

PD 1347

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Reclassification Of Area Shown On Map No. 13-G.

(As Amended)

(Application No. 20440)

RBPD 1347,09

(Common Address: 5046 -- 5056 N. Broadway, 1200 W. Winnemac Ave., 5077 N. Broadway, 5051 -- 5063 N. Broadway And 1125 W. Winona St.)

[SO2020-3707]

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 Number 1347 symbols and indications as shown on Map Number 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; and North Broadway,

to those of Residential-Business Planned Development Number 1347, as amended.

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

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1347,09

Planned Development Statements.

1. The area delineated herein as Planned Development Number (to be determined) ("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 titleholders 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 titleholder 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.

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 percent pursuant to Section 17-10-0503) and related, incidental and accessory uses.
6. On-premises 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-premises 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 titleholders 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 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 percent 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 Number 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 percent 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 percent 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 percent 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 percent 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 against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DOH 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 Number 1347, as it existed prior to this amendment.

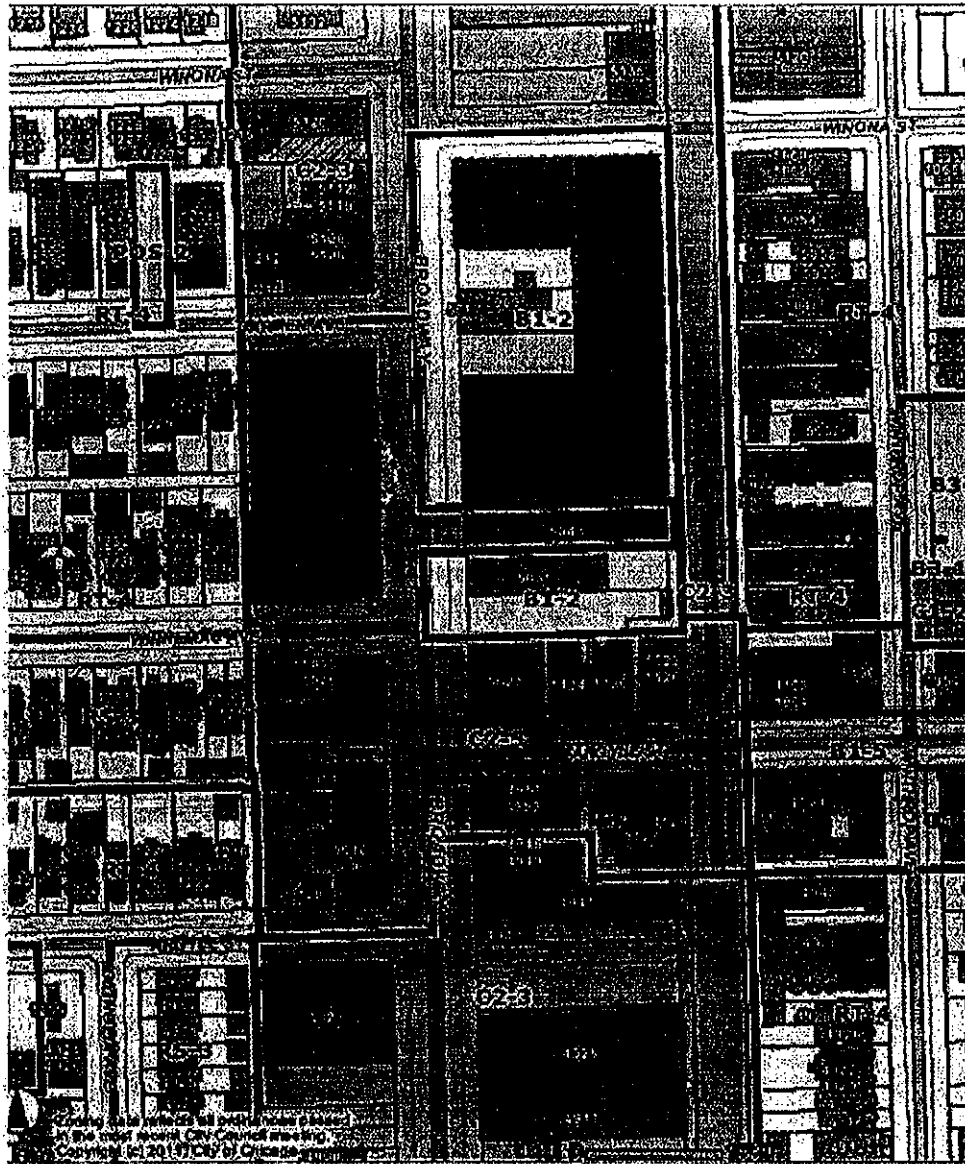
[Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Subarea A and Subarea B Site Plans; Subarea A and Subarea B Landscape Plans; Tree in Tree Grate Detail; Tree in Planter Detail; Tree Grate Installation Detail; Subarea A and Subarea B Green Roof Plans; and Subarea A and Subarea B Building Elevations referred to in these Plan of Development Statements printed on pages 27305 through 27324 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1347, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area (square feet):	196,241
Area of Public Right-of-Way (square feet):	70,871
Net Site Area (square feet):	125,370
Maximum Floor Area Ratio:	5.0
Maximum Number of Dwelling Units:	710
Subarea A:	345
Subarea B:	365
Minimum Off-Street Parking Space:	
Subarea A:	0
Subarea B:	600 (existing to remain)
Minimum Off-Street Loading Spaces:	
Subarea A:	3 (10 feet by 25 feet)
Subarea B:	2 (10 feet by 25 feet)
Maximum Building Heights:	
Subarea A:	149 feet, 8 inches
Subarea B:	90 feet, 6 inches (top of mechanical)
Minimum Setbacks:	Per Plans

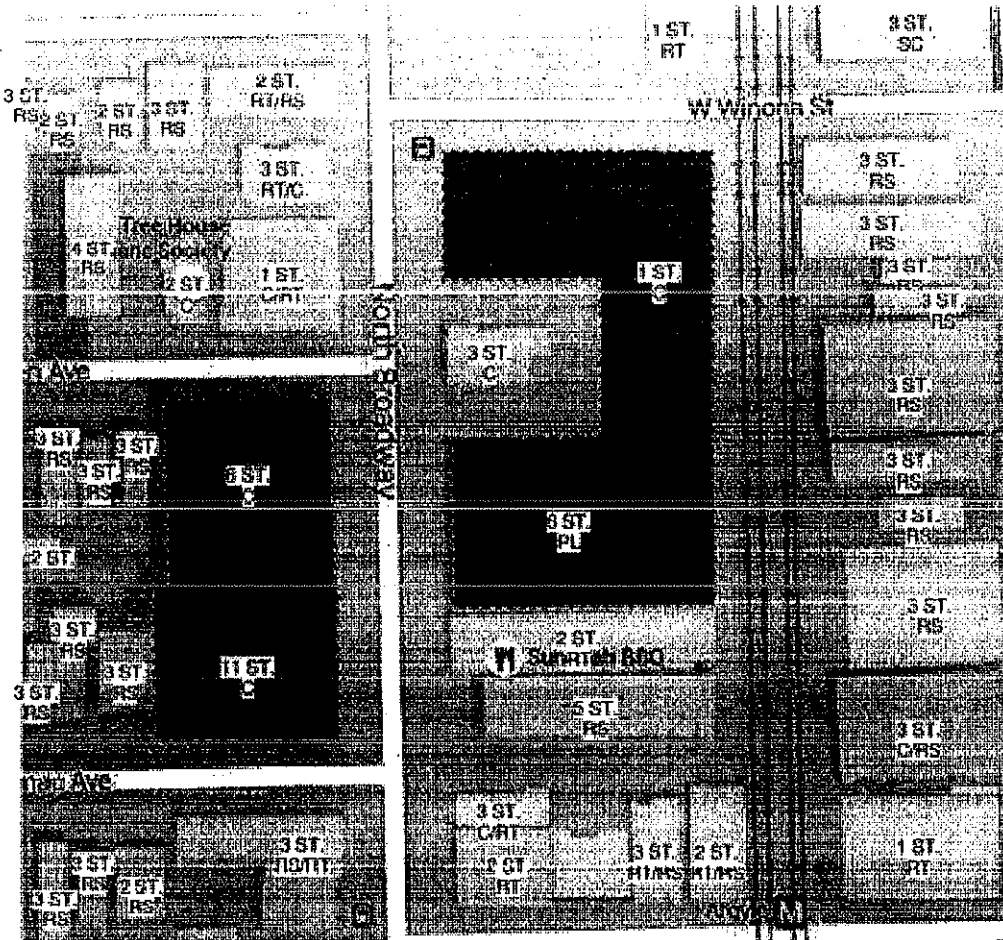


SITE

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Existing Zoning Map

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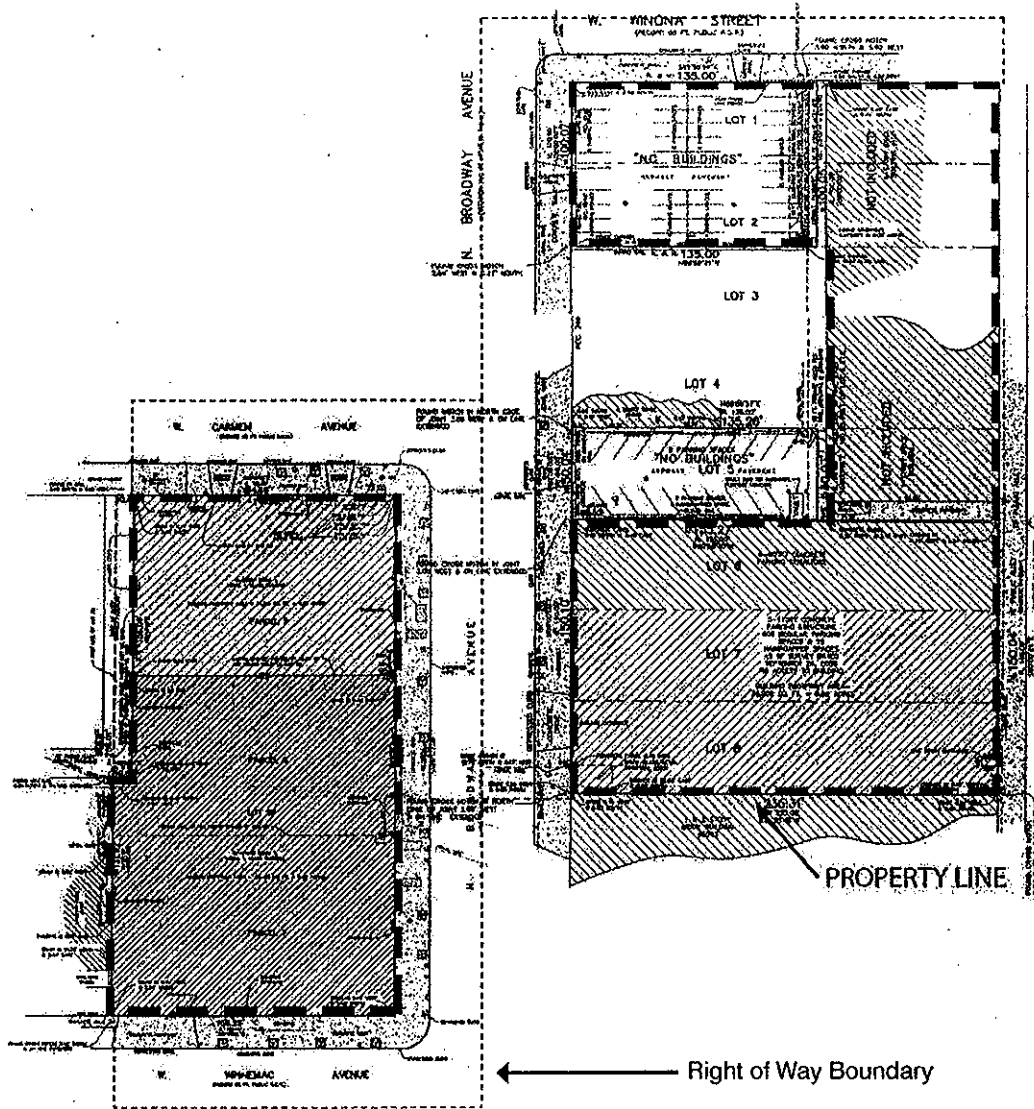
Legend

#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:	5050 North Broadway Property, LLC	BOOTH HANSEN	2
	PROJECT ADDRESS:	5045-5056 North Broadway, 1200 West Winona Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Winona Street		
	INTRODUCTION DATE:	July 22, 2020		

