



**Common Address(es): 1860 N. Milwaukee Ave.**

**SUBSTITUTE NARRATIVE AND  
PLANS**

**Re: 1860 N. Milwaukee Ave.**

The Applicant seeks a change in zoning from M1-2 Limited Manufacturing / Business Park District to B3-3 Community Shopping District (Type 1) to allow the issuance of business licenses for retail sales of tobacco with accessory cigar lounge for an existing, one-story building.

<b>Lot Area:</b>	<b>4,400 square feet</b>
<b>Floor Area Ratio:</b>	<b>1.05</b>
<b>Dwelling Units:</b>	<b>0</b>
<b>Off-Street Parking:</b>	<b>0 parking spaces</b>
<b>Front Setback:</b>	<b>0 feet 0 inches</b>
<b>Side Setback (northwest side yard):</b>	<b>0 feet 0 inches</b>
<b>Side Setback (southeast side yard):</b>	<b>0 feet 0 inches</b>
<b>Rear Setback:</b>	<b>0 feet 0 inches</b>
<b>Building Height*:</b> (includes rooftop stair enclosures)	<b>27 feet 8 inches</b>

*\*It is anticipated that a special use will be sought for a rooftop patio.*

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