

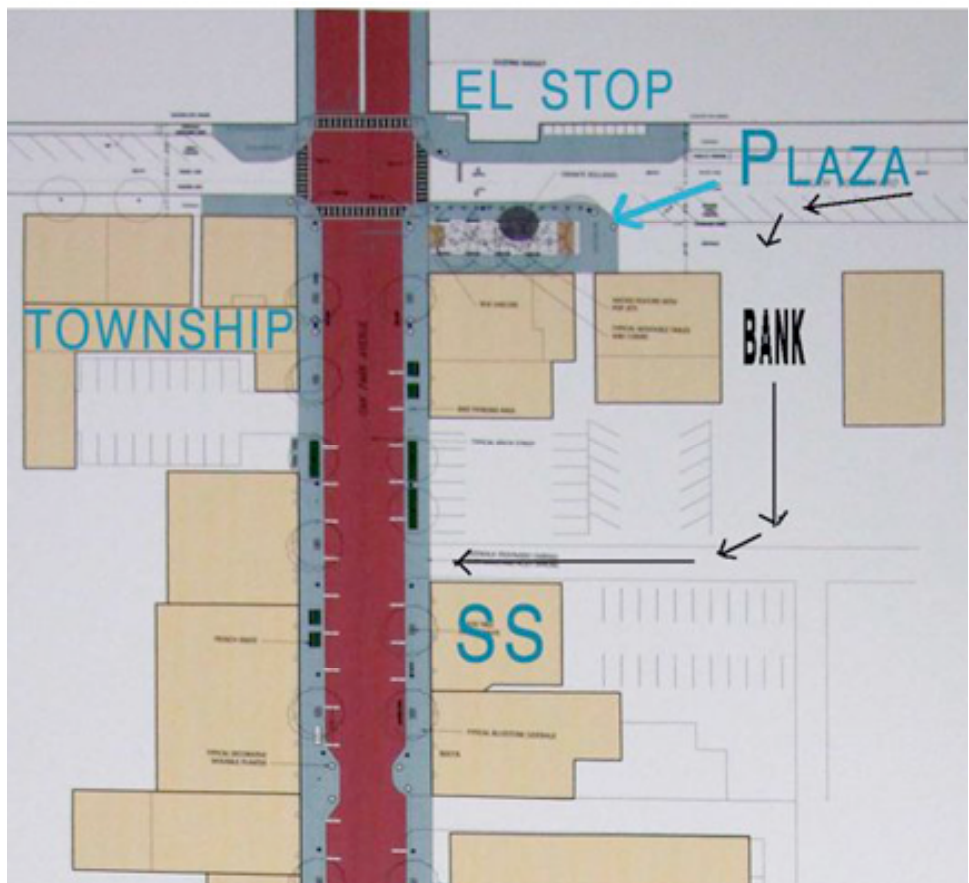
Township Senior Services Building Progress

– Prepared by David Boulanger, Township Supervisor

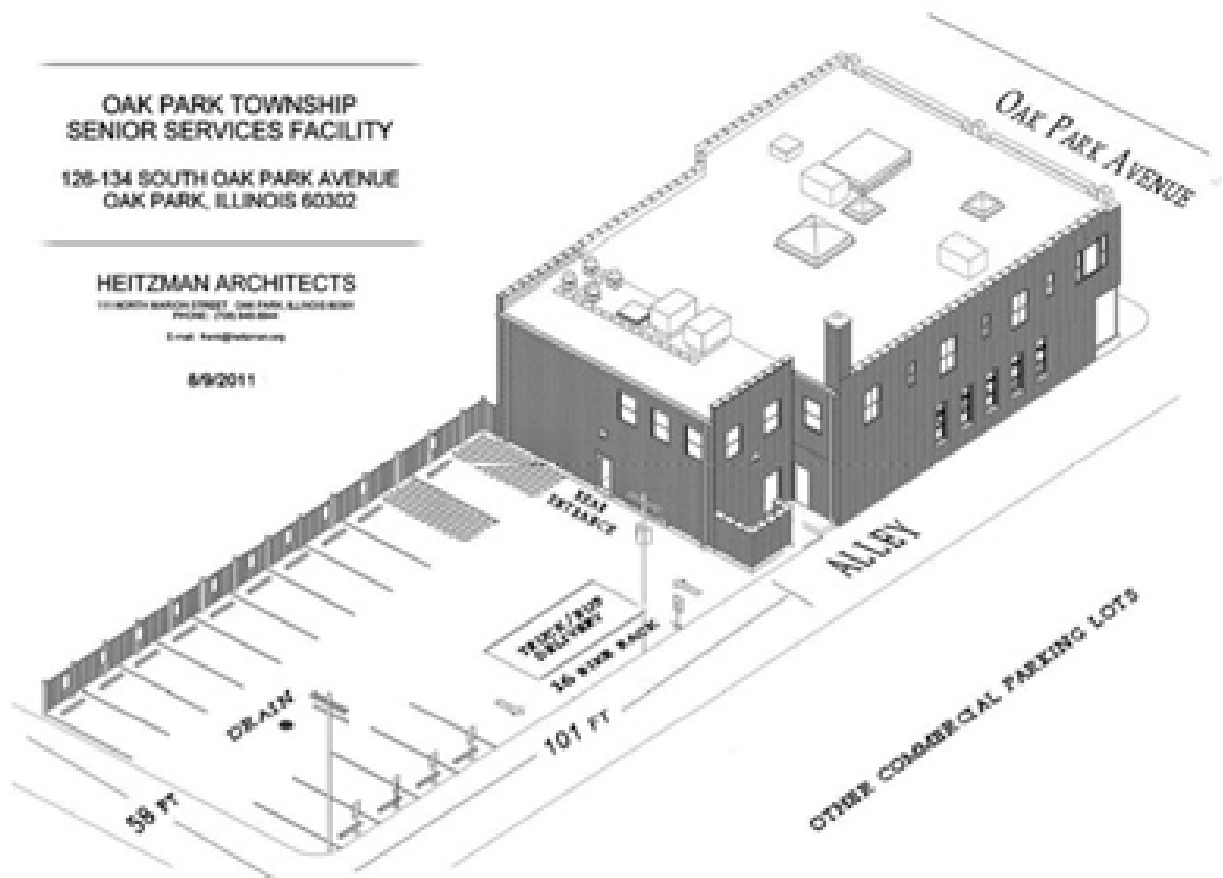
Building front: No change planned. Building back: Parking lot will be regraded for new drainage and resurfaced. Back wooden stair will be removed and a two-story addition added – see details below.



