Envision Phase
Oakdale Auditorium Master Plan
Oakdale Auditorium master plan

- Serves as an implementation / priority guide
- Establishes Park Board and Community “buy-in” for budget / funding
- Ensures alignment with Park District’s mission statement
master plan process + schedule

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<th>Engage: Community Input</th>
<th>April 2018</th>
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<tbody>
<tr>
<td>2</td>
<td>Envision: Develop + Test Concepts</td>
<td>May 2018</td>
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<tr>
<td>3</td>
<td>Implement: Options + Costs</td>
<td>June – July 2018</td>
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**Total Planning Time** 3 - 4 months

1. Input

2. Concepts

3. Options + Costs
Engage

Public Input

On April 6, 2018, Daniel Atlan led three community input sessions. The one hour sessions included a brief overview of the process, including a summary of the structural audit completed by Fehr-Graham in February 2018. The following questions were asked to spark discussion and the responses were recorded on charts at each session. The questions included the following:

- What are your hopes, dreams and vision for the Oakdale Auditorium?
- What activities and events would you like to have occur at the facility?
- What are your fears or concerns if improvements are or are not implemented?
- Who are potential partners to assist with the proposed improvements?

The following recorded comments are not listed in order of importance. The following is a record of the community participation. Other community input was received after the sessions and are included in the following pages.

- Session 1 – 14 participants
- Session 2 – 9 participants
- Session 3 – 17 participants
- Staff Comments
- YMCA letter dated 4/16/18
✓ $147,000 building stabilization w/o electrical, mechanical, painting + interior finishes
✓ $300,000 new concrete slab/footings, roof and exterior siding + relocation

2018 Structural Audit  Fehr Graham | Engineering & Environmental | Rockford | 02/18
What are your hopes + dreams for the facility?

- Center for activity / nature appreciation
- Increase public awareness
- Tourist attraction
- Realistic + achievable phased improvement plan
  - Phase 1: Save the structure
  - Phase 2: Build a lodge
  - Phase 3: Add overnight accommodations at the lodge
- Programming (wedding receptions, outdoor education)
- New lodge in lieu of auditorium renovation
- Relocate to Krape Park + combine with carousel
- Save the facility and create a flat floor
- Add a kitchen
- Create a unique experience w/ a unique structure
- Develop a year-round facility
- Create an open-air structure
What activities + events would you like to have occur at the facility?

- Music events
- Concerts
- Theatrical plays
- Family reunions / events
- Weddings
- Home show
- Farmers Market
- Church group meetings
- Nature programs
- Festivals
- Earth Day
- Group gatherings
What are your fears or concerns if improvements are implemented?

- Demolition due to high improvement costs
- Lost community value, history and architecture
- Inadequate parking will limit use
- Lack use / activities without HVAC
- Animal intrusion / bats / health concerns
- No restrooms limits use
- Location is not convenient
- Costs for improvements will be too great
- Is there a need for public + private events
- Increase of people not desirable
- Natural setting is invaluable
- Building continues to deteriorate if nothing is done
- Maintenance and operations costs
- How do you make it financially sustainable
- Spending money on something few will use
- Security improvements required
Who are potential partners to assist with the proposed improvements?

- Audubon Society
- Local churches
- Farm Bureau / Farmer's Assoc. / Extension Service
- Friends of Oakdale
- Trails Foundation
- Historic Preservation Grants
- Forest Preserve District
- Jane Addams Foundation
- Highland Community College theater
- Chamber of Commerce
- Boy + Girl Scouts of America
- All-In Freeport
- CHOM (Children's Museum)
- Severson Dells
- Freeport Economic Development
2 Envision

Concepts
The following concepts are potential improvement ideas that strive to achieve the public comments recorded during the input sessions.

Oakdale Nature Preserve Master Plan 10/02/15
The following phases were included in the master plan and are worth noting to build on this past effort.

The Central Area: The center of activity, where most people go when then come to Oakdale. This is split into three phases and the phases should be developed as the need arises.

Phase 1: Alter the auditorium to accommodate a minimum of 200 people. Open up the shelter, remove some roof panels, add skylights and remove doors. $500,000 - $850,000

Phase 2: The addition of a 3 season shelter with fireplace, kitchen and restrooms would make Oakdale a destination. Events could use both the Auditorium and the shelter as a place for speakers or ceremonies and the other for sit down dining or events by a fireplace. $700,000 - $1.1M

Phase 3: As demand grows and the demand is clear change the shelter to be a year around facility and add a dedicated Nature Center to the Voglie Center. $500,000 - $750,000
Repair the exterior as a short-term solution until the building’s future use is determined.

As per the February 2018 structural audit completed by Fehr-Graham, "Overall, the building has several structural concerns that should be addressed. The holes to the building's siding and roofing should be repaired immediately to prevent any further water damage to the structure. If these immediate repairs are made to the building, the building could remain vacant without any further repairs for the next 5 - 10 years given the Park District regularly monitors the building for any further leaks or damage to the building."
Concept 2

Relocate structural steel frame to another site to preserve the architectural uniqueness. Remove the exterior enclosure of windows, doors, wood siding and asphalt roofing to expose the structural steel frame. Remove the concrete floor slab, footing and foundations and restore the site. Relocate and erect the structural steel frame structure at an off-site location. Sandblast the frame and apply a high performance coating to resist rust.

