

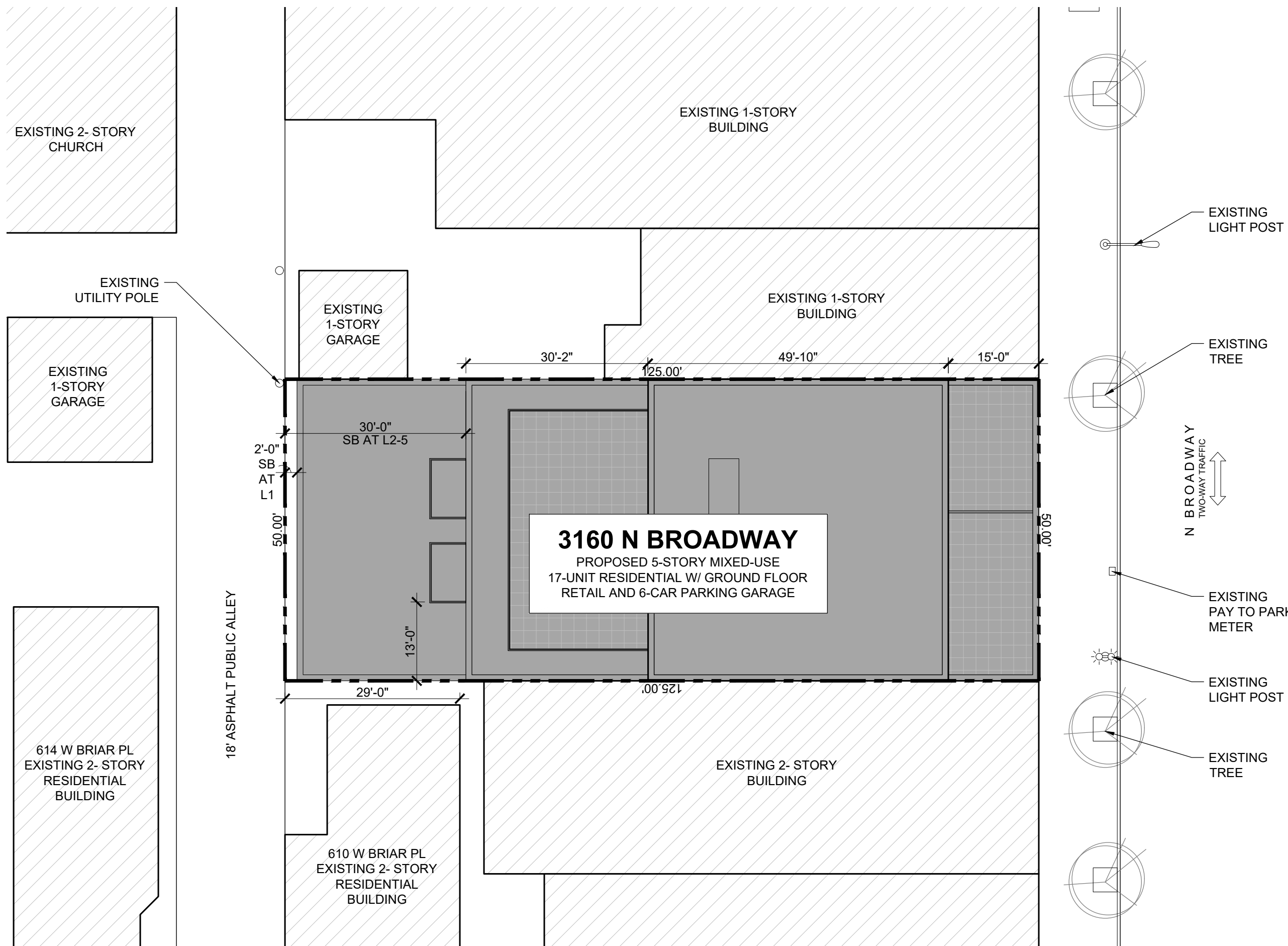


1/16" = 1'-0"

0 4' 8' 16'



