

Mayslake Peabody Estate Concept Master Plan

April 2024



Mayslake Peabody Estate Master Plan

Public Engagement

- November and December 2023
 - Engagement workshops with volunteers (11/23 and 11/15)
 - Staff workshop (11/27)
 - Public engagement at Mayslake Holiday Market (12/9 and 12/10)
 - Survey posted on website
 - Promoted via social media, e-newsletter



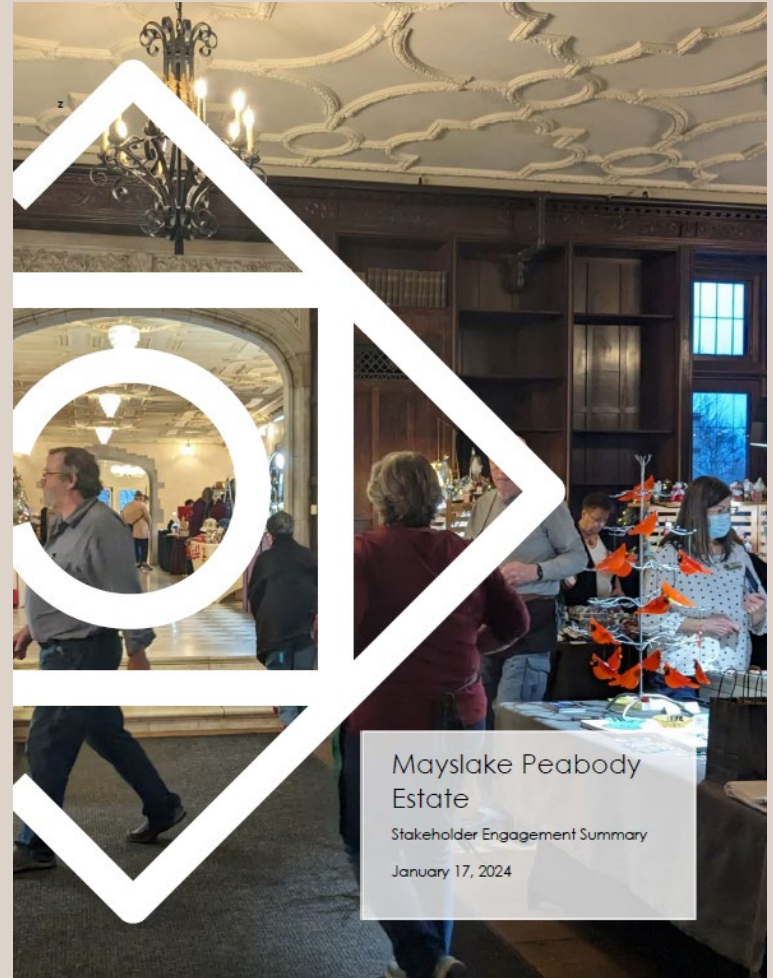
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Public Engagement Themes

- Physical and programmatic accessibility
- Connect inside and outside
- Connect to other audiences
- Increase usability

Concept Plan Building Program Use Categories

- Community Use / Multipurpose
- Exhibit Space
- House Museum Space
- Office Space
- Mechanical Space and Toilet Rooms



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Areas for improvement

- Rehabilitate mansion rooms
- Improve lighting
- Wayfinding and interpretive signage
- Kitchen improvements
- Cleaning facilities/infrastructure
- Additional restrooms



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Concept Plan Description - Mansion

- Embrace historic qualities of the Mansion Building by prioritizing its use as a museum space.
- Some rooms will be updated over time with historically accurate furnishings and finishes.
- Other rooms will be dedicated to rotating exhibits and galleries and can also be used for events and programming.



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Concept Plan Description – Retreat Building

- Supplement programming in Mansion and provide space for programming that is incompatible with the Mansion.
- Office spaces moved to Retreat Building.
- Exhibit space and community uses.
- Archive space.
- Demolish south leg of building to remove unused space and improve historic views from the Mansion to the lake.



