



# Village of Kenilworth Beach Improvement Project

05/05/2025 Steep Slope Appeal

**WTA**  
Woodhouse Tinucci Architects

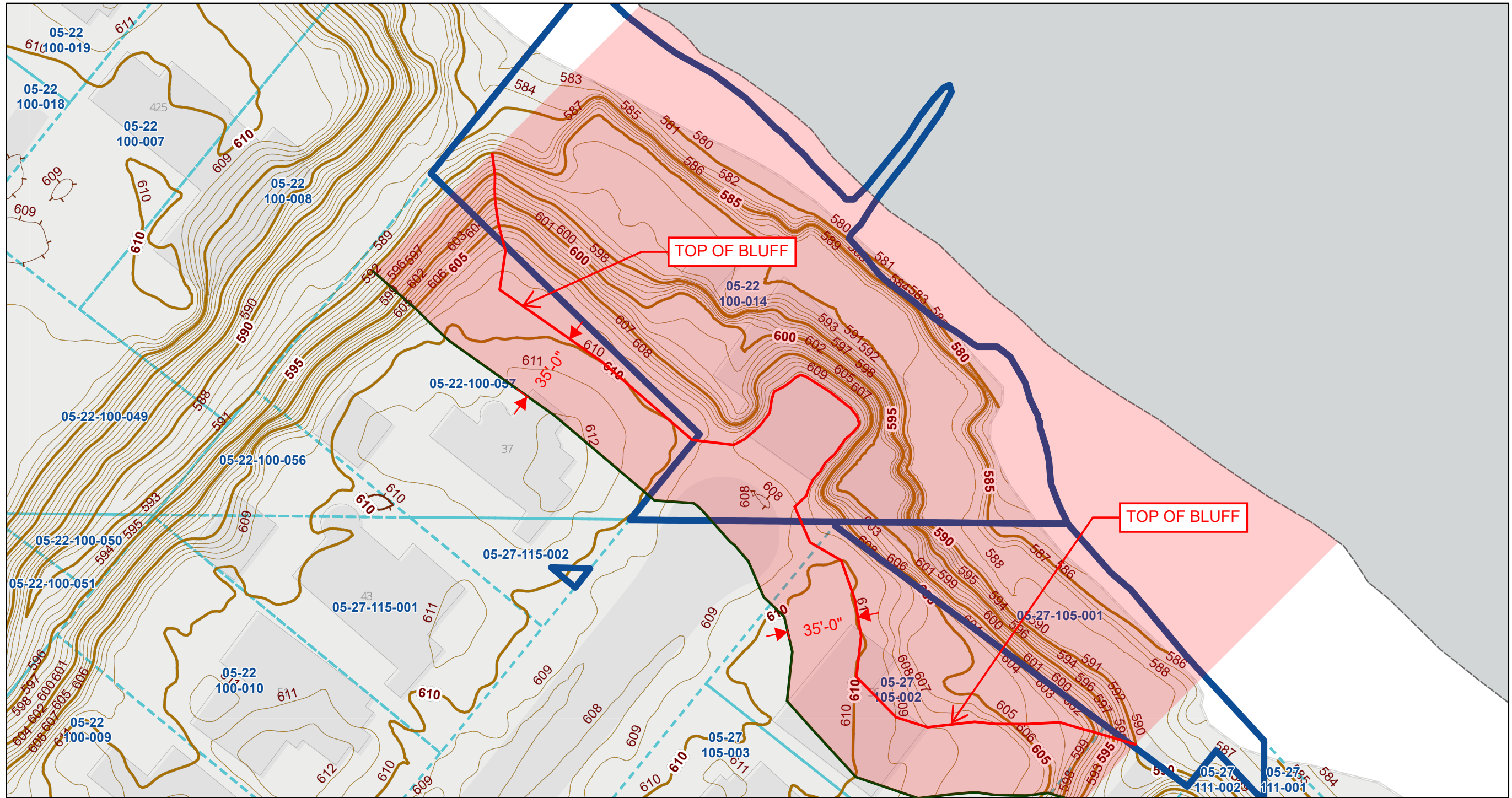
# PROJECT OVERVIEW

## LOCATION









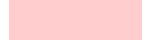


# PROJECT OVERVIEW

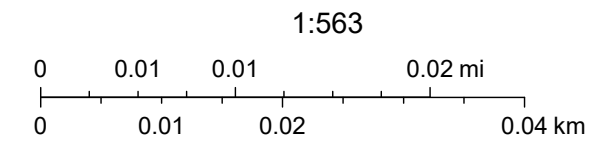
## STEEP SLOPE ZONE



April 28, 2025

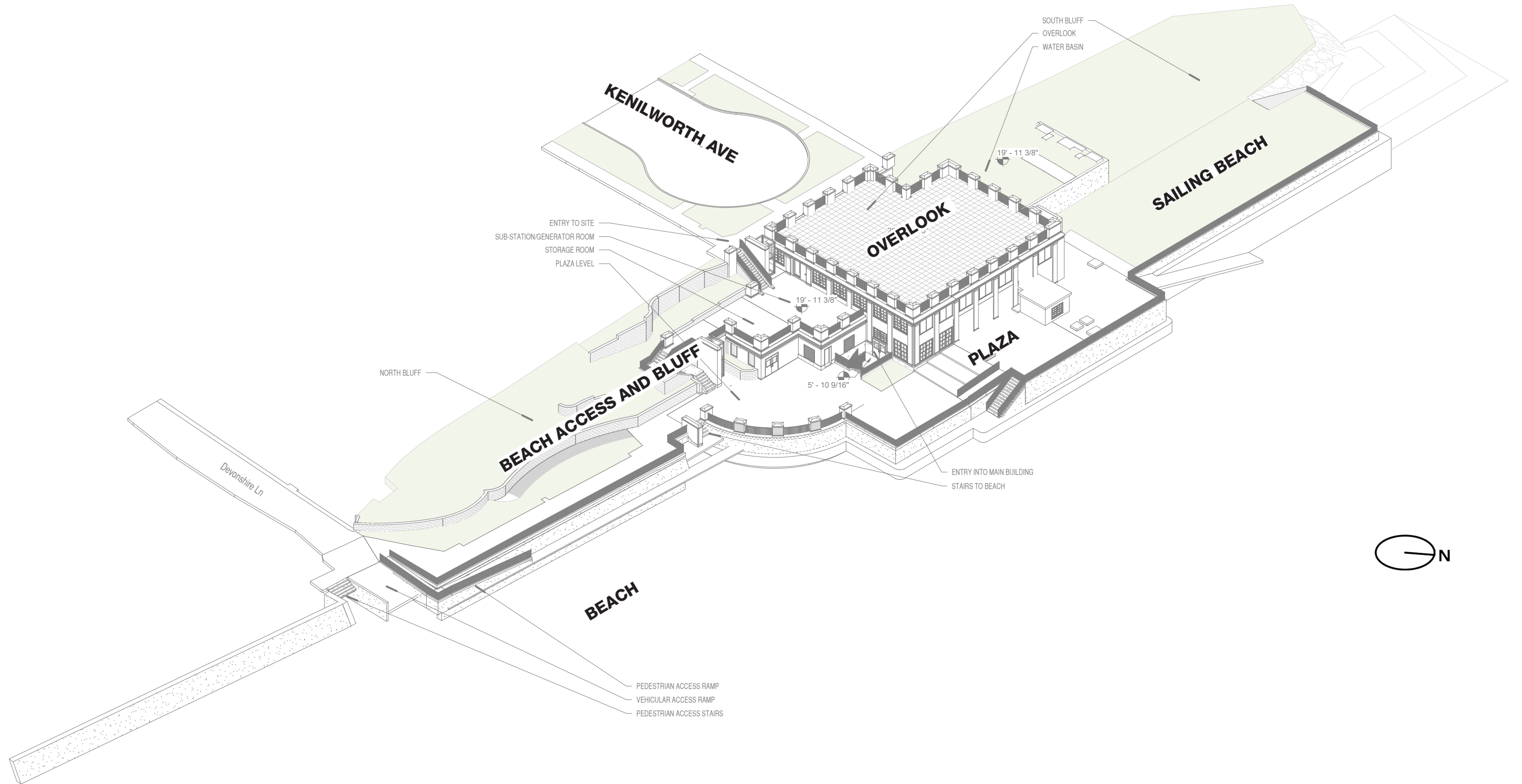
-  Selected Parcel
-  INTERMEDIATE
-  INTERMEDIATE DEPRESSION
-  Parcels Current
-  INDEX
-  INDEX DEPRESSION

-  = STEEP SLOPE ZONE
-  = TOP OF BLUFF
-  = LIMITS OF TABLELAND



# PROJECT OVERVIEW

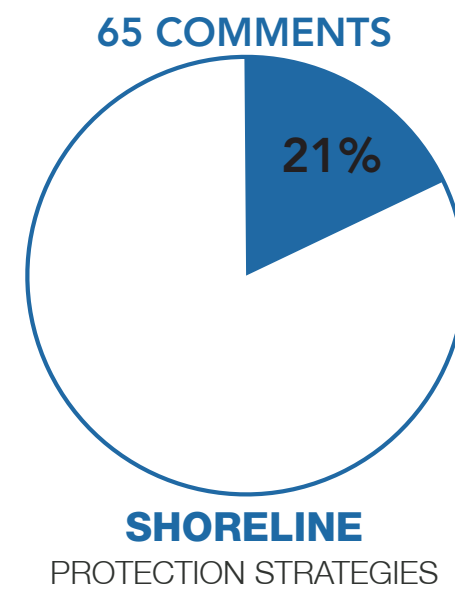
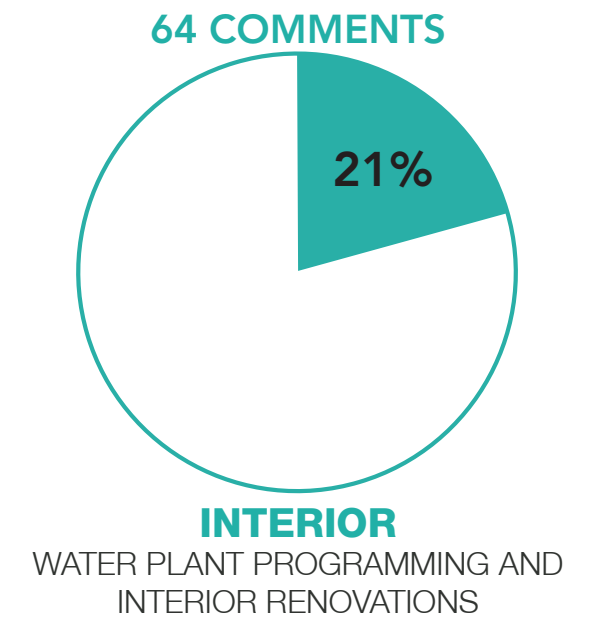
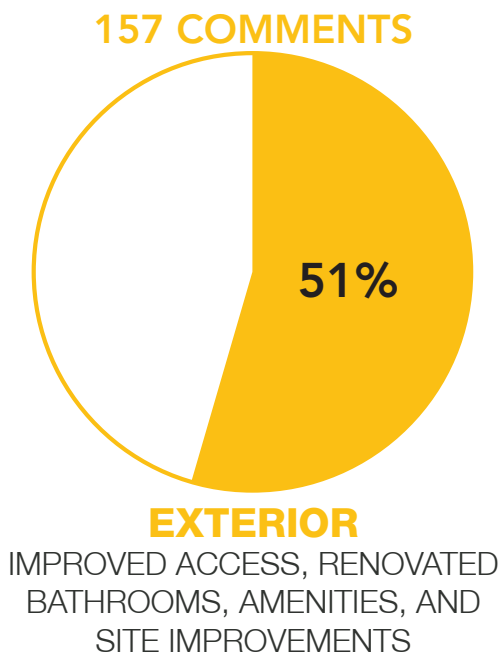
## EXISTING CONDITIONS



