



Village of Kenilworth Beach Improvement Project

Public Meeting 3
November 30, 2023

WTA
Woodhouse Tinucci Architects

PROCESS

EXISTING SITE AND
BUILDING RESEARCH



PROGRAMMING AND
VISIONING

← FEB 04 + 07, 2023



SCHEMATIC DESIGN

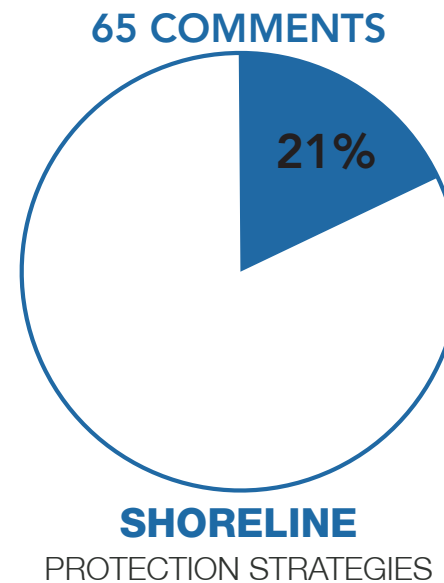
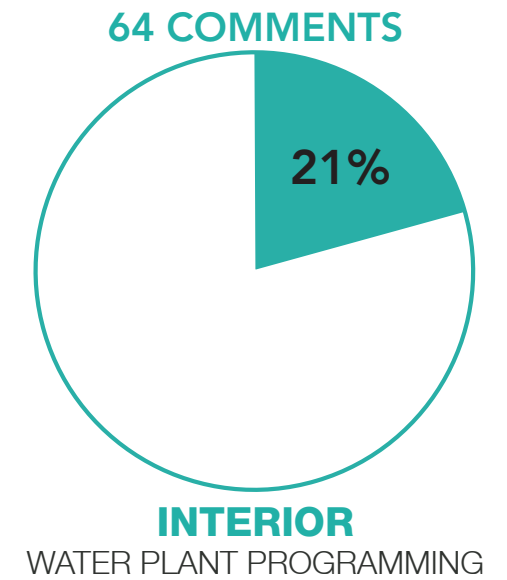
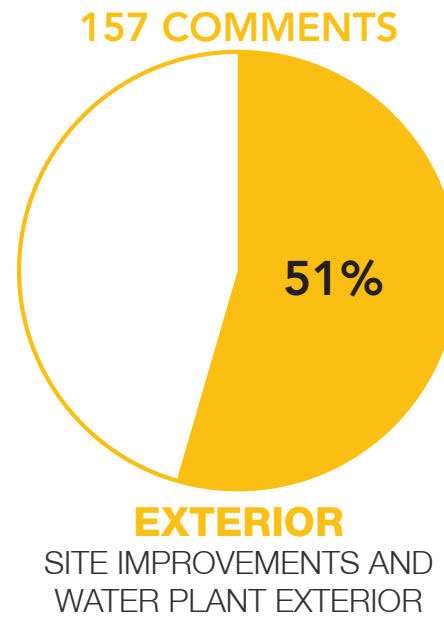
← MAY 17, 2023



A PLAN TO IMPLEMENT

← **CURRENT PHASE**

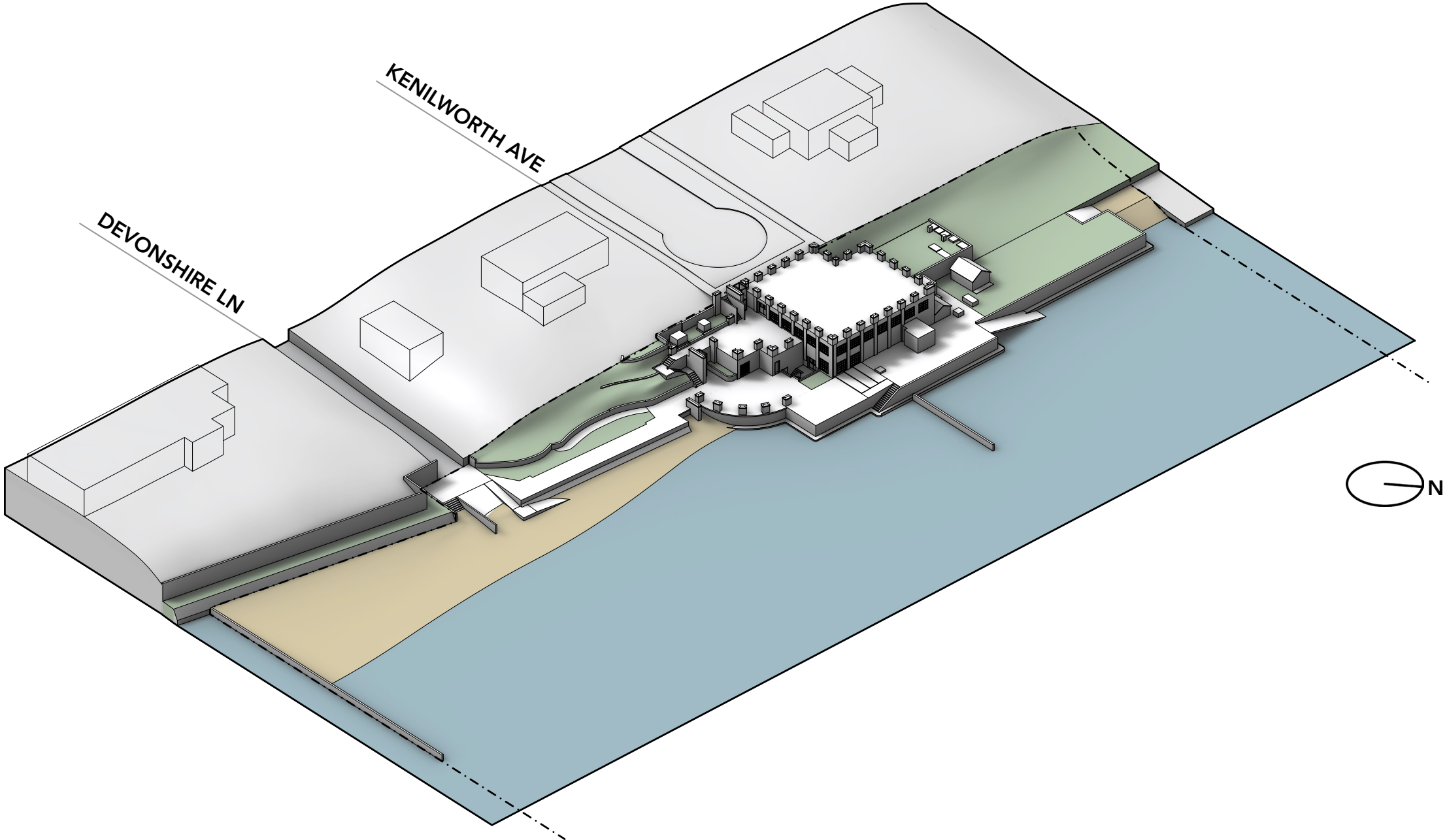
PUBLIC MEETING #2 AND OPEN HOUSE



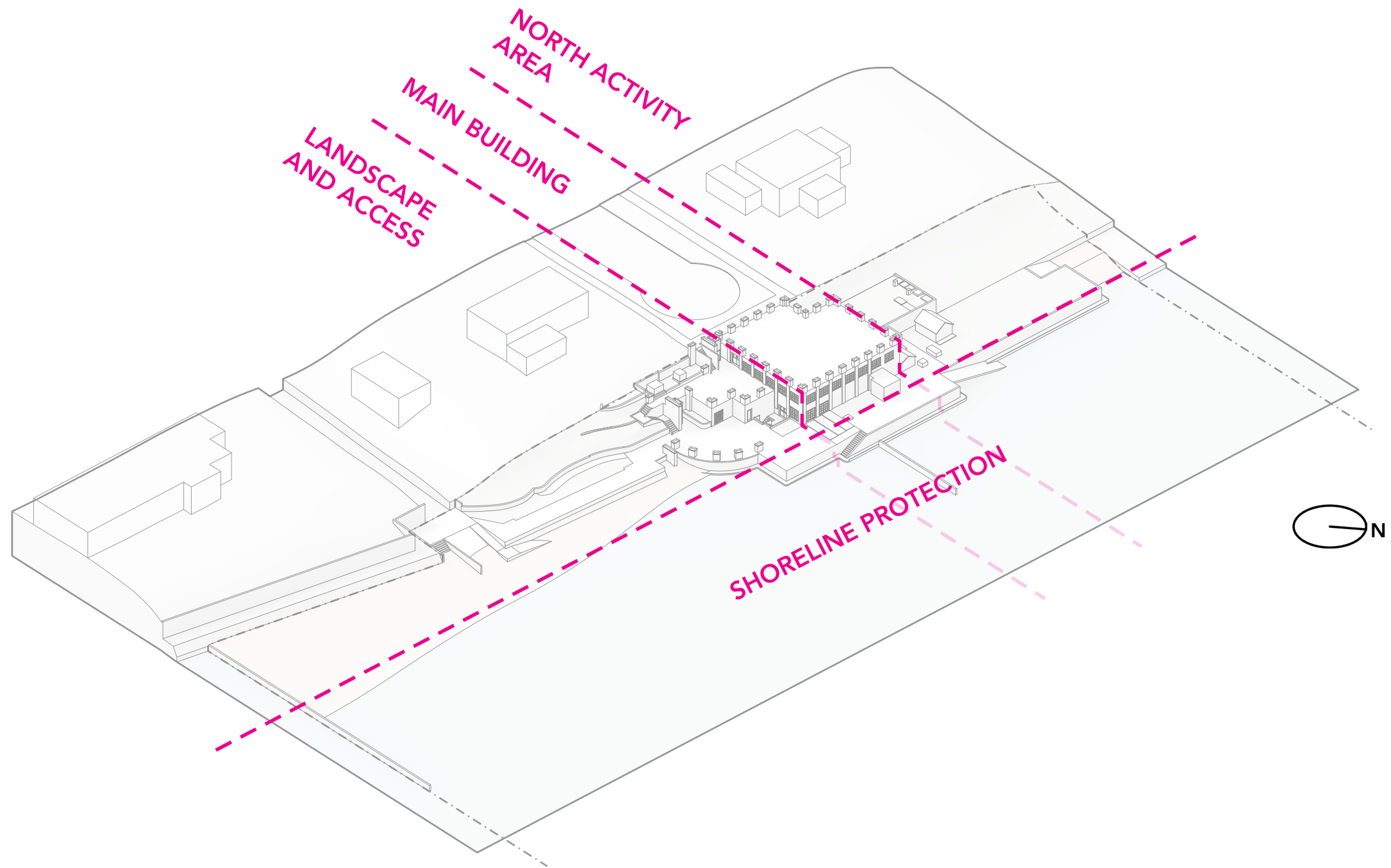
Data collected from public meetings and surveys

