

OAK PARK MUNICIPAL CAMPUS

Concept Design Schemes



EXECUTIVE SUMMARY

The Village of Oak Park has engaged Johnson Lasky Kindelin (JLK) and our team of subconsultants to provide Schematic Design Services for the Oak Park Municipal Campus (OPMC). The intent of the project is to rehabilitate the existing historic Village Hall building, construct a new dedicated Police Station building, and provide improved parking, circulation, and other site features.

The preliminary schematic design schemes presented in this report are informed by the findings of the previous feasibility study completed in 2024 as well as the feedback and findings gathered from the ongoing Oak Park Online Survey, open house event held in January 2025, interviews and programmatic discussions from the Program Validation Report, additional investigations in January and February 2025, and the design charette held in February 2025. The schemes are labeled in numeric order and assigned names based on their key campus site elements for clarity. All of the schemes were presented to Village Hall and Police Department staff to determine a Preferred Preliminary Schematic Design Scheme.

The conceptual development of the OPMC prioritizes several key features, as identified through stakeholder input:

- Welcoming:** A more transparent, accessible, and engaging front door to the Village government.
- Community:** Spaces that invite public use, collaboration, and civic pride.
- Work:** Modernized offices designed to support staff well-being and productivity.
- Council:** A more functional and accessible Council Chamber that embodies transparency in governance.
- Parking:** A right-sized and efficient parking strategy that balances accessibility with land use.
- Site:** Improved pedestrian and vehicular circulation, green space integration, and site identity.
- Sustainability:** Foundational sustainable design integration
- Policing:** A dedicated facility that supports safe, transparent, and efficient law enforcement operations.
- Structure:** Improved resilience, energy performance, and adaptability across facilities.
- Refresh:** Strategic renovations to preserve the functionality and efficiency of Village Hall while meeting modern workplace standards.

This report documents the progression from the initial three “best practices” schemes to the identification of a preferred concept. In light of increasing fiscal constraints, the design team reexamined the preferred approach with an emphasis on prioritizing essential project elements and identifying feasible trade-offs. This evaluation resulted in the development of a Good / Better / Best series of reduced-cost options, offering a comparative framework to assess the impacts of varying levels of investment on scope, functionality, and site utilization.

Subsequent discussions with the Village following the cost reduction exercise led to the exploration of two additional concept alternatives. The Municipal Campus Concept retains both the Police Department and Village Hall on a shared site and introduces an at-grade parking garage. The Separated Campus Concept considers relocating the Police Department to a separate site, thereby reducing congestion at the Village Hall property and allowing all police operations to be consolidated within a single facility.

Each concept presents distinct advantages and challenges. The design team has provided conceptual cost estimates to assist the Village in evaluating these options in relation to overall programmatic priorities and budget considerations.

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1 INTRODUCTION

- 1.1 INTRODUCTION
- 1.2 METRICS FOR SUCCESS

1.1

INTRODUCTION

The Village of Oak Park engaged Johnson Lasky Kindelin (JLK) with our team of consultants including Dewberry, TYLin, Architectural Consulting engineers (ACE), SITE Design, Carnow Carnibear and Middleton Consulting and Contracting (MCC) to provide Schematic Design services for the Oak Park Municipal Campus (OPMC). The goals of the project, as stated by the Village, include:

- Maintaining historical aspects of the existing Village Hall facility that express the spirit of open government and convey the building's historic significance.
- Meeting established sustainability goals for both renovation and new construction as outlined in the Climate Ready Oak Park Plan.
- Retaining architectural design elements and standards not only exercised at the existing Village Hall facility but throughout the community.
- Meeting current building codes including addressing life safety issues.
- Creating accessible and inclusive spaces that meet current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.
- Addressing safety and security issues for the facilities and site.
- Meeting modern standards for policing.
- Updating the site plan to include traffic flow and parking solutions for visitors and employees while maintaining green space for community engagement.
- Making the existing facility 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).

The project consists of three major deliverables:

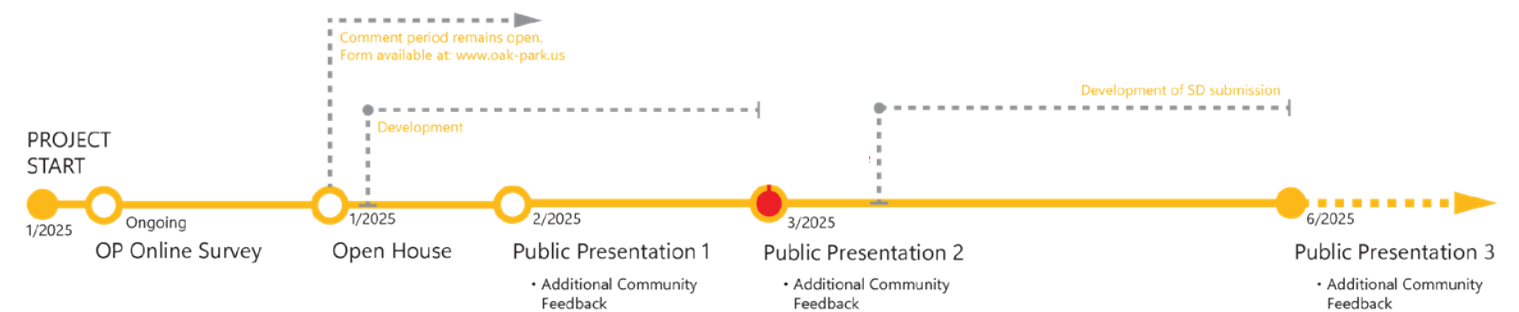
Phase I: Program Validation Report

Phase II: Preliminary Schematic Design Schemes

Phase III: Preferred Schematic Design

The below Community Engagement Timeline was developed to engage the community throughout the project. The Online Survey results and Open House were summarized and confirmed in the Charette and presented to the Board on February 11th, 2025.

To date, JLK developed and delivered the Phase I: Program Validation Report in January 2025. The report included the findings of additional Village Hall building assessments, code review, sustainability narratives, interviews, and validation of both Village Hall and Police Department programming. This report is part of the Phase II: Preliminary Schematic Design Schemes project milestone. This report consists of a review of goals and metrics, discussion of key features that apply to all schematic design schemes, and a presentation of three schemes with proposed phasing options and estimated costs of construction. The design team has worked with Police Department and Village Hall staff to develop a Preferred Scheme. This is an iterative scheme developed from preliminary meetings with these using groups. The remaining two schemes are the other schemes explored.



METRICS FOR SUCCESS

In addition to the goals of the project, the Design team worked with the Village Hall Staff, Police Department, and analyzed public feedback to confirm and add to the 2024 Feasibility Study's Metrics for Success. In addition to the seven metrics proposed in the study, an eighth metric, "Community Engagement" has been added. Given that the Village has decided to pursue building a Police Department on the existing Village Hall site to create a campus, this metric has been revised.



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, creating accessible and inclusive spaces that meet the Illinois Accessibility Code and the Americans with Disabilities Act.



SECURITY AND SAFETY

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



PARKING

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



SUSTAINABILITY

Renovation and new building should adhere to the standards set forth in the Climate Ready Oak Park Plan.



COMMUNITY ENGAGEMENT

The Village Hall and Police Department should engage the community through a variety of spaces.

2 KEY FEATURES

2.1 WELCOMING

2.2 COMMUNITY

2.3 WORK

2.4 COUNCIL

2.5 PARKING

2.6 SITE

2.7 SUSTAINABILITY

2.8 POLICING

2.9 STRUCTURE

2.10 REFRESH

This section discusses the key features, goals, and aspects that are present in all design schemes. The features are informed by the previous feasibility study completed in collaboration with the Facility Review Committee in 2024 as well as the findings and feedback gathered during additional on-site investigations that were noted in the January 2025 Program Validation Report, Open House meeting, design charette, and community survey. Discussions of the existing constraints, opportunities, and proposed design solutions for each key feature are outlined in the subsections presented herein.

2.1

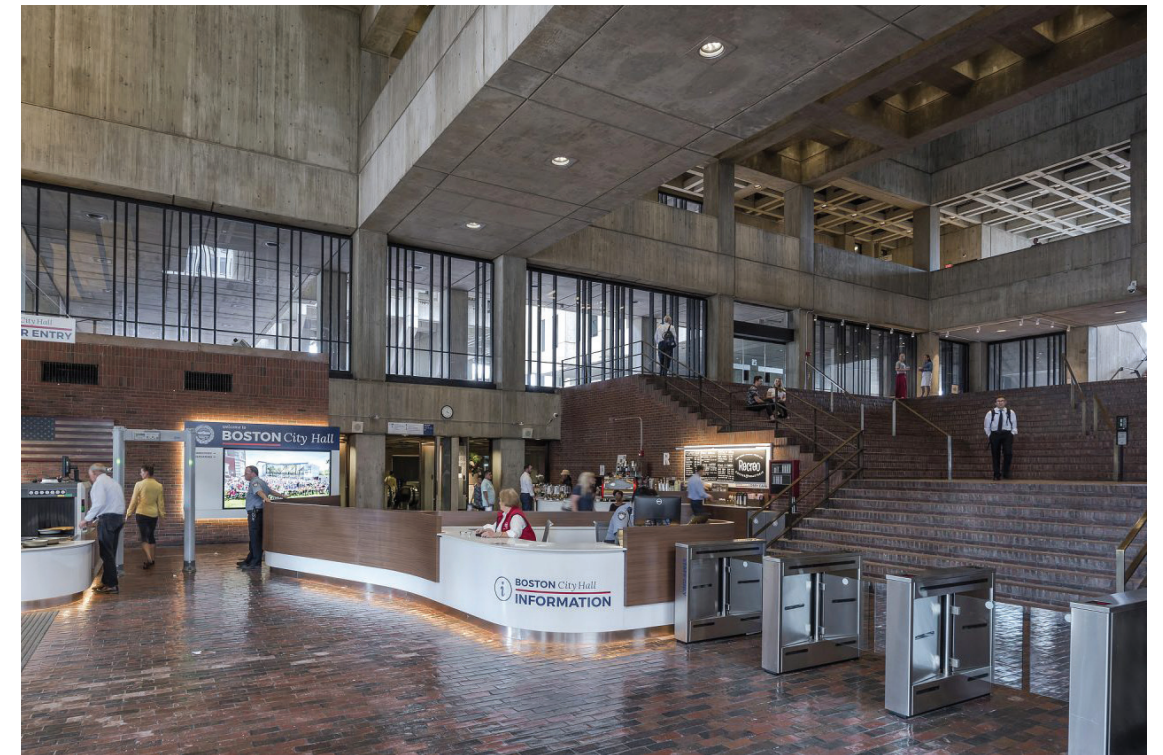
WELCOMING

CONSTRAINTS:

The current Police Department and Village Hall lobbies are uninviting. The building's entrance is not easily accessible for individuals with mobility challenges, and the lack of clear wayfinding in the Village Hall lobby can be confusing for visitors. Security and functionality requirements have resulted in modifications to the layout, including temporary partitions and the closure of entrances. The absence of natural light in the lower level Police Department creates a dim and unwelcoming environment. Within Village Hall, there are several counters that residents must visit to fulfill their needs; however, these counters are not utilized as initially intended and do not provide privacy for sensitive conversations. Public meeting space is limited, and village staff must escort visitors to staff conference areas or a table in the open office for discussions, complicating security and safety.

OPPORTUNITIES:

A new, fully accessible shared entrance for both the Village Hall and the new Police Department building will address the current accessibility and wayfinding issues. Each design includes consolidated service counters and conference spaces that are accessible to both staff and visitors, creating a secure and streamlined experience for visitors. The Police Department building features a welcoming yet secure lobby, a separate bond-out entrance, and a community policing room to enhance public interactions.



Boston City Hall



Johnston City Hall



Community
Engagement



Security



Inclusion

CONSTRAINTS:

The Village Hall represents a concept of open government by allowing the public to access a large portion of the building. Changing needs, functional modifications, and accessibility and safety concerns have shifted how the Village Hall operates today. Visitors are confined to the main lobby space, and village staff must rework security measures each time there is a public meeting in the Council Chamber or Room 101. Space constraints limit community-focused departments, such as the Public Health clinic, to operate out of makeshift facilities that lack privacy. There is no dedicated space within the Police Department for community outreach.

OPPORTUNITIES:

Each scheme features a Village Hall lobby and visitor entrance sequence that clearly delineates the public zone while accommodating the necessary internal expansion of the staff office area and comprehensively addressing security requirements. The Public Health Clinic relocates to the lower level, offering improved community access and increased space to fulfill current programmatic needs. Additionally, each scheme incorporates a new Council Chamber within the building, emphasizing accessibility, arrival experience, and modern security measures. Spaces dedicated to police outreach, community meetings, and voting are also included.



Philips Exeter Academy Class of 1945 Library



Provo Public Safety and City Center



CONSTRAINTS:

The existing open floor plan, staff work areas, and overall transparency between circulation space and workspace are historically significant features of the design of Village Hall. However, variations in staffing levels, shifts in staff and public user interfacing, and evolving security and privacy needs have made the existing workspace less effective. Sound transference from the open office spaces up to the mezzanine office spaces is a primary concern. A lack of smaller private meeting spaces for sensitive or confidential discussions is an issue for several departments. There are currently not enough private offices to meet the current and projected staffing needs.

OPPORTUNITIES:

Minimally invasive interventions can be implemented to reorganize departments, circulation routes, and support spaces to better meet the village's needs. The existing and historic program of the building, which includes private offices and circulation around the outer walls and circulation space around the interior courtyard with open office workspaces between, are maintained in all schemes. Within the open workspace, the space can accommodate two workstations or one office pod. The interior circulation space that surrounds the courtyard is oversized for the building's occupancy and underutilized. Additional open workstations can be added to this area without compromising continuous circulation or permanently altering historic features and materials such as the clay tile flooring, exposed timber structure, and storefront. New ramps between the interior circulation area and the raised open office workspace will ensure equitable access for all.



Urban Office Aspect Office Pod



Hamilton College Burke Library



Place of Pride



Inclusion

2.3

WORK | OFFICE TYPOLOGIES

1 PRIVATE OFFICES

The ring of private offices located along the outer walls of the building will be maintained with minimal interventions except where necessary to address sound transference, improve overall finish and lighting quality, and meet the needs of the program.

2 OPEN WORKSTATIONS

In each scheme, staff members assigned to open workstations are allotted 48 square feet which equates to a standard 6'x8' workstation. These workstations can be L-shaped or a combination of long worktables to standardize workspace sizes while meeting the individual needs of each department.

3 OFFICE PODS

To meet the need for additional private offices and reduce excessive sound transmission, the design team proposes to install a series of "office pods" within the existing open workstation area at the first level between the private offices along the outer walls and the circulation area along the interior courtyard. The office pods would be fully enclosed offices with sufficient glazing to allow natural light into and through the space. The offices can be prefabricated or built in place and can double as small conference rooms as need. The offices would be designed and installed in a manner that minimizes permanent impacts to historic materials and features, such as the exposed timber structure. It is the intent that the office pods could also be easily removed in the future if Village Hall functions and needs evolve.

4 GLASS PARTITIONS AT MEZZANINE

The schemes propose to add clear glazing above the existing knee walls that divide the existing Mezzanine level office spaces to create private office suites without visually disrupting the sight lines that are a character-defining feature of the mezzanine. The glazing will minimize sound transference, provide dedicated offices and meeting space for departments that require additional levels of privacy and improve thermal comfort for staff and users within these spaces.



2.4 COUNCIL

CONSTRAINTS:

The Council Chamber is the most significant space within Village Hall. The space does not meet current accessibility, life safety, and security guidelines due to spatial and configuration limitations at each of the two entrances, nonconforming stairs and ramps within and leading to the space, and general size constraints. The changes required to meet these guidelines cannot be undertaken without significant modifications that would deteriorate the space’s historic character-defining features and materials.

OPPORTUNITIES:

By relocating the Council Chamber elsewhere within Village Hall (the main or lower level), this project will provide universal access, enhance life safety, and improve security for Village Board members. The project will also increase seating within the chamber, modernize pre-function and storage spaces, and enhance the arrival experience for all. The existing historic Council Chambers will remain in use as a staff meeting and training space with a maximum capacity of 49 people.

	Existing	Proposed
Square Feet	2,906	3,000 ±
Seating Capacity	86	200 ±

Note the existing balcony and angled spaces are not utilized.



Place of Pride



Community Engagement



Security



City of Oregon City



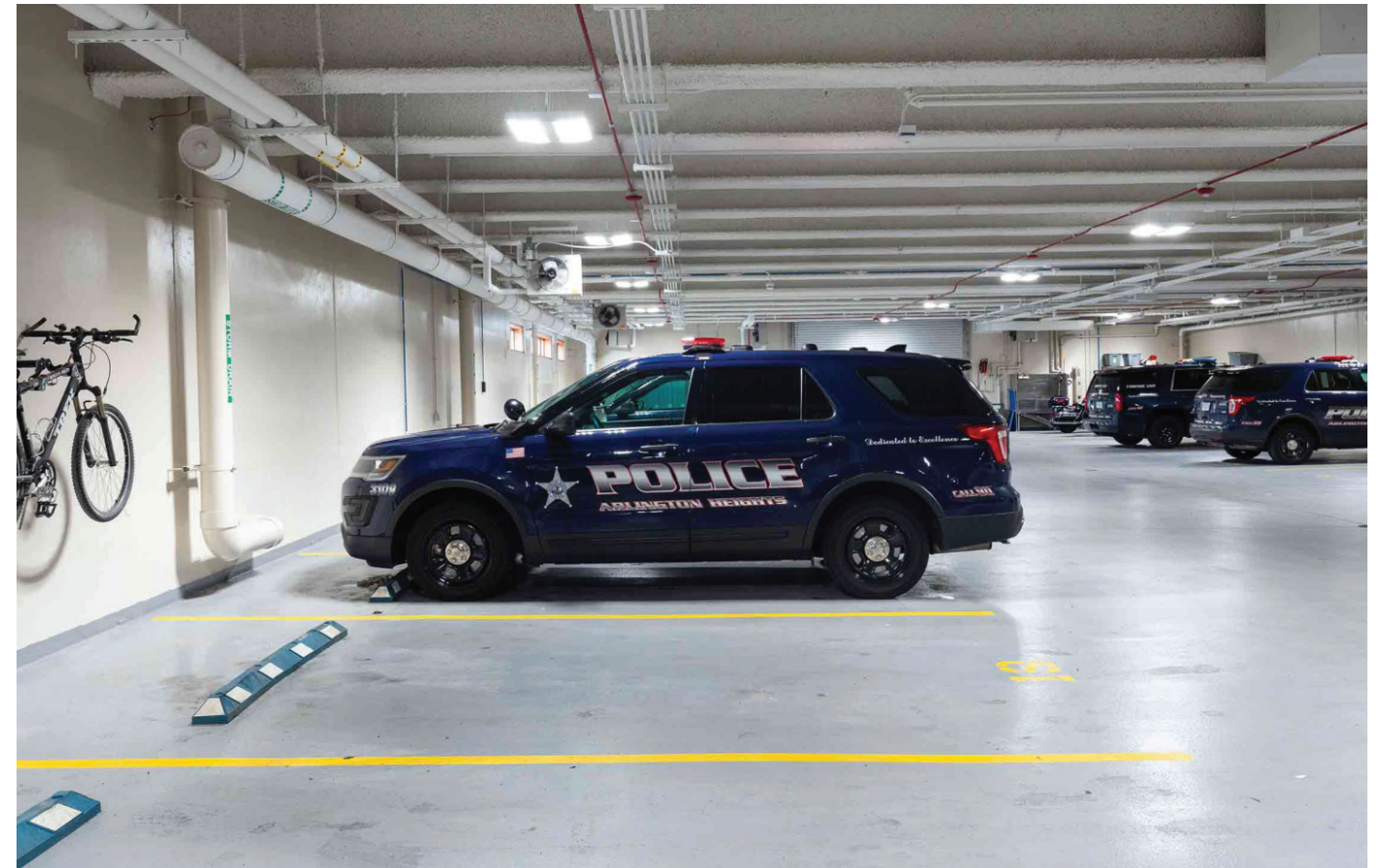
North Vegas City Hall

CONSTRAINTS:

Between staff, visitors, and police cruiser parking, the parking needs for the municipal campus have grown significantly beyond what the current surface lot and small below-grade parking structure can accommodate. The Police Department needs secure facilities for its vehicles to ensure police safety, and with the growth of the department, it requires more parking than is currently provided on site. The Village Hall staff understand that they will often park within the neighborhood but would be better served with several parking spaces within the campus for staff when necessary. Finally, the public requires convenient on-site parking that allows universal access to visitors of Village Hall and the Police Department. Given the development of a new Police Department building and heightened parking needs, a surface lot alone can no longer adequately serve the campus.

