

KELLS (GEORGE) PARK FIELDHOUSE

714, 724, 726 N. KEDZIE AVE

Chicago, IL 60612

Community Meeting

March 25, 2025



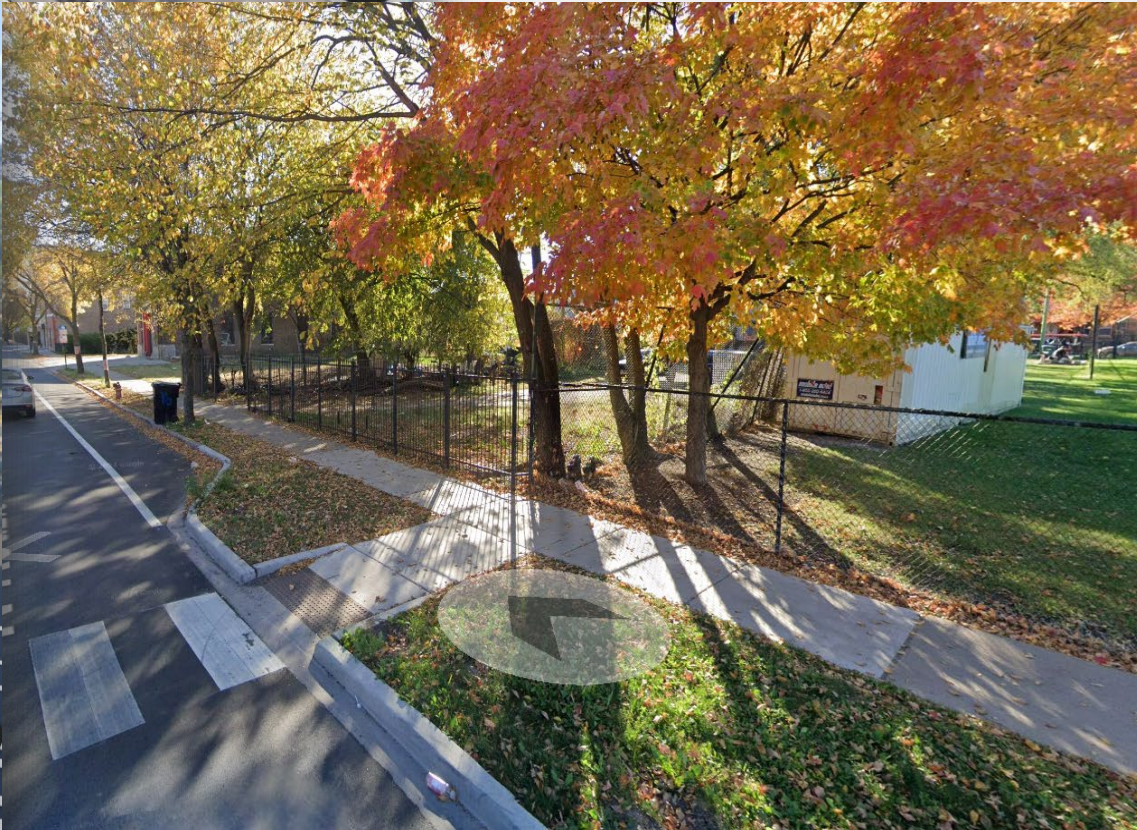
Agenda

1. Welcome + Introductions
2. Site Conditions - Existing Views
3. Program Overview & Summary
4. Overall Site Aerial - Zoning
5. Site plan – Options 1 and 2
 - Enlarged Floor plan
 - Perspective 3D Diagrams
6. Exterior Renderings – Options 1 and 2
7. Anticipated Project Schedule
8. Next Steps



SITE CONDITIONS

EXISTING VIEWS



Project Overview & Summary

Option 1 - Small Gym w/out Bleachers

Anticipated Site Development

- Demolition of the existing Playground in Kells (George) Park
- Demolition of the existing Decommissioned Firehouse
- Site Development Landscaping & Stormwater Management
- New Playground with 2-5 and 5-12 Age Group Equipment
- New Perimeter Fencing and Bike Racks
- New Masonry Enclosed Trash Area
- New (4) Total Parking Spaces Incl. 1-ADA & 1 EV-Ready Station
- New Site Utilities for Water, Electrical, Communications
- LEED Silver Minimum Certification per USGBC

Anticipated New Fieldhouse (Option #1)

- 1-Story, Approx. 10,854 GSF
- Vestibule/Lobby/Pre-function Area
- Administrative Office Space for Security and Vending Room
- Two Multi-Purpose Clubrooms w/Divider Partition & Storage
- Men's and Women's Restroom, + All-Gender
- One-Position Small Gymnasium w/Storage
- Gym Amenities: Basketball, Volleyball, Badminton
- BOH Mechanical/Electrical/Plumbing/FP Support Spaces
- Direct Visual Connection to Playground & Park

