

47th Ward ZONING INFORMATION FORM

- If you are seeking one or more zoning approvals for an owner-occupied single family home or owner-occupied multi-unit building with four units or fewer, **please complete only Parts I and II** of this Project Data Worksheet, to the extent applicable. If a request for information is not applicable, please write “N/A” in the field.
- If you are seeking one or more zoning approvals or incentives (e.g., tax increment financing or 6(b) property tax classification) for property that is not an owner-occupied single family home, two flat or three flat, **please complete Part I and Parts III to VI**. If a request for information is not applicable, please write “N/A” in the field.

PART I – APPLICANT INFORMATION

Date March 25, 2016

Project Address: 1770 W. Berteau

Project Name: Deagan Building

Applicant contact information:

Joe Hayes, Hayes Properties, 4043 N. Ravenswood Ave. Suite 201, Chicago, IL 60613
Phone 773-929-7050 email hayesproperties@aol.com

Attorney and contact information:

Warren E. Silver, Silver Law Office, 1700 W Irving Park Road Suite 102, Chicago, IL 60613
phone 773-832-9550 email warren@silverlawoffice.com

Architect and contact information:

N.A.

PART II -- SITE DESCRIPTION AND REQUESTED RELIEF (OWNER OCCUPIED, SMALL RESIDENTIAL BUILDINGS ONLY)

Current Zoning: _____ Current use:

Lot Dimensions and Area:

New Construction Rehabilitation

Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.):

(use additional sheets if necessary)

Describe in detail the relief you are seeking (e.g., re-zoning, special use, planned development, variation, administrative adjustment)

(use additional sheets if necessary)

PART III -- SITE DESCRIPTION

Current Zoning: M1 2 Current use:

Office, artisans, commercial, personal service, limited manufacturing

Lot dimensions and area:

242.5' x 165'; 39,993 square feet

Site Control of the property (e.g., owner, contract purchaser or lessee)? Y N

If the applicant is not the owner of the property, please identify the owner: _____

Not applicable

Does the project include an Orange, Red, Landmark or National Register Historic Structure? Y N If so, please list: Deagan Building is an orange building

Is the project located within a TIF District? Y N If so, which one:

Ravenswood TIF

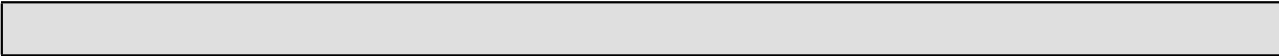
Please (1) describe the existing conditions on the property (e.g., number of buildings, square footage of buildings, parking spaces, loading berths, setbacks (front, rear and side), and building height(s) and (2) attach site/area context photos.):

The site is currently improved with a five story brick building with a clock feature on top. Connected to this five story building is a one story building along Ravenswood. There is approximately 50,000 square feet of floor area contained in the 5 story and the one story portions of the building. There are currently 29 parking spaces on the site, in a parking at the north of the site. There is one brick garage at the northeast corner of the site. There is one loading berth along the alley at the east of the property.

The building height is 73'. The front setback along Berteau is .33'. The side setbacks are: .32' on the east side along the alley and 6.84' along Ravenswood on the west side. The rear setback is .57'.

(use additional sheets if necessary)

PART IV -- DEVELOPMENT PROPOSAL



Proposed Zoning and FAR: C3-5. No change to FAR of existing building of 1.25

Proposed use: Mixed use –office space, artisan space, commercial space, retail uses, personal service and limited manufacturing

Are you seeking zoning relief? Y N

If yes, please describe the relief you are seeking (e.g., re-zoning, special use rezoning)

Re-zoning from M1-2 to C3-5. We are asking for C3 so that a tattoo business and other tenants can obtain business licenses in the artist and retail sectors. We need the “-5” for the height. The building is 73’. A “-3” maximum height is 65’. A “-5” maximum height is 75’

New Construction Rehabilitation

Number of buildings: 1 Height(s): 73’ Net Site Area: 39,993 sq. ft.

For Residential: Condo Rental Single Family

For Office/Retail: Total SF of office: _____ Total SF of retail:

none

For Industrial: Total SF of warehouse: none Total SF of manufacturing:

none

Parking/Loading: # of accessory spaces: 29 # of non-accessory: 0 # of loading berths: 1

Approximate project budget: 0

Other 47nd Ward projects/properties that Owner/Developer, or an affiliate of Owner/Developer, has developed or owned within the past five years.