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Concept Plan Description – General

- Improve Accessibility
 - Expand link between mansion and retreat building
 - Add/improve elevators and lifts for accessibility to upper floors
 - Integrated lift to provide accessibility to living room in mansion
 - Ramp to provide access to some rooms on second floor
- Improve Functionality and energy efficiency
 - Additional restrooms and support spaces for cleaning, etc. throughout
 - Add cooling to retreat building and code required ventilation air
 - Three options explored for mechanical systems that progressively improve energy efficiency

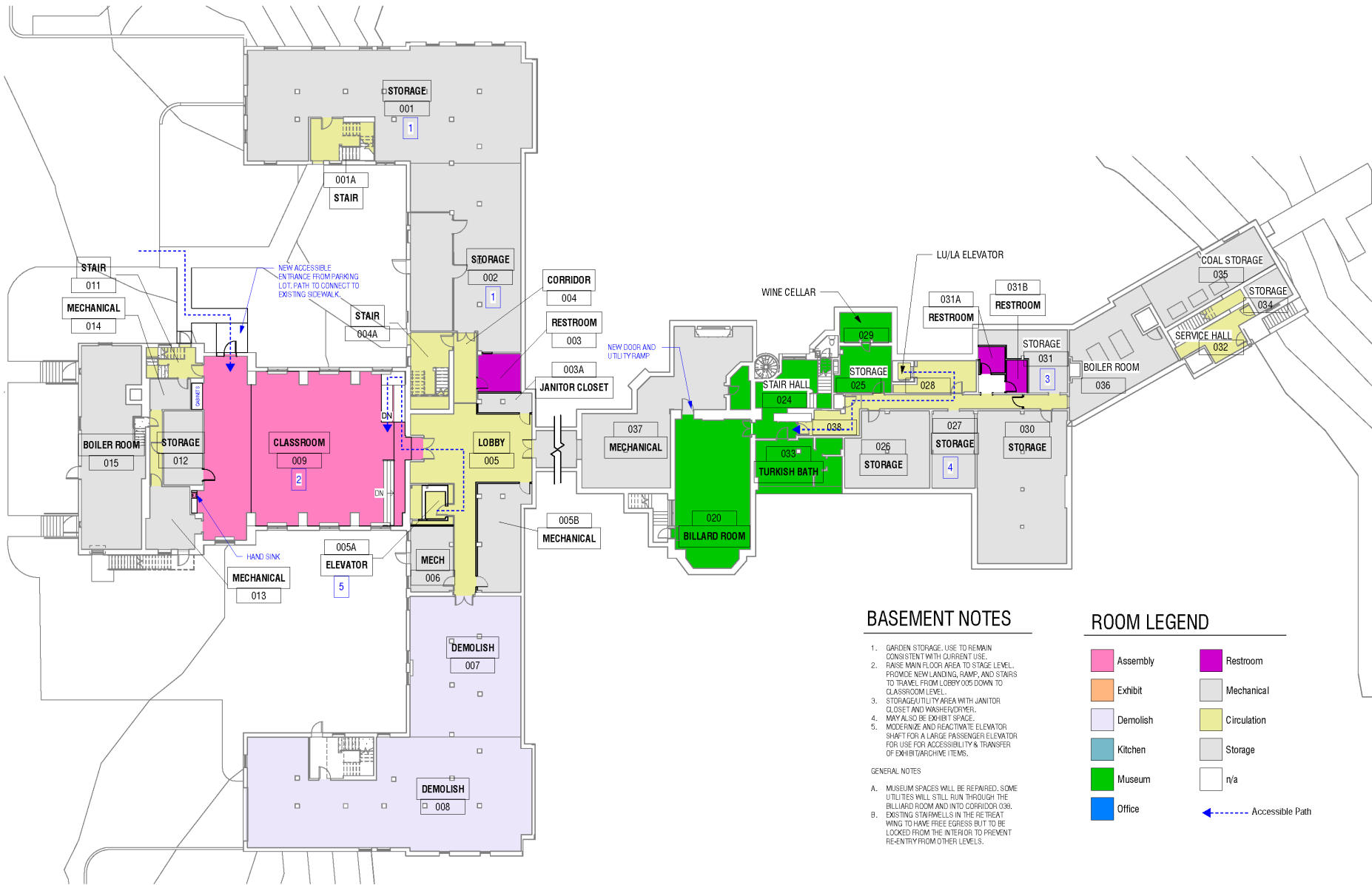


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Energy Efficiency Options

- Option 1 – High Efficiency Natural Gas Heating & Electric Cooling
- Option 2 – Energy Efficient / Partial Electrification
- Option 3 – Full Electrification and On-Site Renewable Energy





