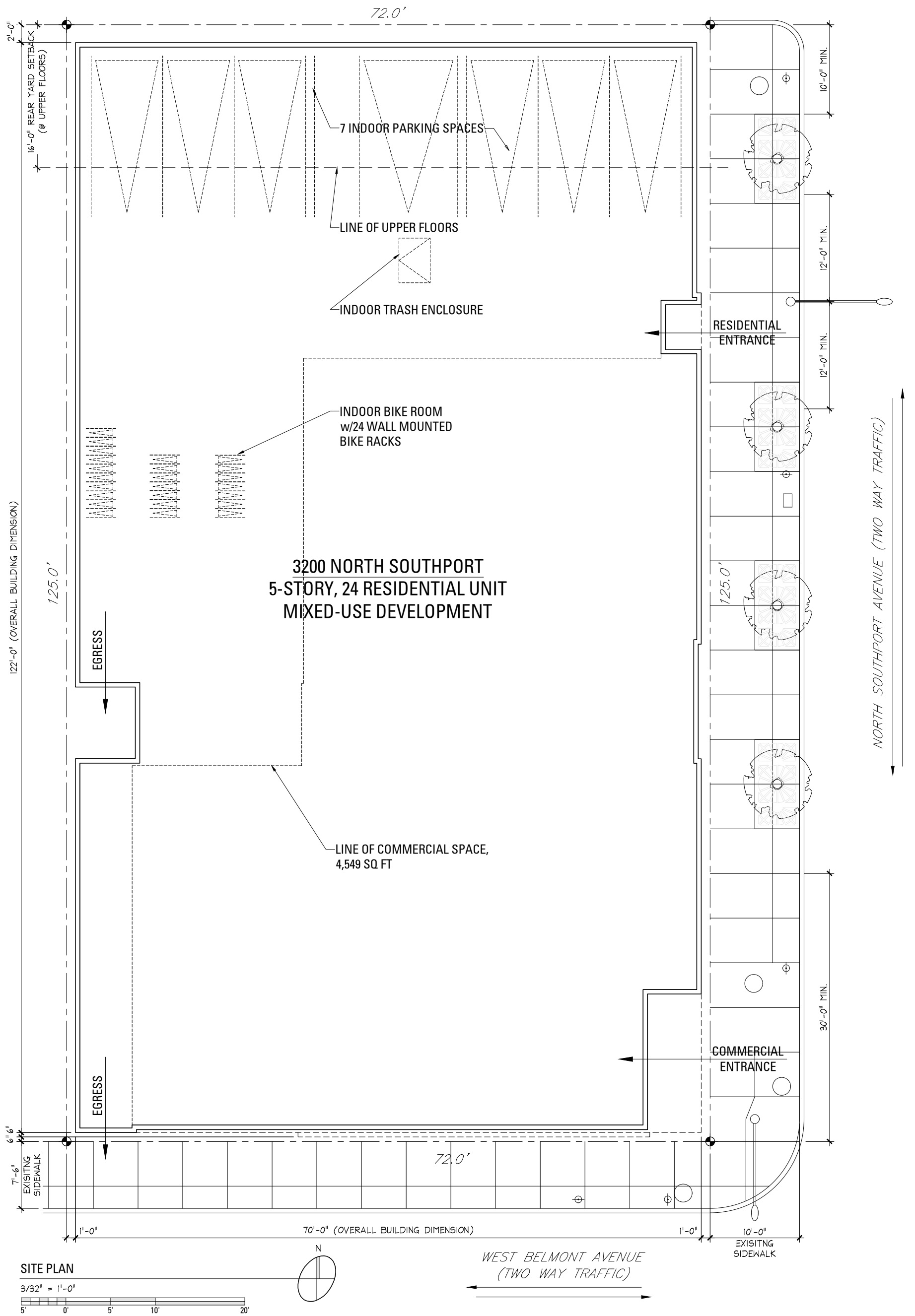


# 3200 NORTH SOUTHPORT

## ZONING DATA

ADDRESS: 3200 NORTH SOUTHPORT AVENUE, CHICAGO, IL  
 LOT SIZE: 72.0' x 125.0'  
 LOT AREA: 9,000 SQ. FT.

