



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

2258-2276 N. Clybourn Avenue

**LINCOLN PARK 2<sup>nd</sup> Ward – Alderman Brian Hopkins**

**OWNER: The Salvation Army**

**DESIGNER: V3 Companies**

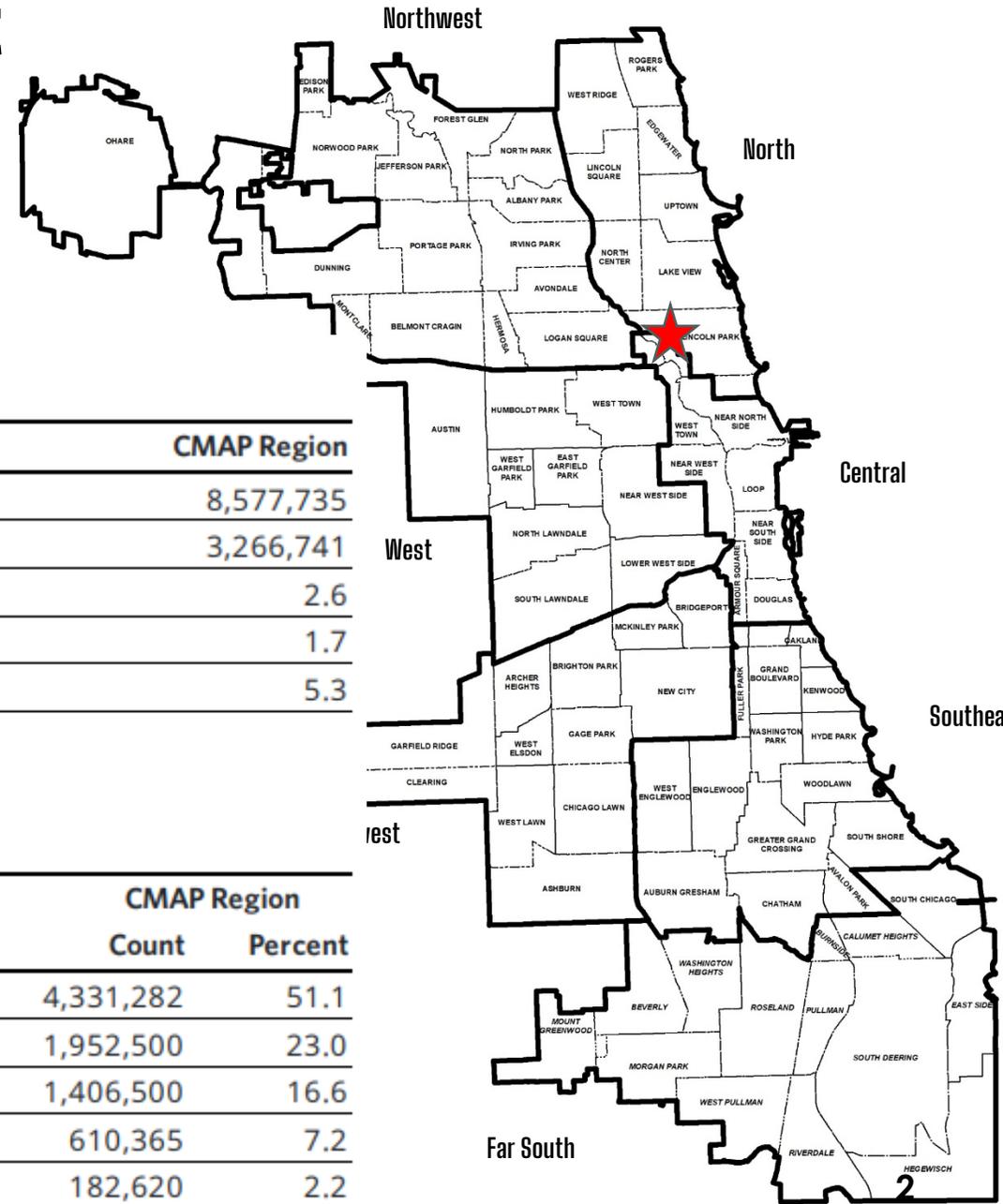
**ATTORNEY: Law Offices of Samuel V.P. Banks**

