

Clarendon Park Framework Plan

Chicago Park District
Department of Planning & Development
June 7, 2008



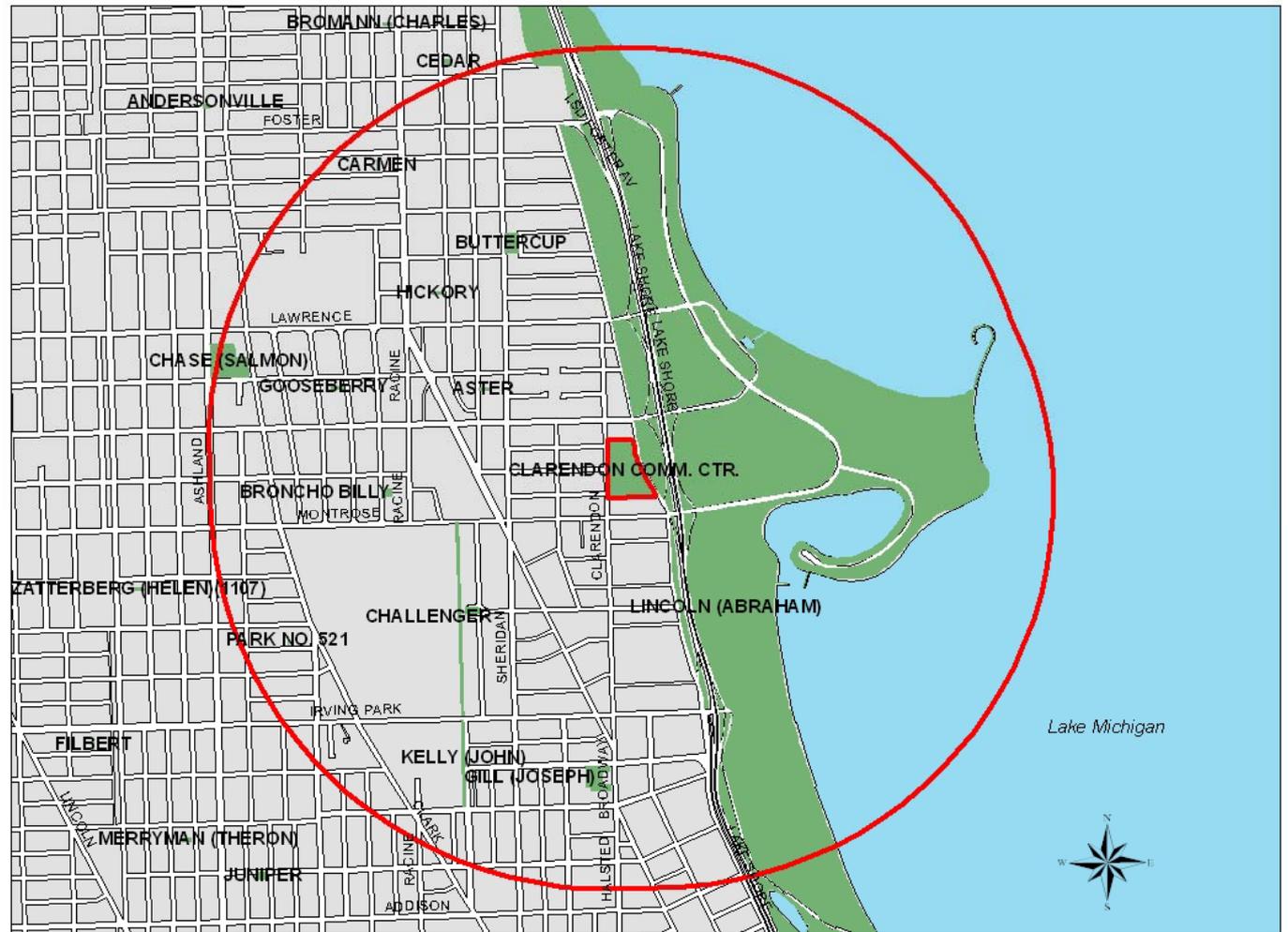
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Framework Plan Purpose

The purpose of this framework plan is to create a long-term plan for Clarendon Park that responds to diverse neighborhood needs as well as the historic context of the park. It provides a vision for improvements to the park over time and serves as a planning tool for both the community and the Park District. It also outlines priorities and ensures that improvements are done in a coordinated and holistic manner. The plan is consulted as capital funding becomes available.

