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SO2011-5466

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City Council Document Tracking Sheet

<b>Meeting Date:</b>	7/6/2011
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification App No. 17303
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

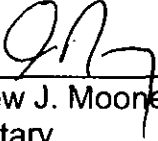


17303  
FINAL

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: October 21, 2011

RE: Proposed Institutional Planned Development for the property generally located at 3300 – 3320 West Chicago Avenue, 800-920 N. Spaulding, 801 – 803 North Christiana Avenue, and 811-923 N. Christiana Avenue.

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On November 17, 2011, the Chicago Plan Commission recommended approval of the proposed planned development submitted by the Salvation Army, an Illinois Corporation. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact my staff at 744-0063.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

**REPORT** **FINAL**  
**to the**  
**CHICAGO PLAN COMMISSION**  
**from**  
**THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**  
**BUREAU OF PLANNING AND ZONING**

**NOVEMBER 17, 2011**

**FOR APPROVAL:** **PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT**

**APPLICANT:** **THE SALVATION ARMY, AN ILLINOIS CORPORATION**

**LOCATION:** **3300-3320 W. CHICAGO AVENUE; 800-920 N. SPAULDING AVENUE, 801-803 N. CHRISTIANA AVENUE, AND 811-923 N. CHRISTIANA AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing, and Economic Development hereby submits this report and recommendation on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on July 6, 2011. Proper legal notice of the public hearing on the application was published in the Chicago Sun-Times on, November 2, 2011. The Applicant was separately notified of this hearing.

The site is currently zoned M1-1 Limited Manufacturing / Business Park District. The applicant is submitting this application as a mandatory Institutional Planned Development pursuant to Section 17-8-0505, which states that Planned Development review and approval is required when development of land to be used for religious assembly, community center, and similar public assembly uses on a net site area of 2 acres or more is proposed.

Section 17-13-0402 of the Chicago Zoning Ordinance requires a public hearing to be held by the Chicago Plan Commission on applications to rezone land within an industrial corridor from an "M" zoning district classification to any other zoning district classification.

**SITE AND AREA DESCRIPTION**

The site is located within the Kinzie Industrial Corridor, which is located just west of the Loop. The corridor is bounded by Grand Avenue and Ferdinand Street on the north, Kedzie Avenue on the west, Halsted Street on the east, and Lake Street on the south. The corridor is located in Wards 2, 26, and 27 and includes the East Garfield Park, Humboldt Park, Near West Side, and West Town community areas. The site is located in the Division/ Homan Tax Increment Finance District.

The site is located at the northwest edge of the Kinzie Industrial Corridor and is adjacent to an approximately 1.5 acres C1, Neighborhood Commercial District zoned site. It is surrounded to the west and south by residential and low-density commercial, which does not allow for several of the proposed uses. In its existing state, this site is a marginal industrial property, no longer functioning in an industrial capacity. The total site area is 219,070 square feet. The site is bounded by Chicago Avenue on the south, Spaulding Avenue on the east, METRA railroad

tracks on the north and Christiana Avenue on the west. The site is immediately accessible via public transit from CTA's # 66 Chicago Avenue bus line and the # 82 Kimball/Homan bus lines. The Kedzie Blue Line CTA train station and the METRA Union Pacific/West Line Kedzie Station are located approximately one mile from the site.

### **PROJECT DESCRIPTION**

The applicant is proposing to construct an approximately 204,000 square foot institutional facility and provide 168 accessory parking spaces. The applicant is proposing to rezone the property from M1-1 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District prior to establishing the Institutional Planned Development.

The project includes the relocation of The Salvation Army Freedom Center currently located in the West Loop. This new facility will house a transitional residence program, a substance abuse program, a gymnasium, auditorium, and a Chapel. The transitional facility will house up to 468 beds. The Chapel and Gymnasium will serve a dual purpose. The Chapel will provide religious services to up to 600 people and host special events. The Gymnasium will provide space for physical activities as well as serve as the cafeteria and food service area.

### **DESIGN**

The design of the building and materials are contextual with the surrounding area. They include thin-set pre-cast panels with brick inserts, pre-finished aluminum windows with Low-E vision glass, pre-finished aluminum storefronts, and preformed metal panel cornices.

### **ACCESS/CIRCULATION**

The site is accessible via vehicular access from one curb cut along North Spaulding Avenue, and three curb cuts along North Christiana Avenue. The proposed design allows for 168 parking spaces provided by two parking lots located on site. In addition to the two parking lots, a loading area accessible from North Spaulding Avenue will provide (2) 10' x 50' loading births and serve the proposed building. The development will provide three bike racks for the parking of 20 bikes.

### **LANDSCAPE / SUSTAINABILITY**

The applicant has agreed to be in substantial compliance with the City of Chicago's Landscape Ordinance and to meet the requirements of the City of Chicago's Sustainable Matrix by achieving LEED Certification on the new building and provide a 25% green roof (approx. 22,149 square feet) over the net roof area.

### **BULK/USE/DENSITY**

The proposed planned development has a maximum allowed F.A.R of 1.0 and a height limit of 60 feet. The project complies with the context of the surrounding area and the proposal as designed will conform to an F.A.R of approximately 0.93.

The site is bounded on the north by a large railroad embankment (METRA Tracks), on the west by a residential district, on the south by several commercial properties, which include a C1-2 Neighborhood Commercial District; and on the east by a shopping center zoned Business Planned No. 407.

**RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

- 1) The project meets the criteria and objectives set forth in Section 17-8-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare by transitional residence and church/community center facilities.
- 2) The project meets the criteria and objectives set forth in Section 17-8-0901 Use, Bulk, Density and Intensity by conforming to the surrounding neighborhood in Use, Bulk, Density and by adhering to an F.A.R of 1.0
- 3) The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.
- 4) The proposed Planned Development has been reviewed by the Chicago Department of Transportation's Project Review Committee and all requested changes have been made.
- 5) Copies of this application have been circulated to other City departments and agencies and all comments received have been addressed in the revised application.
- 6) The project will comply with the requirements for access in case of fire and other emergencies.

The Chicago Zoning Ordinance in Section 17-13-0400 lays out two types of criteria for review consider regarding Map Amendments within Industrial Corridors. One set of criteria asks review bodies to judge whether a proposal will adversely affect the continued viability of the industrial corridor [Section 17-13-0403 A-G]. The other set of criteria judges whether the proposed rezoning is in the interests of public health, safety, and welfare, while also recognizing the rights of individual property owners [Section 17-13-0308 A-E].

**Effect on the Continued Industrial Viability of the Industrial Corridor**

After reviewing the materials submitted by the applicant and analyzing the proposal with respect to the factors addressing the viability of the industrial corridor, the Department of Housing and Economic Development has concluded that the proposed zoning change would not adversely affect the continued industrial viability of the Kinzie Industrial Corridor based on the following:

- 1.) The size of the district:  
This change to a 5-acre parcel would not affect any significant areas within this 1,094-acre industrial corridor.
- 2.) The number of existing firms and employees that would be affected:  
The property in question is not currently occupied for any active use; but the Kinzie Industrial Corridor itself has over 2,000 businesses and more than 30,000 jobs.
- 3.) Recent and planned public and private investments within the district:  
There are currently no recent or planned projects within close proximity to this site.

- 4) The potential of the district to support additional industrial uses and increased manufacturing employment:

The industrial corridor itself is still vibrant and is in close proximity to I-94, I-290 and Lake Street. The redevelopment of the property as a Salvation Army facility and as an institutional use will not displace any existing industrial business, residential developments or adversely impact any recent investments in the corridor. Combining this with an estimated 750,000 square feet of available industrial floor space available within this corridor and the change in zoning, the redevelopment of the property will not substantially weaken the Industrial Corridor or any established industrial uses. The isolation of the site on the far northwest of the corridor, the established residential, business, and commercial uses in the immediate area and the proximity of the site to the Planned Manufacturing District preclude the likelihood of the site ever returning to a wholly industrial use.

