



4,178 square feet

The Applicant is proposing an adaptive reuse and additions to the existing three and four-story multi-unit building. The building will contain approximately 2,910 sq. ft. of retail space at grade and a total of nine (9) residential units above. The building will measure approximately 56 ft.-9 inches in height measured to the rooftop terrace, and approximately 63 ft.-6 inches in height measured to the top of the elevator override. The subject property is a contributing building in the Milwaukee Avenue Historic District. The subject property is also a Transit Served Location because it is located within approximately 250 ft. of the Damen Ave. CTA Station. Off-street parking is not currently provided at the subject property. No new off-street parking will be provided for this project.

- A) The Project's Floor Area Ratio: 14,623 square feet (3.5 FAR)\*
- B) The Project's Density (Minimum Lot Area Per D.U.): 464.22 square feet per D.U.  
(9 dwelling units proposed)
- C) The amount of off-street parking: 0 vehicular parking spaces\*\*
- D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches\*\*\*
  - c. Side Setbacks:
    - West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: 63 ft.-6 inches

\*Note: The proposed FAR is permitted per the Transit Oriented Development Ordinance.

\*\*Note: The subject property is a Contributing Building in the North Avenue Historic District. No new off-street parking is required for the establishment of residential units. Additionally, the subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

\*\*\*Note: The Applicant will seek a Variation, if necessary, to permit the proposed building addition.

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