky Kindelin Architects (JLK) to provide historic preservation architectural services as part of the ongoing Oak Park Village Hall Facility Renovation Evaluation Project (Village of Oak Park Project 23-130). The purpose of the project, as stated by the Village, is to evaluate the feasibility of renovating the current Village Hall facility to meet the needs of modern Village governance while preserving the historic integrity of the existing building and the spirit of Open Government. The goals of the project, as stated by the Village, include:

- Meeting current building codes including addressing life safety issues.
- Meeting current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.
- Meeting or exceeding the Illinois Energy Conservation Code.
- Addressing safety and security issues for the building and site.
- Making the existing building functional as a modern Village Hall, including addressing space, noise, and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness/ Interfaith spaces, and a Lactation Room) issues.

To achieve the stated purpose and goals of the project, Secretary of the Interior-qualified Preservation Architects and Architectural Historians from JLK reviewed historic documentation and previous studies to understand the existing conditions of the building and the needs of the Village.

JLK developed a Building Preservation Plan to guide this effort as well as any future renovation feasibility studies at Village Hall. The Building Preservation Plan assigns treatment zones to all exterior and interior areas of the building and site. It also includes a matrix which identifies specific elements in each treatment zone and provides guidance for future preservation treatments. (Building Preservation Plan Element Matrix is included in Appendix A.) Rating of individual elements recognizes that there are degrees of historic value. The range includes original architectural features which should receive the most sensitive preservation and repair treatment to new or contemporary elements that have no historic value and require no special treatment.



*Council Chambers and view to Courtyard from Madison Street*



*Courtyard and ramp through pylons leading to the Council Chambers*



## 2

## HISTORIC OVERVIEW

This section presents a summary of information about the Oak Park Village Hall building including a statement about its historic significance, an architectural description, and an accounting of its character-defining features.

## 2-1 BUILDING INFORMATION

<b>Address</b>	123 Madison Street, Oak Park, Illinois 60302
<b>Construction Date</b>	1975
<b>Architect</b>	Harry Weese, Joe Karr (Landscape Architect)
<b>Style</b>	Modern Movement
<b>No. of Floors</b>	Basement, Floor 1, Mezzanine
<b>Square Footage</b>	70,233 total square feet 34,500 square feet – Basement 23,112 square feet – Floor 1 10,410 square feet – Mezzanine 2,211 square feet – Council Chambers

## 2-2 HISTORIC SIGNIFICANCE

<b>Designations</b>	Listed in the National Register of Historic Places National Register Information System Reference Number 14000505 Listed Date: 8/25/2014 Area of Significance: Politics/Government; Social History
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## Statement of Significance

Oak Park Village Hall is listed in the National Register of Historic Places under Criterion A for its significance in the areas of Politics/Government and Social History. The National Register registration form for the historic property states “The construction of Village Hall played a key role in Oak Park’s struggle to break the downward spiral of white flight from re-segregation and led Oak Park to become a model integrated community where citizens of diverse ethnic background live together in peace.” The historic property is also listed under Criterion Consideration G for properties less than fifty years old that have achieved significance. Village Hall is significant in that “the Village of Oak Park in the Chicago region received national attention for the way it inspired and sustained racial integration and demonstrated to other communities how to achieve a diverse mixture of white and black residents to live together in harmony without fear of re-segregation.”

Notably, the philosophy of “open and transparent government” is woven into the architectural philosophy behind the design of Village Hall. Aspects of the building’s design which characterize it, including its overall form, materiality, and spatial configuration, express the spirit of open government and convey the building’s historic significance.

A historic property's period of significance is defined as the period during which historic events associated with a historic property occurred. The National Register registration form for the historic Village Hall property states that the period of significance is 1975 corresponding to when the building was built.

## 2-3 ARCHITECTURAL DESCRIPTION

The following architectural description is largely adapted from the National Register registration form for the building prepared by Frank Heitzman in 2014. Refer to the form for additional information.

Oak Park Village Hall is a one-story building with mezzanine and basement. It is located on a 300-foot-wide by 593-foot-deep lot in east central area of the Village of Oak Park, Illinois on a major east-west commercial street. It is surrounded by retail stores and apartments to the north and by a single-family residential district to the east, south, and west.

### Exterior

The building is a "square donut" in plan, with a large paved exterior courtyard open to the sky that provides a centralized common area, cloistered views and ample sunlight into the public and office spaces of the interior. It is 190 feet square and 32 feet tall...and roofed by a low-pitched metal roof which is visible from the courtyard but not from the surrounding streets. The main entrance is through this courtyard which opens to Madison Street on the north-east corner of the square. South of the building is an asphalt paved surface parking lot for visitors and staff. South of the parking lot is a  $\frac{3}{4}$  acre landscaped park-like open space which serves as a buffer to the single-family homes across the street.

The visual massing viewed from Taylor and Lombard Avenues, to the east and west respectively, is a solid two-story high common brick wall with an irregular pattern of small punched and flush window openings. Immediately below the horizontal roof line is a highly reflective silver glass ribbon window wrapping around the exterior brick mass, making the roof above appear to "float." Other window openings throughout are small, punched and flush rectangular or circular windows in irregular patterning. The reddish-brown common brick walls are covered on the north and west facades with ivy. The main entrance is seen on Madison Street as an angular break in the façade. Adjacent to this opening into a central courtyard is the wedge-shaped Council Chambers structure, separate and at a slight angle to the main building. It is raised up on tall brick pylons originally placed above a shallow water-filled pool paved with hexagonal pavers as the courtyard. The pool has been remodeled and is no longer filled with water. A reflecting pool and fountain remain at the side of the pylons.

The Council Chambers is meant to be visually disconnected from the main mass of the building and float above the ground itself to express its different and important function. The Council Chamber wedge is linked to the main body of Village Hall with a relatively small, cylindrical walk-through tube. The elevated Council Chambers is also intended to be accessed directly from the courtyard via a long sloping ramp, which passes over the pool. The ramp penetrates through the massive brick pylons by means of large oval-shaped openings which give a dynamic and iconic presence to the front facade. On the other side of the courtyard entrance, conspicuous from the street view at grade is the "Pathfinder," a large, abstract welded bronze sculpture by Geraldine McCullough, a distinguished local artist.

