

5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051 -5063 North Broadway; 1 125 West Winona Street

HASTU 74759264]

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, 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 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 Properly. LLC
Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway; 5051
5063 North Broadway; 1 125 West Winona Street

Plan Commission: December 17, 2020
Introduced: July 22, 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/boarder 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 17-13-061 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

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 to comply with the current City Sustainability Policy.

15. The Applicant acknowledges and agrees that the rezoning of the Property from 131-2 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

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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 I 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 lo 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 ofthe 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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Introduced: July 22, 2020
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RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 1347, AS AMENDED 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:

196,24 I

70,871

125,370

5.0

710

345

365

600 (existing to remain)

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

149*8"

90'6" (lop of mechanical) Per plans

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Address: 5046-5056 North Broadway; 1200 West Winnemac Avenue; 5077 North Broadway;
5051-5063 North Broadway; I 125 West Winona Street
Introduced: July 22, 2020
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Existing Zoning Map

5050 BROADWAY DEVELOPMENT APPLICANT . 5050 Nwsh BtoMlwy Property LLC
PROJECT ADDRESS 5046-5056 Nwtn Btoatway 200 West Winnemac Avenue 5077 BOOTH HANSEN
Norm R. o;-icnvrjy 505"-5Q03 Nor:li 8'0ac:-vay 1125 West Winona Street
INTRODUCTION DATE July 22 2020 PLAN COMMISSION DATE December :7 2020

Legend

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

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Existing Land Use Map

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS

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I'-o-^Ooo North Rru;H]-.viiy K'ilX Wost Wir-nerr.-.;; Avoo.-i-North Hr.,]-:'.vfiy 5051-5ES3 North B'Olioivav ■■^SWsstVy INTRODUCTION DA11 J-:.lv ?0:-0 PLAN COMMISSION DATE Uocon he- I ,"

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

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Plan Development Boundary and Property Line Map

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS INTRODUCIION DATE

5050 Nam Broad-.vav P'oporvy LLC
50--lo-505(3 North Broadway i200 West Wrrinorr.ac Avenue 507/ North Broadway 5051-5053 Not In Broadway "'25 Wost VVmona Stroo; Ju:v 22 2020 PLAN COMMISSION DATE Dycornbsi 17 2020

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SITE

Sub Area Map

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS INTRODUCTION DATE

SOW Ncill'i Hroadway Propcly LLC
50-6-5055 Nor Hi Broadway COO West Winnncinac Avcou-.- 5071 Norm Broadway 505 i -5063 North Broadway 1125 West Winona Sirom Jolv 22 2020 PLAN COMMISSION DATE Dmc-tUb)7 2020
EXISTING FIRE HYDRANT

CARMEN AVE owo-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.
NEW SHADE TREES IN FLUSH ON-GRADE PLANTER. TYP.
EXISTING CURB CUT
EX1S11^JG■5T0F""3AR■ STRIPING. VI I-

EXISTING STOP SIGN

CURB EXTENSION W/ ADA RAMP

WINNEMAC AVE

Sub Area A - Site Plan

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property LLC

50"5-505G North Drooway 1200 West Winnemac Avenue 5077 North Broadway 5051 5065 Nonh Broacway 1125 West Winona Street July 22 2020 PLAN COMMISSION DATE Dec.-iv.o.i 17 2020

NEW
W/ AT-GRADE PLANTERS

PARKWAY

TREES

WEST WINONA STREET

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25'-0'

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25' - 0"

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Sub Area B - Site Plan

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS INTRODUCTION DATE

5050 Norm Broadway Property LLC

50-6-5056 North Broadway :200 W's: Winne.Tiac Aver.:? 507V North Broadway 5051-5063 North Broadway 1125 West Winona Srroui July 22 2020 PLAN COMMISSION DATE Docornoer 1 7 2020

-Inner diameter opening of existing tree grates within the project site must be expanded 6" from outside circumference of .ill existing trees Lava rock fines must be used between the parkway tree and grate to eliminate voids

-For all new Uce planting within existing lice grates, the tree grille opening must be opanfled to 7A' t.ava rock fines must be used between the parkway iree and gralc to elimmaic voids

CARMEN AVENUE
WINNEMAC AVENUE

29-0- ^ 15'0" ^ 77-Q"

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Sub Area A - Landscape Plan

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS. INTRODUCTION DATE

5050 Noun H.-oaci-.vay P:o,wily LLC
50'15"-505'5 Nonh Broadway 1200 W.;s; Winnemac Avt.-m.-j 5077 Nnirr; Broadway 5051 -50-53 North Broadway ■ 125 Wos: W"ona Jv.ly 22 2020 PLAN COMMISSION DATE Decent** 17 202

PLANTING SPECIFICATIONS: CULTIVAR OM.Y) TR[I S H] CUJ-BED PARKWAY

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25" 0- 20" - 0- .