See attached.



PART V -- SUSTAINABLE FEATURES

Green Roof? Y N If so, total SF: _____

LEED Standards? Y N If so, what level: _____

Permeable pavement or other storm water management feature? Y N
please describe:

Please list other sustainable features:

PART VI -- ADDITIONAL INFORMATION

Any encroachments into the public right of way: Y N

If so, please describe:

N.A._____

Any signage which would require a permit application/Aldermanic Ordinance?
Y N

If so, total SF of sign area: N.A._____

Seeking City Financial Assistance? Y N If yes, please select all that apply:

- TIF assistance Requested amount: _____
- Land write down or negotiated sale
- Tax Class L
- County Tax Abatement Program (e.g., Class 6 - Industrial or 7 - Commercial)

If a residential project, are any affordable units being proposed? Y N
N.A.

If yes, how many affordable units are proposed? N.A._____

Will the project create/retain jobs? Y N If yes, how many? 105-120

What is the proposed schedule of the project?

Upon approval of the rezoning, tenant(s) will apply for business license.

Have you met with the Department of Housing and Economic Development regarding the project? Y N

If so, DHED contact:

Not applicable

Other City Department/Agencies you've met with regarding the proposal:

None

If so, contact info:

Not applicable

ALL APPLICABLE SECTIONS OF THIS FORM MUST BE COMPLETED AND SUBMITTED BEFORE A MEETING IS SCHEDULED WITH THE ALDERMAN'S OFFICE.

Completed forms can be mailed, emailed or faxed to the 47th Ward Office:

*4243 North Lincoln Avenue
Chicago, IL 60618*

Email: info@chicago47.org

Fax: (773) 5494757

Questions? Please call the Constituent Service Office at (773) 868-4747

Please see attached list of tenant uses as of December 8, 2015.

Please see attached description of tattoo business.

Please see attached reason for C3-5 request

Tenants at 1770 W. Berteau – as of 12/8/15

Tenant 1	Limited manuf – electronic testing	1200 sf
Tenant 2	Architectural office	900 sf
Tenant 3	Design office	1040 sf
Tenant 4	Bread distributor	2100 sf
Tenant 5	Storage	400 sf
Tenant 6	Tango lessons	2000 sf
Tenant 7	Blades distributor	7000 sf
Tenant 8	Instrument repair	5600 sf
Tenant 9	Storage	800 sf
Tenant 10	Glass classes	1000 sf
Tenant 11	Meter distributor	650 sf
Tenant 12	Office	900 sf
Tenant 13	Design and sample creation	3200 sf
Tenant 14	Office	1500 sf
Tenant 15	Office	1800 sf
Tenant 16	Office	2150 sf
Tenant 17	Office	1600 sf
Tenant 18	Bolt distributor	3000 sf
Tenant 19	Office	1400 sf
Tenant 20	Office	700 sf
Tenant 21	Office	725 sf
Tenant 22	Garment distributor	4200 sf
Tenant 23	Theater group office/storage	1500 sf
Tenant 24	Office	2425 sf
Tenant 25	Office	1550 sf
Tenant 26	Office	1350 sf
Tenant 27	Office	1400 sf
Tenant 28	Office	1200 sf
Tenant 29	Artisan; publisher	1390 sf

Brief description of tattoo art business

As a professional artist, tenant has leased an art studio for the last 5+ years on the fifth floor of the Deagan building. The tenant expanded into additional space to include a publishing company 4 years ago. Recently, the tenant has expanded again and has taken on additional space to include a fine art gallery and a private, appointment only, custom tattoo studio.

Reason for C3-5 Request

C3 – because the building owner wants the most amount of flexibility to rent out to tenants with a range of business concepts. These concepts include tattoo artistry and retail. A “C” zoning district allows for the desired flexibility. The “3” classification after the C – restricts the land use so as to not permit dwelling units. It is not the intent of the building owner to allow for dwelling units to be included in the property.

“-5” – because the height is 73’. A “-3” allows for a maximum of 65’.