The central courtyard is paved with the same hexagonal clay tile pavers with concrete inserts marking a large "X" figure diagonally stretched across the square courtyard from corner to corner. This "X" figure is accompanied by a large circular concrete pad in the plane of the courtyard which visually emphasizes and repeats the circular revolving door entrance to the first floor from the courtyard. There are exterior cylindrical cast-in-place and sandblasted concrete columns supporting the ends of wood beams holding up the roof on the perimeter of the courtyard. Between the exposed timber beams are a series of smaller timbers spanning from beam to beam and creating a pergola-like overhang to the glass curtain wall. Vines are growing on the pergola, forming a natural shading device. The standing seam terne-coated stainless steel roof slopes down toward the courtyard from the surrounding brick exterior walls. It is a prominent visual as well as acoustical feature of the building.

## Interior

The entrance from the parking lot side of the building is at grade level. This entrance leads to a monumental stair with a half flight up to the main level of Village Hall and a half flight down to the village police department. Upon entering the first floor from either the parking lot on the south or the open courtyard on the north, one enters a large two-story high reception space. From this position there is an expansive view into all the public services areas and various departments serving the public. An interior passageway follows along the floor-to-ceiling glass enclosure wall of the courtyard and provides access to the various departments and a series of open stairs leading to the mezzanine. The majority of mezzanine offices are also open to public view. The basement contains the police department administrative offices, holding cells, and a practice firing range.

The public spaces of the building's interior are filled with sunlight from the open courtyard. Flooring material in public areas of the first floor is the same hexagonal clay tile paving which is visually carried inside from the open courtyard. Staff work areas are carpeted. Interior wall material is common brick, also visually extended inside from the exterior. The structure supporting the mezzanine and roof is exposed heavy timber framing with an exposed wood roof deck. Partition walls demising the offices are painted gypsum board, designed to appear to be lightly and simply inserted between the exposed timber columns. Doors, frames, built-in counters, and furniture are natural stained oak. The Council Chambers is enclosed in common brick walls and exposed timber roof/ceiling. It contains concrete risers in a semi-circular amphitheater seating arrangement focusing on the council table. Each riser supports curved oak benches. The Chamber entrance from the upper floor of Village Hall leads into an ambulatory at the highest main seating level with large windows opening to the north. There are two diagonally-oriented open stairs from this ambulatory leading up to a semi-circular exposed concrete balcony with a minimalist metal bar railing.

## Significant Alterations

A list of significant exterior and interior alterations is provided below. Alterations to the building and site were determined through analysis of historic and existing drawings and historic and contemporary photographs. Exact dates of alterations are not known and are therefore not included in this accounting.

### *Exterior*

- New glass storefront/entrance canopy installed at the south façade.
- Upper balcony at Council Chambers enclosed with glass curtain wall.
- Site/Landscaping:
  - Addition of railings around the ramp and sunken area at northeast corner of the courtyard.
  - Removal of the shallow pool beneath the Council Chambers.
  - Addition of three circular concrete planters within the courtyard.

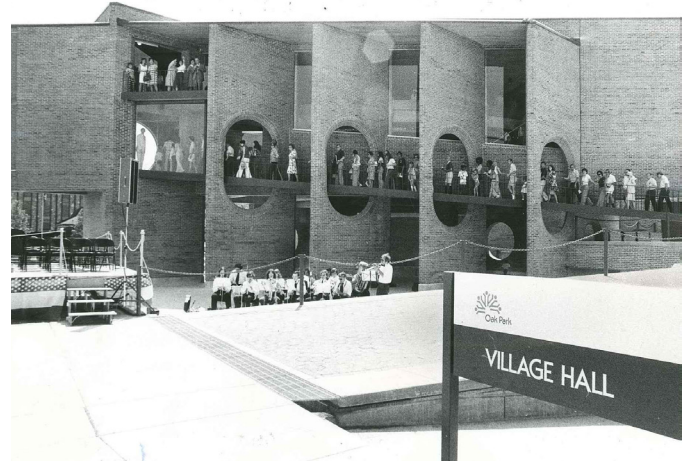
### *Interior*

- Lobby Area reconfigured since 2020 with moveable partitions.
- ADA-compliant ramp installed at Council Chambers.
- Carpeting in office areas, lounge areas, conference rooms, and Council Chambers replaced throughout.
- Ceiling fans installed throughout open office areas and corded light fixture installed at Lobby Area, including associated conduits.
- First Floor Kitchen/Lounge Area:
  - Door opening to open office area enclosed.
  - Spiral staircase removed.

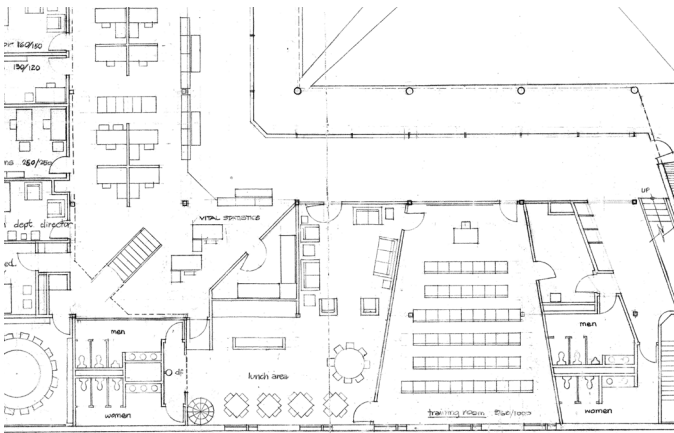
- Kitchen appliances/finishes replaced.
- Mezzanine Level above Kitchen/Lounge Area:
  - Original lounge space repurposed and walls/doors to second floor office area removed.
  - Floor area expanded with addition over the open Kitchen/Lounge Area below.
- Removal of knee walls/separate office spaces adjacent to elevator at west side of the Mezzanine Level.



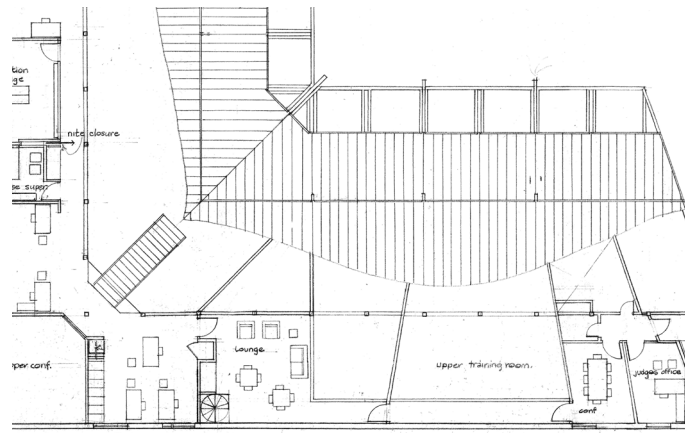
Present curtain wall enclosed balcony condition at upper level of Council Chambers .