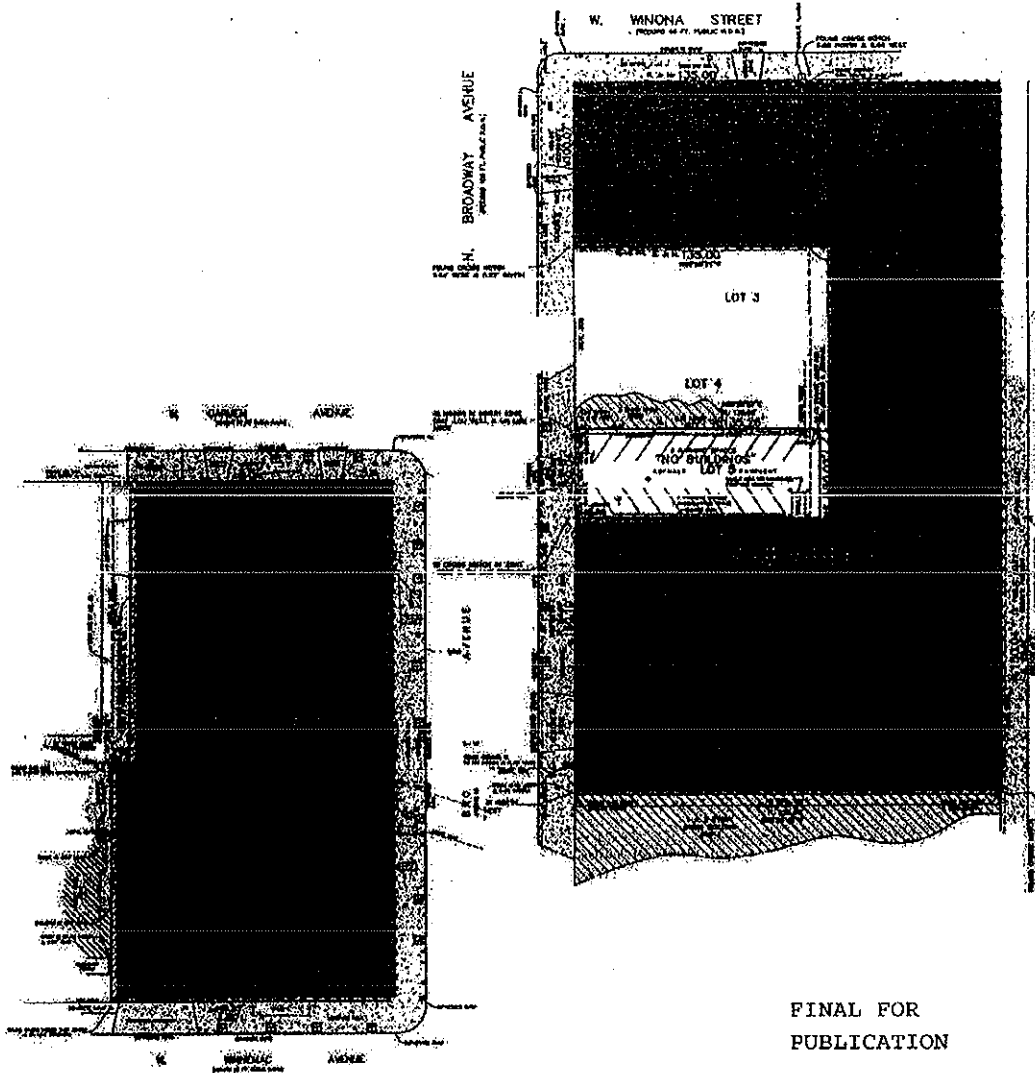


Net Site Area: 125,370 sf
 Area in Right of Way: 70,871 sf
 Gross Site Area: 196,241 sf

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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:	5046-5056 North Broadway, 1200 West Winamac Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Winona Street		
	INTRODUCTION DATE:	July 22, 2020	PLAN COMMISSION DATE:	December 17, 2020

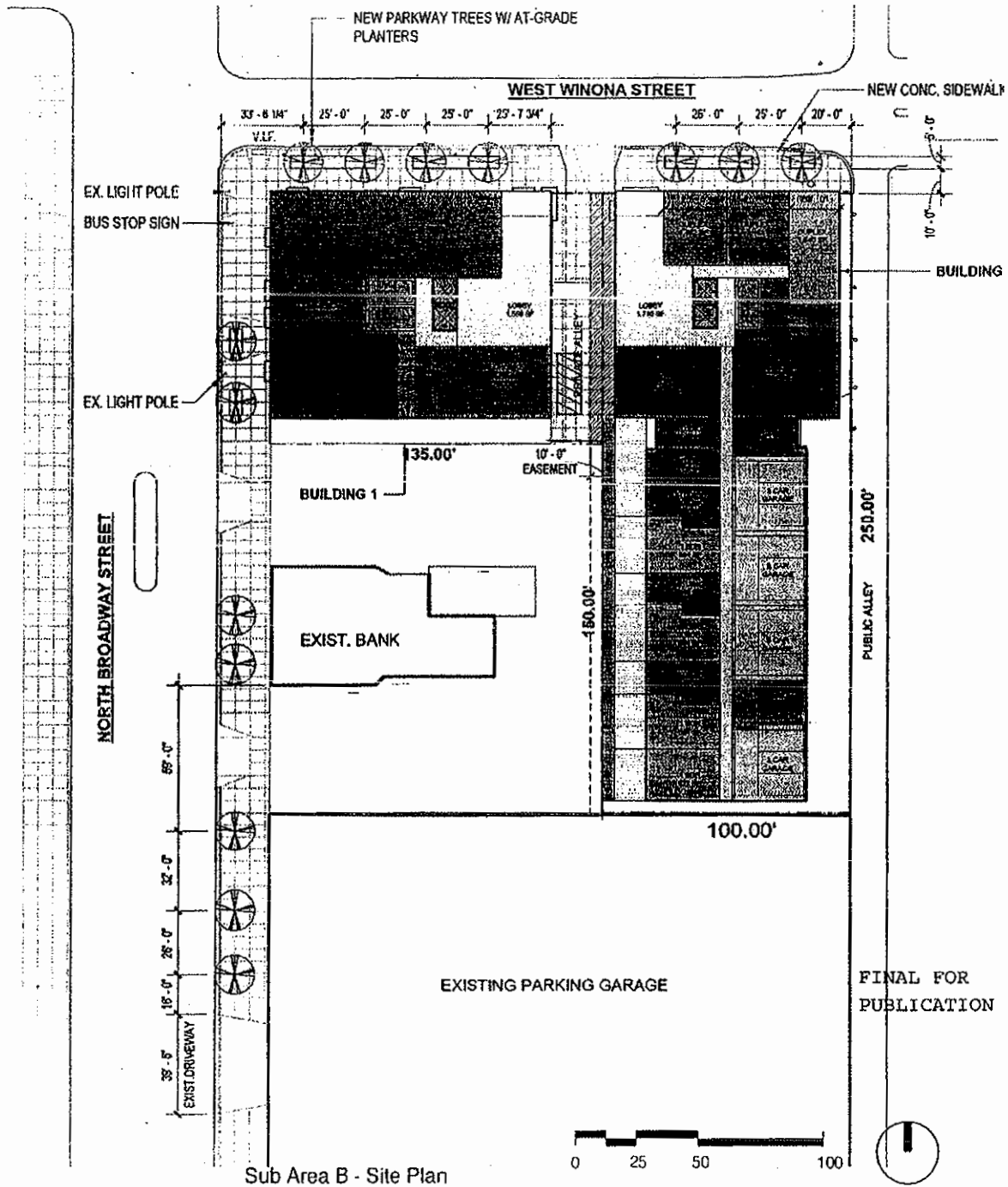


 SITE

Sub Area Map



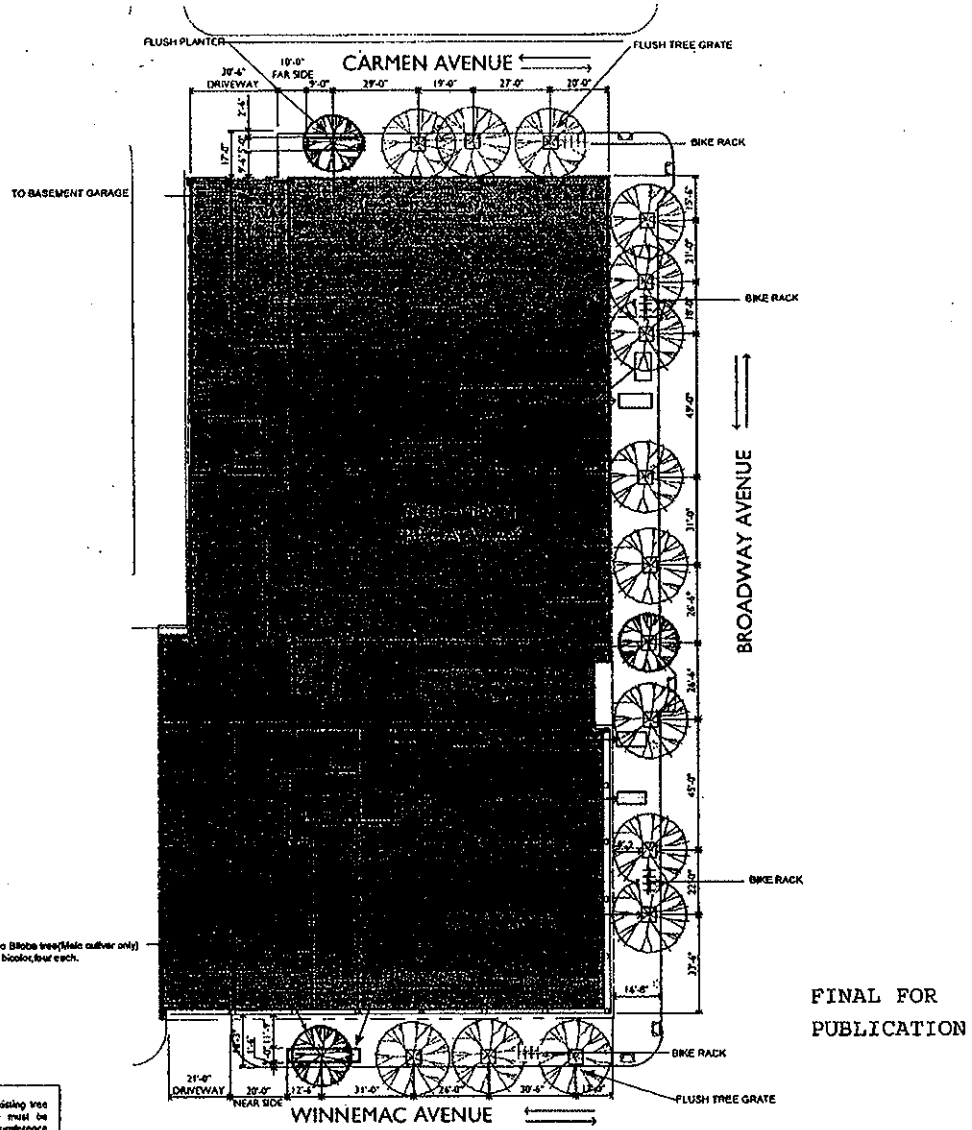
5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property, LLC	BOOTH HANSEN
	PROJECT ADDRESS:	5046-5056 North Broadway 1200 West Winnemac Avenue, 5077 North Broadway 5051-5063 North Broadway, 1125 West Winona Street	
	INTRODUCTION DATE:	July 22 2020	
	PLAN COMMISSION DATE:	December 17, 2020	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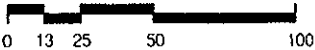
Sub Area B - Site Plan

5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTURE	6
	PROJECT ADDRESS:	5046-5056 North Broadway 1200 West Warrnamac Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Winona Street		
	INTRODUCTION DATE:	July 22, 2020		

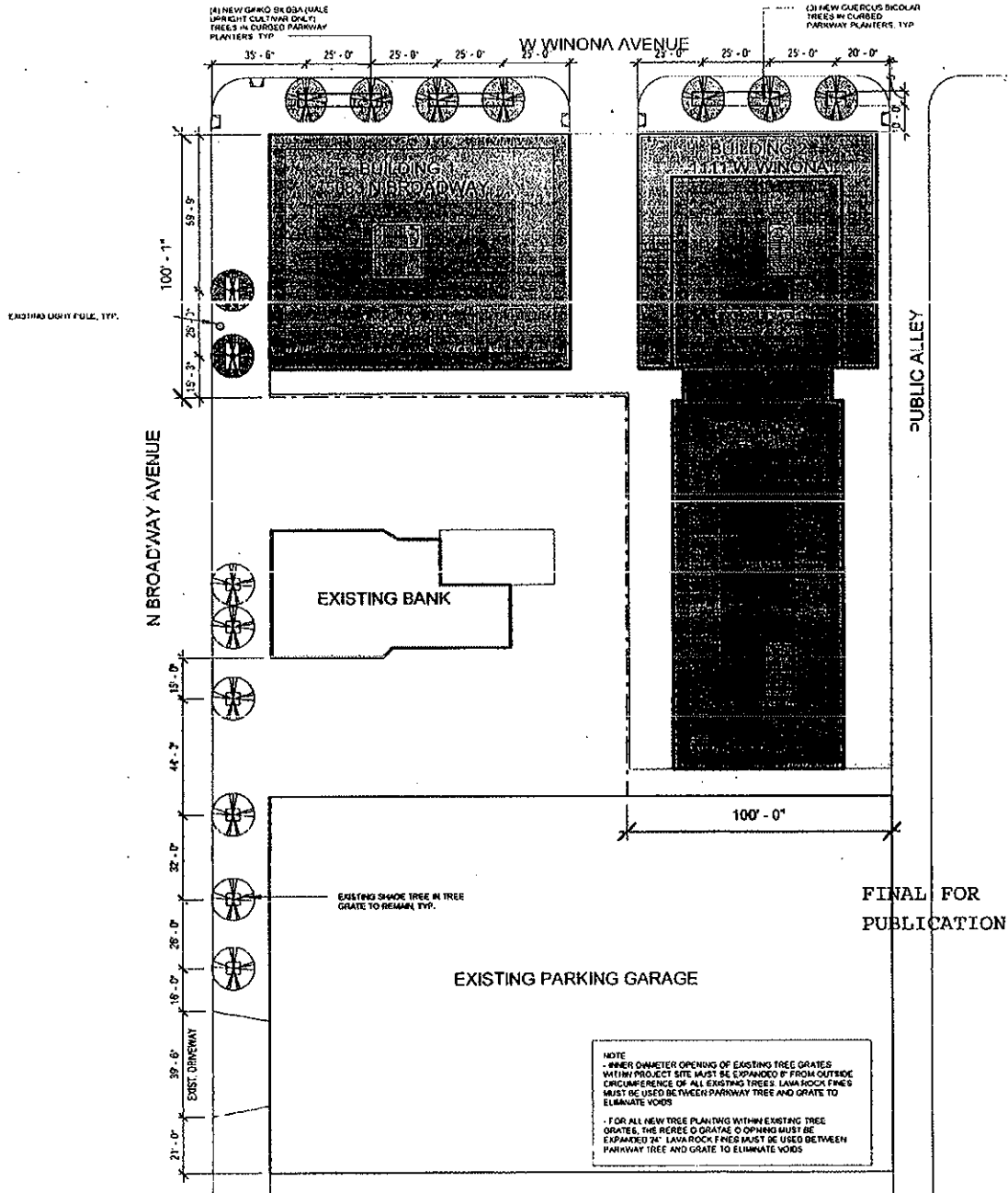


Note:
 -Inner diameter opening of existing tree grates within the project site must be expanded 6" from outside circumference of all existing trees. Low rock fines must be used between the parkway tree and grate to eliminate voids.
 -For all new tree planting within existing tree grates, the tree grate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