- 5) The proportion of land in the district currently devoted to industrial uses:  
Over 80% of the land in the Kinzie Industrial Corridor is zoned for manufacturing/ industrial purposes.

- 6) The area's importance to the city as an industrial district:  
This is an important corridor due to its proximity to I-94, I-290 and Lake Street as well as the presence of well-used railroad infrastructure and the corridor's ability to support integral intermodal facilities. However, this portion on the edge of the corridor is surrounded by residential homes to the north and west; business and commercial uses to the east and far west; and industrial uses to the south.

After reviewing the materials submitted by the applicant and analyzing the proposal with respect to the factors above, the Department of Housing and Economic Development has concluded the following pursuant to the 17-13-0403 addressing the viability of the Industrial Corridor:

The proposed rezoning would not adversely affect the continued industrial viability of the Kinzie Industrial Corridor. Multiple vacant and/or underutilized parcels in the corridor are available for industrial development. Therefore, the change in zoning and the redevelopment of the property will not substantially weaken the Industrial Corridor or any established industrial uses.

#### Review Criteria for Zoning Map Amendments

Further, the Department of Housing and Economic Development have concluded that the proposed zoning change would be in the best interests of the public health, safety, and general welfare based on the following:

- 1) Whether the proposed zoning change is consistent with any plans for the area that have been adopted by the Plan Commission or approved by the City Council.

*The Division Homan Area Tax Increment Redevelopment Plan and Project*, adopted by the Plan Commission and City Council in June 27, 2001, identifies this site as part of a zone intended for "commercial/ industrial/ institutional mixed use", which it describes as permitting "a variety of uses as permitted by the underlying zoning and/or rezoning of the area." Therefore, the plan would support the site's proposed institutional use in this situation.

- 2) Whether the proposed rezoning is appropriate because of significant changes in the character of the area due to public facility capacity, other zoning changes, or growth and development trends.

As previously stated above, the rezoning of the site from manufacturing zoning to a commercial district and then to an Institutional Planned Development zoning would not adversely affect the rest of the Kinzie Industrial Corridor. The site is surrounded by existing mixed uses and is conveniently isolated and bounded by a railway embankment to the north and commercial uses to the south and east. The site is located on the western perimeter of the Kinzie Industrial Corridor. To the east and south of this site is a strong area of Planned Manufacturing District (PMD) zoned properties and a smaller section of M and C zoned land.

- 3) Whether the proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale:

The proposed facility would be compatible with the character of the surrounding area. The proposed principal use (Institutional/ Transitional Residence/ Religious Assembly) and accessory uses are allowed in the surrounding sites. The proposed C1-2 Neighborhood Commercial District does not permit ground-level household residential uses and none are proposed. The proposed building height (60 feet) is in substantial conformance with the proposed underlying district. The residential areas to the west consist of mostly multi-story buildings. The business and commercial areas east and south of the site, including Planned Manufacturing District No. 4, are also a mixture of one-story and multi-story buildings.

- 4) Whether the proposed zoning classification is compatible with surrounding zoning;

The proposed density category would be compatible with the surrounding zoning. Railway embankments bound the subject site to the north. To the south are two C1-2 Neighborhood Commercial Districts, therefore the proposed C1-2 Neighborhood Commercial District category, as requested by the applicant, would allow a building of this scale.

- 5) Whether public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy.

To determine whether public infrastructure facilities and city services are adequate, the Department of Housing and Economic Development circulates all applications required to be considered by the Plan Commission for approval to other City departments and agencies for their review and recommendation. As such, copies of this application have been circulated to other City departments and all comments received have been addressed in the revised application.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an Institutional Planned Development for The Salvation Army and the revised application for a Zoning Map Amendment in the Kinzie Industrial Corridor be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended".

Department of Housing and Economic Development  
Bureau of Planning and Zoning



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

**THE SALVATION ARMY, AN ILLINOIS CORPORATION  
3300-3320 W. CHICAGO AVENUE; 800-920 N. SPAULDING AVENUE,  
801-803 N. CHRISTIANA AVENUE, AND 811-923 N. CHRISTIANA AVENUE**

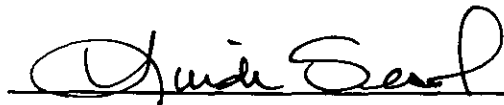
- WHEREAS,** the Applicant, Salvation Army, an Illinois Corporation, has submitted an application to rezone the M1-1 Limited Manufacturing / Business District site to a C1-2 Neighborhood Commercial District prior to establishing the Institutional Planned Development located within the Kinzie Industrial Corridor ; and
- WHEREAS,** the Property is located within the Peterson Industrial Corridor and Section 17-13-0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from an M zoning district to a non-M zoning district; and
- WHEREAS,** the Applicant, proposes to construct a 204,000 square foot institutional facility and provide 168 accessory parking spaces; and
- WHEREAS,** the Applicant's application to rezone the Property was introduced to the City Council on July 6, 2011; and
- WHEREAS,** proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on November 2, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on November 17, 2011; and
- WHEREAS,** the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and
- WHEREAS,** the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated November 17, 2011, a copy of which is attached hereto and made a part hereof; and



**WHEREAS**, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on November 17, 2011 giving due and proper consideration to the Chicago Zoning Ordinance; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated November 17, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning application dated November 17, 2011; and
3. THAT the above-stated recitals to this resolution together with the report of the Commissioner of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding the zoning map amendment application and industrial corridor map amendment.



Linda Searl  
Chairman  
Chicago Plan Commission

IPD No. \_\_\_\_\_

Approved: November 17, 2011

**ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing the current M1-1 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 3-J in the area bounded by:

a line 966.32 feet north of and parallel to West Chicago Avenue; a line 133.97 feet east of and parallel to the centerline of vacated North Christiana Avenue; a line 999.89 feet north of and parallel to West Chicago Avenue; the Chicago, Milwaukee & St. Paul Railroad right-of-way; North Spaulding Avenue; West Chicago Avenue; a line 40 feet north of and parallel to West Chicago Avenue; a line 40 feet east of and parallel to North Christiana Avenue; a line 105 feet north of and parallel to West Chicago Avenue; and North Christiana Avenue; a line 944.85 north of and parallel to West Chicago Avenue; and a line 24 feet east of and parallel to the west right-of-way line of vacated North Christiana Avenue

to those of a C1-2 Neighborhood Commercial District.

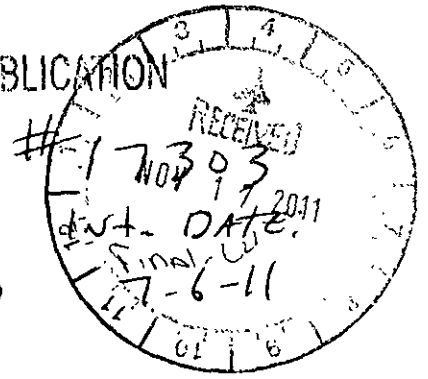
SECTION 2. That Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 3-J in the area bounded by:

a line 966.32 feet north of and parallel to West Chicago Avenue; a line 133.97 feet east of and parallel to the centerline of vacated North Christiana Avenue; a line 999.89 feet north of and parallel to West Chicago Avenue; the Chicago, Milwaukee & St. Paul Railroad right-of-way; North Spaulding Avenue; West Chicago Avenue; a line 40 feet north of and parallel to West Chicago Avenue; a line 40 feet east of and parallel to North Christiana Avenue; a line 105 feet north of and parallel to West Chicago Avenue; and North Christiana Avenue; a line 944.85 north of and parallel to West Chicago Avenue; and a line 24 feet east of and parallel to the west right-of-way line of vacated North Christiana Avenue

to those of 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.

