



City of Chicago



SO2016-2665

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 |

#18751 TI
INTRO. DATE
APRIL 13, 2016

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 the C1-3 Neighborhood Commercial District symbols and indications as shown on Map No.7-H in the area bounded by

North Jones Street; West Logan Boulevard; and North Western Avenue,

to those of a C1-5 Neighborhood Commercial District and a corresponding uses district is hereby established in the area above described.

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

Common Address of Property: 2611 North Western Avenue and
2646 North Jones Street

2611 North Western Ave/2646 North Jones Street

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

Proposed Zoning: C1-5

Lot Area: 9,033.22 square feet

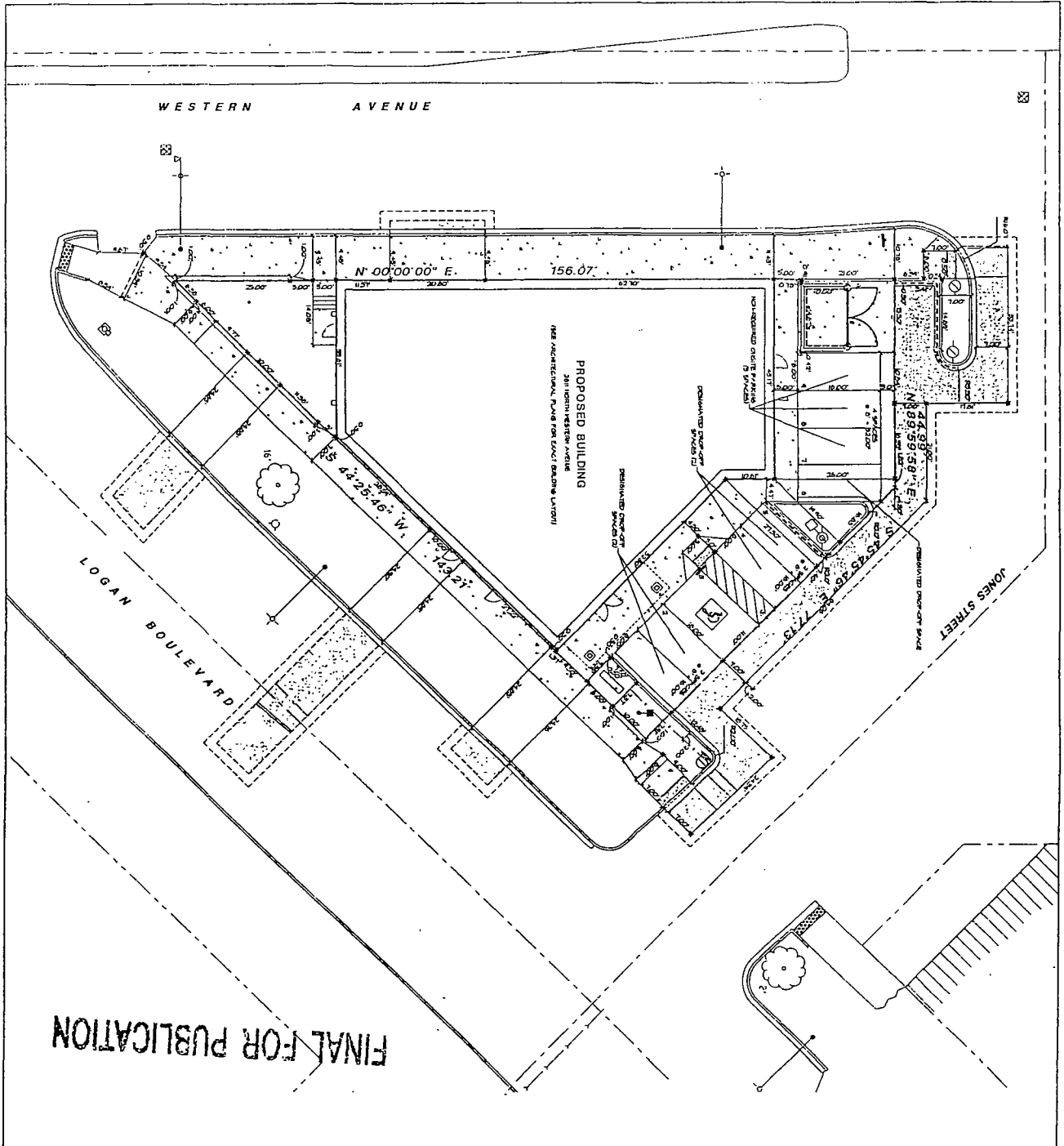
Proposed Land Use: The Applicant is proposing to develop the site with a new 10,914 sq. ft. two-story day care facility with a roof-top playground area. The proposed site plan locates four (4) onsite parking spaces, including one (1) handicapped parking space, and five (5) onsite drop-off spaces.