	<u>CURRENT ZONING</u>	<u>PROPOSED ZONING ALLOWED</u>	<u>PROPOSED BUILDING</u>
ZONING DISTRICT:	B3-2	B3-3 (TOD)*	B3-3 (TOD)
F.A.R.:	2.2	3.5	-
MINIMUM LOT AREA	1,000 SF / UNIT	300 SQ. FT. / UNIT	375 SQ. FT. / UNIT
MAXIMUM BUILDABLE AREA:	19,800 SQ. FT.	31,500 SQ. FT.	31,493 SQ. FT.
MAXIMUM NUMBER OF UNITS:	9 UNITS	30 UNITS	24 UNITS
MAXIMUM BUILDING HEIGHT:	50'-0"	70'-0"	55'-4"
<b>SETBACKS:</b>			
FRONT YARD	0'-0"	0'-0"	0'-6"
REAR YARD	0'-0"	0'-0"	0'-0"
SIDE YARDS	30'-0" @ 2nd FLR & ABOVE	30'-0" @ 2nd FLR & ABOVE	16'-0" @ 2nd FLR & ABOVE
MINIMUM PARKING:	1 PARKING SPACE / UNIT	50% REDUCTION (100% w/ ADMIN. ADJUST.)	7 PARKING SPACES
REAR YARD OPEN SPACE:	N/A	N/A	N/A
LOADING BERTH:	NOT REQUIRED	(1) LOADING BERTH > 25,000 SF	0
COMMERCIAL SPACE:	1,800 SQ. FT. MIN	1,800 SQ. FT. MIN	4,549 SQ. FT.
		*(ASSUMING ARO UNITS PROVIDED OFFSITE)	



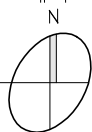
**jsa**  
 jonathan SPLITT architects ltd.  
 4001 north ravenswood avenue  
 suite 601  
 chicago illinois 60613-2576  
 773 883 1017 fax 773 883 3081

proj.# 1738  
 proj. 3200 N SOUTHPORT ACQUISITION LLC  
 MIXED USE DEVELOPMENT  
 3200 NORTH SOUTHPORT AVE  
 CHICAGO, IL  
 description 03/05/18; ISSUED FOR REVIEW



T.O.D. DISTANCE PLAN

1/128" = 1'-0"



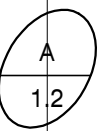
**jSa**  
Jonathan SPLITT architects Ltd.

