



CITY OF WOOD DALE

STREETSCAPE AND ECONOMIC ENHANCEMENT COMMITTEE **AGENDA**

Date & Time: February 5, 2024 at 6:30PM
Location: Executive Session, City Hall, 404 N Wood Dale Rd, Wood Dale, IL 60191
Members: Chairperson Ald. Peter Jakab, Vice-Chair Ald. Michael Curiale, Shashwat Baxi, Paula Masilotti, Michael Melone, Steven Mikos, Nicholas Lucania
Staff Liaison: Andrew Koterak, Planner

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS ITEM

- A. Approval of Meeting Minutes from December 4, 2023
- B. Community Park – Pavilion Design

IV. ADJOURNMENT

The next regularly scheduled meeting of the Streetscape & Economic Enhancement Committee is March 4, 2024.

STREETSCAPE & ECONOMIC ENHANCEMENT COMMITTEE MINUTES

Committee Date: Monday, December 4, 2023
Present: Vice-Chair Ald. Michael Curiale, Shashwat Baxi, Steve Mikos,
Nick Luciana left at 7:45pm, Mike Melone arrived at 7:06pm
Absent: Chairperson Ald. Peter Jakab, Paula Masilotti
Also Present: Andy Koterak, Planner, Gosia Pociacha, Senior Planner
Meeting Convened at: 6:30 PM

CALL TO ORDER:

Vice Chairperson Ald. Curiale called the meeting to order at 6:36 pm. Roll call was taken and a quorum was present.

BUSINESS ITEMS:

A. Approval Of the Minutes

Vice Ald. Curiale motioned to approve the minutes of the October 2, 2023 meeting, seconded by Mr. Mikos. The minutes were unanimously approved via voice vote.

B. Community Park / Vision Plan Overview

Planner Koterak provided an overview of the Community Park / Vision Plan. The plan was developed in 2013 with Uhler Consulting with main objectives to address the lack of identity and sense of place in the City center. The concept site plan for the Community Park included a public garden, pavilion, festival space, barn, adventure park and existing water park. Planner Koterak provided an in depth description of the site plan's components. A question was raised if the proposed festival space could host the Prairie Fest.

Other recent ideas of park elements were also presented. These included a bandshell with sunken plaza and seating area, or a covered all-season pavilion which could be used as an ice ring during the winter or as a concert and event venue during the warmer months. It was also recognized that there may not be enough businesses activity near the site to support creation of a city center space similar to the all-season pavilion example in Reston, VA. It was also brought up that Addison has a successful space by City hall that has multiple events throughout the summer. The commercial parcel at the

south-east corner of Commercial and Wood Dale Rd was also discussed, and it was clarified that is intended for commercial redevelopment.

Mr. Mikos asked if the Pavilion could be an enclosed building that could potentially open up. Mr. Luciana noted that he has seen multi-use flex spaces, which would be ideal for the pavilion. SEEC members are interested in making the Pavilion a space that could be open and closed.

It was also suggested that the community garden could have garden plots that could be rented out for residents to grow vegetables. It was also suggested that making the Pavilion bigger and the Community Garden smaller should be considered. It was also suggested that the Pavilion be moved further west, to create more open space for festivals/events.

Ald, Curiale asked if lights would be added, but most likely that would be part of the more detailed design/construction plans. Parking was raised up; which could potentially use the Pool parking lot, or some of the previously commercial properties to the south of Commercial, City Hall parking lot, Front Street or the Metra Station.

Mr. Baxi noted that making the space family friendly is a priority. Mr. Luciana suggested that having space for food trucks and family space would be ideal during the summertime. It would also be ideal to bring more eating / retail options into the area.

SEEC members agreed that the first priority is the Pavilion that can be opened, the second priority would be the adventure park, and third the community garden. SEEC agrees that the historic Barn is not a high priority, but should be kept on the list for now. SEEC does not believe that moving the barn would be feasible.

Senior Planner Pociеча noted that the next topic of discussion would be the Pavilion, but asked the SEEC members to start thinking about what components/ideas they would like to see. Staff will look into examples of other existing pavilions that function as indoor/outdoor spaces by opening up.