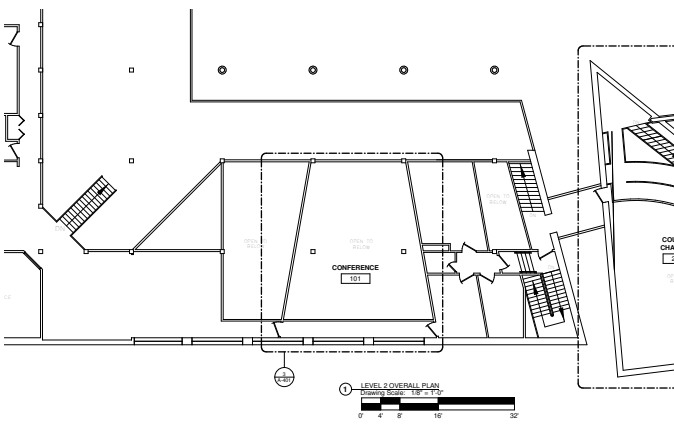
Historic open balcony condition at upper level of Council Chambers, 1975 (Village of Oak Park).



Historic First Floor plan showing original configuration of lounge area with spiral staircase and door opening to office area.



Historic Mezzanine plan showing original configuration of upper lounge with spiral staircase.



Existing conditions (present) Mezzanine plan showing reconfiguration of upper lounge area (TDSi 2022).



Existing conditions at Kitchen/Lounge area on the First Floor looking toward Mezzanine.



## 2-4 CHARACTER-DEFINING FEATURES

Character-defining features are prominent or distinctive aspects, qualities, or characteristics of a historic property that contribute significantly to its physical character, and which qualify it for listing in the National Register of Historic Places. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Understanding a historic property's character-defining features is a pivotal first step not only in preparing a Building Preservation Plan, but also before undertaking any work at a historic property. The Secretary of the Interior Standards for the Treatment of Historic Properties provide standards and guidelines following four treatment approaches: preservation, rehabilitation, restoration, and reconstruction. The Rehabilitation Standards aim to maintain a property, either for its historic use or a new compatible use, through repair, alteration, and additions while preserving those portions or feature which convey its historical, cultural, or architectural values. Per the Secretary of the Interior, the Rehabilitation Standards "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining a building's historic character."

The Secretary of the Interior Standards for Rehabilitation state the following regarding character-defining features:

*Guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of 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. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.*

To identify the character-defining features of Oak Park Village Hall, Secretary of the Interior-qualified architectural historians and historic preservation architects from JLK reviewed the National Register registration form, historic drawings and photographs, and conducted a walk-through of the building on December 8, 2023, accompanied by staff members of Village Hall. JLK accessed the entirety of the building, including basement level and mechanical spaces, to collect photographs and record notes related to existing conditions.

The following is a list of character-defining features for the historic Oak Park Village Hall.

### Exterior

- One story "square donut" massing
- Wedge-shaped Council Chambers structure, visually disconnected from the main mass of the building with a small, cylindrical walk-through tube, supported and raised above grade with brick pylons
- Long sloping ramp that cuts through massive brick pylons via large oval-shaped openings
- Low pitched, standing seam terne-coated stainless steel roof with pergola-like roof extension overhanging a glass curtain wall dividing the courtyard from the building interior
- Cylindrical, sandblasted cast-in-place concrete columns
- Reddish-brown common brick exterior cladding with climbing ivy
- Bright aluminum framed ribbon windows with silver reflective coating directly under roofline
- Small, punched and flush windows in an irregular pattern



*Common brick cladding, hexagonal clay tile pavers and globe light fixture at courtyard, and ramp through pylons leading to the Council Chambers*

## Interior

- Large double height reception and office space
- Common brick-clad interior walls
- Exposed heavy timber framing and exposed wood roof deck
- First floor interior passageway following the floor-to-ceiling glass enclosure wall of the courtyard
- Hexagonal clay tile paving at interior passageway, carpeted flooring at office/work areas
- A series of open stairs leading to mezzanine, where walkways and offices are defined by angled pony walls and are open to public view below
- Stairs to the mezzanine from the first floor are open oak treads with simple oak handrails
- Original doors, frames, built-in counters and handrails are natural stained oak; original globe and cylindrical light fixtures
- Council Chambers:
  - Semicircular amphitheater with concrete risers that support curved oak benches
  - Semi-circular exposed concrete balcony with minimalist metal bar railing
  - Two diagonally-oriented open stairs leading from ambulatory to balcony

## Site/Landscaping

- Central courtyard paved with hexagonal clay tile pavers and concrete inserts marking a large "X" figure
- Former shallow pool paved with hexagonal pavers and fountain at grade, below brick pylons
- "Pathfinder," a large, abstract welded bronze sculpture by Geraldine McCullough, at courtyard entrance
- Courtyard globe light fixtures

## Features neither Character-Defining nor Contributing

- Ceiling fans
- Ceiling-mounted corded light fixture at lobby space



*Exposed wood structure, hexagonal clay tiles, and double-height office space with passageway along glass curtain wall*



*Exposed wood structure, ribbon windows below roof, and pony walls dividing offices at Mezzanine*



*Council Chambers; brick cladding, exposed wood structure, semi-circular seating, exposed concrete balcony with metal bar railings*

## 2-5 OPPORTUNITIES AND CHALLENGES

Informed by review of the National Register registration form, historic and current drawings, and historic photographs as well as the observations and information about the building gathered during site survey and discussion with village staff, JLK identified opportunities and challenges within the historic design and existing conditions of Oak Park Village Hall. Opportunities are understood as elements within the design that work well, while challenges are understood as elements within the design that require sensitive attention to be improved.

### Opportunities

The following are key existing conditions within the design of Oak Park Village Hall that work well:

- Openness promotes a sense of community within the workplace.
- Substantial windows provide ample natural light and connection to the outside world.
- Interior circulation is simple and easy to understand.
- Durable materials – wood, brick, clay tile, steel – are also timeless and require less maintenance than painted gypsum walls and carpeting, which are used minimally in the historic design.
- Incorporation of public outdoor space via the courtyard.
- Dynamism in its overall design, an icon in Oak Park that ties into community history and identity.

