



Office of the City Clerk

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Legislation Text

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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
Loading	(1) 10'x25' berth ^rv:\

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