Legislation Details (With Text)

File #:	SO2016-4777		
Type:	Ordinance	**Status:**	Passed
File created:	6/22/2016	**In control:**	City Council
		Final action:	11/16/2016
Title:	Zoning Reclassification Map No. 13-G at 5036-5066 N Broadway, 1201-1213 W Carmen Ave, 5047-5065 N Broadway, 5077-5085 N Broadway and 1125-1145 W Winona St - App No. 18859		
Sponsors:	Misc. Transmittal		
Indexes:	Map No. 13-G		
Attachments:	1. SO2016-4777.pdf, 2. O2016-4777.pdf		

Date	Ver.	Action By	Action	Result
11/16/2016		City Council	Passed as Substitute	Pass
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
11/15/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/22/2016	1	City Council	Referred	

SUBSTITUTE 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 Bl-2 Neighborhood Shopping District 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; 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 the C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District 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; 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 a Residential-Business Planned Development.

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SECTION 3. This Ordinance shall be in force and effect from and after its passage and publication.

5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1145 West Winona Street

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Department of Planning

city OF CHIC ' o

MEMORANDUM

Alderman Daniel S. Solis , Chairman, City CoiinciKfommittee on Zoning

David L. Reifmarn Secretary
Chicago Plan Commission

October 21, 2016

RE: Proposed Planned Development for property generally located at 5036 North Broadway.

On October 20, 2016, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Broadway 5050 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 hearing.

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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 744-5777.

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

121 NORTH LASALLE STREHT. ROOM 100?

FINAL FOR PUBLIC'"

SUBSTITUTE 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 Bl-2 Neighborhood Shopping District symbols and indications as shown on Map 13-G in the area bounded by:

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to those of the C2-5 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the C2-5 Motor Vehicle-Related Commercial District 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; 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 a Residential-Business Planned Development.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and publication.

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Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1 125-1 145 West Winona Street

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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf): Area of Public Rights-of-Way (sf): Net Site Area (sf): Maximum Floor Area Ratio: Maximum Number of Dwelling Units: Subarea A: Subarea B: Minimum Off-Street Parking Spaces: Subarea A: Subarea B: Minimum Off-Street Loading Spaces: Subarea A: Subarea B: Maximum Building Height: Subarea A: Subarea B: Minimum Setbacks:

187,902

70,871

117,031

5.0

710

345

365

0

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600 (existing to remain)

3 (10'x25') 2(10'x25')

149' g»

90'6" (top of mechanical) Per plans

Applicant: Broadway 5050 LLC
Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1145 West Winona Street Introduced: June 22, 2016 Plan Commission: October 20, 2016

EAST'.! 25152657.3

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number TBD, ("Planned Development") consists of approximately 117,031 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Broadway 5050 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, assigns 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 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Booth Hansen and dated October 20, 2016 (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; a Subarea A Green Roof Plan; a Subarea B Green Roof Plan; Subarea A Elevations (North, South, East and West) and Subarea B Elevations (North. South, East and West). 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: Broadway 5050 LLC
Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1145 West Winona Street
Introduced: June 22, 2016
Plan Commission: October 20, 2016

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5. The following uses are permitted in the area delineated herein as a Business Planned Development: Dwelling Units located 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: 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 117,031 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 U 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 17-13-06! 1-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 all'buildings and improvements on the Property shall be reviewed and approved by-the Mayor's Office

. Applicant: Broadway 5050 LLC
Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1145 West Winona Street
Introduced: June 22, 2016
Plan Commission: October 20, 2016

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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, equivalent to an actual total of approximately 18,205 square feet in Subarea A and 11,601 square feet in Subarea B.

15. The Applicant acknowledges and agrees that the rezoning of the Property from the Bl-2 Neighborhood Shopping District to C2-5 Motor Vehicle-Related District, and then to this Planned Development, 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 provide the Required Units in an approved

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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, with the Commissioner's approval, off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in a higher income area. The Property is located in a "higher income area" within the meaning of the ARO, and the Applicant has agreed to satisfy its affordable housing obligation by providing 71 affordable units in the rental buildings to be constructed in the Planned

Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [ ].

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 execute and record an affordable housing agreement in accordance with Section 2-45-H5(L) for a minimum of 10% of the housing units in the residential building or buildings for which the building permit is requested. 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(s) 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 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. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for construction of Subarea B, site plan approval by the Department and site plan review by the Chicago Plan Commission shall be required in accordance with this Statement 16.

