



Village of Kenilworth Beach Improvement Project

04/16/2025 ARC Review

WTA

Woodhouse Tinucci Architects

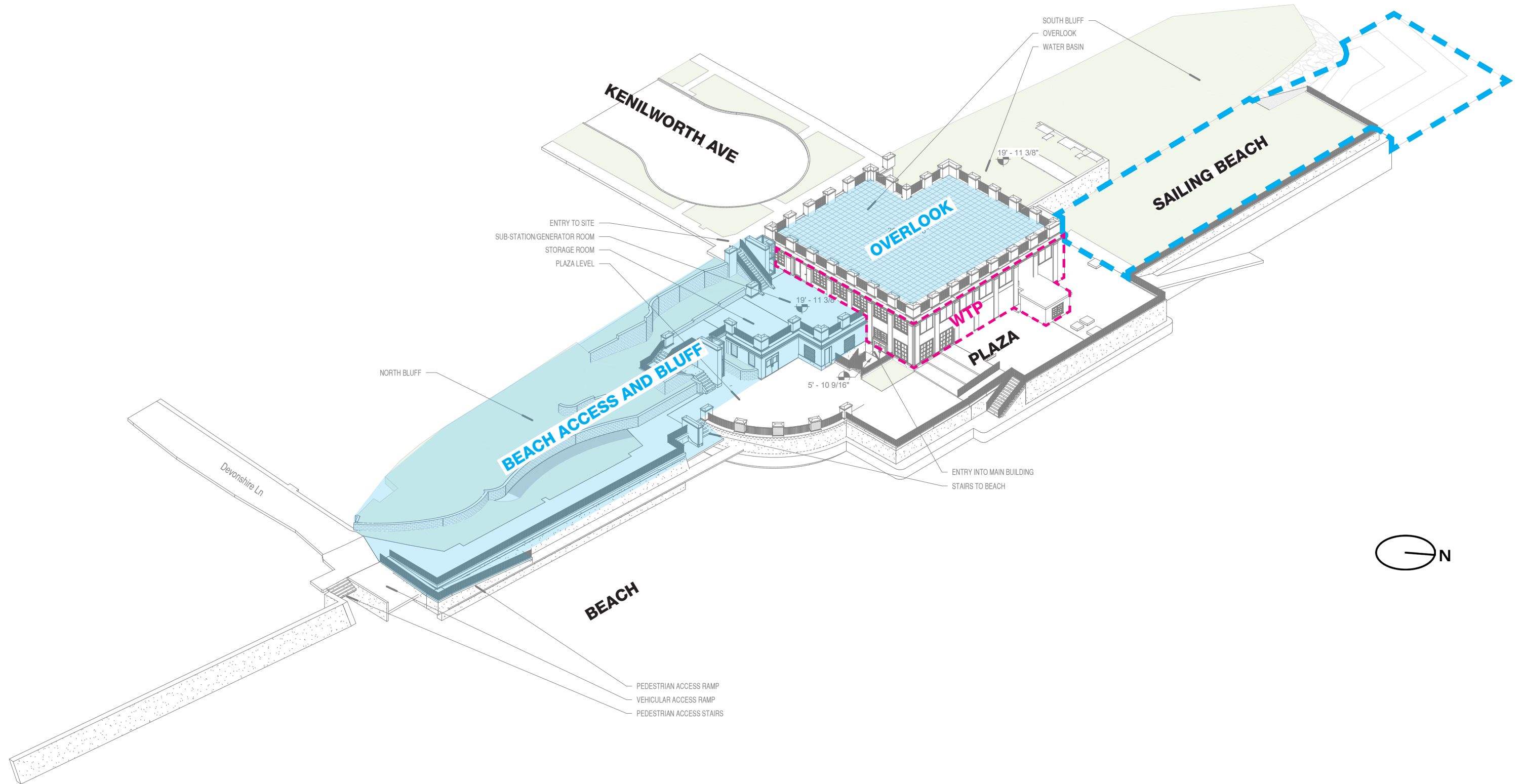
PROJECT OVERVIEW

LOCATION



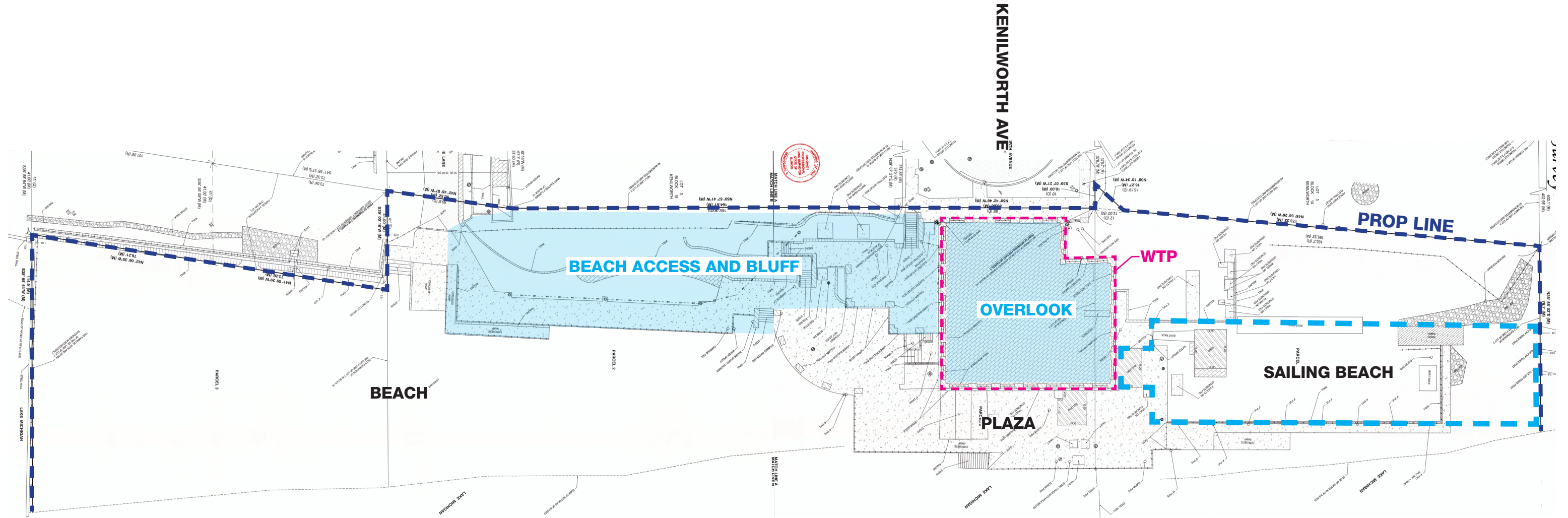
PROJECT OVERVIEW

EXISTING CONDITIONS



PROJECT OVERVIEW

PROPERTY SURVEY



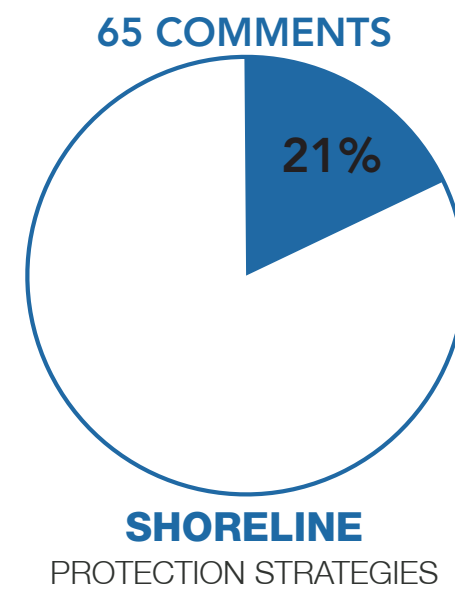
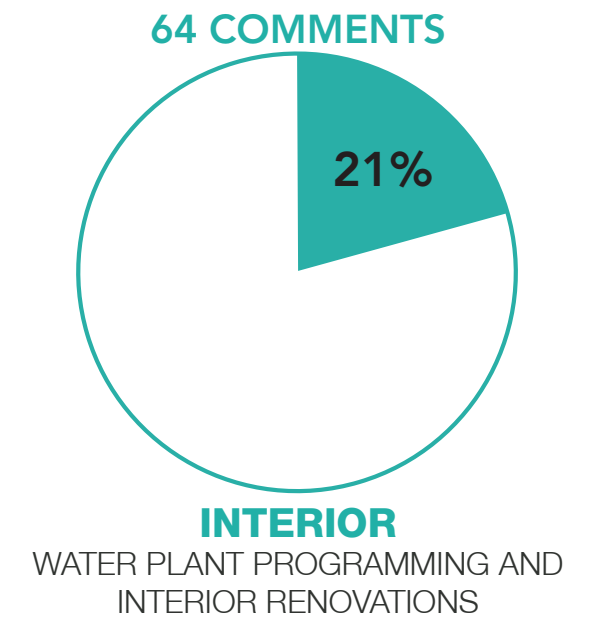
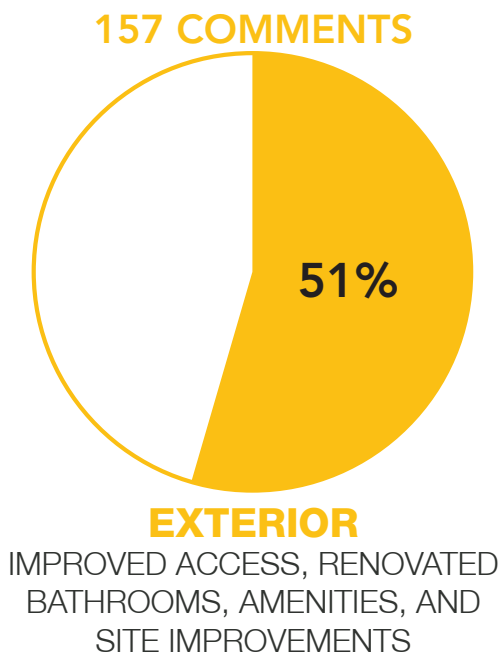
SITE PLAN



