



CHICAGO PLAN COMMISSION

Department of Planning and Development

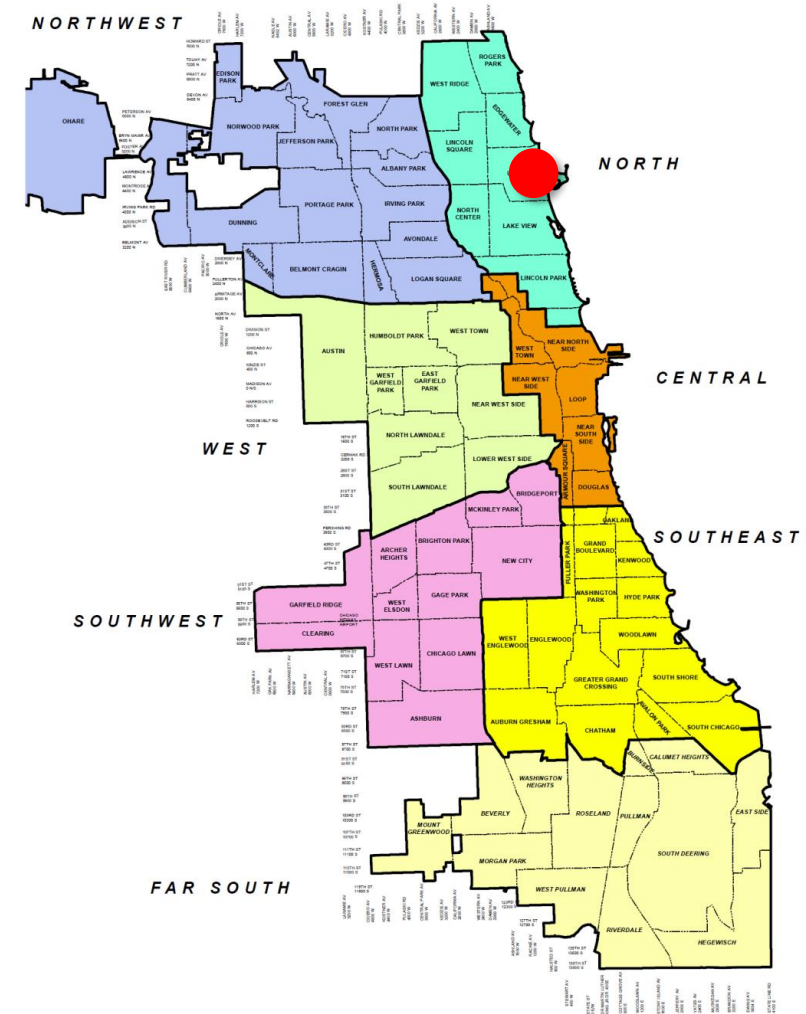
CLARENDON COMMUNITY CENTER IMPROVEMENTS
4501 North Clarendon Avenue (46TH Ward)
CHICAGO PARK DISTRICT

06/07/2021

★ Community Area Snap Shot

UPTOWN COMMUNITY AREA INFORMATION:

- Population: 58,424
- Race: 54.1% White, 15.1% Latino, 17.5% Black, 9.9% Asian, 3.3% Other
- Largest Age Group: 20-34 year old at 33%
- Median Income: \$51,889
- 45% use public transportation to commute to work



★ Community Area Snap Shot

- Completed in 1916 Clarendon Park was one of the largest public bath houses in the country.
- In the 1930s as part of the Chicago Park District's expansion of Lincoln Park, the shoreline of Lake Michigan was moved east, eliminating Clarendon's lake frontage. The City converted the facility into a community center.
- In 1959 ownership of the facility was transferred to the Chicago Park District.
- The last major renovation occurred in 1972. As part of the 1972 renovation the overall aesthetic was changed, eliminating corner towers and redefining the roofline. A complete interior reconfiguration and gym addition also eliminated the rooftop promenade.



★ Community Area Snap Shot

- Today, Clarendon Community Center is an important community hub for Park District programs and activities.
- Clarendon Community Center is also home to the Garfield-Clarendon Model Railroad Club, whose members operate and maintain an extensive layout on the ground floor of the building. The club offers open house hours for the community as well as student programming. It is an important local cultural institution.



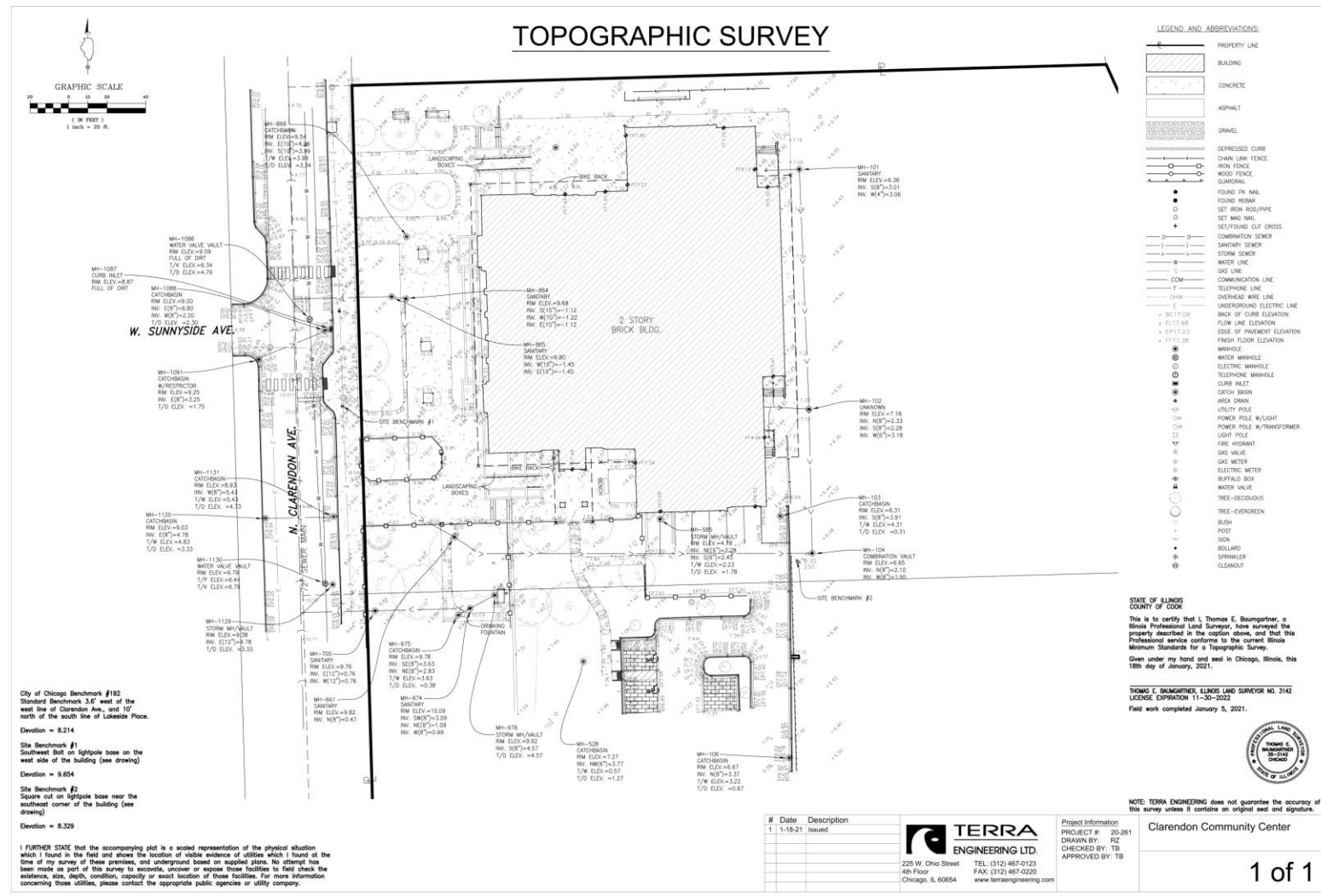
Figure 1-1: Map of the Vicinity of the Site