Option 2 - Large Gym w/Bleachers

Anticipated Site Development

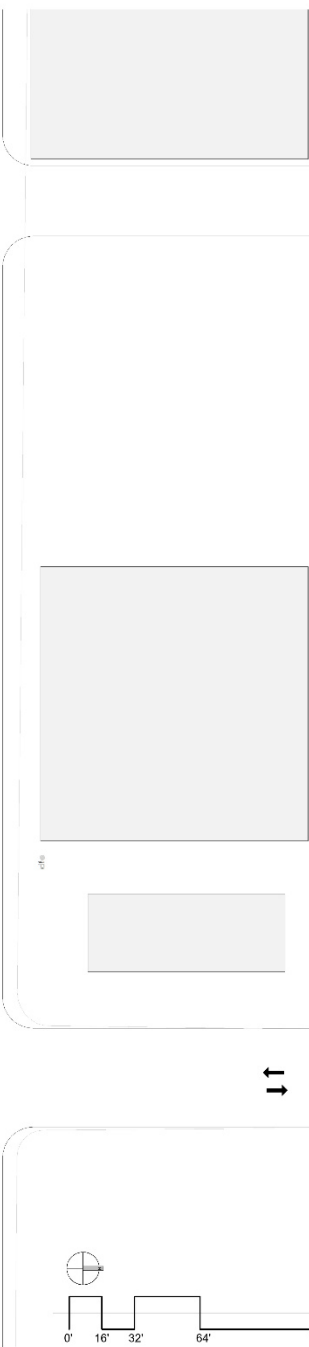
- Demolition of the existing Playground in Kells (George) Park
- Demolition of the existing Decommissioned Firehouse
- Site Development Landscaping & Stormwater Management
- New Playground with 2-5 and 5-12 Age Group Equipment
- New Perimeter Fencing and Bike Racks
- New Masonry Enclosed Trash Area
- New (4) Total Parking Spaces Incl. 1-ADA & 1 EV-Ready Station
- New Site Utilities for Water, Electrical, Communications
- LEED Silver Minimum Certification per USGBC

Anticipated New Fieldhouse (Option #2)

- 1-Story, Approx. 13,796 GSF
- Vestibule/Lobby/Pre-function Area
- Administrative Office Space for Security and Vending Room
- Two Multi-Purpose Clubrooms w/Divider Partition & Storage
- Men's and Women's Restroom w/Lockers + All-Gender
- Two-Position High School Sized Large Gymnasium w/Retractable Bleachers, Divider Curtain & Storage
- Gym Amenities: Basketball, Volleyball, Badminton
- BOH Mechanical/Electrical/Plumbing/FP Support Spaces
- Direct Visual Connection to Playground & Park

OVERALL SITE AERIAL - ZONING

SITE FACTS & ENTITLEMENT COMPLIANCE



SITE LOCATION: **714, 724, 726 N. KEDZIE AVE**

COMMUNITY AREA: **HUMBOLDT PARK**

ZONING DISTRICT: **REZONING TO POS-1**

VARIANCES: **MAY REQUIRE ZBA COMPLIANCE (SETBACKS)**

PERMITTED USE: **PARKS AND RECREATION FACILITIES**

SITE AREA: **23,184 SF**

OPTION 1 SMALL BUILDING AREA: **+/- 10,918 SF**

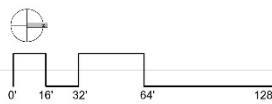
OPTION 2 LARGE BUILDING AREA: **+/- 13,896 SF**