JUNE 18, 2021





3160 N. BROADWAY
CHICAGO, IL 60657



EXISTING VIEW FACING
SOUTH ON BROADWAY

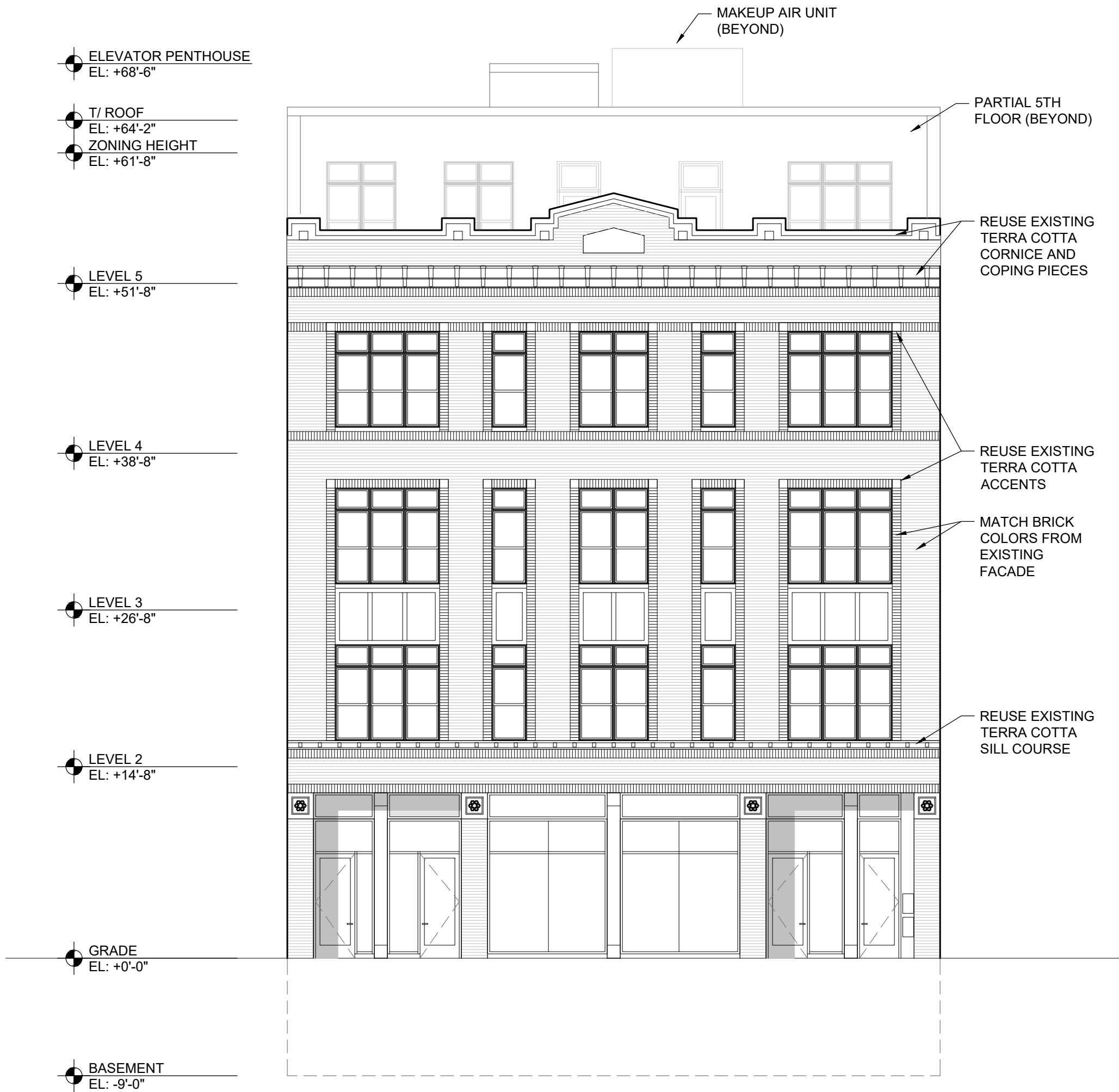


3160 N. BROADWAY
CHICAGO, IL 60657



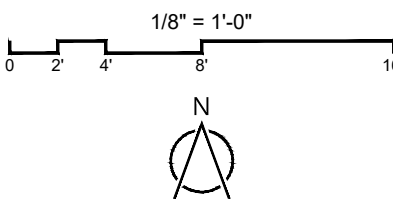
EXISTING VIEW FACING
NORTH ON BROADWAY





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CHICAGO, IL 60657



EAST ELEVATION

ELEVATOR PENTHOUSE
EL: +68'-6"

T/ ROOF
EL: +64'-2"

ZONING HEIGHT
EL: +61'-8"

LEVEL 5
EL: +51'-8"

LEVEL 4
EL: +38'-8"

LEVEL 3
EL: +26'-8"

LEVEL 2
EL: +14'-8"