JULY 21, 2022

# Community Area Snapshot

## Median Income:

\$115,389



## General Population Characteristics, 2020

	Lincoln Park	City of Chicago	CMAP Region
Total Population	70,492	2,746,388	8,577,735
Total Households	35,570	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	9.9	1.9	1.7
Percent Population Change, 2000-20	9.6	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

## Race and Ethnicity, 2015-2019

	Lincoln Park		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	54,642	78.7	901,769	33.3	4,331,282	51.1
Hispanic or Latino (of Any Race)	4,340	6.2	780,167	28.8	1,952,500	23.0
Black (Non-Hispanic)	3,414	4.9	790,893	29.2	1,406,500	16.6
Asian (Non-Hispanic)	4,995	7.2	177,195	6.5	610,365	7.2
Other/Multiple Races (Non-Hispanic)	2,074	3.0	59,510	2.2	182,620	2.2

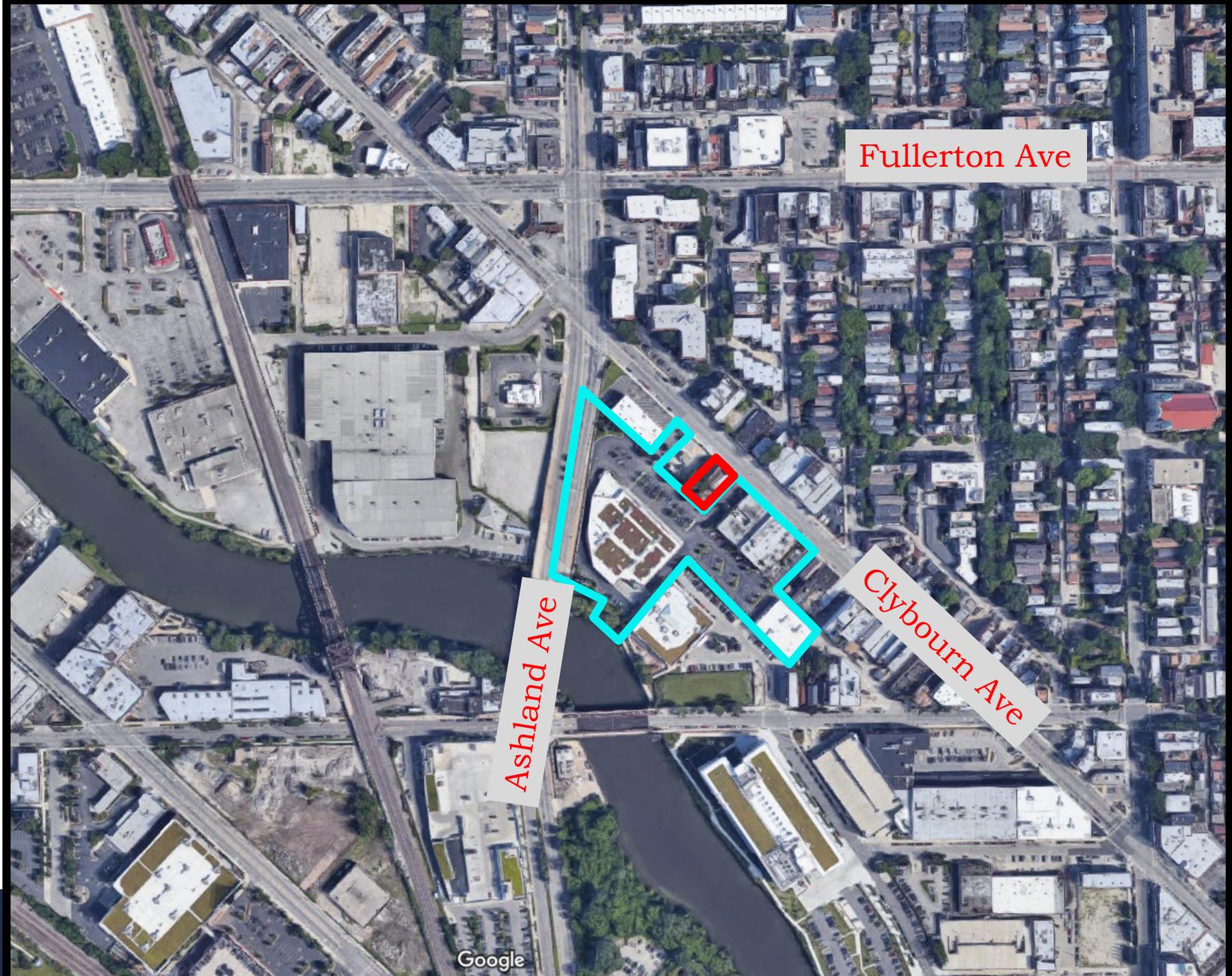
Source: 2015-2019 American Community Survey five-year estimates.

