



City of Chicago



O2016-2665

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/13/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-H at 2611 N Western Ave and 2646 N Jones St - App No. 18751T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

2611 North Western Ave/2646 North Jones Street

17-13-0303-C(1) Substitute Narrative Zoning Analysis

Proposed Zoning: C1-5

Lot Area: 9,033.22 square feet

Proposed Land Use: The Applicant is proposing to develop the site with a new 10,914 sq. ft. two-story day care facility with a roof-top playground area. The proposed site plan locates four (4) onsite parking spaces, including one (1) handicapped parking space, and five (5) onsite drop-off spaces.

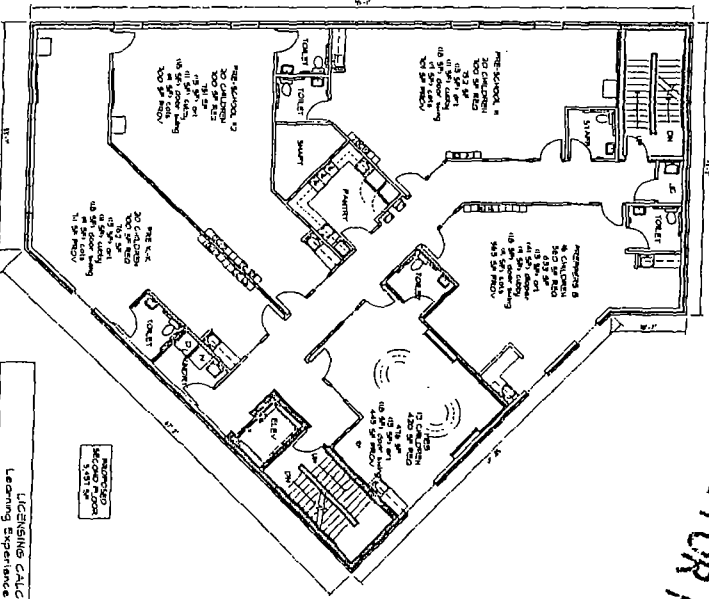
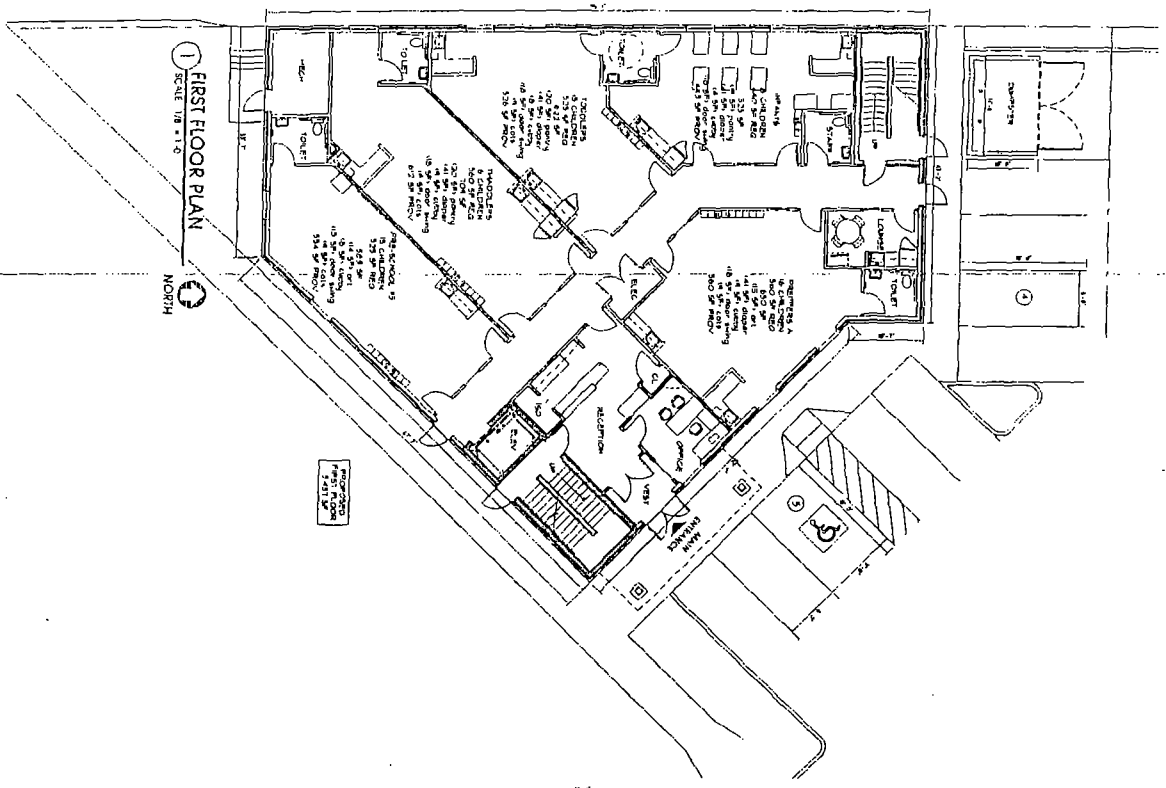
- (a) The Project's floor area ratio: 1.21
- (b) Total Building Area: 10,914 sq. ft.
- (c) Commercial Space: 10,914 sq. ft.
- (d) The amount of off-street parking: 4 parking spaces plus 5 drop-off spaces
- (e) Setbacks:
 - i. Front Setbacks: 0
 - ii. Rear Setbacks: 0 ft.
 - iii. Side Setbacks: 0
 - iv. Rear Yard Open Space: 0
- (f) Building Height: 44 feet 4 inches

