



City of Chicago



SO2020-1906

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 1842-1858 W Webster Ave/2200-2242 N Lister Ave - App No. 20389T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

#20389-T1
Intro Date
April 22, 2020

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 current M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by:

A line 443.82 feet northwest of West Webster Avenue, as measured along the southwesterly line of North Lister Avenue; North Lister Avenue; West Webster Avenue; and the northeasterly line of the Chicago & Northwestern Railway right-of-way

to those of a C2-3 Motor Vehicle-Related Commercial District.

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

Address: 1842 - 58 West Webster Avenue/2200 - 42 North Lister Avenue

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SUBSTITUTE NARRATIVE

1842 - 58 West Webster Avenue/2200 - 42 North Lister Avenue
TYPE I REGULATIONS

Narrative: The subject property contains 51,924 square feet and is currently improved with a one-story building previously used for an emissions testing facility. The current zoning for the property is M3-3, Heavy Industry District and the Applicant proposes to change the zoning to a C2-3, Motor Vehicle-Related Commercial District. The Applicant proposes to rehabilitate and reuse the existing building, which contains approximately 9,037 square feet. The total height of the building will be 34.5 feet.

Lot Area: 51,924 square feet

FAR: 0.175

FLOOR AREA: 9,037 square feet

Residential Dwelling Units: None

Density MLA: N/A

Height: 34.5 feet

Bicycle Parking: 6 spaces

Automobile Parking: 23 spaces

Loading: 1 berth (10 feet x 25 feet)

Setbacks:

Front (Lister Avenue):	28.98 feet (existing)
South Side (Webster Avenue):	168.00 feet (existing)
North Side:	36.90 feet (existing)
Rear:	3.29 feet (existing)

* A set of plans is attached.

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ALBERT GRIFFIN
NATIONAL

City of Chicago, Illinois
City Engineer
100 North Dearborn Street, Room 401
Chicago, Illinois 60611
Phone: 312-442-1111

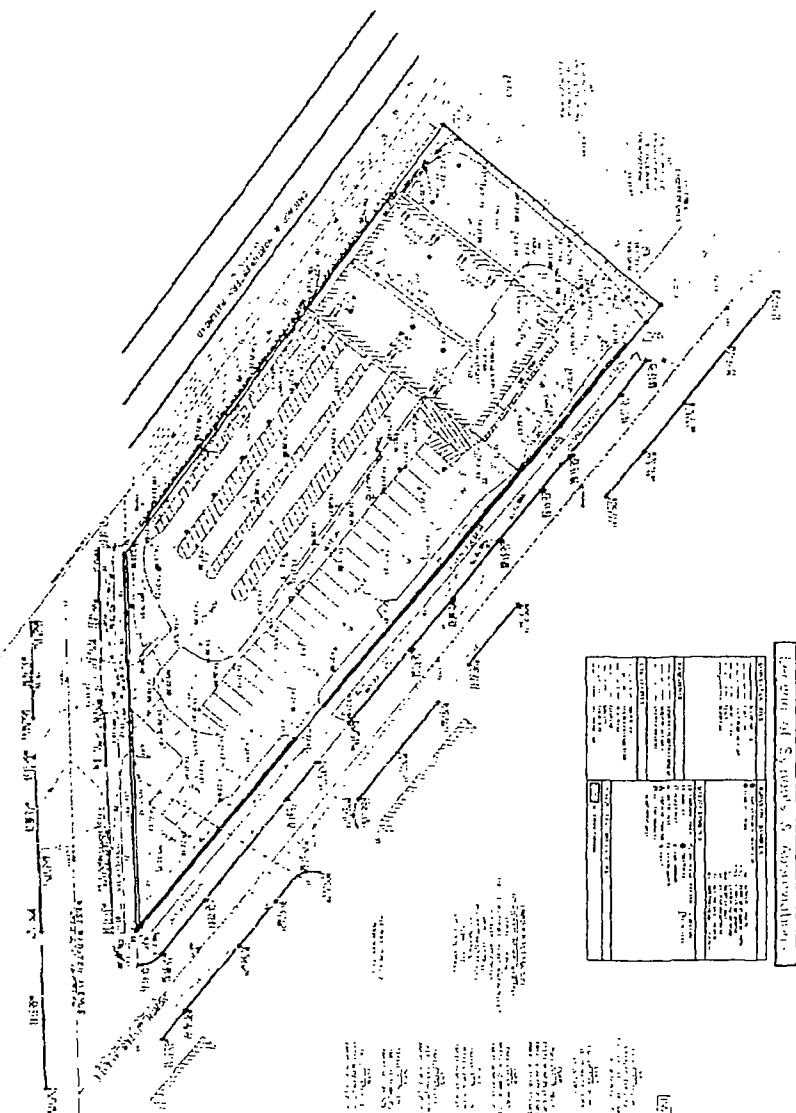
ALVIN/SINUS Loop 11th Survey
1145 WEST WESTERN AVENUE, CHICAGO, IL
SURVEYOR CERTIFICATION
1455 WEST WESTERN AVENUE
CHICAGO, IL 60614
COUNTY OF COOK



