

File Number 260046. A substitute ordinance relating to the change in zoning from Industrial Light, IL1, to Industrial Office, IO1, for the western 50 feet of 1215 West Layton Avenue, located on the south side of West Layton Avenue, east of South 13th Street, in the 13th Aldermanic District.



File Number 260046. Context.

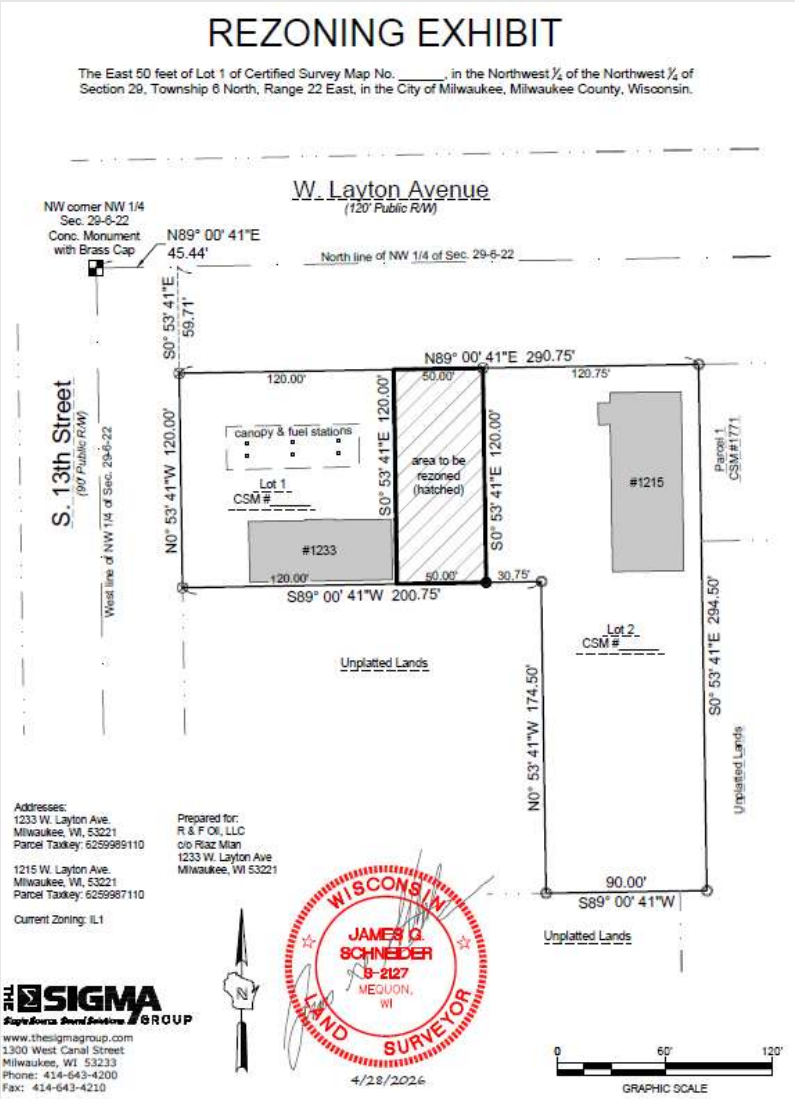
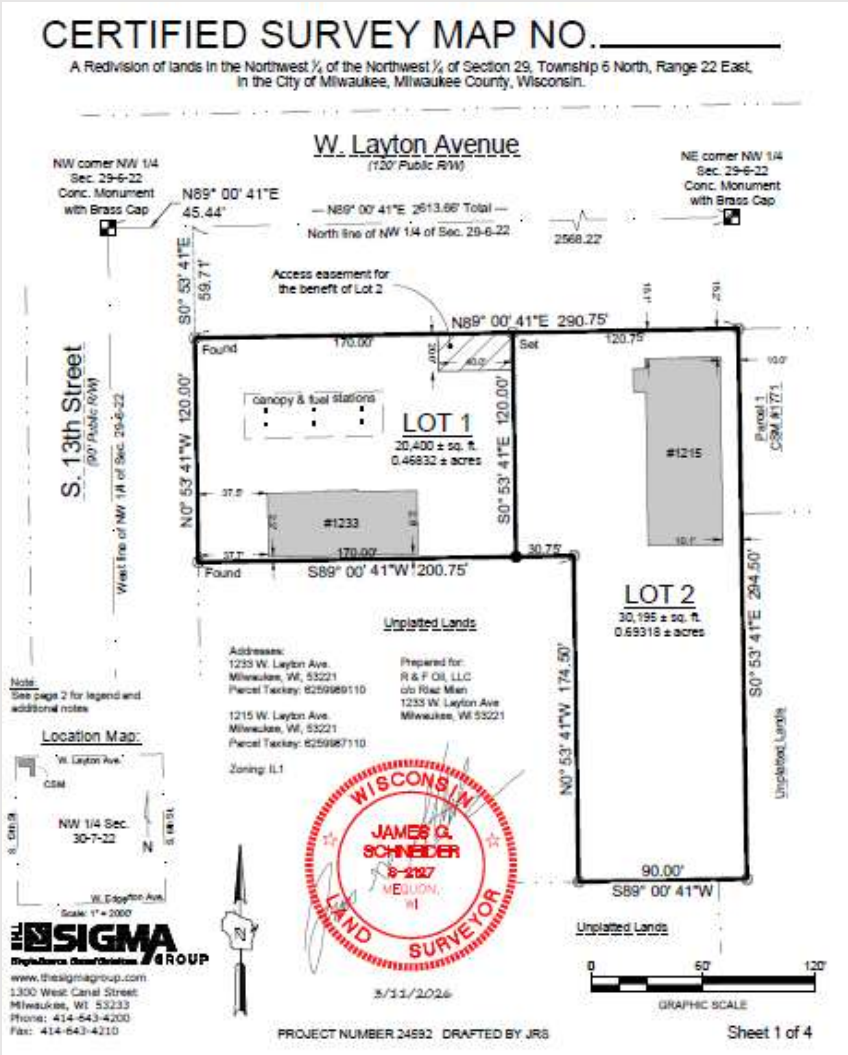




Southeast Side Area Plan

- The plan was adopted by the Common Council in 2008 and amended several times, including the Aerotropolis Plan in 2017.
- Principally, the Aerotropolis Plan calls for mixed-use and commercial uses along Layton Avenue.
- The zoning change supports the expansion and continuing operation of existing commercial uses, which is consistent with the Aerotropolis' vision for Layton Avenue.
- The area plan calls for parking lots to be located on the side or rear of the building, sharing parking resources where possible.
 - The proposal maintains this site layout, which is consistent with the plan recommendations.
- Currently, a decorative fence with landscaping is located between the parcels.
- Incorporating aesthetic elements into the redevelopment of the site is important to meet the area plan's recommendation, which recommends "using masonry walls or metal fencing and generous plantings to buffer parking lots and service entries that occur along shopping streets."
 - *Staff requests that these elements are included in the project, if possible.*
- The proposed rezoning is **not inconsistent** with the comprehensive plan recommendations.

File Number 260046. Proposed Certified Survey Map and Rezoning Exhibit



File Number 260046. Location of pump addition (subject BOZA approval)

