

# Outcomes of the Village Hall Renovation Feasibility Study and Recommendations of the Facility Review Committee

April 9th, 2024



# ***BACKGROUND***

2023

- 07/05/2023: FGM presents additional options to address the Police Station Improvement Project and the Village Board votes to move forward with schematic design on Option 4
- 07/31/2023: Village Board gave staff direction to hold off on schematic design to pursue historical preservation evaluation
- 08/23/2023: Request for Qualifications issued for Historic Preservation Architectural Services to evaluate the Oak Park Village Hall Facility Renovation Project

**Option 4:** a conceptual design option that proposed rebuilding the current Village Hall Campus with a new Village Civic Center that meets the current and future service needs of the Village.



# ***BACKGROUND***

2023

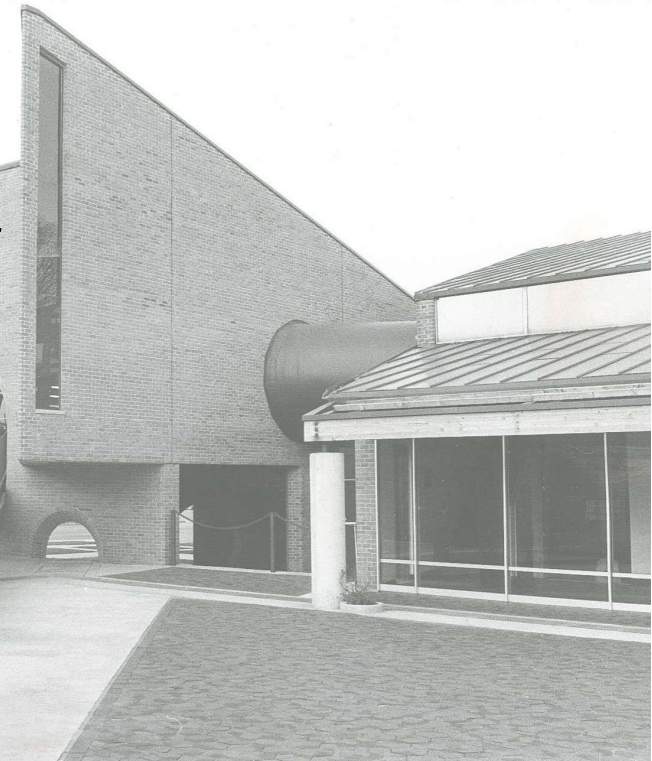
10/30/2023

- A resolution was adopted approving a Professional Services Agreement with Johnson Lasky Kindelin Architects, Inc. for Historic Preservation Architectural Services
- A resolution was adopted approving the creation of a Facility Review Committee for the Oak Park Village Hall Facility Renovation Evaluation Project and appointing its members



# ***FACILITY REVIEW COMMITTEE PURPOSE***

*The Committee shall 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 including meeting project goals of 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 and making the existing building functional as a modern Village Hall including addressing space, noise, and lack of support facilities issues. The Committee will evaluate the viability of the facility to address outlined needs, identify options and costs for meeting those needs while maintaining the historic integrity of the existing building and the spirit of open government; and other matters related to Facility Renovation Evaluation Review project as determined by the Committee in its discretion or as directed by the Board of Trustees. (As Identified in Resolution 23-309)*



# ***FACILITY REVIEW COMMITTEE MEMBERS***

*The Committee shall consist of 16 members appointed by Village President Vicki Scaman and approved by the Board of Trustees as set forth herein. The members of the Committee shall be Colette Lueck and Daniel Roush serving as co-chairs of the Committee and the following additional members: Gary Arnold, Marc Blesoff, Tom Bassett-Dilly, Lou Garapolo, Judy Greffin, Jon Hale, Greg Kolar, Jim Madigan, Stephen Morales, Pastor Kathy Nolte, Ade Onayemi, Rebecca Paulsen, Thomas Ptacek, and Dana Wright. The Village President shall serve as an ex officio member of the Committee. (As Identified in Resolution 23-309)*



# ***FACILITY REVIEW COMMITTEE PROCESS***

The Facility Review Committee held 4 public meetings:

- December 20, 2023
  - Development of Committee Goals
- January 17, 2024
  - JLK Introduction and Submittal 1
- February 21, 2024
  - JLK Presentation of Three Schemes
- March 13, 2024
  - Development of Committee's Recommended Scheme



# ***FACILITY REVIEW COMMITTEE PURPOSE***

Facility Review Committee tasked with the following purpose:

**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.



# ***VILLAGE PROJECT GOALS***

- **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.





# COMMITTEE PROJECT 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.



## 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.



# Oak Park Village Hall Facility Renovation Evaluation Project

Project 23-130

April 9th, 2024



# ***THE PROCESS***

**Phase 1** | Historic Significance & Building Preservation Plan

**Phase 2** | Programming Analysis & Conceptual Design Options

**Phase 3** | Preferred Design Scheme

**Final Recommendations**

Committee-Recommended Design Scheme



# *The Process...*

Phase 1 | Historic Significance & Building Preservation Plan

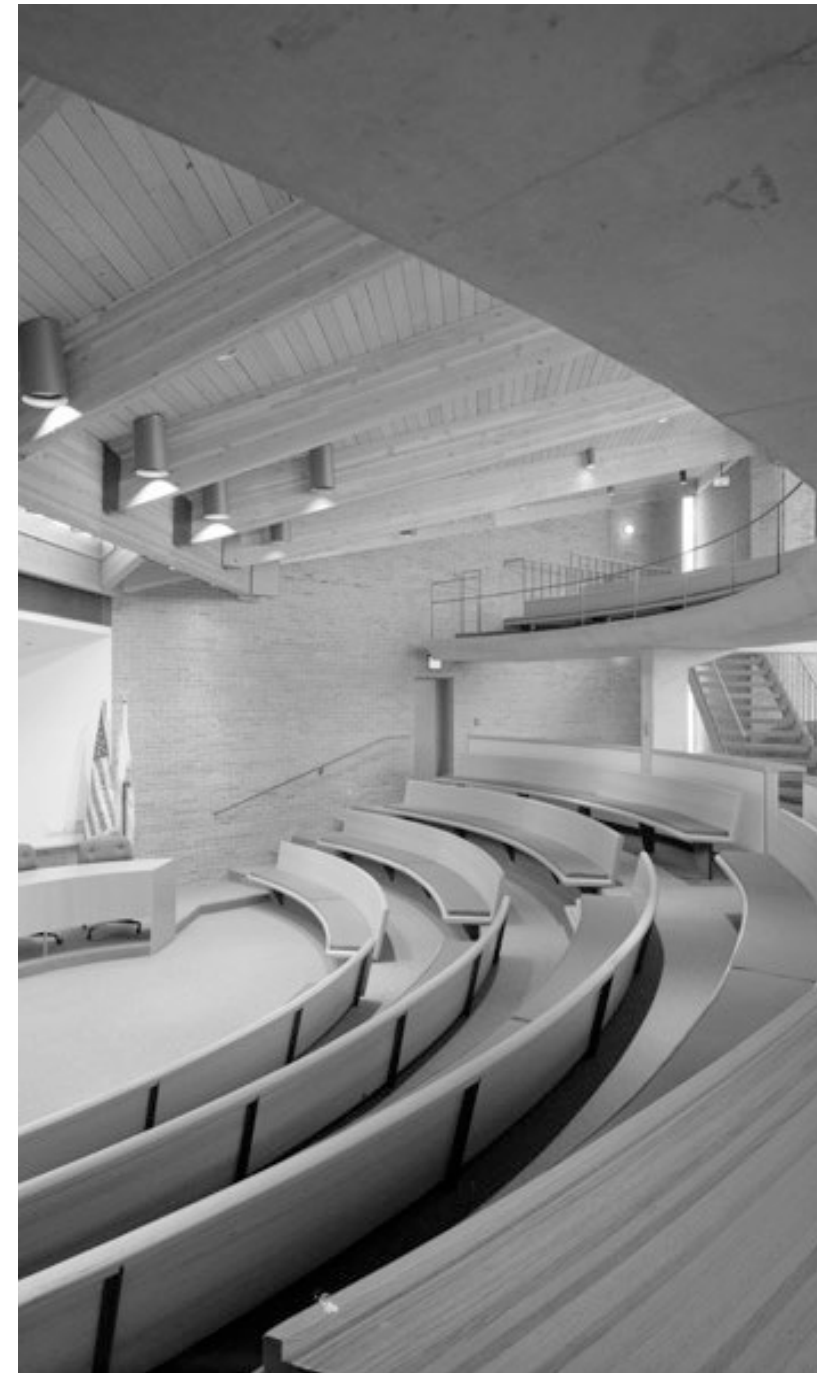
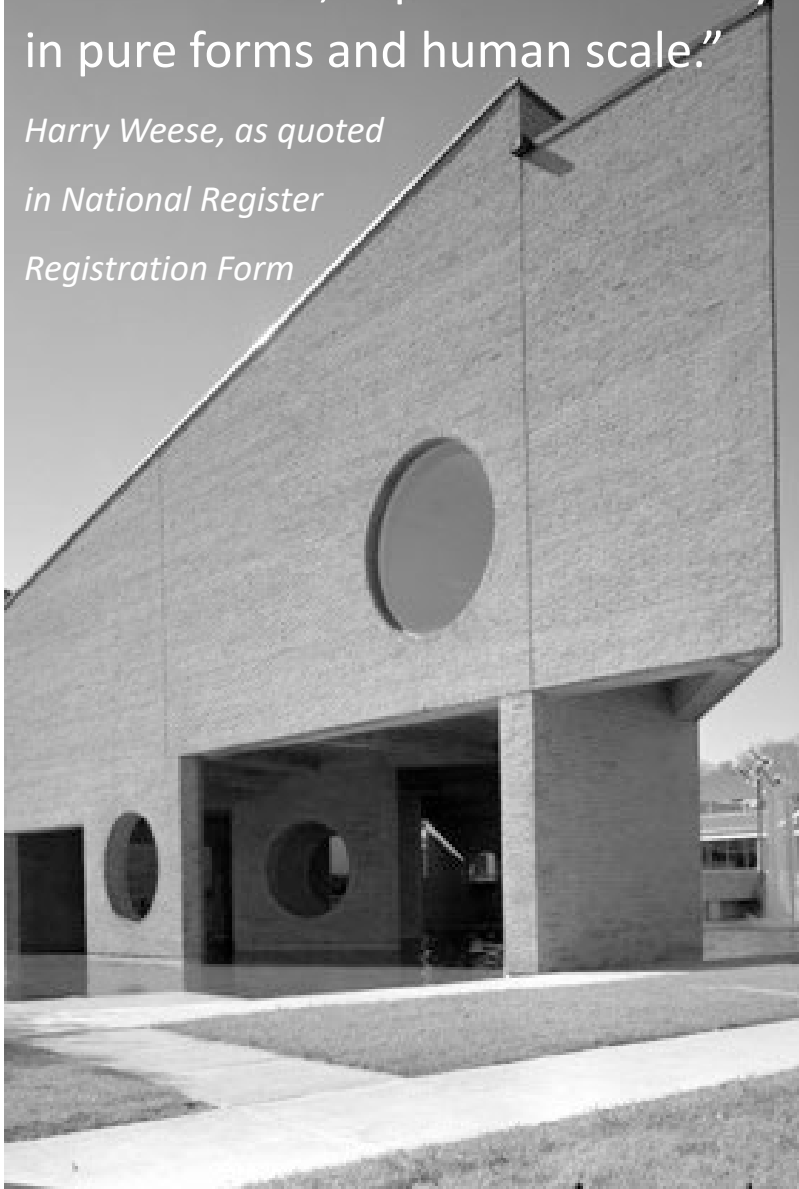
*listening, learning, studying, documenting, planning...*