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

FINAL FOR PUBLICATION



CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

ADDRESS of the property Applicant is seeking to rezone:

3300-3320 West Chicago; 800-920 N. Spaulding; 801-803 and 811-923 N. Christiana

2. Ward Number that property is located in: 27

3. APPLICANT The Salvation Army

ADDRESS 10 W. Algonquin Road CITY Des Plaines

STATE IL ZIP CODE 60016 PHONE (312) 421-5753

EMAIL Merrill\_Powers@usc.salvationarmy.org CONTACT PERSON Captain Merrill Powers

4. Is the applicant the owner of the property? YES NO X

If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER Suburban Bank & Trust T/U/T 12/1/98 #1133

ADDRESS 9901 S. Western Ave. CITY Chicago

STATE IL ZIP CODE 60643 PHONE (312) 322-0955

EMAIL rdreger@dregerlaw.com CONTACT PERSON Mohammed Gheith c/o attorney Robert Dreger

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Scott Saef, Sidley Austin LLP

ADDRESS One S. Dearborn

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 853-4159 FAX (312) 853-7036 EMAIL ssaef@sidley.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

The Salvation Army, an Illinois corporation (no owners - not-for-profit organization)

7. On what date did the owner acquire legal title to the subject property? 1992

8. Has the present owner previously rezoned this property? If yes, when?  
No

9. Present Zoning District M1-1 Proposed Zoning District C1-2 and then to  
(Kinzie Industrial Corridor) institutional planned  
10. Lot size in square feet (or dimensions) 219,070 s.f. development

11. Current Use of the property vacant industrial building/outdoor storage

12. Reason for rezoning the property Required planned development (institutional use greater than two acres)


13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)  
The Salvation Army's Freedom Center of approximately 194,000 gross square feet, including a Corps Community Center, Harbor Light Program and Pathway Forward Program. Proposed height of the building not to exceed 60 feet and a minimum of 150 off-street parking spaces to be provided.

14. On May 14<sup>th</sup>, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)


YES \_\_\_\_\_ NO x

COUNTY OF COOK  
STATE OF ILLINOIS

Bramwell E. Higgins, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

  
\_\_\_\_\_  
Signature of Applicant Bramwell E. Higgins  
Secretary

Subscribed and Sworn to before me this  
27th day of June, 2011.

  
\_\_\_\_\_  
Notary Public Janet F. Gunter



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

## INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_

## PLAN OF DEVELOPMENT

## BULK REGULATIONS AND DATA TABLE

	<u>Square Feet</u>	<u>Acres</u>
Net Site Area	219,070	5.03
Public Rights-of-Way	<u>59,161</u>	<u>1.36</u>
Gross Site Area	278,231	6.39
Maximum Permitted Floor Area Ratio:	1.0	
Maximum Percent of Land Coverage:	In substantial conformity with Site Plan	
Minimum Number of Parking Spaces:	150	
Minimum Number of Off-Street Loading Spaces:	2	
Minimum Building Setbacks:	In substantial conformity with Site Plan	
Maximum Building Height:	60 ft (excluding rooftop elevator overrun)	
% of net roof area holding vegetative roof system:	25%	
Maximum number of transitional residence beds:	468	

Applicant: The Salvation Army

Date: June 28, 2011

As Revised: November 17, 2011

Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and  
811-923 North Christiana Avenue

**INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_**  
**PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as an Institutional Planned Development (the "Planned Development"), consists of approximately 219,070 square feet (5.03 acres) of real property depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned or controlled by The Salvation Army, an Illinois corporation (the "Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. Any dedication, opening or vacation of public right of way streets, alleys or easements, or any adjustment of the public right-of-way shall require a separate submittal on behalf of the Applicant or its successors, assign or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall be defined by Section 17-8-0400 of the Chicago Zoning Ordinance.

Applicant: The Salvation Army

Date: June 28, 2011

As Revised: November 17, 2011

Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and  
811-923 North Christiana Avenue

4. This Planned Development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; an Existing Land Use Map; an Existing Zoning Map; and the following plans prepared by Antunovich Associates dated November 17, 2011: Site Plan, Landscape Plans, Green Roof Plan and Building Elevations. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The following uses are permitted in the Planned Development: Transitional residence, religious worship and assembly, community center, business, professional and administrative offices, recreation spaces, structures and facilities, day care, food service wireless communication facilities, equipment storage and related accessory uses. The following uses are considered accessory and related to the community center: medical service uses, education, food pantry, job training, theater and indoor and outdoor participant sports and recreation. The following uses are excluded: Hospitals, and those Residential Uses and Industrial Uses which are permitted uses in the C1 Neighborhood Commercial District. Any portion of the Property may be utilized on an interim basis for construction staging, the storage of construction material and parking for the various phases of development of the Property.

6. On-premise business identification signs and temporary signs such as construction and marketing signs, on-premises and other necessary signs shall be permitted within this Institutional Planned Development subject to the review and approval of the Department of

Applicant: The Salvation Army

Date: June 28, 2011

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Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue



Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

8. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development.

9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration. For purposes of measuring building height, the Chicago Zoning Ordinance shall apply.

11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review Fee shall be assessed by the Department. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

Applicant: The Salvation Army

Date: June 28, 2011

As Revised: November 17, 2011

Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

12. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Commissioner of the Department of Housing and Economic Development upon, the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

13. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans described in Statement 4, and in accordance with the Landscape Ordinance of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. At the time of a hearing before the Chicago Plan Commission, all developments must be in compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of Housing and Economic Development. The Applicant shall construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The Applicant shall provide a vegetated ("green") roof of twenty-five (25%) with 22,149 square feet of the building's net roof area.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be

Applicant: The Salvation Army

Date: June 28, 2011

As Revised: November 17, 2011

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811-923 North Christiana Avenue

reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for each building or improvement proposed to be constructed pursuant to the permit.

16. The Applicant will comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

17. Unless substantial construction of the improvements contemplated on the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the M1-1 district. This six (6) year period may be extended for up to one additional year if, before expiration of the six (6) year period, the Commissioner of Housing and Development determines that good cause for an extension is shown.

