



CAMPBELL STREET

Campbell Street is seeking to redevelop the west side of the property located at 3124 N. Broadway. The existing building consists of four residential dwelling units above a restaurant currently occupied by Ceres Table.

The proposed ground-up construction project will occupy the west side of the site, which is currently undeveloped. This addition will not have an impact on the commercial space.

Highlights include:

- 4-story new construction addition
- Five (5) additional dwelling units added in new construction addition
- Unit mix:
 - Front tier (existing)
 - Three 2-bedroom / 1-bathroom units
 - One 1-bedroom / 1-bathroom unit
 - Rear tier (new construction)
 - One 1-bedroom / 1-bathroom unit
 - Three 2-bedroom / 2-bathroom units
 - One 3-bedroom / 3-bathroom unit
- Parking for three (3) vehicles
- Rear addition will be accessed by a second-story corridor that will utilize the existing residential entrance and stairwell
- Broadway exterior will remain unchanged, however ownership is replacing the existing commercial storefront with a new retractable storefront

We are excited about this project and think it will be a great addition to the property and the neighborhood. We are currently exploring options for building materials to be used for the addition, and welcome input from the neighborhood group.

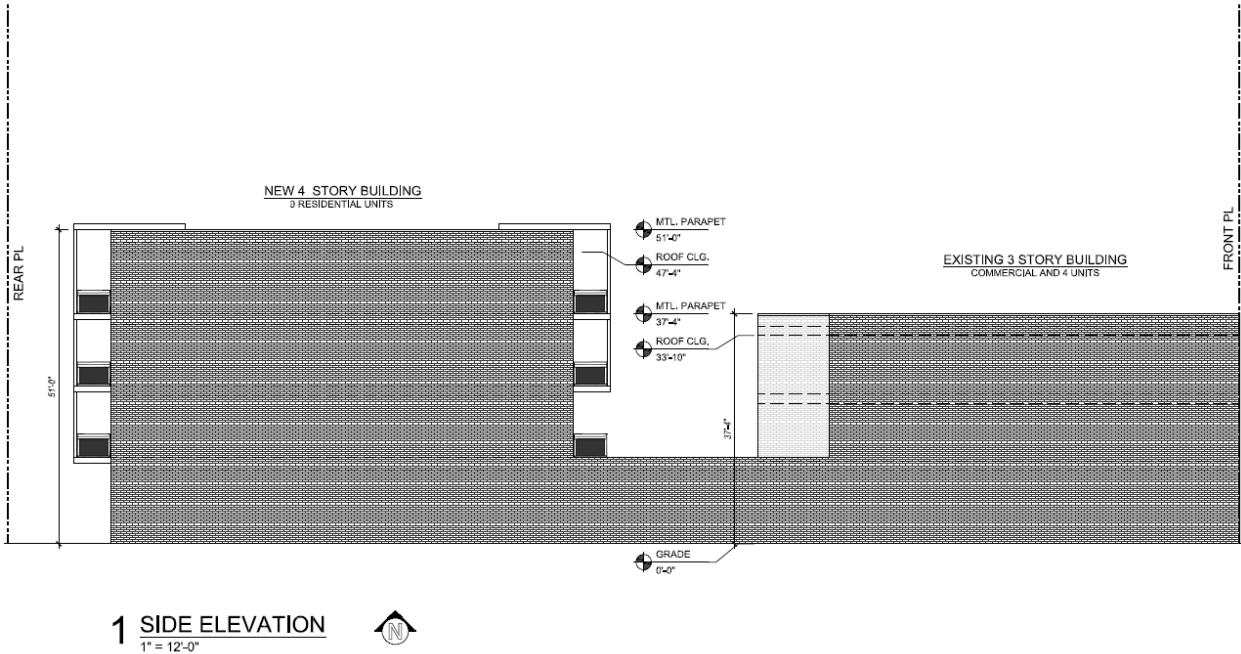
Campbell Street
Joshua Krueger

CST
**CAMPBELL
STREET**



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STREET

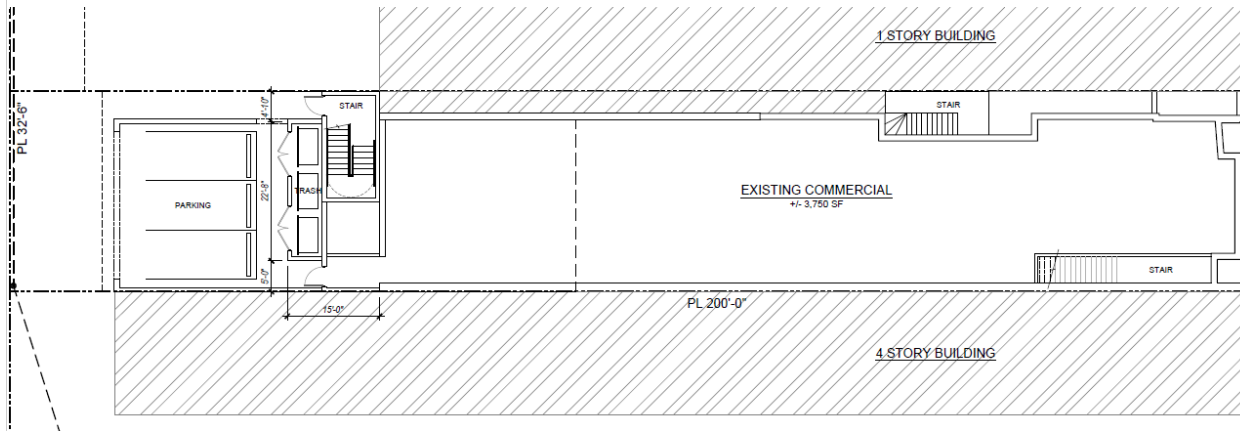
CST
CAMPBELL
STREET



BROADWAY FLATS
3124 N. BROADWAY AVE.
CHICAGO, ILLINOIS 60657

SPACE
ARCHITECTS + PLANNERS
VERSION
SK3.0
10.18.20

CST CAMPBELL STREET



1 GROUND FLOOR PLAN
1" = 12'-0"



EXISTING BUILDING AREAS:

RESIDENTIAL - 3,570 SF
RETAIL - 3,750 SF
COMMON - 575 SF
TOTAL - 7,895 SF

NEW BUILDING AREAS:

RESIDENTIAL - 5,060 SF
RETAIL - 0 SF
COMMON - 1,355 SF
TOTAL - 6,415 SF

COMBINED BUILDING AREAS:

RESIDENTIAL - 8,630 SF
RETAIL - 3,750 SF
COMMON - 1,930 SF
TOTAL - 14,310 SF

BROADWAY FLATS

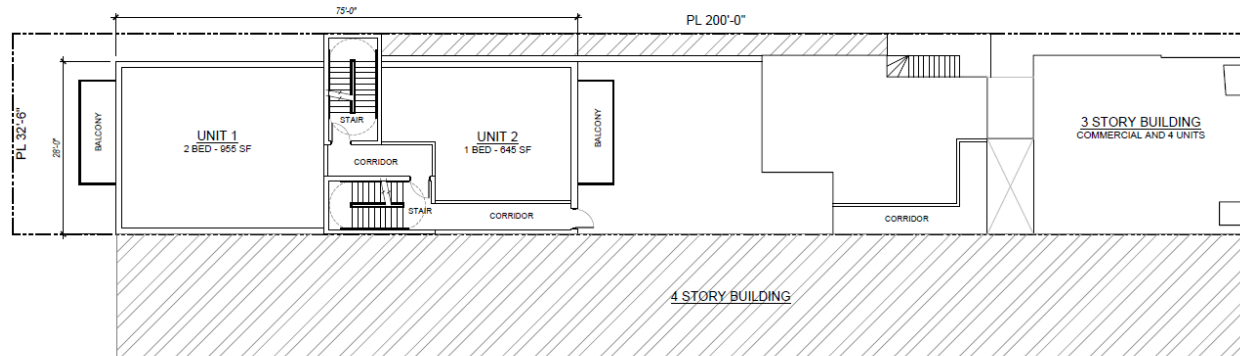
3124 N. BROADWAY AVE.
CHICAGO, ILLINOIS 60687

