



# City of Chicago



SO2020-3707

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 7/22/2020

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 13-G at 5046-5056 N Broadway, 1200 W Winnemac Ave, 5077 N Broadway, 5051-5063 N Broadway and 1125 W Winona St - App No. 20440

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

#20440  
INTRO DATE  
JULY 22, 2020

**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 Residential-Business Planned Development No. 1347 symbols and indications as shown on Map 13-G in the area bounded by:

West Winona Street; the public alley next east of and parallel to North Broadway; a line 400 feet next south of and parallel to West Winona Street; North Broadway; West Winnemac Avenue; a line 156.10 feet next west of and parallel to North Broadway; the public alley next north of and parallel to West Winnemac Avenue; the public alley next west of and parallel to North Broadway; West Carmen Avenue; North Broadway; a line 250 feet next south of and parallel to West Winona Street; a line 135 feet next east of and parallel to North Broadway; a line 100 feet next south of and parallel to West Winona Street; North Broadway;

to those of Residential-Business Planned Development No. 1347, as amended.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and publication.

FINAL FOR  
PUBLICATION

Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051-5063 North Broadway; 1125 West Winona Street

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1347, AS AMENDED**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number TBD, (“Planned Development”) consists of approximately 125,370 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (“Property”). 5050 North Broadway Property, LLC is the “Applicant” for this planned development pursuant to authorization from the other owners.
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, 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 Chicago Department of Transportation (“CDOT”) on behalf of the Applicant or its successors, assignees or grantees.

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 Department of Planning and Development (“DPD”) and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT 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 CDOT.

4. This Plan of Development consists of these 16 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Booth Hansen and dated December 17, 2020 (the “Plans”): an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Subarea A Site Plan; a Subarea B Site Plan; a Subarea A Landscape Plan; a Subarea B Landscape Plan and Details; a Subarea A Green Roof Plan; a Subarea B Green Roof Plan; Subarea A Elevations (North, South, East and West); Subarea B Elevations (North, South, East and West) and that certain Advisory Opinion issued on November 16, 2018. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, 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.

Applicant: 5050 North Broadway Property, LLC  
Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051-5063 North Broadway; 1125 West Winona Street  
Introduced: July 22, 2020  
Plan Commission: December 17, 2020

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5. The following uses are permitted in the area delineated herein as a Business Planned Development: Dwelling Units located on and above the ground floor; Multi-Unit Residential; Cultural Exhibits and Libraries; Animal Services (excluding shelter/boarding kennels and stables); Artist Work or Sales Space; Business Support Services; Eating and Drinking Establishments (all, including outdoor patio on a rooftop and at grade); Small Venues; Financial Services (excluding payday loan, pawn shops and drive-through facilities); Food and Beverage Retail Sales; Vacation Rental; Medical Service; Office; Personal Service; Repair or Laundry Service, Consumer; General Retail Sales; Indoor Participant Sports and Recreation; Children's Play Center; School; Daycare; Artisan Manufacturing; Co-located Wireless Communication Facilities; accessory and non-accessory parking (up to 45% pursuant to Section 17-10-0503) and related, incidental and accessory uses.
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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
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 Property shall be in accordance with the attached Bulk Regulations and Data 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 and Data Table has been determined using a Net Site Area of 125,370 square feet and an FAR of 5.0.
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 DPD. 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 Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. 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 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.
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

Applicant: 5050 North Broadway Property, LLC  
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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 achieve building certification and provide a 50% net green roof or comply with the current City Sustainability Policy.
  
15. The Applicant acknowledges and agrees that the rezoning of the Property from B1-2 to Neighborhood Shopping District to C2-5 Motor Vehicle-Related Commercial District and then to this Residential-Business Planned Development No. 1347 triggers the requirements of Section 2-44-080 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 ("ARO Units") as affordable units, or with the approval of the commissioner of the Department of Housing ("DOH") (subject to the transition provisions of Section 2-44-040(c)), in consultation with the commissioner of the Department of Planning and Development ("DPD") as appropriate; (ii) pay a fee in lieu of the development of the ARO Units (Cash Payment); 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 ARO Units on-site or off-site (Required Units). If the developer elects to provide ARO Units off-site, the off-site ARO Units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area within the meaning of the ARO and the project has a total of 525 units. As a result, the Applicant's affordable housing obligation is 53 ARO Units (10% of 525, rounded up). Subarea A is improved with 345 rental units and the Applicant satisfied its affordable housing obligation by providing 35 ARO units pursuant to a previously recorded affordable housing agreement. The Applicant has agreed to satisfy its affordable housing obligation for Subarea B by providing 18 ARO Units in the rental building to be constructed in the Planned Development to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [\_\_\_\_]. The Applicant agrees that the ARO 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 ARO Units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Housing for review and approval, and DOH may adjust the number of required ARO 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 record an affordable housing agreement in accordance with Section 2-44-080(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

Applicant: 5050 North Broadway Property, LLC  
Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051-5063 North Broadway; 1125 West Winona Street  
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against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOI may enforce remedies for any breach of this Statement 15, 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.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to Residential-Business Planned Development No. 1347, as it existed prior to this amendment.

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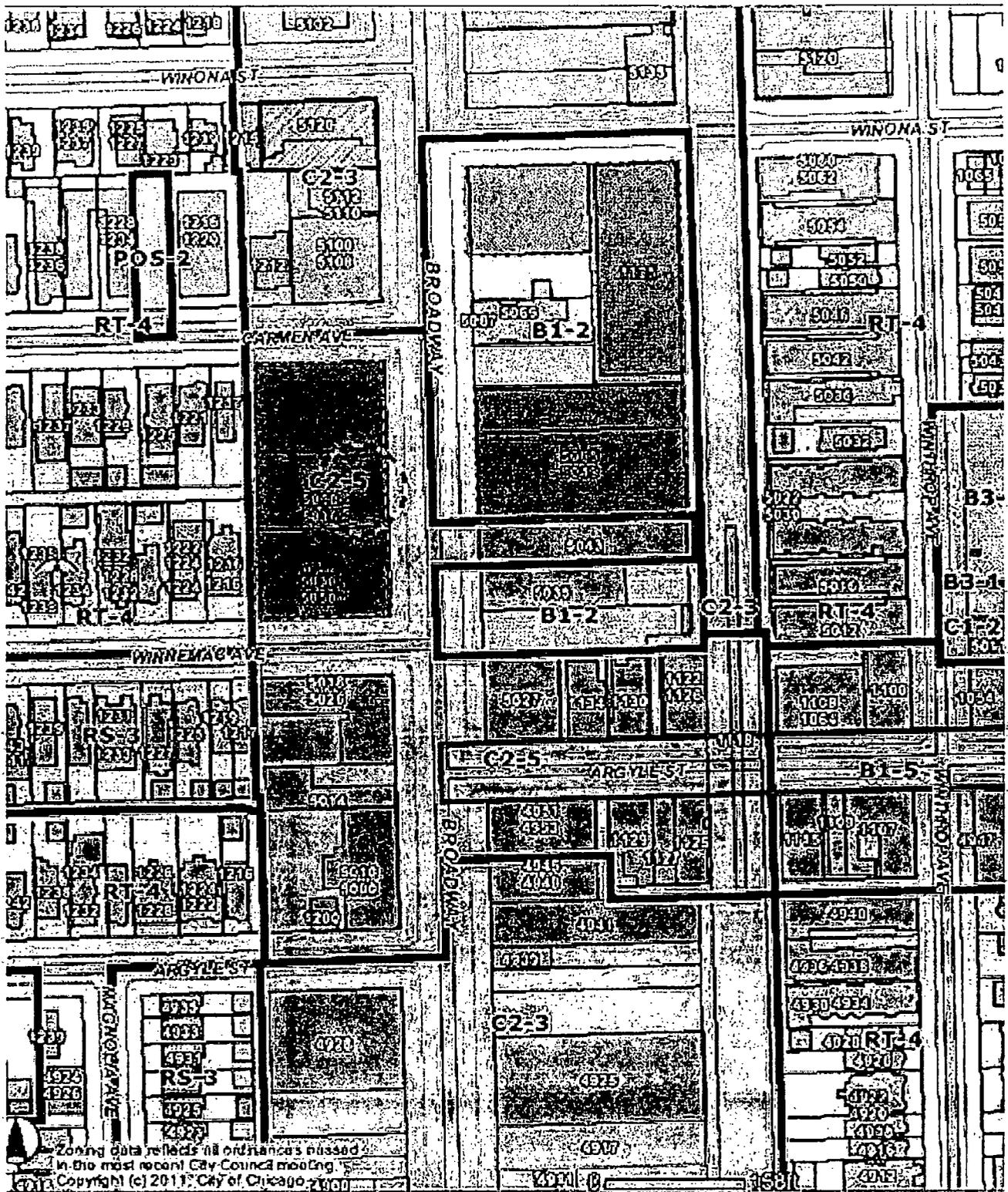
Applicant: 5050 North Broadway Property, LLC  
Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051-5063 North Broadway; 1125 West Winona Street  
Introduced: July 22, 2020  
Plan Commission: December 17, 2020

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1347, AS AMENDED  
BULK REGULATIONS AND DATA TABLE**

Gross Site Area (sf):	196,241
Area of Public Rights-of-Way (sf):	70,871
Net Site Area (sf):	125,370
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	710
Subarea A:	345
Subarea B:	365
Minimum Off-Street Parking Spaces:	
Subarea A:	0
Subarea B:	600 (existing to remain)
Minimum Off-Street Loading Spaces:	
Subarea A:	3 (10'x25')
Subarea B:	2 (10'x25')
Maximum Building Height:	
Subarea A:	149'8"
Subarea B:	90'6" (top of mechanical)
Minimum Setbacks:	Per plans

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Applicant: 5050 North Broadway Property, L.L.C.  
Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway;  
5051-5063 North Broadway; 1125 West Winona Street  
Introduced: July 22, 2020  
Plan Commission: December 17, 2020