DESIGN PROCESS

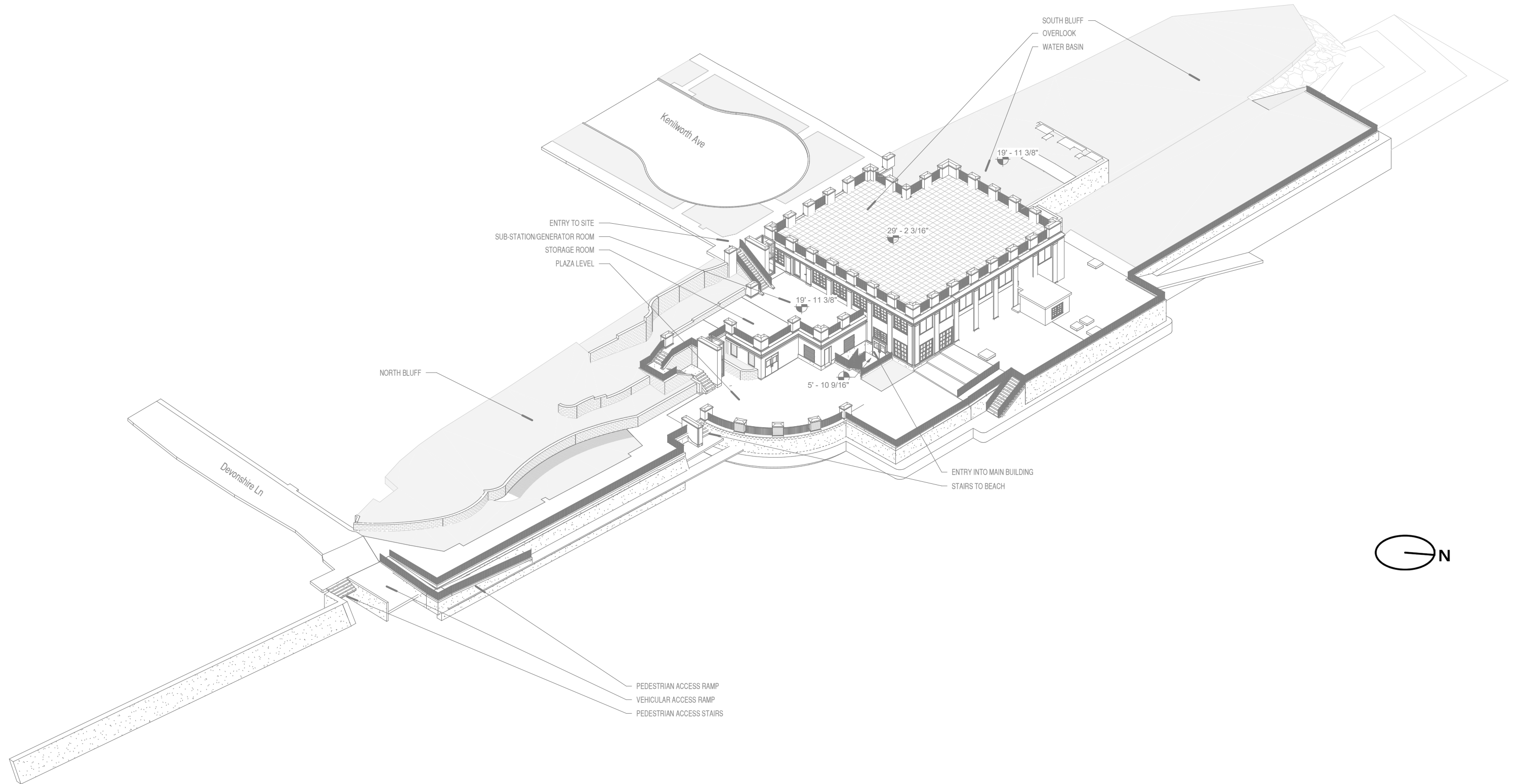
PUBLIC PRIORITIES AND ENGAGEMENT

THREE PUBLIC MEETINGS
 350+ SURVEY COMMENTS
 BIWEEKLY LAKEFRONT COMMITTEE MEETINGS



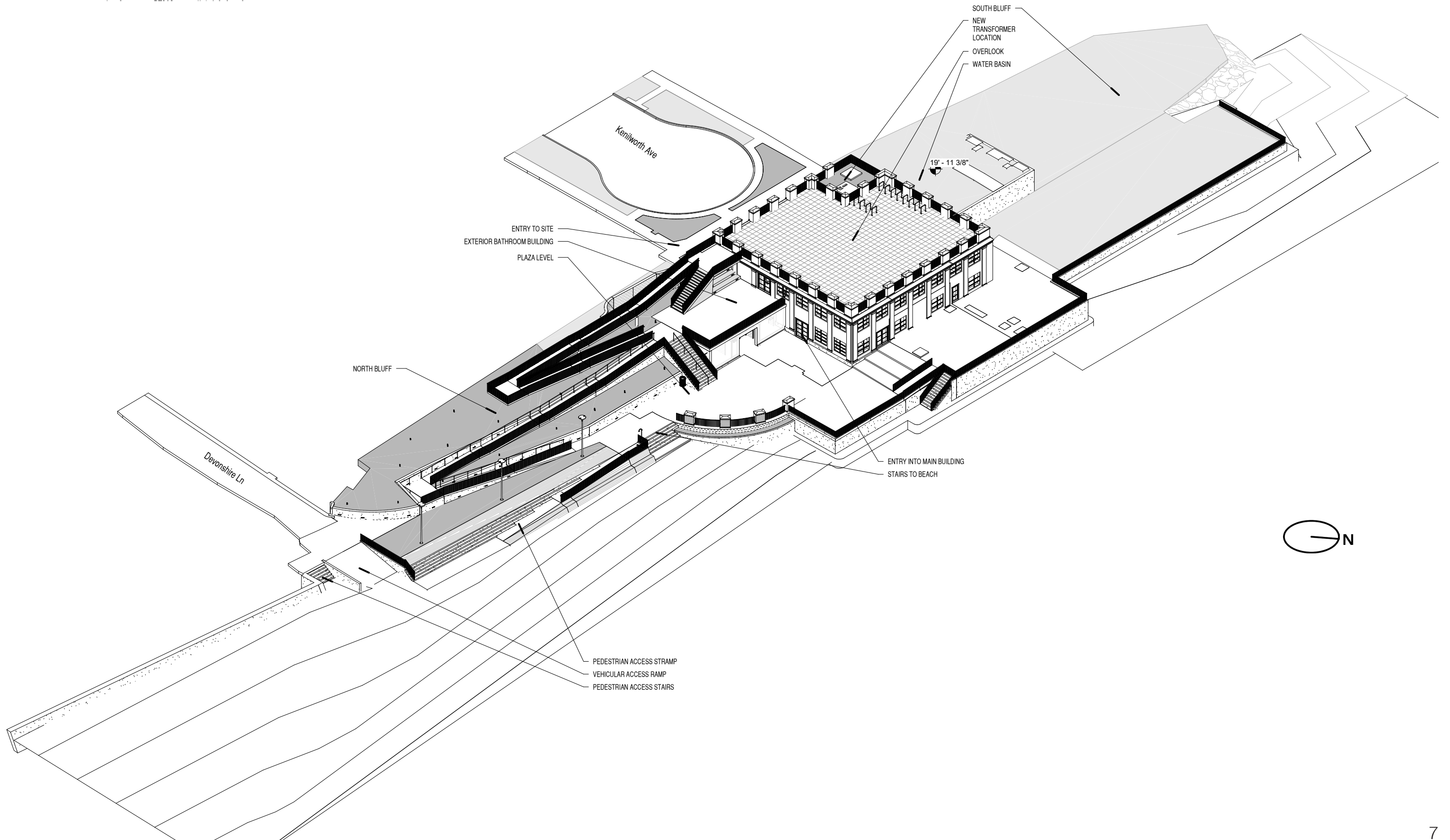
PROJECT OVERVIEW

EXISTING CONDITIONS



PROJECT OVERVIEW

PROPOSED DESIGN



PROJECT OVERVIEW

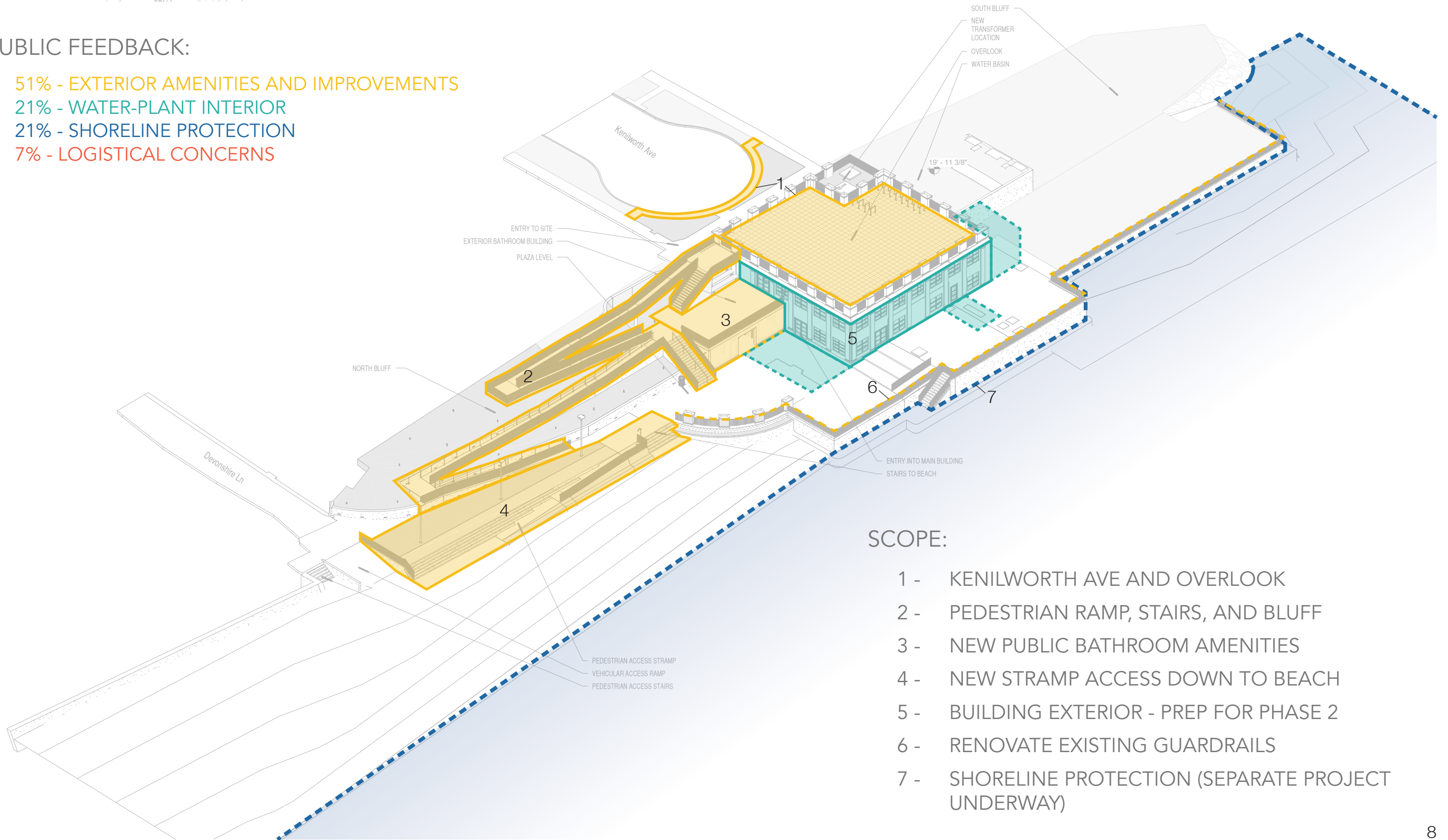
PUBLIC FEEDBACK:

51% - EXTERIOR AMENITIES AND IMPROVEMENTS

21% - WATER-PLANT INTERIOR

21% - SHORELINE PROTECTION

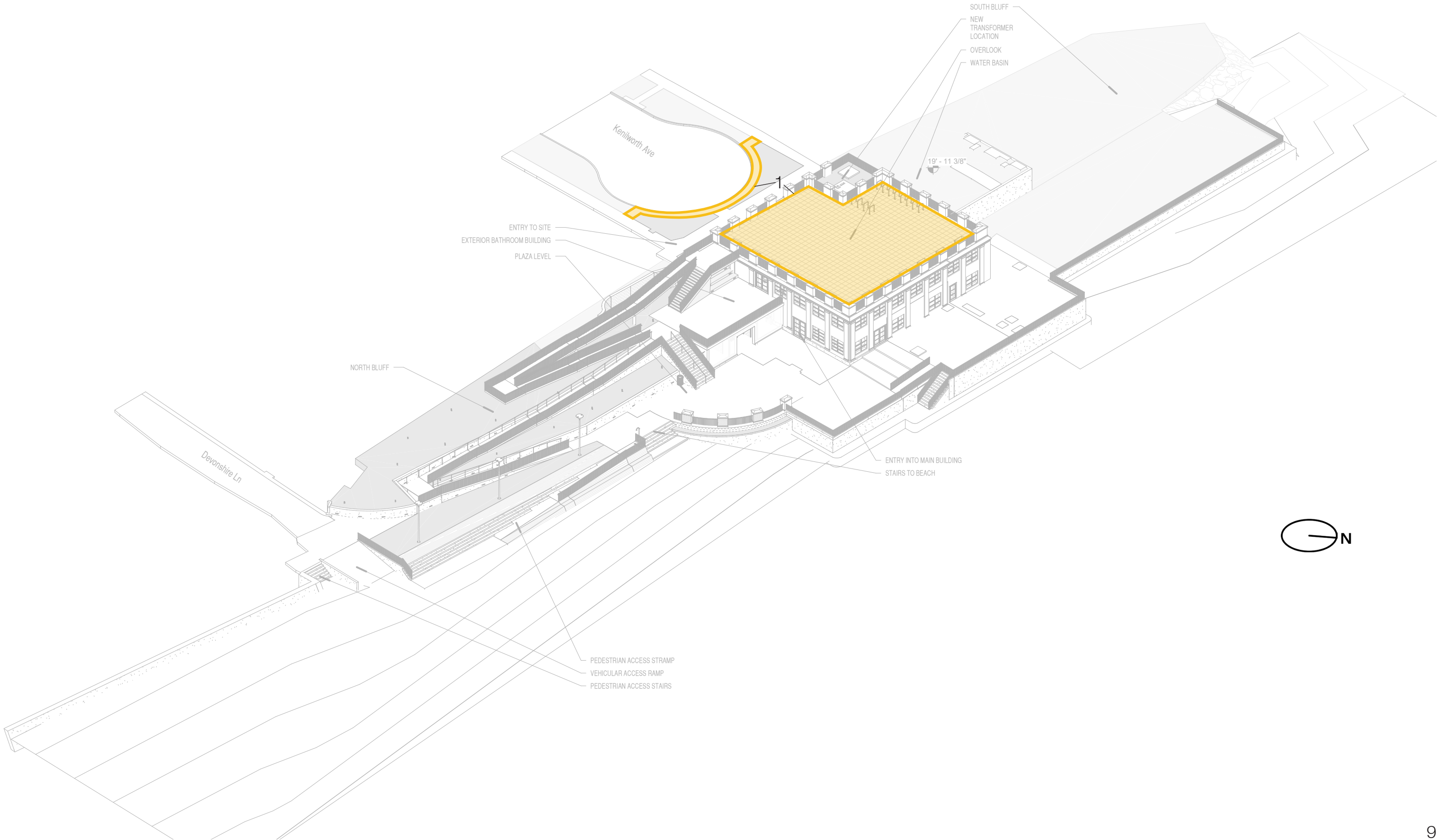
7% - LOGISTICAL CONCERNS



SCOPE:

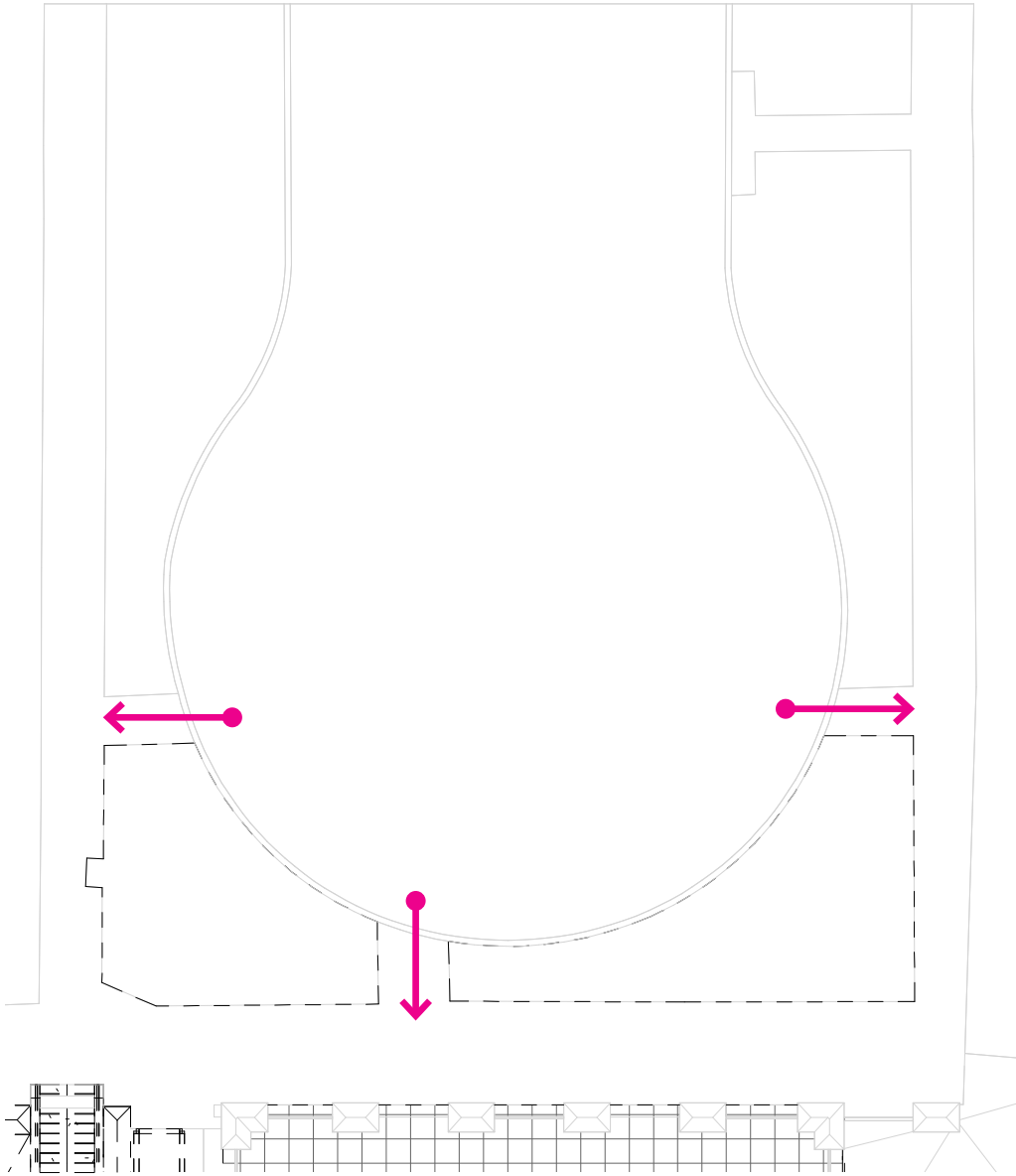
- 1 - KENILWORTH AVE AND OVERLOOK
- 2 - PEDESTRIAN RAMP, STAIRS, AND BLUFF
- 3 - NEW PUBLIC BATHROOM AMENITIES
- 4 - NEW STRAMP ACCESS DOWN TO BEACH
- 5 - BUILDING EXTERIOR - PREP FOR PHASE 2
- 6 - RENOVATE EXISTING GUARDRAILS
- 7 - SHORELINE PROTECTION (SEPARATE PROJECT UNDERWAY)

APPROACH AT KENILWORTH AVE

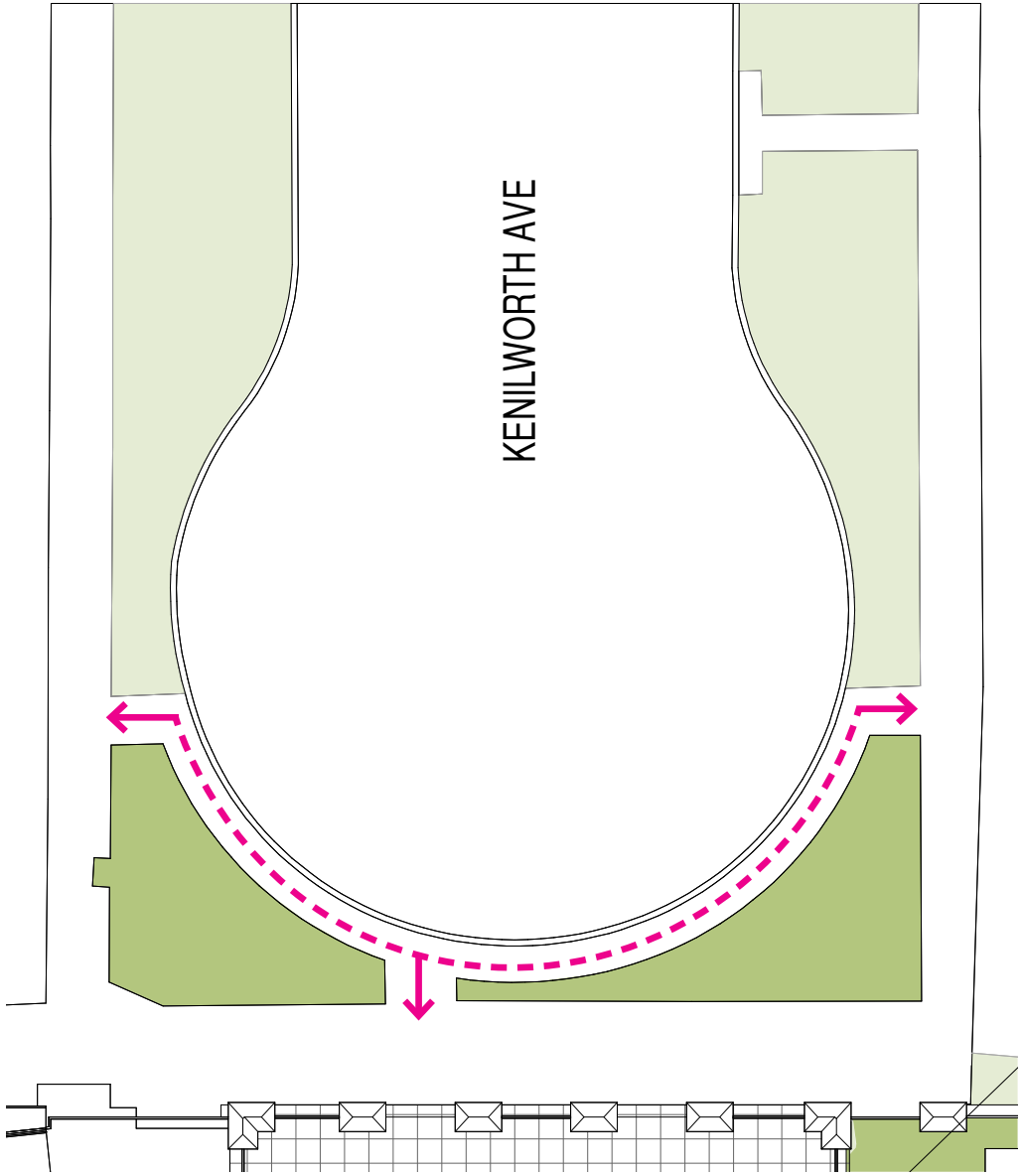


APPROACH AT KENILWORTH AVE

IMPROVE PEDESTRIAN ACCESS



EXISTING SIDEWALK CONDITION
Only three points for "drop off"



