



# City of Chicago



SO2015-1359

Office of the City Clerk

## Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 3/18/2015   |
| <b>Sponsor(s):</b>              | City Clerk (transmitted by)   |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification Map No. 8-H at 2235-2239 W 35th<br>St - App No. 18295T1 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                           |

#18295 TI  
INTRO DATE:  
3-18-2015

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. 8-H in the area bounded by:**

**West 35th Street; South Bell Avenue; the public alley next South of and parallel to West 35th Street; a line 300 feet East of and parallel to South Oakley Avenue; a line 193.75 feet South of and parallel to West 35th Street; the public alley next East of and parallel to South Oakley Avenue; the public alley next South of and parallel to West 35th Street; a line 74 feet West of and parallel to South Bell Avenue.**

**To those of an RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval.**

**Common address of property: 2235-39 West 35th Street, Chicago IL.**

SUBSTITUTE  
NARRATIVE  
AND PLANS

TYPE 1 REZONING FOR  
2235-39 WEST 35TH STREET, CHICAGO, ILLINOIS

The subject property is currently improved with one story commercial building. The applicant needs a zoning change to build a second story addition to the existing building and establish a day care center and one dwelling unit at the property.

|                      |  |
|----------------------|--|
| PROJECT DESCRIPTION: | Zoning Change from M1-2 to RT4   |
| Proposed land use:   | Day care (ground floor and partial second floor)<br>Dwelling unit (second floor) |
| Floor Area Ratio:    | Lot area is 18,604 SF<br>Building floor area: 18,032 SF<br>Proposed FAR: .97     |
| Density:             | 18,604 SF per DU   |
| Off- Street parking: | 8 parking spaces and 2-car garage  |
| Set Backs            | Front: 0'<br>Side: 0'<br>Rear: 69'   |
| Building height:     | 27'-4"   |