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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LICENSING CALCULATIONS
Learning Experience Chicago, Illinois

Room	Total Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
CLASSROOM 1	120	120	120	120	120	120	120
CLASSROOM 2	120	120	120	120	120	120	120
CLASSROOM 3	120	120	120	120	120	120	120
CLASSROOM 4	120	120	120	120	120	120	120
CLASSROOM 5	120	120	120	120	120	120	120
CLASSROOM 6	120	120	120	120	120	120	120
CLASSROOM 7	120	120	120	120	120	120	120
CLASSROOM 8	120	120	120	120	120	120	120
CLASSROOM 9	120	120	120	120	120	120	120
CLASSROOM 10	120	120	120	120	120	120	120
CLASSROOM 11	120	120	120	120	120	120	120
CLASSROOM 12	120	120	120	120	120	120	120
CLASSROOM 13	120	120	120	120	120	120	120
CLASSROOM 14	120	120	120	120	120	120	120
CLASSROOM 15	120	120	120	120	120	120	120
CLASSROOM 16	120	120	120	120	120	120	120
CLASSROOM 17	120	120	120	120	120	120	120
CLASSROOM 18	120	120	120	120	120	120	120
CLASSROOM 19	120	120	120	120	120	120	120
CLASSROOM 20	120	120	120	120	120	120	120
CLASSROOM 21	120	120	120	120	120	120	120
CLASSROOM 22	120	120	120	120	120	120	120
CLASSROOM 23	120	120	120	120	120	120	120
CLASSROOM 24	120	120	120	120	120	120	120
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CLASSROOM 29	120	120	120	120	120	120	120
CLASSROOM 30	120	120	120	120	120	120	120
CLASSROOM 31	120	120	120	120	120	120	120
CLASSROOM 32	120	120	120	120	120	120	120
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CLASSROOM 34	120	120	120	120	120	120	120
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CLASSROOM 36	120	120	120	120	120	120	120
CLASSROOM 37	120	120	120	120	120	120	120
CLASSROOM 38	120	120	120	120	120	120	120
CLASSROOM 39	120	120	120	120	120	120	120
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CLASSROOM 41	120	120	120	120	120	120	120
CLASSROOM 42	120	120	120	120	120	120	120
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CLASSROOM 44	120	120	120	120	120	120	120
CLASSROOM 45	120	120	120	120	120	120	120
CLASSROOM 46	120	120	120	120	120	120	120
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CLASSROOM 72	120	120	120	120	120	120	120
CLASSROOM 73	120	120	120	120	120	120	120
CLASSROOM 74	120	120	120	120	120	120	120
CLASSROOM 75	120	120	120	120	120	120	120
CLASSROOM 76	120	120	120	120	120	120	120
CLASSROOM 77	120	120	120	120	120	120	120
CLASSROOM 78	120	120	120	120	120	120	120
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CLASSROOM 80	120	120	120	120	120	120	120
CLASSROOM 81	120	120	120	120	120	120	120
CLASSROOM 82	120	120	120	120	120	120	120
CLASSROOM 83	120	120	120	120	120	120	120
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CLASSROOM 85	120	120	120	120	120	120	120
CLASSROOM 86	120	120	120	120	120	120	120
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CLASSROOM 88	120	120	120	120	120	120	120
CLASSROOM 89	120	120	120	120	120	120	120
CLASSROOM 90	120	120	120	120	120	120	120
CLASSROOM 91	120	120	120	120	120	120	120
CLASSROOM 92	120	120	120	120	120	120	120
CLASSROOM 93	120	120	120	120	120	120	120
CLASSROOM 94	120	120	120	120	120	120	120
CLASSROOM 95	120	120	120	120	120	120	120
CLASSROOM 96	120	120	120	120	120	120	120
CLASSROOM 97	120	120	120	120	120	120	120
CLASSROOM 98	120	120	120	120	120	120	120
CLASSROOM 99	120	120	120	120	120	120	120
CLASSROOM 100	120	120	120	120	120	120	120

