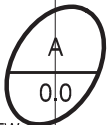


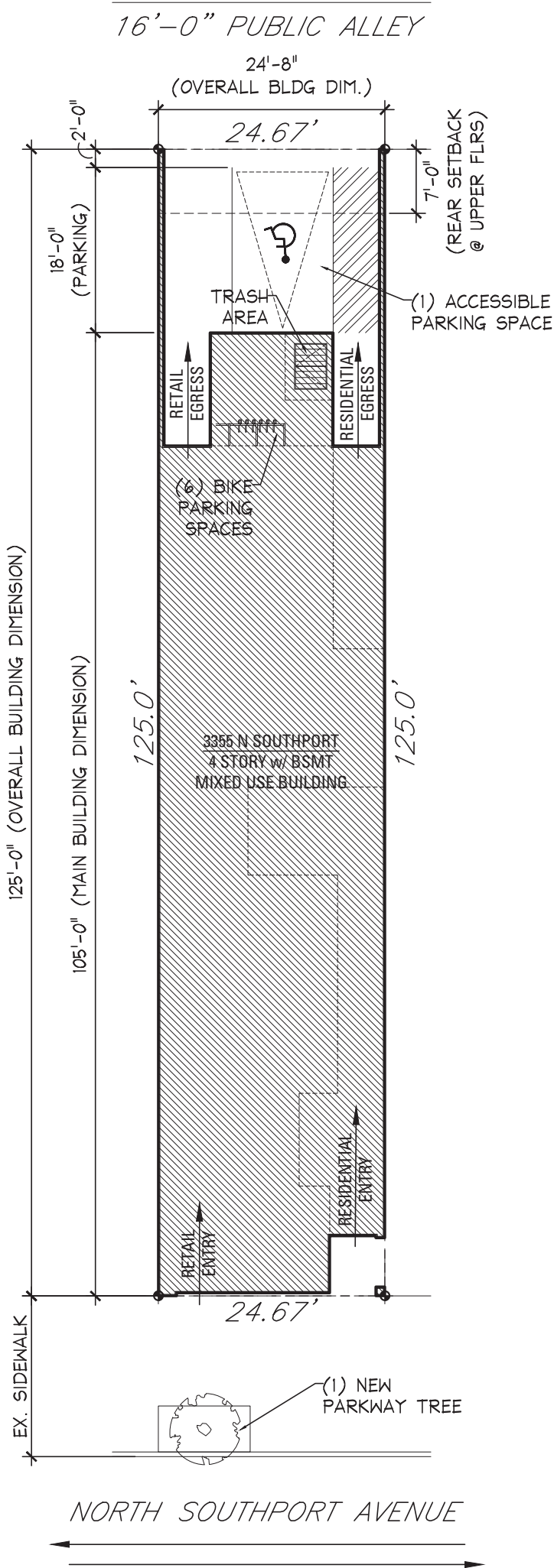
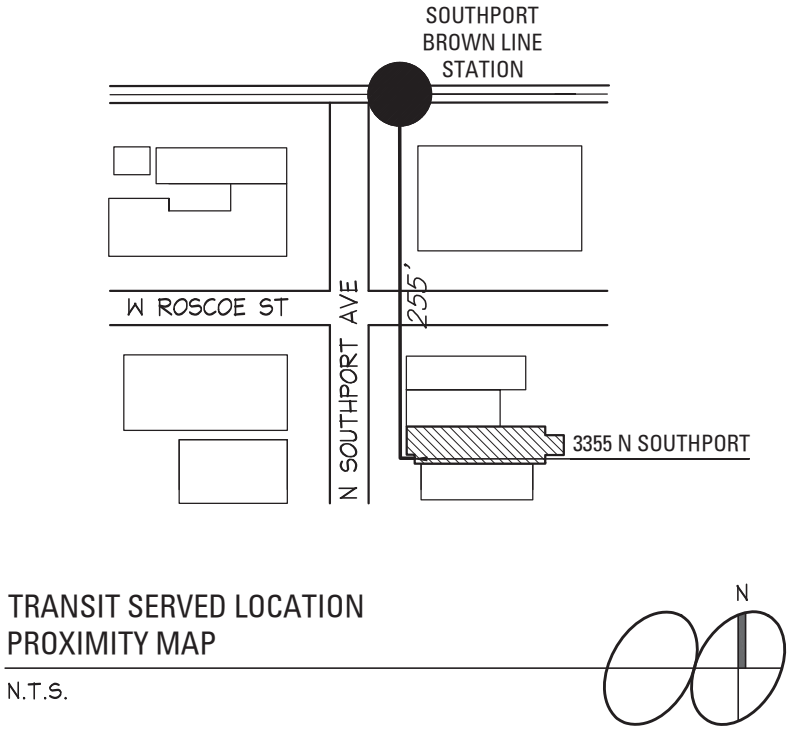
3355 N SOUTHPORT AVE

ZONING DATA

ADDRESS: 3355 NORTH SOUTHPORT AVENUE, CHICAGO, IL
LOT SIZE: 24.67' x 125.0'
LOT AREA: 3,084 SQ. FT.
ZONING CLASSIFICATION: B3-2 (CURRENT); B3-3 TOD (PROPOSED)
DISTANCE TO L STOP: 215'

