

Final for Publication

TYPE 1 REZONING NARRATIVE AND PLANS

**6453 South Bell Avenue
Rezoning from M1-2 to B3-2**

Project Narrative:

Applicant, 6453 S Bell, LLC, an Illinois limited liability company, is the owner of the subject property and seeking a Type 1 Map Amendment to rezone the subject property from M1-2 to B3-2.

The subject property, now vacant, was previously operated as a semi-conductor, computer, and electronic manufacturing warehouse. It is currently zoned M1-2, but is not within a designated Industrial Corridor or within 660' feet of the nine uses specified under 17-3-0307 of the Zoning Ordinance that would trigger a Special Use requirement. (See attached Architect's Certificate.) The property is rectangular in shape and located at the Northeast corner of South Bell Avenue and West 65th Street. The West side of South Bell Avenue is part of an established residential community within the West Englewood neighborhood. Elevated railroad tracks and industrial properties are located to the East and North.

If the requested rezoning is approved, Applicant and its affiliate will extensively renovate the existing improvements and operate them as a high-quality and much-needed early childcare center. The facility design will meet national standards for childcare facilities established by the National Association for the Education of Young Children and Head Start while increasing energy efficiency and improved indoor air quality. Work scope will include new finishes and lighting, upgraded mechanical (HVAC) and electrical systems, additional restrooms to meet City of Chicago Building Code requirements, Director and Staff offices near main entryways, and classrooms with direct access to outdoor areas.

Beyond the extensive building improvements, exterior site work will include: (i) installing an ornamental metal fence, (ii) creating an outdoor playground area; (iii) planting ten new trees and new sod within the parkways, (iv) adding new building foundation plantings; and (v) planting eleven additional trees and shrubs within the site, meeting all Vehicular Use Area requirements under the Zoning Ordinance.

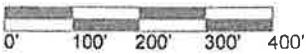
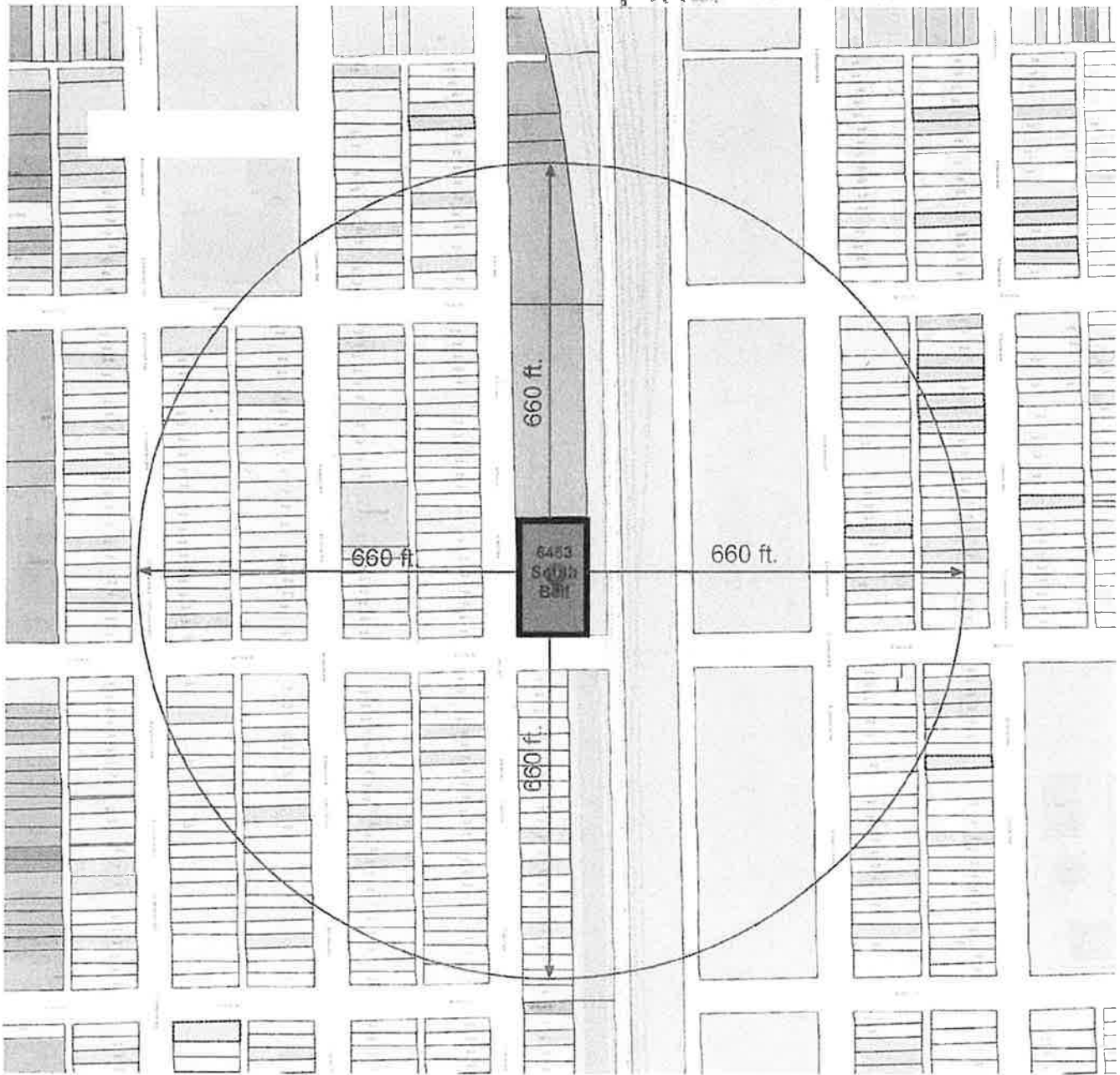
Applicant, in coordination with the Alderman and staff of the 16th Ward, has engaged in extensive community outreach, including door-to-door conversations with residential neighbors. As a result of this outreach, Applicant has received multiple letters of support from active community organizations and leaders in the neighborhood.

