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**Substitute NARRATIVE  
And Plans**

228-38 South Racine Avenue/1200-08 West Jackson Boulevard TYPE I  
REGULATIONS

Current Zoning: M1-3 Limited Manufacturing/Business Park District. Proposed  
Zoning: B3-5 Community Shopping District.

Narrative: The subject property contains 11,700 square feet of land and currently consists of a restaurant, bar and parking lot. The Applicant proposes to demolish the existing building and construct a six story building on the property containing 2,369 sq. ft. of ground floor commercial space, a total of twenty residential dwelling units on the upper floors, twenty parking spaces, 10 bicycle parking spaces and one loading berth will be provided.

FAR: 3.73

FLOOR AREA: 43,671 sq. ft.

MINIMUM LOT AREA: 585 sq. ft. / Dwelling Unit

Residential Units: Twenty Dwelling Units

Height: 66 feet 0 inches

Setbacks:

North: West Cottage Place Setback: None at grade, commercial space and parking garage;  
30 feet on residential floors 2-6

South Racine Ave. Setback:

South: West Jackson Blvd. Setback:

West: Property Line Setback:  
Twenty

Parking Spaces:

Bicycle Spaces:

Loading:



EXISTING COHC. KMJC

H. JACKSON

**SITE PLAN « 1ST FLOOR FLAN**

PROPOSED 20 UNIT BUILDING  
**228 S. RACINE AVE.**  
CHICAGO , ILLINOIS  
13'-3" x 10'-7"

BSSL2 13'-3" x 11'-4"

13'-3" x 11'-5"  
Liv/pmytciTi;tEN  
26'-3" x 16'-5"

13'-3" x 11'-6"

BALC.

FOR EXTERIOR EMLDING PIMENSIONS SEE 5TH FLOOR PLAN

3RD FLOOR (2ND < 4TH FLOORS SIMILAR)

PROPOSED 20 UNIT BUILDING  
**228 S. RACINE AVE.**  
CHICAGO , ILLINOIS  
IAIMIMYK ASSOCIATES, LTO.

ARCHITECTS • ENGINEERS • PLANNERS 710 HIGDON RD., PARK RIDGE, IL. 60066  
PHONE 708.444.1111 FAX 708.444.1111

PROPOSED 20 UNIT BUILDING  
**228 S. RACINE AVE.**  
CHICAGO , ILLINOIS

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16'-10'  
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ROOF PECK

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ROOF PLAN  
SCALE: M1/4"=1'-0"

PROPOSED 20 UNIT BUILDING 228 S.  
RACINE AVE. CHICAGO . ILLINOIS

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NORTH ELEVATION

PROPOSED 20 UNIT BUILDING 228 S.  
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LIGHT CRAY BRICK -

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PARK CRAY .-1 BRICK.y

1x5T ELEVATION

PROPOSED 20 UNIT BUILDING 228 S.  
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