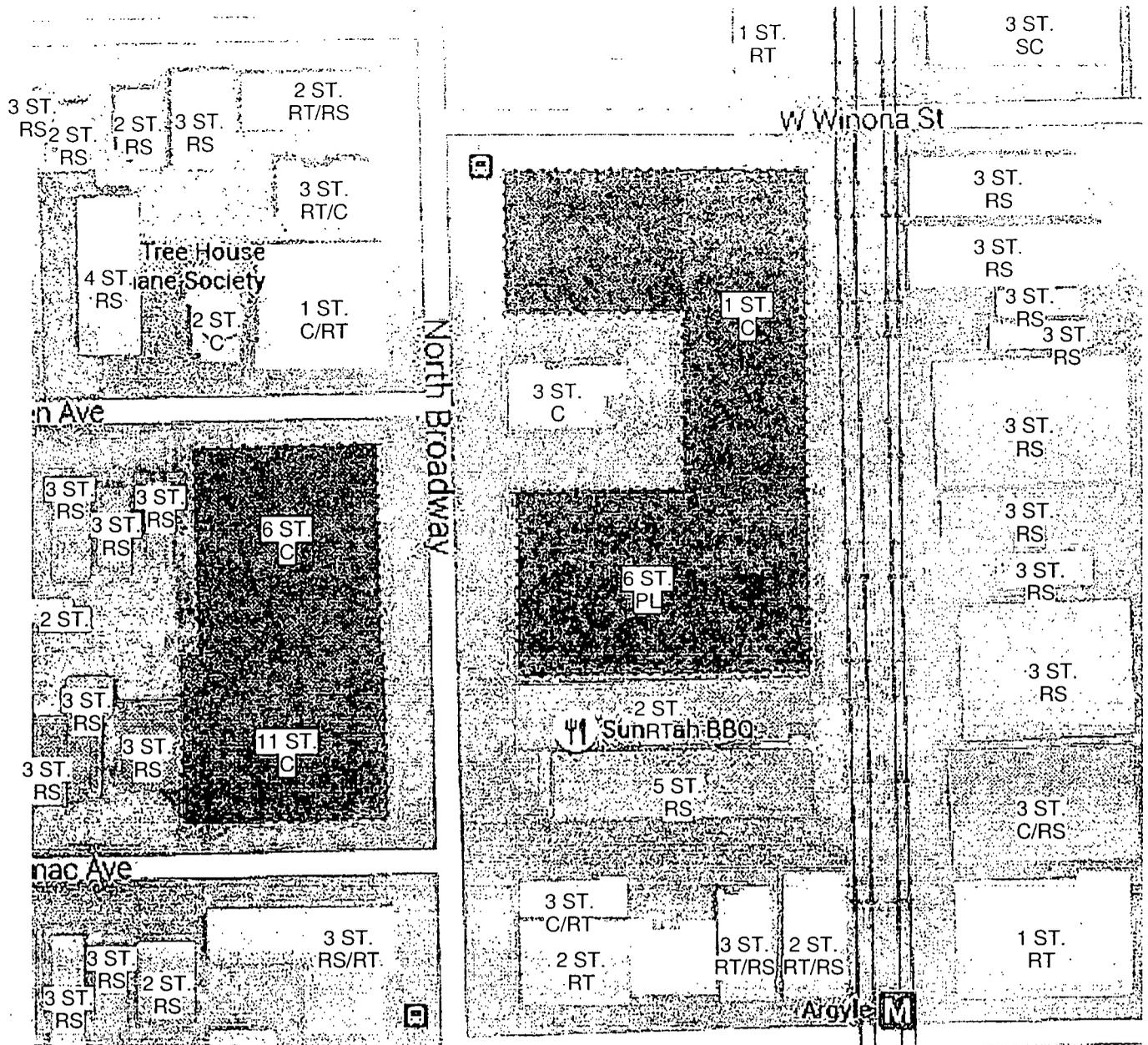


SITE

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Existing Zoning Map

5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN	1
	PROJECT ADDRESS	5046-5056 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5063 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE	July 22, 2020	PLAN COMMISSION DATE	
		December 17, 2020		



Legend



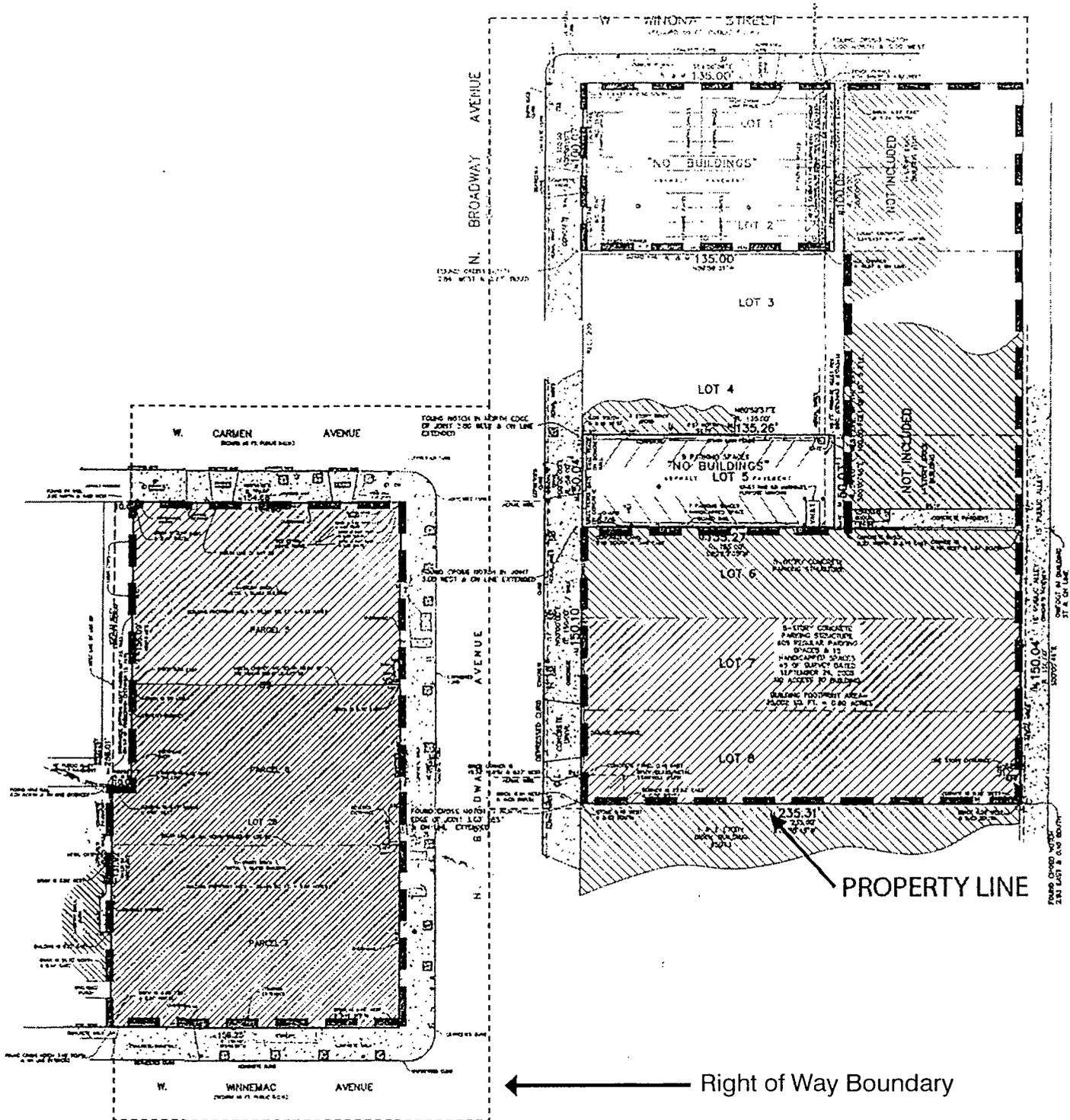
#ST. Number of Stories  
 RT Retail  
 RS Residential  
 C Commercial

PL Parking Lot  
 VL Vacant Lot  
 S Site  
 SC School

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Existing Land Use Map

5050 BROADWAY DEVELOPMENT	APPLICANT PROJECT ADDRESS INTRODUCTION DATE	5050 North Broadway Property LLC 5048-5056 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5063 North Broadway 1125 West Winona Street July 22, 2020 PLAN COMMISSION DATE December 17, 2020	BOOTH HANSEN	2
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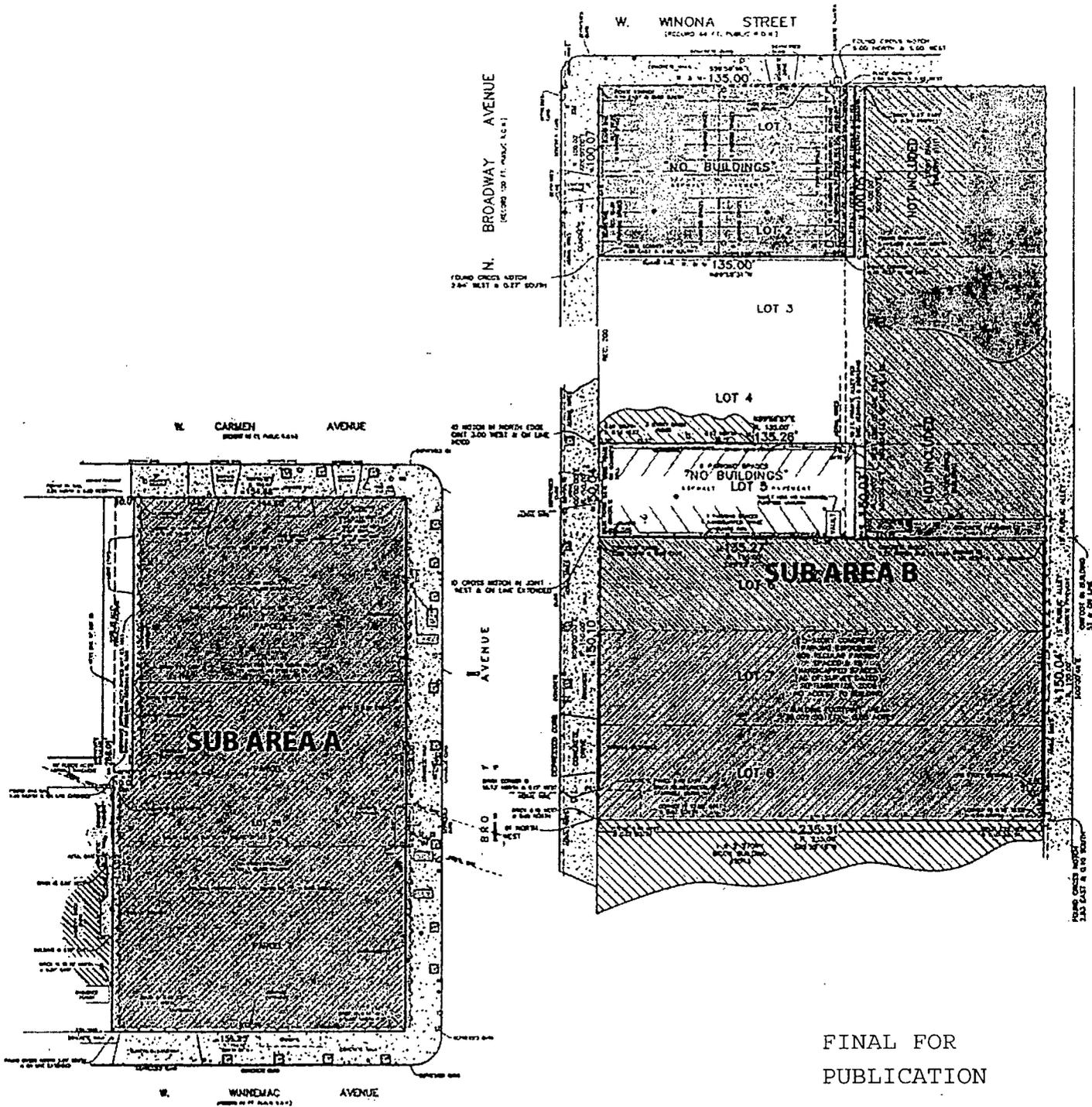