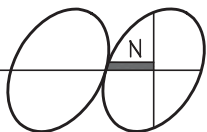
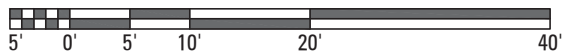
	CURRENT ZONING	PROPOSED ZONING	PROPOSED BUILDING
ZONING DISTRICT:	B3-2	B3-3 TOD	B3-3 TOD
F.A.R.:	2.2	3.5	3.5
MINIMUM LOT AREA	1,000 SF / UNIT	300 SQ. FT. / UNIT	514 SQ. FT. / UNIT
MAXIMUM BUILDABLE AREA:	6,784.8 SQ. FT.	10,679 SQ. FT.	10,679 SQ. FT.
MAXIMUM NUMBER OF UNITS:	3 DWELLING UNITS	10 DWELLING UNITS	6 DWELLING UNITS
MAXIMUM BUILDING HEIGHT:	47'-0"	50'-0"	44'-3"
SETBACKS:			
FRONT YARD	0'-0"	0'-0"	0'-0"
REAR YARD	30'-0" @ RESIDENTIAL FLOORS 0'-0" @ NON-RESIDENTIAL FLOORS	30'-0" @ RESIDENTIAL FLOORS 0'-0" @ NON-RESIDENTIAL FLOORS	7'-0" @ RESIDENTIAL FLOORS 0'-0" @ NON-RESIDENTIAL FLOORS
SIDE YARDS	0'-0"	0'-0"	0'-0"
MINIMUM PARKING:	1 SPACE / DWELLING UNIT	0.5 SPACE / DWELLING UNIT	1 SPACE (0.17 SPACE / DWELLING UNIT)
REAR YARD OPEN SPACE:	N/A	N/A	N/A
LOADING BERTH:	NOT REQUIRED	NOT REQUIRED	NOT REQUIRED
GROUND FLOOR COMMERCIAL SPACE:	MIN. 800 SQ. FT.	MIN. 800 SQ. FT.	1,738 SQ. FT.





SITE PLAN

1/16" = 1'-0"

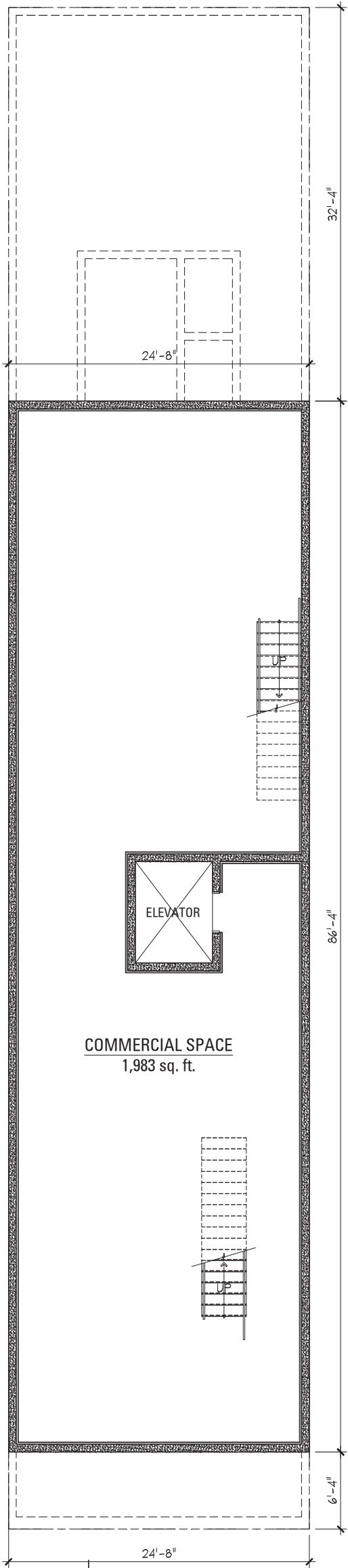


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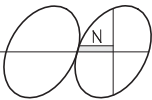
proj.# 2162
proj. HARRIS PROPERTIES
MIXED USE DEVELOPMENT
3355 NORTH SOUTHPORT AVENUE
CHICAGO, IL

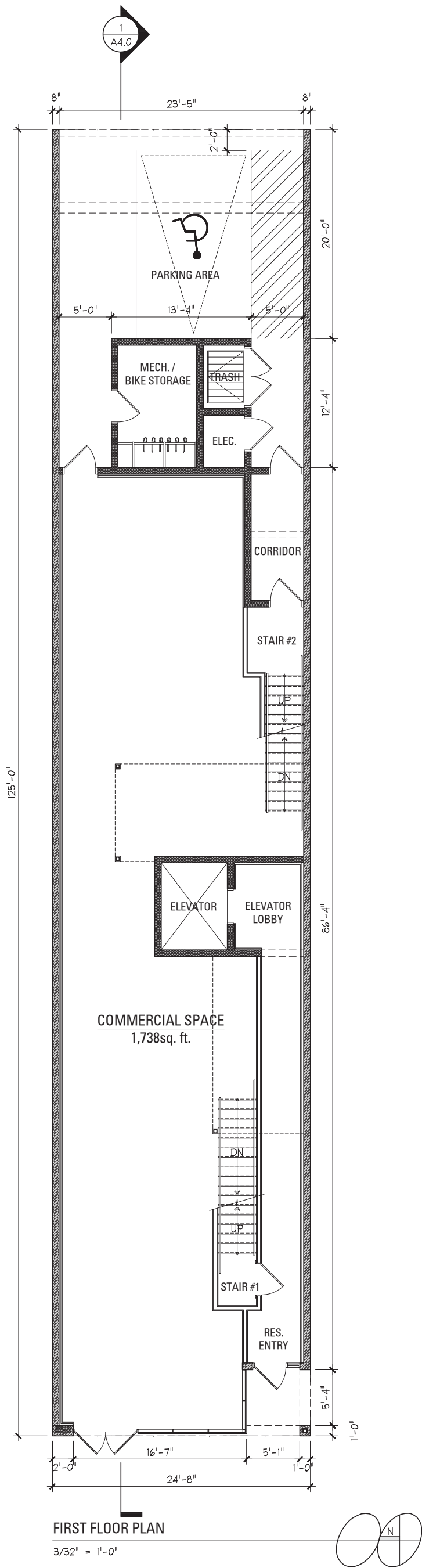
description 04/26/2022; ISSUED FOR ZONING REVIEW



