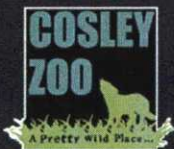




**APPROVED**  
**January 25, 2017**

**COSLEY ZOO**  
**MASTER PLAN**  
**WHEATON, ILLINOIS**



**TORRE DESIGN  
CONSORTIUM, LTD**  
A Professional Corporation



**Schultz & Williams**







**TORRE DESIGN  
CONSORTIUM, LTD**  
A PROFESSIONAL CORPORATION

July 20, 2015

Ms. Sue Wahlgren, Director  
Cosley Zoo  
1356 N Gary Avenue  
Wheaton, IL 60187

Dear Sue and Master Planning Team,

It is with great pride that Torre Design Consortium, Ltd. and Schultz & Williams submit this Master Plan to the Cosley Zoo Foundation and the Wheaton Park District. Our design workshops provided positive and integrated thinking to create a new future for the Cosley Zoo, allowing it to become all that it can be. I think that, together, we completed that goal.

I would like to personally thank all of the members of the master planning team who so diligently worked to make this plan a success. We know that everyone had plenty of other things to deal with each day, to have taken this time to positively contribute to this effort.

The New Cosley Zoo will simply be Illinois' best small zoo. Filled with new immersive exhibits, expanded climate-controlled facilities to provide more comfortable experiences to our zoo visitors, and adequate parking to achieve over 300,000 visitors per year, are all parts of the Zoo's new future. In addition, we have designed a new facility that will allow for after-hours events, parties, weddings, and a host of other activities that will bring life to Cosley Zoo day and night. At the completion of realizing the full master plan for the Zoo, it will become the most popular and successful attraction in all of DuPage County and the region.

We thank all of you for the opportunity to have worked together to bring this plan to fruition. Now with great anticipation, we look forward to building the future facility that will make Cosley Zoo great.

Thanks again,

L. Azeo Torre, FASLA, AIA, FAAR, IIDA, USGBC, LEED® AP  
Principal Architect/Principal Landscape Architect

## **Special Thanks to the Master Planning Team:**

- Sue Wahlgren – Director, Cosley Zoo
- Angie Dosch – Animal Collection Supervisor, Cosley Zoo
- Mark Wagner – Buildings and Grounds, Cosley Zoo
- Natasha Fischer – Education Manager, Cosley Zoo
- Jenny Theuman – Lead Zookeeper, Cosley Zoo
- Ashley Hicks – Zookeeper, Cosley Zoo
- Mike Benard – Executive Director, Wheaton Park District
- Andy Bendy – Director of Special Facilities, Wheaton Park District
- Dan Novak – Superintendent of Special Facilities, Wheaton Park District
- Rob Sperl – Director of Parks and Planning, Wheaton Park District
- Sarah O’Donnell – Director of Development, Wheaton Park District
- Art Pape – Cosley Foundation Board President
- Larry Kmiecik - Cosley Foundation Board Member
- Steve Hinchee – Landscape Architect, Park Planner, Wheaton Park District





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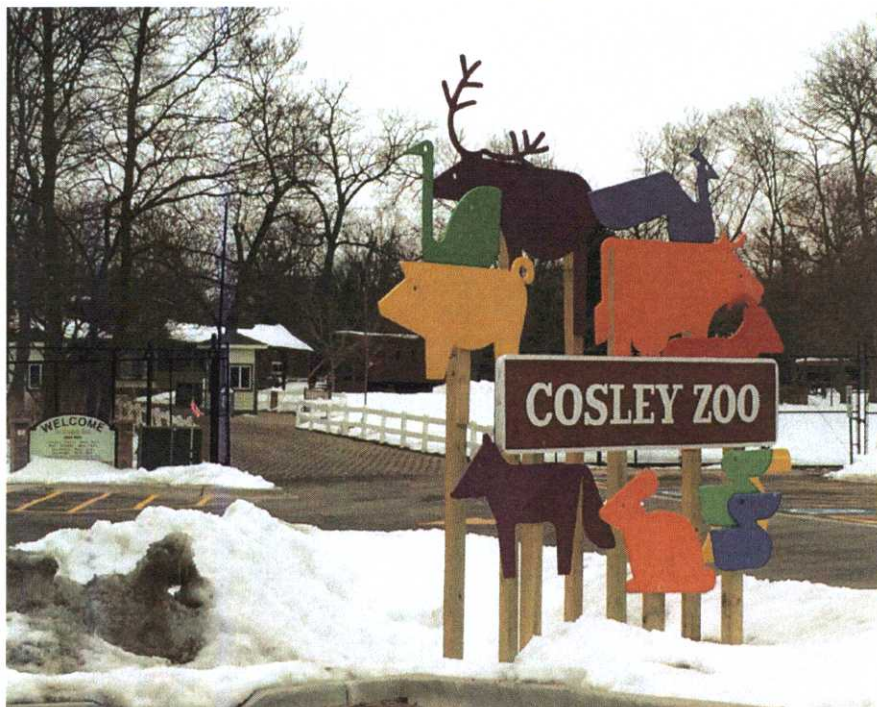




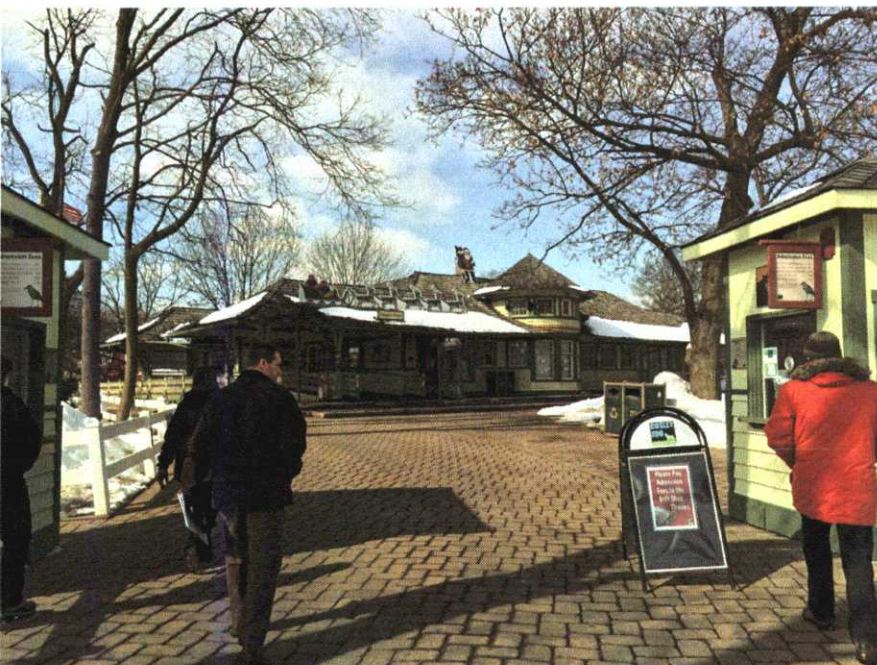


# The Existing Cosley Zoo

# 1



Cosley Zoo successfully serves over 140,000 visitors per year in its 5.1-acre zoo. (Including the additional 2.8 acreage east of Gary Avenue, the total acreage comes to 7.9 acres.) Cosley Zoo's historic concept is to interpret the wildlife, wild lands, and domestic farm animals of Illinois. Located within the city of Wheaton, population 54,000, it exists within the regional population of DuPage County whose population exceeds 1,000,000. The Zoo is managed under the Wheaton Park District, which manages a wide range of other recreational facilities including the adjacent Northside Park and Lincoln Marsh Natural Area, which is contiguous to the Zoo.



The Zoo is well-appreciated by zoo visitors in the Wheaton/DuPage County Region and has exhibited excellent animal management and care, as well as hosting events throughout the year. The Zoo is lacking in climate-controlled facilities, and the attendance is reflective of this, especially in winters which can be cold and hard to negotiate a zoo visit, even considering its small acreage. Access is good via Gary Avenue, but parking is lacking with only 80 spaces in the main Zoo lot, and 47 spaces available on the weekend in the Wheaton Park District Administrative parking lot, for a total of 127 spaces. The adjacent Wheaton Sport Center parking lot is also utilized by zoo visitors on peak days but involves a long walk from that facility to the entry of the Zoo. Parking plays a critical role in the success and attendance/revenues of a zoological facility. The existing attendance of +140,000 per year is more likely driven by the number of available parking spaces (127) rather than the facility attraction value. The typical attendance of a well-designed and frequented zoo is that of a 100 percent capture of the regional population. That would range between 54,000 (Wheaton population) and 1,000,000 (DuPage County), with the latter larger number being restricted by both zoo size and parking.

*Above left: Entrance Sign to Cosley Zoo*

*Bottom left: The existing entrance walkway and ticketing booth.*





The Cosley Zoo Foundation selected Torre Design Consortium, Ltd. and Schultz & Williams to create a master plan for Cosley Zoo, with the intention of making the zoo the very best it could be to serve the community in a multitude of new and engaging ways while remaining sustainable. The master plan committee was established with the initial concerns and thoughts as listed below:

- Parking – Not enough. Access from east side of Gary Avenue is challenging.
- Quarantine – No adequate space. Large concern on last AZA accreditation. Currently applying for accreditation (2015). A need to include staff shower which it currently does not have.
- First Floor Classroom – Currently has second floor space, which is not ADA compliant, is too big for some programs, and has less than ideal acoustics.
- Service Entrance – There is no separate entrance. Vendor vehicles must use same entrance as visitors.
- Staff Space – Very limited space for lockers/storage, office work.
- Educational Animal Space – Very Limited. Want to expand collection to include some slightly larger animals. Also there is a need to isolate animal collection due quarantine needs.
- Indoor Exhibit Space – There is none! Would like to possibly include a “Zoo Lab” area where kids can do activities. There is no place to house animals such as reptiles and amphibians year round for people to see.

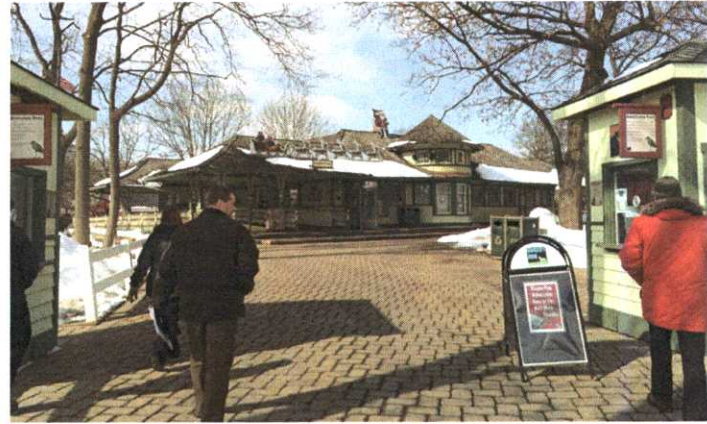
*Above left: Gary Avenue*

*Middle left: Gary Avenue right of way*

*Bottom left: The existing 80-space parking lot on Gary Avenue*



- Food Service – Current “concessions” suit the Zoo well, but there is need to expand opportunities as the Zoo is enhanced with the possibility of on-site catering.
- Conservation Project Space – Could include with quarantine building. Would like to move the Blanding's Turtles and create future conservation/rearing projects.
- Alternate/Emergency Animal Holding – This could be incorporated into the quarantine building. Currently there is no ideal housing in case of emergency.
- Play Area – Expand and enhance interactive / themed area for kids' exploration.
- Signs/Interpretation – Currently these do not benefit all learning styles (do not include tactile, audio, etc.).
- Rental Facilities – Expand rental offerings.
- Exhibits – Currently has the smallest number of animals in the mammal category and would like to expand the mammal collection. A question is whether to continue to display only native Illinois wildlife or expand to include North American wildlife. There are no SSP (Species Survival Plan) animals. Area must be themed more clearly.



