City of Chicago

Office of the City Clerk

Document Tracking Sheet

SO2019-7956

Meeting Date:	10/16/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1820-1830 W Grand Ave - App No. 20210T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 current M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 1-H in the area bounded by:

> the public alley next north of and parallel to West Grand Avenue; a line 192.00 feet west of and parallel to North Wood Street; West Grand Avenue; and a line 312.00 feet west of and parallel to North Wood Street

to those of a B1-3 Neighborhood Shopping District.

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

Address: 1820-30 West Grand Avenue

SUBSTITUTE NARRATIVE AND PLANS
1820-30 West Grand Avenue
TYPE I REGULATIONS

Narrative: The property is currently improved with a two-story commercial building containing 15,829 square feet of commercial space and seven parking spaces. No additions are proposed to the existing building. The Applicant proposes to rezone the property from a M1-2 Limited Manufacturing/Business Park District to a B1-3 Neighborhood Shopping District to allow a daycare use of 6,300 square feet on the ground floor of the existing building. The site plan accommodations for the expanded daycare will still meet the minimum parking standards prescribed. The existing height of the building (29'-8") will remain.

Lot Area: 12,000 square feet

FAR: 1.32

Floor Area: 15,829 square feet

Height: 29-8" feet

Bicycle Parking: 4

Automobile Parking: 7

Loading: None

Setbacks:
    Front (West Grand):   None
    East Side: None
    West Side: None
    Rear (alley):   13'-10" feet

A set of plans is attached.

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

November 1, 2019

Oladoyin Ajilore
1824 W Grand Ave
Chicago IL 60603

RE: Parking Determination
Proposal: Day Care Center
Location: 1824 W Grand Ave
Dreamers Academy

Dear Applicant:

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a day care center proposing to locate in an amended B1-3 Neighborhood Shopping District.

According to the information provided, the proposed day care will then be allowed to establish approximately 6,300 of program space with the intent to accommodate a maximum of up to sixty children ranging from infants to six years in age. There will be no more than twelve employees staffed on any one shift.

The standard for employee parking is one space for every three staff, resulting in a requirement of four automobile parking spaces. In addition, the standard requires one bicycle space for every ten automobile spaces resulting in the default minimum of four bicycle spaces.

Since the program is intended for children, parking is not required for its users. However, to provide for those arriving and departing via vehicle, the Department determines that four loading and drop-off spaces need to be provided to accommodate their movements.
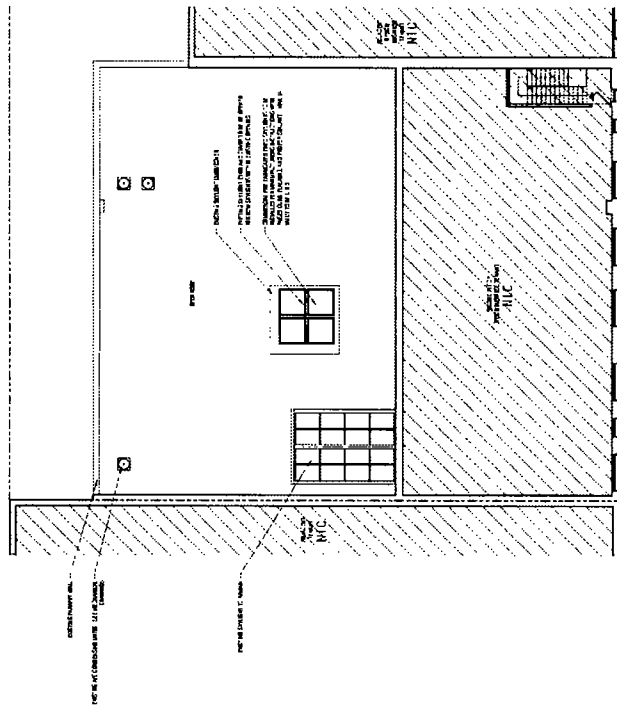
Therefore, the Department of Planning & Development determines that the minimum off-street parking requirement for the day care center should be set at four (4) automobile parking spaces, four (4) bicycle parking spaces, and four (4) designated drop-off spaces. The drop-off spaces may be located on-street provided they are within a designated loading zone.
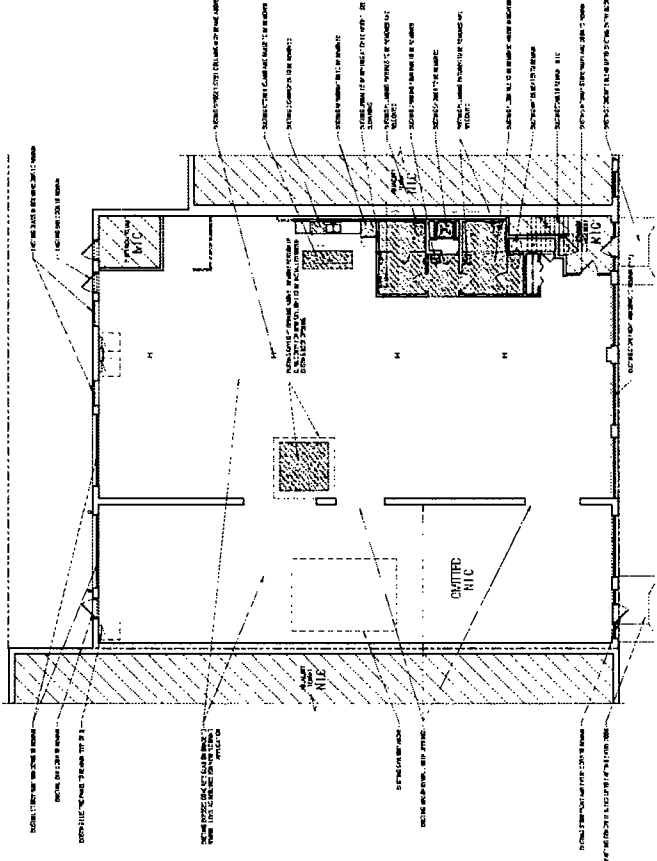
Sincerely,