BUILDING HEIGHT: **+/- 30'-9"**

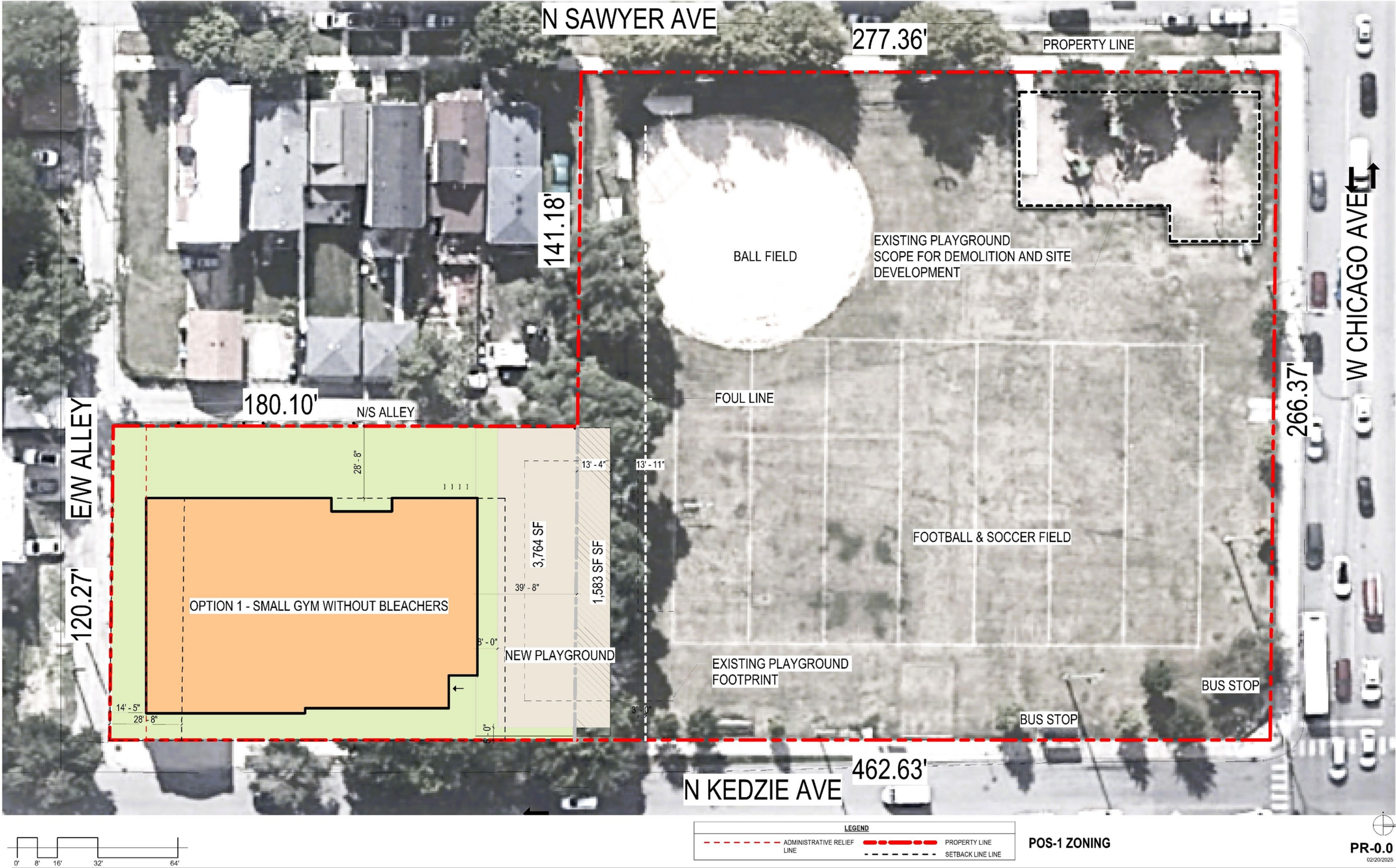
PARKING REQUIRED: **1 PER 3 EMPLOYEES (FTE TBD)**

PARKING PROVIDED: **4 SPACES INCL ADA, 4 BIKE RACKS**

OCCUPANCY: **ASSEMBLY GROUP A-3 (Recreation Uses)**