GRADE
EL: +0'-0"



PARTIAL 5TH
FLOOR BEYOND

STEEL BALCONY,
TYP

BRICK

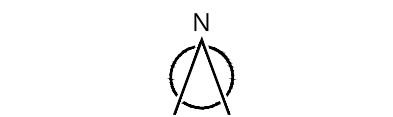
BRICK



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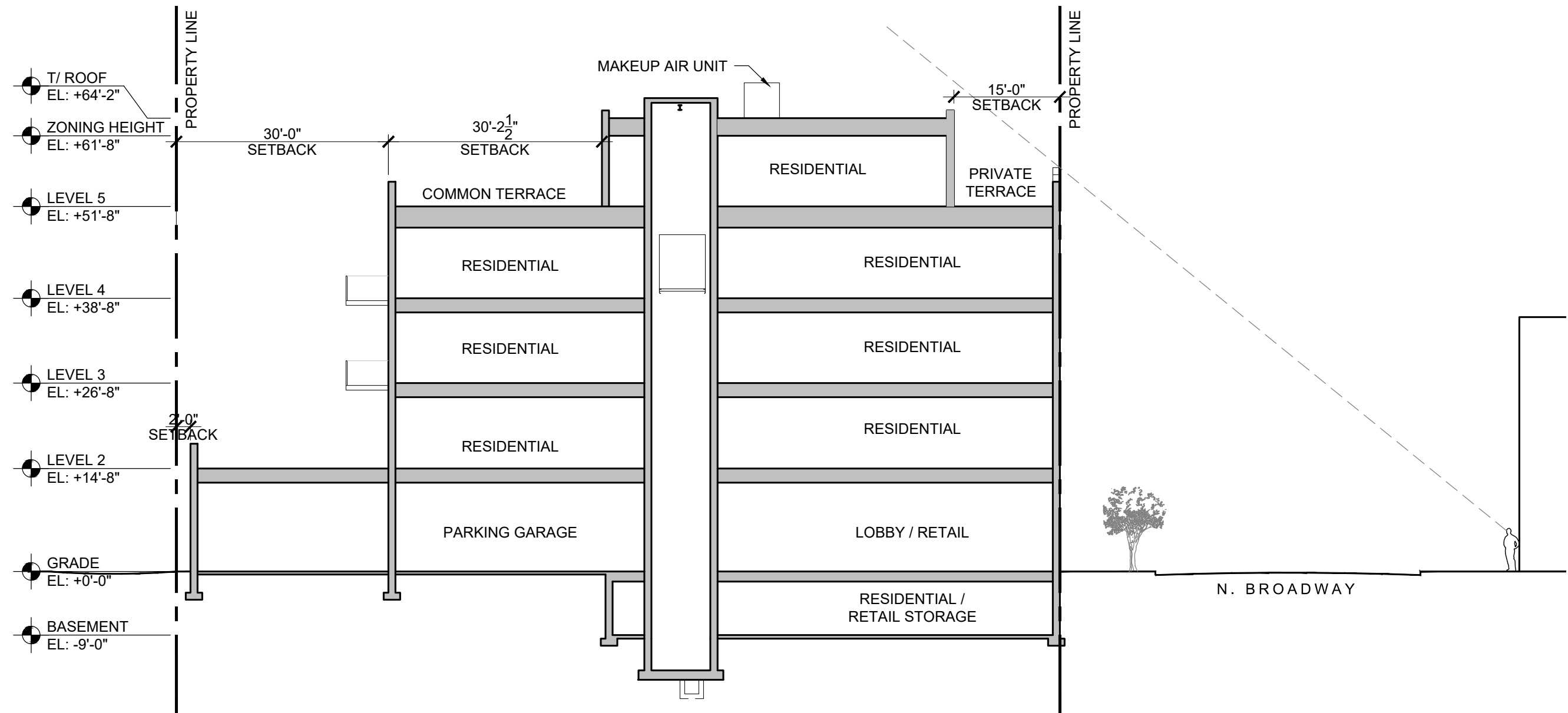
3160 N. BROADWAY
CHICAGO, IL 60657

1/8" = 1'-0"



WEST ELEVATION

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CHICAGO, IL 60657

1/16" = 1'-0"
0 4' 8' 16' 32'



SITE SECTION

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VIEW FACING SOUTHWEST
ON BROADWAY