Project Information Required for Type 1 Applications:

- a) **Proposed Land Use:** Day Care, with allowable accessory uses.
- b) **Project Floor Area Ratio:** The subject property has a surveyed site area of 29,958 sf. Applicant is not currently proposing to increase the Floor Area of either the existing primary building (approximately 10,069sf) or accessory structure (approximately 1,400sf). If the accessory structure is allowed to be used for accessory uses, site FAR will be 0.38. If it is required to be used as a parking garage, the site FAR will be 0.34. Either condition will be in compliance with the maximum allowable FAR in the B3-2 District (2.2).
- c) **Project Density (lot area per dwelling):** No residential units are being proposed at this time.
- d) **Amount of off-street parking:** As shown in the attached plans, 14 outdoor parking spaces are proposed (including one ADA space). Applicant will seek a Parking Determination Letter in conjunction with this map amendment application and request the flexibility to use the ancillary structure for accessory uses other than parking. If the final Parking Determination does not permit this, the structure can be used as a garage and would accommodate 4 additional cars.
- e) **Setbacks:** No modifications to existing setbacks are being proposed at this time. The primary building setbacks are approximately 19'5" feet from the South property line; 85'4" from the North; 23'5" from the East; and 18'3" from the West. Given abutting uses, no front, rear or side setbacks are required under the existing or proposed zoning.
- f) **Building Heights:** The only contemplated modification to existing building heights would be installation of a skylight to bring natural light into the primary building. The resulting maximum building height (approximately 20') will comply with the maximum allowable height for the site with B3-2 zoning (50'). Both structures are one-story.

Attached Exhibits: Site plans, Drawings and Illustrations showing:

- a) building location, orientation and setbacks.
- b) building bulk and scale in relation to nearby buildings.
- c) the location of curb cuts, sidewalks, and parking and loading.
- d) landscaping and on-site open space.
- e) location of dumpsters or trash enclosures.



