

3901 N. Broadway

Developer | Sedgwick Properties Development Corporation

Site
Scale : NTS

1

Chicago, IL | June, 30 2014

Project Benefits

- **Environmentally sensitive design**

- Environmental Remediation of the Site
- Removal of all gas station related contaminants
- LEED building design
- Green Roof

- **Additional Street Parking**

- 4 new spaces from curb cut reduction (Pending CDOT approval)

- **Transit oriented design**

- Appropriate parking ratio to promote use of nearby public transportation
- Car Share (i.e. I Go, Zip Car) Parking
- Bike Parking

- **Continuation of momentum of retail interest in area**

- Continuation of retail corridor along Broadway
- Pedestrian accessed storefront retail

- **Tower biased towards corner of Broadway and Sheridan to define urban edge and provide setback relief to neighbor**

Community Input and Response

Concern over Height:

Response: Reduced Height 3 stories and 26 feet

Original: 196 Feet

Revised: 170 Feet

Concern over Density/Size:

Response: Reduced units by 20% and decreased building size (FAR) by over 30,000 SF

Original: 120 Units

Revised: 101 Units

Original FAR: 134,771SF Revised: 101,630 SF

Concern over Parking Ratio:

Response: Parking increased from .5/unit to .7/unit

Original: 60 spaces

Revised: 68 Spaces

Concern over proximity to east neighbor

Response: Moved building to West to create 20' side yard



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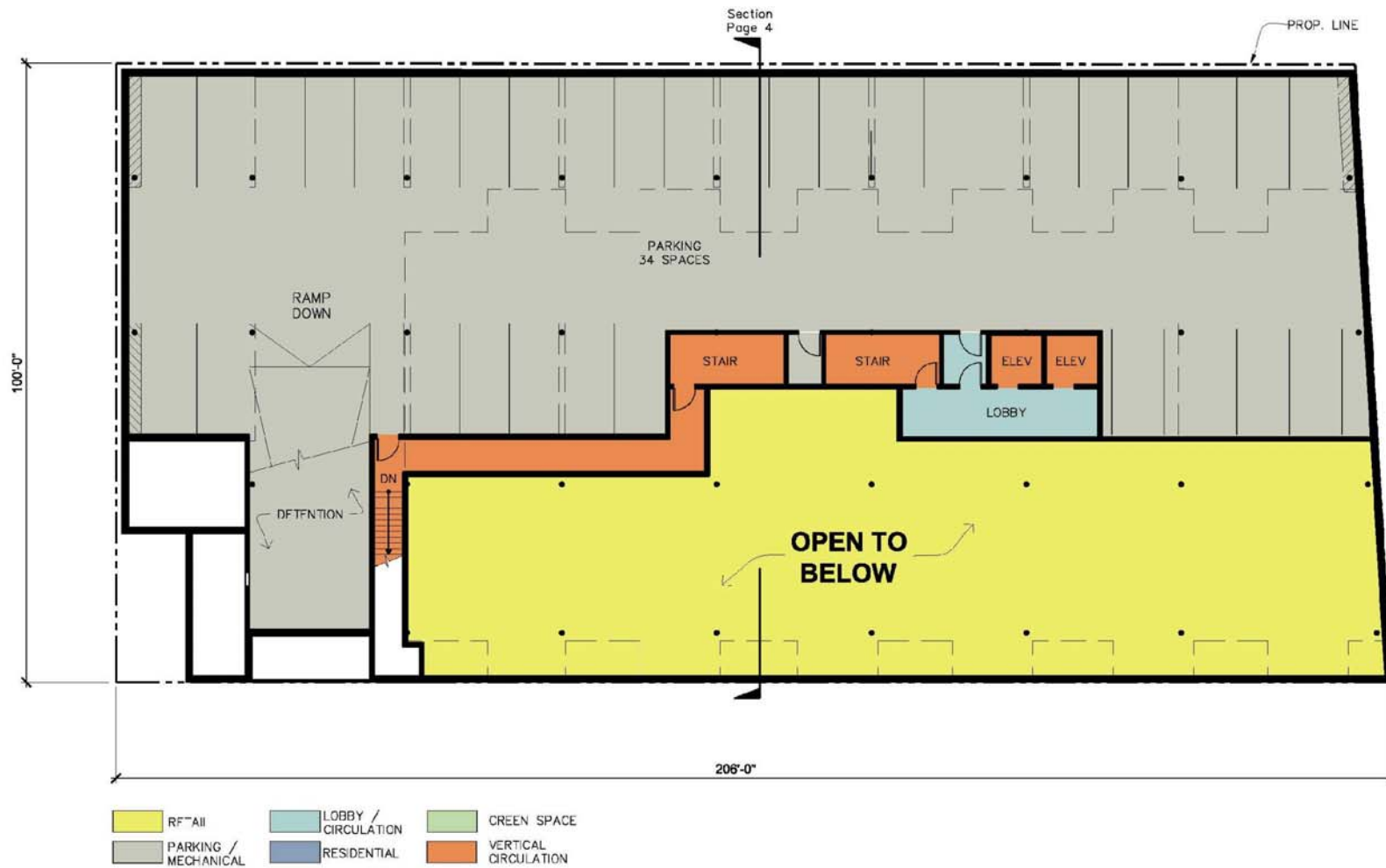
Site Plan/Ground Floor Plan (Parking PI)