BASEMENT PLAN

3/32" = 1'-0"

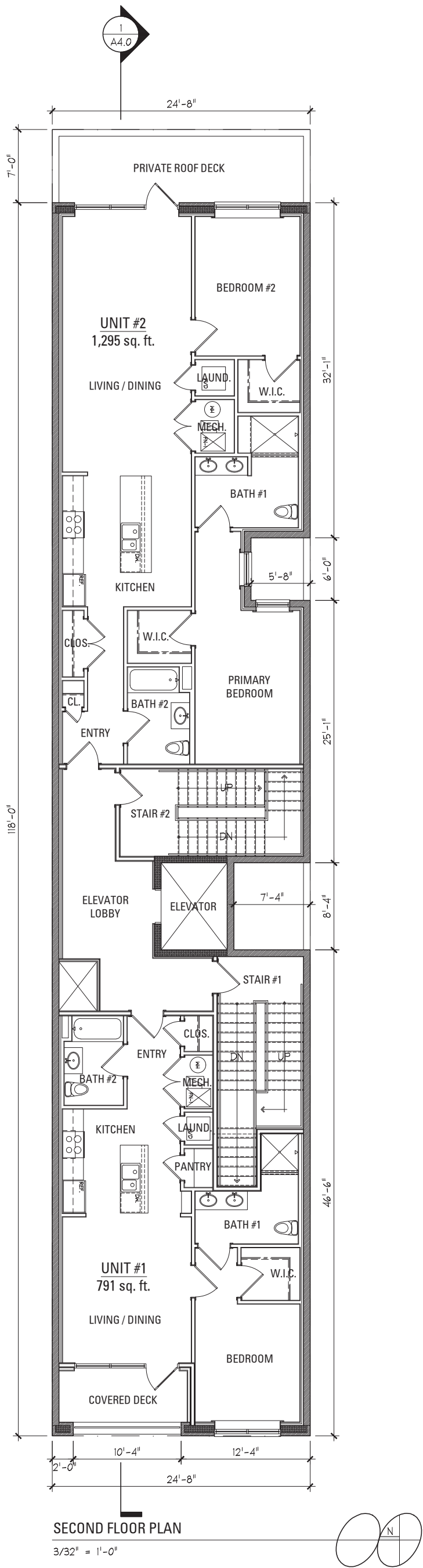


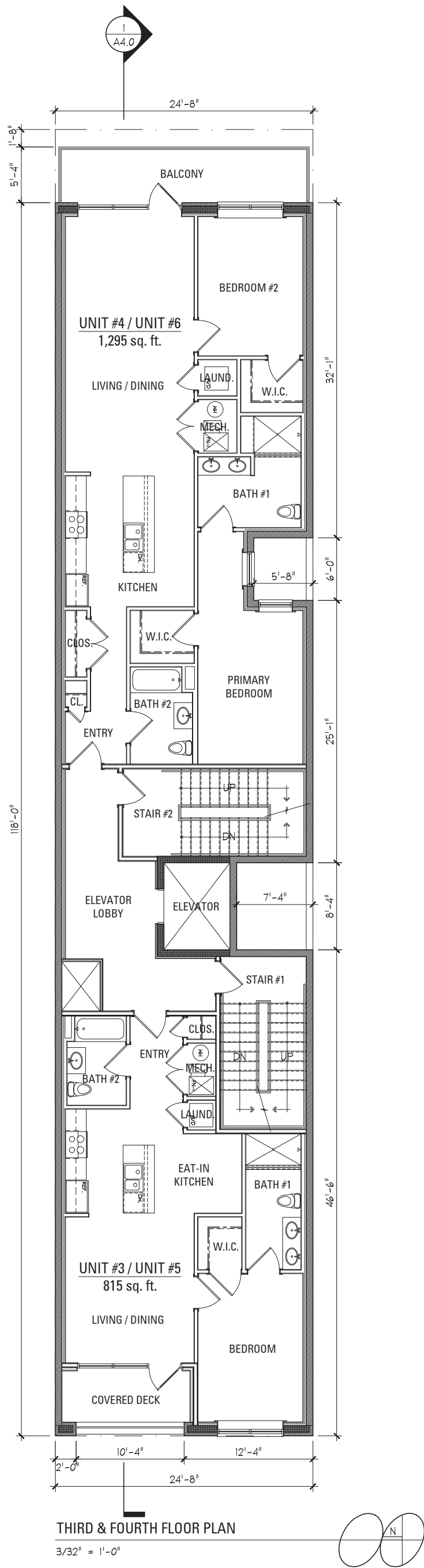


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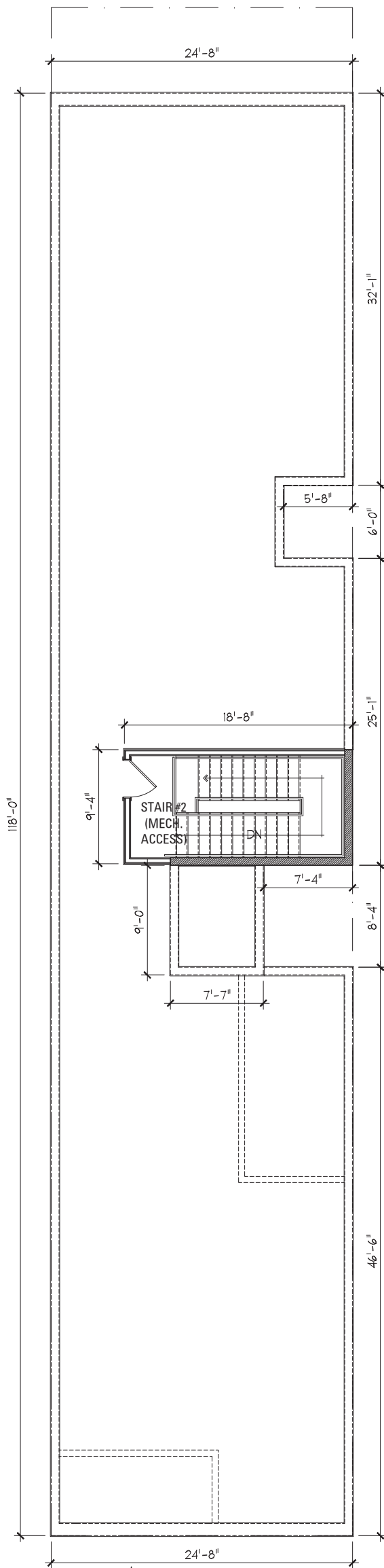




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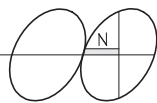
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ROOF PLAN

3/32" = 1'-0"



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FRONT VIEW FROM SOUTHPORT AVE

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PERSPECTIVE VIEW FROM SOUTHPORT AVE

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proj.#	2162
proj.	HARRIS PROPERTIES MIXED USE DEVELOPMENT 3355 NORTH SOUTHPORT AVENUE CHICAGO, IL
description	04/26/2022; ISSUED FOR ZONING REVIEW