BASEMENT NOTES

1. GARDEN STORAGE. USE TO REMAIN CONSISTENT WITH CURRENT USE.
2. RAISE MAIN FLOOR AREA TO STAGE LEVEL. PROVIDE NEW LANDING, RAMP, AND STAIRS TO TRAVEL FROM LOBBY 005 DOWN TO CLASSROOM LEVEL.
3. STORAGE/UTILITY AREA WITH JANITOR CLOSET AND WASHER/DRYER. MAY ALSO BE EXHIBIT SPACE.
4. MODERNIZE AND REACTIVATE ELEVATOR SHUTTLE FOR A LARGE PASSENGER ELEVATOR FOR USE FOR ACCESSIBILITY & TRANSFER OF EXHIBIT/ARCHIVE ITEMS.

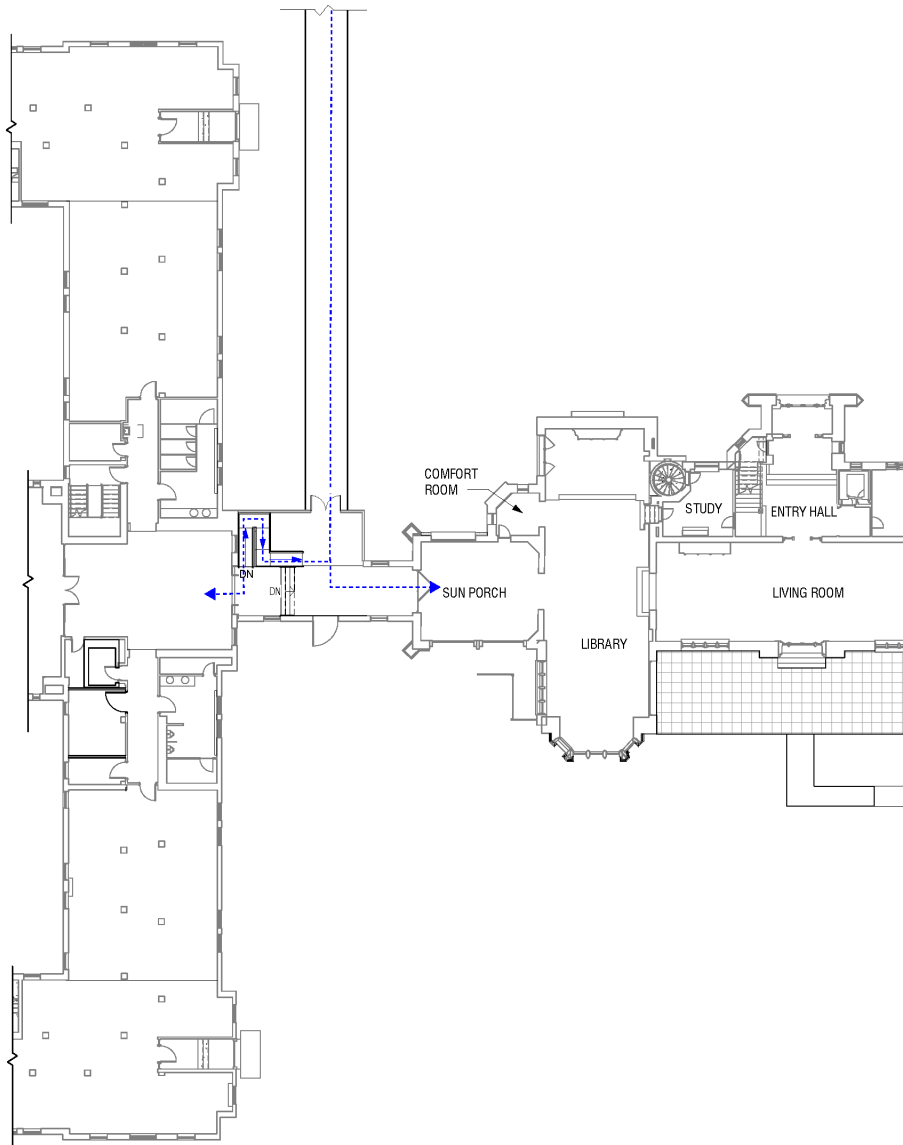
GENERAL NOTES

- A. MUSEUM SPACES WILL BE REPAIRED. SOME UTILITIES WILL STILL RUN THROUGH THE BILLIARD ROOM AND INTO CORRIDOR 003.
- B. EXISTING STAIRWELLS IN THE RETREAT WING TO HAVE FREE EGRESS BUT TO BE LOCKED FROM THE INTERIOR TO PREVENT RE-ENTRY FROM OTHER LEVELS.