Sub Area A - Landscape Plan

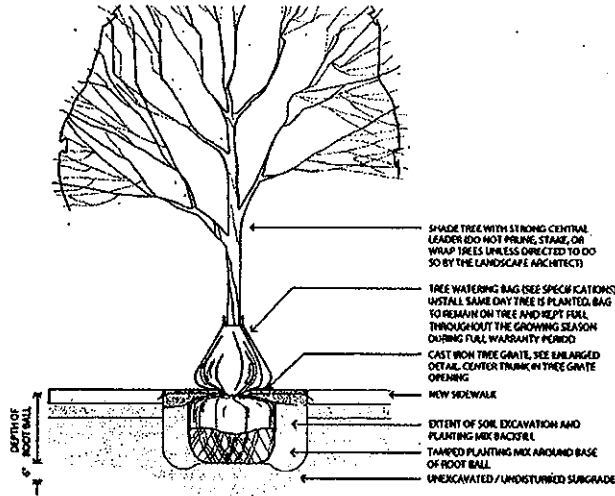


5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTS, INC.	7		
	PROJECT ADDRESS:	5045-5055 North Broadway, 1200 West Winnemac Avenue, 5077 North Broadway 5051-5063 North Broadway, 1125 West Winona Street				
	INTRODUCTION DATE:	July 22, 2020			PLAN COMMISSION DATE:	December 17, 2020



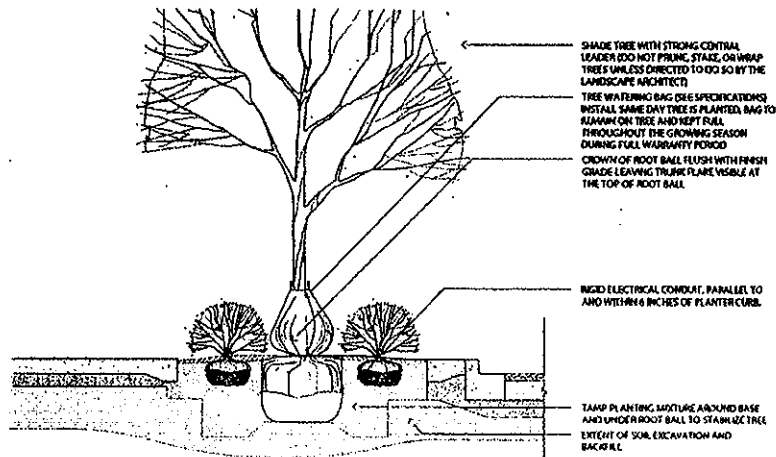
Sub Area B - Landscape Plan 0 25 50 100

5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property LLC	BOOTH HANSEN Landscape Architecture	8a
	PROJECT ADDRESS:	5046-5056 North Broadway 1200 West Wilmamac Avenue 5077 North Broadway 5051-5063 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE:	July 22 2020 PLAN COMMISSION DATE: December 17 2020		



1 TREE IN TREE GRATE DETAIL
NOT TO SCALE

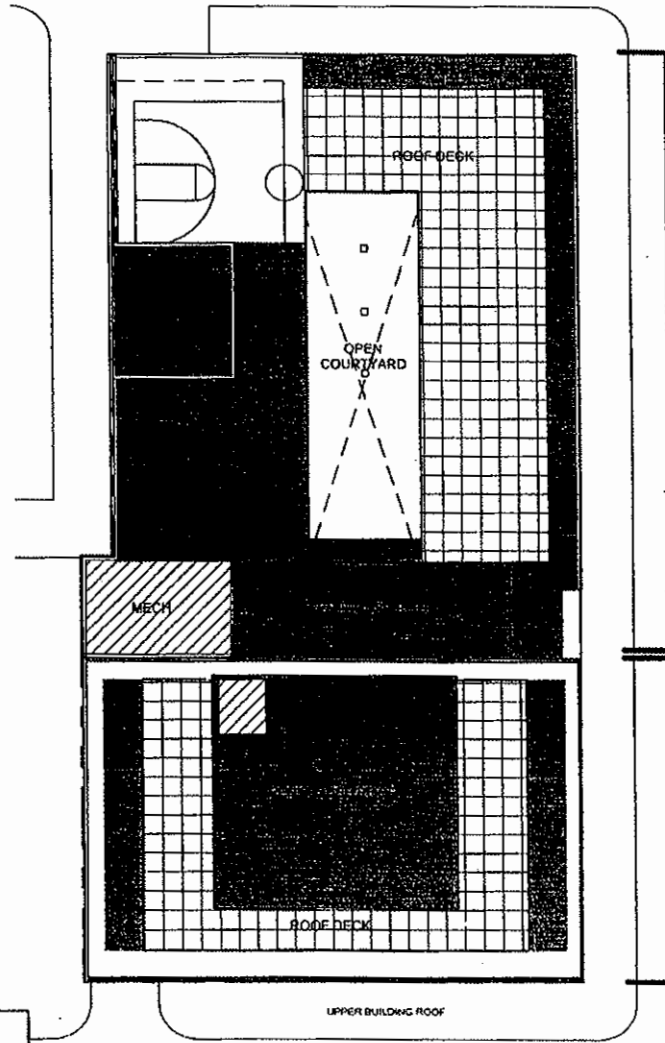
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2 TREE IN PLANTER DETAIL
NOT TO SCALE

5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property LLC	BOOTH HANSEN <small>ARCHITECTS & PLANNERS</small>	8B
	PROJECT ADDRESS:	5046-5056 North Broadway, 1200 West Waukegan Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Waukegan Street		
	INTRODUCTION DATE:	July 22, 2020	PLAN COMMISSION DATE:	December 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

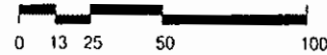
UPPER BUILDING ROOF

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

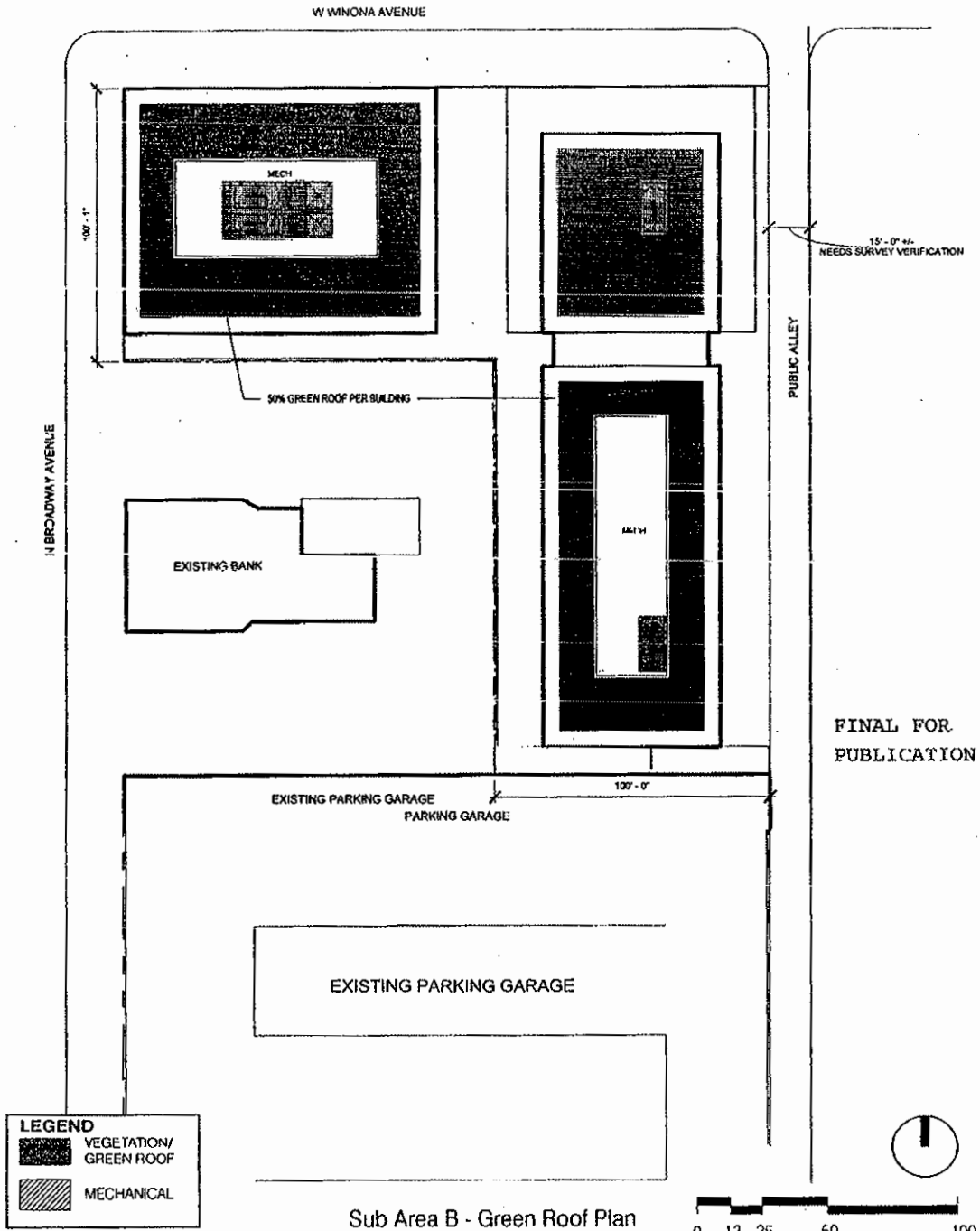
LEGEND

-  VEGETATION/ GREEN ROOF
-  MECHANICAL



Sub Area A - Green Roof Plan



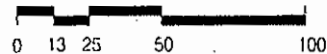
5050 BROADWAY DEVELOPMENT	APPLICANT:	5050 North Broadway Property LLC	BOOTH HANSEN ARCHITECTURAL FIRM	9
	PROJECT ADDRESS:	5046-5056 North Broadway 1200 West Winnemac Avenue, 5077 North Broadway, 5051-5063 North Broadway 1125 West Winona Street		
	INTRODUCTION DATE:	July 22, 2020	PLAN COMMISSION DATE:	December 17, 2020