OPPORTUNITIES:

A detailed assessment of the parking needs of Village Hall and the Police Department informed the design of the parking facilities. By locating the police parking primarily below grade in one- or two-level parking garages, the designs help maintain public green space, reduce the scale of the Police Department building, and enhance security for the Police Department's fleet. In one concept, part of the below-grade parking serves as flexible parking for village staff. Each design also includes additional above-grade secure parking to accommodate the needs of various police departments requiring vehicular access. Furthermore, each scheme provides central, on-grade parking for visitors to both buildings. Village staff and the community have expressed support for additional parking on adjacent streets to minimize the need for costly additional on-site parking.



Arlington Heights Police Department Parking Garage



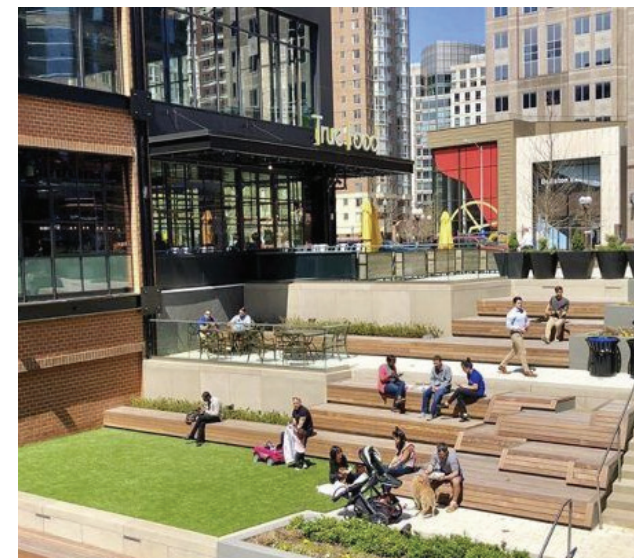
CONSTRAINTS:

The Village Hall Municipal Campus was designed to allow public access to each department from the north end of the site along the courtyard perimeter; however, modern security requirements and nonconformance with accessibility standards have led to the underutilization of the courtyard which is a significant aspect of the historic design. Security and transportation preferences have also shifted the primary entrance from the courtyard to the southern entry, which does not provide true accessibility due to level changes. The Village government functions and Police Department functions require different levels of security and public access making clear navigation to the site and within the site paramount. An existing lawn at the south end of the site is utilized by the community, which desires to maintain landscaped public space onsite. Construction of a new dedicated Police Department facility will require removal of some of the existing surface parking lot and lawn and reconfiguration of the entire site.

Each scheme utilizes a building “link” that connects the existing Village Hall and the new Police Department. All schemes include accessible access to the link from the parking areas and the existing sidewalks that surround the site. To ensure that a public green space is incorporated in each scheme, most parking is located below-grade with limited areas of surface parking available for short-term visitors. The site will be reconfigured to improve wayfinding and incorporate more programmed outdoor spaces for community and staff use. The existing courtyard will be rehabilitated to ensure it is a welcoming, accessible, and functional space for village staff. Further details can be found on pages 24-45.

OPPORTUNITIES:**Entry Sequence:**

Flanking both sides of the Link, the design features accessible pathways framed by lush, meticulously curated plantings that guide visitors toward the buildings’ main entrances. Thoughtfully integrated seating options enrich the entry experience, offering inviting spaces for outdoor lunches, remote work, and informal meetings. The designs aspire to create a warm and inclusive arrival experience, welcoming employees, local residents, and visitors alike.



Precedent Images | Entry Sequence



Sustainability



Place of Pride

Community
Engagement

Security

Entry Parking:

Parking is conveniently located on the west side of the Link, seamlessly integrated with the landscape. Strategically placed landscape islands and a pedestrian-friendly concrete walkway encircle the perimeter, enhancing both walkability and environmental sustainability while creating a more inviting and cohesive entry experience.

Flexible Lawn:

The designs incorporate a flexible lawn, offering a dynamic open space that accommodates a variety of community events and informal gatherings. Lush planting buffers these communal areas from the building and adjacent driveways, fostering a sense of safety and separation. Strategically placed seating, both around and adjacent to the lawn, encourages small group interactions while maintaining a connection to larger scaled community activities. Along Adams Street, a shared street is introduced where applicable, featuring vehicular unit pavers and a coplanar design that enhances pedestrian accessibility and safety. During major events or festivals, the lawn and shared street seamlessly merge into a unified, expansive event space, fostering a vibrant and adaptable setting for both everyday interactions and large-scale celebrations.

Rain Garden:

Situated on the east side of the PD building, the rain garden serves as both a sustainable landscape feature and an educational resource. Showcasing a diverse array of native and climate-adapted perennials, it demonstrates ecological resilience while enhancing the site’s natural beauty. Thoughtfully integrated seating nooks, oriented outward, offer tranquil spaces for visitors to relax and connect with nature/unwind. Strategically placed educational signage further enriches the experience, fostering environmental awareness and engagement within the community.



Precedent Image | Entry Parking



Precedent Images | Flexible Lawn



Precedent Image | Rain Garden

Courtyard:

The designs seek to enhance the amenities within the existing VH building courtyard while honoring the integrity of its original design gestures. The distinctive cross pattern found in the original pavement is thoughtfully reinterpreted, influencing the geometries of both planted areas and outdoor seating arrangements. A diverse selection of seating options is strategically positioned to support outdoor lunches, remote work, and informal gatherings. Shade is thoughtfully integrated through a combination of shade trees and umbrellas incorporated into fixed seating areas, ensuring comfort throughout the space. Additionally, the design introduces a new accessible route, further enhancing inclusivity and ease of movement within the courtyard.



Precedent Images | Courtyard



Underneath the Council Chambers:

For the exterior activation concepts, the designs incorporate a sculptural and playful element that harmonizes with the existing architectural framework, adding visual interest and dynamic engagement to the space. Thoughtfully integrated lighting enhances both ambiance and safety, ensuring a welcoming and secure environment for all users.



Precedent Images | Underneath the Council Chambers



Planting:

The planting palette features a thoughtfully curated selection of low-maintenance, native, and adaptive species that create a soft, natural edge along the exterior space. Perennials are strategically placed at entry points and key locations, adding layers of texture and seasonal interest to the landscape.



Precedent Images | Planting



2.7

SYSTEMS AND SUSTAINABILITY

CONSTRAINTS:

Surveys of the existing Village Hall facade and building systems identified long-term maintenance needs that must be addressed to ensure the building operates efficiently, remains safe and watertight, and avoids costly repairs in the future. The existing facilities do not meet or adequately contribute toward Oak Park's sustainability goals, which aim to cut Greenhouse Gas (GHG) emissions by 60% by 2030, with a long-term goal of 100% reduction. The Village also seeks to power its facilities with 100% renewable electricity by 2030 in compliance with the Climate Ready Oak Park Plan.

OPPORTUNITIES:

Improvements to the Village Hall façade will help meet the village's sustainability goals, reduce the size and cost of new heating and ventilation equipment, and enhance thermal comfort for building occupants. Envelope improvements include the Repair Program outlined in the Program Validation Report and upgrades to various systems including the replacement of windows and skylights to improve airtightness and significantly reduce heat transfer.

RECOMMENDATIONS:

Architectural Consulting Engineers (ACE), in coordination with JLK, developed an existing building energy model to look at how various interventions could reduce building energy consumption. This included a roof, wall, and replacement window study as well as the following systems assumptions:

- Replacement of the boilers and air-cooled chiller with a geothermal reversible chiller.
- Replacement of the dual-duct VAV system including fans, coils, ducts, dual-duct boxes, etc. with a VAV system to serve all areas of the VH building.
- Addition of an Energy Recovery Ventilator to pre-condition the incoming outside air with energy exchanged with the balanced exhaust air.
- LED lighting throughout the building
- A 2/3 reduction of infiltration air through strategic improvements at doors and windows.
- A change of use for the basement from 24/7 operation to the same schedule as upstairs.
- Scheduling of the ventilation system to operate only when the building is occupied.

Given the minimal impacts added wall insulation had on the cooling tonnage, this invasive solution was dismissed. Roof insulation did bring some cooling tonnage reductions but the largest impact to cooling tonnage was glazing improvements – which alone with the systems upgrades above – reduced the tonnage by over half. These improvements reduce energy consumption to 1/5th existing usage, resulting in the existing building using approximately 500,000 kWh annually.

The new all-electric Police Department facility will maximize on-site renewable energy, while the Village Hall may transition to electric with gas backup. A central plant using a ground-source heat pump will enhance efficiency. Aiming for a Net Zero Energy Police Facility and evaluating solar power for Village Hall will help to meet the Village's goal to power its facilities with renewable energy. Additionally, approximately 30% of land will be dedicated to green infrastructure, integrating permeable pavers, rain gardens, and Dark Sky-compliant lighting. Sustainable features include LEED and WELL certification for the Police Department and potential EnergyStar and LEED O&M certification for Village Hall renovations. These efforts align with the Village's Climate Ready Oak Park Plan and commitment to sustainability.



OSF Headquarters Peoria



Hidden Creek Community Center



Place of Pride



Sustainability

CONSTRAINTS:

The existing Police Department facilities are located at the lower level of Village Hall and are inadequate with regard to the standards of modern policing and public safety. The existing circulation, overall quantity of space, and configuration of spaces and functions do not meet current policing standards. The quality of working conditions at the lower level are suboptimal due to the lack of natural light. The functionality of spaces at the lower level, such as the shooting range, are limited due to its location below daily occupied spaces in Village Hall above. The lack of security in the below-grade and at-grade parking areas presents safety concerns for Police Department vehicles and personnel, and creates conditions where Village Hall circulation overlaps that required for Police activities.

OPPORTUNITIES:

A new, dedicated Police Department Facility on the campus will allow for modern policing standards to be implemented, improving operational efficiency, visitor experience, and security. Secure parking in quantities matching the department's current needs will be separated from visitor and Village Hall staff circulation. The quantity of office space and its adjacencies will be configured to improve department operations, and personnel wellness will be improved by access to natural light and a fitness center. Community policing will be better represented by a welcoming and accessible lobby, along with meeting space where police can interact with the public.



Police
Department



Bayside Police Station FGMT



Walter C. Johnson Center for Health and Wellness, ARC

CONSTRAINTS:

The structural conditions of the Village Hall building exhibit localized deterioration. The Program Validation Report issued in January 2025 outlines the areas on the building where cracks, spalls, and moisture have caused the concrete and masonry to deteriorate. The overall superstructure is in fair to good condition. Because the existing lower-level parking garage is of limited capacity and its current condition requires repairs, reuse of the garage is not prudent. Per code, police departments are Type IV Structural Occupancy Category buildings, essential to a community's safety and defense and critical in the event of an emergency or disaster. As such, they are required to have a storm shelter that can safely house the occupants in the event of a high wind speed (tornado) event.

OPPORTUNITIES:

Because the function of the Village Hall building is not changing, the existing building modifications would be considered within the parameters of "limited" structural alterations as defined in the International Existing Building Code (IEBC). Localized repairs to the concrete, steel, and brick masonry can be made as part of a maintenance campaign without global structural retrofit of the building. The new Police Department will be a steel-framed building with mostly concrete on metal deck floors, but certain areas will be built of mass timber, allowing us to use this expressive, sustainable material while also categorizing the building as a Type IIIA construction (which requires a 1-hour fire rating for the structural systems). In certain locations, different structural systems can be installed. For areas of mass timber framing, TYLin looked at two potential systems: (a) CLT panels supported by steel framing (Figure 6) and (b) CLT panels supported by glulam or other engineered lumber framing (Figure 7). For the levels below the Police Department that will serve as parking, TYLin reviewed precast concrete panels supported on precast beams and cast in place columns and foundations.

The new Police Department will occupy most of the southern site, be tight to the lot lines and include an underground parking garage. This will require mass excavation of the site tight to the west, east and south streets (S Lombard Avenue, S Taylor Avenue and Adams Street, respectively). This will require the contractor to install a permanent earth retention system around the extents of excavation so as to not undermine the surrounding area. It will also require coordination with excavating and relocating extensive amounts of fill. This earth retention system will be permanent because it will not be removed once the new building basement is in place. The new building foundation walls will not be designed to support any backfill or surrounding fill during construction activities and will be designed as a conventional basement wall.

All schemes include a code-required storm shelter in the Police Department.



Cost



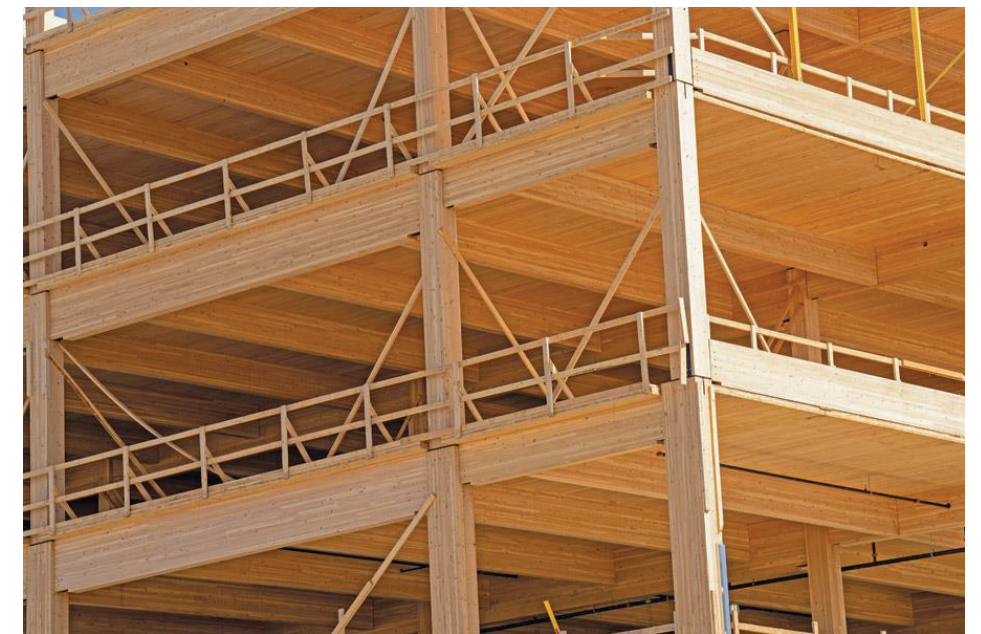
Sustainability



Place of Pride



Steel Frame with Timber Floor



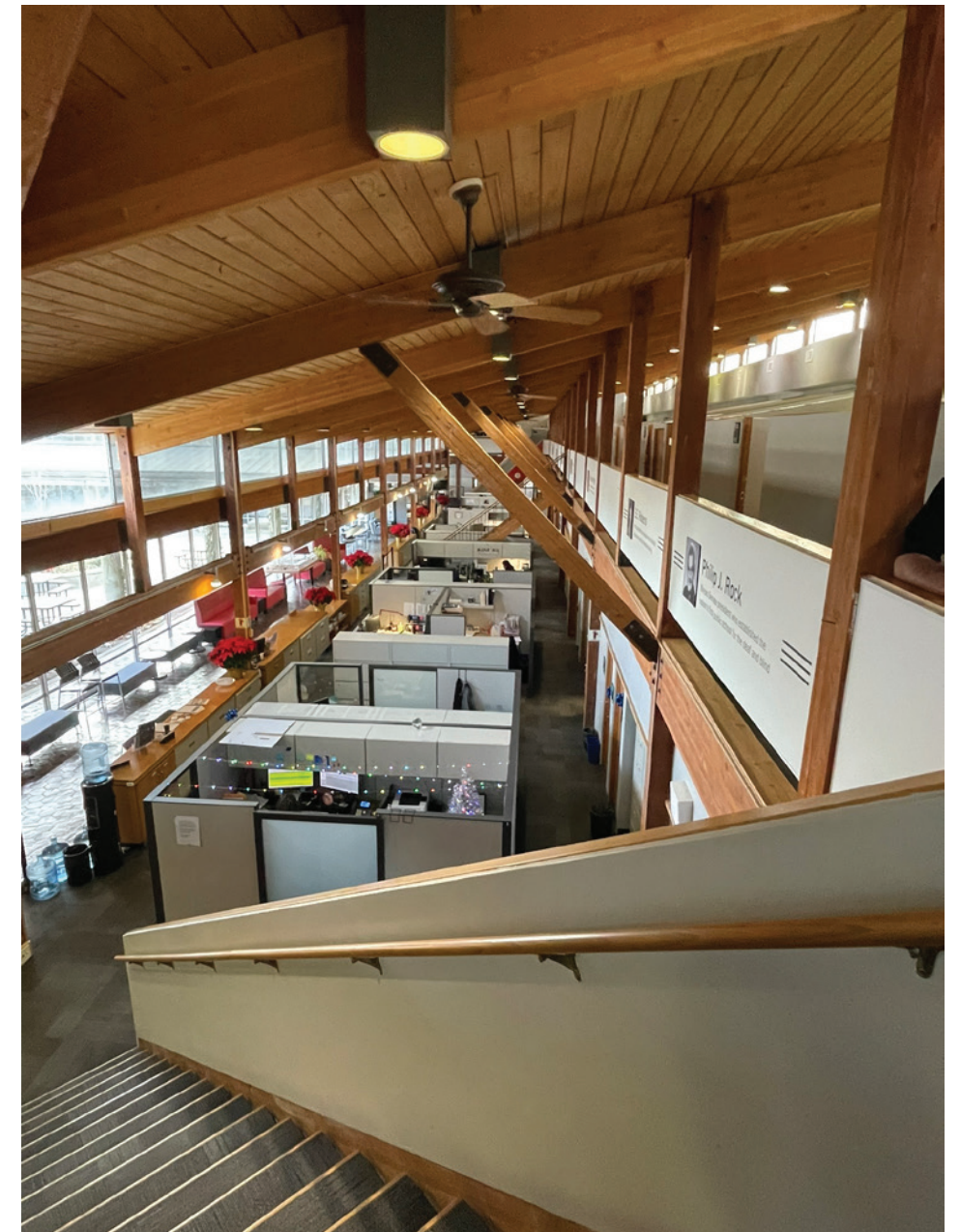
Timber columns, beams, and floor structure

CONSTRAINTS:

Deferred maintenance and the evolution of standards for accessibility and life safety have resulted in Village Hall and Police Department facilities that are not functional, accessible, inclusive, or contribute to the Village's sustainability goals and commitments. Surveys of the existing Village Hall facade and building systems have identified long-term maintenance issues that must be addressed to ensure the building operates correctly, remains safe and watertight, and avoids costlier repairs in the future.

OPPORTUNITIES:

Several interventions to enhance the functionality and accessibility can be implemented within Village Hall as part of a building refresh, including upgrading the existing stairs and railings, adding ramps for level changes, installing new fire stairs, and incorporating additional elevators to all levels of the building. These measures will improve access for community members and allow Village Hall staff to utilize the building more effectively. Updates to the building envelope such as door and window replacement and additional roof insulation will reduce operating costs and allow Village Hall to be a good steward of the existing historic building. Additional cosmetic upgrades, such as new furniture systems and more efficient and effective lighting, can be implemented over time and would improve the overall appearance and better enhance the historic character of the Village Hall.



Existing Oak Park Village Hall



Cost



Sustainability

3 ORIGINAL CONCEPT STUDIES

- 3.1 DESIGN CRITERIA
- 3.2 SCHEME 1 - ENTRY PLAZA
- 3.3 SCHEME 2 - EAST LINK
- 3.4 SCHEME 3 - CENTER LINK
- 3.5 SCHEDULE, PHASING, AND COST

The following schemes represent the culmination of this year's design work and analysis, building upon previous studies and community input. The design team engaged in a series of in-depth programming sessions with Village Hall and Police Department staff to refine operational needs and priorities. Public participation was encouraged through digital surveys and an in-person Open House, providing valuable insight into site-related issues and community expectations.

A lively, full-day Design Charette brought together representatives from the Village Hall, Police Department, and Facility Review Committee for a collaborative, hands-on workshop that fostered productive discussion and information sharing. The schemes developed during the Charette established the foundation for the design team's subsequent development of three concept designs.

Throughout this process, the team met regularly with Village Hall and Police Department representatives to review and refine emerging ideas. The three schemes presented in the following section each respond to the baseline programmatic and conceptual requirements established through this collaborative effort.

3.1

DESIGN CRITERIA

DESIGN FRAMEWORK:

Each of the schemes will provide a safe and secure municipal campus to serve the Village for years to come. In all schemes, the existing and new facilities provide modern workplaces for both Village Hall staff and the Police Department and open, accessible areas for the public. All three schemes will be engineered to meet sustainability goals set forth in the Climate Ready Oak Park, including upgrades to the existing building, and the inclusion of LEED and WELL-compliant design and systems at the new facility and across the site. All schemes provide open green space for public use, a shared welcome point for both buildings on the campus, and underground parking. All of the Key Features described in Section 2 are incorporated into all schemes, and the unique arrangements and elements of each scheme are summarized on the following pages.