Total comments: 308 Total responses: 61

KENILWORTH BEACH



PROJECT COMPONENTS



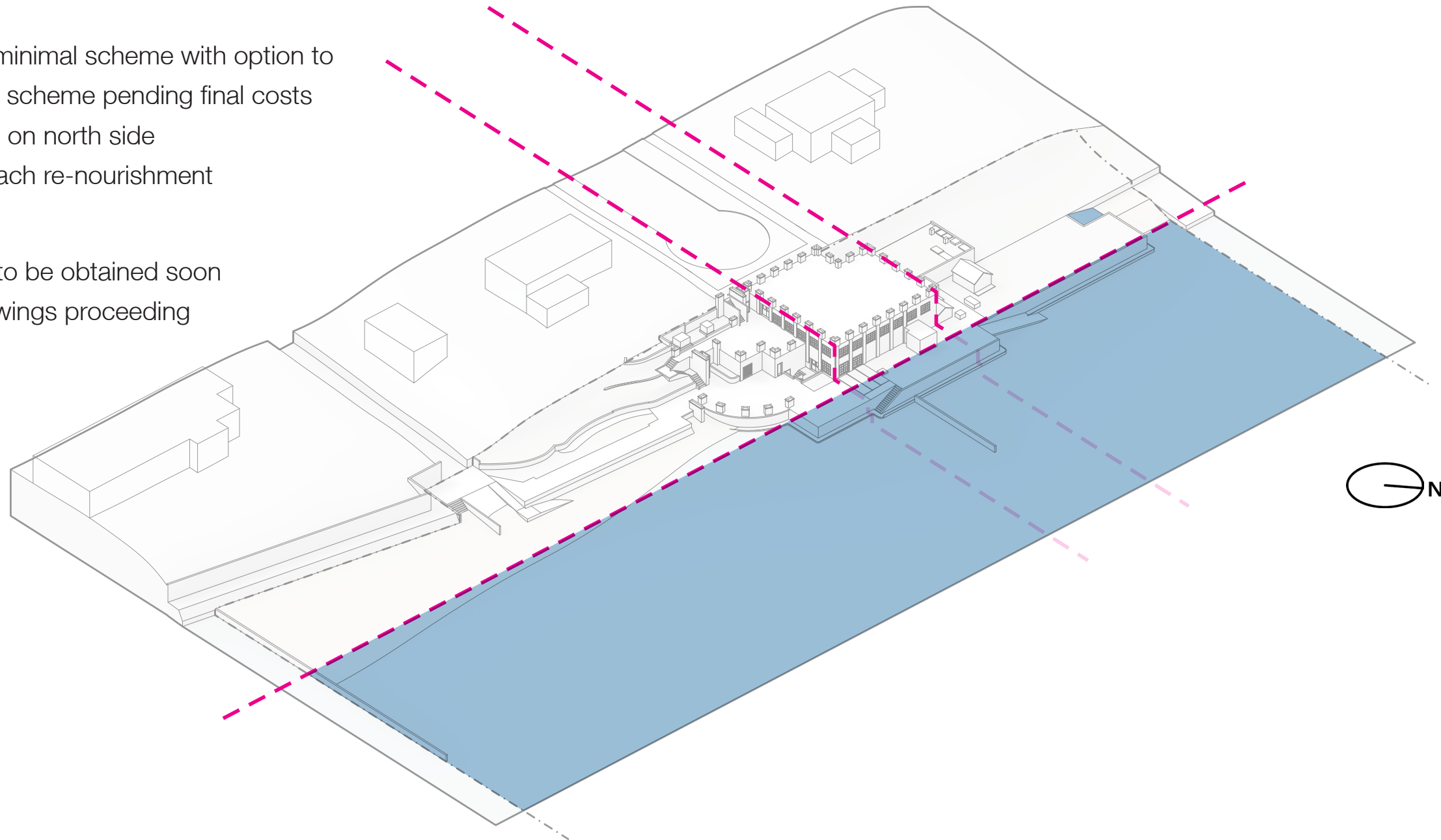
SHORELINE PROTECTION

SCOPE

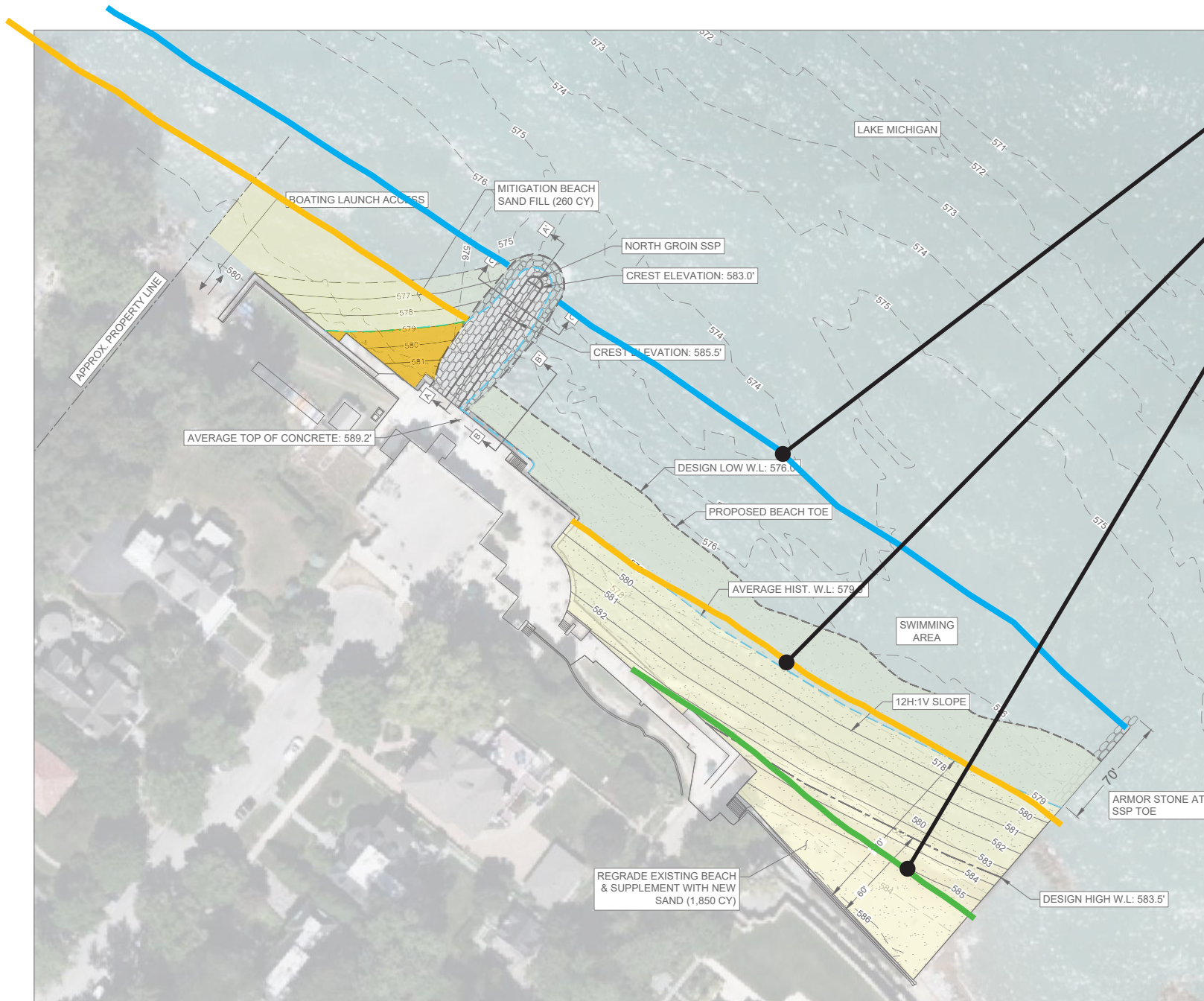
- Proceeding with minimal scheme with option to expand to middle scheme pending final costs
- Repair boat ramp on north side
- Includes initial beach re-nourishment

SCHEDULE

- Permit expected to be obtained soon
- Construction drawings proceeding



REPAIR AND REINFORCE



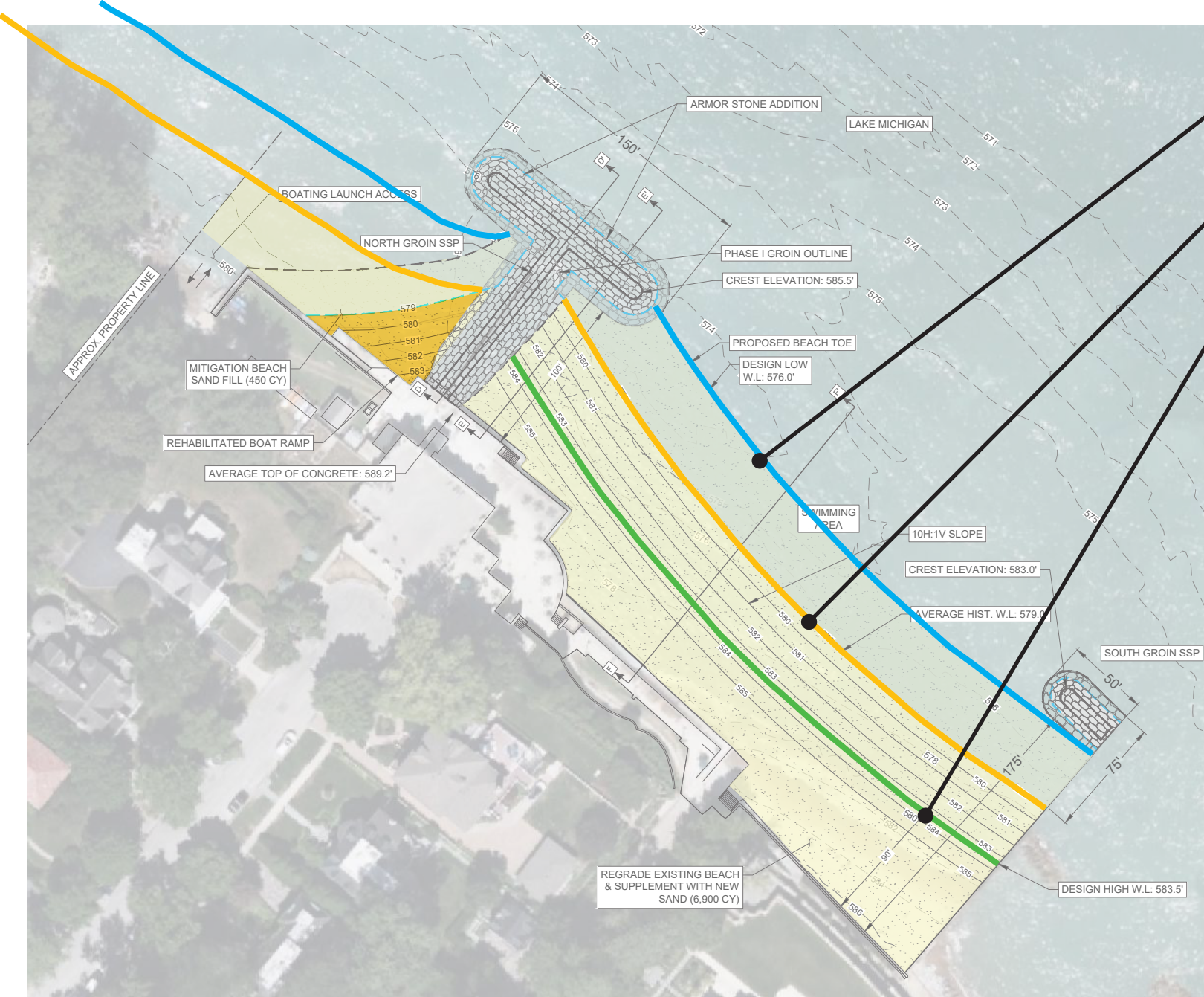
Low water line
2013

Avg water line
2023

High water line
2021



POTENTIAL TO EXPAND



Low water line
2013

Avg water line
2023

High water line
2021



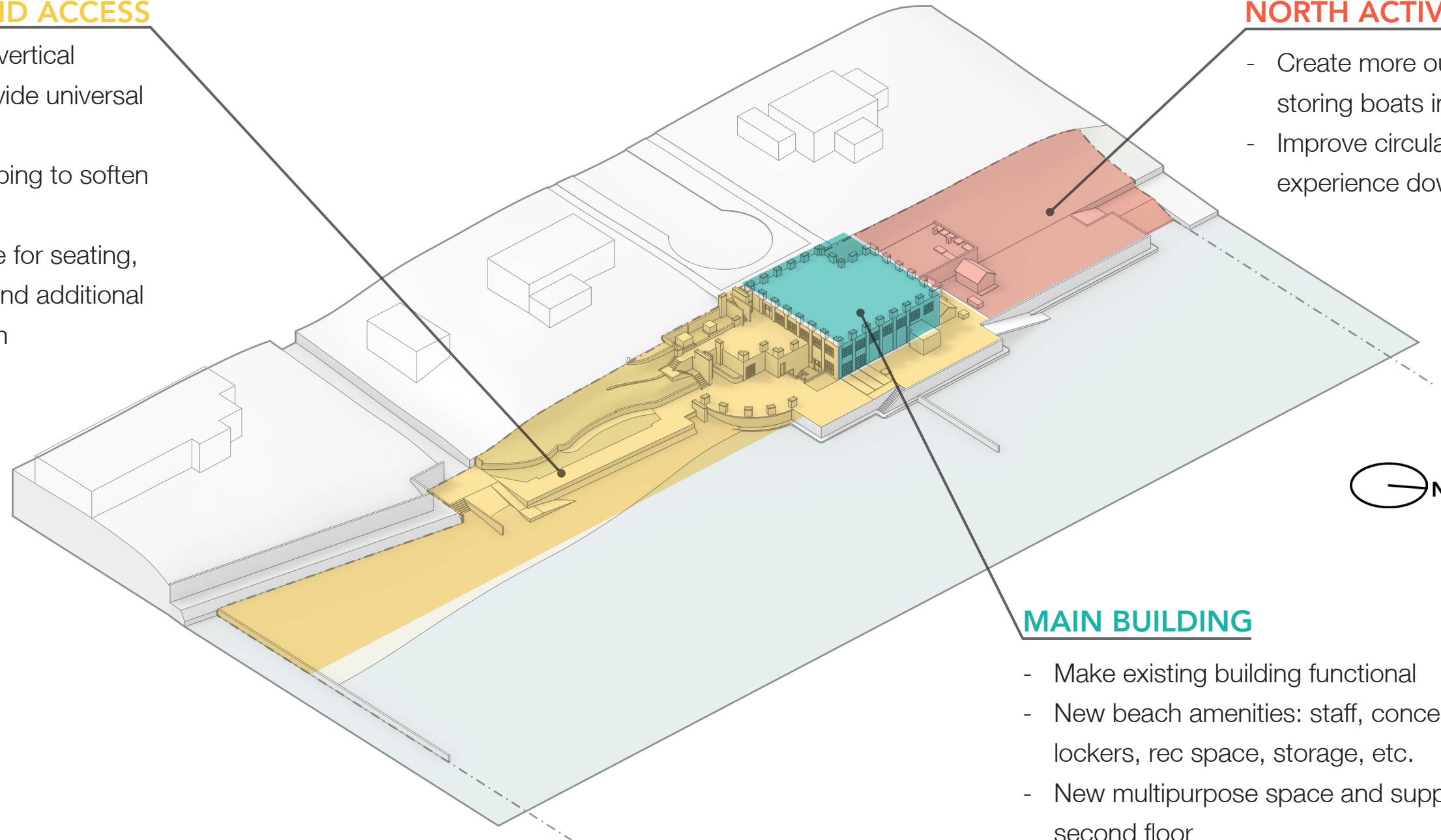
PROJECT SCOPE

LANDSCAPE AND ACCESS

- Replace existing vertical circulation to provide universal access
- Increase landscaping to soften experience
- Add infrastructure for seating, eating, viewing, and additional shade near beach