Jammel Kizel
ARCHITECTS AND ENGINEERS, INC.
140 WEST 21ST AVE. #1400, CHICAGO, ILLINOIS 60604
TEL: 312.467.1400
FAX: 312.467.1401
www.jammelkizel.com

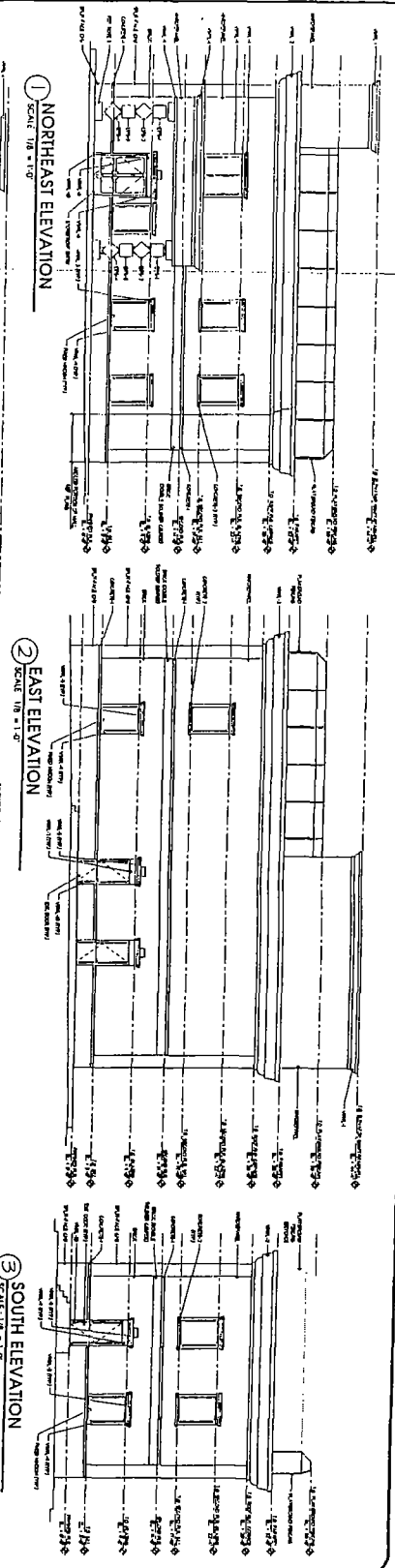
Architects
Engineers
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
CHICAGO, ILLINOIS

Project Name: THE LEARNING EXPERIENCE
Project Number: 1400
Client: THE LEARNING EXPERIENCE
Project Location: CHICAGO, ILLINOIS
Project Start: 2010
Project End: 2011

