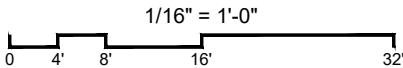


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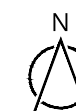
SITE PLAN



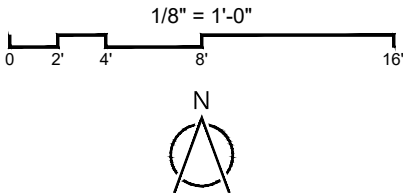
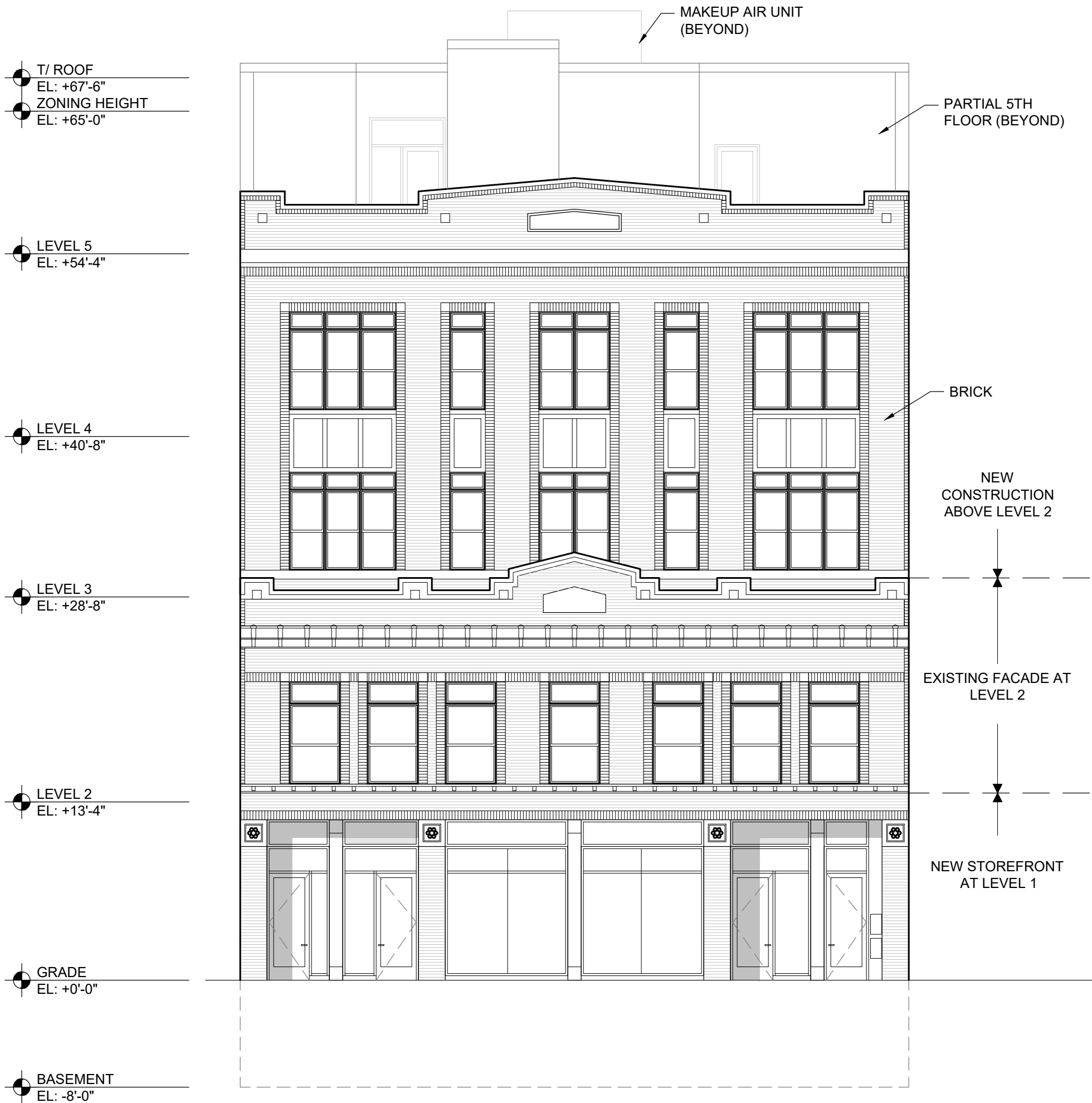
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CHICAGO, IL 60657