Phase 2 | Programming Analysis & Conceptual Design Options

Phase 3 | Preferred Design Scheme

“A marriage of **function and monument**, expressed modestly in pure forms and human scale.”

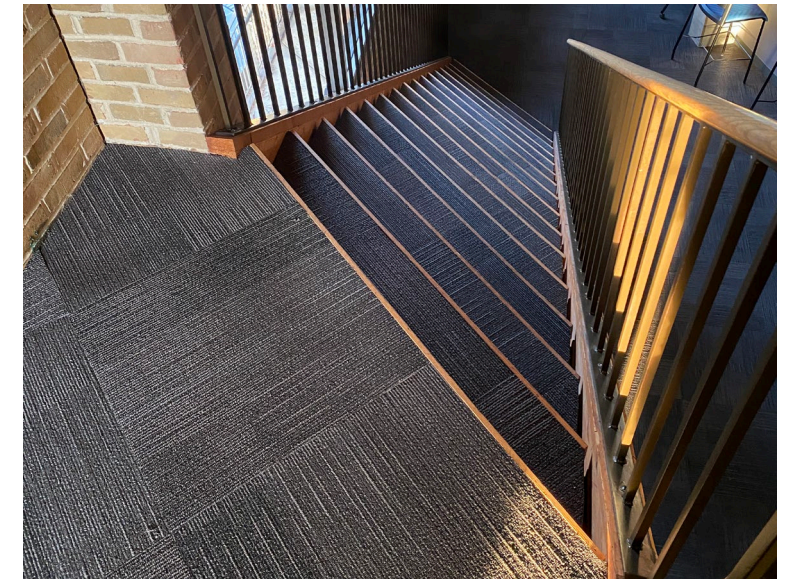
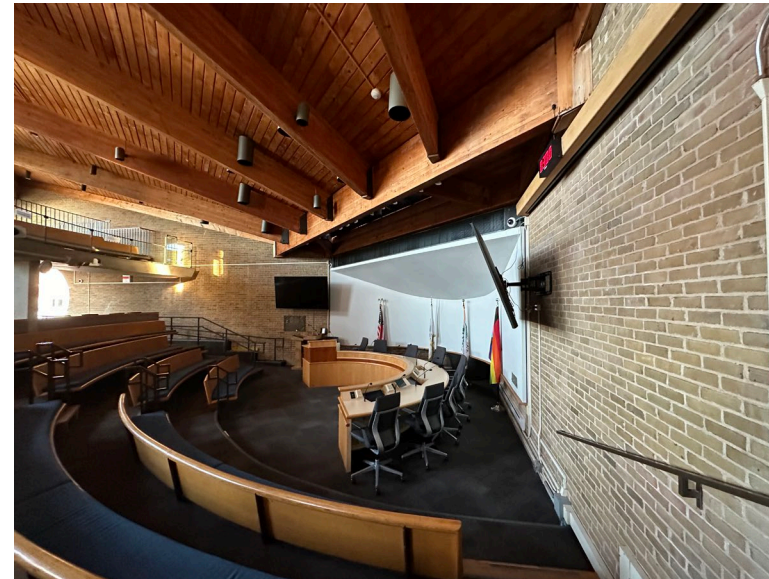
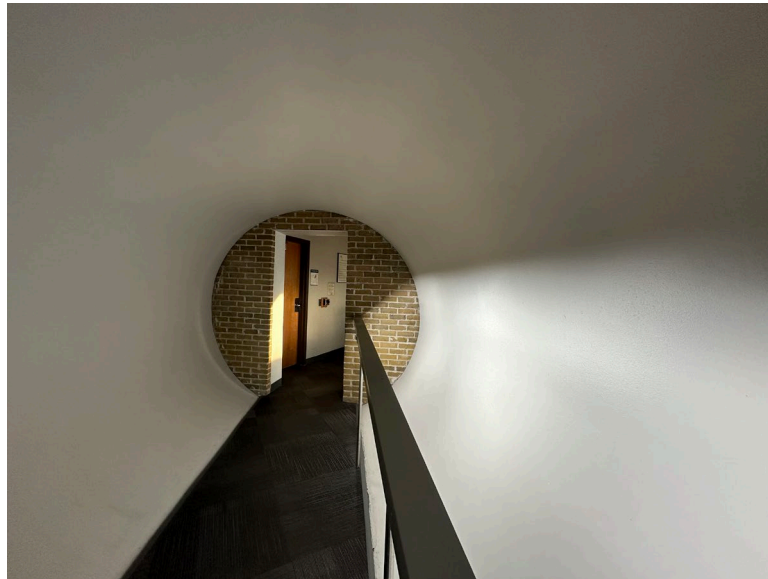
*Harry Weese, as quoted  
in National Register  
Registration Form*



*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.*

***Formal and symbolic expression and significance are intertwined.***

# OPENNESS, DYNAMISIM, DURABILITY, LIGHT

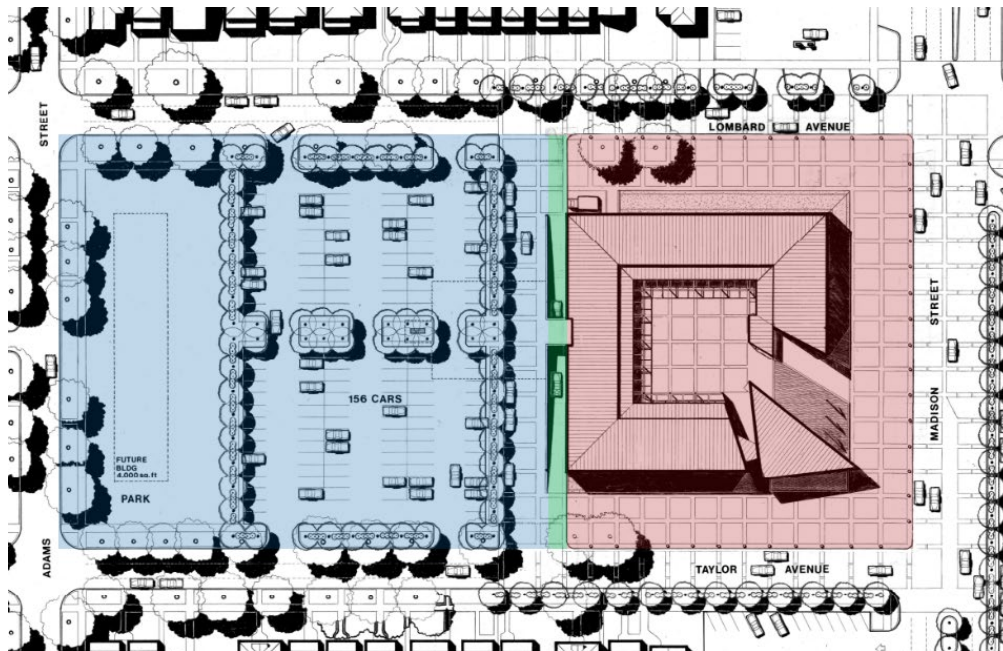


# ACCESSIBILITY, INCLUSIVITY, SUSTAINABILITY, SECURITY

# PHASE I | Historic Significance & Building Preservation Plan

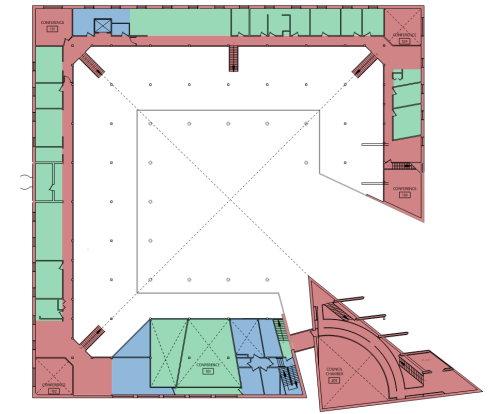
NRHP-Listed:  
Period of Significance 1975

