



City of Chicago



O2021-2608

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/25/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-F at 3160-3162 N Broadway - App No. 20759T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Final for Publication

ORDINANCE

Be it Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current B3-2 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 7-F in the area bounded by:

A line 150 feet south of and parallel to West Belmont Avenue; North Broadway; a line 200 feet south of and parallel to West Belmont Avenue; the public alley next west of and parallel to North Broadway

to those of a B3-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Common Address: 3160-3162 North Broadway Avenue

Final for Publication

PROJECT NARRATIVE AND PLANS FOR TYPE-1 ZONING MAP AMENDMENT AT 3160-62 NORTH BROADWAY

The Applicant requests a zoning change for the property located at 3160-62 N. Broadway from the B3-2 Neighborhood Mixed Use District to the B3-3 Neighborhood Mixed-Use District in order to construct a five (5) story, 61'-8" tall, transit-oriented, mixed use building. The proposed building will have seventeen (17) dwelling units located on the second through fifth floors. The ground floor will be improved with 1,770 square feet of commercial/retail space, a residential lobby, six (6) parking spaces and seventeen (17) bicycle parking spaces. North Broadway is a Pedestrian Retail Street. The proposed building is approximately 1,320 feet from Sheridan Road (bus TOD) and approximately 2,200 feet from the Belmont CTA station and, accordingly, is a Transit Served Location eligible for a reduction of the minimum lot area from 400 square feet per unit to a minimum of 300 square feet per unit, and a parking reduction of up to fifty (50) percent from the required seventeen (17) parking spaces. Based on this, the applicant seeks a reduction of eleven (11) parking spaces to the proposed six (6) parking spaces.

Lot Area	6,250 square feet
Floor Area Ratio	3.3
Building Area (for FAR calculation only)	20,625 square feet*
Density (Lot Area per Dwelling Unit)	368 square feet per unit**
Number of Dwelling Units	17
Commercial Space	1,770 square feet
Off-Street Parking	6 parking spaces***
Bicycle Parking	17 spaces
Setbacks:	
Front (east)	0.0 feet
Side (north)	0.0 feet
Side (south)	0.0 feet
Rear (west)	<ul style="list-style-type: none"> ➤ 2.0 feet at ground floor ➤ 30 feet at floors 2 to 4
Building Height	61'-8"(to underside of top floor ceiling)

