



City of Chicago



O2021-1105

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 24-B at 9628 S Torrence Ave - App No. 20645T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the **M1-1 Limited Manufacturing/ Business park District** District symbols and indications as shown on Map No. **24-B** in the area bounded by

East 96th Street; South Torrence Ave; and South Colfax Ave

to those of a **B1-1 Neighborhood Shopping District**

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

Common Address of the Property:

9628 S. Torrence Ave Chicago, IL 60617

9625 S. Colfax Ave, Chicago, IL 60617

PROPOSED TYPE '1' REZONING OF 9628 SOUTH TORRENCE (PIN 2607116058)

FROM A M1-1 TO A B1-1 ZONING DISTRICT

17-13-0303-C TYPE '1' REZONING

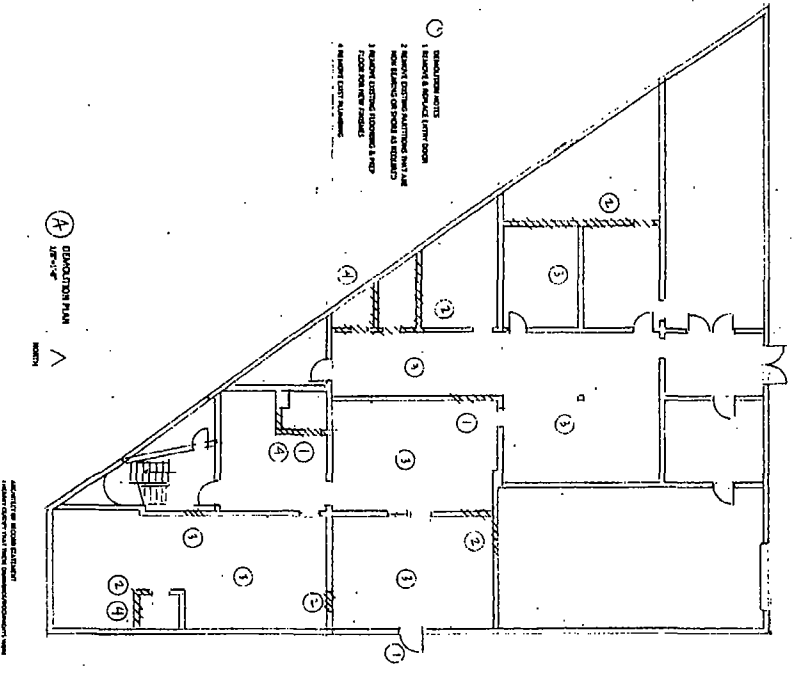
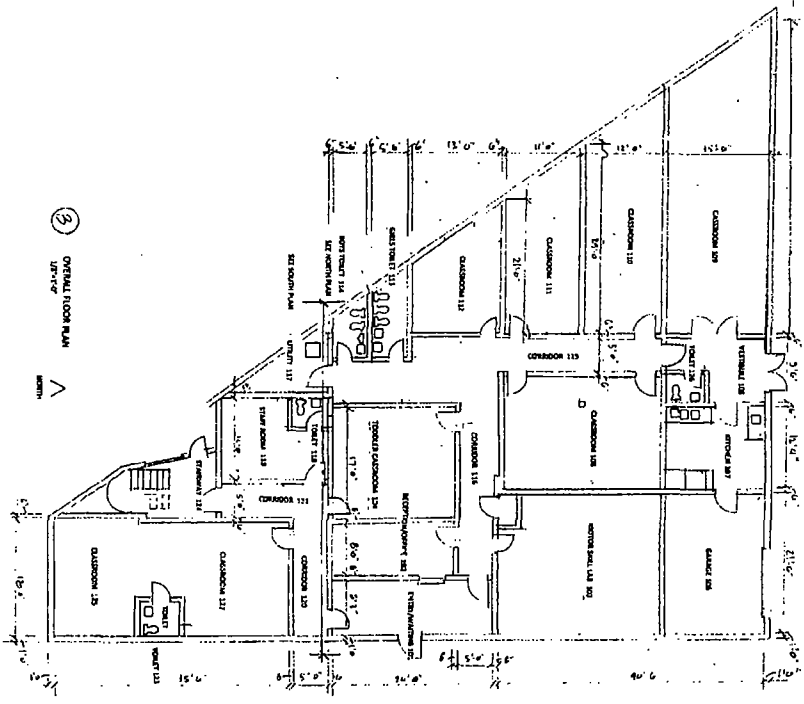
1. The existing vacant building has served several users over the years but most recently was utilized as a medical clinic.
The applicant is proposing to construct the facility into a day care center on the first floor, Bright Kids Day Care Centers, serving 90 children and the local community. The second floor will remain offices.
 - A. The building floor area is 8,187 square feet, 6,187 square feet on the first floor and 2,000 square feet on the second floor. The site area is 29,507 square feet. This results in a floor area ratio of .28.
 - B. There are no residential units proposed
 - C. We will provide 14 off site parking spaces on the north side of the building along with a playground area.
 - D. Existing Setbacks: FRONT: WEST 0'-0"
SIDE : NORTH 220'-0"
SOUTH 25'-0"
REAR : EAST 0'-0"
 - E. The building is a partial two story and one story structure. The current height is 25 feet
 - F. The property is located in the 10th ward
2. DRAWINGS, PHOTOGRAPHICS & PLANS
 - A. Building design plans (at 11"x17") along with existing exterior photographs are included in our application.

