



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-1105
Type: Ordinance **Status:** Passed
File created: 3/24/2021 **In control:** City Council
Final action: 4/21/2021
Title: Zoning Reclassification Map No. 24-B at 9628 S Torrence Ave - App No. 20645T1
Sponsors: Misc. Transmittal
Indexes: Map No. 24-B
Attachments: 1. O2021-1105.pdf, 2. O2021-1105 (V1).pdf

Date	Ver.	Action By	Action	Result
4/21/2021	1	City Council	Passed	Pass
4/20/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
3/24/2021	1	City Council	Referred	

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 MI-1 Limited Manufacturing/ Business park District District symbols and indications as shown on Map No. 24-B in the area bounded by

East 96th Street; South Torrence Ave; and South Colfax Ave

to those of a BI-1 Neighborhood Shopping District

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

Common Address of the Property:

9628 S. Torrence Ave Chicago, IL 60617 9625 S. Colfax Ave, Chicago, IL 60617

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PROPOSED TYPE T REZONING OF 9628 SOUTH TORRENCE (PIN 2607116058) FROM A MI-1 TO

A BI-1 ZONING DISTRICT 17-13-0303-C TYPE T REZONING

1. The existing vacant building has served several users over the years but most recently was utilized as a medical clinic.
The applicant is proposing to construct the facility into a day care center on the first floor, Bright Kids Day Care Centers, serving 90 children and the local community. The second floor will remain offices.
 - A. The building floor area is 8,187 square feet, 6,187 square feet on the first floor and 2,000 square feet on the second floor. The site area is 29,507 square feet. This results in a floor area ratio of .28.
 - B. There are no residential units proposed
 - C. We will provide 14 off site parking spaces on the north side of the building along with a playground area.
 - D. Existing Setbacks: FRONT: WEST 0'-0"

SIDE : NORTH 220'-0"

SOUTH 25'-0" REAR : EAST

0'-0"

- E. The building is a partial two story and one story structure. The current height is 25 feet
 - F. The property is located in the 10th ward
2. DRAWINGS, PHOTOGRAPHICS & PLANS
 - A. Building design plans (at H"xI7") along with existing exterior photographs are included in our application.