



# City of Chicago



SO2015-2402

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	3/18/2015
<b>Sponsor(s):</b>	City Clerk (transmitted by)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 22-H at 1800-1814 W 95th St and 9443-9457 S Longwood Dr - App No. 18330T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18330 T1  
INTRO DATE:  
3-18-2015

**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 of the RS-1 Residential Single-Unit (Detached House) District and B1-1 Neighborhood Shopping District symbols shown on Map 22-H in the area generally bounded by:

a line 136.19 feet north of and almost parallel to West 95<sup>th</sup> Street as measured along the east line of South Longwood Drive; the west line of the C.R.I.&P. Railroad; West 95<sup>th</sup> Street; South Longwood Drive

to the designation of B3-1 Community Shopping District.

**SECTION 2.** This ordinance takes effect after its passage and approval.

Common Address: 1800-14 West 95<sup>th</sup> Street/9443-57 South Longwood Drive

# SUBSTITUTE NARRATIVE AND PLANS

## 1800-14 West 95<sup>th</sup> St./9443-57 South Longwood Dr. ("Property") Type 1 Rezoning

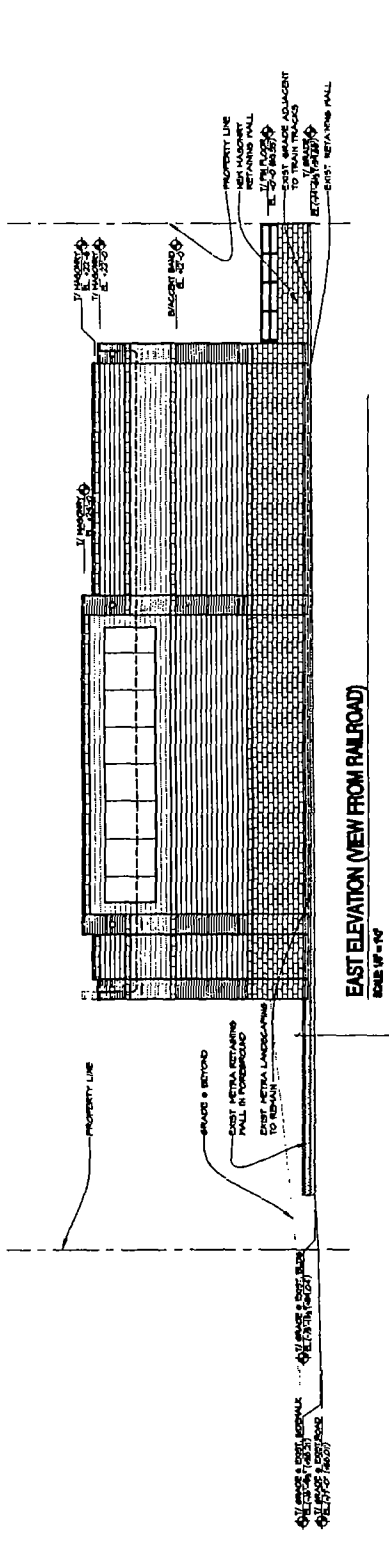
The Property is 21,943 square feet in size and encompasses portions of a city block bounded by West 94<sup>th</sup> Street, South Vanderpoel Avenue, West 95<sup>th</sup> Street and South Longwood Drive. The current zoning of the Property is RS-1 Residential Single-Unit (Detached House) District and B1-1 Neighborhood Shopping District and the proposed zoning district is B3-1 Community Shopping District.. The proposed use is a one-story retail auto parts store with off-street parking and landscaping. The Property currently contains vacant one-story commercial buildings along West 95<sup>th</sup> Street.

Use	Retail auto parts store
Floor Area Ratio ("FAR")	.32 (6,924 SF building on a 21,943 s.f. lot)
Building Height	24 ft.
Setbacks	33 ft. 8 in. front 84 ft. 4 in. side (Longwood Dr.) 0 ft. side (METRA) 15 ft., 10 in. rear
Parking	19 spaces
Loading	(1) 10' x 25' berth

