



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2015-4625, Version: 1

**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 M1 -2 Limited Manufacturing/Business Park. District symbols and indications as shown on Map No. 13-H in the area bounded by

West Rascher Avenue; a line 284.19 feet east of and parallel to North Hoyne Avenue; West Balmoral Avenue; and North Hoyne Avenue,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding uses 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 addresses of property: 2050 West Balmoral Avenue

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PUBLICATION**

17-13-0303-C (1) Narrative Zoning Analysis

2050 West Balmoral Avenue, Chicago, Illinois

Proposed Zoning: C3-3 Commercial, Manufacturing and Employment District Lot

Area: 75,571 square feet (Total Lot Area)

Proposed Land Use: The Applicant is seeking a zoning change in order to locate and establish a brewery (production facility), with tasting room (restaurant), within the existing building. The zoning change is required because the space occupied by the tasting room (restaurant) is in excess of 4,000 square feet. There will be on-site parking for 33 vehicles provided within the existing paved lot, with an entrance and exit accessible off of West Rascher Avenue (at the north side of the building). The brewery facility (35,259 square feet) and tasting room with full-service kitchen (16,266 square feet), will be located within the existing first floor space. There will be offices (6,806 square feet) for brewery staff and employees located on the second floor (loft) area, along the west side of the building. No physical expansion of the existing one-and-two-story building (51,455 square feet; 28'-4" height) is proposed or required, except for the erection of a new outdoor terrace ("beer garden") located off the north elevation of the existing building. There are no dwelling units proposed for the property.

- a) The Project's Floor Area Ratio:
51,455 square feet (0.68 FAR)
- b) The Project's Density (Lot Area Per Dwelling Unit):
Not Applicable - No Dwelling Units Proposed
- c) The amount of off-street parking:
33 spaces
- d) Setbacks:
 - a. Front Setback (South): 0'-0"
 - b. Rear Setback (North): 0'-0"
 - c. Side Setbacks:
West: 0'-0" East:
0'-0"
 - d. Rear Yard Open Space: Zero (0) square feet
- (e) Building Height: 28'-4"

***17-13-0303-C(2) Plans Attached.**

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Department of Planning and Development

CITY OF CHICAGO

MEMORANDUM

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

Antjlrew J. Mooney Secretary Chicago Plan Commission

August 21, 2015

RE: Proposed Map Amendment in the Ravenswood Industrial Corridor for property generally located at 2050 West Balmoral Avenue.

On August 20, 2015, the Chicago Plan Commission recommended approval of the proposed map amendment submitted by Bastion of Balmoral, 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 hearing.

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)

RTH I.A.S.A LLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

Chicago Plan Commission

2050 W. Balmoral Avenue Proposed Map Amendment in [he Ravenswood Industrial Corridor August 20, 2015

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**REPORT to the
CHICAGO PLAN COMMISSION from the
DEPARTMENT OF PLANNING AND DEVELOPMENT**

AUGUST 20, 2015

**PROPOSED MAP AMENDMENT WITHIN
THE RAVENSWOOD INDUSTRIAL CORRIDOR**

BASTION OF BALMORAL, LLC.

2050 WEST BALMORAL AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Zoning Map Amendment within the Ravenswood Industrial Corridor for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on June 17, 2015. Notice of this public hearing was published in the Chicago Sun-Times on August 5, 2015. The Applicant was separately notified of this public hearing.

The Applicant, Bastion of Balmoral, LLC, proposes a zoning reclassification involving property located within the Ravenswood Industrial Corridor. The Applicant proposes to reclassify the subject property from M1-2 Limited Manufacturing/Business Park District to the C3-3 Commercial Manufacturing and Employment District.

Section 17-13-0402 of the Chicago Zoning Ordinance requires a public hearing to be held by the Chicago Plan Commission on applications to rezone land within an industrial corridor from an "M" zoning district classification to any other zoning district classification.