*Above far right: Ticketing and Entry experience.*

*Middle far right: The Train Station porch for food service.*

*Bottom far right: The Train Station Gift Shop exterior.*

*Immediate right: The Train Station Gift Shop interior.*





*Above: Kiebler Barn and paddocks*

*Below left: Duck Pond walk*

*Below middle: Domestic Pig enclosure*

*Below right: Kiebler Barn second floor interior*



#### Further Site Analysis of the Cosley Zoo follows:

- There is not an iconic entry experience between the Zoo and the community.
- Curb appeal is low, as the historic train station and caboose visitors' center are located well within the Zoo and are not attached to the community and roadway.
- The parking lot is difficult to see and understand circulation even though designed as well as possible with the shapes of land with which to work.
- There is a severe lack of climate-controlled spaces, activity centers, or destination exhibits.
- The entry experience is not a dramatic departure from the Wheaton Area to the exciting living world of a zoo interpretation of the Illinois biome.
- The Train Station Visitor Center is attractive but located too far within the Zoo to properly work as an Entry Complex with food, gifts, and ticketing facilities. The modest gift shop could be substantially improved and expanded.



mission  
2

- There is no climate-controlled area for visitors to sit and dine when weather is not ideal, which reduces both stay time and subsequent revenues for sales.

- The main center of activities is the Kiebler Learning Center Barn, which has some exhibits and offices on the first floor, but has the greatest usable space on the second floor, yet no elevator for access.

- The duck pond is pleasant and links to the Duck Pond Pavilion which is a cute building, but it is in disrepair and not climate-controlled.

- The Interpretive Play Area could be expanded with more hands-on interactives.

- Moving away from the farmland setting, the new bobcat exhibit offers a glimpse of what new zoological exhibits might look like to create higher zoo attraction value. The problem is that the rest of the collection of Illinois species are all enclosed in chain link exhibits, so there is no layered vista allowing the animals to be seen in what would appear to be an accurate immersive natural Illinois setting. This could be accomplished with moats and other restraint systems that could create such a dynamic setting.

- The aviaries are attractive in their architectural elements, but lack the naturalistic exhibit design that could evoke a sensation of viewing the birds in the wild.

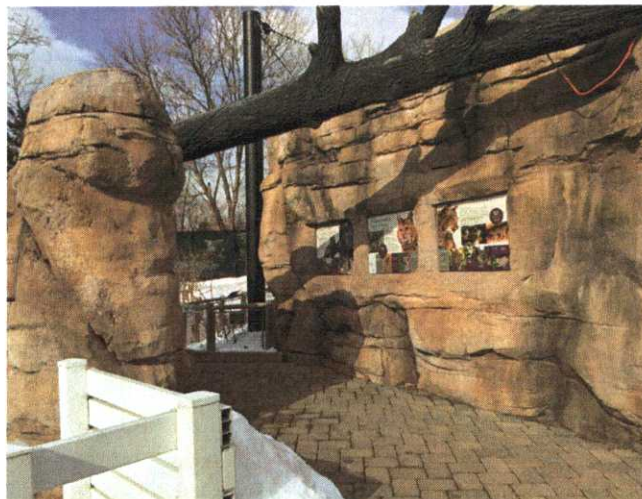


*Above: Duck Pond and Pavilion*

*Below left: Existing exhibits*

*Below middle: The new Bobcat Exhibit*

*Below right: Aviaries*



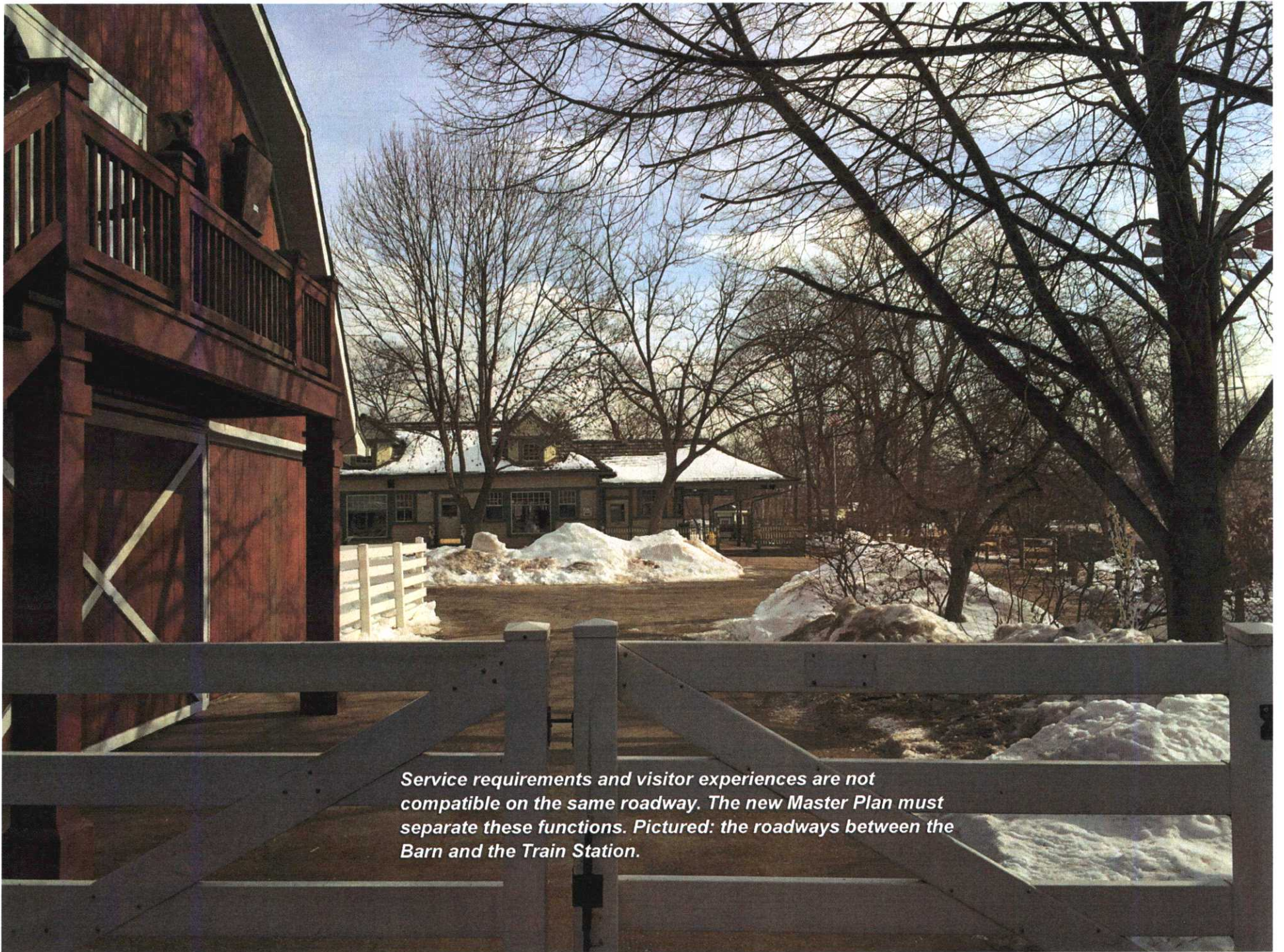


- The Caboose has long been a fun educational center and should remain in the future. However, to operate a truly successful education program, more climate-controlled square footage is necessary.
- The Lawn is a great feature for selling Christmas trees and picnic opportunities, but a small zoo of this size needs to use every inch for exhibits and visitor facilities. In addition, it prevents the entry complex (now just two isolated booths) from establishing contact with the community.
- The Duck Pond is also adjacent to the detention area, which is required for stormwater mitigation for the entire Zoo. This important function will be required, in one way or another, to allow any kind of future development at the Zoo.
- Gary Avenue is a major arterial in Wheaton, with a 140-foot wide right of way (ROW). This ROW is either measured 70 feet from the roadway centerline or 40 feet from the roadway curb, whichever is greater. This will play a major role in linking the 2.8-acre Zoo property east of Gary Avenue to the main 5.1-acre Zoo campus.
- Service is now accessed by the same roadway as that which the visitors use for their zoo visits. This is absolutely the worst condition for successful zoo operation. This will be an important component of the new Master Plan.



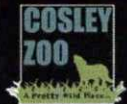
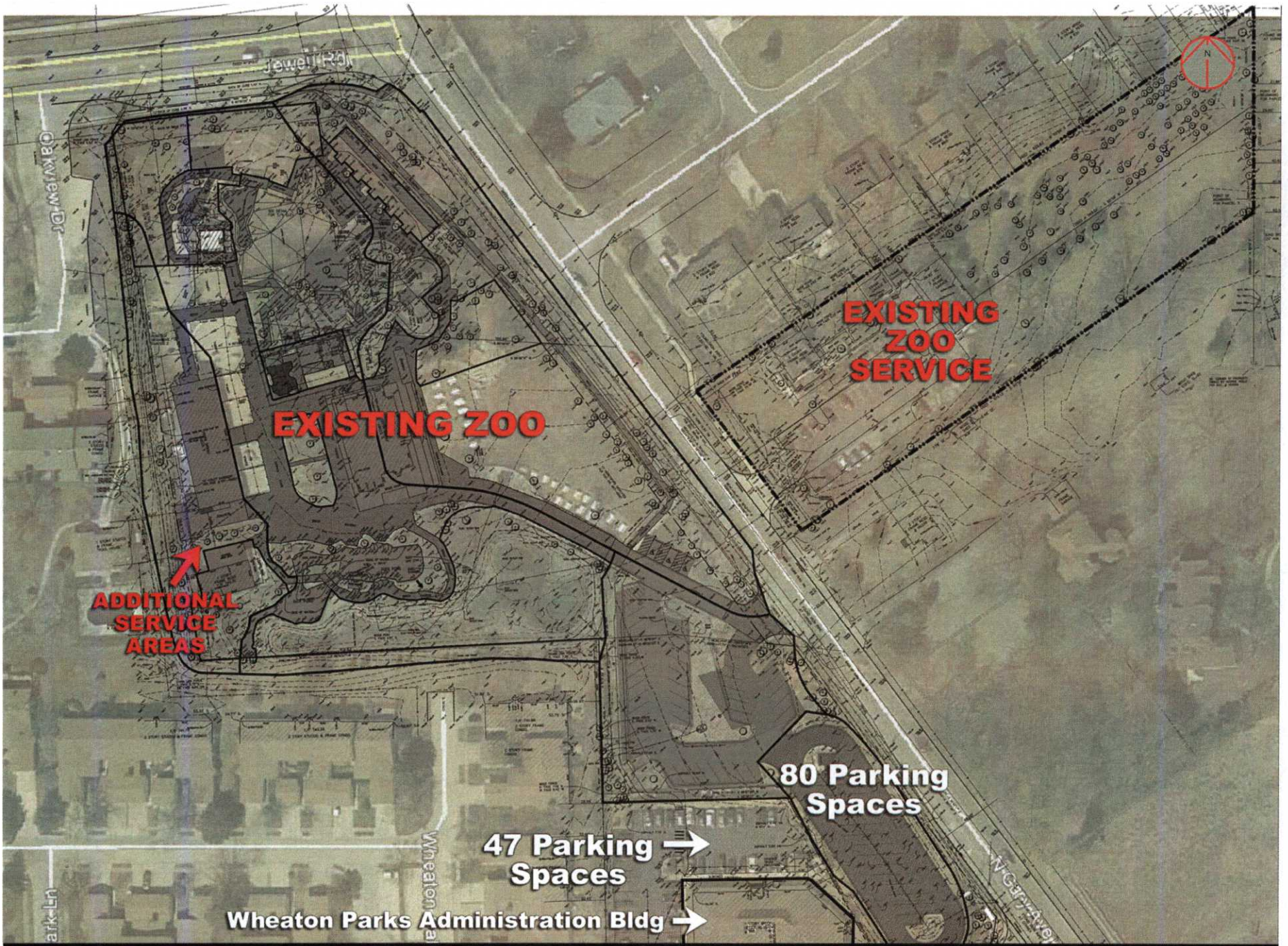
*Right: The Caboose is a popular interactive exhibit.*