Net Site Area: 125,370 sf  
 Area in Right of Way: 70,871 sf  
 Gross Site Area: 196,241 sf

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Plan Development Boundary and Property Line Map

5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN	3
	PROJECT ADDRESS	5045-5056 North Broadway 1700 West Winemac Avenue 5077 North Broadway 5051-5063 North Broadway 1125 West Winnona Street	PROJECT NO. H-2020-000000	
	INTRODUCTION DATE	July 22 2020	PLAN COMMISSION DATE	December 17 2020

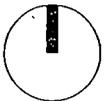


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PUBLICATION



SITE

Sub Area Map



<p>5050 BROADWAY DEVELOPMENT</p>	<p>APPLICANT PROJECT ADDRESS INTRODUCTION DATE</p>	<p>5050 North Broadway Property LLC 5046-5056 North Broadway 1200 West Waukegan Avenue: 5077 North Broadway 5051-5063 North Broadway 1125 West Winona Street July 22 2020 PLAN COMMISSION DATE December 17 2020</p>	<p>BOOTH HANSEN ARCHITECTS &amp; ENGINEERS</p>	<p>4</p>
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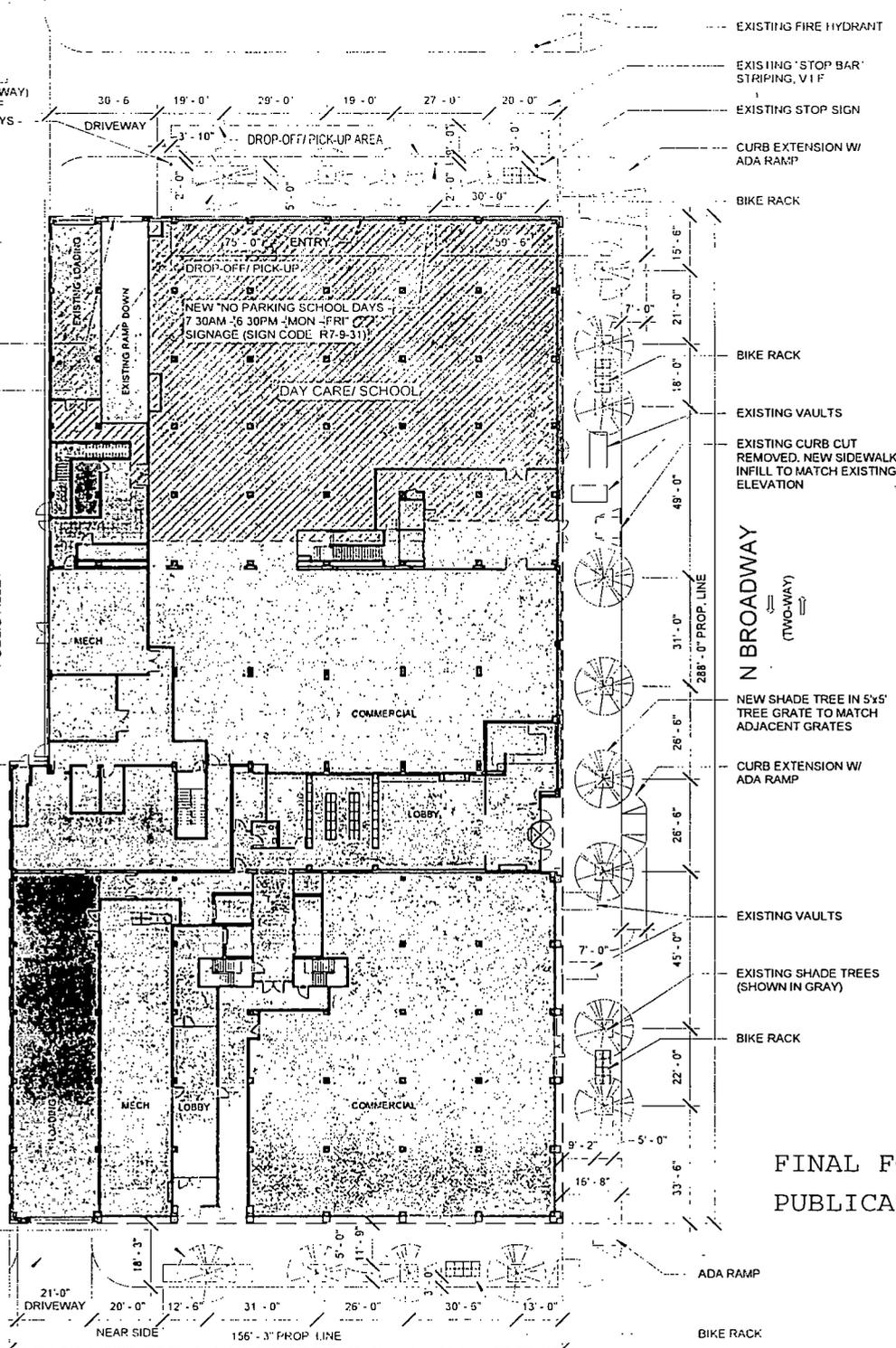
CARMEN AVE (TWO-WAY)

NEW "NO PARKING SCHOOL DAYS - 7:30AM - 6:30PM - MON - FRI" SIGNAGE (SIGN CODE R7-9-33)



EXISTING CURB CUT TO BELOW GRADE PARKING 1-WAY TRAFFIC  
NEW SHADE TREES IN FLUSH ON-GRADE PLANTER, TYP.

PUBLIC ALLEY



- EXISTING FIRE HYDRANT
- EXISTING "STOP BAR" STRIPING, VIF
- EXISTING STOP SIGN
- CURB EXTENSION W/ ADA RAMP
- BIKE RACK
- BIKE RACK
- EXISTING VAULTS
- EXISTING CURB CUT REMOVED. NEW SIDEWALK INFILL TO MATCH EXISTING ELEVATION
- 288'-0" PROP. LINE
- N BROADWAY (TWO-WAY)
- NEW SHADE TREE IN 5x5' TREE GRATE TO MATCH ADJACENT GRATES
- CURB EXTENSION W/ ADA RAMP
- EXISTING VAULTS
- EXISTING SHADE TREES (SHOWN IN GRAY)
- BIKE RACK
- ADA RAMP
- BIKE RACK

NEW SHADE TREES IN FLUSH ON-GRADE PLANTER, TYP.

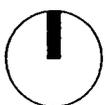
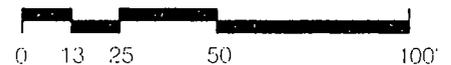
EXISTING CURB CUT

21'-0" DRIVEWAY  
20'-0" 12'-6" 31'-0" 26'-0" 30'-5" 13'-0"  
NEAR SIDE 156'-3" PROP. LINE

WINNEMAC AVE (TWO-WAY)

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Sub Area A - Site Plan



5050 BROADWAY DEVELOPMENT

APPLICANT  
PROJECT ADDRESS  
INTRODUCTION DATE

5050 North Broadway Property LLC  
5045-5055 North Broadway 1200 West Winnemac Avenue 5077  
North Broadway 5051 5063 North Broadway 1125 West Winona Street  
July 22 2020 PLAN COMMISSION DATE December 17 2020