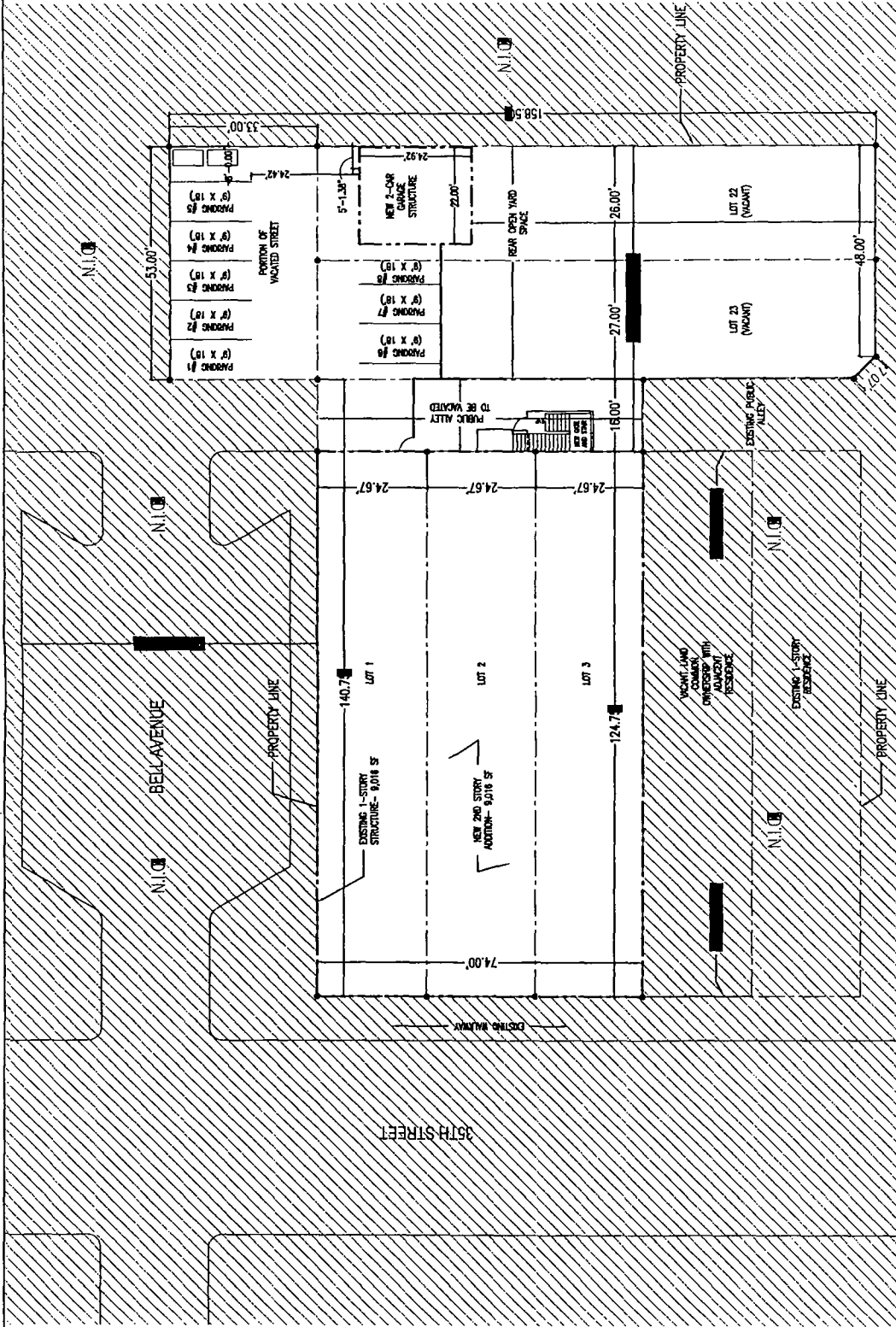
**FINAL FOR PUBLICATION**

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01

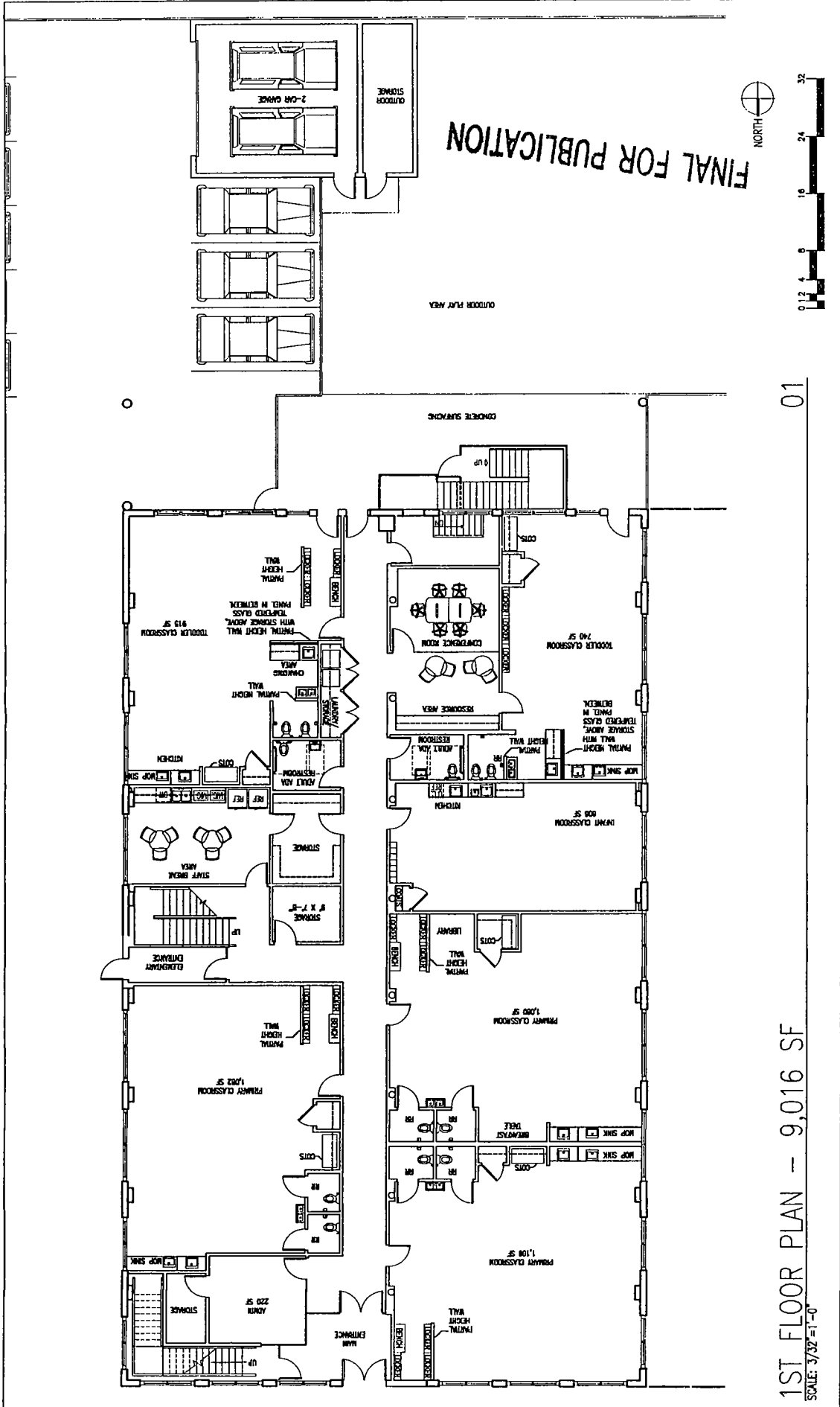
**BOX**  
STUDIOS  
P 312.943.9630



**SITE PLAN**  
SCALE: NOT TO SCALE

DATE: 07.02.2015  
PROJECT: METRA DAYCARE  
PROJECT NO.: 14.048  
SCALE: AS NOTED  
SKETCH NO.: SK-1.2

METRA DAYCARE  
2239 WEST 35TH STREET  
CHICAGO, IL 60609



FINAL FOR PUBLICATION

1ST FLOOR PLAN - 9,016 SF  
 SCALE: 3/32"=1'-0"