Patrick Murphey
Zoning Administrator
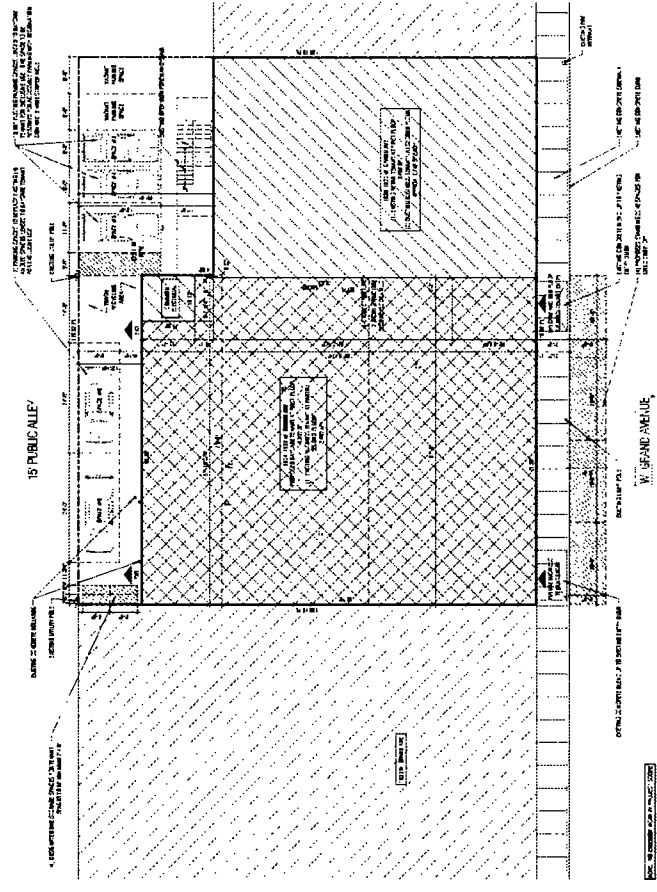
GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

TYPICAL LEGEND

826
COMMERCIAL TENANT
BUILD-OUT
DREAMERS ACADEMY
1824 W Grand Ave Suite 100
Chicago IL 60622

2point
perspective
1137 W Webster Ave
Chicago IL 60614

SITE AND POSTING/DEMOLITION
PLANS

A001

15' PUBLIC ALLEY

W. GRAND AVENUE

1. SITE PLAN

2. EXISTING/DEMOLITION PLAN

3. EXISTING ROOF/SECOND FLOOR PLAN

A100

FLOOR PLAN

2point perspective inc.

1137 W. Webster Ave
Chicago, IL 60614

1628
COMMERCIAL TENANT
BUILD-OUT
DREAMERS ACADEMY
1624 W. Grand Ave Suite 100
Chicago, IL 60622

TYPICAL LEGEND

GENERAL FLOOR PLAN NOTES

WALL TYPE SCHEDULE

15' PUBLIC ALLEY

CLASSROOM
CLASSROOM
HALLWAY
PLAY AREA
PRIVATE OFFICE
RECEPTION

1 FLOOR PLAN

GENERAL FLOOR PLAN NOTES

WALL TYPE SCHEDULE

TYPICAL LEGEND

2 point perspective
1137 W. Webster Ave
Chicago, IL 60614

-826
COMMERCIAL TENANT
BUILD-OUT
DREAMERS ACADEMY
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Chicago, IL 60622

CLASSROOM

HALLWAY

PLAY AREA

DIMENSIONED FLOOR PLAN

1 — DIMENSIONED FLOOR PLAN

A110

GENERAL FINISH NOTES

GENERAL CASEWORK NOTES

1 FINISH PLAN
   SCALE: 1/4" = 1'-0"

FRONT ELEVATION (SOUTH) ALONG GRAND AVENUE

TYPICAL LEGEND

A200

ELEVATIONS - EXTERIOR

2 point
perspective

1137 W Webster Ave
Chicago, IL 60614

1828
COMMERCIAL TENANT
BUILD-OUT
DREAMERS ACADEMY
1824 W Grand Ave Suite 100
Chicago, IL 60622

1. REAR ELEVATIONS (NORTH) ALONG ALLEY

ELEVATIONS - EXTERIOR