PROPOSED SIDEWALK CONDITION
New sidewalk connects all drop off points for continuous ease of access

APPROACH AT KENILWORTH AVE OVERLOOK

view to lake remains
unobstructed and clear

adding integrated bike
racks to increase bike
access

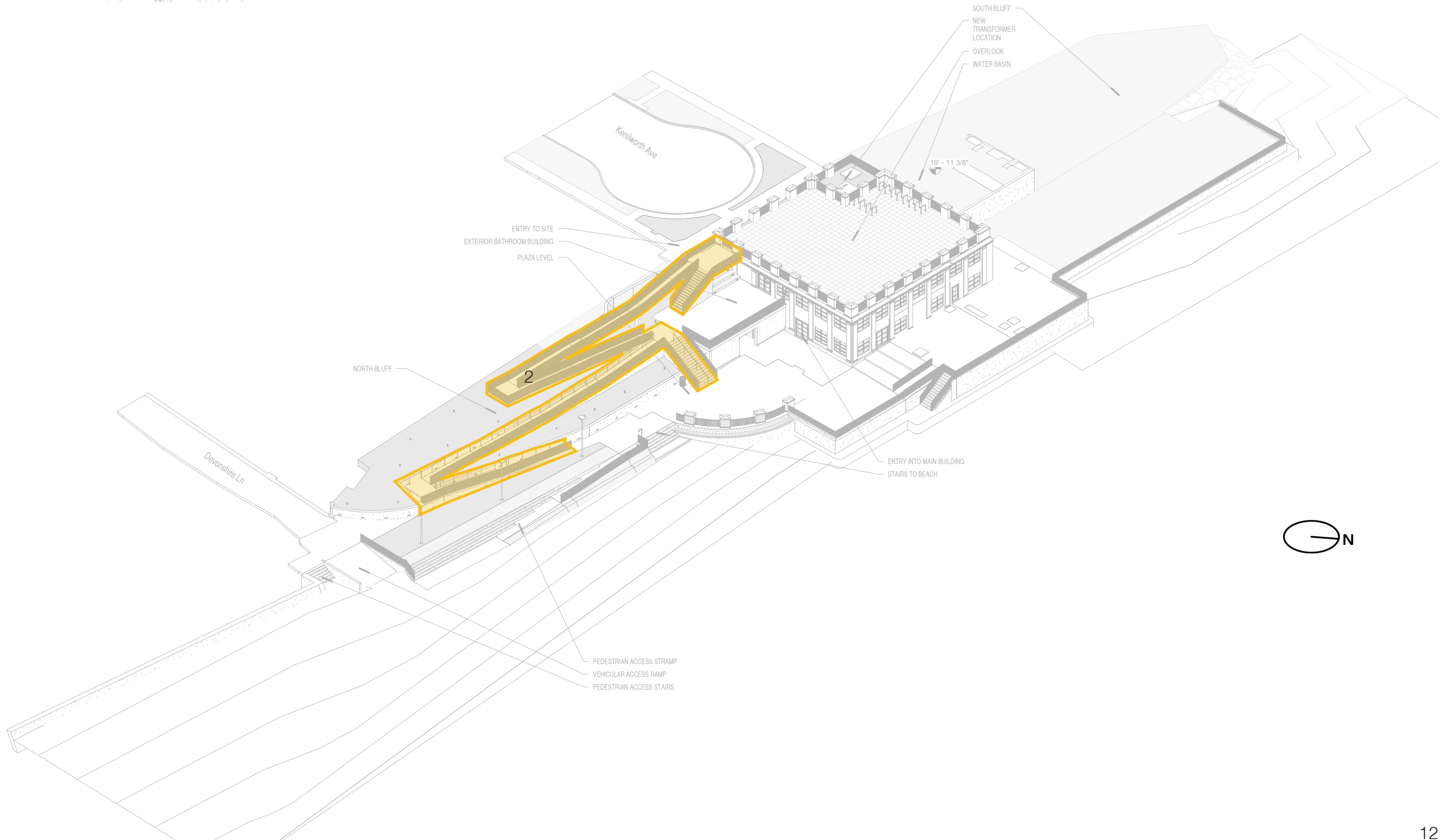
transformer relocation

overlook maintains
architectural character

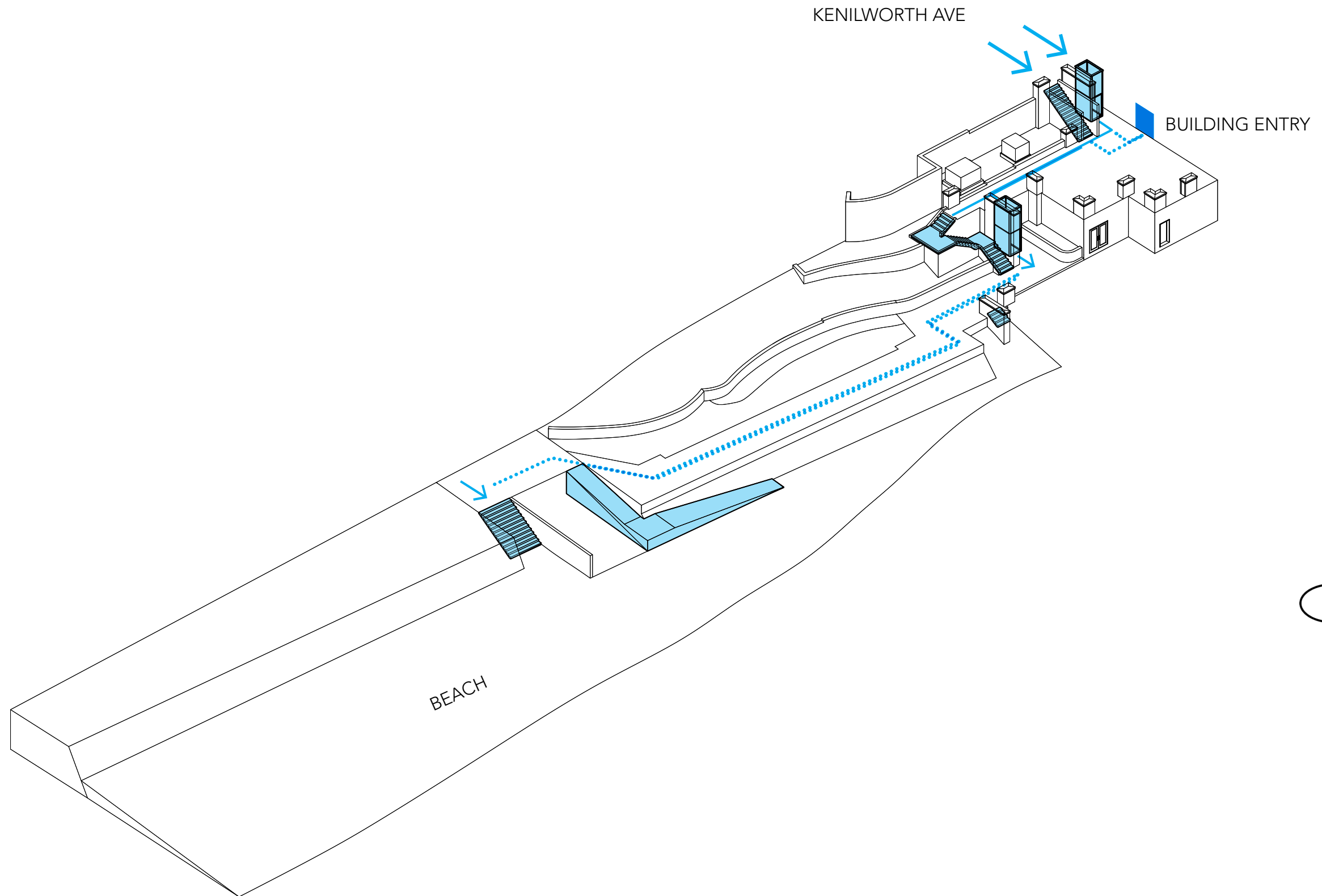


VIEW ON KENILWORTH AVE

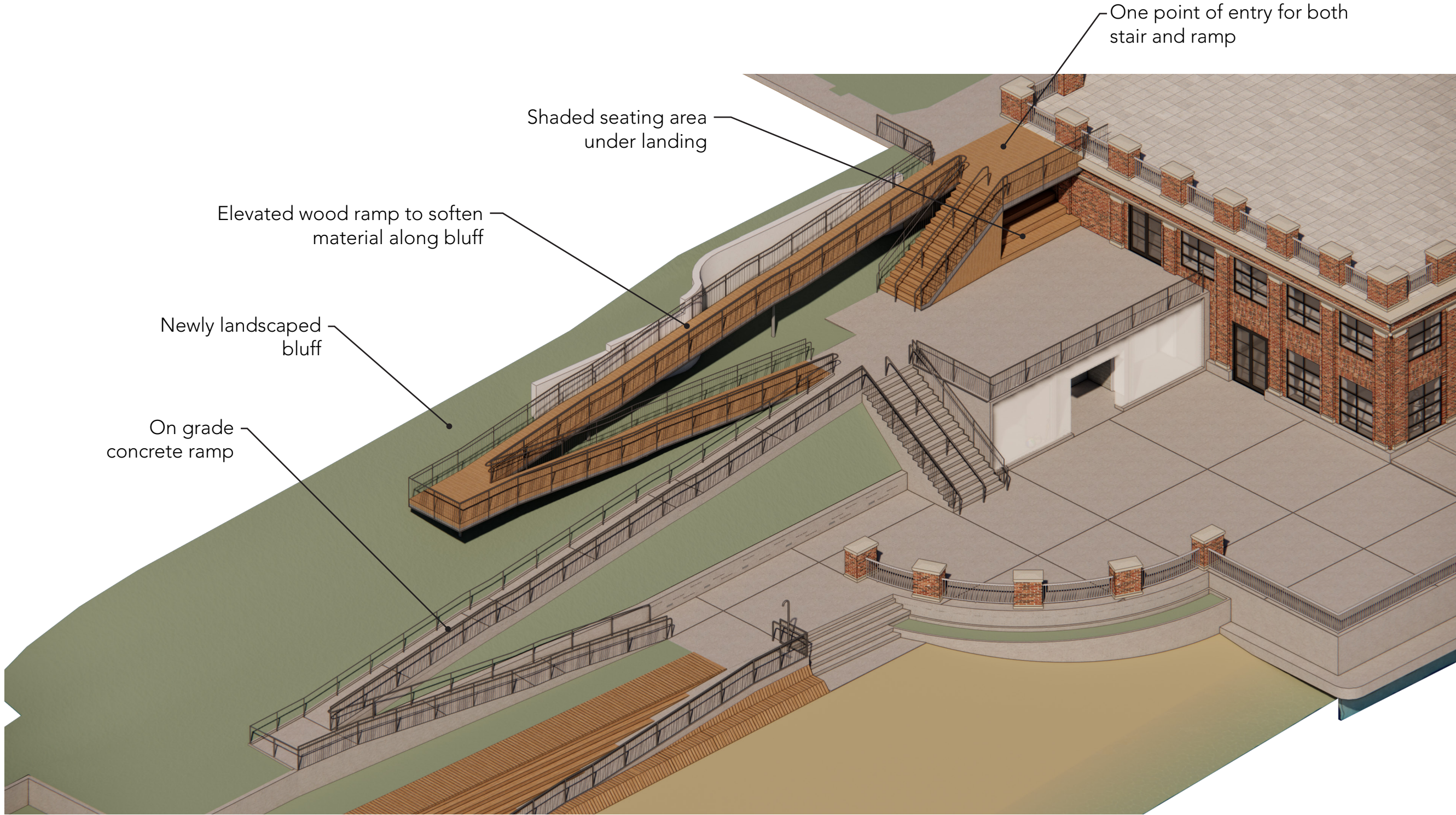
PEDESTRIAN RAMP IMPROVE ACCESSIBILITY DOWN TO PLAZA



PEDESTRIAN RAMP EXISTING CONDITIONS



PEDESTRIAN RAMP DESIGN AND AESTHETIC



AXON OF RAMP

PEDESTRIAN RAMP DESIGN AND AESTHETIC

Ramp allows users to experience beach and bluff from vantage points that are currently inaccessible



