![City of Chicago Seal]

Office of the City Clerk

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Legislation Text

File #: SO2022-1909, **Version:** 1

O RDI NANCE

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

Ml-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 ofthe 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:

<u>Substitute Narrative and Plans Type-1 Zoning Map Amendment For 3552 West Grand From Ml-2 to B3-2</u>

The applicant seeks to rezone the property in order to change the use at an existing vacant form CVS Store currently zoned Ml-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 Inchesrexistirig
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

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