Universe: Total population





- Direct vehicular accessibility Clybourn Avenue
- Bordered by the *North Branch Chicago River* to the west
- Serviced by Fullerton Avenue to the north





Ashland Ave

Clybourn Ave





## What Do We Do?

We meet human needs without discrimination



We assist approximately **30 million** Americans annually

We serve in **131 countries** around the globe



**Sharing is Caring** is a long-standing motto that succinctly describes the partnership between *The Salvation Army* and the Community.

Sharing your donations helps *The Salvation Army* care for homeless and needy families, but also helps serve 30 million people through a myriad of other services all year long.

These include:

- **Religious Services** provide a place of worship and community without discrimination in every zip code across the United States.
- **Disaster Response Services** which include assisting survivors of natural and man-made disasters to recover and rebuild their lives.
- **Social Service programs** provide food, shelter, clothing, and financial assistance.
- **Casework and Counseling** with programs for health care and residential assistance and abuse counseling.
- **Youth Services** with programs for music, athletics, arts, and crafts, camping and family counseling.
- **Senior Centers** focused on assisting the needs of older adults.
- **Christmas Programs** help families and individuals financially at year-end with toys, meals and other assistance.
- **Human and Sexual Trafficking Advocacy** where Army officers and staff are focused on public policy and providing services and advocacy for victims of this international crime.
- **Veterans Services** provide a range of support, gifts, counseling, housing assistance, and comfort to those in need.
- **Prison Services** include Bible correspondence courses, gifts/material aid, prerelease job training programs, employment opportunities and spiritual guidance for both prisoners and their families.