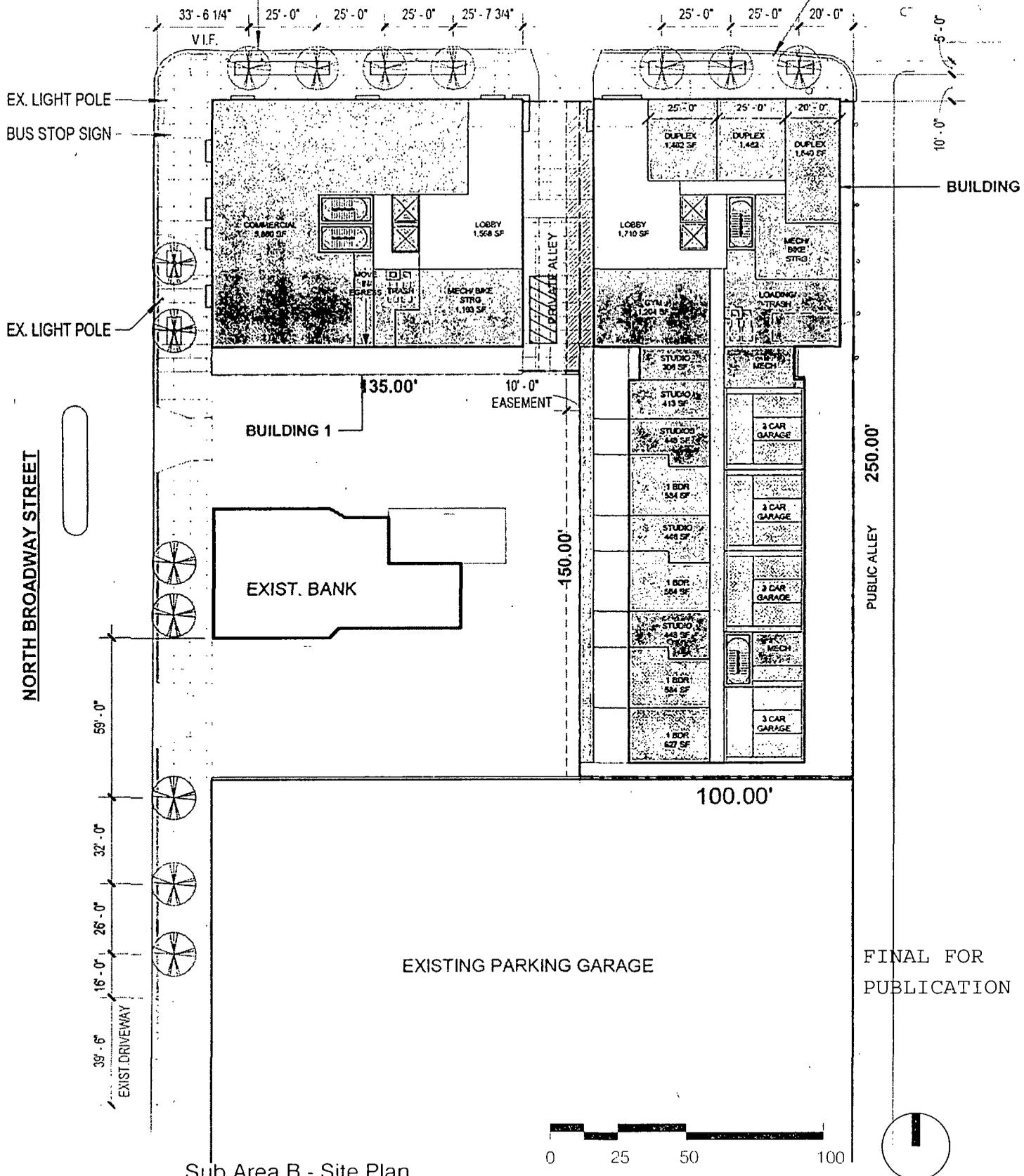
BOOTH HANSEN  
PLANNERS ARCHITECTS ENGINEERS

5

NEW PARKWAY TREES W/ AT-GRADE  
PLANTERS

WEST WINONA STREET

NEW CONC. SIDEWALK



Sub Area B - Site Plan

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5050 BROADWAY DEVELOPMENT

APPLICANT

5050 North Broadway Property, LLC

PROJECT ADDRESS

5046-5056 North Broadway 1200 West Winnemac Avenue 5077

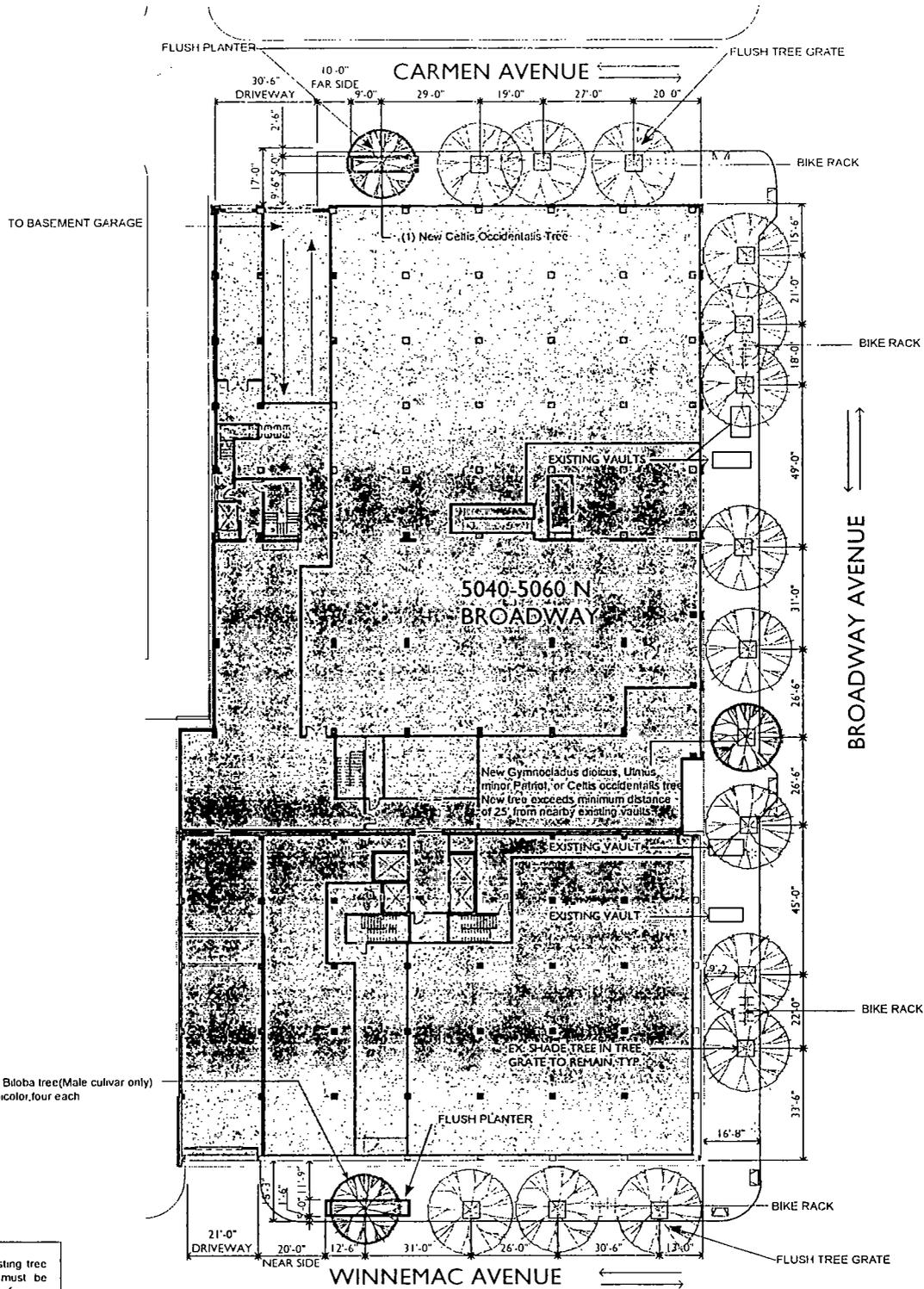
INTRODUCTION DATE

July 22 2020

PLAN COMMISSION DATE December 17 2020

BOOTH HANSEN

ARCHITECTS

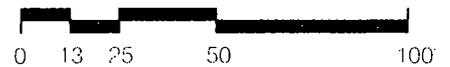


**Note**

- Inner diameter opening of existing tree grates within the project site must be expanded 6" from outside circumference of all existing trees. Lava rock fins must be used between the parkway tree and grate to eliminate voids.
- For all new tree planting within existing tree grates, the tree grate opening must be expanded to 24". Lava rock fins must be used between the parkway tree and grate to eliminate voids.

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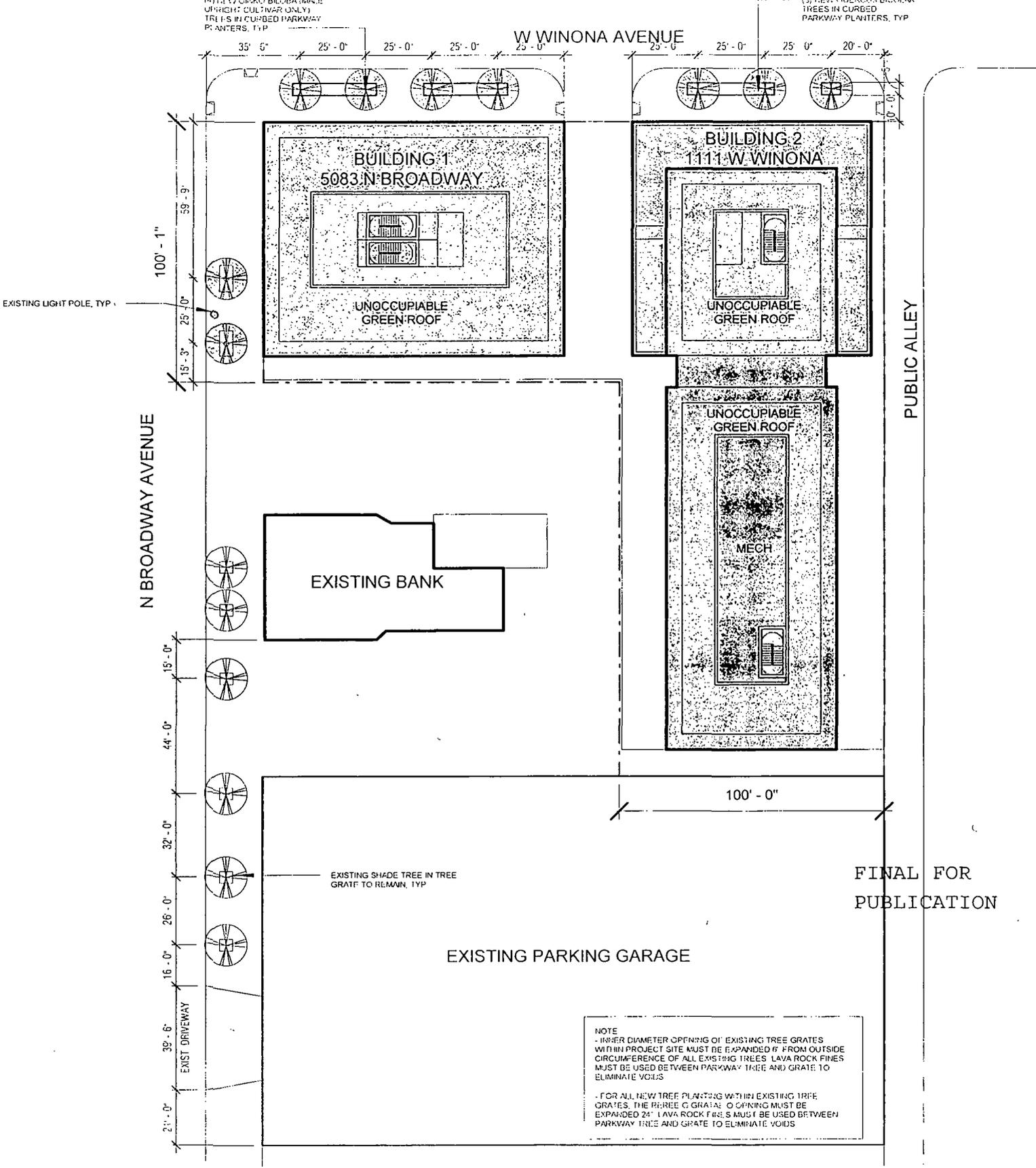
Sub Area A - Landscape Plan



5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN LANDSCAPE ARCHITECTS	7
	PROJECT ADDRESS	5045-5056 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5063 North Broadway 125 West Winona Street		
	INTRODUCTION DATE	July 22 2020	PLAN COMMISSION DATE	December 17 2020

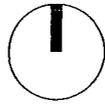
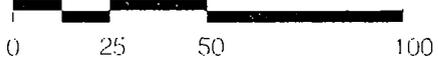
(1) NEW Q. ALBA BICOLOAR TREES IN CURBED PARKWAY PLANTERS, TYP

