



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

October 20, 2010

Mr. Dominic LoGalbo
Project Manager
Harding Partners
224 South Michigan Avenue
Suite 245
Chicago, IL 60604

Re: **Administrative Relief request for Institutional Planned Development No. 220,
Playground Relocation and Parking Lot Expansion, 730 West Brompton
Avenue**

Dear Mr. LoGalbo:

Please be advised that your request for a minor change to Institutional Planned Development No. 220 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

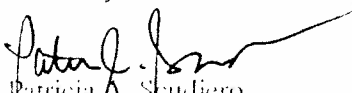
The Salvation Army is planning to relocate an existing playground and extend an existing surface parking area on the campus of their Officer Training School.

Specifically, you are requesting to reduce the landscape buffer requirement along Halsted Street from 7'-0" to 5'-6 3/4" and increase the Brompton Avenue playground fence height from 8'-0" to 14'-0". Your letter also states correctly that the parkway along Halsted and Addison Streets is less than 9 feet; therefore parkway trees are not required. You are also proposing to increase the on-site parking from the current 50 spaces to 69 spaces. The Planned Development requires a minimum of 39 spaces and no maximum, therefore, we have no objection to this proposed increase in parking spaces.

With regard to your request to reduce the Halsted Street landscape buffer requirement and increase the Brompton Avenue playground fence height, the Department of Zoning and Land Use Planning has determined that these changes would create an adverse impact on the Planned Development and surrounding neighborhood and therefore, would not constitute a minor change. Pursuant to Section 17-11-0202 of the Chicago Zoning Ordinance, a minimum 7 foot landscape setback which can include a vehicle overhang of up to 2 feet is required. In regards to increasing the height of the proposed fence to 14 feet, an increase from 5 feet to 6 feet is permitted for security purposes, pursuant to Section 17-11-0202-C of the Zoning Ordinance. However, an increase to 14 feet is not allowed.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 220, I hereby deny this request for an Administrative Relief.

Sincerely,


Patricia A. Scudiero
Commissioner

PAS: HIG:tm
C: Mike Marmo, Erik Glass, Main File





City of Chicago
Richard M. Daley, Mayor

Department of Planning and
Development

Arnold L. Randall
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
312 744-4100
312 744-2271 (FAX)
312 744-2378 (TTY)

<http://www.cityofchicago.org>

September 17, 2008

Major W. Paul Fleeman, DMin.
Training Principal
The Salvation Army
College for Officer Training
700 W. Brompton Avenue
Chicago, IL 60657-1831

Re: **Administrative Relief request for Institutional Planned Development
No. 220, Cox Hall, 3539 North Halsted Street**

Dear Major Fleeman:

Please be advised that your request for a minor change to Institutional Planned Development No. 220, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

The Salvation Army is planning to build a three-car garage and storage room addition on Cox Hall at 3539 N. Halsted St. Specifically, you are requesting to reduce the Halsted Street setback from 50 feet to 20 feet. The following drawings, prepared by Dudley Utyro & Associates Ltd., shall be inserted into the main file:

- Sheet A1.0 Site Plan (September 5, 2008)
- Sheet A2.0 Exterior Elevations (September 5, 2008)
- Sheet C-2 Demolition Plan (April 15, 2008)

With regard to your request, the Department of Planning and Development has determined that this setback reduction does not create an adverse impact on the Planned Development or surrounding neighborhood. A smaller setback is more consistent with the surrounding buildings and therefore, would constitute a minor change. Additionally, since the addition is less than 1,500 square feet, the landscape ordinance does not apply.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 220, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall
Commissioner

ALR:SA:HIG:tm

cc: Danta Childers, Mike Marmo, Pat Haynes, Erik Glass, DPD files



(continued from page 2513)