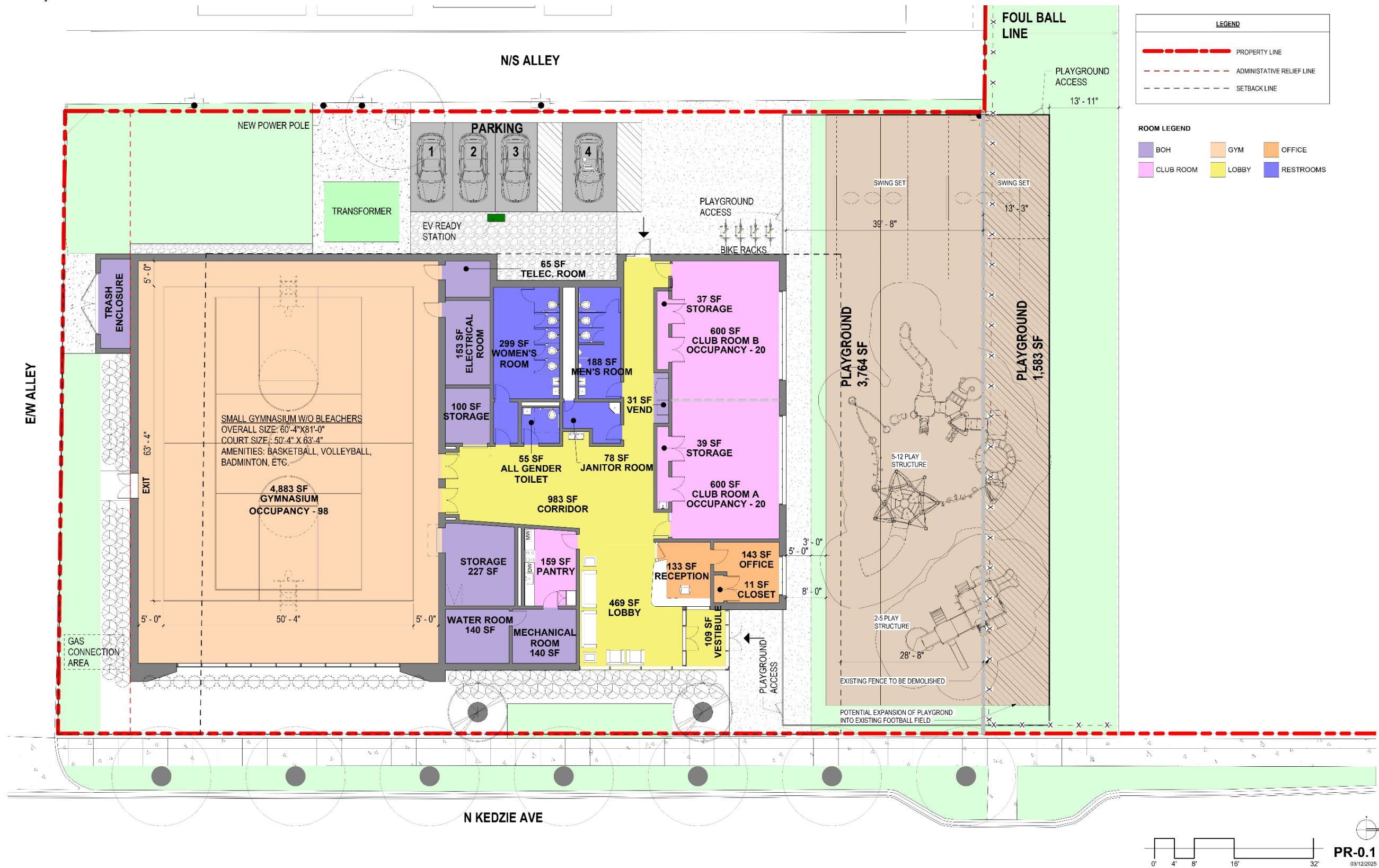


SITE PLAN - OPTION 1 SMALL GYM WITHOUT BLEACHERS



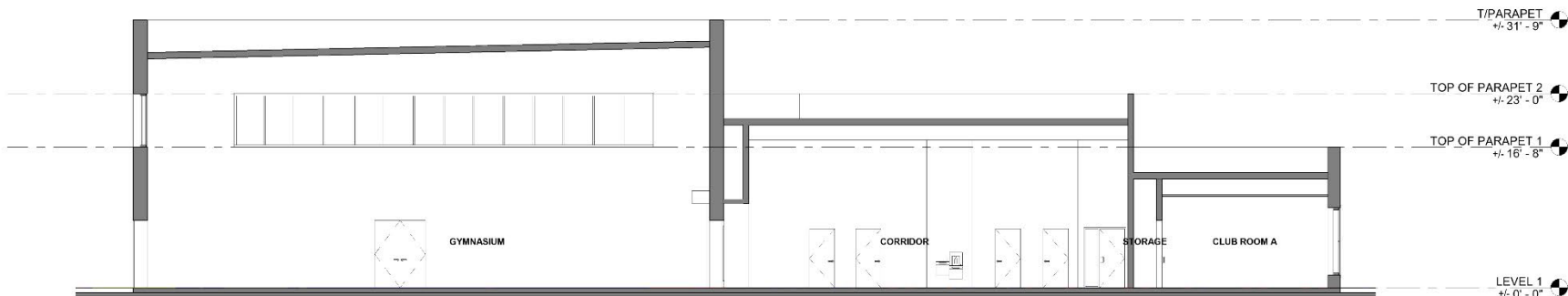
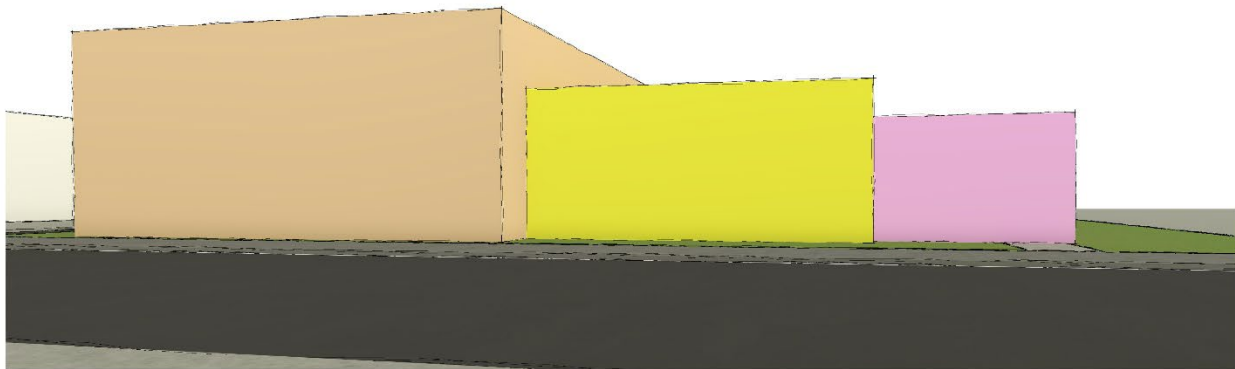
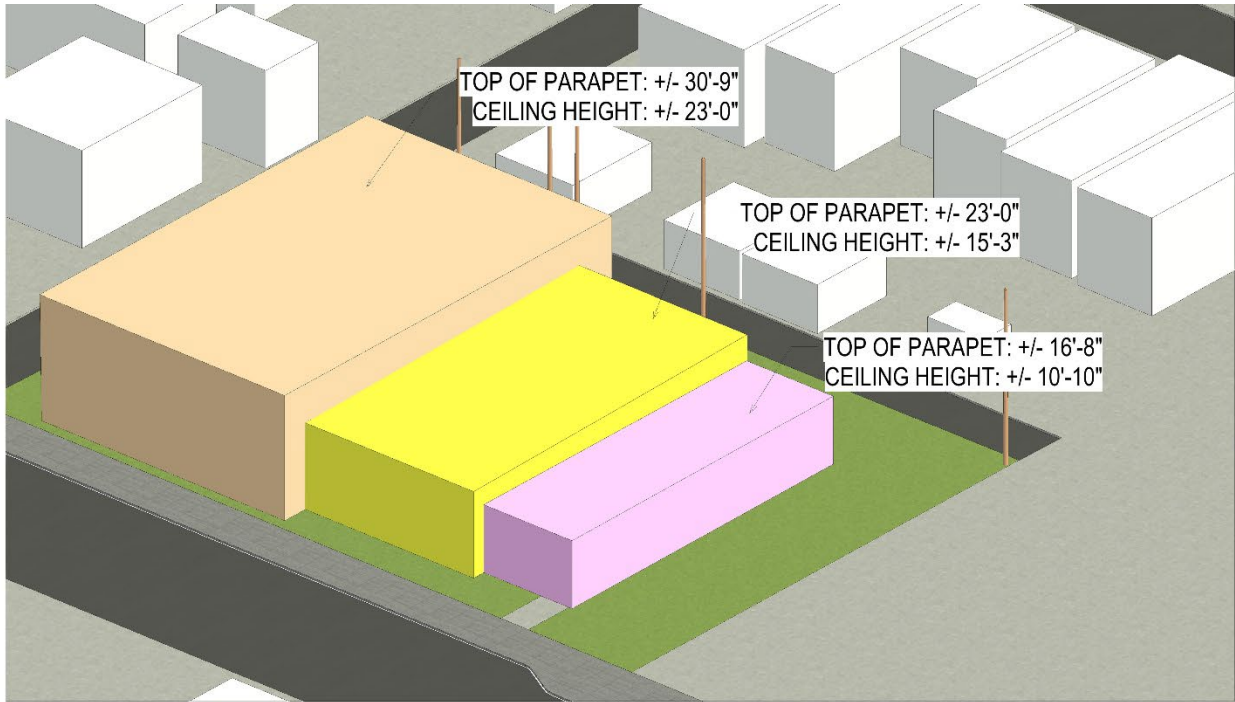
FLOOR PLAN – OPTION 1