Stainless steel railings for durability and timeless design

Existing concrete sidewalk transitions to warm inviting wood

VIEW AT TOP OF RAMP LOOKING SOUTH

PEDESTRIAN RAMP DESIGN AND AESTHETIC

new guardrail design

elevated ramp allows low maintenance plantings to grow underneath



View out to beach and lake remains unobstructed during entire journey down

On grade concrete ramp allows users to experience walking "through" the bluff

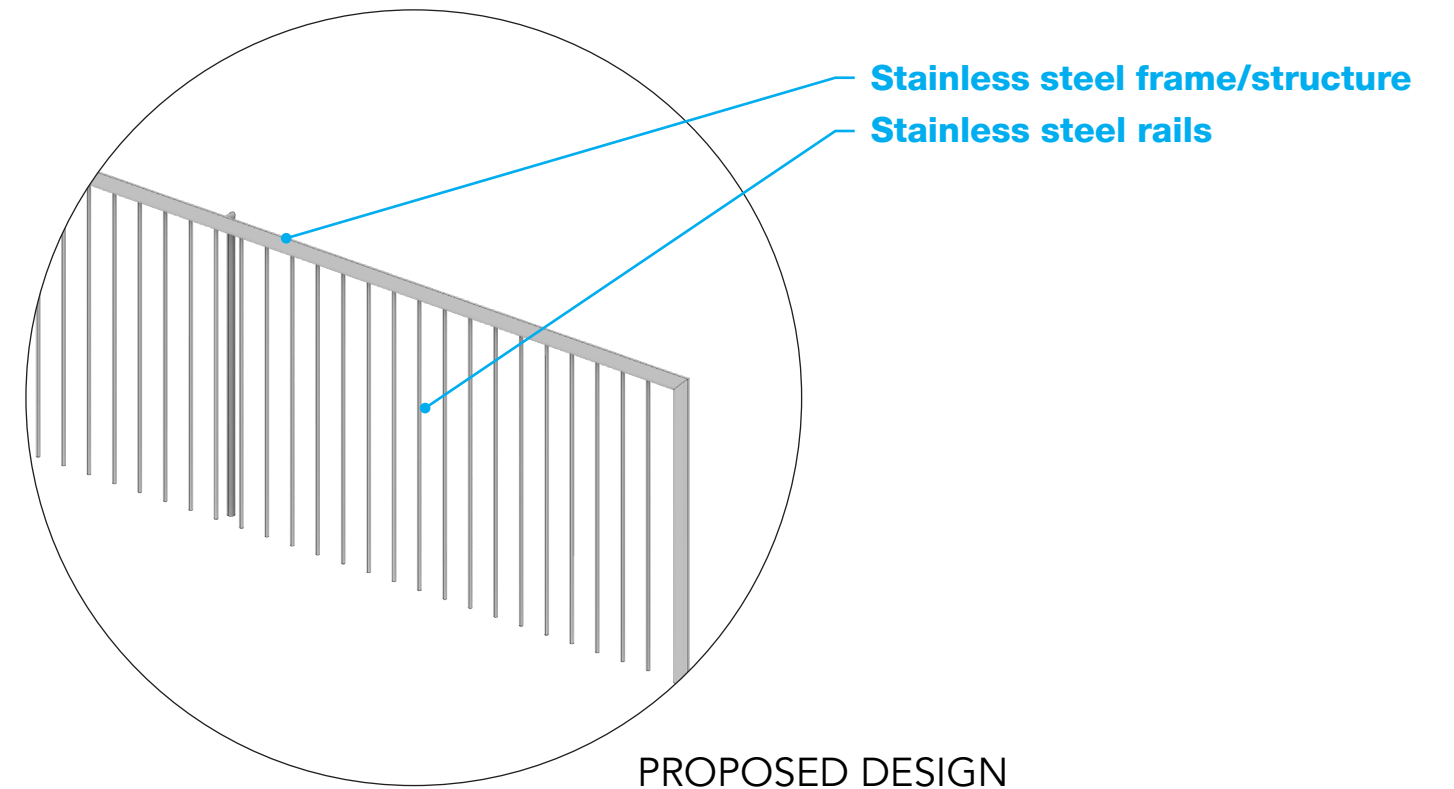
VIEW ON CONCRETE RAMP LOOKING NORTH

PEDESTRIAN RAMP DESIGN AND AESTHETIC



Existing guardrails to remain across entire site

EXISTING RAILINGS



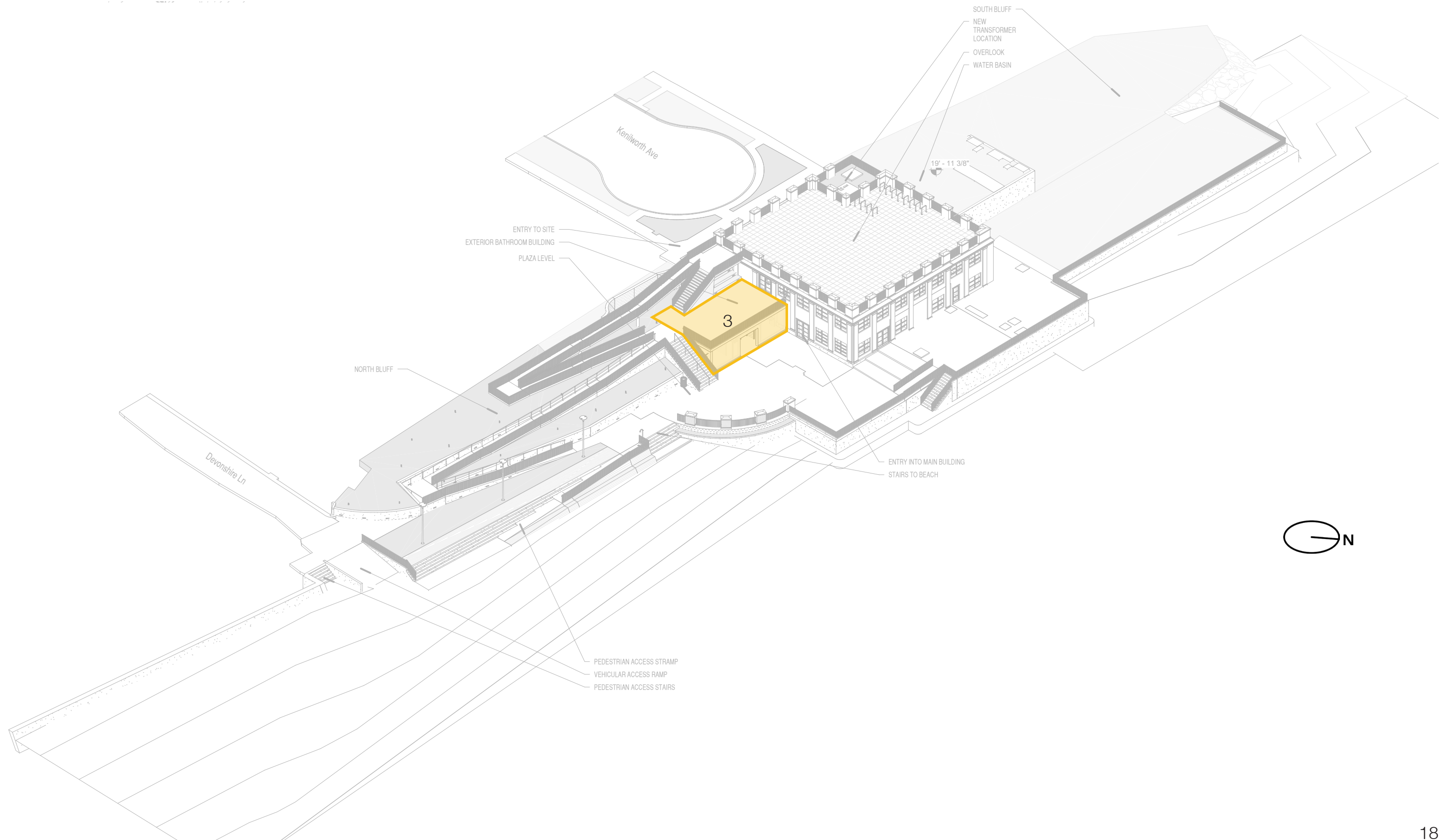
Stainless steel frame/structure
Stainless steel rails

PROPOSED DESIGN



PRECEDENT

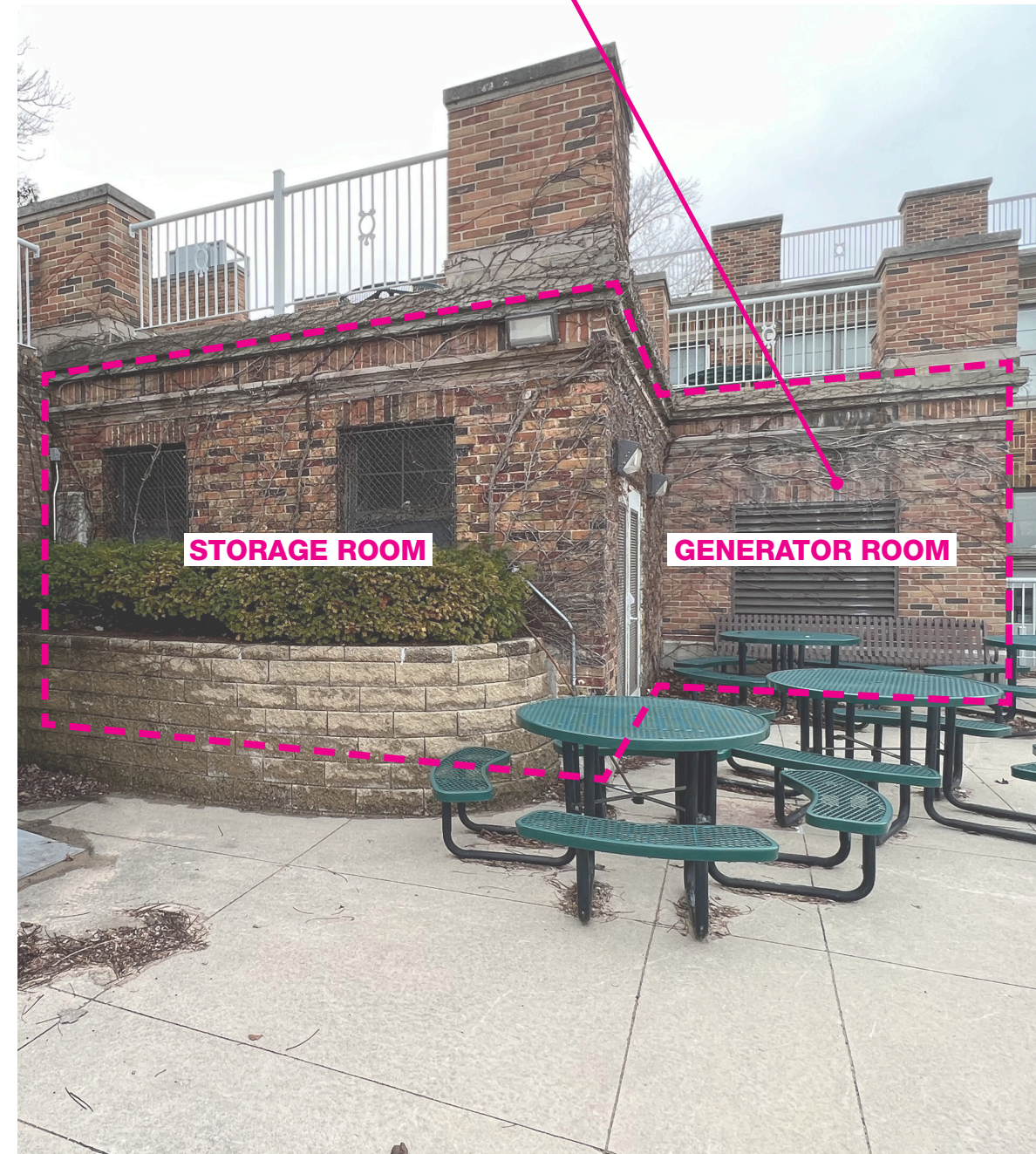
BATHROOM BUILDING



BATHROOM BUILDING EXISTING CONDITIONS



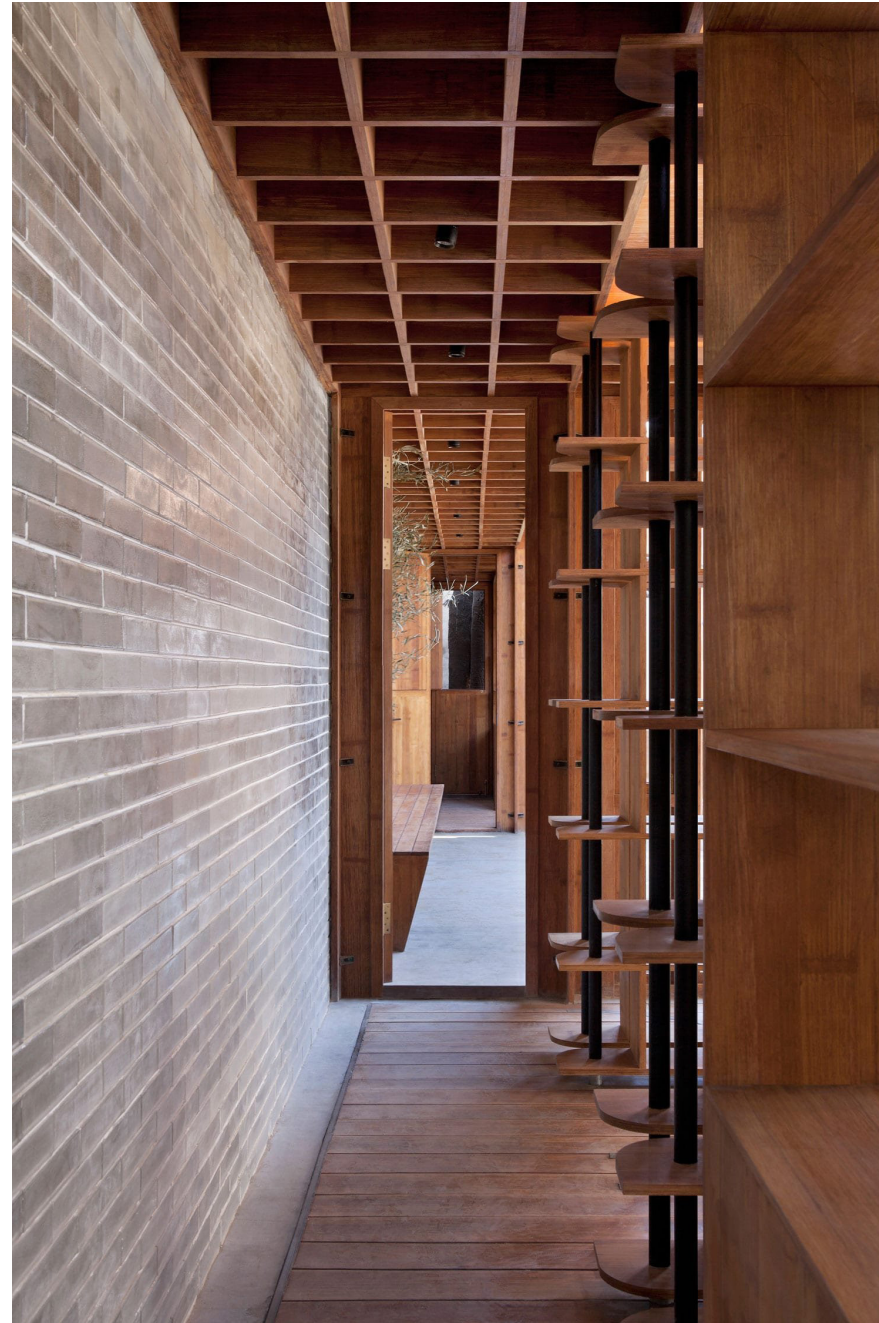
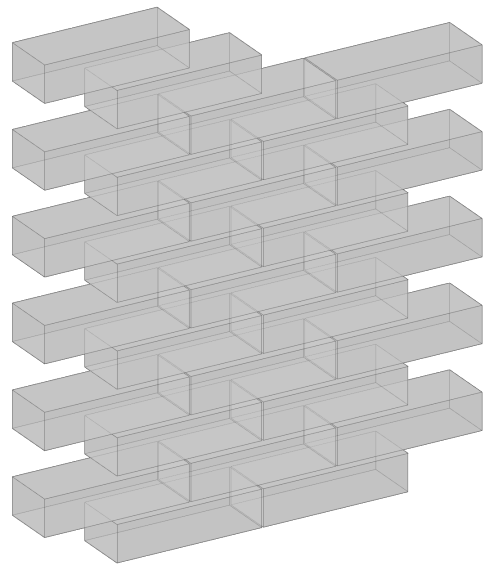
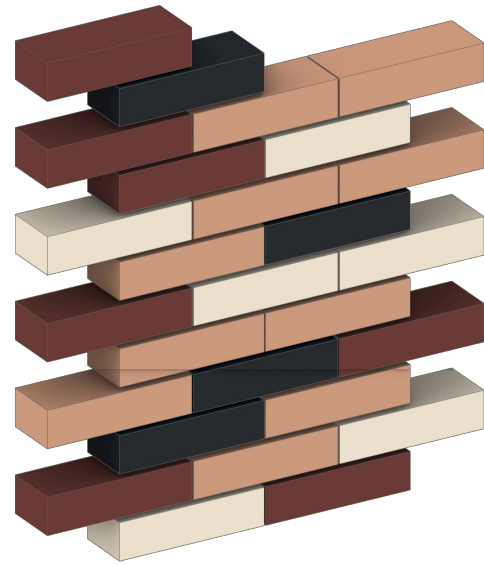
EAST ELEV



SOUTH ELEV OF SUB STATION

PUBLIC COMMENTS ABOUT BRINGING AMENITIES CLOSER TO BEACH AND INCREASING NATURAL LIGHT INTO THOSE SPACES

BATHROOM BUILDING MATERIALITY



PRECEDENTS

TAKING INSPIRATION FROM THE MODULE OF THE WATERPLANT BRICK AND USING IT TO EMPHASIZE QUALITIES OF LIGHT BUILDING MATERIALS - GLASS BRICK

