



City of Chicago



O2019-6871

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/18/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 6-F at 2919-2929 S Halsted St - App No. 20162T1
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 M1-2, Limited Manufacturing/Business Park District symbols as shown on Map No. 6-F in the area bounded by:

A line 176.5 feet south of and parallel to West 29th Street; the public alley next east of and parallel to South Halsted Street; a line 323 feet south of and parallel to West 29th Street; and South Halsted Street.

To those of a B3-2, Community Shopping District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 2919-29 South Halsted Street, Chicago

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 2919-29 SOUTH HALSTED STREET, CHICAGO

The subject property is currently improved with a commercial building, housing an existing 4,500 square feet day care center and some offices. The Applicant needs a zoning change in order to allow an interior expansion of the existing day care center within the existing building, for a total of 14,829 square feet of day care space and 4,000 square feet will remain as offices.

Project Description:	Zoning Change from an M1-2, Limited Manufacturing/Business Park District to a B3-2, Community Shopping District
Use:	Day Care Center / Offices
Floor Area Ratio:	0.97
Lot Area:	19,484.50 Square Feet
Building Floor Area:	Existing Day Care Floor Area: 4,500 SF Proposed Day Care Floor Area: 14,829 SF Proposed Floor Area for Offices: 4,000 SF
Density:	N/A
Off- Street Parking:	Parking Spaces: 10
Set Backs:	Existing Front: 0 Feet Existing North Side: 4 Feet Existing South Side: 0 Feet Existing Rear: 0 Feet
Building height:	Existing: 32 Feet 6 Inches

1. THE RESEARCHERS OF THE FOLLOWING STUDY
2. WERE INTERESTED IN THE EFFECTS OF
3. A NEW TYPE OF THERAPY ON THE
4. BEHAVIOR OF CHILDREN WITH
5. AUTISM. THE STUDY INVOLVED
6. A GROUP OF 20 CHILDREN WHO
7. WERE DIVIDED INTO TWO
8. GROUPS OF 10 EACH. THE
9. FIRST GROUP RECEIVED THE
10. NEW THERAPY, AND THE
11. SECOND GROUP RECEIVED
12. THE STANDARD THERAPY.
13. THE RESEARCHERS OBSERVED
14. THE BEHAVIOR OF THE
15. CHILDREN IN BOTH GROUPS
16. OVER A PERIOD OF
17. SIX MONTHS. THE
18. RESULTS OF THE STUDY
19. SHOWED THAT THE
20. CHILDREN IN THE
21. FIRST GROUP SHOWED
22. SIGNIFICANT IMPROVEMENT
23. IN THEIR BEHAVIOR
24. COMPARED TO THE
25. CHILDREN IN THE
26. SECOND GROUP.