Scale: 1/16" = 1'-0"

Developer | Sedgwick Properties Development Corporation

Chicago, IL | August 28, 2014

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3901 N. Broadway

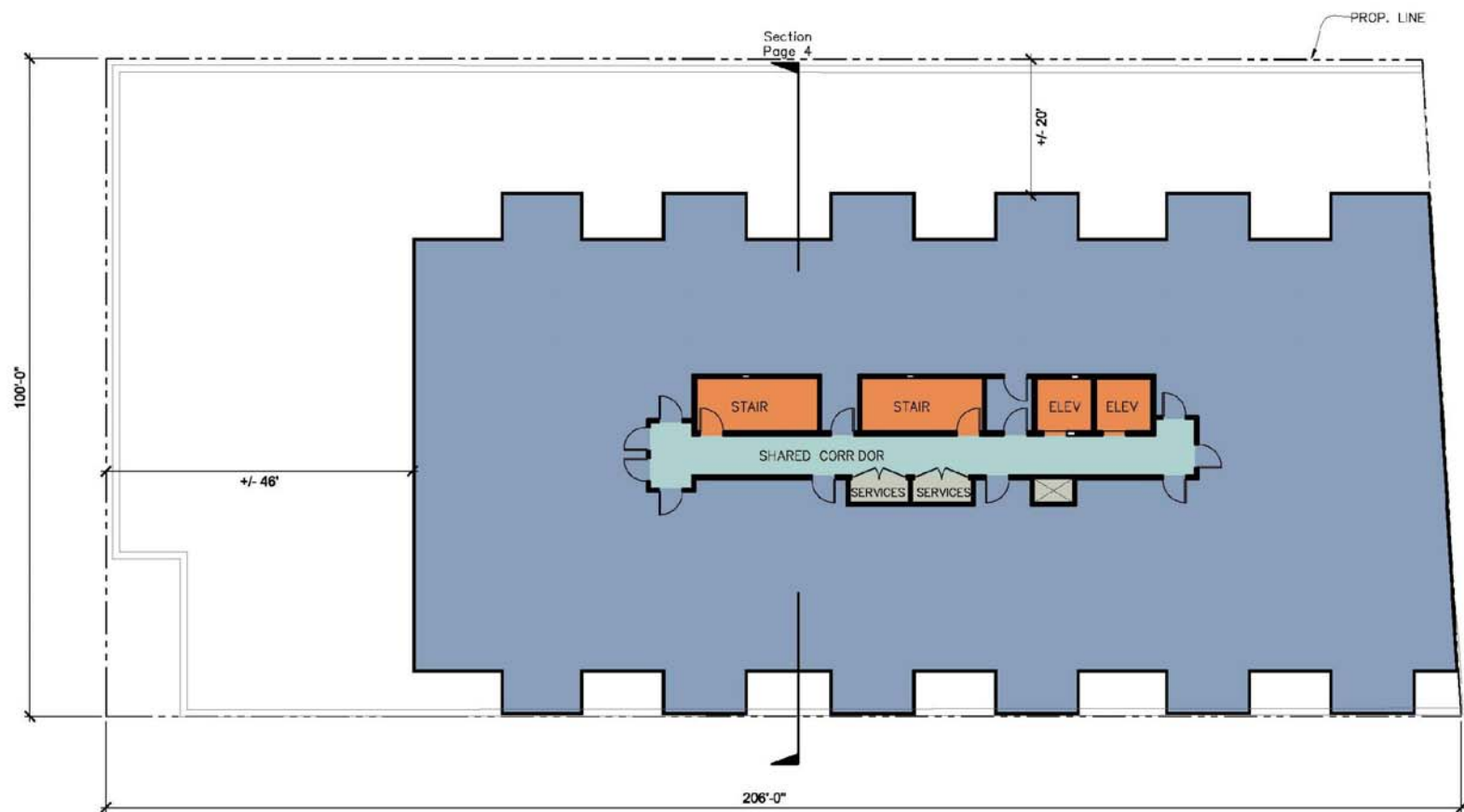
Developer | Sedgwick Properties Development Corporation