W. Fullerton Avenue; N. Bosworth Avenue; N. Clybourn Avenue; and N. Ashland Avenue

to those of an R-5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. Be It Further Ordained that the Chicago Zoning Ordinance be amended by changing all the R-5 General Residence District symbols and indications hereinabove established to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 2520 to 2524 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 5-G
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 122 feet north of and parallel to W. Webster Avenue; N. Halsted Street; a line 100 feet south of and parallel to W. Armitage Avenue; and the alley next west of and parallel to N. Halsted Street

to those of a B2-2 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 7-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Diversey Parkway; a line 49 feet east of N. Kenmore Avenue; the alley south of W. Diversey Parkway; and N. Kenmore Avenue

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 7-1
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 7-1 in the area bounded by

a line 120 feet north of and parallel to N. Albany Avenue; the alley next east of and parallel to N. Kedzie Avenue; N. Albany Avenue; and N. Kedzie Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 9-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District and R5 General Residence District symbols and indications as shown on Map No. 9-F in the area bounded by

Addison Street on the North; Broadway on the East; Brompton Avenue on the South; and Halsted Street on the West

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 2525 to 2529 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 10-E
(As Amended).*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-3 General Retail District symbols and indications as shown on Map No. 10-E in the area bounded by

a line 120 feet north of E. 47th Street; S. St. Lawrence Avenue; E. 47th Street; and a line 120 feet west of S. St. Lawrence Avenue

to those of a B5-2 General Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 10-K.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 10-K in the area bounded by

W. 42nd Street; S. Kilpatrick Avenue; W. 43rd Street; and S. Keating Avenue

to those of an M2-3 General Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

PD
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INSTITUTIONAL PLANNED DEVELOPMENT # 220

PLAN OF DEVELOPMENT

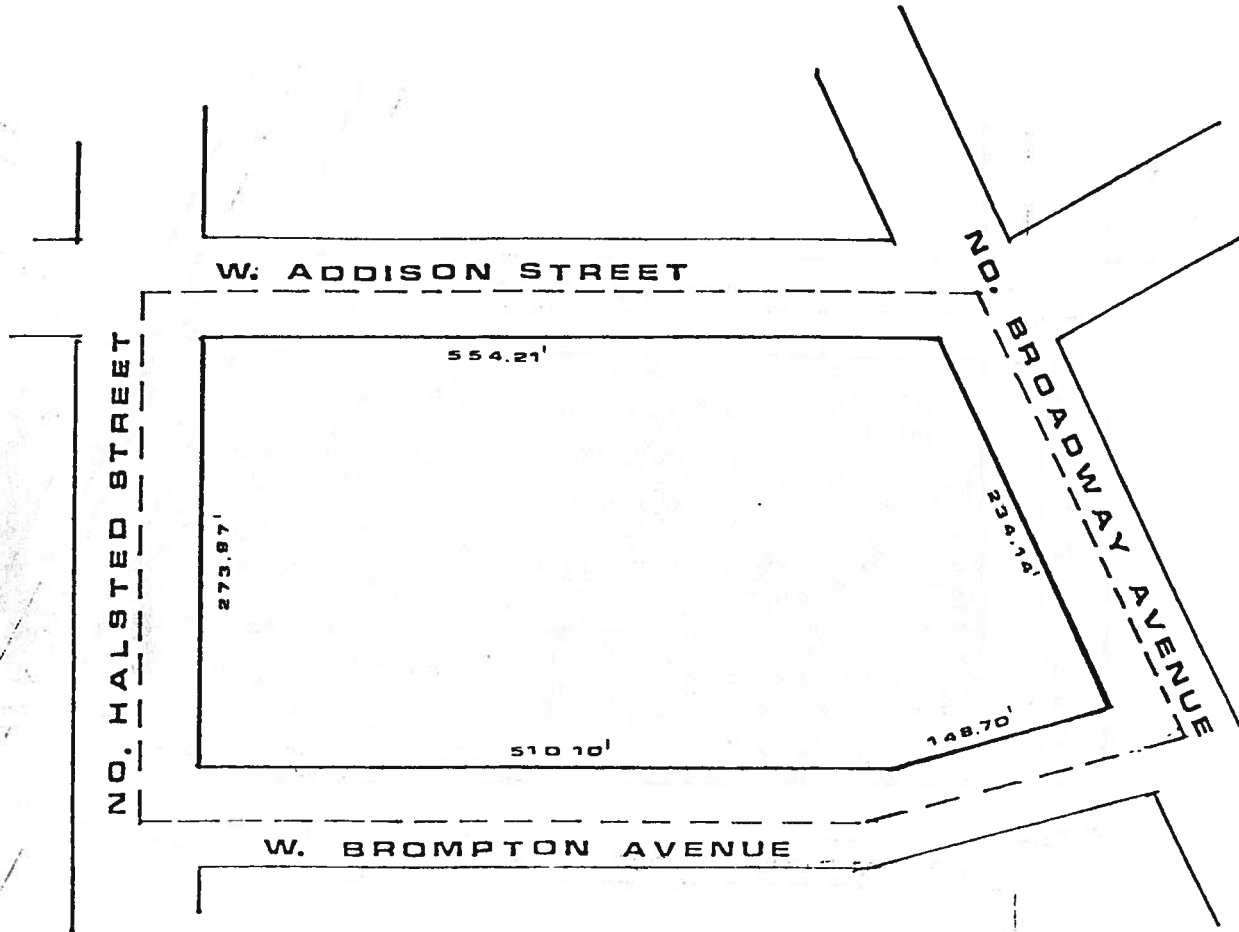
STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned by the Salvation Army, an Illinois "not for profit corporation", whose address is 860 North Dearborn Street, Chicago, Illinois.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the Salvation Army or its successors, assignees or grantees.
4. Any dedication or vacation of streets and alleys or easements or adjustments of rights-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Salvation Army and approval by the City Council.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with Municipal Code of Chicago to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of academic and related uses including classrooms, living quarters, administrative, service and recreation areas and off-street parking.
7. Identification signs may be permitted within the area delineated herein as Institutional Planned Development subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the table and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Institutional Planned Development and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as adopted by the Department of Planning, City and Community Development.