**BOX STUDIOS**  
 P. 312.943.9630

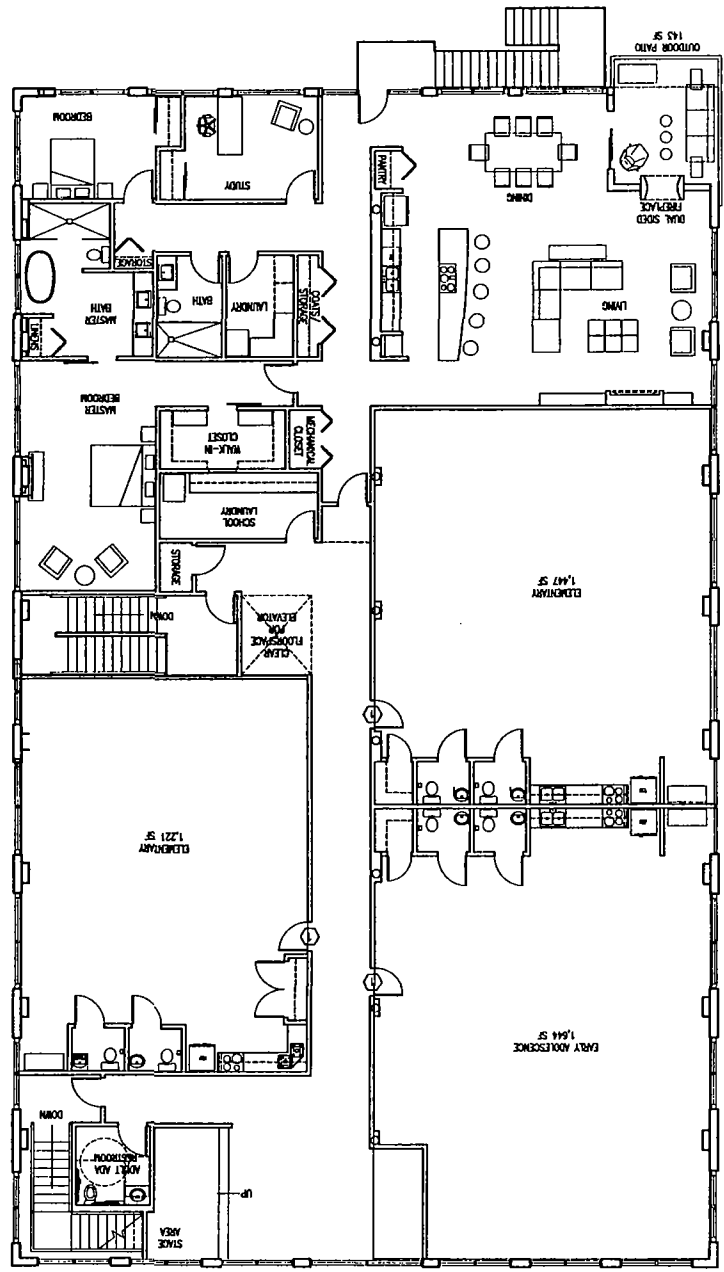
DATE: 07.02.2015  
 PROJECT: METRA DAYCARE  
 PROJECT NO.: 14,048  
 SCALE: AS NOTED  
 SKETCH NO.: SK-1.3

METRA DAYCARE  
 2738 WEST 35TH STREET  
 CHICAGO, IL 60609

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**BOX**  
STUDIOS  
P. 312.943.9630



01

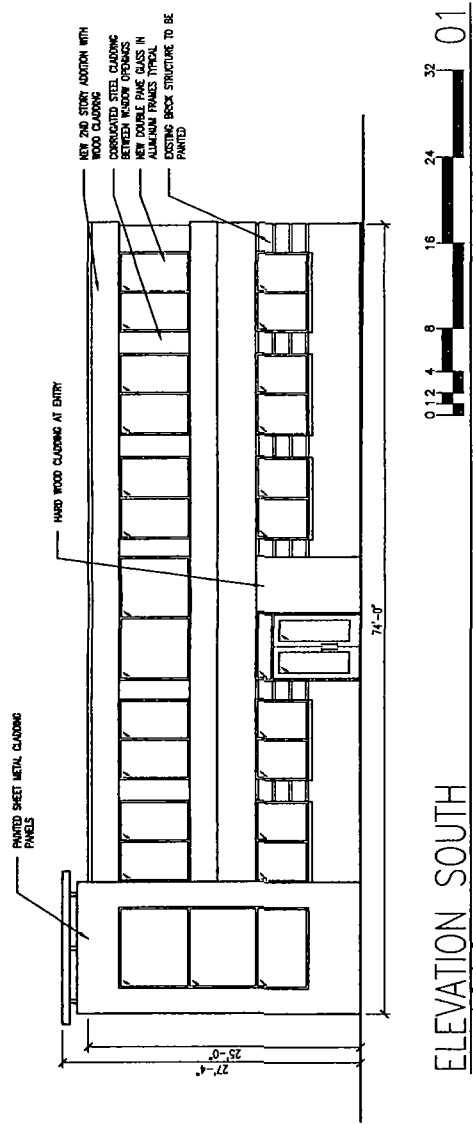
2ND FLOOR PLAN - 9,016 SF  
SCALE: 3/32" = 1'-0"

|             |               |
|-------------|---------------|
| DATE        | 07.02.2015    |
| PROJECT     | METRA DAYCARE |
| PROJECT NO. | 14.048        |
| SCALE       | AS NOTED      |
| SKETCH NO.  | SK-1.4        |