Radius Map – One Mile

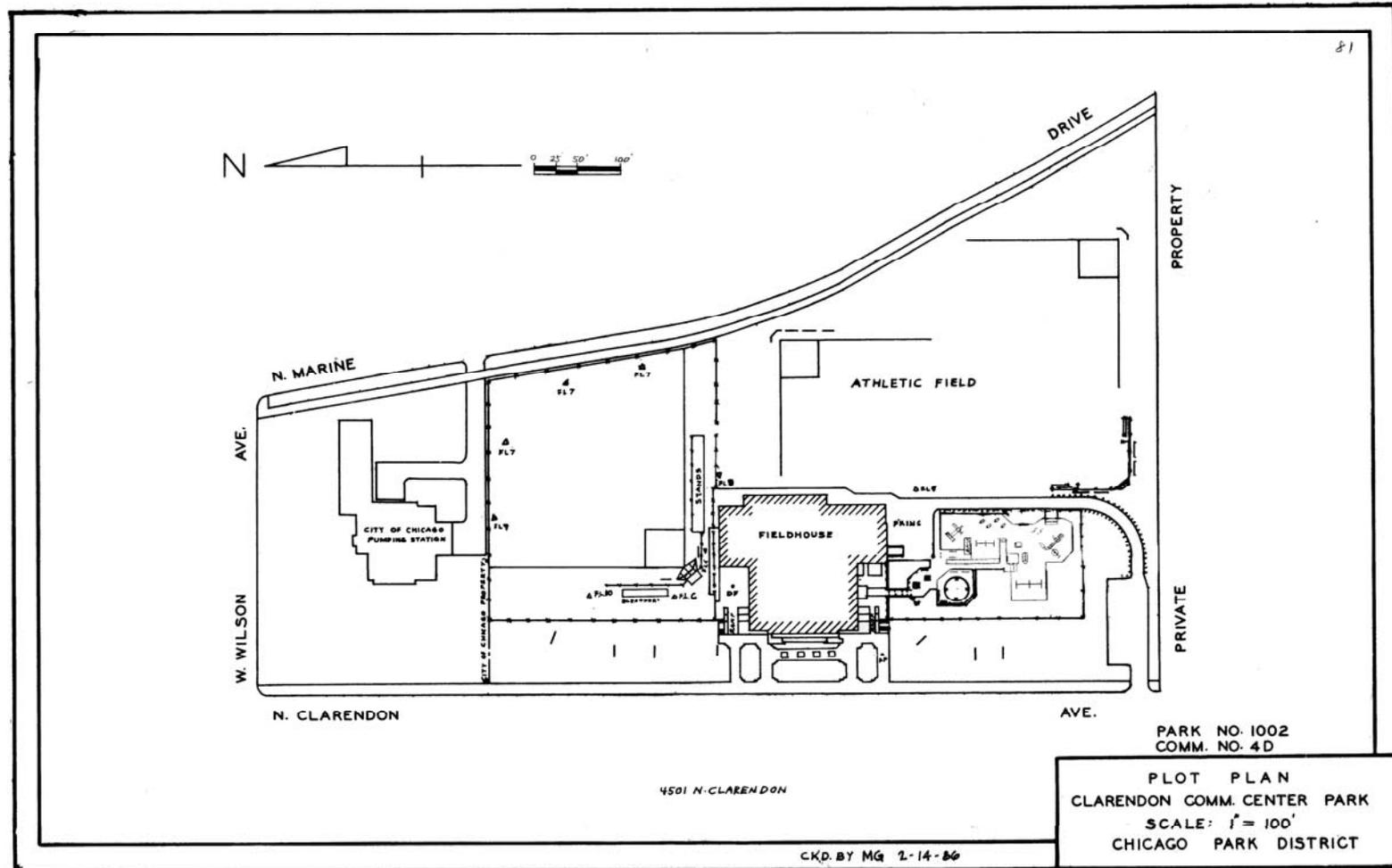


CLARENDON PARK
4501 N. CLARENDON
ONE MILE RADIUS MAP



Chicago Park District
Planning & Development
BF: 1-15-2008

Existing Park Layout



Clarendon Park History

Clarendon Community Center takes its name from the adjoining avenue, honoring English statesman Edward Hyde (1609-1674), first Earl of Clarendon. Clarendon originated as a municipal beach. During the 19th century, Lake Michigan was rarely used for swimming because the heavily polluted Chicago River flowed into it. The new Sanitary Canal corrected the problem in 1900, and the Health Department began creating municipal beaches to provide the city's growing population with access to swimming as well as showers and changing facilities. In 1905, the city's Special Park Commission took over management of municipal beaches. Several years later, the commission began planning a state-of-the-art facility, visiting well-known municipal beaches throughout the nation such as Belle Isle Beach, Detroit; the New York City Beach at Coney Island; and the Atlantic City Bath Houses. In 1916, the city opened the Clarendon Municipal Beach, featuring an impressive brick building with two stately towers, separate open-air locker areas for men and women, and two smaller buildings housing a laundry and a children's playroom. Accommodating more than 9,000 swimmers and a promenade for thousands of spectators, the facility provided bathing suits, towels, and lockers for the charge of ten cents per adult.

