



# City of Chicago



SO2016-5600

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/20/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-G at 4601-4617 N  
Broadway, 1056-1064 W Wilson Ave and 4616-4626 N  
Winthrop Ave - App No. 18923T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# FINAL FOR PUBLICATION

## SUBSTITUTE

## ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by

North Broadway Street; West Wilson Avenue; A perpendicular line 102.96 feet long 105.51 feet east of North Broadway Street (as measured along the north line of West Wilson Avenue; the public alley next northwest of West Wilson Avenue; North Winthrop Avenue; the public alley next northwest of and parallel to the public alley next northwest of and parallel to West Wilson Avenue; the public alley next northeast of and parallel to North Broadway Street; a perpendicular line to North Broadway Street 175.16 feet northwest of and parallel to West Wilson Avenue (as measured along the northeast line of North Broadway Street)

To those of a B3-5 Community Shopping District;

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map No 11-G in the area bounded by

North Broadway Street; West Wilson Avenue; A perpendicular line 102.96 feet long 105.51 feet east of North Broadway Street (as measured along the north line of West Wilson Avenue; the public alley next northwest of West Wilson Avenue; North Winthrop Avenue; the public alley next

# FINAL FOR PUBLICATION

northwest of and parallel to the public alley next northwest of and parallel to West Wilson Avenue;  
the public alley next northeast of and parallel to North Broadway Street; a perpendicular line to  
North Broadway Street 175.16 feet northwest of and parallel to West Wilson Avenue (as measured  
along the northeast line of North Broadway Street)

To those of a Residential Business Planned Development.

SECTION 3: This ordinance shall be in force and effect from and after its passage and due publication

Common Address of Property: 4601-4617 North Broadway Street/1056-1064 West Wilson Avenue

4616-4626 North Winthrop Avenue

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development Number \_\_\_\_, ("Planned Development") consists of approximately 30,245 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Palm Realty Company. The Applicant, Broadway and Wilson, LLC, is the contract purchaser of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

The net site area of this planned development anticipates the vacation of a public alley, which requires approval from the Department of Transportation and full City Council. If approval is not granted for the vacation, this planned development can be adjusted administratively, pursuant to Section 17-13-0611-A, to remove that portion of the net site area associated with the alley vacation and associated development rights that are otherwise included in the calculations contained in the Bulk Regulations Table of this planned development.

Applicant: Broadway & Wilson LLC  
Address: 4601-4617 North Broadway/1056-1064 West Wilson  
4616-4626 North Winthrop  
Introduced: July 20, 2016  
Plan Commission: March 16, 2017

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; Ground Floor Plan; a Planned Development Boundary and Property Line Map; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East, and West) prepared by MX3 Architects, Inc. and dated March 16, 2017. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: Residential Dwelling Units, Retail Sales, General, Restaurant, Limited and General.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.

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7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 30,245 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Sections 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to the second paragraph of Statement 3 of this planned development and the terms of Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.

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13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. Pursuant to the Chicago Zoning Ordinance (Sec. 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development is within the parameters of Uptown Square Historic District, which is a district designated as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
16. The Applicant acknowledges and agrees that the rezoning of the Property from a B3-2 Community Shopping District to a B3-5 Community Shopping District for construction of the Residential Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25% of the Required Units on-site or off-site. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 197 units. As a result, the Applicant's affordable housing obligation is 20 affordable units (10% of 197 rounded up), 5 of which are Required Units (25% of 20). Applicant has agreed to

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satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$1,875,000 and providing 5 affordable units in the rental building to be constructed in the Planned Development as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to B3-2 Community Shopping District.

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RESIDENTIAL BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_  
BULK REGULATIONS AND DATA TABLE

Gross Lot Area:	44,934 sq. ft.
Area in Right of Ways:	14,689 sq. ft.
Net Site Area:	30,245 sq. ft.
Maximum Floor Area Ratio:	5.0
Required Setbacks:	
Rear:	30' (Floors with Dwelling Units)
Side:	1' North Side / 2' South Side
Front:	2' West Side
Maximum Dwelling Units:	42 Dwelling Units <u>155 Efficiency Units</u> 197 Total Units
Maximum Building Height:	103'-0"
Min. Accessory Parking Spaces:	44 Parking Spaces
Required Bicycle Spaces:	153
Loading Spaces:	Two 10' x 25' Loading Spaces

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 2-27-17

DEVELOPMENT INFORMATION

Development Name:

Development Address: 4601-4617 N. Broadway, 4616-4626 N. Winthrop, 1056-1064 W. Wilson

Zoning Application Number, if applicable: 18923-T1 Ward:46

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on 3-1-17

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Broadway & Wilson, LLC

Developer Contact George Markopolous

Developer Address 936 W. Chestnut, Suite 700, Chicago

Email gmarkopolous@praediumdevelopment.com Developer Phone 312-415-7230

Attorney Name Tyler Manic Attorney Phone 312-345-5706

TIMING

Estimated date marketing will begin January/February 2019

Estimated date of building permit\* January/February 2018

Estimated date ARO units will be complete July/August 2019

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

3-8-17

2-28-17

Developer/Project Manager

Date

ARO Web Form

**Development Information**

**Address** **Printed Date: 03/01/2017**

Address Number From :4601    Address Number To: 4617    Street Direction: N  
Street :broadway                      Postal Code: 60640

**Development Name, if applicable**

**Information**

Ward :46                      ARO Zone: Higher Income

**Details**

Type of city involvement :ZP  
Total Number of units in development: 197  
Type of development: Rent  
Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :20    Required \*On-site aff. Units: 5

How do you intend to meet your required obligation

On-Site: 5    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units Committed: 5 Remaining In-Lieu Fee Owed: 1,875,000

Project will include 5 ARO on-site units + an in-lieu fee of \$1,875,000.

Project Name: 4601 N Broadway  
 Zoning Application number, if applicable: 18923-T1  
 Address: 4601-4617 N. Broadway, 4616-4626 N. Winthrop, 1056-1064 W. Wilson  
 Is this a For Sale or Rental Project? Rental  
 Anticipated average psf rent/price? \$3.01

Total Units in Project: 197  
 Total Affordable units: 5

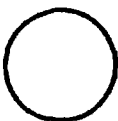
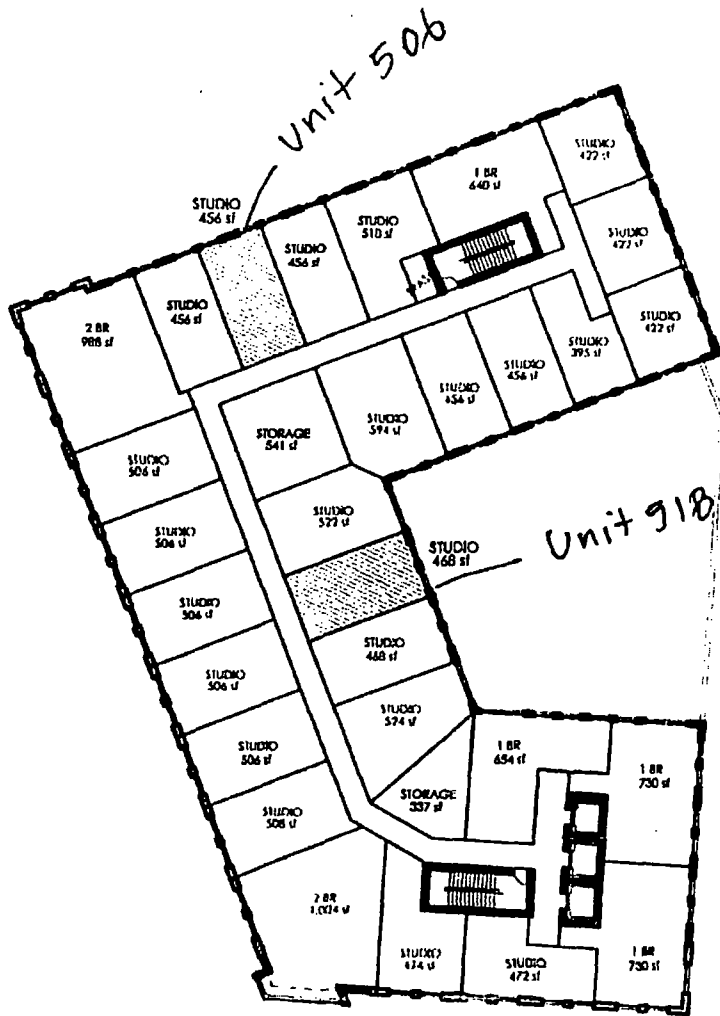
All projects with proposed ARO units must complete this tab