LEGEND

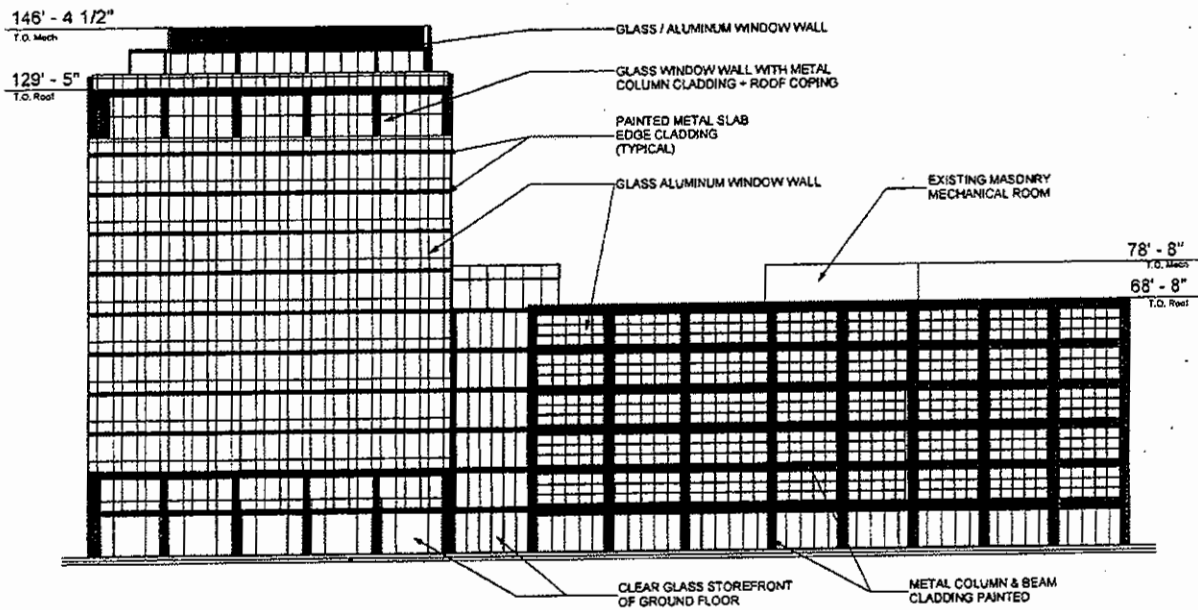
-  VEGETATION/
GREEN ROOF
-  MECHANICAL

Sub Area B - Green Roof Plan



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<p>5050 BROADWAY DEVELOPMENT</p>	<p>APPLICANT: 5050 North Broadway Property, LLC PROJECT ADDRESS: 5046-5056 North Broadway, 1200 West Winnamac Avenue, 5077 North Broadway, 5051-5063 North Broadway, 1125 West Winona Street INTRODUCTION DATE: July 22, 2020 PLAN COMMISSION DATE: December 17, 2020</p>	<p>BOOTH HANSEN</p>	<p>10</p>
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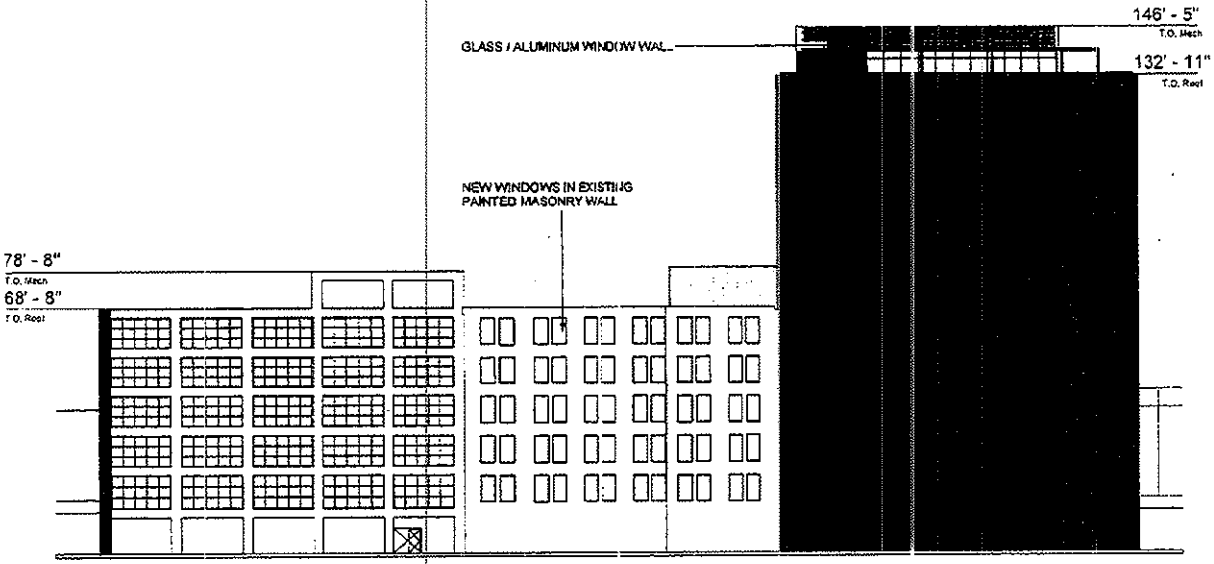
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1 | Sub Area A - East Elevation

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT
 APPLICANT: 5050 North Broadway Property, LLC
 PROJECT ADDRESS: 5050 North Broadway, 5051-5053 North Broadway, 1125 West Virginia Street
 INTRODUCTION DATE: July 22, 2020 PLAN COMMISSION DATE: December 17, 2020
 BOOTH HANSEN
 11



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1 | Sub Area A - West Elevation

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT

APPLICANT: **5050 North Broadway Property, LLC**

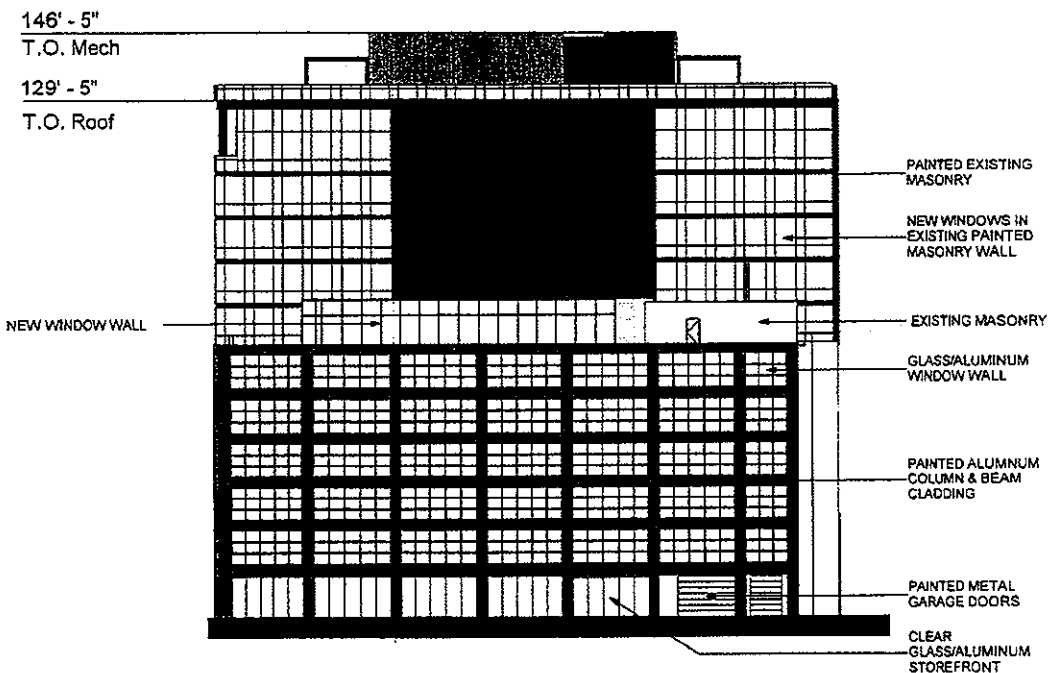
PROJECT ADDRESS: **5050 North Broadway, North West Village, Chicago, IL 60640**

INTRODUCTION DATE: **July 22, 2020**

PLAN COMMISSION DATE: **December 17, 2020**

ARCHITECT: **BOOTH HANSEN**

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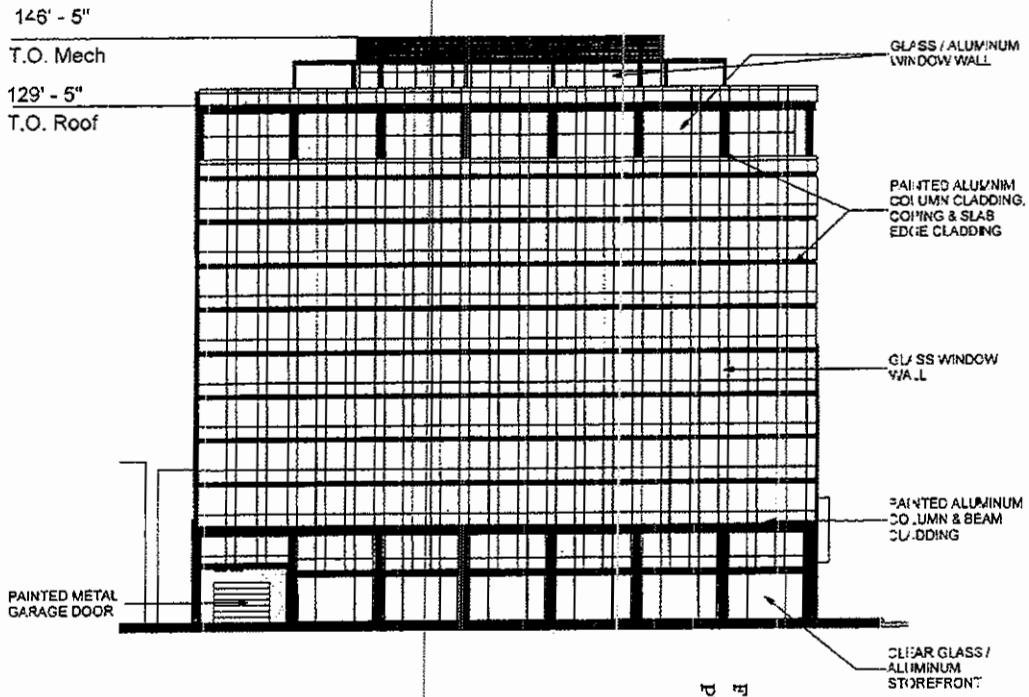
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1 | Sub Area A - North Elevation

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT
 APPLICANT: 5050 North Broadway Property, LLC
 PROJECT ADDRESS: North Broadway 5051-5052 North Broadway 1125 West Virginia Street
 INTRODUCTION DATE: July 22, 2020 PLAN COMMISSION DATE: December 17, 2020
 BOOTH HANSEN
 13



FINAL FOR PUBLICATION

1 | Sub Area A - South Elevation

Sub Area A - Elevations



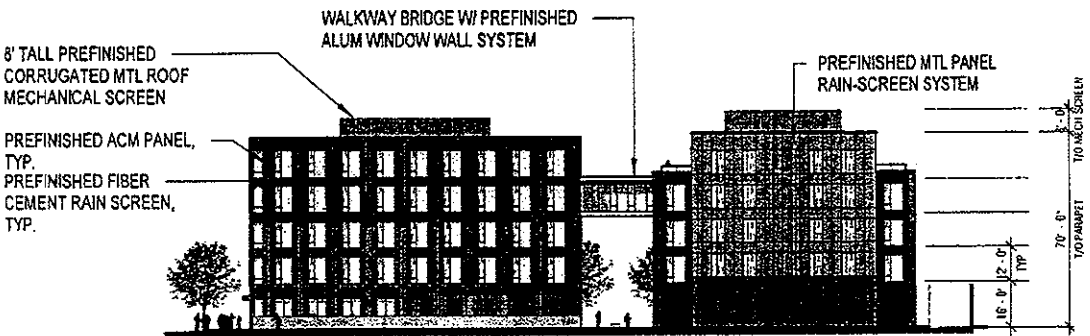
5050 BROADWAY DEVELOPMENT

APPLICANT: 5050 North Broadway Property, LLC
 PROJECT ADDRESS: 5045-5056 North Broadway, 1200 West Wisconsin Avenue, 5077
 INTRODUCTION DATE: July 22, 2020
 PLAN COMMISSION DATE: December 17, 2020

BOOTH HANSEN
 ARCHITECTS

14

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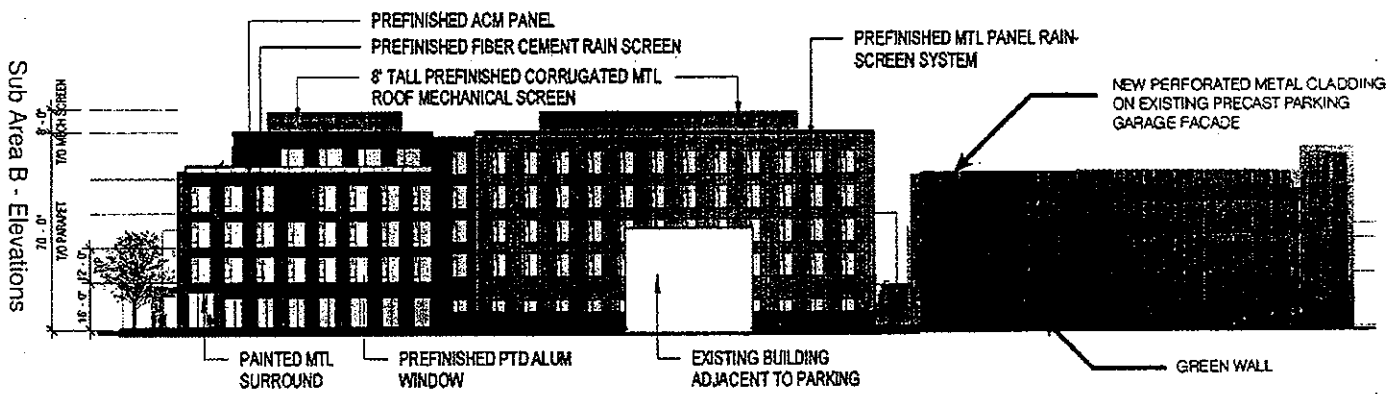