SMALL GYM W/OUT BLEACHERS

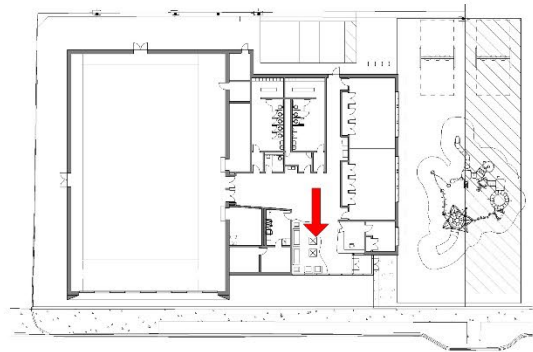


PERSPECTIVE 3D DIAGRAMS

OPTION 1 - SMALL GYM W/OUT BLEACHERS

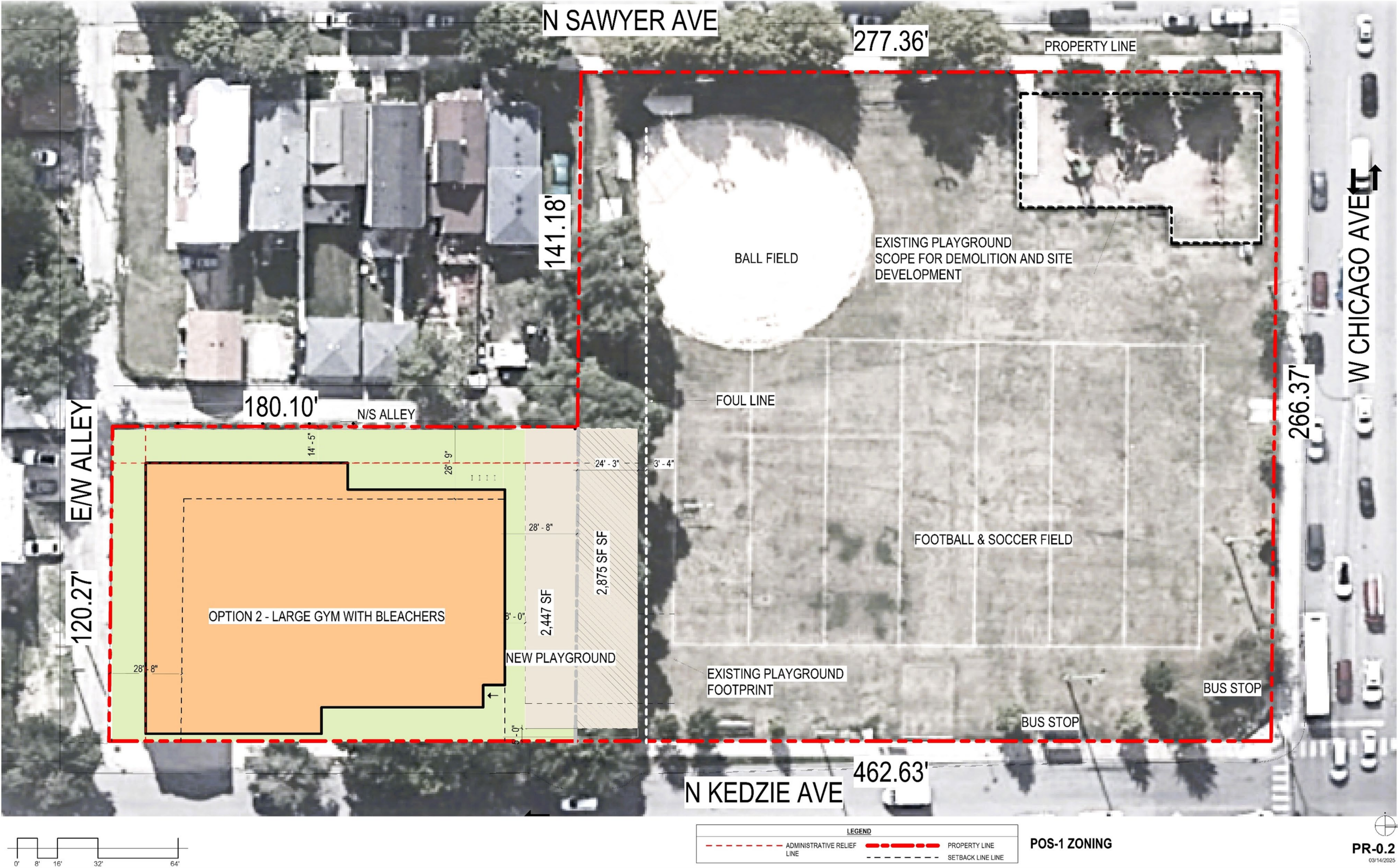


Section Option 2
SCALE: 1/8" = 1'-0"