NEW LEARNING DAY CARE CENTER
 GENERAL NOTES
 1. THE GENERAL NOTES OF THE CITY OF CHICAGO APPLY TO THIS PROJECT.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

REVISIONS
 NO. DATE DESCRIPTION
 1 11/15/11 CORRECTED PERMITS
 2 11/15/11 CORRECTED PERMITS
 3 11/15/11 CORRECTED PERMITS
 4 11/15/11 CORRECTED PERMITS
 5 11/15/11 CORRECTED PERMITS
 6 11/15/11 CORRECTED PERMITS
 7 11/15/11 CORRECTED PERMITS
 8 11/15/11 CORRECTED PERMITS
 9 11/15/11 CORRECTED PERMITS
 10 11/15/11 CORRECTED PERMITS

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CLASSROOM 101	1	SQ. FT.	100	100
2	CLASSROOM 102	1	SQ. FT.	100	100
3	CLASSROOM 103	1	SQ. FT.	100	100
4	CLASSROOM 104	1	SQ. FT.	100	100
5	CLASSROOM 105	1	SQ. FT.	100	100
6	CLASSROOM 106	1	SQ. FT.	100	100
7	CLASSROOM 107	1	SQ. FT.	100	100
8	CLASSROOM 108	1	SQ. FT.	100	100
9	CLASSROOM 109	1	SQ. FT.	100	100
10	CLASSROOM 110	1	SQ. FT.	100	100
11	CLASSROOM 111	1	SQ. FT.	100	100
12	CLASSROOM 112	1	SQ. FT.	100	100
13	CLASSROOM 113	1	SQ. FT.	100	100
14	CLASSROOM 114	1	SQ. FT.	100	100
15	CLASSROOM 115	1	SQ. FT.	100	100
16	CLASSROOM 116	1	SQ. FT.	100	100
17	CLASSROOM 117	1	SQ. FT.	100	100
18	CLASSROOM 118	1	SQ. FT.	100	100
19	CLASSROOM 119	1	SQ. FT.	100	100
20	CLASSROOM 120	1	SQ. FT.	100	100

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CLASSROOM 101	1	SQ. FT.	100	100
2	CLASSROOM 102	1	SQ. FT.	100	100
3	CLASSROOM 103	1	SQ. FT.	100	100
4	CLASSROOM 104	1	SQ. FT.	100	100
5	CLASSROOM 105	1	SQ. FT.	100	100
6	CLASSROOM 106	1	SQ. FT.	100	100
7	CLASSROOM 107	1	SQ. FT.	100	100
8	CLASSROOM 108	1	SQ. FT.	100	100
9	CLASSROOM 109	1	SQ. FT.	100	100
10	CLASSROOM 110	1	SQ. FT.	100	100
11	CLASSROOM 111	1	SQ. FT.	100	100
12	CLASSROOM 112	1	SQ. FT.	100	100
13	CLASSROOM 113	1	SQ. FT.	100	100
14	CLASSROOM 114	1	SQ. FT.	100	100
15	CLASSROOM 115	1	SQ. FT.	100	100
16	CLASSROOM 116	1	SQ. FT.	100	100
17	CLASSROOM 117	1	SQ. FT.	100	100
18	CLASSROOM 118	1	SQ. FT.	100	100
19	CLASSROOM 119	1	SQ. FT.	100	100
20	CLASSROOM 120	1	SQ. FT.	100	100



