

Proposed Zoning: C1-2 Neighborhood Commercial District

Lot Area: 21,875 square feet

Proposed Land Use: The Applicant is proposing to establish a uniform C1-2 underlying zoning district so that it can develop the subject property with a general restaurant (Dunkin Donuts) with a drive-through service lane. In order to permit the project, the Applicant is required to establish a uniform underlying zoning district for the proposed retail/commercial use. The proposed one-story retail building will measure 17 feet in height and contain 1,790 sq. ft. of floor area. The Applicant's plan incorporates a drive-through lane* and twelve (12) off-street parking spaces.

- A) The Project's Floor Area Ratio: 1,790 square feet (0.082)
- B) The Project's Density (Minimum Lot Area Per D.U.): N/A
- C) The amount of off-street parking: 12 vehicular parking spaces
- D) Setbacks:
 - a. Front Setback: 8 feet
 - b. Rear Setback: 53 feet-10 inches
 - c. Side Setbacks:
 - West: 103 feet East: 39 feet
- E) Building Height: 17ft.

The proposed drive-through lane facility is subject to Special Use review and approval by the Chicago Zoning Board of Appeals.

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