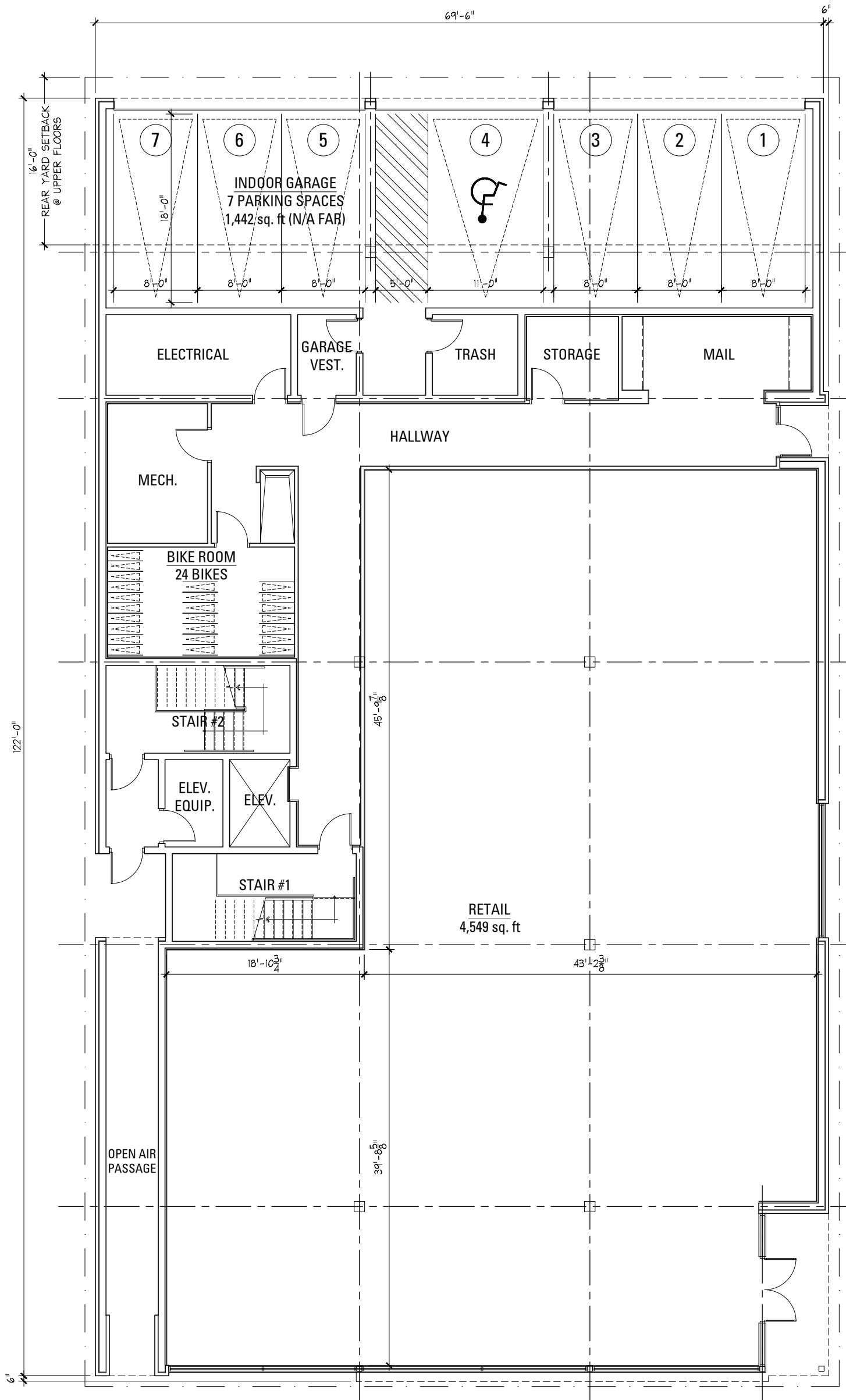
4001 north ravenswood avenue  
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773 883 1017 fax 773 883 3081

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proj. 3200 N SOUTHPORT ACQUISITION LLC  
MIXED USE DEVELOPMENT  
3200 NORTH SOUTHPORT AVE  
CHICAGO, IL

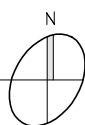
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FIRST FLOOR PLAN - 8,333 SF (6,641.7 FAR)

3/32" = 1'-0"



