



Common Address of Property: 4900-4908 North Milwaukee Avenue

**SUBSTITUTE**

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING AT  
4900-4908 N. MILWAUKEE AVE.**

The Applicant intends to change the zoning from the existing B3-2 to B3-3 to construct one four-story, 31-unit building with approximately 9,780 Square Feet, ground floor retail space, and a rooftop penthouse. The project qualifies as a Transit Serve Location, therefore only 9 parking spaces. In addition, there will be 31 bike spaces. Pursuant to Section 17-3-0403 B we will be requesting an FAR increase from 3.0 to 3.2. Additionally, this project is subject to a 20% Affordable Requirements Ordinance (ARO).

ZONING: B3-3

LOT AREA: 12,750 SF

MINIMUM LOT AREA PER DWELLING UNIT: 411 SF proposed. (400 SF allowed)

FLOOR AREA RATIO: 3.2 proposed (Increase from 3 to 3.5 allowed for transit-served locations)

BUILDING AREA: 40,871 SF total proposed OFF-STREET PARKING: 9

spaces, 31 bike spaces proposed FRONT SETBACK: 0 feet 0 inches

REAR SETBACK: 18 feet 0 inches, variation from required 30 foot setback to be applied for SIDE

SETBACK: 3 feet 0 inches on both sides, 6 feet 0 inches total BUILDING HEIGHT: 55 feet 0 inches proposed

Building material will be primarily face brick with some areas of siding. Set of plans are attached.

**Final for Publication  
NORTH MILWAUKEE AVENUE**

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