C. Future Projects Master List

Planner Koteras presented an overview of the last discussion of the bench ideas including benches with public art. Presented was a list of types of benches that are available. The most common type of bench on the market is made of recycled plastic “polywood” which is the most durable. However, these cannot be painted. If

incorporating public art is a priority, then a wooden bench may be utilized. These could be painted and sealed. However, wooden benches are not recommended by PW due to maintenance in the long run. The third potential for a bench would be a semi-custom bench, either resin or metal with a City name/logo, however, there are limitations on the detail that can be added. For the composite benches, metal frame would be preferred. It would be ideal to add a sponsor, add text or a plaque.

Possible locations were also presented including the Metra Station, the Clock Tower, City Hall and the Wood Dale Library. However, the City Hall and Library have existing benches.

SEEC noted that inclusion of public art component is not a priority. Instead of public art, the sponsorship idea was suggested. There is also a preference for the recycled composite bench with metal frame. Color to match City signage including dark gray/black, however, Staff noted that there are limited products available on the market. Therefore, SEEC expressed their preference for the "Silhouette Bench." Installation should be chosen by whatever is the safest to the public but should include concrete pads. Staff will bring a quote and details on installation to a future meeting.

ADJOURNMENT:

A motion to adjourn was made by Chairperson Ald. Curiale and seconded by Mr. Mikos; it carried unanimously by voice vote. The meeting adjourned at 7:56 pm.

Minutes taken by Gosia Pociecha

CITY OF WOOD DALE

Community Development



MEMO

DATE: Monday February 5, 2024
TO: Streetscape & Economic Enhancement Committee
FROM: Andy Koteris, Planner
SUBJECT: Community Park – Pavilion Design

OVERVIEW

The purpose of this memo is to foster a discussion about the architectural features of the proposed pavilion within the future Community Park. The committee is also asked to finalize and prioritize a master list of park elements. The list may include elements already discussed, as well as any new ideas the committee may have.

At the previous meeting on December 4, 2023, staff provided a comprehensive overview of the 2013 Vision Plan. The plan has served as an official decision-making guide for the development of public improvements for the last ten years. Particular attention was paid to the proposed Community Park at the northwest corner of the Wood Dale / Irving Park Road intersection. Features of the future park may include a public garden, festival grounds, indoor/outdoor pavilion, playground, country barn and home, and possible connections to existing biking/walking trails.

Ultimately, the Streetscape Committee identified an indoor/outdoor pavilion building as the highest priority feature that the City devote more time and energy towards designing. This memo seeks to build upon those conversations to propose specific design direction for the building which will eventually be communicated to the project's architect. A preferred design firm will be selected at a later date.

BACKGROUND

At the meeting, the Streetscape committee discussed the suitability of each park element, as well as additional park elements not included in the original 2013 plan. For example, several new ideas included a bandshell with sunken plaza and fully outdoor pavilion. These ideas were based upon examples of similar existing parks in Florida and Virginia. Ultimately, the pavilion, playground, gardens, and festival grounds (open lawn) were identified as desirable, while relocating the existing historic barn and/or home in coordination with the Wood Dale Historical Society was seen as the least important and may be eliminated due to a lack of feasibility, although it remains on the project list for now.



G The *public garden* acts as a gateway to the Wood Dale Core. It will include a mix of native plants and trees. Signage and a map for the core will be located at its entrance.

P The *pavilion* provides a year round activity space and acts as the anchor building for the Wood Dale Core.

F The *festival space* will accommodate seasonal festivities and could extend onto the grass if needed.

B The *barn* will provide fun attractions and learning activities

A The *adventure park* could feature unique play ground equipment and educational elements for children.

W The existing *water park* could undergo facade improvements and could be accompanied by a concession stand.

Figure 1: Concept Site Plan per 2013 Vision Plan

The master site plan imagines how park elements might be arranged. The concept represents a framework to guide future landscape and architectural design efforts. In recent years additional land has become available for redevelopment, such as the former “Al Hira Community Center” site and public works facility between Commercial St. and the railroad tracks. Therefore, additional park features, such as on-site parking or relocation of certain elements may be considered.

PAVILION DESIGN

The pavilion is envisioned to be a flexible space that could open up via large overhead or sliding doors to host indoor/outdoor events. Compared to the Vision Plan, the pavilion may be shifted west to create more open lawn for festivals/events. The Committee also suggested that the pavilion occupy a larger footprint within the park, while the Community Garden adjacent to Wood Dale Road be reduced in scope. The rendering below shows what the pavilion may look like per the 2013 Vision Plan, however the design is not final and may be altered as desired.