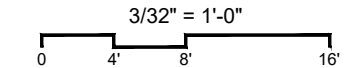
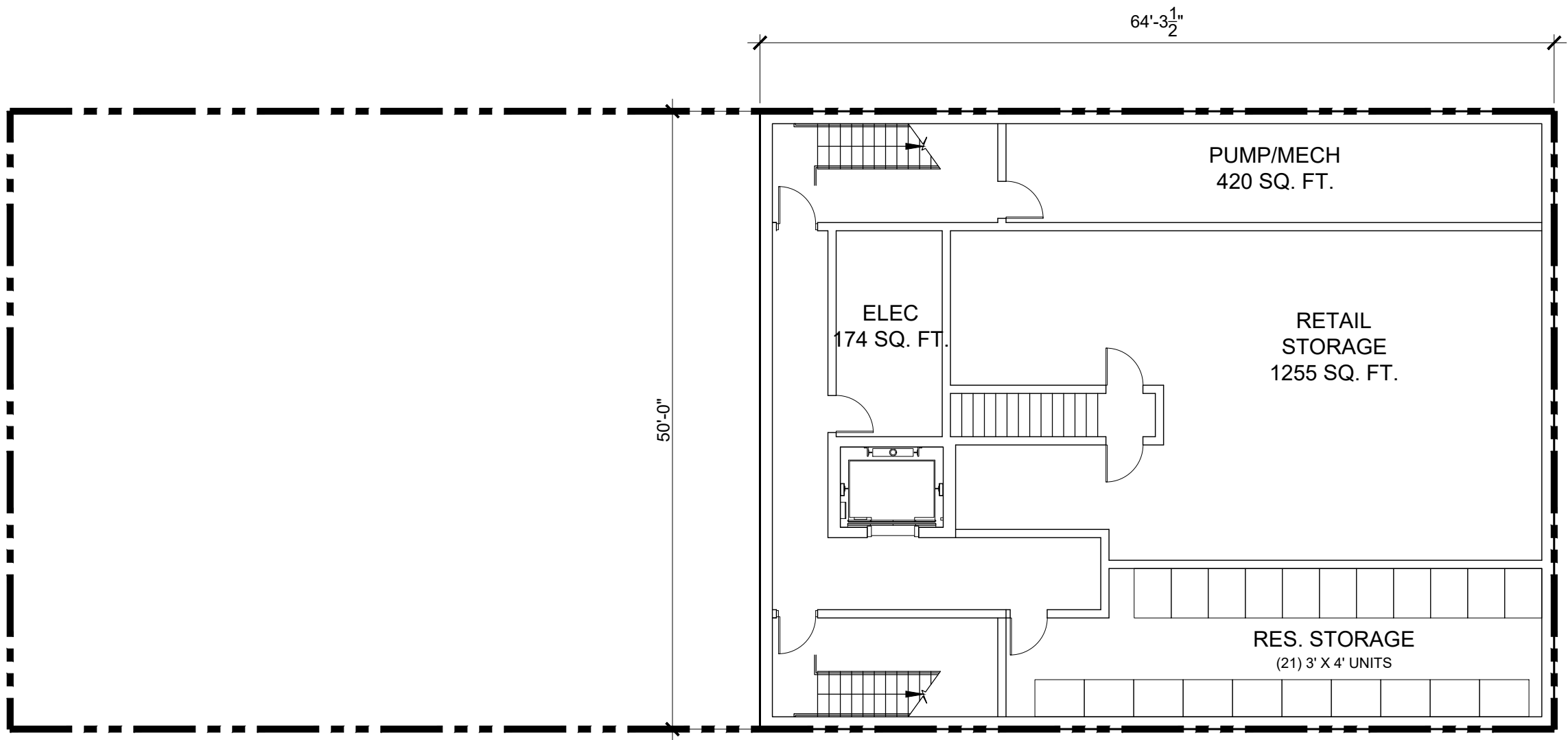