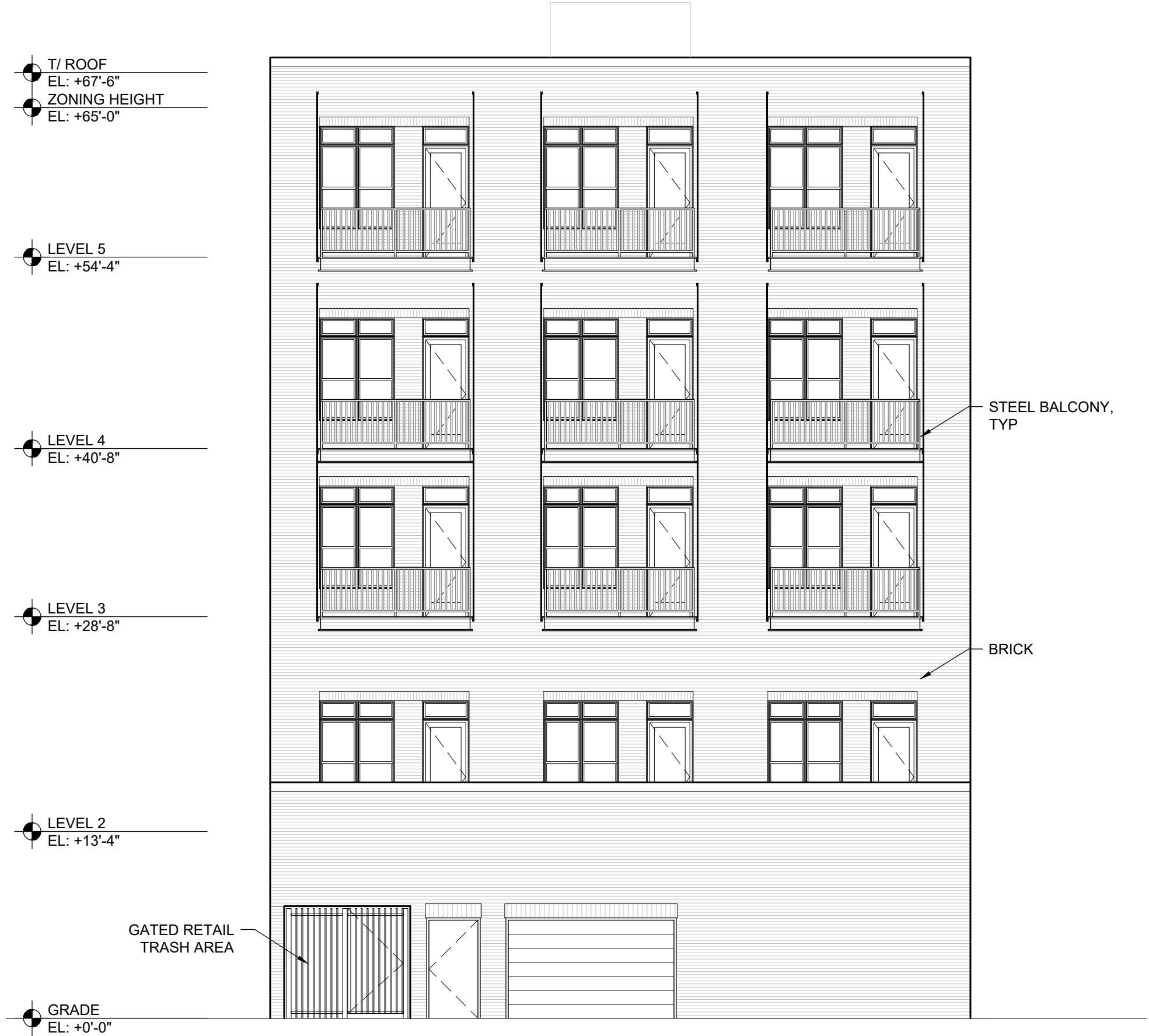


EXISTING VIEW FACING
SOUTH ON BROADWAY

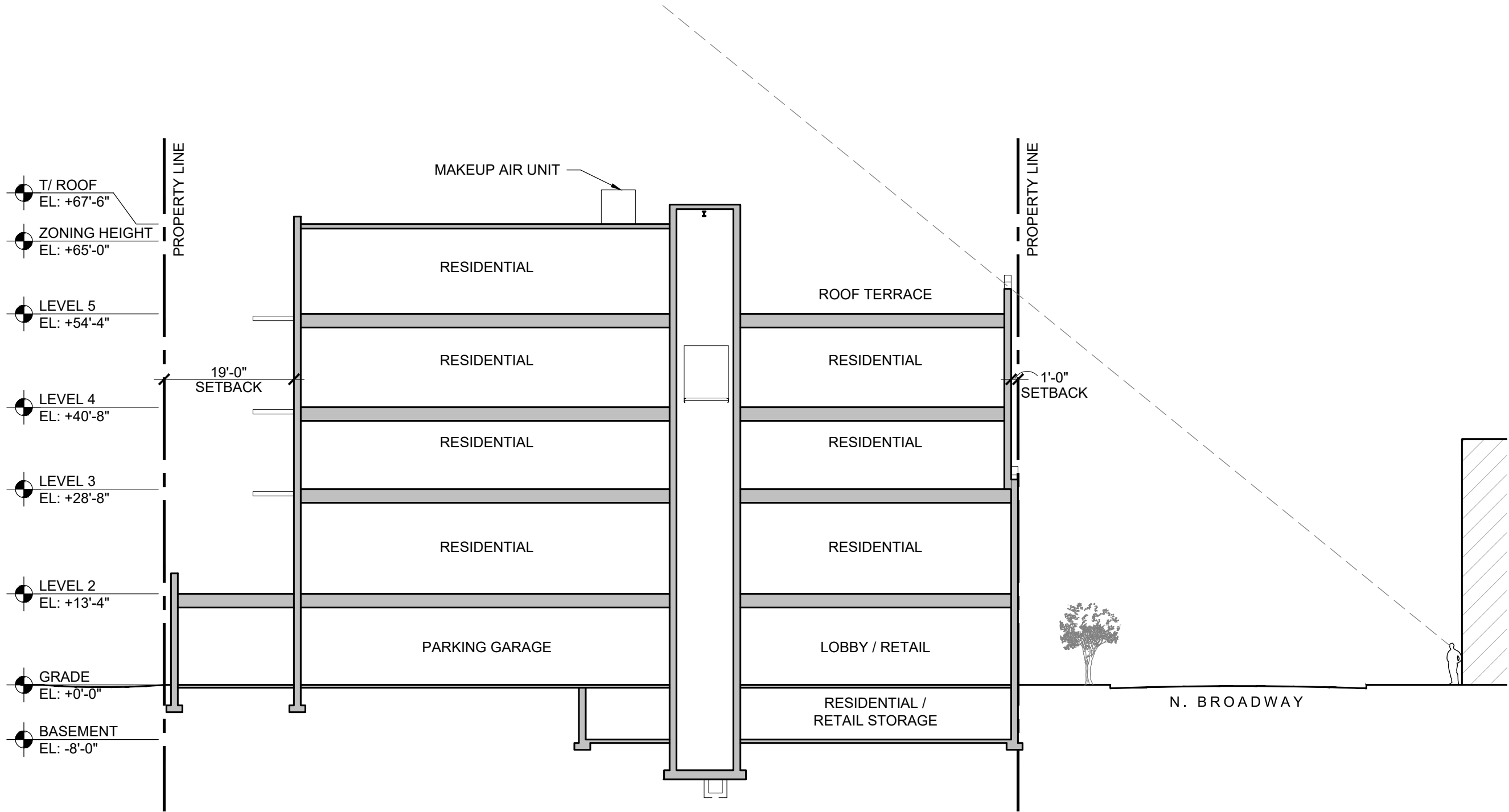




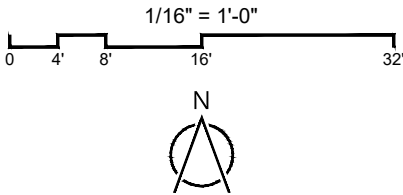




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SITE SECTION

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VIEW FACING SOUTHWEST
ON BROADWAY