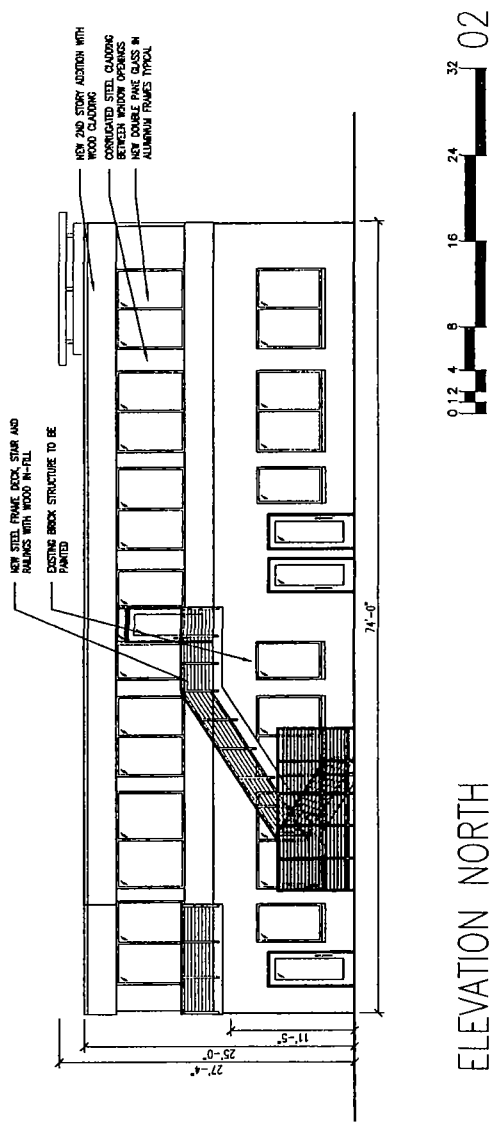
METRA DAYCARE  
2239 WEST 35TH STREET  
CHICAGO, IL 60609

FINAL FOR PUBLICATION

**BOX**  
STUDIOS  
P 312.943.9630



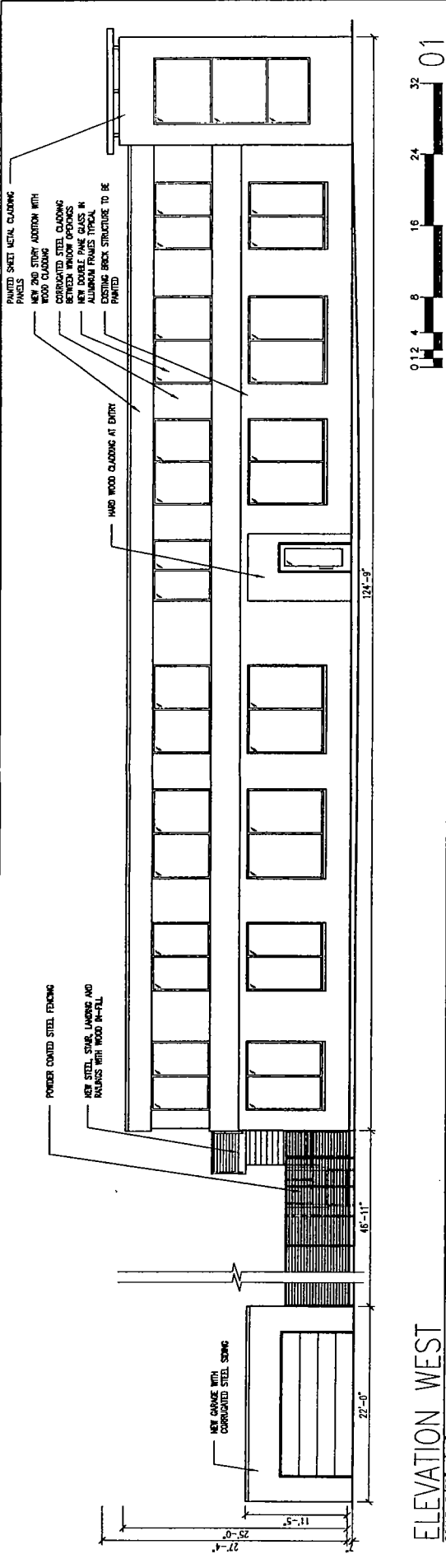
ELEVATION SOUTH  
SCALE: 3/32"=1'-0"