I, CHRISTOPHER FRYE, BEING A PROFESSIONAL ARCHITECT LICENSED IN THE STATE OF ILLINOIS, DO HEARBY CERTIFY TO THE CITY OF CHICAGO IN CONNECTION WITH SECTION 17-3-0307 OF THE CITY OF CHICAGO ZONING ORDINANCE THAT NONE OF THE FOLLOWING USES ARE WITHIN 660' OF THE SURVEYED BOUNDARIES OF 6453 S. BELL AVENUE PROPERTY: (a) windrow composting facility, (b) intensive manufacturing, production and industrial service use, (c) Class III, Class IVA, Class IVB and Class V recycling facility, (d) warehousing, wholesaling, and freight movement use, (e) container storage, (f) freight terminal, (g) outdoor storage of raw material as a principal use, (h) waste-related use, or (i) manganese-bearing material operation use.

OWNER:	BELL AVENUE, LLC	
ADDRESS:	6453 S. BELL AVENUE	
PREPARED BY:	(r)evolution architecture 82 s. lagrange road, suite 206 la grange, illinois 60525	
DATE:	7.06.2023	PAGE 1 OF 1

CHRISTOPHER FRYE, AIA
ARCHITECT



PLANNING DATE: JUNE 15, 2024

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, HAS PREPARED THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 6433 S. BELL AVENUE, CHICAGO, ILLINOIS. THIS PLAN IS TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 17, MUNICIPAL CODE OF THE CITY OF CHICAGO, ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.

LANDSCAPE ARCHITECT
JANE J. CHEN, P.L.A.
237 S. LA SALLE ST. #1100
CHICAGO, IL 60606
DATE: 06.18.2024

RETAINING WALL AT BASE OF SLOPE (SEE CIVIL DRAWINGS)
CONCRETE TO REMAIN
ASPHALT DRIVEWAY (TYP.)
ASPHALT DRIVEWAY (18' BRIDGE 1' C&N)

THE UNDERSIGNED ACKNOWLEDGES THAT THE LANDSCAPE PLANTINGS SHOWN ON THIS PLAN AND CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE PROPERTY AT 6433 S. BELL AVENUE, CHICAGO, ILLINOIS, ARE TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 17, MUNICIPAL CODE OF THE CITY OF CHICAGO, ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE. THE CHICAGO LANDSCAPE ZONING ORDINANCE, AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.

EXISTING PARKWAY AND ON-SITE INTERIOR TREES AND FENCINGS ARE TO BE RETAINED TO REMAIN UNLESS OTHERWISE NOTED. ANY TREES TO BE REPLACED BY CURRENT AND SUBSEQUENT OWNER IF DAMAGED.

OWNER:
DATED:

UTILITIES EARLY LEARNING CENTER LANDSCAPE REQUIREMENTS CHICAGO ZONING ORDINANCE

Table with 2 columns: ITEM, REQUIREMENTS. Lists various landscape requirements for the Early Learning Center, including tree retention, parking area standards, and material specifications.

STATUS:

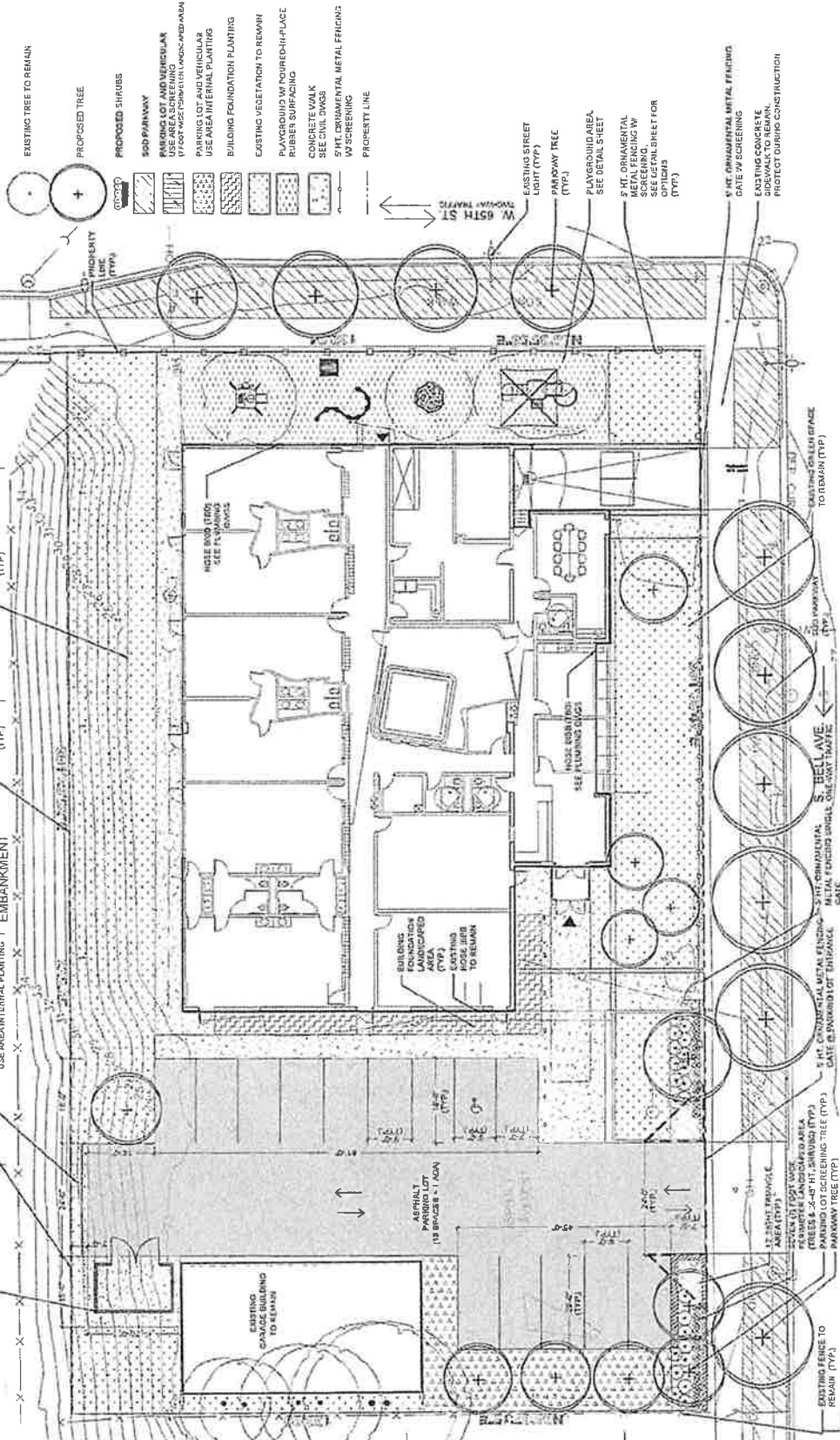
EXISTING GARAGE BUILDING TO REMAIN

EXISTING VEGETATION TO REMAIN

RAILROAD EMBANKMENT

EXISTING DRIVEWAY

EXISTING FENCE TO REMAIN



LEGEND

EXISTING VEGETATION TO REMAIN

RAILROAD EMBANKMENT

EXISTING DRIVEWAY

EXISTING FENCE TO REMAIN

EXISTING TREE

PROPOSED TREE

PROPOSED SHRUBS

SOB PARAWAY

USE AREA CIRCULAR USE AREA CIRCULAR USE AREA CIRCULAR

PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING

BUILDING FOUNDATION PLANTING

EXISTING VEGETATION TO REMAIN

PLAYGROUND W/ POURED-IN PLACE RUBBER SURFACING

CONCRETE WALK SEE CIVIL DWGS

5 FT. ORNAMENTAL METAL FENCING W/ SCREENING

PROPERTY LINE

EXISTING STREET LIGHT (TYP.)

PARKWAY TREE (TYP.)

PLAYGROUND AREA SEE DETAIL SHEET

5 FT. ORNAMENTAL METAL FENCING W/ SCREENING SEE DETAIL SHEET FOR OPTIONS (TYP.)

4 FT. ORNAMENTAL METAL FENCING GATE W/ SCREENING

EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT DURING CONSTRUCTION

EXISTING DRIVEWAY

EXISTING DRIVEWAY

STANDARD TITLE BLOCK with client information: LITTLE LYO'S EARLY LEARNING CENTER, 6433 S. BELL AVENUE, Chicago, Illinois.