### Challenges

The following are existing conditions within the design of Oak Park Village Hall the present key challenges and require sensitive attention to be improved:

- Openness promotes audio transference and difficulties with controlling sound.
- Substantial single-pane windows, coupled with other existing conditions, present difficulties in regulating heating and cooling.
- Open staircases as they relate to compliance with fire and life safety code.
- Use of wheelchair lifts and lack of public elevator as they relate to accessibility and compliance with ADA.
- Exterior/site circulation promotes misunderstanding of the building; primary entrance is at rear façade instead of through the courtyard due to accessibility issues in site design, resulting in underutilized courtyard.



## 3

**BUILDING PRESERVATION PLAN**

This section presents a Building Preservation Plan which includes annotated drawings and a matrix of element ratings intended to guide the treatment of historic Oak Park Village Hall. Three treatment zones are overlaid on the interior and exterior of the building, including the site, to identify, document, and guide preservation priorities of the historically and architecturally significant features and spaces of the building. The three treatment zones are categorized according to historic and architectural significance as follows: Zone Level 1: Primary, Zone Level 2: Secondary, and Zone Level 3: Tertiary. It must be noted that there is nuance to this categorization as there are more architecturally and historically significant materials, finishes, and features within Zone Level 3 while, likewise, there are less architecturally and historically significant elements within Zone Level 1.

The three treatment zones are depicted in different colors on the annotated site plan, floor plan, and section drawings included at the end of this section.

**3-1 GENERAL ZONE DEFINITIONS****Zone Level 1: Primary [RED]**

Primary areas exhibiting unique or distinctive qualities, original materials or elements; or representing examples of skilled craftsmanship; the work of a known architect or builder; or associated with a person or event or preeminent importance. Level 1 areas are distinguished from Level 2 areas by concentrations of finish material and detail.

The overall character and qualities of this zone should be maintained and preserved as the highest priority. Preserving the character of a zone can be generally meant as preserving a space as it was originally designed, including its scale, ornament, materials, and use. Spaces in this zone represent the highest degree of detail and finish, and/or the closest association with the building's historical significance.

**Zone Level 2: Secondary [GREEN]**

Secondary areas are more modest in nature compared to Level 1, not highly ornamented but may be original with historic features which have been maintained at an acceptable level. This zone includes secondary spaces and areas generally out of public view.

Work in this zone should be undertaken as sensitively as possible; however, contemporary methods, materials, and designs may be selectively incorporated. Generally, the characteristics of this zone contribute to the historic appearance, date to the period of historic significance, or represent later, sensitive repair or replacement work. Overall appearance and feeling should be preserved and maintained. New work in this zone should respect the existing historic fabric.

**Zone Level 3: Tertiary [BLUE]**

Tertiary areas not subject to the above two categories and whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure. This zone may include undistinguished repetitive or recently constructed areas and support spaces.

Treatments, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials, and designs.



### 3-2 ZONE NUMBERS AND DESCRIPTIONS

The exterior and interior of Oak Park Village Hall, including the site, have been assigned one of the treatment zones described in the preceding section which identifies the level of significance that space generally possesses. The spaces comprising each treatment zone are listed below.

#### Zone Level 1: Primary

- Immediate Exterior Site and Landscaping
- Exterior Building Elevations
- Council Chambers
- First Floor Lobby/Open Office Spaces
- Circulation Space including Open Stairs
- Corner Conference Rooms

#### Zone Level 2: Secondary

- First Floor Closed Office Spaces
- Mezzanine Office Spaces
- Staff Lounge/Breakroom
- Conference Room 101/"Training Room"
- Basement Level Lobby Area

#### Zone Level 3: Tertiary

- Exterior Ramp/Parking Areas, Lawn Area
- Elevator and Back-of-House Closed Stairs
- Restrooms
- Basement Level Office Areas

### 3-3 ELEMENT RATING DESCRIPTIONS

Select architectural features and elements within each treatment zone were identified, rated, and, accordingly, assigned guidance for future preservation treatment. Rating of features and elements recognizes that there are degrees of historical and architectural significance. The range extends from the original architectural features which convey the building's historic character and significance, and which would receive the most sensitive preservation and repair treatment, to new or contemporary elements that have no historic significance and require no special treatment.

While the preservation zones are intended to broadly guide the treatment approach at the level of entire spaces or areas that make up a historic property, element ratings are intended to guide the treatment of more specific finishes, features, and materials within a historic property. It must be noted that the treatments are solely guidelines and that any future work on the historic property should be done sensitively and in accordance with the SOI Standards for the Treatment of Historic Properties.

Definitions of the six element ratings are outlined below. The element ratings are depicted in the Element Rating Matrix included in Appendix A.

**Element Rating 1** - *Specific treatment guidance to be completed during Phase 2.*

- The element is associated with those qualities for which the property was designated historic and dates from the period of significance.
- The element is highly distinctive architecturally and dates to the building's period of significance
- The level of damage or deterioration is such that it is still feasible to preserve

**Element Rating 2** - *Specific treatment guidance to be completed during Phase 2.*

- The element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property
- The element makes a significant contribution either to the property's historic appearance or as an integral part of the building's historic construction
- The element meets '1 Preserve' criteria except that preservation is not feasible

**Element Rating 3** - *Specific treatment guidance to be completed during Phase 2.*

- The element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work
- The element dates to the historic period of significance of the building and represents a substantial amount of historic fabric

**Element Rating 4** - *Specific treatment guidance to be completed during Phase 2.*

- The element dates to the historic period of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive nor does it make any measurable contribution to the building's historic appearance or system of construction

