



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Text

File #: SO2016-5600, Version: 1

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 83-2 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 1 I-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

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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 Us passage and due publication

Common Address of Property: 4601-4617 North Broadway Street/1056-1064 West Wilson Avenue
4616-4626 North Winthrop Avenue

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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

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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.

Applicant: Broadway & Wilson LLC
Address-' 4601-4617 North Broadway/1056-1064 West Wilson
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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"

Area in Right of Ways'

Net Site Area:

Maximum Floor Area Ratio:

Required Setbacks: Rear: Side: Front:

44,934 sq. ft. 14,689 sq. ft. 30,245 sq. ft. 5.0

30' (Floors with Dwelling Units) 1' North Side / 2' South Side 2' West Side

42 Dwelling Units 155 Efficiency Units 197 Total Units

Maximum Building Height:

Min. Accessory Parking Spaces:

Required Bicycle Spaces:

Two 10' x 25' Loading Spaces

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

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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 <<http://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 <<mailto:kara.breems@cityofchicago.org>>

Date: 2-27-17

DEVELOPMENT INFORMATION

Development Name:

Development Address: 4601-4617 N. Broadway, 4616-4626 N. Winthrop, 'V3&C' 10**4 *1 Wk4*0 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 Cm/ Involvement CI c.v Land

0 Panned Development (PD)

check all that apply

Financial Assistance

Q Transit Served Location (TSL) project

jy/fZoning increase REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are

received | aRO Web Form completed and attached - or submitted online ori~ | -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@praediumdevelopnriei*»C»«*. Developer Phone^ 1A" 4A" 723"Λ

Attorney Name Tyler Mgnlc 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 (hat the In-lieu fee and recorded covenant are required prior to the Issuance of any building permits, Including the foundation permit

PROPOSED fcfWTS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager) Kara'i ree/ns,

DPD Date

2-28-17 Date

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ARO Web Form

Development Information

Printed Date: 03/01/2017

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

Development Name, if applicable

Information

ARO Zone: Higher Income

Details

Type of city Involvement :2P

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

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4th Floor Plan

SCALE: r«=40'-0"

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5th Floor Plan

SCALE: 1" = 40'-0"

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C COMMERCIAL/BUSINESS

R RESIDENTIAL

M MIXED-USE

1 INSTITUTIONAL

CHICAGO HISTORIC RESOURCES SURVEY
BUILDINGS SUBJECT TO DEMOLITION - DELAY ORDINANCE

PUBLIC OPEN SPACE

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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

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WILSON AVENUE

Site Plan

THT

SCALE: 1" = 50'-0'

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4601 N. Broadway Street Chicago, IL

GARAGE DOORS
-^RESIDENTIAL ENTRANCES
-EXISTING 3 STORY BUILDING TO REMAIN

B3-5

■ XMHC, BUILDING AND OVERHEAD SIGN TO BE REMOVED

ft

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WILSON AVENUE

First Floor Plan

120

SCALE: 1"= 40'-0"

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B3-5

- EXISTING BUILDING AND OVERHEAD SIGN TO BE REMOVED

NORTH

ft

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B3-5

BELOW

PARTITION

- TYP. FOR 3 THIS'
ELEVATION

2nd Floor Plan

SCALE: 1" = 40'-0'

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B3^5

15,904 SF
OUTDOOR AMENITY AREA. 5.828 SF OPEN SPACE. 8.079 SF GREEN ROOF. REFER TO LANDSCAPE PLANS

||| oN

A- A

10th Floor Plan

SCALE: r = 40'-0"

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EXISTING BUILDING AND OVERHEAD SIGN TO BE REMOVED
APPROVED STREET TREE IN APPROVED S'XIO'TREE GRATE

Landscape Plan

SCALE: 1" = 40'-0"

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ROOF LANDSCAPE CALCULATIONS

PROVIDED

GREEN ROOF LANDSCAPE OPEN SPACE

2309 SF 3136 SF

8079 SF 5828 SF

10019SF 7092 SF

10388SF 8964SF

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

Roof Plan - 3rd Floor Landscape Plan

©	FACE BRICK	WHITE	©	EXPOSED STEEL LINTEL	PAIN WHITE	©	STONE SILLS AND PANELS	1 RENDS TONE TO MATCH FA
©	CRYSTALLIZED GLASS PANEL	WHITE	©	EXPOSED STEEL LINTEL	paint to match	©	COPING	WHITE
©	GREEN SCREEN	BLACK	©	LIMESTONE	ironspot	©	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM I OPAQUE GLASS

West Elevation

SCALE: 1" = 30'-0"

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4601 N. Broadway Street Chicago, IL