BATHROOM BUILDING MATERIALITY

glass brick mimics main building's architectural texture

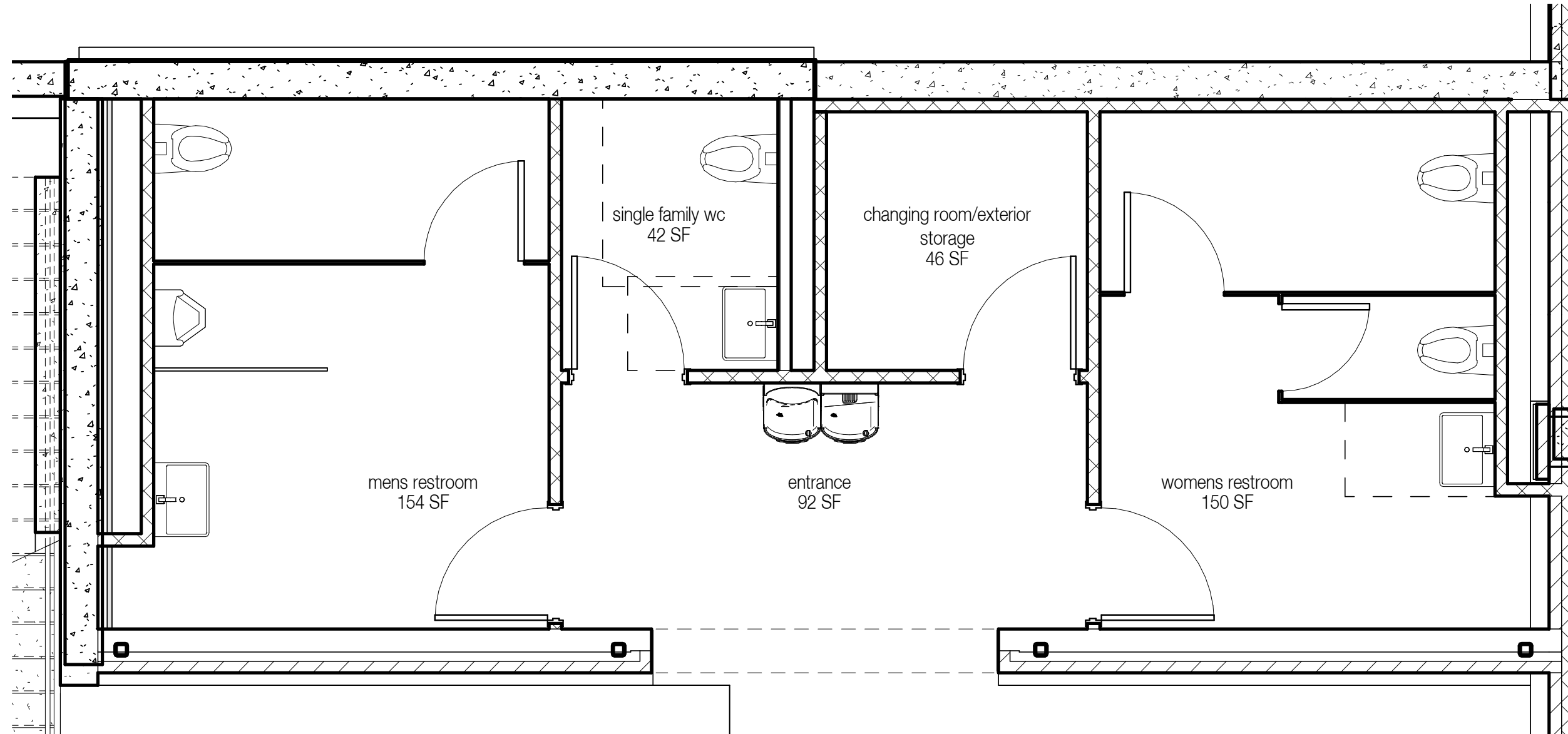


concrete surround allows for separation and weather proofing

VIEW OF PRIMARY ELEVATION

BATHROOM BUILDING

IMPROVE AMENITIES



PLAN 

BATHROOM BUILDING

IMPROVE AMENITIES

concrete for maintenance and cleaning, smooth transition from exterior plaza

glass brick provides natural light while maintaining privacy

wood brings warmth and softness to interior

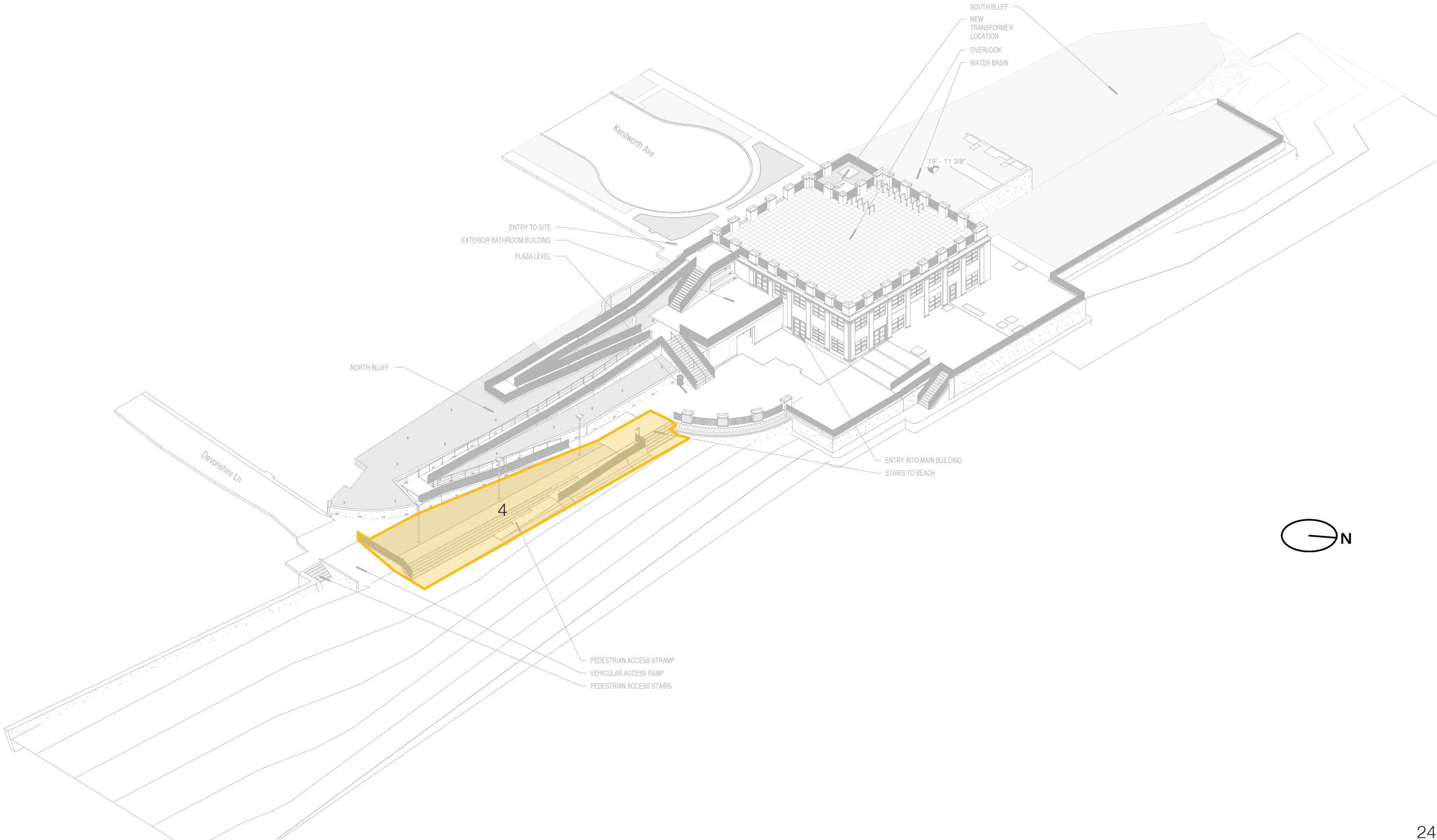


VIEW INSIDE GENDERED RESTROOMS

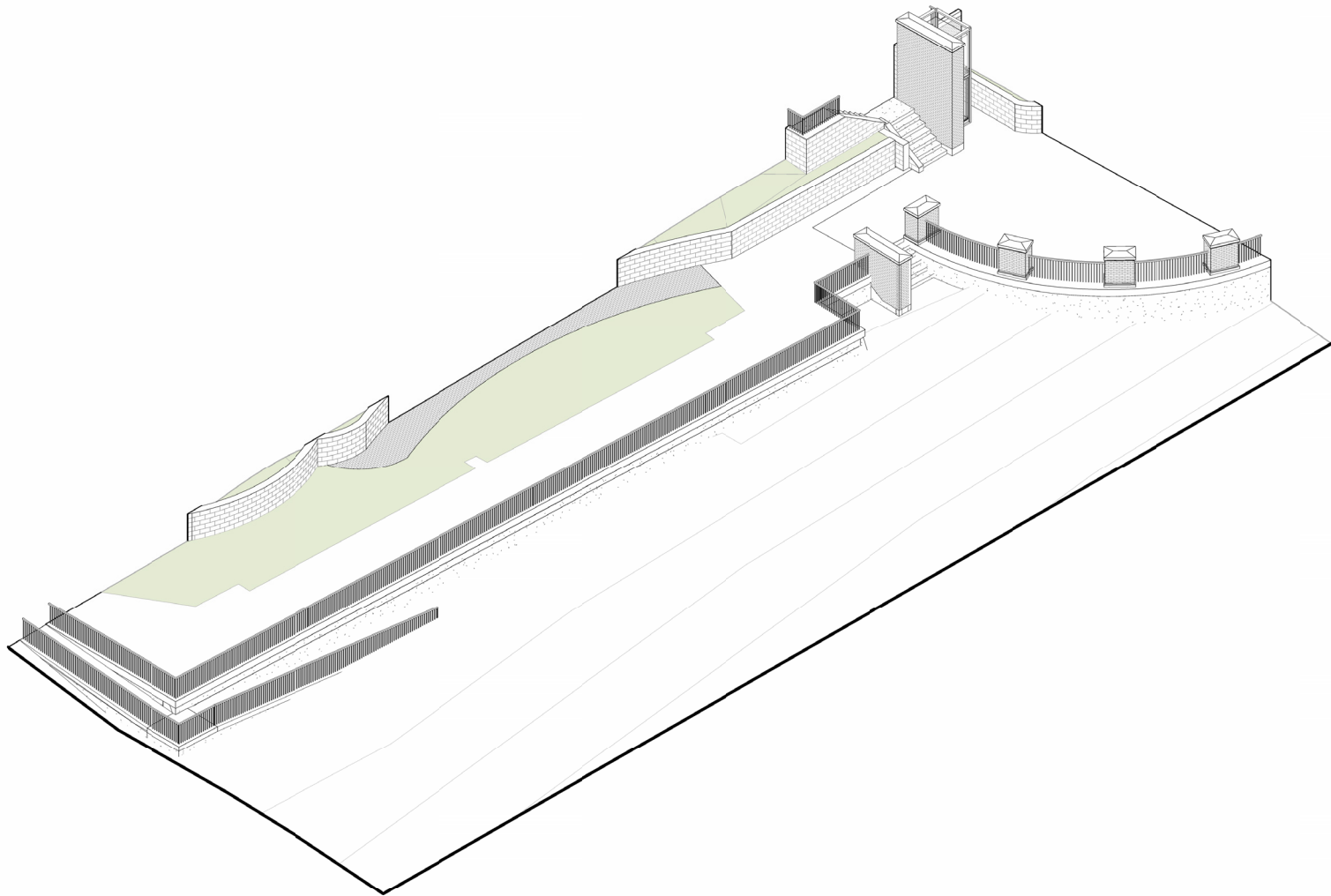
VIEW LOOKING SOUTH

ACCESS TO BEACH

IMPROVE ACCESSIBILITY DOWN TO BEACH

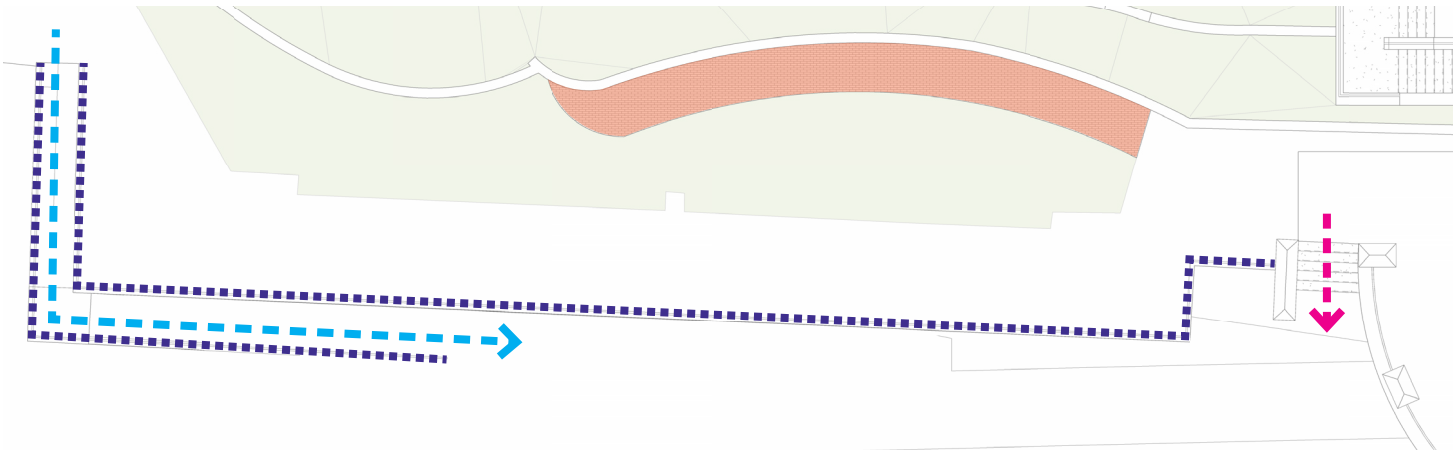


ACCESS TO BEACH EXISTING CONDITIONS



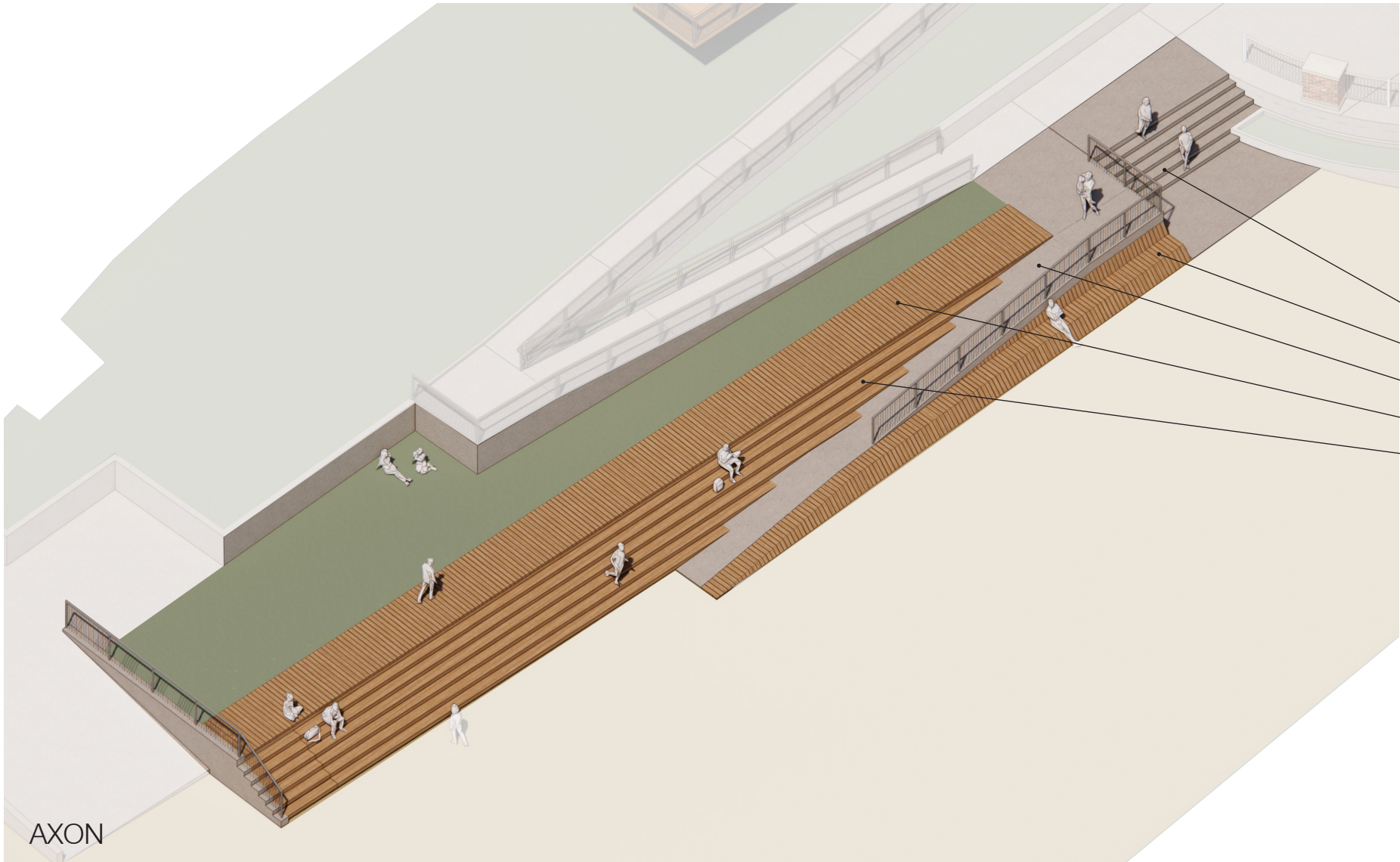
EXISTING AXON

- RAILINGS
- STAIRS
- RAMP
- SEATING/STORAGE



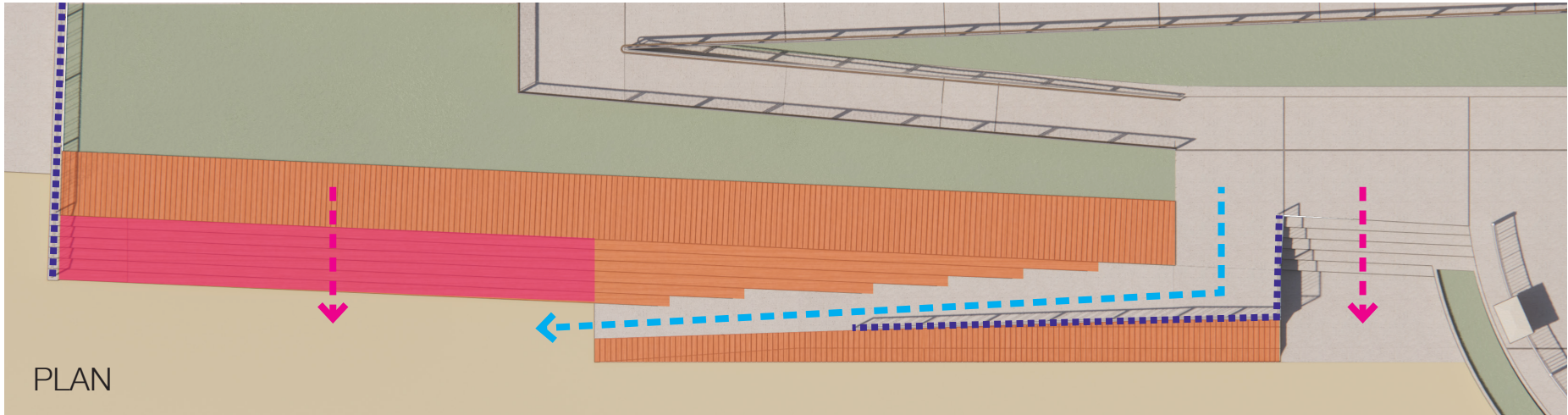
EXISTING PLAN

ACCESS TO BEACH STRAMP



AXON

- CONCRETE STAIRS
- CONCRETE BENCH CLAD IN WOOD
- CONCRETE RAMP
- WOOD DECK WALKWAY
- CONCRETE STAIRS CLAD IN WOOD



PLAN

- RAILINGS
- STAIRS
- RAMP
- SEATING/STORAGE

PEDESTRIAN RAMP DESIGN AND AESTHETIC

removal of railing allows
for uninterrupted view of
beach

stramp allows for
continuous means down
to sand as well as place
to sit/place belongings