ROOM LEGEND

<ul style="list-style-type: none"> Assembly Exhibit Demolish Kitchen Museum Office 	<ul style="list-style-type: none"> Restroom Mechanical Circulation Storage n/a
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← - - - - Accessible Path



PLAN A ENTRYWAY

1/16" = 1'-0"

FOREST PRESERVE DISTRICT OF DUPAGE

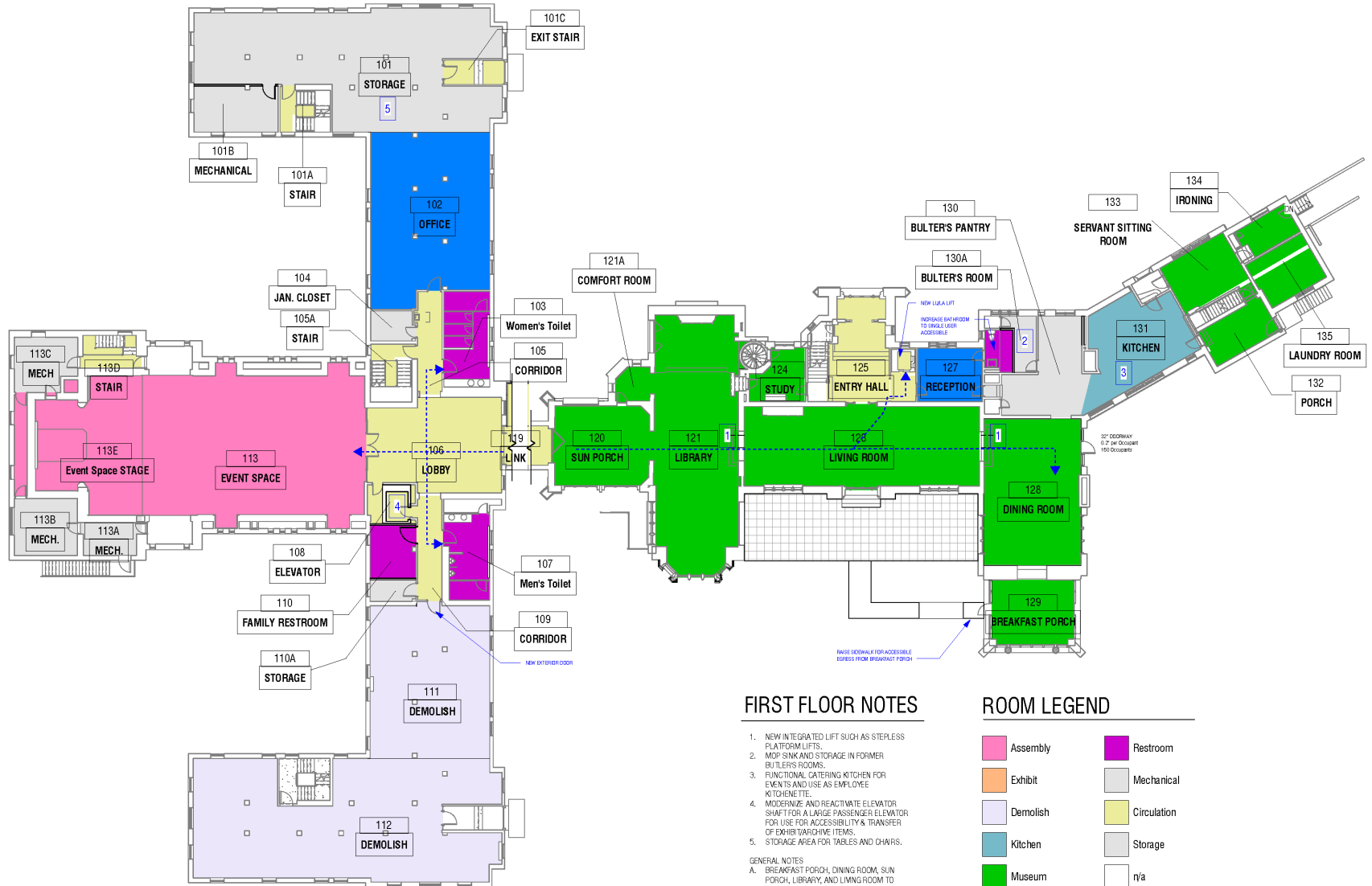
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FIRST FLOOR NOTES