SITE AND AREA DESCRIPTION

The Ravenswood Industrial Corridor is located on the north side of the City, the corridor runs along Ravenswood Avenue from Bryn Mawr Avenue on the northern end to Irving Park Road on the southern end. . The subject property is located in the far northern section of the Corridor, in the Lincoln Square neighborhood.

The subject property is specifically located at the northeastern corner of the intersection of West Balmoral Avenue and North Hoyne Avenue and is located adjacent to a variety of light manufacturing and residential land uses. East of the site are parcels of land zoned M1-2 Limited Manufacturing/Business Park District and M2-2 Light Industry District. South of the site are parcels of land zoned RS-3 Residential Single-Unit (Detached House) District, and RT-3.5 Residential Multi-Unit District. West of the site are parcels of land zoned RS-3 Residential Single-Unit (Detached House). North of the site are parcels of land zoned M1-2 Limited Manufacturing/Business Park District. The site is not in the Lake Michigan and Chicago Lakefront Protection District. The site is also not located within a Tax Increment Financing (TIF) District.

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The subject site consists of approximately 75,571 square feet (1.735 acres) and is improved with a one-story and partial two-story manufacturing building and an existing surface parking lot. The applicant proposes to conduct an extensive interior renovation of the subject site.

The CTA has bus routes #49 (Western), #49B (North Western), #50 (Damen), and #92 (Foster) running on streets within a half-mile of the site.

PROJECT DESCRIPTION

The Applicant proposes to rezone the property from M1-2, Limited Manufacturing/Business Park District to C3-3 Commercial Manufacturing and Employment District. The applicant proposes to conduct a large scale interior renovation of the existing building to convert the previous manufacturing use into the new proposed brewery use. The applicant will also construct a new outdoor seating area along the north elevation of the facility. The zoning change is necessary to allow the applicant to include a tasting room larger than 4,000 square feet in their proposed conversion plans.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant. The Chicago Zoning Ordinance in Section 17-13-0400, lays out two types of review and decision making criteria for Map Amendments within Industrial Corridors. The first is that review and decision-making bodies must consider the criteria established in Section 17-13-0308 governing Zoning Map Amendments. The second set of review criteria addresses whether the proposed rezoning will adversely affect the continued viability of the industrial corridor and then proceeds to establish a series of factors to determine industrial viability in Section 17-13-0403. Such factors and an analysis of this proposal follow below:

I. Map Amendments within Industrial Corridors

1) The size of the district:

The district is approximately 102.5 acres in size and the subject site consists of approximately 75,571 square feet (1.735 acres)

2) The number of existing firms and employees that would be affected:

Approximately 34 companies employ approximately 4,894 individuals in the industrial corridor. The subject property located at 2050 North Northwest Highway building has for many years been developed with a single manufacturing building that is mostly one-story but has a small portion that is two-story on the western side of the building, the subject site is currently vacant and was previously the home of Duray Electric. The total number of employees within the district would remain approximately the same as a result of the project; and there will be no adverse effects on the operation of any other existing firms.

3) The potential of the district to support additional industrial uses and increased manufacturing employment:

The Ravenswood Industrial corridor is situated to support additional industrial uses. There are various vacant properties in the corridor that are available for industrial development therefore this change will not substantially weaken the corridor.

4) The proportion of land in the district currently devoted to industrial uses:

Approximately 70.4% of the land in the corridor is zoned for industrial uses.

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5) The area's importance to the city as an industrial district:

This is an important corridor due to its proximity to CTA bus routes, and main thoroughfares. The subject area (on the northern edge of the corridor) is adjacent to a mix of land uses and the requested zoning of this parcel would be an appropriate use for this site, the proposed use as a brewery continues the use of the site as a manufacturer while the proposed zoning designation allows the proposed brewery additional flexibility in accessory uses of a tasting room and a restaurant both of which serve to complement the brewery use.