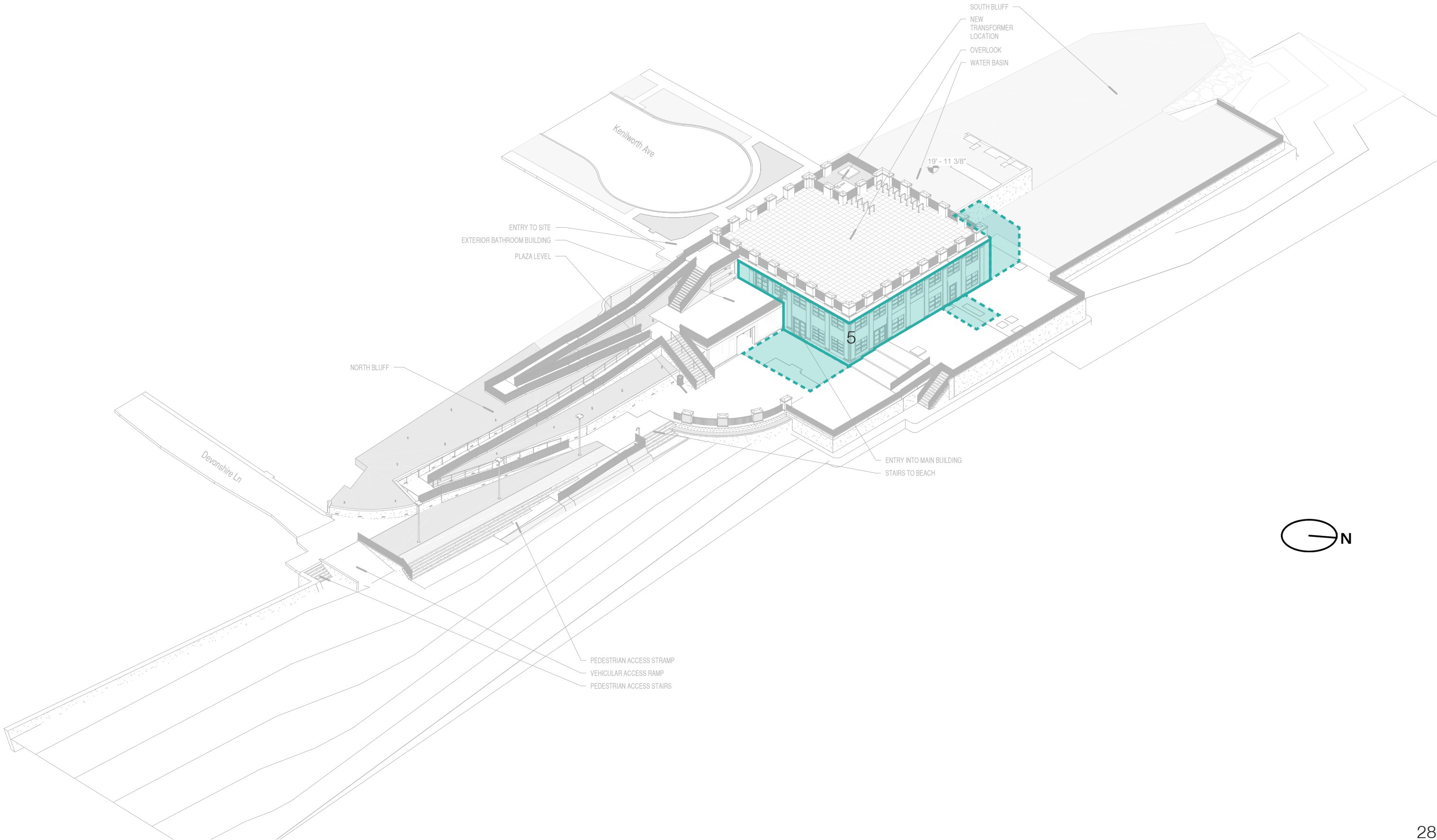
accessible concrete ramp
closer to site entrance

wood clad concrete
bench for integrated
seating and storage

VIEW ON CONCRETE RAMP LOOKING NORTH

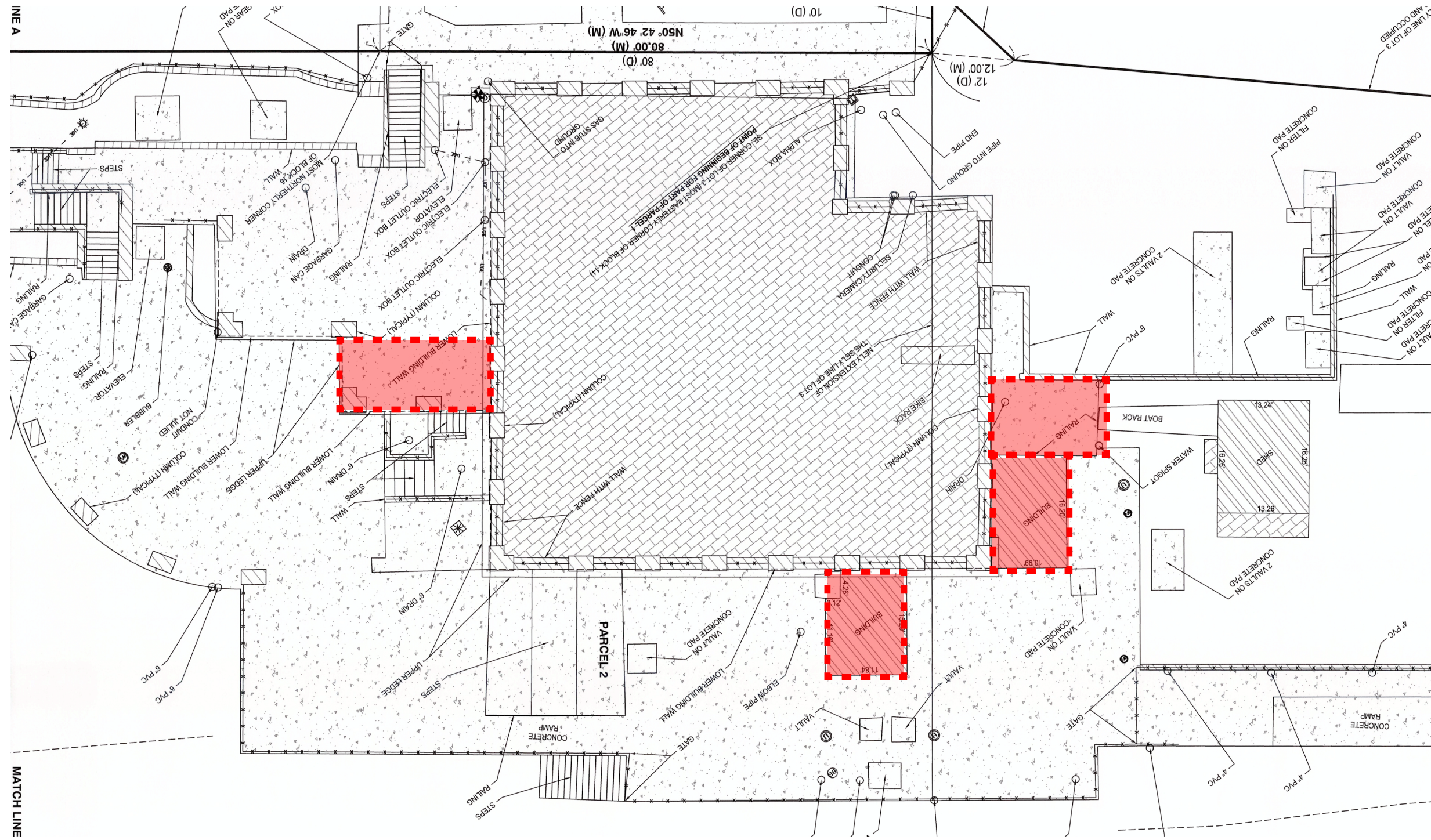
WATER PLANT EXTERIOR IMPROVEMENTS

CLEAN UP PLAZA AND BUILDING EXTERIOR



WATER PLANT EXTERIOR

CLEAN UP EXISTING CONDITIONS



PLAN 

WATER PLANT EXTERIOR EXISTING CONDITIONS

building additions
create clutter and hinder
circulation and view



WATER PLANT EXTERIOR

CLEAN UP EXISTING CONDITIONS

clean up building facade
and improve circulation
along plaza



WATER PLANT EXTERIOR

INCREASE TRANSPARENCY

increase transparency and access into building



WATER PLANT EXTERIOR

INCREASE TRANSPARENCY

new windows and doors
replace the existing ones
and new openings create
a cohesive facade across
the waterplant



removing visual
obstructions opens a
view corridor between
the south and north
beaches

VIEW ON PLAZA LOOKING NORTH

PROJECT OVERVIEW

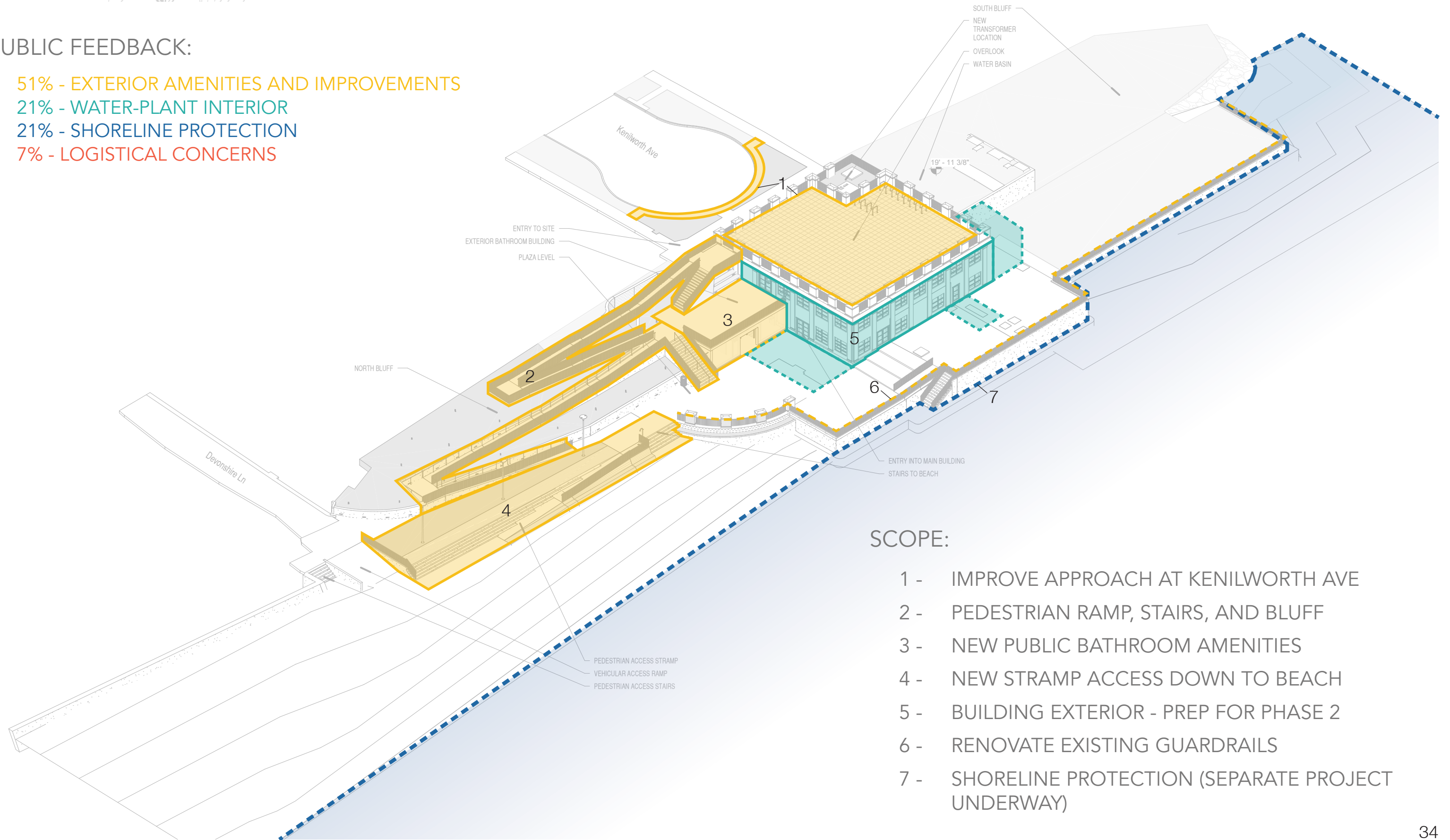
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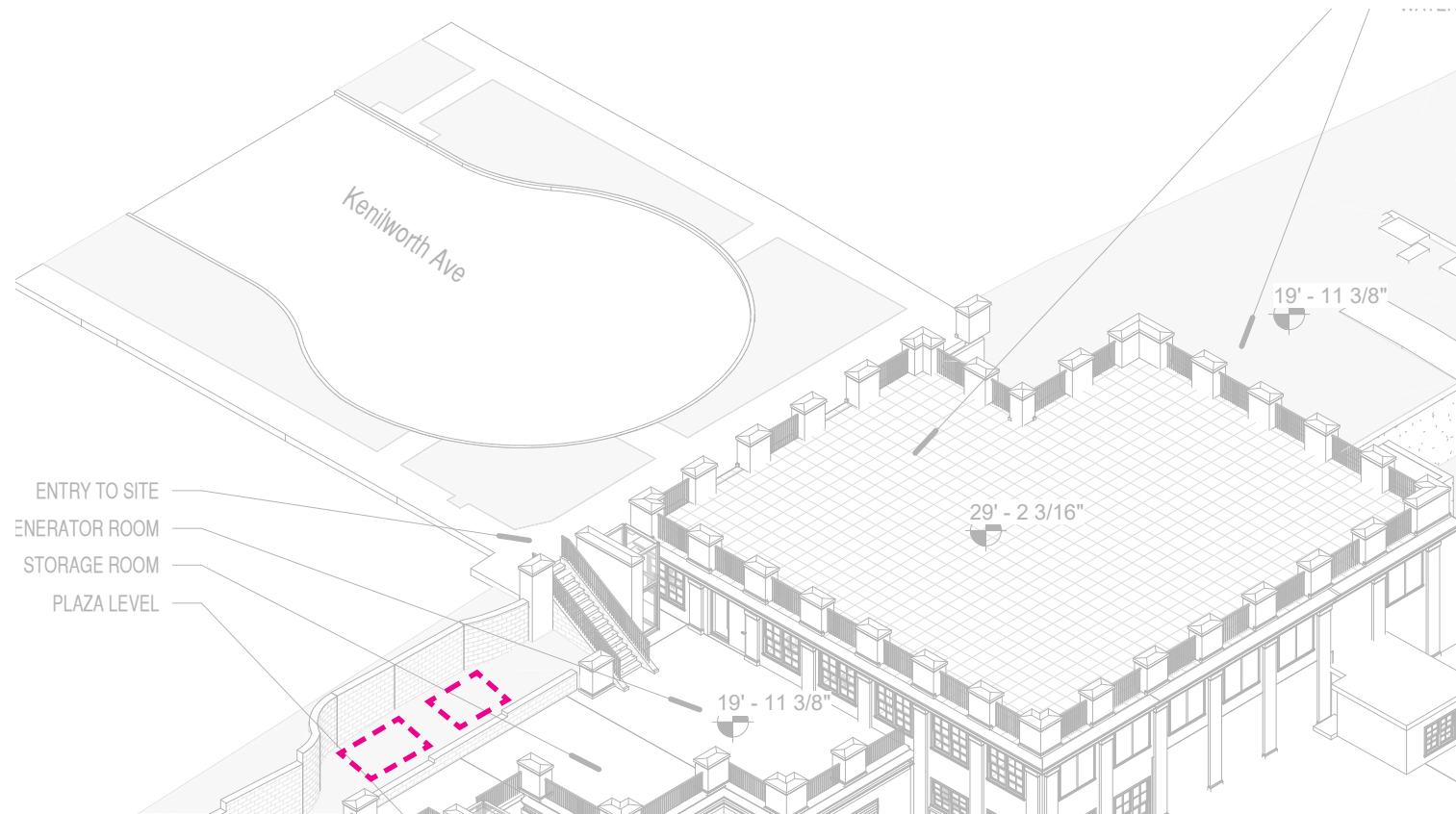
7% - LOGISTICAL CONCERNS