PREFERRED DESIGN SCHEME:

The Preferred Scheme 1 was developed through an iterative review process with the Village Hall and Police Department staff. It combines the preferred approaches for some of the key features, such as the location of parking and green spaces, the location of the link between the two facilities, the location of the new Council Chambers, new use of the lower level, and the programming of spaces within the Police Department building. Schemes 2 and 3 explore variations of the key features and examine different approaches to address each design choice.

Feature	Scheme 1 - Entry Plaza	Scheme 2 - East Link	Scheme 3 - Center
Building Connection	Exterior Plaza	Welcome Center on East side	Welcome Center in Middle
Council Chambers	Lower Level - Under Courtyard	Ground Floor - Room 101	Lower Level - South Wall
Green Space	Along Adams St	Along Adams St	Along Lombard Ave
On-Site Parking	174 parking spaces	171 parking spaces	184 parking spaces
PD	127 parking spaces	153 parking spaces	170 parking spaces
VH	27 parking spaces	0 parking spaces	0 parking spaces
Visitor	20 parking spaces	18 parking spaces	14 parking spaces
PD program in VH	11,000 SF	12,000 SF	10,000 SF
PD Building	62,500 SF	64,400 SF	64,700 SF

3.2

SCHEME 1 - ENTRY PLAZA

SITE FEATURES:

- One (1) full level of underground parking for police and Village Hall staff use.
- Surface parking provided between the buildings for visitors.
- Green space along Adams Street to be replicated on top of the new underground parking
- Secure connection to new Police Department via underground parking
- West portion of the site reserved for geothermal well-field and green space

LINK & ENTRY FEATURES:

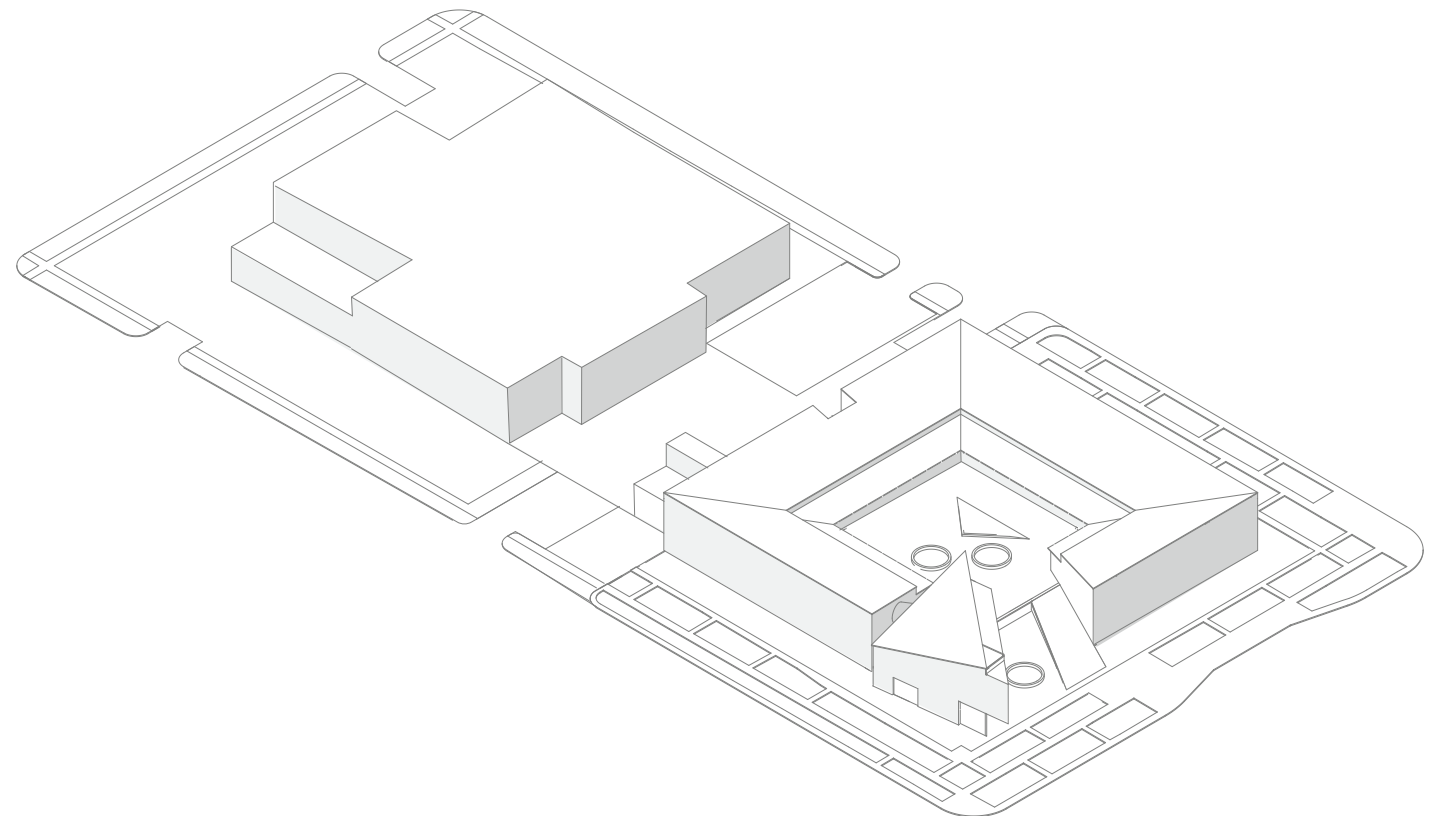
- Open plaza entry greets visitors with wayfinding to go to Village Hall or Police Department while limiting the new construction building footprint
- Controlled access points separate Village Hall staff zones from public spaces on all levels
- New elevator and stair to all floors for equitable access

VILLAGE HALL FEATURES:

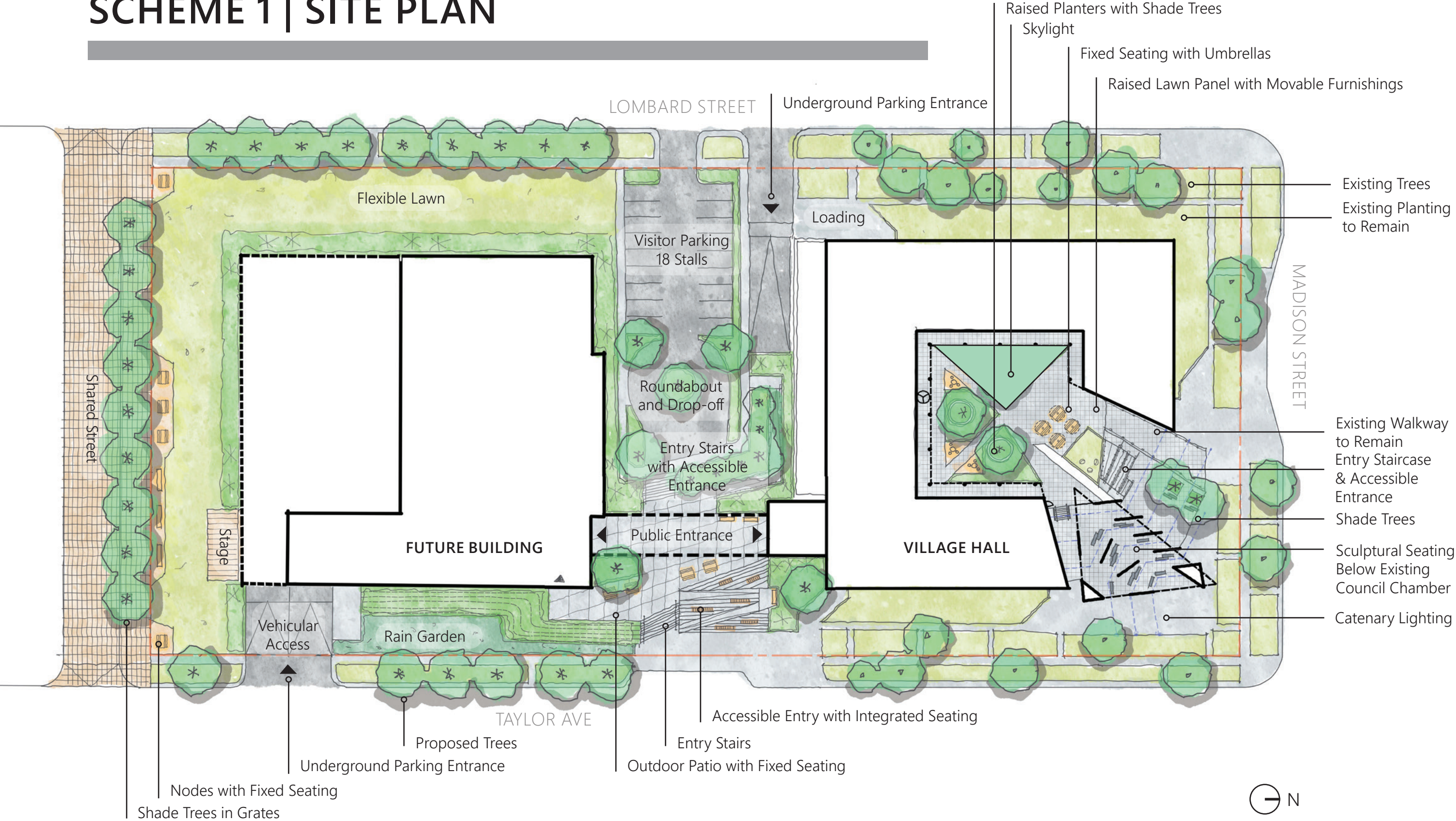
- East wing of Village Hall redeveloped as a publicly accessible spine to link the campus
- Open stair leads to public areas in lower level
- First floor staff departments are arranged around three sides of the courtyard
- Circulation patterns and views to the courtyard are maintained, and new doors at staff and public areas provide courtyard access with key card access for staff to secure areas.
- Room 101 remains a conference room for use by public and staff with support space
- New Council Chambers in the lower level beneath the courtyard at the symbolic core of the building with small secure skylight feature above. Secure separation provided between staff and public entrances. Pre-function spaces for council and staff and adjudication check-in are nearby.
- Original Historic Council Chambers can continue to be used as meeting room for community or staff, up to 49 people
- Lower level includes support spaces for Village Hall and Police Department in addition to Council Chambers and public spaces

POLICE DEPARTMENT FEATURES:

- The building form is a square similar to the Village Hall footprint which leaves the majority of the existing public green as is and available to use Adams as an extended part of the public realm.
- The below grade parking is consolidated to one level and multiple ramp locations provides the opportunity for shared/ flex parking with Village Hall needs and has a convenient mid-block loading dock feature.
- A generous motor court is tucked below second-level program over head and provides a sheltered space for Police Department staff to access the building and conduct vehicle operations.
- All Police Department ramping is compactly located off of Taylor Street with a gatehouse style secure entry for Police Department vehicles and a pull-through Sally Port.
- Community Policing space has a broad frontage onto the new public plaza with Patrol and Training nearby for convenient interaction with the public or other mutual support agencies.
- Investigations, Admin, and Records are sited on the second level with dual frontage onto a roof terrace that also steps the scale of the building back towards Lombard Street.



SCHEME 1 | SITE PLAN



3.3

SCHEME 2 - EAST LINK

SITE FEATURES:

- One (1) full level of underground parking for police use with multiple ramp locations, providing the opportunity for shared/flex parking with Village Hall
- Surface parking provided between the buildings for visitors and Village Hall staff.
- The new Police Department building form is a consolidated rectangle with an east/west axis, maintaining the majority of the existing public green with the option to use Adams as an extended part of the public realm.
- Secure underground connection to new Police Department via underground parking
- Site area reserved for geothermal well-field and green space

LINK & ENTRY FEATURES:

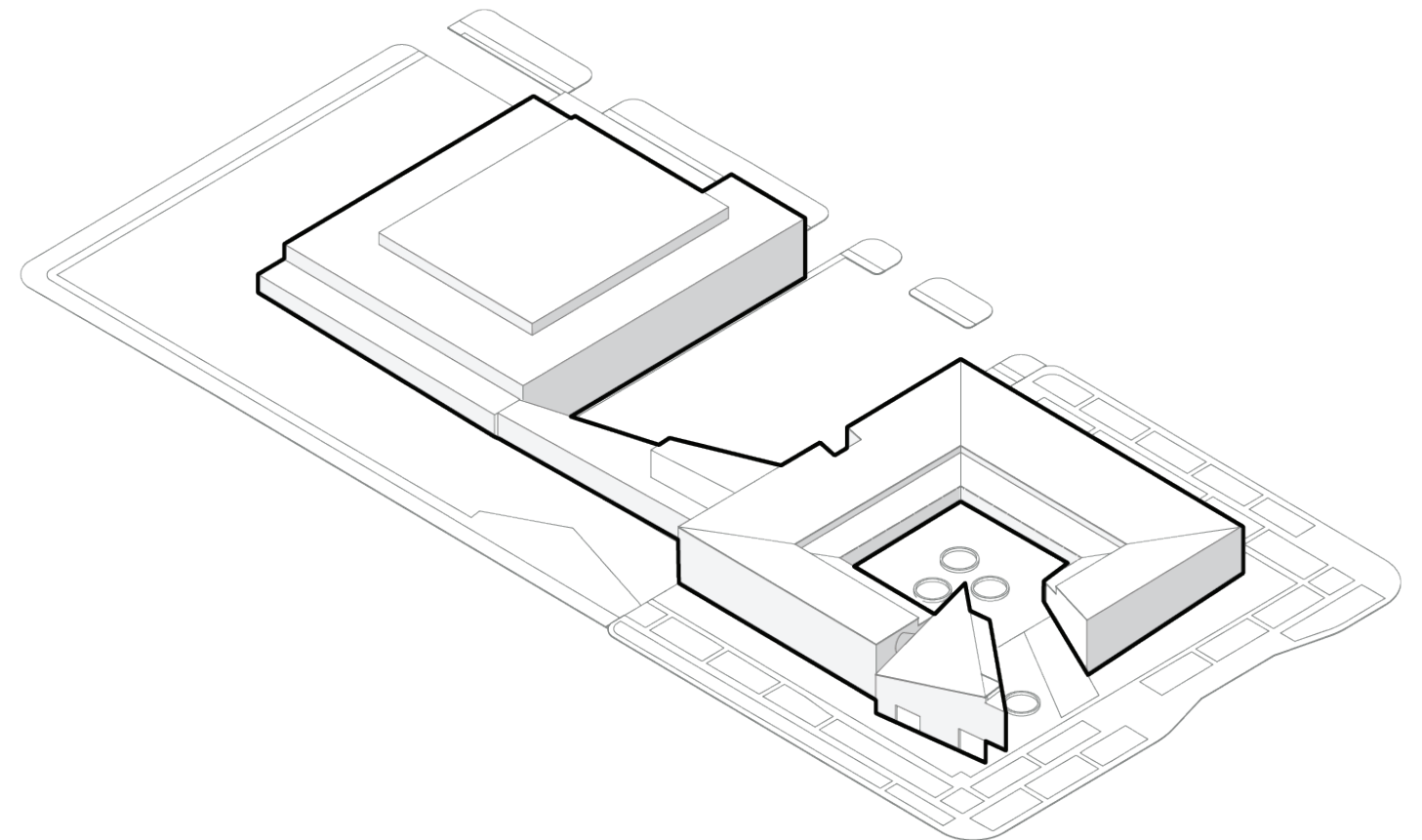
- Enclosed building link provides a welcome center area with wayfinding to go to Village Hall or Police Department
- Link building has potential to be cordoned off to utilize restroom facilities to support outdoor functions or activities when Police Department and Village Hall are not open to the public
- Controlled access points separate Village Hall staff zones from public spaces on all levels
- New elevator and stair to all floors for equitable access

VILLAGE HALL FEATURES:

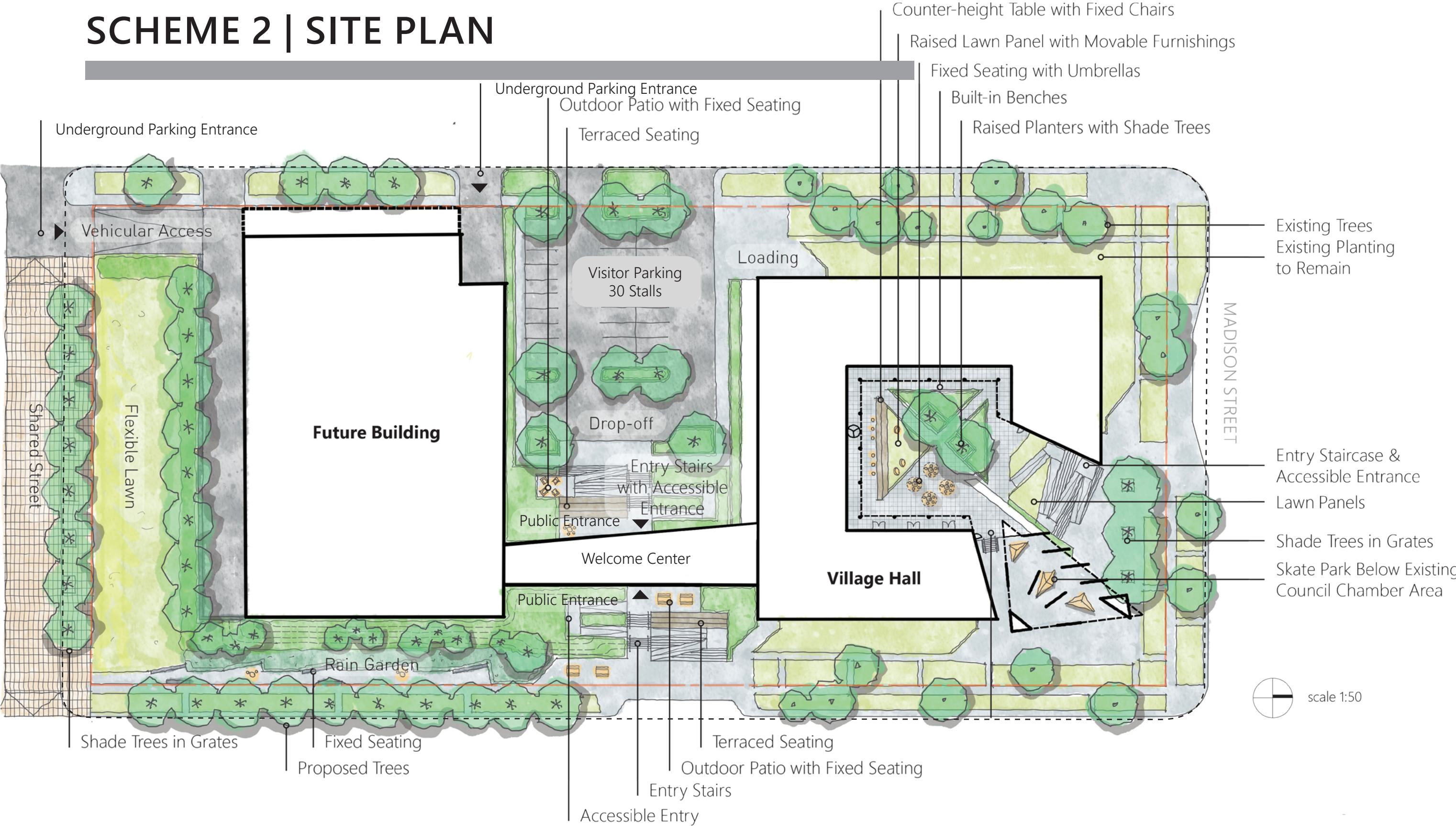
- East wing of Village Hall redeveloped as a publicly accessible spine to link the campus
- Entry lobby offers service desk and conference rooms for public and staff meetings
- First Floor staff departments are arranged around three sides of the courtyard
- New Council Chambers are located in an expanded Room 101. This location provides limited pre-function space and secure access for staff based on location in building.
- New open stair leads to public areas in the lower level
- Existing firing range in the lower level is reused as central plant
- Lower level includes support spaces for Village Hall and Police Department in addition to Council Chambers and public spaces

POLICE DEPARTMENT FEATURES:

- The first level has quiet uses around the perimeter at the residential level of neighbors and opens up in terms of view and transparency where the public interface occurs.
- Patrol uses are central to station operations and flow with convenient access to all surrounding program.
- Investigations and Admin spaces are elevated on the second level with access to multiple locations to develop a modest roof terrace.