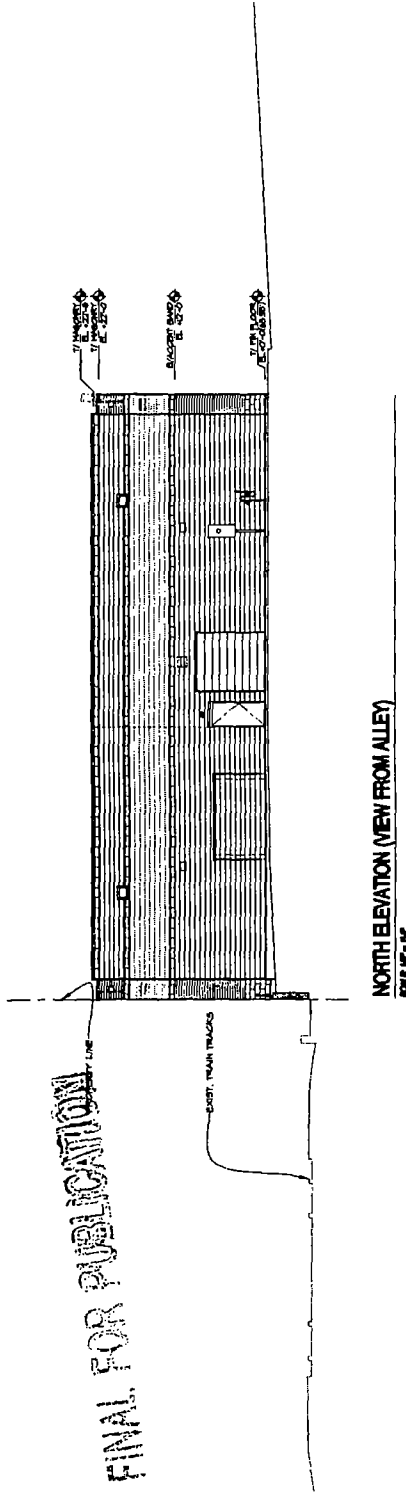
FINAL FOR PUBLICATION







EAST ELEVATION (VIEW FROM RAILROAD)  
SCALE 1/8" = 1'-0"



NORTH ELEVATION (VIEW FROM ALLEY)  
SCALE 1/8" = 1'-0"