(2) NEW Q. ALBA BICOLOAR TREES IN CURBED PARKWAY PLANTERS, TYP

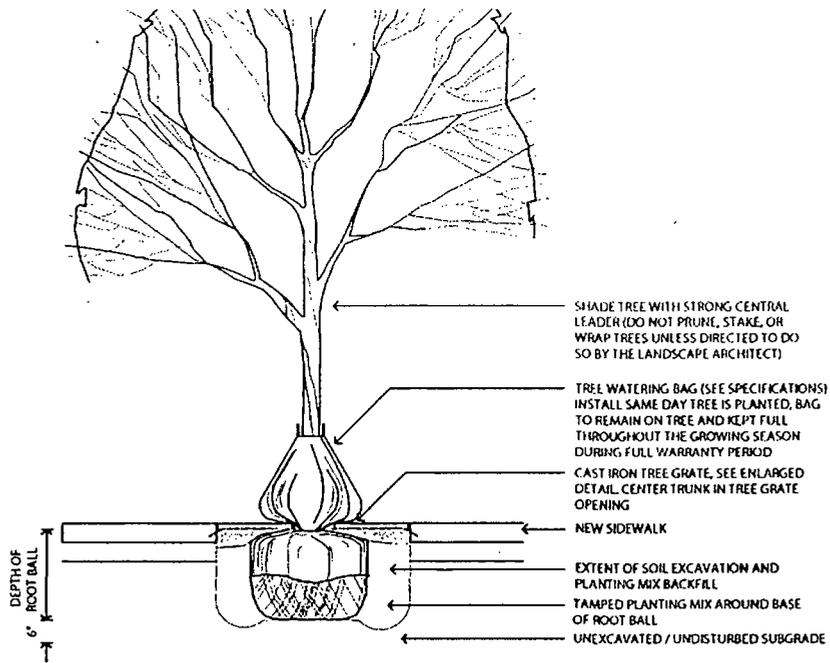


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Sub Area B - Landscape Plan

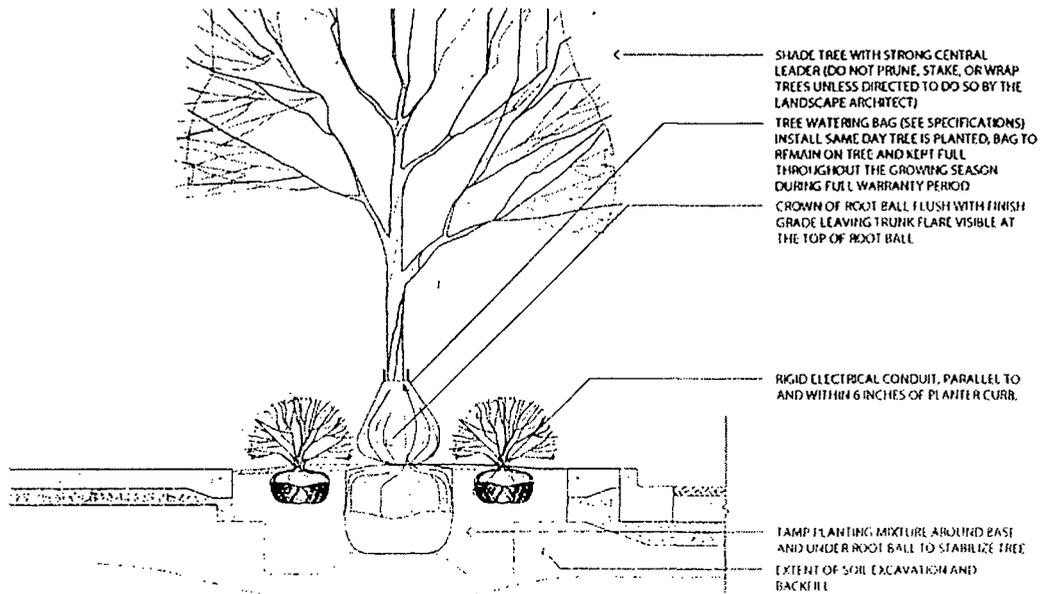


5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTS & ENGINEERS	3a
	PROJECT ADDRESS	5045-5055 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE	July 27 2020		

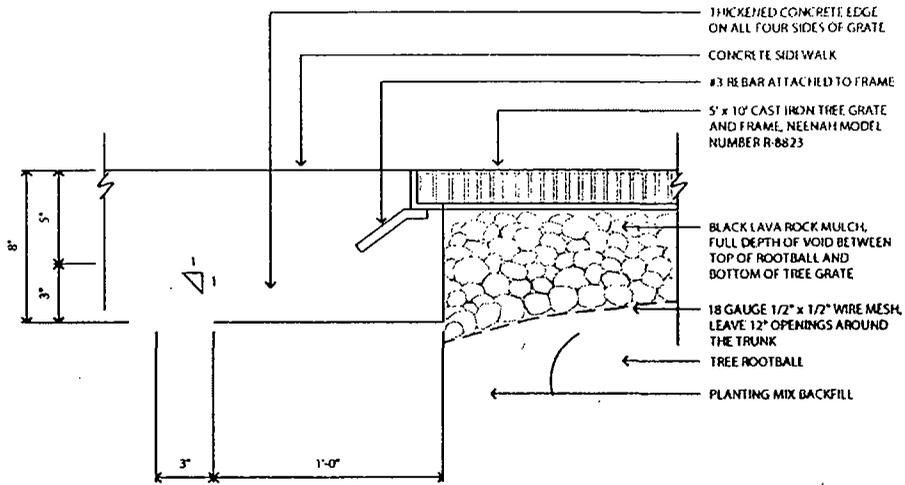


**1** TREE IN TREE GRATE DETAIL  
NOT TO SCALE

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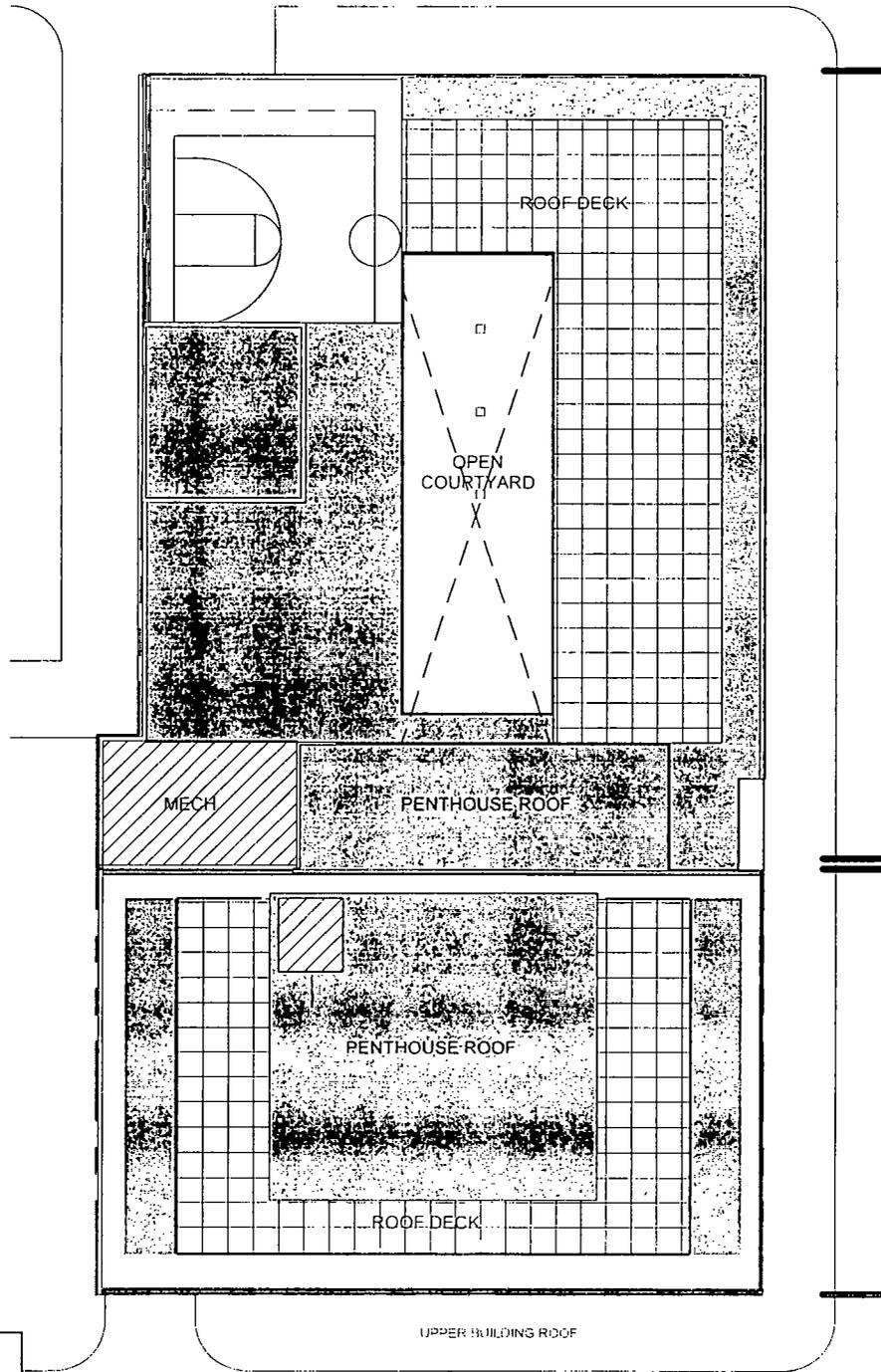
**2** TREE IN PLANTER DETAIL  
NOT TO SCALE



**3 TREE GRATE INSTALLATION DETAIL**  
 SCALE: 1" = 1'-0"

FINAL FOR  
 PUBLICATION

5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN <small>ARCHITECTS &amp; ENGINEERS</small>	8c
	PROJECT ADDRESS	5046-5056 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE:	July 22 2020		



- NOTES:
1. 10% of paving area can be green roof
  2. Green roof area calculation may be adjusted due to mechanical areas, TBD.

LOWER BUILDING ROOF  
 Roof Area = 23,150 SF  
 Mech = 1,350 SF  
 Net Roof Area = 21,800 SF  
 50% Green Roof = 10,900 SF

UPPER BUILDING ROOF  
 Roof Area = 14,934 SF  
 Mech = 325 SF  
 Net Roof Area = 14,609 SF  
 50% Green Roof = 7,305 SF

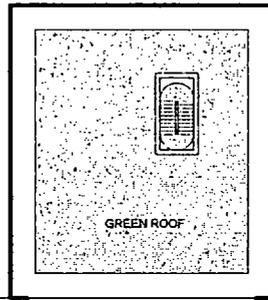
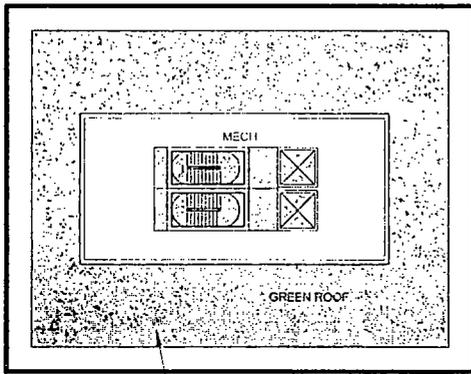
**LEGEND**

- VEGETATION/GREEN ROOF
- MECHANICAL

Sub Area A - Green Roof Plan

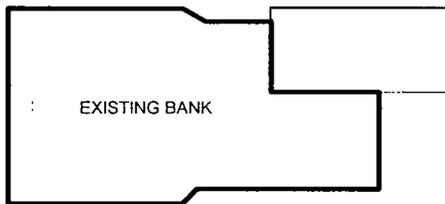
N BROADWAY AVENUE

100' - 1"