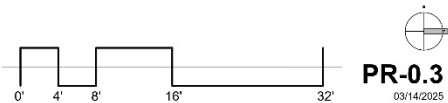
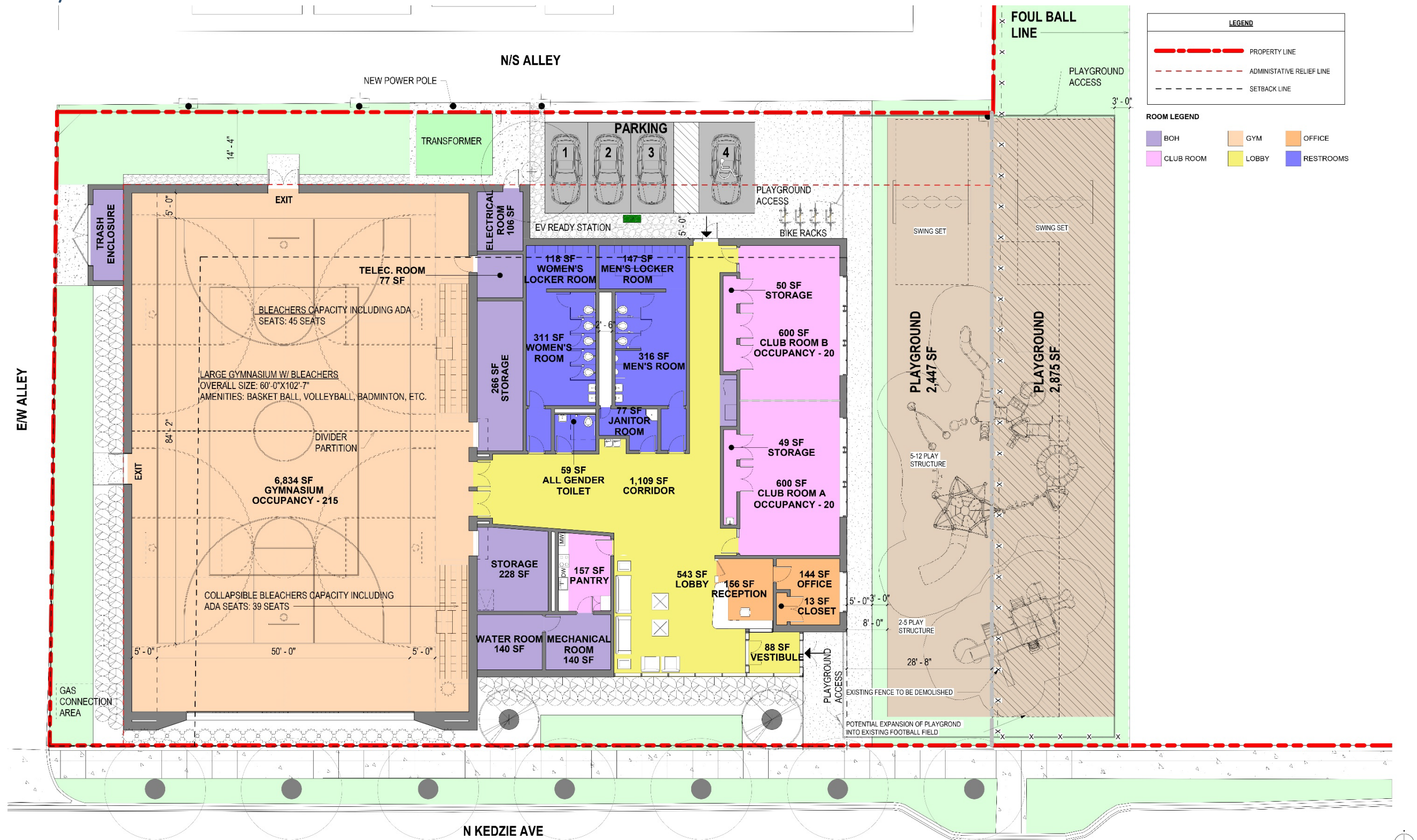
Key plan 2
SCALE: 1/32" = 1'-0"

