

# York Commons Park and Smalley Pool



York Commons Park and Smalley Pool is a large sized neighborhood park that provides parking, playground, ballfield, pool, locker-rooms, restrooms, and picnic tables. The main issues at this park and pool are gaps are too wide, branches protrude, parking signs are not provided or mounted too far back, cross slope is too steep, walkway surfaces are uneven, no accessible swing is provided, dog waste bags are mounted too high, companion seating is not provided at bleachers or player bench, door force is too high and the clear opening , toilet stall is not accessible, sinks are mounted too low, toilet are mounted too low and too close to the wall, faucets shut-off too quickly, hand dryers protrude, toilet paper dispensers are not in the proper locations, pipe protection is missing, urinals are too high, grab bars are missing, not in the proper location or too short, coat hooks are mounted too high, baby changing table is not of the proper design, a changing bench does not provide a proper companion seating space, proper spacing of pool stair handrails is not provided and not enough accessible picnic tables are provided. **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](http://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](http://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.

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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
	The walkway as you enter the park near the York Commons sign has a gap too wide at 1 1/2 inches where it meets the sidewalk.	ADAAG 302.3	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
	The gap right at the York Commons sign is too wide at 1 inch.	ADAAG 302.3	Fill in or replace section of asphalt walkway to provide a flush transition or an opening no greater than 1/2 inch.	1		\$ 220.00		
	The branches along the parking lot protrude at 65 inches AFF to 79 inches AFF.	ADAAG 307	Trim the branch to provide an 80 inches minimum clear head space and back to the edge of the walkway.	1		\$ 65.00		





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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The parking facing the green space has a parking sign mounted too far away at 13 feet.	ADAAG 502.6	Relocate the existing accessible parking sign and post to the head of the accessible parking space. The signs should be mounted the at the head of the new accessible parking space no more than 72 inches back and minimum of 60 inches above the ground and a maximum of 9 feet from finished grade to the bottom of the International Symbol of Accessibility sign.			\$ 285.00		
	The cross slope of the walkway from the driveway entrance to the pool is too steep at up to 7.2% for 361 feet	ADAAG 403.3	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 16,000.00		
	The walkway along the playground and pool is uneven for 56 feet.	ADAAG 403.3	Remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 2,500.00		
	No accessible swing is provided.	ADAAG 1008.4.4	When updating or replacing a swing purchase a swing with a support for the head and back plus a harness.	2		\$ 1,150.00		




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	The dog waste bags are mounted too high at 61 inches AFF.	ADAAG 308	Remount the dog waste bags to be no higher than 48 inches above the ground.	4		\$ 75.00		
	No companion seating is provided at one side of the bleachers.	ADAAG 221.2.1 & 802.1	On one more side, provide a clear ground space of at least 36 inches by 48 inches positioned near the bench with one side adjoining the walkway. The clear ground space should have a slope no steeper than 2% in all directions. The clear ground space should not overlap the accessible route or another clear ground space.	2		\$ 375.00		
	No accessible route is provided to the other player bench and bleachers for 95 feet.	ADAAG 403	Provide a new accessible route with a running slope no steeper than 5% and a cross slope no steeper than 2%.	1		\$ 4,200.00		
	No companion seating is provided at the other player bench.	ADAAG 221.2.1.4 & 802.1	Provide at least one wheelchair space that is a minimum 36 inches wide by a minimum 48 inches long front or rear approach or a wheelchair space that is a minimum 36 inches by minimum 60 inches approach for a side approach.	2		\$ 375.00		



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	No companion seating is provided at the other bleachers.	ADAAG 221.2.1 & 802.1	Provide the appropriate number of wheelchair spaces (30 inches X 48 inches space) per total number of seats (\$375 per space) with a slope of 2% in all directions. Connect this wheelchair space to the accessible route.	2		\$ 750.00		
	The walkway to the skate park has a cross slope too steep at up to 4% for 51 feet.	ADAAG 403.3	Attempt a "mud jacking" technique or remove and regrade section to provide a cross slope no greater than 2%.	1		\$ 5,875.00		
	The parking space near the pool entrance does not provide a parking sign.	IAC 502.6	Provide a sign with the International Symbol of Accessibility and a fine sign of a between \$250 and \$350 depending on local codes. Mount the sign at the head of the parking space at 5 feet minimum to a 9 feet maximum from the ground to the bottom of the sign and located no further than 6 feet in front of the parking space.	1		\$ 420.00		
<b>Men's Restroom - Outside Entrance</b>								