Legal Description

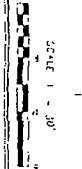
Site Information

Proposed Layout

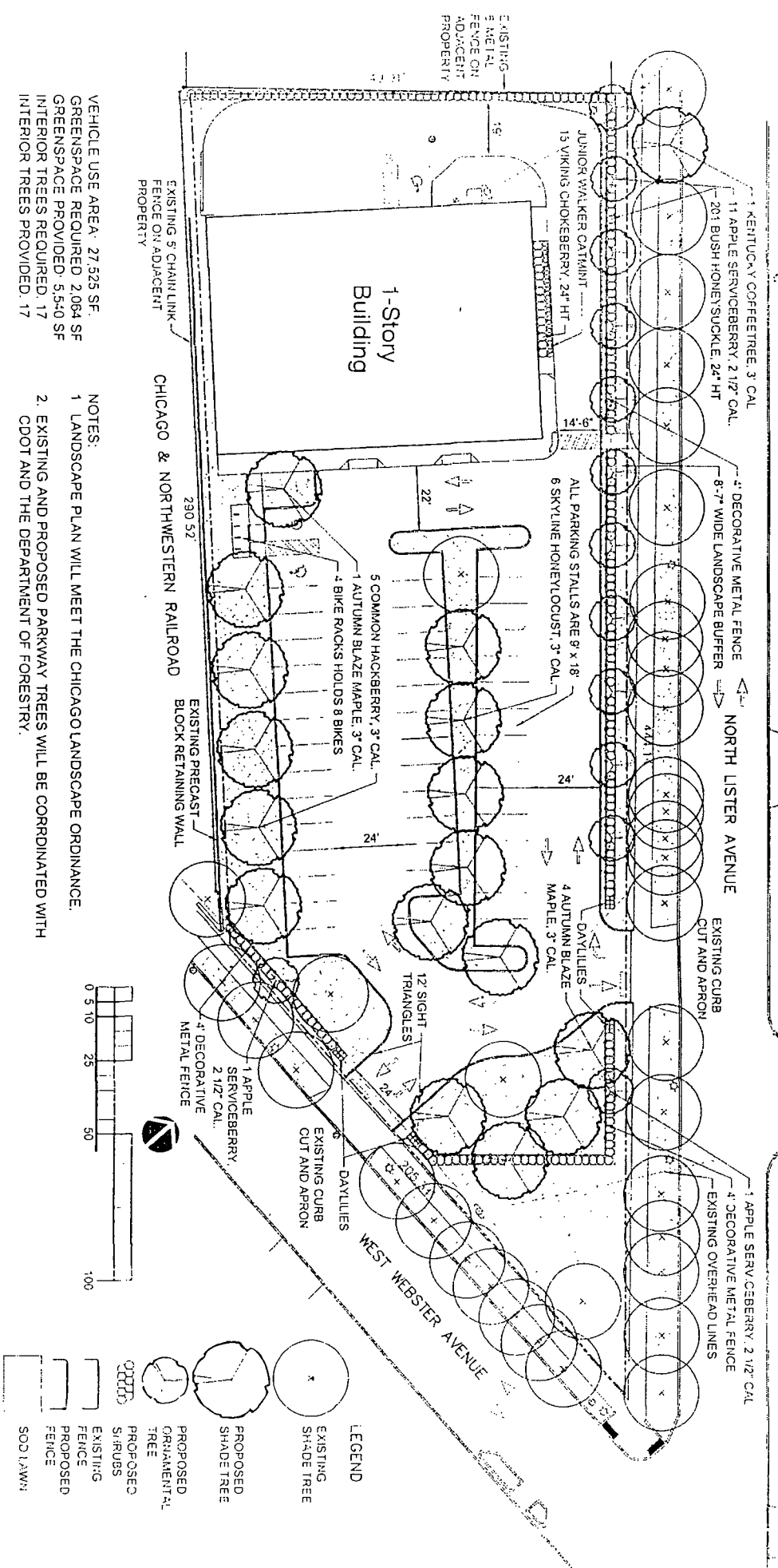


Summary of Survey's Computations

Station	Angle	Distance	Bearing	Latitude	Longitude
1	115° 30' 00"	100.00	S 115° 30' 00" E	-96.4181	33.9808
2	100° 00' 00"	100.00	S 100° 00' 00" E	-69.1350	30.8650
3	120° 00' 00"	100.00	S 120° 00' 00" E	-95.1961	34.8039
4	105° 00' 00"	100.00	S 105° 00' 00" E	-76.6044	31.3956
5	110° 00' 00"	100.00	S 110° 00' 00" E	-80.9017	32.0983
6	108° 00' 00"	100.00	S 108° 00' 00" E	-79.0421	31.9579
7	112° 00' 00"	100.00	S 112° 00' 00" E	-82.9639	32.6361
8	106° 00' 00"	100.00	S 106° 00' 00" E	-77.9423	31.7577
9	114° 00' 00"	100.00	S 114° 00' 00" E	-81.7144	32.2856
10	104° 00' 00"	100.00	S 104° 00' 00" E	-75.9701	31.5299
11	116° 00' 00"	100.00	S 116° 00' 00" E	-83.5154	32.4846
12	102° 00' 00"	100.00	S 102° 00' 00" E	-74.2375	31.3625
13	118° 00' 00"	100.00	S 118° 00' 00" E	-85.0176	32.7124
14	100° 00' 00"	100.00	S 100° 00' 00" E	-69.1350	30.8650
15	120° 00' 00"	100.00	S 120° 00' 00" E	-95.1961	34.8039
16	105° 00' 00"	100.00	S 105° 00' 00" E	-76.6044	31.3956