Summary

	market rate		affordable	
	how many?	% of total	how many?	% of total
studio	155	81%	4	80%
one-bed	28	15%	1	20%
two-bed	14	7%	0	n/a
			avg. square footage	avg. square footage
			480	462
			697	654
			996	n/a

	Market Rate Units		Affordable Units	
	Available	In-Unit	Available	In-Unit
Parking				
Laundry				
Appliances				
Refrigerator				
age/EnergyStar/make/model/color	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD		
Dishwasher				
age/EnergyStar/make/model/color	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD		
Stove/Oven				
age/EnergyStar/make/model/color	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD		
Microwave				
age/EnergyStar/make/model/color	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD		
Bathroom(s)				
how many?		1		1
Half bath? Full bath?				
Kitchen countertops			quartz	quartz
Flooring material			engineered hardwood	engineered hardwood
HVAC			central to building	central to building
Other				





### 5th Floor Plan



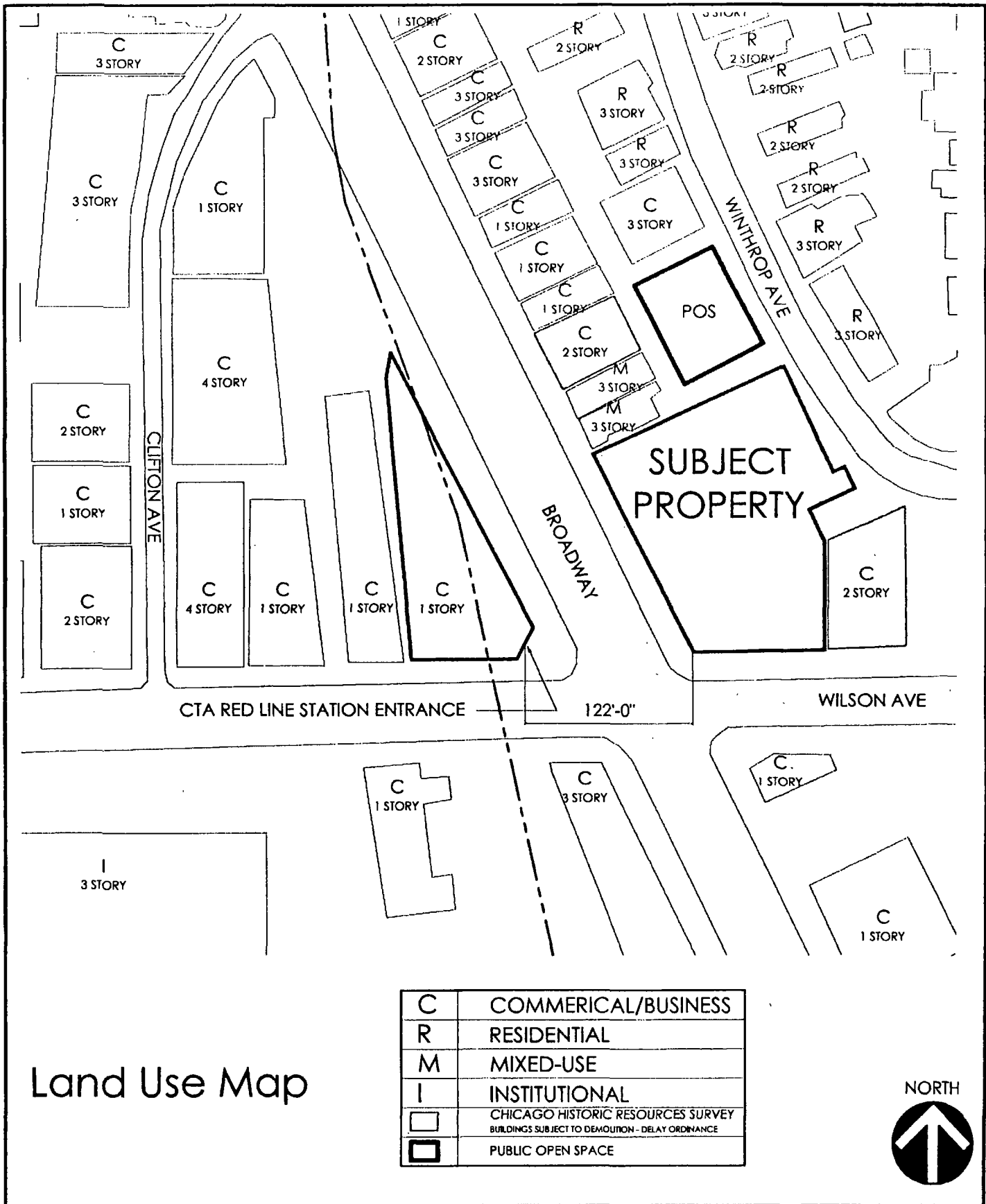
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14410  
2.27.17

Mixed Use Development  
4601 N. Broadway Street Chicago, IL





Land Use Map

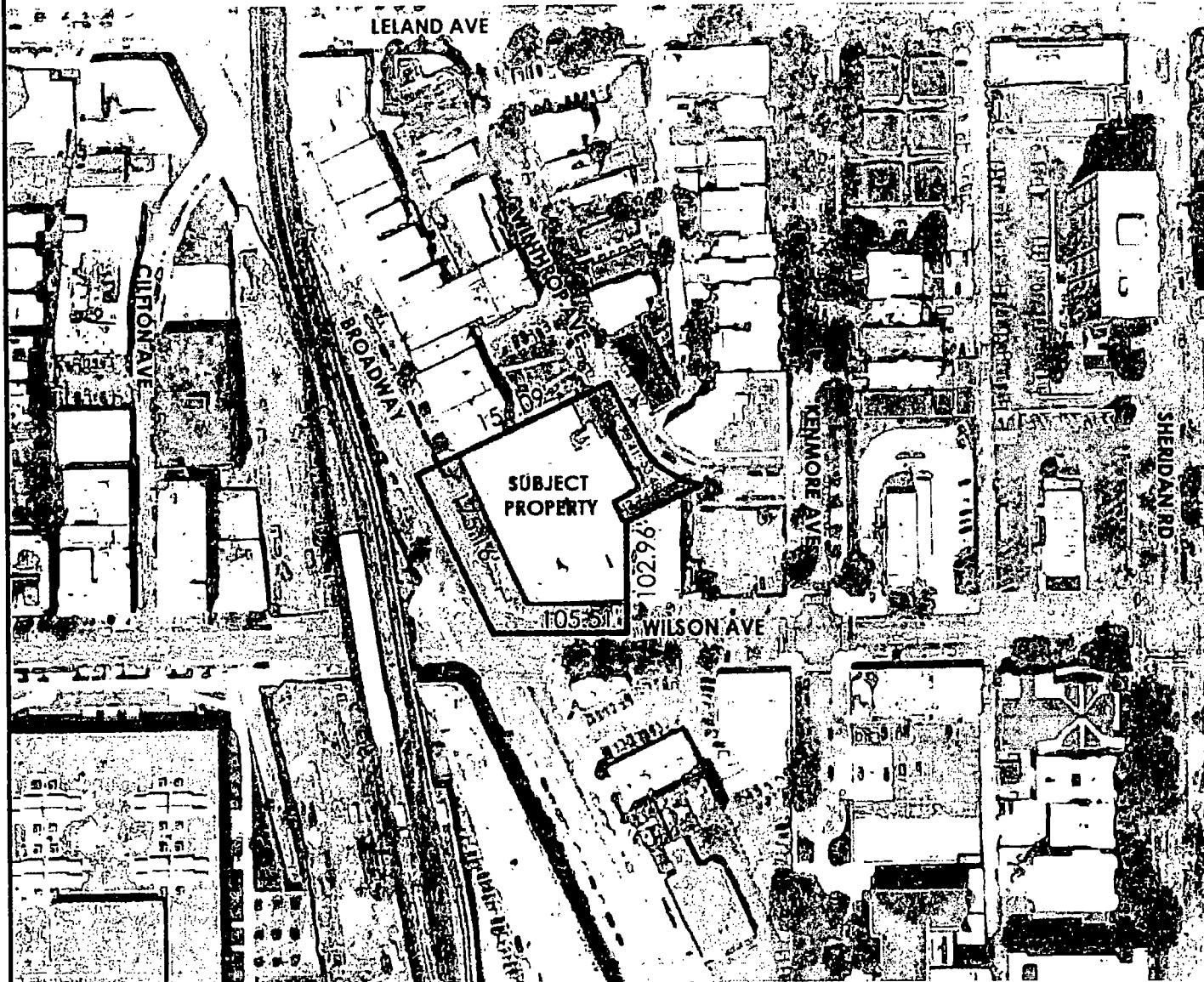
C	COMMERICAL/BUSINESS
R	RESIDENTIAL
M	MIXED-USE
I	INSTITUTIONAL
	CHICAGO HISTORIC RESOURCES SURVEY BUILDINGS SUBJECT TO DEMOLITION - DELAY ORDINANCE
	PUBLIC OPEN SPACE