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The men's restroom exterior door has a door opening force too high at 11 lbs.	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.	<b>3</b>		\$ 125.00		
	The men's restroom exterior door has a clear opening of only 29 inches.	ADAAG 404.2.3	Widen the door clear opening to provide a minimum 32 inches clear opening with the door at a 90 degree angle.	<b>2</b>		\$ 6,200.00		







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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	<p>The men's restroom does not provide an accessible toilet stall.</p>	<p>ADAAG 604</p>	<p>Provide an accessible stall that is a minimum of 60 inches wide and a minimum of 56 inches deep with a minimum 42 inches side grab bar mounted 12 inches maximum from the corner and a 36 inches rear grab bar mounted 12 inches minimum from the centerline and 24 inches from the centerline to the transfer side of the toilet. The toilet centerline should be 16 inches to 18 inches from the nearest wall and a minimum 17 inches to a maximum 19 inches to the top of the seat. This will require removal of the adjacent toilet and taking over that space. Check plumbing codes to determine if this is acceptable related to the fixture count.</p>	<p><b>3</b></p>		<p>\$ 5,650.00</p>		
	<p>The men's restroom sink is too low at 25 inches.</p>	<p>ADAAG 606</p>	<p>Remount the sink to provide a minimum 27 inches knee clearance and a rim height of no higher than 34 inches AFF.</p>	<p><b>3</b></p>		<p>\$ 2,400.00</p>		

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The men's restroom faucet shut-off in 8 seconds.	ADAAG 606.4	Provide a lever-operated, push-type or electronically controlled faucet. Self-closing faucets should remain open for at least 10 seconds. Push-type or lever-operated faucets should require not more than 5 lbs. to operate.	3		\$ 750.00		
	The men's restroom hand dryer protrudes out 8 inches at 41 inches AFF.	ADAAG 307	Provide a cane detectable barrier below 27 inches and the width of the protruding object. <b>Option 1:</b> Consider a permanently mounted wall trash can under the dryer with the bottom mounted below 27 inches AFF. <b>Option 2:</b> move the hand dryer to above the sink counter. <b>Option 3:</b> Provide a low profile hand dryer.	1		\$ 750.00		
	The door to the pool locker area is too narrow at 29 inches clear opening.	ADAAG 404.2.3	Widen the door clear opening to provide a minimum 32 inches clear opening with the door at a 90 degree angle.	2		\$ 6,200.00		
<b>Other Single User - Accessible Design</b>								
	The single user accessible toilet room has a toilet centerline of 15 1/4 inches.	ADAAG 604.2	Relocate the toilet with a offset drain to provide a centerline 16 inches to 18 inches from the wall.	3		\$ 2,025.00		







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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The single user accessible toilet room toilet is mounted too low at 15 1/2 inches AFF.	ADAAG 604.4	Remount to provide a toilet with height at 17 inches to 19 inches to the top of the toilet seat.	3		\$ 2,070.00		
	The single user accessible toilet room toilet paper dispenser is mounted too far in front of the toilet at 12 inches and is mounted so it hits the side grab bar.	ADAAG 604.7	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. <b>Recommendation:</b> It would be recommended to mount the toilet paper dispenser 1 1/2 inches minimum under the side grab bar and no lower than 15 inches AFF.	3		\$ 310.00		
	The single user accessible toilet room sink is mounted too low with a 25 inch knee clearance.	ADAAG 606	Remount the sink to provide a minimum 27 inches knee clearance and a rim height of no higher than 34 inches AFF.	3		\$ 2,400.00		

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The single user accessible toilet room hand dryer protrudes out 8 inches at 41 inches AFF.	ADAAG 307	Provide a cane detectable barrier below 27 inches and the width of the protruding object. <b>Option 1:</b> Consider a permanently mounted wall trash can under the dryer with the bottom mounted below 27 inches AFF. <b>Option 2:</b> move the hand dryer to above the sink counter. <b>Option 3:</b> Provide a low profile hand dryer.	1		\$ 750.00		
	The door to the main locker-room area is too narrow with a 29 inches clear opening.	ADAAG 404.2.3	Widen the door clear opening to provide a minimum 32 inches clear opening with the door at a 90 degree angle.	2		\$ 6,200.00		
<b>Men's Locker-room</b>								
	The men's locker-room sinks are mounted too low with a 25 inches knee clearance.	ADAAG 606	Remount the sink to provide a minimum 27 inches knee clearance and a rim height of no higher than 34 inches AFF.	3		\$ 2,400.00		
	The men's locker-room sinks do not provide pipe protection.	ADAAG 606.5	Provide a protective cover or protective pipe wrapping on the water shut offs and drain pipes.	3		\$ 100.00		




