



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-2402
Type: Ordinance
Status: Passed
File created: 3/18/2015
In control: City Council
Final action: 5/6/2015
Title: Zoning Reclassification Map No. 22-H at 1800-1814 W 95th St and 9443-9457 S Longwood Dr - App No. 18330T1
Sponsors: Misc. Transmittal
Indexes: Map No. 22-H
Attachments: 1. SO2015-2402.pdf, 2. O2015-2402.pdf

Date	Ver.	Action By	Action	Result
5/6/2015	1	City Council	Passed as Substitute	Pass
4/23/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
3/18/2015	1	City Council	Referred	

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ORDINANCE

SE /7 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 95th Street as measured along the east line of South Longwood Drive; the west line of the C.R.I.&P. Railroad; West 95th 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 95th Street/9443-57 South Longwood Drive

SUBSTITUTE NARRATIVE AND PLANS

1800-14 West 95th 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 94th Street, South Vanderpoel Avenue, West 95th 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 95th 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 (ME
Parking	19 spaces

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