



# for Publication

## PROJECT NARRATIVE AND PLANS TYPE 1

### ZONING AMENDMENT 1549 West

### Roosevelt/1201 South Ashland

CI-I Neighborhood Commercial District

The applicant is requesting a zoning amendment from a CI-I Neighborhood Commercial District and a RT-4 Residential Two-Flat, Townhouse, Multi-Unit District to a CI-I Neighborhood Commercial District to establish a Type 1 Zoning Amendment as requested by alderman to bring a current split zone lot into compliance under one single zoning designation in order to renovate and improve the existing gas station and convenience store.

|                 | PROPOSED              |
|-----------------|-----------------------|
| Lot Area        | 14,719 SF             |
| Parking         | 3                     |
| FAR             | 1,632 SF& 0.11        |
| Rear Setback    | 0 feet                |
| East Setback    | 0 feet                |
| West Setback    | 10'1" feet (Existing) |
| Front Setback   | 12 feet (Existing)    |
| Building Height | 14'2"                 |

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