



City of Chicago



SO2016-6347

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/14/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 1770 W Berteau Ave - App No. 18952T1
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 of the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 11-H in the area bounded by:

West Berteau Avenue; North Ravenswood Avenue; a line parallel to and 242.50 feet north of the north line of the right of way of West Berteau Avenue; and the public alley parallel to and east of North Ravenswood Avenue

to those of a C3-5 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 1770 W. Berteau Ave.

**Narrative
Type I Rezoning Attachment
1770 W. Berteau Avenue**

The Project

1770 Berteau, LLC and 1657 W. Addison L.L.C., both Illinois limited liability companies, are the owners of the subject site (the "Applicant"). The Applicant is not proposing any changes to the commercial building. Rather, the rezoning is being initiated to allow a broader range of tenants to conduct their businesses in the building on the subject site, including (but not limited to) artist workspace.

The Applicant seeks a change of zoning classification for the subject property from M1-2 to C3-5.

The Site

The 39,993 square foot site with parking tucked into the north end of the site (behind the 1-story portion of the building along Ravenswood) is located at the northeast corner of Berteau Avenue and Ravenswood Avenue. The property runs 165.16' along Berteau and 242.5' along Ravenswood and has the address of 1770 W. Berteau. The community knows this building as the Deagan Building. The land use in the immediate area of the proposed rezoning is light manufacturing and commercial to the north, a railway embankment to the west across of Ravenswood Avenue, residential to the east across of the alley, and additional a parking lot for a commercial building across Berteau to the south.

The following are the relevant bulk calculations for the proposed development:

floor area ratio: 1.84;

off-street parking: 26 spaces; no loading zone

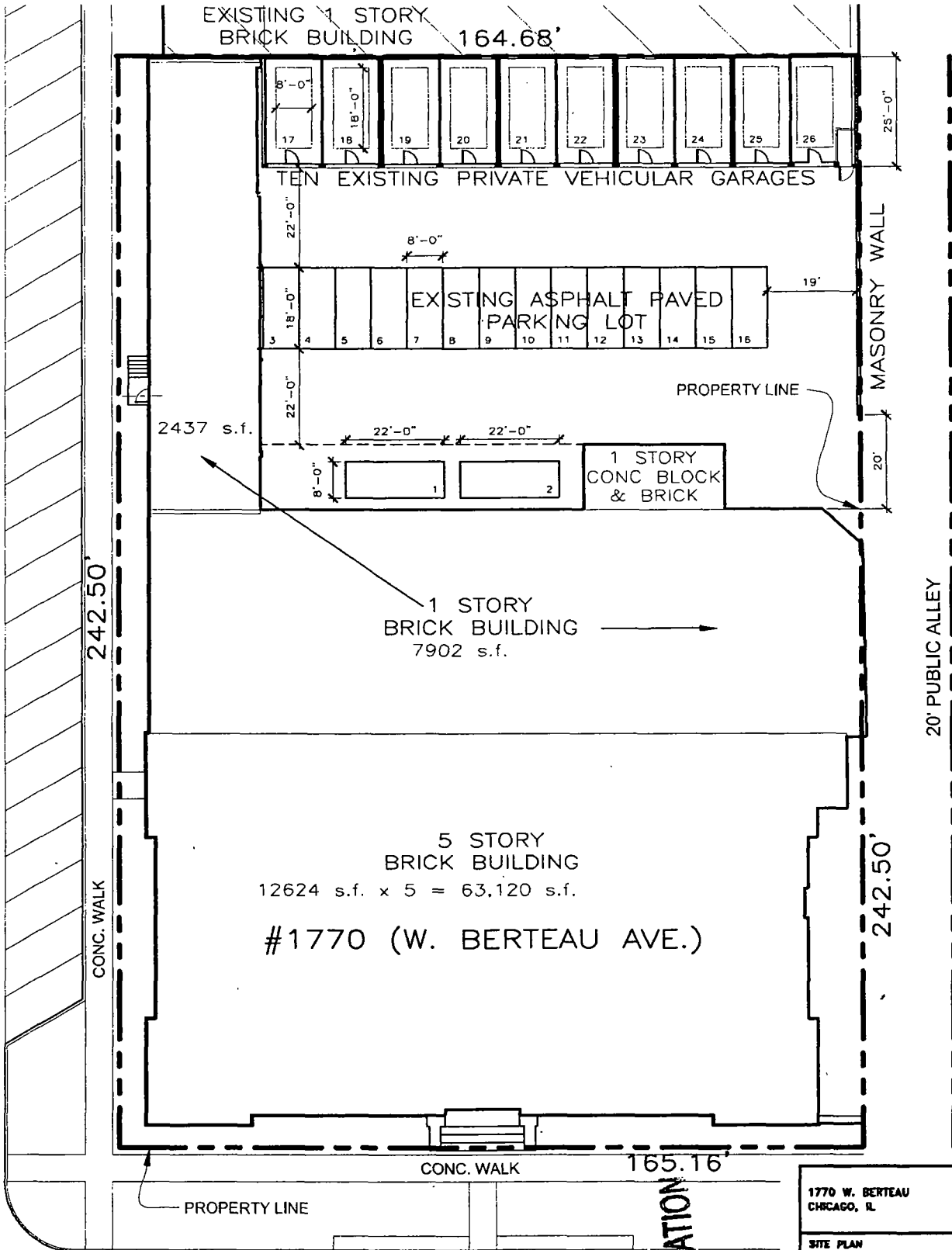
setbacks:

front = 4.76 feet (Berteau Ave. frontage)
rear = .49 feet
side/west = 5.97 feet (along Ravenswood Ave.)
side/east = 0 feet (along the alley)

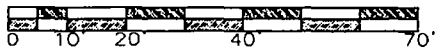
building height: 73'

FINAL FOR PUBLICATION

N. RAVENSWOOD AVE.
(ONE-WAY TRAFFIC)



SITE PLAN



W. BERTEAU AVE.
(TWO-WAY TRAFFIC)



FINAL FOR PUBLICATION

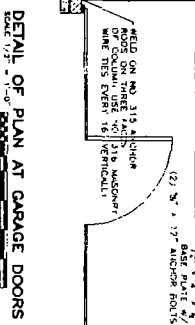
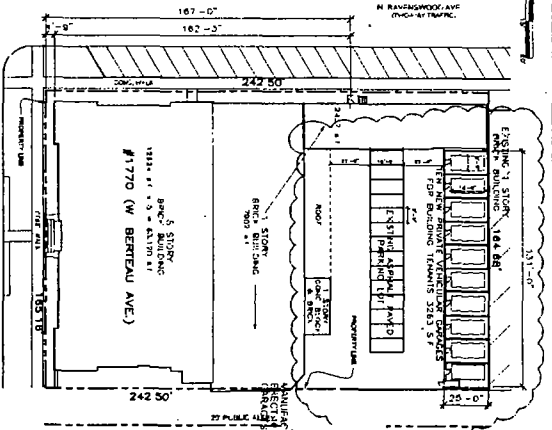
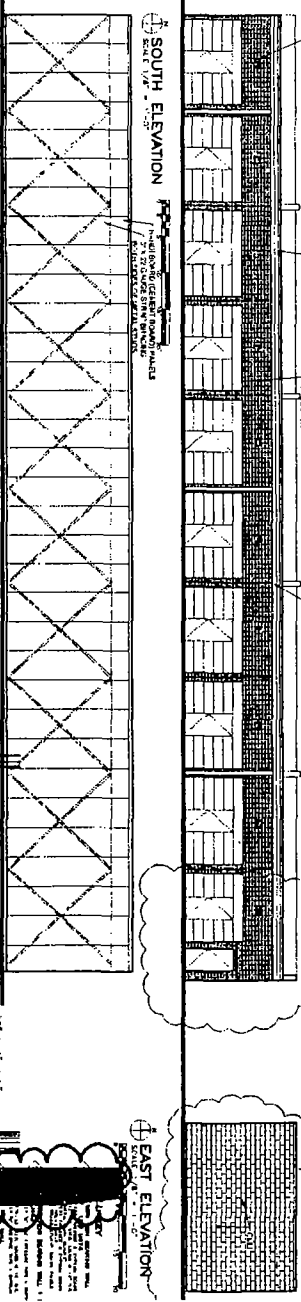
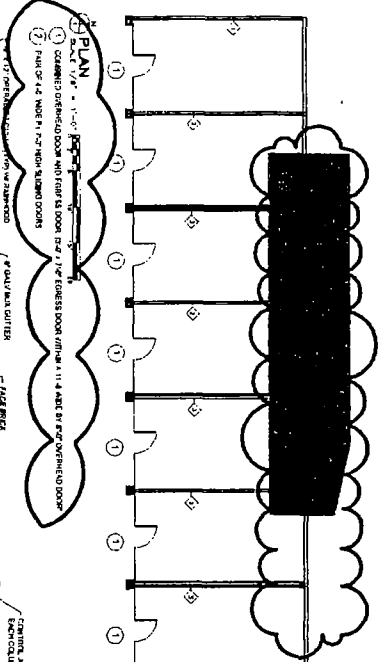
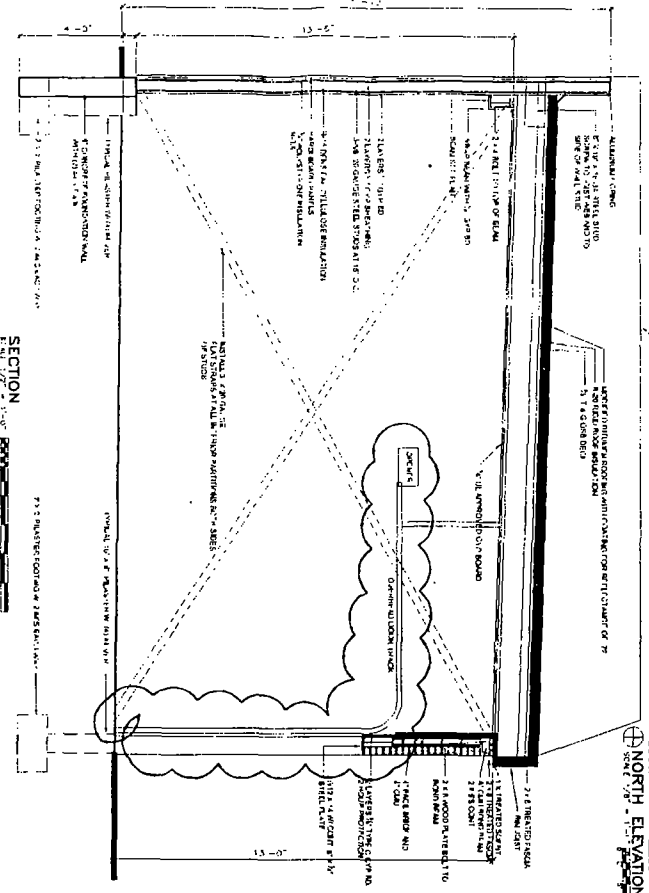
1770 W. BERTEAU CHICAGO, IL	
SITE PLAN	
Mayer Jeffers Gillespie Architects	
<small>1017 WEST WERTER AVENUE CHICAGO, ILLINOIS 60614 773-636-3011 FAX: 773-636-3039</small>	
SHEET:	A0.1

GENERAL BUILDING REQUIREMENTS

REQUIREMENT	COMPLIANCE
1. MINIMUM HEIGHT	
2. MINIMUM AREA	
3. MINIMUM SETBACK	
4. MINIMUM LOT AREA	
5. MINIMUM LOT WIDTH	
6. MINIMUM LOT DEPTH	
7. MINIMUM LOT AREA PER UNIT	
8. MINIMUM LOT WIDTH PER UNIT	
9. MINIMUM LOT DEPTH PER UNIT	
10. MINIMUM LOT AREA PER UNIT (MINIMUM LOT AREA PER UNIT)	
11. MINIMUM LOT WIDTH PER UNIT (MINIMUM LOT WIDTH PER UNIT)	
12. MINIMUM LOT DEPTH PER UNIT (MINIMUM LOT DEPTH PER UNIT)	
13. MINIMUM LOT AREA PER UNIT (MINIMUM LOT AREA PER UNIT)	
14. MINIMUM LOT WIDTH PER UNIT (MINIMUM LOT WIDTH PER UNIT)	
15. MINIMUM LOT DEPTH PER UNIT (MINIMUM LOT DEPTH PER UNIT)	