GENERAL NOTES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CLASSROOM 101	1	SQ. FT.	100	100
2	CLASSROOM 102	1	SQ. FT.	100	100
3	CLASSROOM 103	1	SQ. FT.	100	100
4	CLASSROOM 104	1	SQ. FT.	100	100
5	CLASSROOM 105	1	SQ. FT.	100	100
6	CLASSROOM 106	1	SQ. FT.	100	100
7	CLASSROOM 107	1	SQ. FT.	100	100
8	CLASSROOM 108	1	SQ. FT.	100	100
9	CLASSROOM 109	1	SQ. FT.	100	100
10	CLASSROOM 110	1	SQ. FT.	100	100

NEW LEARNING DAY CARE CENTER
 DAY CARE CENTER
 1234 SOUTH CHICAGO AVENUE
 CHICAGO, ILLINOIS 60607

WILLIAM W. WALKER
 ARCHITECT
 2700 NORTH STATE STREET
 CHICAGO, ILLINOIS 60647
 (312) 329-1234

CONTRACTOR
 1234 SOUTH CHICAGO AVENUE
 CHICAGO, ILLINOIS 60607
 (312) 329-1234

DATE OF MEETING 11/15/11

SCALE 1/8" = 1'-0"

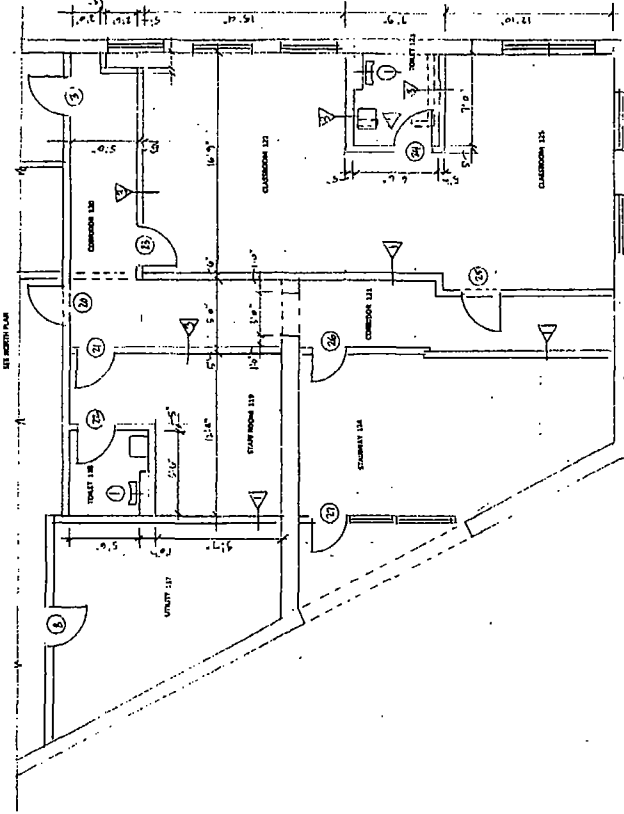
PROJECT NO. 11111

DATE 11/15/11

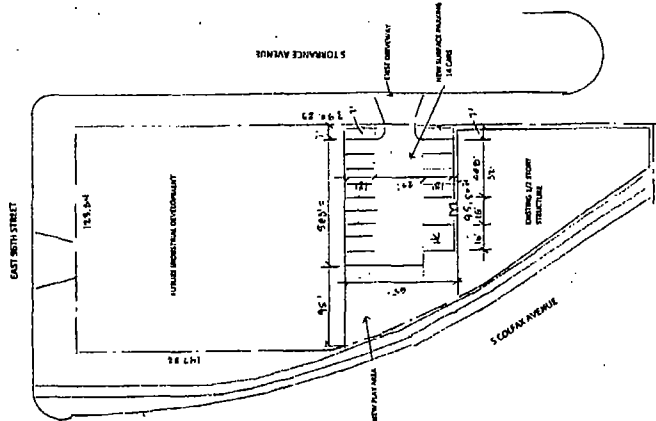
BY [Signature]