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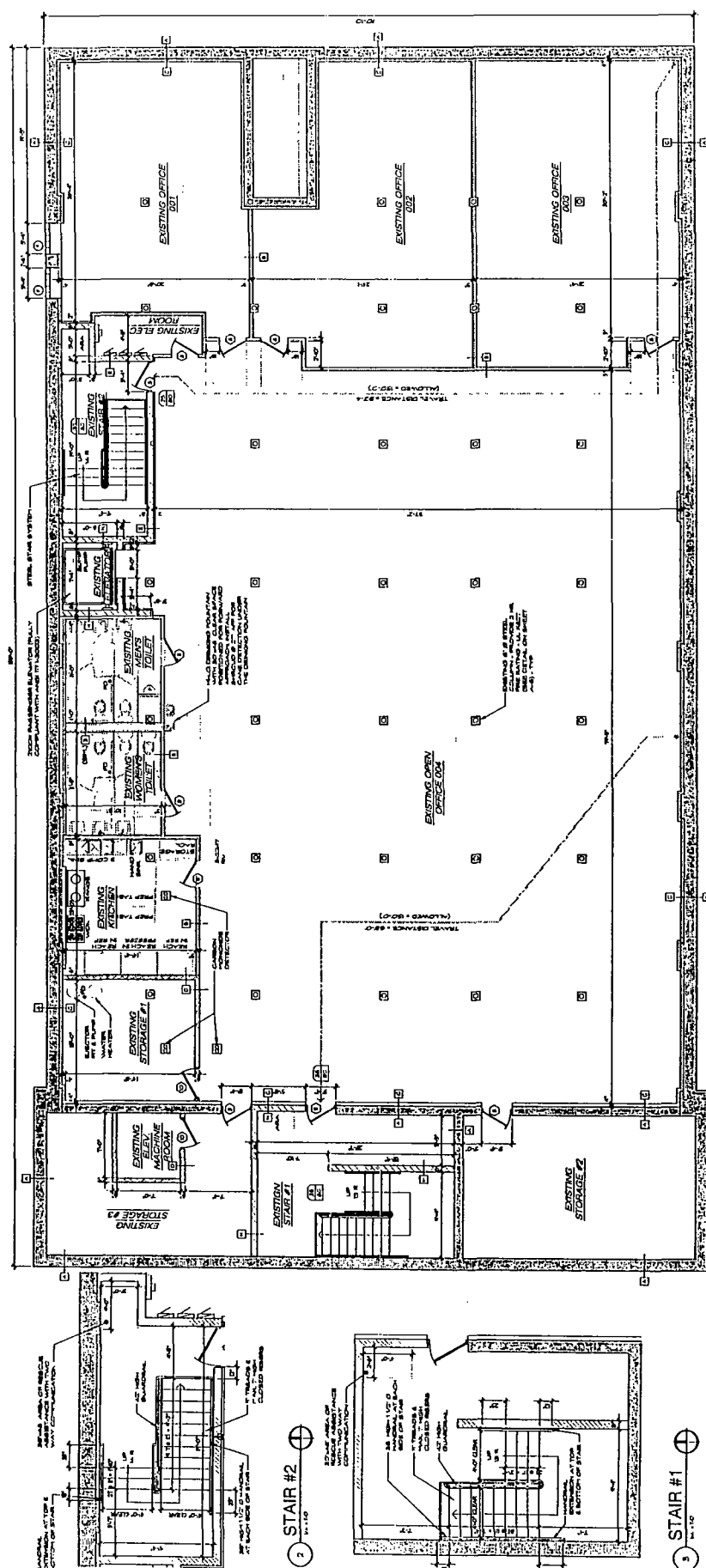
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WALL/PARTITION SCHEDULE	
MARK	SYMBOL
A	—————
B	—————
C	—————
D	—————
E	—————
F	—————
G	—————

BUILDING OCCUPANT LOAD CALCULATIONS (EXISTING BASEMENT, NO CHANGE)	FLOOR AREA PER PERSON (SQ. FT.)	SPACE NET AREA (SQ. FT.)	LOAD (PERSONS)
SPACE NAME			
OFFICE OFF	600	600	7
OFFICE DESK	900	600	7
OFFICE DESK	900	600	7
OFFICE DESK	900	600	7
ATTACHED	900	270	3
STORAGE #1	900	180	1
STORAGE #2	900	240	3
STORAGE #3	900	360	5
NUMBER OF BIRTH REQUISITES			2
NUMBER OF DEATH REQUISITES			2

CAPACITY OF EXITS			
TYPE	CAPACITY PER UNIT OF EXIT WIDTH	UNITS OF EXIT WIDTH	CAPACITY (PERSONS)
STAIRS (A-1)	40 PERSONS-6	3.0	120
DOORS (A-2)	40 PERSONS-6	1.6	60

TAG	SIZE			GLAZING	FRAME	LITES	GLASS AREA (SQ. FT.)	VENT AREA (SQ. FT.)
	WIDTH	X	HEIGHT					
A	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
B	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
C	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
D	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
E	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
F	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
G	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
H	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
I	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
J	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
K	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
L	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
M	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
N	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
O	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
P	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
Q	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
R	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
S	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
T	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
U	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
V	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
W	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
X	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
Y	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76
Z	8'-0"	4	8'-0"	MINIMUM GLAZING	ALUM.	1	5.76	5.76



1 BASEMENT FLOOR PLAN

On 8-28-83, BOCCS conducted an inspection of Onondaga County Jail in accordance with the provisions of the Correctional Program Act.