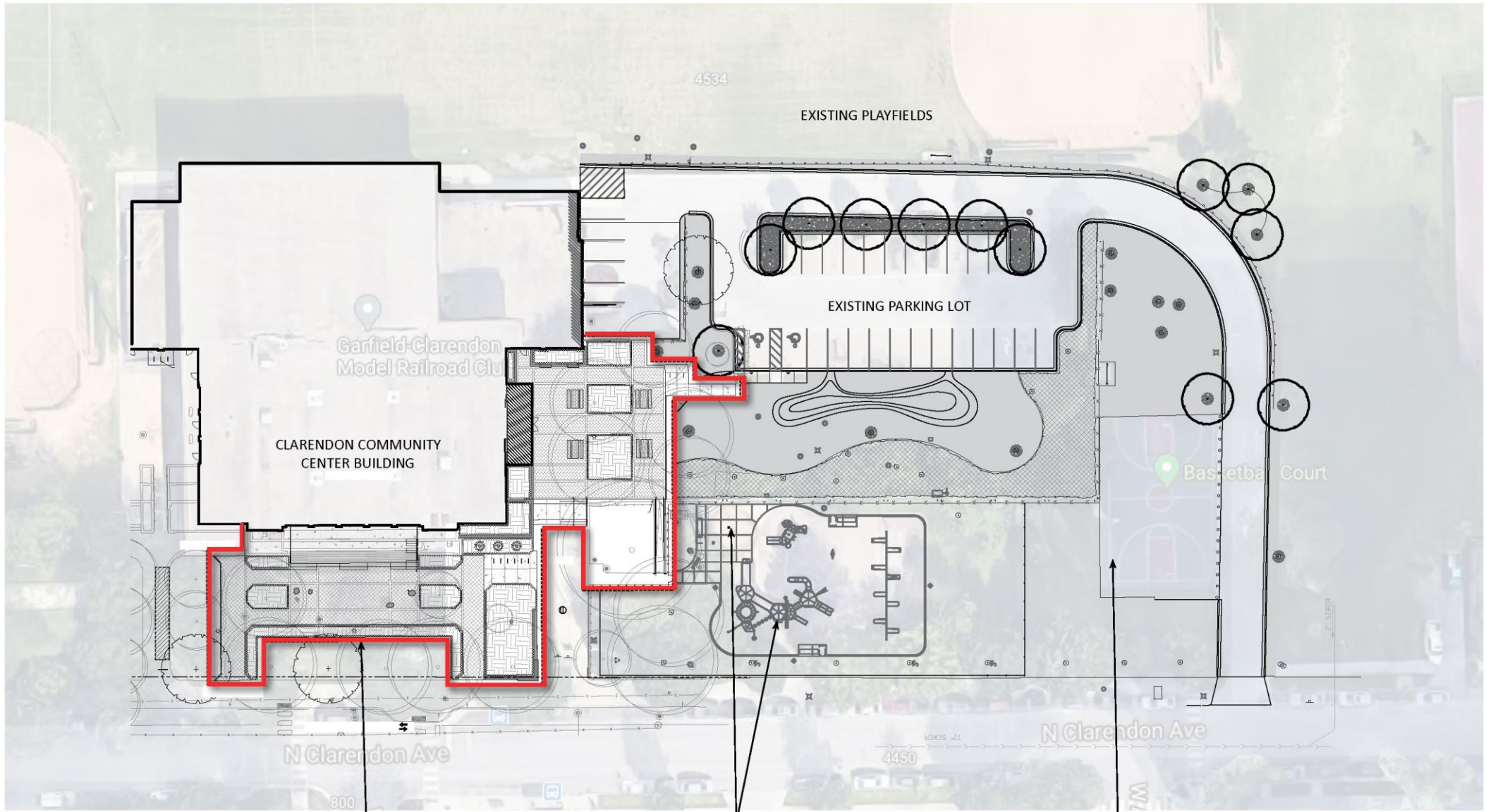
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Cook County GIS Dept.

Applciant: Chicago Park District
 Address: 4501 N Clarendon Ave.
 Chicago, Illinois
 Date: April 6, 2021

0 45 90 180 270 360 Feet



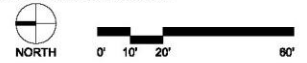
SITE CONTEXT PLAN



SCOPE OF LANDSCAPE WORK

EXISTING PLAYGROUND & SPLASH PAD

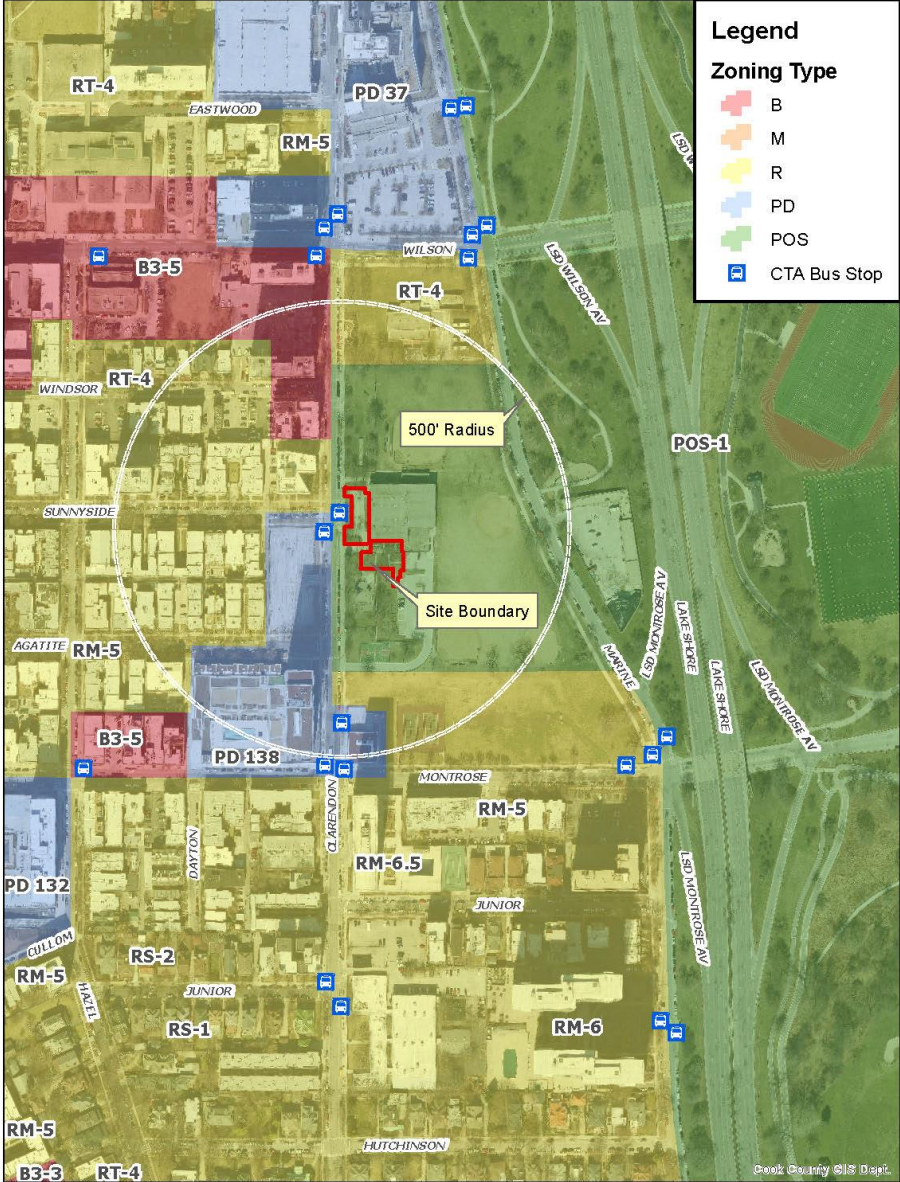
EXISTING BASKETBALL COURT



SITE CONTEXT PLAN

Clarendon Community Center

1 inch = 300 feet



Legend

Zoning Type

- B
- M
- R
- PD
- POS
- CTA Bus Stop

Chicago Park District
Dept. of Planning & Construction
2020 Cook County Aerial
June 2021 - JAT