The concept for a Pavilion creates an anchor for the “Core” and provides a year-round community center and activity space in addition to creating a sense of place for Wood Dale. Operable Glass walls would permit an open structure in good weather and an enclosed space during the rest of the year, creating a year-round activity center. During the summer it could provide a space for musical events with both covered seating and an opening into an area for picnickers. It would also serve as a covered space for specialized arts, antique and craft fairs, amateur theatrical events, dances, exhibits and many other uses. The version shown in the Vision Plan also includes a second story space which could be multipurpose, providing a possible dining facility with a fully functioning kitchen, a meeting space or additional indoor space to serve uses on the lower level.

Staff conducted research into existing indoor/outdoor pavilions in other communities to identify design alternatives for the Streetscape Committee to consider. These existing pavilions may help provide inspiration, although the architectural design should be modified to reflect the unique character of Wood Dale. The City currently utilizes a color palate of black, white, and dark gray in its logo which may be incorporated into the design. Existing public buildings utilize a “Prairie Style” of architecture originally popularized by famous architect Frank Lloyd Wright in the late 19th and early 20th-century. The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, and integration with the landscape. The horizontal nature of the design elements allude to the wide, flat expanses of Illinois’ native prairie landscape.

Example: Enclosed Pavilions



“Great Neck Park Pavilion” in Virginia Beach, VA

Features

- Heating & air conditioning
- Interior restrooms
- Audio-visual & Information Technology capabilities
- Caterer’s kitchen with refrigeration and warming equipment
- Tables & chairs available for events
- Outdoor patio with lighting & electrical outlets



“Plamann Park Pavilion” in Appleton, WI

Features

- Heating & air conditioning
- Interior restrooms
- Tables & chairs available for events
- Year-round rentable space for events such as weddings, anniversaries, and other celebrations.
- Outdoor patio
- **Cost approx. \$5 million**



"The Woodlands at White Oaks Park" in Wood Dale, IL

- Features
- Kitchenette
- Rentable Tables and chairs
- Private meeting rooms
- Multimedia space w/ TV monitors
- Outdoor patio

- **Cost approx. \$2.2 million**

Example: Open Pavilions



"French Market Pavilion" in Wheaton, IL



Open Pavilion in South Haven, MI



"Mount Saint Mary Park Pavilion" in St. Charles, IL



Sunken Plaza in Jupiter, FL

Pavilion Design

Based upon the recommendations of the Vision Plan and feedback received at the last meeting, the Streetscape Committee was interested in incorporating large openings into the building façade to create an indoor/outdoor event space. This may be achieved by overhead garage doors or sliding doors. These design features are increasingly common in restaurants and other public buildings. One commercially available product, “Nanawall” allows for entire glass walls to be folded in an accordion-fashion when the building is open to the outside. For example, the wall could open up to a plaza similar to the above example from Jupiter, Florida. An example in the Chicagoland area is Wheaton’s “French Market” pavilion which functions as a covered parking lot for vehicles when not in use during the week. On weekends in the warmer months, the lot is closed for farmers market vendors, craftspeople, and outdoor dining. Although not fully enclosed, the structure acts as a sun shade and protects visitors from the rain.

Staff recommend tailoring the architectural design, construction materials, signage, and scale of the building to suit Wood Dale’s unique context. For example, the prairie style building shown in the 2013 Vision plan compliments the nearby clocktower and Metra station. Materials such as brick, generous glazing/glass, and dark colored trim would help create a sense of place in the City Center.

Example: Overhead Garage Doors



Example: Folding / Sliding Doors



COMMUNITY PARK ELEMENTS

To begin moving towards implementation, the City will need to finalize a list of park elements that will be communicated to an architect. Thus far the Streetscape committee has expressed interest in pursuing several elements proposed in the original 2013 Vision Plan. However, additional elements not in the plan may also be considered. The following list identifies these elements already discussed, as well as additional elements for consideration. The committee is asked to consider the additional park elements proposed below to determine the feasibility of incorporating them into the site plan. It will likely be necessary to include parking on and off the site to accommodate the uses.