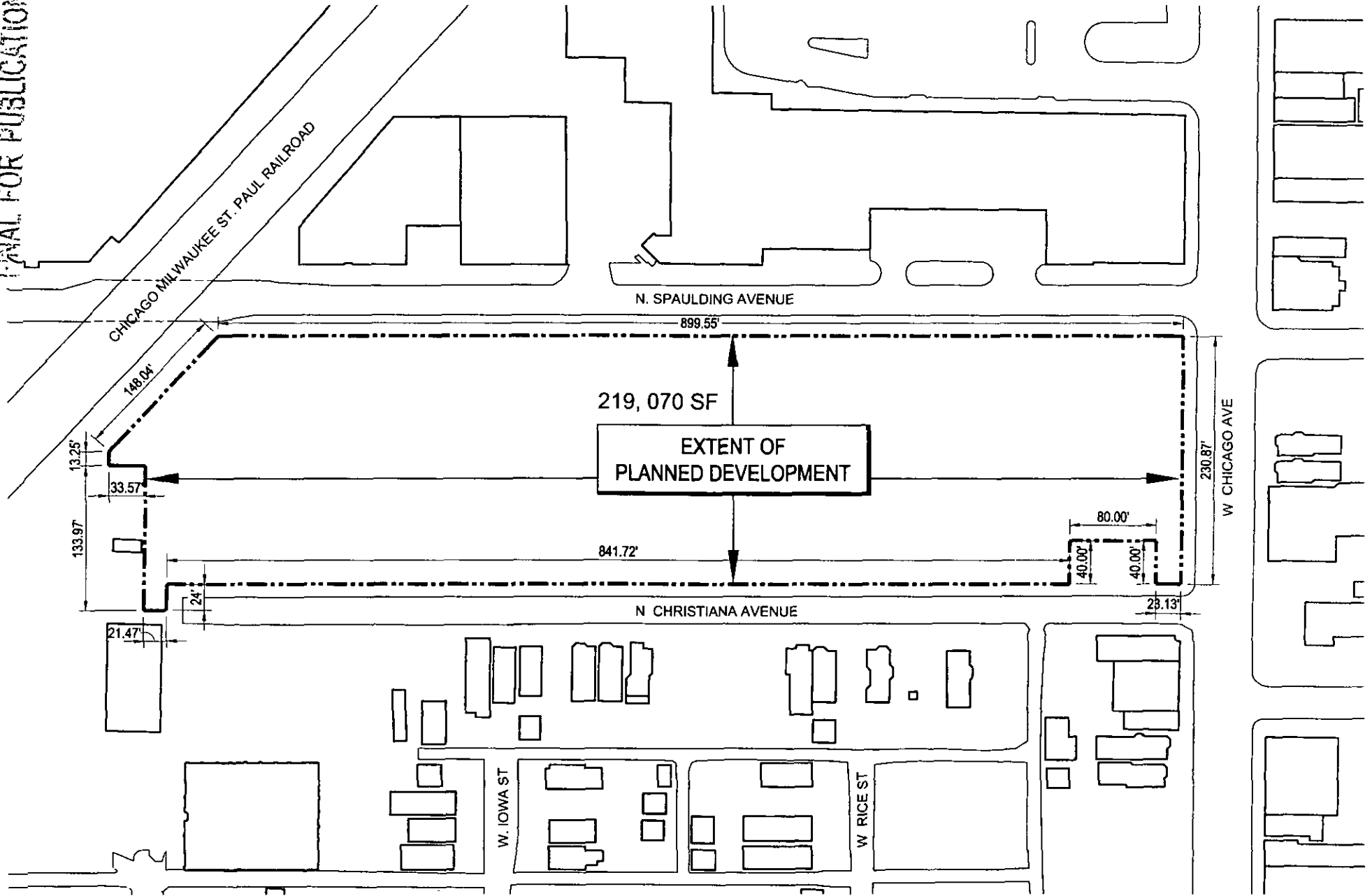
Applicant: The Salvation Army

Date: June 28, 2011

As Revised: November 17, 2011

Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and  
811-923 North Christiana Avenue

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The Salvation Army Freedom Center - Planned Development Exhibits

A. Planned Development Boundary Map and Property Line Map

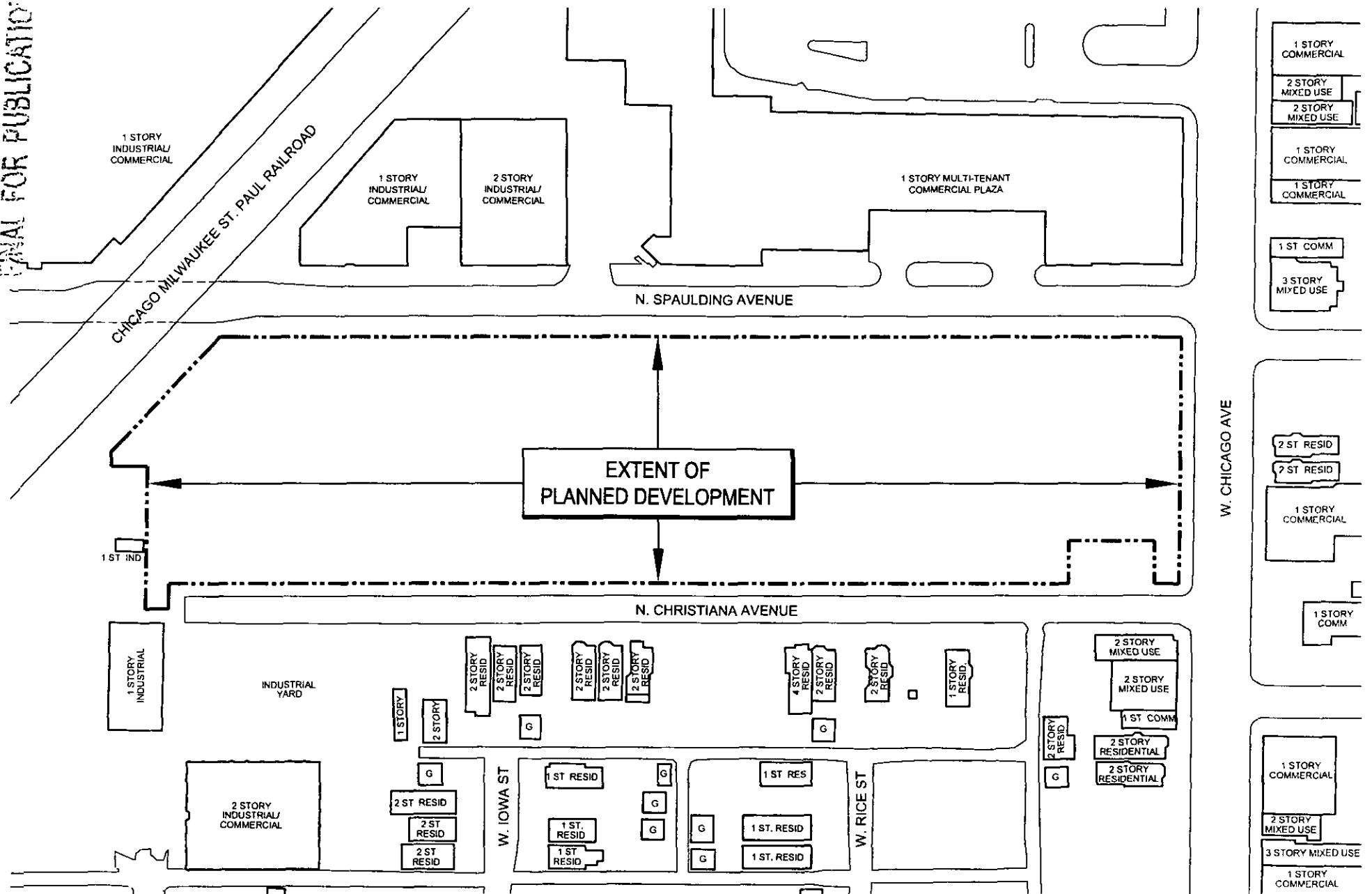
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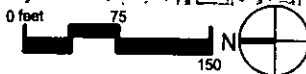
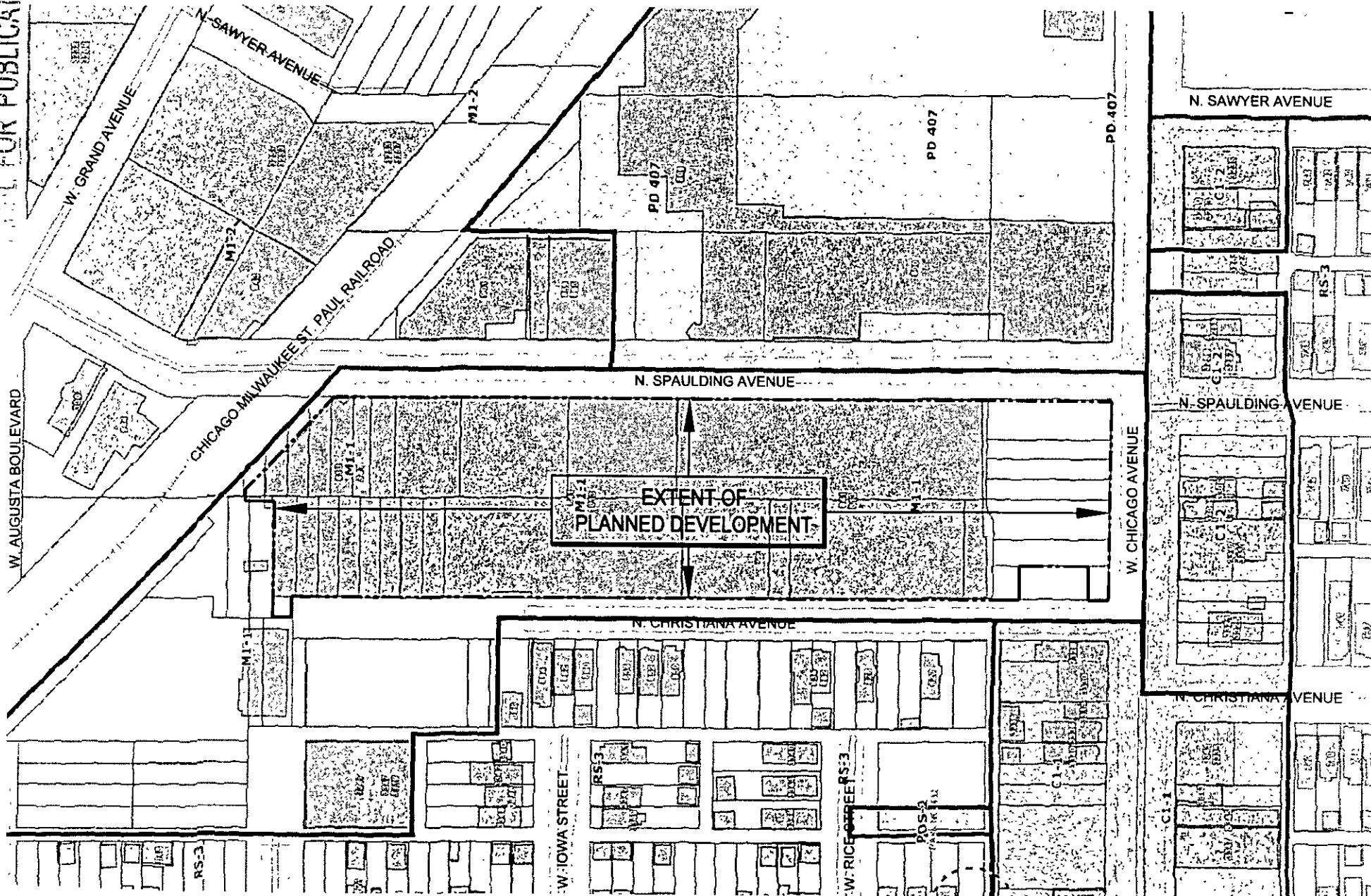


