



Common Address of the Property: 1742-1762 N. Milwaukee Avenue

**SUBSTITUTE PROJECT NARRATIVE AND PLANS**

1742-1762 N. Milwaukee Avenue

Applicant seeks a change from the current MI-2 Limited Manufacturing/Business Park district to the proposed B3-2 Community Shopping District at 1742-1762 N. Milwaukee Avenue to permit an approximately 16,965 square foot Sports and Recreation, Participant in an existing structure, which is currently 16,510 square feet and approximately 20 feet tall. Applicant also seeks to add an approximately 2,305 square foot roof deck and stair/elevator enclosure to the existing building. The site is a transit served location, as it is no more than 1,320 square feet away from an entrance to the Chicago Transit Authority Blue Line train stop at Damen, and as such, will need to provide only 50% of the required parking for the use. Applicant will also seek a further reduction from the required parking ratio by way of Administrative Adjustment to 0 parking spaces. The site will have 31 bicycle parking spaces.

<b>Lot Size</b>	17,393 square feet
<b>Floor Area Ratio</b>	1.0 FAR
<b>Building Area</b>	16,965 square feet
<b>Number of Dwelling Units</b>	0
<b>Off-Street Parking</b>	0 parking spaces
<b>Off-Street Loading</b>	1 Loading space
<b>Bicycle Parking</b>	31 bicycle parking spaces
<b>Setbacks:</b>	
<b>Front:</b>	0 feet
<b>Side (cumulative)</b>	0 feet
<b>Side (Minimum One Side)</b>	0 feet

**Rear  
Building Height**

0 feet  
20 feet, at existing building and 30 feet at stair enclosure  
addition on rooftop

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