Applicant: Broadway 5050 LLC
Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1 145 West Winona Street
Introduced: June 22, 2016
Plan Commission: October 20, 2016

EASTU 25152657.3

The Applicant shall submit a site plan, landscape plan, building elevations and a site data tabic for the building(s) in question for review by the Department (collectively, "Site Plans")- The site data table shall contain the following data for the proposed building(s) as compared to the parameters for Subarea B as set forth in the Bulk Regulations and Data Table:

a. Gross Site Area;
b. Net Site Area;
c. FAR floor area of each proposed building;
d. Maximum building height:
e. Number of dwelling units;
f. Number of parking spaces; and
g. Other data as may be required by the Department to demonstrate compliance with this Planned Development.

If, after review, the Commissioner determines that the Site Plans arc not in substantial compliance with the Planned

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Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply. If, after review, the Commissioner determines that the Site Plans are in substantial compliance with the Planned Development, such Site Plans must then be reviewed by the Chicago Plan Commission at a public meeting but shall not require review or approval by the City Council. Following the Chicago Plan Commission review the Zoning Administrator shall issue written approval of the applicable Site Plans. Following such approval, the approved Site Plans shall be made part of the main file and shall be deemed to be an integral part of this Planned Development.

Review and approval of Site Plans is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Site plan approval submittals need only include that portion of the Property for which approval is being sought by the Applicant. After approval of a site plan, changes or modifications may be made pursuant to the provisions of Statement 12. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern.

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 DPD shall initiate a Zoning Map Amendment to rezone the property to the C2-5 Motor Vehicle-Related District.

Applicant: Broadway 5050 LLC
Address: 5036-5066 North Broadway; 1201-1213 West Carmen Avenue; 5047-5061 North Broadway; 5077-5085 North Broadway and 1125-1145 West Winona Street
Introduced: June 22, 2016 Plan
Commission: October 20, 2016

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Existing Zoning Map

APPLICANT PROJECT ADDRESS:

INTRODUCTION DATE
CEDAR STREPr
5040-5060 FiROADWAY. 5083 BROADWAY. 5063 BROADWAY 5051 BROADWAY 1101-1121 W WINONA
JUNE 22 2016 PLAN COMMISSION DATE OCTOBER 20.

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3 ST. 2 ST. RT/RS RT/RS

Argyll

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1 ST. RT

Legend

#ST. Number of Stories RT Retail RS Residential C Commercial
PL Parking Lot
VL Vacant Lot
S Site
SC School

Existing Land Use Map

APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE:

CEDAR STREET
5040-5050 BROADWAY. 5083 BROADWAY. 5063 BROADWAY.
5051 BROADWAY. 1101-1121 WWINONA
JUNE 22, 2016 PLAN COMMISSION DATE: OCTOBER 20. 2016

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Right of Way Boundary

Net Site Area: 117,030 sf Area in Right of Way: 70,871 sf Gross Site Area: 187,901 sf

Plan Development Boundary and Property Line Map

APPLICANT BROADWAY 5050 LLC
PROJECT ADDRESS **5040-5050 BROADWAY: 5083 BROADWAY. 5063 BROADWAY,** **BOOTH HANSEN**
5051 BROADWAY. 1101-1121 W WINONA
INTRODUCTION DATE. JUNE 22. 2016 PLAN COMMISSION DATE: OCTOBER 20, 2016

B SITE

Sub Area Map

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS

CEDAR STREET
BOOTH HANSEN
5040-5060 BROADWAY. 5083 BROADWAY. 5063 BROADWAY;
5051 6ROADWAY: 1101-1121 W WINONA

INTRODUCTION DATE: JUNE 22. 2016 PLAN COMMISSION DATE- OCTOBER 20. 2016

Sub Area A - Site Plan

5050 BROADWAY DEVELOPMENT applicant.

PROJECT ADDRESS

CEDAR STREET

BOOTH HANSEN

5040-5060 BROADWAY. 5083 BROADWAY" 5063 BROADWAY.
5051 BROADWAY 1101-1121 W WINONA
INTRODUCTION DATE: JUNE 22. 2016 PLAN COMMISSION DATE. OCTOBER 20. 2016

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NOT IN PROJECT SCOPE

Sub Area B - Site Plan

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS

CEDAR STREET

BOOTH HANSEN

5040-5060 BROADWAY. 5083 BROADWAY, 5063 BROADWAY,
5051 BROADWAY. 1101-1121 W WINONA
INTRODUCTION DATE: JUNE 22. 2016 PLAN COMMISSION DATE: OCTOBER 20, 2016

-Inner dm-mater opening ol oxisling tree grates within ihe project srte must be expanded 6" from oulside circumference of all existing (fees. Lava rock Tines musl bo used between the parkway tree and grato lo ellminato voids.