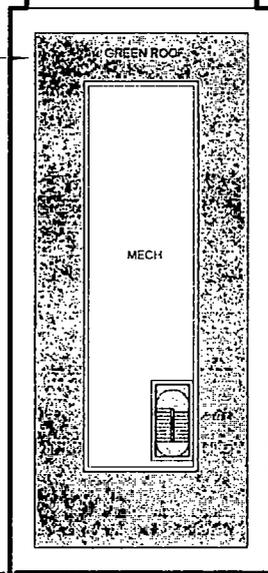


15' - 0" +/-  
NEEDS SURVEY VERIFICATION

50% GREEN ROOF PER BUILDING

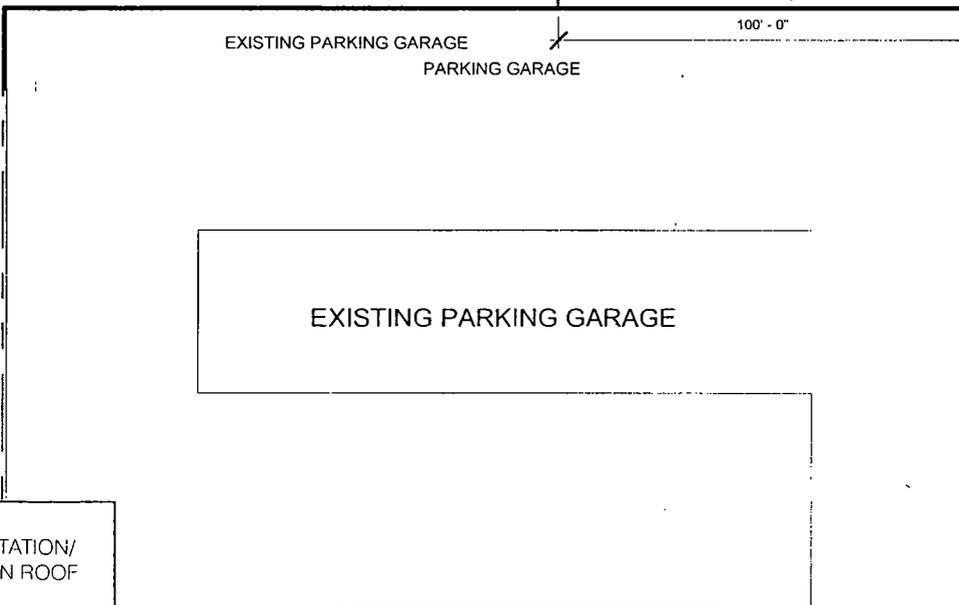


EXISTING BANK



PUBLIC ALLEY

FINAL FOR  
PUBLICATION



EXISTING PARKING GARAGE  
PARKING GARAGE

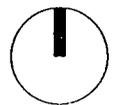
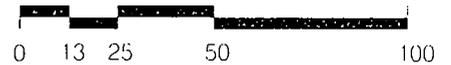
100' - 0"

EXISTING PARKING GARAGE

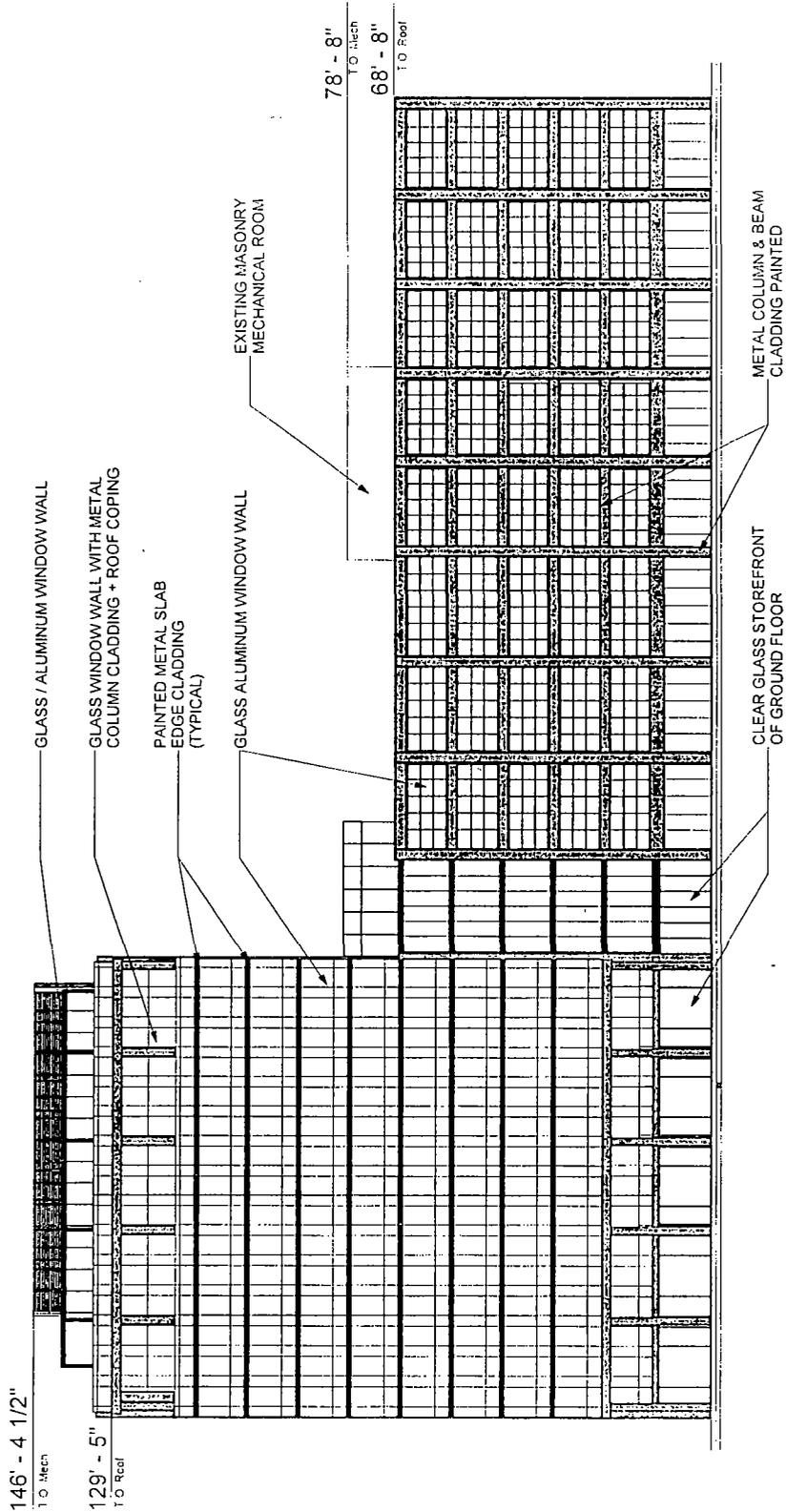
**LEGEND**

-  VEGETATION/  
GREEN ROOF
-  MECHANICAL

### Sub Area B - Green Roof Plan



5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTURAL FIRM	10
	PROJECT ADDRESS	5045-5055 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE	July 22, 2020 PLAN COMMISSION DATE December 17, 2020		



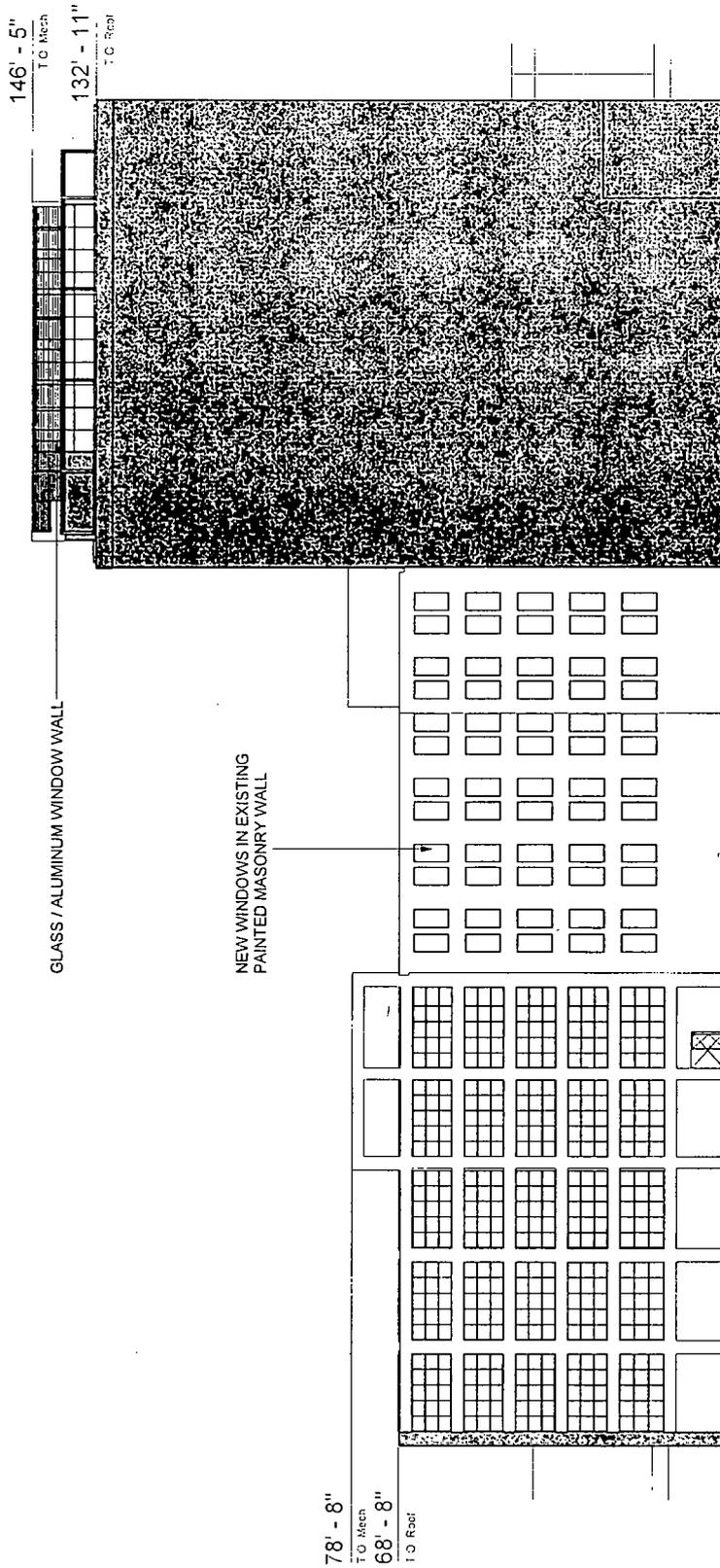
FINAL FOR PUBLICATION

**1 | Sub Area A - East Elevation**

Sub Area A - Elevations



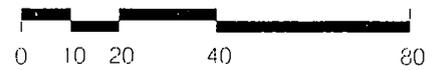
5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN	11
	PROJECT ADDRESS	5046 5056 North Broadway 1700 West Winemac Avenue 5077 North Broadway 5051 5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE:	July 22 2020	PLAN COMMISSION DATE: December 17 2020	