AERIAL VIEW FROM SOUTHEAST



EXTERIOR- FROM CLARENDON AVENUE



EXTERIOR – VIEW NORTH

Pedestrian Context



160FT SOUTH OF BUILDING
RTUs THEORETICALLY BECOME VISIBLE , THOUGH HIDDEN BY DECIDUOUS TREES



250FT WEST OF BUILDING
RTUs THEORETICALLY BECOME VISIBLE , THOUGH HIDDEN BY DECIDUOUS TREES



290FT EAST OF BUILDING
RTUs BECOME VISIBLE

Pedestrian Context



70FT SOUTHEAST OF BUILDING



265FT SOUTHEAST OF BUILDING



110FT NORTHEAST OF BUILDING
RTUs BECOME VISIBLE



300FT NORTHEAST OF BUILDING

★ Planning Context



CLARENDON COMMUNITY CENTER FEASIBILITY STUDY

- Plan date: March 2020
- Author: Chicago Park District and Williams Architects
- Plan Goals:
 - Develop a plan for the future of Clarendon Community Center that is accessible and welcoming to the diverse community it serves.
 - Incorporate environmental sustainability
 - Accommodate numerous cultural clubs, exhibits, performances and gatherings
 - Celebrate the historic vitality of the Clarendon Community Center and its surrounding neighborhood

Project Timeline + Community Outreach

Community Meetings (Feasibility Study w/ Williams Architects):

- May 20, 2017
- July 26, 2017
- September 20, 2017
- April 26, 2018
- May 19, 2018
- July 11, 2018
- July 23, 2018
- September 26, 2018
- November 27, 2018
- February 4, 2019
- May 15, 2019
- August 2, 2019
- September 19, 2019
- January 30, 2020

Changes based on community feedback:

- Renovation of existing building instead of new construction



Project Timeline + Community Outreach

LPO Filed: April 13, 2021

Community Meetings

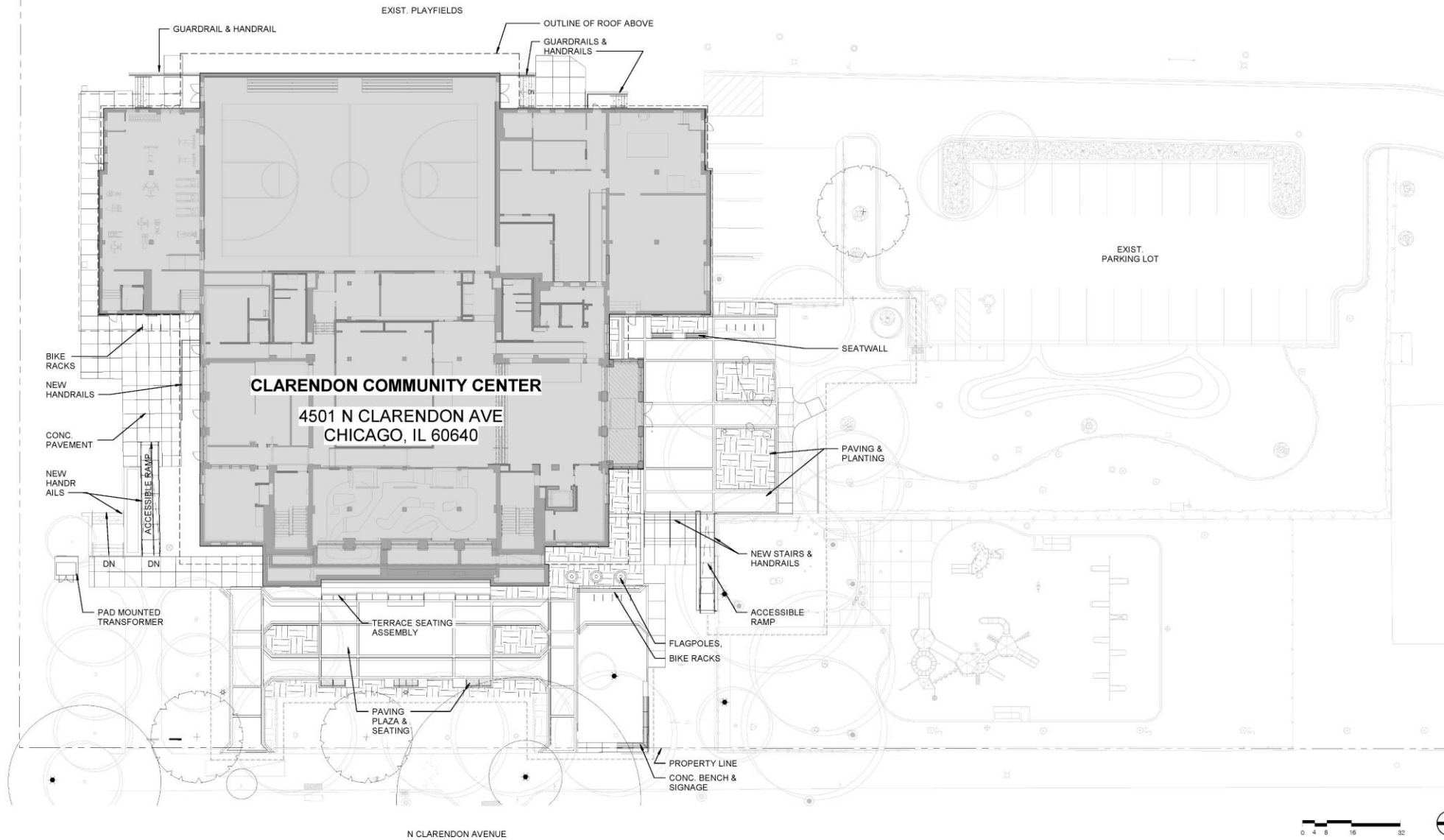
(Building Design w/ Booth Hansen):

- February 24, 2021 PAC Meeting
- March 25, 2021 Community Meeting
- May 26, 2021 PAC Meeting