Space Plan

SA-3.1



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NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	BRICK	500	SQ YD	150.00	75000.00
3	ROOFING	100	SQ YD	100.00	10000.00
4	PAINT	100	SQ YD	100.00	10000.00
5	GLASS	100	SQ YD	100.00	10000.00
6	STEEL	100	SQ YD	100.00	10000.00
7	WOOD	100	SQ YD	100.00	10000.00
8	PLASTER	100	SQ YD	100.00	10000.00
9	CEILING	100	SQ YD	100.00	10000.00
10	FLOORING	100	SQ YD	100.00	10000.00
11	MECHANICAL	100	SQ YD	100.00	10000.00
12	ELECTRICAL	100	SQ YD	100.00	10000.00
13	PLUMBING	100	SQ YD	100.00	10000.00
14	LANDSCAPE	100	SQ YD	100.00	10000.00
15	CONCRETE	100	SQ YD	100.00	10000.00
16	BRICK	100	SQ YD	100.00	10000.00
17	ROOFING	100	SQ YD	100.00	10000.00
18	PAINT	100	SQ YD	100.00	10000.00
19	GLASS	100	SQ YD	100.00	10000.00
20	STEEL	100	SQ YD	100.00	10000.00
21	WOOD	100	SQ YD	100.00	10000.00
22	PLASTER	100	SQ YD	100.00	10000.00
23	CEILING	100	SQ YD	100.00	10000.00
24	FLOORING	100	SQ YD	100.00	10000.00
25	MECHANICAL	100	SQ YD	100.00	10000.00
26	ELECTRICAL	100	SQ YD	100.00	10000.00
27	PLUMBING	100	SQ YD	100.00	10000.00
28	LANDSCAPE	100	SQ YD	100.00	10000.00
29	CONCRETE	100	SQ YD	100.00	10000.00
30	BRICK	100	SQ YD	100.00	10000.00
31	ROOFING	100	SQ YD	100.00	10000.00
32	PAINT	100	SQ YD	100.00	10000.00
33	GLASS	100	SQ YD	100.00	10000.00
34	STEEL	100	SQ YD	100.00	10000.00
35	WOOD	100	SQ YD	100.00	10000.00
36	PLASTER	100	SQ YD	100.00	10000.00
37	CEILING	100	SQ YD	100.00	10000.00
38	FLOORING	100	SQ YD	100.00	10000.00
39	MECHANICAL	100	SQ YD	100.00	10000.00
40	ELECTRICAL	100	SQ YD	100.00	10000.00
41	PLUMBING	100	SQ YD	100.00	10000.00
42	LANDSCAPE	100	SQ YD	100.00	10000.00
43	CONCRETE	100	SQ YD	100.00	10000.00
44	BRICK	100	SQ YD	100.00	10000.00
45	ROOFING	100	SQ YD	100.00	10000.00
46	PAINT	100	SQ YD	100.00	10000.00
47	GLASS	100	SQ YD	100.00	10000.00
48	STEEL	100	SQ YD	100.00	10000.00
49	WOOD	100	SQ YD	100.00	10000.00
50	PLASTER	100	SQ YD	100.00	10000.00
51	CEILING	100	SQ YD	100.00	10000.00
52	FLOORING	100	SQ YD	100.00	10000.00
53	MECHANICAL	100	SQ YD	100.00	10000.00
54	ELECTRICAL	100	SQ YD	100.00	10000.00
55	PLUMBING	100	SQ YD	100.00	10000.00
56	LANDSCAPE	100	SQ YD	100.00	10000.00
57	CONCRETE	100	SQ YD	100.00	10000.00
58	BRICK	100	SQ YD	100.00	10000.00
59	ROOFING	100	SQ YD	100.00	10000.00
60	PAINT	100	SQ YD	100.00	10000.00
61	GLASS	100	SQ YD	100.00	10000.00
62	STEEL	100	SQ YD	100.00	10000.00
63	WOOD	100	SQ YD	100.00	10000.00
64	PLASTER	100	SQ YD	100.00	10000.00
65	CEILING	100	SQ YD	100.00	10000.00
66	FLOORING	100	SQ YD	100.00	10000.00
67	MECHANICAL	100	SQ YD	100.00	10000.00
68	ELECTRICAL	100	SQ YD	100.00	10000.00
69	PLUMBING	100	SQ YD	100.00	10000.00
70	LANDSCAPE	100	SQ YD	100.00	10000.00
71	CONCRETE	100	SQ YD	100.00	10000.00
72	BRICK	100	SQ YD	100.00	10000.00
73	ROOFING	100	SQ YD	100.00	10000.00
74	PAINT	100	SQ YD	100.00	10000.00
75	GLASS	100	SQ YD	100.00	10000.00
76	STEEL	100	SQ YD	100.00	10000.00
77	WOOD	100	SQ YD	100.00	10000.00
78	PLASTER	100	SQ YD	100.00	10000.00
79	CEILING	100	SQ YD	100.00	10000.00
80	FLOORING	100	SQ YD	100.00	10000.00
81	MECHANICAL	100	SQ YD	100.00	10000.00
82	ELECTRICAL	100	SQ YD	100.00	10000.00
83	PLUMBING	100	SQ YD	100.00	10000.00
84	LANDSCAPE	100	SQ YD	100.00	10000.00
85	CONCRETE	100	SQ YD	100.00	10000.00
86	BRICK	100	SQ YD	100.00	10000.00
87	ROOFING	100	SQ YD	100.00	10000.00
88	PAINT	100	SQ YD	100.00	10000.00
89	GLASS	100	SQ YD	100.00	10000.00
90	STEEL	100	SQ YD	100.00	10000.00
91	WOOD	100	SQ YD	100.00	10000.00
92	PLASTER	100	SQ YD	100.00	10000.00
93	CEILING	100	SQ YD	100.00	10000.00
94	FLOORING	100	SQ YD	100.00	10000.00
95	MECHANICAL	100	SQ YD	100.00	10000.00
96	ELECTRICAL	100	SQ YD	100.00	10000.00
97	PLUMBING	100	SQ YD	100.00	10000.00
98	LANDSCAPE	100	SQ YD	100.00	10000.00
99	CONCRETE	100	SQ YD	100.00	10000.00
100	BRICK	100	SQ YD	100.00	10000.00

Jamel Mizzi
ARCHITECT
4000 N. CENTRAL AVENUE
SUITE 100
PHOENIX, AZ 85018
TEL: 602.955.1234
WWW.JAMELMIZZI.COM

PROPOSED ELEVATIONS

DATE: 10/15/2014

SCALE: 1/8" = 1'-0"

ISSUE

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMIT