



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 22, 2020

Victor Mosny  
Air Comfort  
2550 Braga Drive  
Broadview, IL 60155

**Re: Minor change for PD No. 444, YMCA fence at 6330 S. Stony Island Ave.**

Dear Mr. Mosny:

Please be advised that your request for a minor change to Institutional Planned Development No. 444 ("PD 444") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your client and the owner of all of the property, Paul Amaria, is seeking a minor change to allow for a height increase from 6 feet to 11 feet for a fence surrounding mechanical equipment at the rear of the Southside YMCA at 6330 S. Stony Island Ave. The fence will protect the equipment which was recently installed by your company at a cost of \$146,500. As shown on the attached exhibits, the fence encloses a small area, measuring approximately 15 feet by 35 feet, which is located at the rear of the building. Additionally, the brown fence matches the YMCA's brown, masonry cladding and is screened from the street by several newly planted trees.

With regard to your request, the Department of Planning and Development has determined that allowing the 11 foot tall fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 444, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Nancy Radzevich  
Assistant Commissioner

NR:tm

C: Mike Marmo, Erik Glass, Janice Hill, Main file



S Stony Island Ave

S Stony Island Ave

E 63rd St

S Harper Ave

S Harper Ave

South Side YMCA  
Temporarily closed





MECHANICAL EQUIP. FOR POOL



VIEW FROM GATE AT HARPER + 63<sup>RD</sup> ST.  
LOOKING SOUTH

IMG\_2960 - Windows Photo Viewer  
File Print Email Share Open



Navigation icons: back, forward, search, zoom, close

LOOKING EAST FROM S. HARPER GATE



*Reclassification Of Area Shown On Map No. 10-E.*

*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. 10-E in the area bounded by

East 44th Street; the alley next east of and parallel to South Wabash Avenue; a line 96 feet north of and parallel to East 44th Street; South Wabash Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map No. 14-I.*

*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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 14-I in the area bounded by

a line 300 feet north of and parallel to West 61st Street; South Western Avenue; a line 200 feet north of and parallel to West 61st Street; the alley next west of and parallel to South Western Avenue,

to those of a B4-2 Restricted 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. 16-D.*

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

**SECTION 1.** That the Chicago Zoning Ordinance be and hereby is amended by changing all of the R5 General Residence District symbols and indications as shown on Map No. 16-D in the area bounded

PD = 444

on the north by East 63rd Street, on the south by East 64th Street, on the east by South Stony Island Avenue and on the west by South Blackstone Avenue ("Area"),

to the designation of a B4-4 Restricted Service District. The Chicago Zoning Ordinance is hereby further amended by changing all of the B4-4 Restricted Service District symbols and indications (including the R5 General Residence District symbols and indications which are changed to B4-4 Restricted Service District pursuant to the above) within the Area to the designation of an Institutional Planned Development which is hereby established in the Area above described, subject to the use and bulk regulations as are set forth in the Plan of Development attached hereto and made a part hereof by this reference.

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

[Plan of Development unavailable at time of printing.]

Planned Development Use and Bulk Regulations attached herewith reads as follows:

*Institutional Planned Development.*

*Planned Development Use And Bulk Regulations.*

Net Site Area Square Feet	Acres	General Description of Land Use and Type	Max. F.A.R.	Max. % of Land Covered
363,331.72	8.35	Recreation Building (Community Center) including day care center, gymnasium, exercise rooms, swimming pools, lounges, meeting rooms, kitchen, and other uses related to the foregoing and associated with a "Y.M.C.A." recreational facility; outdoor recreational facilities including facilities for base- ball, tennis, volleyball and basketball and other uses related to the foregoing and associated with a "Y.M.C.A." recreational facility; off-street parking facilities.	5.0	30%

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.

Gross Site Area = Net Site Area (8.35 Acres/363,881.72 S.F.) plus Area of Right-of-Way of Public Street, (1.86 Acres/80,982.50 S.F.) = (10.21 Acres/444,864 S.F.)