NORTH ACTIVITY AREA

- Create more outdoor space by storing boats in building
- Improve circulation and experience down to beach



MAIN BUILDING

- Make existing building functional
- New beach amenities: staff, concessions, restrooms, lockers, rec space, storage, etc.
- New multipurpose space and support program on second floor

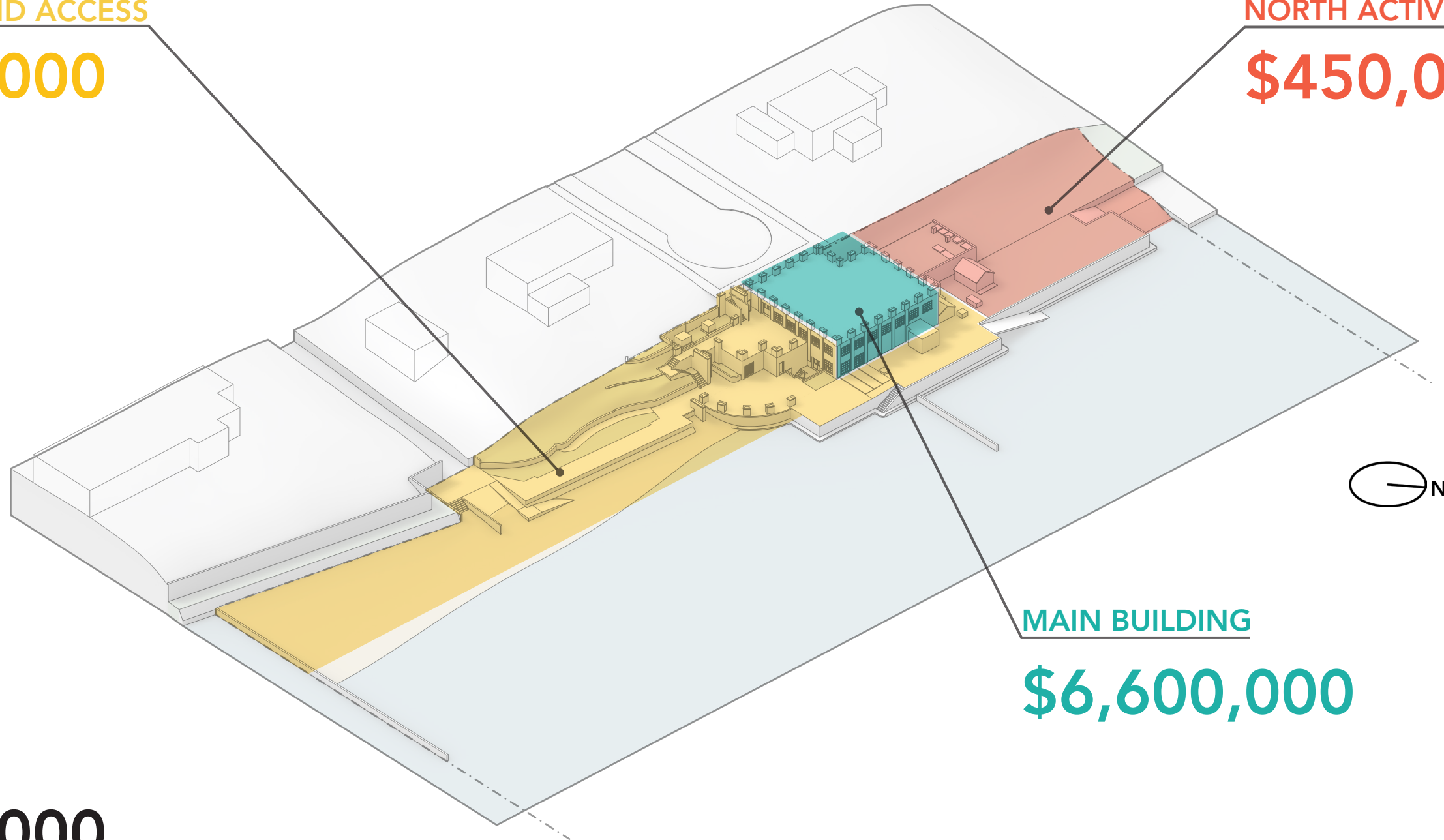
PROJECT COST

LANDSCAPE AND ACCESS

\$1,350,000

NORTH ACTIVITY AREA

\$450,000



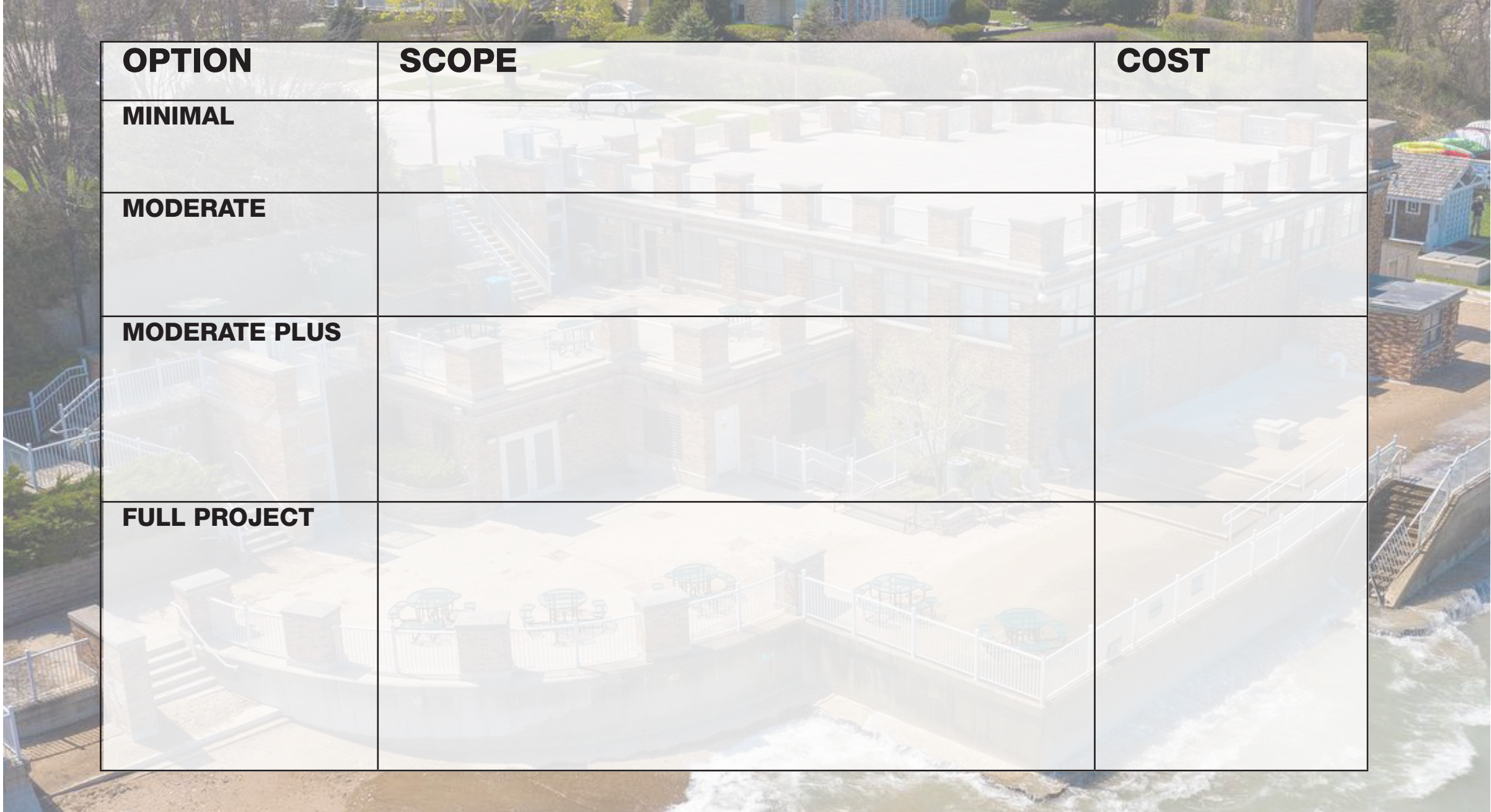
MAIN BUILDING

\$6,600,000

TOTAL

\$8,400,000

LET'S FIND A PROJECT



OPTION	SCOPE	COST
MINIMAL	[Image of building facade]	[Image of building facade]
MODERATE	[Image of building facade]	[Image of building facade]
MODERATE PLUS	[Image of building facade]	[Image of building facade]
FULL PROJECT	[Image of waterfront deck]	[Image of waterfront deck]