*Service requirements and visitor experiences are not compatible on the same roadway. The new Master Plan must separate these functions. Pictured: the roadways between the Barn and the Train Station.*





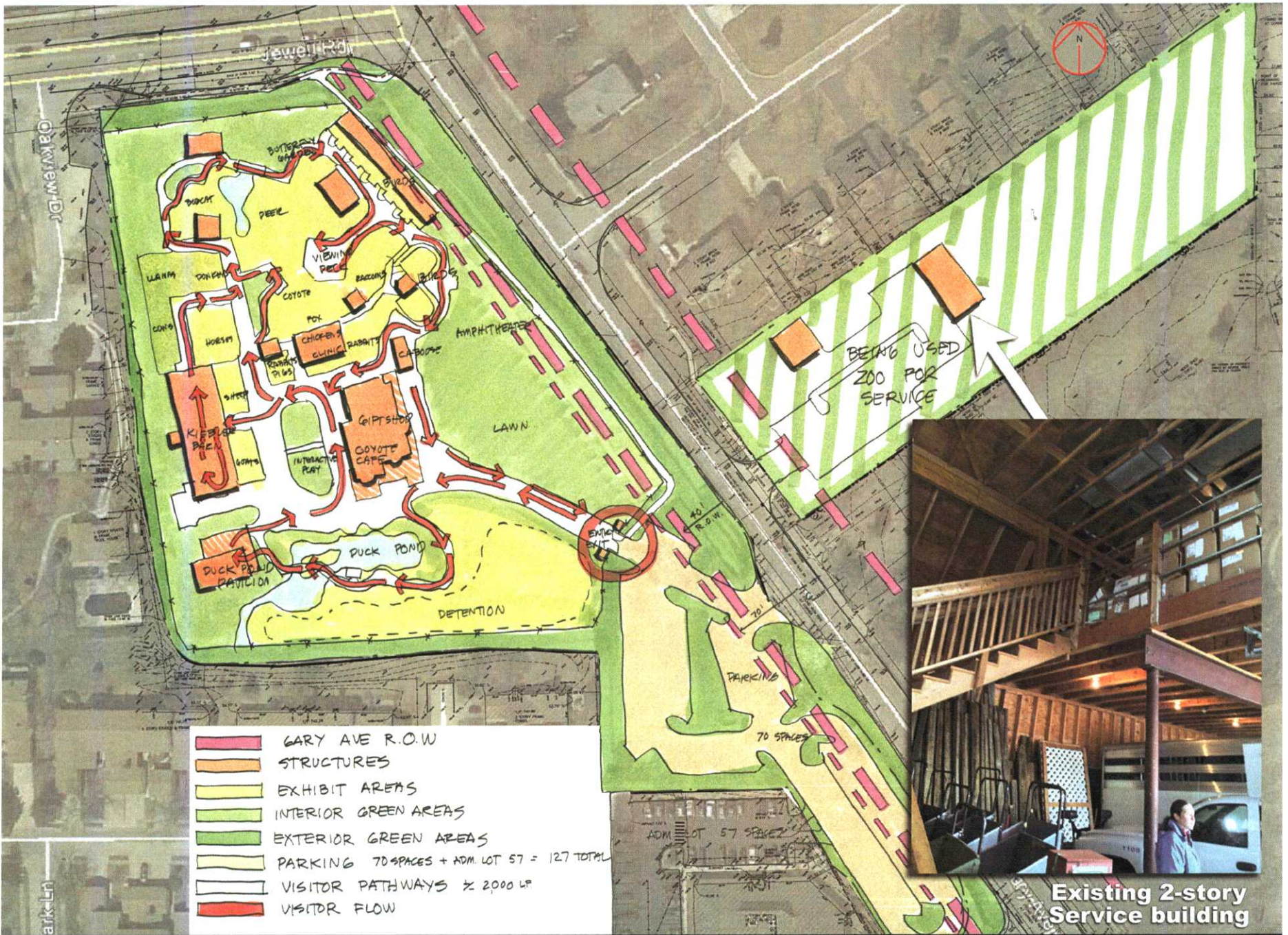
**SURVEY BASE**

SCALE:



Torre Design Consortium Ltd.  
A Professional Architecture Corporation





**Existing 2-story Service building**



# EXISTING CONDITIONS

SCALE: 0' 30' 60' 120'












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A Professional Architecture Corporation



# Existing Zoo Map



**COSLEY ZOO**  
  
[www.cosleyzoo.org](http://www.cosleyzoo.org)

-  Zoo is handicap accessible.
-  Children under 12 must be accompanied by an adult.
-  Some animals may go off exhibit due to weather.
-  No bikes, scooters, skates, skateshoes, or skateboards.
-  No pets.
-  No alcohol.
-  No smoking.
-  Do not feed the animals.
-  Stay behind all barriers.
- \*R** | For rental opportunities, please call 630-665-5534.



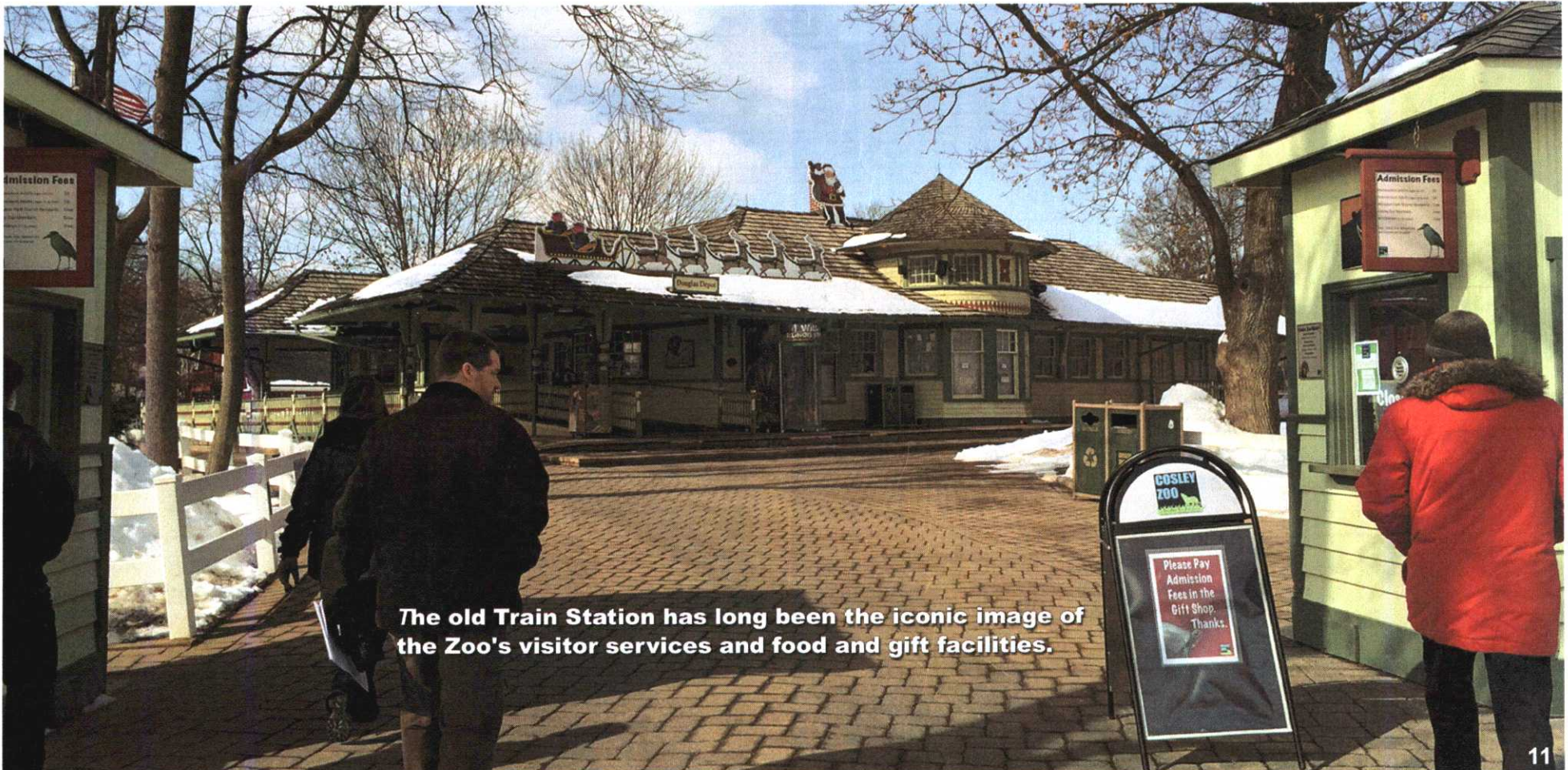
## Summation

*surveys*

Cosley Zoo has done a great job of operating as a small zoo, originally with a farm theme, and eventually expanding its concept to interpreting the wild lands and wildlife of Illinois. With its desire to do more things in more ways for the community: to teach, inspire, advocate, and entertain, all based on the best of family values, the new master plan should set a direction to allow the Zoo to do even greater things than it has accomplished historically. The potential for expansion of acreage for parking and exhibits will be a critical element. However, an important part of the new master plan should be to preserve the unique and iconic image that the Zoo has come to realize over the years.

The Kiebler Barn, the unique and fun architecture of the Train Station (actually the food and gift facility), and the Duck Pond Pavilion are all unique architectural entities that have helped the Zoo to develop a personality. The new Bobcat Exhibit has demonstrated the proper appearance and function of a contemporary exhibit. The new Zoo should meet or exceed these qualities. Adding more charismatic animals and building exhibits that have more attraction value and immersive experiences will create a whole new opportunity for the DuPage region, which will increase the potential for attendance and revenues.

*mission?*

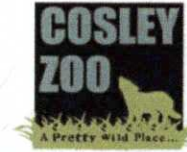


**The old Train Station has long been the iconic image of the Zoo's visitor services and food and gift facilities.**



**Cosley Zoo**  
**Wheaton, Illinois**  
**Project Schedule**  
**June 15, 2015**

Owner to Provide:  
 Planimetric Survey on AutoCAD R-2014  
 Geotechnical Information  
 Base Maps with Existing Structures (Record Drawings), Conditions, Utilities, etc.



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 A PROFESSIONAL CORPORATION

TASK	2015																								
	February				March					April				May				June				July			
	2	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20
1. Study Initiation & Preliminary Definition of Development Concept	February 10 - 11, 2015																								
2. First Workshop	W																								
3. Site Analysis																									
3a. Preliminary Information of Market Characteristics																									
4. Preliminary Concept Development																									
5. Second Workshop																									
5a. Survey Competitive Attractions																									
5b. Survey Comparable Attractions																									
6. Preliminary Master Plan																									
6a. Evaluate Market Support																									
7. Preliminary Cost Estimate																									
8. Third Workshop																									
8a. Financial Performance																									
9. Draft Master Plan 1 Sketch																									
10. Final Report																									
11. Final Presentation																									
Project Complete Submit																									
Total																									

Participate in Workshops with Planning Team	◆					◆						◆					◆								
Client Review																									
Deliverables (Preliminary Drawings)																									
Draft Plan																									
Final Plan																									
Expenses																									
Prepare monthly Progress report & Statements for Services																									

Blue bars represent Schultz & Williams economic feasibility tasks



# Master Plan Process

# 2



The Master Plan Process team had its first of three workshops in February 2015. The team walked the zoo grounds and commented on what has been important to the success of the Zoo, historically, and what have been outstanding needs as well as opportunities. The team spent that evening and the next day brainstorming all that could be for the Zoo's future.

The goal was to develop, in a very preliminary way, two schemes that would reflect as wide of a range of costs as possible, balancing attraction value, collection size, costs of operation, and utilization of the potential acreage for expansion across Gary Avenue. After discussion, it was felt by all that the Zoo should use its contiguous acreage as best possible use for animal exhibitry and visitor services.