# PROJECT OVERVIEW

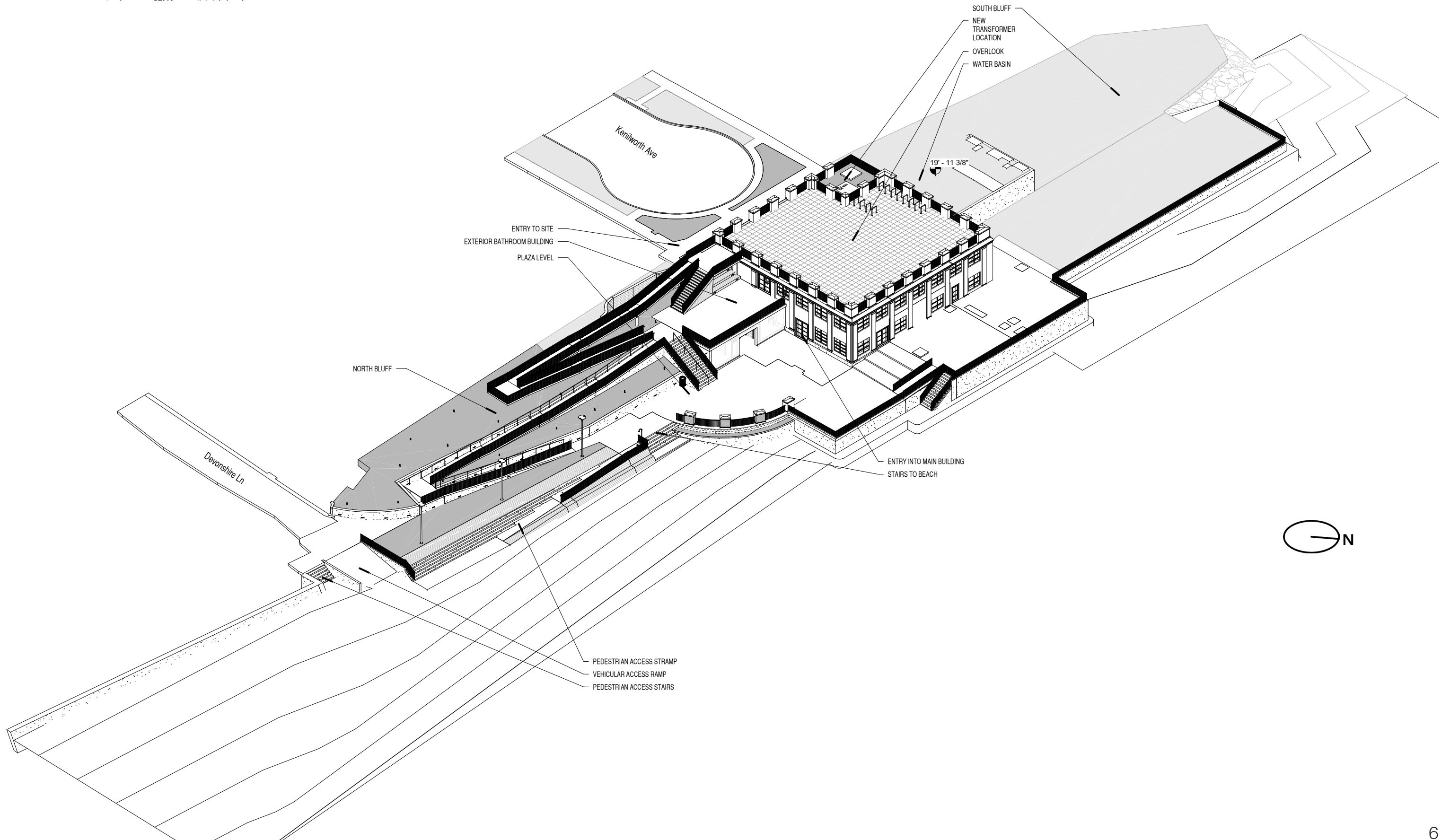
## PUBLIC PRIORITIES AND ENGAGEMENT

THREE PUBLIC MEETINGS  
 350+ SURVEY COMMENTS  
 BIWEEKLY LAKEFRONT COMMITTEE MEETINGS

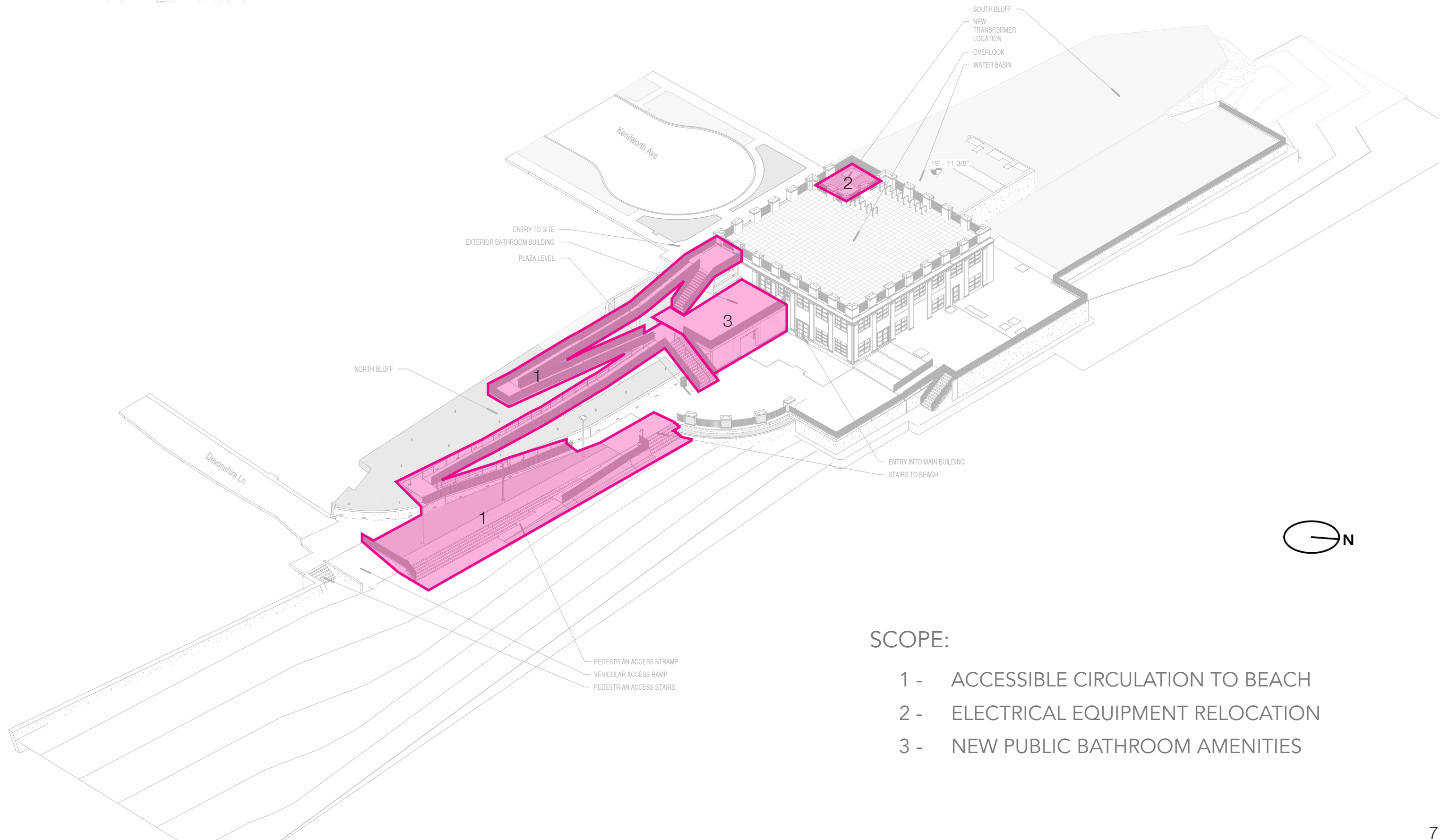


# PROJECT OVERVIEW

## PROPOSED DESIGN



# PROJECT OVERVIEW

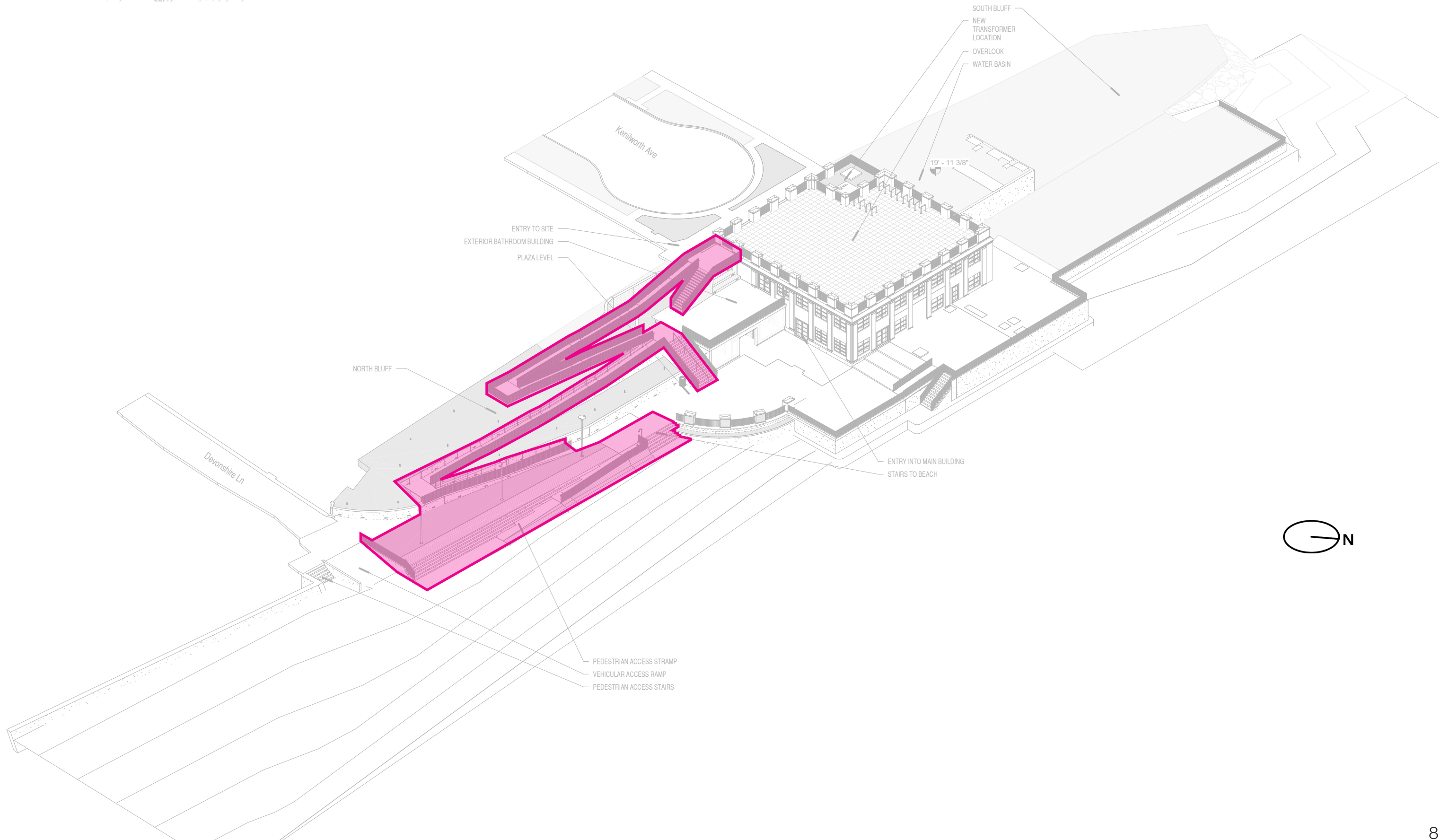


## SCOPE:

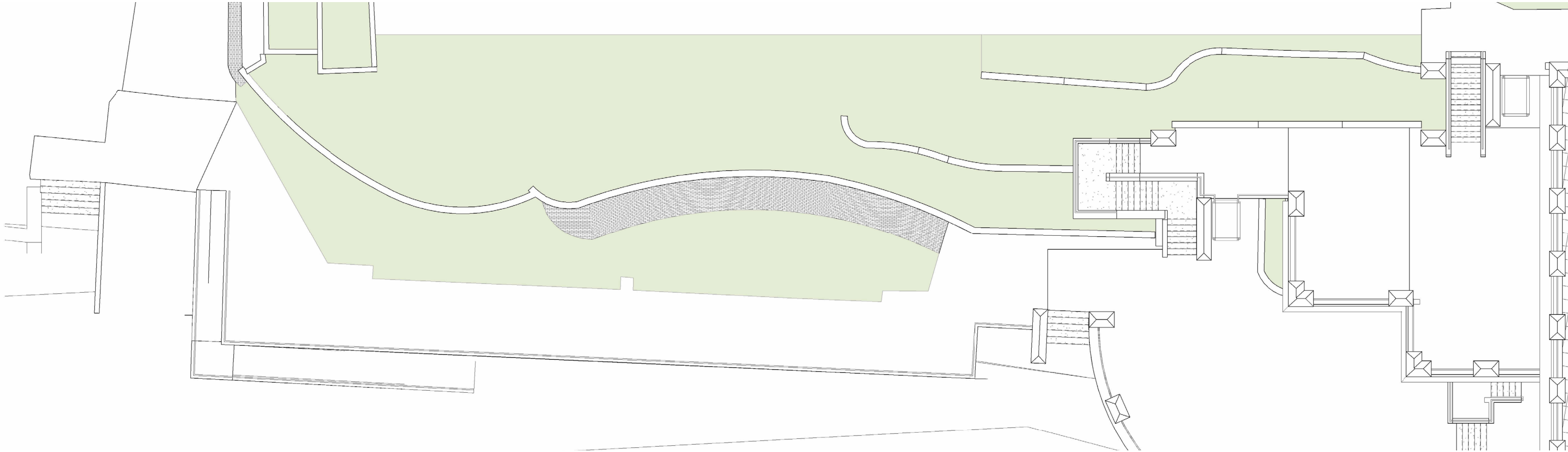
- 1 - ACCESSIBLE CIRCULATION TO BEACH
- 2 - ELECTRICAL EQUIPMENT RELOCATION
- 3 - NEW PUBLIC BATHROOM AMENITIES

