



City of Chicago



SO2015-8477

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
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. 18592T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Common address of property: 2611 North Western Avenue and
2646 North Jones Street

SUBSTITUTE NARRATIVE AND PLANS

2611 North Western Ave/2646 North Jones Street – App. No. 18592-T1

17-13-0303-C (1)

Narrative Zoning Analysis

Proposed Zoning: C1-3

Lot Area: 9033.22 square feet

Proposed Land Use: Commercial (Day-care Center)

- (a) The Project's floor area ratio: 1.2
- (b) Total Building Area: 10,914 sq.ft.
- (c) Commercial Space: 10,914 sq.ft.
- (d) The amount of off-street parking: 9
(proposed 23 employees; 9 parking spaces exceed 1 per 3 employees per Section 17-10-207-E)
- (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'-4"

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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DATE	07/18/18
BY	W-T
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W-T
CIVIL AND STRUCTURAL ENGINEERS
1110 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL: 312.541.1100
WWW.WTENGINEERS.COM

THE LEARNING EXPERIENCE
2046 NORTH JONES STREET
CHICAGO, IL 60647

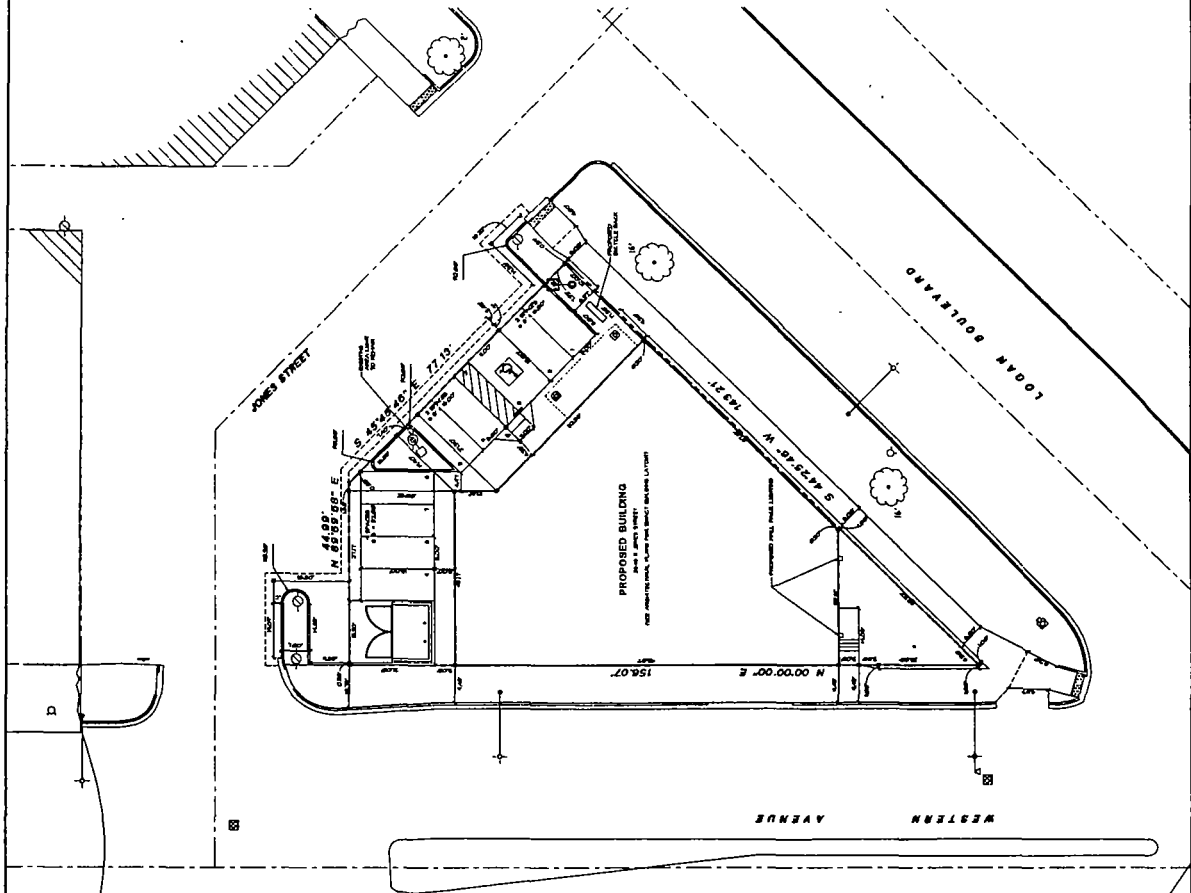
SITE GEOMETRIC PLAN

DATE: 7/18/18
SCALE: 1" = 50'
DRAWN: WTP
CHECKED: TGA
DATE: 7/18/18
BY: WTP

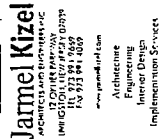
C-2

SITE PARKING SUMMARY	
TOTAL BUILDING FLOOR AREA	10,271 SF
PROPOSED BICYCLE PARKING SPACES	4
PROPOSED STALLS (1 PER 8 CARS OTHER ESTIMATED 25 PERCENT) = 8 SPACES	8
PROPOSED OFF-SITE DROP-OFF SPACES	0
PROPOSED HANDICAP ACCESSIBLE SPACES	1
PROPOSED STALLS	13
PROPOSED HANDICAP ACCESSIBLE SPACES	1
TOTAL PARKING SPACES	14