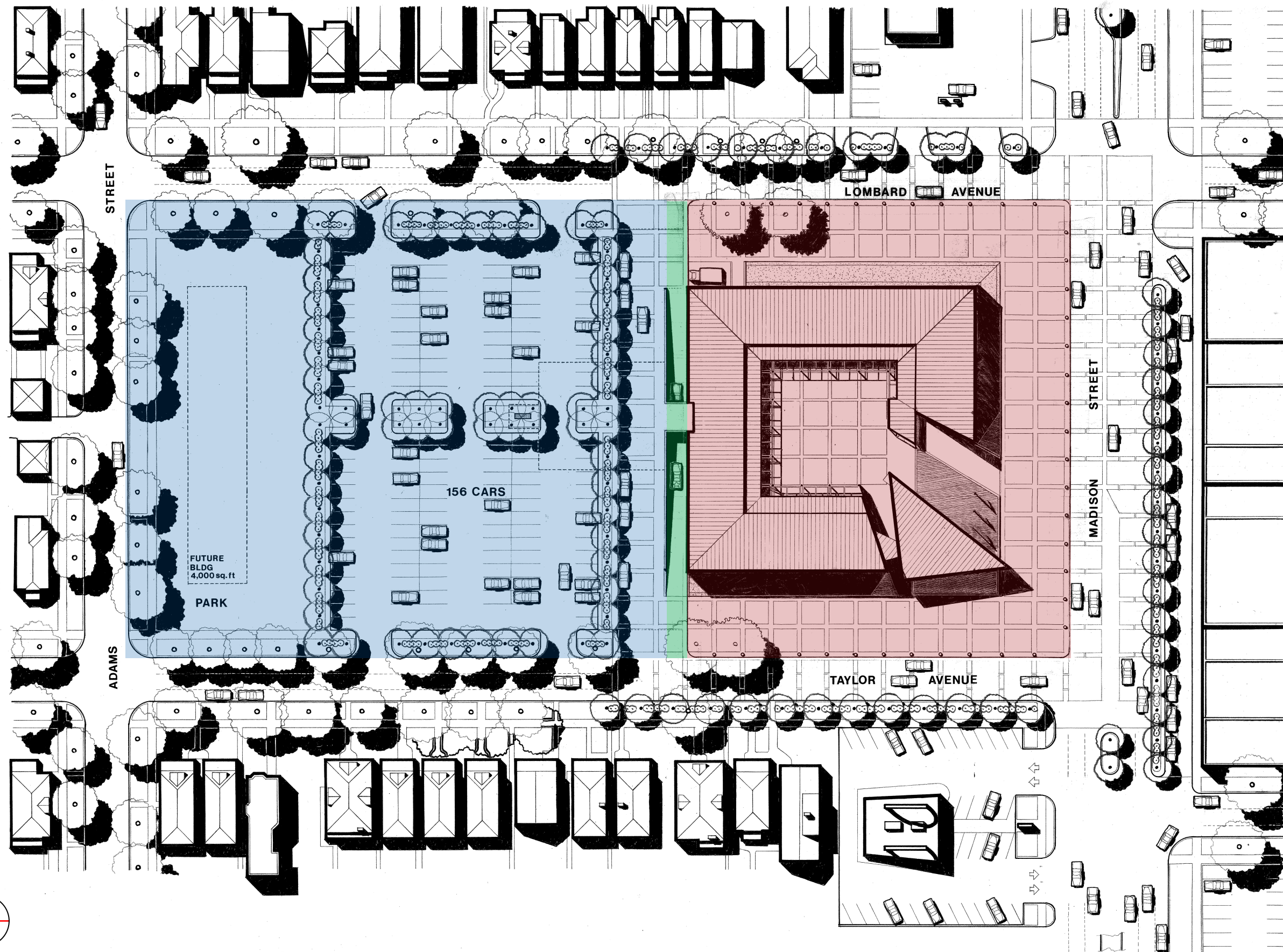
**Element Rating 5** - *Specific treatment guidance to be completed during Phase 2.*

- The element is not significant and through design or condition, detracts from the historic appearance of the building
- The element is a poor design and/or construction detail which contributes to the deterioration of the landmark
- The element creates a serious code violation which cannot be mitigated. (In cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over a higher rating normally assigned to the element.)

**Element Rating 6** - *Specific treatment guidance to be completed during Phase 2.*

- The element has no historic value

BUILDING PRESERVATION PLAN  
SITE

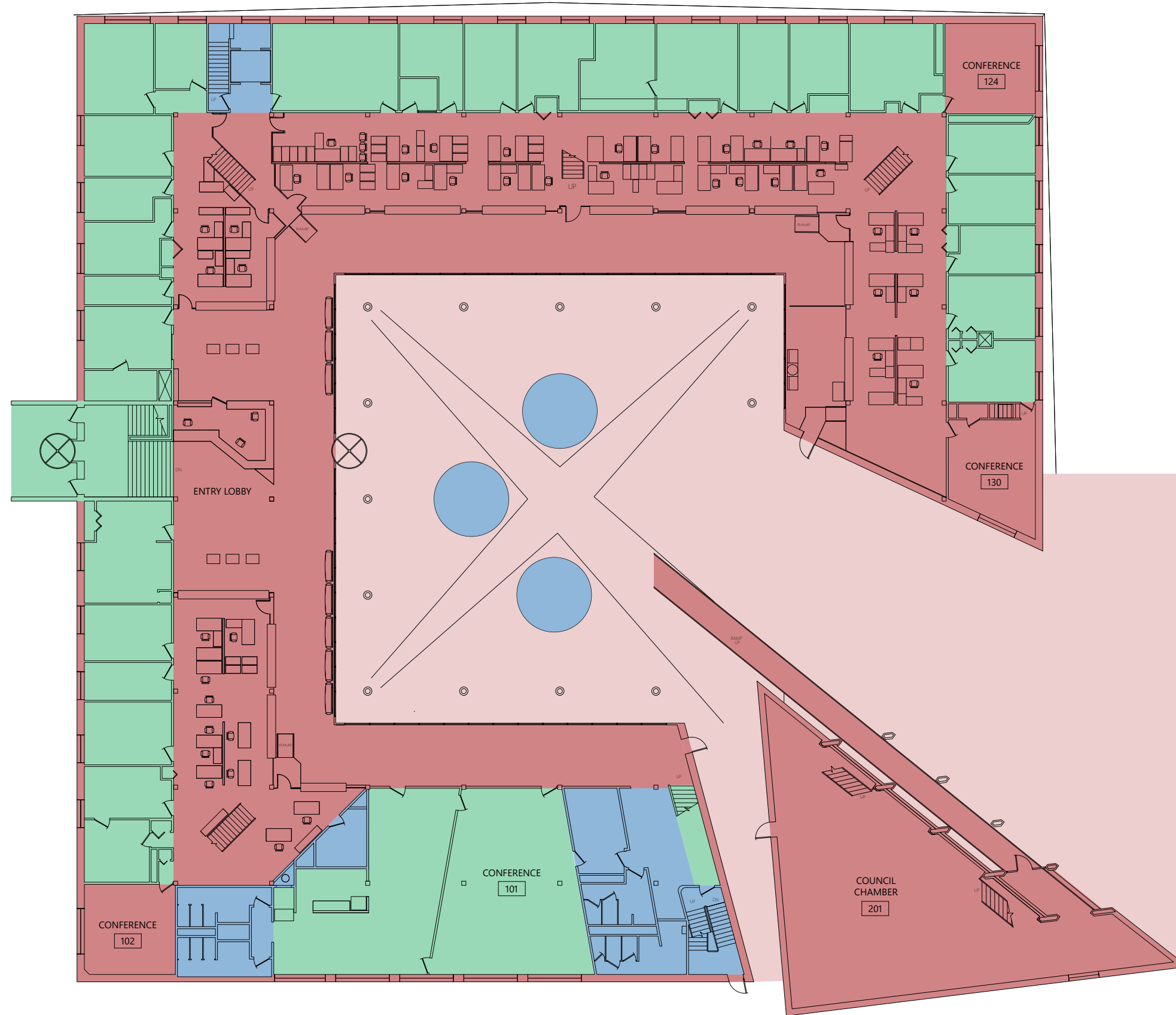


- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3

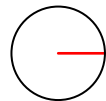
*Note: This Site Plan is intended to guide general treatment approach to the historic property overall. Refer to the preservation plans and sections for more detailed guidance.*