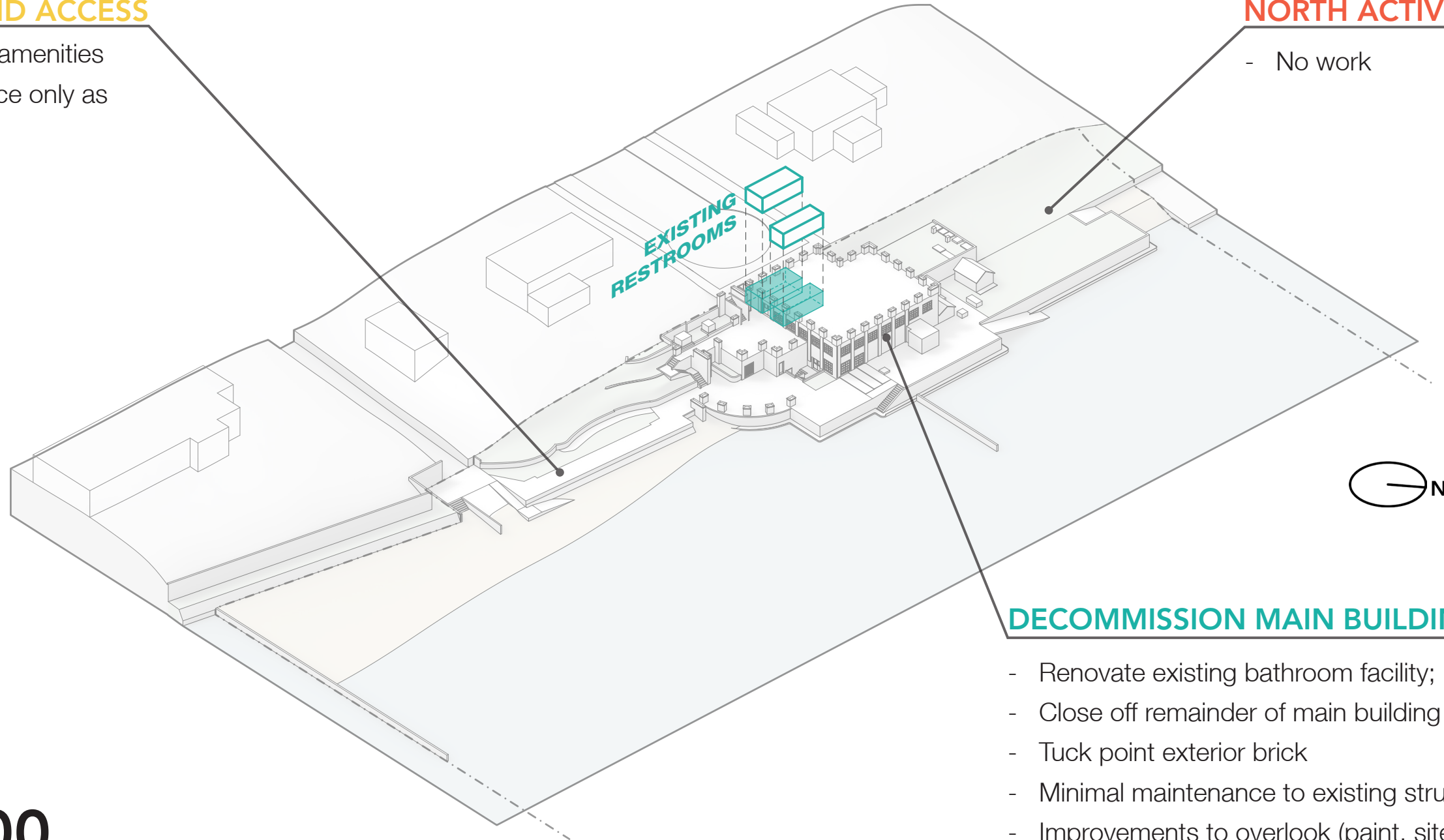
MINIMAL IMPROVEMENTS

LANDSCAPE AND ACCESS

- Maintain existing amenities and restore/replace only as necessary

NORTH ACTIVITY AREA

- No work



DECOMMISSION MAIN BUILDING

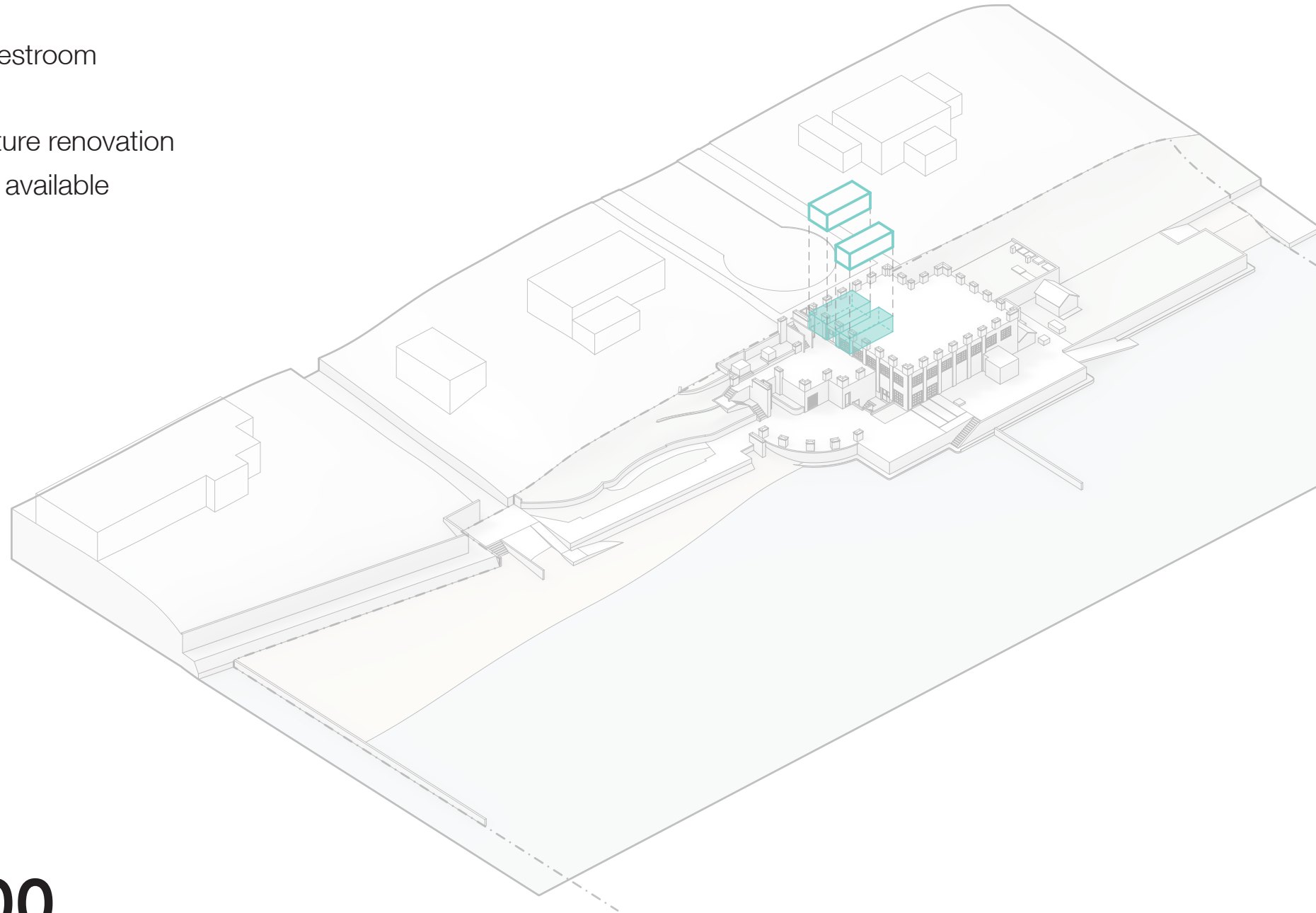
- Renovate existing bathroom facility; paint, fixtures, etc.
- Close off remainder of main building
- Tuck point exterior brick
- Minimal maintenance to existing structure as needed
- Improvements to overlook (paint, site furniture, etc)

TOTAL
\$700,000

MINIMAL IMPROVEMENTS

PROS

- Cleaner existing restroom facilities
- Save funds for future renovation
- Funding currently available



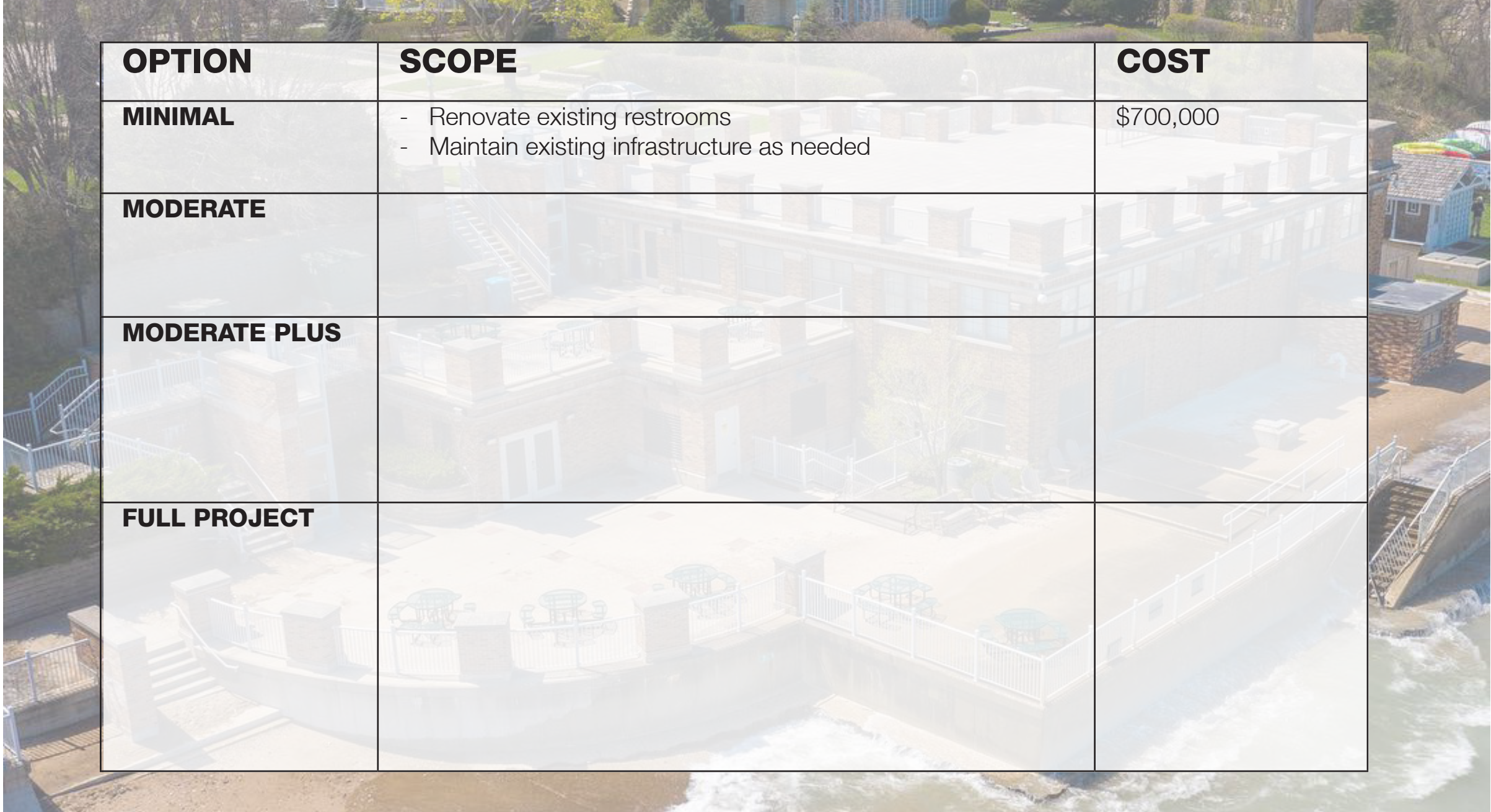
CONS

- No major update to any amenities or facilities
- No additional amenities or facilities added
- Circulation down to beach remains as currently provided
- Continued maintenance costs for main building even when decommissioned

TOTAL

\$700,000

LET'S FIND A PROJECT



OPTION	SCOPE	COST
MINIMAL	<ul style="list-style-type: none">- Renovate existing restrooms- Maintain existing infrastructure as needed	\$700,000
MODERATE		
MODERATE PLUS		
FULL PROJECT		

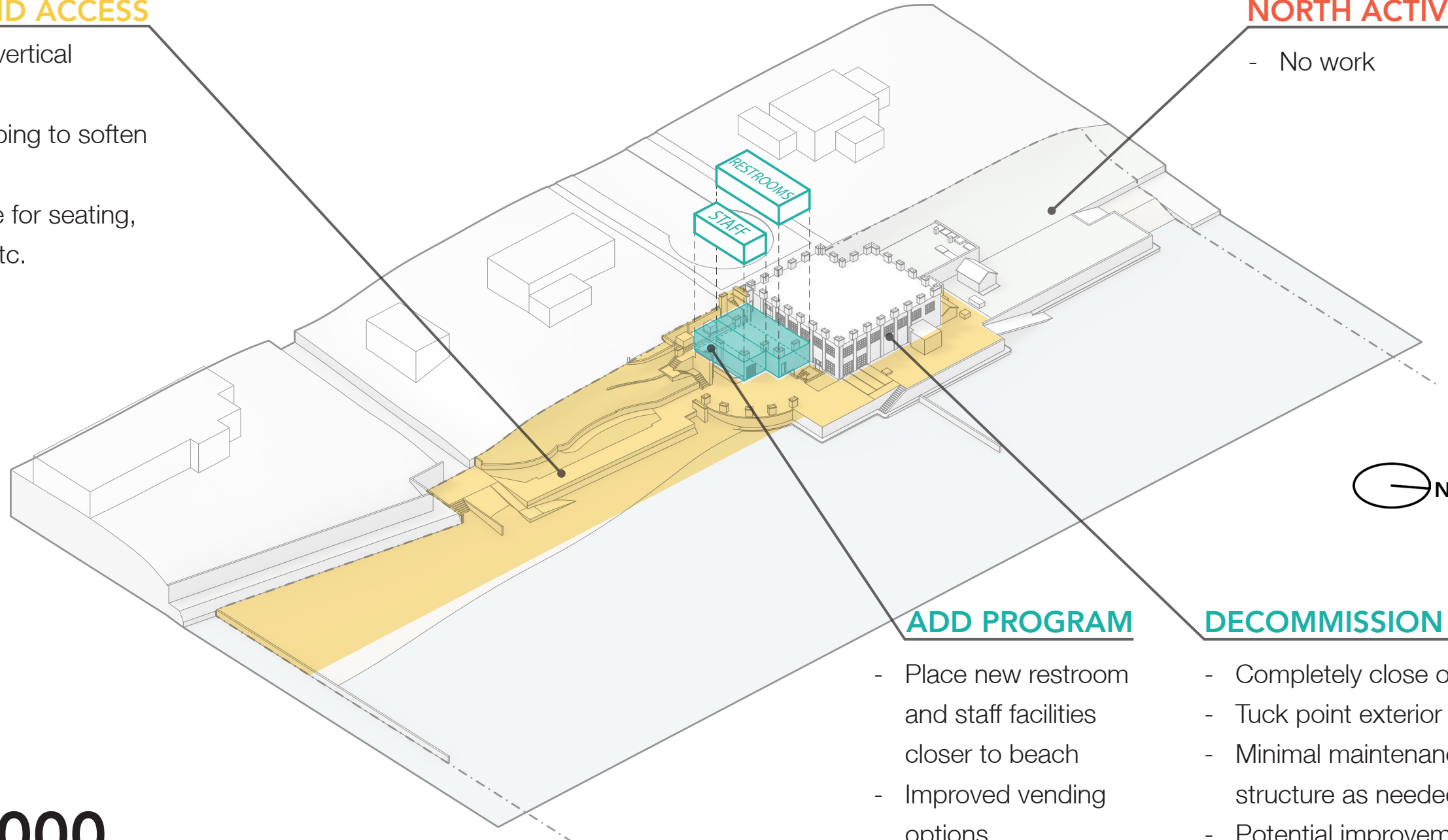
MODERATE IMPROVEMENTS

LANDSCAPE AND ACCESS

- Improve existing vertical circulation
- Increase landscaping to soften experience
- Add infrastructure for seating, eating, viewing, etc.