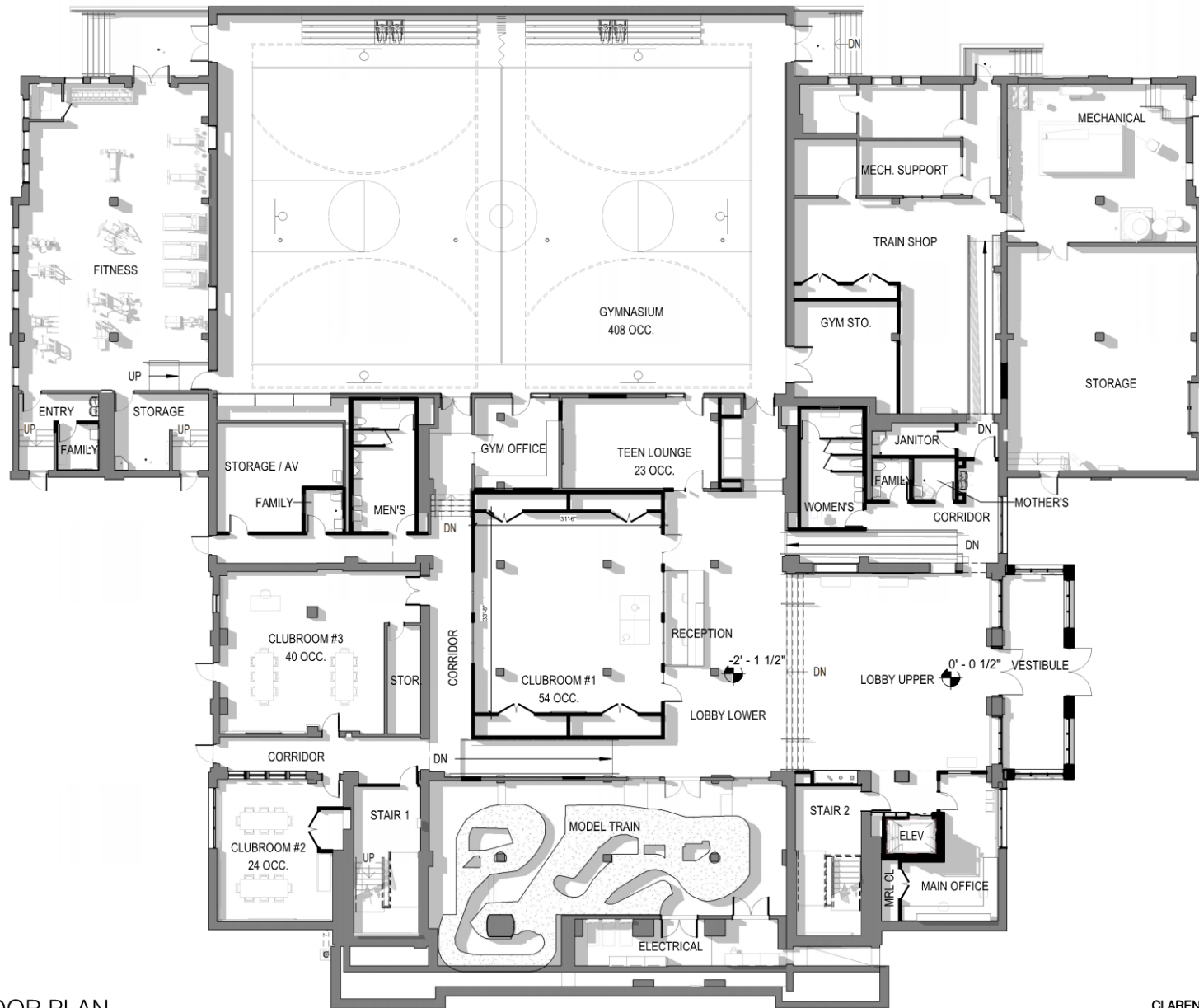
Changes based on community feedback:

- Miscellaneous site plan updates (seating configuration, ramp location, tree location, stage configuration)
- Miscellaneous floor plan updates (train club work room location, enhanced security features, addition of “mother’s room” to ground floor, confirmation of game room capacity)
- Increased plumbing fixture count for first-floor event space.