Applicant: The Salvation Army
860 North Dearborn Street
Chicago, Illinois



Date: November 14, 1979

**INSTITUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENT:**



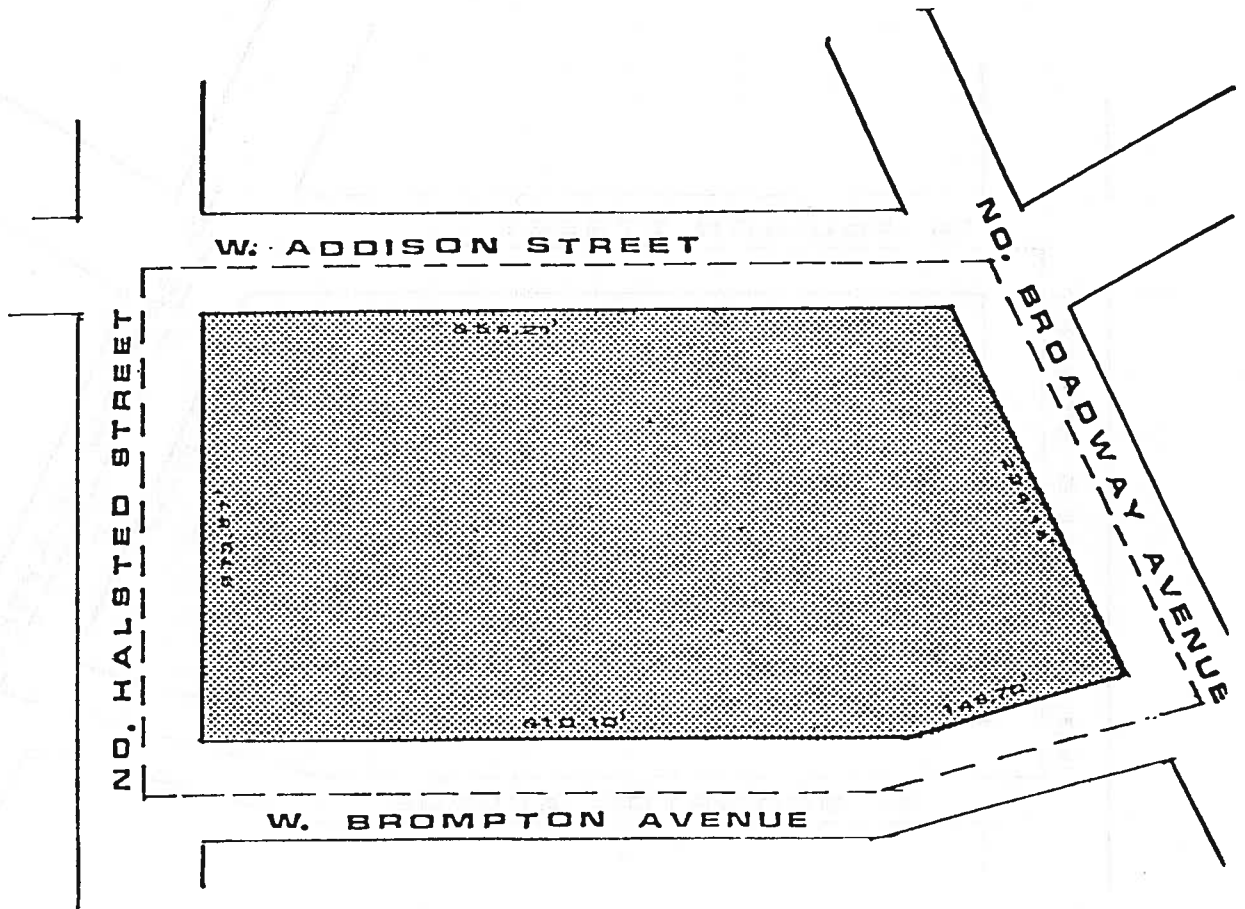
APPLICANT: THE SALVATION ARMY
DATE: November 14, 1979

LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY LINE
-  PROPERTY LINE



INSTITUTIONAL PLANNED DEVELOPMENT PROPOSED GENERALIZED LAND USE



APPLICANT: THE SALVATION ARM
DATE: November 14, 1979

LEGEND:

 COLLEGE & RELATED USES



INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

<u>Net Site Area</u>		<u>General Desc. of Land Use</u>	<u>Max. F.A.R.</u>	<u>Max. % of Land Coverage</u>	<u>Min. No. of Park- ing Spaces</u>
<u>Sq. Ft.</u>	<u>Ac</u>				
163,186	3.75	Academic and related uses including classrooms, living quarters, administrative, service and recreation areas and off-street parking.	1.2	37% (see note below)	39

Gross Site Area = Net Site Area of 3.75 ac plus Area in Public Rights-of-Way of 1.40 ac = 5.15 ac

THE ABOVE-NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

Maximum permitted Floor Area Ratio for the Total Net Site Area: 1.2
 Maximum permitted percentage of land coverage for Total Net Site Area (exclusive of parking structure) at grade level: 37%
 Minimum number of off-street parking spaces required: 39
 Minimum Setbacks from the property line:
 Along N. Halsted 50'
 Along W. Addison 11'
 Along W. Brompton 15'
 Along N. Broadway 25'
 Minimum Distance between Buildings 18' *

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHEN NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING, CITY AND COMMUNITY DEVELOPMENT.

* newly constructed buildings may be closer to buildings to be demolished during the construction phase.

Applicant: The Salvation Army

Date: November 14, 1979