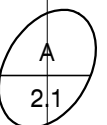
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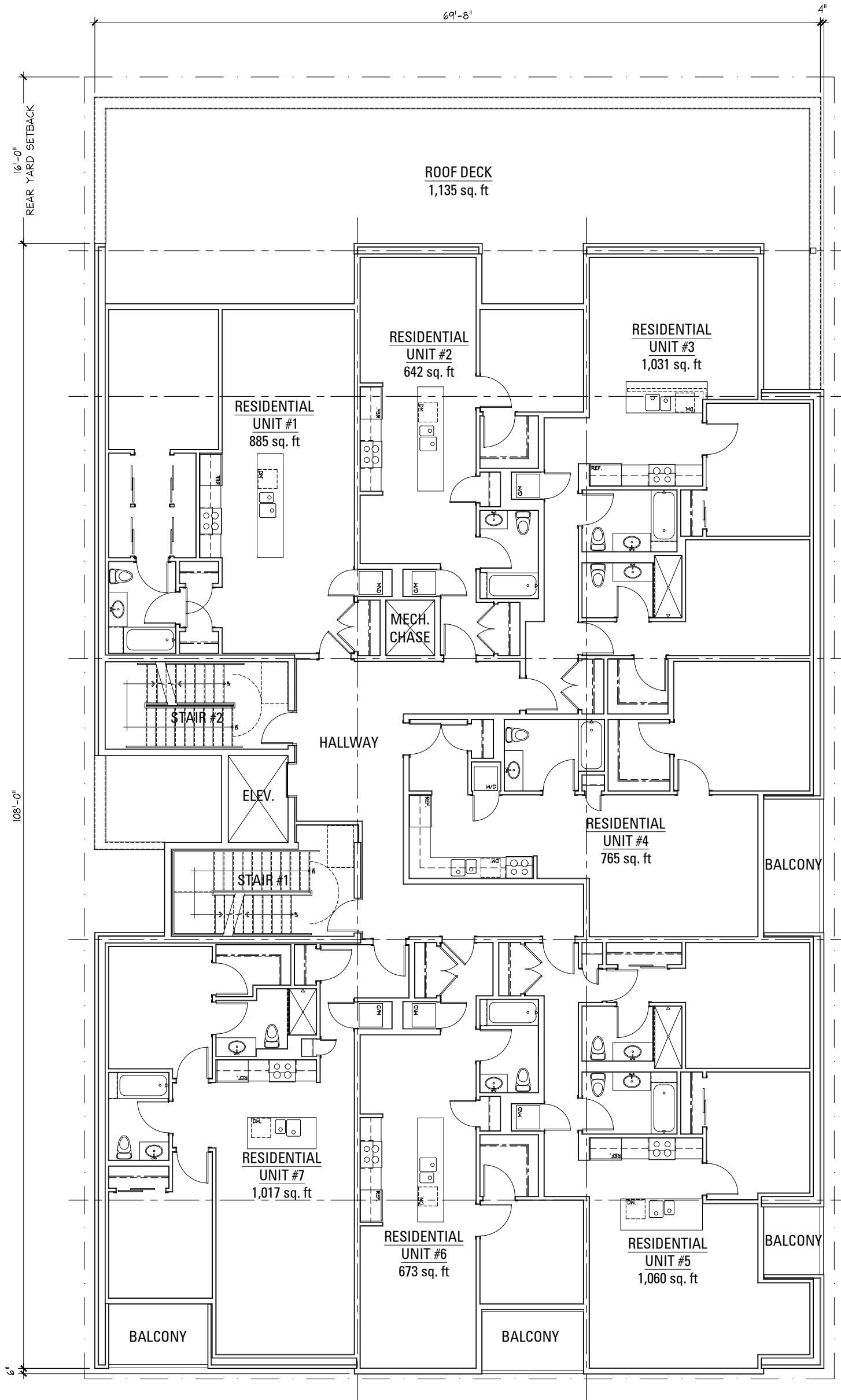
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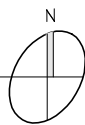
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2ND - 4TH FLOOR PLAN - 6,920.6 SF

3/32" = 1'-0"



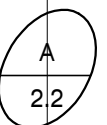
**jSa**  
jonathan SPLITT architects ltd.