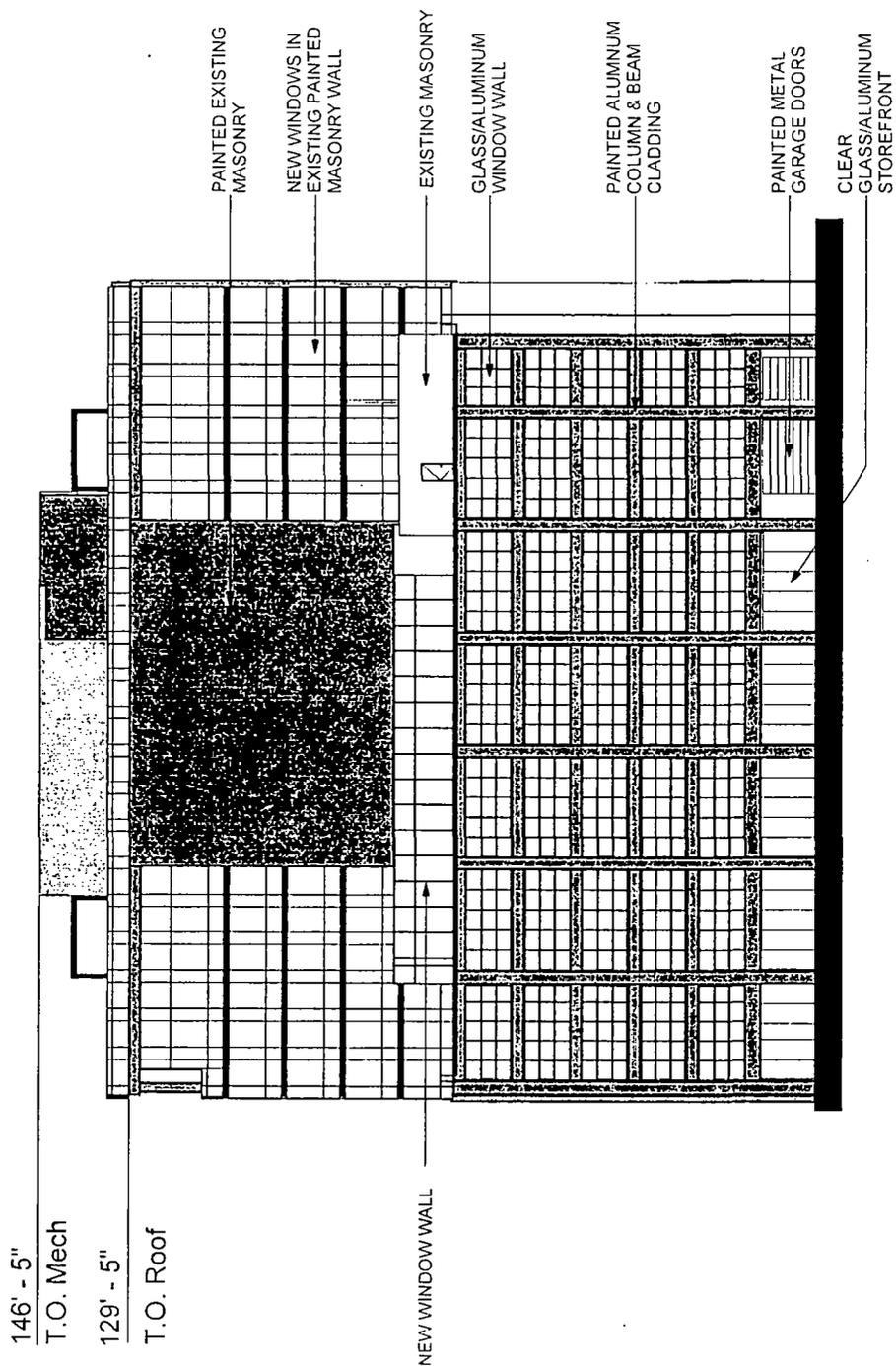
FINAL FOR  
PUBLICATION

**1 | Sub Area A - West Elevation**

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property, LLC	BOOTH HANSEN ARCHITECTS	12
	PROJECT ADDRESS	5048-5056 North Broadway, 1000 West Winnemac Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Whina Street		
	INTRODUCTION DATE	July 22 2020		



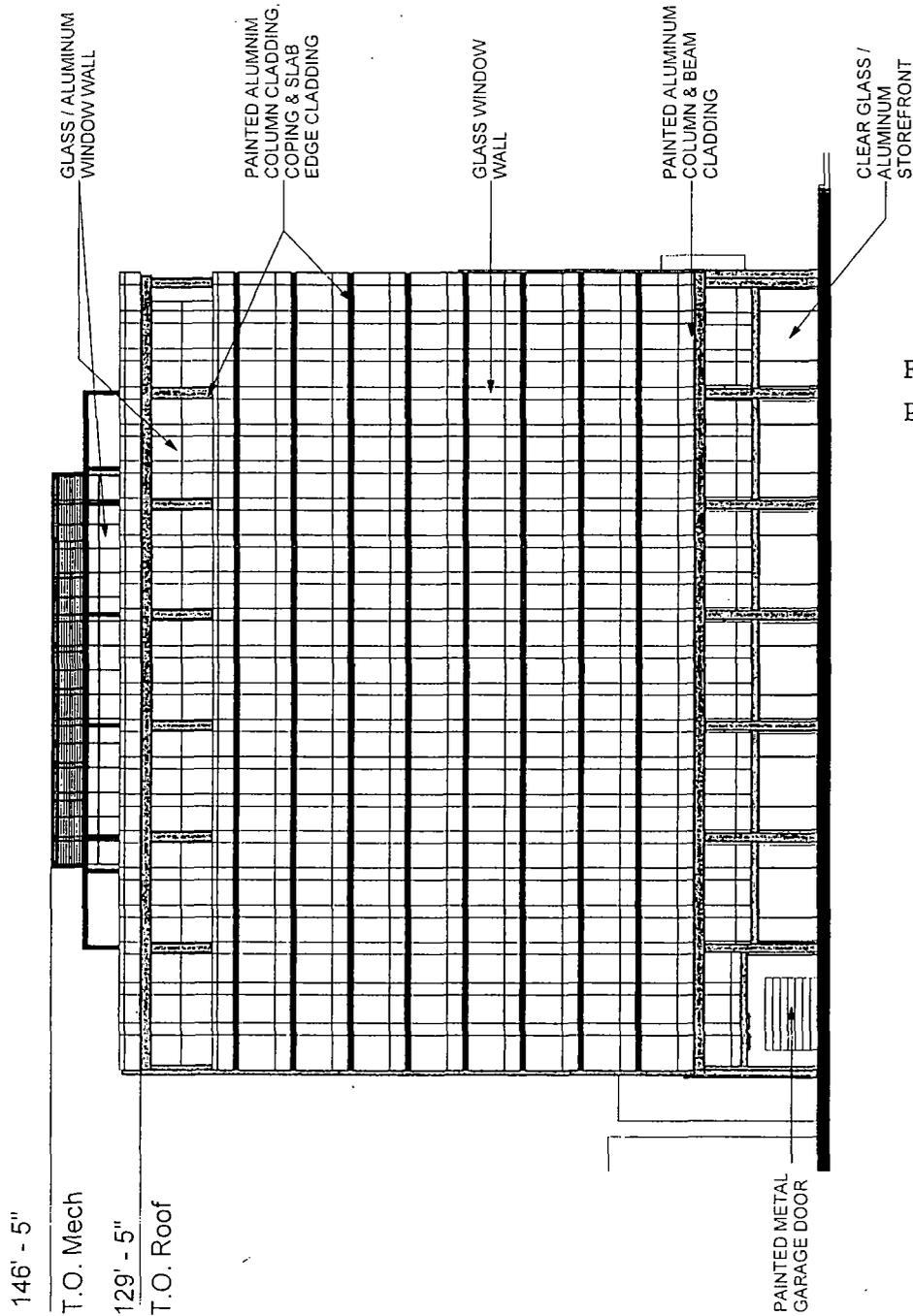
FINAL FOR PUBLICATION

**1 | Sub Area A - North Elevation**

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTS	13
	PROJECT ADDRESS	5046-5056 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE	July 21, 2020	PLAN COMMISSION DATE	December 17, 2020



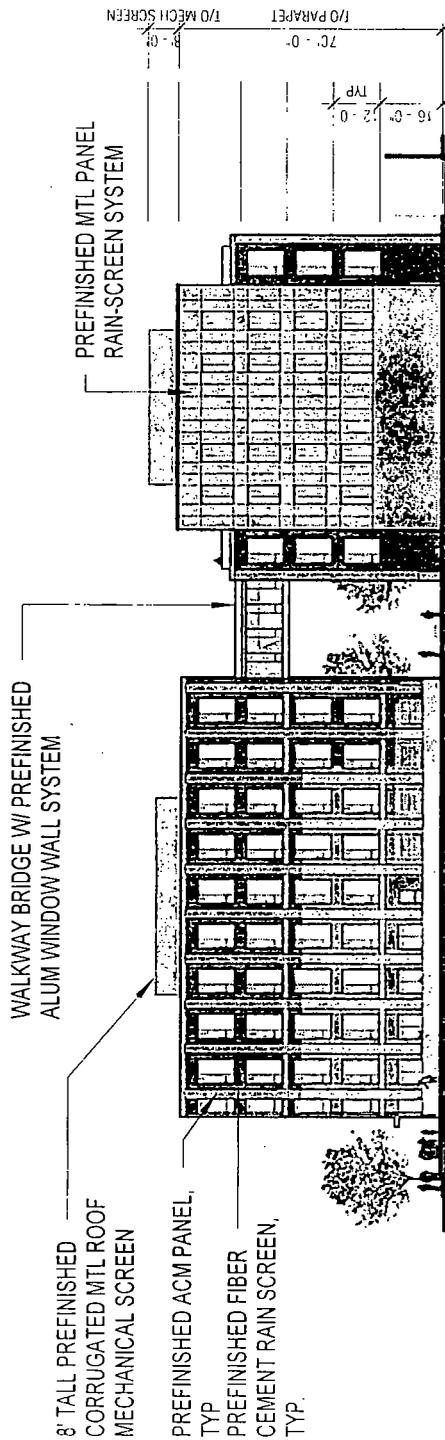
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**1 | Sub Area A - South Elevation**