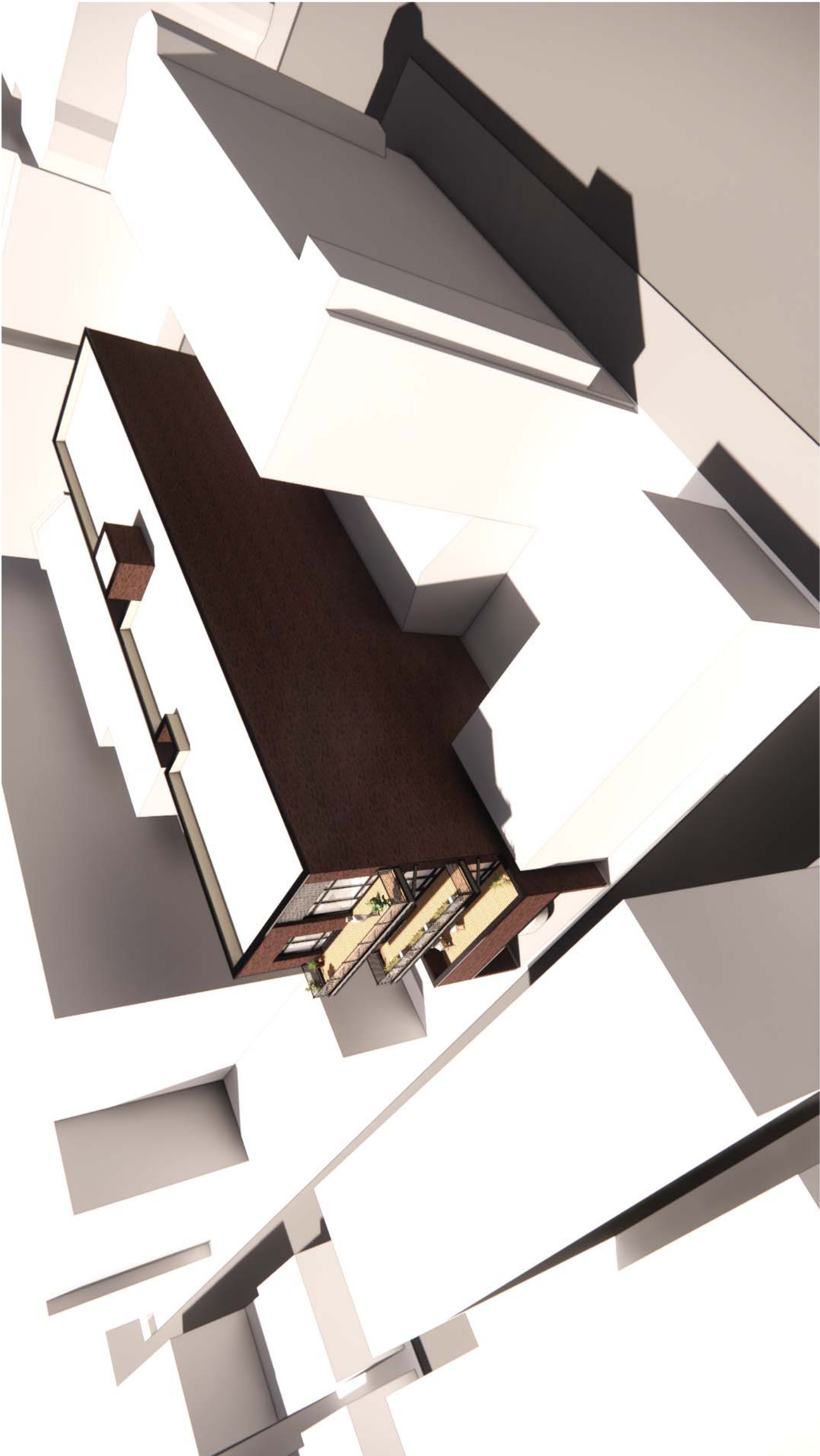




STOREFRONT DETAIL VIEW FROM SW CORNER



FRONT OVERHEAD VIEW FROM SOUTHPORT AVE

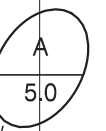


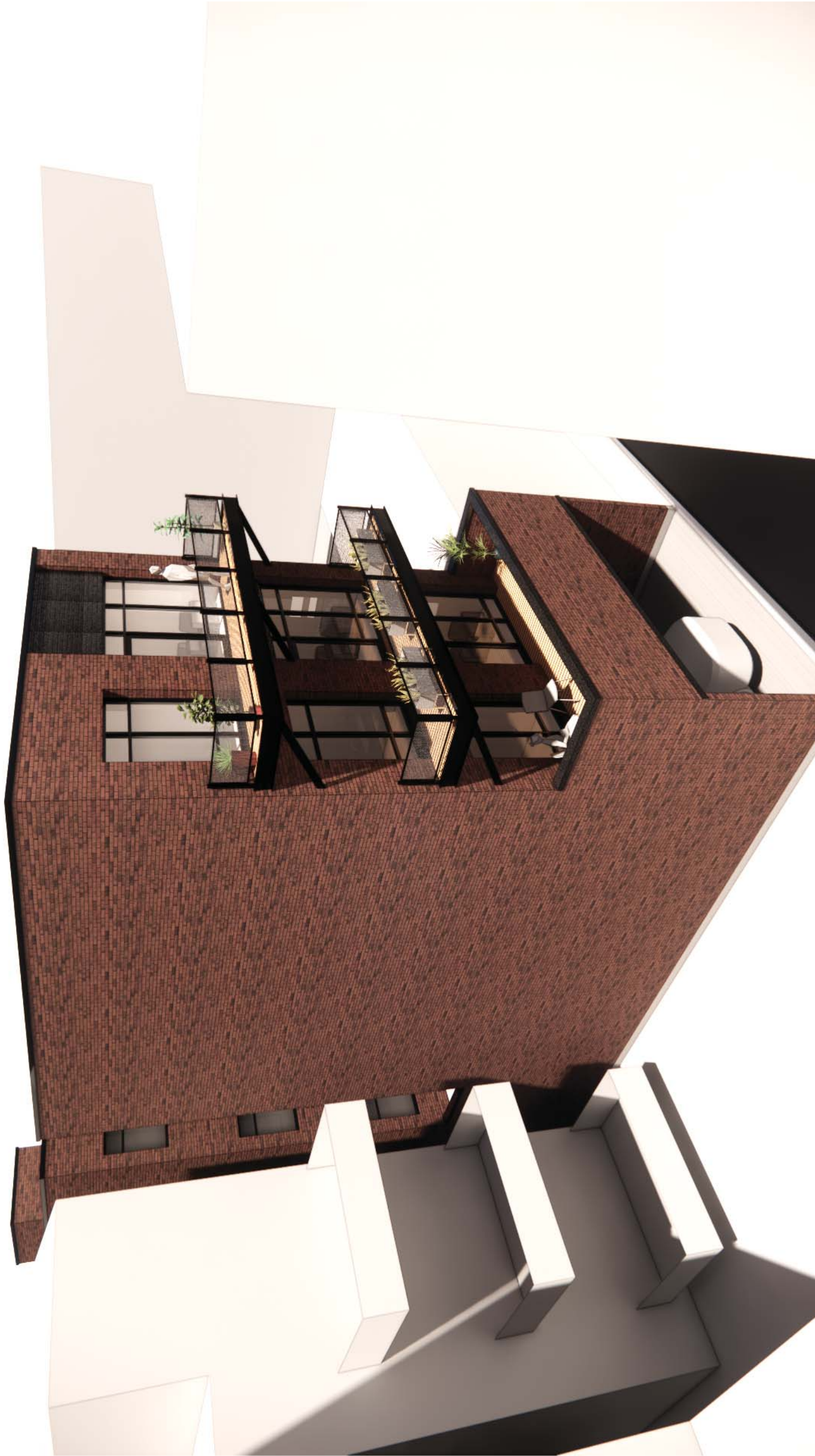
REAR OVERHEAD VIEW FROM PUBLIC ALLEY

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proj. HARRIS PROPERTIES