17	110° 00' 00"	100.00	S 110° 00' 00" E	-80.9017	32.0983
18	108° 00' 00"	100.00	S 108° 00' 00" E	-79.0421	31.9579
19	112° 00' 00"	100.00	S 112° 00' 00" E	-82.9639	32.6361
20	106° 00' 00"	100.00	S 106° 00' 00" E	-77.9423	31.7577
21	114° 00' 00"	100.00	S 114° 00' 00" E	-81.7144	32.2856
22	104° 00' 00"	100.00	S 104° 00' 00" E	-75.9701	31.5299
23	116° 00' 00"	100.00	S 116° 00' 00" E	-83.5154	32.4846
24	102° 00' 00"	100.00	S 102° 00' 00" E	-74.2375	31.3625
25	118° 00' 00"	100.00	S 118° 00' 00" E	-85.0176	32.7124
26	100° 00' 00"	100.00	S 100° 00' 00" E	-69.1350	30.8650
27	120° 00' 00"	100.00	S 120° 00' 00" E	-95.1961	34.8039
28	105° 00' 00"	100.00	S 105° 00' 00" E	-76.6044	31.3956
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34	104° 00' 00"	100.00	S 104° 00' 00" E	-75.9701	31.5299
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49	118° 00' 00"	100.00	S 118° 00' 00" E	-85.0176	32.7124
50	100° 00' 00"	100.00	S 100° 00' 00" E	-69.1350	30.8650



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VEHICLE USE AREA: 27,525 SF.
 GREENSPACE REQUIRED: 2,064 SF
 GREENSPACE PROVIDED: 5,540 SF
 INTERIOR TREES REQUIRED: 17
 INTERIOR TREES PROVIDED: 17