LANDSCAPE ARCHITECT information: Jane J. Chen, P.L.A., Chicago, Illinois.

ENGINEER information: Empty fields for name, date, and other details.

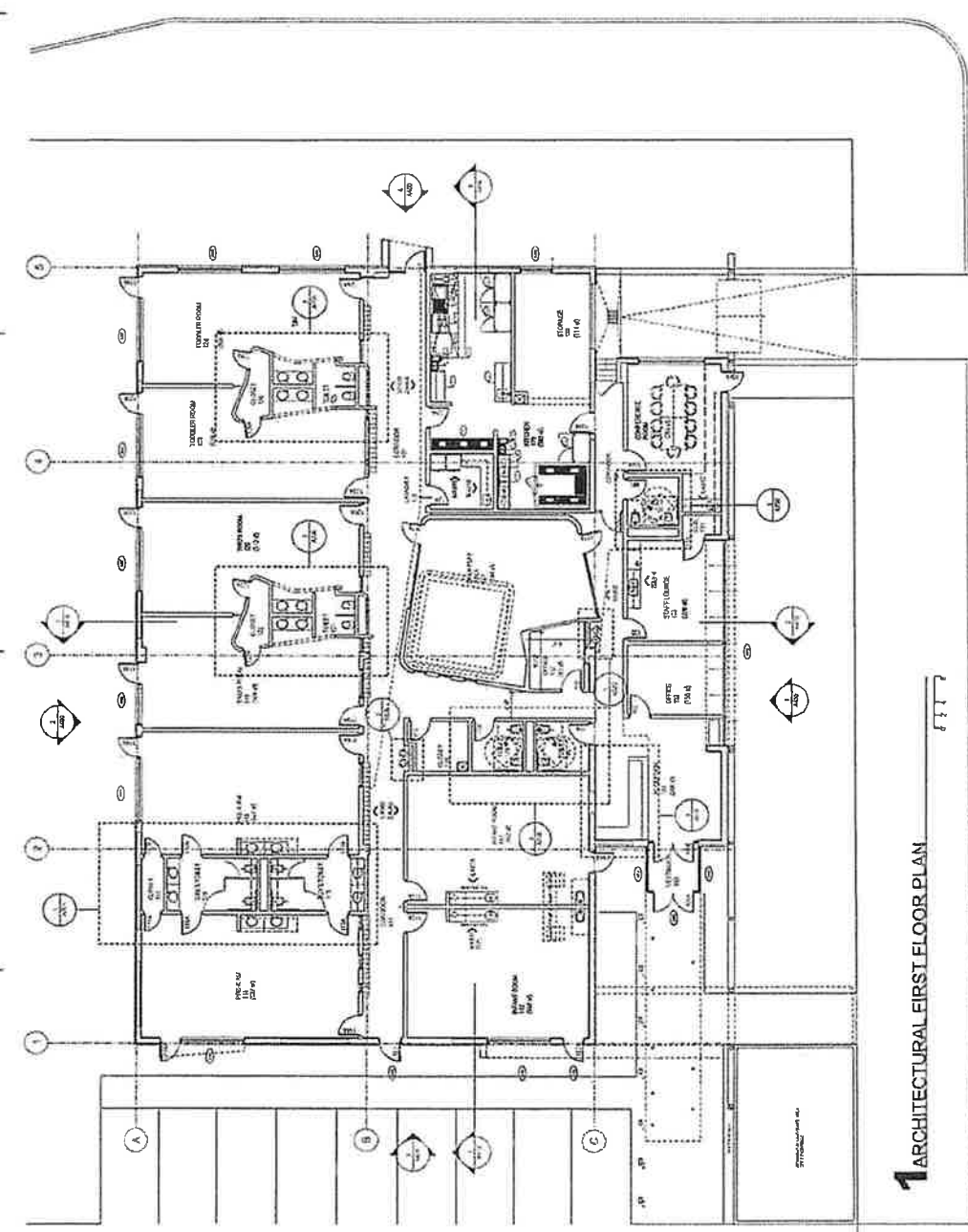
DATE and SHEET NUMBER information: Includes date and sheet number (L110).

SCALE information: Scale is 1" = 10'-0" NORTH.

LANDSCAPE PLAN information: Title of the drawing.

SCALE information: Scale is 1" = 10'-0" NORTH.

Sheet number L110.



1 ARCHITECTURAL FIRST FLOOR PLAN

STAMP

REVOLUTION ARCHITECTURE
 82 S. LA GRANGE ROAD | SUITE 208
 LA GRANGE, IL 60525
 P. 708.582.6680
 cfray@revolutionarchitecture.com
 www.revolutionarchitecture.com

ARCHITECT

REGISTERED

LITTLE AYO'S
 EARLY
 LEARNING CENTER
 6453
 S. BELL
 AVENUE
 Chicago, Illinois

TITLE

NO.	DATE	DESCRIPTION
01	03/22	REVISED PER ARCHITECT
02	03/22	REVISED PER ARCHITECT
03	03/22	REVISED PER ARCHITECT
04	03/22	REVISED PER ARCHITECT
05	03/22	REVISED PER ARCHITECT

SUBMITAL

FIRST FLOOR PLAN

SHEET NAME

1/4" = 1'-0"
 SCALE
 NORTH

A110 SHEET NO.

STAMP

Revolution Architecture
 32 s. la grange road | suite 208
 la grange, IL 60138
 p. 708.582.6086
 info@revolutionarchitecture.com
 www.revolutionarchitecture.com