After reviewing the materials submitted by the applicant and analyzing the proposal with respect to the factors above, the Department of Planning and Development has concluded the following pursuant to the 17-13-0403 addressing the viability of the Industrial Corridor:

The proposed rezoning would not adversely affect the continued industrial viability of the Ravenswood Industrial Corridor. There are other vacant and/or underutilized parcels in the corridor that are available for industrial development. The subject building is currently vacant and the new proposed uses would be consistent with the original planned uses of the subject site prior to the creation of this Industrial Corridor, thus there would be little or no net loss of jobs in the corridor, nor would there be a negative impact on the operations of existing companies within the corridor. Therefore, the change in zoning and the redevelopment of the property will not substantially weaken the Ravenswood Industrial Corridor or any established industrial users.

II. Zoning Map Amendments

The review and decision-making criteria of Section 17-13-0400 addressing Zoning Map Amendments within Industrial Corridors also requires review under Section 17-13-0308 covering Zoning Map Amendments:

A) ZONING CONSISTENCY

The site identified is located in the northern section of the Ravenswood Industrial Corridor. The applicant seeks to rezone the property from a M1-2 District to a C3-3 District. The subject property sits on the northeast corner at the intersection of West Balmoral Avenue and North Hoyne Avenue. While there are no other parcels in the immediate vicinity that carry the C3-3 zoning designation, the department feels that the change to the C3-3 zoning designation is consistent with the zoning of the adjacent land due to the types of uses permitted within the C3-3 designation.

B) ZONING APPROPRIATENESS

The rezoning of this relatively small site on the northern edge of the corridor from a M1-2 District to a C3-3 District would not adversely affect the rest of the Ravenswood Industrial Corridor. The map amendment would allow the proposed brewery an increase in flexibility by allowing them to incorporate additional accessory uses into the brewery development. The C3-3 zoning designation offers uses which are compatible with those typical found in a light manufacturing area and thus the department feels this is an appropriate zoning classification for the subject site.

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C) DEVELOPMENT COMPATIBILITY

The proposed brewery is manufacturing in nature and is compatible with the other manufacturing type uses in the immediate vicinity. The subject site has been vacant and the proposed map amendment would allow the owner to establish the brewery with an accessory tasting room at the subject site.

D) PROPOSED CLASSIFICATION COMPATIBILITY

The proposed C3-3 zoning classification is compatible with the surrounding zoning classifications. The uses permitted under this classification are similar to those available under the M1-2 zoning classification and thus this would be a compatible designation for the subject site. The site is surrounded by a mix of residential and light industrial uses.

E) ADEQUACY OF INFRASTRUCTURE AND CITY SERVICES

The development site currently is improved with a manufacturing building that is primarily a .single story building a portion of which is two-stories in height. The subject site also has an existing surface parking lot at the rear of the building and is served by existing infrastructure in the area. The existing infrastructure provides service and access to the previously established building.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the application for a Zoning Map Amendment in the Ravenswood Industrial Corridor be approved and that the recommendation to the City Council Committee on Zoning, Landmarks, and Building Standards be "Passage Recommended." .

Bureau of Planning and Zoning Department of Planning and Development

FINAL

Department of Planning and Development city of chicago

**ZONING MAP AMENDMENT WITHIN AN INDUSTRIAL CORRIDOR 2050
WEST BALMORAL AVENUE**

RESOLUTION

WHEREAS, the Applicant, Bastion of Balmoral, LLC, has submitted an Application requesting a change in zoning designation from M1-2, Limited Manufacturing / Business Park District to a C3-3 Commercial Manufacturing and Employment District; and

WHEREAS, the Property-is located. within, the Ravenswood Industrial Corridor and Section 17-13-

0400 of the Chicago Zoning Ordinance requires the Chicago Plan Commission to hold public hearings on requests to rezone land within an Industrial Corridor from an M zoning district to a non-M zoning district; and

WHEREAS, the Applicant's application to rezone the Property was introduced to the City Council on June 17, 2015; and

WHEREAS, proper legal notice of a hearing before the Chicago Plan Commission on the application for a Zoning Map Amendment within an Industrial Corridor was published in the Chicago Sun-Times on August 5, 2015; the Applicant was separately notified of this hearing; and