# PEDESTRIAN RAMP

## IMPROVE ACCESSIBILITY DOWN TO BEACH AND STABILIZE BLUFF

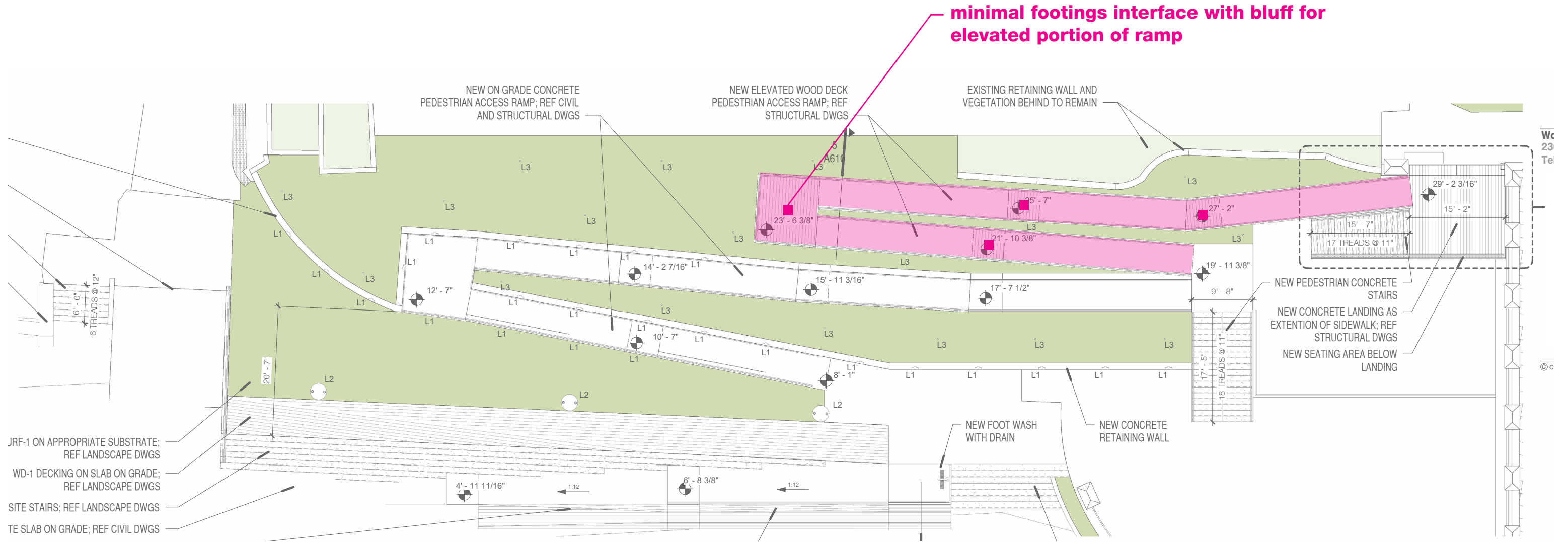


# PEDESTRIAN RAMP EXISTING PLAN



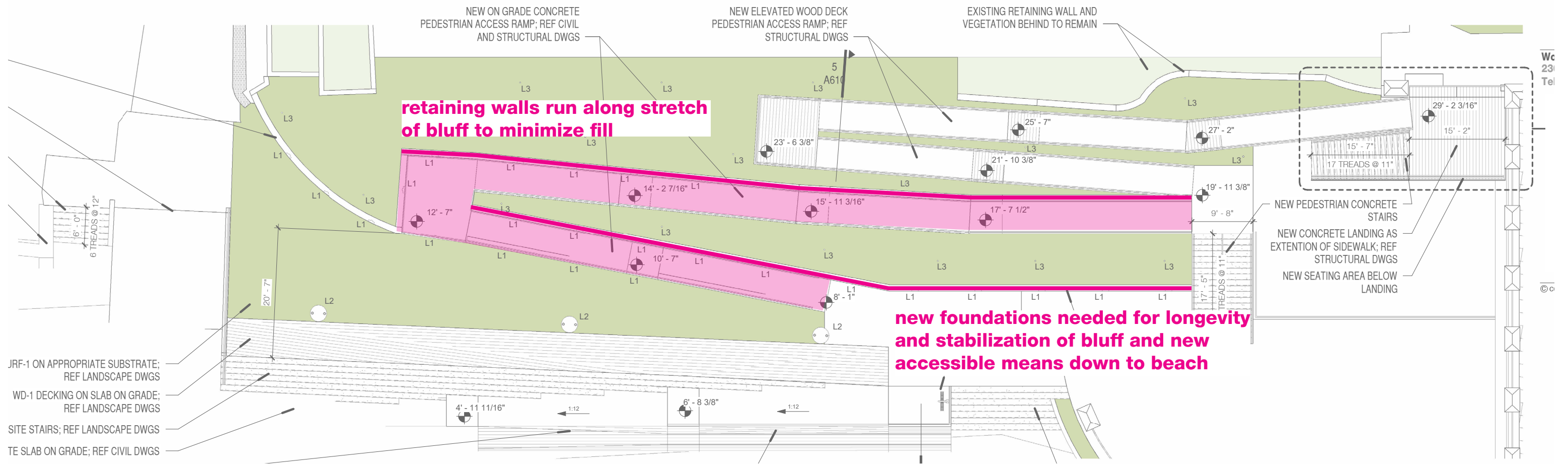
PLAN VIEW 

# PEDESTRIAN RAMP ELEVATED PORTION



PLAN VIEW 

# PEDESTRIAN RAMP ON-GRADE PORTION

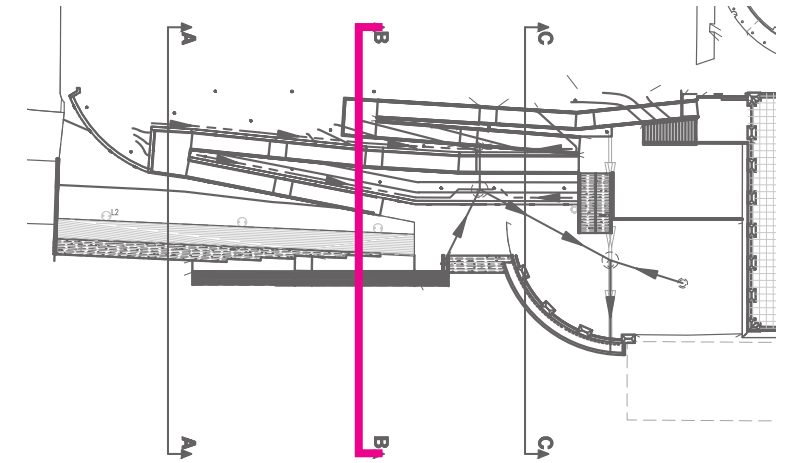
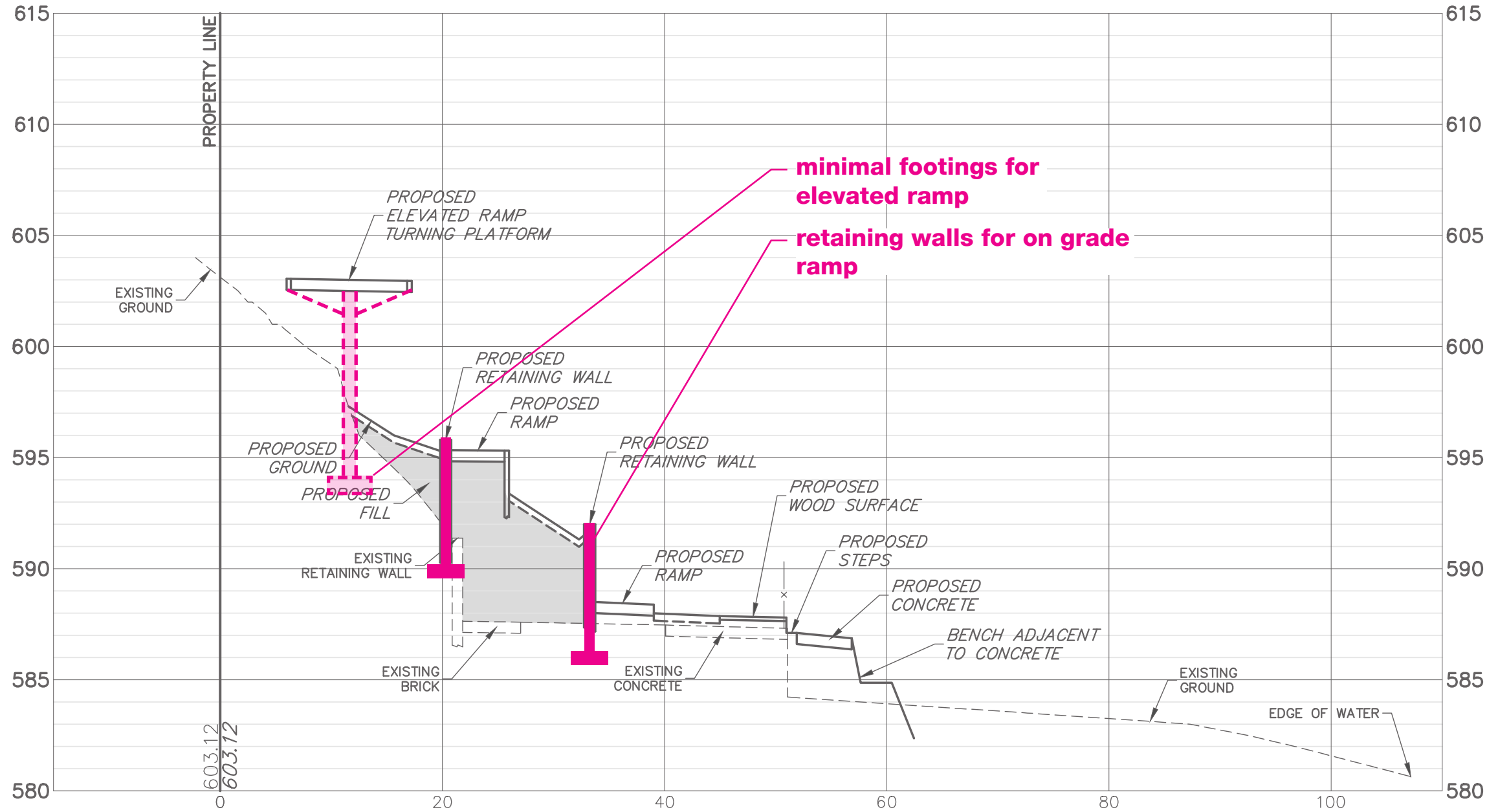


PLAN VIEW 

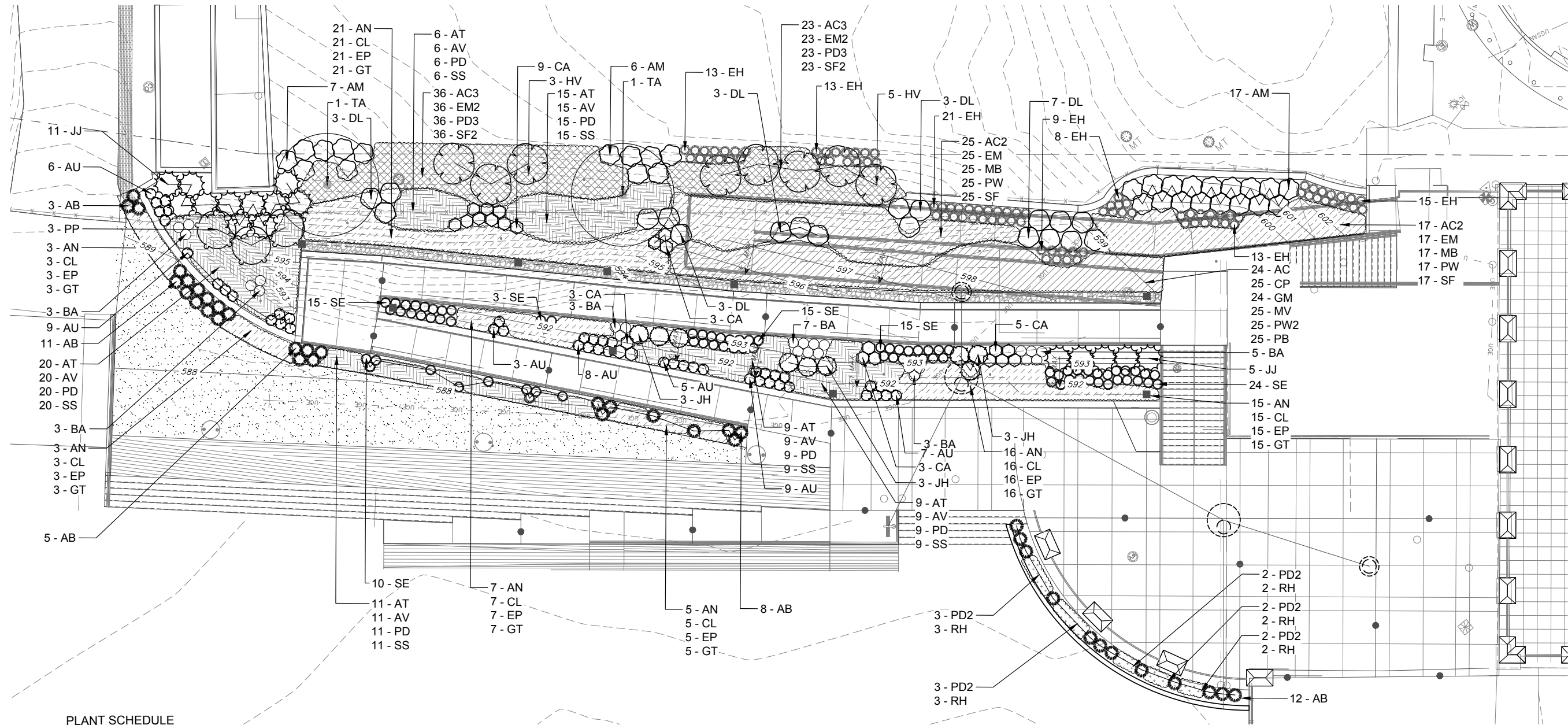


# PEDESTRIAN RAMP

## PROPOSED CONDITIONS - FILL



# PEDESTRIAN RAMP REPLANTING THE BLUFF



## PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>					
TA	<i>Tilia americana</i>	American Linden	1.5" Cal.	B&B	2
<b>SHRUBS</b>					
AU	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	-	1 Gal.	48
AM	<i>Aronia melanocarpa</i>	Black Chokeberry	-	5 Gal.	30
CA	<i>Ceanothus americanus</i>	New Jersey Tea	-	1 Gal.	23
DL	<i>Diervilla lonicera</i>	Bush Honeysuckle	-	5 Gal.	19
HV	<i>Hamamelis virginiana</i>	Common Witch Hazel	-	5 Gal.	8
PP	<i>Prunus pumila</i>	Sand Cherry	-	5 Gal.	3
<b>EVERGREEN SHRUBS</b>					
JJ	<i>Juniperus communis</i>	Common Juniper	-	5 Gal.	16
JH	<i>Juniperus horizontalis</i>	Creeping Juniper	-	5 Gal.	9
<b>NATIVE ORNAMENTAL GRASSES</b>					
AB	<i>Ammophila breviligulata</i>	American Beachgrass	-	1 Gal.	39
EH	<i>Elymus hystrix</i>	Bottlebrush Grass	2 Gal.	-	92
SE	<i>Schizachyrium scoparium</i>	Little Bluestem	-	1 Gal.	82
<b>PERENNIALS</b>					
BA	<i>Baptisia australis</i>	Blue Wild Indigo	24" Ht.	-	24

## PERENNIAL MIXES

<b>MIX 1</b>						482 sf
AN	<i>Antennaria neglecta</i>	Field Pussytoes	1 Gal.	25% @ 18" o.c.	54	
CL	<i>Coreopsis lanceolata</i>	Lanceleaf Tickseed	1 Gal.	25% @ 18" o.c.	54	
EP	<i>Echinacea purpurea</i>	Coneflower	1 Gal.	25% @ 18" o.c.	54	
GT	<i>Geum triflorum</i>	Prairie Smoke	1 Gal.	25% @ 18" o.c.	54	
<b>MIX 2</b>						597 sf
AT	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 Gal.	25% @ 18" o.c.	69	
AV	<i>Asclepias verticillata</i>	Whorled Milkweed	1 Gal.	25% @ 18" o.c.	69	
PD	<i>Penstemon digitalis</i>	Beardtongue	1 Gal.	25% @ 18" o.c.	69	
SS	<i>Solidago speciosa</i>	Showy Goldenrod	1 Gal.	25% @ 18" o.c.	69	
<b>MIX 3</b>						49 sf
PD2	<i>Penstemon digitalis</i>	Beardtongue	1 Gal.	50% @ 18" o.c.	12	
RH	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 Gal.	50% @ 18" o.c.	12	
<b>MIX 4</b>						322 sf
AC	<i>Asarum canadense</i>	Wild Ginger	1 Gal.	16% @ 18" o.c.	24	
CP	<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 Gal.	17% @ 18" o.c.	25	
GM	<i>Geranium maculatum</i>	Spotted Geranium	1 Gal.	16% @ 18" o.c.	24	
MV	<i>Mertensia virginica</i>	Virginia Bluebells	1 Gal.	17% @ 18" o.c.	25	
PW2	<i>Phlox divaricata</i>	Woodland Phlox	1 Gal.	17% @ 18" o.c.	25	
PB	<i>Polygonatum biflorum</i>	Solomon's Seal	1 Gal.	17% @ 18" o.c.	25	

<b>MIX 5</b>						449 sf
AC2	<i>Aquilegia canadensis</i>	Eastern Columbine	1 Gal.	20% @ 18" o.c.	42	
EM	<i>Eurybia macrophylla</i>	Bigleaf Aster	1 Gal.	20% @ 18" o.c.	42	
MB	<i>Maianthemum bifolium</i>	False Lily-of-the-Valley	1 Gal.	20% @ 18" o.c.	42	
PW	<i>Phlox divaricata</i>	Woodland Phlox	1 Gal.	20% @ 18" o.c.	42	
SF	<i>Solidago flexicaulis</i>	Zigzag Goldenrod	1 Gal.	20% @ 18" o.c.	42	
<b>MIX 6</b>						509 sf
AC3	<i>Aquilegia canadensis</i>	Eastern Columbine	1 Gal.	25% @ 18" o.c.	59	
EM2	<i>Eurybia macrophylla</i>	Bigleaf Aster	1 Gal.	25% @ 18" o.c.	59	
PD3	<i>Penstemon digitalis</i>	Beardtongue	1 Gal.	25% @ 18" o.c.	59	
SF2	<i>Solidago flexicaulis</i>	Zigzag Goldenrod	1 Gal.	25% @ 18" o.c.	59	

# LANDSCAPE PLAN PLANTING MIX

## Trees and Shrubs



TA American Linden



JJ Common Juniper



JH Creeping Juniper



DL Bush Honeysuckle



PP Sand Cherry



AM Black Chokeberry

## Grasses



AB American Beachgrass



EH Bottlebrush Grass



SE Little Bluestem



AB American Beachgrass



EH Bottlebrush Grass

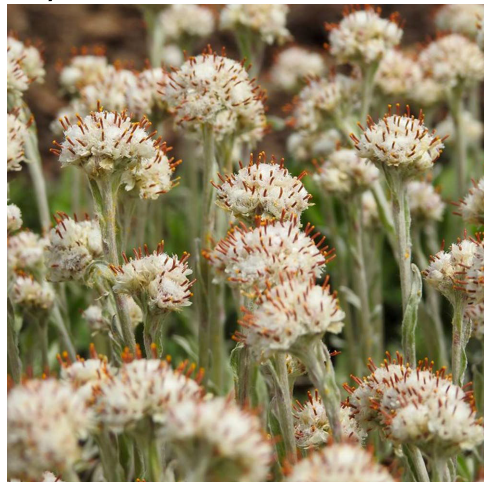


SE Little Bluestem

## Perennials (selected)



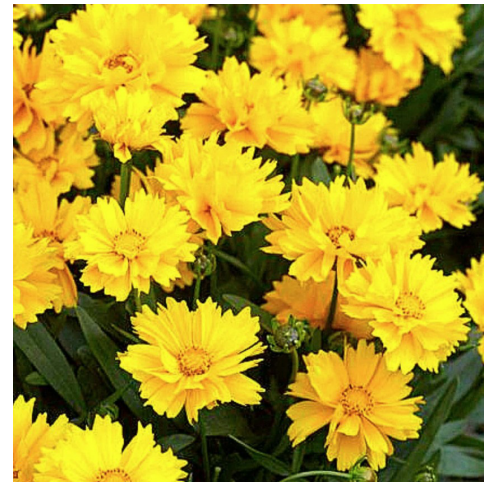
AC2 Eastern Columbine



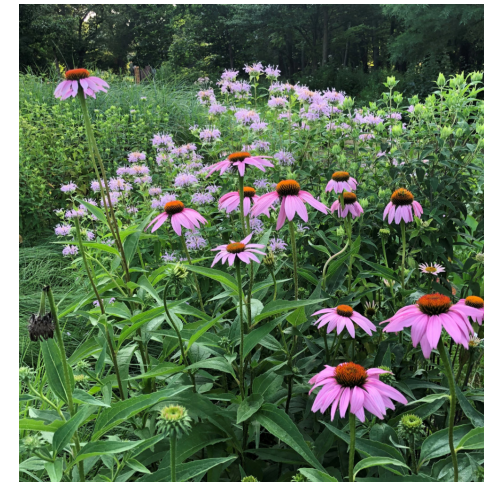
AN Field Pussytoes



AT Butterfly Milkweed



CL Lanceleaf Tickseed



EP Coneflower (Echinacea)



MV Virginia Bluebells

# PEDESTRIAN RAMP ELEVATED RAMP

first half of ramp  
elevated on minimal  
supports to fly over bluff



VIEW AT TOP OF RAMP LOOKING SOUTH

# PEDESTRIAN RAMP ON-GRADE RAMP

elevated ramp held off of bluff to allow vegetation, light, and water to surface below