SCHEME 2 | SITE PLAN



3.4

SCHEME 3 - CENTER LINK

SITE FEATURES:

- Three (3) levels of underground parking for police use. The below-grade parking is stacked directly below the building footprint and does not require expansion below adjacent yards or drives.
- Some surface parking provided for visitors and Village Hall staff.
- New Police Department building has a long north/south axis and is side loaded to provide a long yard along the west side connected at the south edge of the site to Adams Street. This option could be flipped to provide an East Lawn instead.
- Police Department access drives and ramps are consolidated to the southeast corner of the property leaving the remainder for recreation, plazas, and off-street parking.
- Site area reserved for geothermal well-field and green space
- Secure underground connection to new Police department via parking.

LINK & ENTRY FEATURES:

- Enclosed building link provides a welcome center area with wayfinding to go to Village Hall or Police Department
- Controlled access points separate Village Hall staff zones from public spaces on all levels
- New elevator and stair to all floors for equitable access

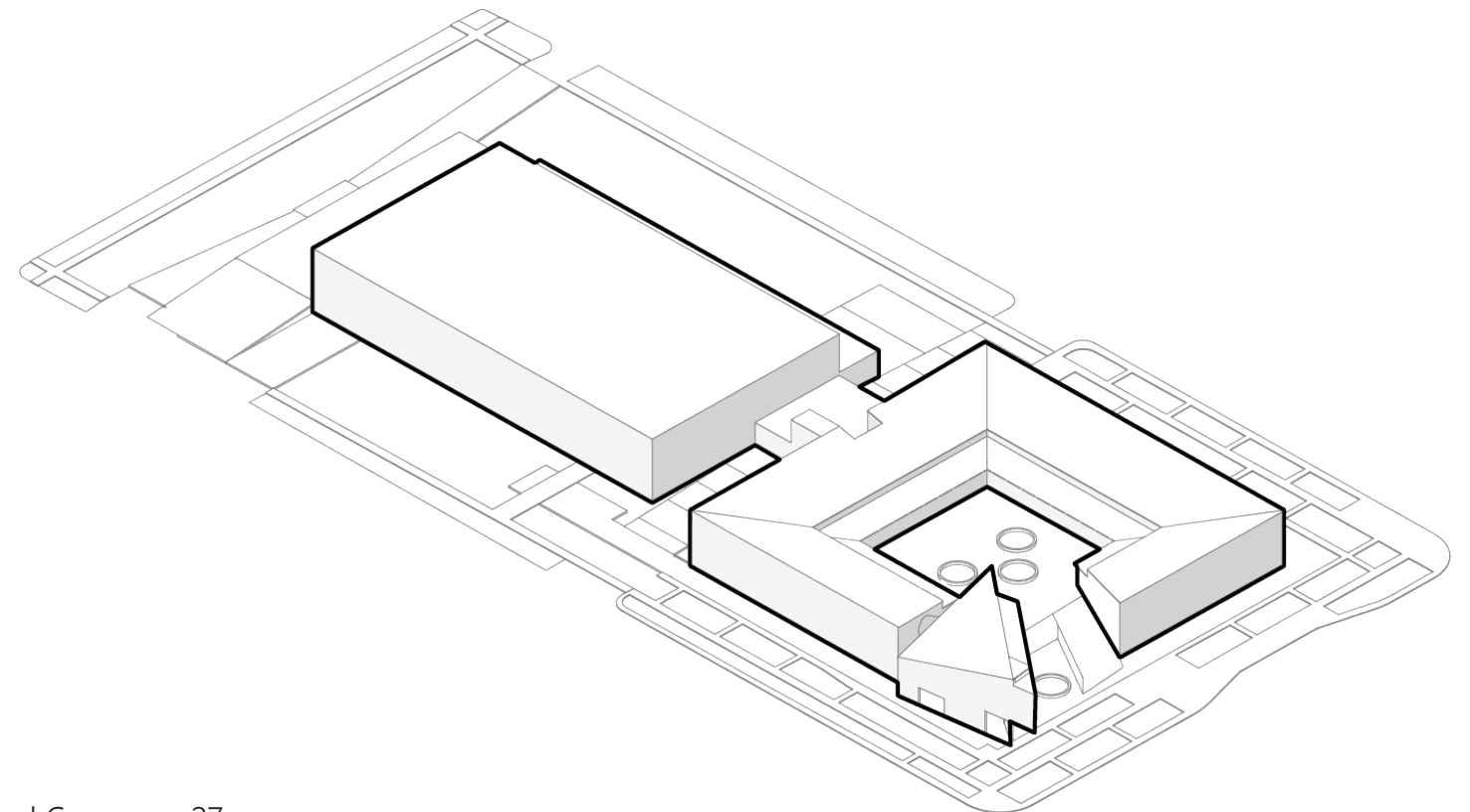
VILLAGE HALL FEATURES:

- Public Entrance Lobby at center divides staff/private spaces on both east and west sides of Village Hall requiring alternate control points for public
- Entry lobby offers service desk and conference rooms for public and staff meetings
- First floor staff departments are arranged around three sides of the courtyard
- Circulation pattern and view to the courtyard maintained, and new doors at staff and public areas provide access for casual or program uses, with key pass protected access for staff
- Secure public access is provided to East side of Village Hall, Room 101, and the existing Council Chambers
- Room 101 remains a conference room for use by public and staff with support space
- Original Historic Council Chambers can continue to be used as meeting room for community or staff, up to 49 people

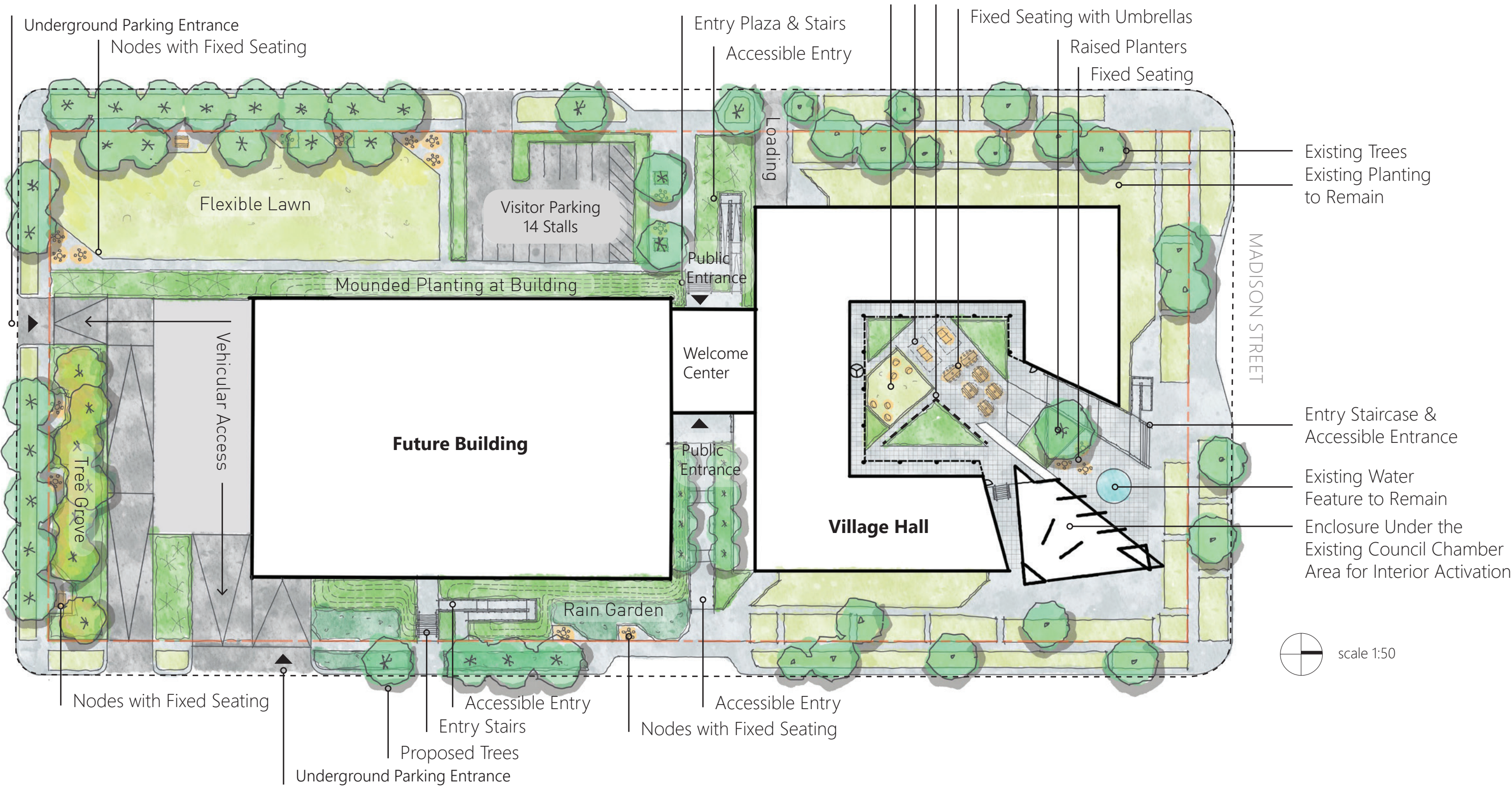
- Grand stair provides access to lower-level public access zone
- New Council Chambers at southeast corner of lower level adjacent to south wall, which allows for natural light to enter space. Pre-function spaces and semi-private pathways are provided for staff.

POLICE DEPARTMENT FEATURES:

- Community Policing and Patrol uses are located in close proximity to the Village Hall and public plaza spaces between.
- The building edge fronting on the public green are mostly blank wall type uses provided a sound backdrop to public use.
- Intensive detention uses are inboard on the main level providing buffer space at the building perimeter.
- Investigations and Admin spaces are elevated on the second level with access to a modest roof terrace.



SCHEME 3 | SITE PLAN



3.5

SCHEDULE, PHASING, AND COST

The Oak Park Municipal Campus project will require careful phasing to ensure both the Police Department (PD) and Village Hall (VH) can continue to serve the public until project completion. The Design Team has prepared three phasing scenarios that could be applicable to each scheme. These scenarios range from the shortest project timeline with the least phases, given the present value of today's dollars, to longer project timelines with additional phases.

The following are critical items that impact project schedule in all scenarios:

- Hazardous Materials Remediation: The existing Village Hall has hazardous materials including lead-based paint and asbestos-containing materials that will require environmental remediation. Most significantly, the existing firing range will require lead dust remediation before the space can be repurposed. The firing range will require cleaning, testing, and likely encapsulation. This will mitigate lead dust from being tracked throughout the building during any proposed renovation.
- The New Central Plant and Village Hall MEP Systems: The existing cooling tower serving Village Hall is located within the existing south parking lot. Temporary requirements may be required for part or all of the project duration to keep existing Village Hall mechanical systems operational. The new Central Plant should be located such that the new Police Department building and Village Hall systems can be phased and coordinated.
- Swing Space: Varying quantities, locations, and configurations of swing spaces are required for both Village Hall and Police Department staff in each scenario.
 - o Temporarily Lease of Office Space: PD and VH staff offices could be relocated temporarily to rental office space in Oak Park or nearby neighborhoods. Oak Park could relocate all departments to a single office space or rent smaller spaces grouping by department.
 - o Partnership with Police Departments for Sensitive Programmatic Needs: Special functions such as holding, processing, firing range, and training cannot be accommodated by typical office space. If these functions are impacted, the police department could partner with an adjacent police department to temporarily share these functions.
 - o Council chambers will likely have to be temporarily relocated to another village building.

For all scenarios, addressing the Repair Program to Village Hall could be prioritized:

Repair Program and Upgrading Windows and Storefronts:

Undertake masonry repairs and replace aged windows and glazing systems with high performance systems. This will reduce the energy consumption by 33% alone. See the Sustainability Key Findings of this report for more information.

Schedule

The Design team will complete SD for the Municipal Complex in June of 2025. Based on future submissions for Design Development and Construction Documents, the project is likely to go to bid in late 2026 unless the Repair Program Scenario is chosen. The following schedules show the three phasing options above.



Countryside City Hall & Police Headquarters

COST SUMMARY

CONSTRUCTION COST ESTIMATES

The following construction cost estimates were developed assuming a construction start of Quarter 4 in Year 2026. Each Preliminary Schematic Design Scheme presents its overall cost by Phasing Scenario. Additional breakdowns by major elements are provided in the discussions per each Scheme.

Pricing reflects probable construction costs obtainable in the Oak Park, Illinois area on the bid date. This estimate is a determination of fair market value for the construction of this project based on pricing data as of March 2025. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor.

INITIAL CONCEPT DESIGNS	Phasing Scenario 1 <i>ASAP</i>	Phasing Scenario 2 <i>Big Dig</i>	Phasing Scenario 3 <i>Repair Program</i>
Scheme 1 - Entry Plaza Preferred Scheme	\$ 141,693,159	\$ 158,214,679	\$165,705,817
Scheme 2 - East Link	\$ 140,184,078	\$ 155,893,748	\$163,803,329
Scheme 3 - Center	\$ 146,707,461	\$ 163,451,873	\$ 169,106,032

** Swing Office rental costs for PD or VH are not included in any scenario*
** FF&E is included in both PD and VH*
** Parking garage costs have been included in PD costs*

Overall, as noted in the Phasing Section of this report, the Phasing Scenario 3 is the most expensive for all Schemes due to the longer project timeline and escalated costs associated. Scheme 1 and 2 are similar in cost while Scheme 3, which has a center link, has the highest cost.

4 COST REDUCTION STUDY

- 4.1 HARD CHOICES
- 4.2 GOOD/ BETTER/ BEST MATRIX
- 4.3 "GOOD" SITE PLAN CONCEPT
- 4.4 ESTIMATED CONSTRUCTION COST

This section outlines the Village's efforts to refine the project scope and budget in response to rising construction costs and fiscal constraints. The initial design options were informed by best practices and priorities established during the Design Charette, incorporating feedback from the public survey, Open House, and discussions with Police Department and Village Hall staff. As cost pressures increased, the Village directed the design team to evaluate reduction strategies that would maintain operational efficiency and community goals while ensuring financial feasibility.

Building upon the preferred "Scheme 1 – Entry Plaza", which had been vetted with the Police Department and Village Hall staff for its strong site organization and functionality, the design team worked closely with both departments to identify opportunities for savings. Key areas of focus included location and extent of on-site parking, improving program efficiencies within the Police Department, limiting the scope of Village Hall renovations, and deferring select sustainable features for future implementation as funding allows.

The following sections present the resulting "Good/Better/Best" framework, illustrating how varying levels of scope and investment influence functionality, cost, and overall project balance. Conceptual pricing, based on a square-footage cost analysis, enabled the Board to evaluate the impact of potential adjustments without developing new design concepts. This effort refined and scaled the preferred scheme to align with fiscal realities while upholding the project's core vision and priorities.

HARD CHOICES

The original concept designs were developed using best practices in municipal facility planning and were shaped by extensive feedback from the community, Police Department, and Village Hall staff. These early concepts reflected the Village's long-term vision for an efficient, sustainable, and community-oriented municipal campus. However, as cost estimates were refined, the projected construction costs exceeded the Village's available budget, necessitating a careful reassessment of scope and priorities to maintain financial feasibility without compromising essential functionality. In response, the design team, in collaboration with Village leadership, undertook a detailed review to identify opportunities for meaningful cost savings while preserving the project's core objectives.

Key areas of focus included on-site parking, the size and scope of the new Police Department, the extent of Village Hall renovations, and the integration of sustainable features aligned with the Climate Ready Oak Park initiative.

PARKING/ SITE

One major opportunity for cost savings lies in rethinking the parking infrastructure. By removing the underground parking garage from the plan and reconsidering a surface parking lot alternative, the project can significantly reduce construction expenses while still increasing on-site parking availability. The primary trade-off with this option is a considerable reduction in green space on the property, which will need to be weighed carefully against the benefits of additional parking and cost.

POLICE DEPARTMENT

The scope of the new police department facility is also being reevaluated. Ensuring a modern, efficient space for law enforcement remains a top priority, but opportunities have been identified to streamline the layout, consolidate support functions, and right-size the overall square footage to align with operational needs. A "good / better / best" analysis is being applied to key program areas to explore further optimizations and achieve meaningful cost reductions without compromising functionality.

VILLAGE HALL

Plans for the renovation of the existing Village Hall are being revised with a focus on a more strategic and limited intervention. Instead of a full-scale renovation, the updated approach concentrates on three essential areas: improving accessibility (ADA compliance), addressing building envelope and maintenance issues, and upgrading office spaces to meet contemporary workplace requirements. This more focused renovation aims to preserve the building's historic character while delivering necessary improvements within a constrained budget.

SUSTAINABILITY

While sustainability remains an important long-term goal, the team is evaluating ways to scale back certain green initiatives in the immediate term. This may involve postponing high-cost elements such as on-site renewable energy systems or premium efficiency upgrades, while still incorporating foundational sustainable design principles that allow for future enhancements when additional funding becomes available.

4.2

GOOD/ BETTER/ BEST MATRIX | PD AND PARKING

POLICE DEPARTMENT	GOOD	BETTER	BEST
Total Area (SF)	61,600	65,600	74,200
PD new building area	48,300	54,700	65,300
PD renovation in VH	13,300	10,900	8,900
Key Program Areas			
Firing Range	Renovate Existing	Shell for Future in PD Renovate existing range	New in PD
Training and Community Room	One multipurpose room in VH	Separate rooms in VH	New separate rooms in PD
Defensive Tactics	In VH (small)	In VH (large)	New in PD
Fitness	In VH (small)	In VH (large)	New in PD
Evidence	All evidence and processing in VH	Intake, lab, & processing in new PD Long-term storage VH	Intake, lab, & processing in new PD Long-term storage VH
Real Time Crime Center	None	Shell in new PD	New in PD
Emergency Operations Center	Off-site	Multipurpose room in VH	New dedicated room in PD

PARKING	GOOD	BETTER	BEST
	3-story Parking Garage	3-story Parking Garage	Underground Parking
Total Parking Count	240	240	205
PD	155	155	155
Visitor	20	20	20
VH	65	65	30
VH street parking (on building side of block only)	50	50	50
Additional VH parking needed*	29	29	64

*Per Village Zoning parking requirements

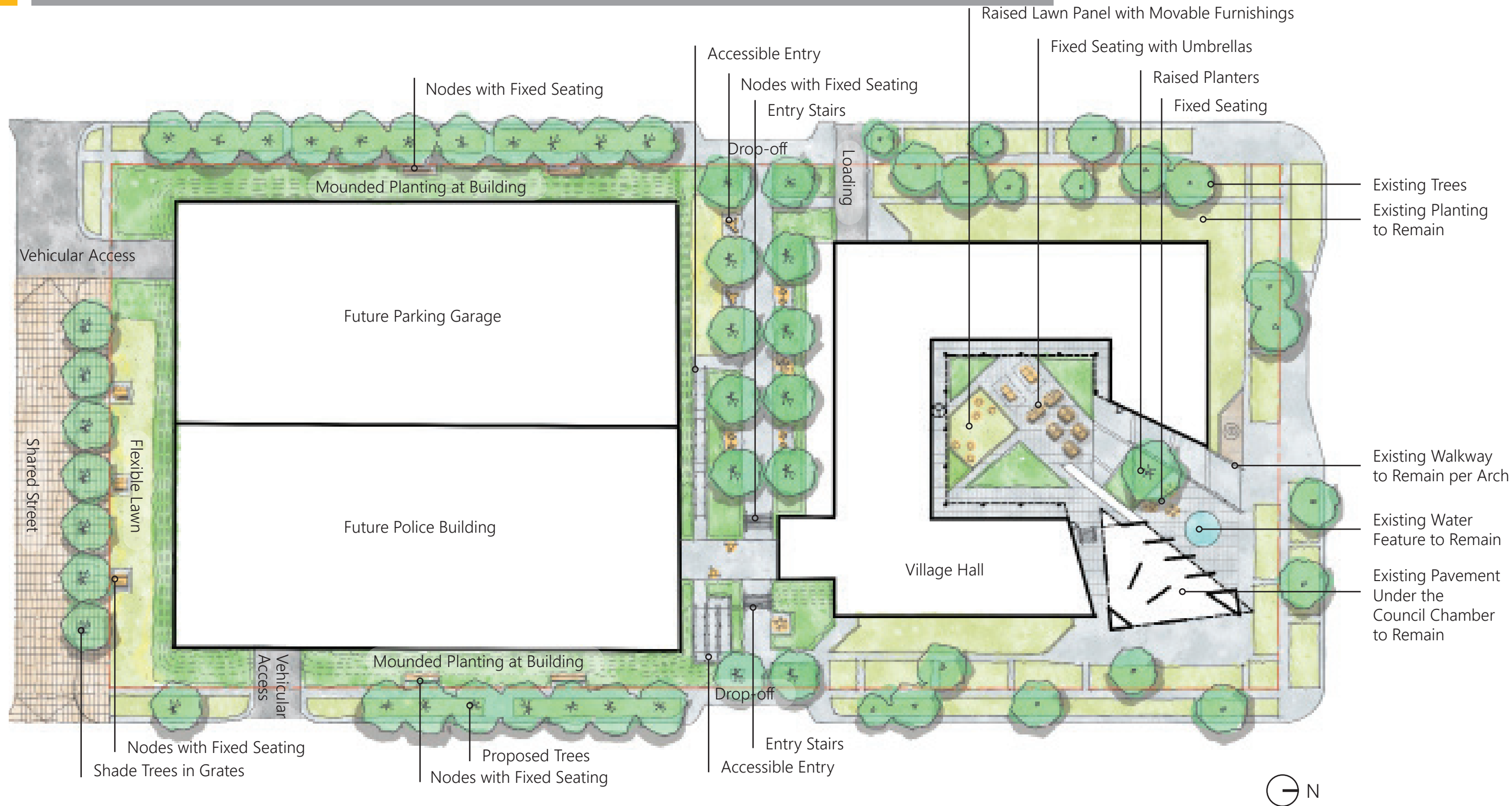
Zoning parking requirement:
144 spots VH
127 spots PD