2012

A-1

BASEMENT FLOOR

DATE	8-23-18
NAME	AS CHEN
AGE	24
AS PART	AS PART

DAYCARE EXPANSION IN EXISTING
(2) STORY, MIXED-USE MASONRY
BUILDING
2020 S. HALSTED STREET, CHICAGO, IL

vari
CULTURE


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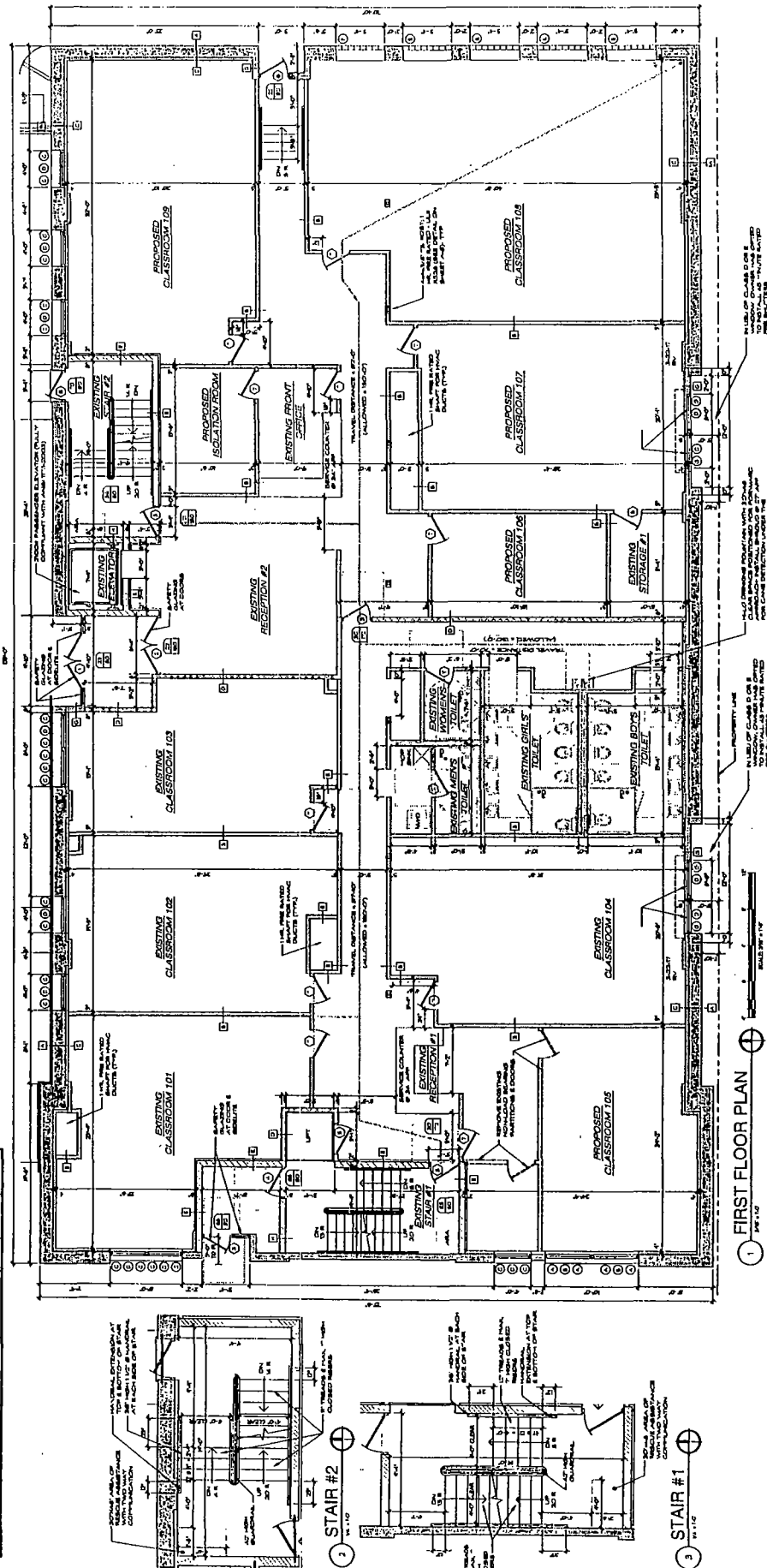
TAG	SIZE		GLAZING	FRAME	LITES	GLASS AREA (SQ. FT.)	VENT AREA (SQ. FT.)
	WIDTH	HEIGHT					
A	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
B	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
C	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
D	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
E	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
F	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
G	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
H	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
I	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
J	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
K	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
L	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
M	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
N	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
O	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
P	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
Q	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
R	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
S	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
T	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
U	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
V	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
W	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
X	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
Y	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00
Z	4'-0"	3'-0"	PANAL GLAZING	ALUM.	1	0.00	0.00