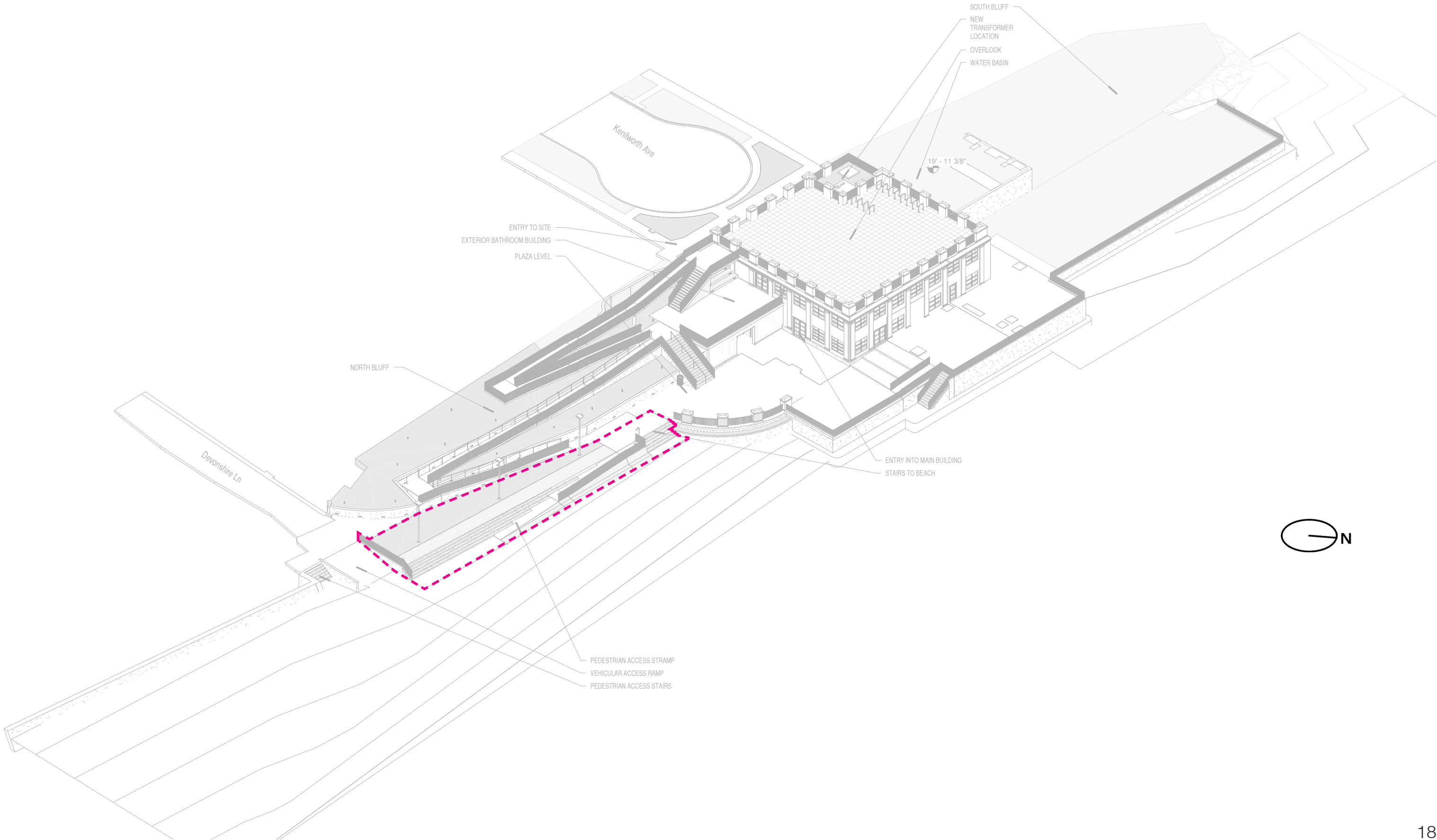


On grade concrete ramp doubles as retaining for bluff

VIEW ON CONCRETE RAMP LOOKING NORTH

# ACCESS TO BEACH

## IMPROVE ACCESSIBILITY DOWN TO BEACH



SOUTH BLUFF  
NEW  
TRANSFORMER  
LOCATION  
OVERLOOK  
WATER BASIN

Kenilworth Ave

19' - 11 3/8"

ENTRY TO SITE  
EXTERIOR BATHROOM BUILDING  
PLAZA LEVEL

NORTH BLUFF

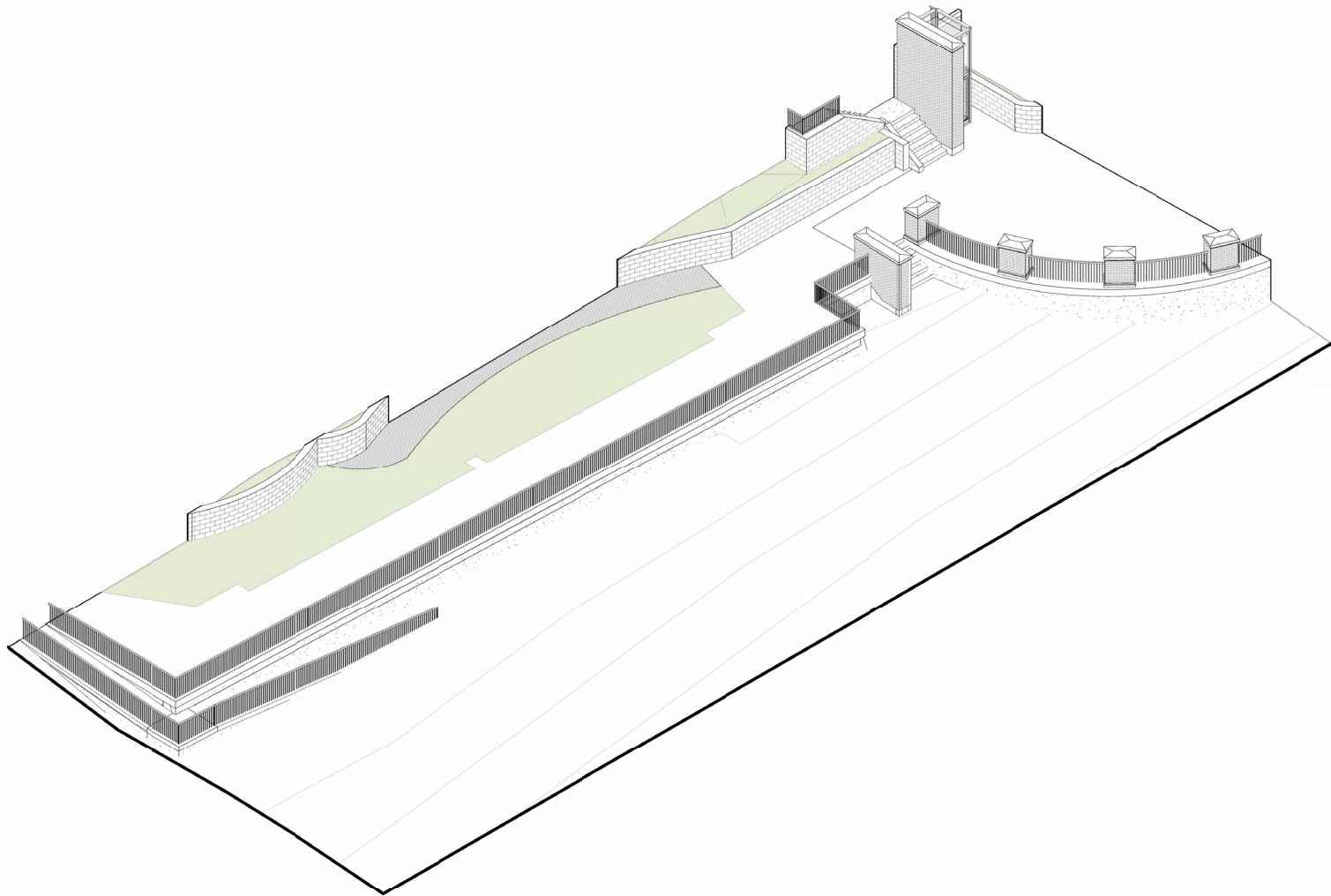
Devonshire Ln

ENTRY INTO MAIN BUILDING  
STAIRS TO BEACH

PEDESTRIAN ACCESS STRAMP  
VEHICULAR ACCESS RAMP  
PEDESTRIAN ACCESS STAIRS

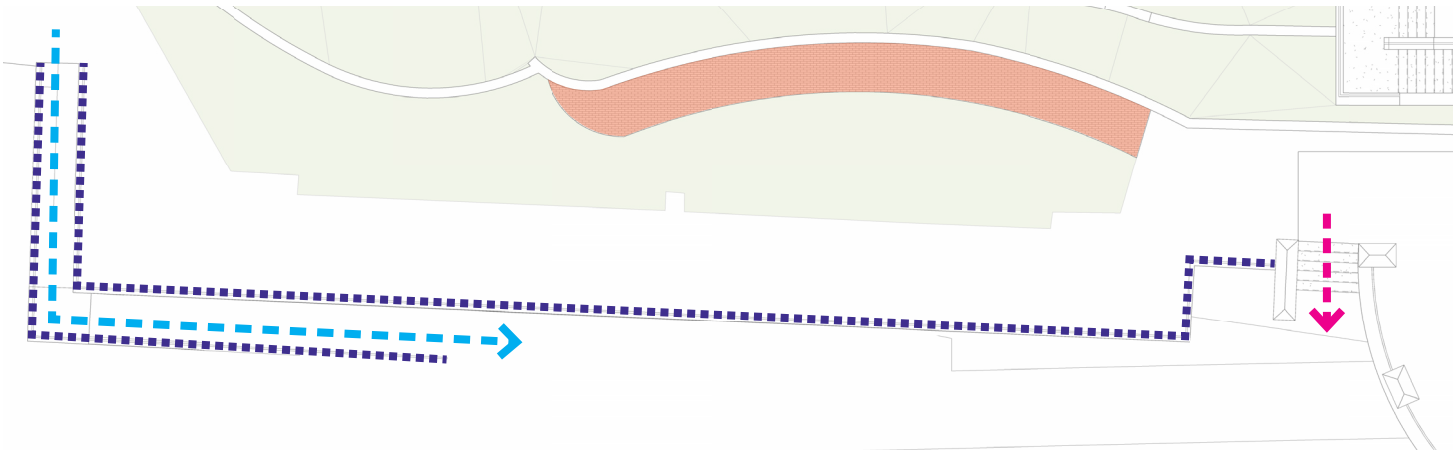


# ACCESS TO BEACH EXISTING CONDITIONS



EXISTING AXON

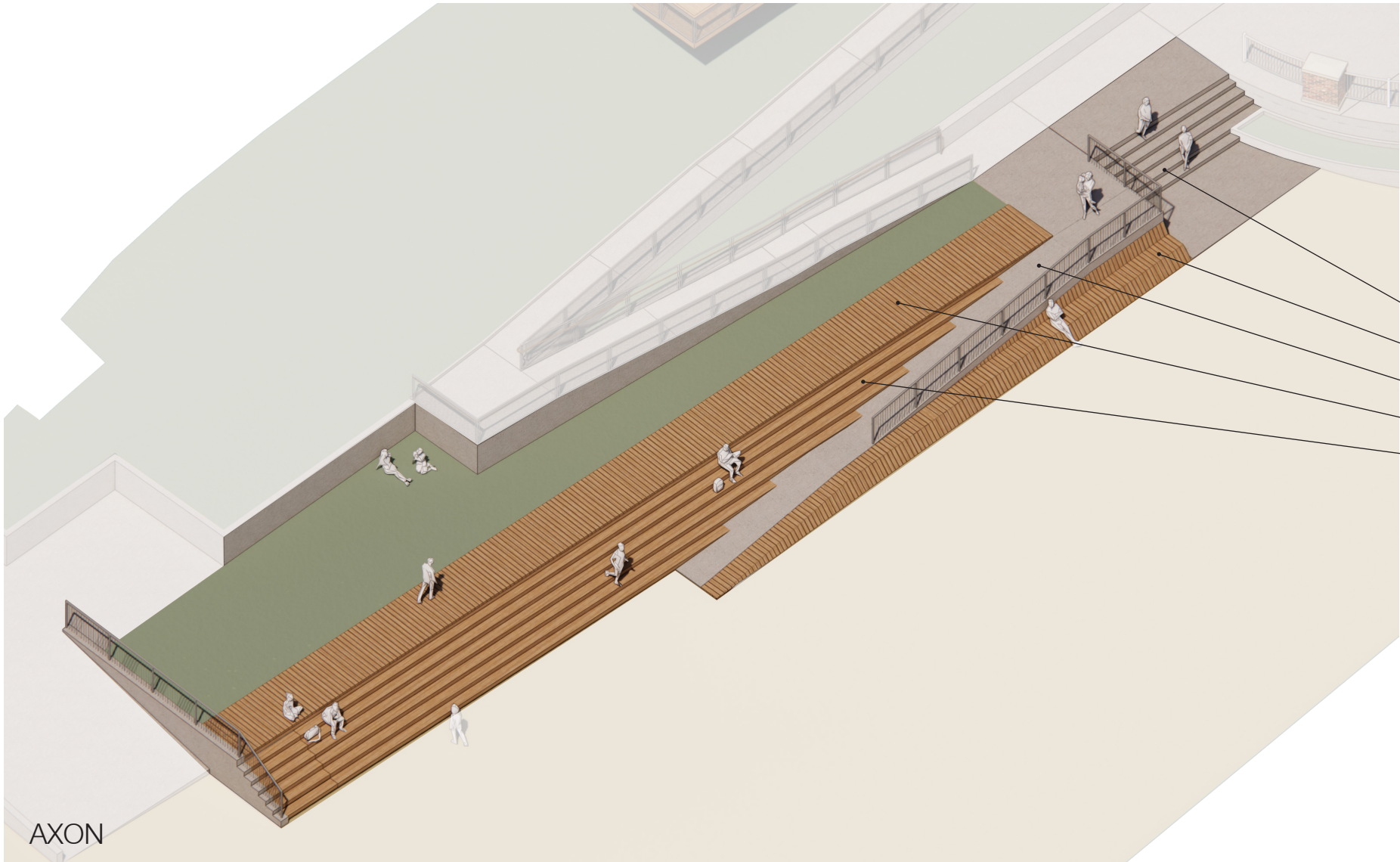
- ..... RAILINGS
- ..... STAIRS
- ..... RAMP
- SEATING/STORAGE



