

Accessibility Narrative

This project has been designed to comply with the 2018 Illinois Accessibility Code (IAC), the Fair Housing Act (FHA), and the International Building Code (IBC) incorporating ANSI A117.1 standards throughout the entire development. The Americans with Disabilities Act (ADA) applies to all areas open to the public.

The development consists of 297 dwelling units, of which sixty (60) units will be constructed as adaptable dwelling units. These sixty (60) adaptable units will consist of six (6) ANSI-A / IBC Type A units and fifty-four (54) IAC-compliant adaptable units.

The six (6) ANSI-A / IBC Type A units will be constructed to the strictest accessibility standards and are capable of being converted to fully accessible units. The fifty-four (54) IAC-compliant adaptable units will include the following features: (1) wheelchair turning space; (2) clear floor space in front of all bathroom fixtures; (3) sinks, countertops, and appliances installed at accessible mounting heights; and (4) reinforced wall blocking to permit future installation of grab bars. Both the ANSI-A and IAC adaptable units are designed to allow conversion to fully accessible units with only minor modifications.

The remaining two hundred thirty-seven (237) dwelling units will be constructed as IBC Type B units and will incorporate clearances that accommodate residents and visitors using wheelchairs.

Elevators provide access to all levels of the building. All amenity spaces and outdoor areas will be fully accessible. This includes public restrooms in the club room, leasing center, and fitness room; counters and fixtures installed at accessible heights; and required wheelchair turning space. The project provides a total of nine (9) accessible parking spaces, including two (2) van-accessible spaces, to serve the four hundred twenty-two (422) parking spaces located in the structured parking garage and surface parking areas. An accessible means of entry will be provided at the swimming pool. The clubhouse, leasing center, mailroom, bike storage area, and fitness room will all meet full accessibility requirements. Signage and wall-mounted corridor lighting will be installed flush to the walls to accommodate individuals with visual impairments.