EXISTING 1 & 2 STORY BUILDINGS TO BE DEMOLISHED

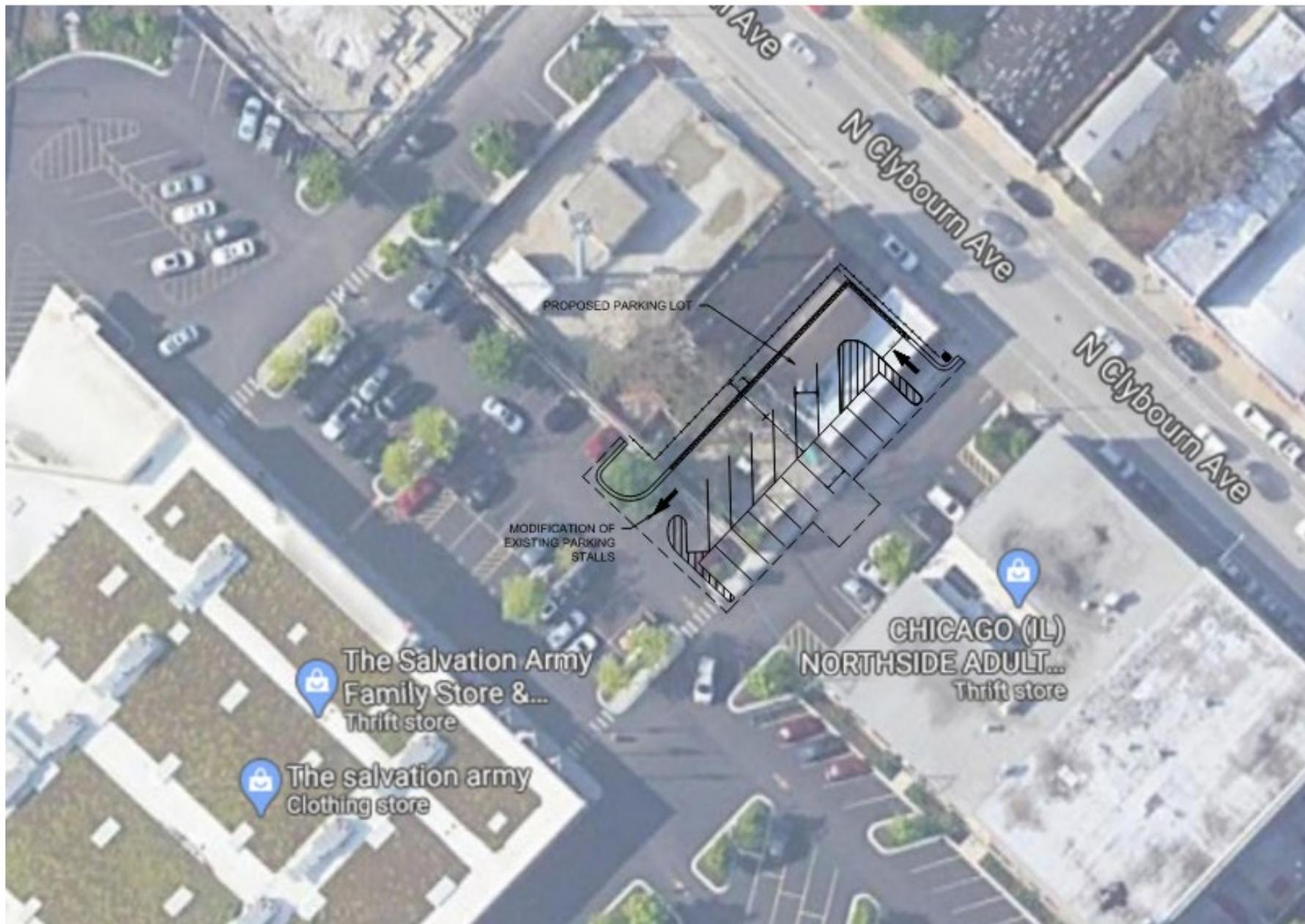
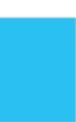
EXISTING 2 STORY BUILDING TO REMAIN

EXISTING DRIVEWAY CUT TO REMAIN

EXISTING STREET FRONTAGE TO REMAIN

N CLYBOURN AVENUE

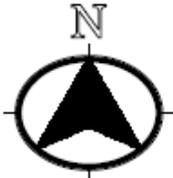
Looking southwest from North Clybourn Avenue.