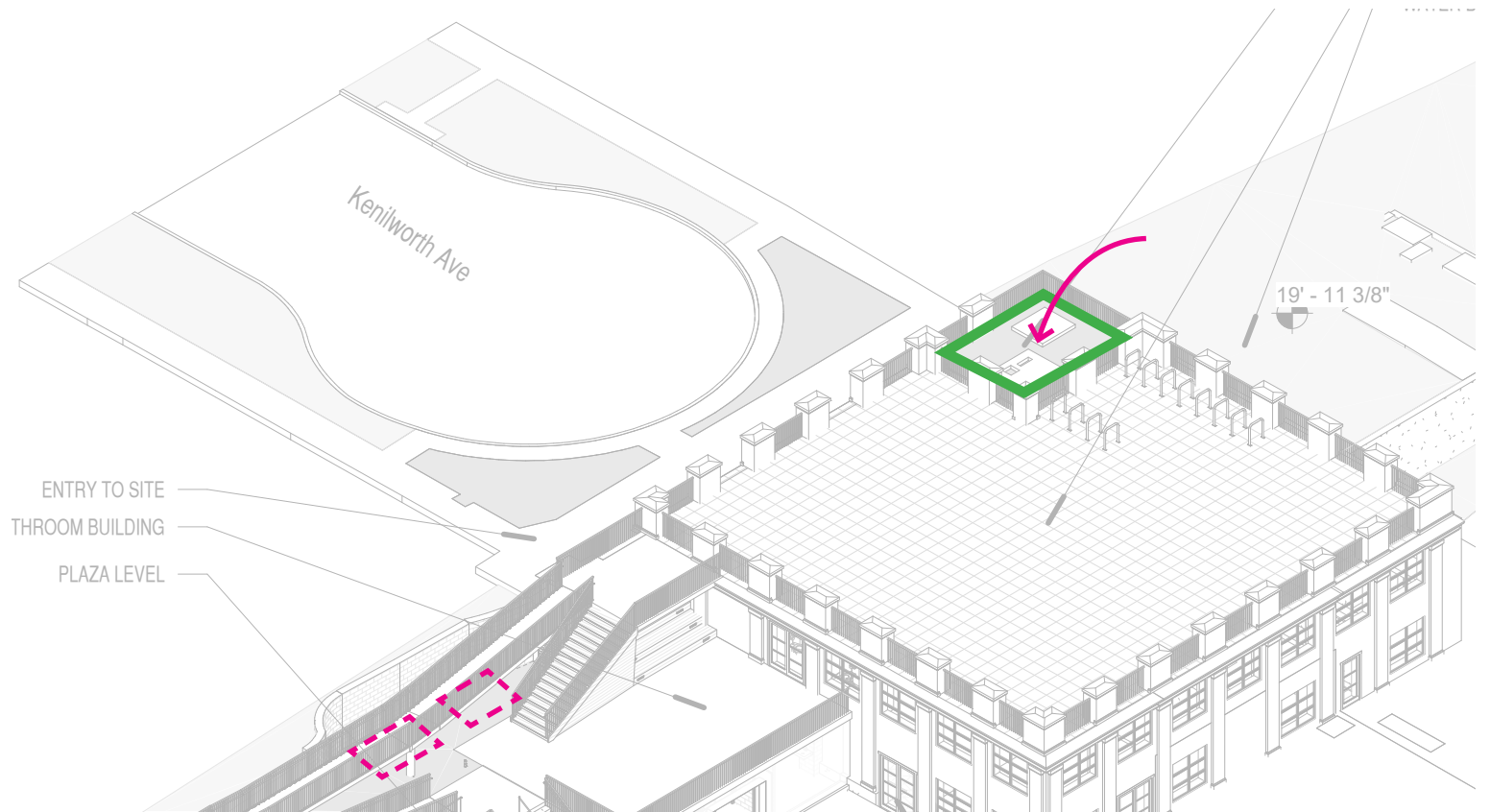
SCOPE:

- 1 - IMPROVE APPROACH AT KENILWORTH AVE
- 2 - PEDESTRIAN RAMP, STAIRS, AND BLUFF
- 3 - NEW PUBLIC BATHROOM AMENITIES
- 4 - NEW STRAMP ACCESS DOWN TO BEACH
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APPROACH AT KENILWORTH AVE OVERLOOK