14410  
3.16.17

Mixed Use Development  
4601 N. Broadway Street Chicago, IL





Site Area: 30,245 SF (0.694 Acres) (This includes the public alley to be vacated).  
PD Boundary Area: 44,934 SF (1.031 Acres)

## Plan Development Boundary Map

NORTH

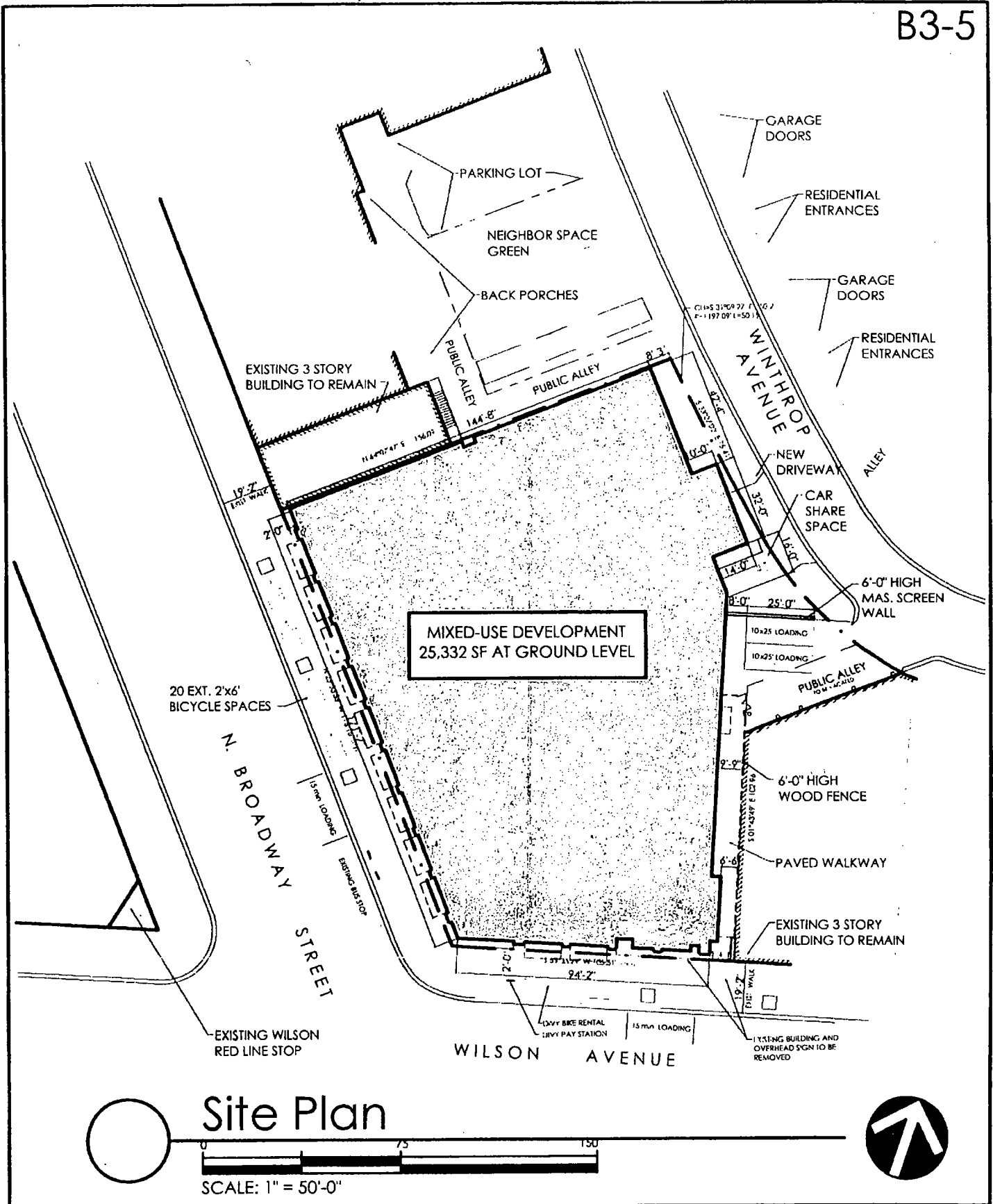


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Mixed Use Development  
4601 N. Broadway Street Chicago, IL