### The Salvation Army Freedom Center - Planned Development Exhibits

Applicant: The Salvation Army  
Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

### B. Existing Land-Use Map

Date: June 28, 2011  
As Revised: November 17, 2011



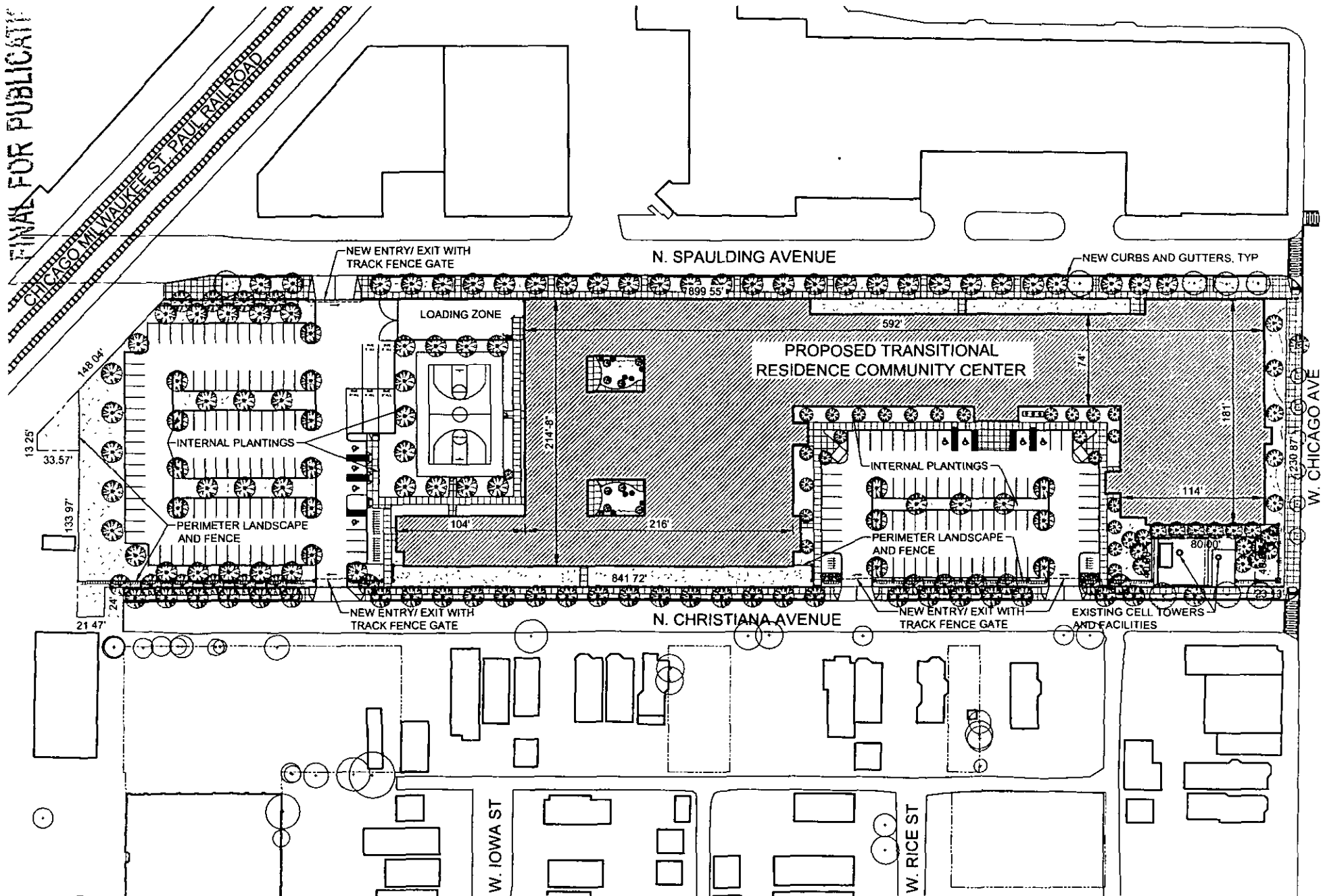
### The Salvation Army Freedom Center - Planned Development Exhibits

Applicant: The Salvation Army  
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

### C. Existing Zoning Map

Date: June 28, 2011  
 As Revised: November 17, 2011

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The Salvation Army Freedom Center - Planned Development Exhibits