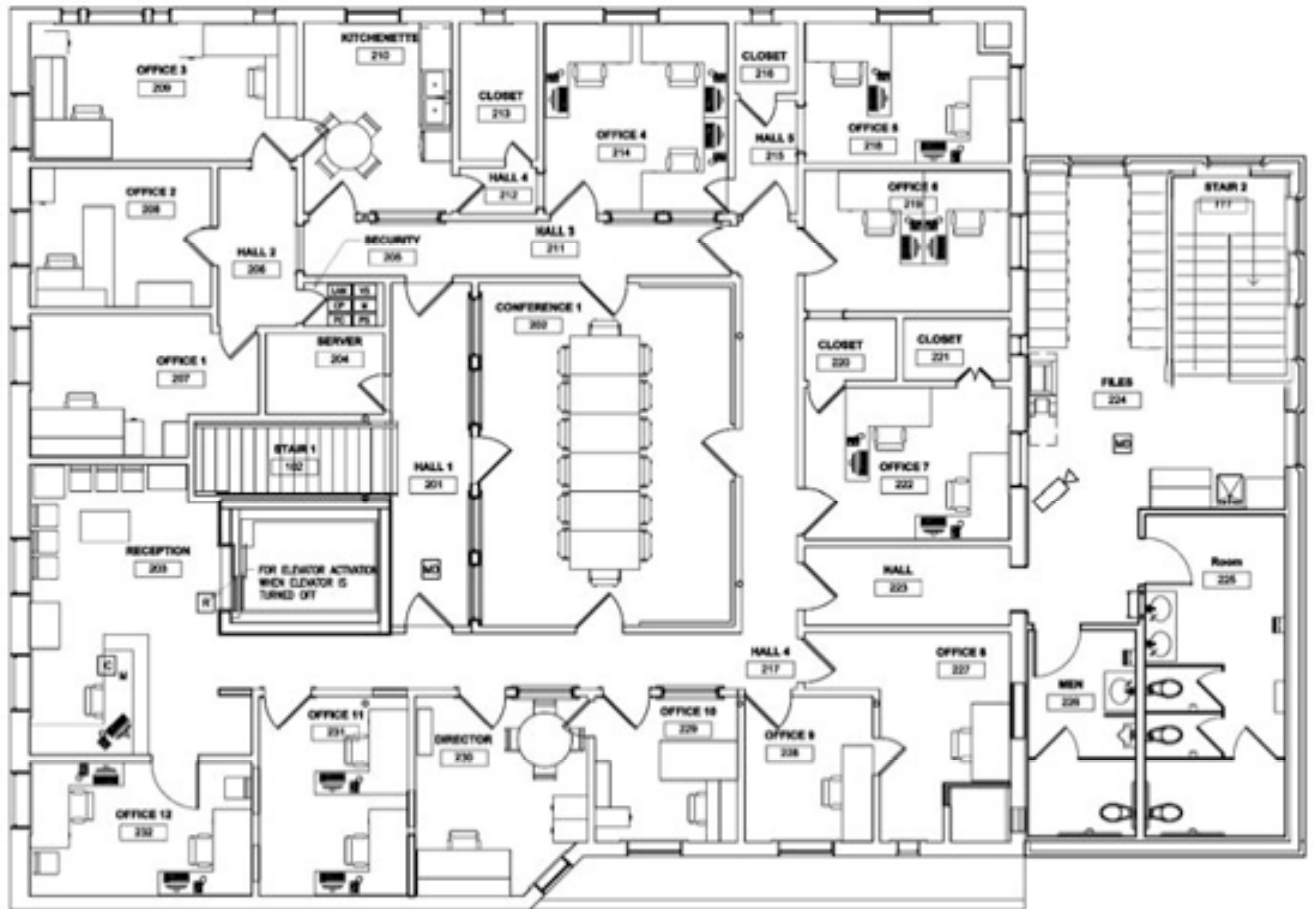
Forest Park Bank will build a 6000 sq. ft. branch with drive-through from South Boulevard to the alley. The Village will provide signage and controls to minimize pedestrian-auto conflict. Six months after bank begins operation, a Village traffic study will determine if further controls are needed, e.g., one-way alley. The image shows the Village planned upgrading of S. Oak Park Avenue – brick street, enhanced sidewalks, new plaza (decision coming spring 2012).