Areas of Significance:  
Politics/Government and Social History

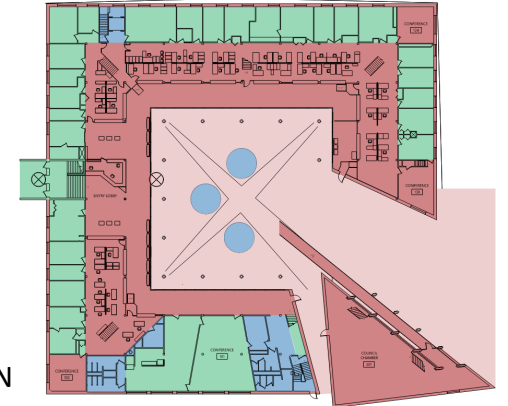


SITE PLAN

MEZZANINE PLAN

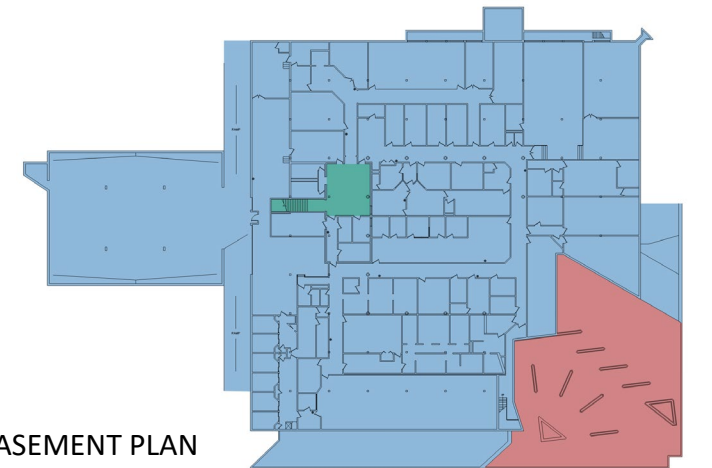


FIRST FLOOR PLAN



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

BASEMENT PLAN

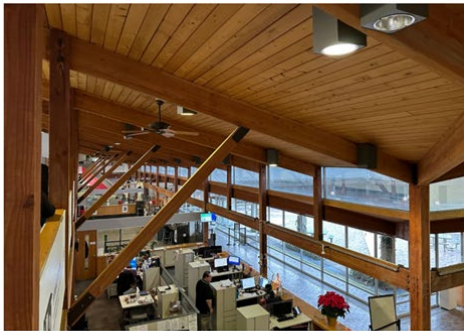




# PHASE I | Historic Significance & Building Preservation Plan

Existing **character-defining features** are significant, sustainable, and on-trend

## 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 CLERESTORY WINDOWS



Bands of clerestory windows throughout interior of Village Hall.

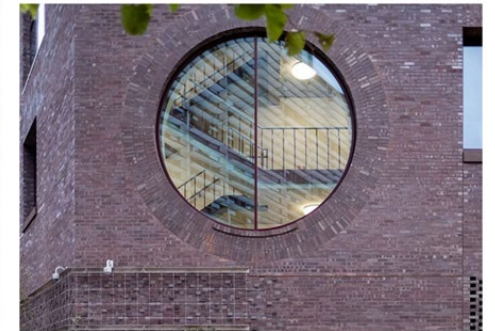


Exposed wood and clerestory windows at Wood Village Municipal Building (2023) in Oregon, designed by LRS Architects

## CIRCULAR WINDOWS

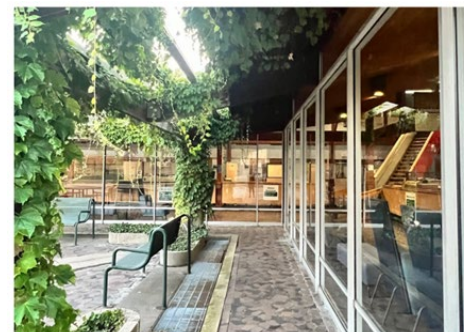


Circular windows and openings throughout Village Hall.



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

# *The Process...*

Phase 1 | Historic Significance & Building Preservation Plan

Phase 2 | Programming Analysis & Conceptual Design Options

*experimenting, testing, exploring, investigating, analyzing...*

Phase 3 | Preferred Design Scheme

# PHASE II | Programming Analysis & Conceptual Design Options

## SCHEME 1: Retain

Prioritized maintenance of existing spatial organization and overall Village Hall building footprint and massing. Assumed that Police Department continues to occupy portions of the lower level of Village Hall.

*Estimated Cost: \$31.5M - \$32.5M\**

## SCHEME 2: Hyphen-Addition - **PREFERRED**

Explored a small addition to Village Hall to provide secure entrance, circulation, restrooms, and meeting space. Assumed that Police Department entirely vacates Village Hall.

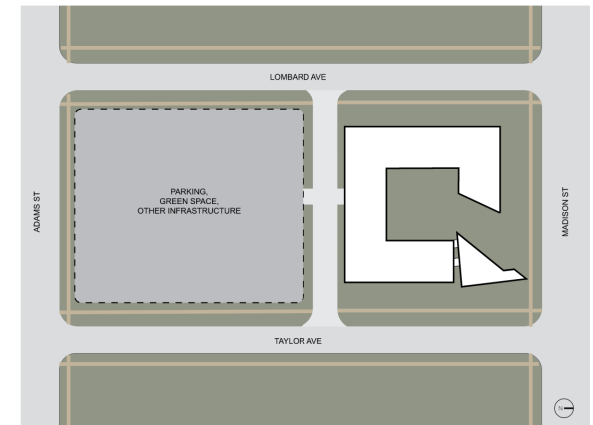
*Estimated Cost: \$54.8M - \$56M\**

## SCHEME 3: Sunken Plaza

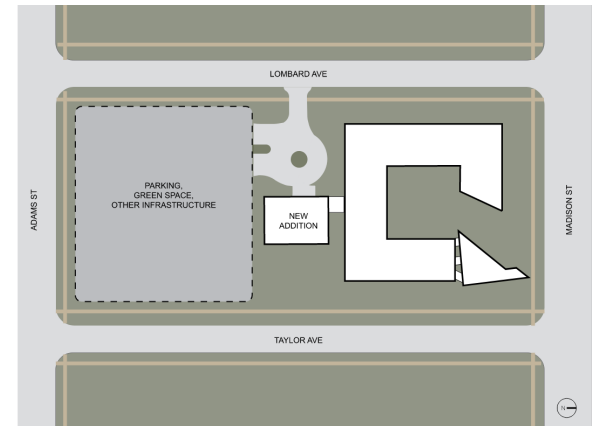
Avoided need for an addition by incorporated a new, below-grade entrance plaza (could be shared with Police Department) with circulation and reception space at basement level of Village Hall. Assumed that Police Department entirely vacates Village Hall.

*Estimated Cost: \$35.5M - \$38M\**

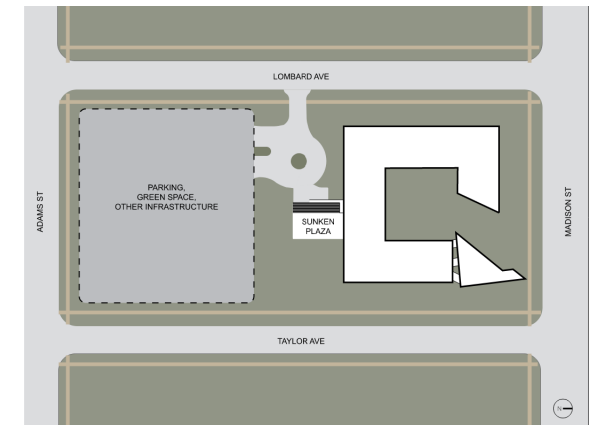
SCHEME 1 SITE PLAN



SCHEME 2 SITE PLAN



SCHEME 3 SITE PLAN



## PHASE II | Programming Analysis & Conceptual Design Options

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

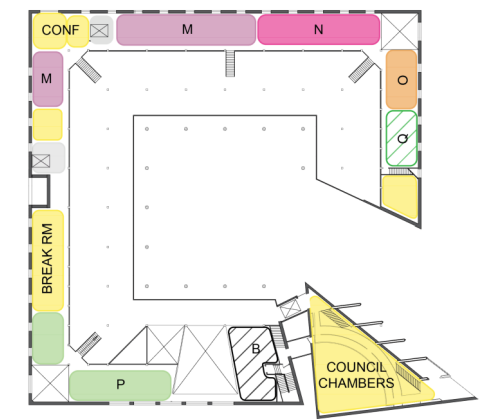
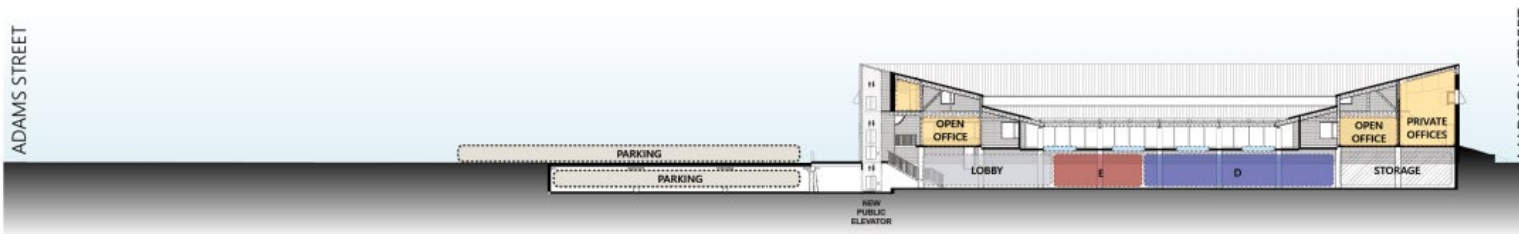
- Sustainability upgrades
- New walkable skylights installed at the courtyard
- Accessibility alterations to the ramp at the north end of the courtyard
- New exterior elevator shaft addition outside of Council Chambers to provide access to Lower Level, First Floor, and Council Chambers
- Existing knee wall condition at Mezzanine Level open office spaces to be extended with glass to maintain sightlines and historic appearance while increasing privacy and decreasing sound transference.