- (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
 - iii. Side Setbacks: 0
 - iv. Rear Yard Open Space: 0
- (f) Building Height: 44 feet 4 inches

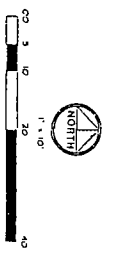
*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FINAL FOR PUBLICATION



FINAL FOR PUBLICATION



- SITE GEOMETRIC NOTES:**
1. EXISTING SITE CONDITIONS ARE SHOWN AS DOTTED LINES. PROPOSED BUILDING FOOTPRINT IS SHOWN WITH SOLID LINES.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. ALL BEARINGS ARE TRUE BEARINGS.
 4. ALL DISTANCES ARE AS SHOWN ON THIS PLAN.
 5. ALL DISTANCES ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
 6. ALL DISTANCES ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
 7. ALL DISTANCES ARE TO THE CENTER OF THE CURVE UNLESS OTHERWISE NOTED.
 8. ALL DISTANCES ARE TO THE CENTER OF THE CIRCULAR CURVE UNLESS OTHERWISE NOTED.
 9. ALL DISTANCES ARE TO THE CENTER OF THE PARABOLIC CURVE UNLESS OTHERWISE NOTED.
 10. ALL DISTANCES ARE TO THE CENTER OF THE HYPERBOLIC CURVE UNLESS OTHERWISE NOTED.

- HATCH LEGEND**
- 1. HATCH FOR ASPHALT PAVEMENT
 - 2. HATCH FOR CONCRETE PAVEMENT
 - 3. HATCH FOR GRAVEL PAVEMENT
 - 4. HATCH FOR SAND PAVEMENT
 - 5. HATCH FOR GRAVEL AND SAND MIXTURE
 - 6. HATCH FOR GRAVEL AND SAND MIXTURE WITH ASPHALT
 - 7. HATCH FOR GRAVEL AND SAND MIXTURE WITH CONCRETE
 - 8. HATCH FOR GRAVEL AND SAND MIXTURE WITH ASPHALT AND CONCRETE
 - 9. HATCH FOR GRAVEL AND SAND MIXTURE WITH ASPHALT AND CONCRETE AND SAND
 - 10. HATCH FOR GRAVEL AND SAND MIXTURE WITH ASPHALT AND CONCRETE AND SAND AND GRAVEL

| | | | | | | | |
|--|----------------------------|---|--|---|------------|------------------------|--------------------|
| DATE: 2/28/16 SCALE: 1" = 10' DRAWN: JAC CHECK: JAC DATE: 3/1/16 DATE: 3/1/16 | SITE GEOMETRIC PLAN | THE LEARNING EXPERIENCE 2611 NORTH WESTERN AVENUE (2642 N. JONES ST.) CHICAGO, IL 60647 | | W-T CIVIL ENGINEERING, LLC CIVIL AND STRUCTURAL ENGINEERS 2618 PULASKI AVE. CHICAGO, ILLINOIS 60647 PH: (773) 253-8332 FAX: (773) 253-8114 WWW.WTENGINEERING.COM IL LICENSE NO. 081-003492 EXP. 06/30/17 | REVISIONS: | DATE: | BY: |
| | | | | | C-4 | (Empty revision table) | (Empty date field) |