APRIL 12, 2021

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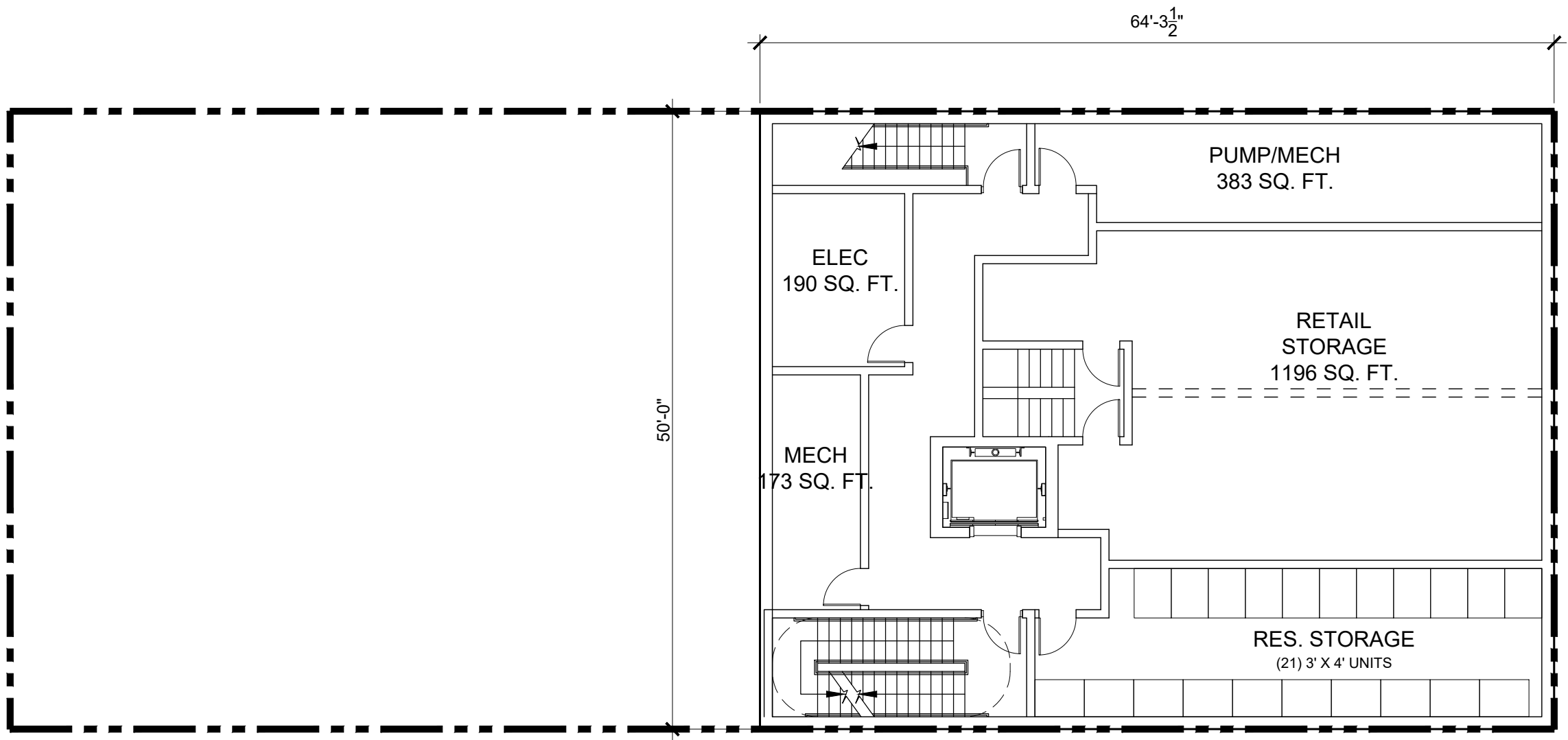
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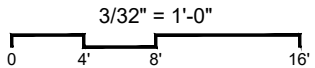
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VIEW FACING NORTHWEST
ON BROADWAY

