



City of Chicago



SO2022-1909

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-J at 3552 W Grand Ave - App No. 21071T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No.3-J in the area bounded by

West Division Street; the southwest right-of-way line of the Chicago Milwaukee and St. Paul Railroad; a line 524.60 feet southwest of the intersection of North Central Park Avenue and West Grand Avenue as measured along the northerly right-of-way line of West Grand Avenue and perpendicular thereto; the centerline of the now vacated alley next north of West Grand Avenue; a line 475 feet southwest of the intersection of North Central Park Avenue and West Grand Avenue as measured along the northerly right-of-way line of West Grand Avenue and perpendicular thereto; West Grand Avenue; and North Central Park Avenue,

to those of a B3-2 Community Shopping District.

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

Common Address of Property: 3552 West Grand Avenue

Substitute Narrative and Plans
Type-1 Zoning Map Amendment
For 3552 West Grand
From M1-2 to B3-2

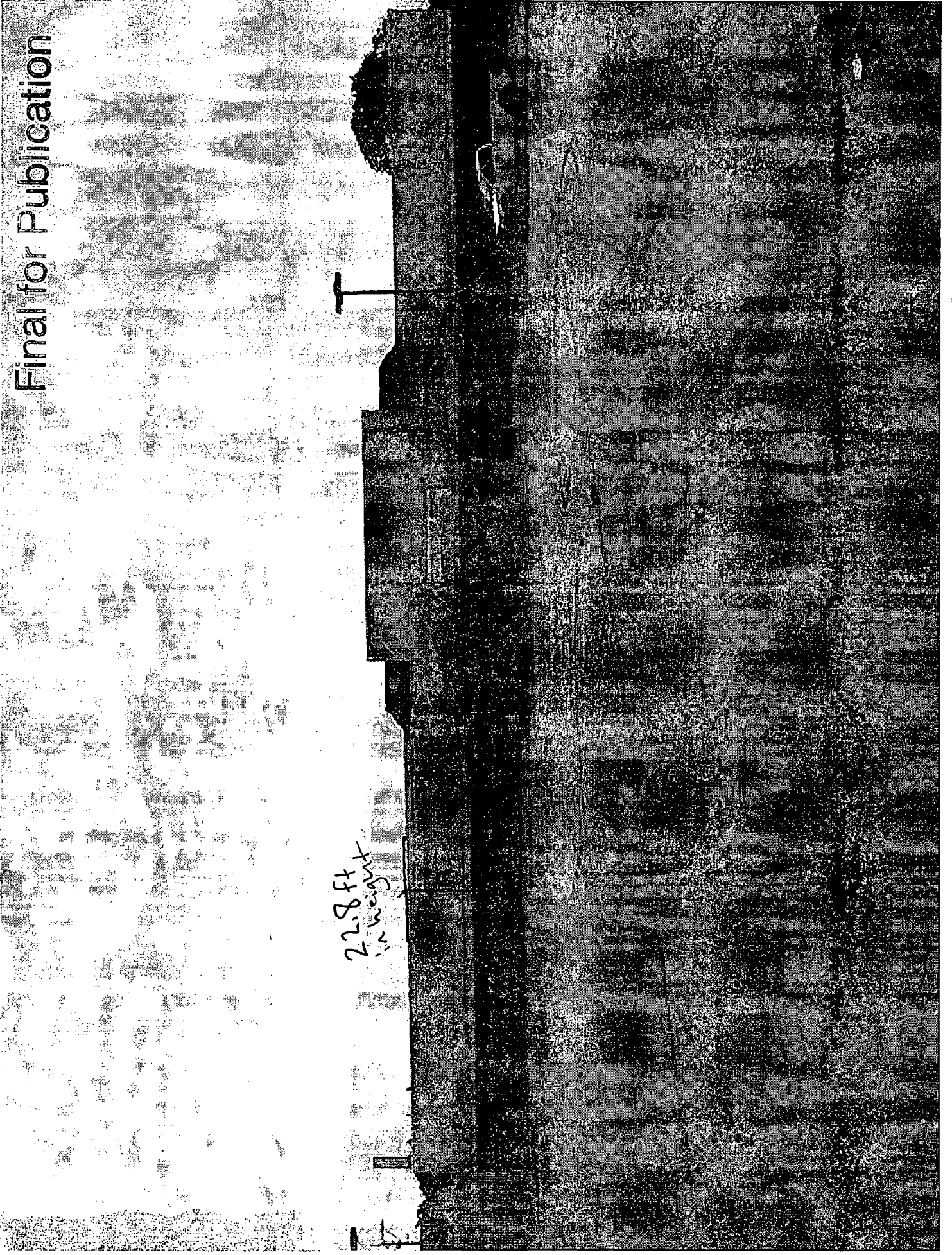
The applicant seeks to rezone the property in order to change the use at an existing vacant form CVS Store currently zoned M1-2 to B3-2 to accommodate an active retail grocery store. There will be no expansion or extra additions to the existing building.