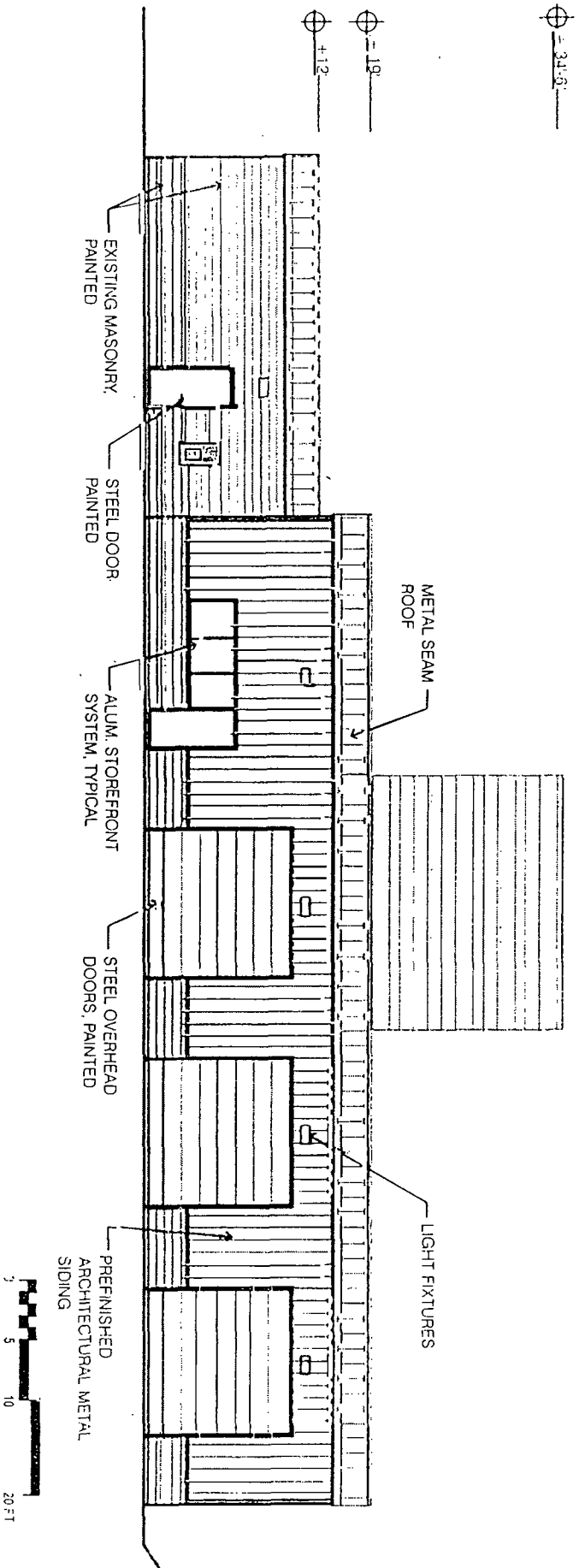
NOTES:

1. LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
2. EXISTING AND PROPOSED PARKWAY TREES WILL BE COORDINATED WITH CDOT AND THE DEPARTMENT OF FORESTRY.