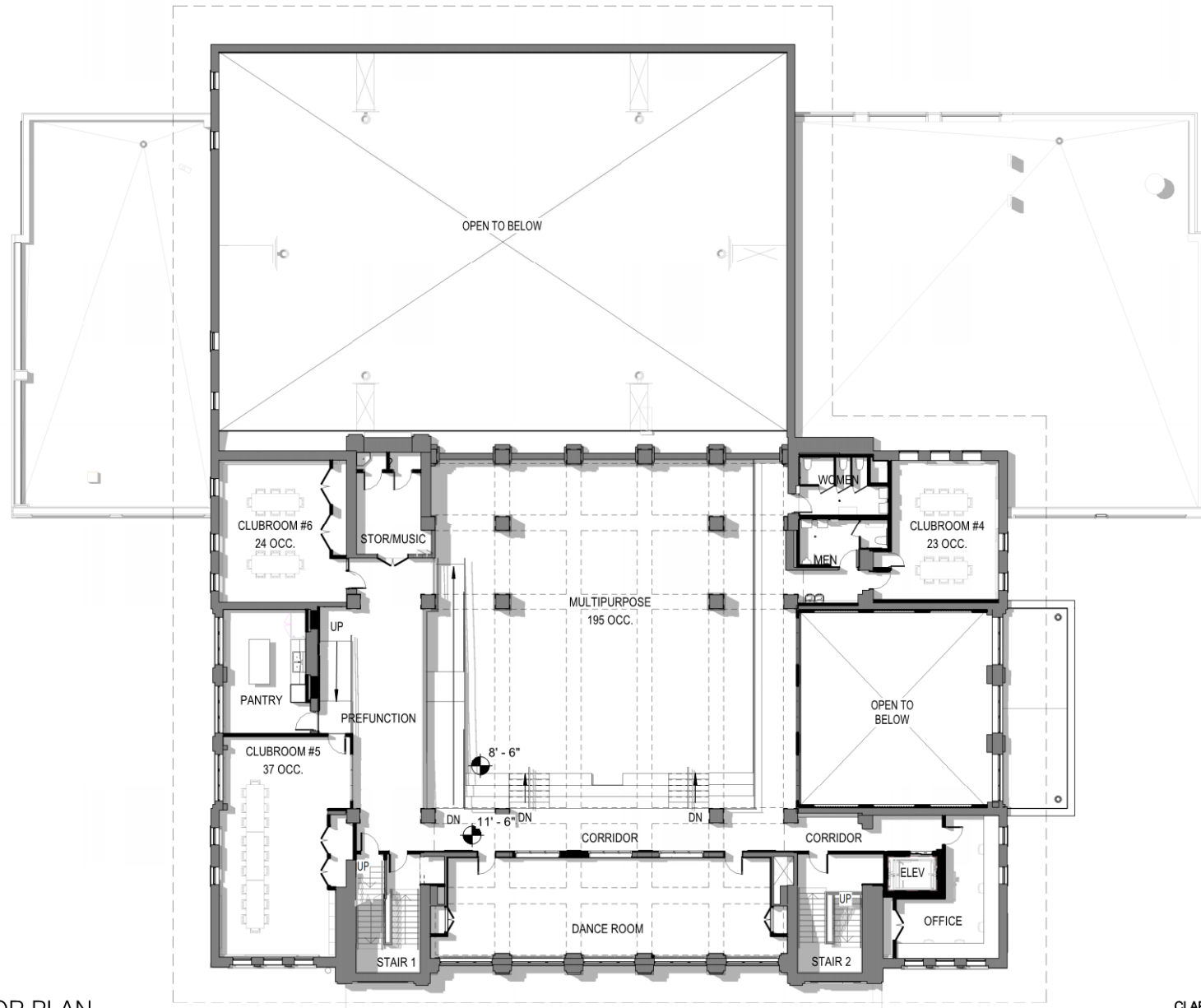
SITE PLAN



GROUND FLOOR PLAN

CLARENDON COMMUNITY CENTER
 05/28/2021
 2020

GROUND FLOOR PLAN

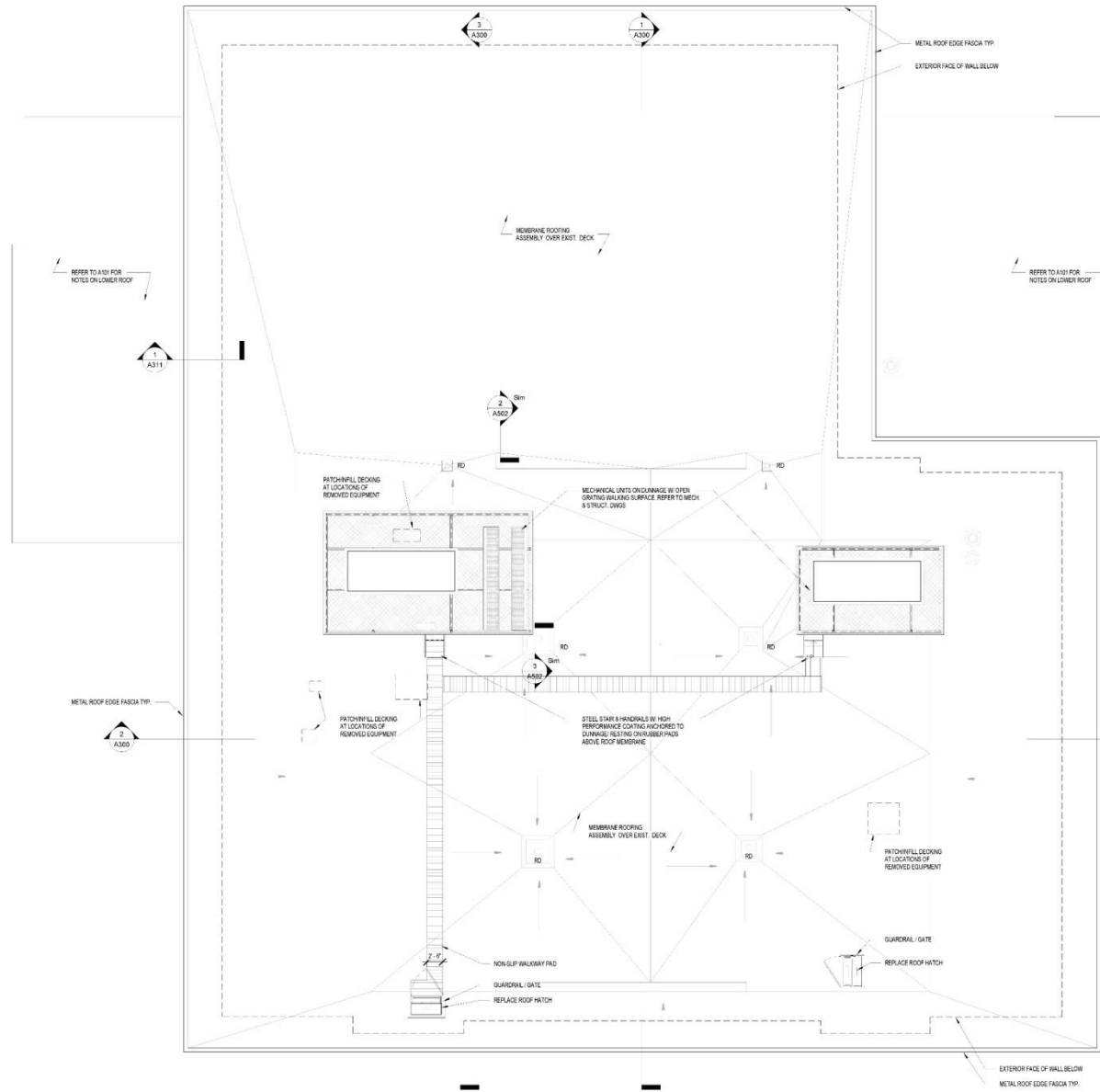


FIRST FLOOR PLAN

CLARENDON COMMUNITY CENTER
 05/28/2021
 2020



FIRST FLOOR PLAN



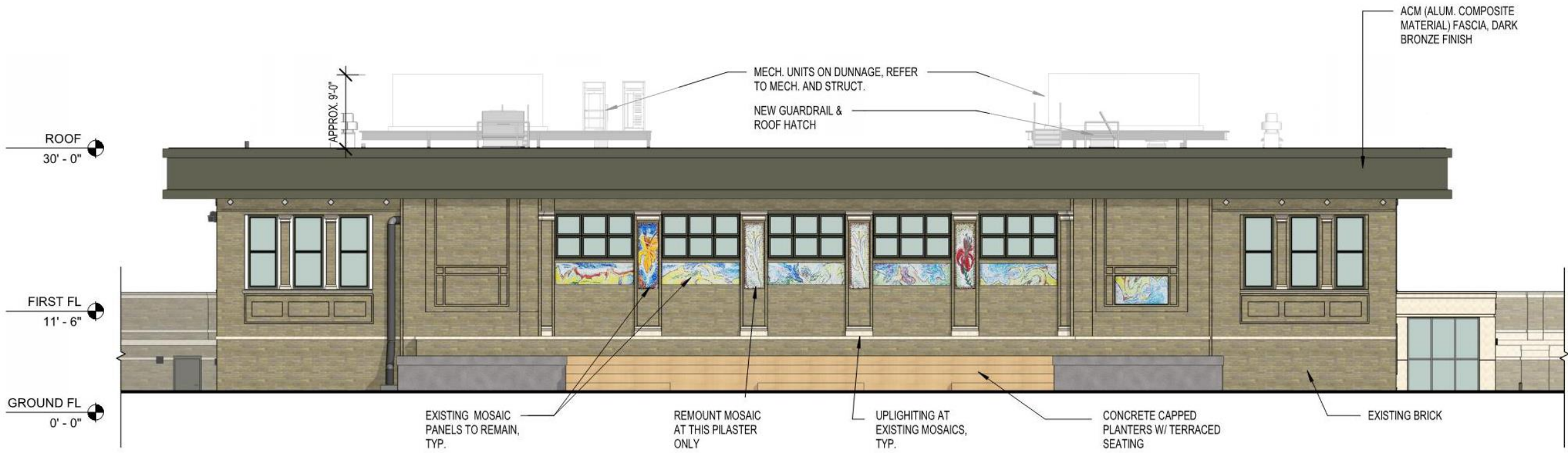
1 ROOF PLAN
1/8" = 1'-0"