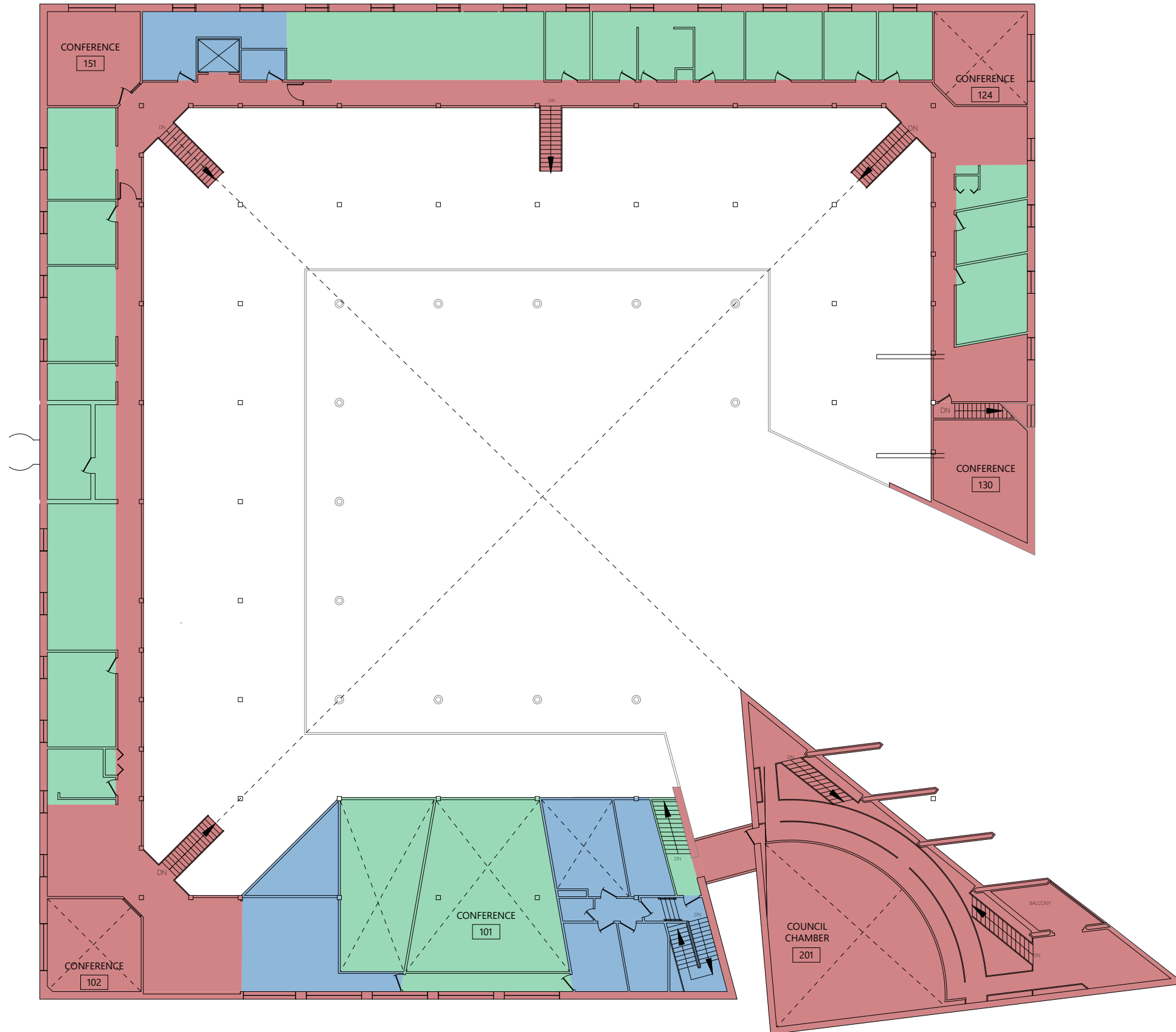


BUILDING PRESERVATION PLAN  
FLOOR 1

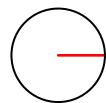


- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3  
TERTIARY

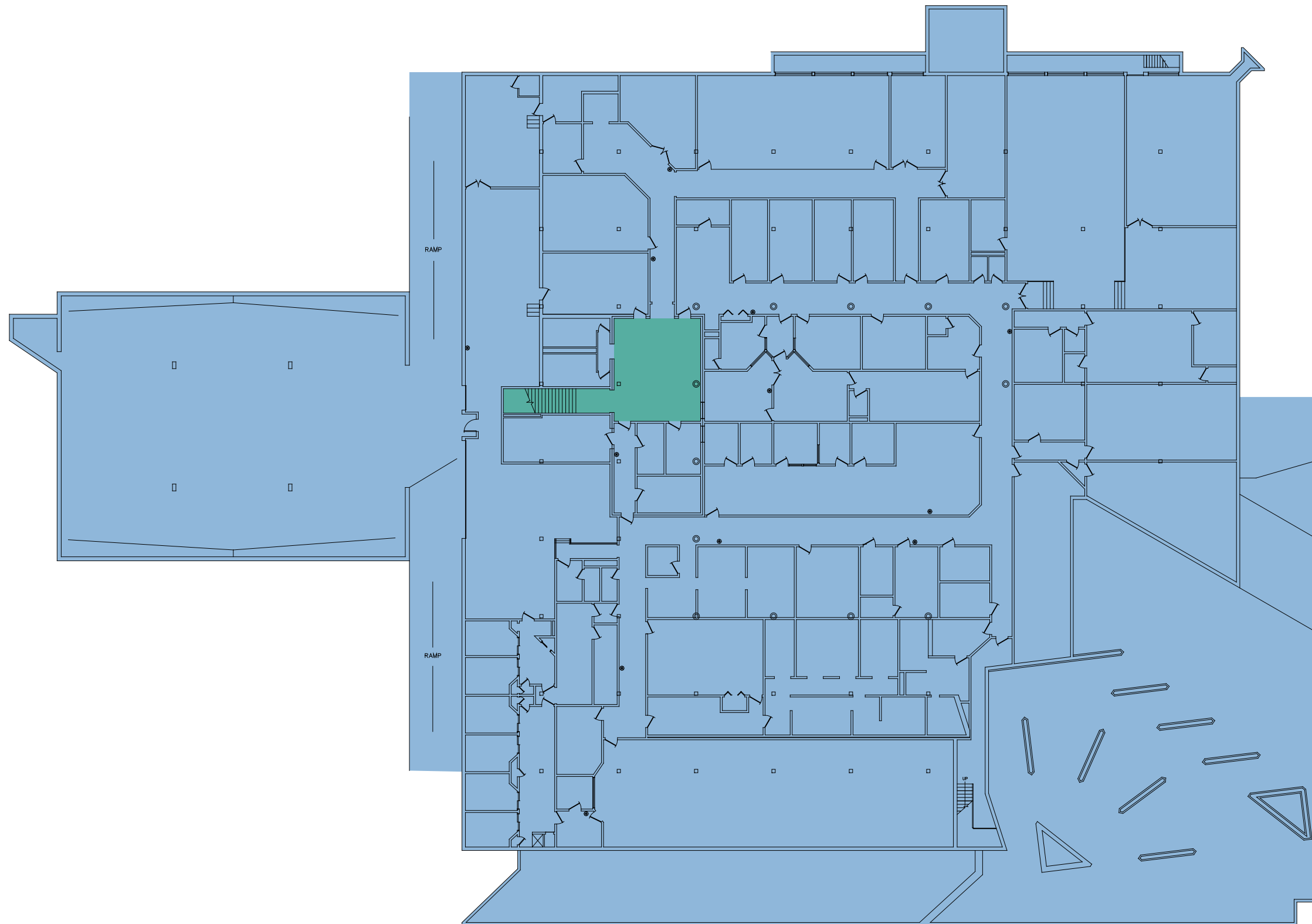




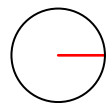
- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3  
TERTIARY