The acreage across Gary Avenue could represent an expansion from the 2.78 acres the Zoo presently uses for service to 5.1 acres with the acquisition of the Williams Properties as well as using some of the acreage that the Wheaton Park District uses now as part of the Northside Park/Lincoln Marsh Area. This area would then be large enough to create both a properly sized service, health, and quarantine area as well as to provide substantial parking spaces. This would be a dramatic improvement to the Zoo's operation and attendance. The problem would be in connecting the Zoo and parking/service together, to allow passage between the two parcels without the danger of crossing Gary Avenue. The initial concepts of an overhead bridge were dismissed, as there would have to be 17 feet of clear vertical height to facilitate trucks, fire trucks, etc. The team embraced the concept of a tunnel, as it would only require an eight foot clear height for the pedestrians who use it, thereby cutting the length of ADA-required ramps in half. By bringing closure to this and other concepts, Concepts A and B were created.



*Above left: The Master Plan Team in the field*

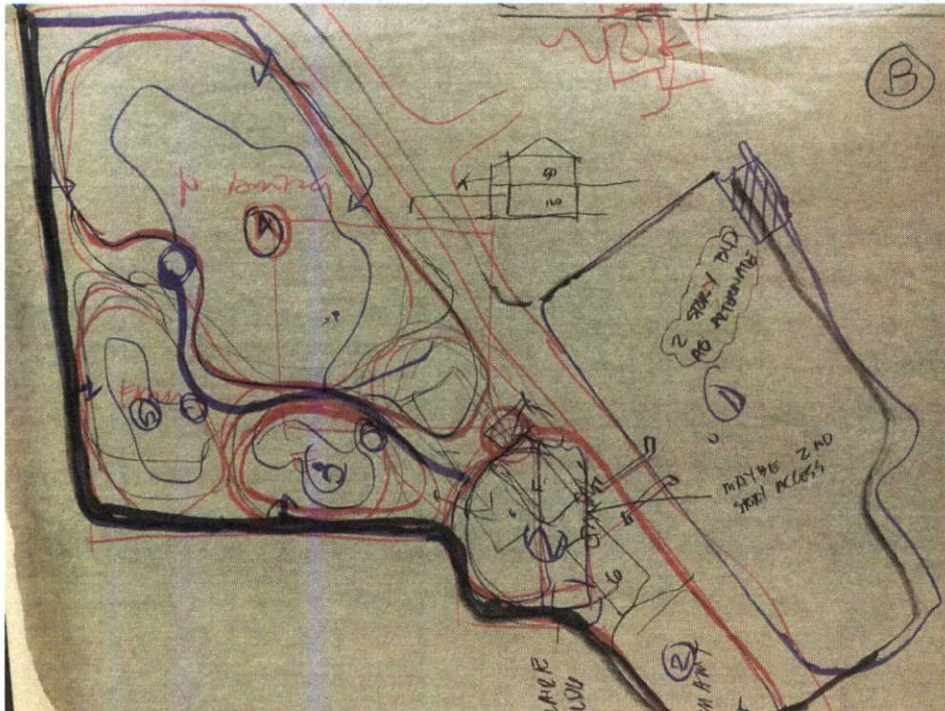
*Bottom left: Master Plan Workshop in the Kiebler Barn second floor*

↑  
neither





Above: Preliminary Alternate A

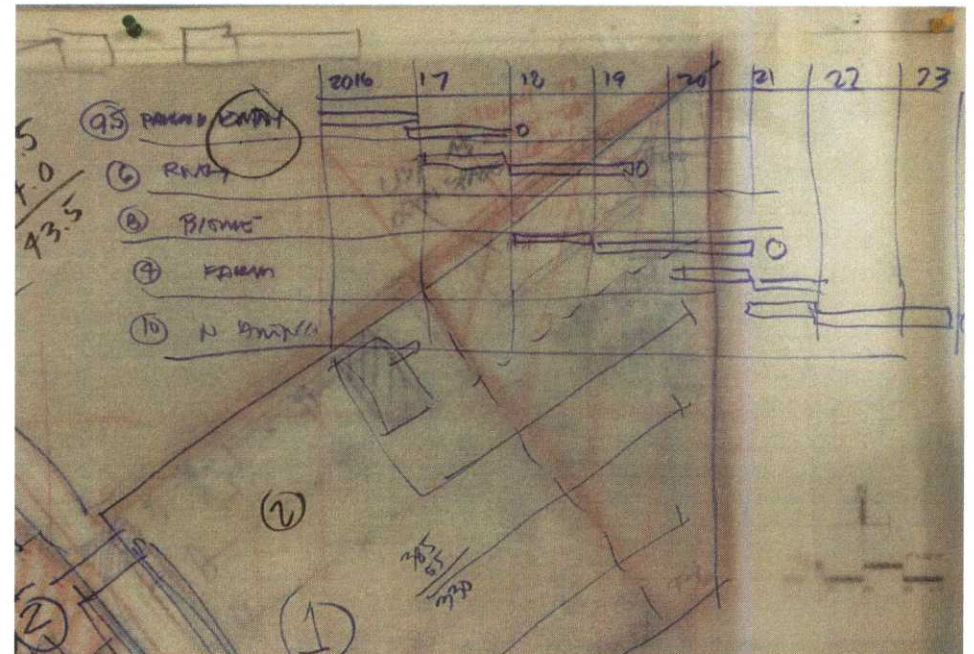


Above: Preliminary Alternate B

## Alternates A & B

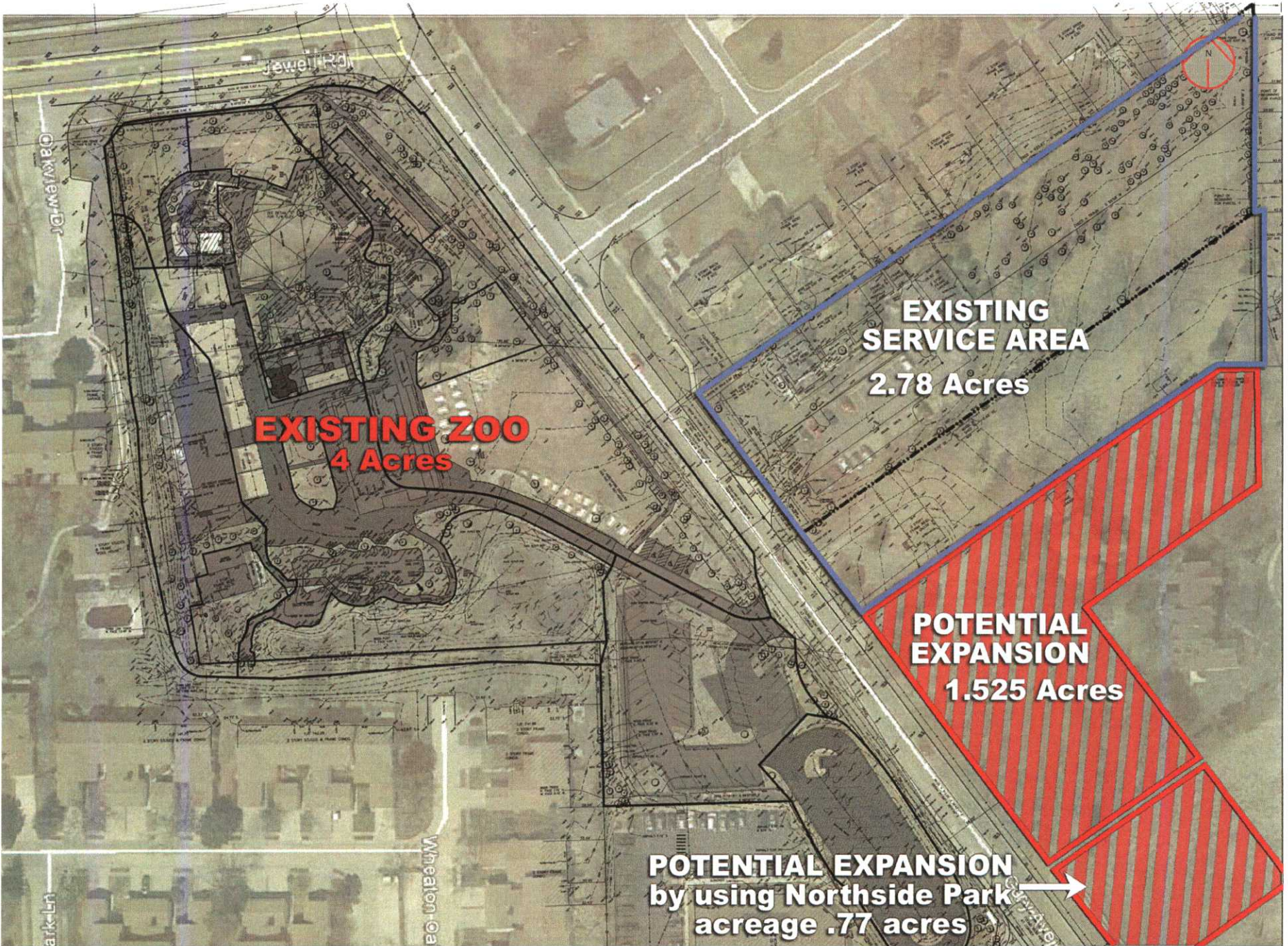
Both alternatives separated visitor experience from service requirements by establishing a 20-foot-wide service road at the far western fenceline ultimately connecting to Jewel Road and Gary Avenue to the southeast. A primary core was created for each alternate with different locations for an entry complex. The biggest difference between Alternates A and B was that Alternate B kept the existing 80-space parking lot southeast of the Zoo. This would allow the continued weekend use of the Park District Administration lot of 47 spaces, creating 127 spaces with direct access to the Zoo. This would also support even more parking across the street, but it reduced exhibit capacity and attraction value on the Zoo side of Gary Avenue.

Alternate B used the existing parking lot to create new exhibit area creating a higher attraction value opportunity as well as the potential to create a wonderful new exhibit for the Zoo.



Above: Preliminary Implementation Schedule





**EXISTING ZOO**  
4 Acres

**EXISTING SERVICE AREA**  
2.78 Acres

**POTENTIAL EXPANSION**  
1.525 Acres

**POTENTIAL EXPANSION**  
by using Northside Park  
acreage .77 acres



**SURVEY BASE**



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### Williams Parcel

The Williams Parcel is the property owned by the late architect's family and has been abandoned for years. The property represents a critical amount of acreage that would create an important volume of acreage that could serve the Zoo. This would be dedicated to service management, and parking functions, with trails that would tie into the other parks of Northside Park and Lincoln Marsh.



## Workshop 2

On March 10 – 11, 2015, the second workshop was held and refinements of Alternates A and B were presented. It was agreed that acquisition of the new acreage east of Gary Avenue was an important element of creating any kind of new master plan for the Zoo. Note in the aerial photo on the facing page, how the new expanded footprint of the Zoo would fit within the substantial acreage of the Northside Park and Lincoln Marsh areas. This will constitute a great regional bio-park and zoo for the DuPage area.

### Alternate A

- Creates a 340-space parking lot east of Gary Avenue, including service center and an animal health complex, linked by pedestrian tunnel under Gary Avenue.
- Creates a new Entry Complex, Entry Plaza, Orientation Plaza, and Meadow.
- Service and visitor paths are separated in Alternate A.
- Creates new exhibits for Kiebler Barn, Discovery Center.
- Creates new North America experience exhibit.
- Creates Biome Complex.
- Creates new Rivers Exhibit that would occupy existing 80-car Zoo parking lot.
- Expands exhibit/guest experience from 2,000 linear feet to 3,800 linear feet of attraction experience, increasing guest holding time by one hour or more.