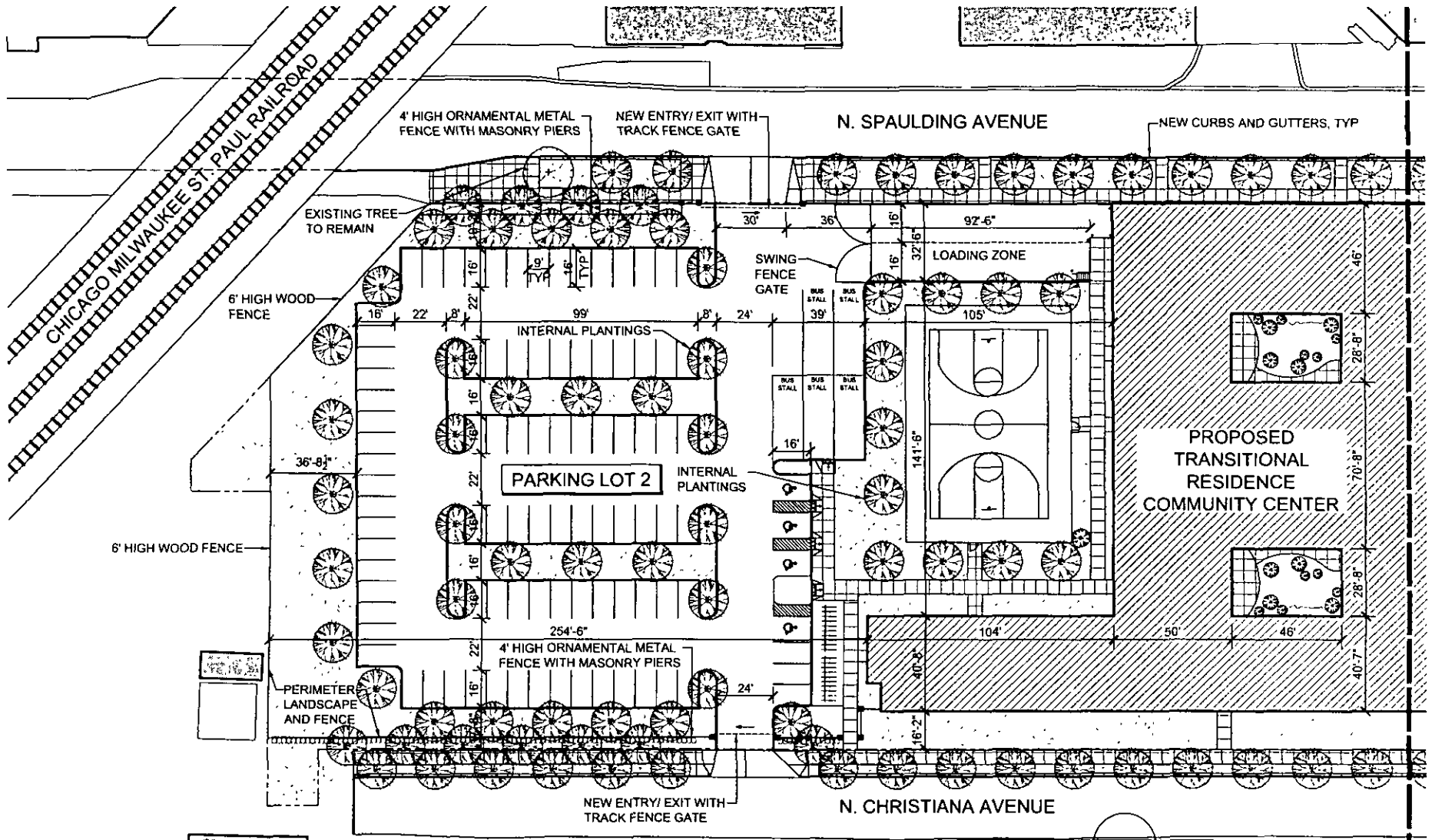
Applicant: The Salvation Army  
Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue



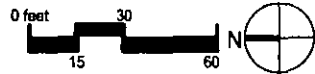
D. Site Plan

Date: June 28, 2011  
As Revised: November 17, 2011

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LOT 2 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	38,567 SF
LANDSCAPED AREA = 10% OF PARKING AREA:	3,857 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	31 TREES REQ.



**The Salvation Army Freedom Center - Planned Development Exhibits**

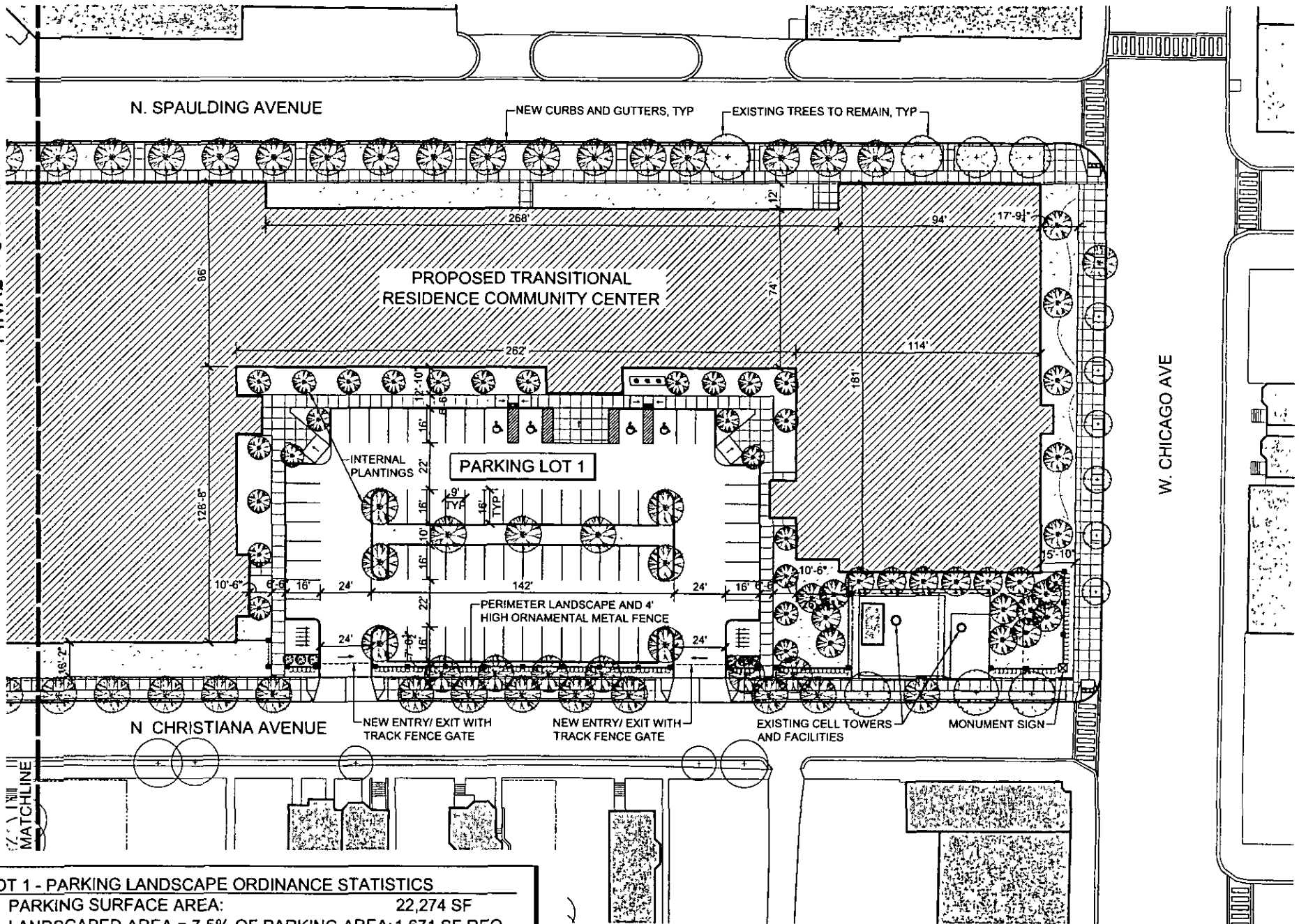
**E1. Landscape Plan**

Applicant: The Salvation Army  
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

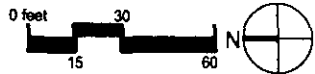
Date: June 28, 2011  
 As Revised: November 17, 2011



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LOT 1 - PARKING LANDSCAPE ORDINANCE STATISTICS	
PARKING SURFACE AREA:	22,274 SF
LANDSCAPED AREA = 7.5% OF PARKING AREA:	1,671 SF REQ.
1 TREE / 125 SF OF LANDSCAPED AREA:	13 TREES REQ.