GOOD/ BETTER/ BEST MATRIX | VILLAGE HALL

VILLAGE HALL	GOOD	BETTER	BEST
Lower Level (LL) scope	Conference rooms Staff Break Room Long term storage Renovate existing restrooms	Conference rooms Staff Break Room Long term storage New Staff Restrooms New Public Restrooms Council Chambers support rooms	Better scope + Full renovation of LL Central plant shared for PD/VH
Ground Level Public Scope	Renovate existing restrooms Add new service window	New public restrooms Add new service window Public breakout rooms	New public restrooms Add new service window Public breakout rooms
Ground Level Office Scope	New staff restrooms Minor renovations		
Mezzanine	Enclose Offices Staff restrooms added	Enclose Offices Staff restrooms added Rebuild Egress stairs and new LULA to existing council chambers	Enclose Offices Staff restrooms added Rebuild Egress stairs and new LULA to existing council chambers
Link	Underground Link to PD	Underground Link to PD	Above ground and underground link to PD
Council Chambers	In Room 101	In Lower Level	In Lower Level (large)
HVAC	maintain existing HVAC	replace HVAC	Central plant shared for PD/VH
Lighting	Replace all lights		
Addition	Small addition to VH for fire stairs and elevator	Small addition to VH for fire stairs and elevator	Welcome center connection between VH and PD
Envelope Improvements	Replace courtyard curtain wall	Replace all glass	Replace all glass Exterior Repairs Replace roof
Courtyard	Reset pavers	Reset pavers	Reset pavers Add skylight Add new egress ramp

4.3

"GOOD" SITE PLAN CONCEPT



4.4

ESTIMATED CONSTRUCTION COST

The preliminary cost estimates for the Good, Better, and Best reduced design options have been developed with pricing that reflects anticipated market conditions, including escalation through the fourth quarter of 2026, which is the projected start of construction. A detailed comparison of the three options is provided in Section 4.2, highlighting the key differences and considerations.

The “Best” scheme was based off of Scheme 1 - Entry Plaza with assumed reductions included, as noted below:

POLICE DEPARTMENT:

The primary difference between Scheme 1 – Entry Plaza and the “Best” option lies in the approach to program reduction. In Scheme 1, the team identified opportunities to scale back from the Best Practices Program Document, ultimately reducing the overall program by 5,000 square feet through a critical evaluation of needs. Additionally, Scheme 1 assumes the firing range will serve a dual purpose as a storm shelter for both Police Department and Village Hall staff. In contrast, the “Best” option limits the storm shelter’s footprint to meet only the base code requirement. Another notable change is in the underground parking area. Scheme 1 reduced its size by over 4,000 square feet by adjusting parking stall dimensions from the 10-foot-wide best practice standard for police use to a standard 8-foot-6-inch width.

VILLAGE HALL:

The Village Hall program was carefully reviewed to identify elements that could remain unchanged, minimizing the number of proposed modifications. Rather than pursuing a full renovation, the design team concluded that most existing office walls could stay, significantly reducing the scope of interior renovations. Furthermore, upgrades originally planned for the council chambers in Scheme 1 were omitted in the “Best” option.

OPTION 1 - GOOD			
	Area	Cost per Area	Total
New Police Department (SF)	48,300	\$ 850.28	\$ 41,068,491
PD Renovation in VH (SF)	13,300	\$ 309.53	\$ 4,116,743
Firing Range (renovate existing)			\$ 3,763,053
TOTAL ESTIMATED PD CONSTRUCTION COST			\$ 48,948,287
Above Grade Parking Garage (per spot)	240	\$ 57,198.40	\$ 13,727,617
Site Development (SF)	62,260	\$ 83.21	\$ 5,180,579
VH Renovation			\$ 8,807,869
TOTAL ESTIMATED CONSTRUCTION COST			\$ 76,664,352

OPTION 2 - BETTER			
	Area	Cost per Area	Total
New Police Department (SF)	54,650	\$ 849.28	\$ 46,413,203
PD Renovation in VH (SF)	11,000	\$ 316.30	\$ 3,479,346
Firing Range (fit out)			\$ 6,394,270
TOTAL ESTIMATED PD CONSTRUCTION COST			\$ 56,286,819
Above Grade Parking Garage (per spot)	240	\$ 57,198.40	\$ 13,727,617
Site Development (SF)	62,260	\$ 83.21	\$ 5,180,579
VH Renovation			\$ 16,807,870
TOTAL ESTIMATED CONSTRUCTION COST			\$ 92,002,885

OPTION 3 - BEST			
	Area	Cost per Area	Total
New Police Department (SF)	65,300	\$ 797.58	\$ 52,082,185
PD Renovation in VH (SF)	8,900	\$ 320.18	\$ 2,849,590
Firing Range (fit out)			\$ 6,394,270
TOTAL ESTIMATED PD CONSTRUCTION COST			\$ 61,326,045
Underground Garage (per spot)	185	\$ 118,715.22	\$ 21,962,316
Site Development (SF)	124,520	\$ 67.59	\$ 8,416,625
VH Renovation			\$ 21,323,534
TOTAL ESTIMATED CONSTRUCTION COST			\$ 113,028,520

5 CONCEPT DESIGNS

- 5.1 CONCEPT DESIGN OVERVIEW
- 5.2 DESIGN MATRIX
- 5.3 SITE STRATEGIES
- 5.4 MUNICIPAL CAMPUS CONCEPT
- 5.5 MULTI-SITE CONCEPT
- 5.6 ESTIMATED CONSTRUCTION COST
- 5.7 EVALUATION MATRIX

This section describes the exploration of site alternatives that followed the Village Board’s evaluation of the “Good/Better/Best” matrix. After reviewing the matrix, the Board examined how different levels of investment would affect operational efficiency, community presence, and long-term value. Through this process, the Board identified which program elements and site improvements were essential to the project’s success and which could be reduced or deferred without compromising its intent. After careful consideration, the Board determined that the “Better” scheme provided the optimal balance of functionality, cost, and flexibility, establishing it as the foundation for the next phase of design and cost validation.

As the design team refined the program and budget, a nearby property became available for purchase, presenting the Village an opportunity to expand its holdings. The Village then directed JLK and the design team to use the “Better” scheme as a basis for studying a revised concept at the Village Hall site and to explore relocating the Police Department to the adjacent property at 11 Madison to relieve space constraints at the Municipal Campus. Two options were developed: the Municipal Campus Concept, which kept both departments on the same site with an above-grade parking deck, and the Multi-Site Concept, which relocated the Police Department to 11 Madison.

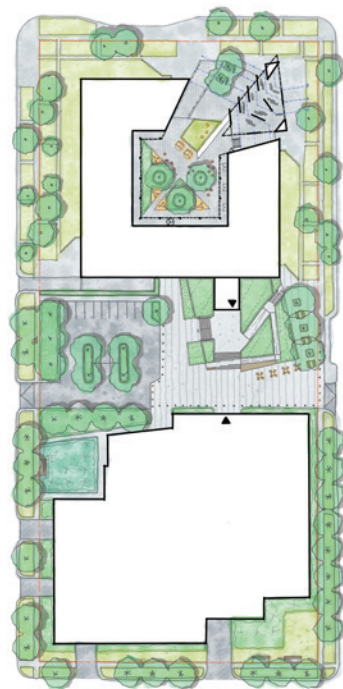
5.1

CONCEPT DESIGN OVERVIEW

CONCEPT 1: MUNICIPAL CAMPUS:

This option continued to develop the original integrated campus vision, housing both Village Hall and Police Department functions on the same site at 123 Madison. Due to budget limitations, this approach required parking to be located above grade rather than below, which in turn reduced available green space—a feature that had been strongly supported by the community during the Open House and public survey.

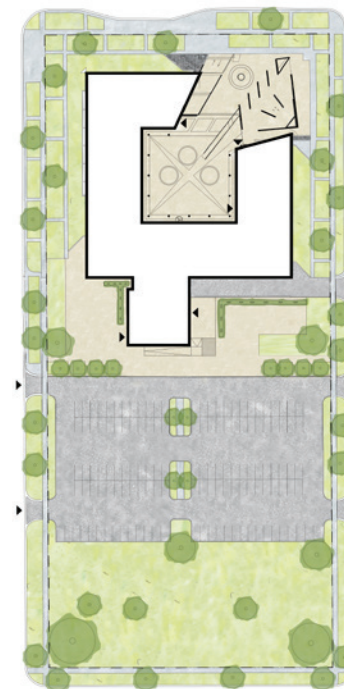
VILLAGE HALL AND POLICE DEPARTMENT



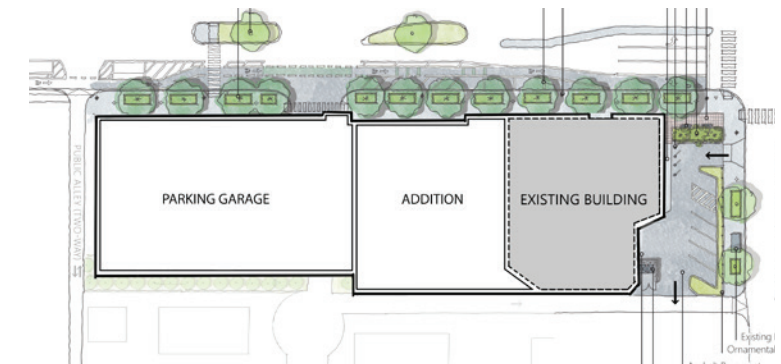
CONCEPT 2: MULTI-SITE:

The second option explored relocating the Police Department to a new, off-site location at 11 Madison, allowing the Village Hall site to remain focused on civic and community functions while reducing on-site construction complexity and cost.

VILLAGE HALL



POLICE DEPARTMENT



DESIGN MATRIX

The concept matrix compares two development options for the Police Department (PD) and Village Hall (VH). Both options include a total PD area of 67,700 square feet, but the allocation differs. The Municipal Campus scheme consolidates most functions in a new 57,500-square-foot police facility with 10,200 square feet of renovated space in the Village Hall. In contrast, the Multi-Site scheme reduces the new PD building to 37,500 square feet by renovating approximately 30,200 square feet of the existing building. Both include comparable lower-level, ground-level, and second-level programs, that include public spaces, patrol, investigations, training, and support, but differ in how these functions are distributed between new construction and renovation.

For the Village Hall, both concepts include comprehensive renovation and modernization, with upgrades such as accessible entrances, restrooms, new mechanical systems, lighting, and improved office layouts for privacy. The Multi-Site concept emphasizes community-oriented spaces such as a large public commons and community rooms, with an addition for a new Council Chambers, while the Municipal Campus focuses more on staff support and shared facilities with the Police Department and renovates the existing building to create a new Council Chambers on the first floor.

Parking capacity differs notably between the two schemes. The Municipal Campus concept provides 242 total spaces, including a 215-car parking garage and an additional surface lot for visitor parking. In contrast, the Multi-Site concept provides a total of 307 total spaces, with a 155-car garage at 11 Madison, and reusing the existing surface parking lot at the Village Hall for staff and visitor parking.

MUNICIPAL CAPUS CONCEPT

POLICE DEPARTMENT (PD)	
Total Area (SF)	67,700
New PD Building	57,500
PD Renovation in VH	10,200
Lower Level Program	
Firing Range	
Support Spaces (Mech, Elec, etc)	
Ground Level Program	
Public	
CSO	
Community Policing	
Patrol	
Evidence Intake & Lab	
Records	
Interview	
Support	
Second Level Program	
Patrol	
Admin	
Investigations	
Training	
Support	
Parking	
Parking	242
Parking Garage Count	
PD Parking	155
VH Parking	60
Existing VH Below Grade Parking	10
Surface Parking (Visitor)	17

VILLAGE HALL (VH) RENOVATION	
Lower Level Scope	
PD Support Spaces	Classroom Training/ Community Room Defensive Tactics Fitness Long-Term Storage
VH Staff Support Spaces	Conference Rooms Long-Term Storage Restrooms Break Room
Ground Level Scope	
Public	Accessible Entrance Accessible Elevator and Fire Stair Point of Service Window Restrooms
VH Staff Support Spaces	Restrooms Dedicated Staff Entrance
Building Improvements	Replace courtyard glazing Reset courtyard pavers HVAC updates Lighting updates
Mezzanine	
VH Staff Support Spaces	Enclose Offices for HIPAA privacy Restrooms New lift access to existing Council Chambers

MULTI-SITE CONCEPT

POLICE DEPARTMENT (PD)	
Total Area (SF)	67,700
New PD Building	37,500
Existing Building Renovation	30,200
Lower Level Program	
Storage	
Support Spaces (Mech, Elec, etc)	
Fitness	
Lockers	
Defensive Tactics	
Ground Level Program	
Public	
CSO	
Community Policing	
Patrol	
Evidence Intake & Lab	
Records	
Interview	
Support	
Second Level Program	
Patrol	
Admin	
Investigations	
Records	
Training	
Support	
PD Parking	
Parking	163
Total Parking Garage Count	
Total Parking Garage Count	155
Surface Parking (Visitor)	8

VILLAGE HALL (VH) RENOVATION	
Lower Level Scope	
Public Spaces	Public Commons Restrooms Community Room
VH Staff Support Spaces	Conference Rooms Long-Term Storage Restrooms Break Room
Ground Level Scope	
Public	Accessible Entrance Accessible Elevator and Fire Stair Point of Service Window Council Chambers Restrooms
Building Improvements	Replace courtyard glazing Reset courtyard pavers Accessible Restrooms HVAC updates Lighting updates
Mezzanine	
VH Staff Support Spaces	Enclose Offices for HIPAA privacy Restrooms New lift access to existing Council Chambers

VH Parking	
Parking	144
Surface Parking Lot	
VH Staff Parking	120
Visitor Parking	14
Existing VH Below Grade Parking	10

Entry Sequence:

The entry area draws inspiration from the existing village hall, with the composition of raised planters and accessible walkways echoing its geometric language to form a sculptural gesture. Following the site's existing angles, the entry space opens toward the neighborhood, anchored on its south side. Thoughtfully integrated seating offers opportunities for outdoor lunches, remote work, and informal meetings. Shade trees enhance comfort in these seating areas, while lush understory plantings soften the sharp geometry, creating a more inviting entry experience.

Entry Parking:

Parking is located on the west side of the entry plaza, with integrated drop-off spaces designed as part of the overall vehicular circulation. The entire parking area is table-topped, with bollards delineating it from the adjacent plaza space. Strategically placed retractable bollards allow for temporary vehicular access to the plaza, accommodating emergency services and special event needs. Plantings are incorporated at and around the parking lot to meet local ordinance and provide effective visual screening.

Rain Garden:

Situated on the west side of the PD building, the rain garden serves as both a sustainable landscape feature and an educational resource. Showcasing a diverse array of native and climate-adapted perennials, it demonstrates ecological resilience while enhancing the site's natural beauty. A seating nook is integrated to offer opportunities to relax and connect with nature. Educational signage at the rain garden further fosters the environmental awareness and the engagement within the community.

Courtyard:

The designs seek to enhance the amenities within the existing VH building courtyard while honoring the integrity of its original design gestures. The distinctive cross pattern found in the original pavement is thoughtfully reinterpreted, influencing the geometries of both planted areas and outdoor seating arrangements. A diverse selection of seating options is strategically positioned to support outdoor lunches, remote work, and informal gatherings. Shade is thoughtfully integrated through a combination of shade trees and umbrellas incorporated into fixed seating areas, ensuring comfort throughout the space. Additionally, the design introduces a new accessible route, further enhancing inclusivity and ease of movement within the courtyard.

Underneath the Council Chambers:

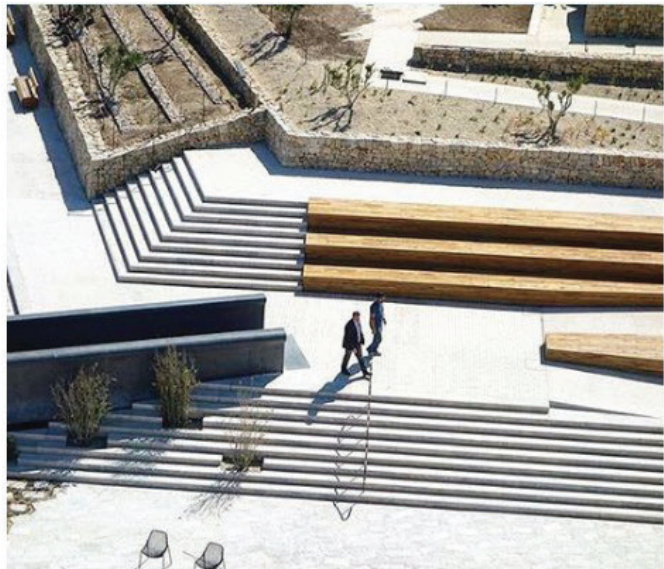
For the exterior activation concepts, the designs incorporate a sculptural and playful element that harmonizes with the existing architectural framework, adding visual interest and dynamic engagement to the space. Thoughtfully integrated lighting enhances both ambiance and safety, ensuring a welcoming and secure environment for all users.

Planting:

The planting palette features a thoughtfully curated selection of low-maintenance, native, and adaptive species that create a soft, natural edge along the exterior space. Perennials are strategically placed at entry points and key locations, adding layers of texture and seasonal interest to the landscape.