LANDSCAPE PLAN

PROPOSED CANNABIS DISPENSARY
 1850 W. WEBSTER 07.09.2020

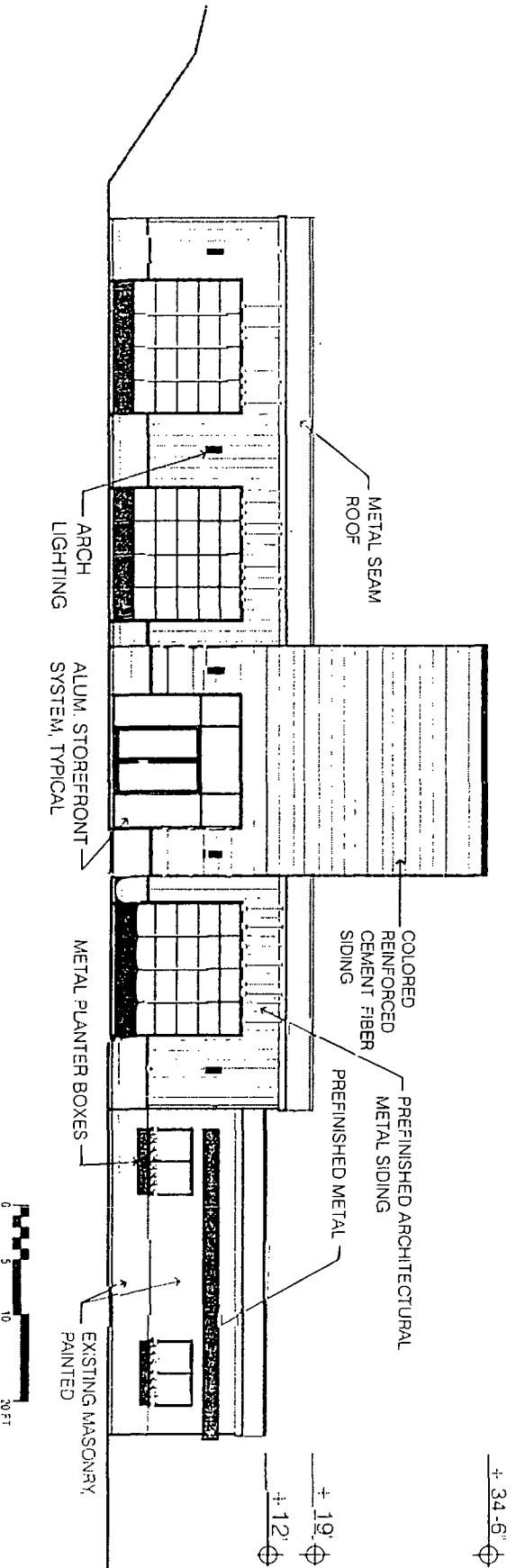
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PROPOSED NORTH ELEVATION

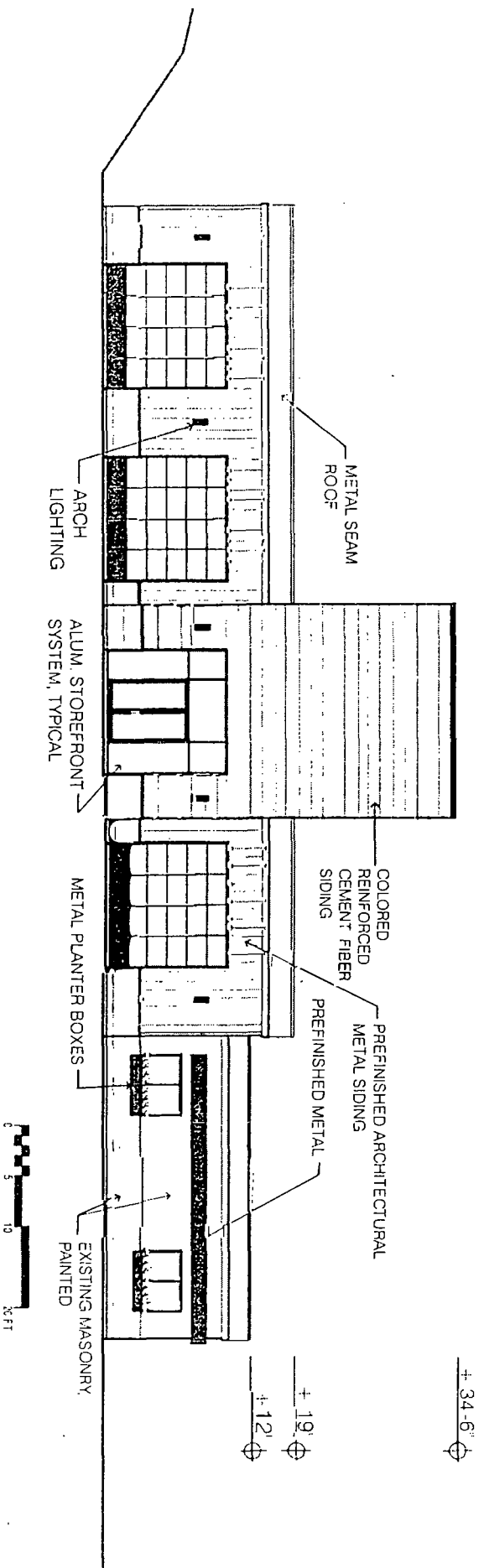
PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020