EXISTING PLAN

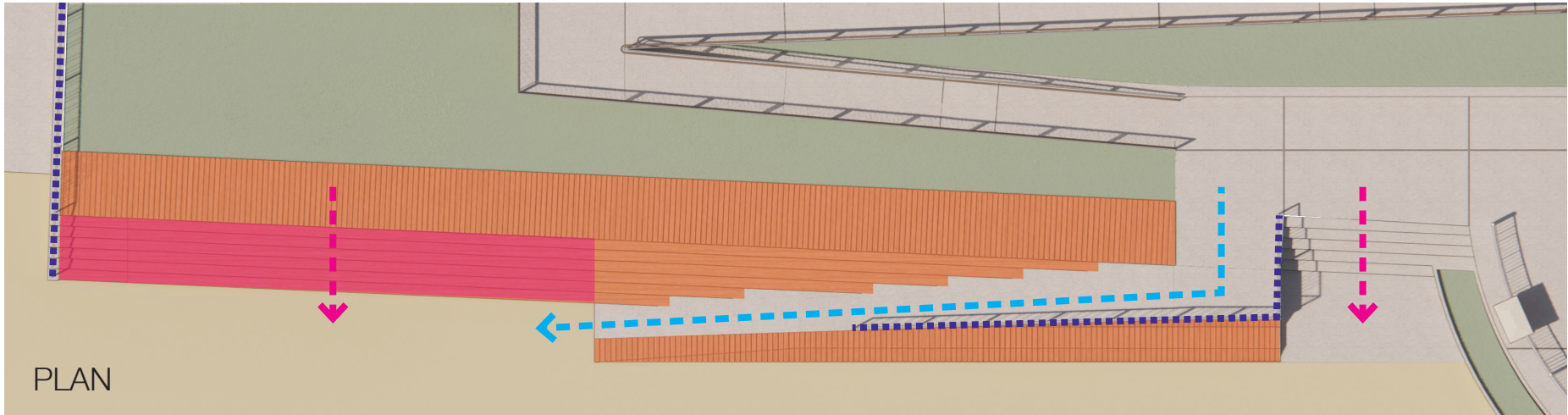
# ACCESS TO BEACH

## IMPROVE ACCESSIBILITY DOWN TO BEACH



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

AXON



- ..... RAILINGS
- - - STAIRS
- - - RAMP
- SEATING/STORAGE

PLAN

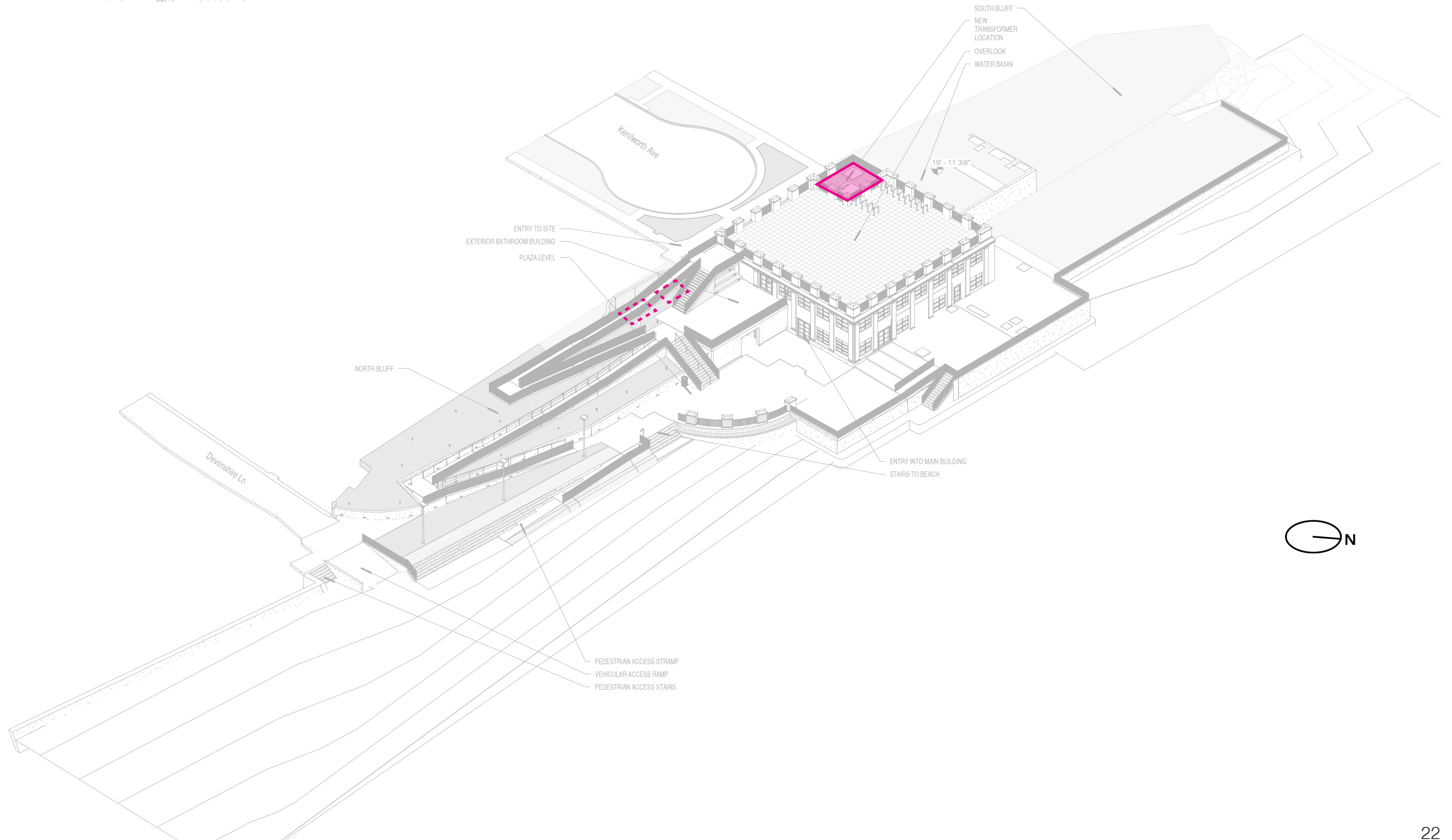
# ACCESS TO BEACH STRAMP

entire proposed design built in front of existing sea wall to keep structural integrity intact