| Community Park Elements List | | |
|-------------------------------------|--|-----------------|
| Updated: 2/1/24 | | |
| Element | Description | Priority |
| Pavilion | Multi-use indoor/outdoor building to host gatherings. Has potential to generate revenue for the City by renting out for events such as craft fairs, art exhibitions, live music, birthday parties, and weddings. | High |
| Public Garden | Garden with walking paths, native plantings, trees, greenspace with benches | Medium |
| Festival Grounds | Open lawn for smaller-scale events such as trunk-or-treat, Car shows, craft fairs, etc. | Medium |
| Playground | Formerly titled "Adventure Playground". A more traditional design may be preferred. Playground may include play fort, slides, swings, etc. | Medium |
| Splash Pad | A splash pad or spray pool is a recreation area, often in a public park, for water play that has little or no standing water. Typically, there are ground nozzles that spray water upwards out of the splash pad's rain deck. | New! |
| Sunken Plaza | Paved public space could include seating such as benches, moveable chairs, or stepped concrete blocks. May include hanging rope lighting or water features. Opportunity to connect to pavilion. | New! |
| Bandshell | A large outdoor performing venue typically used by bands and orchestras, with the roof protecting musicians from the elements and reflecting the sound towards the audience. | New! |
| On-Site Parking | The uses are expected to attract large numbers of visitors, especially during special events. The existing parking lot for "The Beach" waterpark may serve the site as well as on-street parking. However, a dedicated lot should be considered. | New! |
| Country Barn and Home | Potential relocation of existing historic barn and/or home on site of Wood Dale historical Society. Replica structures may also be considered to provide a sense of place and history. | Low / Eliminate |

BUDGET / NEXT STEPS

According to the Finance Director, \$50,000 has been budgeted annually for the architectural design of the Community Park for FY 2025 through FY 2027. \$1 million has been budgeted for construction of the park in FY 2028 (see below chart). The Streetscape Committee can suggest the budget be increased if the Council concurs with an updated site plan. Based upon feedback received from the Streetscape Committee, including a final list of park elements and preferred design features, this information will be communicated to an architect to develop a master site plan.

Prior to contacting an architect, however, it may be necessary to conduct an engineering study of the project area to determine the feasibility of developing in the floodplain. Because a significant portion of the site is located in the 100 year floodplain, this may be the next step in the implementation process. Please see attached floodplain map (Exhibit A).

| Fiscal Year | Design | Construction | Supervision | Total |
|--------------------|------------------|---------------------|--------------------|--------------------|
| 2023 actual | \$0 | \$0 | \$0 | \$0 |
| 2024 est. | \$0 | \$0 | \$0 | \$0 |
| 2025 | \$50,000 | \$0 | \$0 | \$50,000 |
| 2026 | \$50,000 | \$0 | \$0 | \$50,000 |
| 2027 | \$50,000 | \$0 | \$0 | \$50,000 |
| 2028 | \$0 | \$1,000,000 | \$0 | \$1,000,000 |
| 2029 | \$0 | \$0 | \$0 | \$0 |
| 2030 | \$0 | \$0 | \$0 | \$0 |
| 2031 | \$0 | \$0 | \$0 | \$0 |
| 2032 | \$0 | \$0 | \$0 | \$0 |
| 2033 | \$0 | \$0 | \$0 | \$0 |
| 2034 | \$0 | \$0 | \$0 | \$0 |
| Total | \$150,000 | \$1,000,000 | \$0 | \$1,150,000 |

Next Steps

- Identify final list of park elements including those already identified + any additional elements such as sunken plaza, splash pad, bandshell, etc.
- Work with an engineer to prepare an engineering study or survey to identify buildable area and feasibility of providing on-site parking.
- Develop a draft request for proposals (RFP). Review draft with Streetscape Committee before issuance.

- Identify and hire an architect to design a park master plan based upon direction provided by Streetscape. Architect may develop construction drawings for specific buildings such as the pavilion
- Staff to identify any zoning entitlements required to facilitate construction. Work with Community Development Commission (CDC), Planning, Zoning, and Building Committee of the Whole (PZB), and City Council to obtain necessary approvals
- Permitting and construction

RECOMMENDATION

Due to budgetary considerations, nearby existing fully-enclosed event spaces such as The Woodlands at White Oaks Park, and the limited size of the site, staff recommends that the Streetscape and Economic Enhancement Committee recommend an “open” pavilion which includes the following design features:

- “Prairie Style” Architecture
- Brick materials with dark accents to match existing public buildings (Clocktower and Metra station)
- Public plaza with seating adjacent to the roofed section of the pavilion (Similar to Wheaton Example)
- Paved trail / pathway connections to adjacent park features such as playground and community garden
- Roofed structure only (No walls due to budgetary considerations). Building should include restrooms

