

Hub at Berens Park



The Hub is a building located in Berens Park that provides multi-use building, restrooms, baby changing table and coat hooks. The main issues at this building are door force is too high and/or closes too quickly, toilet paper dispenser is mounted too close to the grab bar, coat hooks are mounted too high, feminine napkin disposal is mounted too far from the toilet, stall door is not self closing or provide handles, baby changing table is mounted too high, . **Please Note:** When a **UD** is indicated, this is a Universal Design (**UD**) recommendation to enhance accessibility. The **UD** recommendation is not required to meet the minimum accessibility standards but it would be encouraged. If used in this report, the letters, **AFF** stand for above finished floor.

The report uses two different accessibility codes. The 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG) can be down loaded from the Access Board website. The website is www.access-board.gov. In addition, the Illinois Accessibility Code (IAC) was also used in this report. This code can be down loaded from the website, www.cbd.state.il.us/IAC. The estimated costs for correction of access barriers are taken from the "Means ADA Compliance Pricing Guide 2nd Edition". Each estimated costs for corrective actions have been adjusted for inflation and regional costs to better reflect the 2024 expenses in the suburban Chicagoland area.



The Elmhurst Park District is part of a local government which requires compliance with Title II of the Americans with Disabilities Act (ADA). Changes to the Park District would allow for equal opportunity to participate in programs and activities, effective communication, and program accessibility. Access of programs and activities can be achieved by removal of physical barriers, modification of policies, practices and procedures that discriminate against a person with a disability and relocation to an accessibility facility. In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information.

PLEASE NOTE: In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information. ADAAG 206.2 requires that at least one accessible route be provided within the boundary of the site. The reports provide comments on all routes that when upgrades are made in the future modifications can be made to correct the access barrier or in some cases modify to the greatest extent possible.

Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	<p>The multi-purpose room exterior doors both have an opening force too high at 10 lbs.</p>	<p>IAC 404.2.9</p>	<p>Adjust the closer so the door opening force is no heavier than 8.5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.</p>	<p>1</p>		<p>\$ 250.00</p>		
	<p>The single user restroom has a toilet paper dispenser mounted only 5 1/2 inches above the grab bar.</p>	<p>ADAAG 604.7</p>	<p>Remount the toilet paper dispenser to be no lower than 15 inches, no higher than 48 inches AFF and a centerline of the double roll dispenser that is a minimum of 7 inches to a maximum of 9 inches in front of the toilet. If above the grab bar provide at least 12 inches clearance between the grab bar and the bottom of the toilet paper dispenser. Do not mount the toilet paper dispenser behind the side grab bar. Recommendation: It would be recommend to mount the toilet paper dispenser 1 1/2 inches minimum under the side grab bar and no lower than 15 inches AFF.</p>	<p>3</p>		<p>\$ 310.00</p>		





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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The hall coat hooks are mounted too high at 63 1/2 inches AFF.	ADAAG 222.1 & ADAAG 308	Provide 5% of the coat hooks, but not less than one, at a reach range no higher than 48 inches AFF for a forward reach over an obstruction no deeper than 20 inches or a side reach of 48 inches AFF over an object no deeper than 10 inches. Consider adding additional coat hooks at the lower height.	4		\$ 250.00		
	The main door has an opening force too high at 12 lbs. and closes too quickly at 4 seconds.	IAC 404.2.9	Adjust the closer so the door opening force is no heavier than 8.5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.	1		\$ 125.00		
Women's Restroom - Outdoors								
	The outdoor women's restroom door has an opening force too high at 10 lbs. and closes too quickly at 4 seconds.	IAC 404.2.9	Adjust the closer so the door opening force is no heavier than 8.5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.	1		\$ 125.00		




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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The outdoor women's restroom feminine napkin disposal is mounted too far away at 30 inches.	ADAAG 308	Relocate the feminine product disposal to be no more than 9 inches maximum in front of the toilet if mounted on the sidewall or no more than 20 inches from the toilet if mounted on the back wall. The feminine napkin disposal should be mounted no higher than 48 inches on either wall but would be recommended to mount under the grab bars.	4		\$ 125.00		
	The outdoor women's restroom stall door is not self closing.	ADAAG 604.8.1.2	Provide the hinges to allow for the stall door to be self-closing.	3		\$ 225.00		
	The outdoor women's restroom stall door does not provide handles.	ADAAG 604.8.1.2	Provide door pulls complying with ADAAG 404.2.7 on both sides of the door near the latch.	3		\$ 250.00		
	The outdoor women's restroom baby changing table is mounted too high at 49 inches AFF to the handle.	ADAAG 902	Remount the baby changing table to be no higher than 34 inches AFF to the changing surface and provide a minimum knee clearance of 27 inches. Also mount it so the handle is no higher than 48 inches AFF.	3		\$ 345.00		

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
Men's Restroom - Outdoors								
	The outdoor men's restroom door has an opening force too high at 10 lbs. and closes too quickly at 4 seconds.	IAC 404.2.9	Adjust the closer so the door opening force is no heavier than 8.5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.	1		\$ 125.00		
	The outdoor men's restroom stall door is not self closing.	ADAAG 604.8.1.2	Provide the hinges to allow for the stall door to be self-closing.	3		\$ 225.00		
	The outdoor men's restroom stall door does not provide an outside handle.	ADAAG 604.8.1.2	Provide a door pull complying with ADAAG 404.2.7 on the outside of the door near the latch.	3		\$ 125.00		

Estimated Total Cost for Accessibility Upgrades at Hub at Berens Park \$ 2,480.00