PART 2: PART REQUIREMENTS

REQUIREMENT	COMPLIANCE
1. MINIMUM HEIGHT	
2. MINIMUM AREA	
3. MINIMUM SETBACK	
4. MINIMUM LOT AREA	
5. MINIMUM LOT WIDTH	
6. MINIMUM LOT DEPTH	
7. MINIMUM LOT AREA PER UNIT	
8. MINIMUM LOT WIDTH PER UNIT	
9. MINIMUM LOT DEPTH PER UNIT	
10. MINIMUM LOT AREA PER UNIT (MINIMUM LOT AREA PER UNIT)	
11. MINIMUM LOT WIDTH PER UNIT (MINIMUM LOT WIDTH PER UNIT)	
12. MINIMUM LOT DEPTH PER UNIT (MINIMUM LOT DEPTH PER UNIT)	
13. MINIMUM LOT AREA PER UNIT (MINIMUM LOT AREA PER UNIT)	
14. MINIMUM LOT WIDTH PER UNIT (MINIMUM LOT WIDTH PER UNIT)	
15. MINIMUM LOT DEPTH PER UNIT (MINIMUM LOT DEPTH PER UNIT)	



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO BUILDING CODE AND ALL APPLICABLE ORDINANCES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF CHICAGO DEPARTMENT OF BUILDINGS.

ARCHITECT'S CERTIFICATION

I, the undersigned, being a duly licensed architect under the laws of the State of Illinois, do hereby certify that I am the author of the foregoing drawings and that I am a duly licensed architect under the laws of the State of Illinois.

ARCHITECT:
Mayer, Jefferys, Gillespie & Architects
1770 N. MICHIGAN
CHICAGO, ILL.

SIT PLAN PLUMB & MECH

ENERGY CONSERVATION CODE STATEMENT OF COMPLIANCE

THIS PROJECT IS IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE AS APPLIED TO THIS PROJECT.

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Mayer, Jefferys, Gillespie & Architects

1770 N. MICHIGAN
CHICAGO, ILL.

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APPROVED

Construction subject to full compliance with the Manual of Code Enforcement and Trade and Practice Rules and Regulations.
By: [Signature]