Sub Area A - Elevations



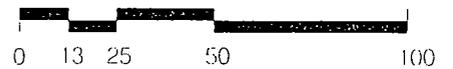
<p><b>5050 BROADWAY DEVELOPMENT</b></p>	<p>APPLICANT PROJECT ADDRESS INTRODUCTION DATE</p>	<p>5050 North Broadway Property LLC 5048-5056 North Broadway 1200 West Winnetka Avenue 5077 North Broadway 5051-5053 North Broadway 1175 West Winona Street July 22 2020 PLAN COMMISSION DATE December 17 2020</p>	<p><b>BOOTH HANSEN</b> ARCHITECTS</p>	<p>14</p>
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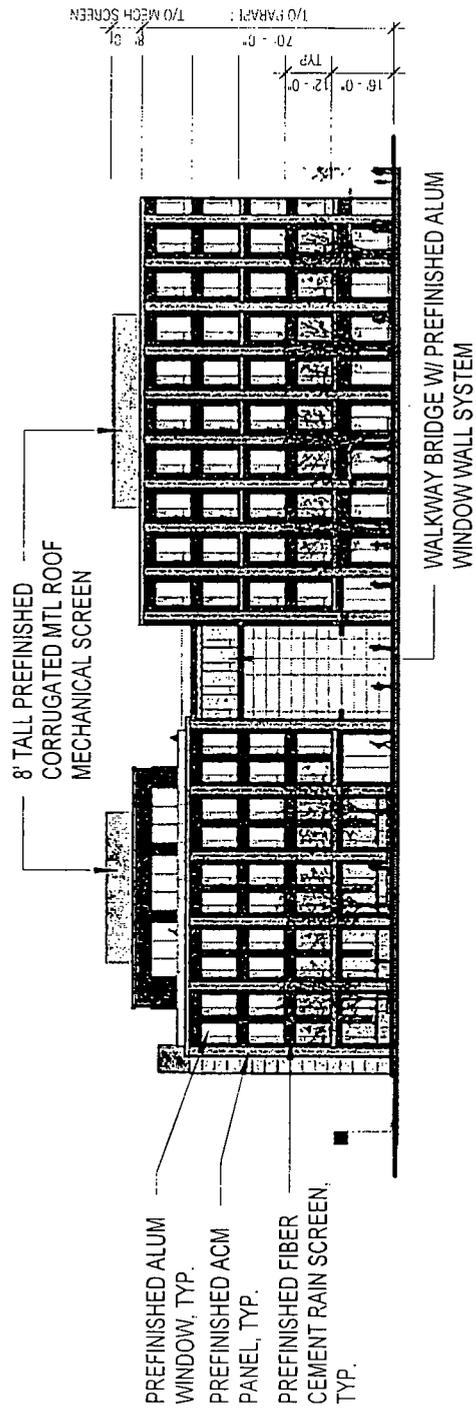
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**1 | Sub Area B - South Elevation**

Sub Area B - Elevations



<p>5050 BROADWAY DEVELOPMENT</p>	<p>APPLICANT PROJECT ADDRESS INTRODUCTION DATE</p>	<p>5050 North Broadway Property LLC 5045-5055 North Broadway 1200 West Winnemac Avenue 5077 North Broadway 5051-5063 North Broadway 1125 West Winona Street July 22, 2020 PLAN COMMISSION DATE December 17, 2020</p>	<p>BOOTH HANSEN ARCHITECTS</p>	<p>15</p>
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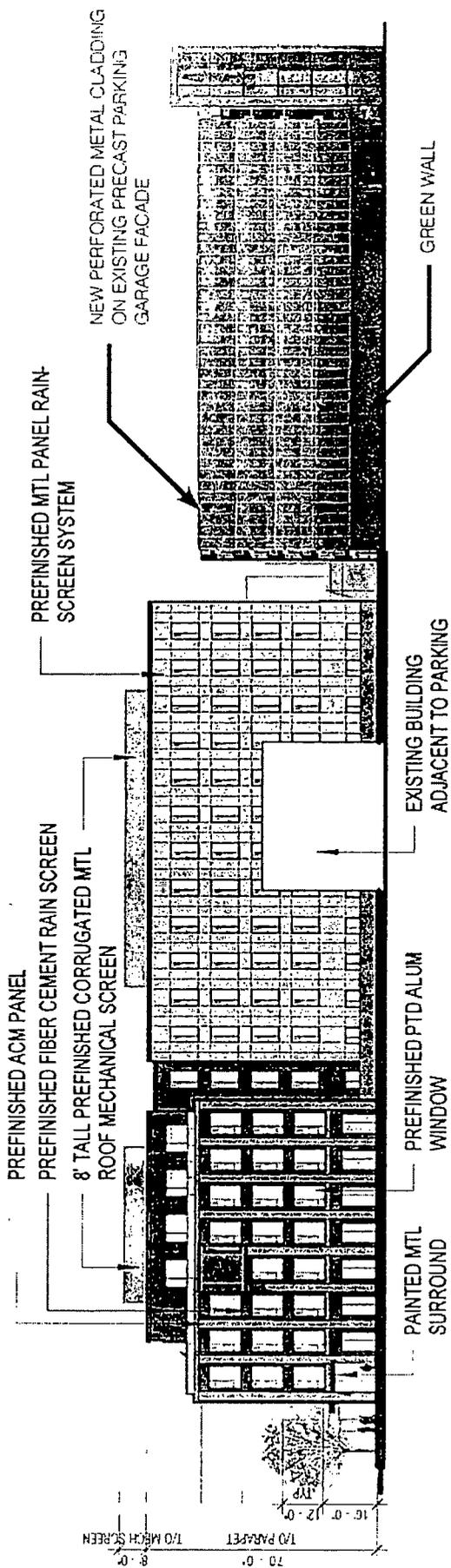
FINAL FOR  
PUBLICATION

**1 | Sub Area B - North Elevation**

Sub Area B - Elevations



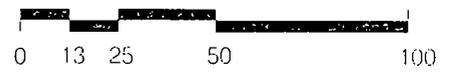
5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property, LLC	BOOTH HANSEN ARCHITECTS	16
	PROJECT ADDRESS	5046-5055 North Broadway, 1200 West Winnemac Avenue, 5077 North Broadway, 5051-5053 North Broadway, 1125 West Whona Street		
	INTRODUCTION DATE	July 22, 2020		



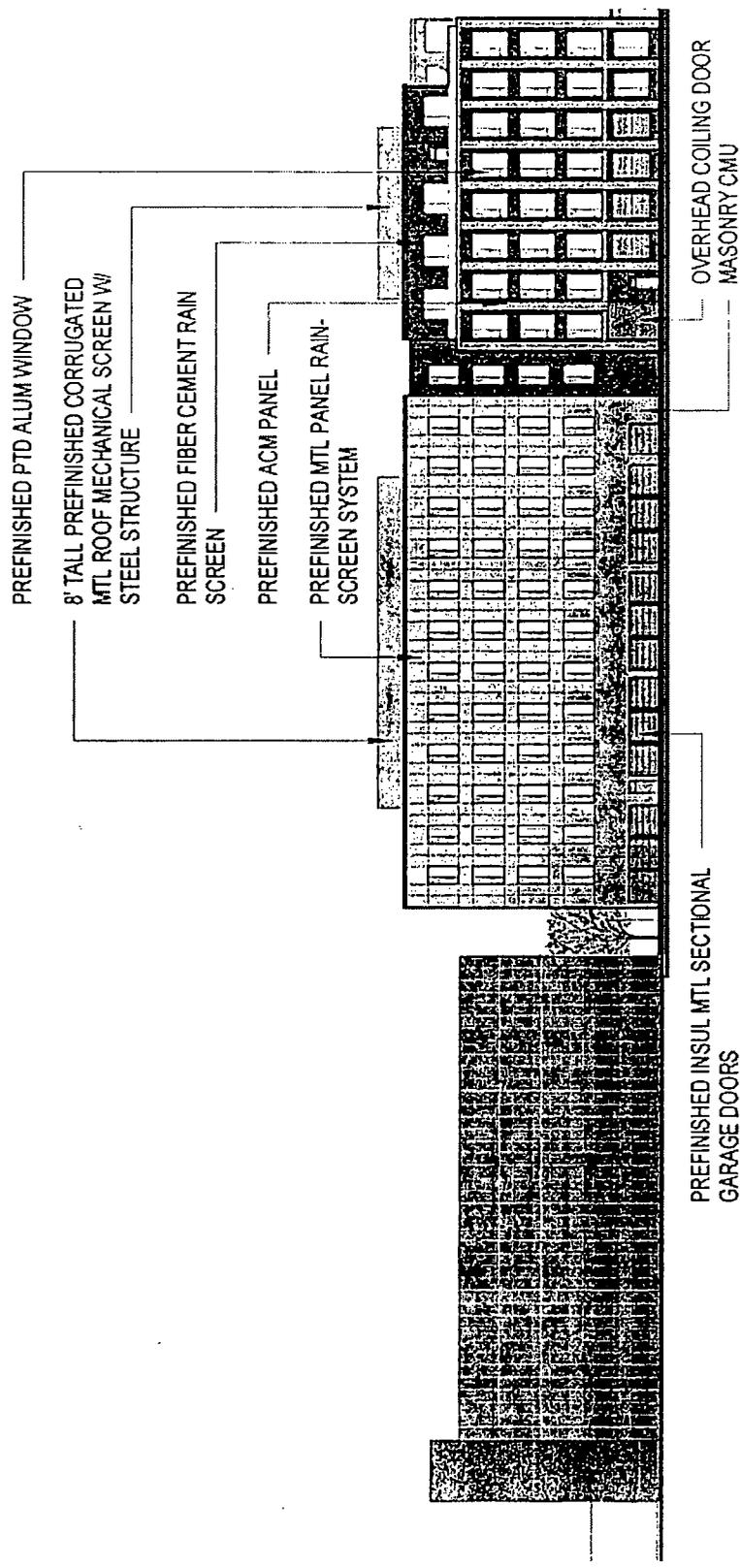
FINAL FOR PUBLICATION

**1 | Sub Area B - West Elevation**

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property, LLC	BOOTH HANSEN	17
	PROJECT ADDRESS:	5046-5055 North Broadway, 1200 West Winnemac Avenue, 5077 North Broadway, 5051-5053 North Broadway, 1125 West Whona Street		
	INTRODUCTION DATE	July 22, 2020	PLAN COMMISSION DATE	December 17, 2020



FINAL FOR PUBLICATION

**1 | Sub Area B - East Elevation**

Sub Area B - Elevations



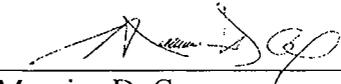
5050 BROADWAY DEVELOPMENT	APPLICANT	5050 North Broadway Property, LLC	BOOTH HANSEN ARCHITECTURAL FIRM, INC.	18
	PROJECT ADDRESS	5046-5056 North Broadway 1200 West Winona Street 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE	July 22 2020	PLAN COMMISSION DATE	December 17 2020



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Thomas Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: December 17, 2020

Re: Proposed Amendment to Residential Business Planned Development #1347, for the property generally located at 5051 N Broadway Avenue

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On December 17, 2020, the Chicago Plan Commission recommended approval of the proposed planned development submitted by, 5050 North Broadway Property LLC. A copy of the proposed planned development 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 Zoning and Land Use 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)