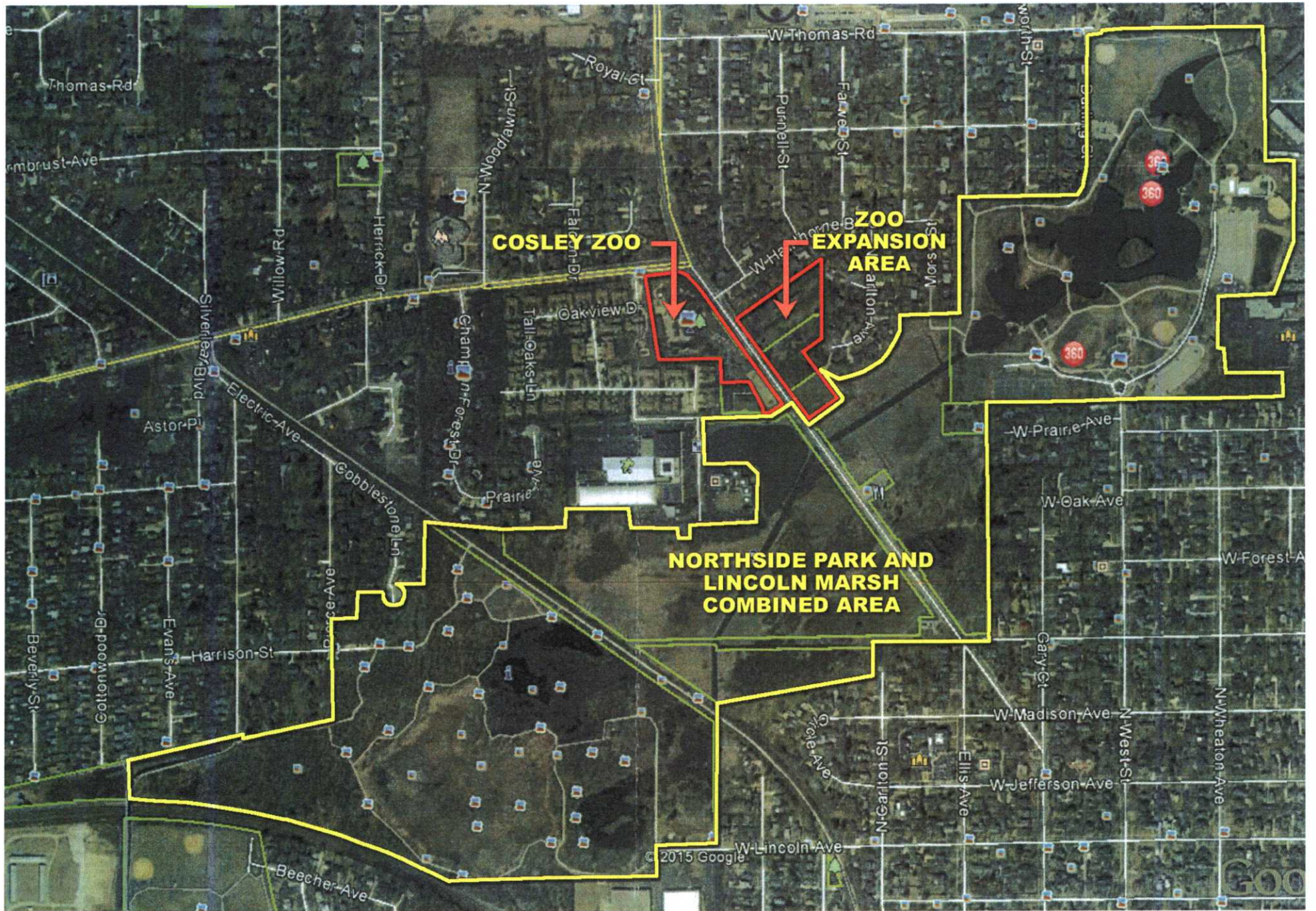


Above: Workshop participants

### Alternate B

- Creates a new 158-space parking lot and animal care complex on acreage east of Gary Avenue, and keeps the existing 80-car parking lot south of Gary Avenue, for a total of 238 spaces.
- Separates service from visitor experience.
- Connects east and west zoo acreage on Gary Avenue by pedestrian tunnel.
- Basic concept of both Alternates A and B are the same, but Alternate B has less acreage for exhibits, resulting in a change in exhibit experience from the existing 2,000 linear feet to only 2,700 linear feet; nearly 1,000 linear feet less than Alternate A. While this would be better in holding time than the existing Zoo, it is still less than in Alternate A.





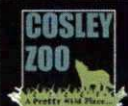


# ALT



3.4 MIL	EXPERIENCE	3,800 LP
3.4 MIL	PARKING EXPANSION, PEDESTRIAN TUNNEL	
3.4 MIL	SERVICE AREA	
3.5 MIL	ENTRY COMPLEX	10,000 SF (2 FLOORS)
3.1 MIL	MEADOW	19,000 SF
3.7 MIL	RIVERS EXHIBIT	1 ACRE
3.4 MIL	DISCOVERY COMPLEX	8,000 SF
3.6 MIL	BIOME COMPLEX	13,000 SF
3.3 MIL	FARM	8,100 SF (2 FLOORS)
3.7 MIL	NORTH AMERICA	1.4 ACRES
3.5 MIL	CONTINGENCY	
3 MIL	UTILITIES	
43.5 MIL	AT E	
48.5 MIL	TOTAL	

© 2013 Google



## ALTERNATE "A"



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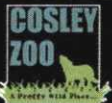
# ALT (B)



EXPERIENCE 2700 LF

\$2.5 MIL	PARKING EXPANSION, PEDESTRIAN TUNNEL, SERVICE AREA
\$4.5 MIL	ENTRY COMPLEX 10,000 SF (2 PLAZAS)
\$1 MIL	MEADOW 19,000 SF
\$4 MIL	DISCOVERY COMPLEX 8,000 SF
\$7 MIL	BIOUME COMPLEX 12,000 SF
\$3 MIL	FARM 9,000 SF
\$7 MIL	WILDS OF ILLINOIS 14 ACRES
29 MIL	10% GWT
3 MIL	10% UTILITIES
35 MIL	AT & P
5 MIL	TOTL
40 MIL	

© 2010 Google



## ALTERNATE "B"

SCALE: 0' 30' 60' 120'



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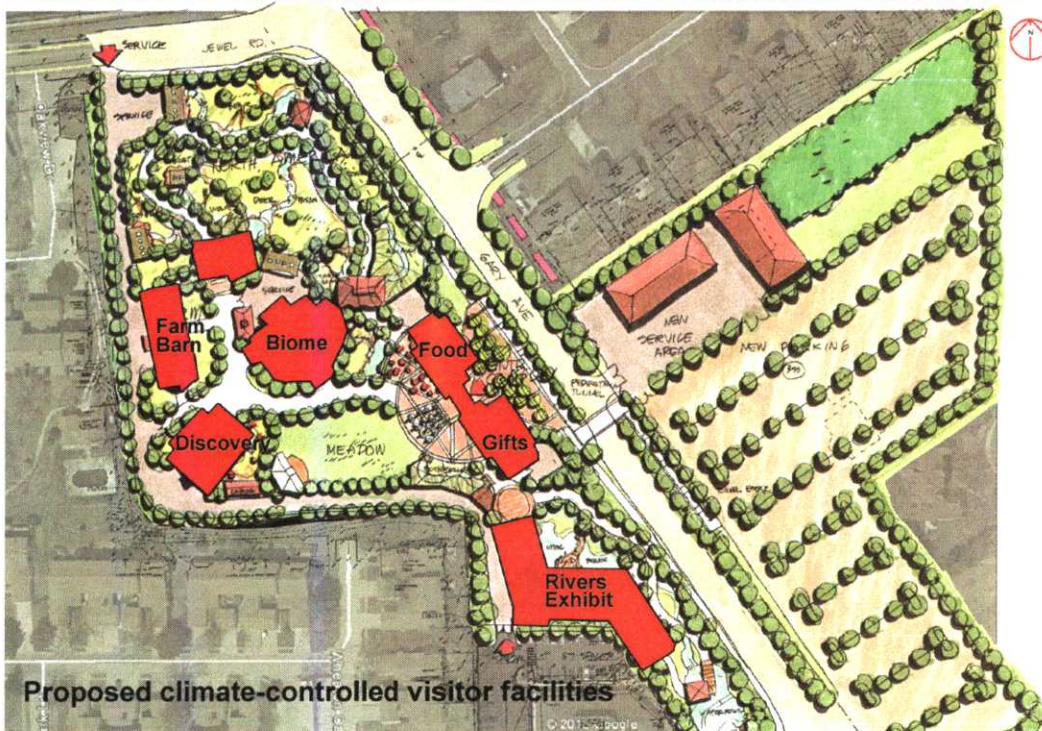
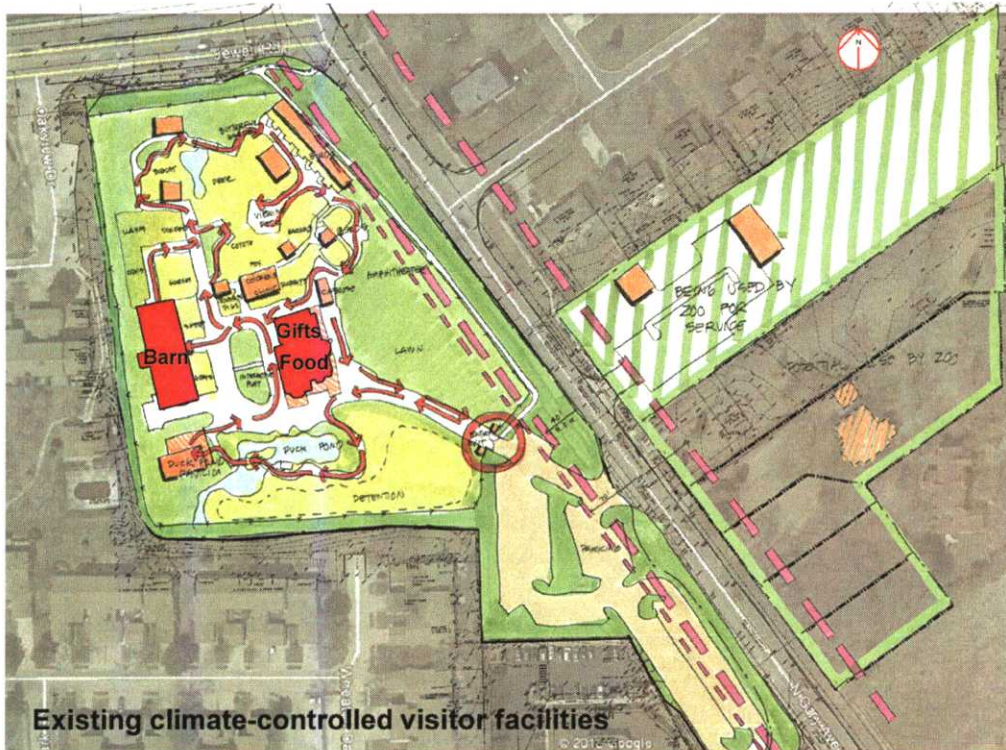
# MASTERPLAN

SCALE: 0 30 60 120



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## The Selected Scheme

With minimal modification, Alternate A was selected as the preferred scheme for the New Cosley Zoo Master Plan.

The plan:

- Provides 340 parking places (with the addition of Wheaton Park District Administration Building's 47 spaces will equal a total of 387 spaces on the weekend) and a new Animal Health Complex and Service Center.
- Creates a dramatic new Entry Complex utilizing the historic vernacular of the train station.
- Creates a new multi-use Meadow for special events and activities.
- Triples the amount of climate-controlled facilities from the existing Kiebler Barn and Train Station facilities.
- Builds new contemporary exhibits of Wilds of Illinois (North America), Biome Complex, Discovery Center, and the immersive Rivers Exhibit, located in the existing 80-car parking lot.
- Separates service and visitor facilities.
- Represents the latest thinking in zoological design and attractions.
- Expands the exhibit experiences from 2,000 linear feet within the existing Zoo to 3,800 linear feet in the new dramatic expanded experiences.
- Plugs the Cosley Zoo into the natural attractions of Northside Park and Lincoln Marsh areas.
- Represents major upgrades in site infrastructure.