ARCHITECT

DESIGNER

LITTLE AYO'S
 EARLY
 LEARNING CENTER
 6453
 S. BELL
 AVENUE
 Chicago, Illinois

NO.	DATE	DESCRIPTION
01	11/11/11	ISSUED FOR PERMITS
02	01/10/12	REVISIONS TO PERMITS
03	02/01/12	REVISIONS TO PERMITS
04	02/01/12	REVISIONS TO PERMITS
05	02/01/12	REVISIONS TO PERMITS
06	02/01/12	REVISIONS TO PERMITS
07	02/01/12	REVISIONS TO PERMITS
08	02/01/12	REVISIONS TO PERMITS
09	02/01/12	REVISIONS TO PERMITS
10	02/01/12	REVISIONS TO PERMITS
11	02/01/12	REVISIONS TO PERMITS
12	02/01/12	REVISIONS TO PERMITS
13	02/01/12	REVISIONS TO PERMITS
14	02/01/12	REVISIONS TO PERMITS
15	02/01/12	REVISIONS TO PERMITS
16	02/01/12	REVISIONS TO PERMITS
17	02/01/12	REVISIONS TO PERMITS
18	02/01/12	REVISIONS TO PERMITS
19	02/01/12	REVISIONS TO PERMITS
20	02/01/12	REVISIONS TO PERMITS
21	02/01/12	REVISIONS TO PERMITS
22	02/01/12	REVISIONS TO PERMITS
23	02/01/12	REVISIONS TO PERMITS
24	02/01/12	REVISIONS TO PERMITS
25	02/01/12	REVISIONS TO PERMITS
26	02/01/12	REVISIONS TO PERMITS
27	02/01/12	REVISIONS TO PERMITS
28	02/01/12	REVISIONS TO PERMITS
29	02/01/12	REVISIONS TO PERMITS
30	02/01/12	REVISIONS TO PERMITS
31	02/01/12	REVISIONS TO PERMITS
32	02/01/12	REVISIONS TO PERMITS
33	02/01/12	REVISIONS TO PERMITS
34	02/01/12	REVISIONS TO PERMITS
35	02/01/12	REVISIONS TO PERMITS
36	02/01/12	REVISIONS TO PERMITS
37	02/01/12	REVISIONS TO PERMITS
38	02/01/12	REVISIONS TO PERMITS
39	02/01/12	REVISIONS TO PERMITS
40	02/01/12	REVISIONS TO PERMITS
41	02/01/12	REVISIONS TO PERMITS
42	02/01/12	REVISIONS TO PERMITS
43	02/01/12	REVISIONS TO PERMITS
44	02/01/12	REVISIONS TO PERMITS
45	02/01/12	REVISIONS TO PERMITS
46	02/01/12	REVISIONS TO PERMITS
47	02/01/12	REVISIONS TO PERMITS
48	02/01/12	REVISIONS TO PERMITS
49	02/01/12	REVISIONS TO PERMITS
50	02/01/12	REVISIONS TO PERMITS
51	02/01/12	REVISIONS TO PERMITS
52	02/01/12	REVISIONS TO PERMITS
53	02/01/12	REVISIONS TO PERMITS
54	02/01/12	REVISIONS TO PERMITS
55	02/01/12	REVISIONS TO PERMITS
56	02/01/12	REVISIONS TO PERMITS
57	02/01/12	REVISIONS TO PERMITS
58	02/01/12	REVISIONS TO PERMITS
59	02/01/12	REVISIONS TO PERMITS
60	02/01/12	REVISIONS TO PERMITS
61	02/01/12	REVISIONS TO PERMITS
62	02/01/12	REVISIONS TO PERMITS
63	02/01/12	REVISIONS TO PERMITS
64	02/01/12	REVISIONS TO PERMITS
65	02/01/12	REVISIONS TO PERMITS
66	02/01/12	REVISIONS TO PERMITS
67	02/01/12	REVISIONS TO PERMITS
68	02/01/12	REVISIONS TO PERMITS
69	02/01/12	REVISIONS TO PERMITS
70	02/01/12	REVISIONS TO PERMITS
71	02/01/12	REVISIONS TO PERMITS
72	02/01/12	REVISIONS TO PERMITS
73	02/01/12	REVISIONS TO PERMITS
74	02/01/12	REVISIONS TO PERMITS
75	02/01/12	REVISIONS TO PERMITS
76	02/01/12	REVISIONS TO PERMITS
77	02/01/12	REVISIONS TO PERMITS
78	02/01/12	REVISIONS TO PERMITS
79	02/01/12	REVISIONS TO PERMITS
80	02/01/12	REVISIONS TO PERMITS
81	02/01/12	REVISIONS TO PERMITS
82	02/01/12	REVISIONS TO PERMITS
83	02/01/12	REVISIONS TO PERMITS
84	02/01/12	REVISIONS TO PERMITS
85	02/01/12	REVISIONS TO PERMITS
86	02/01/12	REVISIONS TO PERMITS
87	02/01/12	REVISIONS TO PERMITS
88	02/01/12	REVISIONS TO PERMITS
89	02/01/12	REVISIONS TO PERMITS
90	02/01/12	REVISIONS TO PERMITS
91	02/01/12	REVISIONS TO PERMITS
92	02/01/12	REVISIONS TO PERMITS
93	02/01/12	REVISIONS TO PERMITS
94	02/01/12	REVISIONS TO PERMITS
95	02/01/12	REVISIONS TO PERMITS
96	02/01/12	REVISIONS TO PERMITS
97	02/01/12	REVISIONS TO PERMITS
98	02/01/12	REVISIONS TO PERMITS
99	02/01/12	REVISIONS TO PERMITS
100	02/01/12	REVISIONS TO PERMITS