# PHASE II | Programming Analysis & Conceptual Design Options

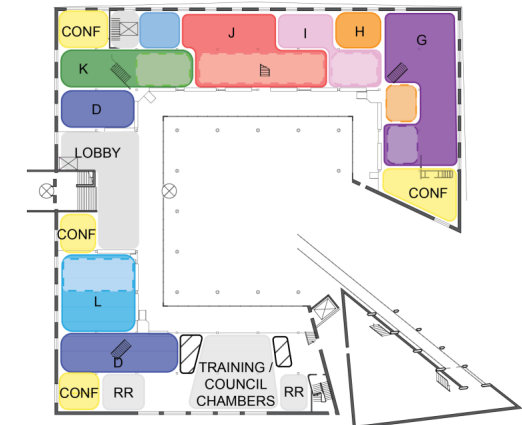
## SCHEME 1 : RETAIN

- New elevator at existing south entry
- Existing wall configuration is largely retained - approximately 10% stud wall modification
- Some Village Hall functions move to Lower Level
- Retain some Police Department functions in Lower Level
- Renovate Council Chamber to serve as conference room/large meeting space and relocate Council Chamber functions to renovated Room 101

*Estimated Cost: \$31.5M - \$32.5M\**



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN

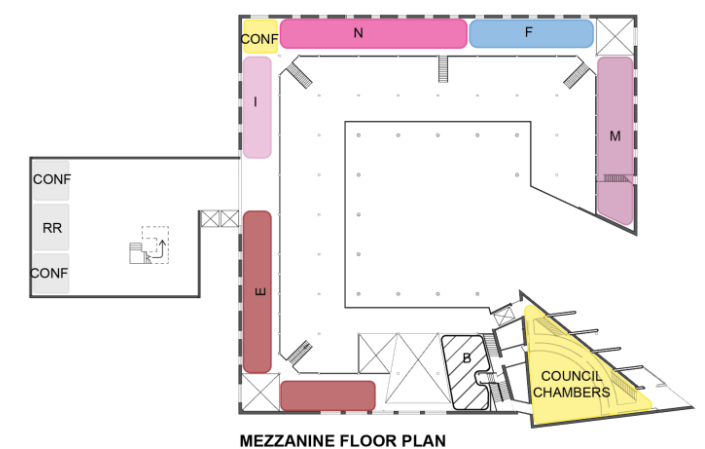
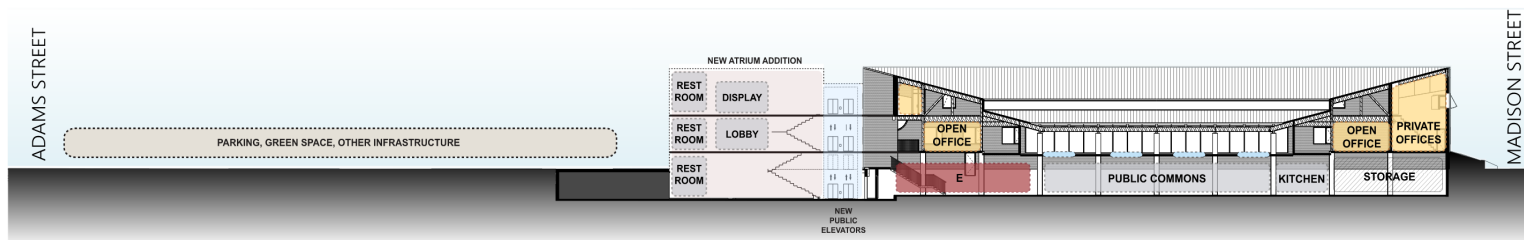
# ★ PREFERRED SCHEME

## PHASE II | Programming Analysis & Conceptual Design Options

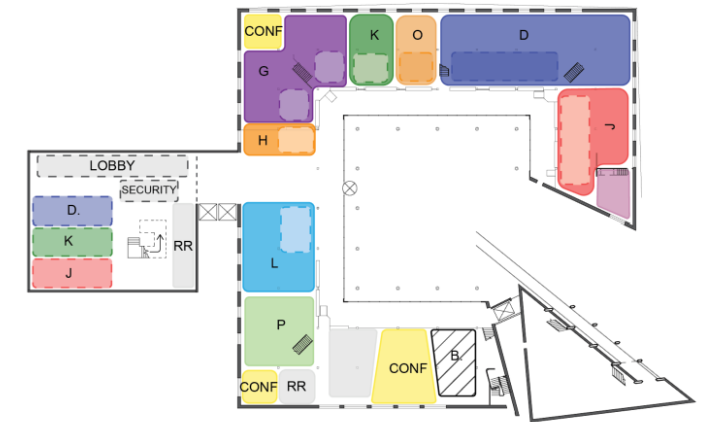
### SCHEME 2 : HYPHEN-ADDITION

- New 3-level glass atrium and brick hyphen addition at the existing entrance along the south facade:
  - Lobby/Reception, circulation, elevators, restrooms, and small meeting and conference spaces are housed in the atrium
- Rework site access, circulation, and parking
- Rehabilitation of existing Village Hall office spaces to better accommodate current needs, functions, and programming
- Accessible Council Chamber renovation

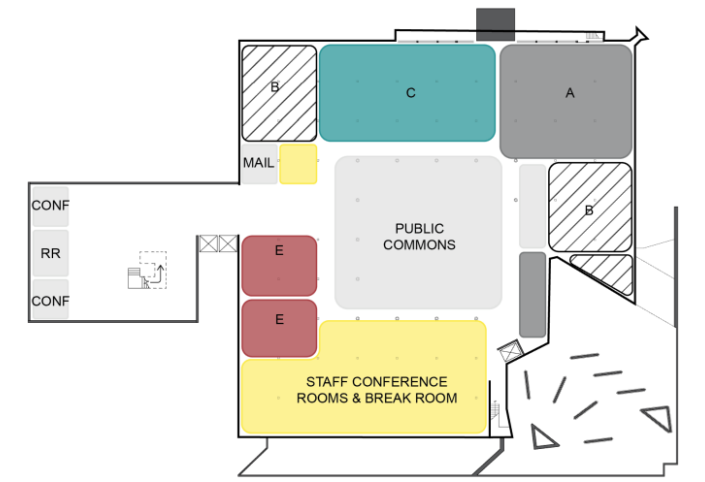
*Estimated Cost: \$54.8M - \$56M\**



MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN



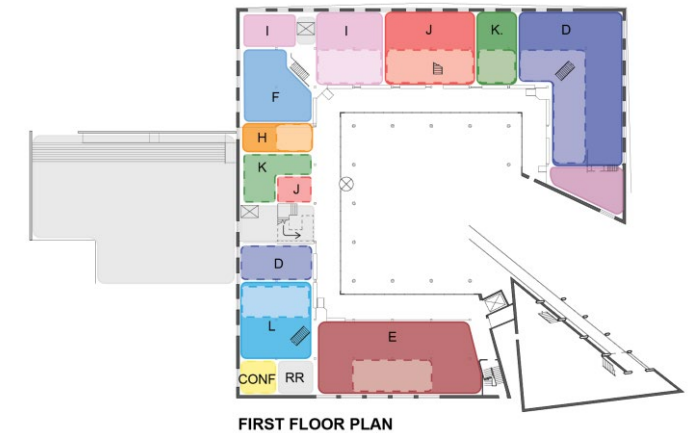
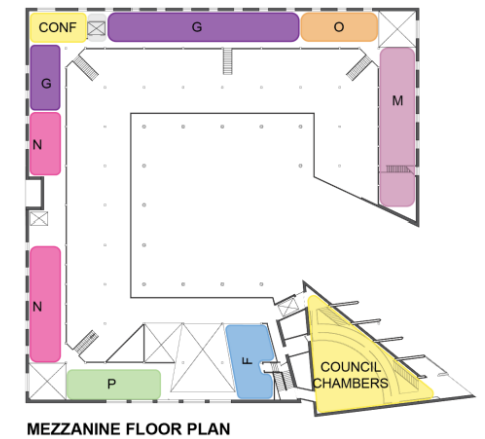
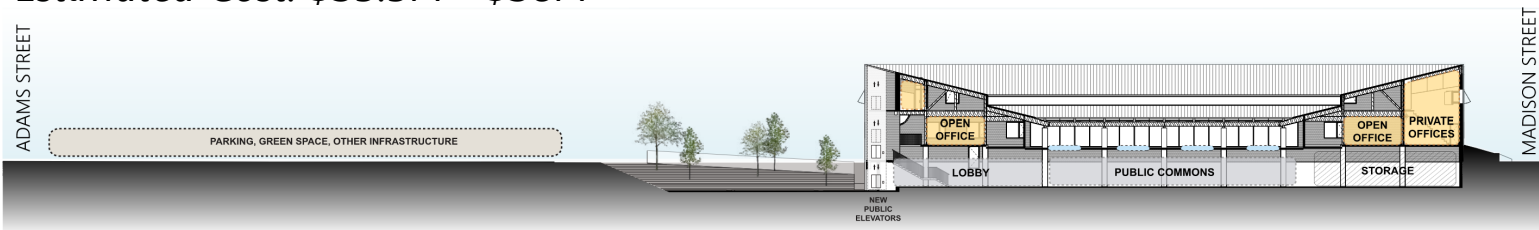
LOWER LEVEL FLOOR PLAN