DATE 11/15/11

Final for Publication



Ⓟ SOUTH FLOOR PLAN
3/16/07



Ⓛ EAST FLOOR PLAN
3/16/07

WILLIAM WERNER
ARCHITECT
37 EAST AVENUE, SUITE 1100
CHICAGO, ILLINOIS 60601
TEL: 312.467.1100
WWW.WWARCHITECT.COM

DATE: 03/16/07
DRAWN BY: J. J. JONES

NEW LEARNING
DAY CARE CENTER
1933 SOUTH ROSS AVE
CHICAGO, ILLINOIS

UNIVERSITY
PROJECT NO. 07-0000
4-2

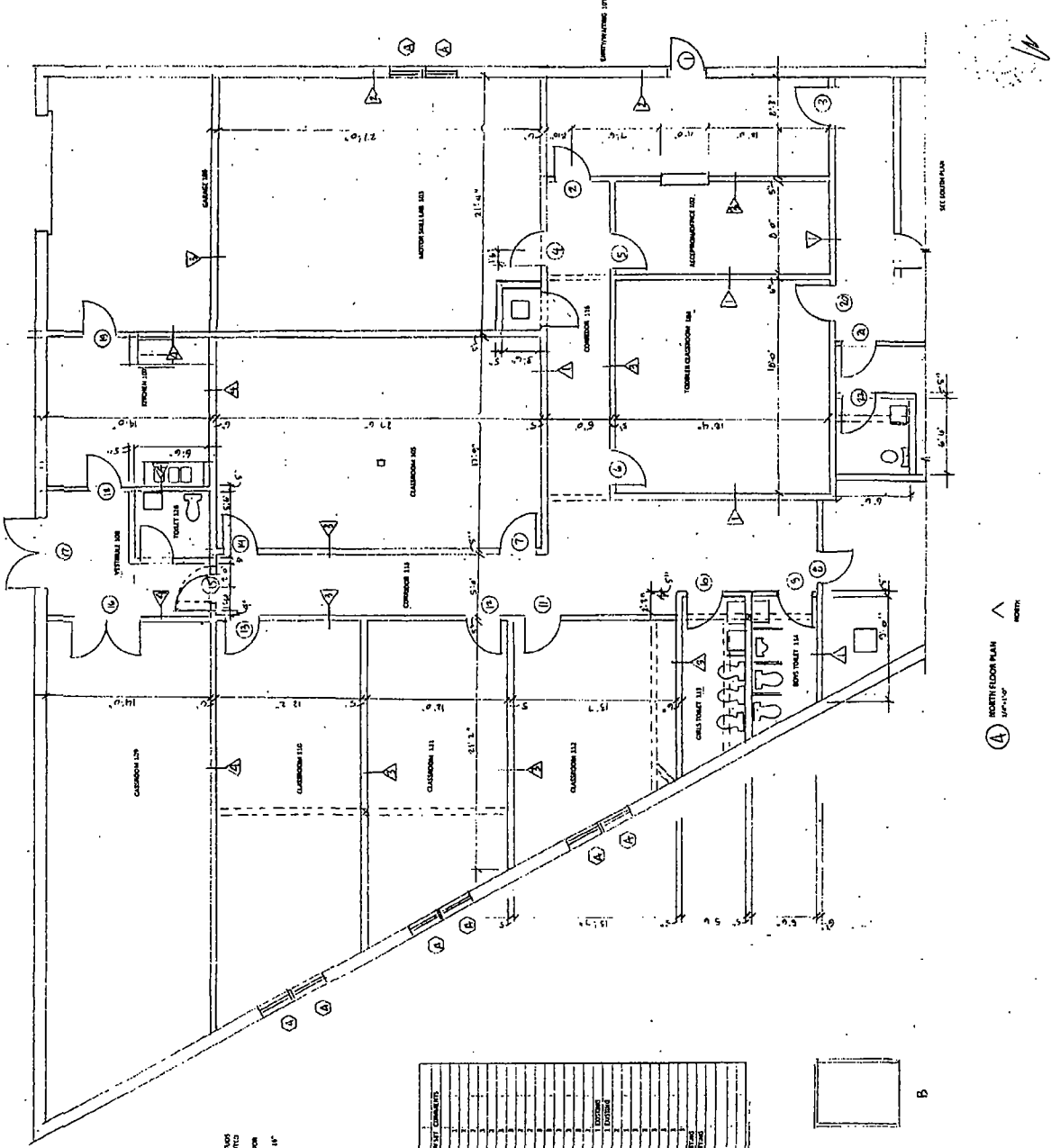
Final for Publication

VILLIAM WARMAN
 ARCHITECT
 27 EAST WELLS BLVD.
 CHICAGO, ILLINOIS 60610
 312.386.1871

DRAWN FOR PERMIT: 11.04.2010

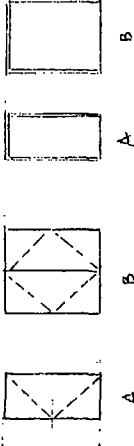
NEW LEARNING
 DAY CARE CENTER
 WESTBURY COMMUNITY CENTER
 CHICAGO, ILLINOIS

DATE: 11.04.2010
 SHEET: A-3



- PARTITION TYPES**
- 1 1/2" V-GIRTS
 - 2 1/2" V-GIRTS
 - 3 1/2" V-GIRTS
 - 4 1/2" V-GIRTS
 - 5 1/2" V-GIRTS
 - 6 1/2" V-GIRTS
 - 7 1/2" V-GIRTS
- DOOR TYPES**
- 1 SWING
 - 2 SWING
 - 3 SWING
 - 4 SWING
 - 5 SWING
 - 6 SWING
 - 7 SWING

NO.	ROOM	DOOR TYPE	SWING	FINISH	MARK-IT COMMENTS
1	110	1	A	1/2"	
2	111	1	B	1/2"	
3	112	1	C	1/2"	
4	113	1	A	1/2"	
5	114	1	B	1/2"	
6	115	1	A	1/2"	
7	116	1	B	1/2"	
8	117	1	C	1/2"	
9	118	1	A	1/2"	
10	119	1	B	1/2"	
11	120	1	C	1/2"	
12	121	1	A	1/2"	
13	122	1	B	1/2"	
14	123	1	C	1/2"	
15	124	1	A	1/2"	
16	125	1	B	1/2"	
17	126	1	C	1/2"	
18	127	1	A	1/2"	
19	128	1	B	1/2"	
20	129	1	C	1/2"	
21	130	1	A	1/2"	
22	131	1	B	1/2"	
23	132	1	C	1/2"	
24	133	1	A	1/2"	