1. NEW INTEGRATED LIFT SUCH AS STEERLESS PLATFORM LIFTS.
2. MOP SINK AND STORAGE IN FORMER BUTLER'S ROOMS.
3. FUNCTIONAL CATERING KITCHEN FOR EVENTS AND USE AS EMPLOYEE KITCHENETTE.
4. MODERNIZE AND REACTIVATE ELEVATOR SHAFT FOR A LARGE PASSENGER ELEVATOR FOR USE FOR ACCESSIBILITY & TRANSFER OF EXHIBIT ARCHIVE ITEMS.
5. STORAGE AREA FOR TABLES AND CHAIRS.

GENERAL NOTES

- A. BREAKFAST PORCH, DINING ROOM, SUN PORCH, LIBRARY, AND LIVING ROOM TO ALSO BE USED FOR EXHIBITS AND EVENTS.
- B. EXHIBIT ROOMS TO RECEIVE LIGHTING UPGRADES.
- C. EXISTING STAIRWELLS IN THE RETREAT WING TO HAVE FREE EGRESS BUT TO BE LOCKED FROM THE INTERIORS TO PREVENT RE-ENTRY FROM OTHER LEVELS.

ROOM LEGEND

	Assembly		Restroom
	Exhibit		Mechanical
	Demolish		Circulation
	Kitchen		Storage
	Museum		n/a
	Office	← - - - - Accessible Path	

PLAN A FIRST LEVEL

1/16" = 1'-0"