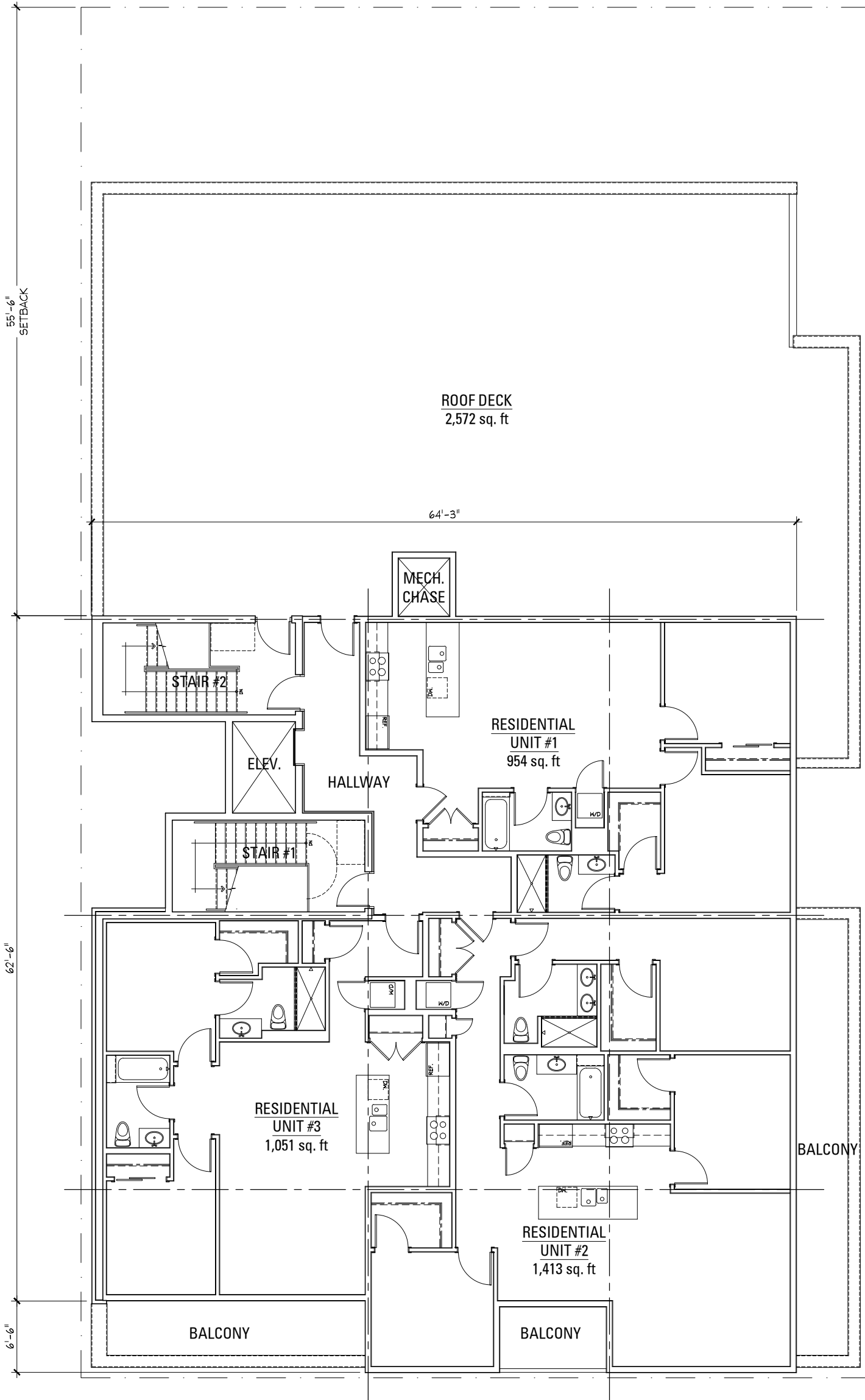
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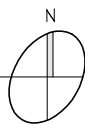
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FIFTH FLOOR PLAN - 4,088.8 SF

3/32" = 1'-0"



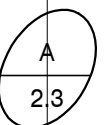
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Jonathan SPLITT architects Ltd.