1 | Sub Area B - South Elevation

Sub Area B - Elevations



<p>5050 BROADWAY DEVELOPMENT</p> <p>APPLICANT: 5050 North Broadway Property, LLC</p> <p>PROJECT ADDRESS: 5050 North Broadway, 5051-5053 North Broadway, 1125 West Winona Street</p> <p>INTRODUCTION DATE: July 22, 2020</p> <p>PLAN COMMISSION DATE: December 17, 2020</p>	<p>ROOTH HANSEN</p> <p>ARCHITECT</p>
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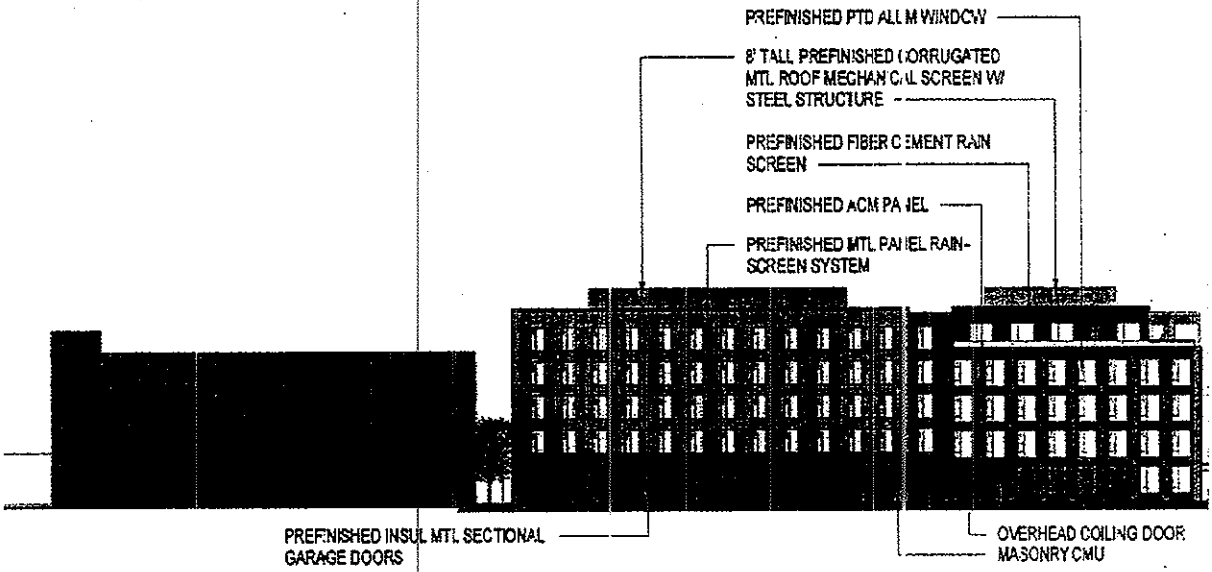
1 | Sub Area B - West Elevation

FINAL FOR
PUBLICATION

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT APPLICANT: 5050 North Oakhurst Road, LLC
 PROJECT ADDRESS: 5050-5059 North Broadway, 1200 West Winborne Avenue, 5077
 INTRODUCTION DATE: July 22 2020 PLAN COMMISSION DATE: December 17 2020 BOOTH HANSEN
 5050-5059 North Broadway, 1125 West Winborne Street



FINAL FOR PUBLICATION

1 | Sub Area B - East Elevation

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT	
APPLICANT:	5050 North Broadway Property, LLC
PROJECT ADDRESS:	5050 North Broadway, 1200 West Wacker Drive, 5077
INTRODUCTION DATE:	July 22, 2020
PLAN COMMISSION DATE:	December 17, 2020
BOOTH HANSEN	18

Reclassification Of Area Shown On Map No. 13-G.

RBPDI347,99

(As Amended)

(Application No. 20114)

(Common Address : 5046 -- 5056 N. Broadway, 1200 W. Winnemac Ave.,
5077 N. Broadway, 5051 -- 5063 N. Broadway And 1125 W. Winona St.)

[SO2019-5584]

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 Number 1347 symbols and indications as shown on Map Number 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; and North Broadway,

to those of Residential-Business Planned Development Number 1347, as amended.

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

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development No. 1347, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1347 ("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"). 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 titleholders 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 titleholder 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 _____ (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); 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.

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; school; daycare; artisan manufacturing; co-located wireless communication facilities; accessory and non-accessory parking (up to 45 percent pursuant to Section 17-10-0503) and related, incidental and accessory uses.
6. On-premises 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-premises 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 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 titleholders 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 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 percent 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 B1-2 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 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or 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 percent 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 percent 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 2-45-115(L) for a minimum of 10 percent 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.

The Applicant shall submit a site plan, landscape plan, building elevations and a site data table 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 are not in substantial compliance with the Planned Development, then the Commissioner shall advise the Applicant in writing of the ways in which the Site Plans do not so comply.

20114

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 Residential-Business Planned Development Number 1347, as it existed prior to this amendment.

[Existing Zoning Map; Existing Land-Use Map; Boundary Map and Property Line Map; Subarea Map; Subareas A and B Site Plans, Landscape Plans and Green Roof Plans; and Subareas A and B Building Elevations referred to in these Plan of Development Statements printed on pages 6512 through 6529 of this *Journal*.]

[Affordable Housing Profile Form referred to as Exhibit in these Plan of Development Statements unavailable at time of printing.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

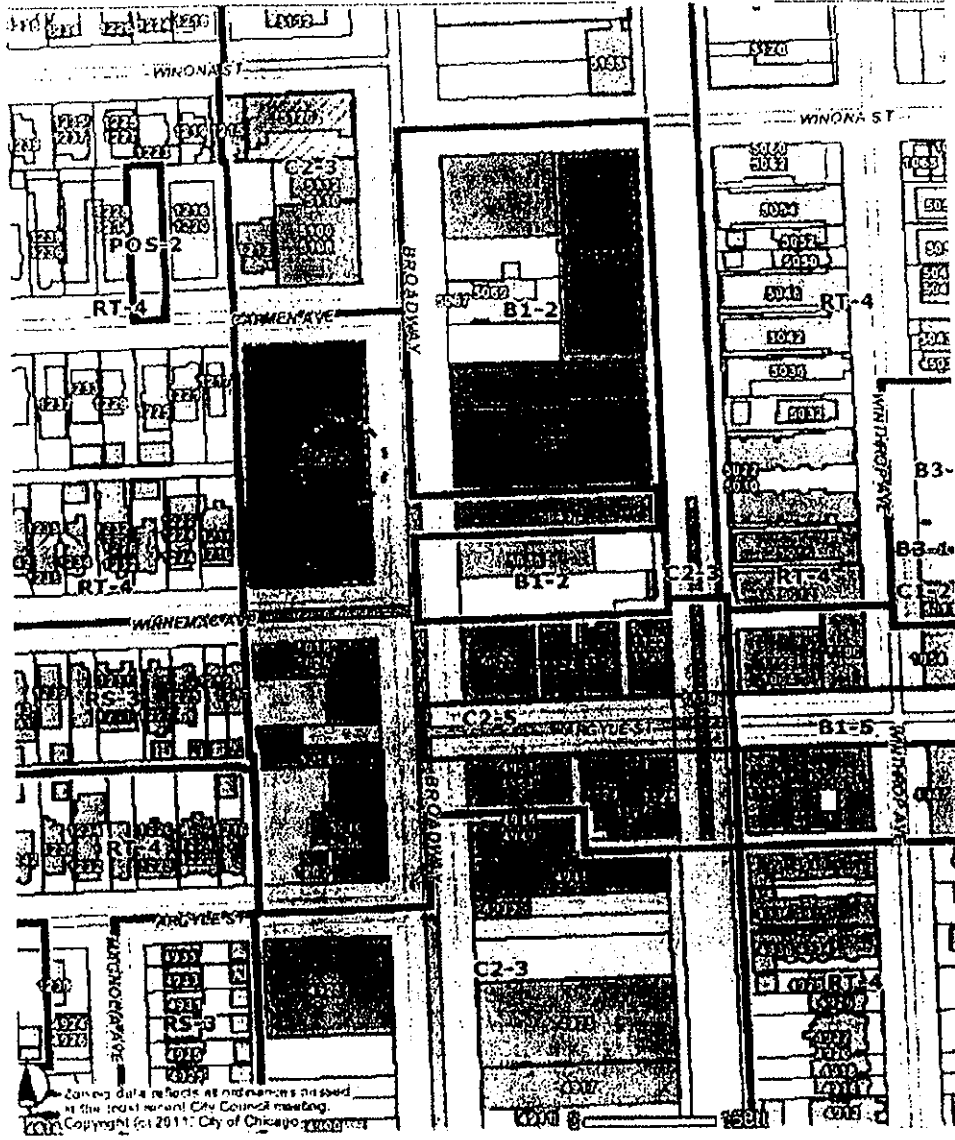
Residential-Business Planned Development No. 1347, As Amended.


Bulk Regulations And Data Table.

Gross Site Area (square feet): 187,902

Area of Public Rights-of-Way (square feet):	70,871
Net Site Area (square feet):	117,031
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 feet by 25 feet)
Subarea B:	2 (10 feet by 25 feet)
Maximum Building Height:	
Subarea A:	149 feet, 8 inches
Subarea B:	90 feet, 6 inches (top of mechanical)
Minimum Setbacks:	Per plans

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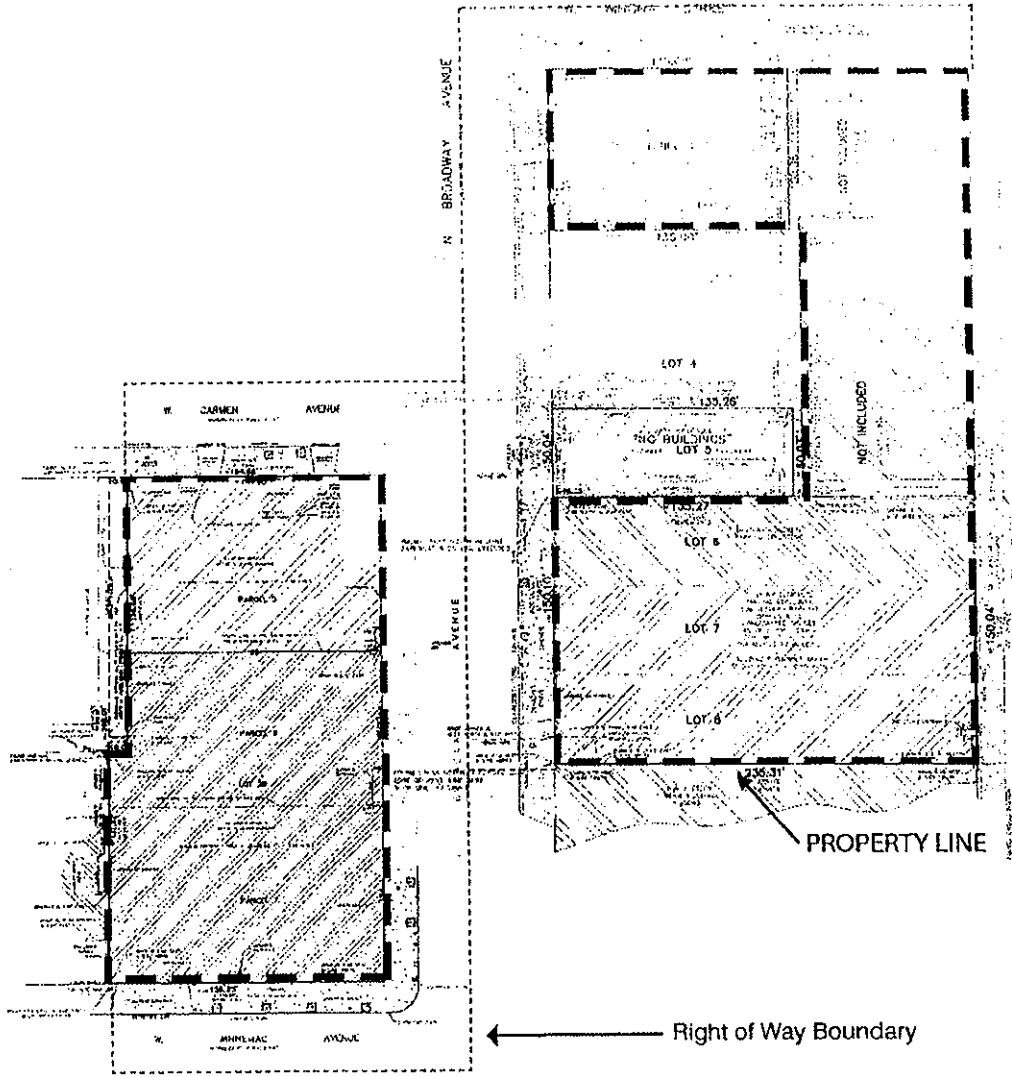


 SITE

Existing Zoning Map

5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	1
PROJECT ADDRESS:	5040-5060 BROADWAY; 5063 BROADWAY; 5066 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA			
INTRODUCTION DATE:	JULY 24, 2019	PLAN COMMISSION DATE:	TBD	