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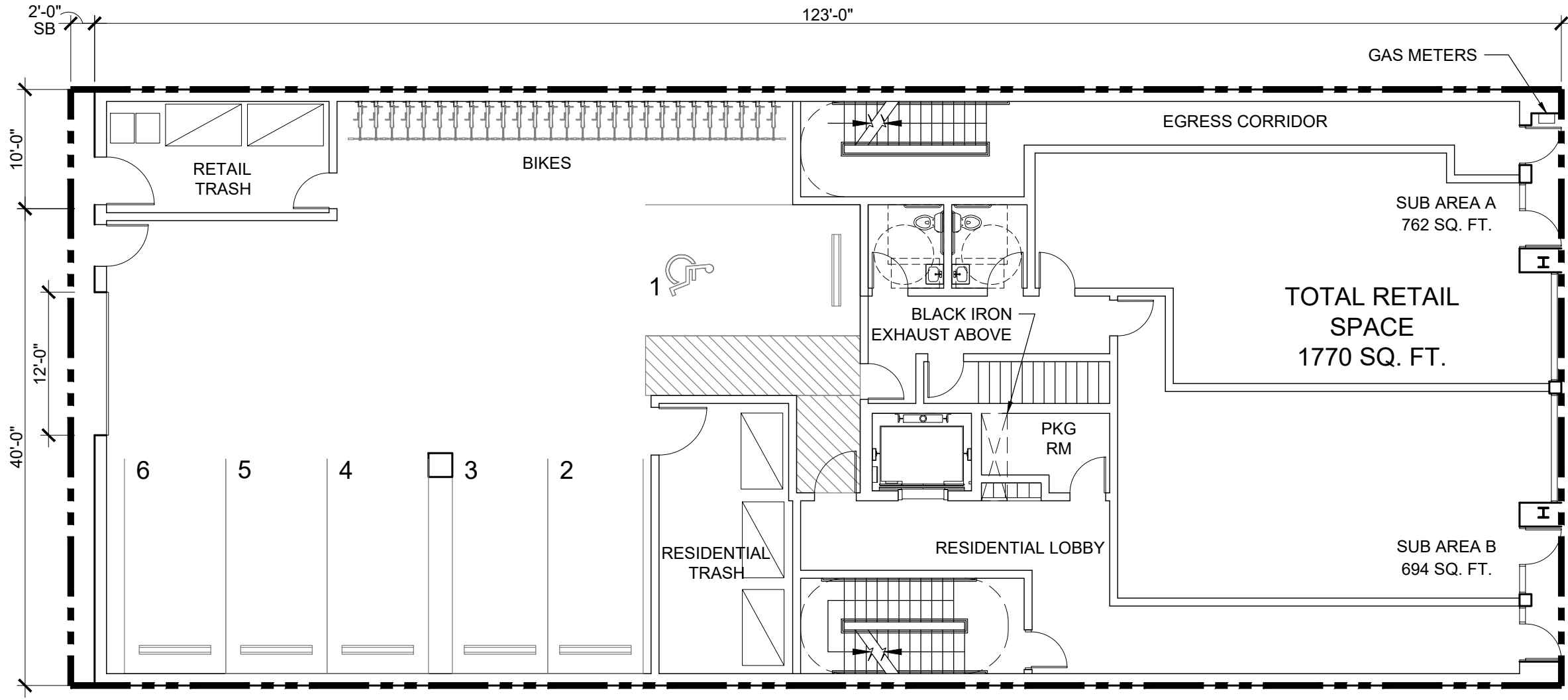


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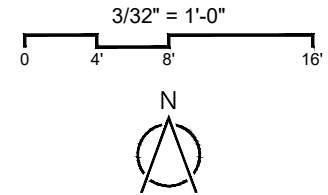
VIEW FACING NORTHWEST
ON BROADWAY