**MX3**  
ARCHITECTS

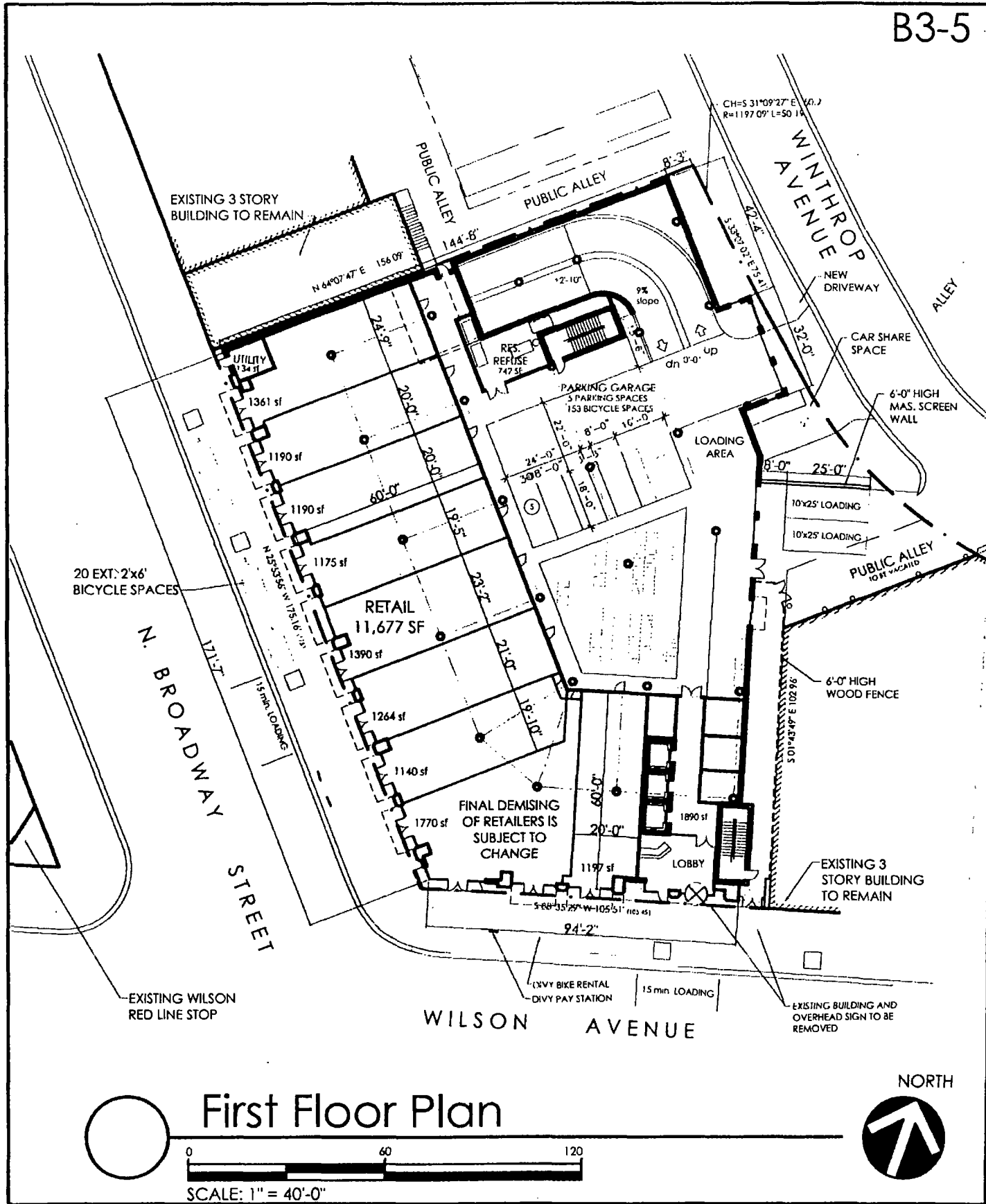




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Mixed Use Development  
4601 N. Broadway Street Chicago, IL

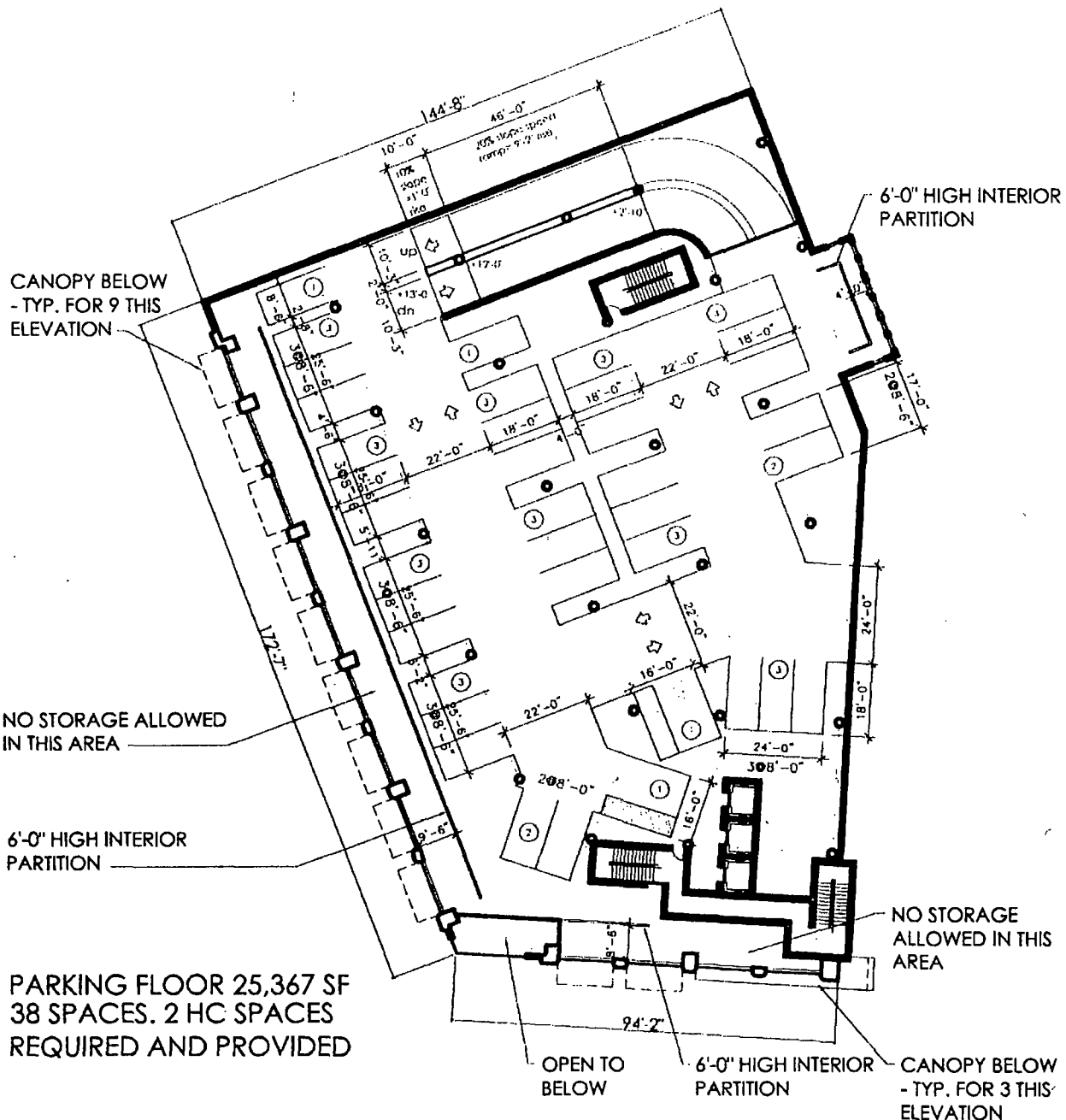




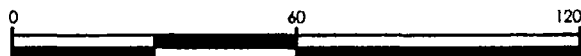
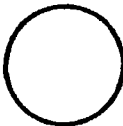
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Mixed Use Development  
4601 N. Broadway Street Chicago, IL





# 2nd Floor Plan



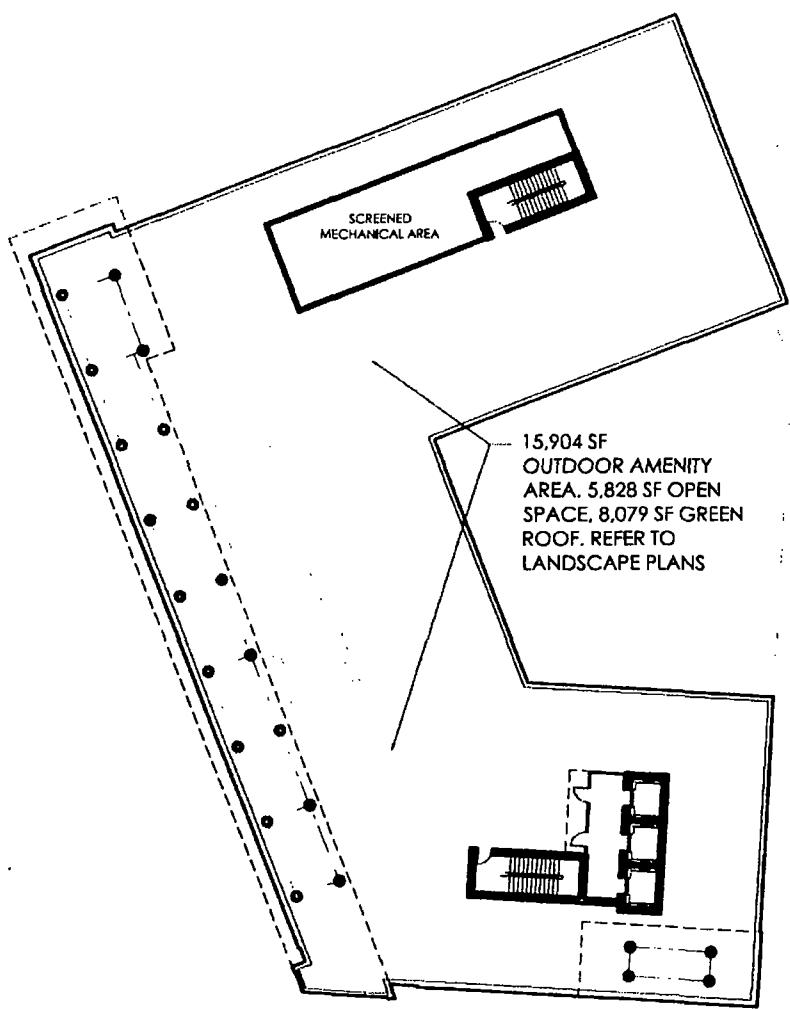
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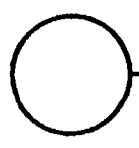
Mixed Use Development  
4601 N. Broadway Street Chicago, IL