The beach remained popular until the late 1930s, when the Chicago Park District expanded Lincoln Park north to Foster Avenue, thereby eliminating Clarendon's lake frontage. At that time, the city converted the facility into a community center, adding gymnasiums, club rooms, a playground, and an athletic field. The Chicago Park District assumed ownership of the Clarendon Community Center in 1959. A major renovation project in 1972 resulted in the removal of the building's most distinguishing features such as its tile roof and towers. In recent years, the park district has made the building accessible to people with disabilities, and upgraded the ball fields and playground.

Existing Conditions: Playground



Playground equipment



Water feature

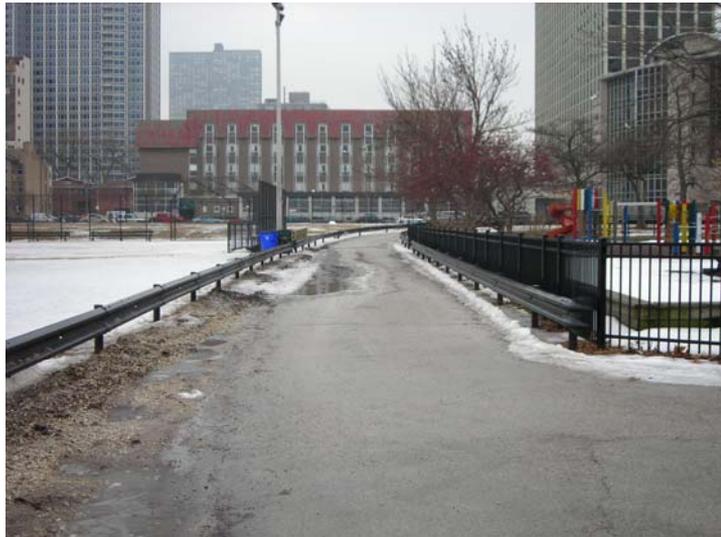


Playground with Fieldhouse



Playground equipment with wood chips

Existing Conditions: Paved Areas



Service drive



Basketball court and service drive



Plaza west of the Fieldhouse



Fieldhouse entryway from street

Existing Conditions: Athletic Areas



South ballfield area



North ballfield



Grading south of ballfields



Tennis courts

Existing Conditions: Miscellaneous



The Sunshine Garden



Existing benches



Fencing at playground and service drive



Lawn area east of Clarendon Avenue

Existing Conditions: Building Exterior



Entry viewing west



Gymnasium access door



Building fascia on south side



Fitness center windows

Existing Conditions: Building Interior



Water flowing down stairs to game room



Ground floor flooding in restroom



Roof drain with water staining on ground floor



Fitness center water staining

Existing Conditions: Building Interior



Game room



Water stain at second floor roof drain



Art work on second floor



Fitness center

Kick Off Meeting

September 26, 2007

This meeting was held to introduce the framework planning process to the advisory council. The meeting included a visioning session where the advisory council supplied ideas for future improvements to the park.