- ROOF SCOPE OF WORK**
- REMOVE EXISTING 4-PLY BUILT UP ROOFING SYSTEM INCLUDING FLASHINGS - DOWN TO GYP/PLASTER OR CONCRETE DECK, ON ALL ROOFS. REMOVE APPROXIMATELY 800 S.F. OF MC GYP/PLASTER AND REGRADE BETWEEN GYP/PLASTER TO 2 INCHES THICK.
 - REBUILD ALL ROOF CURBS TO ACHIEVE MINIMUM 4" ABOVE ROOF SURFACE. ADD (1) ADDITIONAL ROOF DRAIN AND INTERIOR LEADER TO THE SOUTH ALIENARY ROOF AREA, WHICH IS CURRENTLY ONLY SERVED BY A SINGLE ROOF DRAIN AFTER THE OVERFLOW SCUPPER WAS REMOVED DURING THE MASONRY PROJECT RESTORATION.
 - REMOVE ADDITIONAL EXISTING BRICK MASONRY PARAPET WALL - LOCATED AT THE ROOF JUNCTION BETWEEN THE ORIGINAL BUILDING AND 2ND ADDITION. TO REDUCE THE EXISTING STEP IN THE ROOF AT THIS LOCATION. ASSUME APPROXIMATELY 80 S.F. OF BRICK MASONRY REMOVAL.
 - LEVEL SUNKEN AREA AT JUNCTION BETWEEN 01M ROOF AND ORIGINAL ROOF WITH EPS INSULATION AND PLYWOOD. ASSUME APPROXIMATELY 400 S.F. @ 4 INCHES THICKNESS OVERALL.
 - INSTALL NEW SINGLE PLY PVC ROOF SYSTEM - BASIS OF DESIGN ASSEMBLY:
 - 3/8" x 1/2" x 3/4" 80 ML CUSTOM TEXTURED PVC MEMBRANE, COLOR: GRAY, 100% RESIN
 - 1/2" GYP/PLASTER, ADHERED
 - 4" POLYISO INSULATION, SPRAY-ON (M-30), ADHERED
 - 1/2" TAPERED INSULATION, SANDWICH, ADHERED
 - 1/2" W/SPR REINFORCER IN 1/2" SELF-ADHESIVE
 - 1/2" W/SPR REINFORCER PRIMER
 - PVC-GROUTED SHEET METAL FLASHING, AND STAINLESS STEEL FLASHING
 - EXISTING GYP/PLASTER DECK
- FASCIA SCOPE OF WORK**
- REMOVE EXISTING STEEL FASCIA ELEMENTS, WHILE LEAVING THE SUPPORT STRUCTURE INTACT. REMOVE EXISTING PLASTER SCOFFS.
 - PAINT STEEL SUPPORT STRUCTURE WITH A DIRECT-TO-METAL RUST INHIBITIVE PRIMER. FOR SURFACE PREP, ANY LOOSE MATERIALS HAVE TO BE REMOVED USING POWER OR HAND TOOLS, LEAVING TOYOTA'S ADHERENCE RUST.
 - TIGHTLY ADHERED RUST CAN BE TREATED WITH MICROPOXY AND PRE-PRIME FOLLOWED BY A COAT OF HANDCRAFTED GME.
 - INSTALL NEW FASCIA UTILIZING ACM/FIR PANELS.
 - INSTALL NEW SCOTT'S ULTRALINE GEM COATING AND GLASS MATT FACED EXTERIOR SHEATHING BOARD.
- 0 1 2 4 8