-For all new tree planting within existing tree gralas. the tree grate opening must be expanded to 24\ Lava rock fines must be used between the parkway free and grate lo eliminate voids.

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Sub Area A - Landscape Plan

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS: INTRODUCTION DATE

CEDAR STREET
5040-5060 BROADWAY: 5083 BROADWAY: 5063 BROADWAY,
5051 BROADWAY: 1101-1121 W WINONA
JUNE 22. 2016 PLAN COMMISSION DATE. OCTOBER 20. 2016

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-Inner diartieter opening of existing tree giales wilhin [he project site must be expanded (V from outside circumference c[all existing trees.:. ava nxk tines must be used between the parkway tree and grato tc eliminate voids

-For all new tree piantmg wilhtn existing tree gralct the free grate opening must be expanded lo 24". Lava rocK liner, must be used between the parkway tree and grate to eliminate voids.

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Sub Area B - Landscape Plan

APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE:

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CEDAR STREET
5040-5060 BROADWAY, 5083 BROADWAY. 5063 BROADWAY.
5051 BROADWAY. 1101-1121 W WINONA
JUNE 22. 2016 PLAN COMMISSION DATE. OCTOBER 20. 2016

UPPER BUILDING ROOF

Roof Area = 14.934 SF Mech = 325 SF Net Roof Area = 14,609 SF 50% Green Roof = 7.305 SF



Sub Area A - Green Roof Plan

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS: INTRODUCTION DATE:

CEDAR STRFET
5040-5000 BROADWAY. 5083 BROADWAY. 5063 BROADWAY.
5051 BROADWAY. 1101-1121 W WINONA
JUNE 22. 2016 PLAN COMMISSION DATE. OCTOBER 20. 2016

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NOTES:
1 10% of paving area can be groen roof
2. Green roof area calculati may bo adjusted due to mechanical areas, T80.

Roof Area = 15.378 SF Mech = 2,432 SF Net Roof Area = 12,946 SF 50% Green Roof = 6,473 S

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Roof Area = 12,247 SF Mech = 1,990 SF Net Roof Area = 10.257 S 50% Green Roof = 5,128

JL._

Sub Area B - Green Roof Plan

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS:

CEDAR STREET

BOOTH HANSEN

5040-5060 BROADWAY; 5083 BROADWAY: 5063 BROADWAY.
5051 BROADWAY: 1101-1121 W WINONA
INTRODUCTION DATE: JUNE 22, 2016 PLAN COMMISSION DATE: OCTOBER 20, 2016

Sub Area A - Elevations

APPLICANT-PROJECT AOC

INTRODUCTION DATE

BROADWAY 5050 LLC
50-10-5053 BROADWAY: 5083 BROADWA^. 5CC-3 BROADWAY
5051 BROADWAY 1101-1121 W WINONA
JUNE; 22. 2016 PLAN COMMISSION DATE: OCTOBER 20. 201

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Sub Area A - Elevations

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5051 BROADWAY 1IC1-1121 W WINONA
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public::

Sub Area A - Elevations

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Sub Area A - Elevations

APPLICANT PRO-ECT' ADDRESS

NTRQDL-CT'ON DATE

BROADWAY 5050 LLC
504C-5060 BROADWAY. 50S3 BROADWAY, 5063 BROADWAY.
S051 BROADWAY. 110'-1121 W WINONA
JUNE 22. 20'6 PLAN COMMISSION DATE' OCTOBER 20, 2.016

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Sub Area B - Elevations

APPLICANT: PROJECT ADDRESS

CEDA'7 STREE*
BOOTH HANSEN
5040-5050 BROADWAY. 5093 BROADWAY. 5053 BROADWAY.
5051 BROADWAY. 1101-1121 VV W'NONA
INTRODUCTION DATE: JUNE 22, 2016 PLAN COMMISSION DATE: OCTOBER 20. 2016

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Sub Area B - Elevations

APPLICANT: PROJECT ADDRESS:

INTRODUCTION DATE:

CEDAt STREET
5040-50M BROADWAY', 5083 BROADWAY. 50S3 BROADWAY.
5051 BROADWAY. 1101-1121 W WINONA
JUNE 22 2016 PLAN COMMISSION DATE; OCTOBER 20 2C16

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Sub Area B - Elevations

5050 BROADWAY DEVELOPMENT applicant:

PROJECT ADDRESS: INTRODUCTION DATE:

CEDAR STREET
S04C-5060 BROADWAY: 5083 BROADWAY: 5063 BROADWAY:
5051 BROADWAY: 1101-1121 W WINONA
JUNE 22. 2015 PLAN COMMISSION DATE: OCTOBER 20. 2016