EXPERIENCE 3800 LF  
 PARKING EXPANSION, PEDESTRIAN TUNNEL,  
 SERVICE AREA  
 ENTRY COMPLEX 10,000 SF (2 FLOORS)  
 MEADOW 14,000 SF  
 RIVERS EXHIBIT 1 ACRE 11,000 SF  
 DISCOVERY COMPLEX 8,000 SF (2 FLOORS)  
 BIOME COMPLEX 18,000 SF (2 FLOORS)  
 FARM 8,000 SF (2 FLOORS)  
 NORTH AMERICA 1.4 ACRES



# MASTERPLAN

SCALE: 0 30 60 120



Torre Design Consortium Ltd.  
A Professional Architecture Corporation



# The New Cosley Zoo

# 3



The new Cosley Zoo will be increased to 11 acres in size and will have 340 parking spaces (387 on the weekends with the Wheaton Park District Administration parking lot). There will also be a new Entry Complex with proper food and gift facilities and with administration functions relocated to the second floor. The iconic train station vernacular will be used on the Entry and will become the new face of the Zoo on Gary Avenue. Incorporated as part of the new Entry Plaza will be a fun, interpretive Orientation Plaza with dry basin fountains that will bring sparkle, sound, and interactive delight to the Zoo visitors.

Orientation Plazas are an important part of contemporary zoos, as they are the departure plaza for the entry experience to the wondrous new exhibits that immerse zoo visitors in those experiences. With its dry basin fountain and thematic nighttime lighting, the Orientation Plaza and adjacent meadow will be centers of attraction and will serve as multiple venues for events. This will become the center of activities and the portal to all of the zoo's exhibits including Kiebler Barn, Biome Complex, Discovery Center, and Rivers Exhibit.



*Above left: Children at play in the dry-basin interactive fountain at Norfolk's Virginia Zoo.*

*Bottom left: The Orientation Plaza will be thematically lit for nighttime events as enjoyed at the Lowry Park Zoo shown here.*





Tunnel and Entry Plaza on Gary Avenue



# Entry Complex



Above: Interior view of the Orientation Plaza and Interactive Fountains.

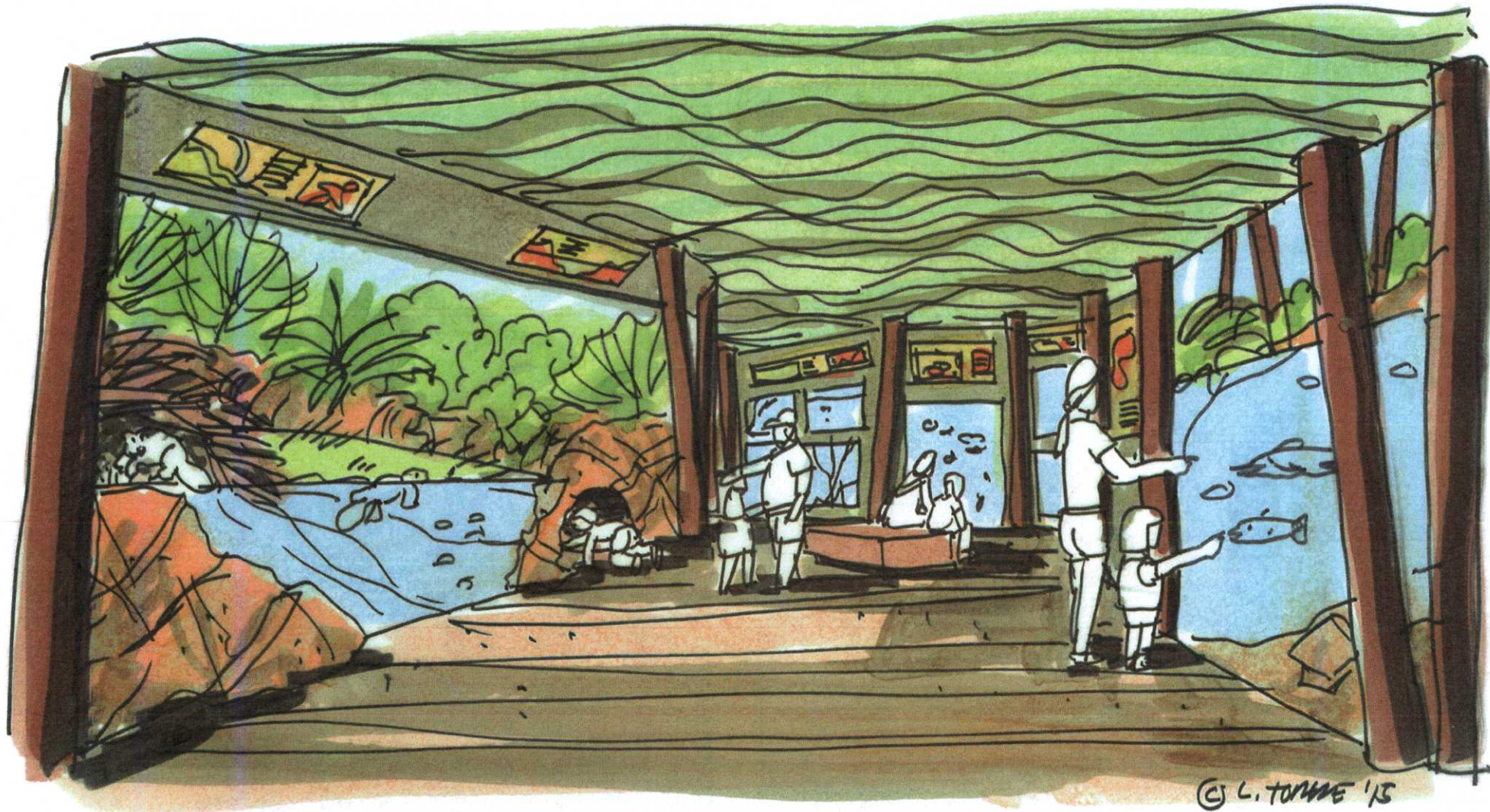
## Entry Complex

This two-story building will become the new face of Cosley Zoo on Gary Avenue. It will feature:

- New Entrance Plaza with ample seat walls for holding school bus groups and other type gatherings.
- Expanded ticketing with separate zoo member ticketing.
- First floor will contain food and gift shop, properly designed for maximum impact and success (3,000 square feet each). This complex will be twice the square footage of the existing train station.
- Second Floor will be for administration and development functions (6,000 square feet).
- Design based on the historic Train Station concept.
- Ample landscape to create a perimeter and beautiful image on Gary Avenue.
- Conference room will be central to the building's second floor layout for excellent views to the Orientation Plaza and Meadow.
- Separate service courts for food and gift shop.
- New enclosed Butterfly Exhibit located at the edge of the Orientation Plaza as a new attraction.
- Direct access to the new Rivers Exhibit and Discovery Center.
- Old Train Station will be renovated into a nocturnal exhibit for added attraction and will serve as such until Biome Complex is created in later phases.
- Will represent state-of-the-art thinking in zoological facilities.



Underwater Viewing in the new Rivers Exhibit

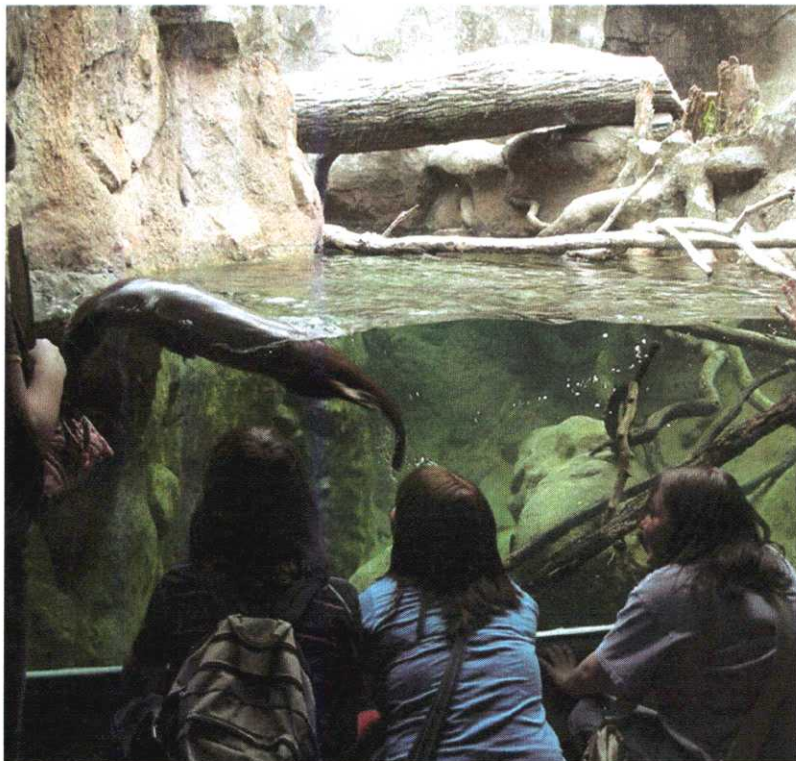
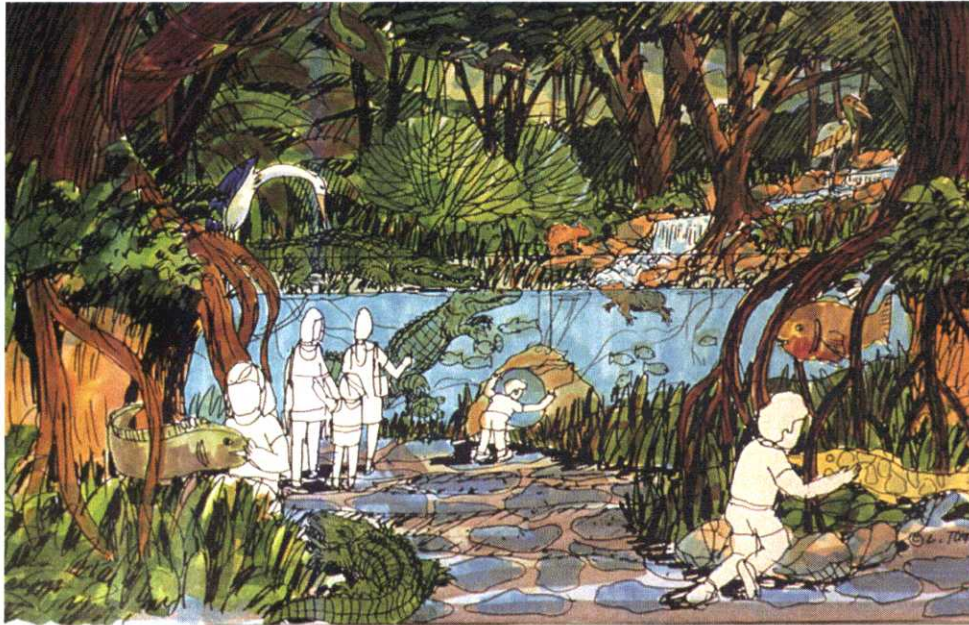


**Habitats and Themes for the new Rivers Exhibit**

- Prairies
- Streams
- Lakes
- Subterranean
- Illinois Ice Age



# Rivers Exhibit



## Rivers Exhibits

This exhibit explores the wealth of aquatic species of Illinois, ranging from mammals, reptiles, amphibians, fish and birds. There will be spectacular underwater views of beaver and otter exhibits and a wealth of fish including large sturgeon. The climate-controlled interior spaces will also have vistas and views to exterior exhibit spaces, as well as “crawl-through” experiences for visitors to actually “enter” the exhibit space with special viewing bubbles.

