



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: SO2016-6347, Version: 1

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### **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)

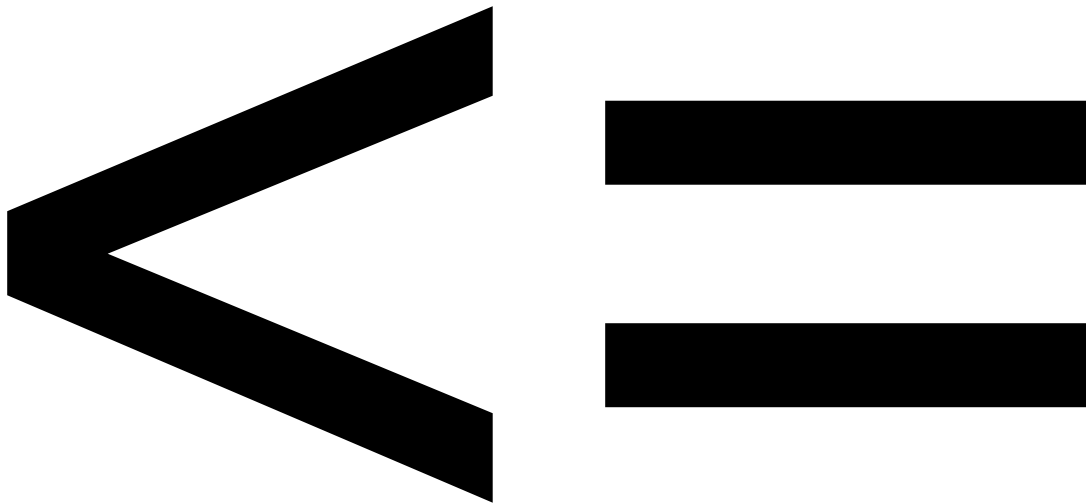
building height: 73'

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## SITE PLAN

0 10 20' W 70"

W. BERTEAU AVE.(TWO-WAY TRAFFIC)



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**Mayer**  
SHEET: **Jeffers Gillespie Architects**

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APPROVED

## DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

### MEMORANDUM

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning  
Prtricia A. Scv. diero 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. Ifyou 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)

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