



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2019-7956
Type: Ordinance **Status:** Passed
File created: 10/16/2019 **In control:** City Council
Final action: 11/20/2019
Title: Zoning Reclassification Map No. 1-H at 1820-1830 W Grand Ave - App No. 20210T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2019-7956.pdf, 2. SO2019-7956.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|----------------------|--------|
| 11/20/2019 | | City Council | Passed as Substitute | Pass |
| 11/19/2019 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 10/16/2019 | 1 | City Council | Referred | |

Final for Publication

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

Final for Publication

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:

15,829 square feet

29-8" feet

Bicycle Parking:

Automobile Parking:

Loading:

Setbacks:

Front (West Grand): East Side: West Side: Rear (alley):

None None None

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 Bl-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.

Zoning Administrator

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

Sincerely,

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