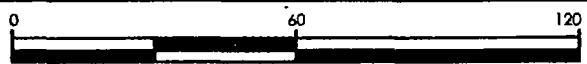


15,904 SF  
OUTDOOR AMENITY  
AREA. 5,828 SF OPEN  
SPACE, 8,079 SF GREEN  
ROOF. REFER TO  
LANDSCAPE PLANS

SCREENED  
MECHANICAL AREA



# 10th Floor Plan



SCALE: 1" = 40'-0"

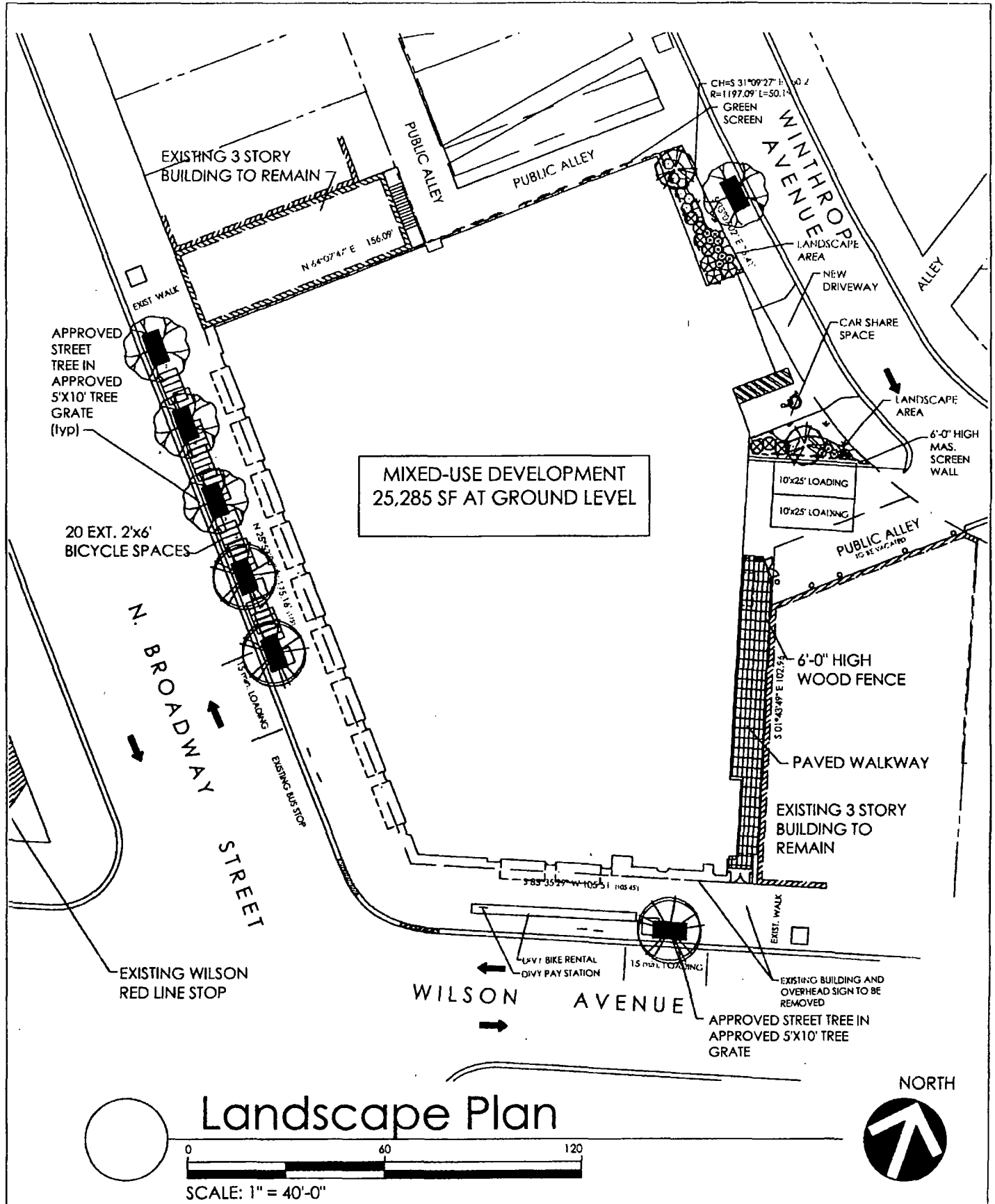


NORTH

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Mixed Use Development  
4601 N. Broadway Street Chicago, IL





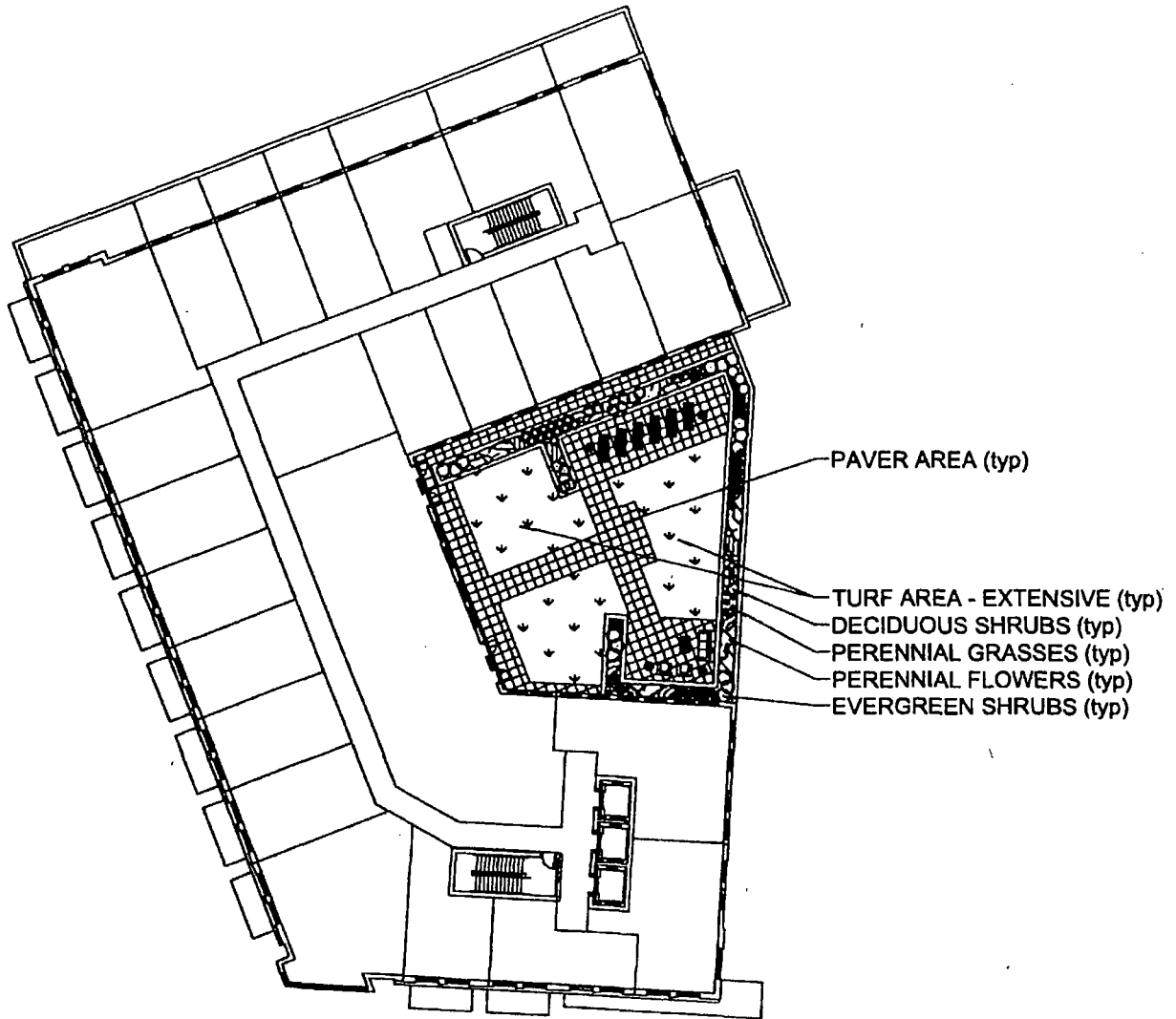
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Mixed Use Development  
4601 N. Broadway Street Chicago, IL