FINAL FOR PUBLICATION

**PROPOSED RETAIL DEVELOPMENT**

BEVERLY HILLS PLAZA  
N.E.C. W. 85TH ST. & S. LONGWOOD DRIVE  
CHICAGO, ILLINOIS

AETNA DEVELOPMENT CORPORATION

200 W. MADISON STREET, SUITE 4200  
CHICAGO, ILLINOIS 60608  
(312) 332-4172

KMA & ASSOCIATES, INC. ARCHITECTS

1161 LAKE COOK ROAD, SUITE C  
DEERFIELD, ILLINOIS  
(847) 945-8888

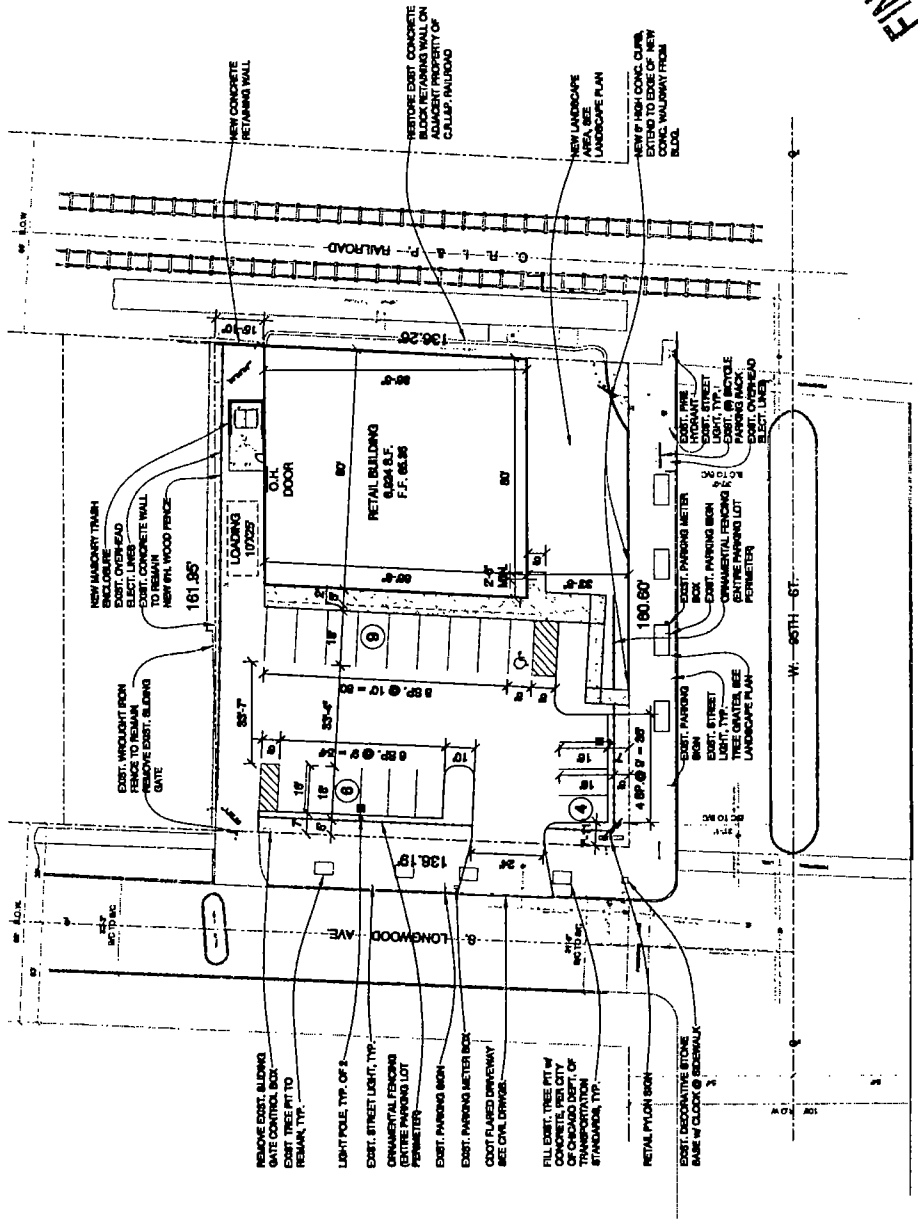


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KMA JOB No. 1450 Elev 2A 4/9/2015



FINAL FOR PERMITTING



PROPOSED SITE PLAN  
SCALE: 1" = 40'