AERIAL OVERVIEW

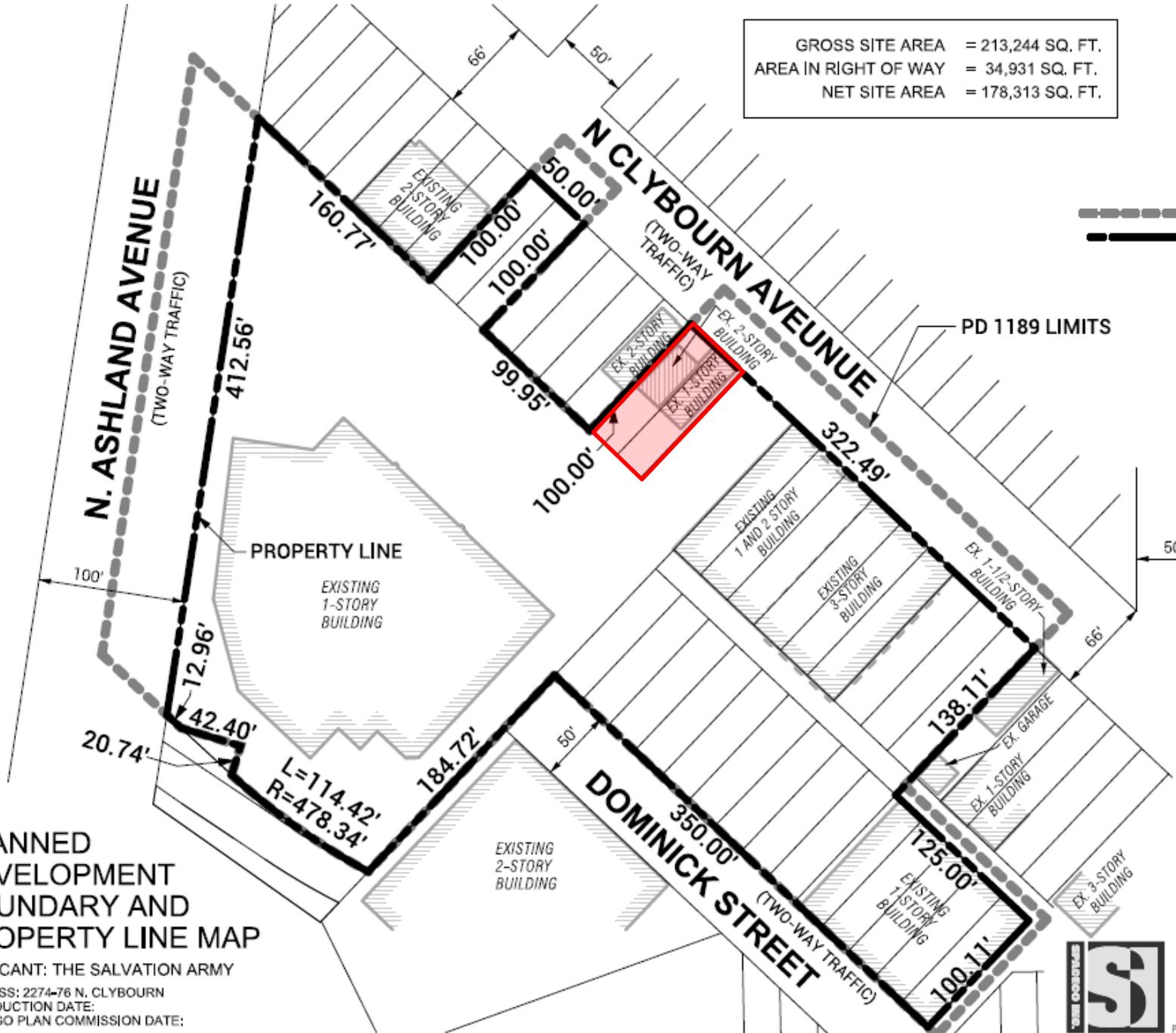
# Site Plan

GROSS SITE AREA = 213,244 SQ. FT.  
 AREA IN RIGHT OF WAY = 34,931 SQ. FT.  
 NET SITE AREA = 178,313 SQ. FT.



SCALE: 1" = 100'