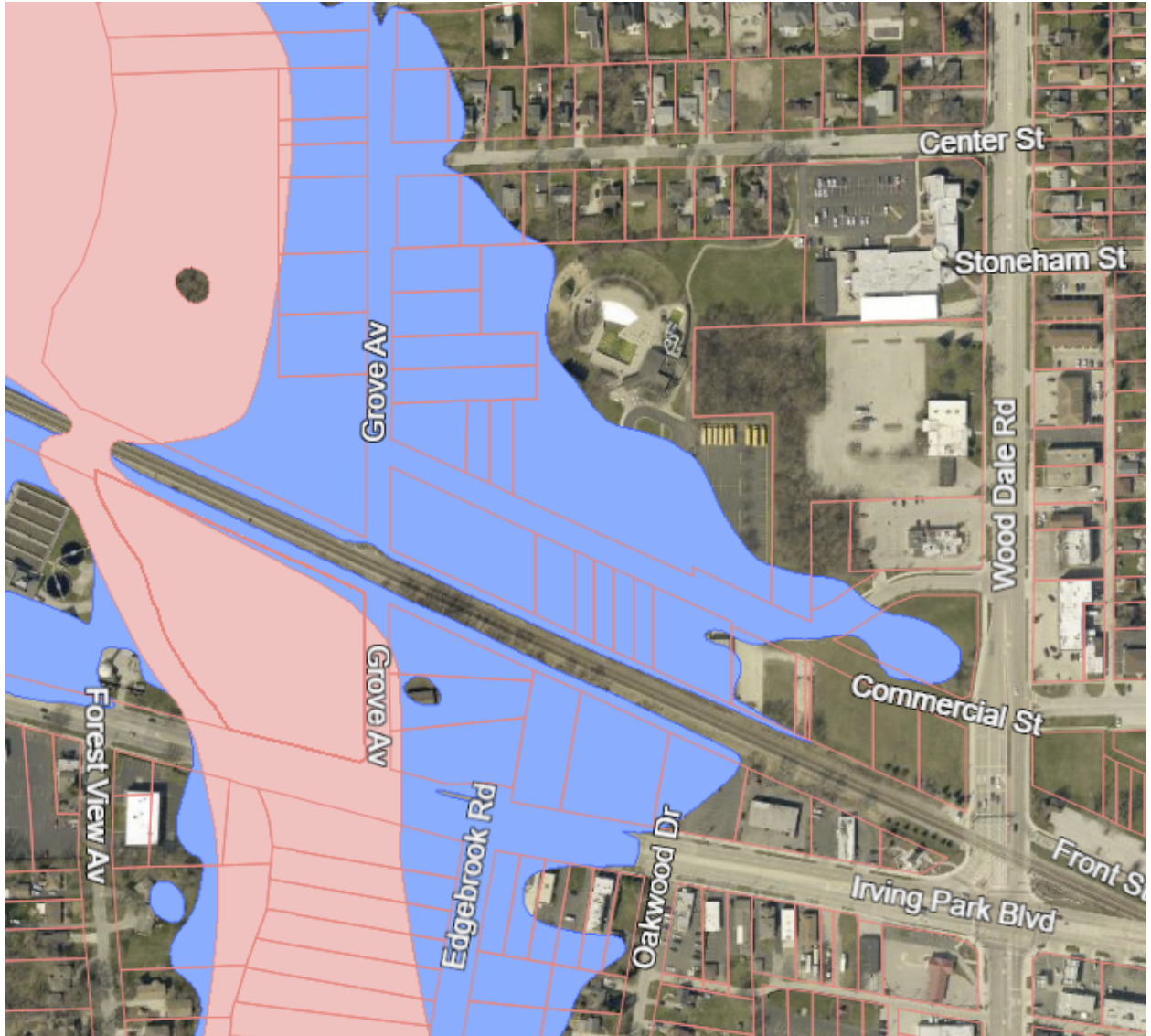
Alternatively, if the City Council identifies and allocates additional funds in excess of the \$1 million budgeted for FY 28’, the construction of a fully-enclosed pavilion may be considered. However, staff note that such a facility may compete for events with similar venues in and around the community, such as The Woodlands at White Oaks Park operated by the Wood Dale Park District.

Attachments

Exhibit – A

100-Year Floodplain Map

Exhibit – A



100-Year Floodplain Map