BUILDING CODES AND STANDARDS

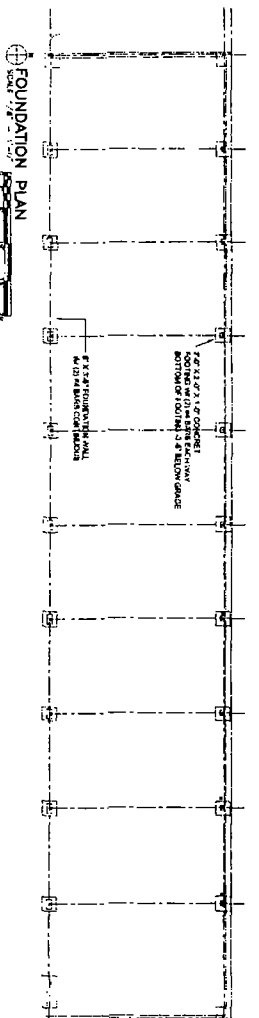
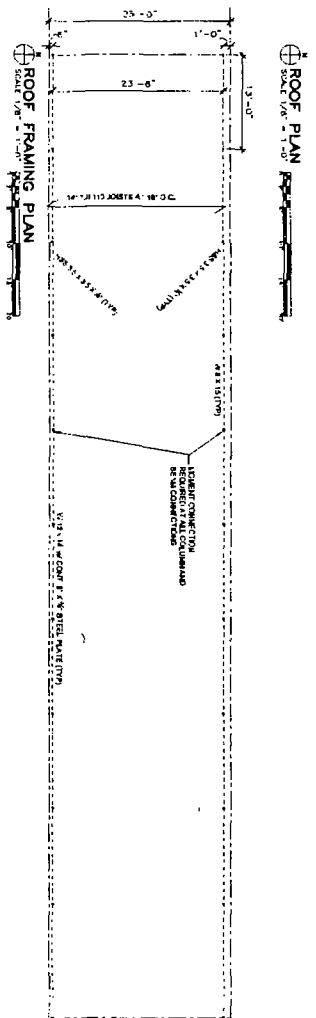
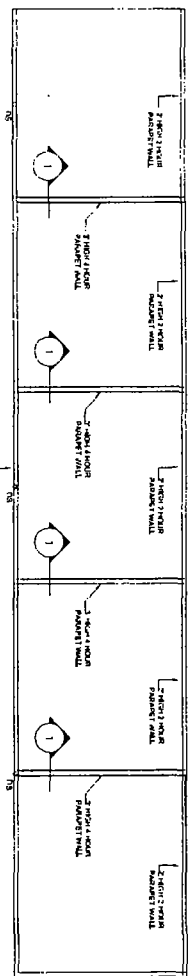
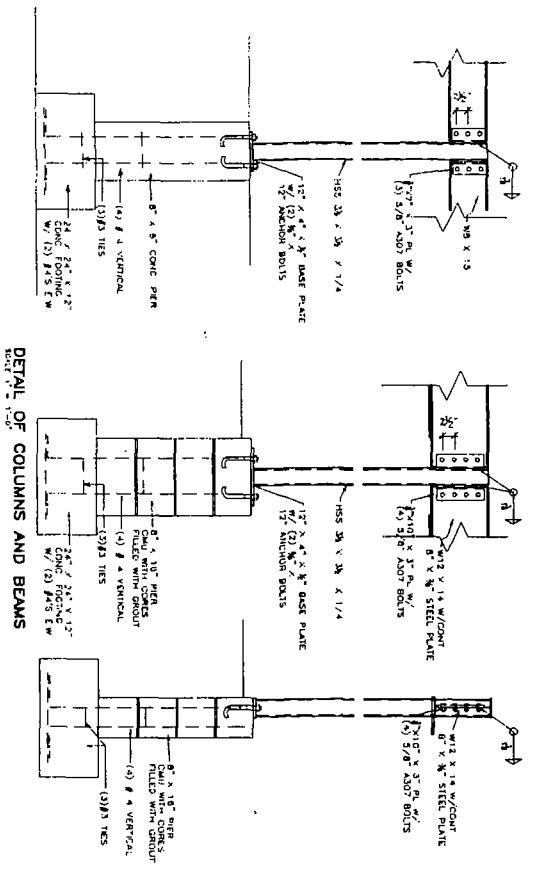
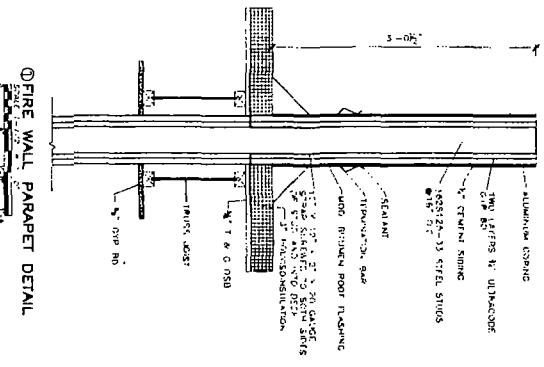
Chicago Building Code, 1933
Chicago Building Department, Department of Buildings, Chicago, Illinois, 1933
Chicago Building Code, 1933, Chapter 4, Section 401.01, 401.02, 401.03, 401.04, 401.05, 401.06, 401.07, 401.08, 401.09, 401.10, 401.11, 401.12, 401.13, 401.14, 401.15, 401.16, 401.17, 401.18, 401.19, 401.20, 401.21, 401.22, 401.23, 401.24, 401.25, 401.26, 401.27, 401.28, 401.29, 401.30, 401.31, 401.32, 401.33, 401.34, 401.35, 401.36, 401.37, 401.38, 401.39, 401.40, 401.41, 401.42, 401.43, 401.44, 401.45, 401.46, 401.47, 401.48, 401.49, 401.50, 401.51, 401.52, 401.53, 401.54, 401.55, 401.56, 401.57, 401.58, 401.59, 401.60, 401.61, 401.62, 401.63, 401.64, 401.65, 401.66, 401.67, 401.68, 401.69, 401.70, 401.71, 401.72, 401.73, 401.74, 401.75, 401.76, 401.77, 401.78, 401.79, 401.80, 401.81, 401.82, 401.83, 401.84, 401.85, 401.86, 401.87, 401.88, 401.89, 401.90, 401.91, 401.92, 401.93, 401.94, 401.95, 401.96, 401.97, 401.98, 401.99, 401.100