--- PD BOUNDARY LINE  
 --- PROPERTY LINE



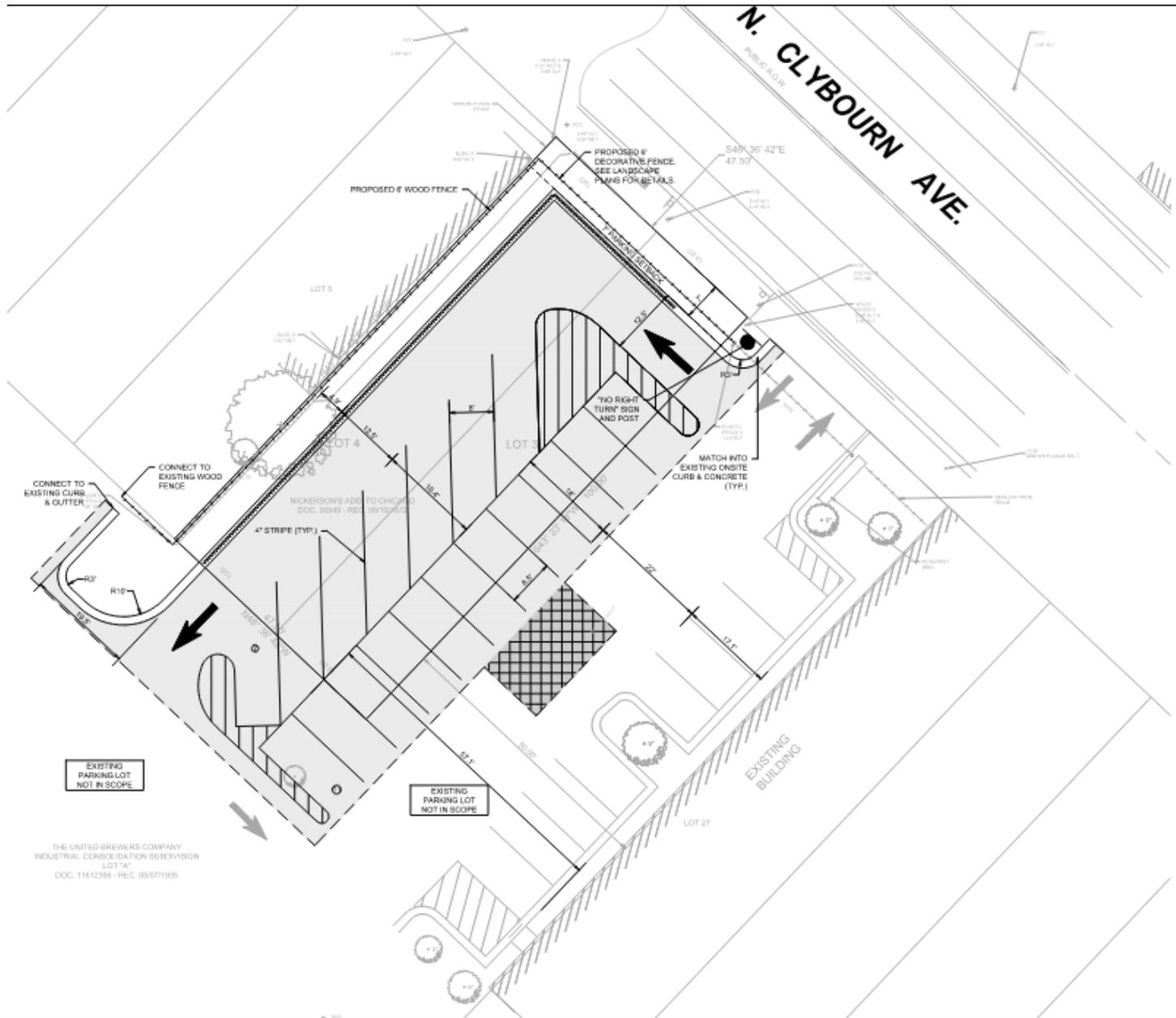
## PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

APPLICANT: THE SALVATION ARMY  
 ADDRESS: 2274-76 N. CLYBOURN  
 INTRODUCTION DATE:  
 CHICAGO PLAN COMMISSION DATE:



**CONSULTING ENGINEERS  
 SITE DEVELOPMENT ENGINEERS  
 LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
 Rosemont, IL 60018  
 Phone: (847) 696-4060 Fax: (847) 696-4065



# TRANSPORTATION, TRAFFIC, AND PARKING

Proposed parking lot to conform, and not conflict with the existing traffic circulation routes. No work required within the right-of-way and no traffic impacts from project.





# DPD Recommendations

The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609):

- The proposal promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103)
- The proposal ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104)
- The project promotes safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904)