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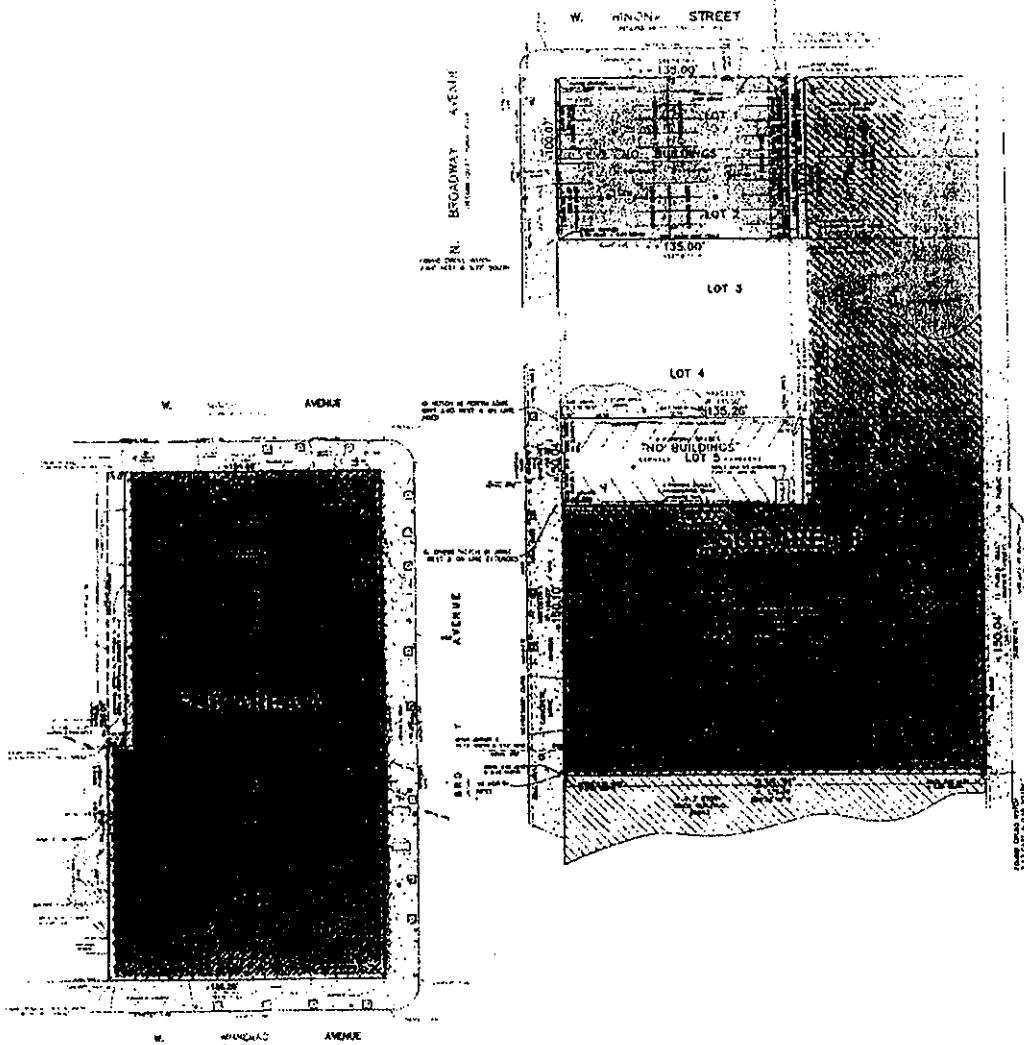



Net Site Area: 117,030 sf Area
 in Right of Way: 70,871 sf
 Gross Site Area: 187,901 sf

Plan Development Boundary and Property Line Map

5050 BROADWAY DEVELOPMENT	APPLICANT: PROJECT ADDRESS: INTRODUCTION DATE:	BROADWAY 5050 LLC 5040-5060 BROADWAY; 5083 BROADWAY; 5083 BROADWAY; 5051 BROADWAY; 1101-1121 W WINDONA JULY 24, 2019	BOOTH HANSEN	3
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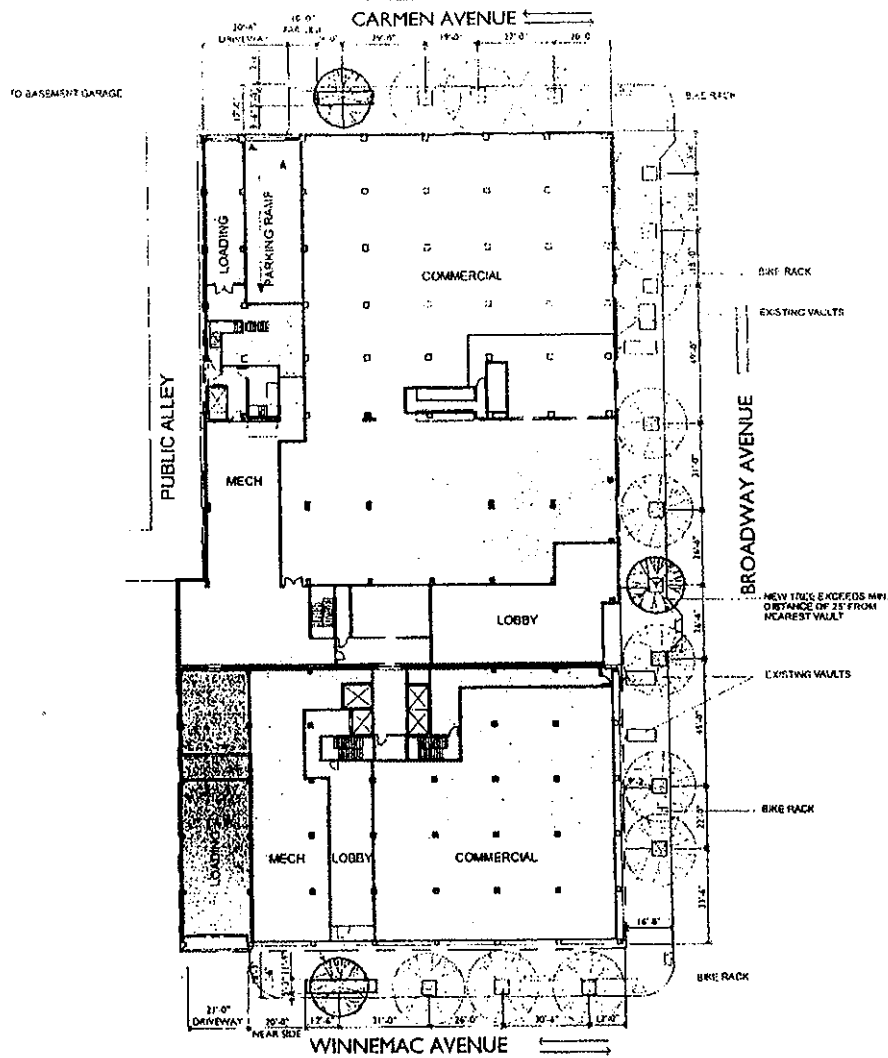
 SITE

Sub Area Map

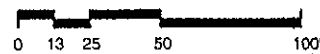


5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	4
	PROJECT ADDRESS:	5040-5080 BROADWAY; 5083 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA		
	INTRODUCTION DATE:	JULY 24, 2019		

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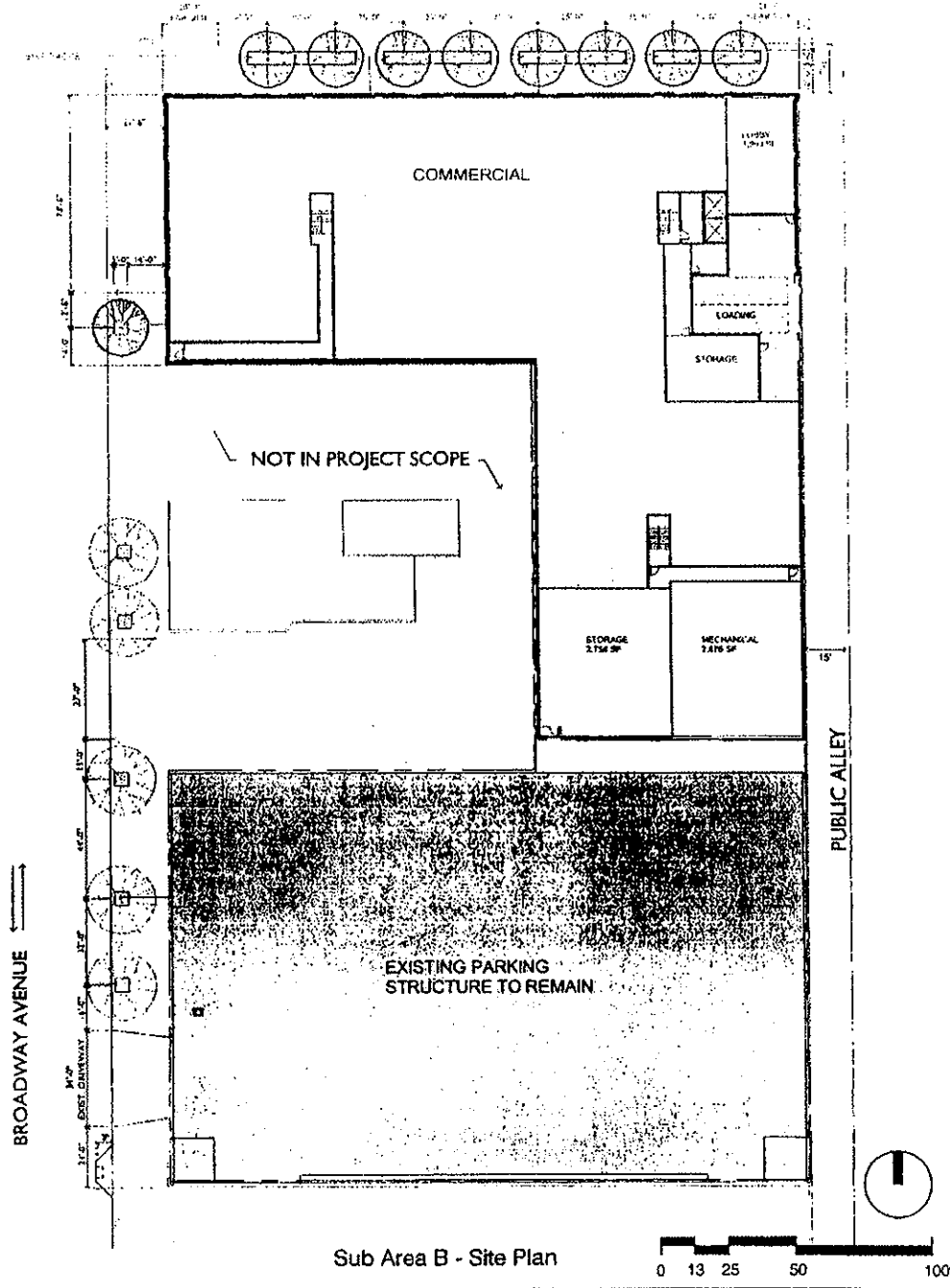


Sub Area A - Site Plan



5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	5
	PROJECT ADDRESS:	5040-5080 BROADWAY; 5083 BROADWAY; 5083 BROADWAY;		
	INTRODUCTION DATE:	JULY 24, 2019	PLAN COMMISSION DATE:	TBD
	INTRODUCTION DATE:	JULY 24, 2019		

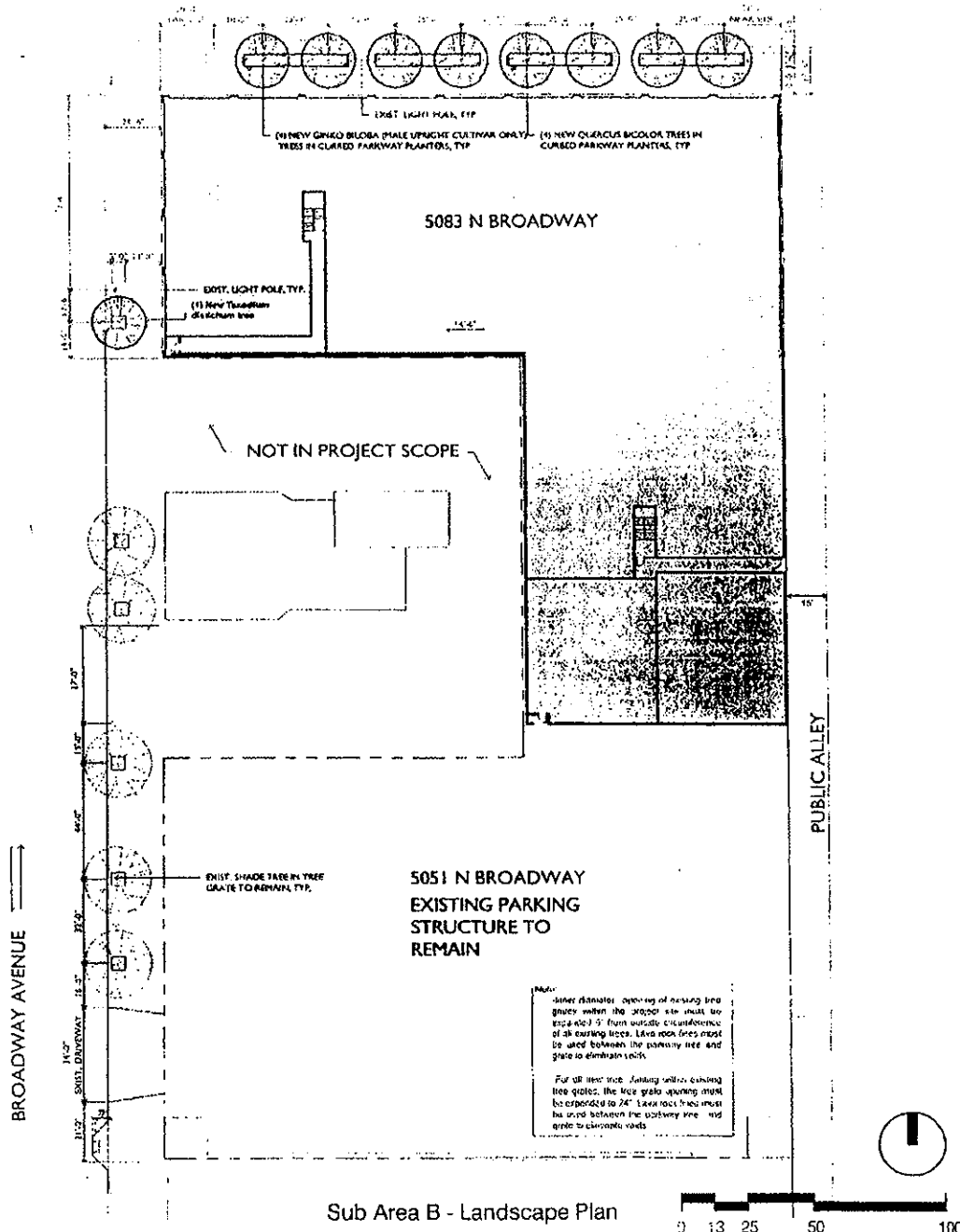
Final for Publication



Sub Area B - Site Plan

5060 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	6
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5083 BROADWAY; 6063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINDHA		
	INTRODUCTION DATE:	JULY 24, 2019		