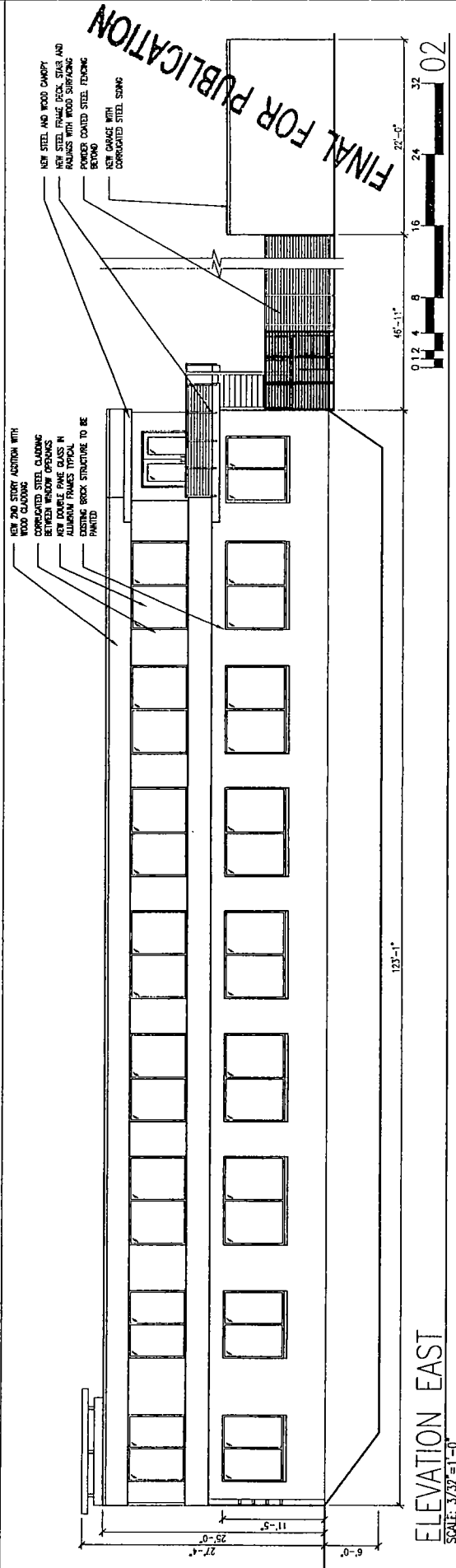
ELEVATION NORTH  
SCALE: 3/32"=1'-0"

METRA DAYCARE  
2219 WEST 35TH STREET  
CHICAGO, IL 60609

DATE 07.02.2015  
PROJECT METRA DAYCARE  
PROJECT NO. 14.048  
SCALE AS NOTED  
SKETCH NO. SK-7.5



**ELEVATION WEST**  
SCALE: 3/32"=1'-0"



**ELEVATION EAST**  
SCALE: 3/32"=1'-0"

**METRA DAYCARE**  
 2239 WEST 35TH STREET  
 CHICAGO, IL 60609

DATE: 07.02.2015  
 PROJECT: METRA DAYCARE  
 PROJECT NO.: 14.048  
 SCALE: AS NOTED  
 SKETCH NO.: SK-1.6

**BOX STUDIOS**  
 P. 312.943.9630