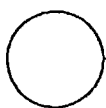


ROOF LANDSCAPE CALCULATIONS

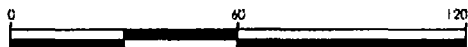
	3RD FLR.	10TH FLR.	REQUIRED	PROVIDED
GREEN ROOF LANDSCAPE	2309 SF	8079 SF	10019 SF	10388 SF
OPEN SPACE	3136 SF	5828 SF	7092 SF	8964 SF



ROOF AREA = 4282 SF      GREEN ROOF AREA = 2309 (53.9%)



Roof Plan - 3rd Floor Landscape Plan



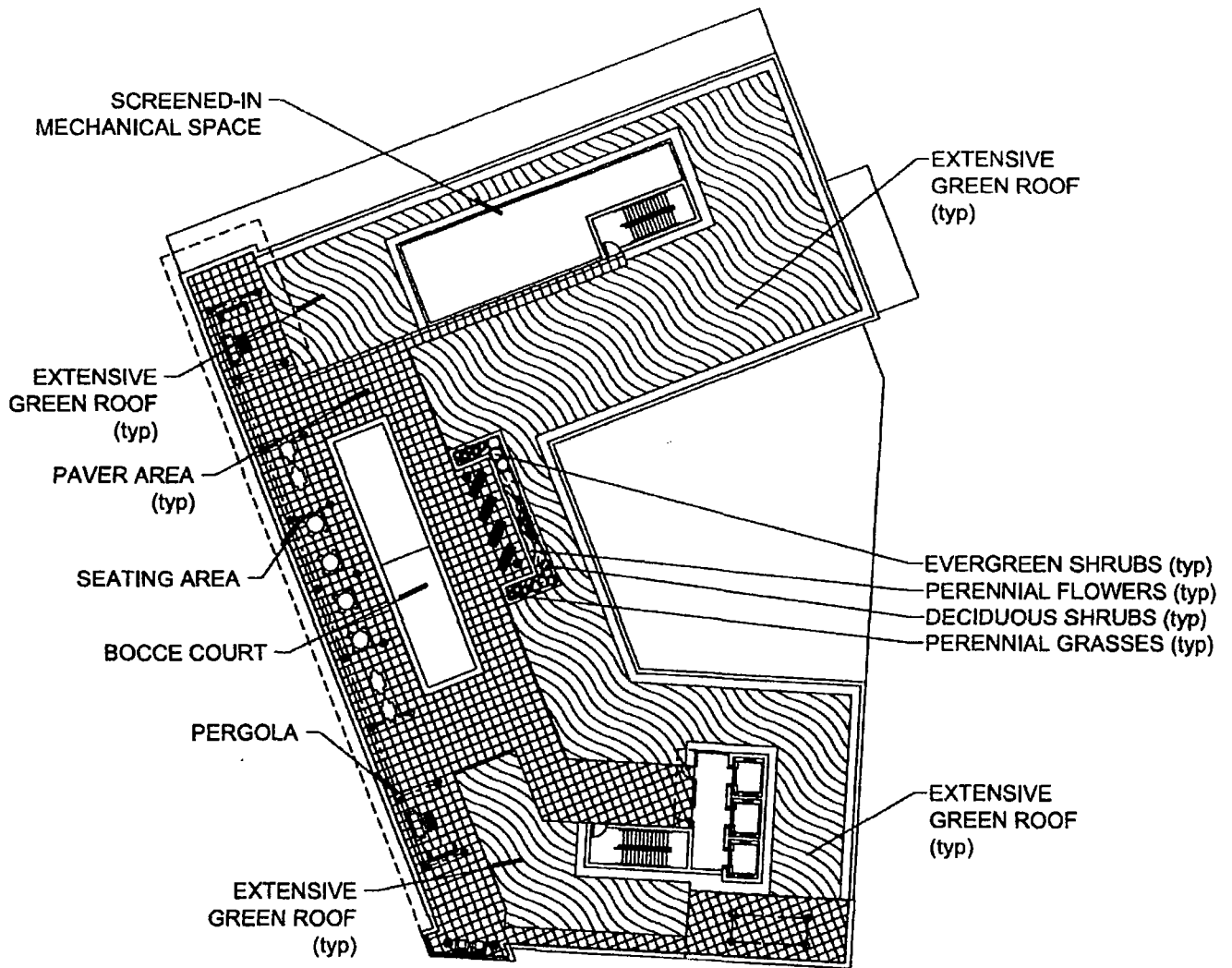
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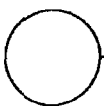
Mixed Use Development  
4601 N. Broadway Street Chicago, IL





ROOF AREA = 15904 SF      GREEN ROOF AREA = 8079 (50.8%)

## Roof Plan - 10th Floor Landscape Plan



SCALE: 1" = 40'-0"



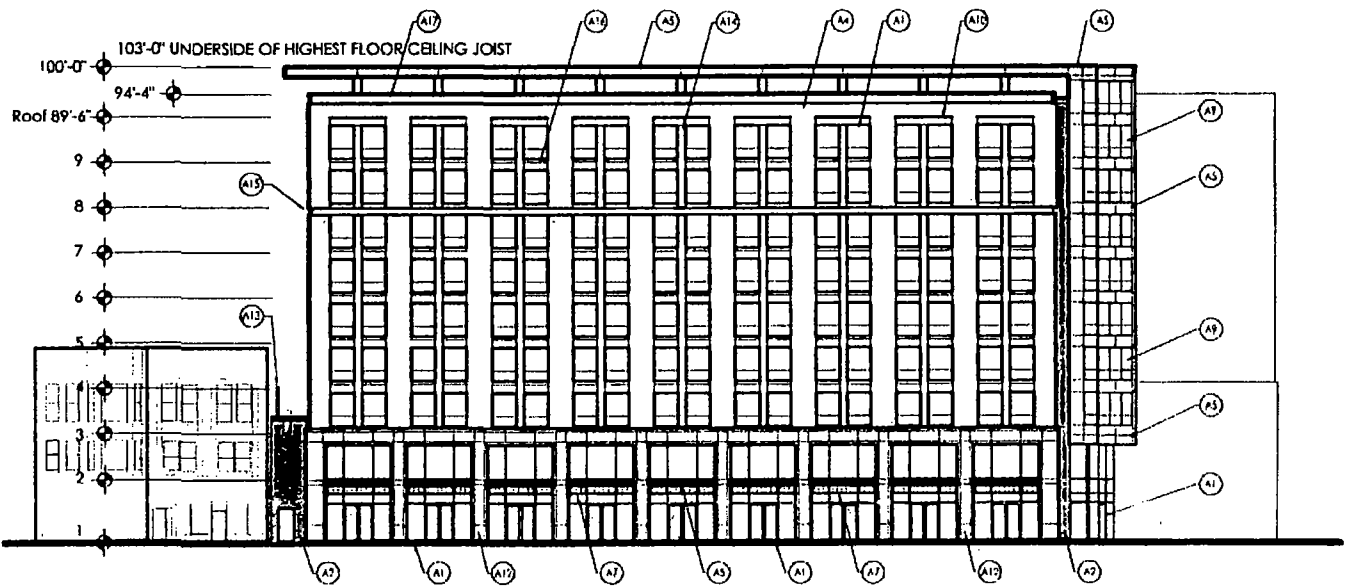
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Mixed Use Development  
4601 N. Broadway Street Chicago, IL

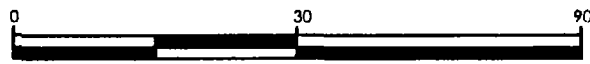


EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
A1	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN BLACK POWDER COAT ALUMINUM GLASS FRAMES	A7	ALUMINUM GRILLE	BLACK	A13	SCREENING	GRAY
A2	FACE BRICK	DARK IRONSPOT	A8	SEALED CMU	GRAY	A14	FACE BRICK ACCENT PANEL (A11 FINISH, LEAVING FLEMISH BOND)	TO MATCH FIELD BRICK
A3	FACE BRICK	GRAY	A9	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN WHITE POWDER COAT ALUMINUM GLASS FRAMES	A15	EXPOSED STEEL SPANDRAL	PAINT WHITE
A4	FACE BRICK	WHITE	A10	EXPOSED STEEL LINTEL	PAINT WHITE	A16	STONE SILLS AND PANELS	IRENSTONE TO MATCH FACE BRICK
A5	CRYSTALLIZED GLASS PANEL	WHITE	A11	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	A17	COPING	WHITE
A6	GREEN SCREEN	BLACK	A12	LIMESTONE	GRAY	A18	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM. FRAME & OPAQUE GLASS