As there will be substantial life support requirements for water quality of the exhibits, the Rivers Exhibit is located on the service road with direct access to deliveries for chemicals and other requirements of keeping the water “polished”. This interior 10,000 square foot exhibit space is 250 linear feet long, with another 500 linear feet of exterior exhibit pathways, including a waterfowl exhibit and wetland, which will serve to help interpret the nearby Lincoln Marsh. The Rivers Exhibit will provide excellent opportunity for after-hours rentals, parties, and programs, as well as serving as a new destination exhibit during the day.

*Above left: Interactive elements will let visitors “enter” the river habitat.*

*Above Right: A riverine exhibit features reptiles, fish, amphibians, mammals, and birds.*

*Left: Children watch an otter in an underwater viewing exhibit at a North Carolina facility.*



# Kiebler Barn and Farm



*Pictured: Interior scenes of the Kiebler Barn*

## Kiebler Barn and Farm

The Kiebler Barn has great potential for expanded use. A complete renovation of the second floor of the barn will give it a more rustic natural wood appearance, with the addition of windows and a new HVAC system. Elevator access will make this a destination facility for classes, parties, and events. The new windows will afford great views of the Zoo's new exhibits.

The first floor exhibits will be expanded with the offices moving to the second floor of the new Entry Complex. This will create better linkage between interior and exterior exhibits, along with more hands-on interactives for play and learning.

The new service drive will provide excellent access and service to the building and exhibit complex as well as to the rest of the Zoo. It will require moving the existing cooler at the back of the Barn to create the required 20-foot wide service/fire protection drive along the entire south side of the Zoo.

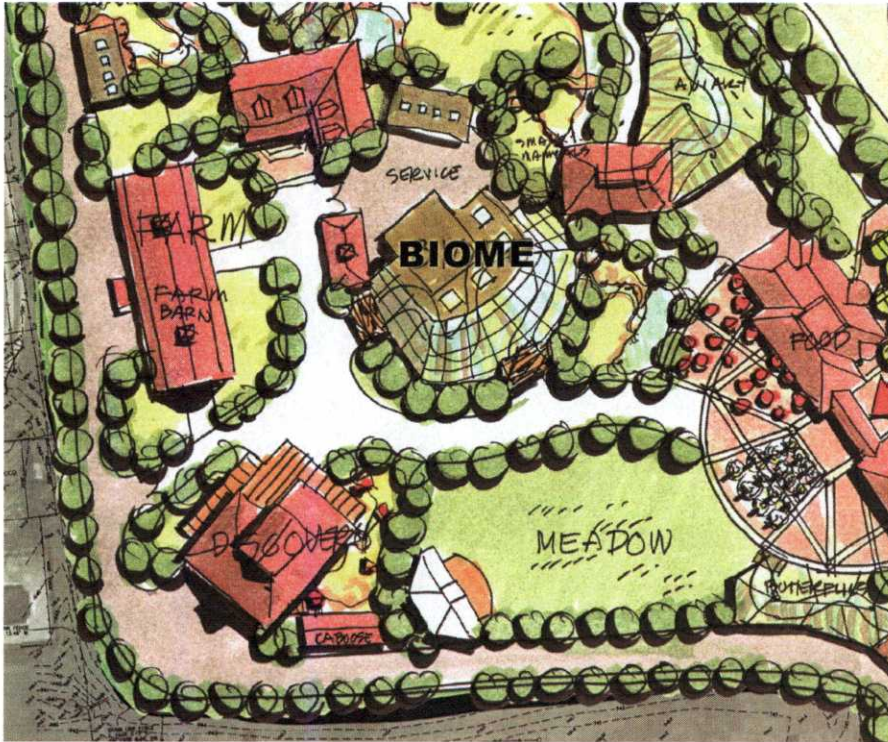








# Biome Complex

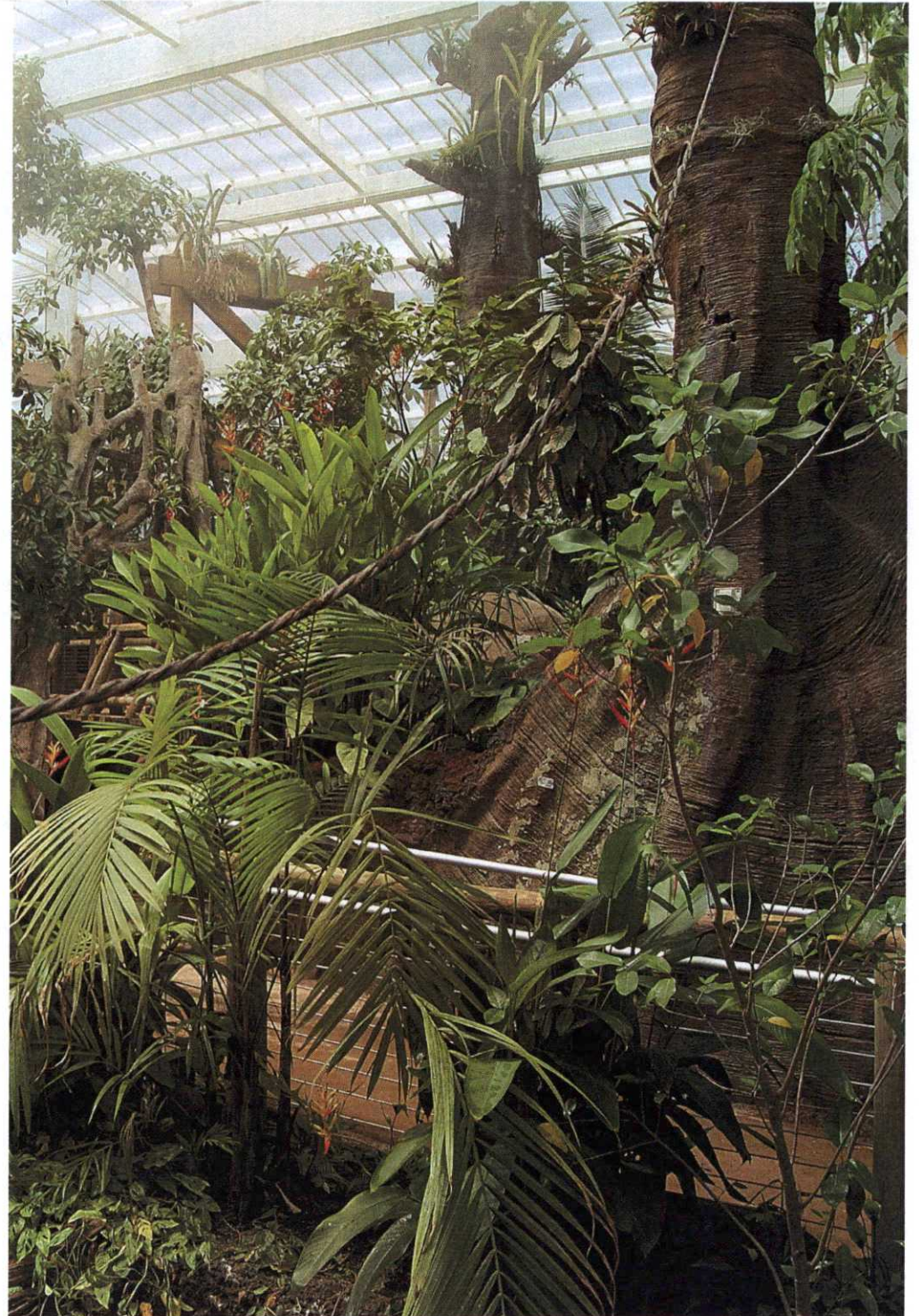


## Biome Complex

This climate-controlled “glass box” exhibit will present the forests of Illinois, ranging from the forest canopy to the forest floor. The exterior exhibits will serve as a lead-in to the multi-story experiences to be had inside.

The entry area will be filled with oversized critters and interactives that will help visitors understand the complexities of the living world and the importance of biodiversity. Moving through the levels of the exhibit, the zoo visitor will be transported up to the forest canopy, observing the arboreal life unknown to us below. Boardwalks will accommodate the journey while meeting ADA requirements. Features will include the fallen log exhibit, dress-like-a-bird Aviary, and interactive spaces that will eventually return the visitors to firm ground.

*Above: The Biome Complex within the new Master Plan*



*Right: A climate-controlled “glass” building at the Mesker Park Zoo*





*Above left: Interactive Giant Critters create a bug's eye view and inspire a new regard for biodiversity.*

*Above right: A fallen log is shown as a home to numerous flora and fauna.*

*Left: An interactive dress-up exhibit lets children "be a bird".*

## **Biome Complex**



# Discovery Center



## Discovery Center

A new climate-controlled building will replace the old Duck Pond Pavilion, to be properly built as a two story structure with elevator access to the second floor.

Filled with interactives and small exhibits, this will be a great place of discovery for children and a wonderful gathering space for adults with night functions, parties, and events.



*Above left: A new two-story properly-designed building can contain exhibits, classrooms, and event rental areas.*

*Above right: The existing Duck Pond Pavilion is not climate-controlled.*

*Right: Interactive elements and small exhibits in the interior will make it a place of discovery.*



# Service & Parking

## The new Service Center and new Parking Improvements

The new Service Center will feature animal health facilities, quarantine, and holding facilities. The large wooded area at the northernmost part of the Zoo's existing 2.78 acres should remain wooded and used for picnics and other outdoor gatherings. The new 340-space parking lot will provide ample parking for the Zoo to reach its attendance goal of +300,000 visitors per year, while also allowing for such historic programs as Christmas tree sales in December. This will also create a green buffer between Zoo operations and parking with the adjacent neighborhood.

Tree-lined and including bioswales, the new parking lot will feed to subterranean cisterns for stormwater mitigation, as the development of the meadow will replace the detention pond near the duck pond at present. The ADA accessible ramp and tunnel will safely provide Zoo visitors access from the east side of Gary Avenue to the new Entry Complex on the west side of Gary Avenue without pedestrian/vehicular conflict.

The entire perimeter of the parking and service area will receive substantial tree plantings to create a beautiful campus effect and allow these facilities to blend in with the natural setting and image of the contiguous Northside Park and Lincoln Marsh Natural Area.

*Right: The new tree-lined Service Center and improved Parking Facilities, including a wooded area to the north.*







EXPERIENCE 3800 LF  
 PARKING EXPANSION, PEDESTRIAN TUNNEL,  
 SERVICE AREA  
 ENTRY COMPLEX 10,000 SF (2 FLOORS)  
 MEADOW 14,000 SF  
 RIVERS EXHIBIT 1 ACRE 11,000 SF  
 DISCOVERY COMPLEX 8,000 SF (2 FLOORS)  
 BIOME COMPLEX 18,000 SF (2 FLOORS)  
 FARM 8,000 SF (2 FLOORS)  
 NORTH AMERICA 1.4 ACRES