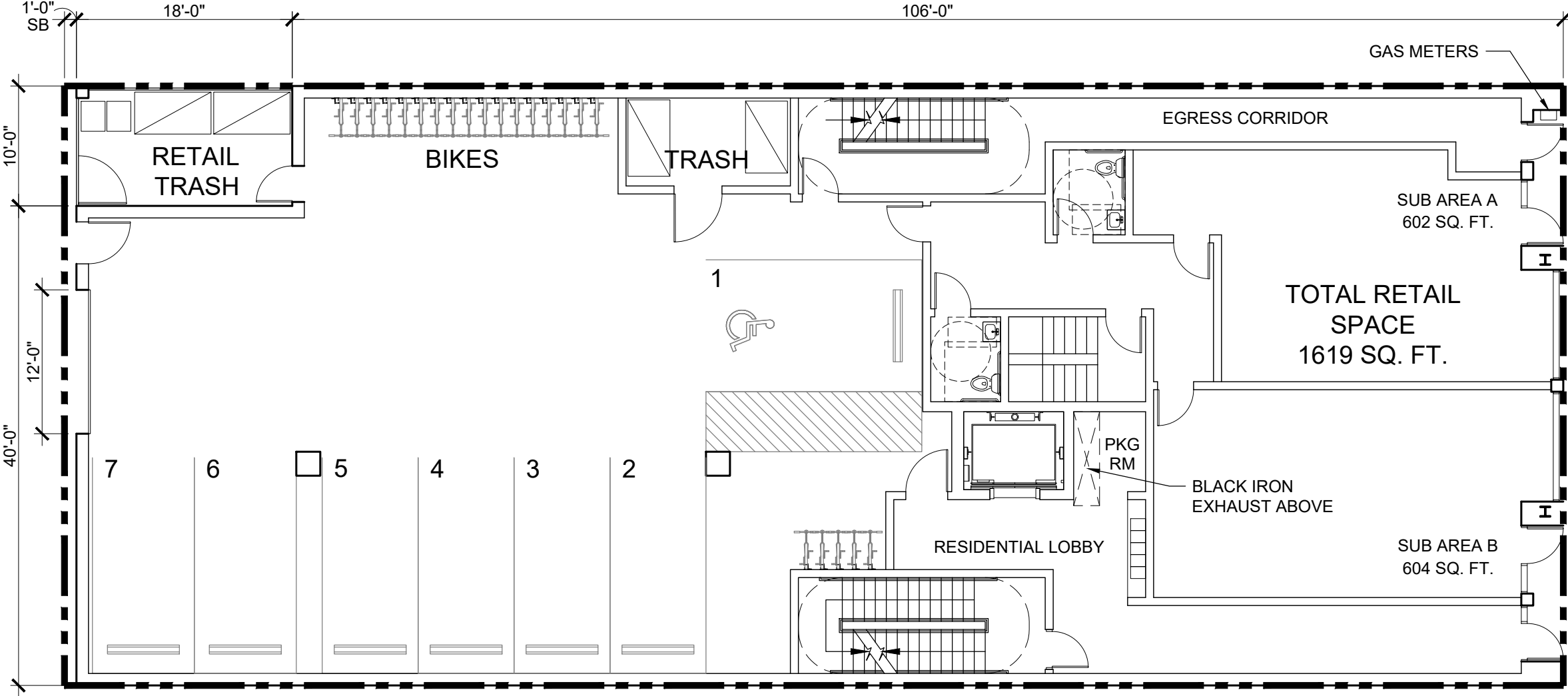
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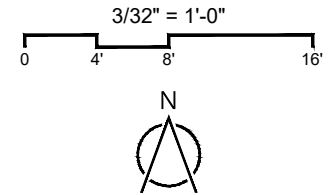
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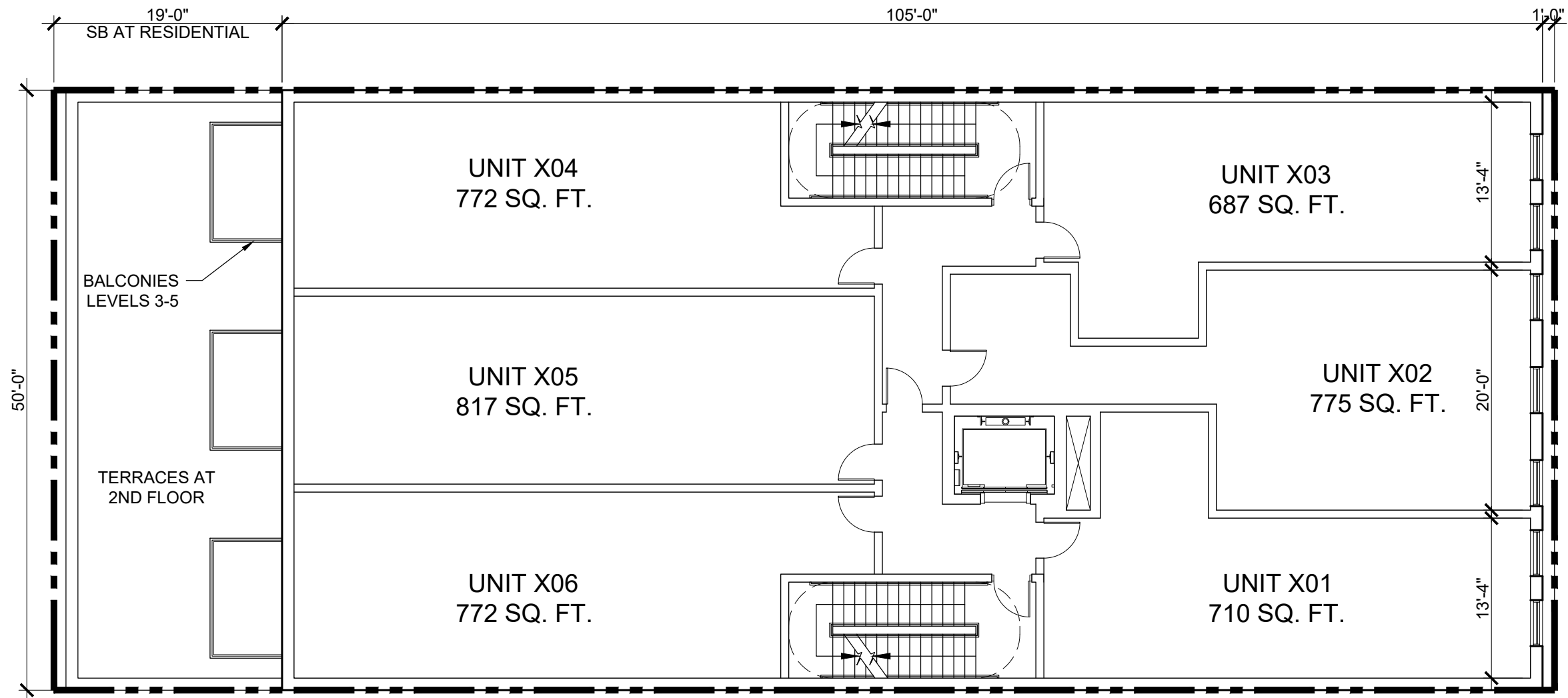
BASEMENT FLOOR PLAN