KMA JOB No. 1450 SITE 3e1 4/9/2015

**PROPOSED RETAIL DEVELOPMENT**

BEVERLY HILLS PLAZA  
N.E.C. W. 95TH ST. & S. LONGWOOD DRIVE  
CHICAGO, ILLINOIS

**AETNA DEVELOPMENT CORPORATION**

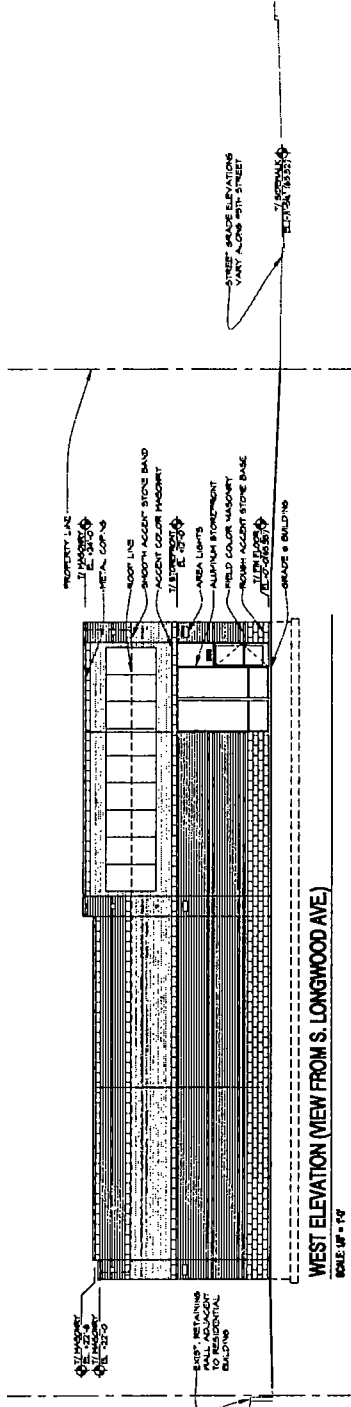
200 W. MADISON STREET, SUITE 4200  
CHICAGO, ILLINOIS 60606  
(312) 332-4172

**KMA & ASSOCIATES, INC. ARCHITECTS**

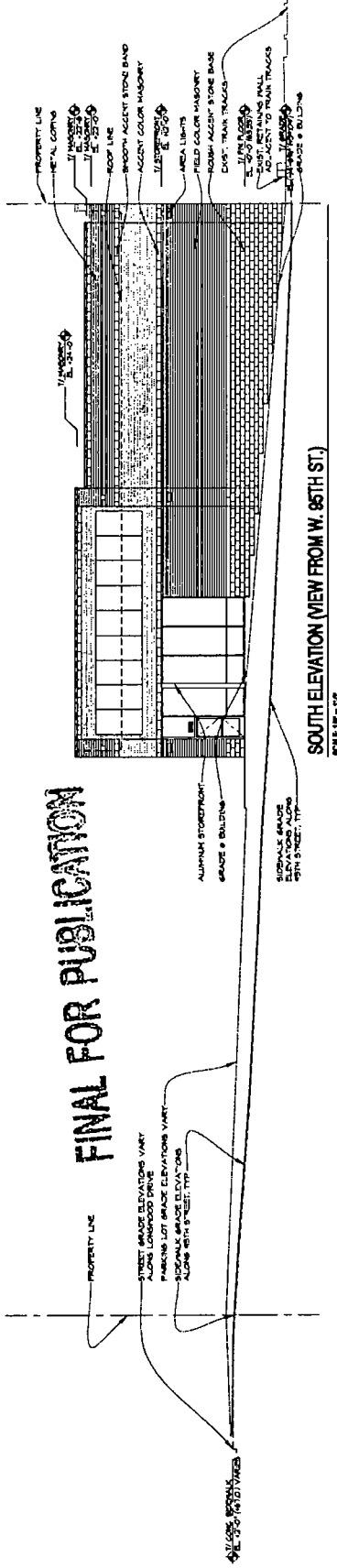
1181 LAKE COOK ROAD, SUITE C  
DEERFIELD, ILLINOIS  
(847) 945-6868







WEST ELEVATION (VIEW FROM S. LONGWOOD AVE.)  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (VIEW FROM W. 95TH ST.)  
SCALE: 1/8" = 1'-0"

FINAL FOR PUBLICATION

**PROPOSED RETAIL DEVELOPMENT**

BEVERLY HILLS PLAZA  
N.E.C. W. 95TH ST. & S. LONGWOOD DRIVE  
CHICAGO, ILLINOIS

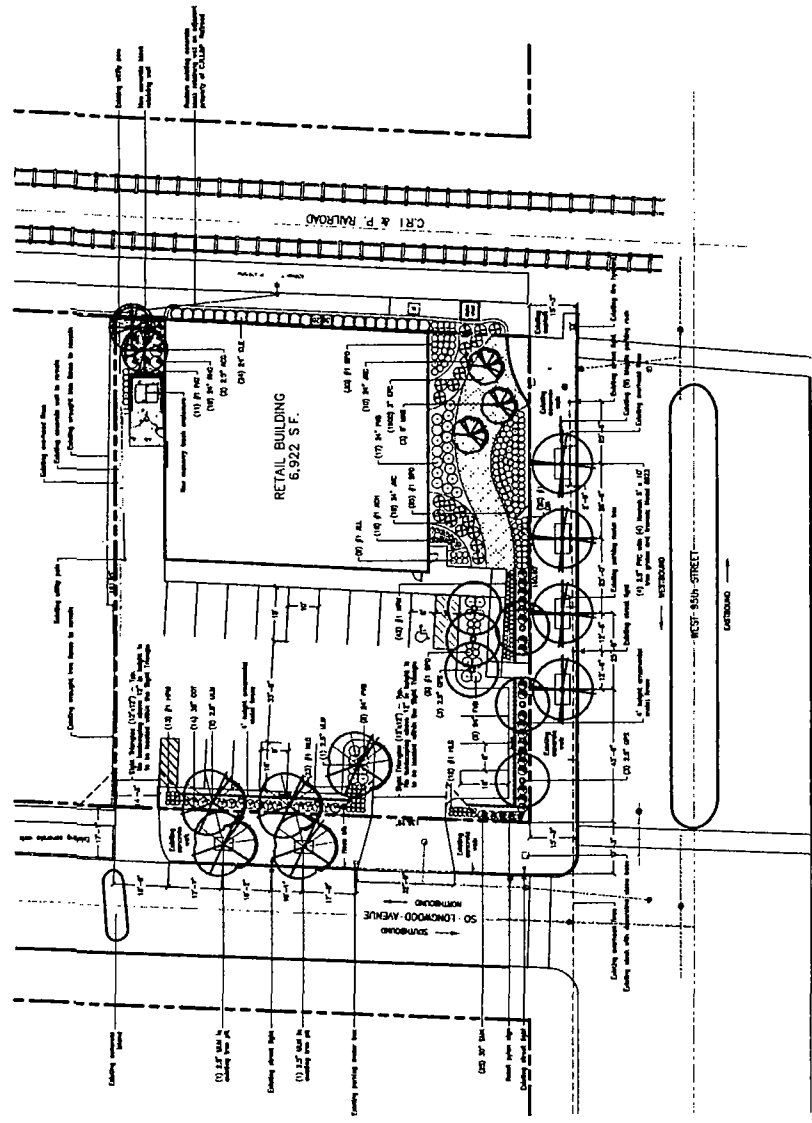
AETNA DEVELOPMENT CORPORATION  
200 W. MADISON STREET, SUITE 4200  
CHICAGO, ILLINOIS 60606  
(312) 332-4172