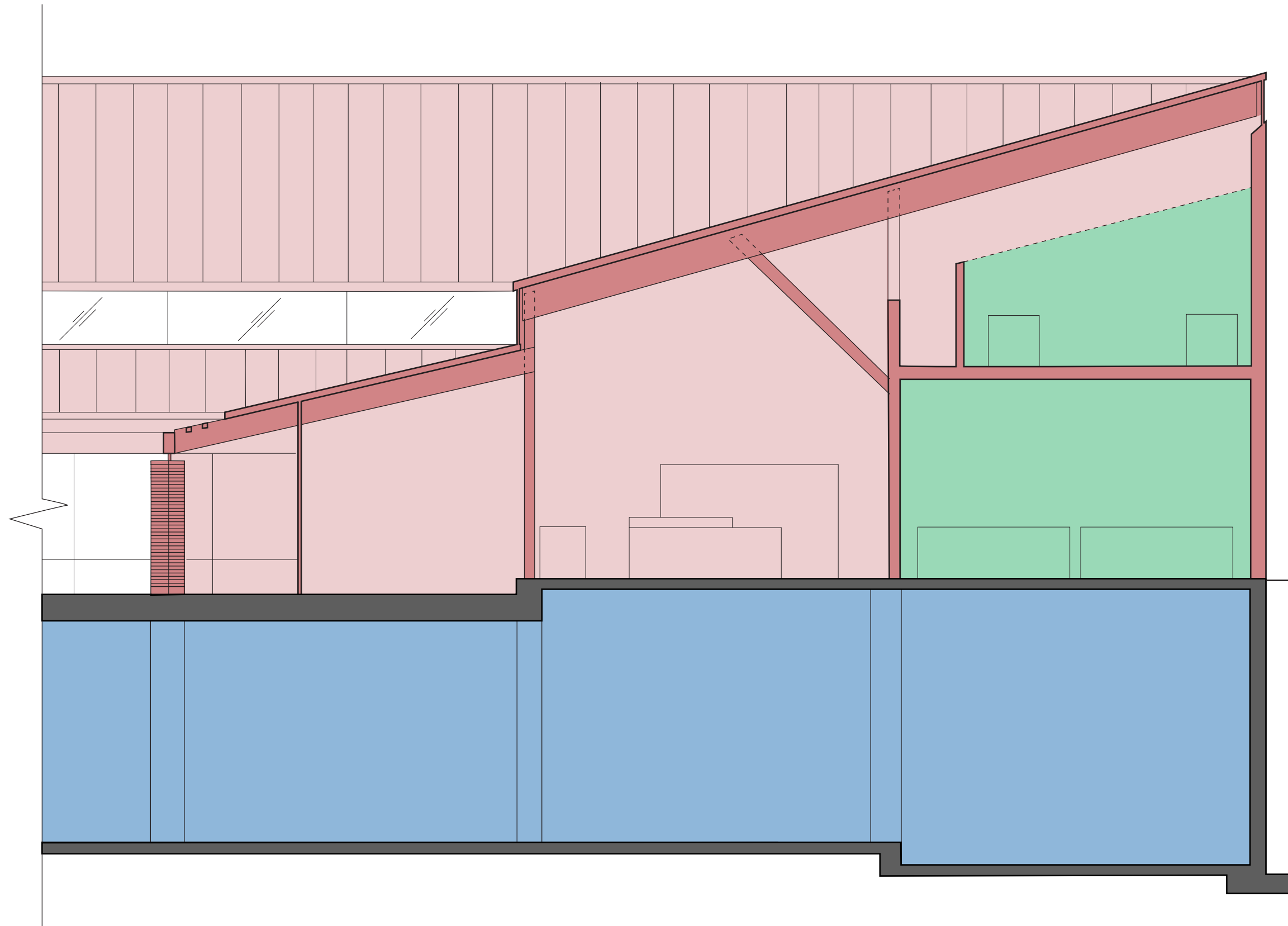
BUILDING PRESERVATION PLAN  
BASEMENT



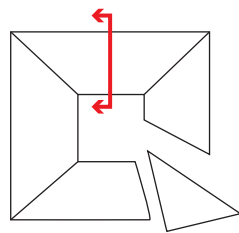
- ZONE LEVEL 1  
PRIMARY
- ZONE LEVEL 2  
SECONDARY
- ZONE LEVEL 3  
TERTIARY



BUILDING PRESERVATION SECTION



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





# 4

## PROGRAMMING STUDY ANALYSIS

*To be completed during Phase 2.*





# 5

## CONCEPTUAL DESIGN OPTIONS

*To be completed during Phase 2.*



# 6

## PREFERRED DESIGN OPTION

*To be completed during Phase 3.*









# 7 CONCLUSIONS




*To be completed during Phase 3.*

# APPENDIX A

## ELEMENT RATING MATRIX




Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Paving – Hexagonal Clay Tile and Concrete	1	
1 – Primary	Immediate Exterior Site and Landscaping	Glass Globe Light Fixture	1	
1 – Primary	Immediate Exterior Site and Landscaping	Sculpture – “Pathfinder”	1	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Fountain	1	
1 – Primary	Immediate Exterior Site and Landscaping	Railings	5	
1 – Primary	Immediate Exterior Site and Landscaping	Planters – Circular concrete planters	5	



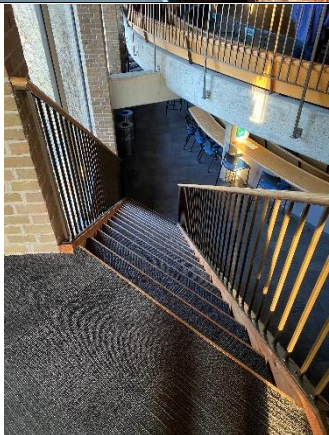
Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Furniture	6	
1 – Primary	Exterior Building Elevations	Wall Surface - Brick	1	
1 – Primary	Exterior Building Elevations	Brick Masonry Piers and Exterior Ramp	1	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Wall Surface - Brick	2	
1 – Primary	Exterior Building Elevations	Aluminum Frame Ribbon Windows with Reflective Finish	2	
1 – Primary	Exterior Building Elevations	Punched Rectangular Windows with Reflective Finish	3	






Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Storefront Courtyard Windows	3	
1 – Primary	Exterior Building Elevations	Roof Surface - Standing Seam Terne-coated Stainless Steel Roof	3	
1 – Primary	Exterior Building Elevations	Canopy and Glass Storefront Entrance	5	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Enclosed Upper Balcony at Council Chambers	5	
1 – Primary	Council Chambers	Amphitheater Seating, Concrete Risers with Curved Oak Benches	1	
1 – Primary	Council Chambers	Concrete Balcony	1	




Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Council Chambers	Brick Wall and Wood Ceiling Finishes	1	
1 – Primary	Council Chambers	Skylight	3	
1 – Primary	Council Chambers	Carpeted Floor Finish	4	

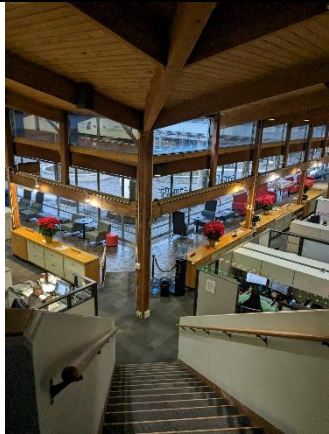

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Council Chambers	Balcony Railings	5	
1 – Primary	Council Chambers	Diagonal Open Stairs to Balcony	5	





Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Hexagonal Clay Tile Floor Finish	1	
1 – Primary	Lobby/Open Office Spaces	Exposed Wood Structure, Roof Deck Ceiling	1	
1 – Primary	Lobby/Open Office Spaces	Raised Floor at Open Work Areas	1	


Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Original Oak Furniture	2	
1 – Primary	Lobby/Open Office Spaces	Original Oak Doors and Frames, Hardware	3	