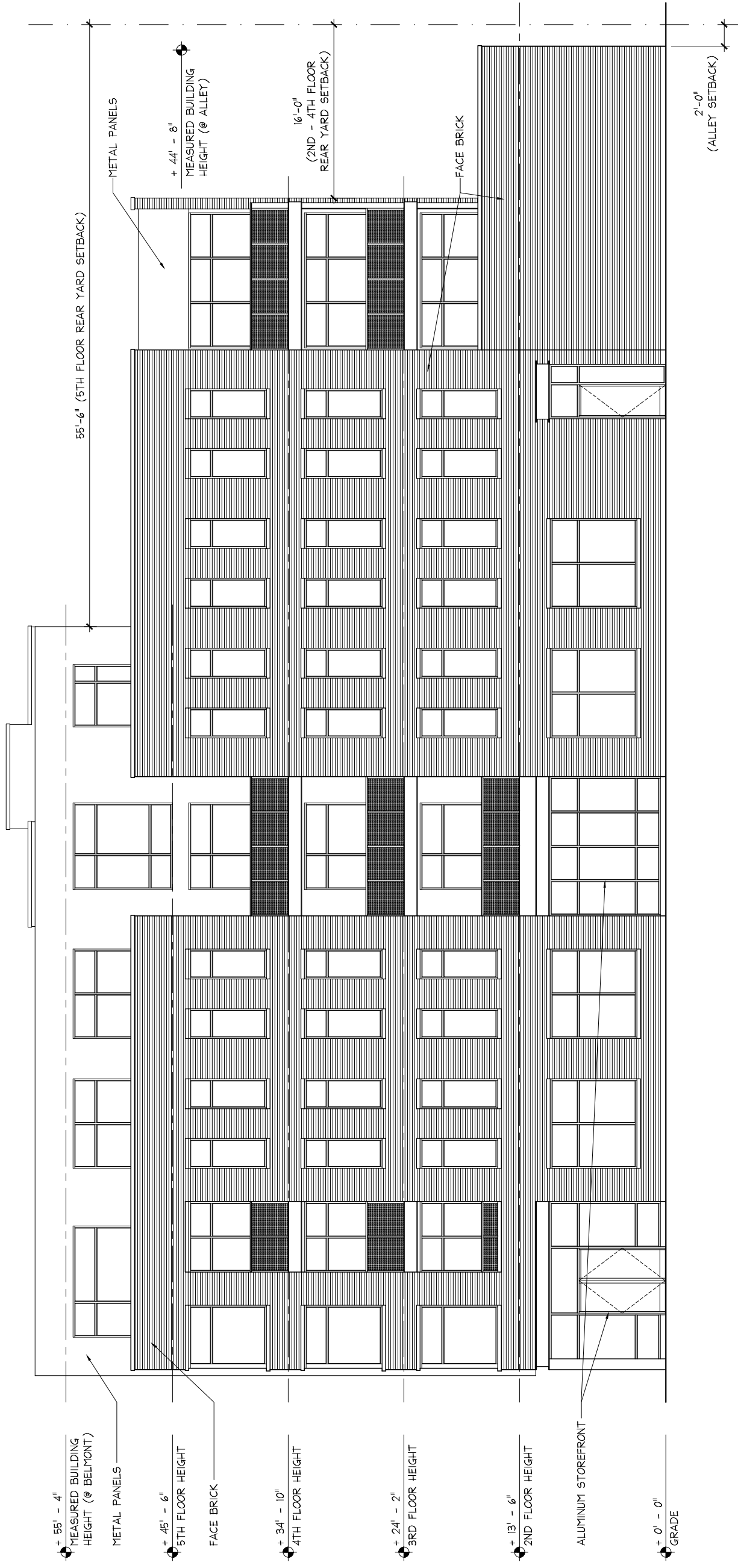
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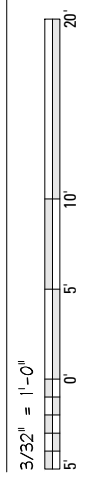
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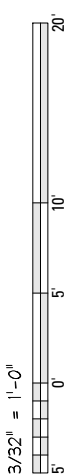