NORTH ACTIVITY AREA

- No work



ADD PROGRAM

- Place new restroom and staff facilities closer to beach
- Improved vending options

DECOMMISSION MAIN

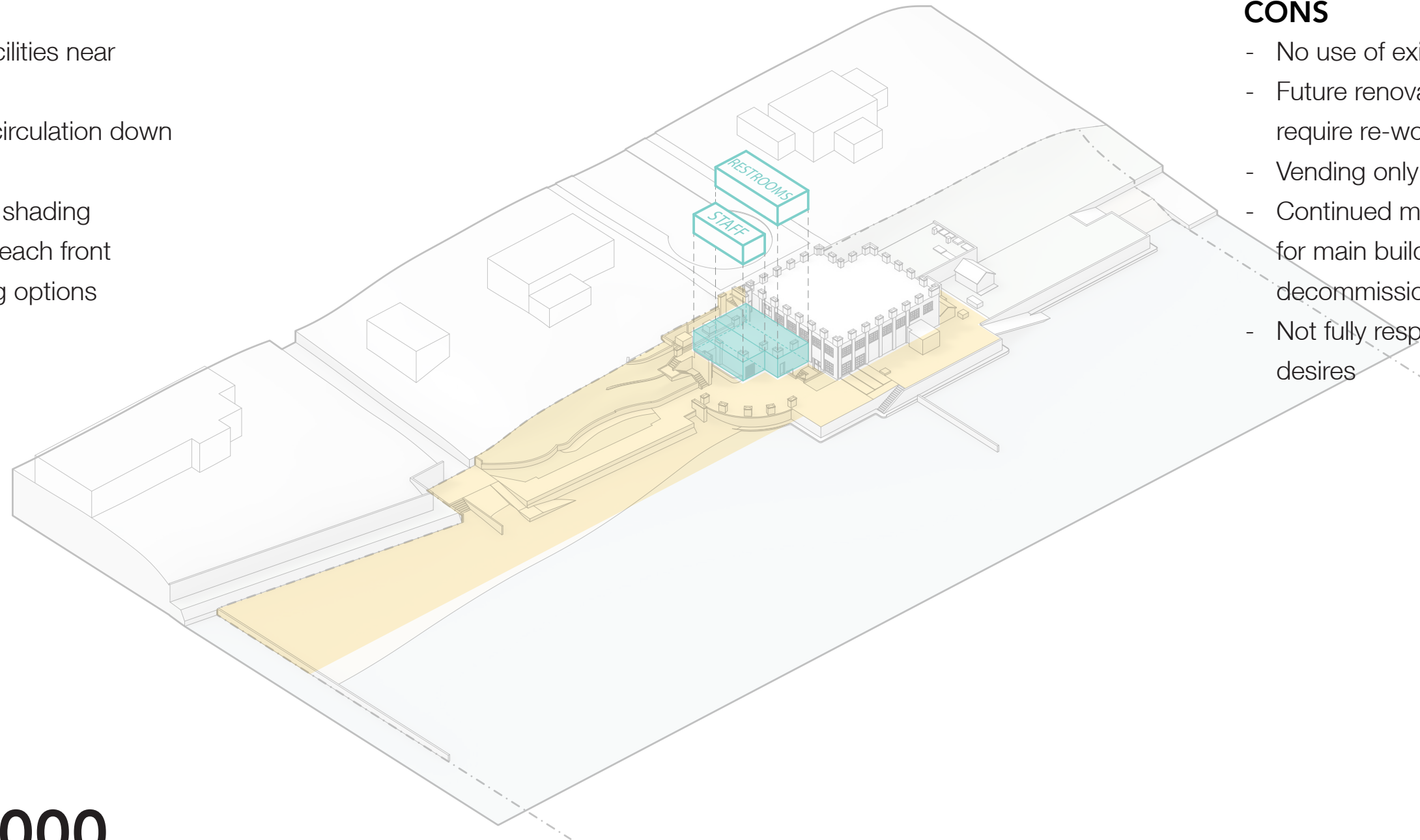
- Completely close of main building
- Tuck point exterior brick
- Minimal maintenance to existing structure as needed
- Potential improvements to overlook

TOTAL
\$3,300,000

MODERATE IMPROVEMENTS

PROS

- New restroom facilities near beach
- New accessible circulation down to beach
- New seating and shading elements along beach front
- Improved vending options



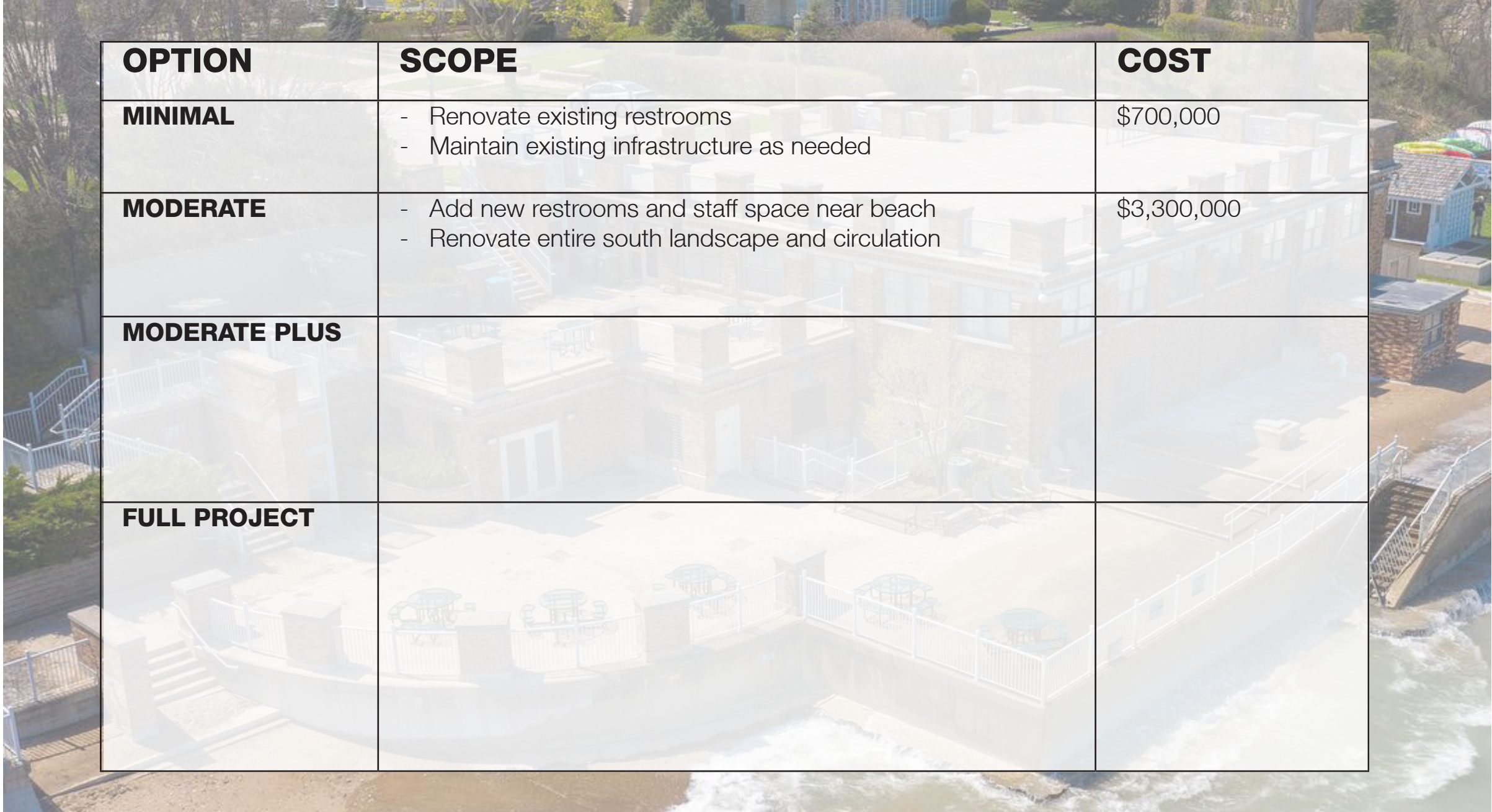
CONS

- No use of existing building
- Future renovations to building will require re-work of new site scope
- Vending only no concessions
- Continued maintenance costs for main building even when decommissioned
- Not fully responsive to resident desires

TOTAL

\$3,300,000

LET'S FIND A PROJECT



OPTION	SCOPE	COST
MINIMAL	<ul style="list-style-type: none">- Renovate existing restrooms- Maintain existing infrastructure as needed	\$700,000
MODERATE	<ul style="list-style-type: none">- Add new restrooms and staff space near beach- Renovate entire south landscape and circulation	\$3,300,000
MODERATE PLUS		
FULL PROJECT		

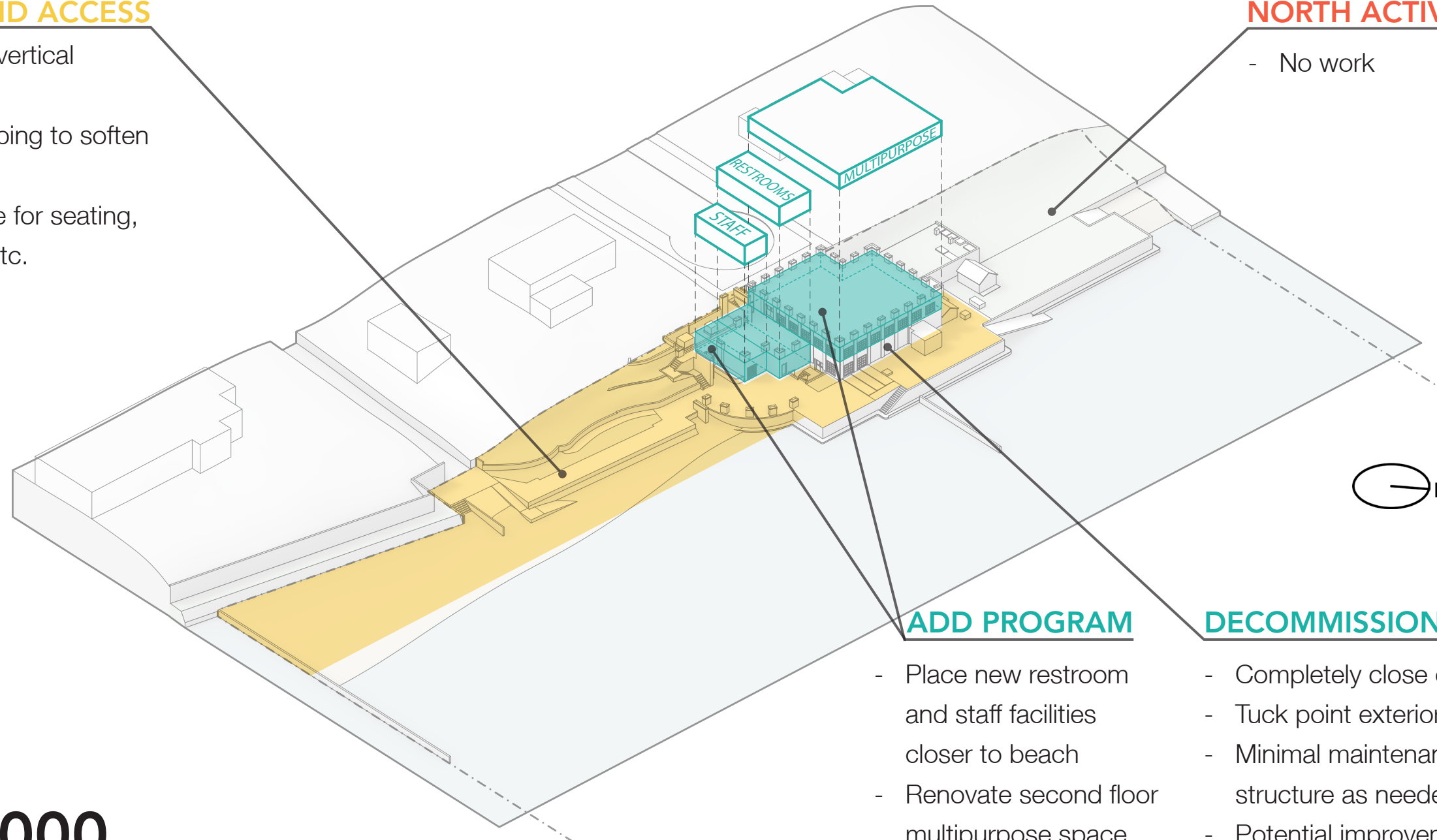
MODERATE PLUS

LANDSCAPE AND ACCESS

- Improve existing vertical circulation
- Increase landscaping to soften experience
- Add infrastructure for seating, eating, viewing, etc.

NORTH ACTIVITY AREA

- No work



ADD PROGRAM

- Place new restroom and staff facilities closer to beach
- Renovate second floor multipurpose space

DECOMMISSION LOWER LEVEL

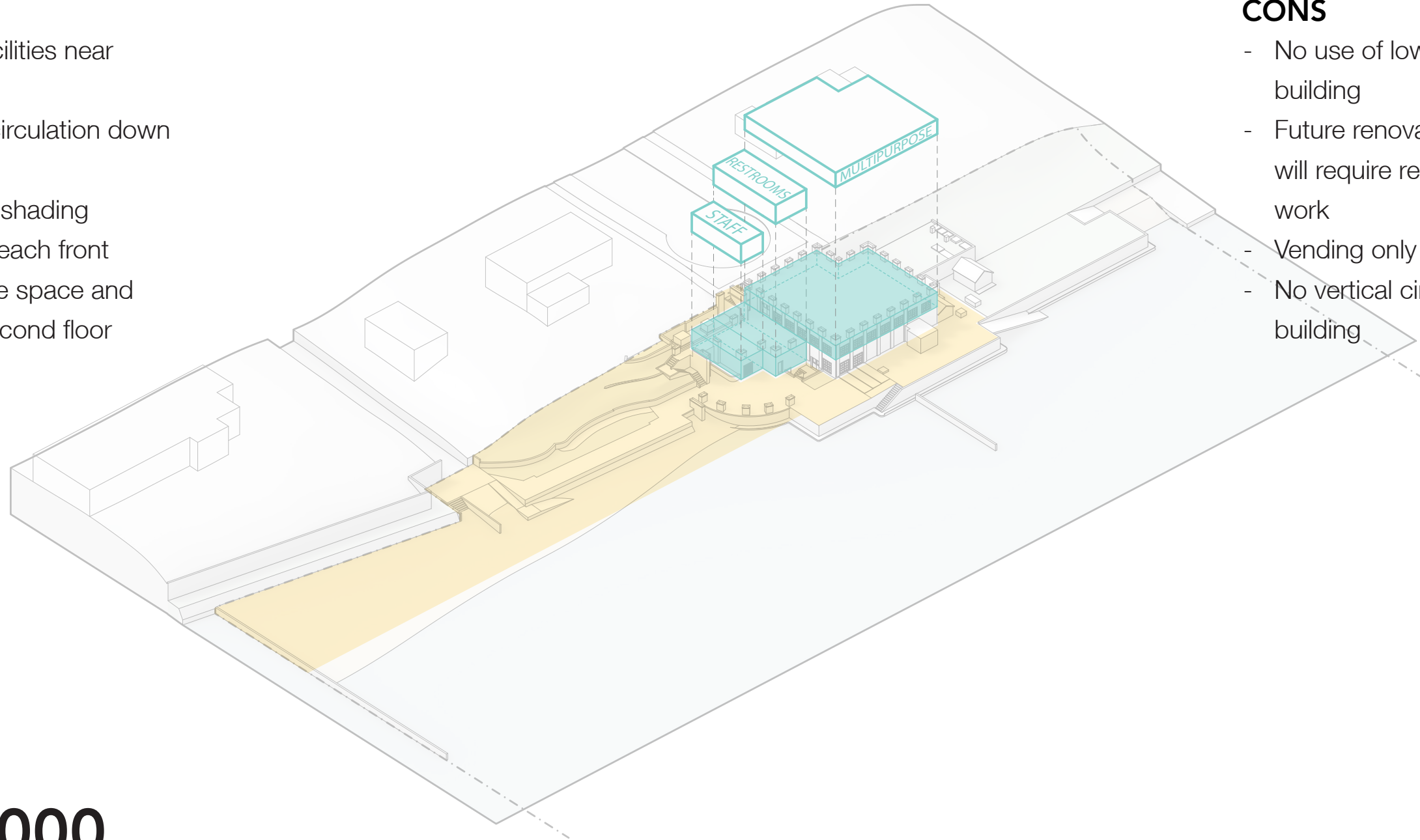
- Completely close off lower level
- Tuck point exterior brick
- Minimal maintenance to existing structure as needed
- Potential improvements to overlook