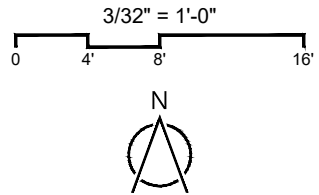
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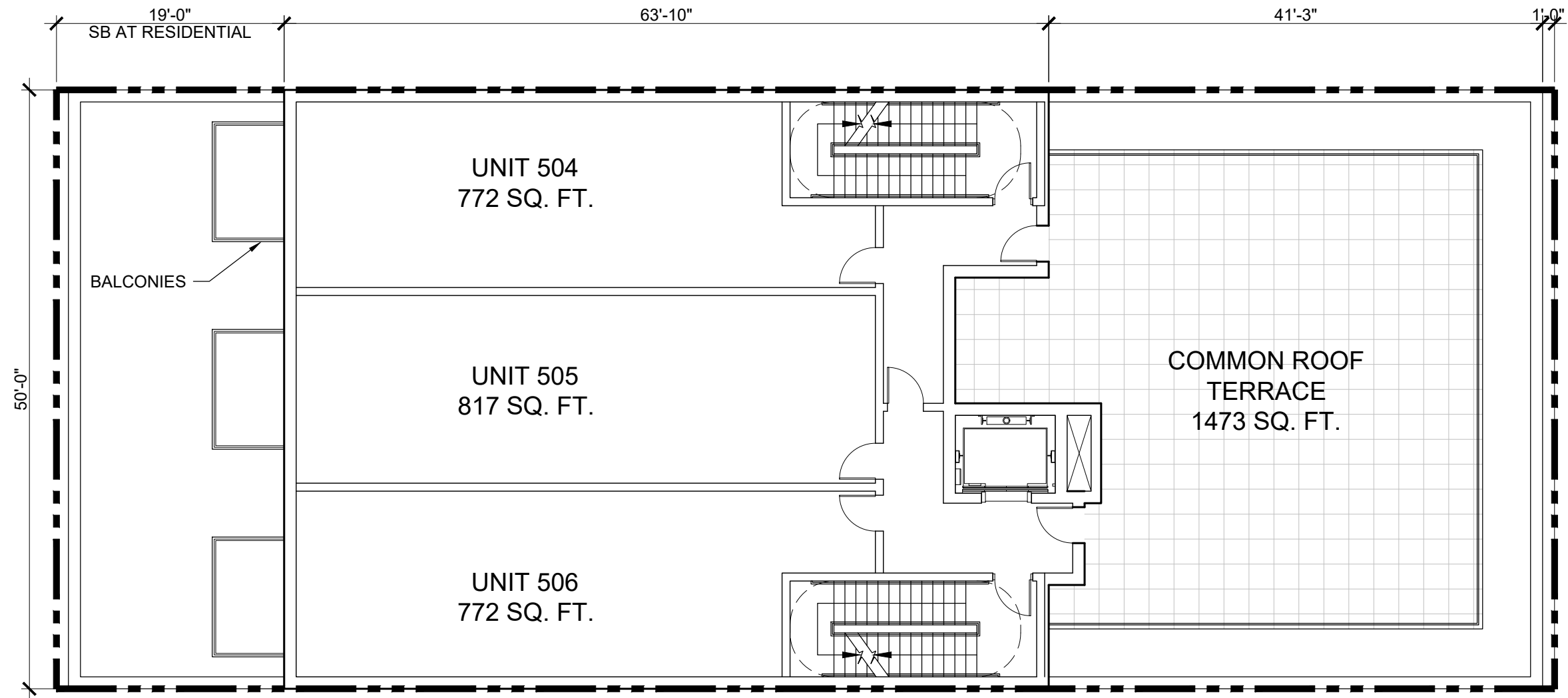
GROUND FLOOR PLAN