3D view of Senior Services building with addition on back and windows added on the first floor dining/activity space. Parking lot will be for case managers and other employees who must come and go often to visit homebound seniors. A delivery and bus stop space is shown with bike rack nearby. Since traffic will increase with bank and parking lots, driving through and walking in the alley will not be encouraged.



2nd Floor: The north half and some of the SE section of the 2nd Floor will remain as is in its excellent restored historic condition. The SW corner will be modified for reception and elevator. The east addition will house ADA restrooms, the enclosed stairs, a space next to the stairs for the 16 four-drawer file collection, copy center and workspace.

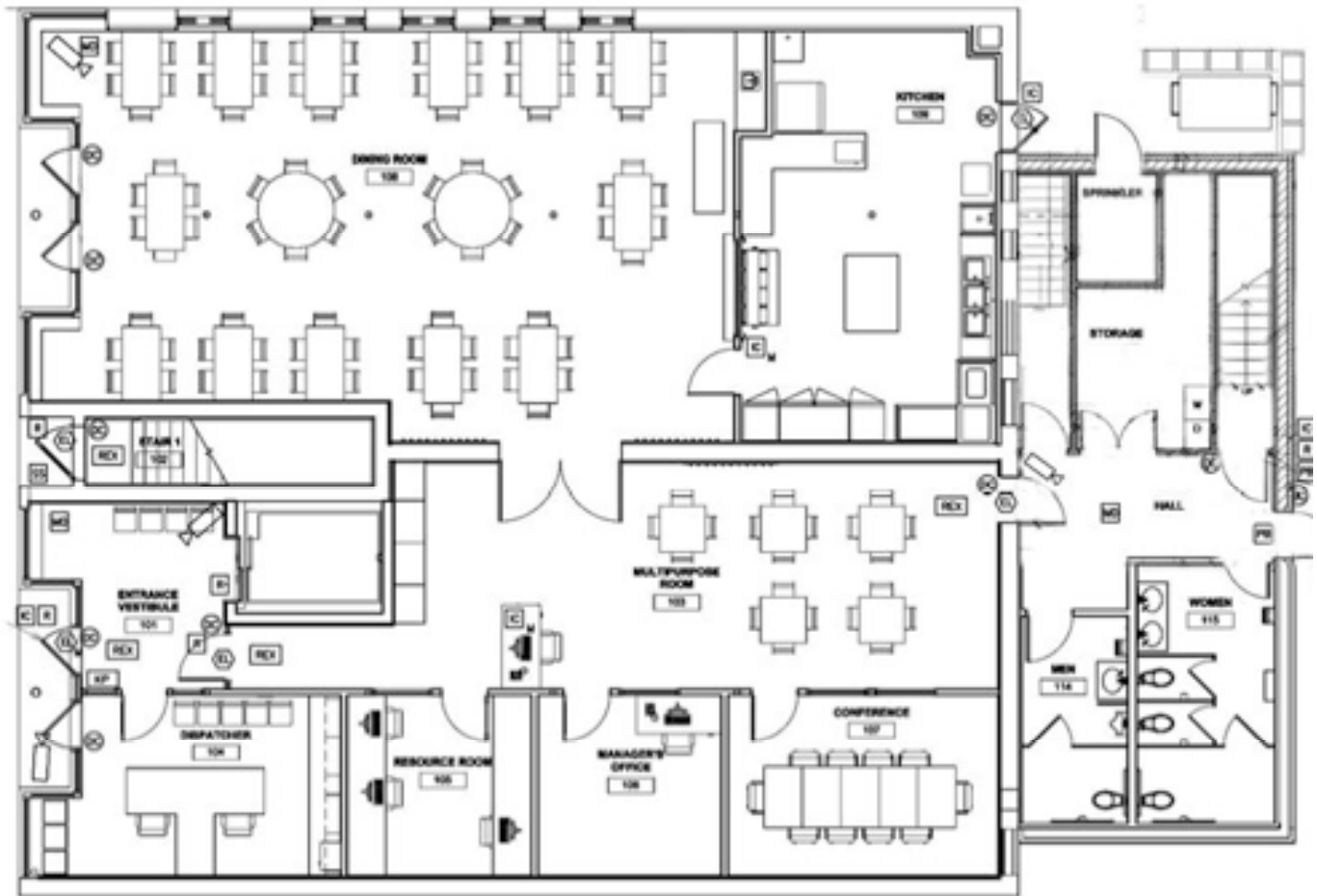


OAK PARK TOWNSHIP
SENIOR SERVICES FACILITY
126-134 SOUTH OAK PARK AVENUE
OAK PARK, ILLINOIS 60302

SECOND FLOOR

HEITZMAN ARCHITECTS
111 NORTH WASHINGTON STREET OAK PARK, ILLINOIS 60301
PHONE: (708) 948-8944

1st Floor: The north half of the 1st Floor will be a dining/activity space seating 80 with catering kitchen for distribution of home-delivered meals and congregate lunch. An audio-visual system will support group presentations for both Senior Services and Youth Services events. The south half will provide space for the bus-service Dispatcher, a Resource Room with computers and i-pad-type portable devices, a Manager's Office, a Conference Room and Multi-purpose Room. The east addition will house ADA restrooms, stairs and storage. The dining, multi-purpose and conference spaces will be well suited for Youth Services after 3pm and evenings for group programming with youth and parents and other training and educational functions.



OAK PARK TOWNSHIP
SENIOR SERVICES FACILITY
126-134 SOUTH OAK PARK AVENUE
OAK PARK, ILLINOIS 60302

FIRST FLOOR

HEITZMAN ARCHITECTS
11 NORTH WASHINGTON STREET OAK PARK, ILLINOIS 60301
PHONE: (708) 944-8844

Comparison with current space in the Oak Park Arms 5th and 6th floors, where the chief issue was accessibility via a small, slow elevator.

Space Comparison

	<i>OP Arms</i> Gross sq. feet	<i>New Building</i> Gross sq. feet