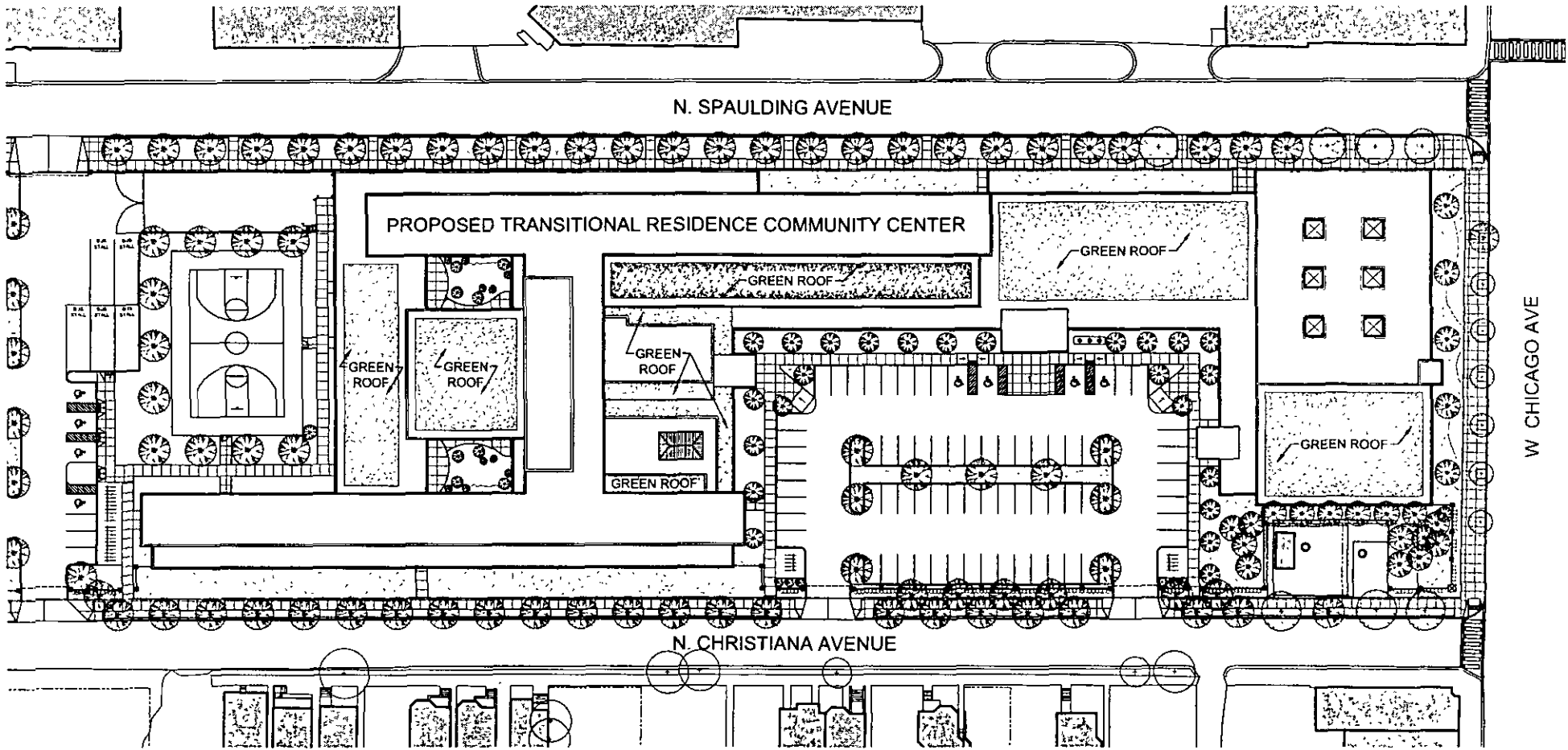


**The Salvation Army Freedom Center - Planned Development Exhibits**

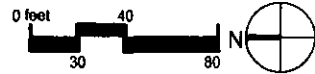
**E2. Landscape Plan**

Applicant: The Salvation Army  
 Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

Date: June 28, 2011  
 As Revised: November 17, 2011



TOTAL GREEN ROOF AREA = 25% OF NET ROOF AREA (22,149 SF)

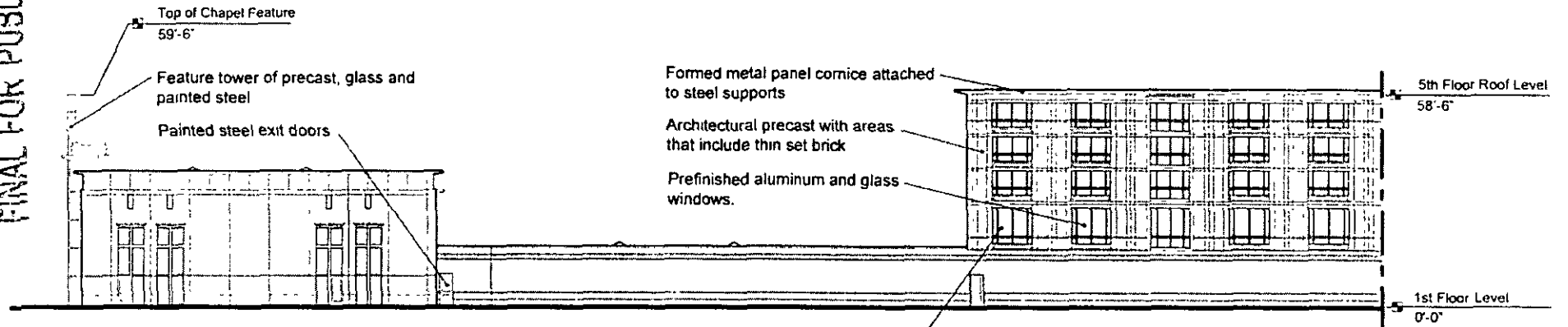


The Salvation Army Freedom Center - Planned Development Exhibits

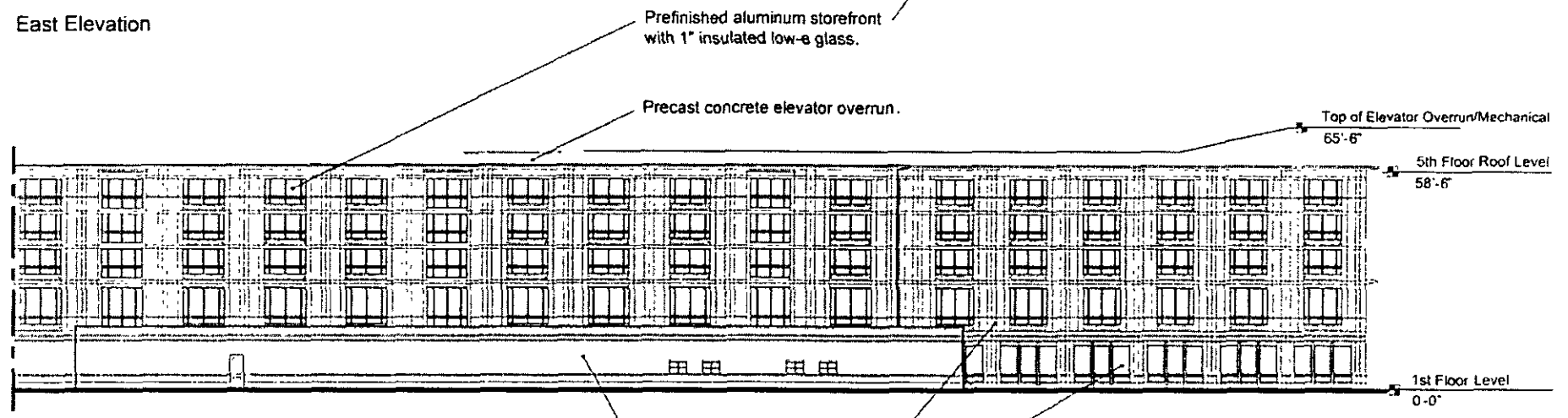
Applicant: The Salvation Army  
Address: 3300-3320 W. Chicago Avenue; 800-920 North Spaulding Avenue; 801-803 and 811-923 North Christiana Avenue