1 – Primary	Lobby/Open Office Spaces	Cylindrical Light Fixtures	3	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Carpeted Floor Finish	4	
1 – Primary	Lobby/Open Office Spaces	Painted Gypsum Wall Finish	4	
1 – Primary	Lobby/Open Office Spaces	Ceiling Fans	5	


Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Circulation Space including Open Stairs	Open Staircases	2	
1 – Primary	Circulation Space including Open Stairs	Open to Below Circulation at Mezzanine	2	
1 – Primary	Circulation Space including Open Stairs	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>








Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Circulation Space including Open Stairs	Painted Gypsum Wall Finish	4	
1 – Primary	Corner Conference Rooms	Double-Height, Open to Above Configuration (where present)	1	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Corner Conference Rooms	Globe Pendant Light Fixture	1	
1 – Primary	Corner Conference Rooms	Exposed Wood Structure, Roof Deck Ceiling	1	
1 – Primary	Corner Conference Rooms	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
1 – Primary	Corner Conference Rooms	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	First Floor Closed Office Spaces	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 – Secondary	First Floor Closed Office Spaces	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Mezzanine Office Spaces	Angled Knee Walls	2	
2 - Secondary	Mezzanine Office Spaces	Original Oak Doors and Frames, Hardware	3	

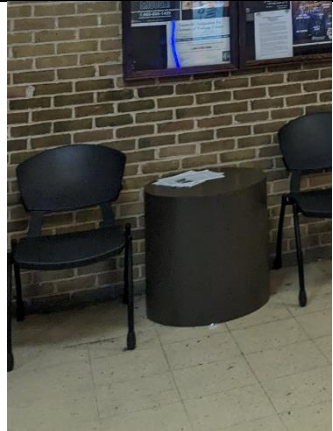

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Mezzanine Office Spaces	Original Oak Wall Finish (where present)	2	
2 - Secondary	Mezzanine Office Spaces	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Mezzanine Office Spaces	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Exposed Wood Structure	1	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Staff Lounge/Breakroom	Kitchen Appliances and Finishes	6	
2 - Secondary	Conference Room 101 / "Training Room"	Double Height Configuration with Exposed Wood Structure	1	
2 - Secondary	Conference Room 101 / "Training Room"	Exposed Walk-through at Mezzanine Level	2	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Conference Room 101 / "Training Room"	Cylindrical Light Fixtures	3	
2 - Secondary	Conference Room 101 / "Training Room"	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Conference Room 101 / "Training Room"	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Conference Room 101 / "Training Room"	Track Lighting	5	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	Basement Level Lobby Area	Brick Wall Finish	1	
2 – Secondary	Basement Level Lobby Area	Skylight	2	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	Basement Level Lobby Area	Tile Floor Finish	5	
2 – Secondary	Basement Level Lobby Area	Ceiling Tile Finish	5	



# APPENDIX B

## COST ESTIMATING