0; NEW JERSEY BICOLOR TREES IN CURB-ID PARKWAY PLANTERS. TYP

WWINONA AVENUE

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100'-0"

EXISTING SHADE TREE IN TREE GRATE TO REMAIN. IYP

EXISTING PARKING GARAGE

NOTE

- INNER DIAMETER OPENING OF EXISTING TREE GRATES WITHIN PROJECT SITE MUST BE BRANDED FROM OUTSIDE CIRCUMFERENCE OF ALL EXISTING TREES LAVA ROCK FINES MUST BE USED BETWEEN PARKWAY TREE AND GRATE TO ELIMINATE VOIDS
- TO ALL NEW TREE PLANTING WITHIN EXISTING GRATES. THE PAVEMENT GRADE OPENING MUST BE EXPANDED 2" FROM PAVEMENT TO ELIMINATE VOIDS BETWEEN PARKWAY TREE AND GRATE TO ELIMINATE VOIDS

Sub Area B - Landscape Plan

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property LLC
50-15-5053 North Broadway 1200 West Winnequin Avonue North Broadway 5051-5055 North Broadway 1/5 West W. July 22 2020 PLAN COMMISSION DATE December 17

on 08/2020
SHADE TREE WITH STRONG CENTRAL LEADEN (DO NOT PRUNE. STAKE. OR WRAP TREES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT)

TREE WATERING BAG (SEE SPECIFICATIONS) INSTALL SAME DAY TREE IS PLANTED. BAG TO REMAIN ON TREE AND KEPT FULL THROUGHOUT THE GROWING SEASON DURING FULL WARRANTY PERIOD CAST IRON TREE GRATE. SEE ENLARGED DETAIL CENTER TRUNK IN TREE GRATE OPENING NEW SIDEWALK

EXTENT OF SOIL EXCAVATION AND PLANTING MIX BACKFILL TAMPOCO PLANTING MIX AROUND BASE OF ROOT BALL
UNEXCAVATED / UNDISTURBED SUBGRADE

TREE IN TREE GRATE DETAIL NOT TO SCALE

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APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

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Jway Prooorry LLC Ilroac-vay 1200 Wrxl V"iin 505'-5CG3 NorJi Broadway PLAN COMMISSION DATI:

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1 HOMED CONCRETE IECL ON ALL FOUR SIDES OF GRATE

CONCRETE SIDTWAIK

13 Hi BAR A! T At MIL) TO FRAME

S' X IO' CAST IRON THEE GRATE ANO FRAW.L NEENAH MODEL

BLACK LAVA ROCK MULCH, FULL DLPTH OF VOID BETWEEN TOP OF ROOTBALL AND BOTTOM OF TREE GRATE

18GAUGE \n"x 1/7" WIRE MESH. LEAVE 12> OPENINGS AROUND THE TRUNK TREE ROOTBALL

PLANTING MIX BACKFILL

„ TREE GRATE INSTALLATION DETAIL

O SCALE: l=- l=-«■

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS INTRODUCTION DATE

5050 Norm Broaavay Properly LLC 50-15-505G Nortr. Li:oad-...-ay 1200 Wos: Wm:v Norm Broadv.-ay 5051-5002. Nona Broadway July 22 2020 PLAN COMMISSION DATE

mac Avenue- 507/ 1125 Wesi Wrnona Sir Doc-:mjor 17 2020

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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

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UPPER BUILDING ROOF

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

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LEGEND

VEGETATION/ GREEN ROOF

MECHANICAL

Sub Area A - Green Roof Plan

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS

5050 North Broadway Property LLC

1200 West Winona Avenue, Winona, MN 55991-1200; INTRODUCTION DATE: July 22, 2020; PLAN COMMISSION DATE: December 7, 2020; W WINONA AVENUE

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NEEDS SURVEY VERIFICATION

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50% GREEN ROOF PER BUILDING

EXISTING BANK

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EXISTING PARKING GARAGE /-- PARKING GARAGE

EXISTING PARKING GARAGE

LEGEND

VhGEIAIIION/ GRI
ROOF
MECHANICAL

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property U.C

5050-5056 North Broadway 1200 Was; Winnemac Avenue 5077 North Broadway 5051-5053 North Broadway 1125 Vermont Street July 22 2020 PLAN COMMISSION DATE December 17 2020

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Sub Area A - Elevations

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property U.C.
5050 North Broadway 1205 West Winnequin Avenue 5077 North Broadway 5051-SOW North Broadway 1125 West W... PLAN COMMISSION DATE 07/22/2020

Sub Area A - Elevations

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

1050 North Broadway Property LLC
5050 North Broadway 1205 West Winnequin Avenue 5077 North Broadway 5051-SOW North Broadway 1125 West W... PLAN COMMISSION DATE 07/22/2020

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Sub Area A - Elevations

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property LLC

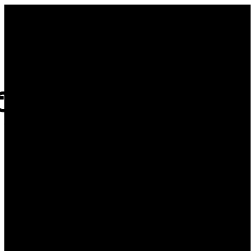
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5050 North Broadway 1200 West Urethane Avenue 5077 North Broadway 5051-5053 North Broadway 1125 West Winona Street; Ir. 22 >020 PLAN COMMISSION DATE December 17 2020

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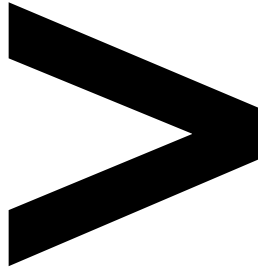
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Sub Area B - Elevations

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Properly LLC 50'1'3"-505'G Norm Broadway 1200 West Winnemac: Nona Broadway 5051-5053 North Broadway 1125 J.Jy 22 2020 PI AN COMMISSION DATE Deer:

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Sub Area B - Elevations

5050 BROADWAY DEVELOPMENT applicant

PROJECT ADDRESS. INTRODUCTION DATE

5050 Nonh Broadway Properly LLC
50-15-5055 North Broadway 1200 Wc = 1 vVmnemar Avenue 50/7 North Broadway 5051 -5053 North Broadway 1: 25 VWuat VVnona S July 22 2020 PLAN COMMISSION DATE [Jaitorthar I,' 2020

Sub Area B - Elevations

APPLICANT PROJECT ADDRESS

INTRODUCTION DATE

5050 North Broadway Property LLC SWO-5050 North Broadway ■ 200 West Wn'lK North Broadway 5051-5053 North Broadway Ju'v 22 5020 PLAN COMMISSION DATE
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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

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)

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