E3. Green Roof Plan

Date: June 28, 2011  
As Revised: November 17, 2011

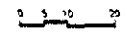


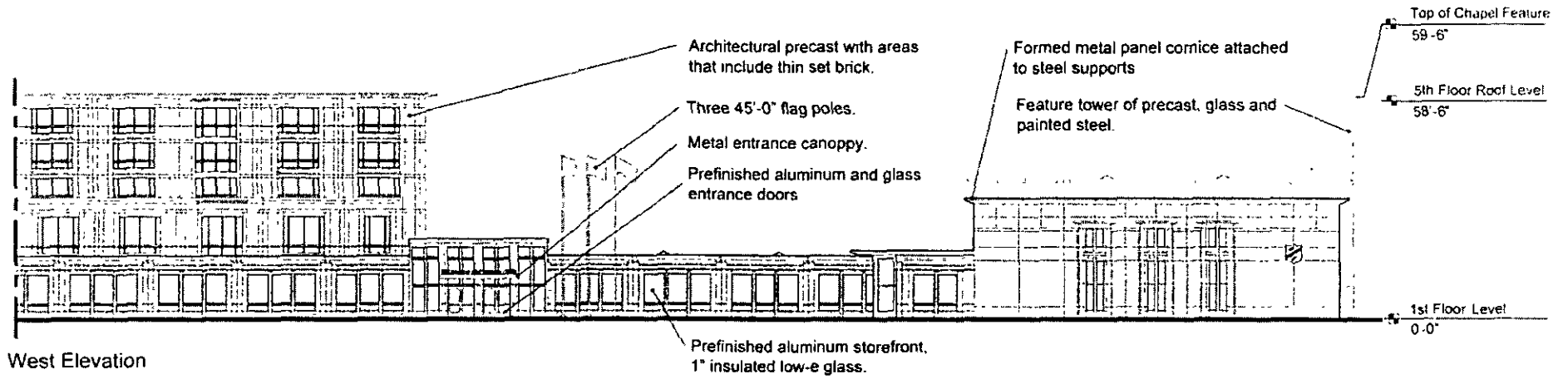
East Elevation



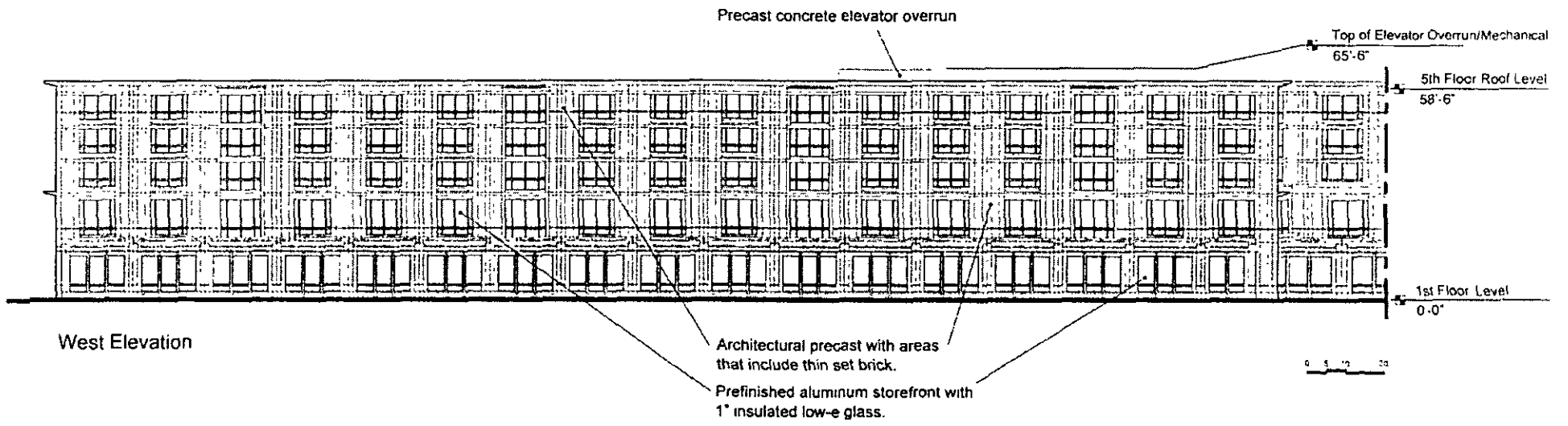
East Elevation

Architectural precast with areas that include thin set brick.  
 Prefinished aluminum storefront with 1" insulated low-e glass.



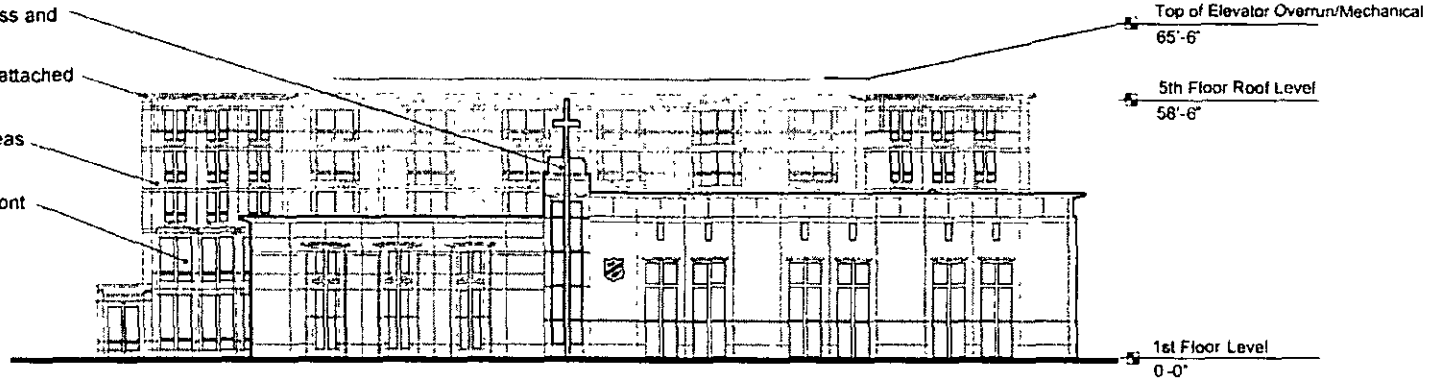


West Elevation



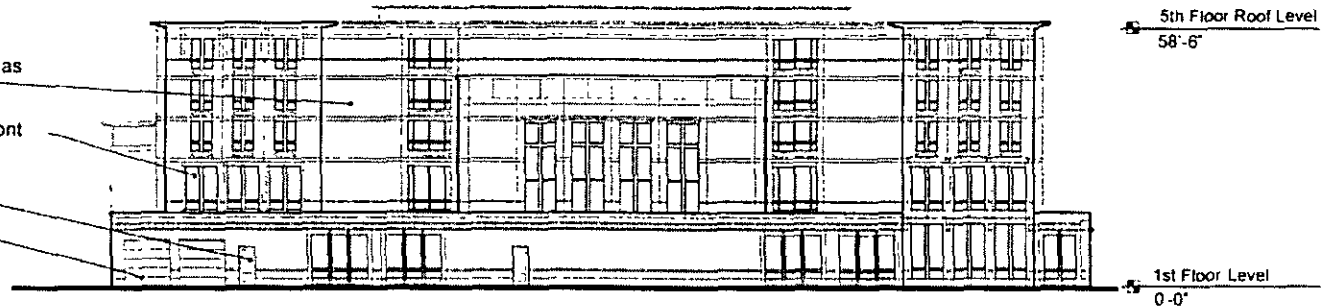
West Elevation

- Feature tower of precast, glass and painted steel.
- Formed metal panel cornice attached to steel supports
- Architectural precast with areas that include thin set brick
- Prefinished aluminum storefront with 1" insulated low-e glass.



South Elevation

- Architectural precast with areas that include thin set brick.
- Prefinished aluminum storefront with 1" insulated low-e glass
- Painted steel exit doors.
- Painted steel loading doors



North Elevation

0 5 10 20