SITE PRECEDENT IMAGES

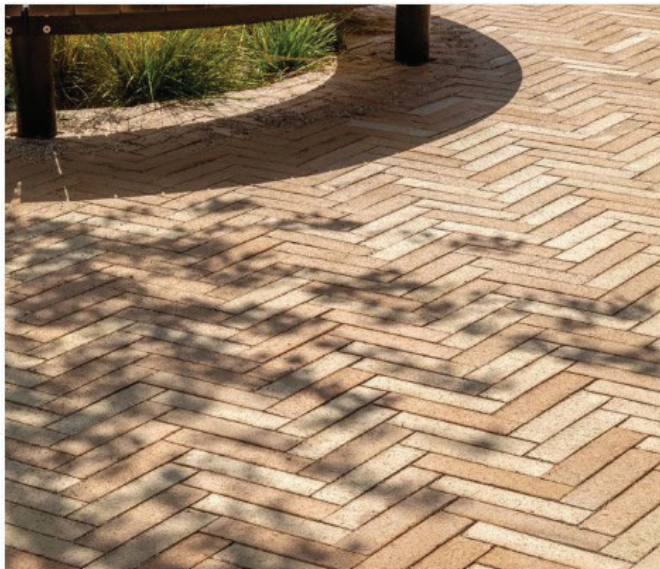
Entry Sequence



Rain Garden



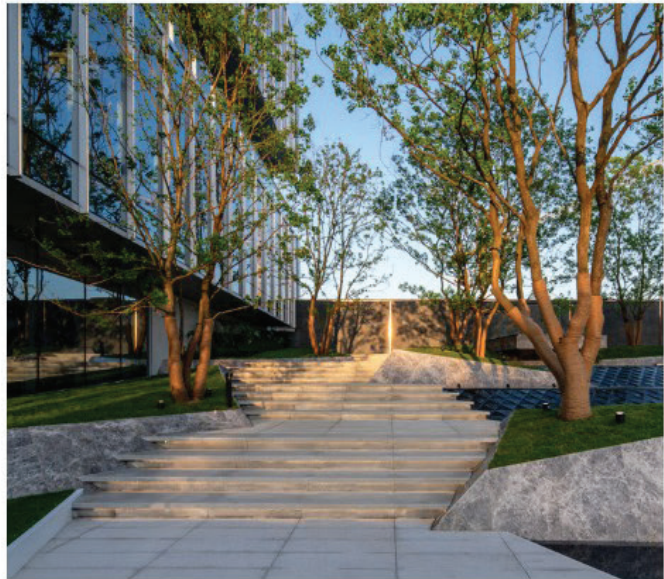
Entry Pavement



Fixed Seating



Raised Planter

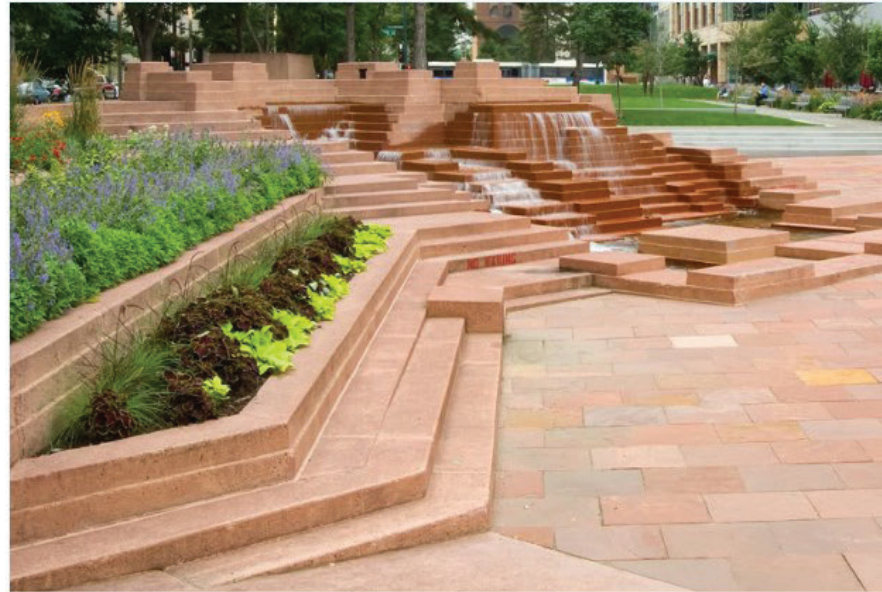


SITE PRECEDENT IMAGES

Courtyard



Underneath the Council Chambers



Planting



MUNICIPAL CAMPUS CONCEPT: CONCEPT OVERVIEW

SITE FEATURES:

- Above-grade parking structure for police and Village Hall staff use.
- Surface parking provided between the buildings for visitors.
- Open plaza entry greets visitors with wayfinding to go to Village Hall or Police Department while limiting the new construction building footprint.
- Secure connection from new Police Department to Village Hall via underground tunnel.
- Geothermal well-field to be located on Western side of site.

VILLAGE HALL FEATURES:

- East wing of the Village Hall redeveloped as a publicly accessible spine, featuring a first-floor Council Chambers with adjacent pre-function areas serving council, staff, and adjudication check-in functions.
- New elevator and stair to provide equitable access to all floors.
- Circulation maintains courtyard views while providing controlled access points that separate Village Hall staff areas from public spaces on every level.
- Original Historic Council Chambers remains available as a meeting room for up to 49 people, suitable for community or staff use.
- Lower level includes support spaces for Village Hall and Police Department.

POLICE DEPARTMENT FEATURES:

- The building form responds to the Village Hall footprint, preserving a green buffer around the new building and parking garage.
- The parking garage is three above-grade levels. The Village Hall staff parking is on ground level, and the police department has secured dedicated use of the upper two levels. Public parking is provided between the two buildings on a surface lot.
- Police Department Parking Entrance is located off Adams Street, with a gatehouse style secure entry and a pull-through Sally Port.
- Community Policing opens onto the new public plaza, with Patrol and Training nearby for convenient public and inter-agency interaction.

KEY FEATURES AND VALUE ADDED:

The value of this scheme is measured by alignment with the key features presented in Section 2 and the metrics for success outlined in Section 1.2.

Welcoming & Community: Police Department and Village Hall maintain direct adjacency. Public plaza creates welcoming and accessible entrance sequence.

Site: Landscape design that incorporates sustainable features and activates the courtyard.
Structure - Above-grade parking garage eliminates need for extensive excavation.

Council: New chambers on the main floor improves accessibility and security while allowing the historic chambers to continue use for small meetings.

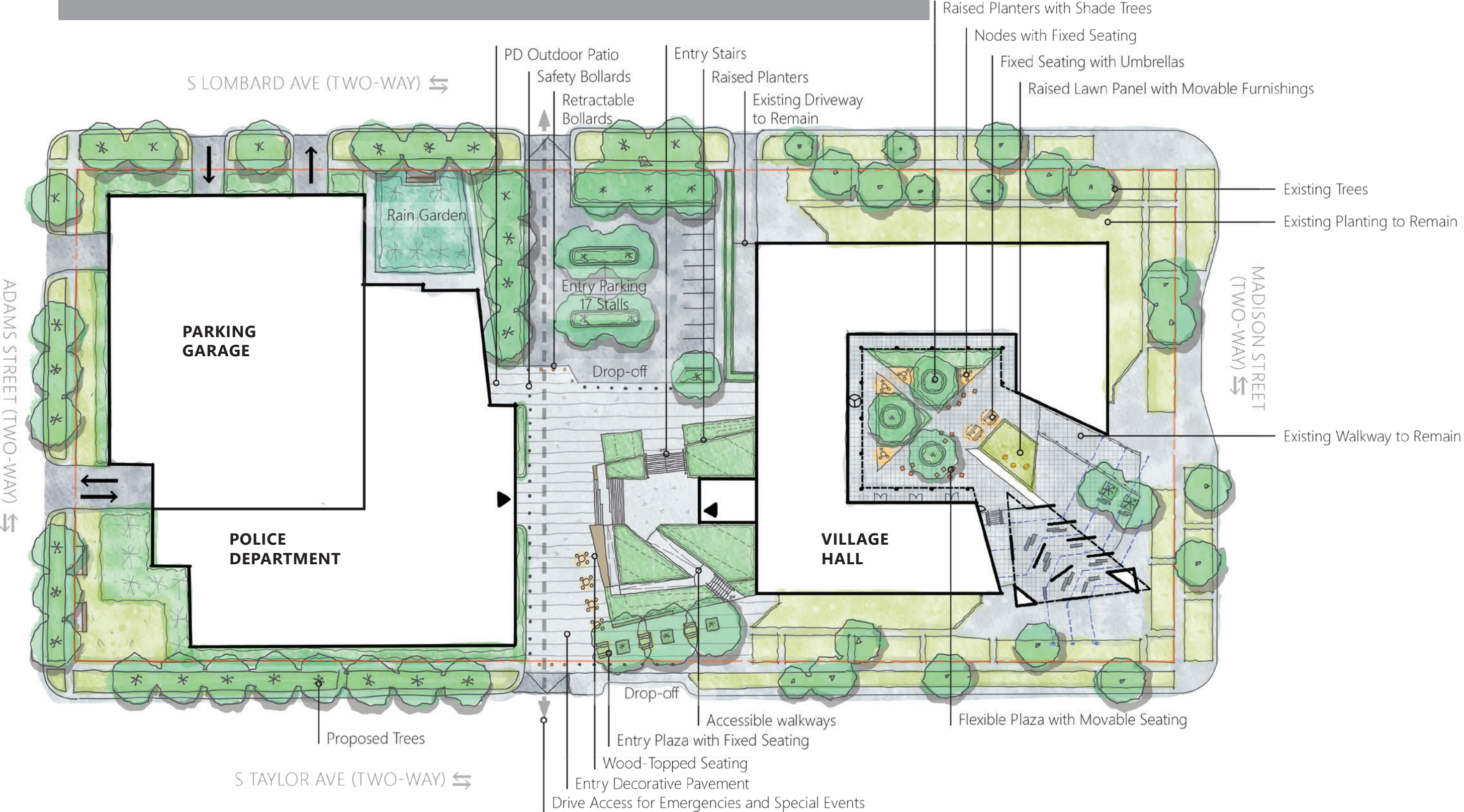
Refresh & Sustainability: Maximize reuse and refresh of existing and historic Village Hall building + solar/geothermal. Rehabilitation of the existing and historic Village Hall building aligns with Goal #6 of the Climate Ready Oak Park Plan: "Preserve the Embodied Energy and Heritage of Existing Buildings."

Parking: Above-grade parking garage to provide all Police Department and Village Hall parking on-site and reduce the neighborhood on-street parking demand.

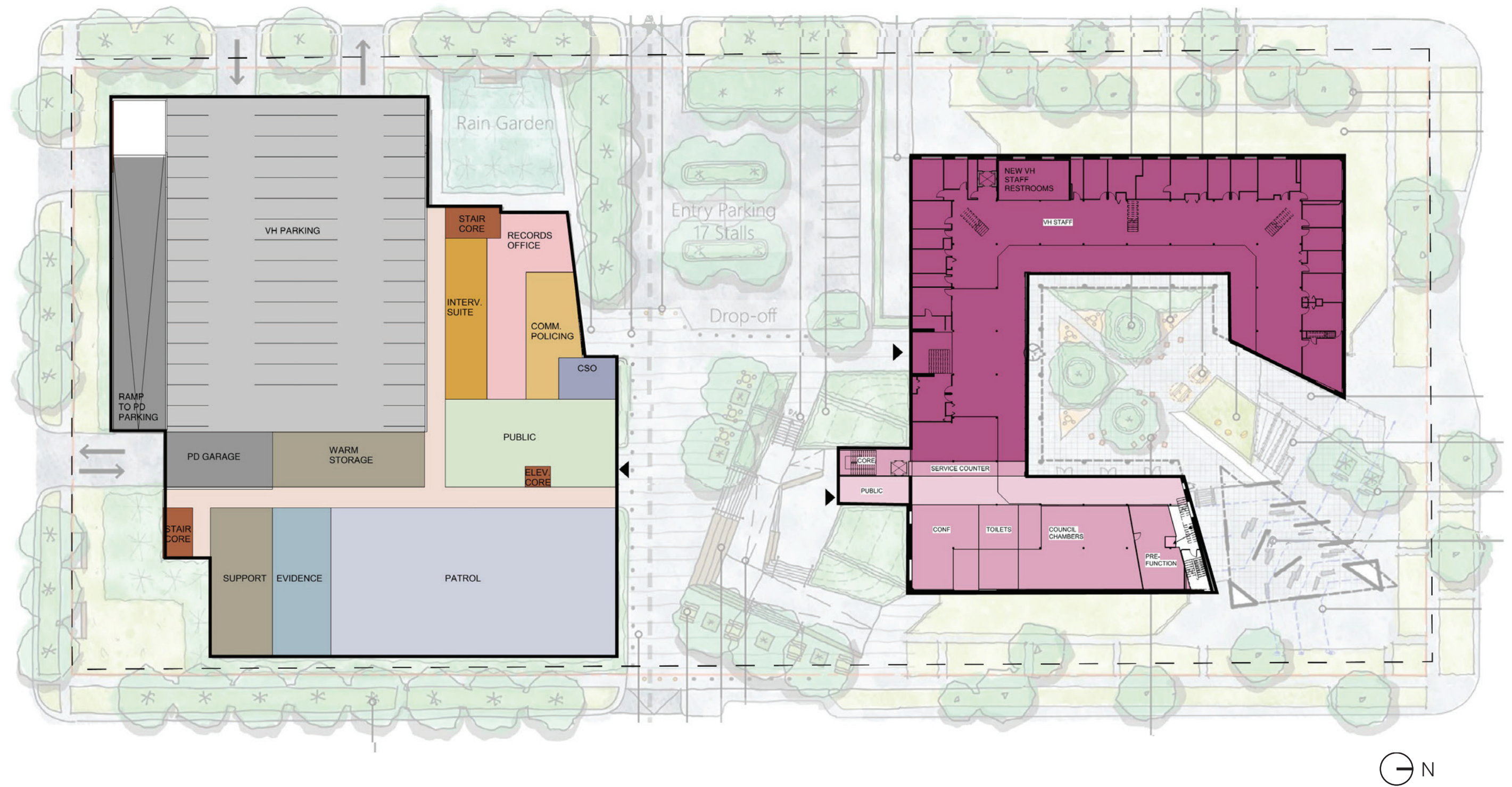
Work: Creates public and private wings at main level of Village Hall and improves Lower level of Village Hall is optimized for Village Hall Staff space and Police Department functions.

Policing: Secure below-grade connection between Police Department and Village Hall creates extra layer of embedded security for staff and public.

MUNICIPAL CAMPUS CONCEPT:
SITE PLAN



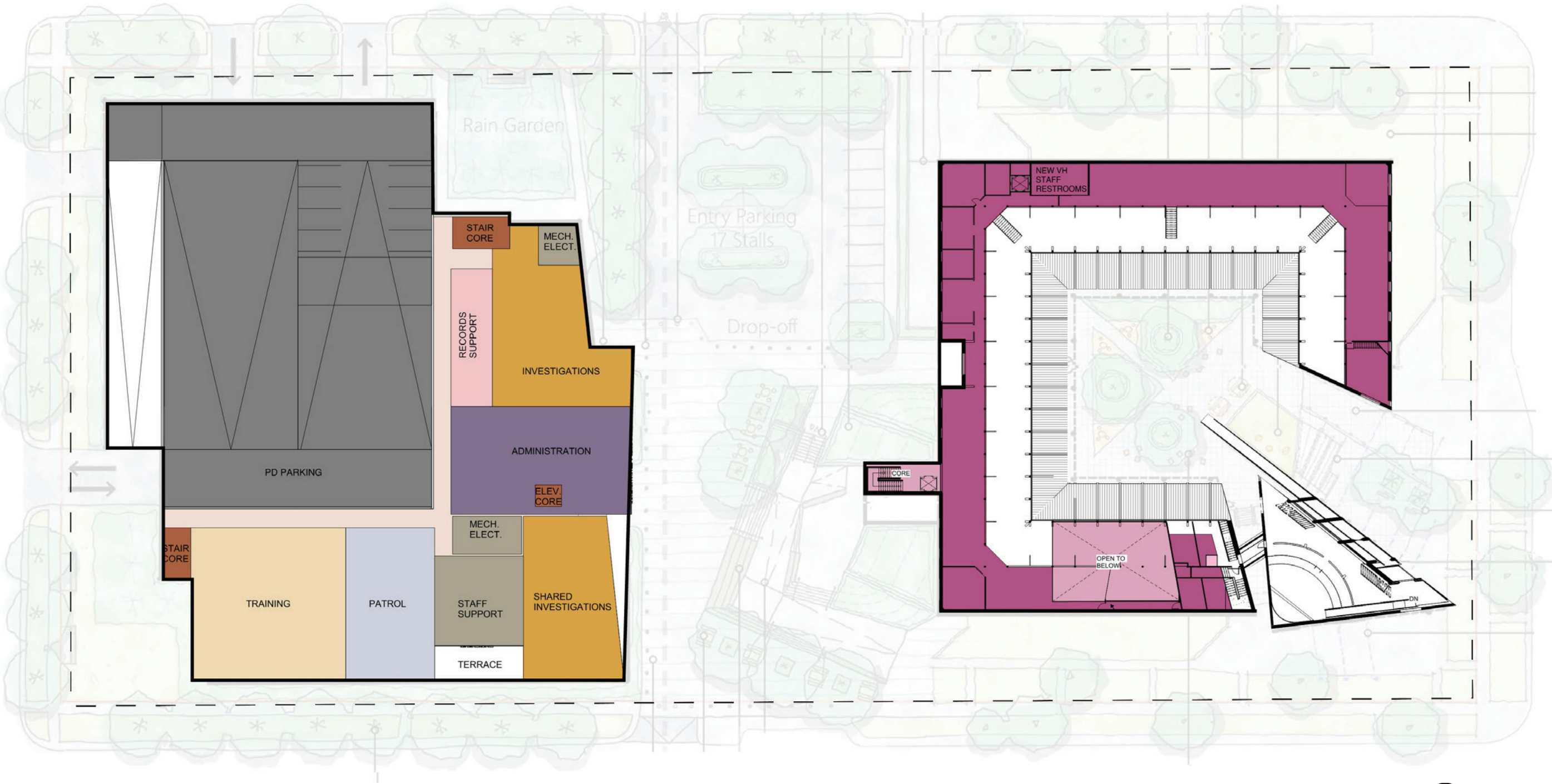
MUNICIPAL CAMPUS CONCEPT:
GROUND LEVEL PLAN



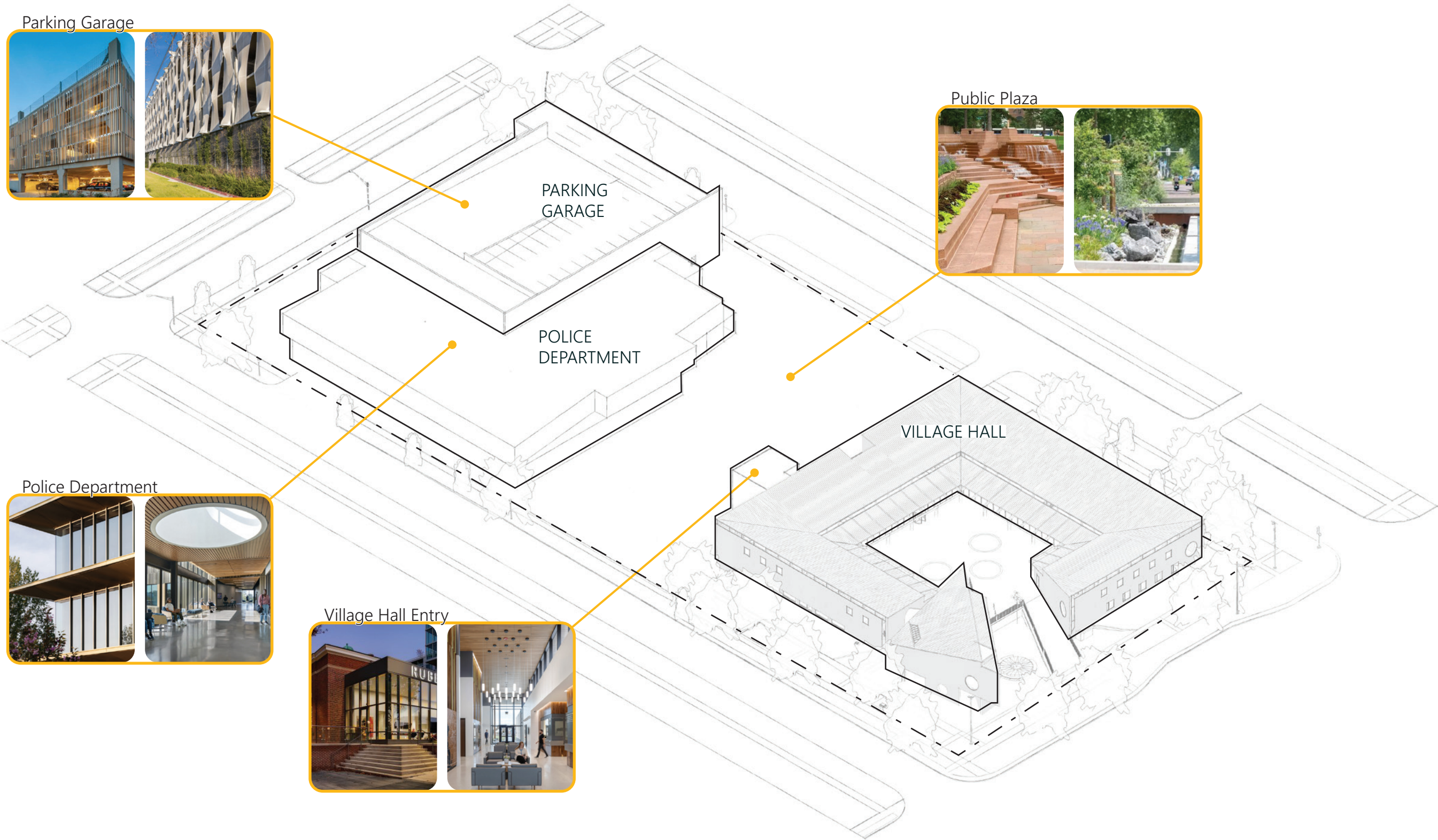
MUNICIPAL CAMPUS CONCEPT:
LOWER LEVEL PLAN



MUNICIPAL CAMPUS CONCEPT:
SECOND FLOOR PLAN



MUNICIPAL CAMPUS CONCEPT:
AXONOMETRIC VIEW



MULTI-SITE CONCEPT: LOCATION PLAN

In the Multi-Site concept, the Police Department is relocated to a new facility at 11 Madison, establishing a dedicated site separate from the Village Hall. The new location remains in close proximity to the Village Hall, maintaining operational connectivity between the two entities. Positioned along major arterial streets, the site offers improved accessibility for police operations while reducing vehicular traffic through the residential streets surrounding the existing Village Hall.