*Additional 0.5 FAR based on 17-3-0403-B

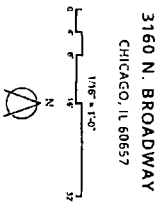
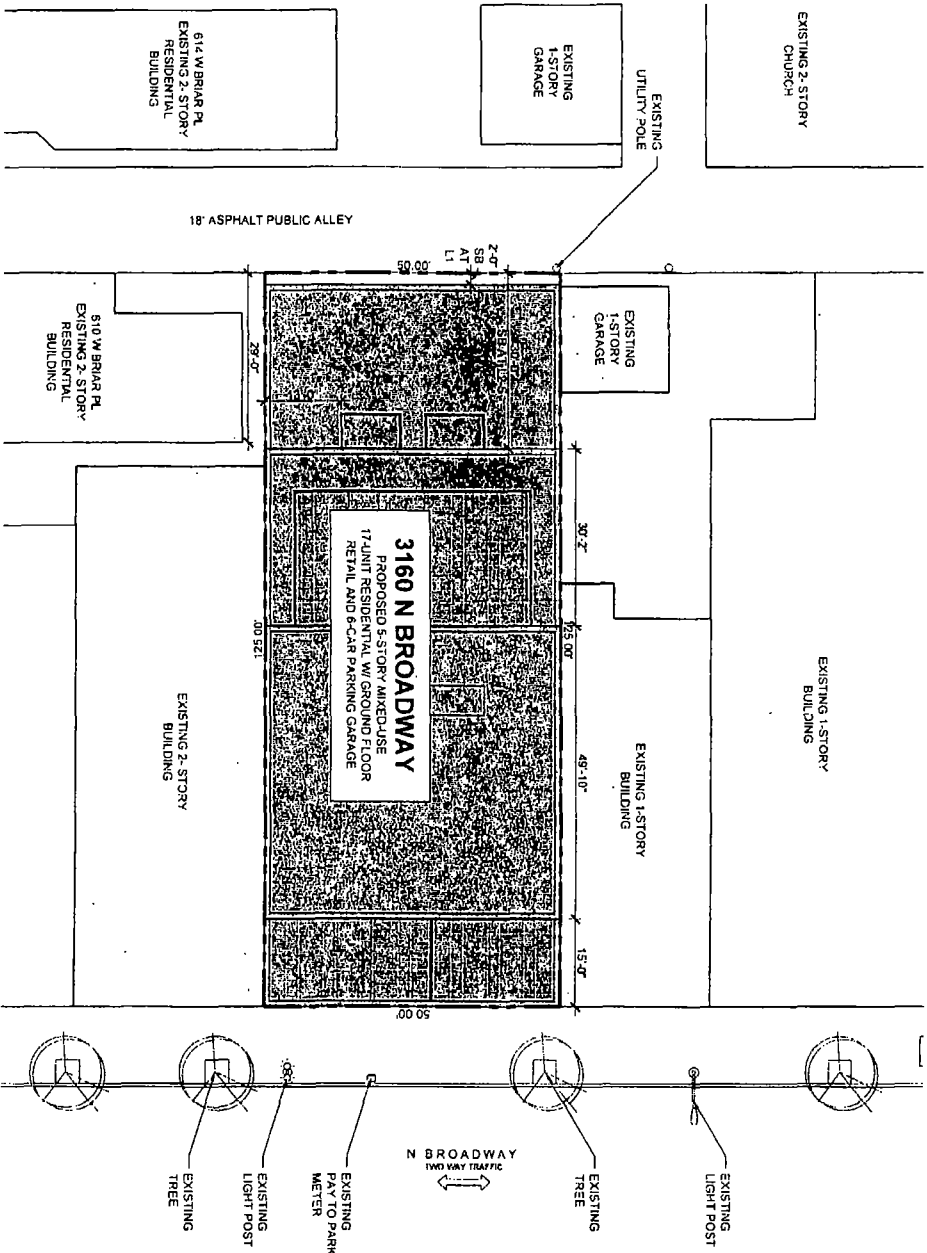
**Reduction from the required 400 square feet per unit per Section 17-3-0402-B.

***Reduction per 17-10-0102-B and compliance with Section 17-13-0905-F.1 (a-e), Parking Reduction for Transit Served Locations.

Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD.



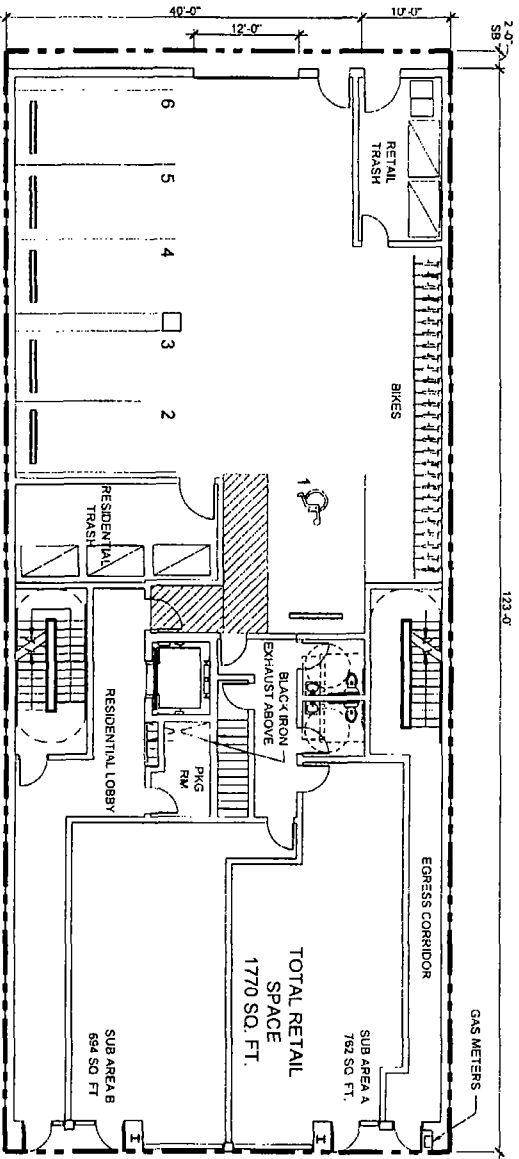
SITE PLAN

MAY 13 2021
DATE OF PRELIMINARY DESIGN

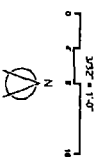
Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD



3160 N. BROADWAY
CHICAGO, IL 60657



GROUND FLOOR PLAN

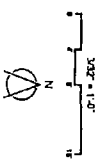
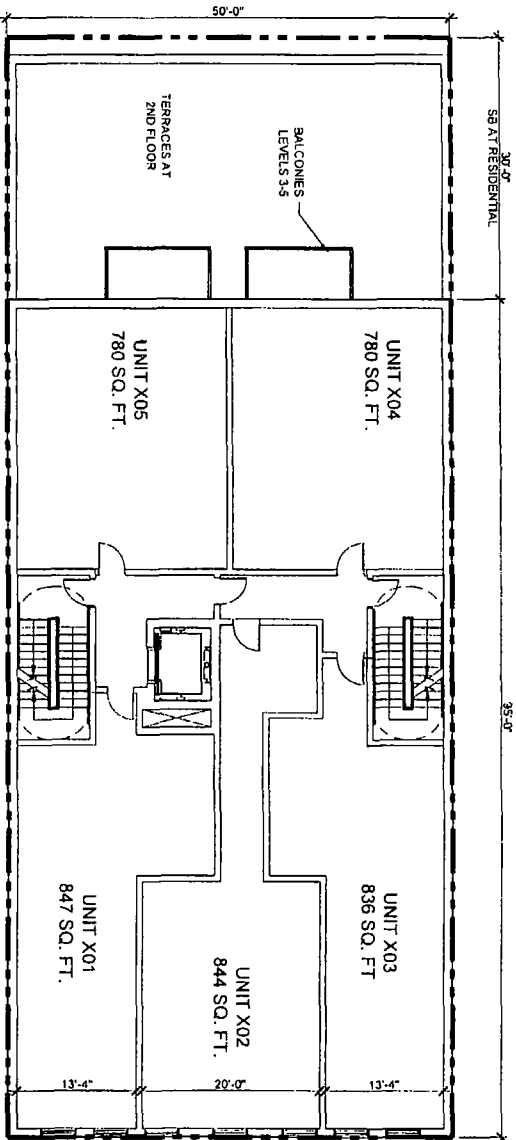
MAY 13 2021

DATE: 05/13/2021 11:58 AM

Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD.



3160 N. BROADWAY
CHICAGO, IL 60657

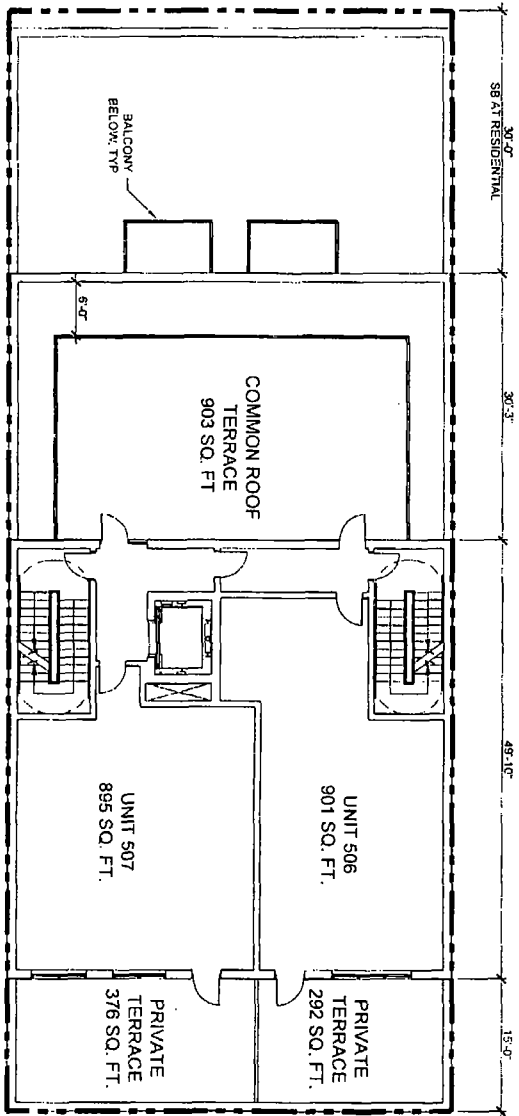
2nd-4th FLOOR PLAN

MAY 13 2021
DRAWING NO. 2020-05-000000-000000-0000

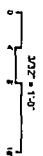
Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD



3160 N. BROADWAY
CHICAGO, IL 60657



5th FLOOR PLAN

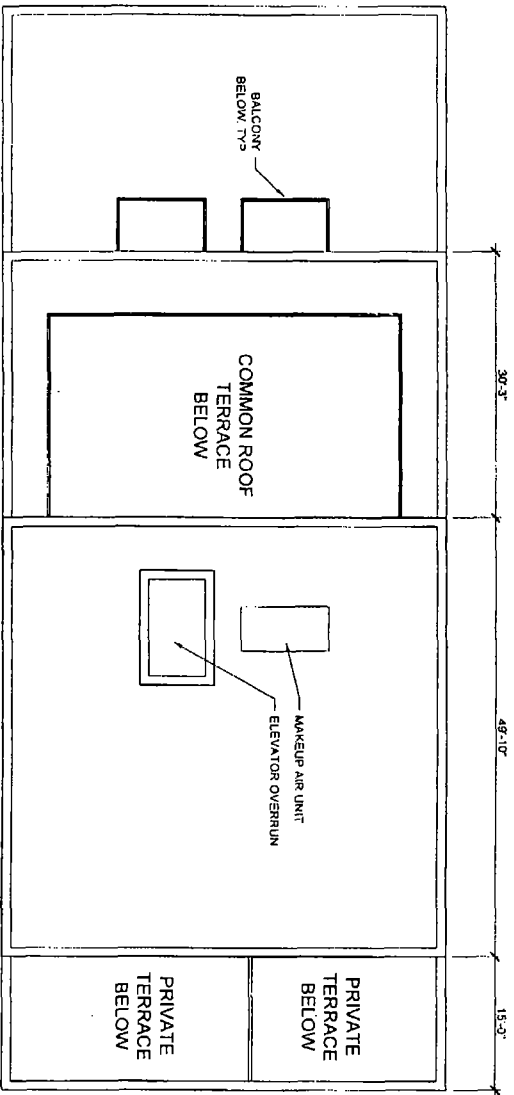
MAY 13, 2021

Architect: [unreadable] & [unreadable], Inc. 10-10-2020

Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD.



3160 N. BROADWAY
CHICAGO, IL 60657

30' = 1" = 0'

ROOF PLAN

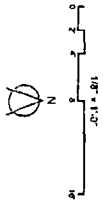
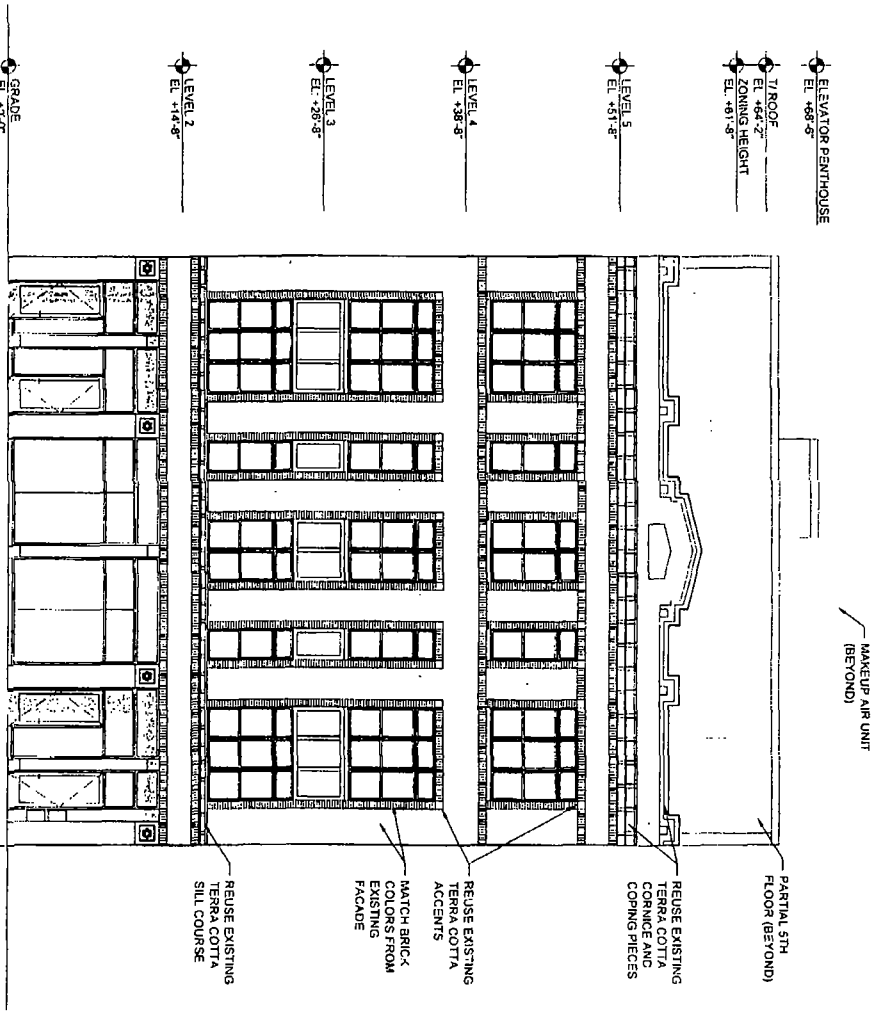
MAY 13 2021