ROOF PLAN



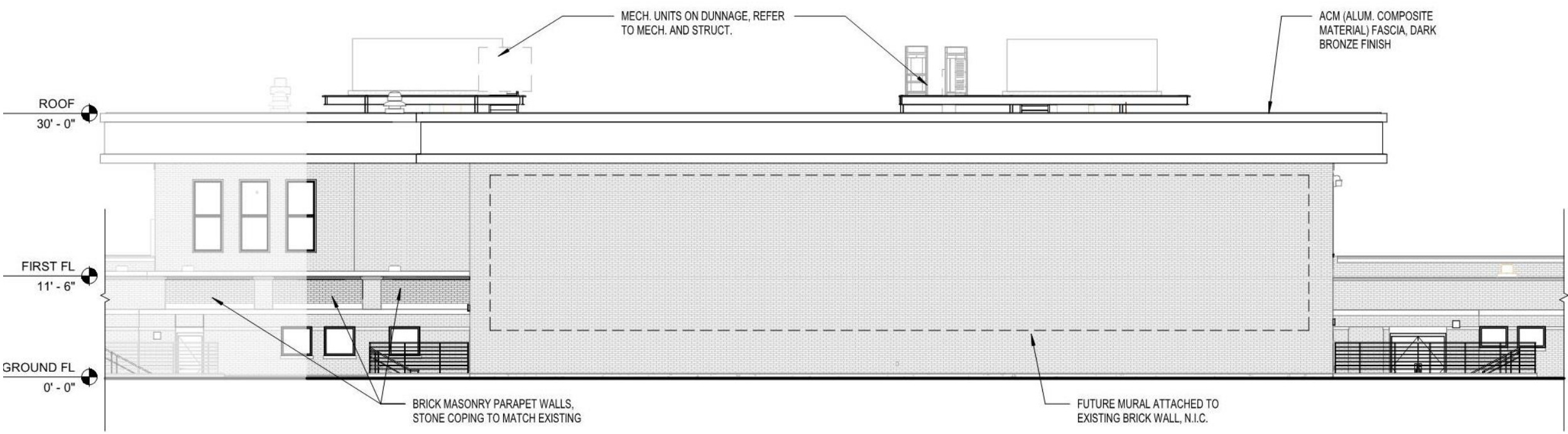
BUILDING ELEVATION - SOUTH



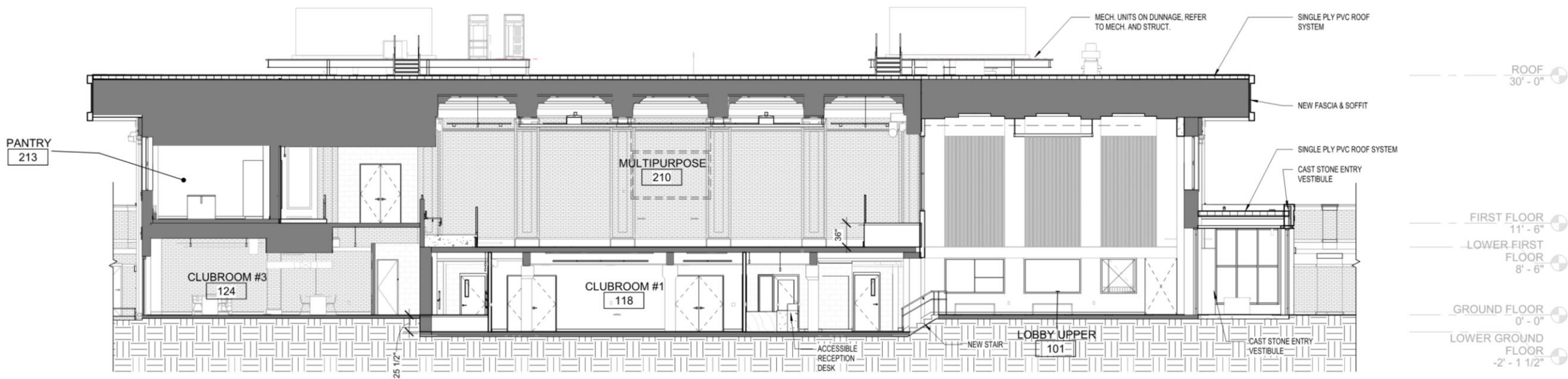
BUILDING ELEVATION - WEST



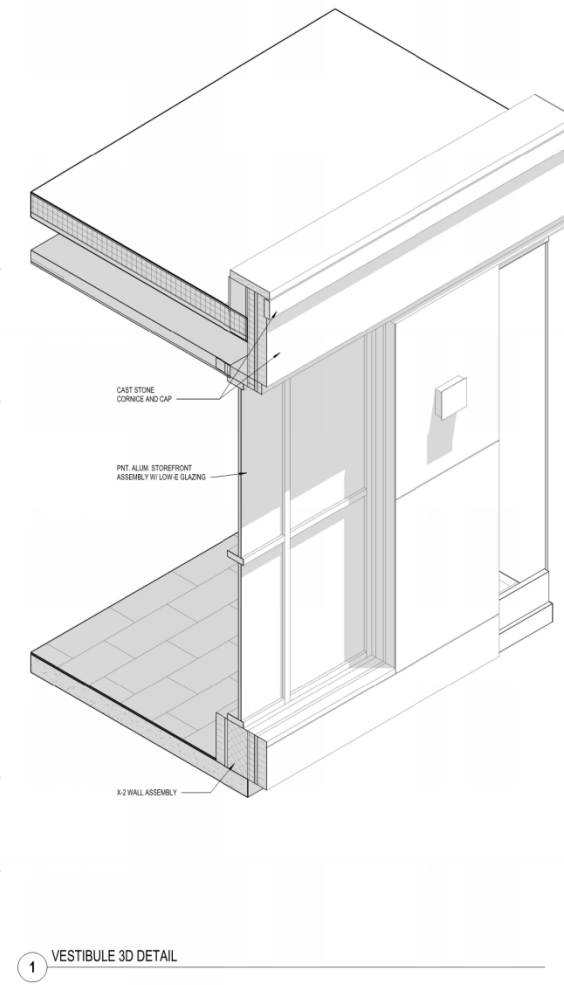
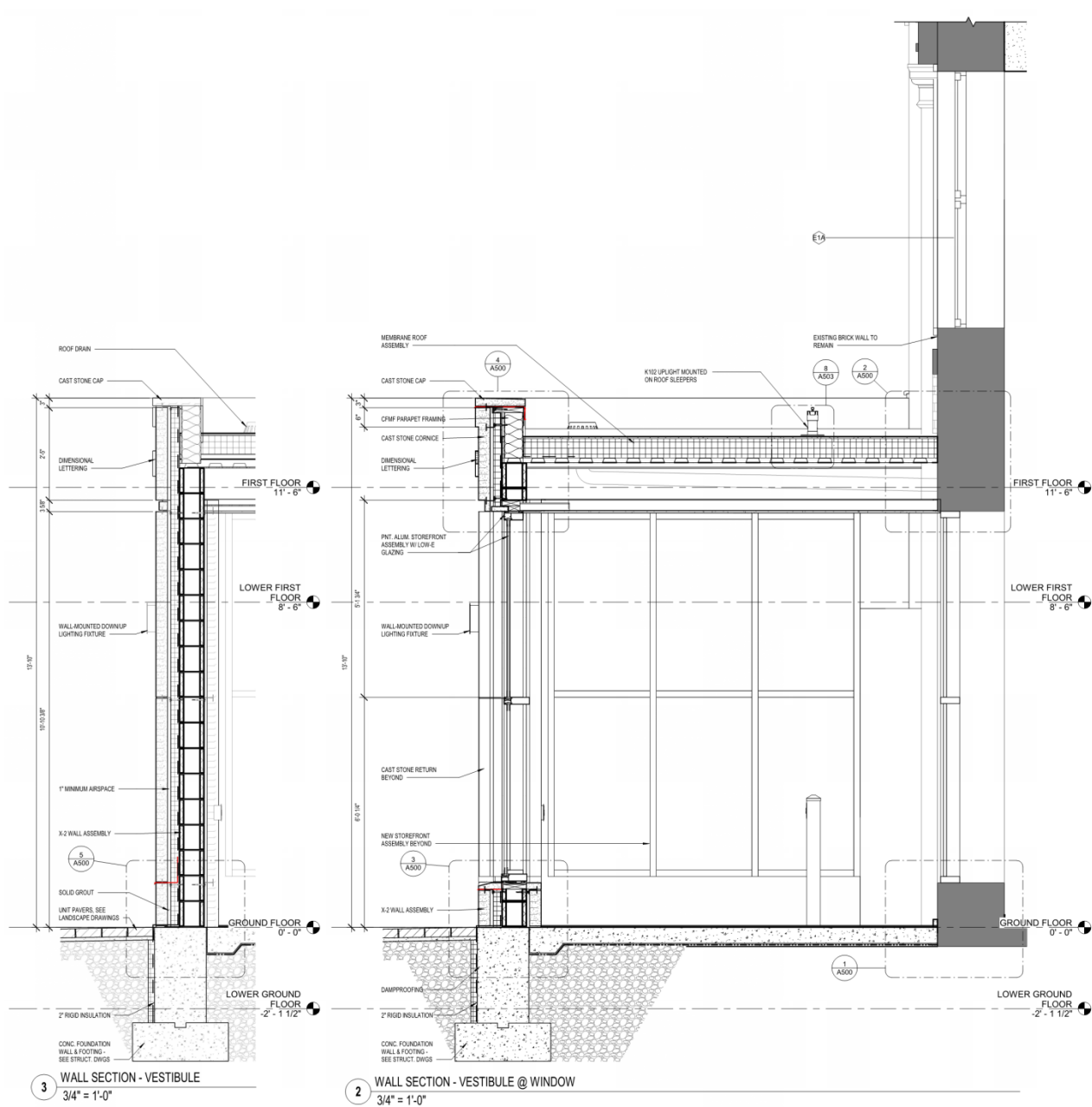
BUILDING ELEVATION - NORTH



BUILDING ELEVATION - EAST



BUILDING SECTION – N/S



FAÇADE SECTIONS – ENTRY VESTIBULE



INTERIOR IMPROVEMENTS – LOBBY – VIEW NORTH



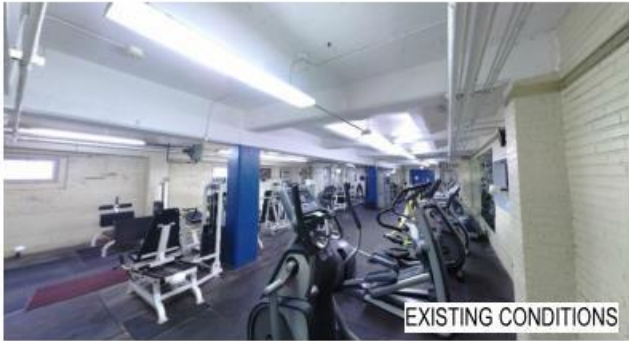
INTERIOR IMPROVEMENTS – LOBBY – VIEW SOUTH



INTERIOR IMPROVEMENTS – CLUBROOM #1



INTERIOR IMPROVEMENTS – GYMNASIUM



EXISTING CONDITIONS

INTERIOR IMPROVEMENTS – FITNESS ROOM



INTERIOR IMPROVEMENTS – MULTIPURPOSE ROOM



EXISTING CONDITIONS

INTERIOR IMPROVEMENTS – DANCE ROOM

- 1. To promote and protect the health, safety, comfort, convenience and general welfare of the people and to conserve our natural resources.**

The Clarendon Community Center renovation project will promote and protect the health, safety, comfort, and convenience of the general public by enhancing recreational opportunities and updating accessibility, public facilities, lighting and landscaping. This proposal is in no way deleterious to the general welfare of the public. The proposed project will conserve our natural resources by reusing an existing building.

- 2. To identify and establish the Lake Michigan and Chicago Lakefront Protection District and to divide that District into several zones wherein any and all development or construction, as specified in Article V hereinafter, shall be specifically restricted and regulated.**

The Lakefront Protection Ordinance defines the specific boundaries and zones.

- 3. To maintain and improve the purity and quality of the waters of Lake Michigan.**

The Clarendon Community Center renovation project will use stormwater management best practices such as infiltration to handle stormwater and will thereby contribute to the improvement of water quality and ecological balance of Lake Michigan.

- 4. To ensure that construction in the Lake, or modification of the existing shoreline shall not be permitted if such construction or modification would cause environmental or ecological damage to the Lake or would diminish water quality; and, to ensure that the life patterns of fish, migratory birds and other fauna are recognized and supported.**

No construction along the lake edge is included in this project.

- 5. To ensure that the Lakefront Parks and the Lake itself are devoted only to public purposes and to ensure the integrity of, and expand the quantity and quality of, the Lakefront Parks.**

This proposal is only for public purposes and the features will expand the quality and overall use of this section of the lakefront park system.

- 6. To promote and provide for continuous pedestrian movement along the shoreline.**

This project does not include improvements along the shoreline, but is located along an existing walkway that provides connection to the lake front trail via Montrose Avenue.

- 7. To promote and provide for pedestrian access to the Lake and Lakefront Parks from and through areas adjacent thereto at regular intervals of one-fourth (1/4) mile and additional wherever possible; and, to protect and enhance vistas as these locations and wherever else possible.**

The Clarendon Community Center renovation project is located along an existing walkway that provides connection to the lake front trail via Montrose Avenue.