FAR	0.26
Building Area	34,562 Square Feet
Density (MLA)	N/A
Lot Area	133,417.23 Square Feet
Building Height	22 Feet 8 Inches-existing
Front Setback	0 Feet 0 Inches-existing
Rear Setback	65 Feet 1 Inches-existing
East Side Setback	None required-existing
West Side Setback	None required-existing
Parking	176 Parking Stalls

West Elevation

Final for Publication

22.8 ft
Finishing
in



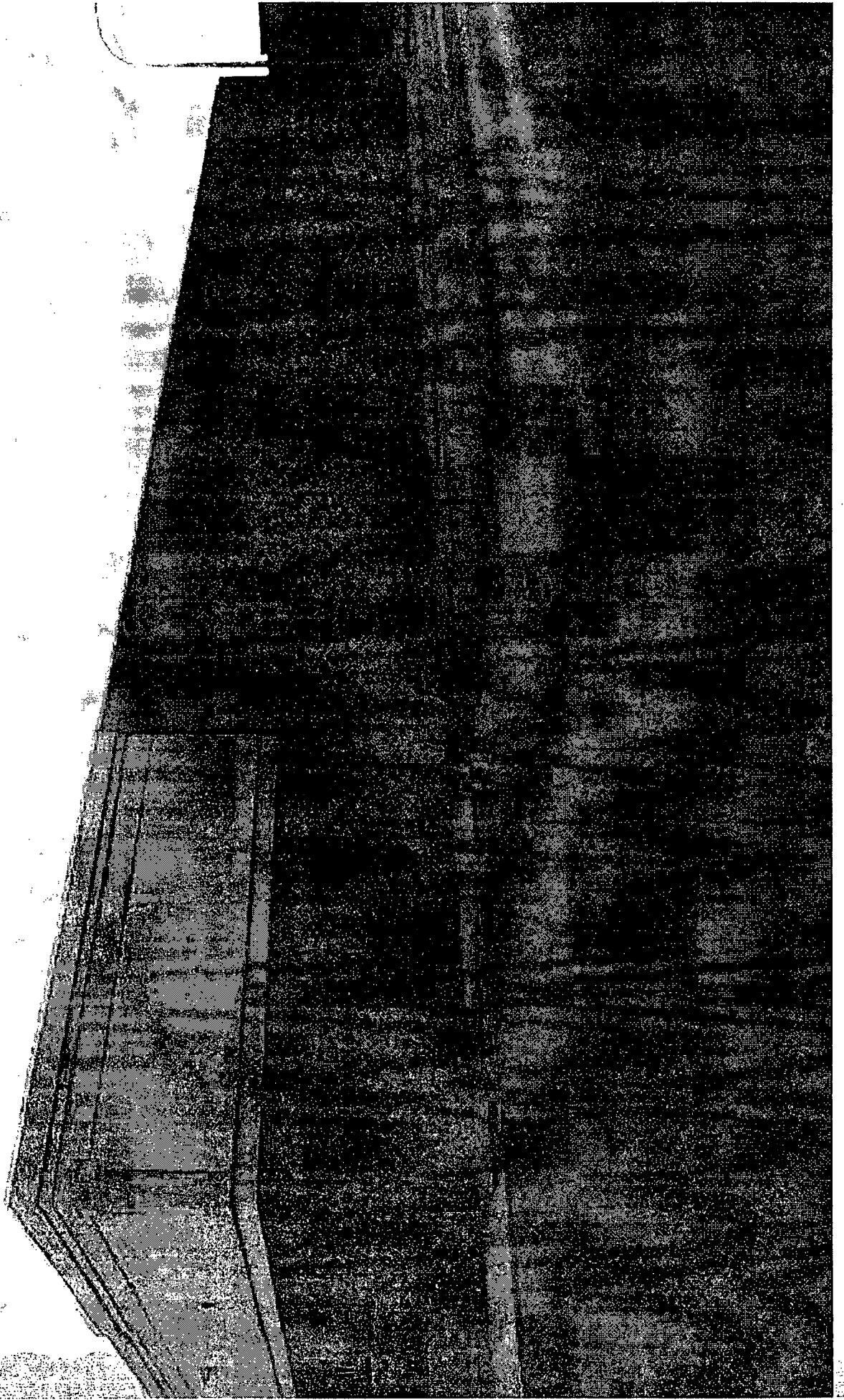
North Elevation

Final for Publication



South Elevation

Final for Publication



East Elevation

Final for Publication