Parking Level 2 (P2)

Scale: 1/16" = 1'-0"

Chicago, IL | August 28, 2014

3



3901 N. Broadway

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Typical Residential Plan (L2-15)

Scale : 1/16" = 1'-0"

Chicago, IL | August 28, 2014

TOTAL UNITS : 120
PARKING SPACES : 60

TOTAL UNITS : 112
PARKING SPACES : 68

 RETAIL

 LOBBY / CIRCULATION

 PARKING / MECHANICAL

RESIDENTIAL

 GREEN SPACE

VERTICAL CIRCULATION

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Building section

Scale : N.T.S.

5

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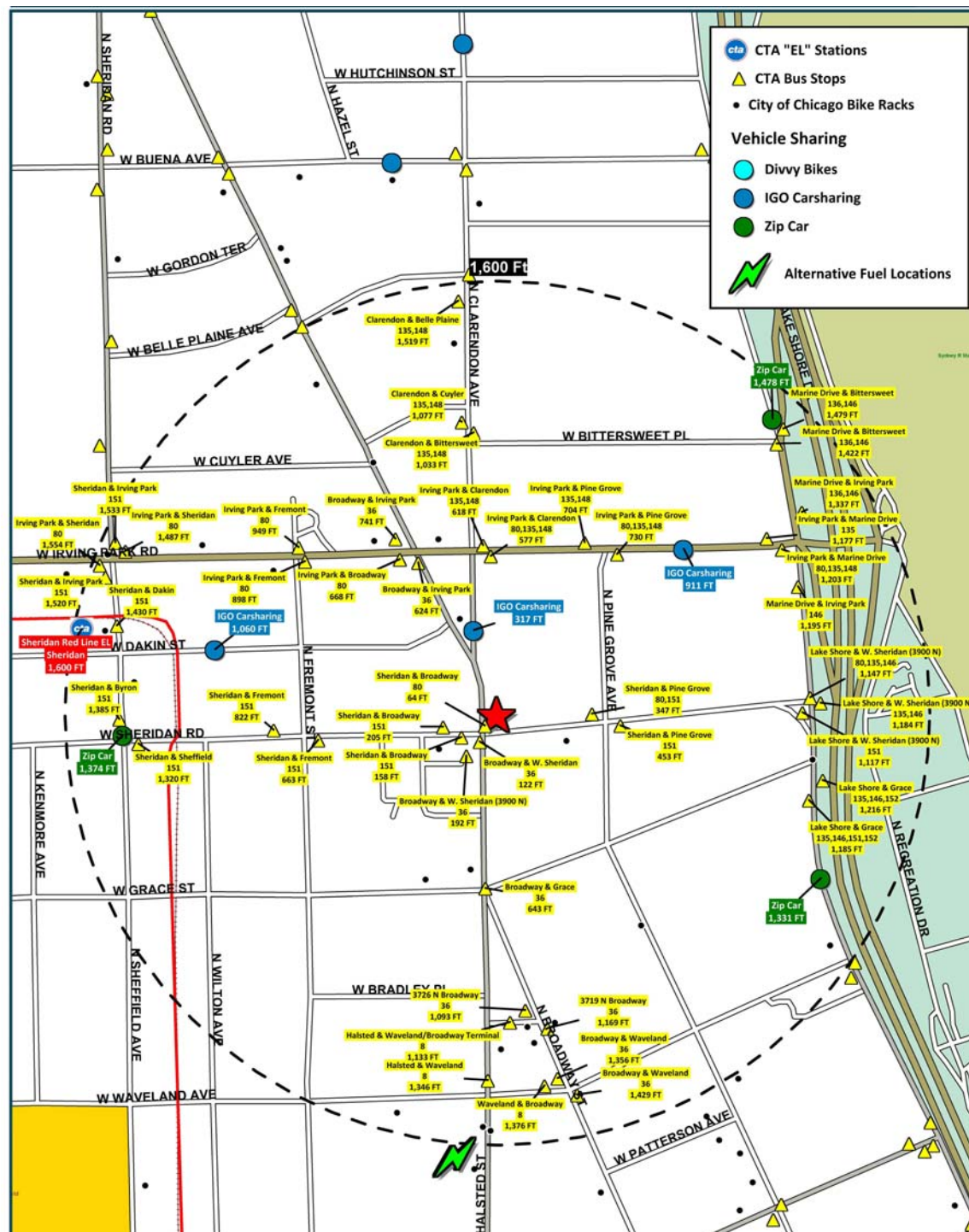
3901 N. Broadway