TOTAL
\$5,050,000

MODERATE PLUS

PROS

- New restroom facilities near beach
- New accessible circulation down to beach
- New seating and shading elements along beach front
- New multipurpose space and fully renovated second floor



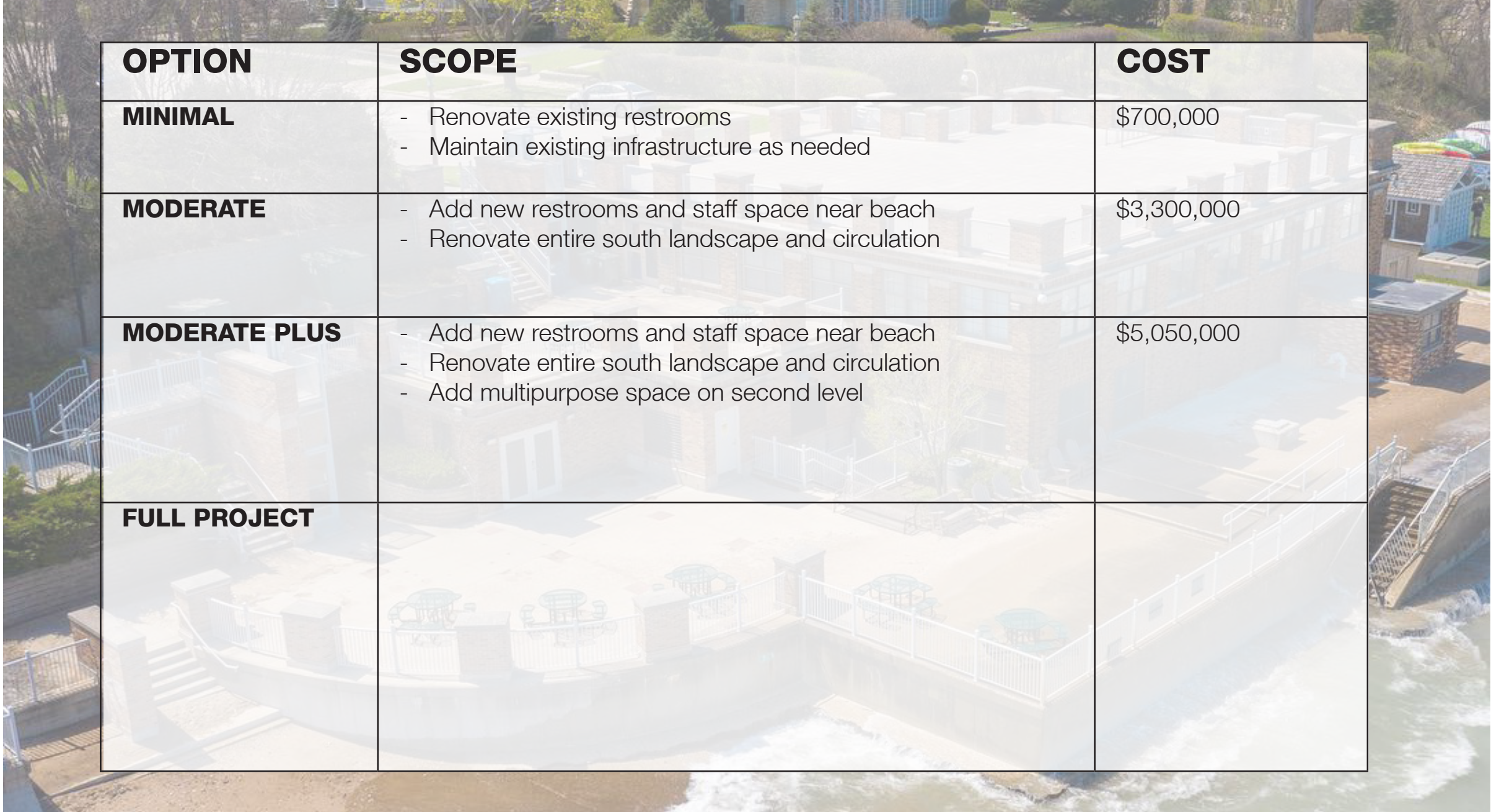
CONS

- No use of lower level of existing building
- Future renovations to lower level will require re-work of new site work
- Vending only no concessions
- No vertical circulation inside building

TOTAL

\$5,050,000

LET'S FIND A PROJECT



OPTION	SCOPE	COST
MINIMAL	<ul style="list-style-type: none">- Renovate existing restrooms- Maintain existing infrastructure as needed	\$700,000
MODERATE	<ul style="list-style-type: none">- Add new restrooms and staff space near beach- Renovate entire south landscape and circulation	\$3,300,000
MODERATE PLUS	<ul style="list-style-type: none">- Add new restrooms and staff space near beach- Renovate entire south landscape and circulation- Add multipurpose space on second level	\$5,050,000
FULL PROJECT		

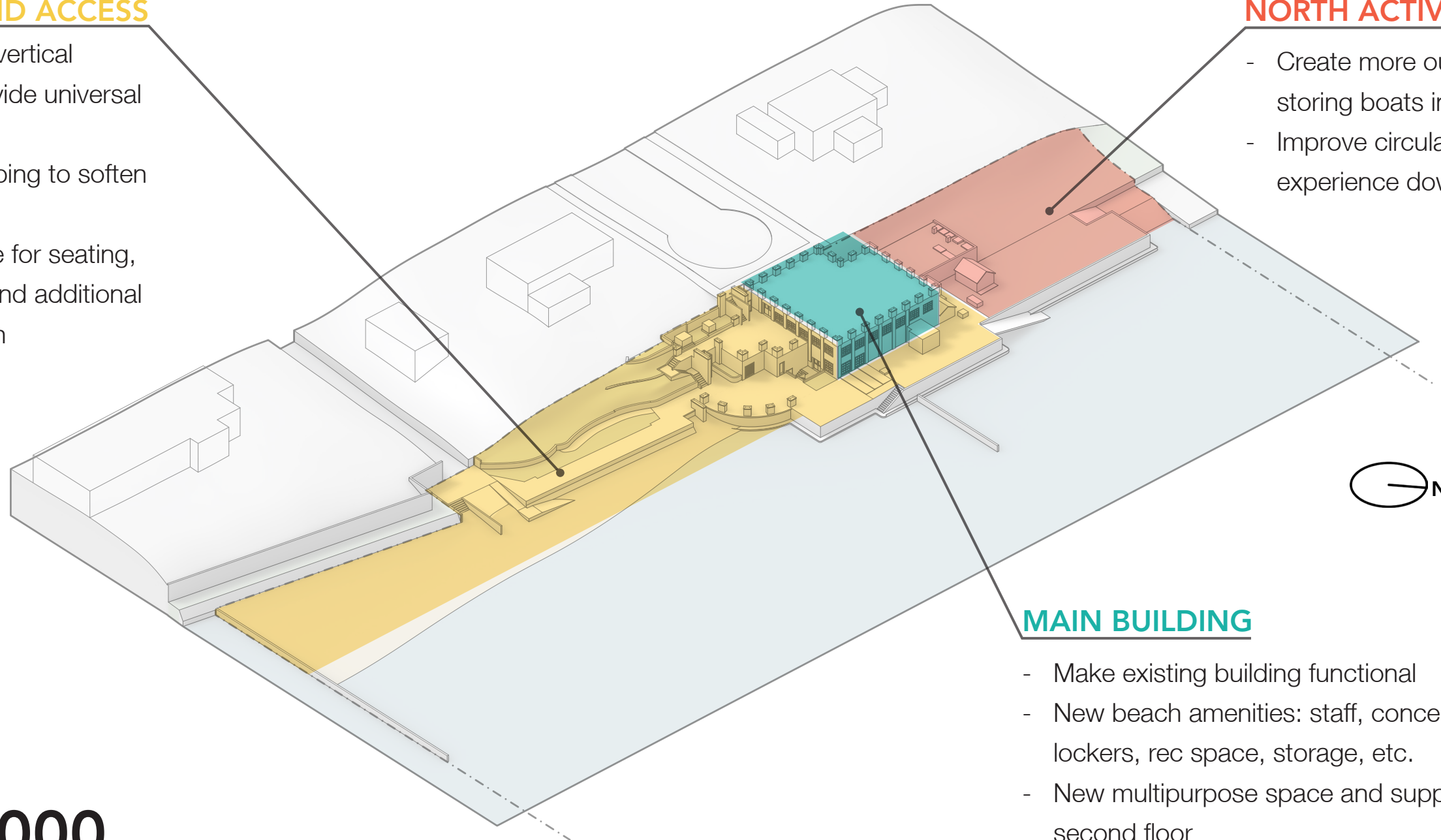
FULL PROJECT

LANDSCAPE AND ACCESS

- Replace existing vertical circulation to provide universal access
- Increase landscaping to soften experience
- Add infrastructure for seating, eating, viewing, and additional shade near beach

NORTH ACTIVITY AREA

- Create more outdoor space by storing boats in building
- Improve circulation and experience down to beach



MAIN BUILDING

- Make existing building functional
- New beach amenities: staff, concessions, restrooms, lockers, rec space, storage, etc.
- New multipurpose space and support program on second floor

TOTAL
\$8,400,000

FULL PROJECT

PROS

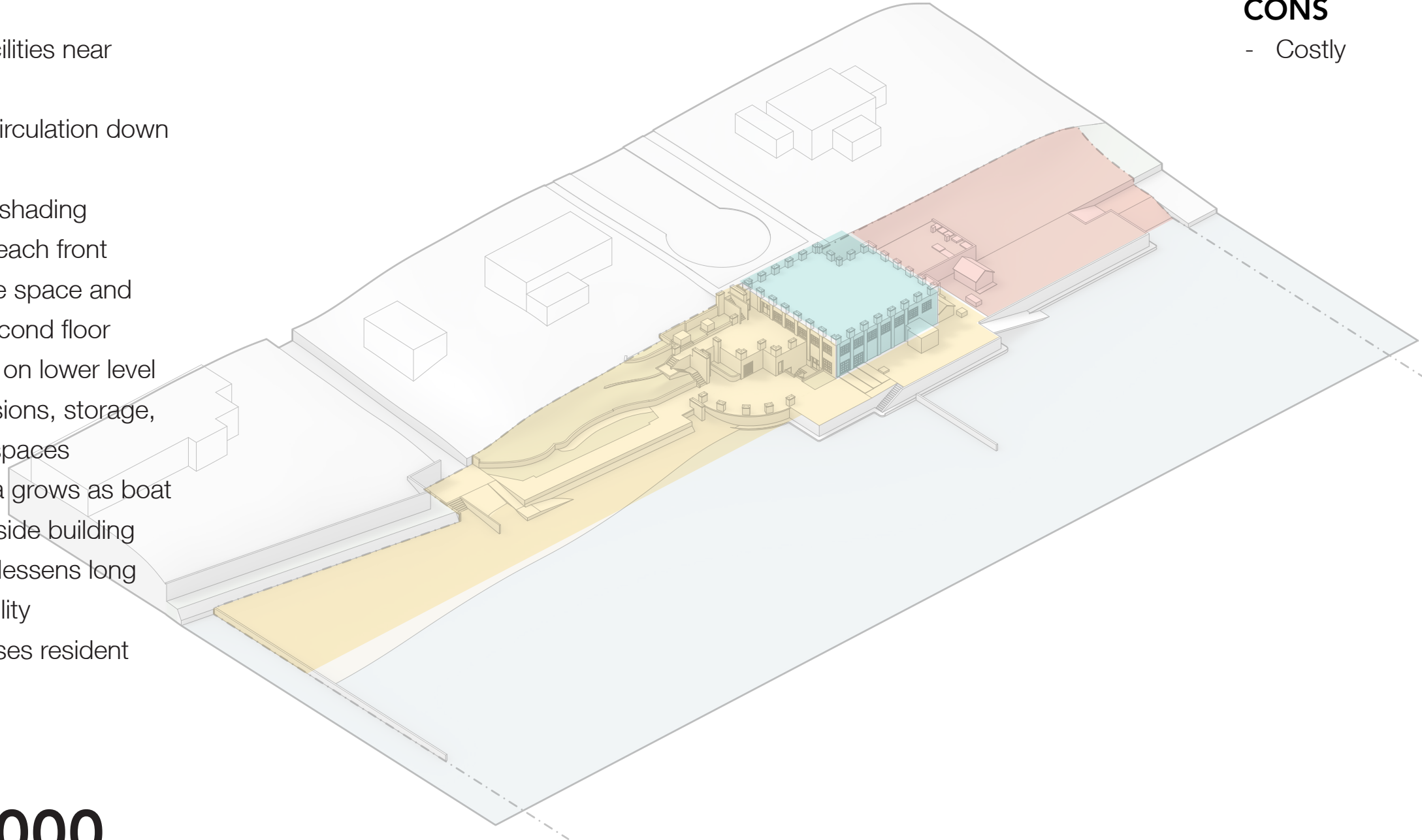
- New restroom facilities near beach
- New accessible circulation down to beach
- New seating and shading elements along beach front
- New multipurpose space and fully renovated second floor
- All new amenities on lower level including concessions, storage, lockers, and rec spaces
- North activity area grows as boat storage moves inside building
- Upgraded facility lessens long term financial liability
- More fully addresses resident preferences