KMA & ASSOCIATES, INC. ARCHITECTS  
1161 LAKE COOK ROAD, SUITE C  
DEERFIELD, ILLINOIS  
(847) 945-6869



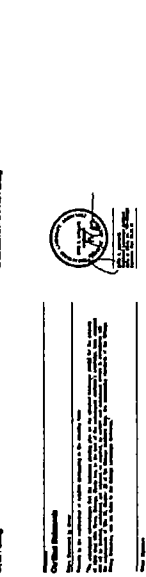
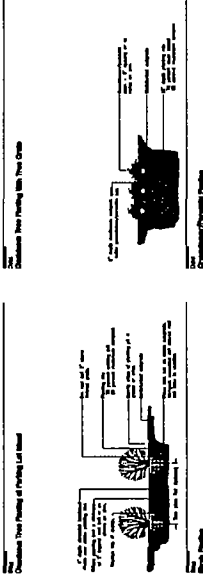
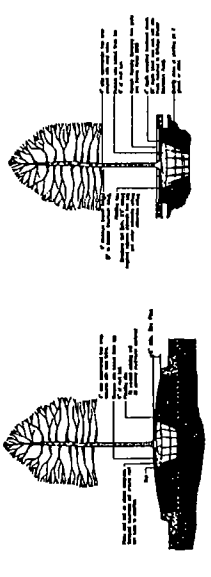
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FINAL FOR PUBLICATION

LANDSCAPE DEVELOPMENT PLAN  
SCALE 1" = 40'



Plant	Quantity	Notes
1. Tree	10	Plant in parking area
2. Tree	5	Plant in building area
3. Tree	15	Plant in parking area
4. Tree	10	Plant in parking area
5. Tree	5	Plant in parking area
6. Tree	10	Plant in parking area
7. Tree	5	Plant in parking area
8. Tree	10	Plant in parking area
9. Tree	5	Plant in parking area
10. Tree	10	Plant in parking area
11. Tree	5	Plant in parking area
12. Tree	10	Plant in parking area
13. Tree	5	Plant in parking area
14. Tree	10	Plant in parking area
15. Tree	5	Plant in parking area
16. Tree	10	Plant in parking area
17. Tree	5	Plant in parking area
18. Tree	10	Plant in parking area
19. Tree	5	Plant in parking area
20. Tree	10	Plant in parking area

Plant List and Quantity for Final Construction  
 1. Tree  
 2. Tree  
 3. Tree  
 4. Tree  
 5. Tree  
 6. Tree  
 7. Tree  
 8. Tree  
 9. Tree  
 10. Tree  
 11. Tree  
 12. Tree  
 13. Tree  
 14. Tree  
 15. Tree  
 16. Tree  
 17. Tree  
 18. Tree  
 19. Tree  
 20. Tree

KMA JOB No. 1450

4/09/2015

**PROPOSED RETAIL DEVELOPMENT**  
 BEVERLY HILLS PLAZA  
 N.E.C. W. 96TH ST. & S. LONGWOOD DRIVE  
 CHICAGO, ILLINOIS

**AETNA DEVELOPMENT CORPORATION**  
 200 W. MADISON STREET, SUITE 4200  
 CHICAGO, ILLINOIS 60608  
 (312) 382-4172

**DAVID R. McCALLUM ASSOCIATES, INC.**  
 350 NORTH MILWAUKEE AVENUE  
 LIBERTYVILLE, ILLINOIS 60048  
 (847) 382-0209

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