MULTI-SITE CONCEPT: CONCEPT OVERVIEW

SITE FEATURES:

- Police Department is relocated in entirety to 11 Madison Street.
- Consolidates all Police program into one building with dedicated parking.
- Maintains the existing parking lot and public green space at Village Hall while providing new public plazas and accessible circulation.

POLICE DEPARTMENT FEATURES:

- Renovation of an existing building, adding a new two-story addition and on-grade parking garage.
- The above grade parking is three levels high, and exclusively for Police vehicle parking and provides secure entry into the Police Department.
- A covered, secure court contains access to the Intake and Detention areas, as well as access to the parking garage.
- The above grade parking is three levels high, and exclusively for Police vehicle parking and provides secure entry into the Police Department.
- Public interface areas are access from a separate main entrance.
- Investigations, Admin, and Records are sited on the second level.

VILLAGE HALL FEATURES:

- New addition for Council Chambers, elevator, and stair to all floors for equitable access
- Secure separation provided between staff and public entrances. Pre-function spaces for council and staff and adjudication check-in are nearby.
- Controlled access points separate Village Hall staff zones from public spaces on all levels
- First floor staff departments are arranged around three sides of the courtyard
- Circulation patterns and views to the courtyard are maintained, and new doors at staff and public areas provide courtyard access with keycard access for staff to secure areas.
- Original Historic Council Chambers can continue to be used as meeting room for community or staff, up to 49 people
- Lower level includes support spaces for Village Hall, public commons, and the opportunities for future development and partnerships.

KEY FEATURES AND VALUE ADDED:

The value of this scheme is measured by alignment with the key features presented in Section 2 and the metrics for success outlined in Section 1.2.

Welcoming: Village Hall public plaza and new addition create welcoming and accessible entry sequence for staff and public. Police Department is located on a prominent corner lot that reinforces their community outreach values.

Community: Lower level of Village Hall is flexible and optimized for community use and future staff use. Police Department location gives community direct access off of a main road.

Site: Preserves existing south lawn at Village Hall.

Structure: New addition to Village Hall structure and separate Police Department site reduces the among of new construction, improves constructibility, and reduces costs.

Council: New addition creates accessible and secure Council Chambers.

Refresh: Maintains existing circulation while updating Village Hall.

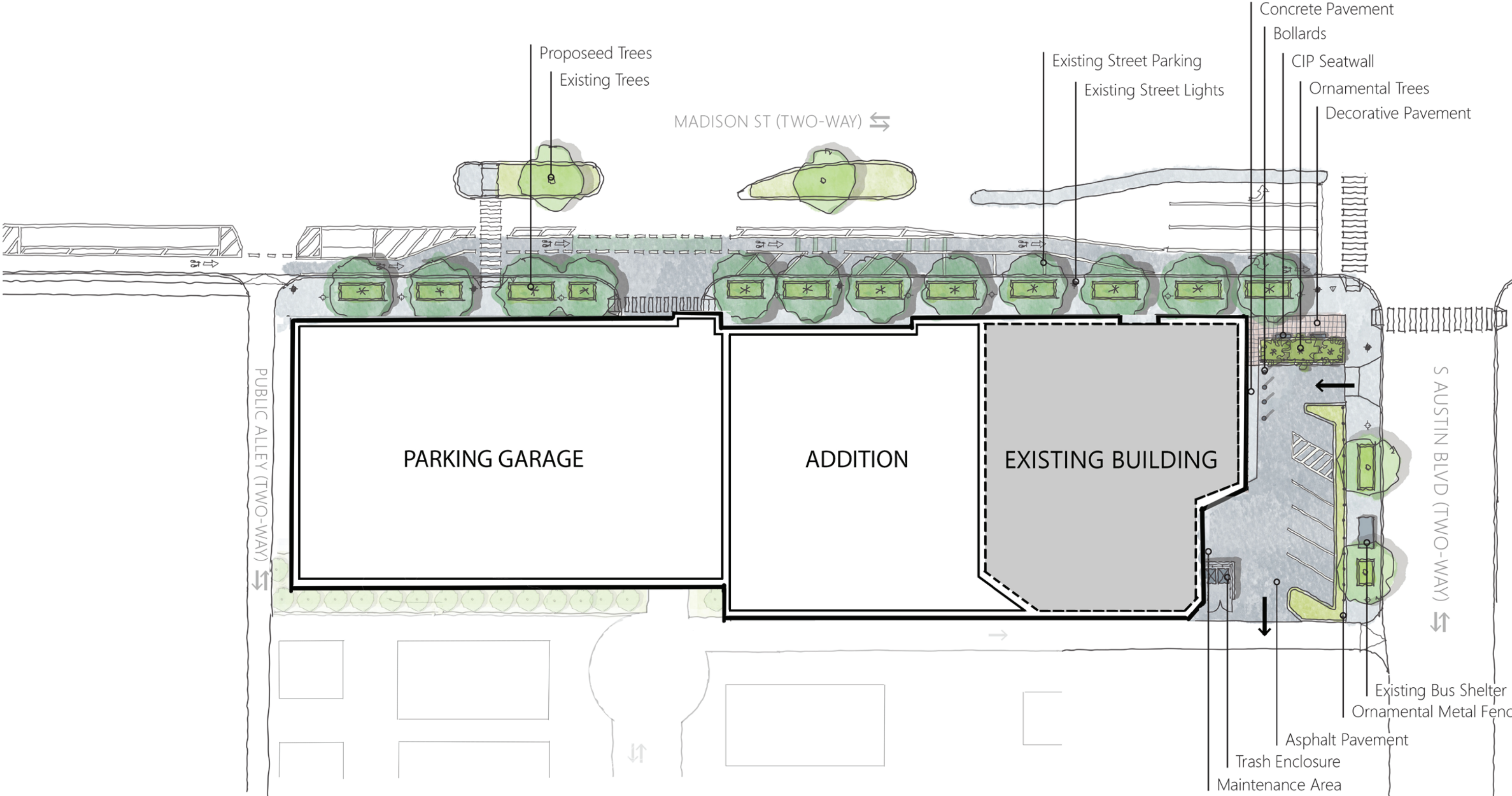
Sustainability: Maximize reuse of two existing buildings + solar/geothermal, aligns with Goal #6 of the Climate Ready Oak Park Plan: "Preserve the Embodied Energy and Heritage of Existing Buildings."

Parking: Maintains existing parking lot at Village Hall site. Creates direct connection to main street and reduces neighborhood congestion at Police Department site.

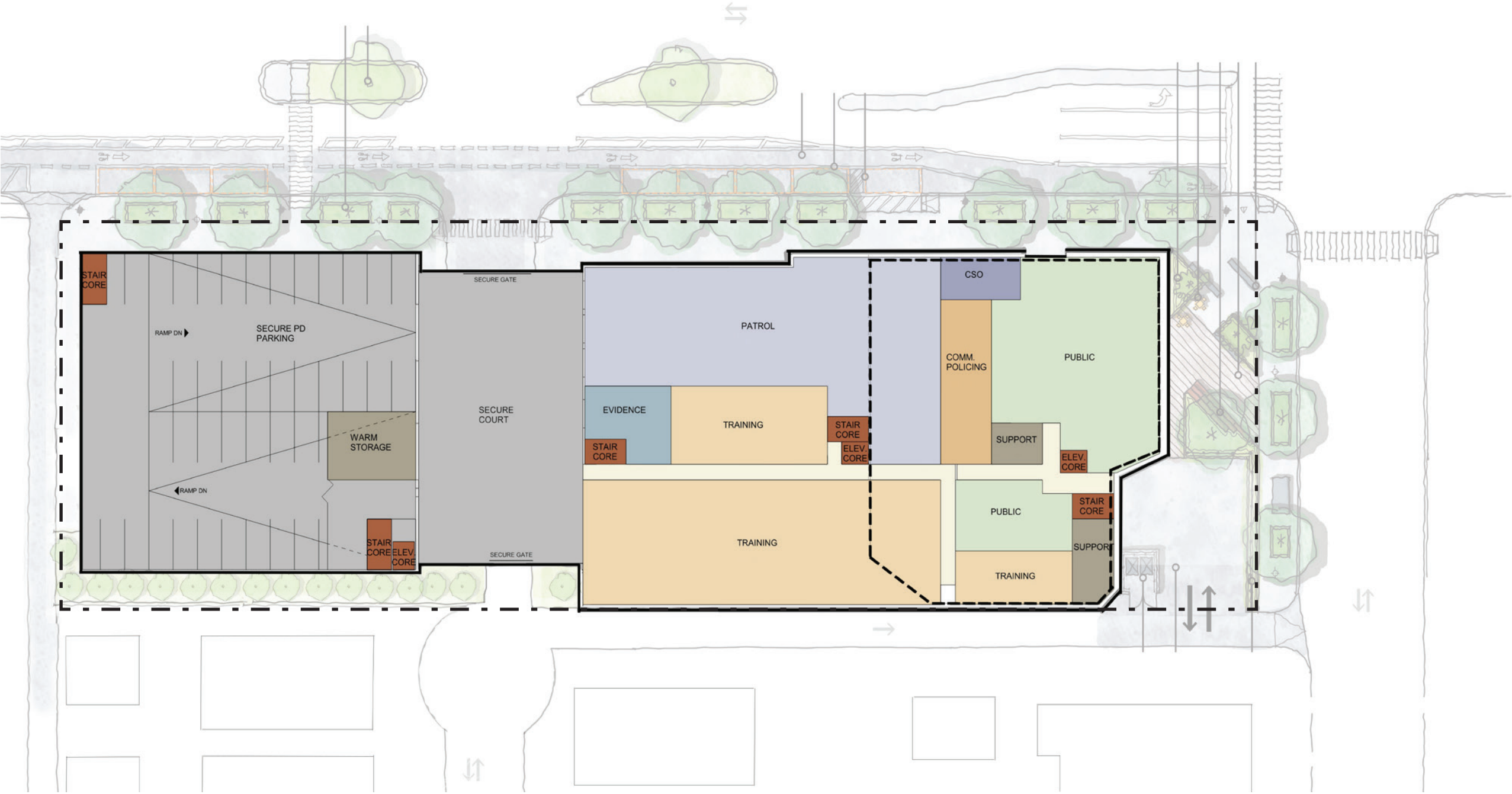
Work: Ease of constructibility decreases construction timeline and minimizes disruptions to staff.

Policing: Police Department consolidated under one roof.

MULTI-SITE CONCEPT:
POLICE DEPARTMENT - SITE PLAN

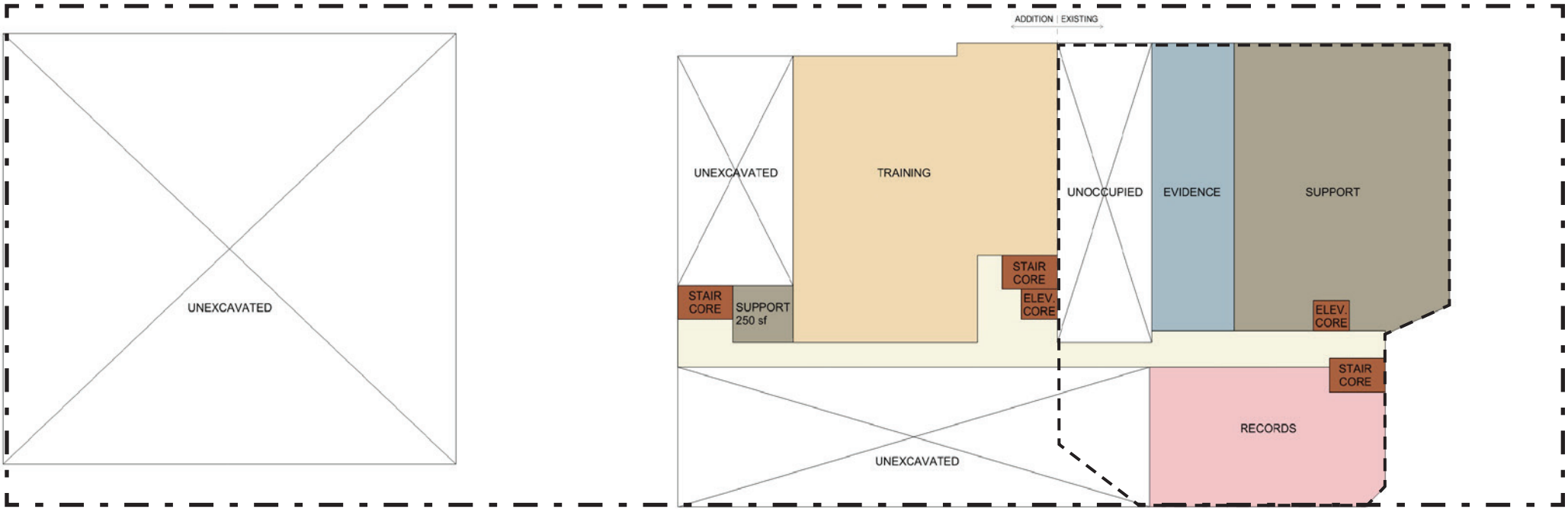


MULTI-SITE CONCEPT:
POLICE DEPARTMENT - GROUND LEVEL

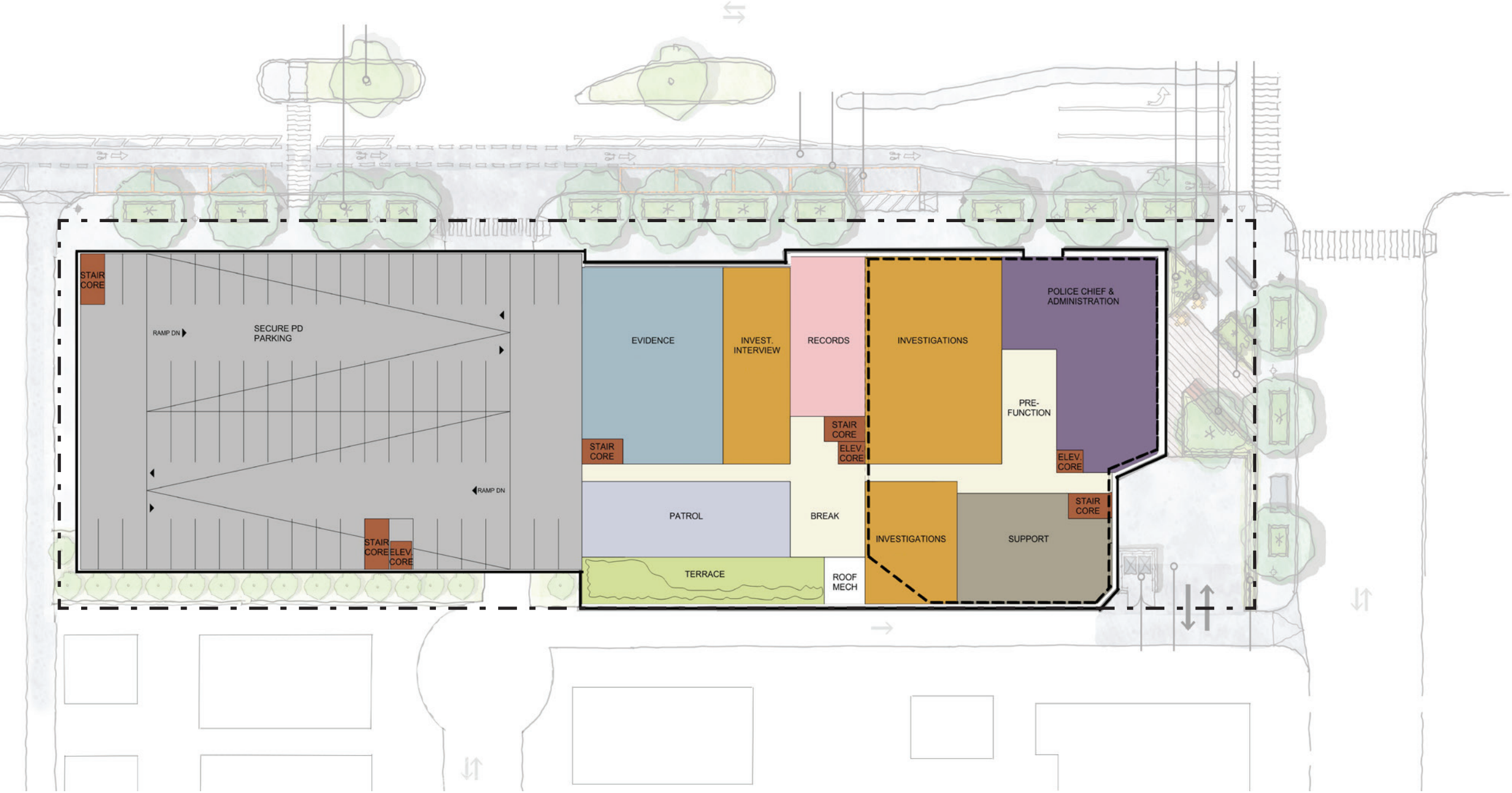


MULTI-SITE CONCEPT:

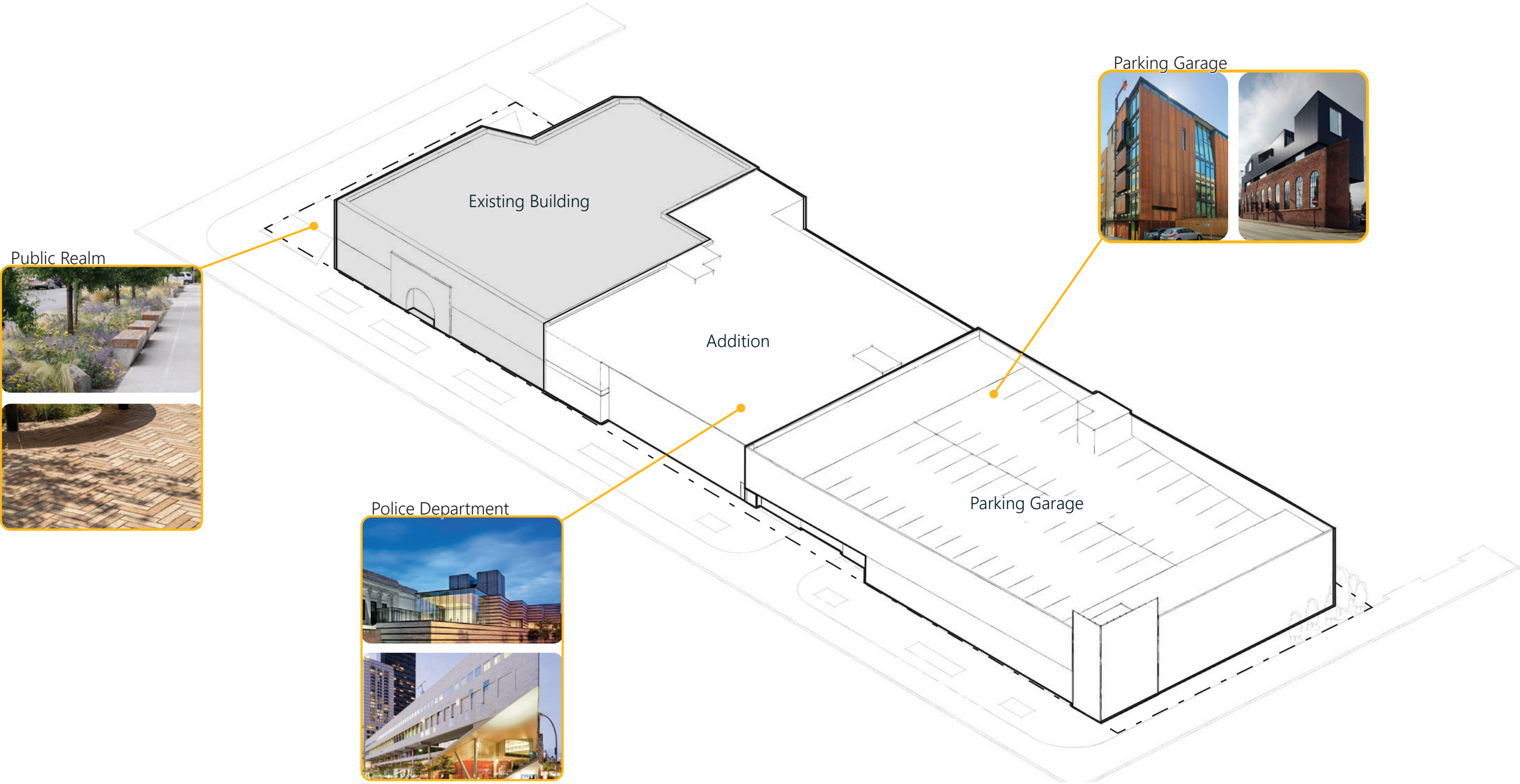
POLICE DEPARTMENT - LOWER LEVEL PLAN



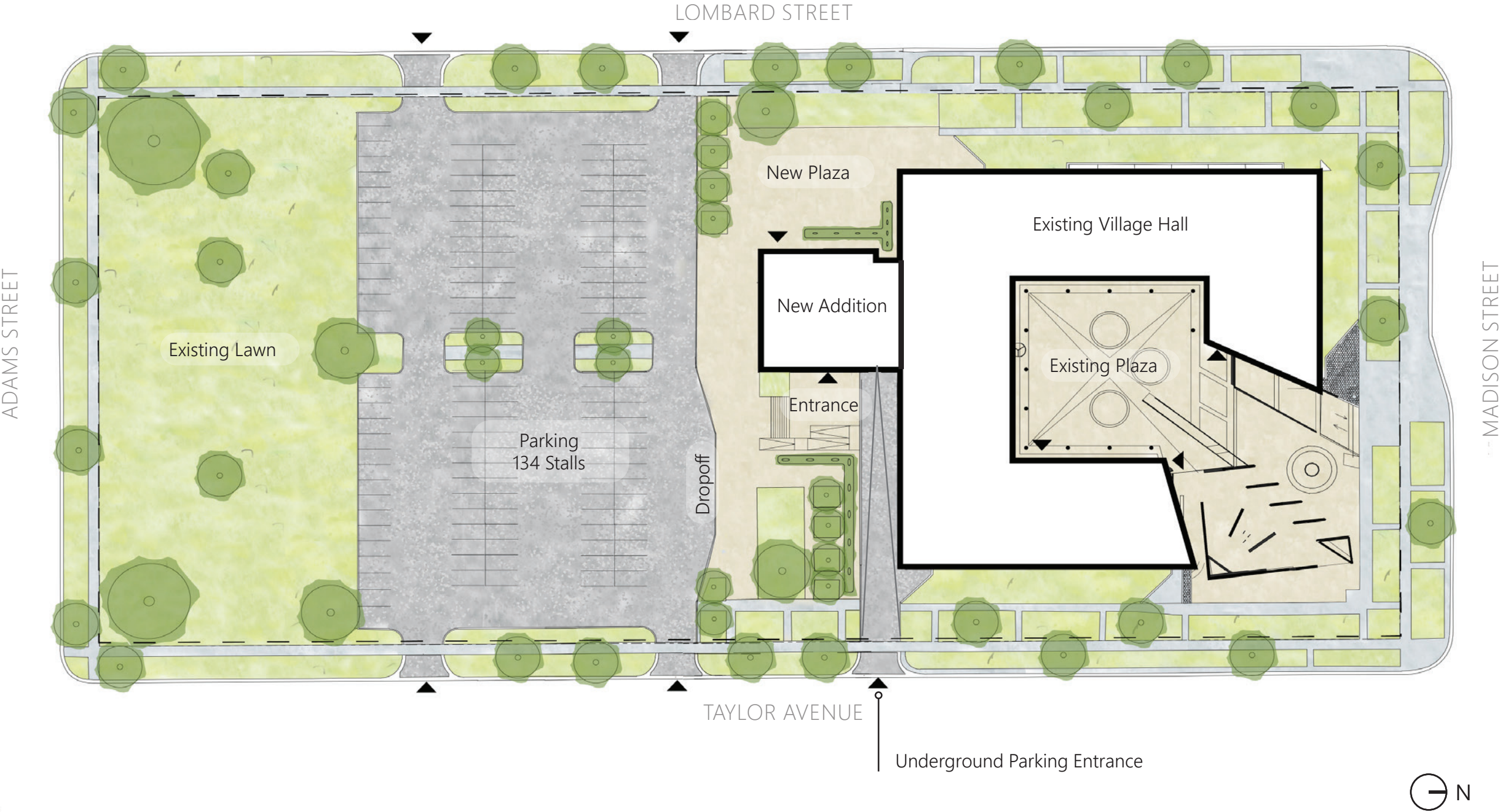
MULTI-SITE CONCEPT:
POLICE DEPARTMENT - SECOND FLOOR PLAN



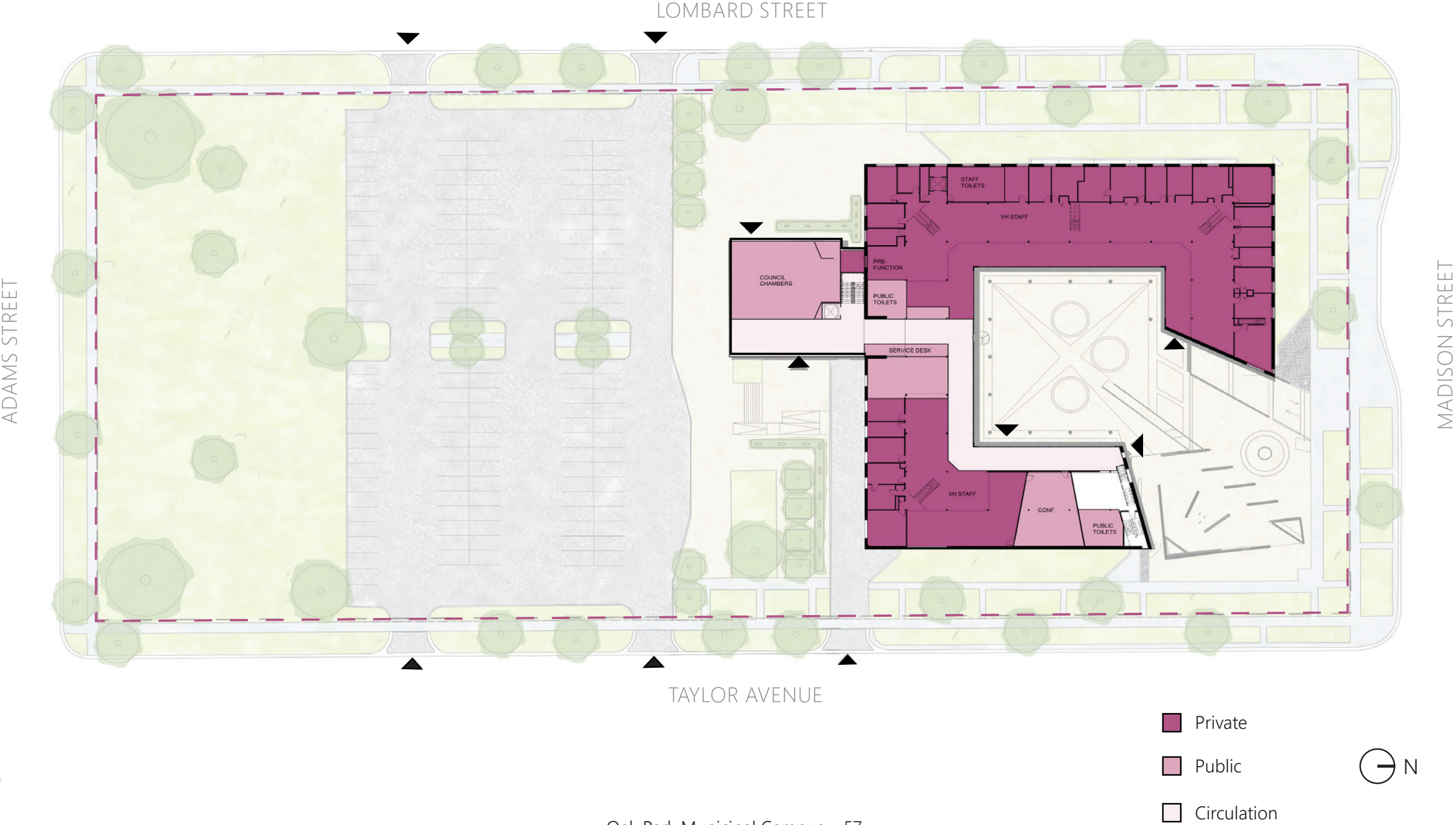
MULTI-SITE CONCEPT:
POLICE DEPARTMENT - AXONOMETRIC VIEW



MULTI-SITE CONCEPT:
VILLAGE HALL - SITE PLAN

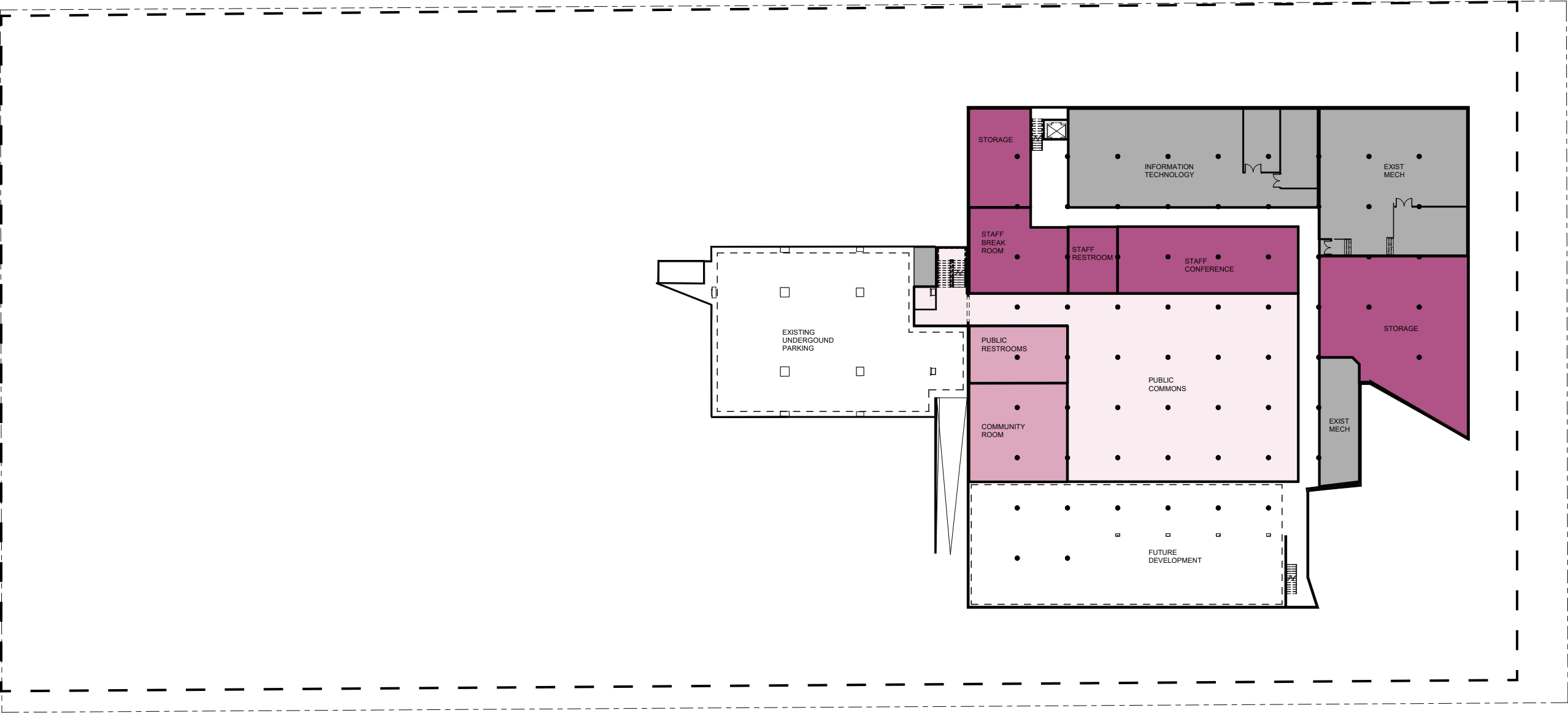


MULTI-SITE CONCEPT:
VILLAGE HALL - GROUND FLOOR PLAN



MULTI-SITE CONCEPT:

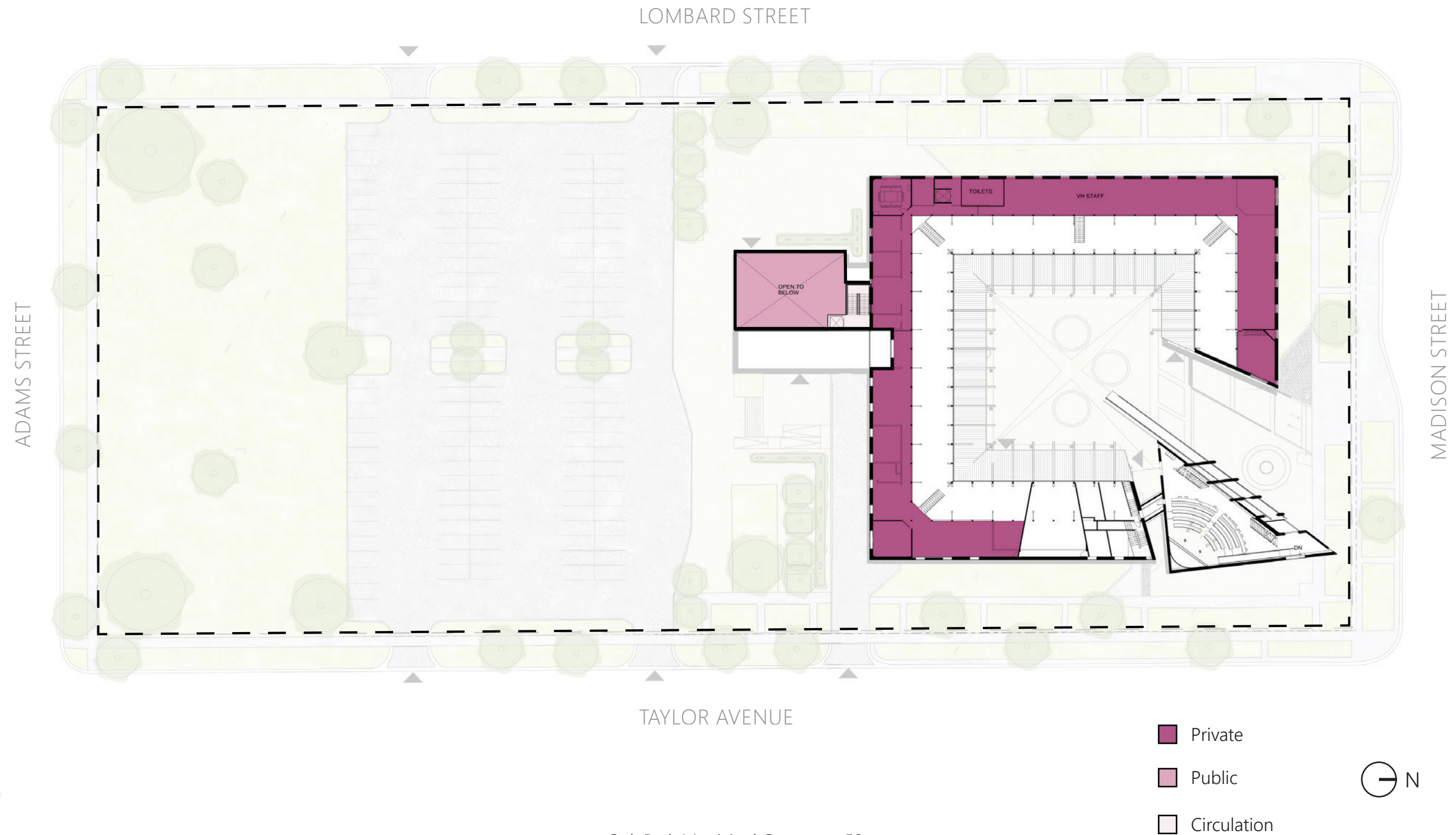
VILLAGE HALL - LOWER LEVEL PLAN



- Private
- Public
- Circulation



MULTI-SITE CONCEPT:
VILLAGE HALL - MEZZANINE PLAN



5.6

ESTIMATED CONSTRUCTION COSTS

The preliminary cost estimates for both design concepts have been developed with pricing that reflects anticipated market conditions, including escalation through the fourth quarter of 2027, which is the projected start of construction.

MUNICIPAL CAMPUS CONCEPT:

The primary strategy for cost reduction from the previous schemes involved eliminating the underground parking structure and replacing it with an at-grade parking garage to accommodate Police Department vehicles and a portion of Village Hall staff parking needs. This adjustment results in a reallocation of green space, shifting from the south lawn to a new public plaza situated between the two buildings. The proximity of the Police Department to Village Hall also enables continued use of a portion of Village Hall's lower level (currently occupied by the Police Department), thereby reducing the overall size and cost of new construction.

MULTI-SITE CONCEPT:

Removing the Police Department from the Village Hall site provides room for an expansion of the new council chambers outside of the current building footprint, which provides more usable space for the Village staff. This also preserves the existing green space on site and maintains the location of the existing parking lot.

The Police Department would be consolidated within a single facility, bringing all program functions under one roof. Cost savings are achieved through the renovation of an existing building combined with a new addition and an above-grade parking structure.

MUNICIPAL CAMPUS CONCEPT	
Police Department	\$ 57,441,924
New Police Department	\$ 48,065,216
PD Renovation in VH	\$ 3,426,973
Firing Range Fit-Out ¹	\$ 5,949,735
Site Development	\$ 17,948,520
Above Grade Parking Garage - 215 parking spots	\$ 13,035,985
Site Development	\$ 4,912,535
Village Hall	\$ 22,561,040
Renovation	\$ 21,827,796
Courtyard Envelope Improvement ²	\$ 733,244
TOTAL	\$ 97,951,484
*TOTAL - WITHOUT FIRING RANGE FIT-OUT	\$ 92,001,749

¹ Firing Range could be built out at a later date to reduce cost
² Assumes \$1M from Appropriations is applied to this scope of work

MULTI-SITE CONCEPT	
Police Department	\$ 53,397,792
New Police Department ³	\$ 53,397,792
Site Development (PD only)	\$ 10,358,848
Above Ground Parking Garage - 155 parking spots	\$ 8,419,074
Site Development	\$ 1,939,774
Village Hall Renovations	\$ 23,868,765
Addition and Renovations ⁴	\$ 23,135,521
Courtyard Envelope Improvement ²	\$ 733,244
TOTAL	\$ 87,625,405

² Assumes \$1M from Appropriations is applied to this scope of work
³ Includes new on-site firing range
⁴ Includes addition for new Council Chambers and renovations

EVALUATION MATRIX

The Municipal Campus and Multi-Site concepts are comparatively evaluated against the eight metrics for success in the matrix presented herein. Both concepts meet vision and goals of all eight metrics for success to varying degrees. The degree to which each concept meets each metric is indicated by the saturation of the cells within the matrix. Where the cell is more saturated, the concept meets the metric of success to a higher degree. Where the cell is less saturated, the concept meets the metric of success to a lesser degree.

In summary, as presented in the matrix, the Multi-Site concept meets more of the metrics of success to a higher degree than the Municipal Campus concept.

Metrics for Success		Municipal Campus Concept	Multi-Site Concept
	PLACE OF PRIDE	Retains and refreshes historic Village Hall as a place of pride.	Retains and refreshes historic Village Hall as a place of pride.
	COST	Complex constructability and phasing increases costs. Critical functions for Village Hall and Police Department would need to be temporarily relocated.	Ease of constructability and phasing and decreased new construction lowers costs.
	POLICE DEPARTMENT	New building but some support spaces retained in the lower level of Village Hall. Shared parking for Police Department.	Dedicated site, facility, and parking for Police Department with direct access to main street.
	INCLUSION	Improvements to make the new Police Department and Village Hall fully accessible.	Improvements to make the new Police Department and Village Hall fully accessible.
	SECURITY AND SAFETY	Shared parking areas, establishes public/private wings in Village Hall, Police Department on-site maintains proximity.	Addition creates secure and accessible Council Chambers and circulation for staff and public at Village Hall. Consolidated function and security at dedicated Police Department site.
	PARKING	Above-grade parking garage and visitor surface parking lot are shared by Village Hall and Police Department.	Retains existing surface parking lot at Village Hall site. Provides dedicated secure parking at Police Department site but modifies existing residential street configuration.
	SUSTAINABILITY	Oak Park Climate Ready initiatives informed design. Reuses one existing building, incorporates solar and geothermal systems, shared central plant serves VH and PD to maximize efficiency.	Oak Park Climate Ready initiatives informed design. Reuses two existing buildings, incorporates solar and geothermal systems.
	COMMUNITY ENGAGEMENT	Shared public plaza between Village Hall and Police Department and refreshed courtyard.	Retains existing public lawn and creates dedicated public plazas, refreshed courtyard, and community commons at Village Hall. Police Department public program is visible and accessible from street.