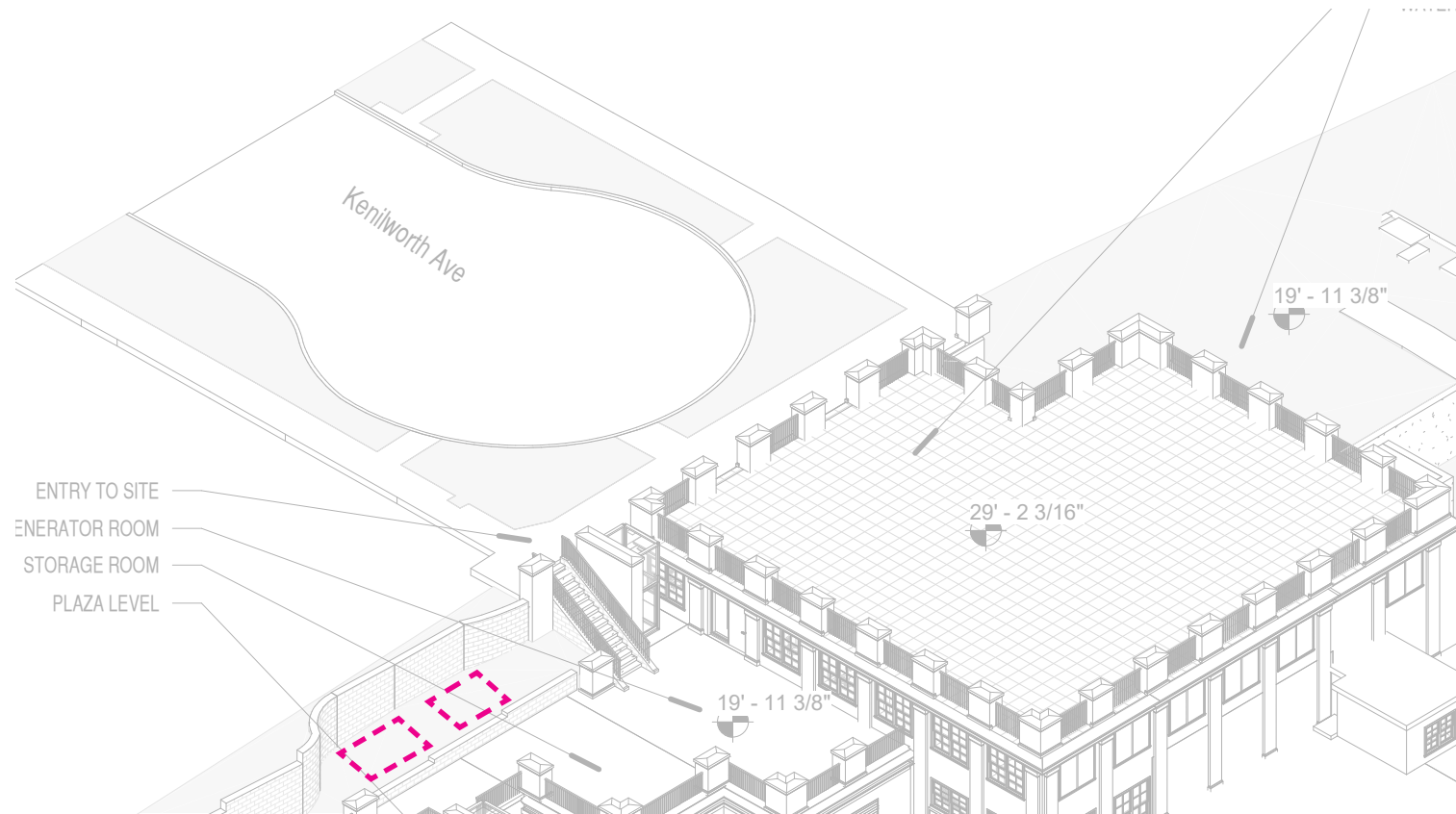


VIEW ON CONCRETE RAMP LOOKING NORTH

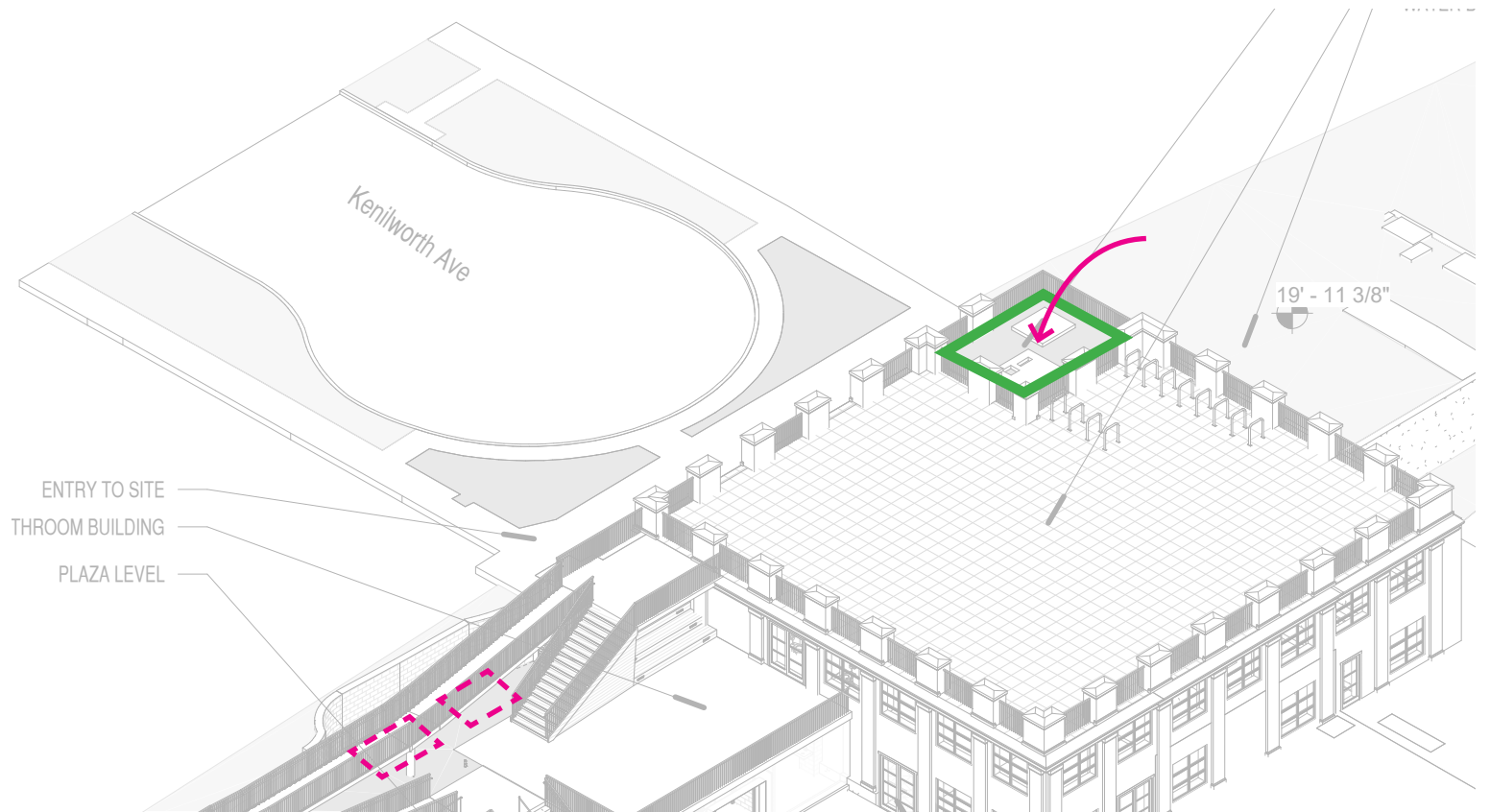
# ELECTRICAL EQUIPMENT RELOCATION



# ELECTRICAL EQUIPMENT RELOCATION



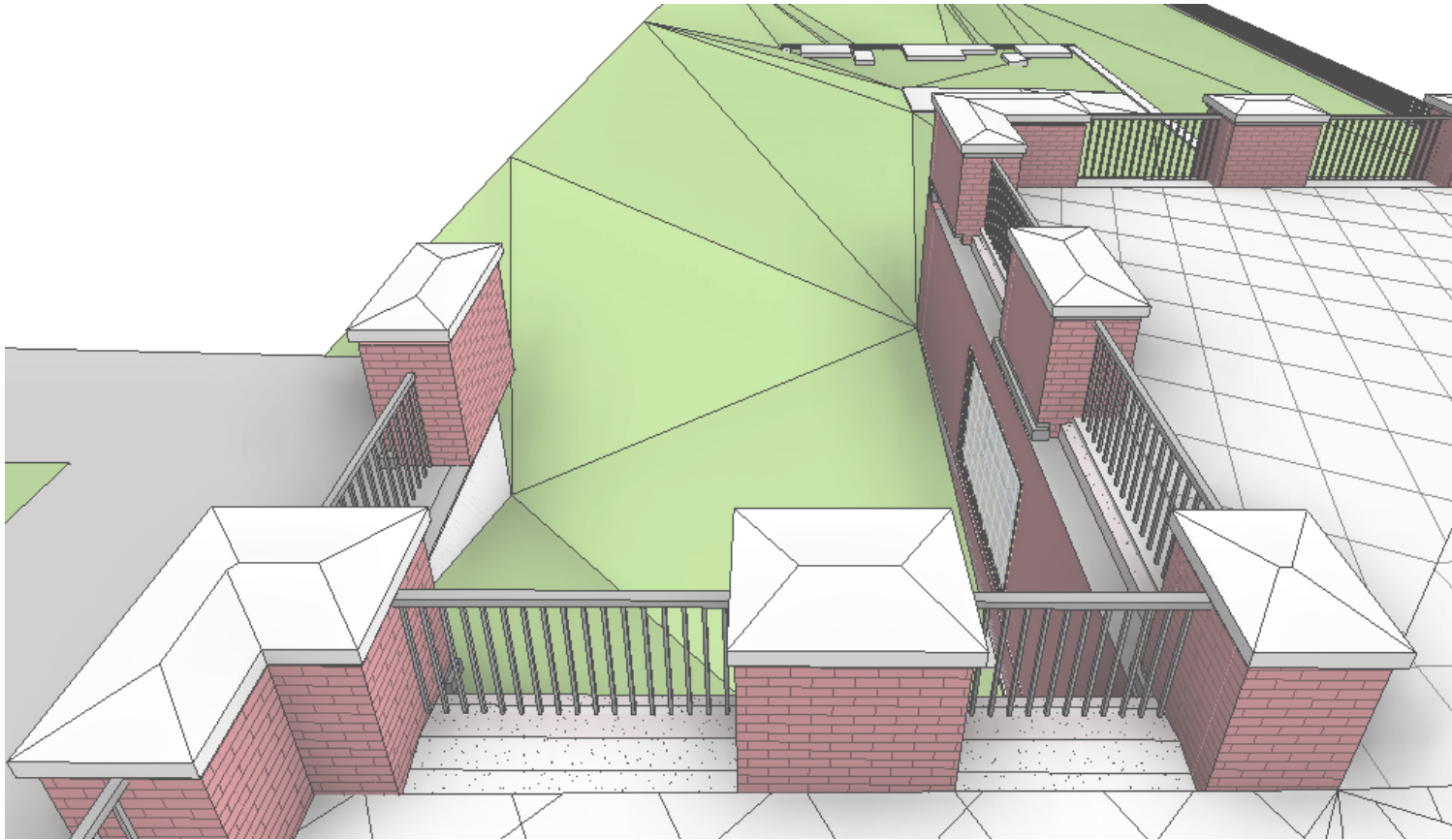
EXISTING LOCATION



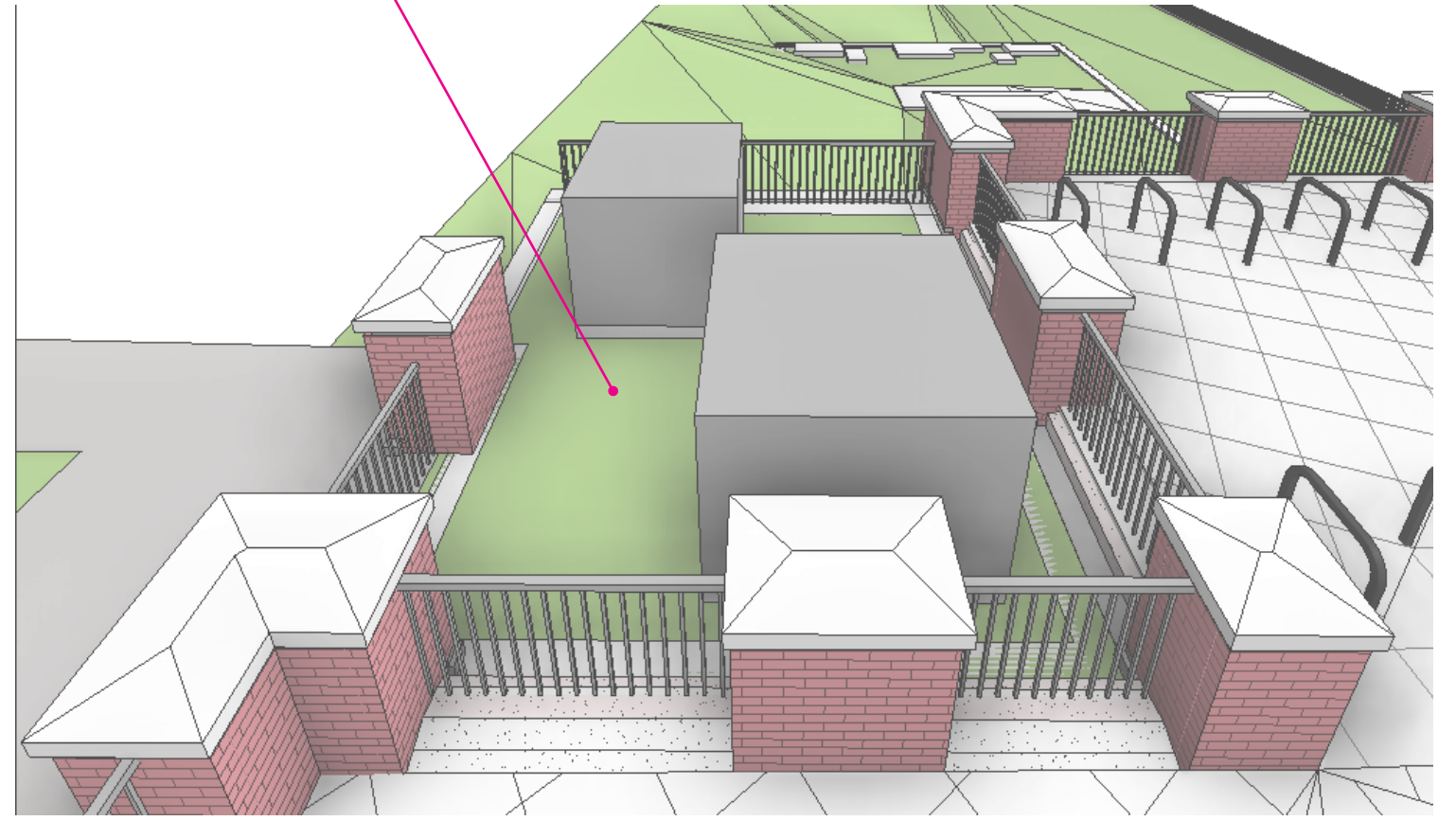
PROPOSED LOCATION

# ELECTRICAL EQUIPMENT RELOCATION

fill to bring grade up to overlook/sidewalk elevation for ComEd servicing

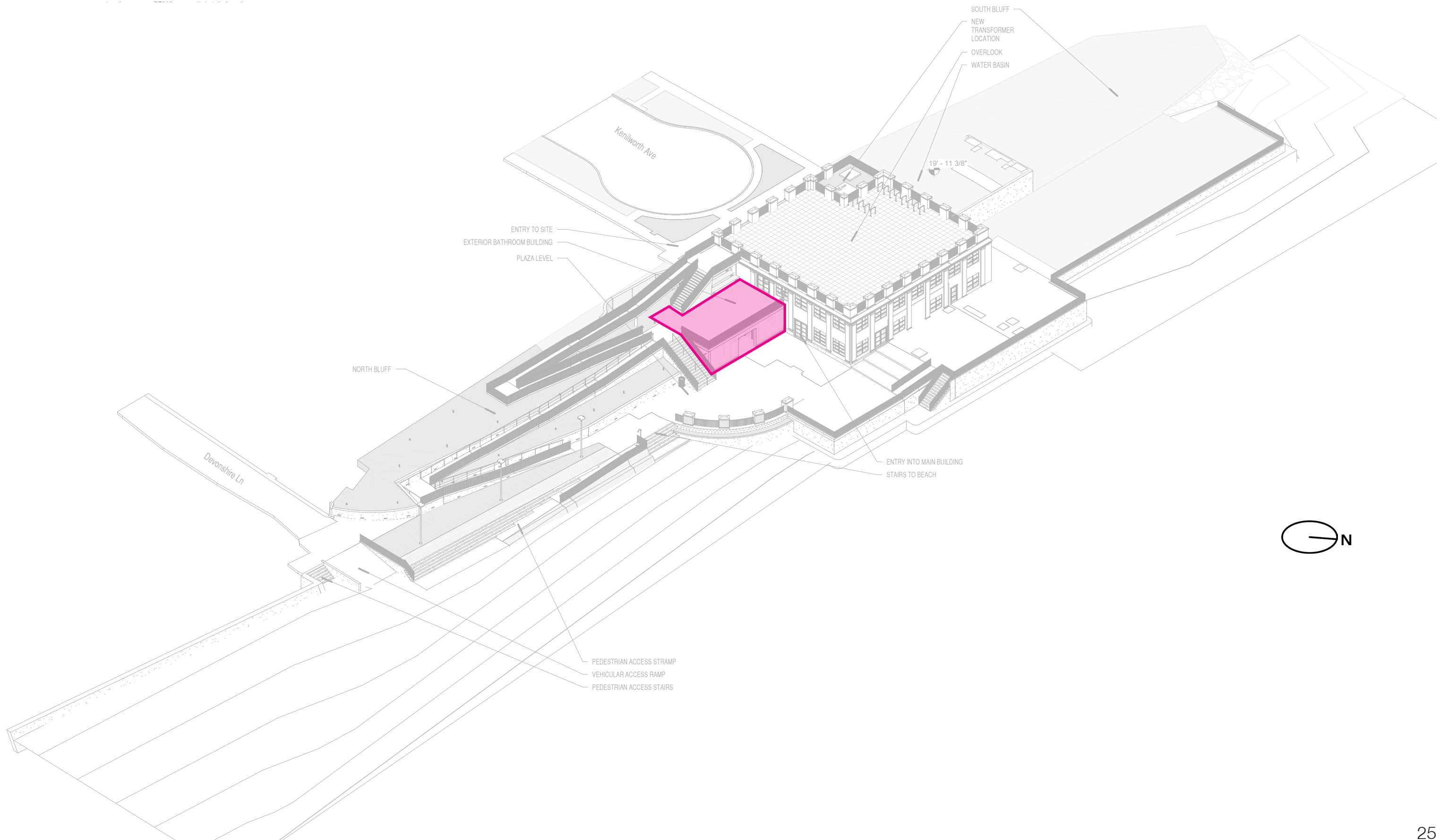


EXISTING CONDITIONS



PROPOSED CONDITIONS

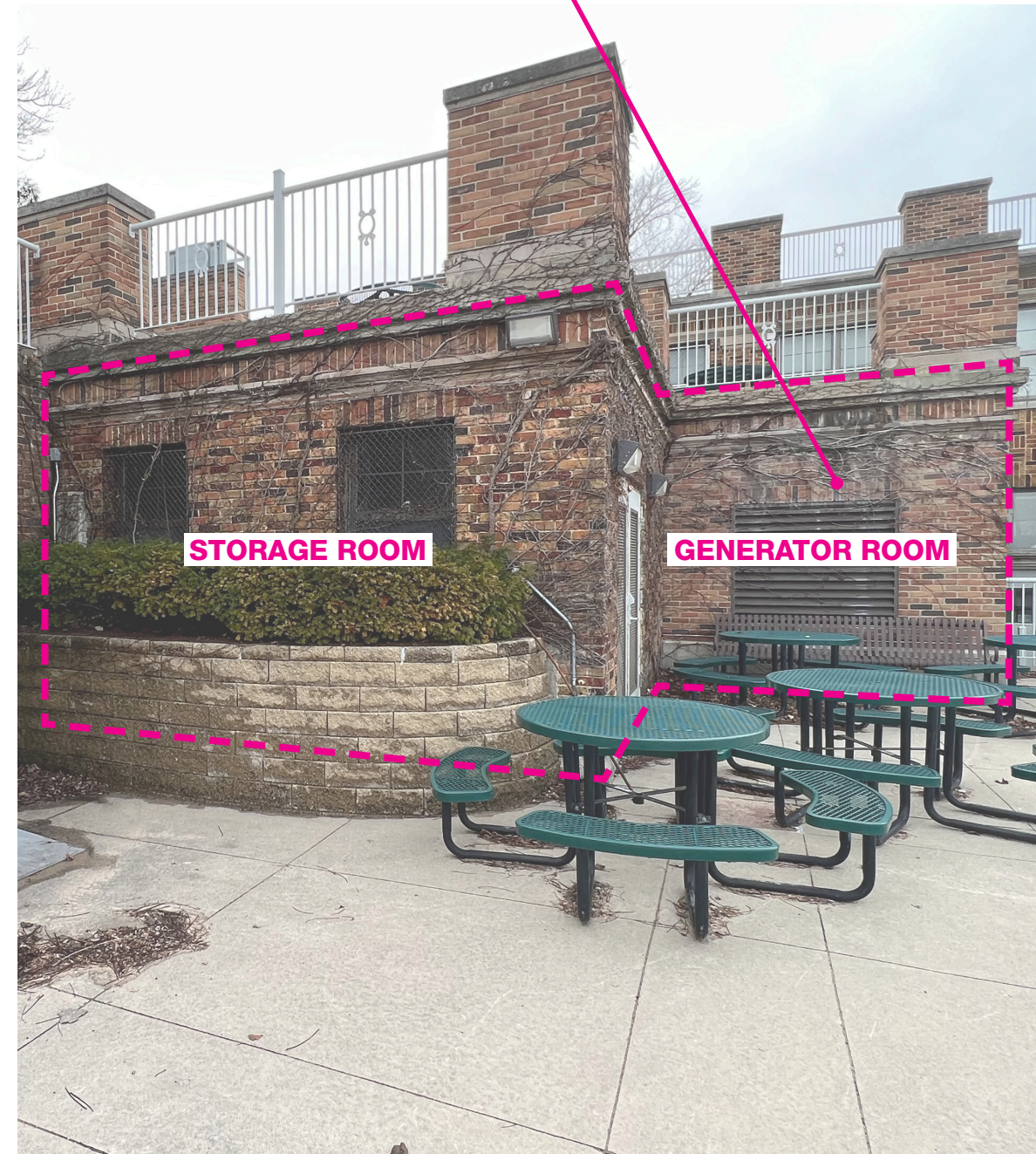
# BATHROOM BUILDING



# BATHROOM BUILDING EXISTING CONDITIONS



EAST ELEV

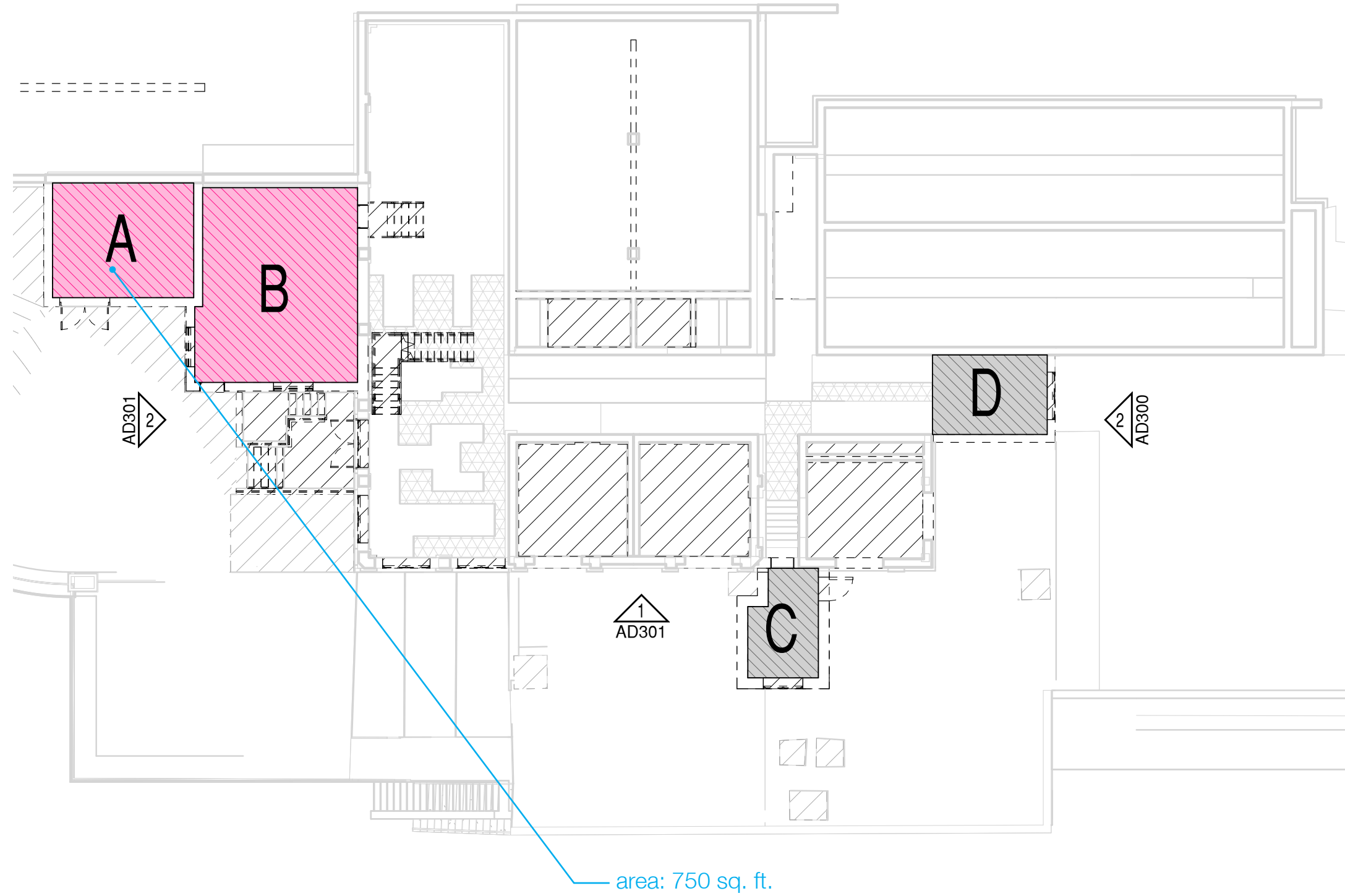


SOUTH ELEV OF SUB STATION

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