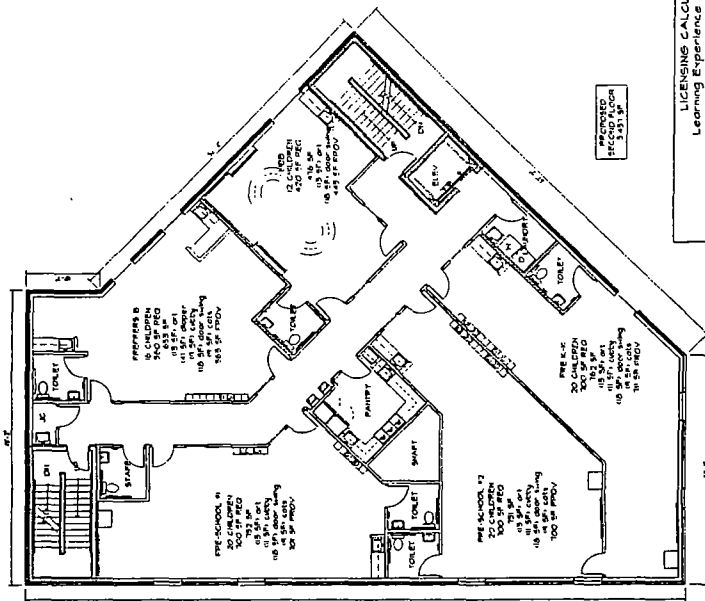
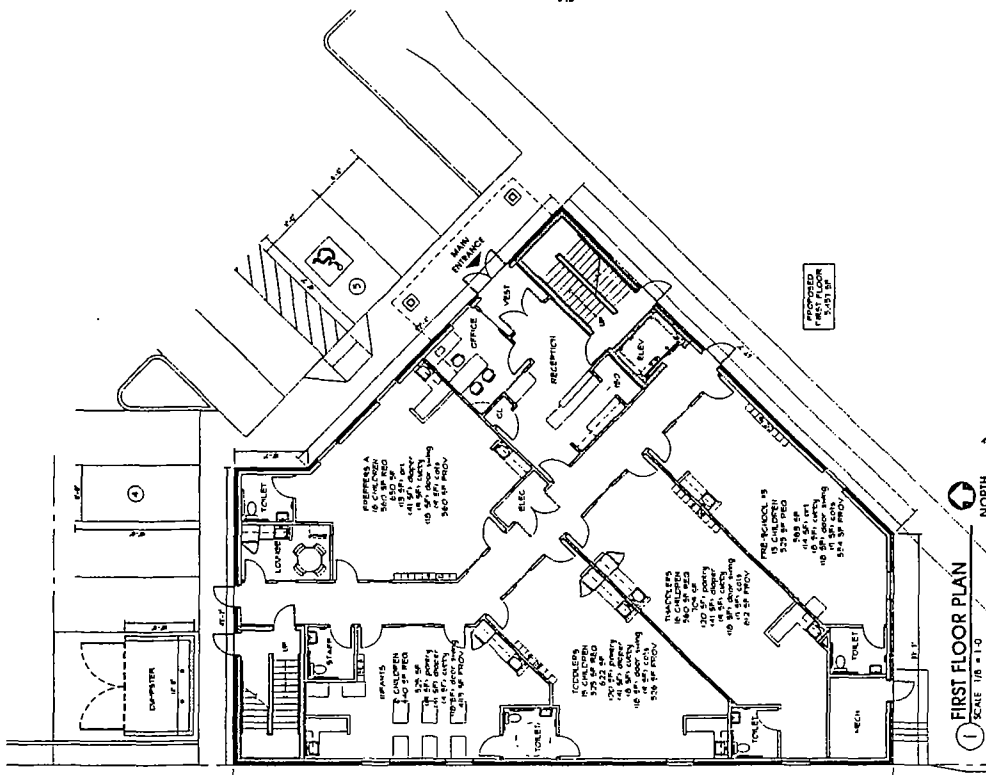
- SITE GEOMETRIC NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS OF DATE OF SURVEY. ALL UTILITIES SHOWN ARE THE LAST LOCATED UTILITIES. THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES AND LOCATIONS PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DELETED OR NOTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DELETED OR NOTED PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE DELETED OR NOTED PRIOR TO CONSTRUCTION.
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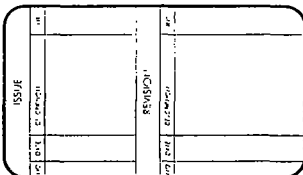