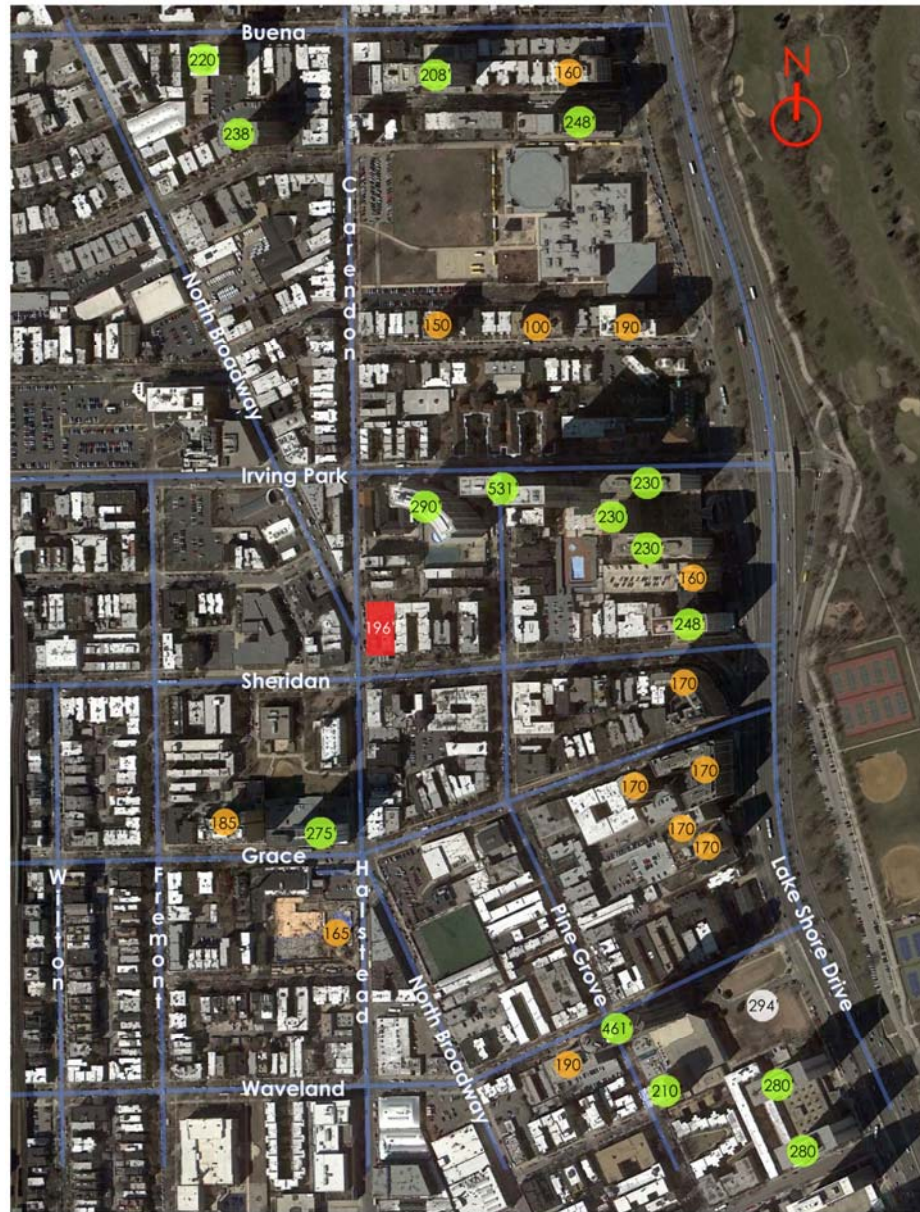
Developer | Radgwick Properties Development Corporation

Massing survey

Scale : N/A

Chicago, IL | August 25, 2014





3901 N. Broadway Sedgwick Development

[Building heights shown are estimated]

1401 - 06/05/2014

- 100 ft - 200 ft
- 200+ ft
- Per PD 1023
- Proposed Development