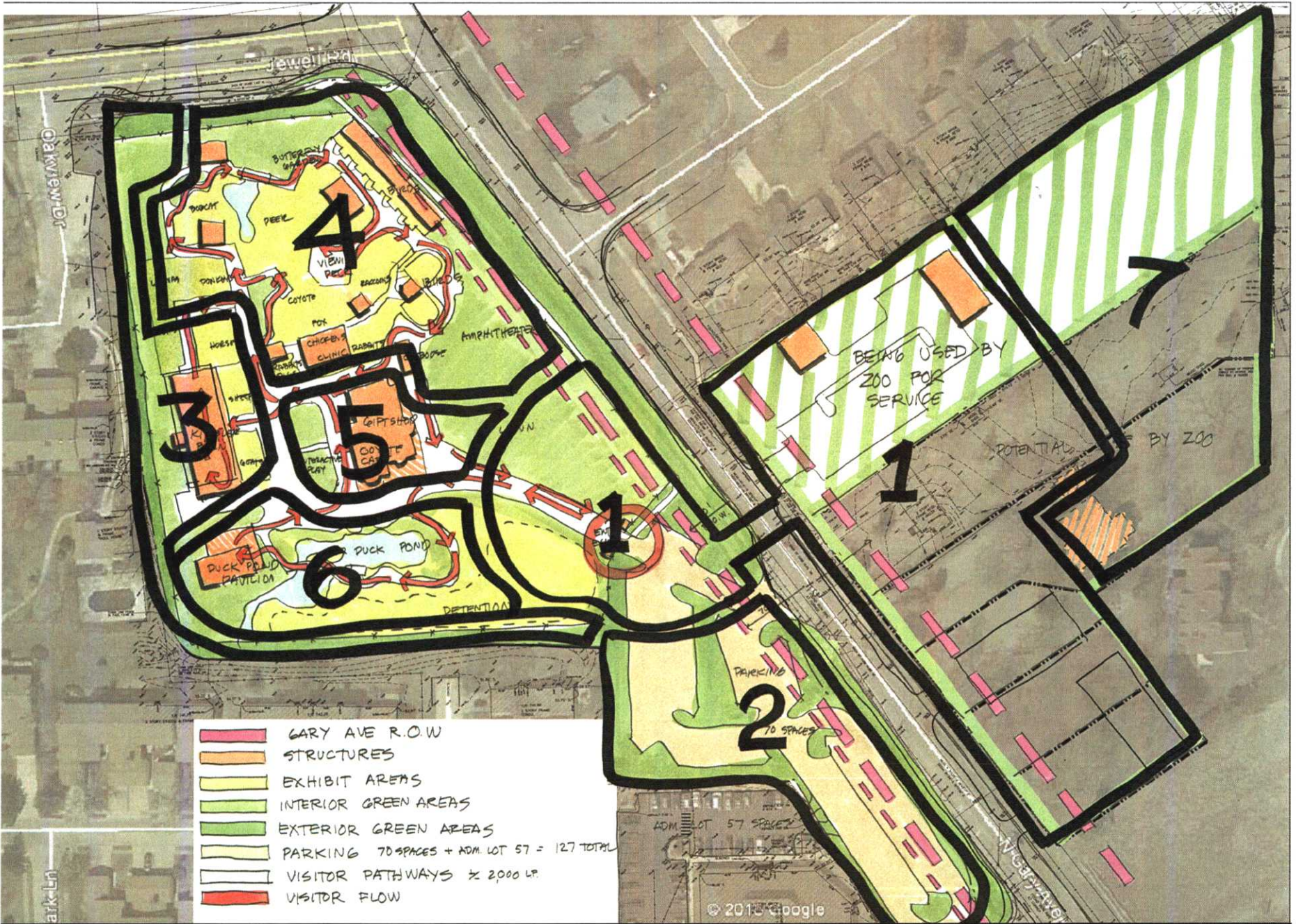
# MASTERPLAN

SCALE: 0 30 60 120



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# EXISTING CONDITIONS PHASING

SCALE: 1"=30'







# MASTERPLAN PHASING

SCALE:



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**COSLEY ZOO MASTER PLAN**  
**PRELIMINARY Cost Estimate**  
**June 30, 2015**

<b>Phase 1</b>			
<b>ENTRY IMPROVEMENTS</b>		<b>Base Cost</b>	
Parking Expansion, Tunnel, Service Area	\$	4,000,000	
Entry Complex	\$	4,500,000	
Meadow	\$	1,000,000	
Utilities (pro rata)	\$	1,000,000	
Train Station Renovation as Nocturnal Exhibit	\$	1,000,000	
		<i>Subtotal</i>	\$ 11,500,000
		10.0% Contingency Fee	\$ 1,150,000
		ST	\$ 12,650,000
		A&E	\$ 1,897,500
		<b>Total</b>	<b>\$ 14,547,500</b>
			\$ 14,547,500 ENTRY IMPROVEMENTS SUBTOTAL
			\$ 452,500 FF&E & INTERPRETIVES
		<b>TOTAL IN 2015 DOLLARS</b>	<b>\$ 15,000,000 ENTRY IMPROVEMENTS</b>
<b>Phase 2</b>			
<b>RIVERS EXHIBIT</b>			
Exhibit	\$	7,000,000	
Utilities (pro rata)	\$	800,000	
		<i>Subtotal</i>	\$ 7,800,000
		10.0% Contingency Fee	\$ 780,000
		ST	\$ 8,580,000
		A&E	\$ 1,372,800
		<b>Total</b>	<b>\$ 9,952,800</b>
			\$ 9,952,800 RIVERS EXHIBIT SUBTOTAL
			\$ 47,200 FF&E & INTERPRETIVES
		<b>TOTAL IN 2015 DOLLARS</b>	<b>\$ 10,000,000 RIVERS EXHIBIT</b>

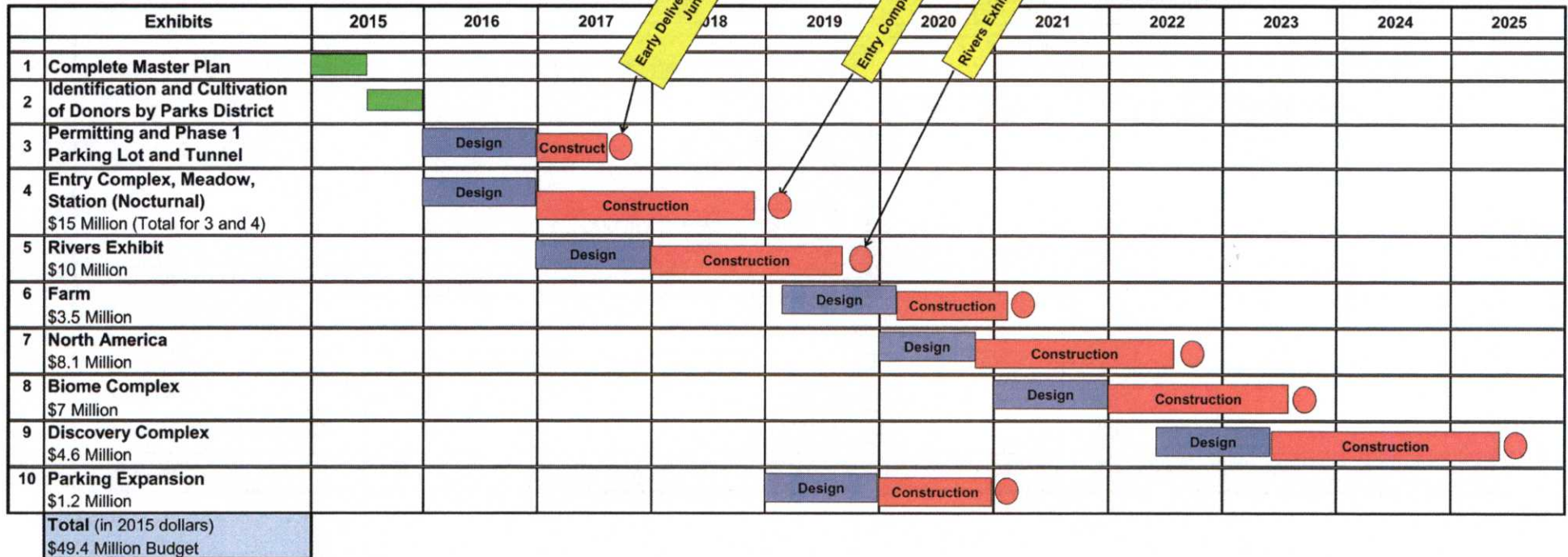


**Cosley Zoo**  
**Master Plan**  
**Potential Phases**

June 30, 2015



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EXPERIENCE	3,800 LF
PARKING EXPANSION, PEDESTRIAN TUNNEL, SERVICE AREA	
ENTRY COMPLEX	10,000 SF (2 FLOORS)
MEADOW	14,000 SF
RIVERS EXHIBIT	1 ACRE 11,000 SF
DISCOVERY COMPLEX	8,000 SF (2 FLOORS)
BIOME COMPLEX	10,000 SF (2 FLOORS)
FARM	8,000 SF (2 FLOORS)
NORTH AMERICA	1.4 ACRES

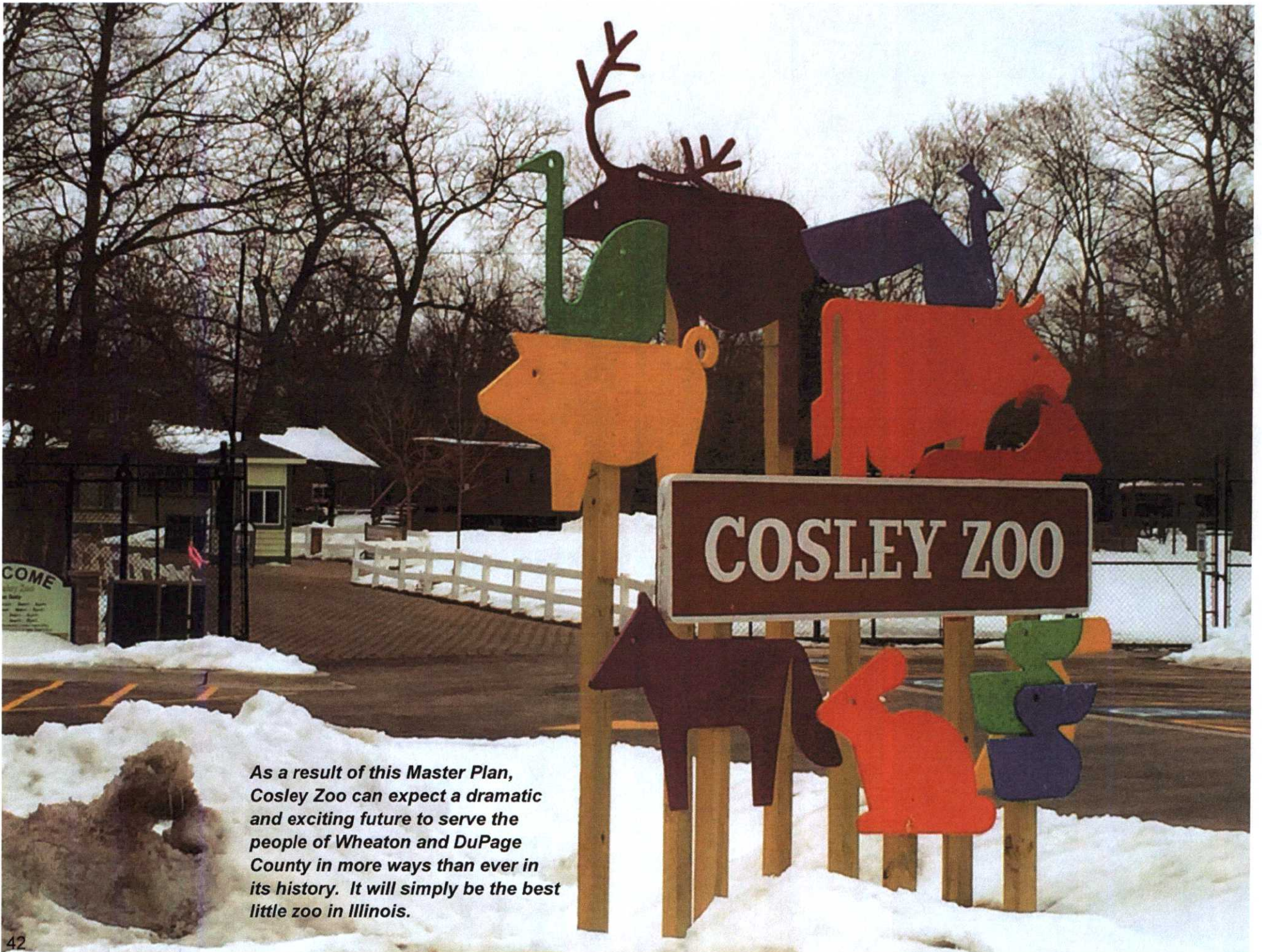


# MASTERPLAN PHASING



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*As a result of this Master Plan, Cosley Zoo can expect a dramatic and exciting future to serve the people of Wheaton and DuPage County in more ways than ever in its history. It will simply be the best little zoo in Illinois.*