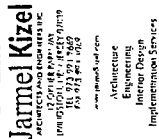
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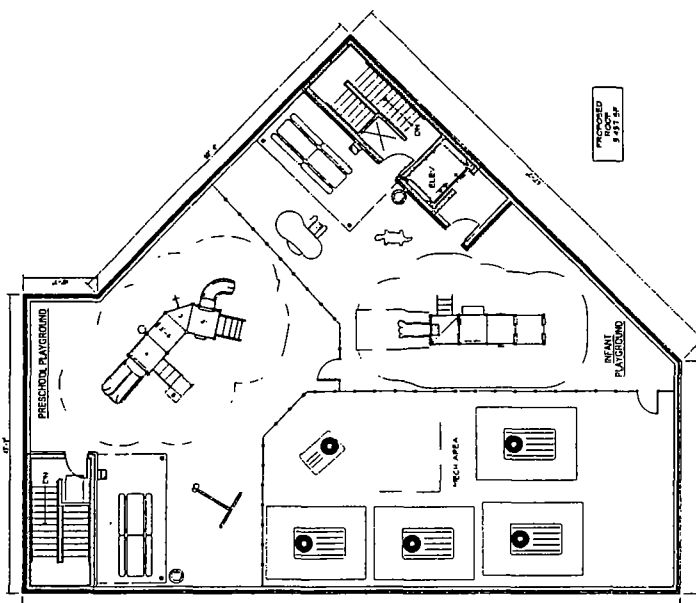
P.O. # THE LEARNING EXPERIENCE CHICAGO, ILLINOIS	ORDER # 43-00760	DATE 11/11/13	QUANTITY 1	UNIT EA	PRICE \$1.00	TOTAL \$1.00
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Report	THE LEARNING EXPERIENCES WETSLAND AT CHICAGO ALMOGS	Date AD HOC Date of R. 10/11	Space Plan SA-3.2
Project Number TUL 8 IS 87 Date of R. 10/11	CS Date of R. 10/11	Project Number TUL 8 IS 87	



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

[illegible]