# PHASE II | Programming Analysis & Conceptual Design Options

## SCHEME 3 : SUNKEN PLAZA

- New main lobby and reception added to Lower 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
- Rehabilitation of existing Village Hall office spaces to better accommodate current needs, functions, and programming
- Accessible Council Chambers renovation

Estimated Cost: \$35.5M - \$38M\*



# PHASE II | Programming Analysis & Conceptual Design Options

## PREFERRED ASPECTS OF SCHEME 2

- ✓ Improves site access and circulation
- ✓ Provides secure entrance, public, and staff areas
- ✓ Relocates Police Department to separate new and dedicated facility
- ✓ Additional space at Lower Level:
  - Provides new Public Commons with public-facing functions at Lower Level
  - Creates variety of public and staff meeting spaces in the Lower Level
  - Maintains First Floor and Mezzanine Level for all staff office functions
- ✓ Existing Council Chambers maintains historic features, configuration, and use







## *The Process...*

Phase 1 | Historic Significance & Building Preservation Plan

Phase 2 | Programming Analysis & Conceptual Design Options

Phase 3 | Preferred Design Scheme  
*revising, refining, clarifying, adapting, reviewing...*

# PHASE III | Preferred Design Scheme

**New 3-level glass atrium and brick hyphen addition** at the existing entrance along the south façade

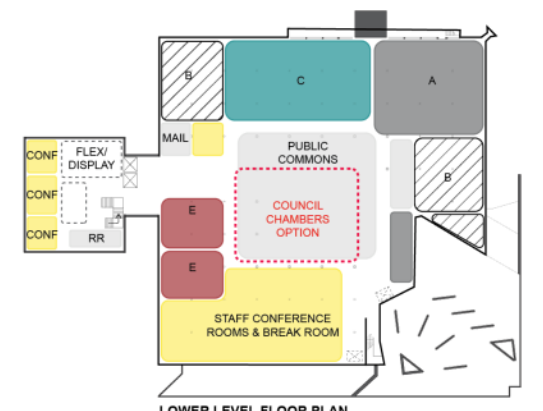
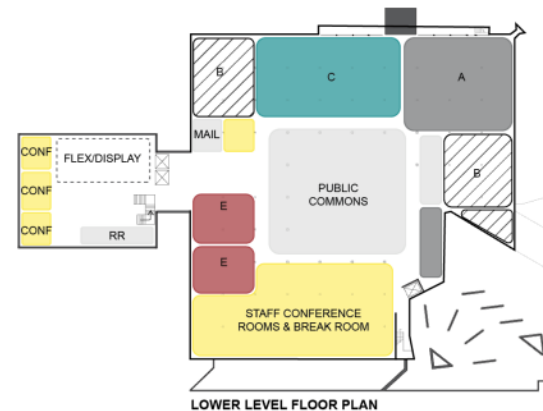
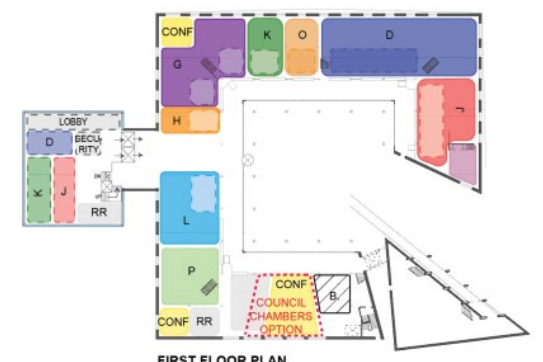
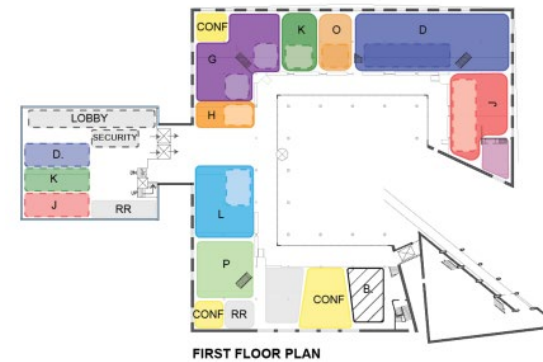
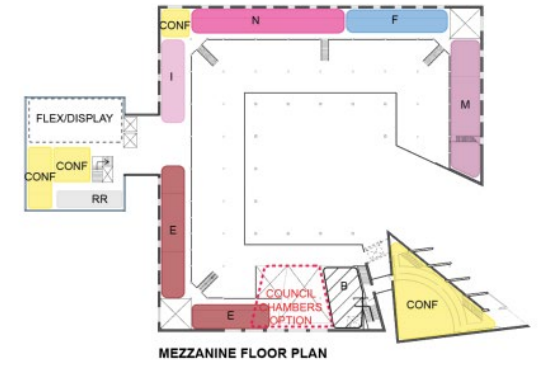
- Two sub-options (**Option A** and **Option B**) explored:
  - Option A: Larger Addition.** New Council Chambers within addition.
  - Option B: Smaller Addition.** New Council Chambers in Room 101 or Lower Level.



Addition Option A



Addition Option B



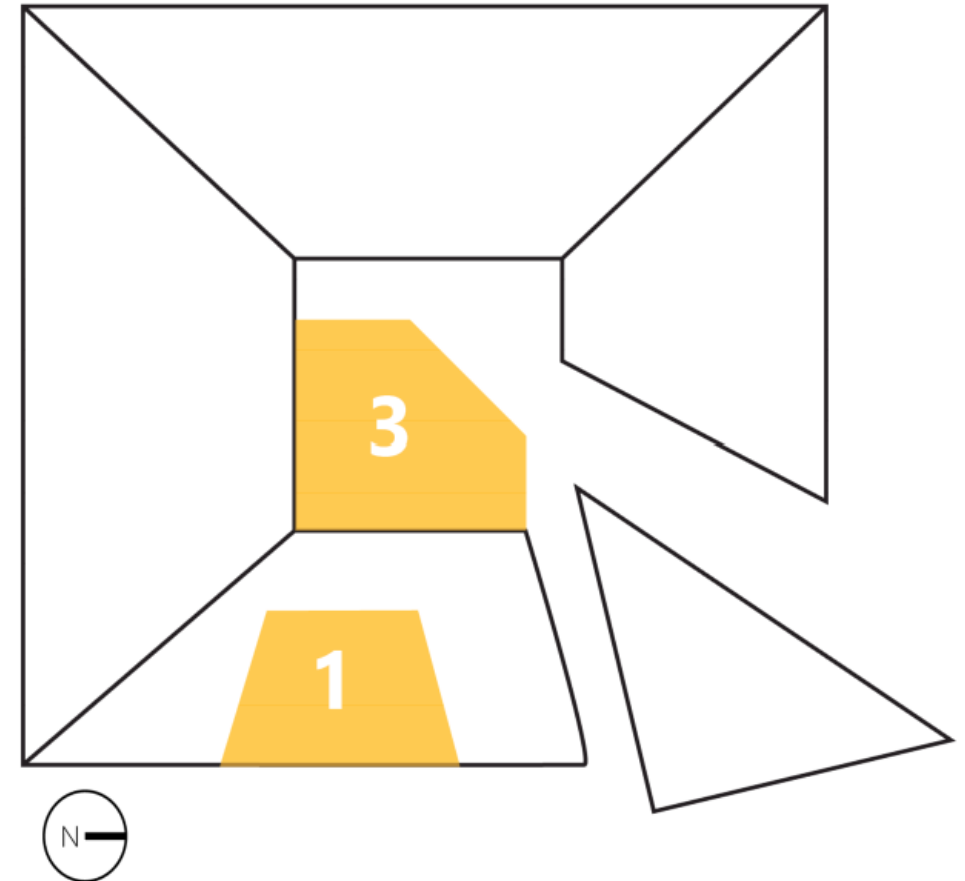
# PHASE III | Preferred Design Scheme

**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
<b>Square Feet</b>	2,196 <sup>1</sup>	2,200	3,500+	3,300+
<b>Seat Capacity</b>	86 <sup>2</sup>	125	225+	210+

<sup>1</sup>906 sq. ft. at balcony is not utilized. Diminishing corner areas also reduce the amount of usable space within the 2,196 sq. ft.  
<sup>2</sup>50 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