Maximum permitted F.A.R. for Total Net Site Area: 5.0

Minimum number of off-street parking spaces required: 175

Number of off-street loading berths to be provided: 1

Minimum Periphery Set-Backs: 0

Set-Back 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 because of technical reasons, subject to the approval of the Department of Planning.

Maximum percent of land covered (for total Net Site Area) -- 30%.

[Maps and Plat of Survey printed on pages 12197  
through 12201 of this Journal.]

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*Reclassification Of Area Shown On Map No. 17-H.*

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

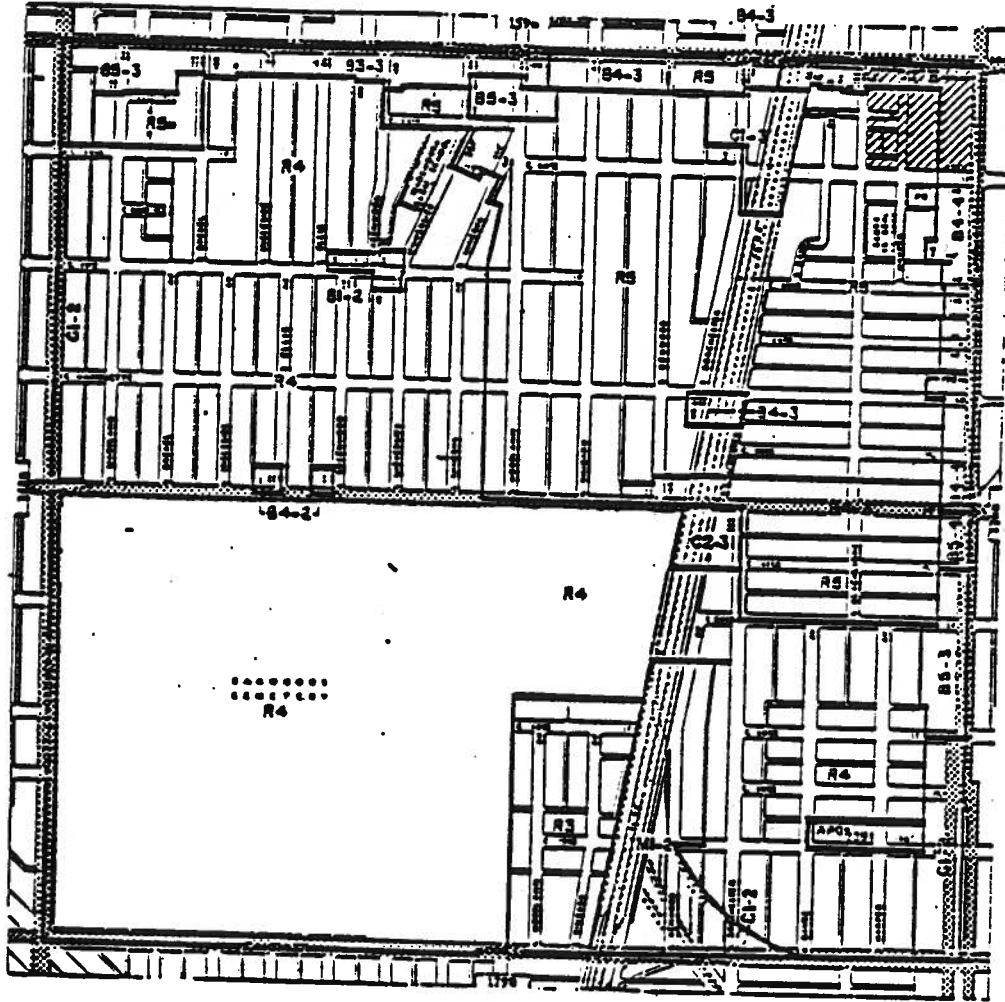
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 17-H in the area bounded by

the alley next north of and parallel to West Devon Avenue; a line 223.83 feet east of and parallel to North Ravenswood Avenue; West Devon Avenue; North Ravenswood Avenue,




to those of a B4-2 Restricted 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.