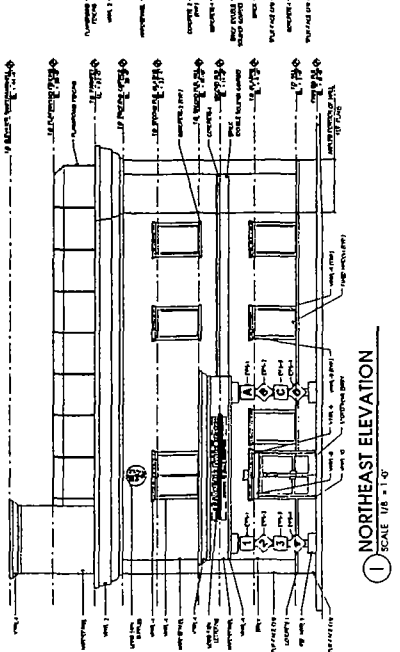
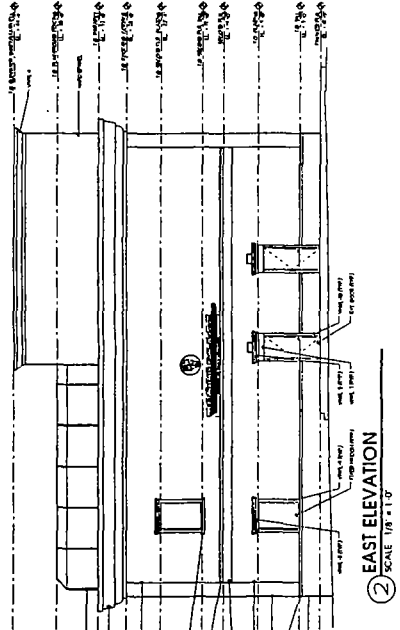
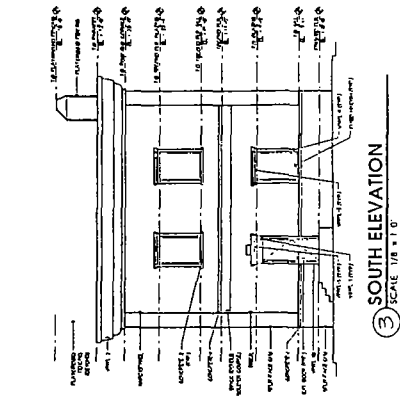
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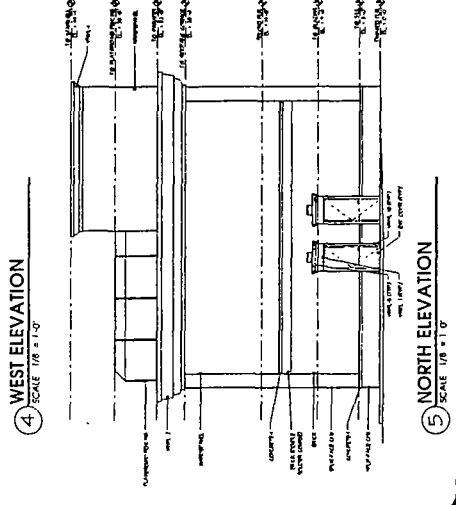
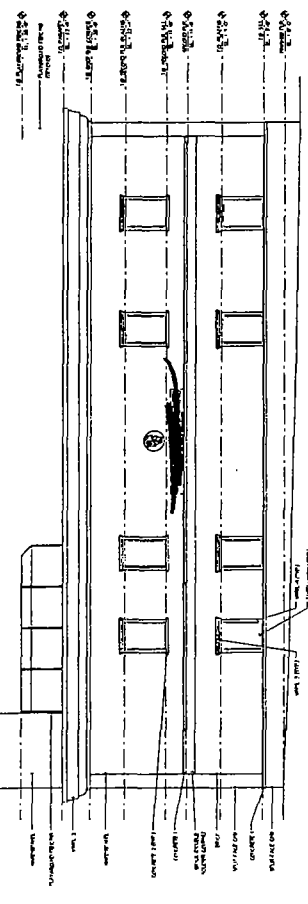
ISSUE		DATE	BY	REVISION
1	1	01/10/10	JK	1
2	1	01/10/10	JK	1

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PROPOSED ELEVATIONS	
Project Name:	SA-3.3
Site:	100 N. W. 10th Ave., Suite 100, Miami, FL 33136
Scale:	1/8" = 1'-0"
Drawn by:	JK
Check by:	JK
Date:	01/10/10



EXTERIOR MATERIAL SCHEDULE				
ITEM	MANUFACTURER	SIZE	COLOR	REMARKS
1. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET
2. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET
3. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET
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18. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET
19. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET
20. LOG CABINET	LOG CABINET	3' 0" x 4' 0"	WHITE	PRODUCED BY LOG CABINET



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NOTES:
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