SITE PLAN - OPTION 2 LARGE GYM WITH BLEACHERS



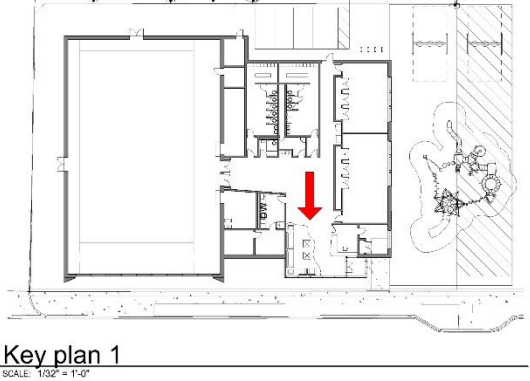
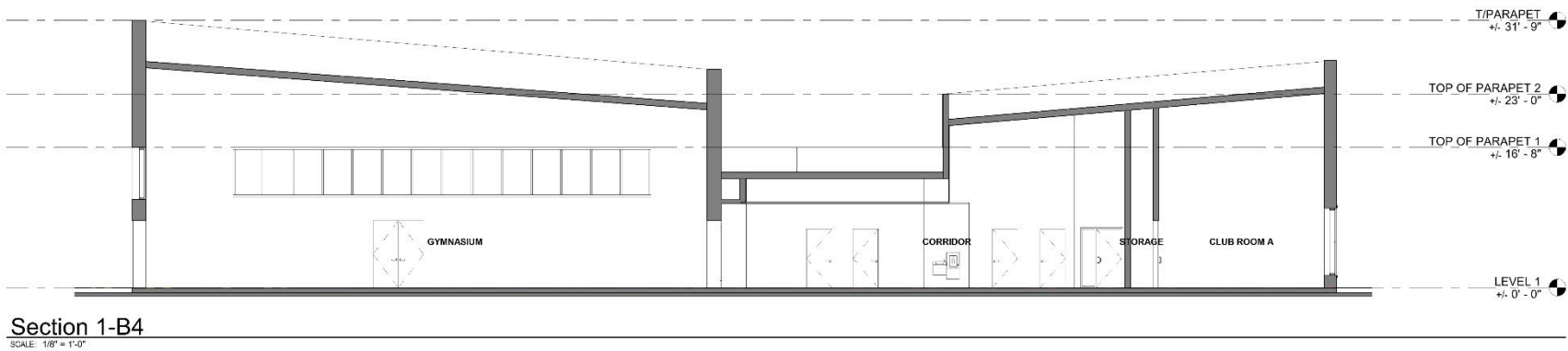
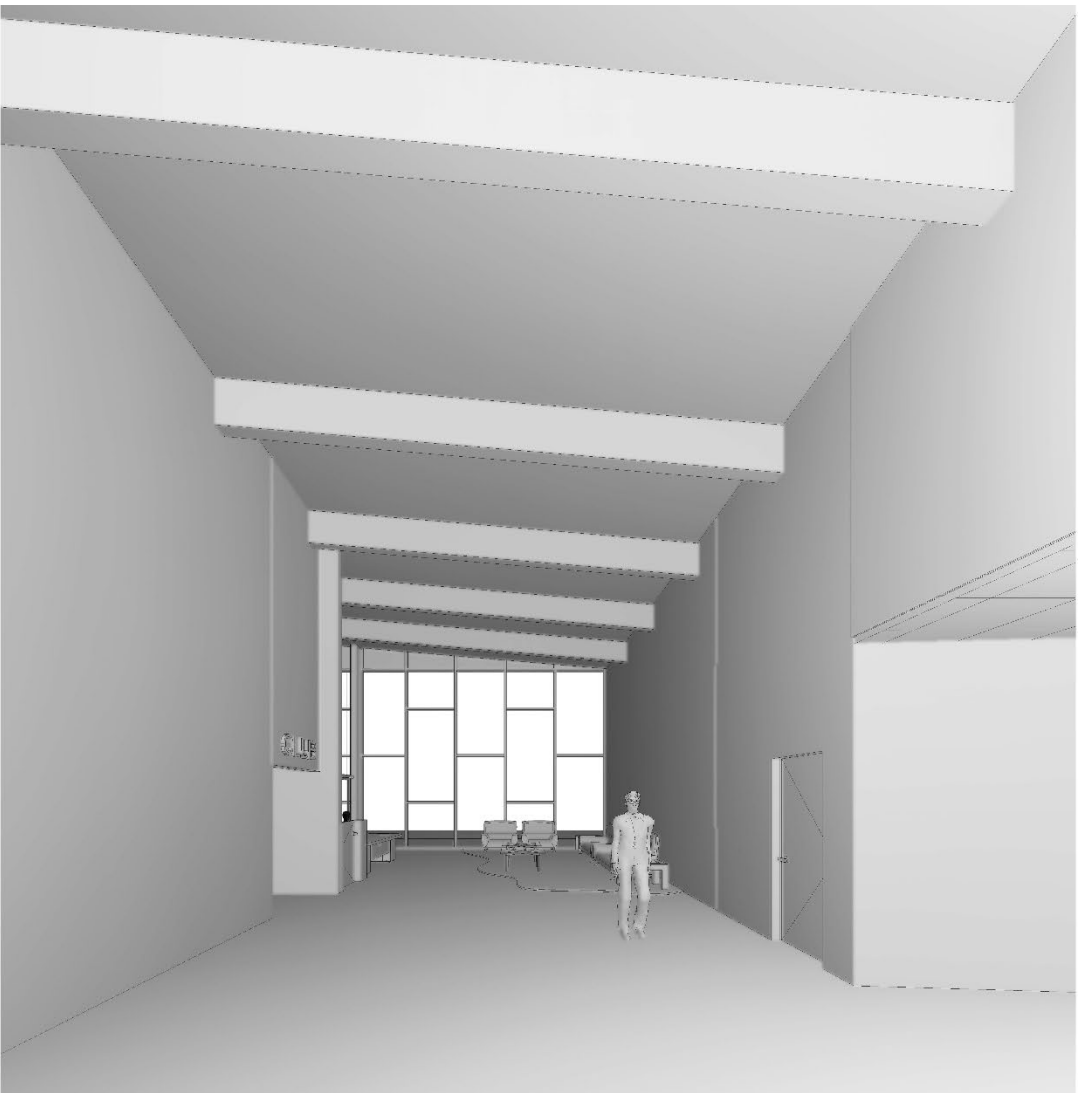
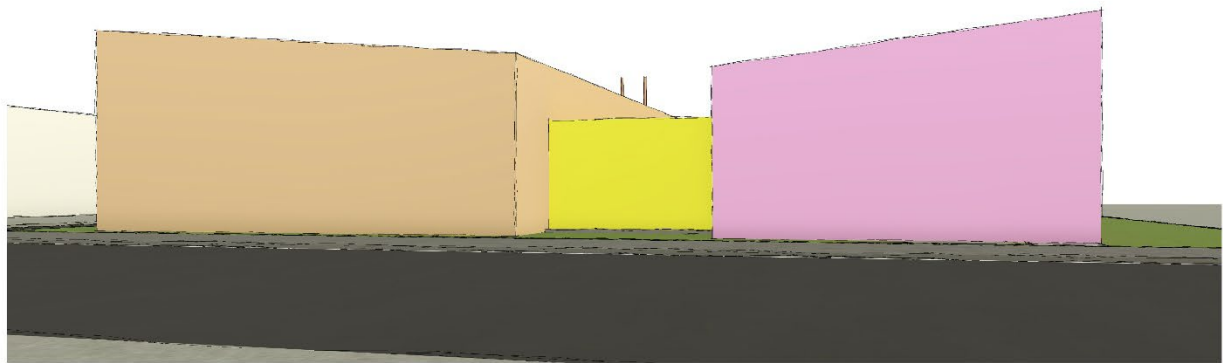
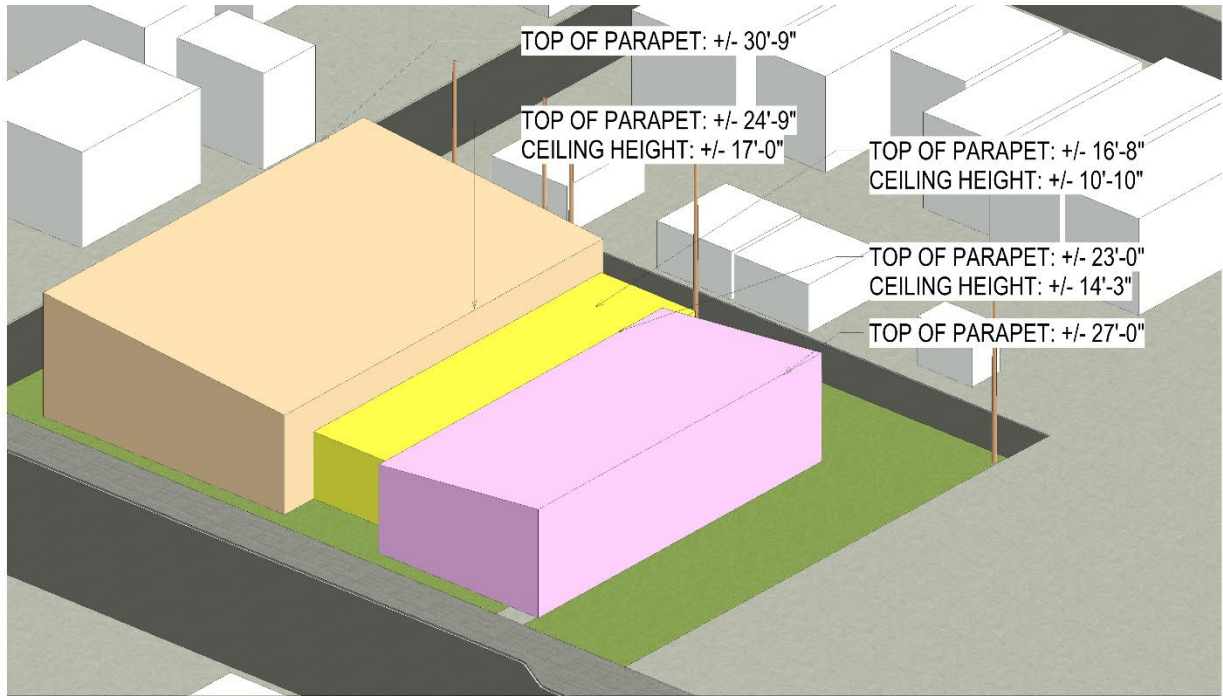
FLOOR PLAN – OPTION 2