25	134	1	B	1/2"	
26	135	1	C	1/2"	
27	136	1	A	1/2"	
28	137	1	B	1/2"	
29	138	1	C	1/2"	
30	139	1	A	1/2"	
31	140	1	B	1/2"	
32	141	1	C	1/2"	
33	142	1	A	1/2"	
34	143	1	B	1/2"	
35	144	1	C	1/2"	
36	145	1	A	1/2"	
37	146	1	B	1/2"	
38	147	1	C	1/2"	
39	148	1	A	1/2"	
40	149	1	B	1/2"	
41	150	1	C	1/2"	
42	151	1	A	1/2"	
43	152	1	B	1/2"	
44	153	1	C	1/2"	
45	154	1	A	1/2"	
46	155	1	B	1/2"	
47	156	1	C	1/2"	
48	157	1	A	1/2"	
49	158	1	B	1/2"	
50	159	1	C	1/2"	
51	160	1	A	1/2"	
52	161	1	B	1/2"	
53	162	1	C	1/2"	
54	163	1	A	1/2"	
55	164	1	B	1/2"	
56	165	1	C	1/2"	
57	166	1	A	1/2"	
58	167	1	B	1/2"	
59	168	1	C	1/2"	
60	169	1	A	1/2"	
61	170	1	B	1/2"	
62	171	1	C	1/2"	
63	172	1	A	1/2"	
64	173	1	B	1/2"	
65	174	1	C	1/2"	
66	175	1	A	1/2"	
67	176	1	B	1/2"	
68	177	1	C	1/2"	
69	178	1	A	1/2"	
70	179	1	B	1/2"	
71	180	1	C	1/2"	
72	181	1	A	1/2"	
73	182	1	B	1/2"	
74	183	1	C	1/2"	
75	184	1	A	1/2"	
76	185	1	B	1/2"	
77	186	1	C	1/2"	
78	187	1	A	1/2"	
79	188	1	B	1/2"	
80	189	1	C	1/2"	
81	190	1	A	1/2"	
82	191	1	B	1/2"	
83	192	1	C	1/2"	
84	193	1	A	1/2"	
85	194	1	B	1/2"	
86	195	1	C	1/2"	
87	196	1	A	1/2"	
88	197	1	B	1/2"	
89	198	1	C	1/2"	
90	199	1	A	1/2"	
91	200	1	B	1/2"	
92	201	1	C	1/2"	
93	202	1	A	1/2"	
94	203	1	B	1/2"	
95	204	1	C	1/2"	
96	205	1	A	1/2"	
97	206	1	B	1/2"	
98	207	1	C	1/2"	
99	208	1	A	1/2"	
100	209	1	B	1/2"	
101	210	1	C	1/2"	



DOOR TYPES

4 NORTH FLOOR PLAN
 1/4" = 1'-0"