STRUCTURAL NOTES

- 1. CONCRETE SHALL BE CAST IN PLACE.
- 2. ALL REINFORCING SHALL BE EPOXY COATED.
- 3. ALL STEEL SHALL BE A36.
- 4. ALL WELDS SHALL BE FULL PENETRATING BUTT JOINTS.
- 5. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE AISC CODE OF RECOMMENDED PRACTICE FOR STRUCTURAL STEEL CONNECTIONS.
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LIVE LOADS

Roof: 20 psf
Floor: 40 psf



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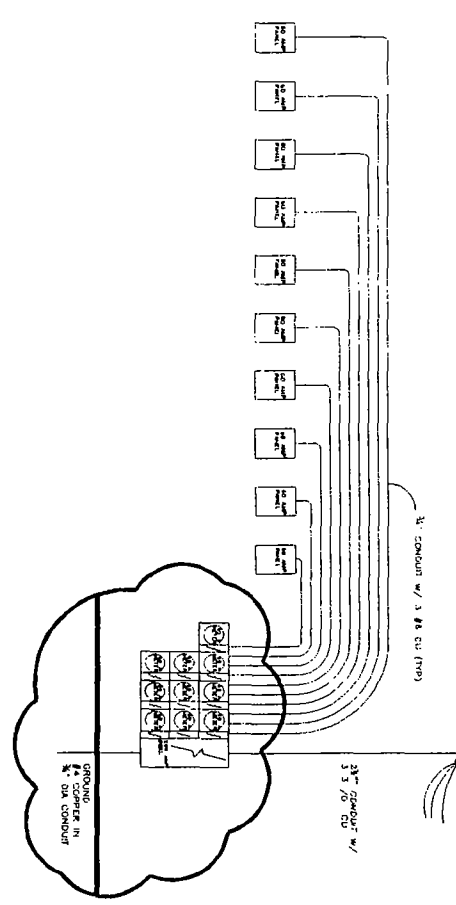
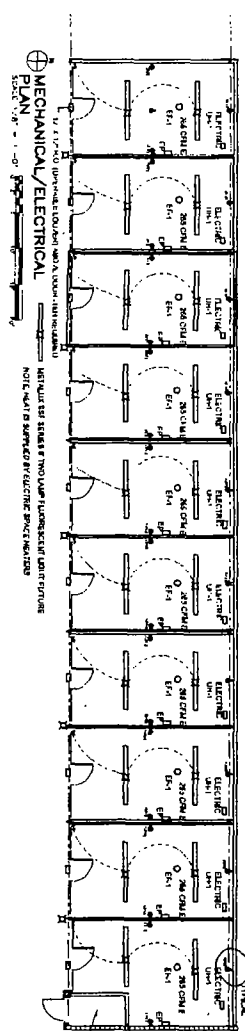
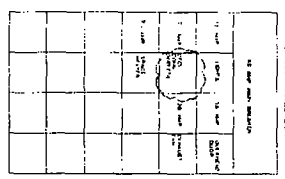
Mayer
Jeffers
Gillespie
Architects
Chicago, Illinois
A2.0

CONTRACT NO. 1527 235
DATE: 1932

CONTRACTOR: ...
ARCHITECT: ...

LOAD CALCULATIONS

NO.	DESCRIPTION	AREA	LOAD	TOTAL
1	DEAD LOAD	...	...	...
2	LIVE LOAD	...	...	...
3	WIND LOAD	...	...	...
4	SEISMIC LOAD	...	...	...
5	...	...	...	...



VENTILATION SCHEDULE

NO.	DESCRIPTION	AREA	LOAD	TOTAL
1
2
3

EQUIPMENT SCHEDULE

NO.	DESCRIPTION	AREA	LOAD	TOTAL
1
2
3

FINAL FOR PUBLICATION

Mayer
Jettiers
Gillespie
Architects

1720 W. BETHLEHEM
CHICAGO, ILL.

M/E



18952
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
Patricia A. Scudiero
Chicago Plan Commission

Date: December 15, 2016

Re: Proposed Map Amendment within the Ravenswood Industrial Corridor for the property generally located at 1770 W. Berteau Avenue

On December 15, 2016, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by 1770 BERTEAU, LLC and 1657 W. ADDISON, LLC. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)