FOREST PRESERVE DISTRICT OF DUPAGE

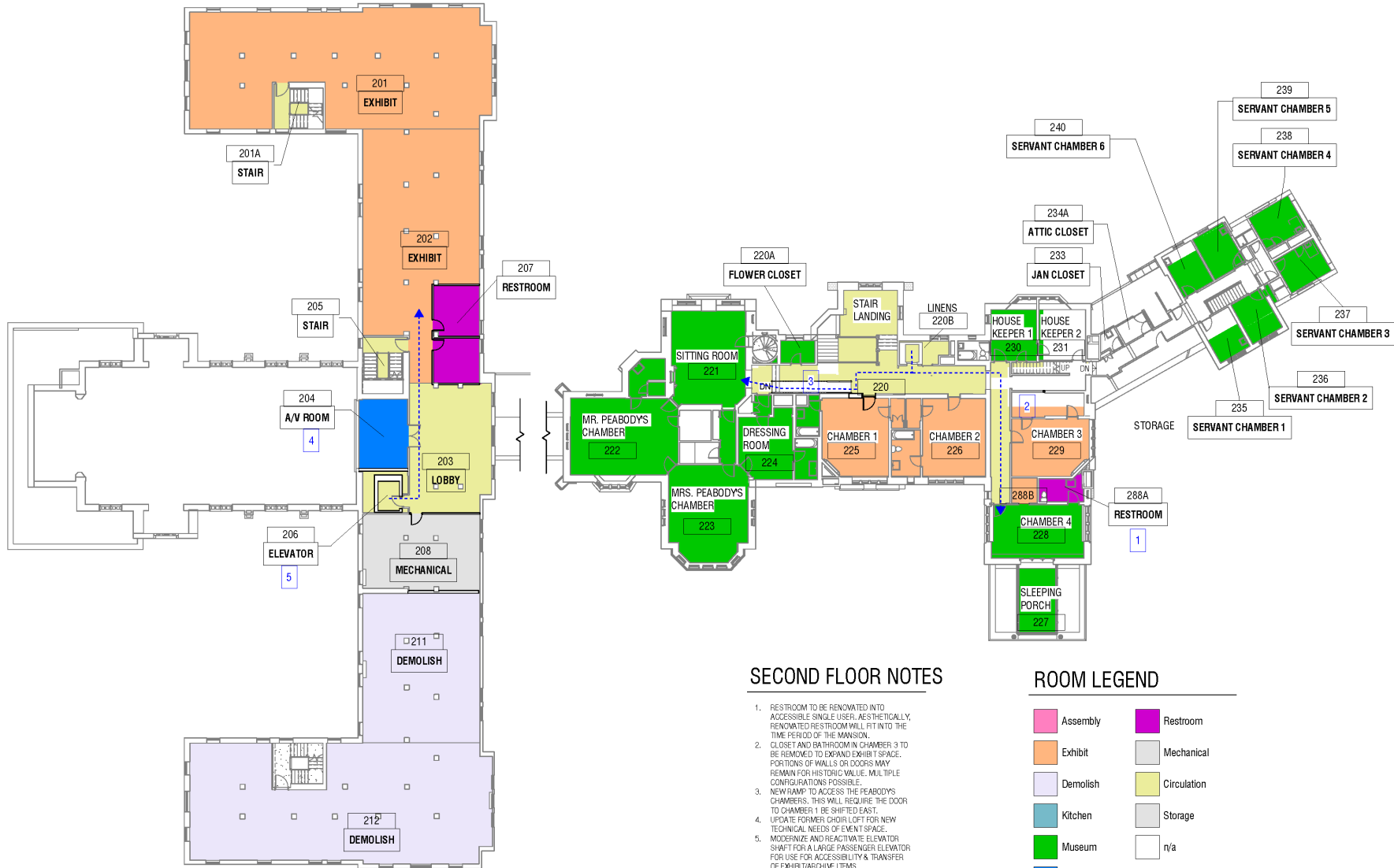
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SECOND FLOOR NOTES

- RESTROOM TO BE RENOVATED INTO ACCESSIBLE SINGLE USER. AESTHETICALLY, RENOVATED RESTROOM WILL FIT INTO THE TIME PERIOD OF THE MANSION.
- CLOSET AND BATHROOM IN CHAMBER 3 TO BE REMOVED TO EXPAND EXHIBIT SPACE. PORTIONS OF WALLS OR DOORS MAY REMAIN FOR HISTORIC VALUE. MULTIPLE CONFIGURATIONS POSSIBLE.
- NEW RAMP TO ACCESS THE PEABODY'S CHAMBERS. THIS WILL REQUIRE THE DOOR TO CHAMBER 1 BE SHIFTED EAST.
- UPDATE FORMER CHAIR LIFT FOR NEW TECHNICAL NEEDS OF TENANT SPACE.
- MODERNIZE AND REACTIVATE ELEVATOR SHAFT FOR A LARGE PASSENGER ELEVATOR FOR USE FOR ACCESSIBILITY & TRANSFER OF EXHIBIT TARGETING ITEMS.

GENERAL NOTES
 A. EXHIBIT ROOMS TO RECEIVE LIGHTING UPGRADES.
 B. EXISTING STAIRWELLS IN THE RETREAT WING TO HAVE FREE EGRESS BUT TO BE LOCKED FROM THE INTERIOR TO PREVENT RE-ENTRY FROM OTHER LEVELS.