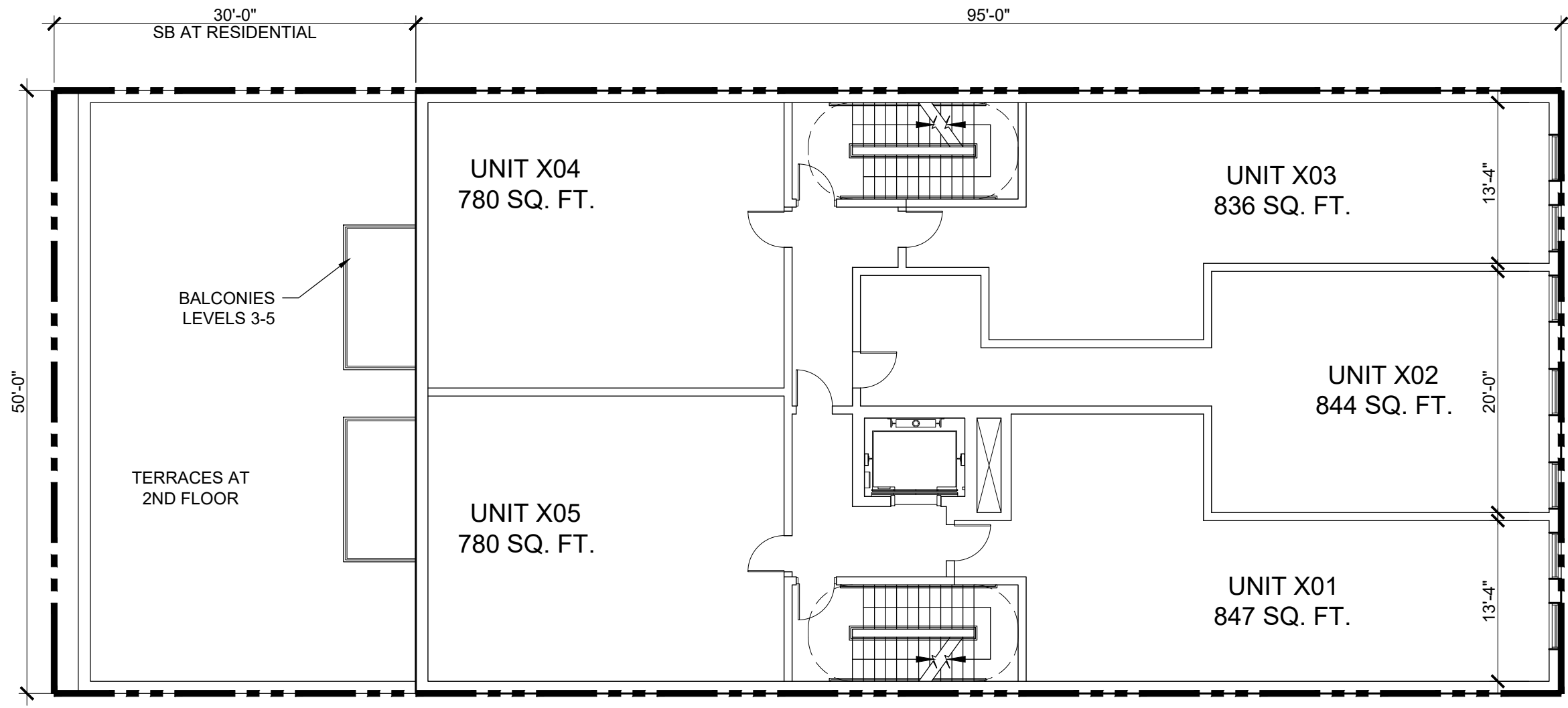
BASEMENT FLOOR PLAN



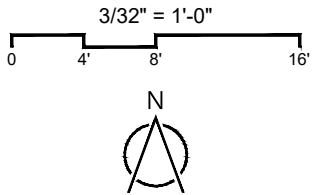
3160 N. BROADWAY
CHICAGO, IL 60657



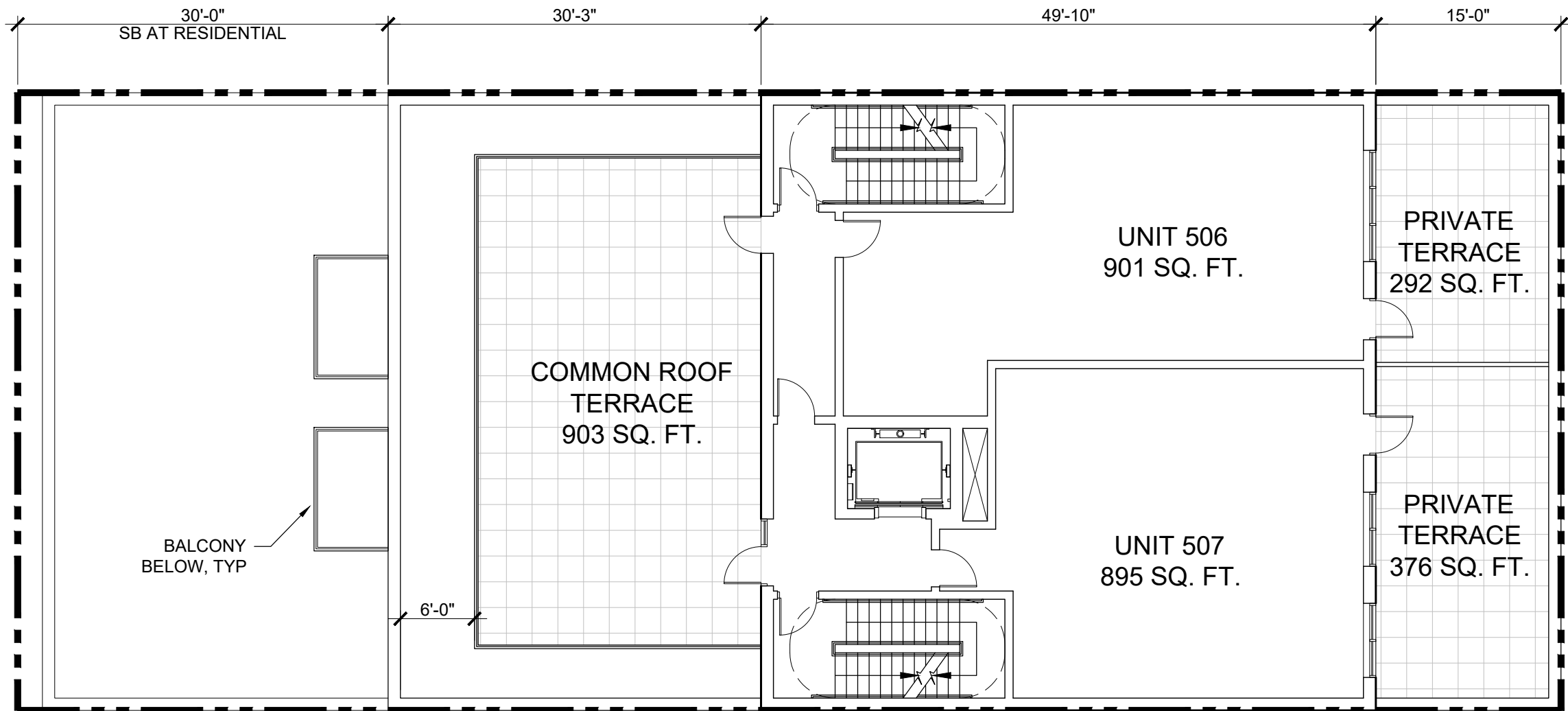