WALL/PARTITION SCHEDULE	
MARK	SYMBOL
A	—
B	—
C	—
D	—
E	—
F	—
G	—
H	—

BUILDING OCCUPANT LOAD CALCULATIONS				
SPACE NAME	FLOOR	SPACE AREA PER PERSON (SQ. FT.)	LOAD (PERSONS)	
DAY CARE CENTER CHARTER TOTAL				
CLAMORCROFT 01	01	828	13	
CLAMORCROFT 02	02	844	13	
CLAMORCROFT 03	03	844	13	
CLAMORCROFT 04	04	844	13	
CLAMORCROFT 05	05	844	13	
RECEPTION Rm	100	100	1	
MULTI-USE ROOM	200	143	4	
RECEPTION 42	100	100	1	
RECEPTION OFFICE	100	100	1	
ATTENDANCE	200	100	1	
DAY CARE CENTER CHARTER TOTAL				
CLAMORCROFT 01	01	860	17	
CLAMORCROFT 02	02	860	17	
CLAMORCROFT 03	03	860	17	
CLAMORCROFT 04	04	860	17	
CLAMORCROFT 05	05	860	17	
RECEPTION Rm	100	100	1	
MULTI-USE ROOM	200	143	4	
RECEPTION 42	100	100	1	
RECEPTION OFFICE	100	100	1	
DAY CARE CENTER CHARTER TOTAL				
NUMBER OF DAYS REQUIRED: 3 HOURS ON DAY TOTAL: 2				

CAPACITY OF EXITS				
TYPE	CAPACITY PER UNIT OF EXIT WIDTH	UNITS OF EXIT WIDTH	CAPACITY (PERSONS)	
STANDARD USE STAIRWAYS	40 PERSONS	3.0	120	
STANDARD USE DOORWAYS	40 PERSONS	1.8	72	
STANDARD USE DOORWAYS	100 PERSONS	3.0	300	
STANDARD USE DOORWAYS	118 PERSONS	1.8	171	

ROOM NAME	FLOOR AREA (SQ. FT.)	LIGHT	
		REQUIRED (SQ. FT.)	ACTUAL (SQ. FT.)
CLARK ROOM 1	525	43.00	44.83
CLARK ROOM 12	541	43.36	44.53
CLARK ROOM 13	448	34.80	44.83
CLARK ROOM 14	637	44.78	51.34



1 FIRST FLOOR PLAN 1/8" = 1'-0"

