

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.

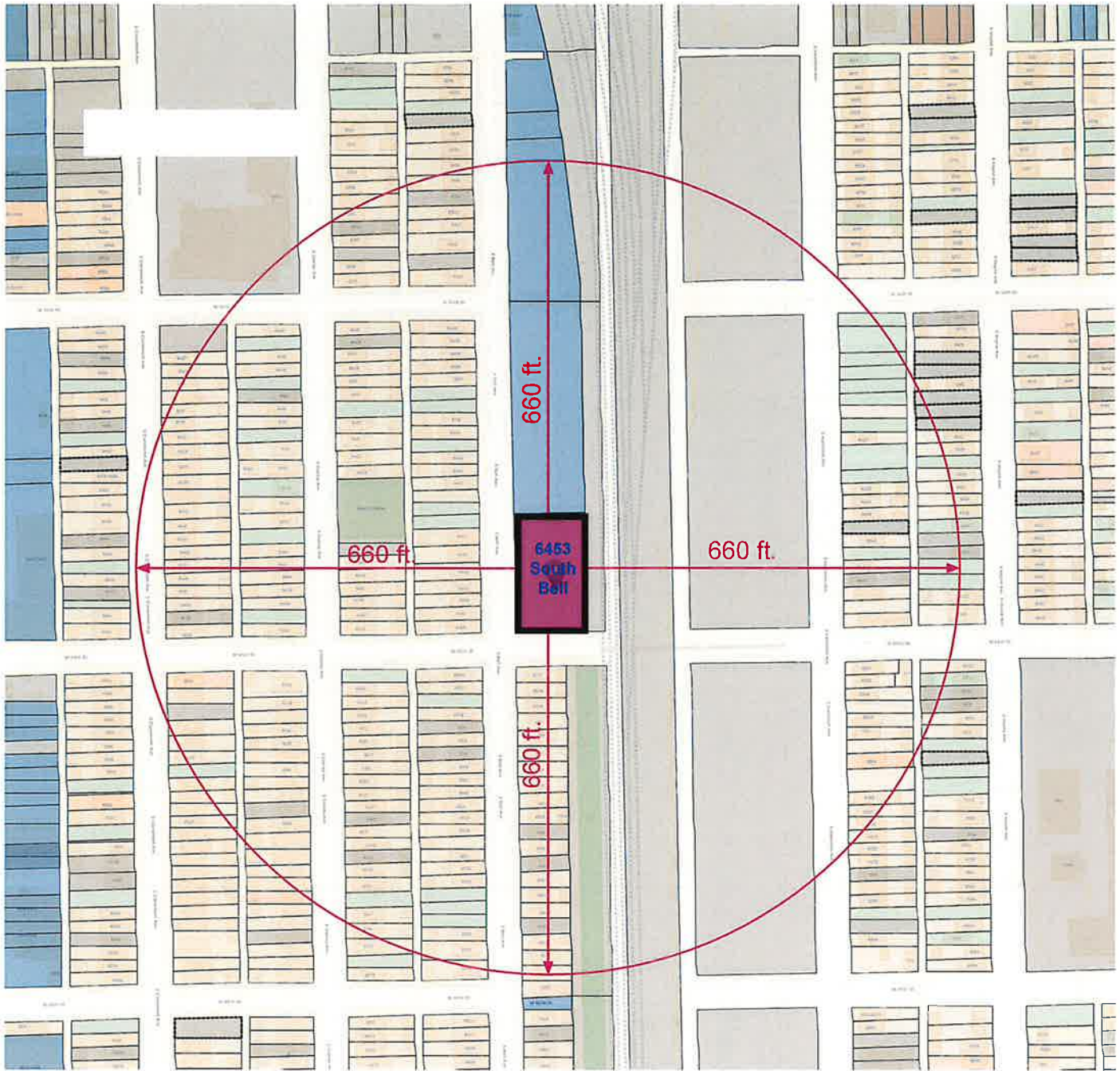
Applicant, in coordination with the Alderman and staff of the 16th Ward, has engaged in extensive community outreach, including door-to-door conversations with residential neighbors. As a result of this outreach, Applicant has received multiple letters of support from active community organizations and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



Exp. 11.30.2022

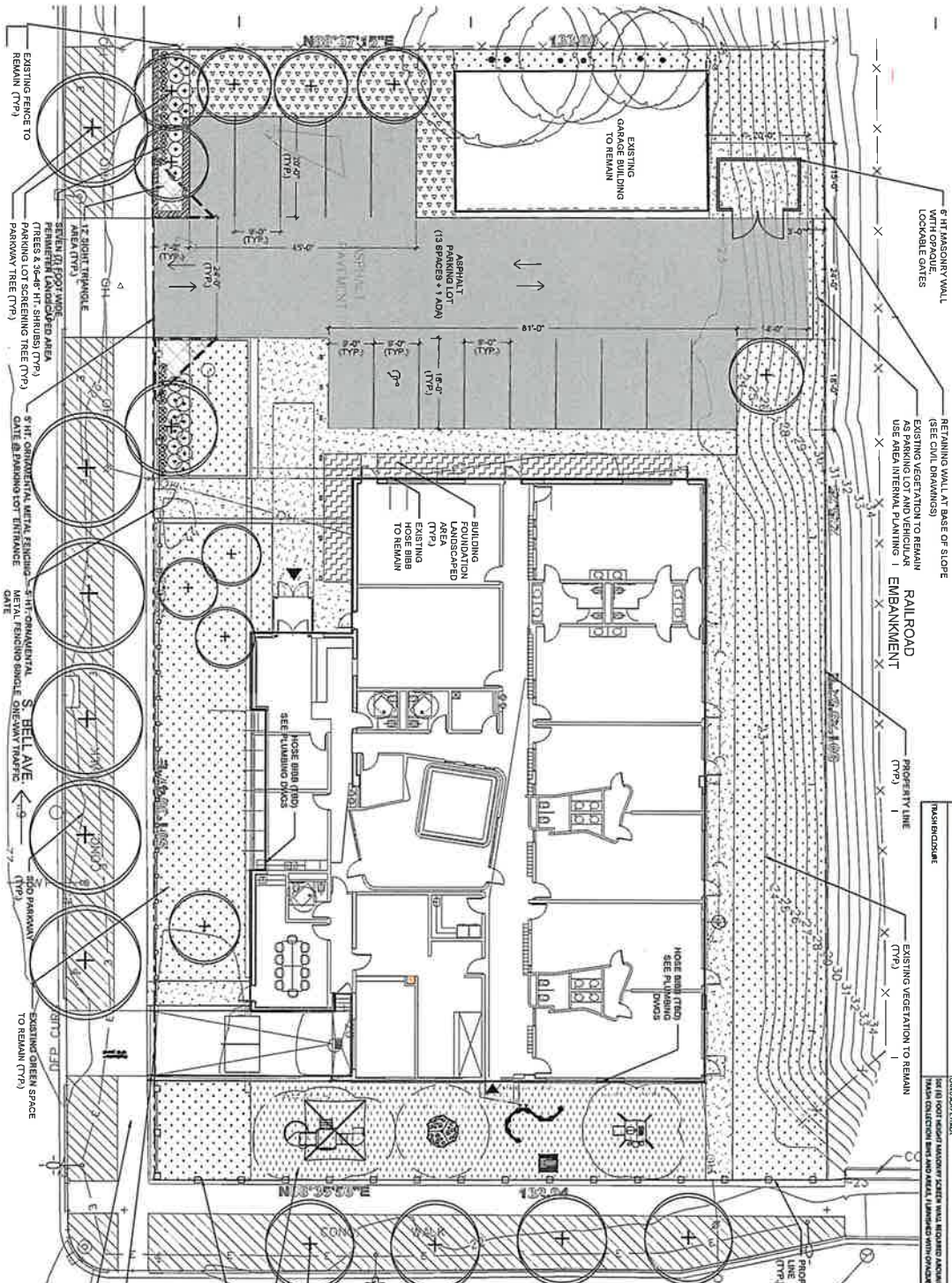
PLANNING DATE: JUNE 15, 2024

THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, HAS REVIEWED THE LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, AND HAS DETERMINED THAT THE LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.

EXISTING PARKWAY AND ON SITE INTERIOR TREES AND FENCING ARE TO BE PROTECTED WHILE PROJECT IS UNDER CONSTRUCTION AND WILL BE REPLACED BY CURRENT AND SUBSEQUENT OWNERS IF DAMAGED.

DESIGNER ARCHITECT
 JAMES CHEN P.L.L.C.
 REG. #15700146
 EXP. 08.31.2025
 DATED: 06.15.2024

OWNER:
 DATED:



ITEM	REQUIRED	PROPOSED
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.
LANDSCAPE ARCHITECTURE PLAN AND CONSTRUCTION OF THE PROPERTY AT 6453 S. BELL AVENUE, CHICAGO, ILLINOIS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHICAGO ZONING ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.	1 THE PROPERTY IS IN ZONING DISTRICT S-1 (SINGLE-FAMILY RESIDENTIAL) AND THE PROPOSED DEVELOPMENT IS PERMITTED BY THE ZONING ORDINANCE.

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED SHRUBS
- SOD PARKWAY
- PARKING LOT AND VEHICULAR USE AREA SCREENING (TYP) (SEE DETAIL SHEET FOR UNPAVED AREAS)
- PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING
- BUILDING FOUNDATION PLANTING
- EXISTING VEGETATION TO REMAIN
- PLAYGROUND W/ POLYURETHANE RUBBER SURFACING
- CONCRETE WALK
- SEE CIVIL DVCS
- 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
- 5 FT. ORNAMENTAL METAL FENCING
- EXISTING CONCRETE SIDEWALK TO REMAIN, PROTECT DURING CONSTRUCTION
- EXISTING GREEN SPACE TO REMAIN (TYP)

STAMP

ev o lu t i o n architects
 82 s. la grange road | suite 208
 la grange, il 60525
 p. 708.652.6080
 dny@evolutionarchitects.com
 www.evolutionarchitects.com

ARCHITECT

ENGINEER

TITLE

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

SUBMITAL

NO.	DATE	Description
01	06.13.24	INITIAL DESIGN DEVELOPMENT
02	06.14.24	CONCEPT DESIGN
03	06.17.24	PRELIMINARY DESIGN

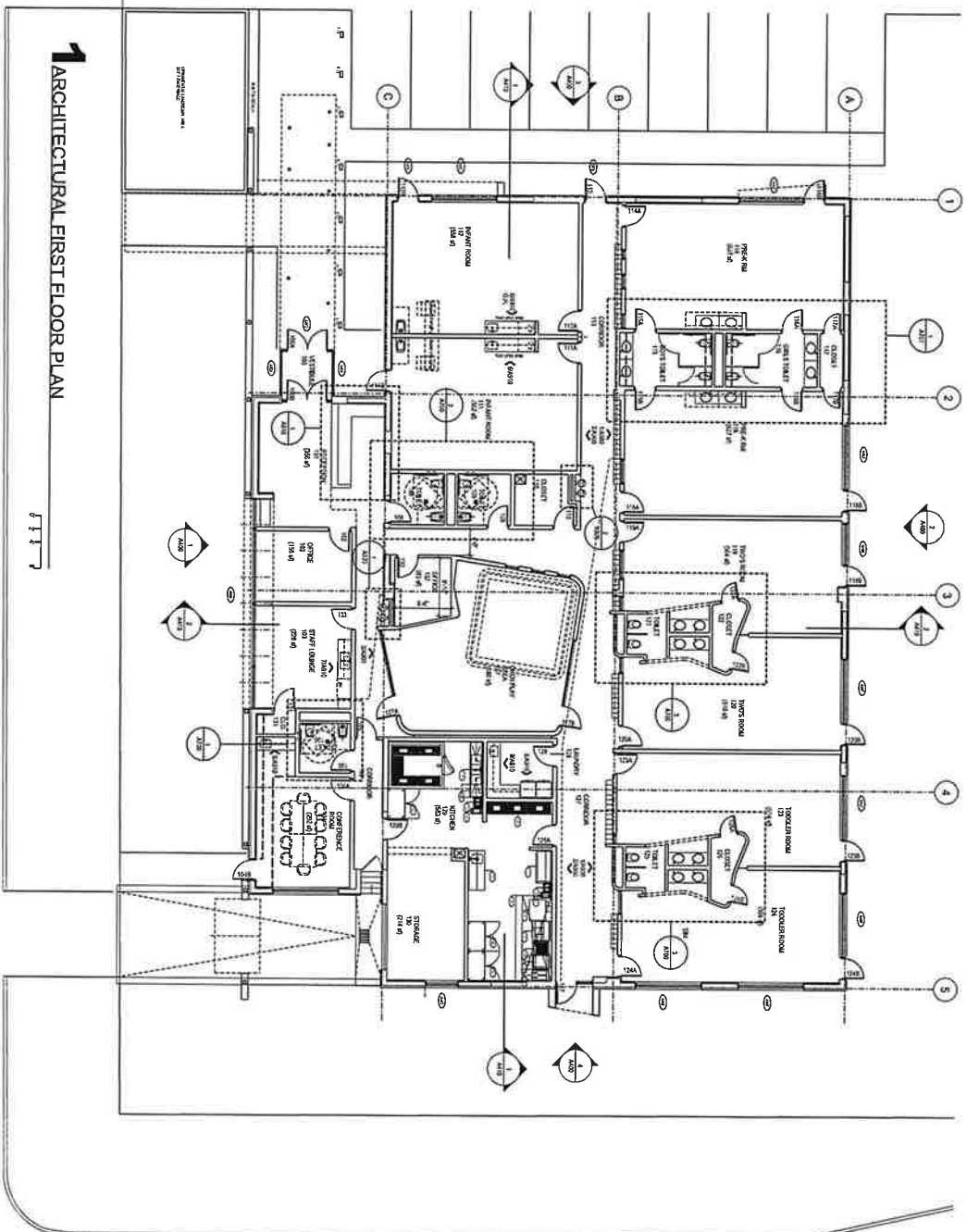
SCALE

1"=10'-0" NORTH

SHEET NO.

L110

LANDSCAPE PLAN



1 ARCHITECTURAL FIRST FLOOR PLAN

1111

STAMP

evolution architecture
 82 s. la grange road suite 205
 la grange, il 60525
 p. 708.582.8080
 ctye@evolutionarchitecture.com
 www.evolutionarchitecture.com
 ARCHITECT

ENGINEER

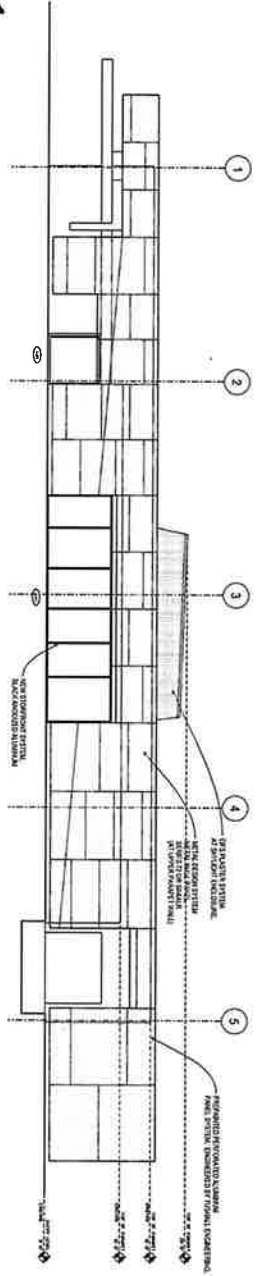
**LITTLE AVO'S
 EARLY
 LEARNING CENTER**
 6453
 S. BELL
 AVENUE
 Chicago, Illinois

NO.	DATE	DESCRIPTION
01	08.20.21	Issue for Permit
02	08.20.21	Issue for Construction
03	08.20.21	Issue for Construction
04	08.20.21	Issue for Construction
05	08.20.21	Issue for Construction

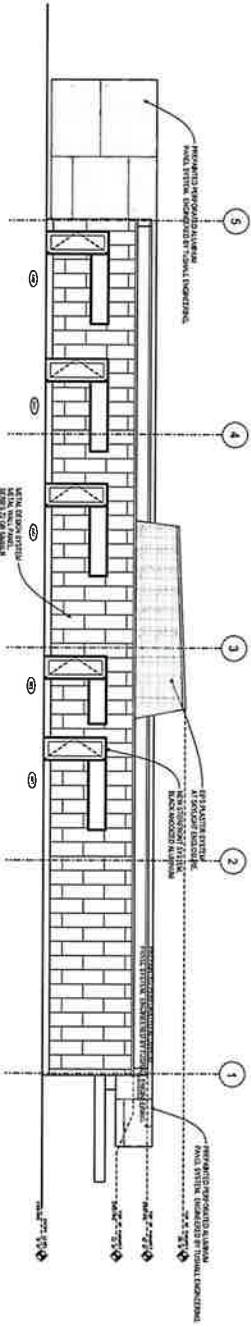
SHEET NAME: **FIRST FLOOR PLAN**

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

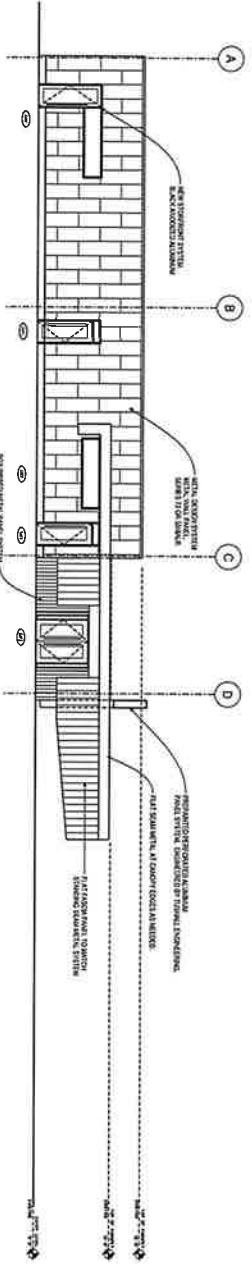
SHEET NO. **A110**



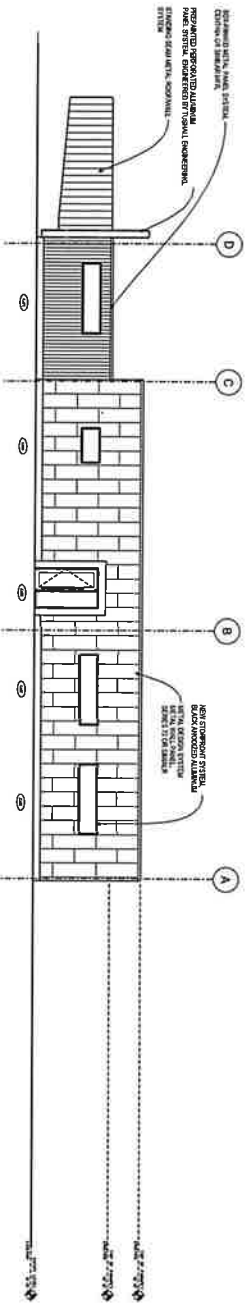
1 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

STAMP

EVOLUTIO ARCHITECTURE
 82 s. la grange road | suite 206
 la grange, il 60525
 p. 708.582.6080
info@evolutivearchitecture.com
www.evolutivearchitecture.com
 ARCHITECT

ENGINEER

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

TITLE

6/15/21	Joseph Santandrea
6/16/21	DAVID SERRA/DESIGN
6/16/21	DAVID SERRA/DESIGN
6/21/21	DAVID SERRA/DESIGN
DATE	DAVID SERRA/DESIGN
	Danaphan

SUBMITAL

**BUILDING
 ELEVATIONS**

SHEET NAME

SCALE

1/8" = 1'-0"

NORTH

SHEET NO. **A400**

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.