# BATHROOM BUILDING

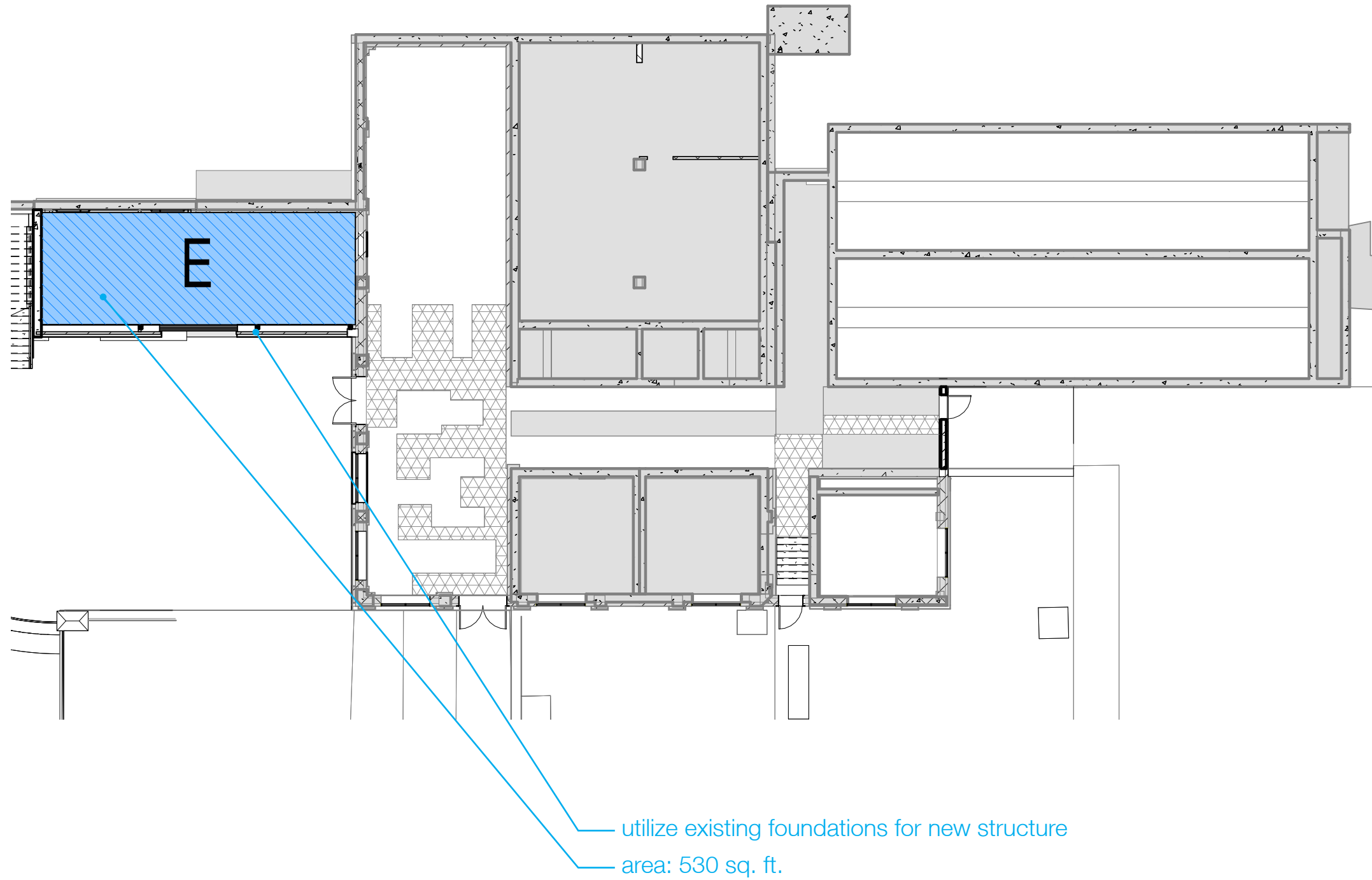
## EXISTING CONDITIONS



PLAN VIEW 

# BATHROOM BUILDING

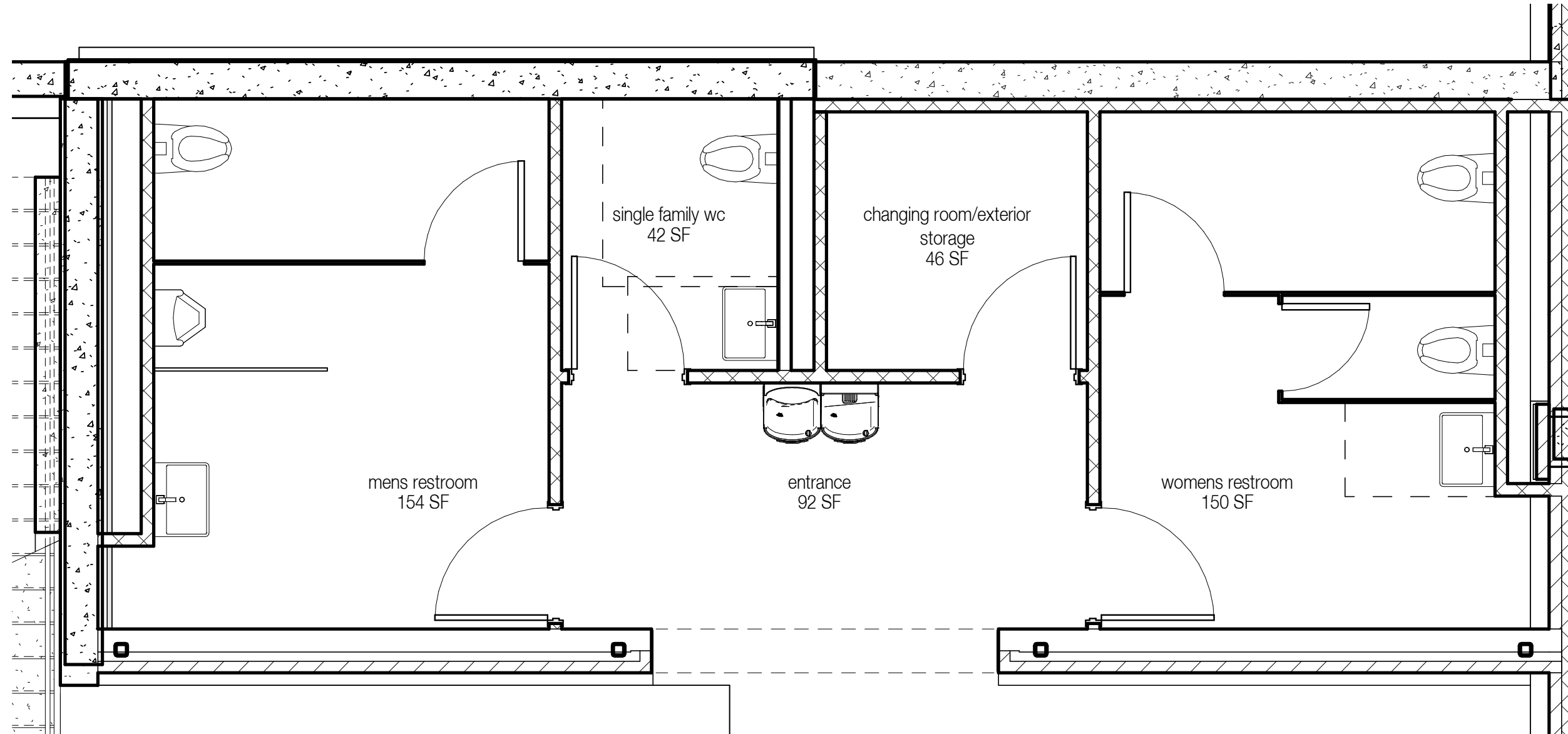
## PROPOSED CONDITIONS



PLAN VIEW 

# BATHROOM BUILDING

## IMPROVE AMENITIES



PLAN



# BATHROOM BUILDING MATERIALITY

utilize existing footprint  
to bring amenities closer  
to beach



VIEW OF PRIMARY ELEVATION

# BATHROOM BUILDING

## IMPROVE AMENITIES



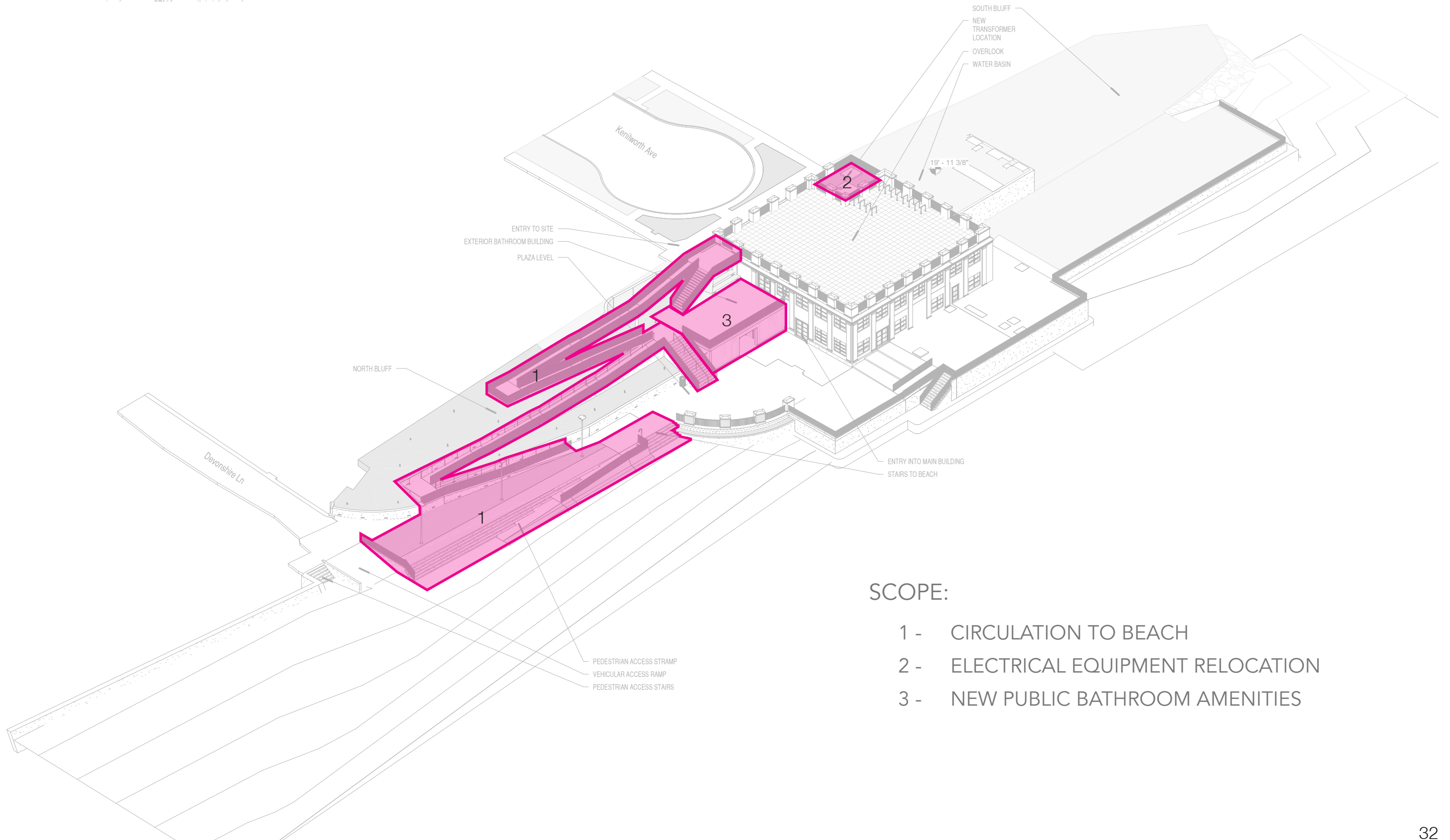
VIEW INSIDE GENDERED RESTROOMS



VIEW LOOKING SOUTH

# PROJECT OVERVIEW

## THANK YOU!



### SCOPE:

- 1 - CIRCULATION TO BEACH
- 2 - ELECTRICAL EQUIPMENT RELOCATION
- 3 - NEW PUBLIC BATHROOM AMENITIES

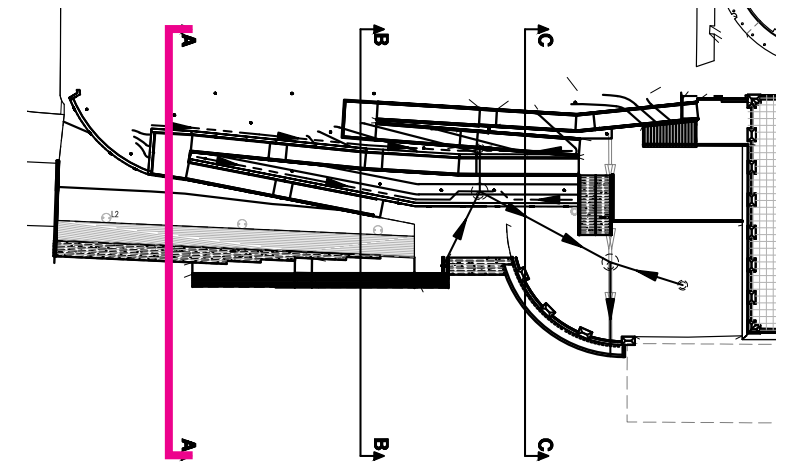
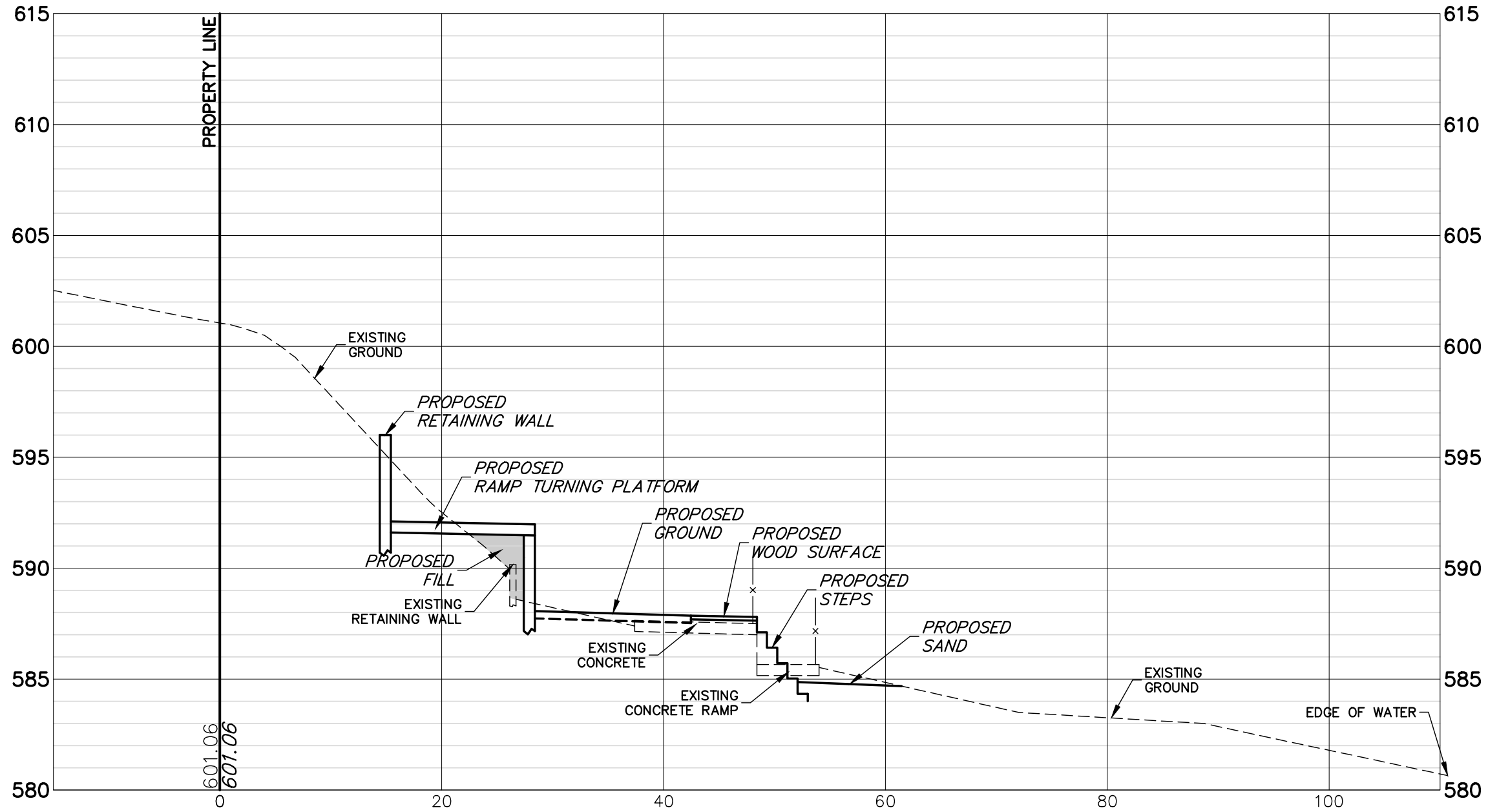