Jarmel Kizel
 ARCHITECTS AND INTERIORS INC.
 1195 S. 11TH AVENUE, SUITE 200
 CHICAGO, ILL. 60605
 TEL: 312.887.1000
 WWW.JKIA.COM

Architecture
 Interiors
 Landscape
 Historic Design
 Implementation Services

| | |
|---------|----------|
| NO DATE | REVISION |
| NO DATE | REVISION |

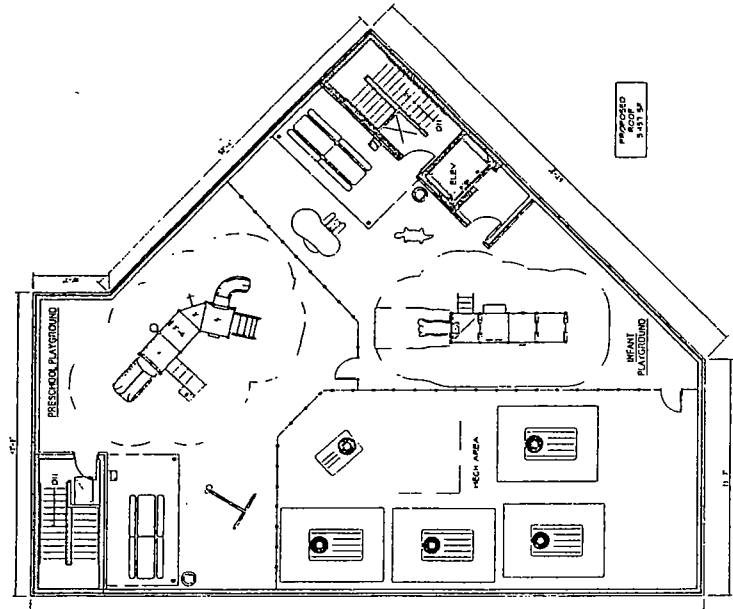
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 05/24/11 | ISSUE |
| 2 | 06/01/11 | REVISED |

| | |
|----------|---|
| DATE | 05/24/11 |
| BY | J.K. |
| CHECKED | J.K. |
| SCALE | AS SHOWN |
| PROJECT | 1195 S. 11TH AVENUE, SUITE 200, CHICAGO, ILL. 60605 |
| OWNER | CHICAGO PUBLIC SCHOOLS |
| DESIGNER | JARMEL KIZEL ARCHITECTS AND INTERIORS INC. |

SPACE PLAN

SA-3.2



FINAL FOR PUBLICATION

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

LICENSING CALCULATIONS
 Learning Experience Chicago Illinois

| AREA | NO. OF STUDENTS | 12% OF STUDENTS | NO. OF STUDENTS | NO. OF STUDENTS | NO. OF STUDENTS |
|---------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| CLASSROOM | 100 | 12 | 12 | 12 | 12 |
| RECREATION | 100 | 12 | 12 | 12 | 12 |
| MEETING ROOM | 100 | 12 | 12 | 12 | 12 |
| OFFICE | 100 | 12 | 12 | 12 | 12 |
| STORAGE | 100 | 12 | 12 | 12 | 12 |
| MECHANICAL | 100 | 12 | 12 | 12 | 12 |
| STAIRS | 100 | 12 | 12 | 12 | 12 |
| RESTROOMS | 100 | 12 | 12 | 12 | 12 |
| ENTRANCE | 100 | 12 | 12 | 12 | 12 |
| LOBBY | 100 | 12 | 12 | 12 | 12 |
| MEETING ROOM | 100 | 12 | 12 | 12 | 12 |
| OFFICE | 100 | 12 | 12 | 12 | 12 |
| STORAGE | 100 | 12 | 12 | 12 | 12 |
| MECHANICAL | 100 | 12 | 12 | 12 | 12 |
| STAIRS | 100 | 12 | 12 | 12 | 12 |
| RESTROOMS | 100 | 12 | 12 | 12 | 12 |
| ENTRANCE | 100 | 12 | 12 | 12 | 12 |
| LOBBY | 100 | 12 | 12 | 12 | 12 |
| TOTALS | 1000 | 120 | 120 | 120 | 120 |