ROOM LEGEND

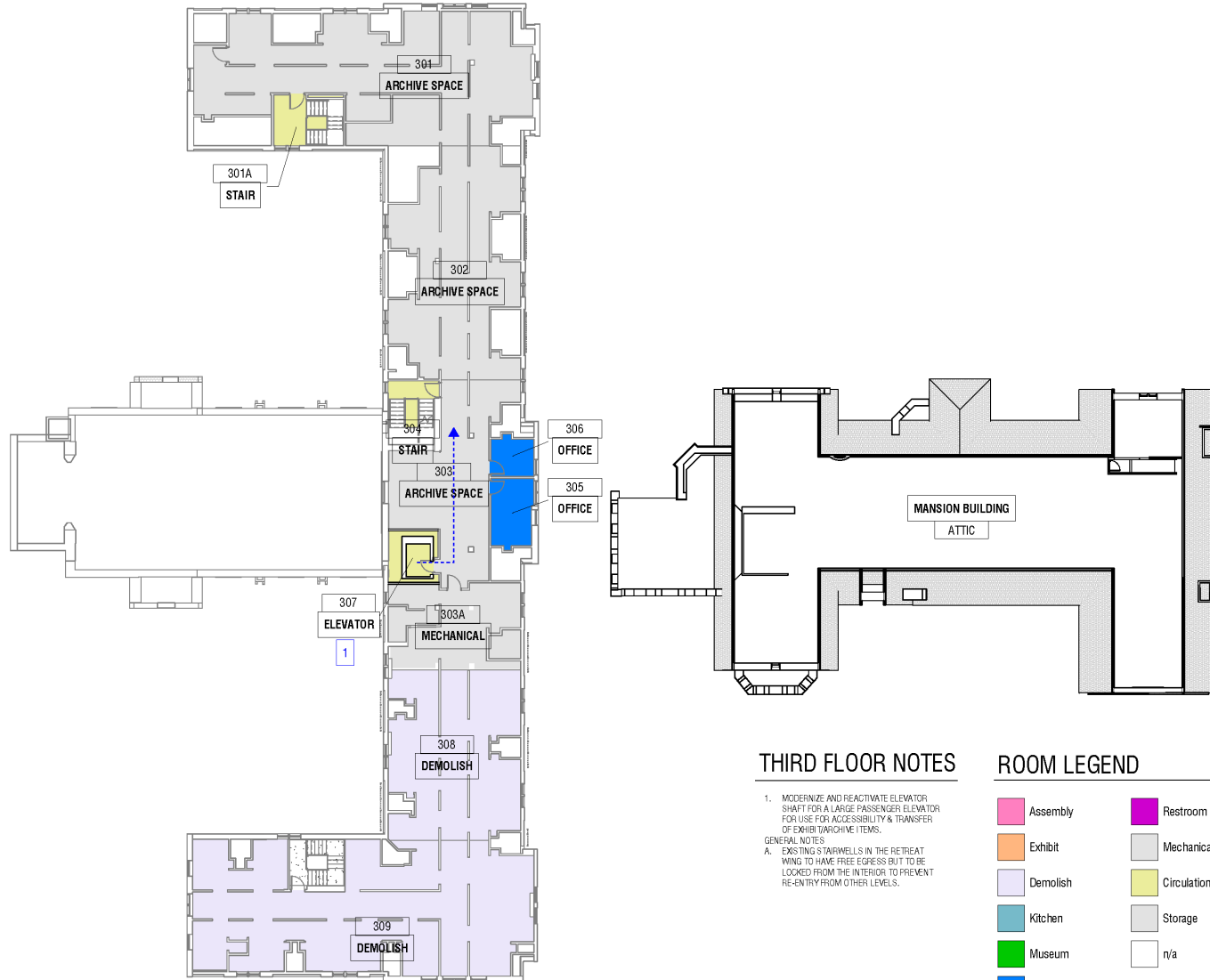
 Assembly	 Restroom
 Exhibit	 Mechanical
 Demolish	 Circulation
 Kitchen	 Storage
 Museum	 n/a
 Office	 Accessible Path

PLAN A SECOND LEVEL

1/16" = 1'-0"

FOREST PRESERVE DISTRICT OF DUPAGE

PEABODY ESTATE MASTER PLAN



THIRD FLOOR NOTES

1. MODERNIZE AND REACTIVATE ELEVATOR SHAFT FOR A LARGE PASSENGER ELEVATOR FOR USE FOR ACCESSIBILITY & TRANSFER OF EXHIBIT/ARCHIVE ITEMS.
- GENERAL NOTES
- A. EXISTING STAIRWELLS IN THE RETREAT WING TO HAVE FREE EGRESS BUT TO BE LOCKED FROM THE INTERIOR TO PREVENT RE-ENTRY FROM OTHER LEVELS.

ROOM LEGEND

 Assembly	 Restroom
 Exhibit	 Mechanical
 Demolish	 Circulation
 Kitchen	 Storage
 Museum	 n/a
 Office	 Accessible Path