CONS

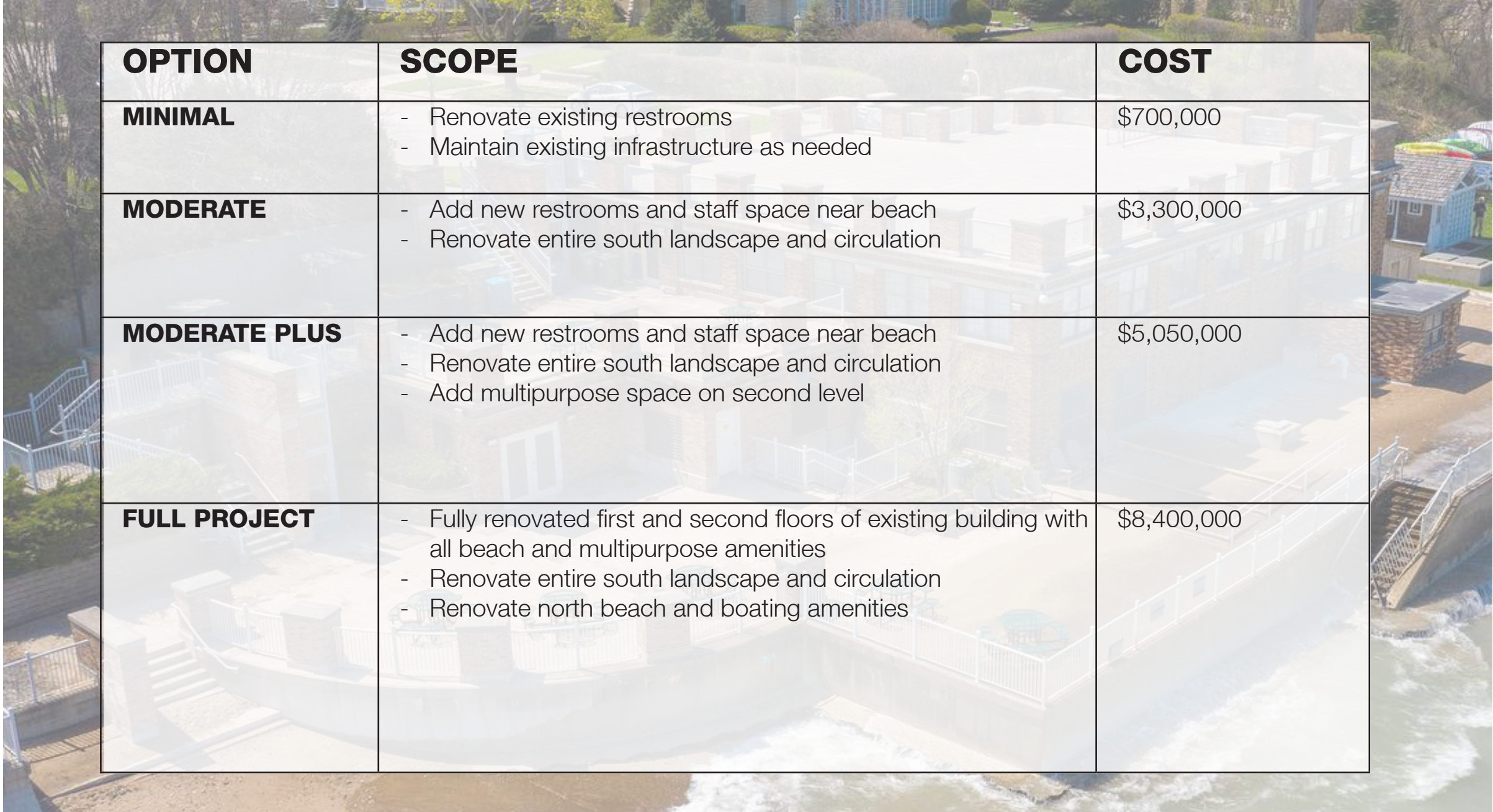
- Costly

TOTAL

\$8,400,000



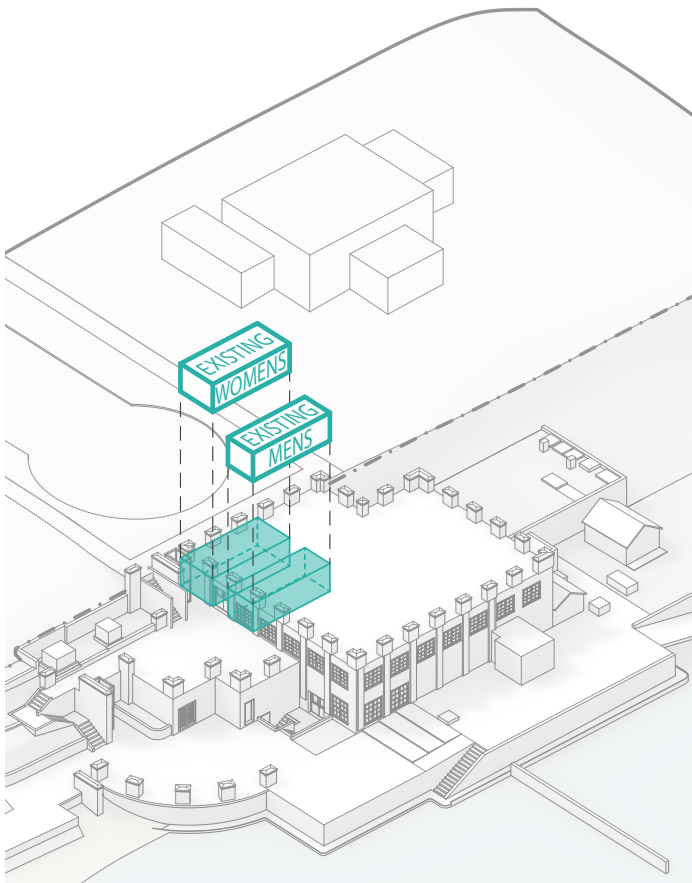
LET'S FIND A PROJECT



OPTION	SCOPE	COST
MINIMAL	<ul style="list-style-type: none">- Renovate existing restrooms- Maintain existing infrastructure as needed	\$700,000
MODERATE	<ul style="list-style-type: none">- Add new restrooms and staff space near beach- Renovate entire south landscape and circulation	\$3,300,000
MODERATE PLUS	<ul style="list-style-type: none">- Add new restrooms and staff space near beach- Renovate entire south landscape and circulation- Add multipurpose space on second level	\$5,050,000
FULL PROJECT	<ul style="list-style-type: none">- Fully renovated first and second floors of existing building with all beach and multipurpose amenities- Renovate entire south landscape and circulation- Renovate north beach and boating amenities	\$8,400,000