West Elevation



SCALE: 1" = 30'-0"

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3.16.17

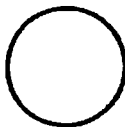
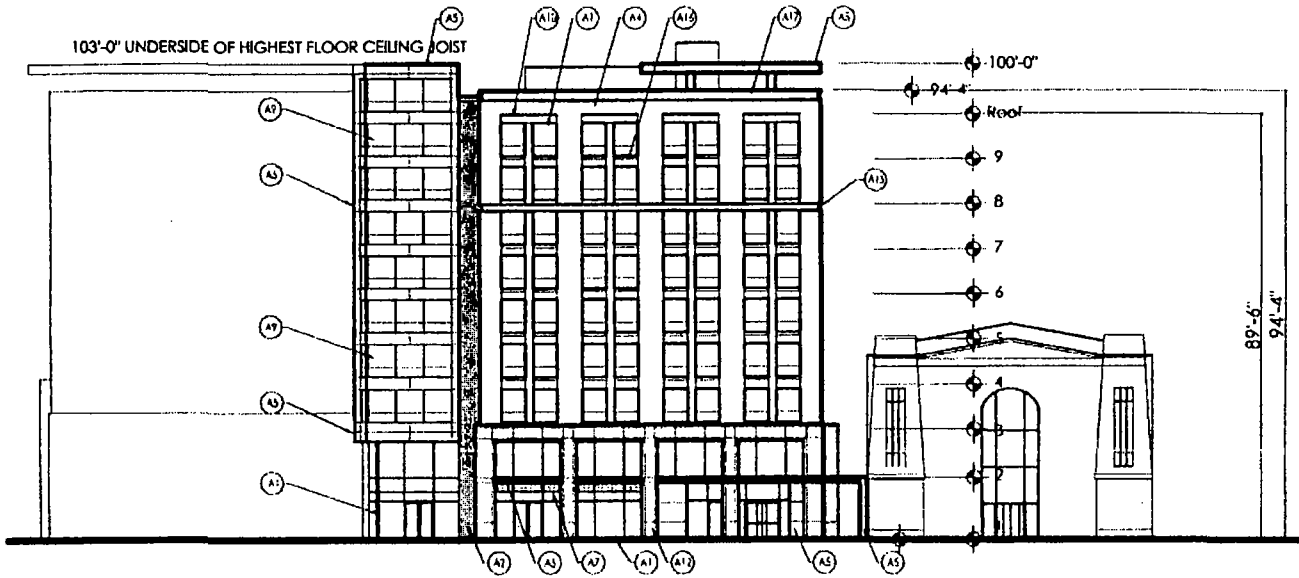
Mixed Use Development  
4601 N. Broadway Street Chicago, IL

**MX3**  
ARCHITECTS

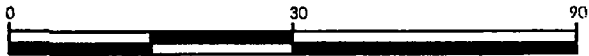


EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN BLACK POWDER COAT ALUMINUM FRAMES	(A7)	ALUMINUM GRILLE	BLACK	(A13)	SCREENING	GRAY
(A2)	FACE BRICK	DARK IRONSPOT	(A8)	SEALED CMU	GRAY	(A14)	FACE BRICK ACCENT PANEL (A12 FACE BRICK) (MATCH FIELD BRICK)	TO MATCH FIELD BRICK
(A3)	FACE BRICK	GRAY	(A9)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	(A15)	EXPOSED STEEL SPANDRAL	PAINT WHITE
(A4)	FACE BRICK	WHITE	(A10)	EXPOSED STEEL LINTEL	PAINT WHITE	(A16)	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FACE BRICK
(A5)	CRYSTALLIZED GLASS PANEL	WHITE	(A11)	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	(A17)	COPING	WHITE
(A6)	GREEN SCREEN	BLACK	(A12)	LIMESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM FRAME & OPAQUE GLASS



South Elevation



SCALE: 1" = 30'-0"

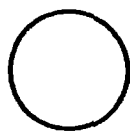
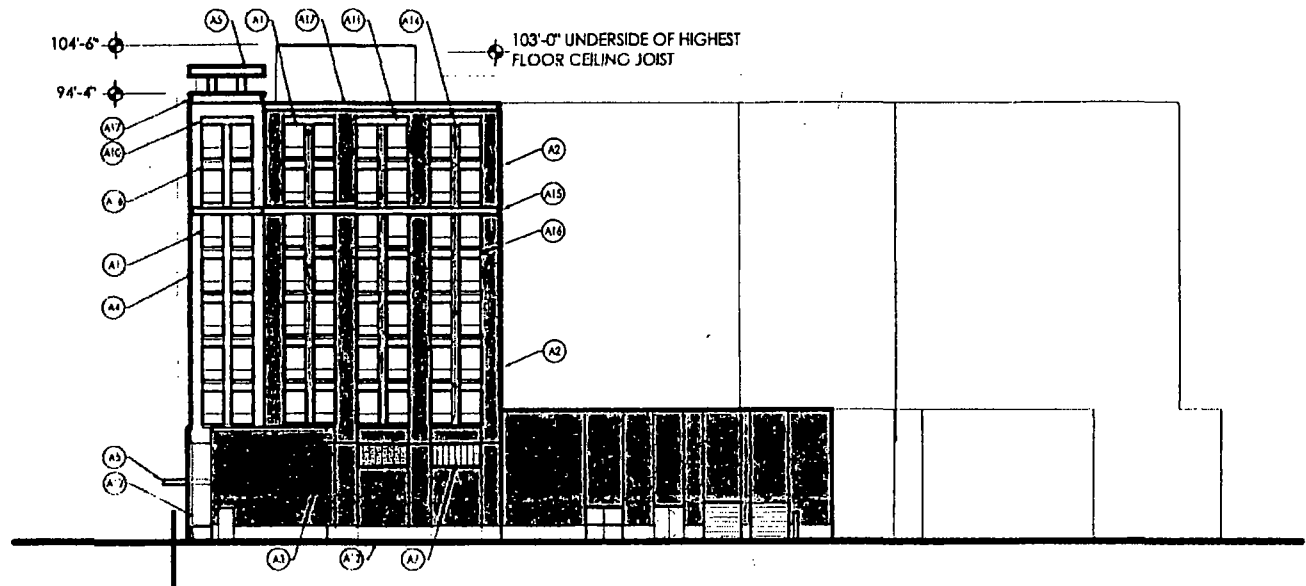
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3.16.17

Mixed Use Development  
4601 N. Broadway Street Chicago, IL

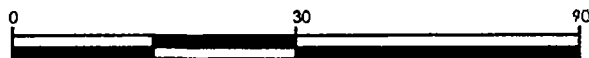


EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN BLACK POWDER COAT ALUMINUM GLAZING	(A7)	ALUMINUM GRILLE	BLACK	(A13)	SCREENING	GRAY
(A2)	FACE BRICK	DARK IRONSPOT	(A8)	SEALED CMU	GRAY	(A14)	FACE BRICK ACCENT PANEL (A17 PROTRUDING FLEMISH BOND)	TO MATCH FIELD BRICK
(A3)	FACE BRICK	GRAY	(A9)	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	(A15)	EXPOSED STEEL SPANDRAL	PAINT WHITE
(A4)	FACE BRICK	WHITE	(A10)	EXPOSED STEEL LINTEL	PAINT WHITE	(A16)	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FACE BRICK
(A5)	CRYSTALLIZED GLASS PANEL	WHITE	(A11)	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	(A17)	COPING	WHITE
(A6)	GREEN SCREEN	BLACK	(A12)	LIMESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM. FRAME & OPAQUE GLASS



East Elevation



SCALE: 1" = 30'-0"