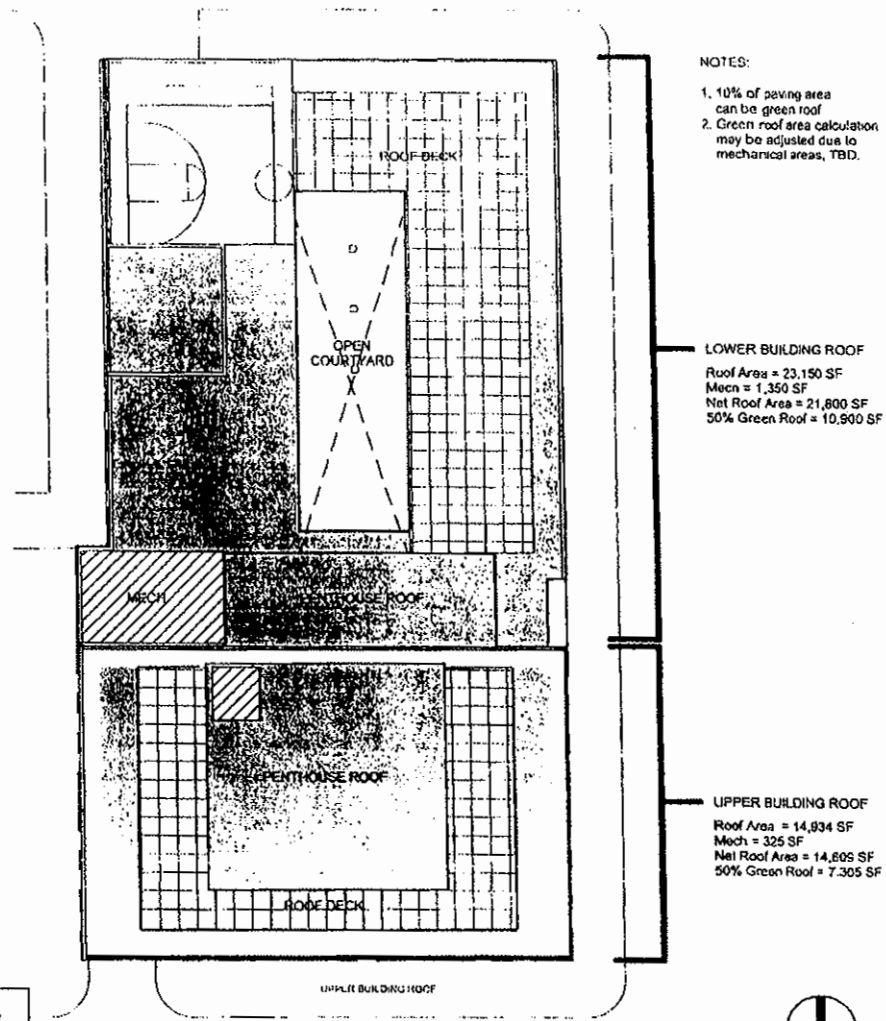
Final for Publication



Sub Area B - Landscape Plan

5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	8
	PROJECT ADDRESS:	5040-5050 BROADWAY, 5083 BROADWAY, 5083 BROADWAY, 5051 BROADWAY, 1101-1121 W WINDONA		
	INTRODUCTION DATE:	JULY 24, 2019		

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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.

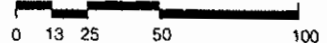
LOWER BUILDING ROOF
 Roof Area = 23,150 SF
 Mech = 1,350 SF
 Net Roof Area = 21,800 SF
 50% Green Roof = 10,900 SF

UPPER BUILDING ROOF
 Roof Area = 14,834 SF
 Mech = 325 SF
 Net Roof Area = 14,509 SF
 50% Green Roof = 7,305 SF

LEGEND

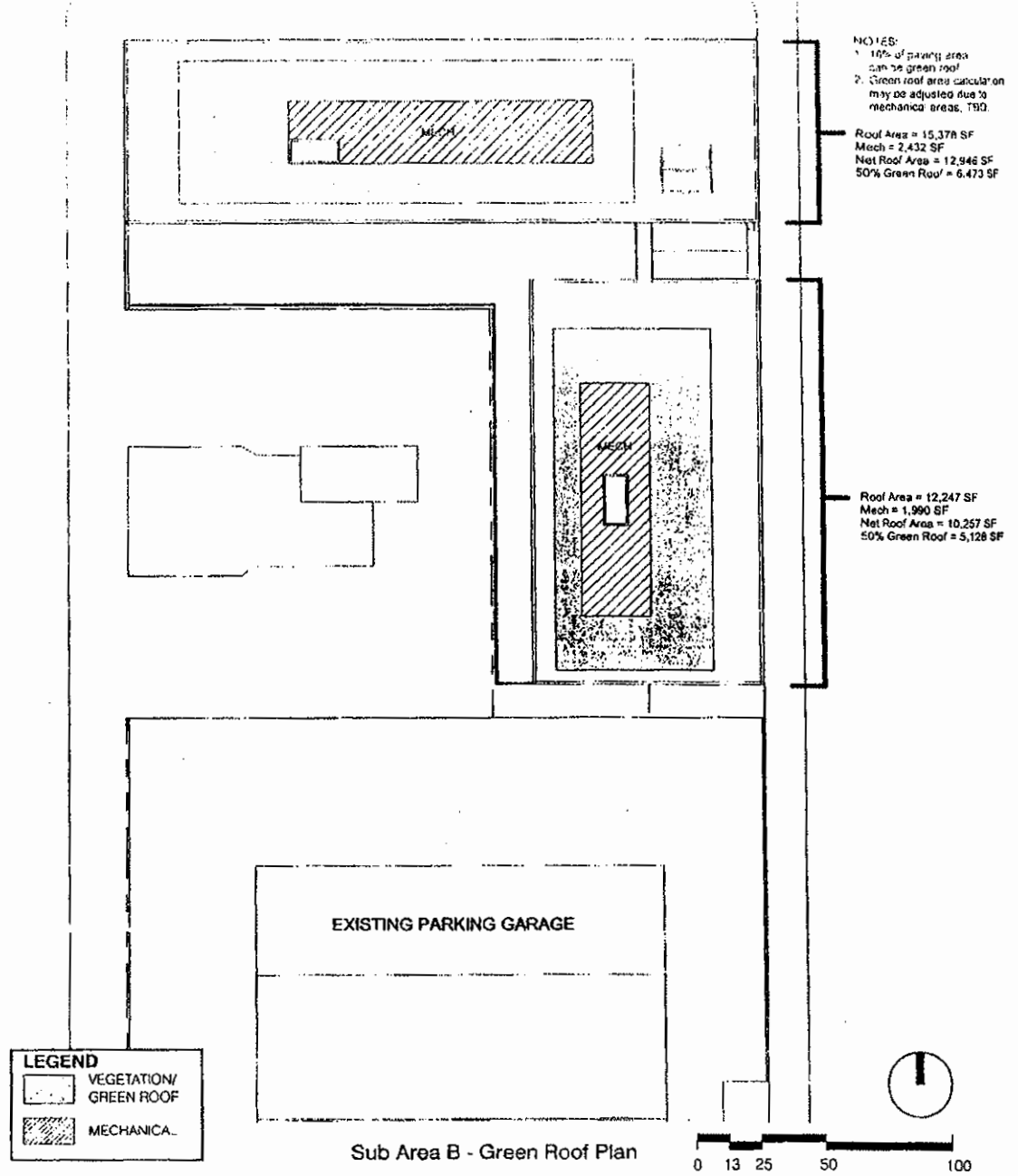
- VEGETATION/ GREEN ROOF
- MECHANICAL

Sub Area A - Green Roof Plan



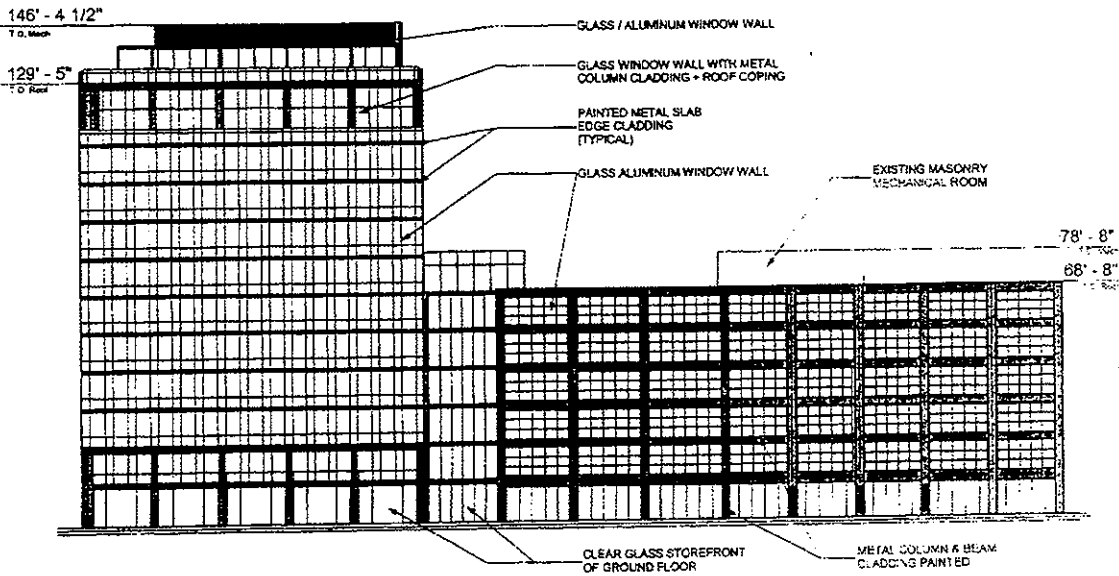
5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	9
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5063 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WILKINA		
	INTRODUCTION DATE:	JULY 24 2019		

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5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	10
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5083 BROADWAY; 5053 BROADWAY; 5051 BROADWAY, 1101-1121 W WINONA		
	INTRODUCTION DATE:	JULY 24, 2019	PLAN COMMISSION DATE:	TBD

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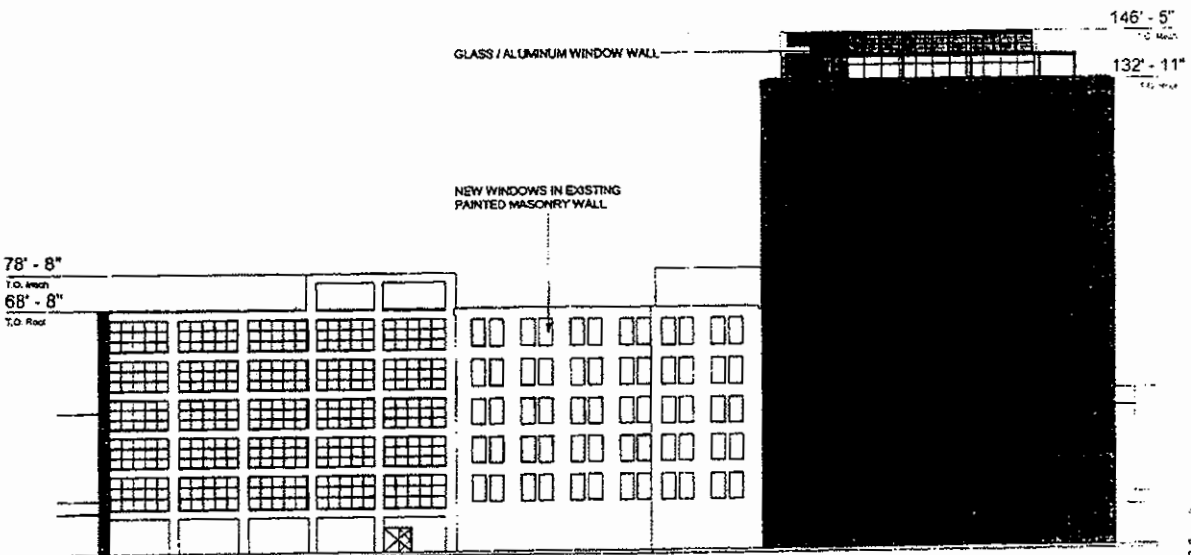
1 | Sub Area A - East Elevation

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT APPLICANT: BROADWAY 3650 LLC PROJECT ADDRESS: 5050 BROADWAY, 101-1121 W WENONA INTRODUCTION DATE: JULY 24, 2019	BOOTH HANSEN	11

