

Date: December 18, 2009

To: Park District of Oak Park (PDOP)
Neil Adams

From: Wolff Landscape Architecture, Inc. (WLA)
Ben Baker

Re: Cheney Mansion Site Master Plan

Subject: Community Meeting #3, December 15, 2009

1. Introduction

Community Meeting #3 was held on Tuesday, December 15, 2009 at 7:00 p.m. at the Cheney Mansion. Representatives from Wolff Landscape Architecture, Inc., the Park District of Oak Park, the Park District Citizen's Committee (PDCC), and approximately 22 members of the community (the majority of whom had attended a previous Community Meeting) were in attendance.

2. Project Overview

Gary Balling, Executive Director, PDOP, introduced the project, and reviewed the Site Master Plan process and project history to date.

3. Project Overview

Ted Wolff of Wolff Landscape Architecture, Inc. (WLA) presented a brief history of the Site Master Plan process to date, including a review of items and issues addressed at Community Meetings #1 and #2.

4. Recommended Site Master Plan

The Cheney Mansion site was organized into twelve (12) separate areas or elements at Community Meeting #2 with multiple options for improvements in each area. Subsequent to Community Meeting #2 and discussions with the PDOP a clear direction was apparent for most areas. The Recommended Site Master Plan showed the recommended improvements for each area or element on a single drawing. The public's comments by area are as follows:

Area 1 – Entry Identity / Signage

- The building is an identifier, a sign in the parkway is not needed
- A sign incorporated into the fence fits with the neighborhood's residential character, a free-standing sign in the parkway does not
- The site is not a destination
- A sign in the parkway gives the site identity, you cannot miss it.
- Option 1A is preferred to 1B

Area 2 – Erie, Euclid and Ontario Sidewalks

- Option 1 (bluestone on either side of the site entry) is preferred for the short term, and Option 2 (bluestone for the length of the Euclid Street frontage) is preferred for the long term.

Area 3 – Entry Landscape

- No comments, the concept shown is consistent with input from previous meetings.

Area 4 – Accessible Route

- No comments, the concept shown is consistent with input from previous meetings.

Area 5 – Garden Walkway

- The community indicated that they would prefer to see this walkway constructed of brick, not gravel or screenings, for consistency with the entry walk (brick), the proposed accessible route (where brick is the preferred material), and the south patio (precast concrete unit pavers that have the same scale and a similar texture as brick)/

Area 6 – South Access Point

- No south access point was shown. No comment, the concept shown is consistent with input from previous meetings.

Area 7 – Greenhouse

- WLA stated that PDOP had just solicited and received a proposal to undertake a greenhouse feasibility study. PDOP stated they would be interested in finding partners to raise funds and share the cost of this study and subsequent improvements.
- The public thought that the study should be completed as soon as funding was available.
- The public reiterated that the desire was to have a functional greenhouse on the site, and that either a restoration or a replacement of the existing structure would be acceptable.

Area 8 – South Garden Room

- No comments, the concept shown is consistent with input from previous meetings.

Area 9 – Water Feature

- No comments, the concept shown is consistent with input from previous meetings.

Area 10 – Vegetable Garden

- No comments, the concept shown is consistent with input from previous meetings.

Area 11 – Driveway Alley Entry

- No comment, the concept shown is consistent with input from previous meetings.

Area 12 – Lighting

- Consider using solar-powered lights. PDOP should be leaders in conservation and sustainable design.

5. Estimated Project Costs and Project Priorities

WLA presented estimates for the cost of improvements in each area. PDOP has \$150,000 budgeted for the first phase improvements in 2011 and 2012. WLA listed some potential priority projects that would fit into the budget. The community agreed that code compliance issues, such as accessibility, including the parkway sidewalk's condition, should be considered in the first phase of improvements.

The agreed-upon priority projects and costs are as follows:

• Entry identity signage and handicapped parking space	\$14,228
• Entry landscape	\$ 6,500
• Accessible route	\$38,125
• Garden walkway	\$ 9,030
• Greenhouse feasibility study	\$15,500
• Vegetable garden	\$ 7,715
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Subtotal	\$91,098
20% design and construction contingency	\$18,220
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Total	\$109,318

The community also stated the perimeter sidewalks should be considered. PDOP should review any cost sharing agreements that may be available because the parkway is the property of the Village of Oak Park.

6. Next Steps

It was agreed that there were no issues that needed further study, and that Community Meeting #4 in January would not be required. The Cheney Mansion Site Master Plan will be presented to the PDOP Committee of the Whole on January 14th. If the Cheney Mansion Site Master Plan is approved as submitted by the Committee of the Whole it will be presented to the PDOP Board for its approval on January 21, 2010.

Prepared by Ben Baker and Ted Wolff of WLA. The foregoing represents the writers' understanding of the matters discussed and the comments and directions given. Please contact Ben Baker (bbaker@wolfflandscape.com) within three (3) calendar days from the date of the minutes with any corrections, additions, deletions, clarifications, or other changes.

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