- 8. To promote and provide for improved public transportation access to the Lakefront.**

The Clarendon Community Center renovation project is located along an existing bus route and will include a new CTA schedule display within the renovated lobby.

- 9. To ensure that no roadway of expressway standards, as hereinafter defined, shall be permitted in the Lakefront Parks.**

No roadway improvements are being proposed as part of this development.

10. To ensure that development of properties adjacent to the Lake or the Lakefront Parks is so defined as to implement the above-stated Purposes, provided; however, that with respect to property located within the Private-Use Zone, as established by Article V, VI and IX of this Ordinance, the permitted use, special use, lot area per dwelling unit and floor area ratio provisions found in the applicable chapters of Chicago Zoning Ordinance portion of the Municipal Code of Chicago, shall govern, except where such provisions are in substantial conflict with the Purposes of this Ordinance or the Fourteen Basic Policies of the Lakefront Plan of Chicago.

This site is not located in the Private Use Zone.

11. To achieve the above-stated Purposes, the appropriate public agency should acquire such properties or rights as may be necessary and desirable.

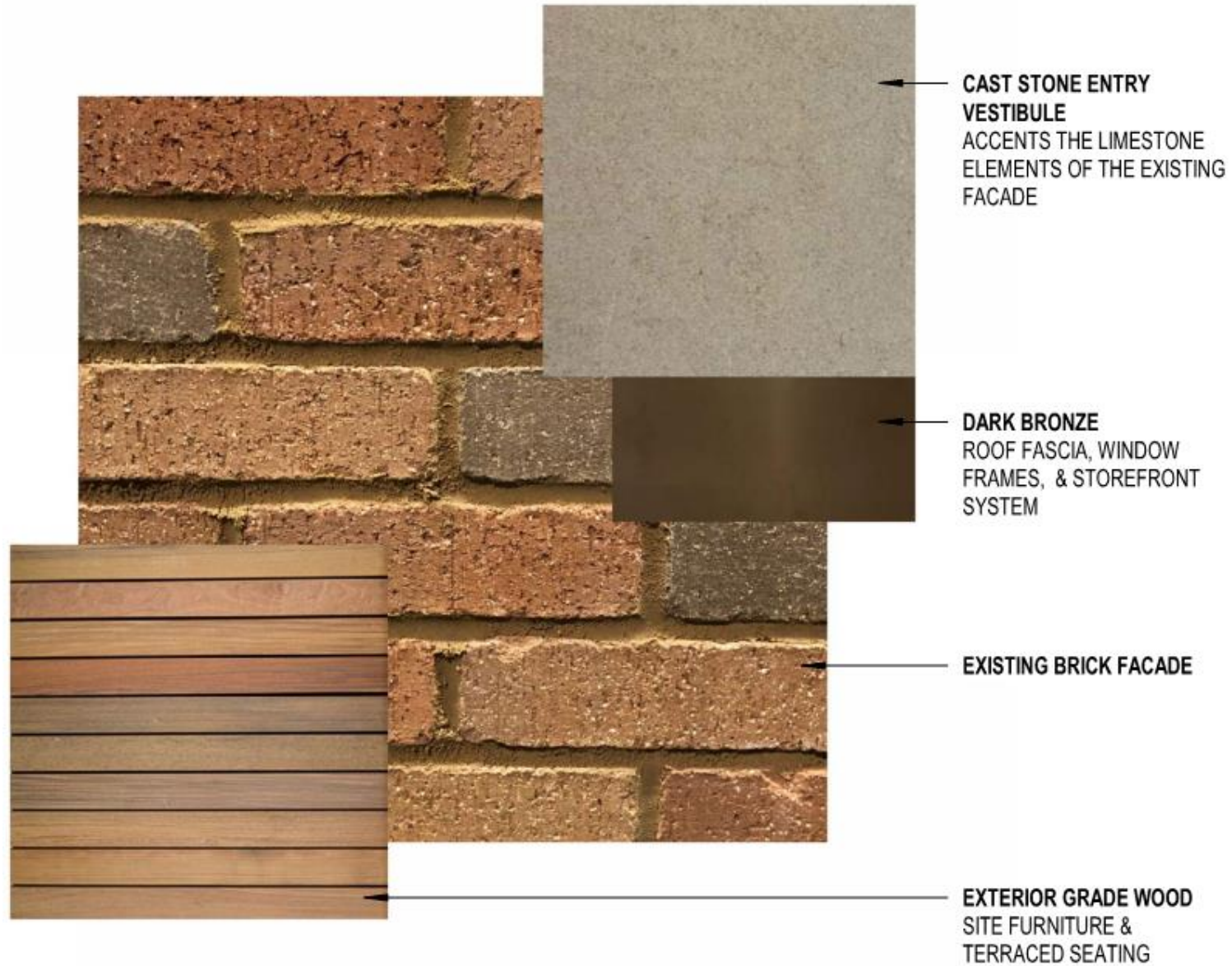
The Clarendon Community Center will remain in public ownership.

12. To define and limit the powers and duties of the administrative body and officers as provided herein.

This purpose is not applicable, as it relates to powers and duties embodied in the Lakefront Protection Ordinance.

13. Nothing contained in the Lake Michigan and Chicago Lakefront Protection Ordinance shall be deemed to be a waiver, consent, license or permit to use any property or to locate, construct or maintain any building, structure or facility or to carry on any trade, industry, occupation or activity which may be otherwise required by law.

The Applicant acknowledges and understands that nothing in the Lake Michigan and Chicago Lakefront Protection Ordinance is deemed to be a waiver or consent of all applicable permits or licenses to establish and operate the proposed project.



CAST STONE ENTRY VESTIBULE
ACCENTS THE LIMESTONE ELEMENTS OF THE EXISTING FACADE

DARK BRONZE
ROOF FASCIA, WINDOW FRAMES, & STOREFRONT SYSTEM

EXISTING BRICK FACADE

EXTERIOR GRADE WOOD
SITE FURNITURE & TERRACED SEATING

BUILDING MATERIALS



DEPARTMENT OF BUILDINGS
CITY OF CHICAGO

DATE: 5/12/2021
TO: Patrick Maloney, PE, Assistant Chief Engineer *CEB*
FROM: Andrew Billing, PE, Lead Stormwater Reviewer
SUBJECT: Determination Based on Design Plans, dated: 5/7/2021

Project Name: **CPD Clarendon Park: Community Center Improvements**
Project Address: **4501 N Clarendon Ave**
Tracking Number:

Not a Regulated Development. The above referenced project is not a regulated development under the stormwater ordinance for the following reasons:

1. The project does not disturb a land area or substantially contiguous land areas of 15,000 square feet or more.
2. The project does not create an at-grade impervious surface of 7,500 or more substantially contiguous square feet.
3. The project does not result in discharges of stormwater into any waters or separate sewer system.

Departmental requirements are subject to change. This record of determination is **valid for one year** from the date of issue indicated above. It is the designer's/developer's responsibility to field check the size, location, and invert elevation of existing sewers and other city-owned or private utilities prior to the start of construction.

Originated by: **Ben Stammers, PE, Stormwater Consultant** *BTS*
V3 Companies

cc-Designer: **David Kasalko, PE, Terra Engineering Ltd.**

Not Reg Dev

121 NORTH LA SALLE STREET, CHICAGO, ROOM 900, CHICAGO, ILLINOIS 60602

- **The project will provide a modernized, completely accessible facility to host community programming and events.**
- **The project will create an estimated 80 construction jobs, and will support several permanent jobs.**
- **The Park District's Participation Goals are: 25% Participation from Qualified Minority Business Enterprises and 5% Participation from Qualified Women Business Enterprises**



Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations (staff to complete)

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section 16-4-030 hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.