# PHASE III | Preferred Design Scheme

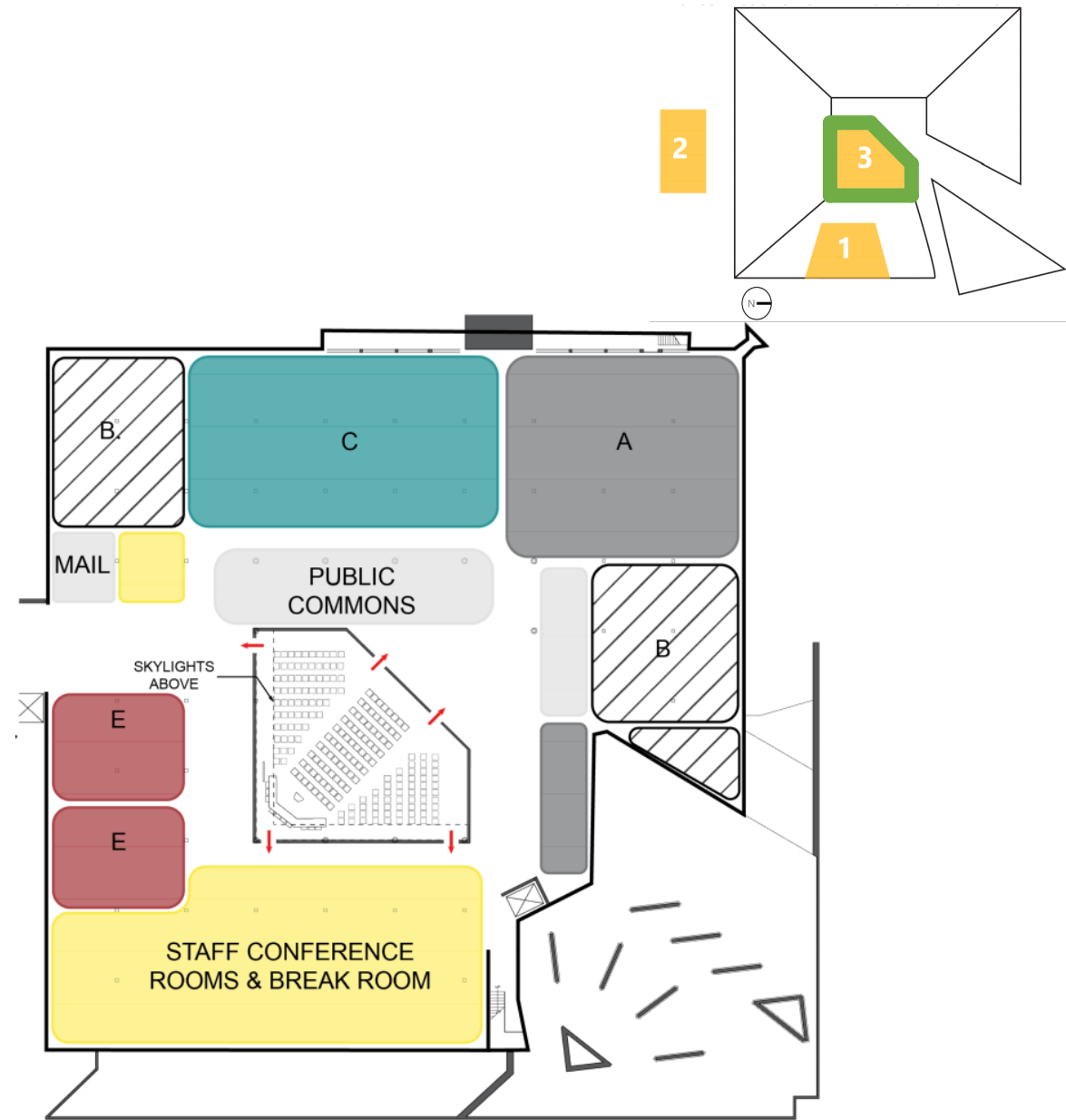
## Relocate Council Chambers function to Lower Level

- 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
<b>Square Feet</b>	2,196 <sup>1</sup>	2,200	3,500+	3,300+
<b>Seat Capacity</b>	86 <sup>2</sup>	125	225+	210+

<sup>1</sup>906 sq. ft. at balcony is not utilized. Diminishing corner areas also reduce the amount of usable space within the 2,196 sq. ft.

<sup>2</sup>50 seats at balcony are not utilized.



LOWER LEVEL PLAN



## *The Process...*

Phase 1 | Historic Significance & Building Preservation Plan

Phase 2 | Programming Analysis & Conceptual Design Options

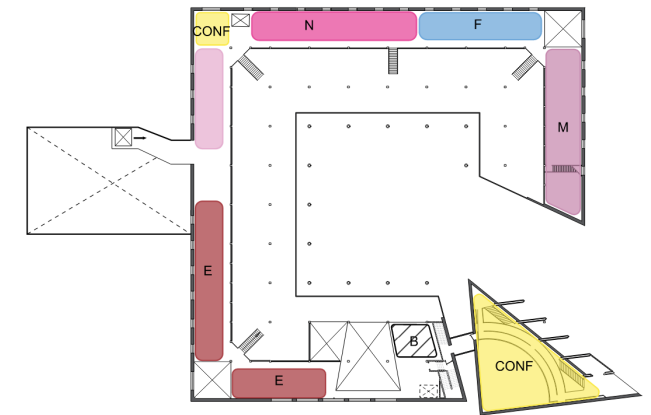
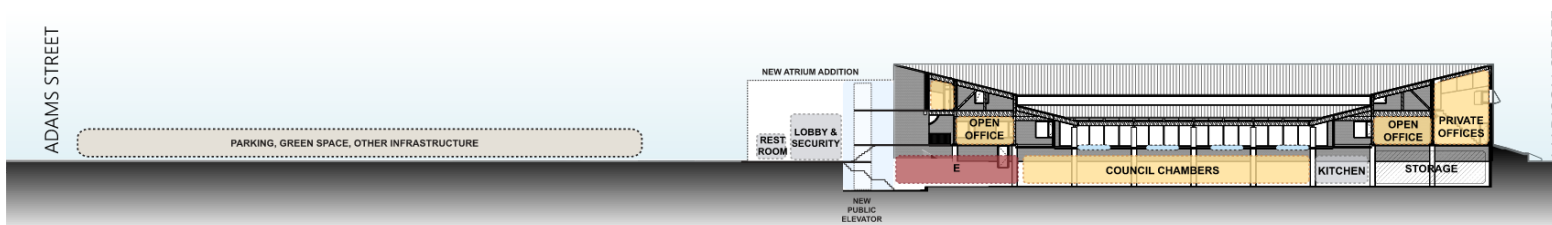
Phase 3 | Preferred Design Scheme

**TODAY** | Recommendations

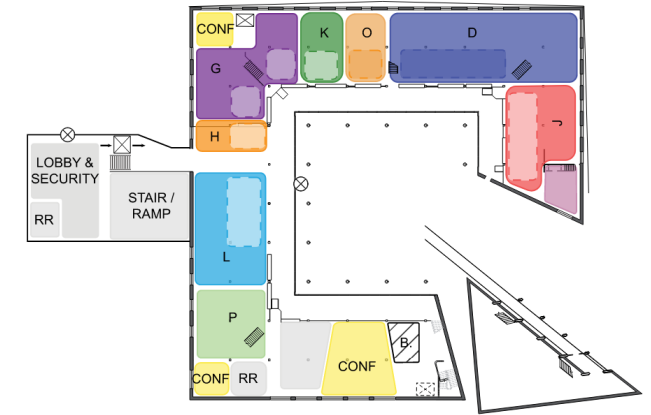
# RECOMMENDED DESIGN SCHEME

## SMALL CIRCULATION ADDITION

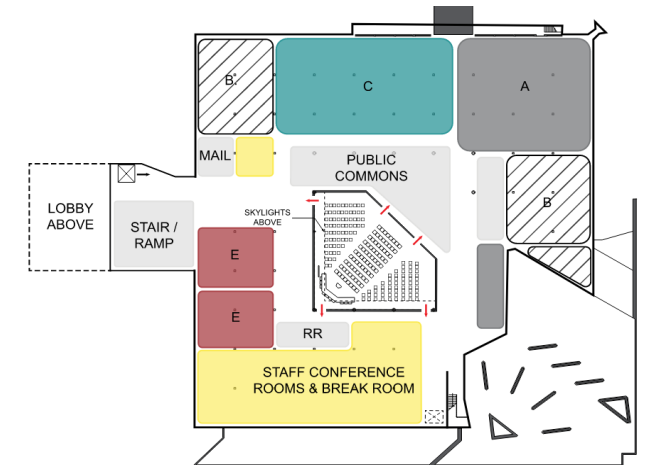
- New 3-level glass atrium and brick hyphen addition at the existing entrance along the south facade:
  - Lobby/Reception, circulation (stair/ramp and elevator), and restrooms are housed in the atrium
- Rework site access, circulation, and parking
- Rehabilitation of existing Village Hall office spaces to better accommodate current needs, functions, and programming
- New Council Chambers in Lower Level
- Accessible Council Chamber renovation for small meetings