WHEREAS, this Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommends approval of the application, the recommendation and the explanation thereof is contained in the Department's written report dated August 20, 2015, a copy of which is attached hereto and made a part hereof; and

WHEREAS, this Plan Commission has fully reviewed the application and all informational submissions associated with the proposed development, the report and recommendation of the Department of Planning and Development and all other testimony presented at the public hearing held August 20, 2015, giving due and proper consideration to the Chicago Zoning Ordinance;

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

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NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Chicago Plan Commission regarding this zoning map amendment application; and
2. THAT this Plan Commission recommends approval to the Committee on Zoning, Landmarks, and Building Standards of the final zoning map amendment application dated June 17, 2015.
3. THAT the final application dated June 17, 2015, be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning map amendment application.

Martin Cabrera; Jr. /{ Chairman {/ Chicago Plan Commission

Approved: August 20, 2015

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

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THE CHICAGO ZONING ORDINANCE

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ADDRESS of the properly Applicant is seeking lo rezone 2050 West Balmoral Avenue.
Chicago, Illinois

Ward Number that properly is located in: 40

APPLICANT: Bastion of -Balmoral, LLC
ADDRESS: 4257 North Lincoln Avenue
CITY: Chicago STATE: Illinois ZIP CODE: 60618
PHONE: (312) 782-1983 CONTACT PERSON: Sara Barnes, Esq.

Attorney for Applicant

Is the Applicant the owner of the property? YES X NO

If the Applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER: Same As Above
ADDRESS:
CITY: STATE: ZIP CODE: .
PHONE: CONTACT PERSON:

If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY: Law Offices of Samuel V.P. Banks
ADDRESS: 221 North LaSalle Street, 38th Floor
CITY: Chicago STATE: Illinois ZIP CODE: 60601
PHONE: (312) 782-1983 FAX: (312) 782-2433

If the applicant is a legal entity (Corporation, LLC, Partnership, etc.), please provide the names of all owners as disclosed on the Economic Disclosure Statements
GMB Partners. LLC (Manager) - Gabriel Magliaro (Managing Member)

On what date did the owner acquire legal title to the subject property?
December 16, 2013

Has the present owner previously rezoned this property? If Yes, when?
No

present Zoning: Mi-2 Limited Manufacturing/Business Park District

Proposed Zoning: C3-3 Commercial. Manufacturing and Employment District

Lot size in square feet (or dimensions): 75.571 square feet

11. CuiTC.nl <http://CuiTC.nl> Use of the Property: The property is currently improved with a one-and-two-story industrial (brick) building, with an asphalt-paved parking lot.

12. Reason for rezoning the property: The Applicant would like to amend the zoning of the subject

properly in order to convert the existing industrial building into a brewery (production facility), with on-site lasting room (restaurant). The zoning change is required because the space occupied by the lasting room (restaurant) is in excess of 4,000 square feet.

- 13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant is seeking a zoning change in order to locate and establish a brewery (production facility), with lasting room (restaurant), within the existing building.). The zoning change is required because the space occupied by the lasting room (restaurant) is in excess of 4,000 square feet. There will be on-site parking for 33 vehicles provided within the existing paved lot, with an entrance and exit accessible off of West Rascher Avenue (at the north side of the building). The brewery facility (35,259 square feet), and tasting room with full-service kitchen (16,266 square feet), will be located within the existing first floor space. There will be offices (6,806 square feet) for brewery staff and employees located on the second floor (loft) area, along the west side of the building. No physical expansion of the existing one-and-two-story building (51,455 square feet; 28'-4" height) is proposed or required, except for the erection of a new outdoor terrace ("beer garden") located off the north elevation of the existing building: There are no dwelling units proposed for the property.

- 14. On May 14, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES NO X
COUNTY OF COOK STATE OF ILLINOIS

I, GABRIEL MAGLIARO, being first duly sworn on oath, state that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Notary Public
For Office Use Only
Date of Introduction:
File Number:
Ward:

Subscribed and sworn to before me this