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EXTERIOR FIN				SH SCHEDULE					
MY	MATERIAL	COLOR	KIY	MATERIAL	COLOR	KIY	MATERIAL	COLOR	
©	ALUMINUM & GLASS INSUL GLASS IN ALUMINUM FRAME		©	ALUMINUM GRILL	BLACK	©	SCREENING	GRAY	
©	FACE BRICK	DARK IRON SPOT	©	SEALED CMU	GRAY	©	face work Accfl panel	TO MATCH FIELD BRICK	
©	FACE BRICK	GRAY	®	aluminum i	INSUL GLASS IN WHITE POWDER COAT ALUMINUM FRAME	©	EXPOSED STEEL SPAN	PAINT WHITE	
©	FACE BRICK	WHITE	®	EXPOSED STEEL	PAINT WHITE	©	STONE SILLS AND PANELS	TRENDS TONE TO MATCH FACE BRICK	
©	CRYSTALLIZED GLASS	WHITE	©	EXPOSED STEEL	PAINT TO MATCH IRONSPOT	©	COPING	WHITE	



GREEN SCREEN SLACK



LIMESTONE GRAY



OVERHEAD DOOR / WINBLACK POWDER COAT ALUM FRAME & OPAQUE GLASS

South Elevation

SCALE: 1" = 30'-0"

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Mixed Use Development
4601 N. Broadway Street Chicago, IL

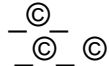
MX3

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FINAL MJK HUBLIUAI ION

B3-5

EXTERIOR FINISH SCHEDULE



1" INSUL GLASS IN BLACK POWDER COAT
MUF-nit-jy- mwn
DARK IRONSPOT

1" INSUL GLASS IN WHITE; POWDER COAT ALUMINUM FRAMES

PAINT TO MATCH IRONSPOT FACE BRICK

TO MATCH HELD BRICK

TRENDSTONE TO MATCH FACE KICK

SLACK POWDER COAT ALUM. FRAME & OPAOUF GLASS

East Elevation

SCALE: 1" = 30'-0"

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Mixed Use Development
4601 N. Broadway Street Chicago, IL

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B3-5

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
Ⓒ	ALUMINUM & GLASS GLAZING*	INSUL GLASS IN BLACK POWD ALUMINUM FRAMES	Ⓒ	ALUMINUM GRILLE	BLACK		SCREENING	GRAY
@	FACE BRICK	DARK IRONSPOT	Ⓒ	SEALED CMU	GRAY	Ⓒ	FACE MORTAR	TO MATCH HELO BRICK
Ⓒ	FACE BRICK	GRAY	Ⓔ	ALUMINUM & GLASS GLAZING**	INSUL GLASS IN WHITE POWD ALUMINUM FRAMES	Ⓒ	EXPOSED STEEL SPANDRAL	PAINT WHITE
Ⓒ	FACE BRICK	WHITE	Ⓒ	EXPOSED STEEL LINTEL	PAINT WHITE	Ⓒ	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FAC
Ⓒ	CRYSTALLED GLASS PANEL	WHITE	Ⓒ	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT F	Ⓒ	COPTJG	WHITE
Ⓒ	GREEN SCREEN	BLACK	Ⓒ	LIMESTONE	GRAY	Ⓒ	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM OPAQUE GLASS

East Elevation

SCALE: r = 30'-0"

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Mixed Use Development
4601 N. Broadway Street Chicago, IL

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EXTERIOR FINISH SCHEDULE

KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
0	ALUMINUM ZL GLASS GLAZING INSUL GLASS IN BLACK POWD ALUMINUM FRAMES		Ⓢ	ALUMINUM GRILLE	BLACK		SCREENING	GRAY
Ⓢ	FACE BRICK	DARK IRONSPOT	Ⓢ	SEALED CMU	GRAY		FACE MCK ACCR PAWL (A8 PVOUDKIG TO MATCH HELO BRCK FLMBH KONG)	
Ⓢ	FACE BRICK	GRAY	Ⓢ	ALUMINUM & GLASS GLAZING INSUL GLASS IN WHITE POWD ALUMINUM FRAMES		Ⓢ	EXPOSED STEEL SPAMORAL	PAINT WHIFF
Ⓢ	FACE BRICK	WHITE	Ⓢ	EXPOSED STEEL LINTEL	PAINT WHITE	Ⓢ	STONE SILLS AND PANELS	TRENDS! ON IO MATCH FACE
Ⓢ	CRYSTALLIZED GLASS PANEL	white	Ⓢ	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT F	Ⓢ	COPING	WHITE
Ⓢ	GREEN SCREEN	SLACK	Ⓢ	LIMESTONE	GRAY	Ⓢ	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM I OPAQUE GLASS

SCALE: 1" = 30'-0"

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Zoning

| Business | Commercial Manufacturing | Residential | Planned Development | Planned Manufacturing Downtown Core Downtown Service | Downtown Mixed Use
| Downtown Residential B1 | Transportation

Parks & Open Space Zoning Boundaries

NORTH

Zoning Map

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Mixed Use Development
4601 N. Broadway Street Chicago, IL

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DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

MEMORANDUM

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

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

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602