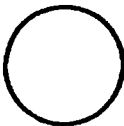
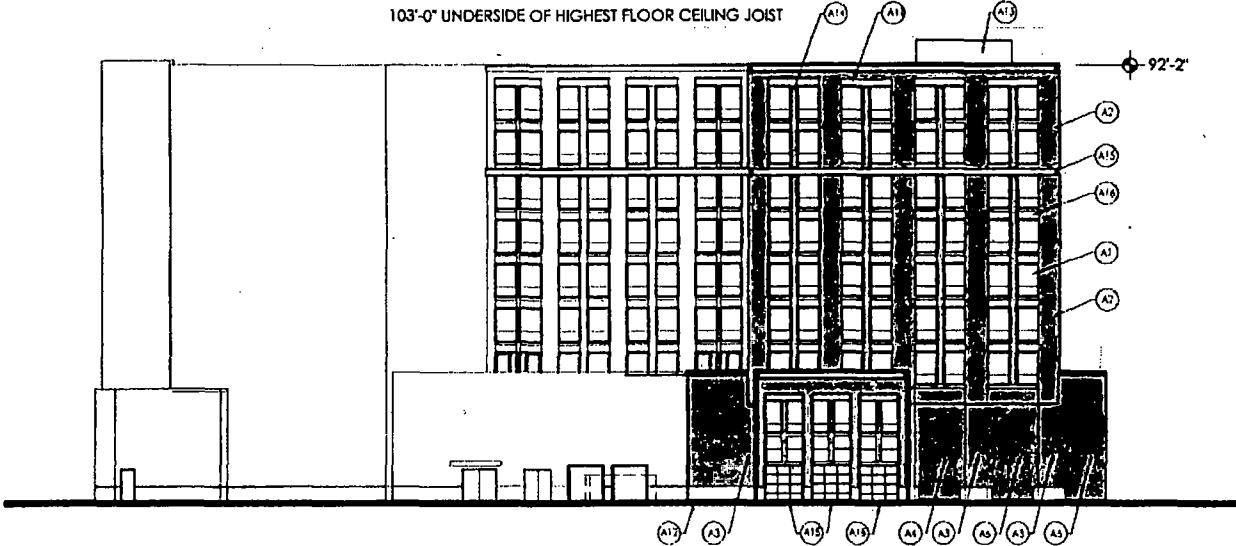
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3.16.17

Mixed Use Development  
4601 N. Broadway Street Chicago, IL

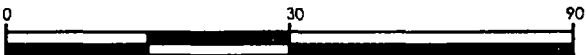


EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN BLACK POWDER COAT ALUMINUM FRAMES	(A7)	ALUMINUM GRILLE	BLACK	(A13)	SCREENING	GRAY
(A2)	FACE BRICK	DARK IRONSPOT	(A8)	SEALED CMU	GRAY	(A14)	FACE BRICK ACCENT PANEL (ALL PROJECTIONS FLEMISH BOND)	TO MATCH RELO BRICK
(A3)	FACE BRICK	GRAY	(A9)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	(A15)	EXPOSED STEEL SPANDRAL	PAINT WHITE
(A4)	FACE BRICK	WHITE	(A10)	EXPOSED STEEL LINTEL	PAINT WHITE	(A16)	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FACE BRICK
(A5)	CRYSTALLIZED GLASS PANEL	WHITE	(A11)	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	(A17)	COPING	WHITE
(A6)	GREEN SCREEN	BLACK	(A12)	LIMESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM FRAME & OPAQUE GLASS



East Elevation



SCALE: 1" = 30'-0"

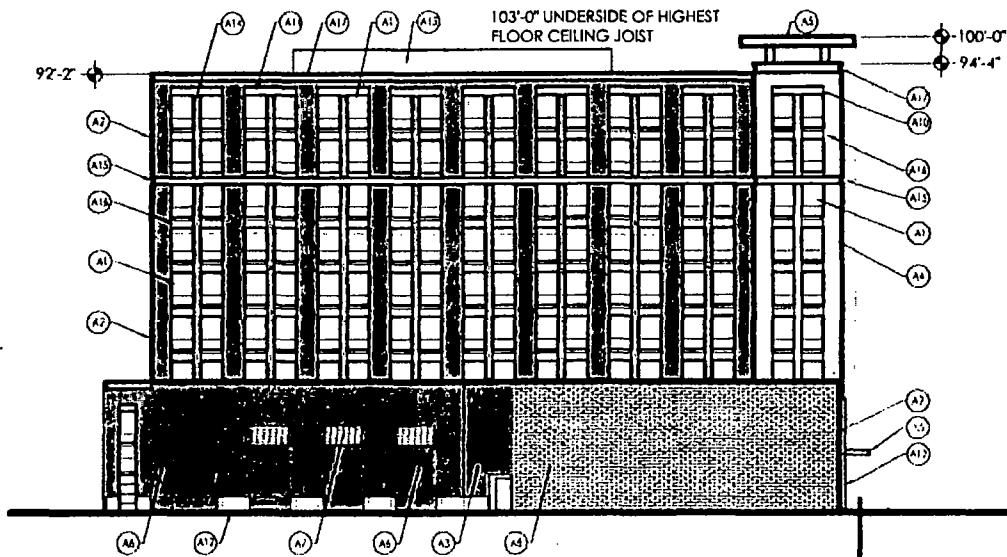
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Mixed Use Development  
4601 N. Broadway Street Chicago, IL

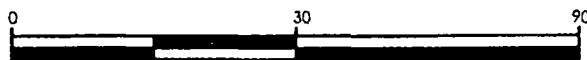
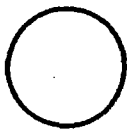


EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN BLACK POWDER COAT ALUMINUM FRAMES	(A7)	ALUMINUM GRILLE	BLACK	(A13)	SCREENING	GRAY
(A2)	FACE BRICK	DARK IRONSPOT	(A8)	SEALED CMU	GRAY	(A14)	FACE BRICK ACCENT PANEL (ALT PROFILING FLEMISH BOND)	TO MATCH FIELD BRICK
(A3)	FACE BRICK	GRAY	(A9)	ALUMINUM & GLASS GLAZING	1" INSUL GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	(A15)	EXPOSED STEEL SPANDRAL	PAINT WHITE
(A4)	FACE BRICK	WHITE	(A10)	EXPOSED STEEL LINTEL	PAINT WHITE	(A16)	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FACE BRICK
(A5)	CRYSTALLIZED GLASS PANEL	WHITE	(A11)	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	(A17)	COPING	WHITE
(A6)	GREEN SCREEN	BLACK	(A12)	LIMESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM FRAME & OPAQUE GLASS



North Elevation



SCALE: 1" = 30'-0"

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Mixed Use Development  
4601 N. Broadway Street Chicago, IL





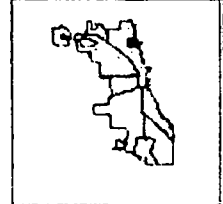
**Zoning**

- Business
- Commercial
- Manufacturing
- Residential
- Planned Development
- Planned Manufacturing
- Downtown Core
- Downtown Service
- Downtown Mixed
- Downtown Residential
- Transportation
- Parks & Open Space
- Zoning Boundaries

**Historic Preservation**

- CHICAGO LANDMARKS**
- Chicago Landmarks
- Landmark Districts
- Chicago Historic Resources Survey - Buildings subject to Demolition-Delay Ordinance**
- Red
- Orange
- City Boundary

- Lakefront
- Pedestrian Streets
- Buildings
- Parcels
- CTA Line
- Streets
- Municipalities



# Zoning Map



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3.16.17

Mixed Use Development  
4601 N. Broadway Street Chicago, IL


**MX3**  
ARCHITECTS



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

From:   
David Reifman  
Chicago Plan Commission

Date: March 16, 2017

Re: Residential Business Planned Development, located at 4601-4617 N. Broadway,  
1056-1064 W. Wilson and 4616-4626 N. Winthrop

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On March 16, 2017, the Chicago Plan Commission recommended approval of the proposed Planned Development submitted by Broadway & Wilson, LLC. A copy of the zoning application and proposal is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission, which includes the Department of Planning and Development, Bureau of Planning and Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)