MEZZANINE FLOOR PLAN

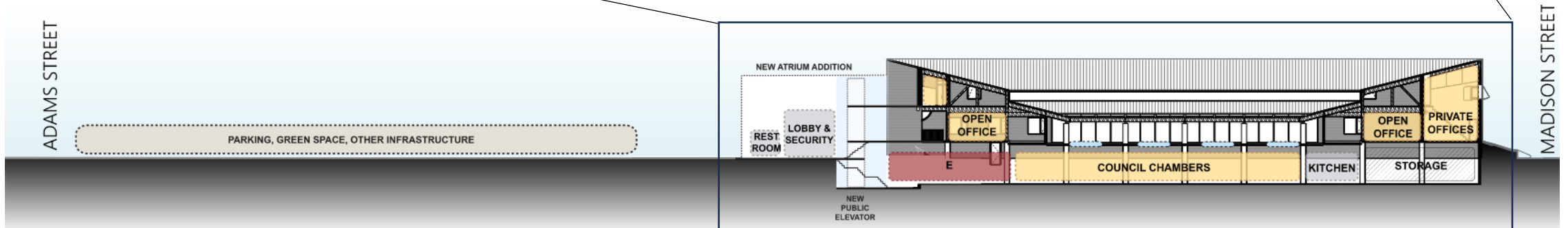
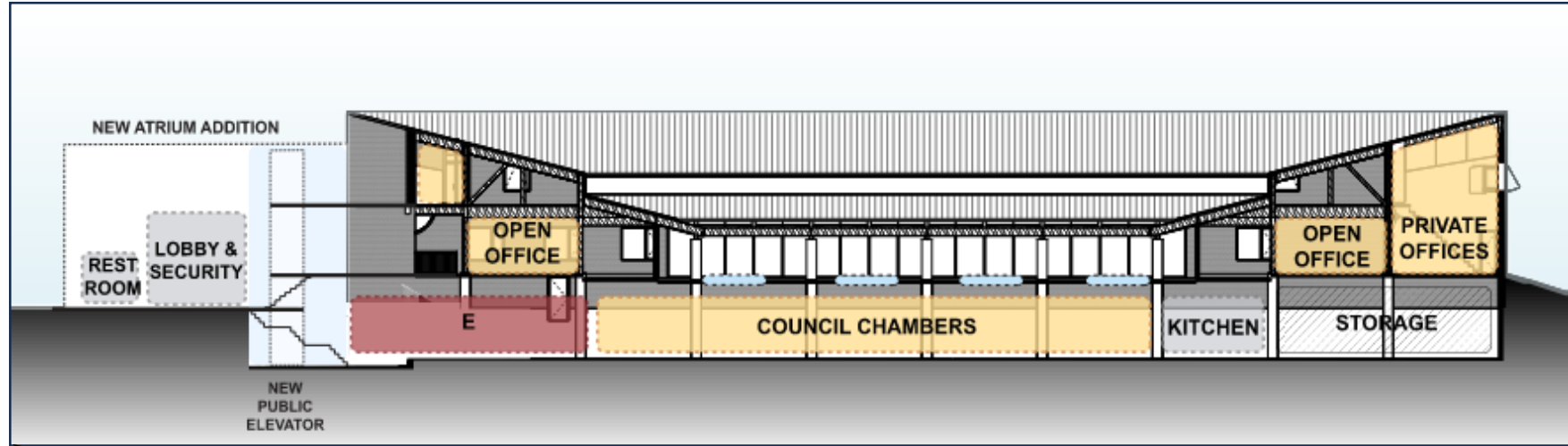