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PROPOSED SOUTH ELEVATION

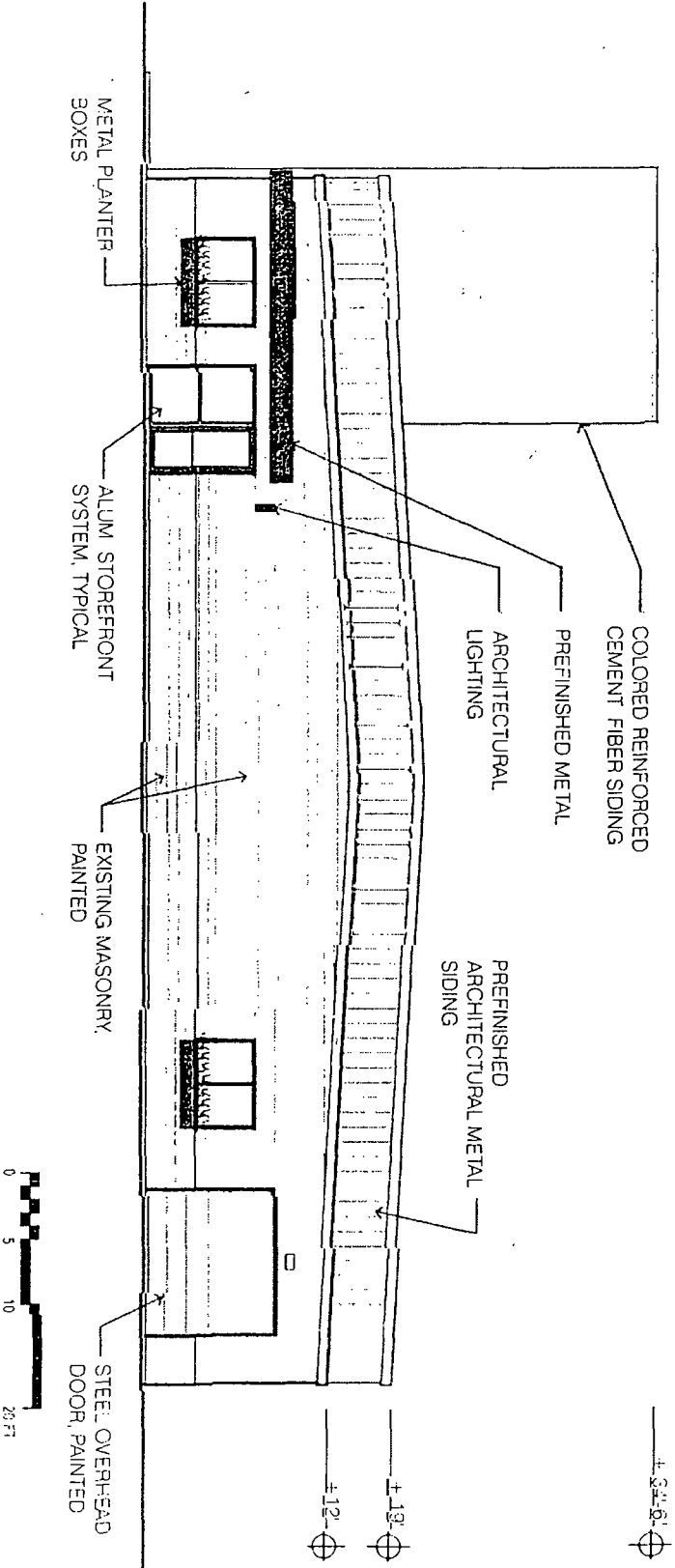
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PROPOSED SOUTH ELEVATION

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020

FINAL FOR PUBLICATION



PROPOSED EAST ELEVATION

PROPOSED CANNABIS DISPENSARY
1850 W. WEBSTER 06.22.2020




Application #20389-T1

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 16, 2020

Re: Map Amendment to the North Branch Industrial Corridor

On July 16, 2020, the Chicago Plan Commission recommended approval of the proposed map amendment to the North Branch Industrial Corridor submitted by 1650 W. Fullerton 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 Zoning Administrator's recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

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