



# Office of the City Clerk

City Hall  
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Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2020-1906  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 4/22/2020  
**In control:** City Council  
**Final action:** 7/22/2020  
**Title:** Zoning Reclassification Map No. 5-H at 1842-1858 W Webster Ave/2200-2242 N Lister Ave - App No. 20389T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-H  
**Attachments:** 1. O2020-1906.pdf, 2. SO2020-1906.pdf

Date	Ver.	Action By	Action	Result
7/22/2020	1	City Council	Passed as Substitute	Pass
7/21/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

# 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 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

# FINAL FOR PUBLICATION

## 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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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)

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