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3355 NORTH SOUTHPORT AVENUE
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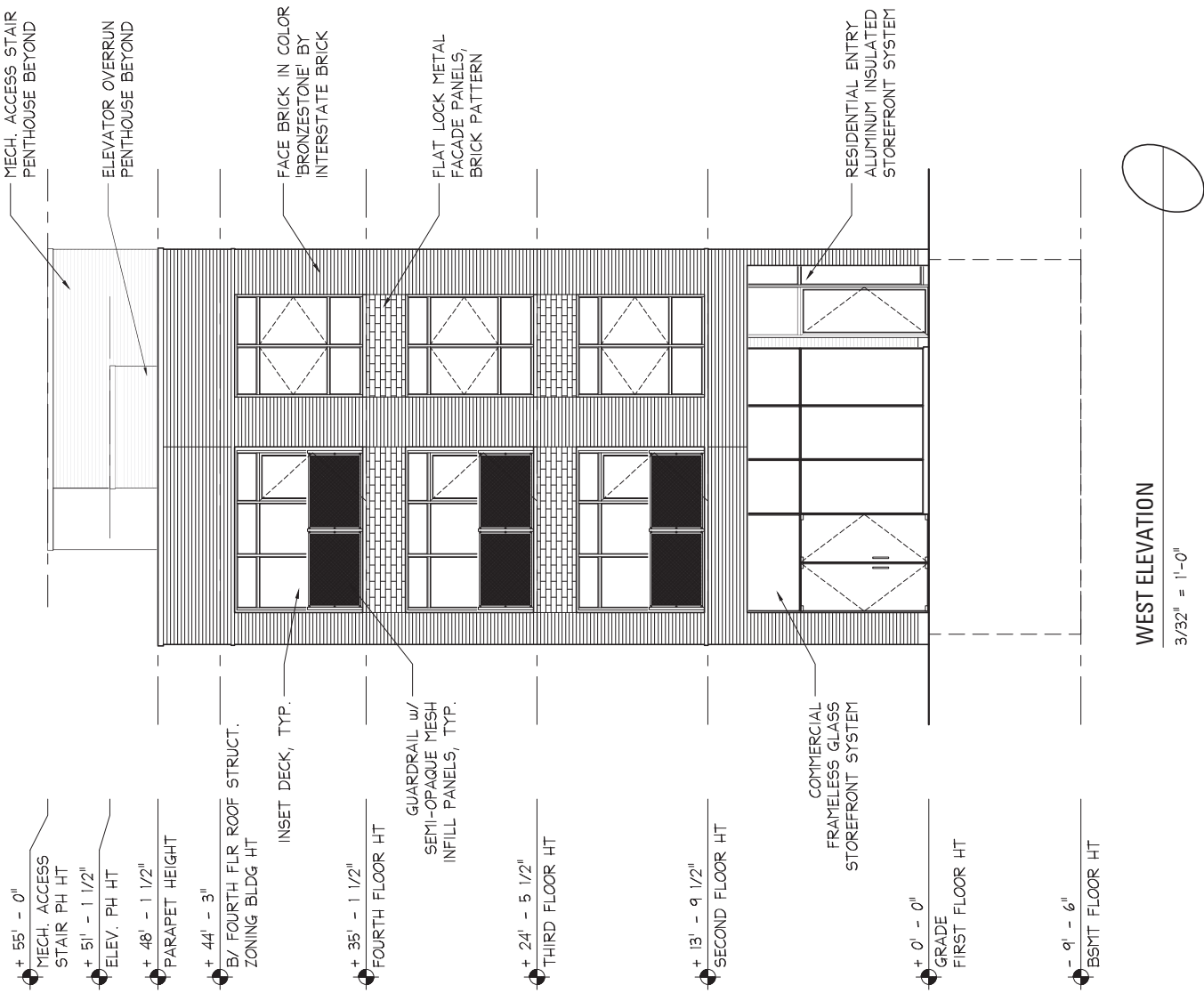
SOUTHEAST CORNER VIEW FROM PUBLIC ALLEY

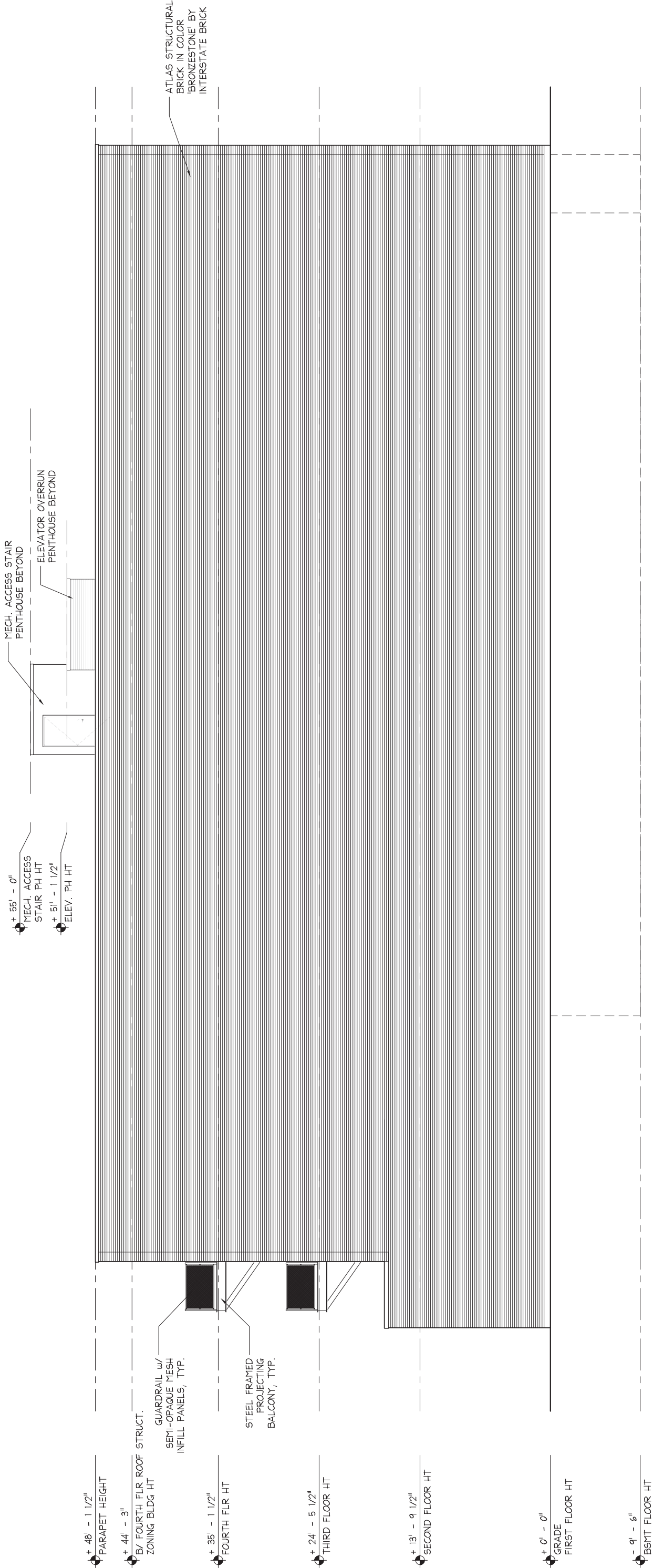
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proj. #	2162
proj.	HARRIS PROPERTIES MIXED USE DEVELOPMENT 3355 NORTH SOUTHPORT AVENUE CHICAGO, IL
description	04/26/2022; ISSUED FOR ZONING REVIEW

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5.0





NORTH ELEVATION

3/32" = 1'-0"

proj.# 2162

proj.