SPACE

ARCHITECTS + PLANNERS
1000 N. LAKE SHORE DRIVE, SUITE 200
CHICAGO, ILLINOIS 60611

VERSION

SK1.0
10.18.20



1 2ND FLOOR PLAN
1" = 12'-0"



EXISTING BUILDING AREAS:

RESIDENTIAL - 3,570 SF
RETAIL - 3,750 SF
COMMON - 575 SF
TOTAL - 7,895 SF

NEW BUILDING AREAS:

RESIDENTIAL - 5,060 SF
RETAIL - 0 SF
COMMON - 1,355 SF
TOTAL - 6,415 SF

COMBINED BUILDING AREAS:

RESIDENTIAL - 8,630 SF
RETAIL - 3,750 SF
COMMON - 1,930 SF
TOTAL - 14,310 SF

BROADWAY FLATS

3124 N. BROADWAY AVE.
CHICAGO, ILLINOIS 60687

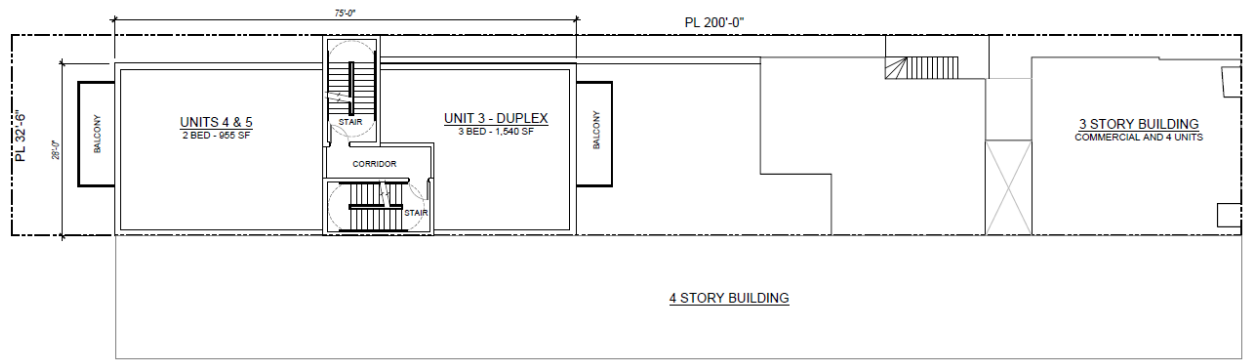
SPACE

ARCHITECTS + PLANNERS
1000 N. LAKE SHORE DRIVE, SUITE 200
CHICAGO, ILLINOIS 60611

VERSION

SK1.2
10.18.20

CST
**CAMPBELL
STREET**



1 3RD / 4TH FLOOR PLANS
1" = 12'-0"



EXISTING BUILDING AREAS:		NEW BUILDING AREAS:		COMBINED BUILDING AREAS:	
RESIDENTIAL -	3,570 SF	RESIDENTIAL -	5,060 SF	RESIDENTIAL -	8,630 SF
RETAIL -	3,750 SF	RETAIL -	0 SF	RETAIL -	3,750 SF
COMMON -	875 SF	COMMON -	1,355 SF	COMMON -	1,930 SF
TOTAL -	7,895 SF	TOTAL -	6,415 SF	TOTAL -	14,310 SF

BROADWAY FLATS
3124 N. BROADWAY AVE.
CHICAGO, ILLINOIS 60657

SPACE ARCHITECTS + PLANNERS
VERSION **SK1.1**
10.18.20