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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The men's locker-room 4 urinals are mounted too high at 20 inches AFF to 24 inches AFF.	ADAAG 605	Provide a stall type or lower the wall hung urinal to be no higher than 17 inches AFF and at least 13 1/2 inches deep.	3		\$ 1,725.00		
	The men's locker-room toilet is mounted too low at 16 inches AFF.	ADAAG 604.4	Remount to provide a toilet with height at 17 inches to 19 inches to the top of the toilet seat.	3		\$ 2,070.00		
	The men's locker-room rear grab bar is not in the proper location.	ADAAG 604.5.2	Relocate the rear grab bar to provide 12 inches from the centerline of the toilet to the corner and at least 24 inches from the centerline to the transfer side of the toilet. Mount the grab bars to between 33 inches to 36 inches to the top	3		\$ 195.00		
	The men's locker-room does not provide a side grab bar.	ADAAG 604.5.1	Provide a side grab bar a minimum of 42 inches long and exactly 12 inches from the corner. The grab bar should be mounted 33 inches to 36 inches AFF to the top of the grab bar.	3		\$ 225.00		


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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The men's locker-room coat hook is mounted too high at 61 1/2 inches AFF.	ADAAG 308	Lower the existing coat hook or add a second coat hook at 48 inches AFF.	<b>4</b>		\$ 75.00		
	The men's locker-room baby changing table is an old style and provides a knee clearance of only 25 inches AFF.	ADAAG 902	This is an older model baby changing table that should be replaced. 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.	<b>3</b>		\$ 930.00		
	The double blue doors have a door opening force too high at 10 lbs. and 11 lbs.	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.	<b>1</b>		\$ 250.00		


# York Commons Park and Smalley Pool



Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The men's locker room does not provide an accessible shower.	ADAAG 608.2.1 or ADAAG 608.2.2 or ADAAG 608.2.3	Provide a transfer shower that is 36 inches by 36 inches clear dimension, a clear floor space at the entry of the shower, a shower seat 17 inches to 19 inches above the bathroom floor and extends the full width of the shower, grab bars opposite the seat for the full wall of the control wall and half of the side wall. <b>Option:</b> or a standard roll-in type shower that is a minimum 30 inches wide by a minimum of 60 inches long with an optional shower seat on a side wall but within reach of the controls and grab bars on the remaining side and back walls. Or provide alternate Roll-In type shower that is 36 inches wide and 60 inches deep. An opening at the end one end of the long sides should be at least 36 inches wide and next the shower seat. Grab bars must be provide on the side wall next to the shower seat and the back wall. Controls should be within reach range of the transfer seat.	3		\$ 8,100.00		
<b>Women's Locker-room</b>								

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	<p>The women's locker-room does not provide an accessible shower.</p>	<p>ADAAG 608.2.1 or ADAAG 608.2.2 or ADAAG 608.2.3</p>	<p>Provide a transfer shower that is 36 inches by 36 inches clear dimension, a clear floor space at the entry of the shower, a shower seat 17 inches to 19 inches above the bathroom floor and extends the full width of the shower, grab bars opposite the seat for the full wall of the control wall and half of the side wall. <b>Option:</b> or a standard roll-in type shower that is a minimum 30 inches wide by a minimum of 60 inches long with an optional shower seat on a side wall but within reach of the controls and grab bars on the remaining side and back walls. Or provide alternate Roll-In type shower that is 36 inches wide and 60 inches deep. An opening at the end one end of the long sides should be at least 36 inches wide and next the shower seat. Grab bars must be provide on the side wall next to the shower seat and the back wall. Controls should be within reach range of the transfer seat.</p>	<p>3</p>		<p>\$ 8,100.00</p>		