100% FINAL ARCHITECTURE DRAWING FOR PERMIT

Final for Publication



SEMINARY
PROPERTIES AND
MANAGEMENT, LTD.



3160 N. BROADWAY
CHICAGO, IL 60657

EAST ELEVATION

MAY 13, 2021

Final for Publication

ELEVATOR PENHOUSE
EL. +88'-6"
7/ ROOF
EL. +64'-7"
ZONING HEIGHT
EL. +61'-5"

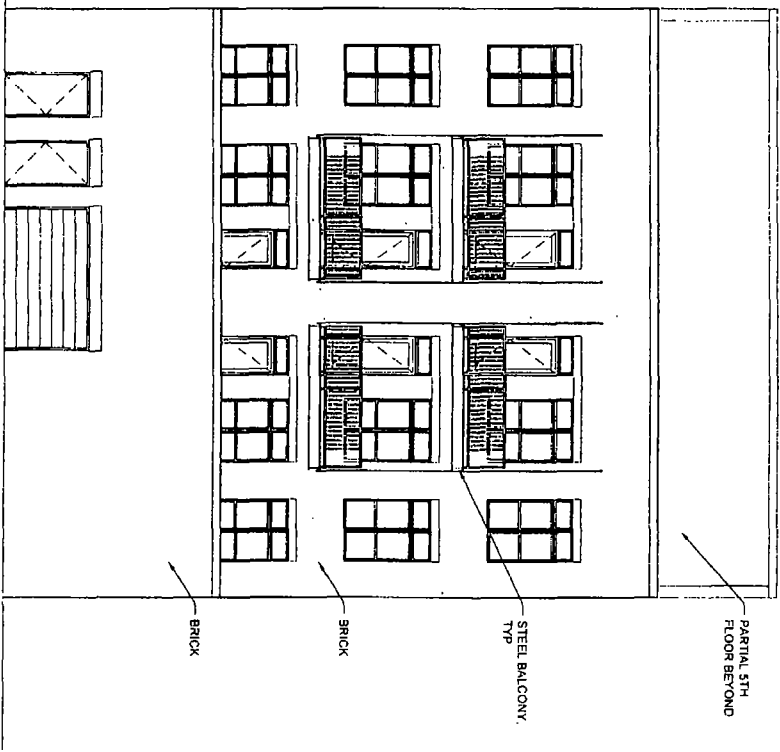
LEVEL 5
EL. +51'-8"

LEVEL 4
EL. +38'-8"

LEVEL 3
EL. +28'-8"

LEVEL 2
EL. +14'-9"

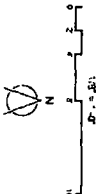
GRADE
EL. +0'-0"



SGAV
ARCHITECTURE
& DESIGN

SEMINARY
PROPERTIES AND
MANAGEMENT, LTD

3160 N. BROADWAY
CHICAGO, IL 60657



WEST ELEVATION

MAY 13, 2021