Precedent

Fremont Mill Bridge, Jones County, Iowa, 1873
Bowstring Truss Bridge | 127 feet structure length/main span | 18 feet wide

This bridge was originally erected on the Military Road to cross the Maquoketa River. The Military Road that this bridge originally served was created some years before the construction of this bridge to provide access to the western frontier of the country. As a surviving remnant from that roadway, the bridge is significant as a structure that likely contributed to the settlement of the western United States. In 1929 the bridge was relocated to Fremont to cross Buffalo Creek. The bridge was 56 years old at this time. In 1985 the bridge as relocated to its current location for pedestrian and bike use in Central Park, Jones County, Iowa.

Among Iowa's most important historic bridges, the Fremont Mill Bridge is nationally significant for its representation of a key period in bridge construction.
Concept 3

Repurpose as an outdoor pavilion.
Remove the exterior enclosure of windows, doors, wood siding and asphalt roofing to expose the structural steel frame. Install a new roof, concrete floor slab, footings and foundations. Modifying the structural steel frame to accommodate a new level floor. Sandblast the frame and apply a high performance coating to resist rust.

Concept 3

Precedent
Chautauqua Pavilion, Kitchell Park, Pana, Illinois.
The following excerpts are from The State Journal-Register, written by Pete Sherman and published October 23, 2010

"The pavilion, built in 1911, is one of the few remaining Chautauqua facilities left in the area. "Chautauqua" refers to a movement in the late 19th and early 20th centuries during which communities would hold camps featuring speakers, entertainment and enrichment activities. The round facility has been in constant use since then, but portions of it were closed off for years after falling into disrepair. While the facility is relatively simple compared with some other permanent Chautauqua facilities. It's unique because it has a stage, a band shell and a backstage area for dressing."

The pavilion is listed on the National Register of Historic Places.
Concept 4

Restore the historic building to preserve the architectural uniqueness and historic tie to the site's original use. Complete a historic restoration that complies with the Americans with Disabilities Act, Life Safety and building code requirements.

Precedent

Wesley Tabernacle Methodist Camp Grounds, Des Plaines, Illinois.
The following information is from Wikipedia.

Des Plaines Methodist Camp Ground is a historic Methodist church camp at 1250 Campground Road in Des Plaines, Illinois. The annual camp meeting was established in 1880 by a group of Methodist ministers and businessmen, including the future war hero and Illinois Governor John L. Beveridge along the Des Plaines River. At the end of the Civil War in 1865 approximately 25 acres were purchased. The Chicago District Camp Ground Association was granted a charter in 1887 and continues to be led by an elected Board of Trustees.

Several important meeting houses were built for the many ongoing gatherings. In 1903 the American Tabernacle was built based on the architectural principles of the Eiffel Tower, rendering it devoid of support pillars that might obstruct a view of the stage. Later named the Waldorf Tabernacle, its circular shape mimics the original tents and other similar tabernacles built for similar Chautauqua meetings throughout the United States. In 1908 the current Wesley Tabernacle was built as the new Swedish Tabernacle. Camp Meeting met uninterrupted from 1860 through the late 1900s, at which time the nature of camp meeting was renamed and reformatted. It still includes ongoing Sunday worship services and summer events. Residents continue to own and rent cottages during the months between May and October, with one cottage designated for a year-round caretaker.

The camp was added to the National Register of Historic Places in 2005. This site is significant as one of the oldest permanent sites in the United States; it is one of the best-preserved examples of a radial plan of streets with concentric circles of cottages around the main tabernacle.
Concept 5

Preserve the steel frame.

Conduct a laser scan to document the entire building. Remove exterior enclosure of windows, doors, wood siding and asphalt roofing to expose the structural steel frame. Remove the concrete floor slab, footing and foundations and restore the site. Sandblast the frame and apply a high performance coating to resist rust. This concept enables either concept 3 or concept 4 to occur in the future if and when funds are available.

Concept 5

Precedent

Chautauqua Auditorium, Shelbyville, Illinois.

The following information is from Wikipedia and Save Our Chautauqua.

The Chautauqua Auditorium, built in 1903, is a large historic icosagonal (20-sided) wooden chautauqua meeting hall located in Forest Park and North East 9th Street in Shelbyville. It is the largest building of its kind anywhere in the world. The building was constructed by a local bridge builder and designed with a unique system of structural support. Because of this, there are no interior pillars to block the view of the stage. The Shelbyville Save Our Chautauqua Committee is a not-for-profit organization dedicated to saving the historic structure.
## Concept Evaluation

3 = Best | 2 = Good | 1 = Poor

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## Concept Evaluation

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<th>Criteria</th>
<th>Concept 1 Repair Exterior Enclosure</th>
<th>Concept 2 Relocate Steel Frame</th>
<th>Concept 3 Repurpose Outdoor Pavilion</th>
<th>Concept 4 Restore Historic Building</th>
<th>Concept 5 Preserve Steel Frame</th>
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next step: options + costs

☐ Refine concepts that will be options

☐ Develop “ballpark” total project budgets

☐ Consider conducting a community survey to obtain a statistically valid understanding of the residents concept preference and willingness to pay for the proposed improvements
questions + comments