EAST (SOUTHPORT) ELEVATION

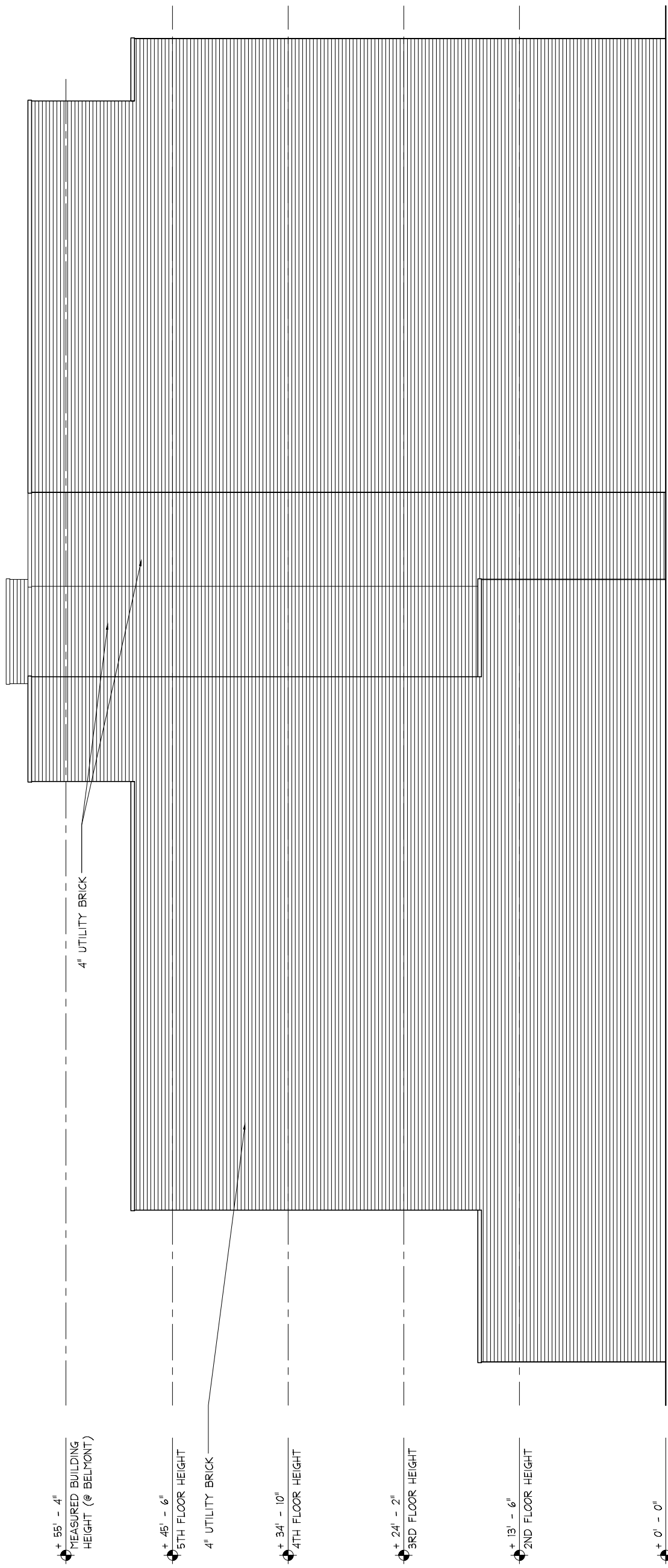




SOUTH (BELMONT) ELEVATION







+ 55' - 4"  
MEASURED BUILDING  
HEIGHT (@ BELMONT)

+ 45' - 6"  
5TH FLOOR HEIGHT

4" UTILITY BRICK

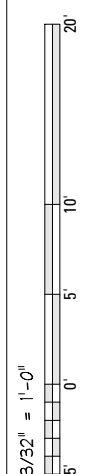
+ 34' - 10"  
4TH FLOOR HEIGHT

+ 24' - 2"  
3RD FLOOR HEIGHT

+ 13' - 6"  
2ND FLOOR HEIGHT

+ 0' - 0"  
GRADE

WEST ELEVATION





NORTH ELEVATION