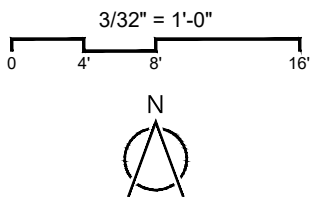
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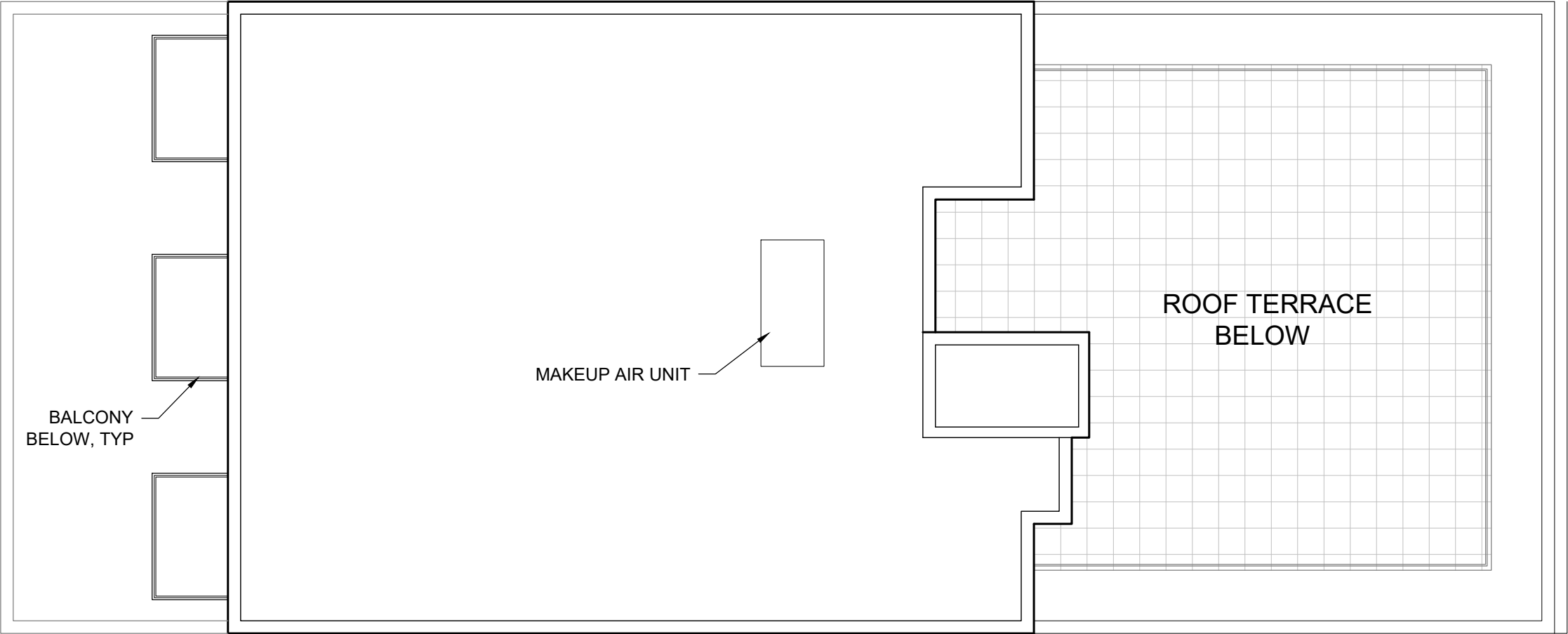
2nd-4th FLOOR PLAN