Framework Plan Meetings

October 24, 2007

February 27, 2008

April 30, 2008

Framework Plan Issued

June 7, 2008



Process: Contributors

Chicago Park District

Bob Foster, Sr. Project Manager

Matt Marino, North Region Manager

Alonzo Williams, Director of Lakefront Operations

Dana Zilinski, North Lakefront Area Manager

Michael Brown, Park Supervisor

Brian Loll, Area Manager

Phillip Harris, Planning & Development

Clarendon Park Framework Committee

Alderman Helen Shiller

Michilla Blaise

Bryon Redmond

Carolyn Green

Cynthia Harris

Derek Davis

Gary Hazen

Katharine Boyda

Leslie Lenoir

Linda Agu

Rich Feddor

Tiffany Banks



Concept Plan Goals

- Encourage community to use building and park
- Safe and inviting park
- Encourage use of Green Technology (LEED)
- Entry lobby to have sight lines to rooms and park land
- Locate playground to area with better site lines
- Repair of existing utilities and infrastructure
- Long lasting improvements
- ADA accessibility
- Rooms to serve programming needs
- Fieldhouse to be visually accessible and pleasing
- Allow for natural light
- More functional indoor spaces

Major Recommendations: Playground & Grounds

Playground

1. Relocate playground to the west along Clarendon Avenue
2. New soft surface accessible playground with water spray pool
3. Fencing to surround playground
4. Improved lighting
5. Signage with rules of playground

Grounds

1. Grade athletic fields to remove low areas and ponding
2. Realign bench locations to face amenities
3. Lighting improvements to athletic fields and basketball courts
4. Improve parking inside the park for users
5. Separate the basketball court from the driveway
6. Plant additional trees
7. Investigate the interaction of people and dogs in the park
8. Enhance the entryway from Clarendon Avenue into the Fieldhouse

Major Recommendations: Building

Building

1. Interior

1. Drainage and plumbing improvements to prevent flooding
2. Resurface gymnasium floor
3. Improve ventilation in gymnasium
4. ADA improvements and an elevator to second floor
5. Natural light should be introduced
6. Mechanical, electrical, and plumbing improvements
7. Planned food service area needed
8. Air conditioning
9. All improvements should be to LEED Standards

2. Exterior

1. Masonry repairs
2. South building entry is hidden by a wall and should be more inviting to the community
3. Prevent people from accessing the roof
4. Improve grading around building
5. Roof drainage improvements

Concept Plan



CHICAGO
PARK
DISTRICT
PLANNING & DESIGN

DATE	
BY	
NO.	
DATE	2/21/08
REVISIONS	DATE

PROJECT NO.	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	2/21/08
SPEC. NO.	
JOB NO.	
SHEET INFORMATION	

Clarendon Park

DATE	
BY	
NO.	
DATE	
REVISIONS	DATE

Cost Estimate

Clarendon Park Cost Estimate*

1. Building		
• Accessibility and Main Entrance	\$ 553,950	
• Building Envelope (masonry and roof)	\$1,284,235	
• Interior: utilities and program space	\$5,034,793	
• Design, Fees, and Contingencies	\$1,046,165	
	Total for Building	\$6,080,958
2. Playground		\$500,000
3. Parking Lot Area		\$110,000

* For a more detailed building cost estimate see the Clarendon Park Assessment Report May 2008

* Cost estimates are in 2008 dollars and do not include any unforeseen conditions that may arise.