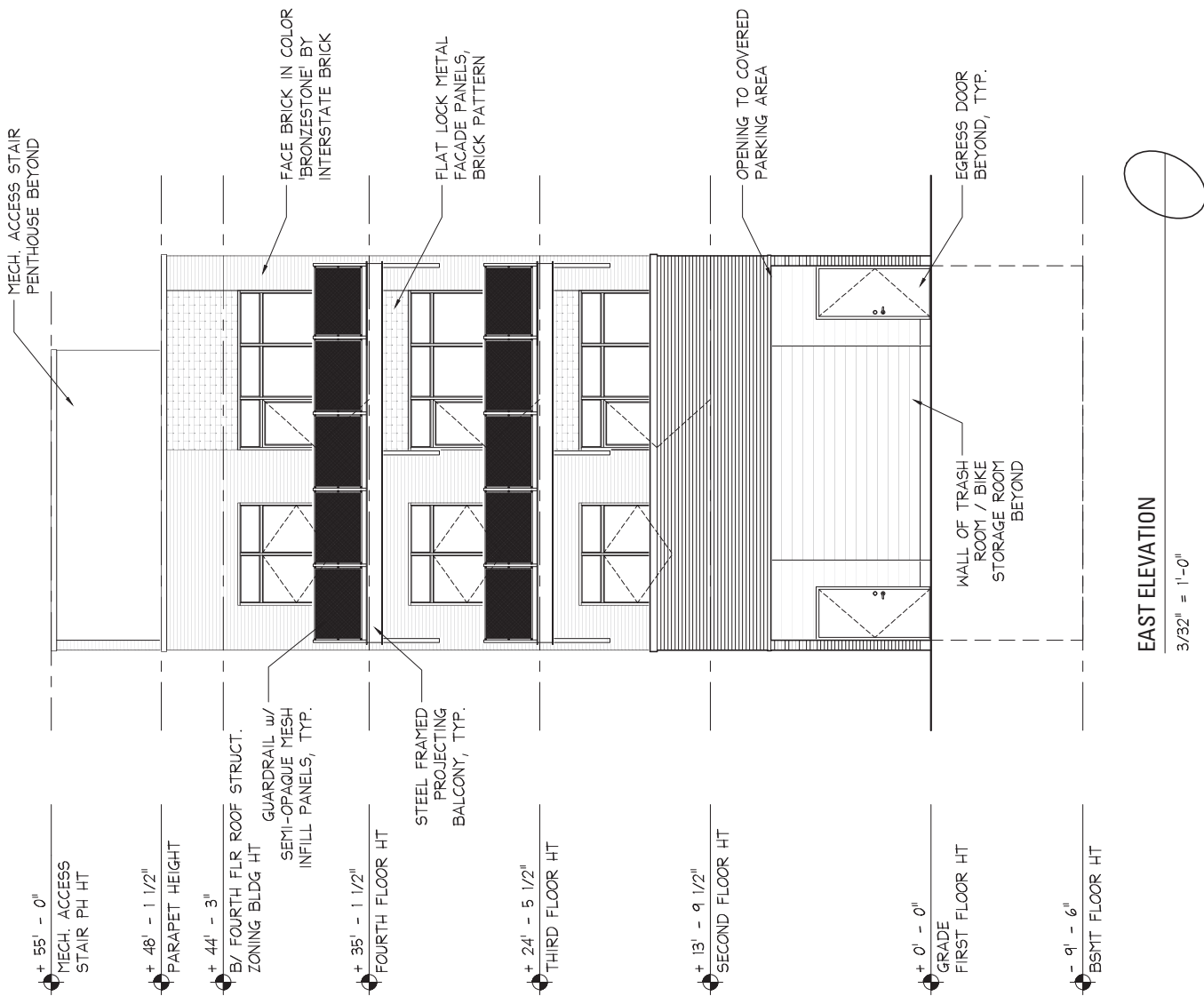
HARRIS PROPERTIES
MIXED USE DEVELOPMENT
3355 NORTH SOUTHPORT AVENUE
CHICAGO, IL

description

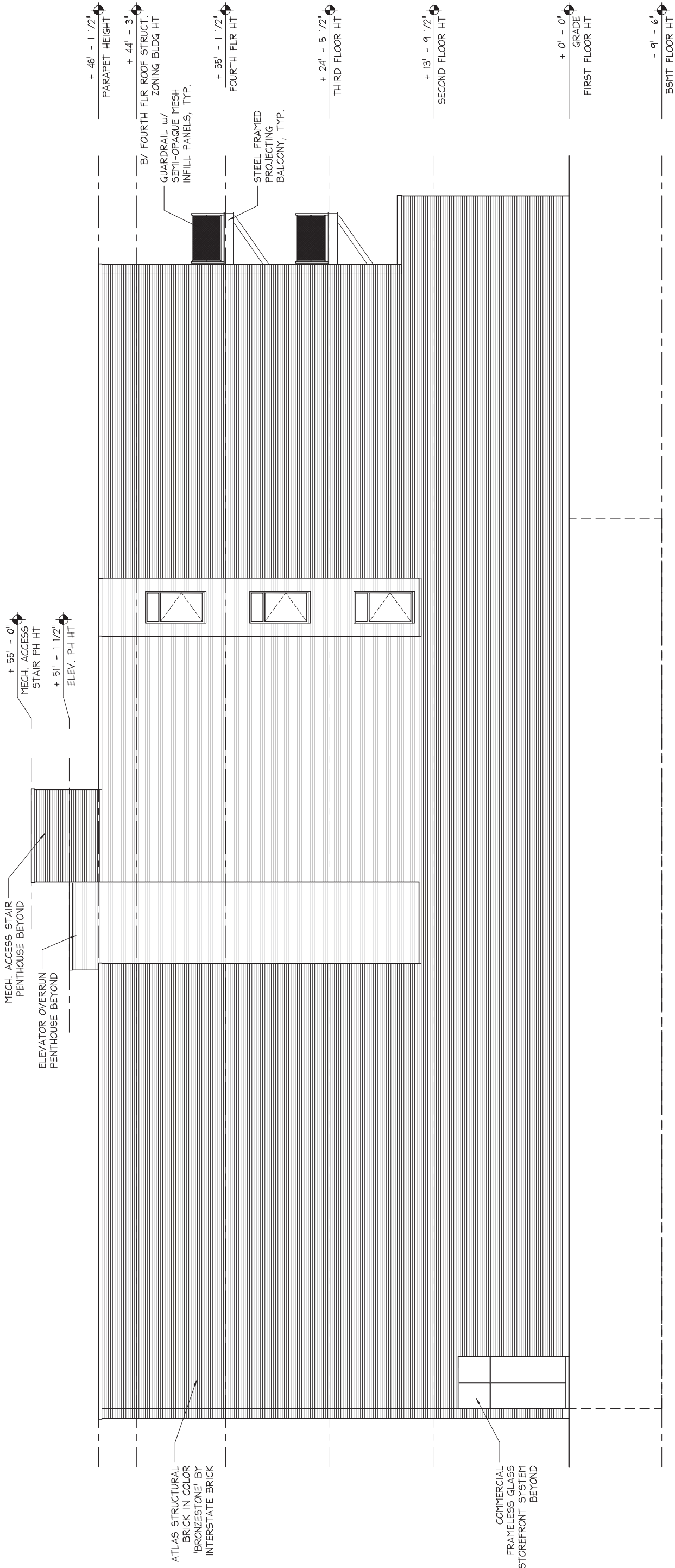