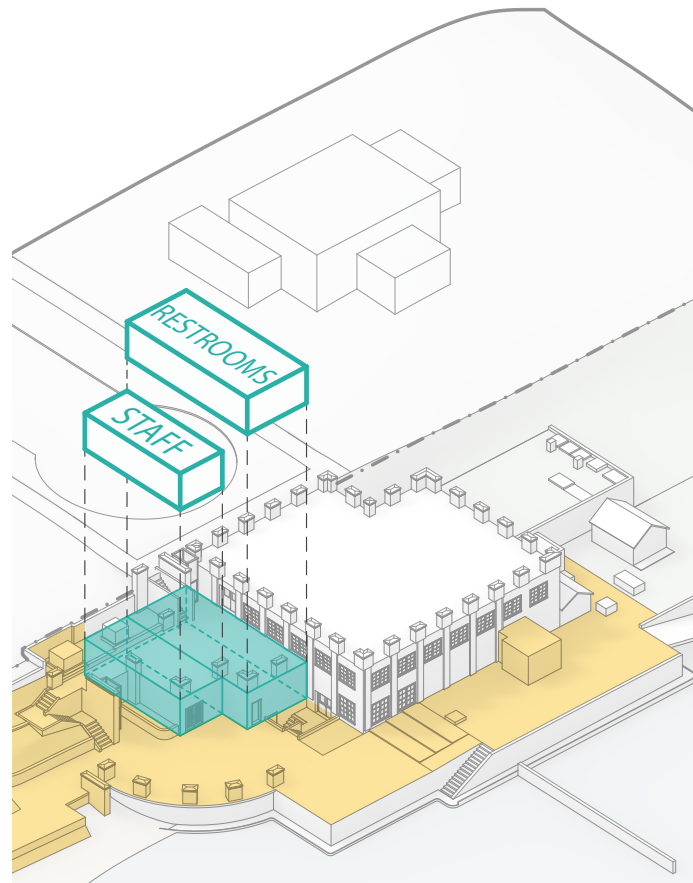
PATH FORWARD

MINIMAL



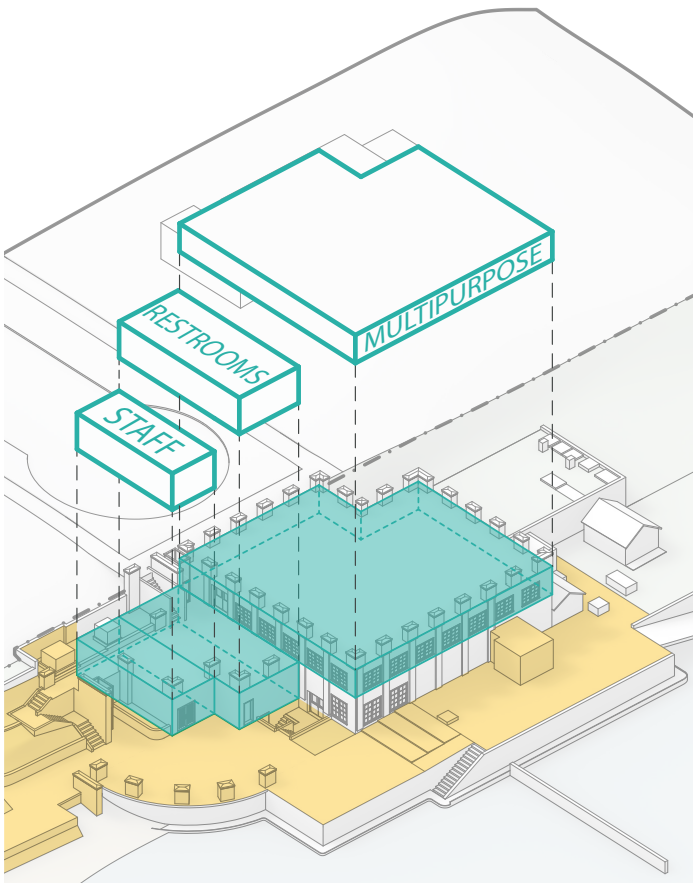
\$700,000

MODERATE



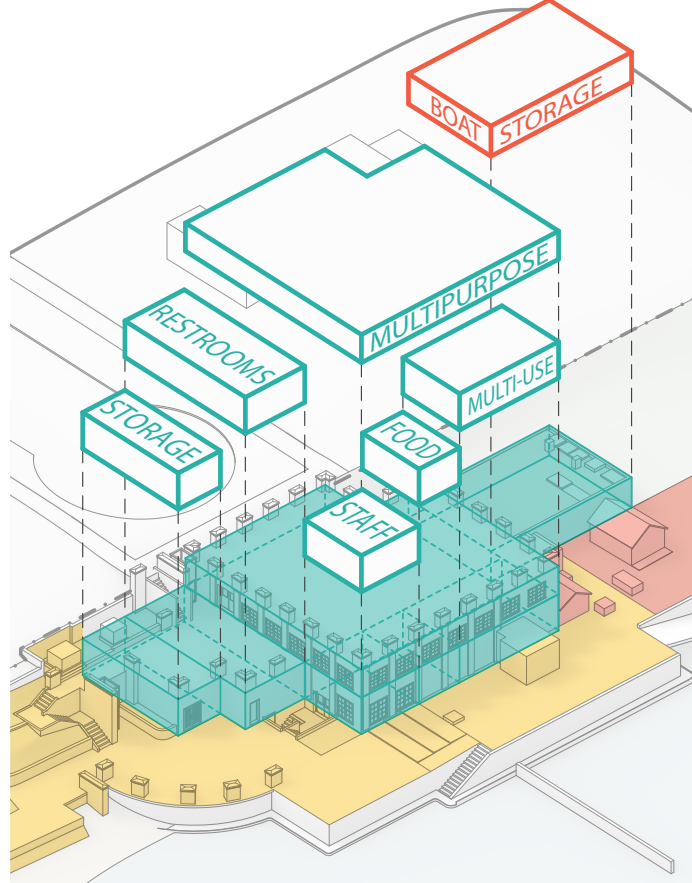
\$3,300,000

MODERATE PLUS



\$5,050,000

FULL PROJECT



\$8,400,000

LET'S FIND A PATH FORWARD

OPTION	SCOPE	COST	FUNDING
MINIMAL	<ul style="list-style-type: none"> - Renovate existing restrooms - Maintain existing infrastructure as needed 	\$700,000	Use Fund balance (savings)
MODERATE	<ul style="list-style-type: none"> - Add new restrooms and staff space near beach - Renovate entire south landscape and circulation 	\$3,300,000	Use Fund balance
MODERATE PLUS	<ul style="list-style-type: none"> - Add new restrooms and staff space near beach - Renovate entire south landscape and circulation - Add multipurpose space on second level 	\$5,050,000	\$2.5M Fund balance Remaining \$2.5M provided by either: <ul style="list-style-type: none"> - Fundraising campaign - Bond Issue (property tax)
FULL PROJECT	<ul style="list-style-type: none"> - Fully renovated first and second floors of existing building with all beach and multipurpose amenities - Renovate entire south landscape and circulation - Renovate north beach and boating amenities 	\$8,400,000	<ul style="list-style-type: none"> - \$3.4M Fund balance + \$5.0M Bond Issue <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> - \$2.5M Fundraising + \$2.5M Bond Issue

MODERATE PLUS - FUNDING

Total Cost = \$5.0M

- Finance Committee + Village Board reviewed financial capacity
- Evaluate capacity vs. anticipated near term projects
- **Fund Balance = \$2.5M**

- Shoreline Protection \$ 1.5M - \$1.9M
- Beach/WTP Enhancement \$ 2.5M
- Total balance draw \$ 4.0M - \$4.4M

- Fundraising - \$2.5M goal?

- If yes, no borrowing necessary for Moderate Plus
- If no, \$2.5M bond issuance
 - Voter referendum
 - Add approximately \$126/yr* for 9 years
 - Then drop by approximately \$611/yr*

*Estimated impact upon \$1M EAV home

FULL PROJECT - FUNDING

Total Cost = \$8.4M

- Fund Balance = \$3.4M

- Shoreline Protection \$ 1.5M - \$1.9M
- Beach/WTP Enhancement \$ 3.4M
- Total balance draw \$ 4.9M - \$5.3M

- Fundraising - \$2.5M + Bond Issuance - \$2.5M

- Referendum - March 19
- Projected property tax impact
 - Add approximately \$126/yr* for 9 years
 - Then drop by approximately \$611/yr*

...OR

- Bond - \$5.0M

- Add approximately \$105/yr* for 20 years
- Add approximately \$235/yr* for 9 years, then drop \$611

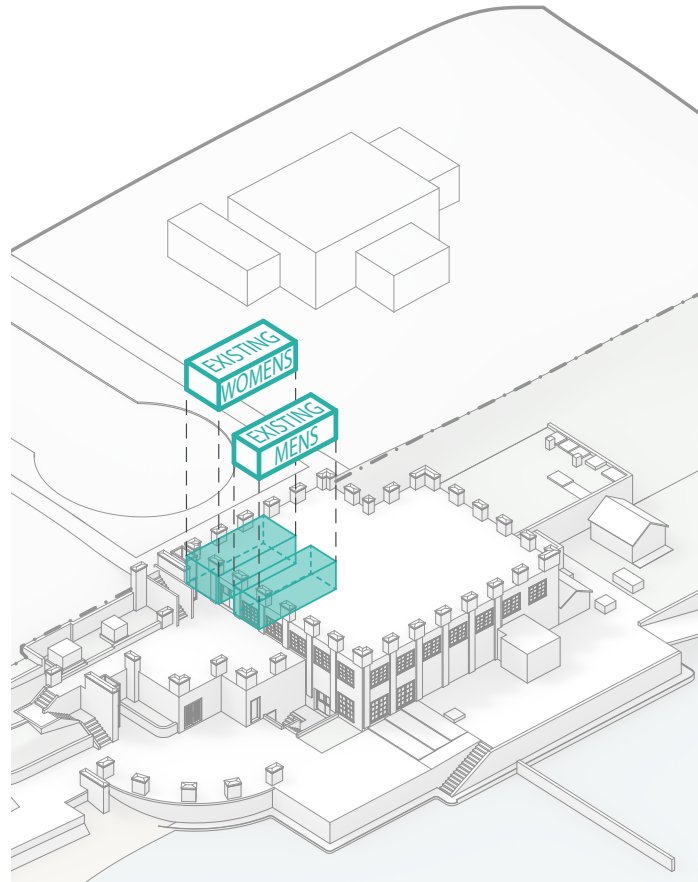
*Estimated impact upon \$1M EAV home

LET'S FIND A PATH FORWARD

OPTION	SCOPE	COST	FUNDING
MINIMAL	<ul style="list-style-type: none"> - Renovate existing restrooms - Maintain existing infrastructure as needed 	\$700,000	Use Fund balance (savings)
MODERATE	<ul style="list-style-type: none"> - Add new restrooms and staff space near beach - Renovate entire south landscape and circulation 	\$3,300,000	Use Fund balance
MODERATE PLUS	<ul style="list-style-type: none"> - Add new restrooms and staff space near beach - Renovate entire south landscape and circulation - Add multipurpose space on second level 	\$5,050,000	\$2.5M Fund balance Remaining \$2.5M provided by either: <ul style="list-style-type: none"> - Fundraising campaign - Bond Issue (property tax)
FULL PROJECT	<ul style="list-style-type: none"> - Fully renovated first and second floors of existing building with all beach and multipurpose amenities - Renovate entire south landscape and circulation - Renovate north beach and boating amenities 	\$8,400,000	<ul style="list-style-type: none"> - \$3.4M Fund balance + \$5.0M Bond Issue <p style="text-align: center;"><u>OR</u></p> <ul style="list-style-type: none"> - \$2.5M Fundraising + \$2.5M Bond Issue

LET'S FIND A PATH FORWARD

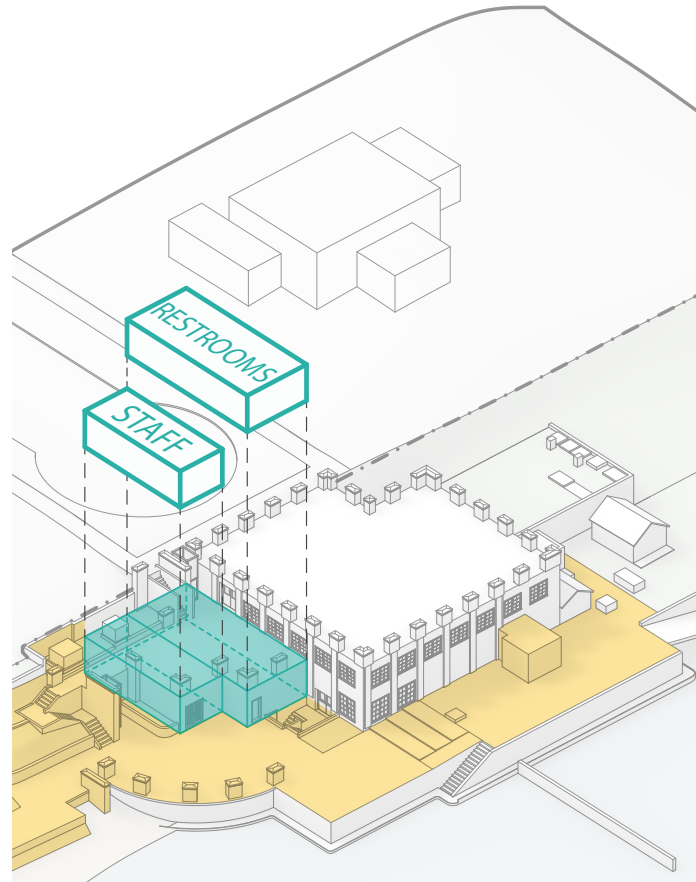
MINIMAL



\$700,000

Use Fund balance (savings)

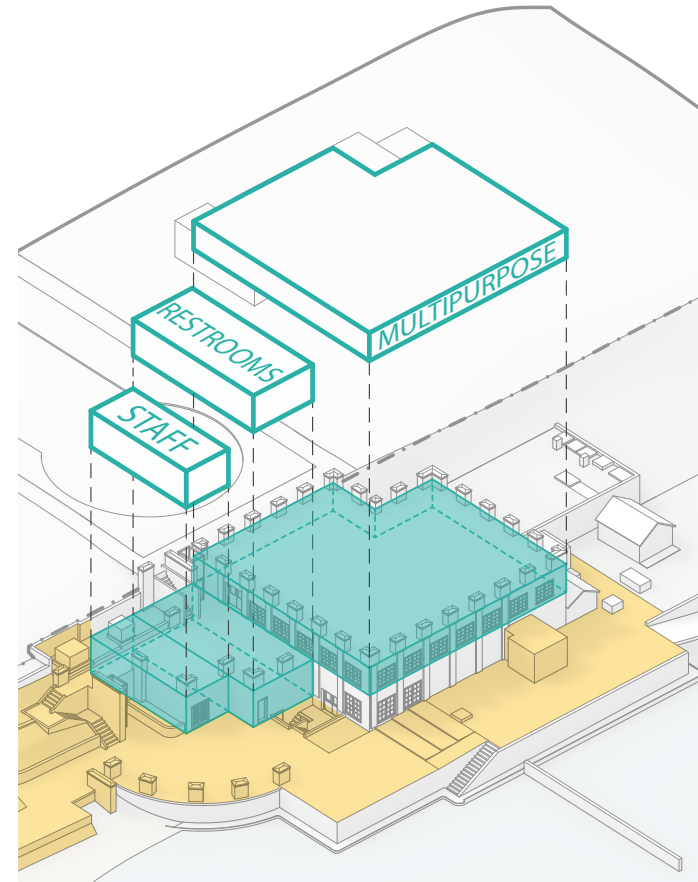
MODERATE



\$3,300,000

Use Fund balance

MODERATE PLUS



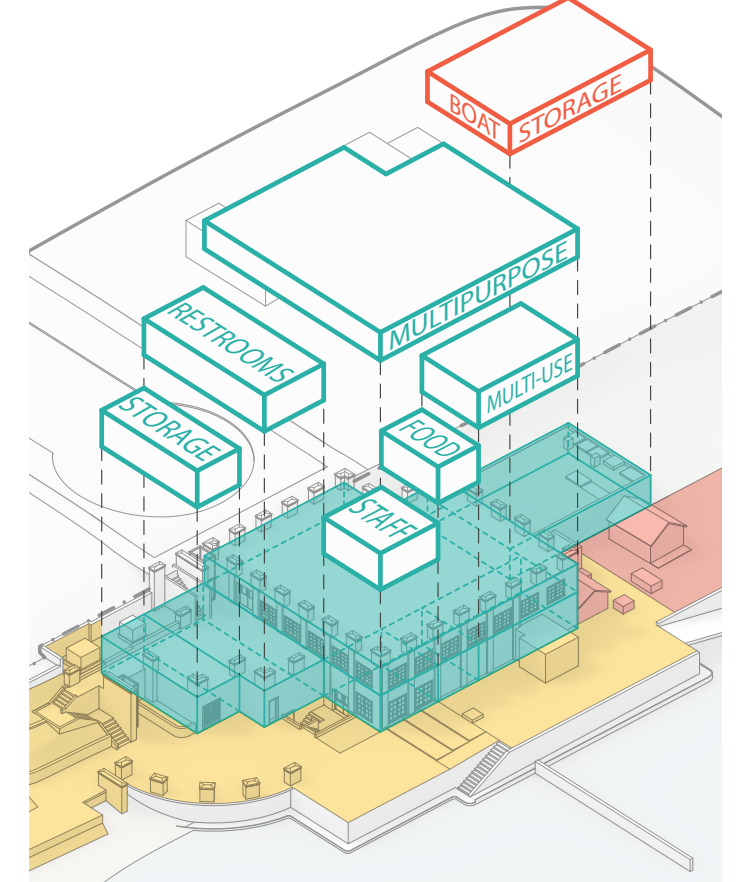
\$5,050,000

\$2.5M Fund balance

Remaining \$2.5M provided by either:

- Fundraising campaign
- Bond Issue (property tax)

FULL PROJECT



\$8,400,000

- \$3.4M Fund balance +
\$5.0M Bond Issue

OR

- \$2.5M Fundraising +
\$2.5M Bond Issue

thank you!



Village of Kenilworth Beach Improvement Project

Public Meeting 3
November 30, 2023

WTA
Woodhouse Tinucci Architects