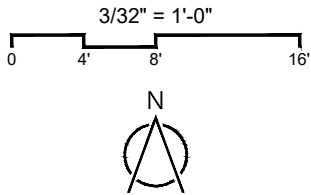
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5th FLOOR PLAN



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ROOF PLAN



Building Data
3160 N. Broadway
4/12/2021



Zoning Data
3160 N. Broadway
4/12/2021



CITY OF CHICAGO ZONING ORDINANCE

	UNITS	F.A.R. [SF]	SALEABLE AREA [SF]	GROSS AREA [SF]
Residential/Building Use				2,772.0
Circulation				443.0
Total		0.0	0.0	3,215.0
Retail		1,619.0	1,619.0	1,619.0
Residential/Building Use		1,318.0		1,318.0
Garage				3,003.0
Total		2,937.0	1,619.0	5,940.0
Residential		4,555.0	4,555.0	4,555.0
Circulation		695.0		695.0
Avg. Unit Size [SF]	759.2			
Per Floor Total	6	5,250.0	4,555.0	5,250.0
Level 2-3 Totals	18	15,750.0	13,665.0	15,750.0
Residential		2,360.0		2,360.0
Circulation		805.0		805.0
Avg. Unit Size [SF]	787			
Total	3	3,165.0	0.0	3,165.0
Scheme Totals	21	21,852.00	15,284.00	28,070.00

Lot Area [SF]	6,250.00	6,250.0	6,250.0
Zoning District	B3-2	B3-3 TOD	B3-3 TOD
Use Group	Mixed-Use Residential	Mixed-Use Residential	Mixed-Use Residential
Maximum Floor Area Ratio [F.A.R.]	2.2	3.5	Actual Ratio [F.A.R.] 3.5
Maximum Area Allowed by F.A.R.	13,750.0	21,875.0	Actual Area [F.A.R.] 21,852.0
Minimum Lot Area Per Dwelling Unit [SF]	1,000.0	300*	Actual Lot Area Per Unit* 297.6
Maximum Number of Dwelling Units	6.0	22*	Actual Number of Units 21.0
Minimum Required Business Area [%]	20%	20%	Proposed Business Area [%] 26%
Minimum Required Business Area [SF]	1,250.0	1,250.0	Proposed Business Area [SF] 1,619
Required Yards [ft]	Front 0'	0'	Proposed 0'
	Side [Cumulative] 0'	0'	Proposed 0'
	Side [Minimum One Side] 0'	0'	Proposed 0'
	Rear @ Floors w/ Dwelling 30'	30'	Rear Yard Relief Proposed 19'
Maximum Building Height [ft]	50'	70'	Proposed 65'
Required Off Street Parking Spaces	0.5 per Unit	.33 per Unit	Provided 7.0
Required Accessible Parking Spaces	1 per 50 spaces	1 per 50 spaces	Provided 1.0
Required Off Street Loading	0-24,999 SF = 0	0-24,999 SF = 0	Provided 0.0
Required Bicycle Parking	1 per 2 auto spaces	1 per 2 auto spaces	Provided 30.0
Required Off Street Parking Spaces	0 per first 4,000 SF	0 per first 10,000 SF	Provided 0.0
Required Accessible Parking Spaces	1 per 25 spaces	1 per 25 spaces	Provided 0.0
Required Off Street Loading	0-9,999 SF = 0	0-9,999 SF = 0	Provided 0.0
Required Bicycle Parking	1 per 5 auto spaces	1 per 5 auto spaces	Provided 0.0
Required Parkway Trees	1 per 25' of street frontage	1 per 25' of street frontage	0.0
Vehicular Use Area Landscaping	N/A	N/A	N/A
Trash Area Screening Required	Required	Required	Interior
Variances:			

Notes: *
*With up to 20% efficiency units @200 MLA

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ZONING DATA



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NOT TO SCALE



SITE CONTEXT