GROUND FLOOR PLAN



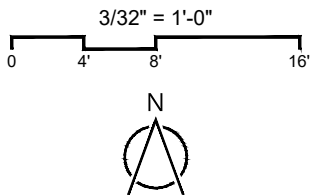
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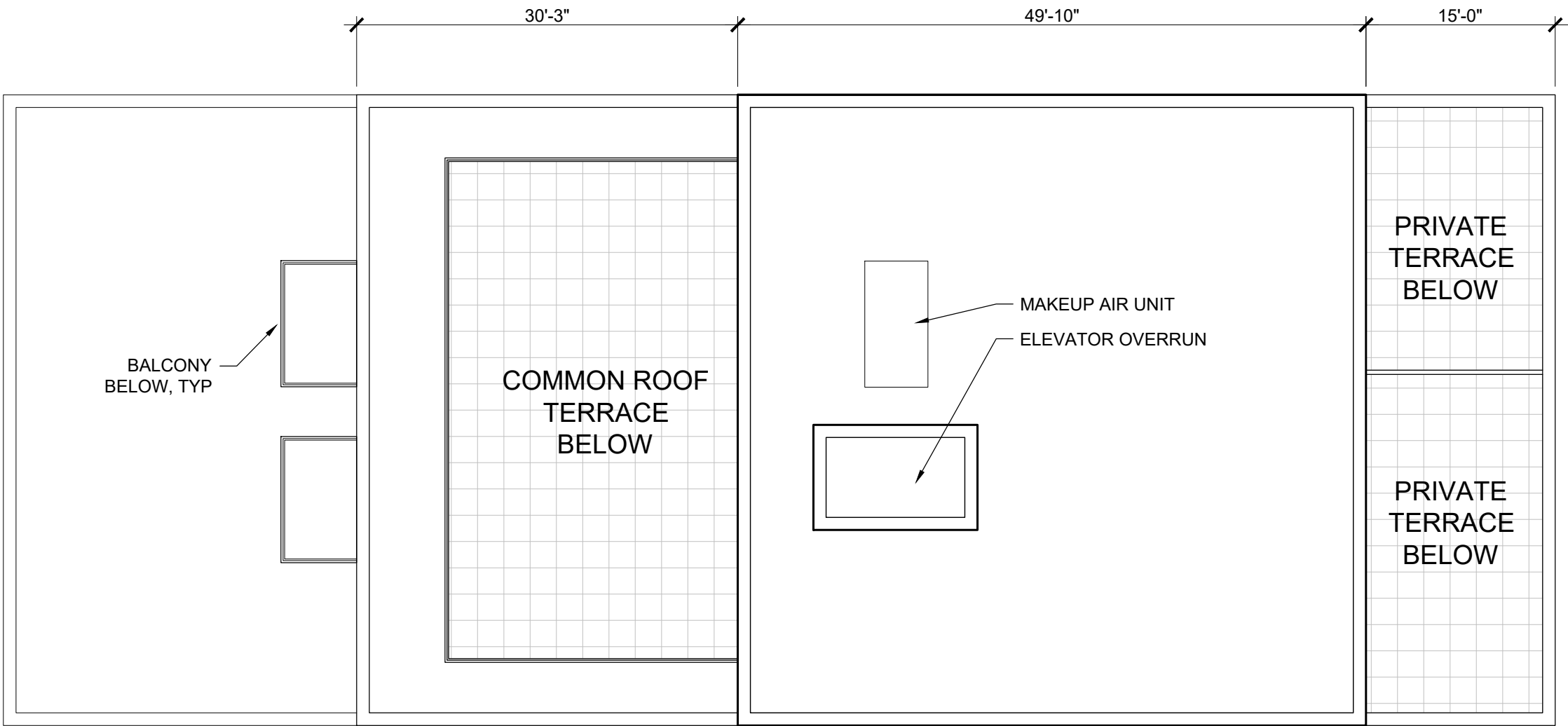
2nd-4th FLOOR PLAN