# Village of Kenilworth Beach Improvement Project

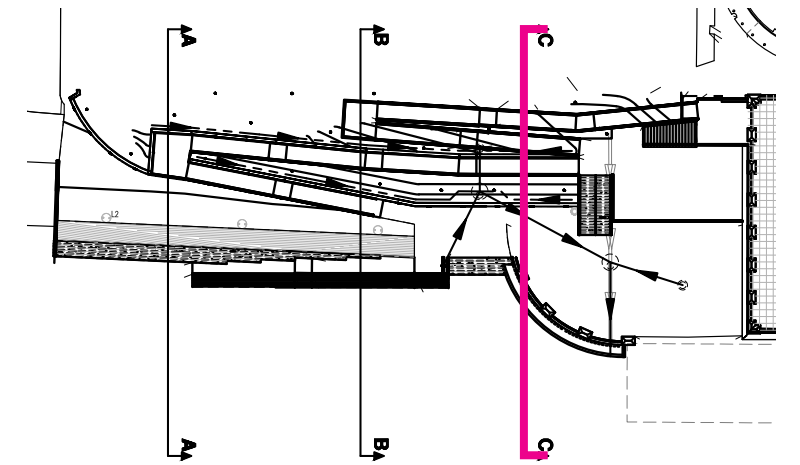
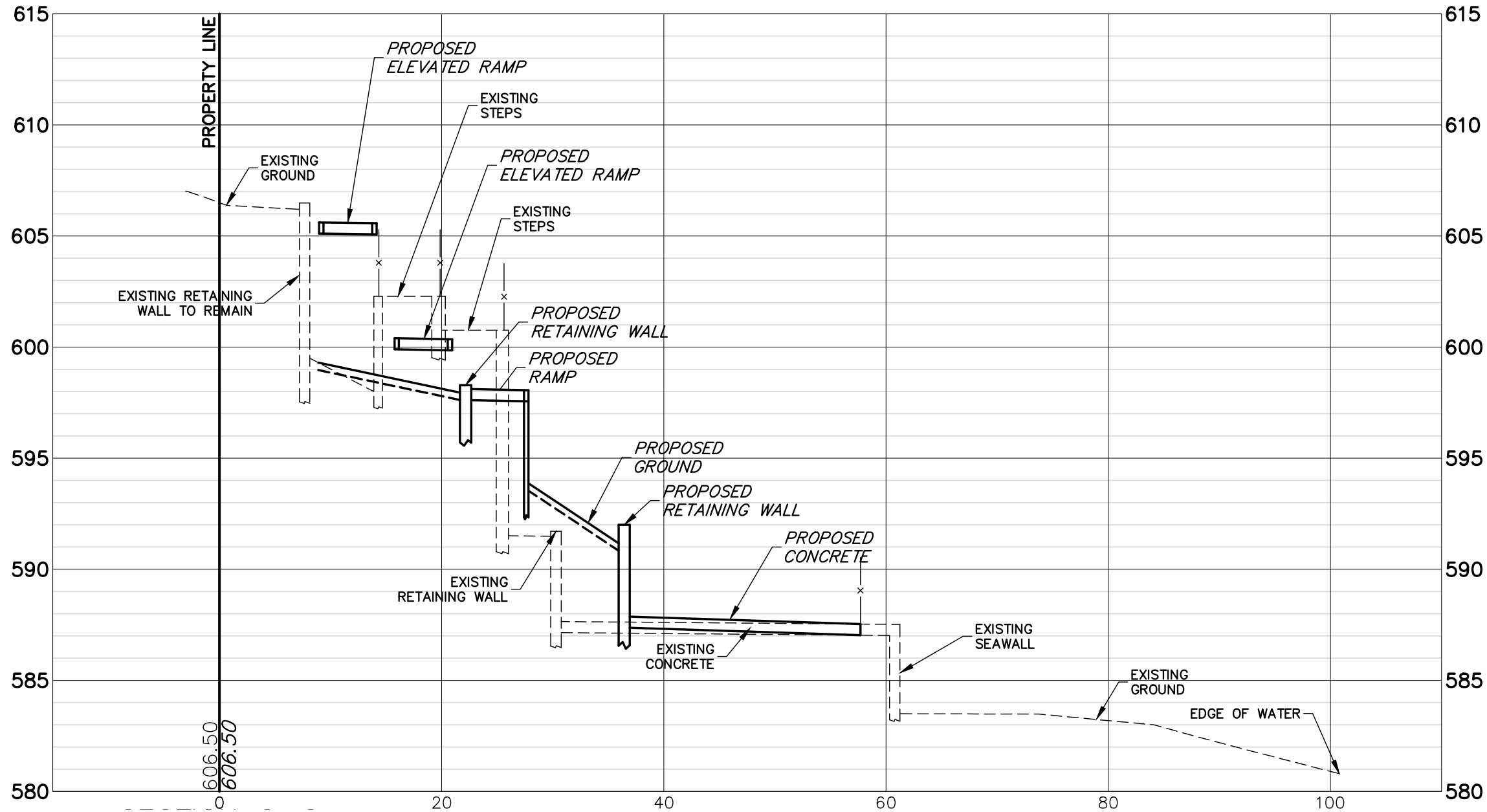
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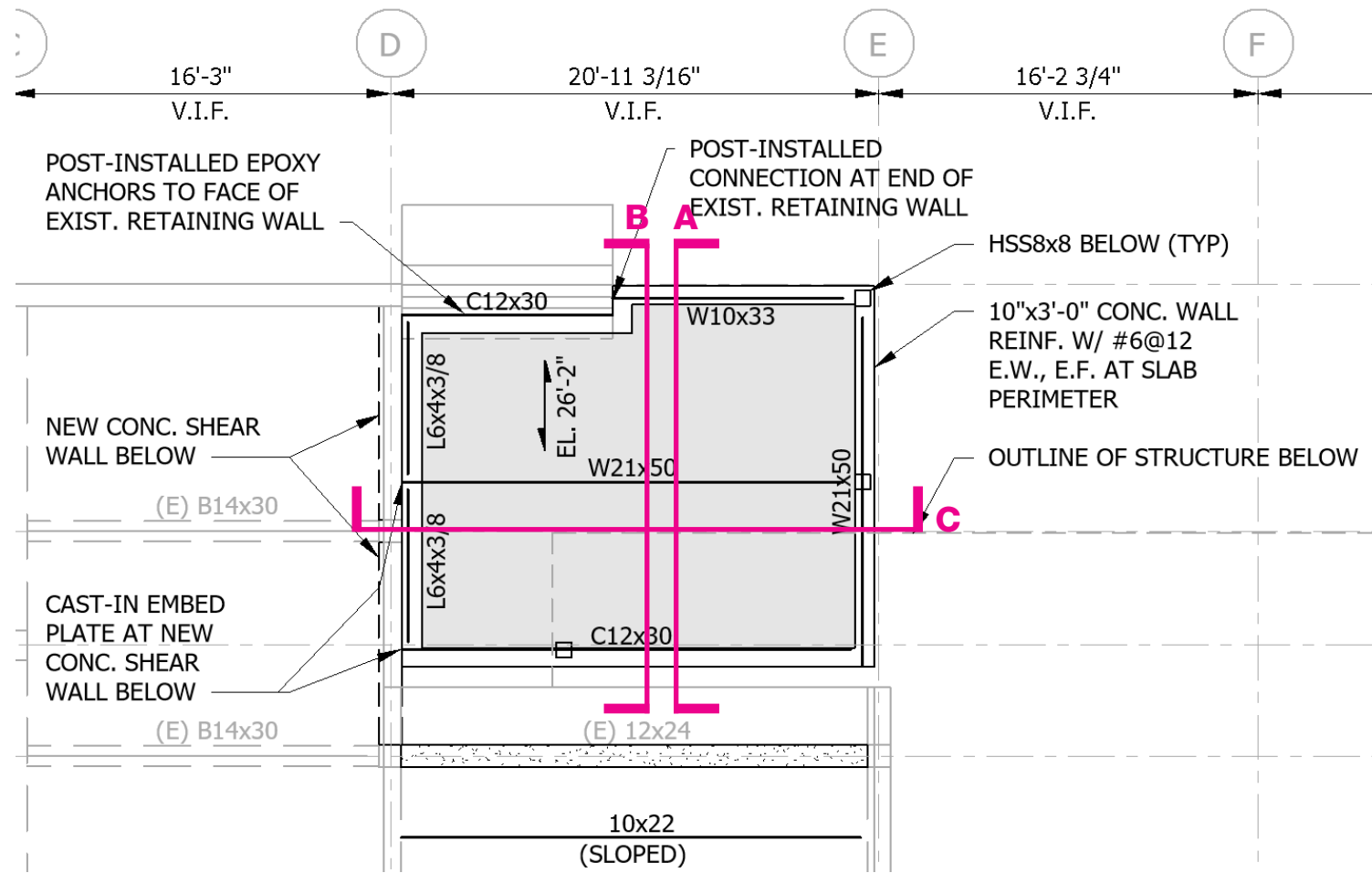
# PEDESTRIAN RAMP PROPOSED CONDITIONS - FILL



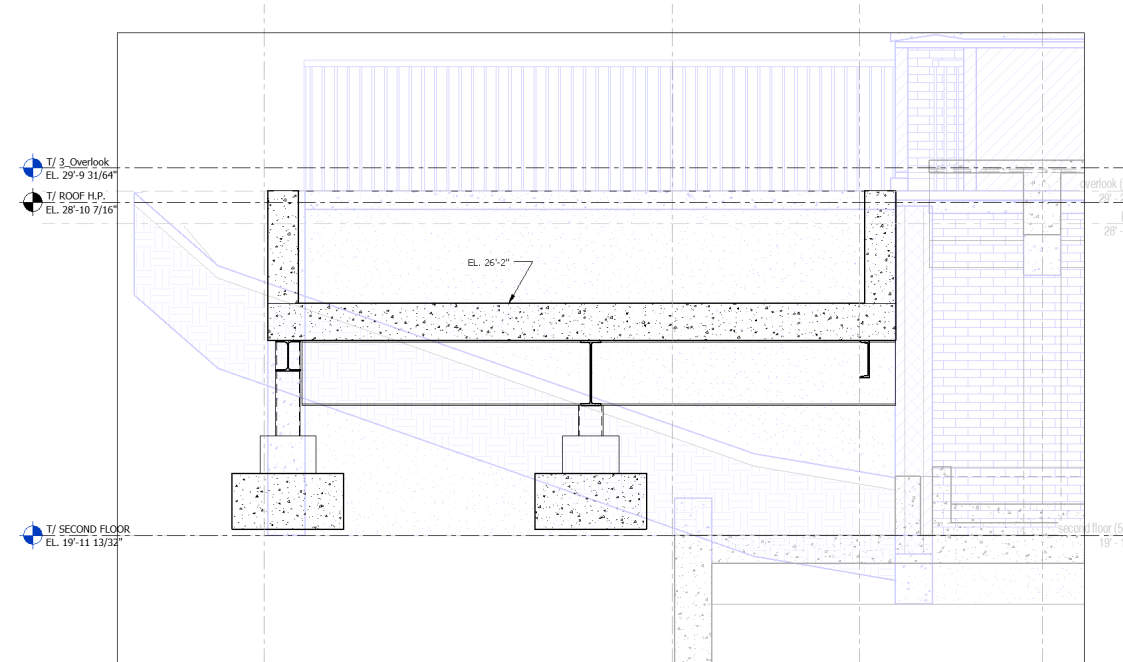
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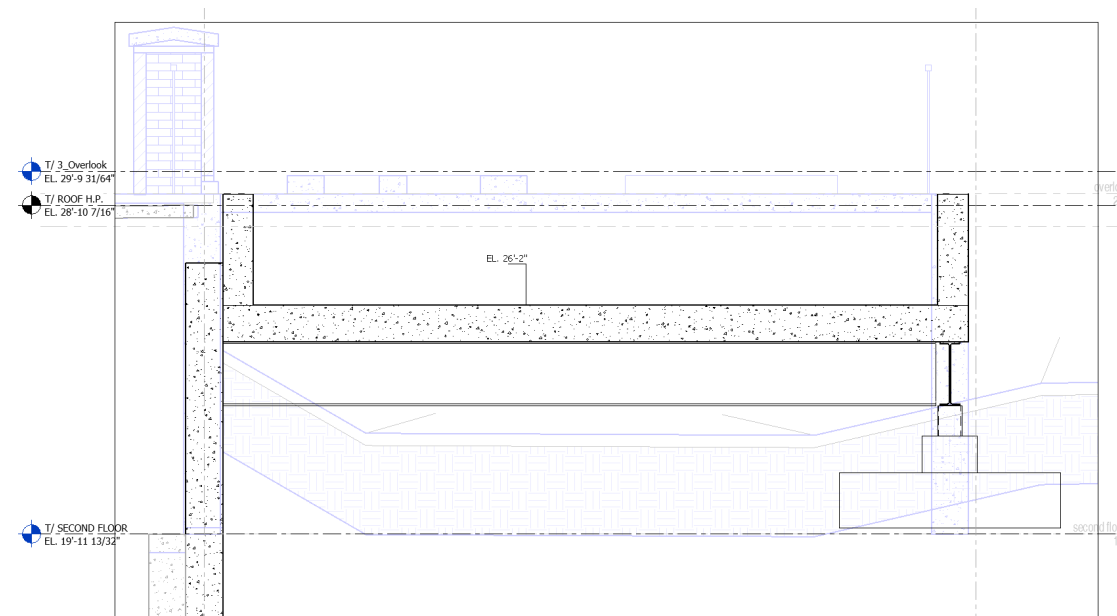
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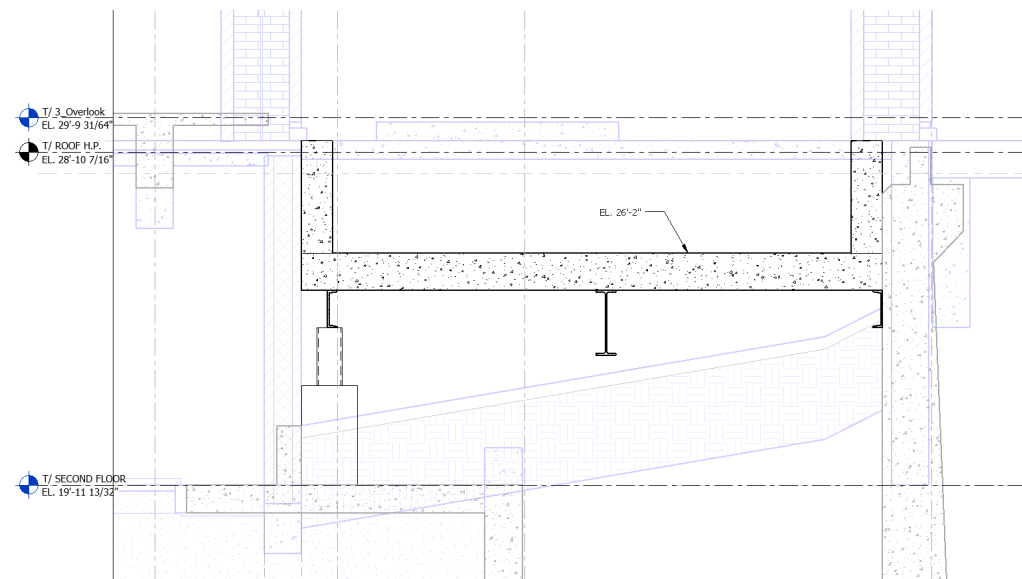
PLAN VIEW



A



B



C

# BATHROOM BUILDING PROPOSED CONDITIONS