Office and meeting	6 th fl 3300	2 nd fl 4000
Dining and activities	5 th fl 3200	1 st fl 3800
Bus dispatch	1 st fl 225	1 st fl 200
2 Stairs and Elevator	None	1 st & 2 nd fls 800
Total	6725 sq. ft.	8800 sq. ft.

Renovation costs are higher than anticipated, which is not unusual when upgrading to new building codes as one digs below the surfaces of a 100-year-old building. The east addition of 1600 sq. ft. actually saved on cost by allowing files, workspace and restrooms outside of

Renovation Project Cost

Renovation with addition (bid)	\$1, 250,000
Security and Audio-visual	40,000
New furnishing	60,000
Contingency	100,000
Renovation total	\$1, 450,000

the old building structure and the second floor historic offices to remain mostly unchanged (including HVAC). The Township Capital Fund can meet these costs while retaining a 4-5 month Operation Fund balance. Bids from 24 general contractors were from \$1.25 million to \$1.65 million.

Getting to this central, active site will be aided by good transportation and available parking. Surveys of our seniors who drive indicate that most visit for no more than 2 hours, allowing free parking a short (3-5 minute walk) away on Euclid and South Boulevard (see next slide).

Visitor Transportation

Parking

- Meter and Garage
- 60+ two-hour spaces on Euclid and So. Blvd.
- 3-5 minute walk

Bus

- Pace public buses
- Township curb-to-curb

Elevated

- Avenue Station – Green Line

Transportation: Arrival by bus, car, bicycle or walking along with some planned traffic controls is described in this slide.



NOTES: AVENUE GARAGE AND STREET METER PARKING AVAILABLE, BUT PARKING ON EUCLID AND BEYOND (RED LINES) ENCOURAGED. TOWNSHIP BUS AVAILABLE TO MOBILITY CHALLENGED PERSONS. DROP OFF AT BUILDING FRONT OR PACE STOP.

Pioneering Healthy Communities is a Village-wide movement to promote walking and biking as well as improved nutrition. The new Senior Services facility will promote biking and walking by both staff and clients. Extra efforts will be made to keep the sidewalks on the "Walking Paths" clear of snow. The Township bus service will be available for mobility-impaired persons.