FIRST FLOOR PLAN

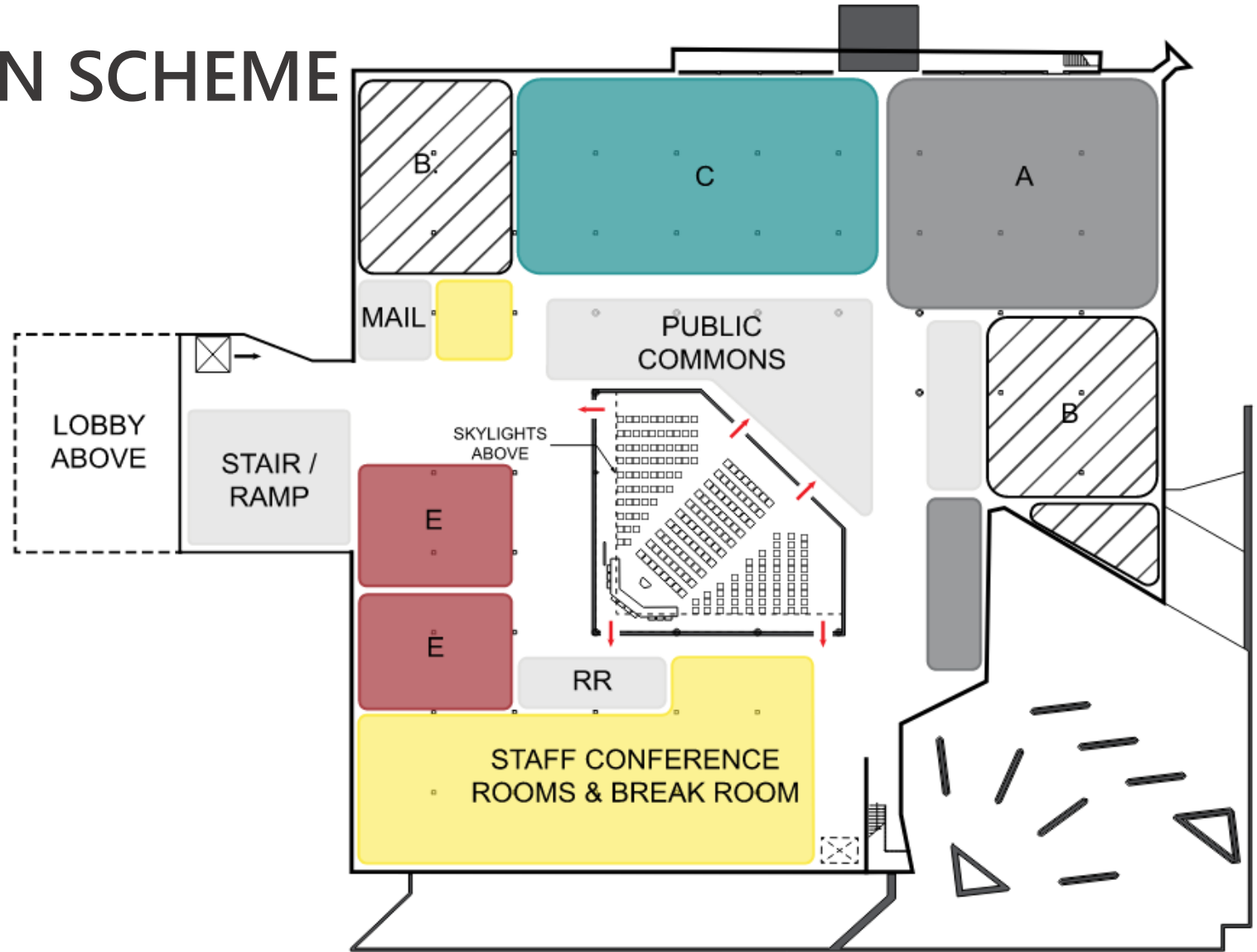


LOWER LEVEL FLOOR PLAN

# RECOMMENDED DESIGN SCHEME



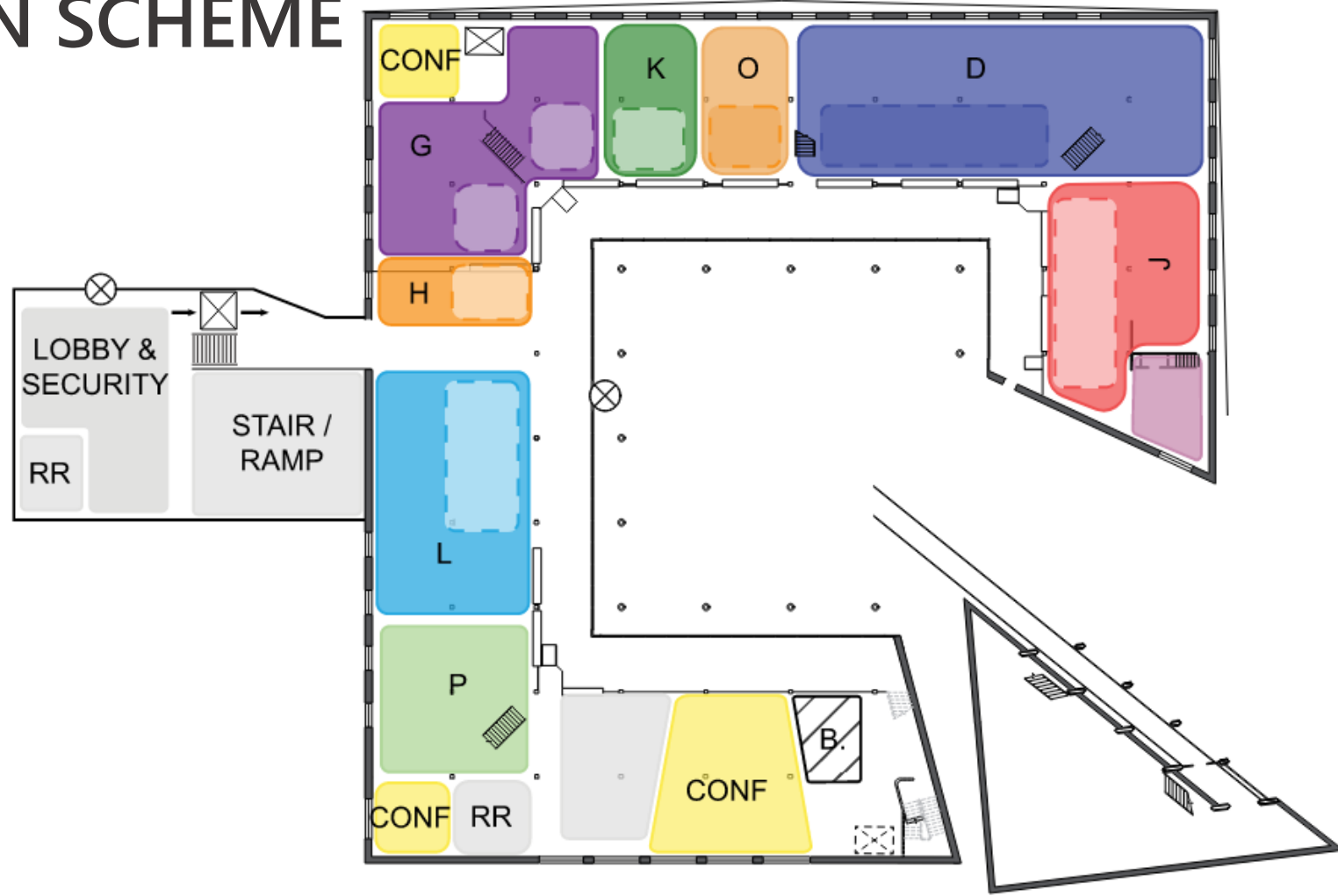
# RECOMMENDED DESIGN SCHEME



LOWER LEVEL FLOOR PLAN

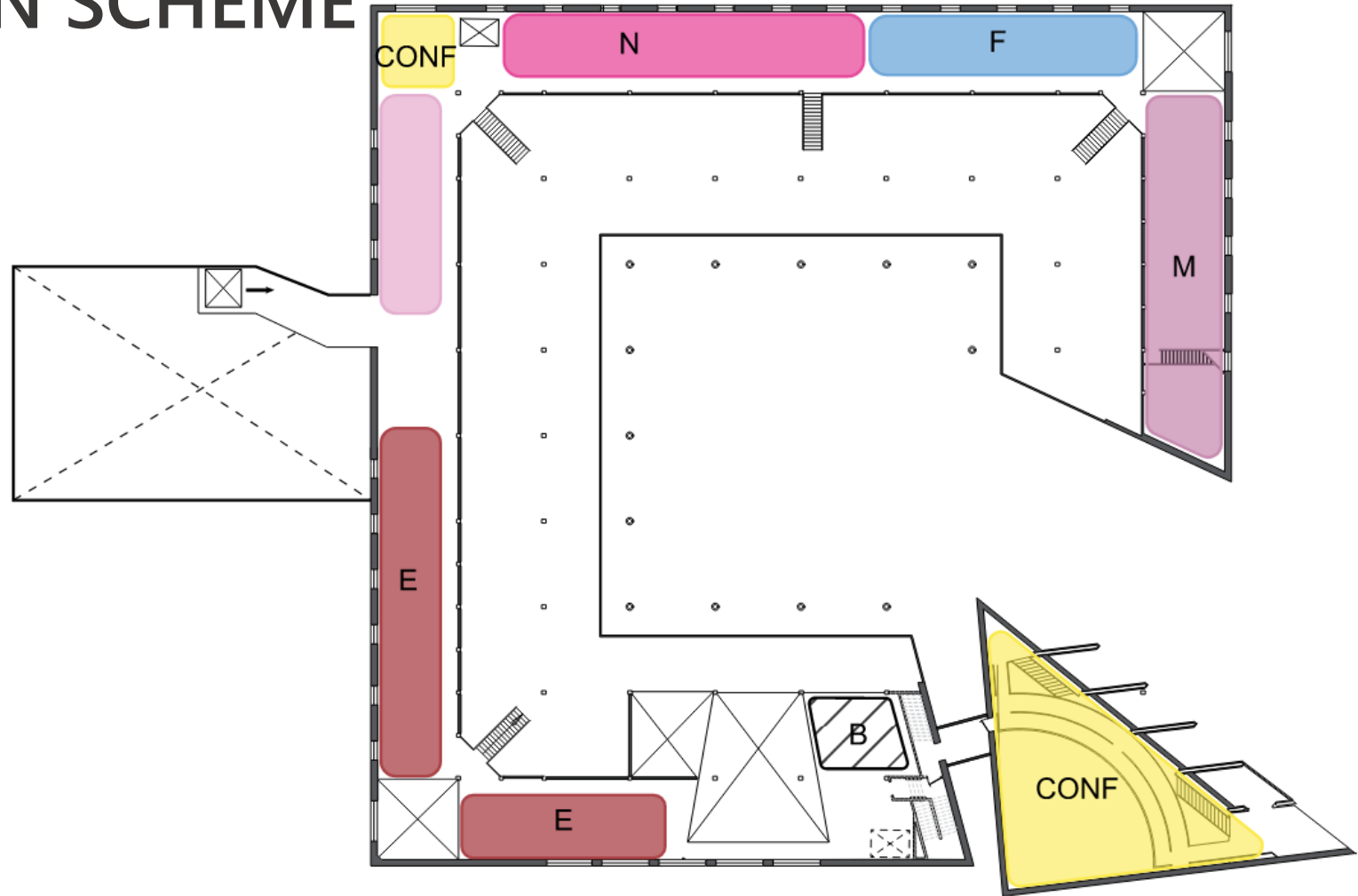


# RECOMMENDED DESIGN SCHEME



FIRST FLOOR PLAN

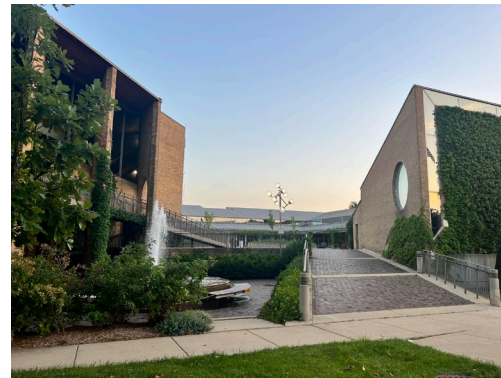
# RECOMMENDED DESIGN SCHEME



MEZZANINE FLOOR PLAN

# PHASED IMPLEMENTATION OF RECOMMENDED DESIGN SCHEME

1. Maintenance and sustainability upgrades, such as lighting, roofing, windows, etc.
2. Relocation of the Police Department to separate dedicated facility elsewhere.
3. Rehabilitation of First Floor and Mezzanine level while using lower level for short-term office space.
4. Construct small addition at south façade and rework adjacent site.
5. Renovation of the Lower Level to include new conference center, Public Commons, and Council Chambers.



# CONCEPTUAL COST SUMMARY – RECOMMENDED SCHEME

## RECOMMENDED SCHEME: **\$39.2 - 41.2 MILLION\***

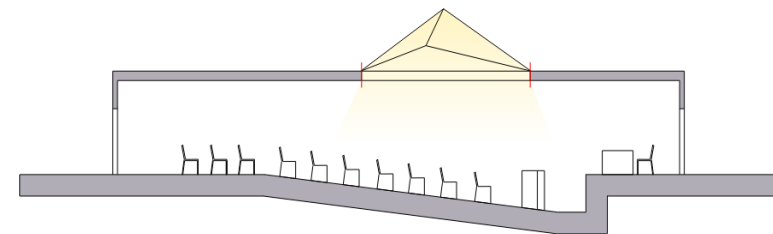
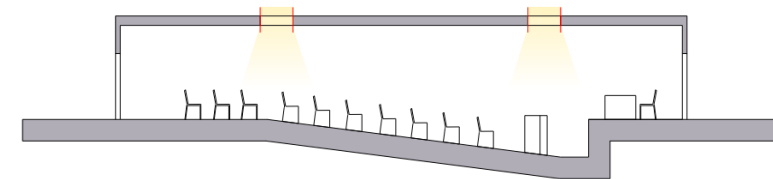
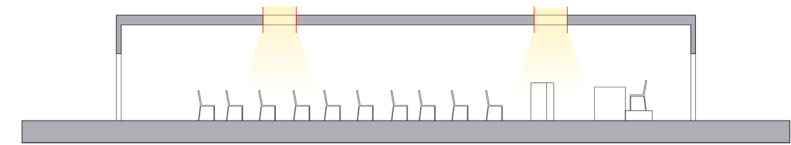
- Addition serves as entrance, orientation, and circulation hub for visitors and staff
- Addition sized to accommodate lobby and secure access checkpoint, restrooms, circulation stairs and ramp, and one two-way elevator
- New Council Chambers in Lower Level
- Accessible Council Chamber renovation for small meetings

## COUNCIL CHAMBERS MODIFICATION – OPTION 1: **ADDITIONAL \$500 – 600K\***















- Excavate floor of new Council Chambers to allow for amphitheater seating

## COUNCIL CHAMBERS MODIFICATION – OPTION 2: **ADDITIONAL \$850K - \$1M\***

- Excavate floor of new Council Chambers to allow for amphitheater seating
- Install new skylight feature in courtyard



# COMMITTEE PROJECT GOALS

-   **PLACE OF PRIDE**  
Village Hall, as a historic public building, can continue to be a place of pride that is welcoming to all.
-   **COST**  
Renovations can be phased to allow for relocations to minimize impacts to Police Department & Village Hall staff.
-   **POLICE DEPARTMENT**  
Relocating Police Department out of lower level and providing them with a new facility ensures that the needs of modern policing can be met.
-   **INCLUSION**  
Upgrades can be implemented that make pathways and spaces inclusive to all users of Village Hall and allow them to experience the space and site equally.
-   **PARKING**  
Modifications to the site can allow for better pedestrian and vehicular circulation and include sufficient parking on-site.
-   **SECURITY AND SAFETY**  
A welcoming, inclusive lobby and security checkpoint can be incorporated into the new addition ensures the comfort and safety of all users of Village Hall.
-   **SUSTAINABILITY**  
Rehabilitation meets the stated goals and vision of *Climate Ready Oak Park* and allows for sustainable changes to be made over time.

THANK YOU