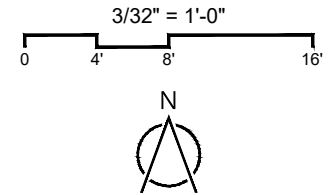
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CHICAGO, IL 60657



5th FLOOR PLAN



3160 N. BROADWAY
CHICAGO, IL 60657



ROOF PLAN



Building Data
3160 N. Broadway
5/10/2021



Zoning Data
3160 N. Broadway
5/10/2021



CITY OF CHICAGO ZONING ORDINANCE

CITY OF CHICAGO ZONING ORDINANCE														
UNITS		F.A.R. [SF]	SALEABLE AREA [SF]	GROSS AREA [SF]										
Residential/Building Use					2,772.0	Lot Area [SF]		6,250.00	6,250.0	6,250.0				
Circulation					443.0	Zoning District		B3-2	B3-3 TOD	B3-3 TOD				
Total					0.0	0.0	3,215.0	Use Group		Mixed-Use Residential	Mixed-Use Residential	Mixed-Use Residential		
Retail					1,770.0	1,770.0	1,770.0	Maximum Floor Area Ratio [F.A.R.]		2.2	3.5	Actual Ratio [F.A.R.]	3.2	
Residential/Building Use					1,687.0		1,687.0	Maximum Area Allowed by F.A.R.		13,750.0	21,875.0	Actual Area [F.A.R.]	20,008.0	
Garage							2,669.0	Minimum Lot Area Per Dwelling Unit [SF]		1,000.0	300*	Actual Lot Area Per Unit*	367.6	
Total					3,457.0	1,770.0	6,126.0	Maximum Number of Dwelling Units		6.0	22*	Actual Number of Units	17.0	
								Minimum Required Business Area [%]		20%	20%	Proposed Business Area [%]	28%	
								Minimum Required Business Area [SF]		1,250.0	1,250.0	Proposed Business Area [SF]	1,770	
Residential					4,087.0	4,087.0	4,087.0	Required Yards [ft]		Front		0'	Proposed	0'
Circulation					662.0		662.0			Side [Cumulative]		0'	Proposed	0'
Avg. Unit Size [SF]					817.4					Side [Minimum One Side]		0'	Proposed	0'
Per Floor Total					5	4,749.0	4,087.0			4,749.0	Rear @ Floors w/ Dwelling		30'	Proposed
Level 2-3 Totals					15	14,247.0	12,261.0	14,247.0	Maximum Building Height [ft]		50'	70'	Proposed	62'
Residential					1,560.0		1,560.0	Required Off Street Parking Spaces		0.5 per Unit	.33 per Unit	Provided	6.0	
Circulation					744.0		744.0	Required Accessible Parking Spaces		1 per 50 spaces	1 per 50 spaces	Provided	1.0	
Avg. Unit Size [SF]					780			Required Off Street Loading		0-24,999 SF = 0	0-24,999 SF = 0	Provided	0.0	
Total					2	2,304.0	0.0	2,304.0	Required Bicycle Parking		1 per 2 auto spaces	1 per 2 auto spaces	Provided	17.0
Scheme Totals					17	20,008.00	14,031.00	25,892.00	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