LARGE GYM W/BLEACHERS

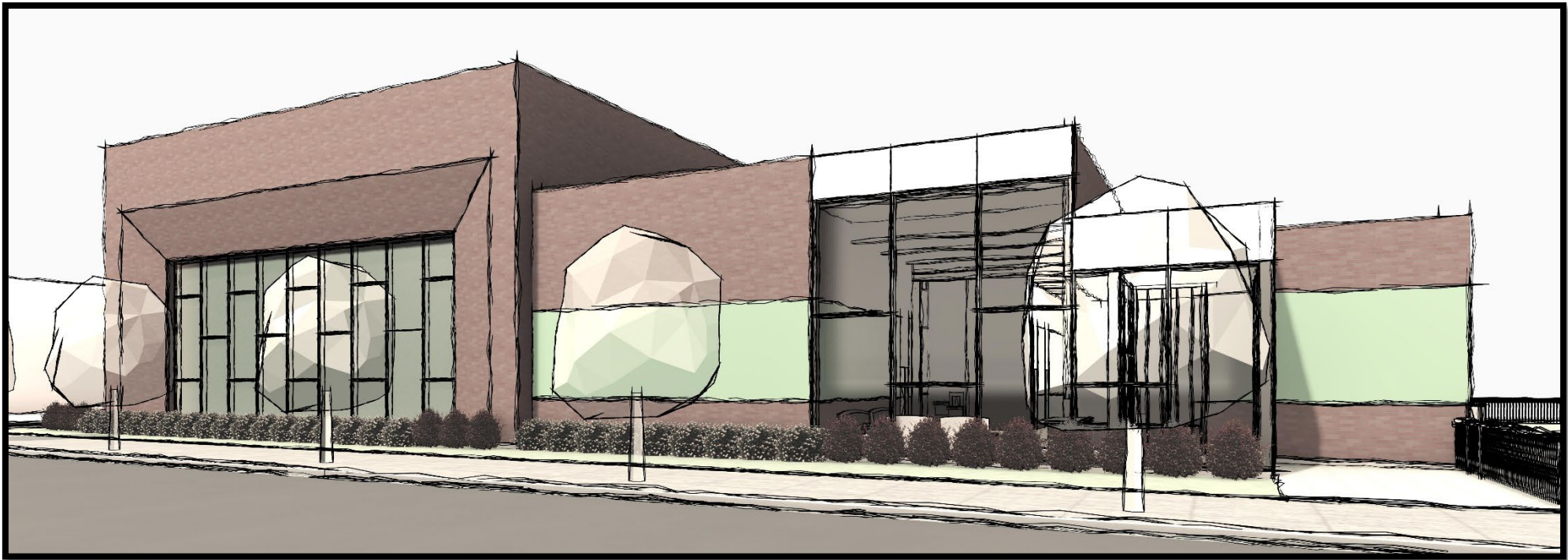


PERSPECTIVE 3D DIAGRAMS

OPTION 2 - LARGE GYM W/BLEACHERS



EXTERIOR RENDERINGS - CONCEPTUAL



OPTION 1 - SMALL GYM W/OUT BLEACHERS



OPTION 2 - LARGE GYM W/BLEACHERS

Anticipated Project Schedule

Project Transfer	Q3 2024 (Complete)
PBC Board Project Authority	Q4 2024 (Complete)
Planning and Pre-Design	Q4 2024 - Q1 2025
Community Engagement	Q1 2025 - Ongoing
Design-Build (DB) Procurement	Q1 2025 - Q2 2025
PBC Board Approval: DB Appointment	Q2 2025
Design, Engineering, and Permitting	Q2 2025
Construction Start (Phased)	Q3 2025
Substantial Completion	Q4 2026
Project Turn-Over /Opening	Q1 2027



PBC Alerts

PBC Alerts is an email and text subscription service that alerts you of upcoming PBC procurement opportunities and activities, community hiring events, and other information and announcements.

Subscribe here



Next Steps


If you have any questions or would like to provide additional comments, please contact:
bryant.payne@cityofchicago.org



Kells Park

Park open from 6am to 11:00pm.

By law the following are not permitted in this park:

- Alcohol
- Smoking, vaping, or tobacco products 
- Open fires
- Littering
- Parking on grass or walks
- Unleashed dogs

Please:

- Clean up after pets

See park supervisor for a complete list of rules. To volunteer or report a problem in your park call 312-742-PLAY.
Thank you for your cooperation.



CHICAGO PARK DISTRICT