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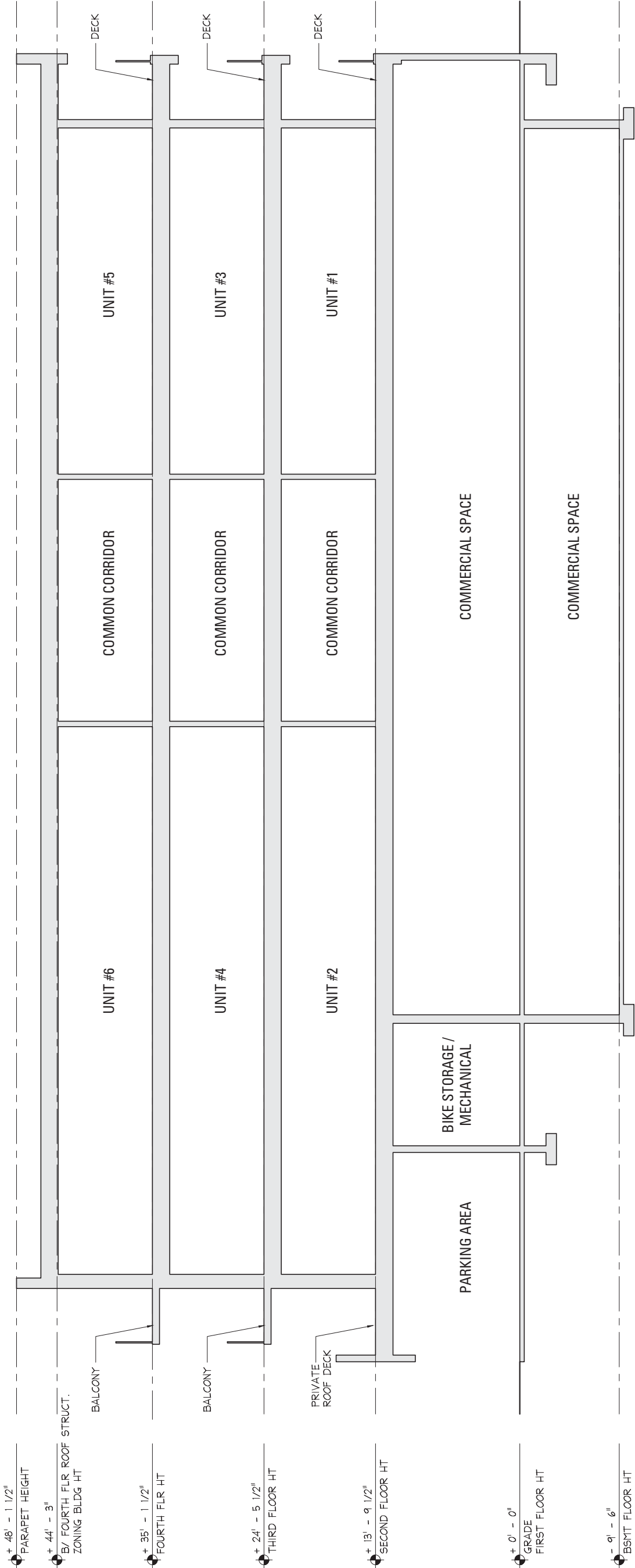
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EAST ELEVATION
3/32" = 1'-0"





BUILDING SECTION

3/32" = 1'-0"