# York Commons Park and Smalley Pool



Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The women's locker-room toilet is mounted too low at 16 1/2 inches.	ADAAG 604.4	Remount to provide a toilet with height at 17 inches to 19 inches to the top of the toilet seat.	3		\$ 2,070.00		
	The women's locker-room grab bars are mounted too high at 37 inches AFF.	ADAAG 604.5	Remount the grab bars to be no higher than 33 inches AFF to 36 inches AFF. The rear grab bar should be a minimum of 36 inches long mounted 12 inches from the centerline of the toilet to the corner and 24 inches from the centerline to the open side of the toilet. Also, provide a side grab bar a minimum of 42 inches long and a maximum of 12 inches from the corner.	3		\$ 450.00		
	The women's locker-room changing area bench has a companion seating space of only 24 inches and not a proper spacing.	ADAAG 222 & 903	Provide a bench that is a minimum 42 inches long, and a minimum of 20 inches to a maximum of 24 inches deep. The bench should be affixed to a wall or have a back support that extends at least 42 inches the length of the bench at a point a maximum of 2 inches above the seat. The accessible bench should be adjacent to the accessible lockers and have a seat between 17 inches to 19 inches AFF.	2		\$ 955.00		


# York Commons Park and Smalley Pool



Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The women's locker-room double blue doors have an opening force too high at 9 lbs. and 10 lbs.	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.	<b>1</b>		\$ 250.00		
	The women's locker-room sink has a knee clearance of only 25 inches.	ADAAG 606	Remount the sink to provide a minimum 27 inches knee clearance and a rim height of no higher than 34 inches AFF.	<b>3</b>		\$ 2,400.00		
<b>Family Restroom</b>								




# York Commons Park and Smalley Pool



Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	<p>The family restroom does not provide an accessible shower.</p>	<p>ADAAG 608.2.1 or ADAAG 608.2.2 or ADAAG 608.2.3</p>	<p>Provide a transfer shower that is 36 inches by 36 inches clear dimension, a clear floor space at the entry of the shower, a shower seat 17 inches to 19 inches above the bathroom floor and extends the full width of the shower, grab bars opposite the seat for the full wall of the control wall and half of the side wall. <b>Option:</b> or a standard roll-in type shower that is a minimum 30 inches wide by a minimum of 60 inches long with an optional shower seat on a side wall but within reach of the controls and grab bars on the remaining side and back walls. Or provide alternate Roll-In type shower that is 36 inches wide and 60 inches deep. An opening at the end one end of the long sides should be at least 36 inches wide and next the shower seat. Grab bars must be provide on the side wall next to the shower seat and the back wall. Controls should be within reach range of the transfer seat.</p>	<p>3</p>		<p>\$ 8,100.00</p>		




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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The family restroom side grab bar is only 36 inches and the rear grab bar is only 24 inches .	ADAAG 604.5	Provide a rear grab bar a minimum of 36 inches long mounted 12 inches from the centerline of the toilet to the corner and 24 inches from the centerline to the open side of the toilet. Also, provide a side grab bar a minimum of 42 inches long and a maximum of 12 inches from the corner. Both grab bars should be mounted at 33 inches to 36 inches to the top of the grab bar.	3		\$ 440.00		
	The family restroom sink does not provide covers on the shut-offs.	ADAAG 606.5	Provide a protective cover or protective pipe wrapping on the water shut offs and drain pipes.	3		\$ 125.00		
	The unisex restroom door has an opening force too high at 16 lbs.	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.	3		\$ 125.00		


# York Commons Park and Smalley Pool



Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	The women's door to the pool has an opening force too high at 10 lbs.	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.	<b>3</b>		\$ 125.00		
	The men's door to the pool has an opening force too high at 13 lbs.	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.	<b>3</b>		\$ 125.00		
	The pool stairs do not provide the proper space for handrails.	ADAAG 1009.6	Provide handrails on both sides of the stairs that are 20 inches minimum to 24 inches maximum between handrails and 34 inches to 38 inches to the top of the handrail.	<b>2</b>		\$ 1,000.00		

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
	<p>There are 9 picnic tables but only 1 is accessible. One more is required.</p>	<p>IAC 245 &amp; 1011</p>	<p>At least 20% of picnic tables, but no less than two, be of an accessible design, connected to an accessible route. Provide picnic tables that have a clear floor space of 30 inches minimum by 48 inches minimum, a table top between 28 inches minimum of 34 inches maximum and a minimum 27 inches knee clearance. The knee clearance should go 17 inches to 25 inches under the top. Relocate or purchase one accessible picnic tables and locate them on an accessible surface.</p>	<p><b>2</b></p>		<p>\$ 1,000.00</p>		
<p><b>Estimated Total Cost for Accessibility Upgrades at York Commons</b></p>						<p><b>\$109,675.00</b></p>		