SUBMITTAL

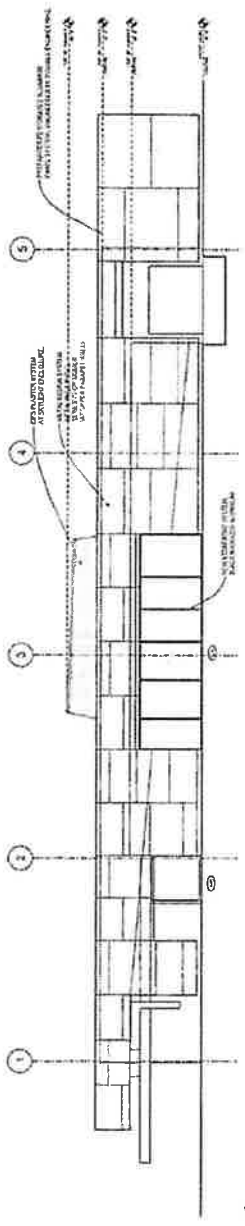
BUILDING
 ELEVATIONS

SHEET NUMBER

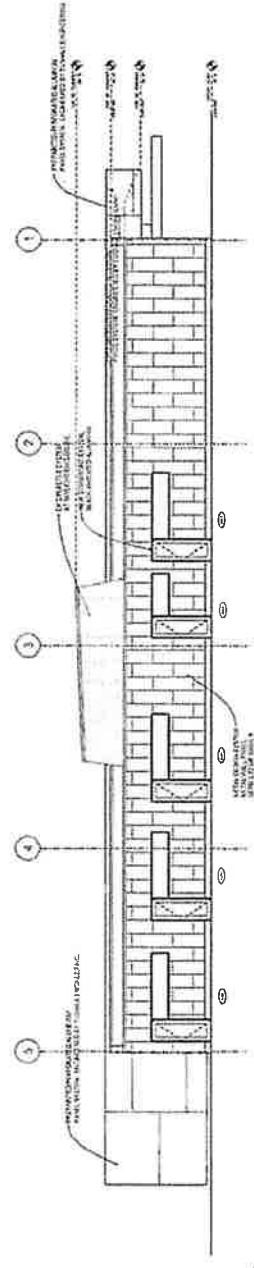
1/8" = 1'-0"
 NORTH

SHEET NO.

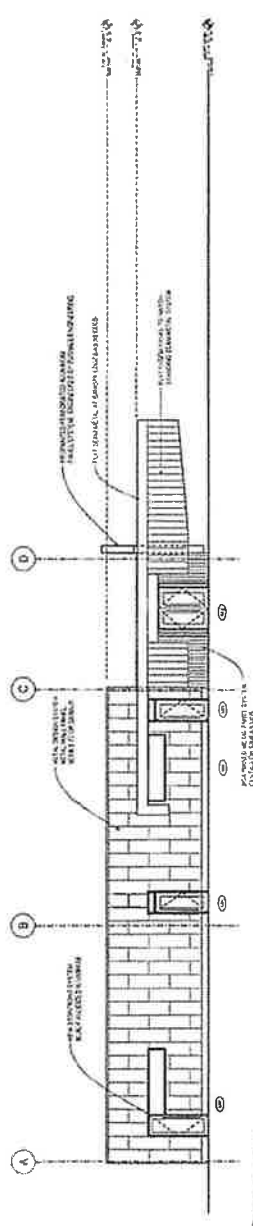
A400



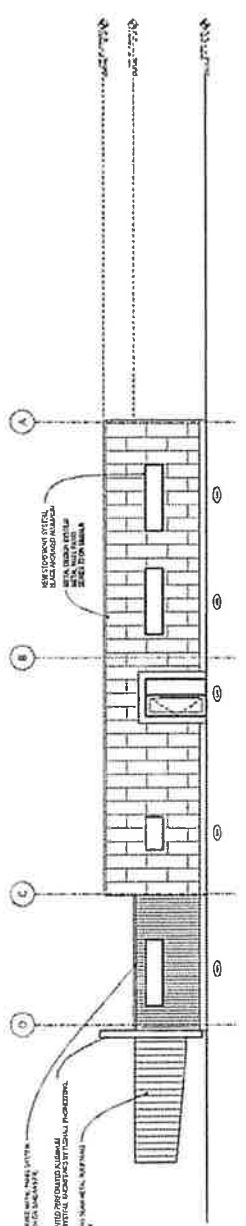
1 WEST ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION

6453 South Bell Avenue

SUPPLEMENTAL SUBMISSIONS FOR TYPE 1 REZONING



Site Photo from Bell Avenue (looking East)



Site Photo from South Bell Avenue (looking South and East), showing bulk relative to residential home on South Side of West 65th Street



Site Photo from West 65th Street (looking North), showing bulk relative to residential homes on West Side of South Bell Avenue

6453 South Bell Avenue
SUPPLEMENTAL SUBMISSIONS FOR TYPE 1 REZONING



Site Photo from West 65th Street (looking North and West), showing bulk relative to adjacent Railroad viaduct



Site Photo from South Bell Avenue (looking South and East), showing industrial uses to North of site.