# Institutional Planned Development Existing Zoning and Preferential Street Map

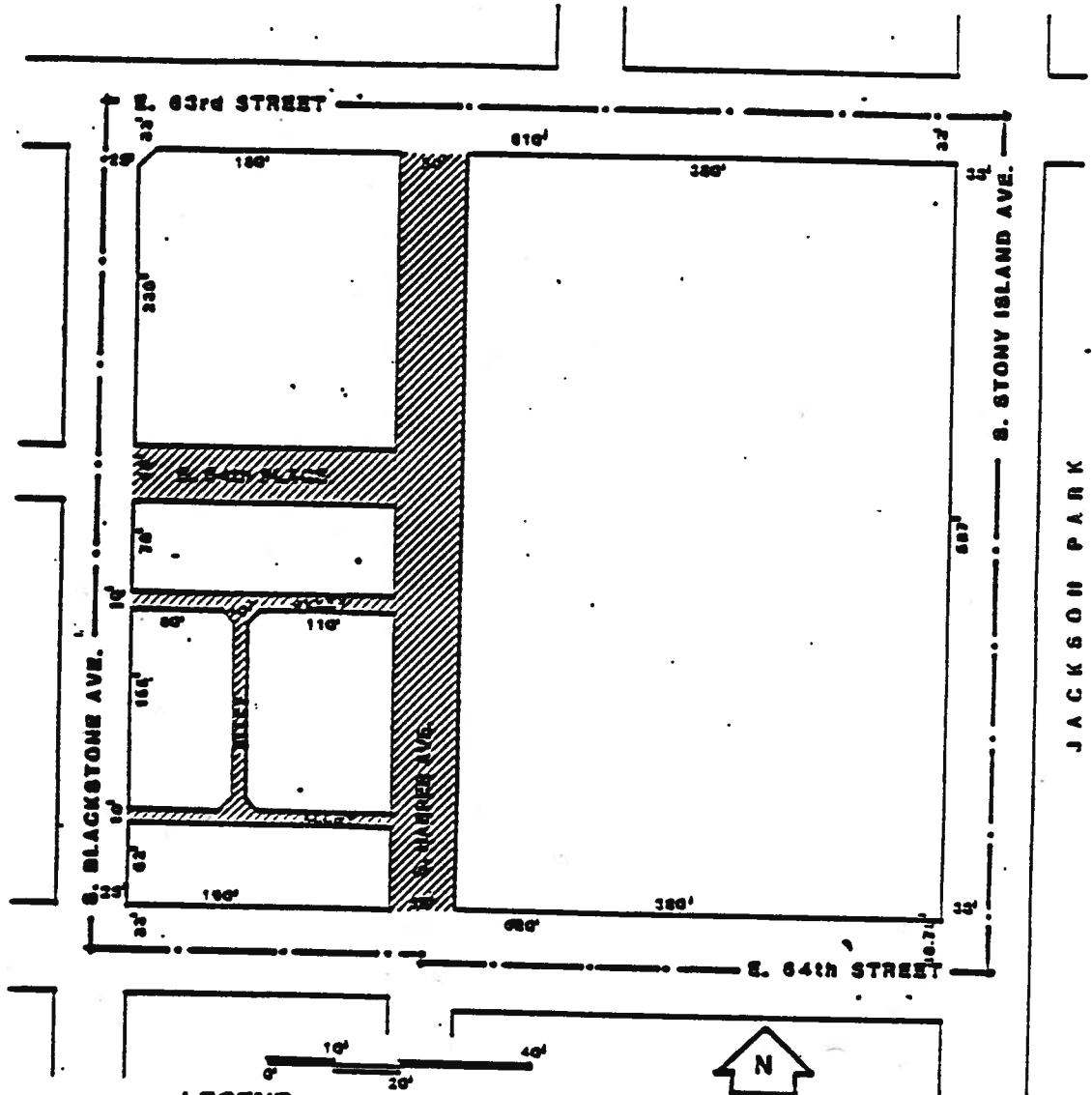


### LEGEND

-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS



APPLICANT: YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, INCORPORATED  
 DATE:

### Institutional Planned Development Property Line Map and Right Of Way Adjustment



JACKSON PARK

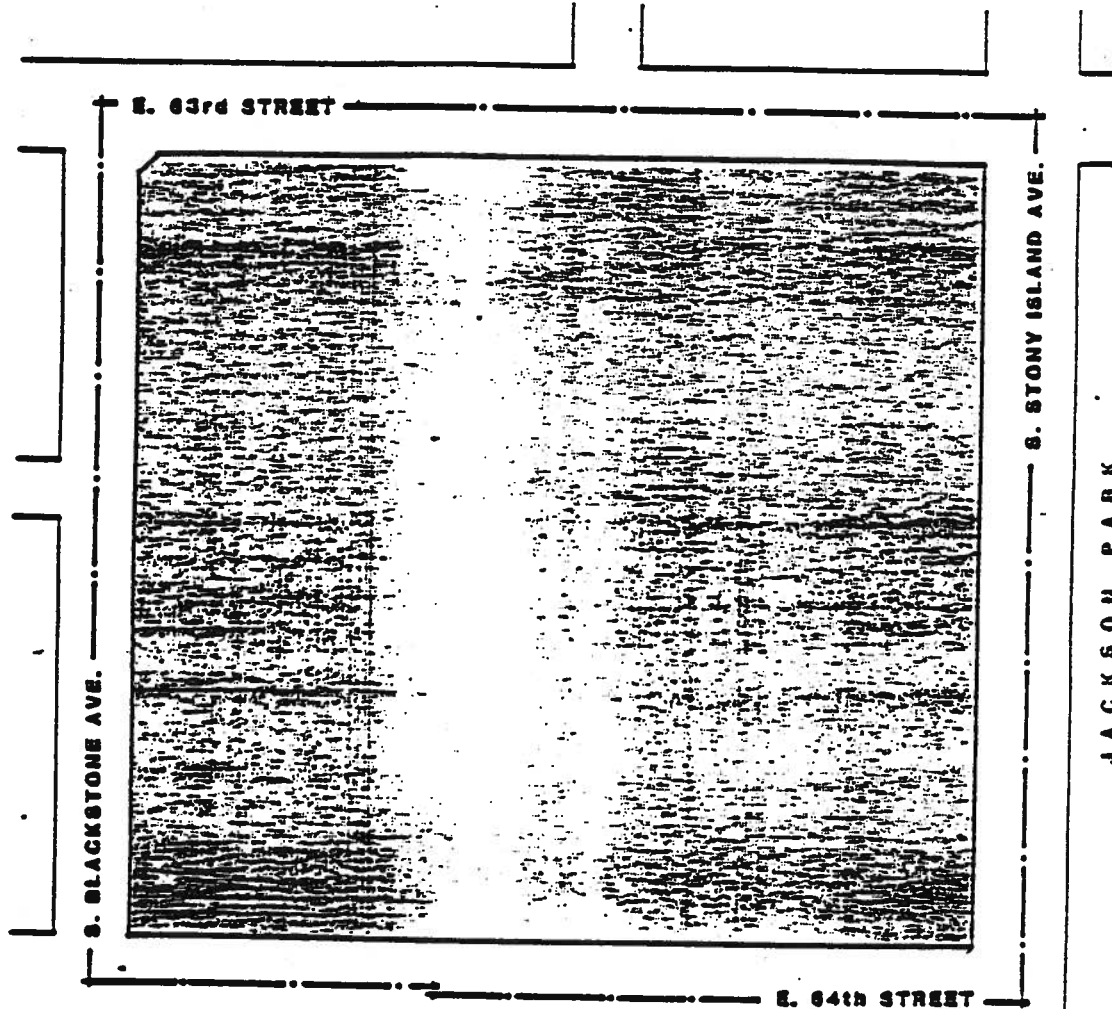
**LEGEND**

-  PLANNED DEVELOPMENT BOUNDARY
-  VACATED STREET



APPLICANT: YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, INCORPORATED  
 DATE:

# Institutional Planned Development

## Generalised Land Use Plan



### LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  YMCA BUILDING, OFFSTREET PARKING AND RELATED ACCESSORY USES

APPLICANT: YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, INCORPORATED  
DATE:

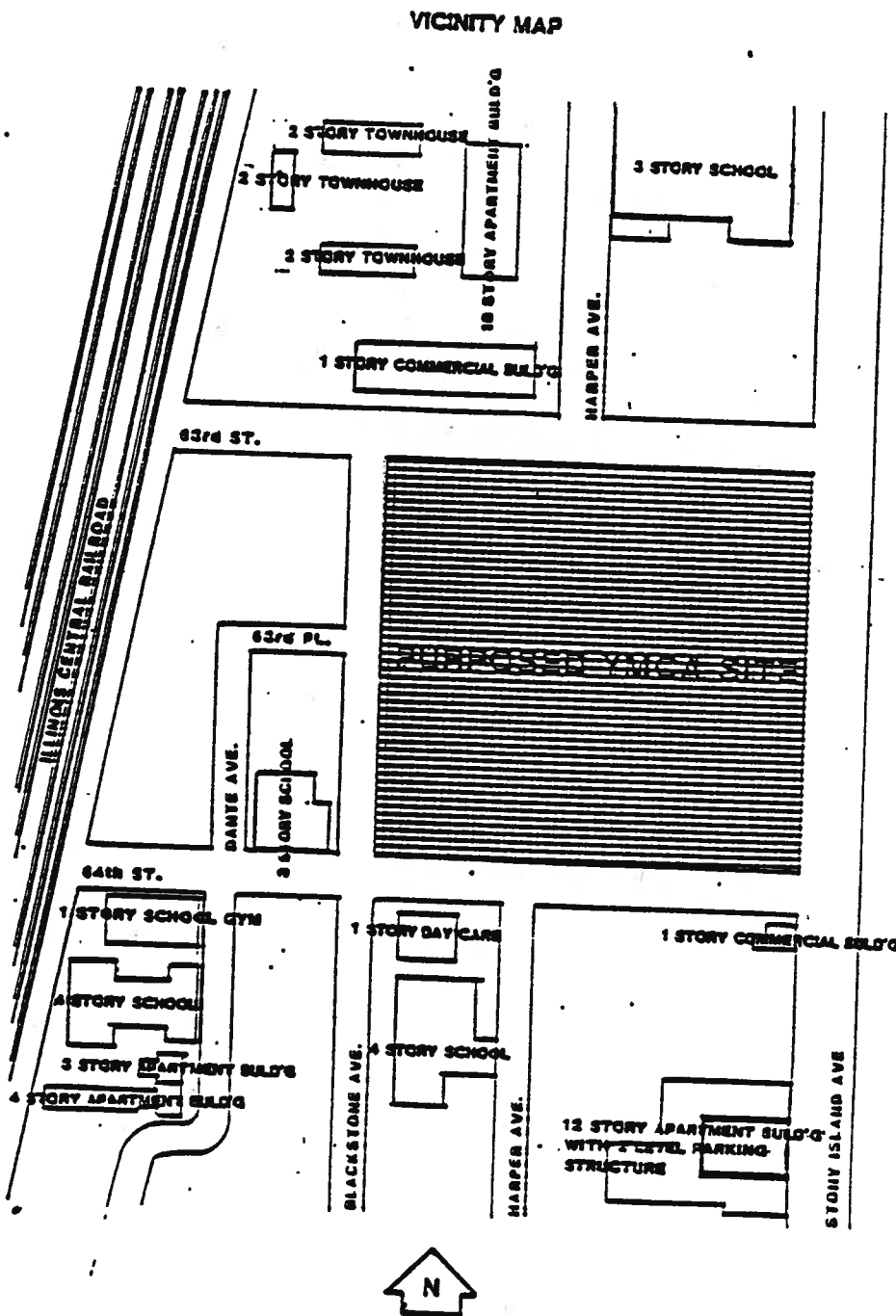


FIGURE 1

Existing Zoning and Preferential Street Map

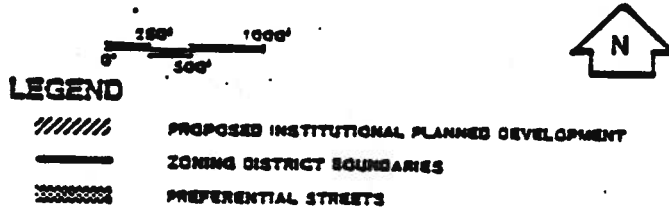
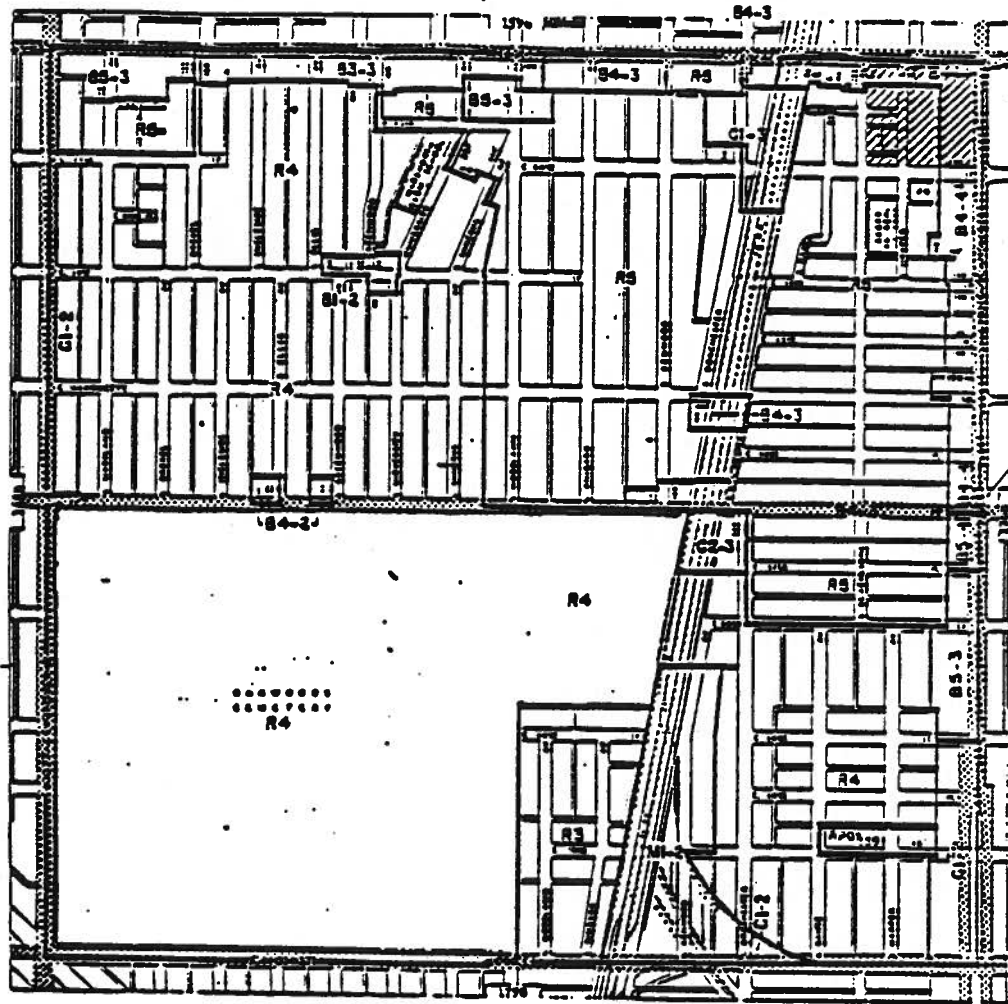


FIGURE 2-1