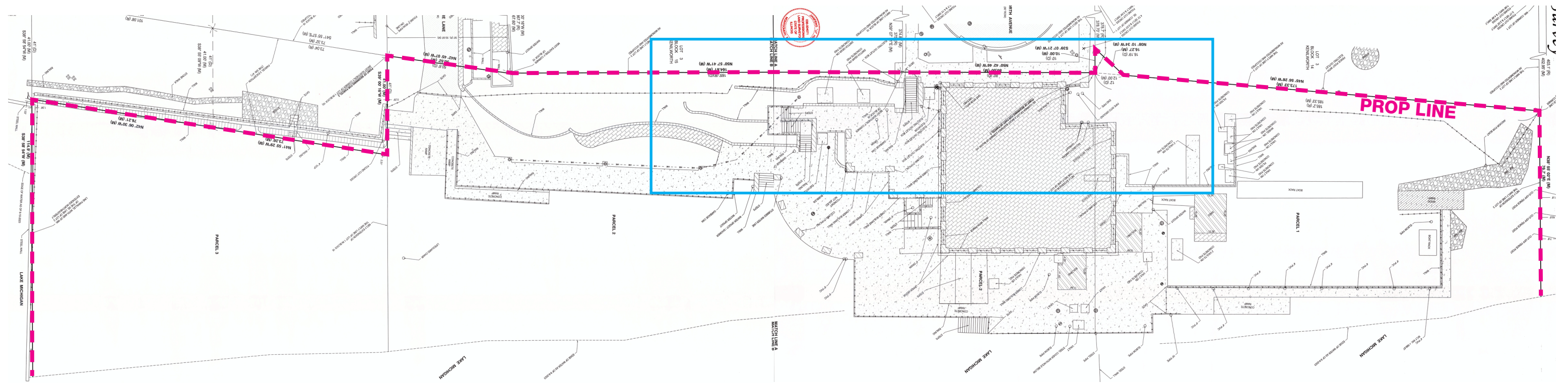


EXISTING LOCATION



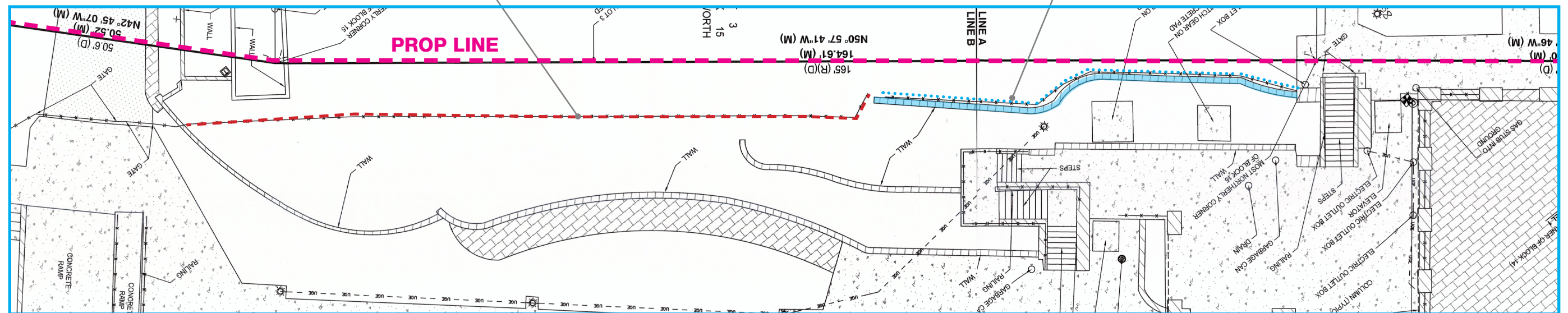
PROPOSED LOCATION

PEDESTRIAN RAMP SURVEY AND PROPERTY LINE



REMAINING PORTION OF FENCE TO BE REMOVED

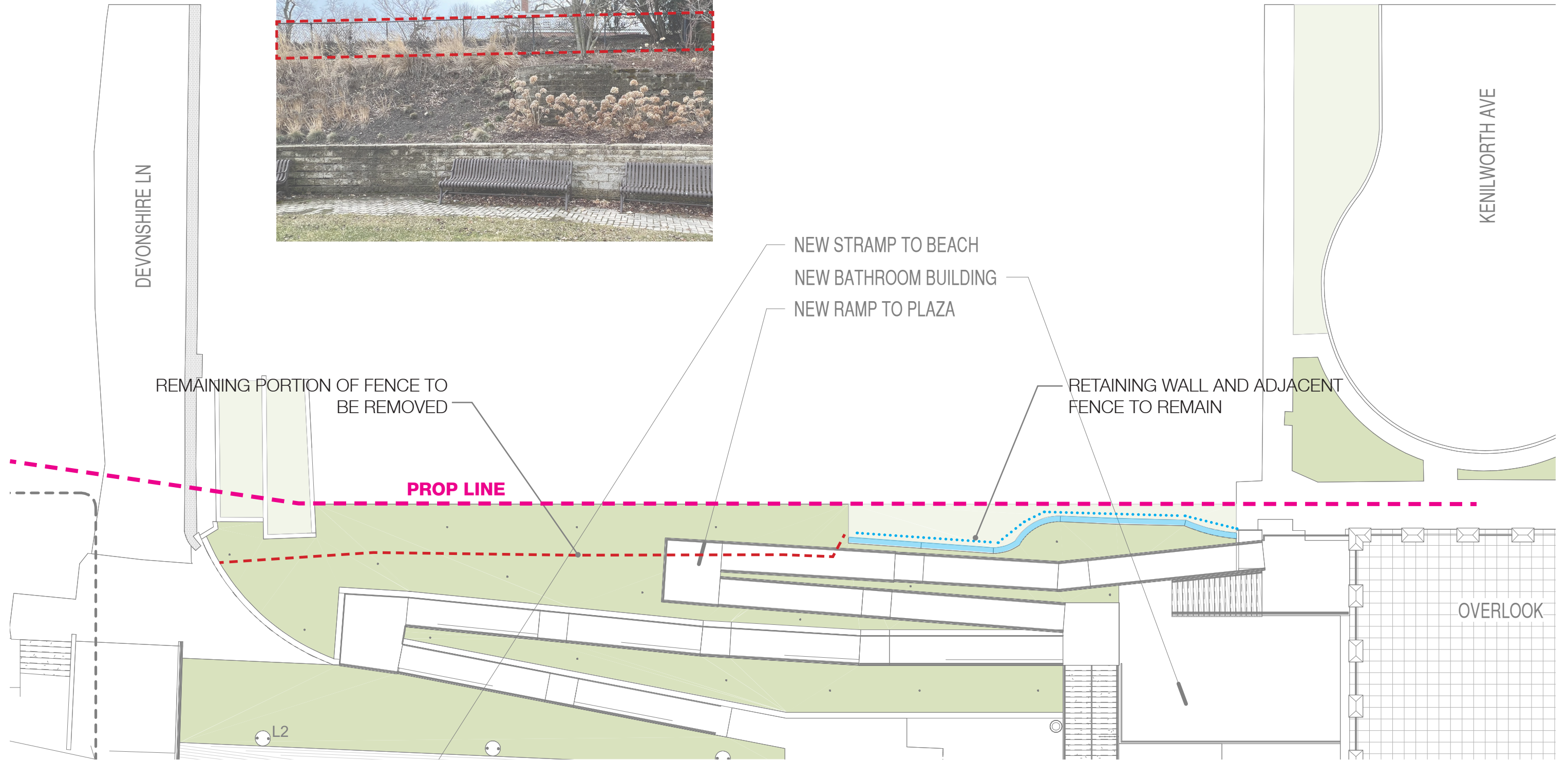
RETAINING WALL AND ADJACENT FENCE TO REMAIN



SITE PLAN



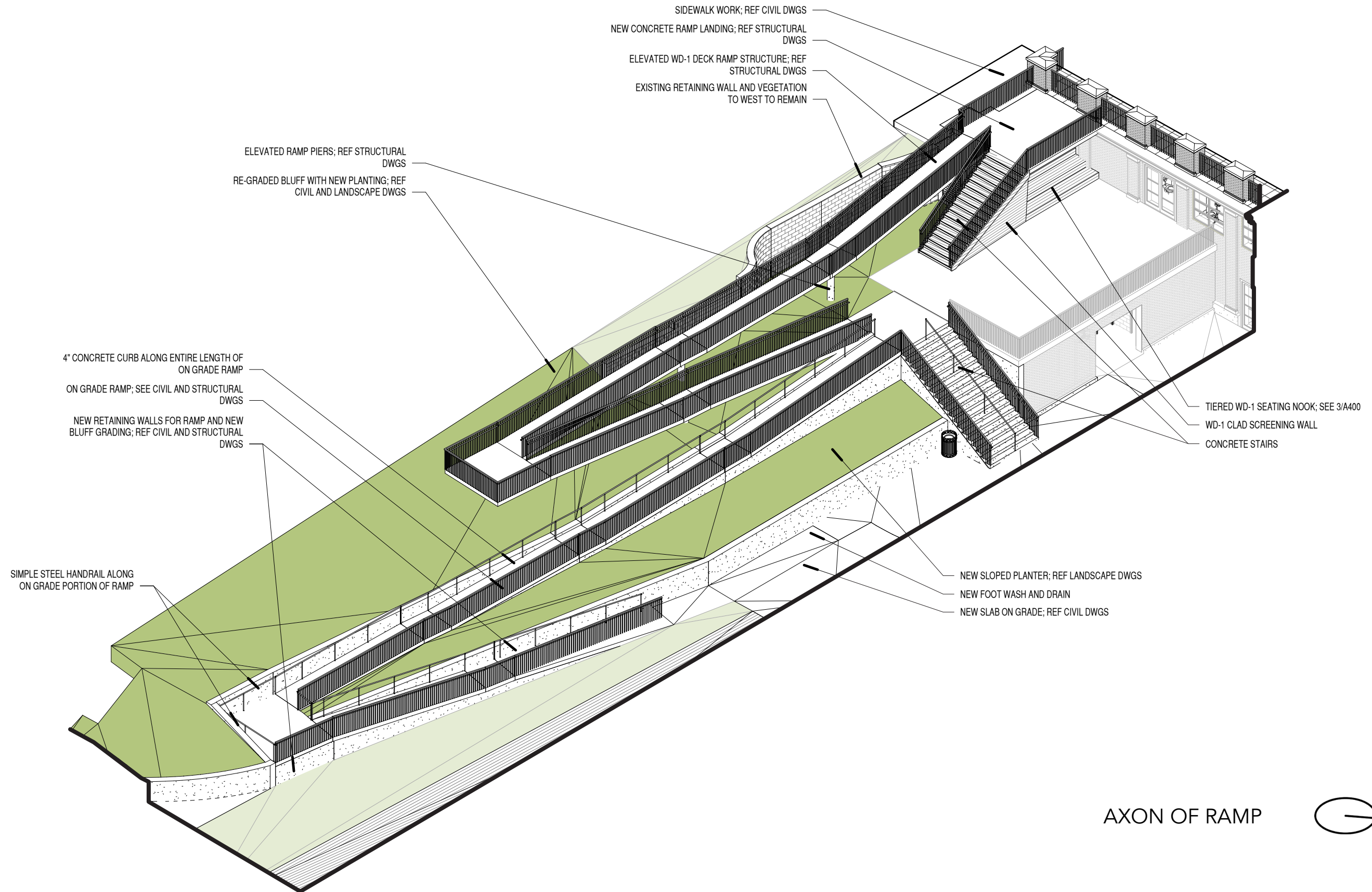
PEDESTRIAN RAMP SURVEY AND PROPERTY LINE



SITE PLAN



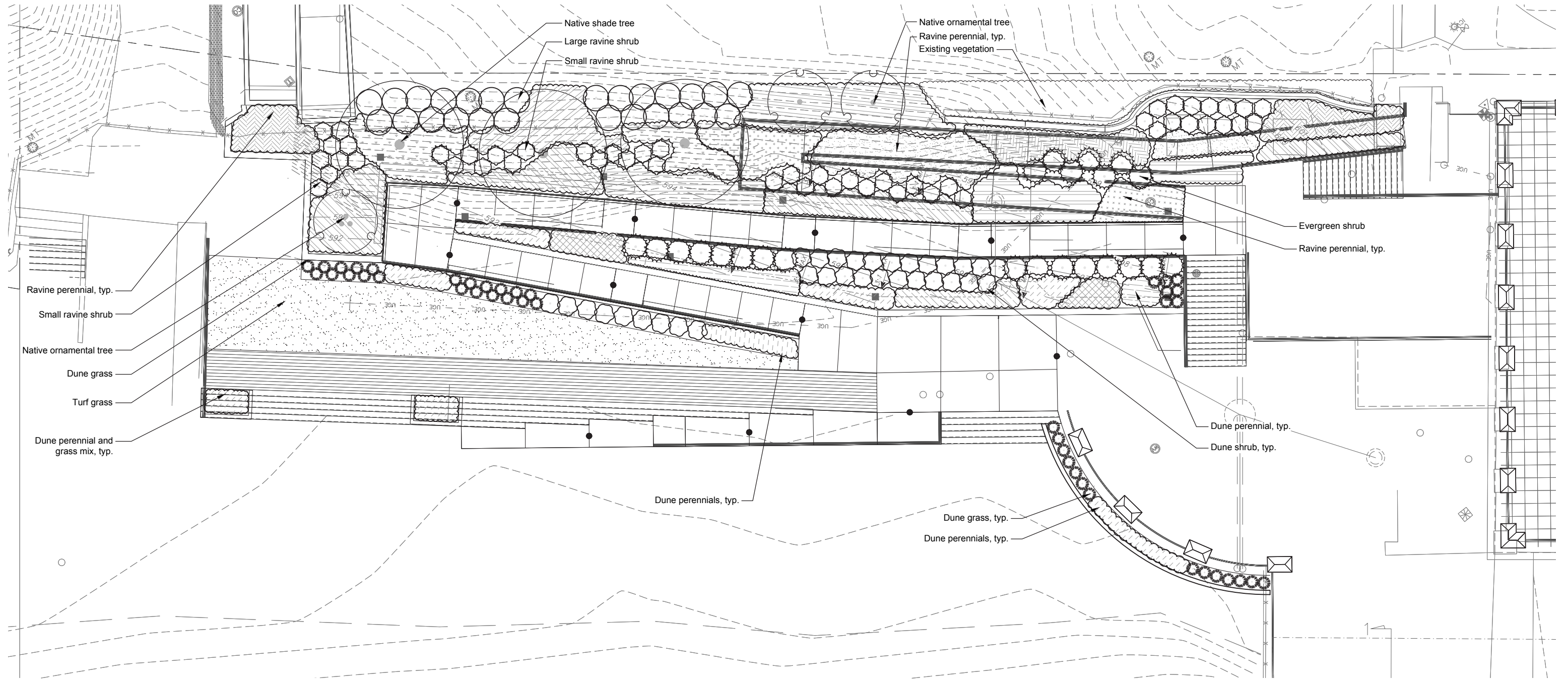
PEDESTRIAN RAMP DESIGN AND AESTHETIC



AXON OF RAMP



PEDESTRIAN RAMP BLUFF AND LANDSCAPING

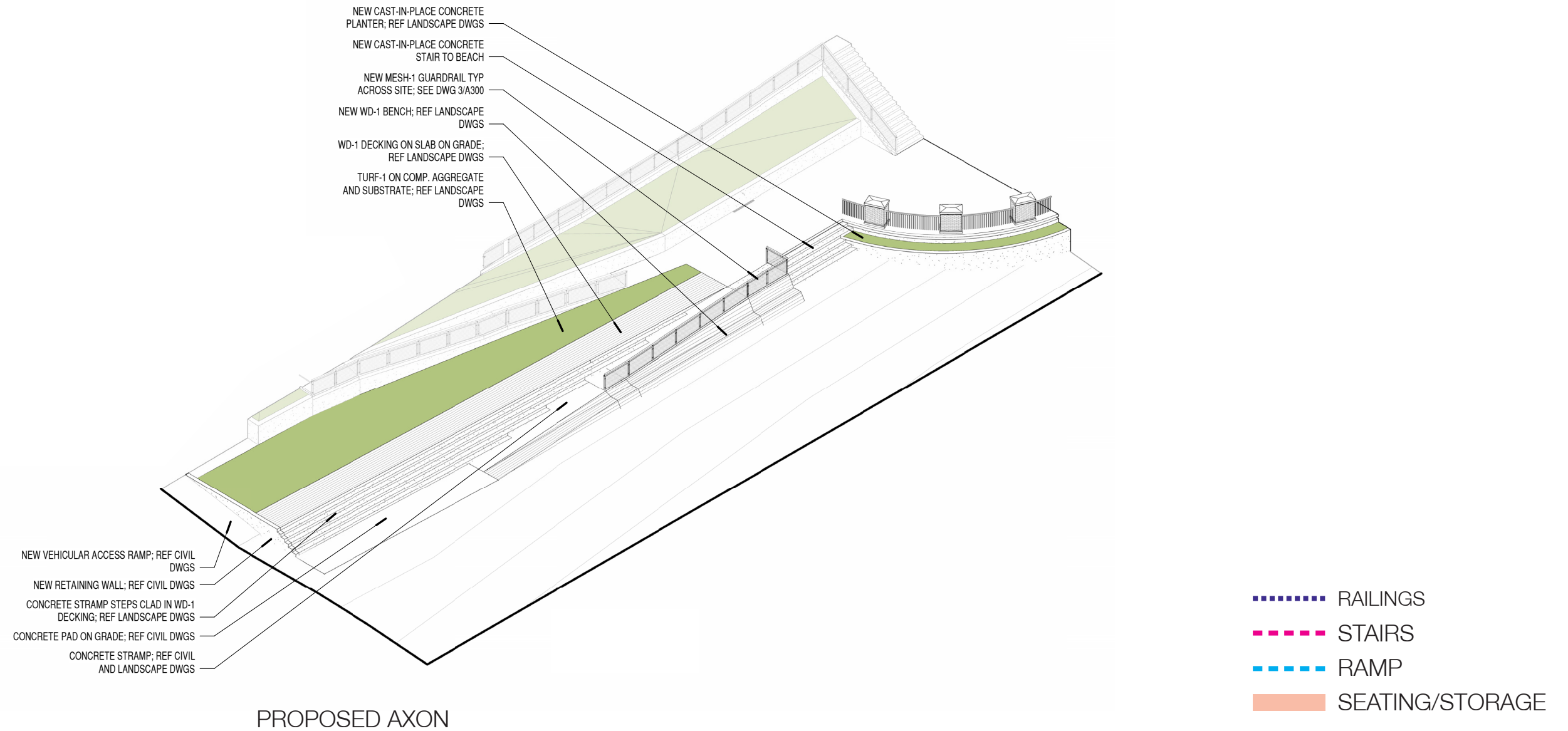


SITE PLAN

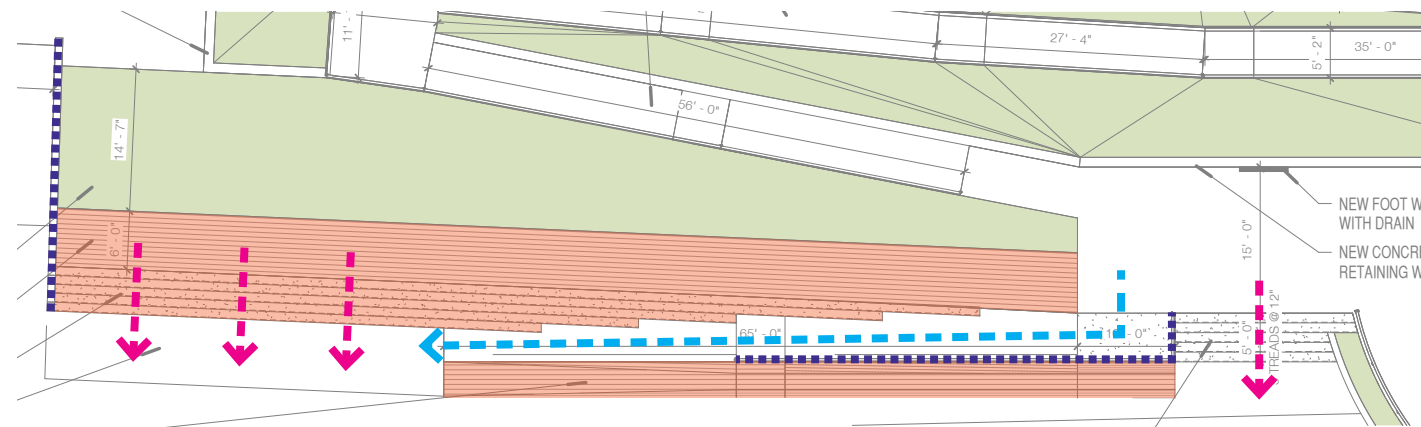


ACCESS TO BEACH

IMPROVE ACCESSIBILITY DOWN TO BEACH



PROPOSED AXON



PROPOSED PLAN

WATER TREATMENT PLANT BUILDING INTERIOR



EXISTING FIRST FLOOR INFRASTRUCTURE TO BE REMOVED



EXISTING SECOND FLOOR INFRASTRUCTURE TO BE REMOVED

DESIGN PROCESS

PUBLIC PRIORITIES AND ENGAGEMENT

SURVEY EXAMPLE

TIMESTAMP	WHAT WORKS?	WHAT DOESN'T?	WHAT TO ADD?	KEYWORDS
2/7/2023 2:13:18 PM	We like the sailing club house structure.	Cement hardscape needs improvement and beautification. Dark brick building is not pretty . Need a lot more spots to lock bikes ; many kids bike over in summer. Need some lockers but don't think we need very many.	Indoor swimming pool and lap pool . This would be an amazing, year-round amenity that residents of all ages could benefit from and enjoy. This could also be a prime gathering spot for the community . Could be rules stating that kids under 16 cannot swim without adult supervision. Could have cameras set up at the police station. Could lock doors at closing time .	SAILING CLUB AMENITIES CONCRETE SAFETY ARCH EYE SORE BIKE PARKING LOCKERS POOL INDOOR EVENTS LIFEGUARDS AFTER HOURS SECURITY
2/8/2023 8:47:48 PM	Our family uses the beach for swimming and sailing and it would be important to keep that functionality...also we had a neighborhood school fundraiser last year which was fantastic and I think additional programming options at the lake and more options to use all the space would be great	It's ugly, the stairs are difficult for young children and bringing their gear to the beach, the elevator is not usable and the water plant is a completely unusable space	I strongly prefer a modern design similar to some of your other work, would love to see a hybrid of the original building recreated with more windows and natural light	SAILING CLUB AMENITIES YEAR LONG INDOOR SPACE ARCH EYE SORE IMPROVED ACCESSIBILITY
2/10/2023 5:24:04 PM	Privacy to residents only, proximity to our home, and time to get through processing to the beach itself.	Too few things and offerings. Whether it is food, alcohol, activities for the kids, etc. Needs a boost of energy and love to modernize the facilities and activities.	A food / drink service , chair and umbrella rental , and more robust activities for kids. We recently moved to Kenilworth and look forward to taking part in the sailing program this summer too. Make it a destination that keeps people there for a variety of reasons. I know we are working with the architects on a solution for the water plant, but that will be key for making it a desirable destination where people stay for hours.	INTIMATE CLEAN FOOD SERVICE MORE SHADE BETTER SEATING SAILING CLUB AMENITIES
2/18/2023 8:14:53 AM	The sandy area and the seating deck area above it.	Often a lot of trash and full trash bins spilling over, restrooms are not nice and not easy to get to , the ramp at the end is not useful and does not look nice. A larger sandy or useful deck overlook area with more seating would be nice.	An indoor area for events overlooking the water, cleaner more open sandy area, nicer modern bathrooms with nice changing area , concession or food stand with ice cream, drinks and food with seating, additional seating on the upper overlook . If there is room a park play area for kids like at Glencoe beach.	CLEANLINESS NEW BATHROOMS IMPROVED ACCESSIBILITY BETTER SEATING INDOOR EVENTS CHANGING ROOMS CLEAN FOOD SERVICE PLAYGROUND EQUIP
2/19/2023 10:16:34 PM	Gathering place for Kenilworth residents	Many mornings it is still dirty - especially when compared to Winnetka/Wilmette	Food , better bathrooms , bigger boats to rent (even at a fee), more gathering opportunity (e.g., a playground)	CLEANLINESS , NEW BATHROOMS, CLEAN FOOD SERVICE, MORE BOATS, OUTDOOR ACTIVITIES

DESIGN PROCESS

PUBLIC PRIORITIES AND ENGAGEMENT

SURVEY EXAMPLE

TIMESTAMP

2/4/2023
2:46:26 PM

WHAT WORKS?

We love the overlook **view**, the **sailing club amenities** (Kayaks, paddle boards, life jackets, etc.), the price of membership (affordability of the sailing club + beach to Kenilworth community members), the **grass area** and beach at the sailing club side, the beach area and the shaded areas on the beach side.

WHAT DOESN'T?

The **access down to the beach needs to be improved** (the current elevator does not work for many reasons) - ideally creating a ramp that addresses all accessibility needs and strollers to get easier access down to the beach for little kids/gear/etc. The safety of the railings, the steep stairs, and the wall along the beach needs to be improved, as well as **rusty pipes sticking out in the water and the sand** (prominent on the sailing club side). Ideally, the **food and beverage** offering is elevated and really creates a draw. I'd love to see a barista set up and **coffee bar** that opens early mornings in the summer + a partnership with a local community restaurant (ex. Great Coast Commons of Kenilworth or True Juice in Winnetka), offering grab + go food options or pre made healthy choices that are easy to heat up (egg wraps, smoothies, sandwiches, fruit, etc...). It'd be nice to see healthy food options too that aren't just burgers, pizza, etc...

WHAT TO ADD?

More than anything, it'd be great to have both an indoor and outdoor area with ample options for **seating and shade** where you can bring a computer, grab a coffee, or meet some friends and relax with a beautiful view of the beach. It'd be great if there was an **indoor area** that could be activated with **yoga classes, meet-ups or events** with a view of the water as well. In addition, having **refreshed restrooms** and **indoor/outdoor options for showers, lockers and storage** would all be great additions as well. I do not think we should be increasing **parking** or adding a lot of seating to the overlook area.... I think it will create a gathering spot for passerbys who are not local and create congestion and potentially cause safety concerns with added traffic.

KEYWORDS

→ **SAILING CLUB AMENITIES**

→ **GRASS AREA**

→ **VIEW**

→ **CONCRETE SAFETY**

→ **CAFE**

→ **CLEAN FOOD SERVICE**

← **IMPROVED ACCESSIBILITY**

← **MORE SHADE**

← **BETTER SEATING**

→ **PARKING**

→ **STORAGE**

→ **LOCKERS**

→ **SHOWERS**

→ **NEW BATHROOMS**

→ **CLASSES**

→ **INDOOR EVENTS**