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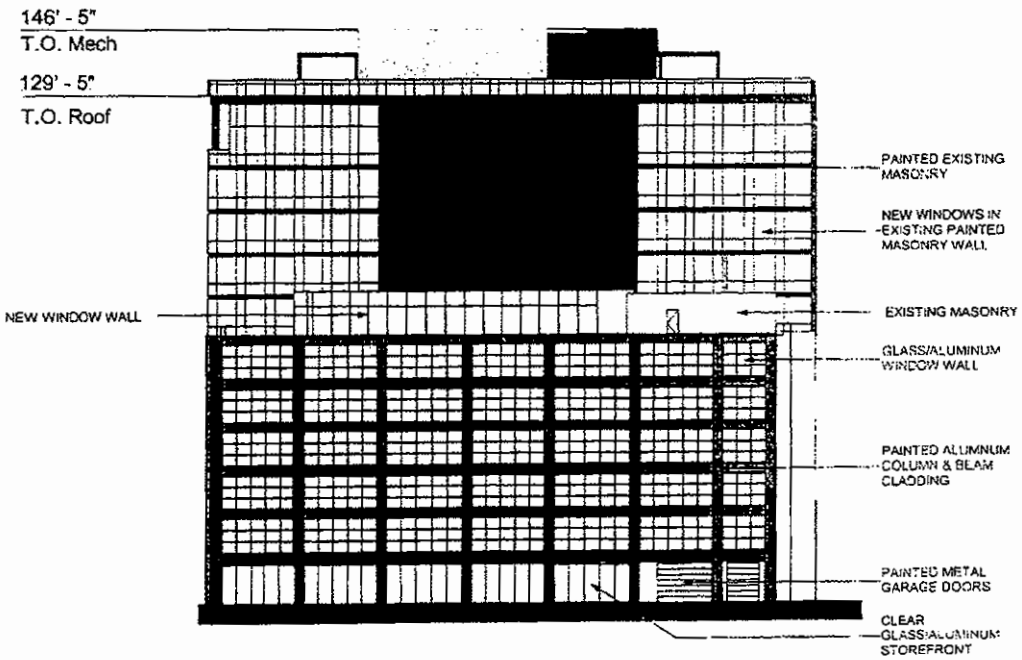
1 | Sub Area A - West Elevation

Sub Area A - Elevations



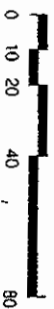
5050 BROADWAY DEVELOPMENT	
APPLICANT:	BROADWAY 5050 LLC
PROJECT ADDRESS:	5048-5060 BROADWAY; 5063 BROADWAY; 5065 BROADWAY;
INTRODUCTION DATE:	5051 BROADWAY; 1051-1121 W PONDAS PLANT COMMISSION DATE: 190
INTRODUCTION DATE:	JULY 24, 2019
	BOOTH HANSEN
	12

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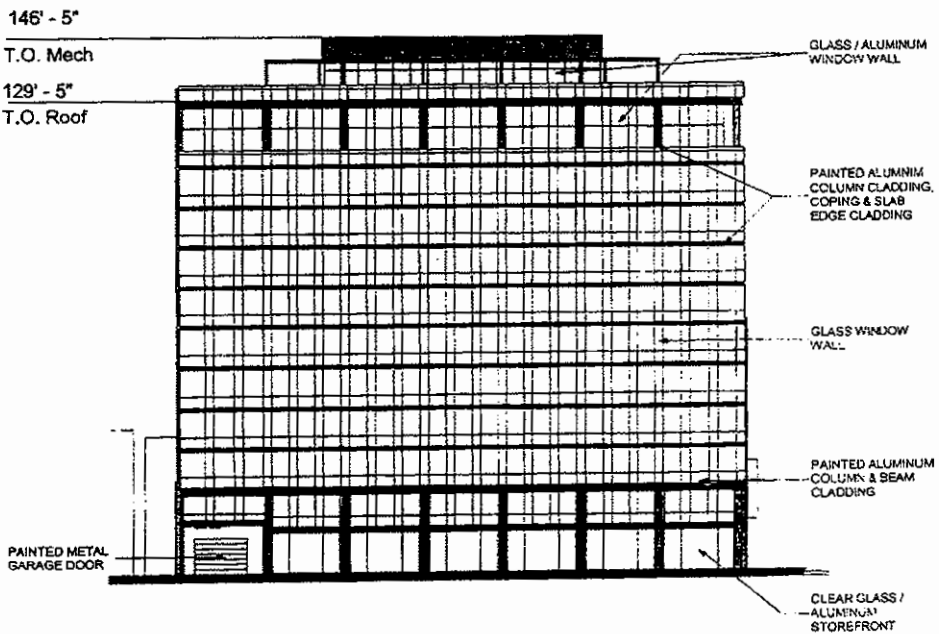
1 | Sub Area A - North Elevation

Sub Area A - Elevations



5050 BROADWAY DEVELOPMENT	
APPLICANT:	BROADWAY 5050 LLC
PROJECT ADDRESS:	5040-5060 BROADWAY, 5083 BROADWAY, 5083 BROADWAY, 5051 BROADWAY, 1101-1121 W. WINDYVA
INTRODUCTION DATE:	JULY 24 2019
PLAN COMMISSION DATE:	TBD
BOOTH HANSEN	
13	

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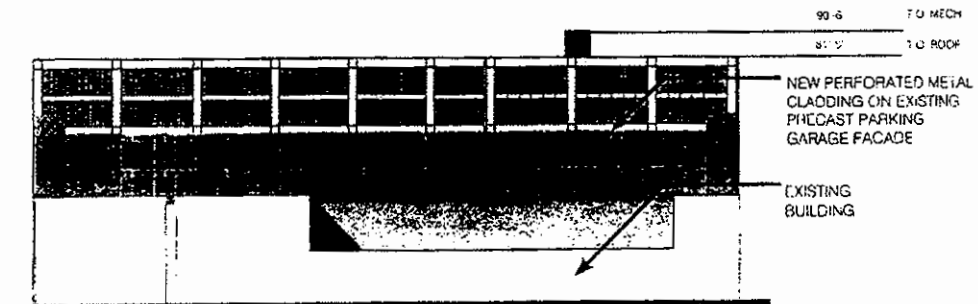


1 | Sub Area A - South Elevation

Sub Area A - Elevations

0 10 20 40 80

5050 BROADWAY DEVELOPMENT	APPLICANT: BROADWAY 5050 LLC	BOOTH HANSEN
PROJECT ADDRESS: 5050 BROADWAY, 5051 BROADWAY, 1051-1121 N BROADWAY	INTRODUCTION DATE: JULY 24, 2019	14



1 | Sub Area B - South Elevation

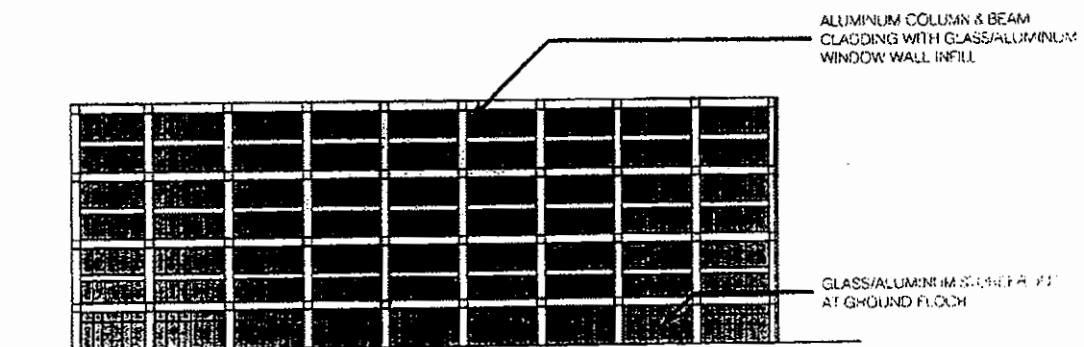
Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT		APPLICANT:	CEGAR STREET	12 BOOTH HANSEN
PROJECT ADDRESS:		5040-5060 BROADWAY, 5083 BROADWAY, 5063 BROADWAY,		
INTRODUCTION DATE:		5051 BROADWAY, 1101-1121 W MINNOMA,		
		JULY 24, 2019	PLAN COMMISSION DATE: 780	15

Fig. 8: for Publication

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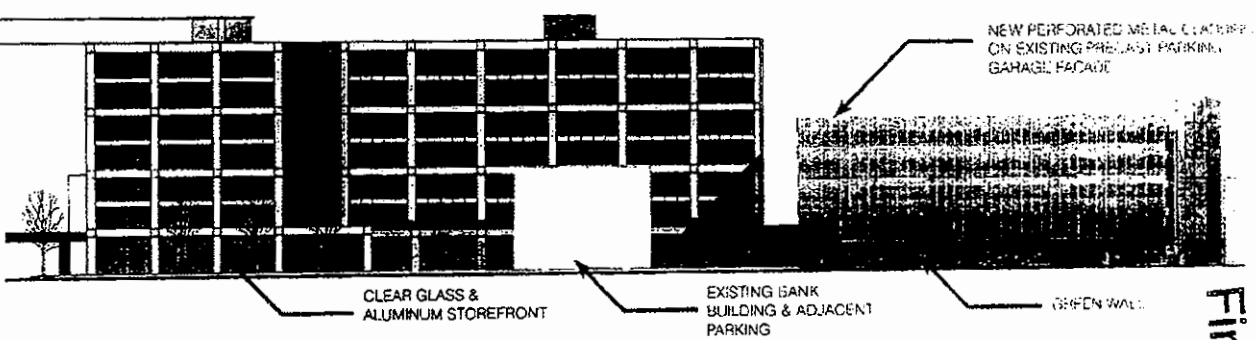


1 | Sub Area B - North Elevation

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT
APPLICANT: CEDAR STREET
PROJECT ADDRESS: 5040-5080 BROADWAY, 5083 BROADWAY, 5083 BROADWAY
INTRODUCTION DATE: JULY 24, 2018
5051 BROADWAY, 1101-1121 W WINDONA
PLAN COMMISSION DATE: TBD
BOOTH HANSEN
16



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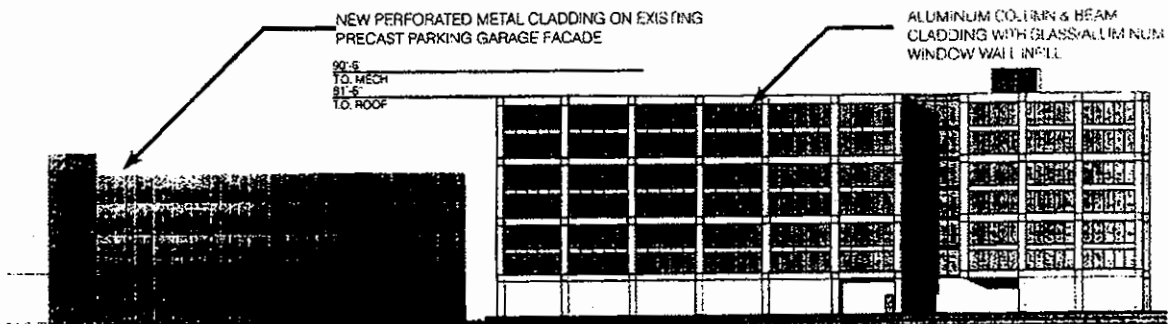
1 | Sub Area B - West Elevation

Sub Area B - Elevations



8050 BROADWAY DEVELOPMENT
 APPLICANT: CEDAR STREET
 PROJECT ADDRESS: 5600-5608 BROADWAY, 5913 BROADWAY, 5993 BROADWAY,
 5651 BROADWAY, 101-1121 W. WILKINA
 INTRODUCTION DATE: JULY 24, 2019 PLAN COMMISSION DATE: TBD
 BOOTH HANSEN
 17

Final for Publication



1 | Sub Area B - East Elevation

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT	
APPLICANT:	CERAS STREET
PROJECT ADDRESS:	5048-5090 BROADWAY, 5083 BROADWAY, 5063 BROADWAY;
INTRODUCTION DATE:	5051 BROADWAY, 1501-1121 W WINDOM JULY 24, 2018
	PLAN COMMISSION DATE: 18D
	BOOTH HANSEN
	18



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 16, 2018

Katherine C. Jahnke Dale
DLA Piper LLP
444 W. Lake Street
Suite 900
Chicago, IL 60606

Re: REVISED Advisory Opinion for PD 1347, Subarea B, 5051 N. Broadway Ave.

Dear Ms. Jahnke Dale:

In response to your recent request, please be advised that the property located at 5051 N. Broadway Ave. is zoned Residential Business Planned Development Number 1347 ("PD 1347"), and within Subarea B. Pursuant to Statement No. 5, the permitted uses include accessory parking and non-accessory parking (up to 45% pursuant to Section 17-10-0503). Within Subarea B, a minimum of 600 off-street parking spaces are required. Therefore, up to 270 of these spaces can be used for non-accessory parking.

Your client is the developer of the property at 5051 N. Broadway Ave. and intends to lease less than 45% of the parking spaces to a theater at 5035 N. Broadway Ave. for a 25-year term. The theater is not located within PD 1347. You are seeking confirmation that Statement No. 5 does not limit the lease term for any lease and that the lease would be permitted under the PD.

Pursuant to PD 1347, up to 270 of the parking spaces located within Sub area B can be used for non-accessory parking by the theater, or other non-accessory parking tenant. There is no language in the Planned Development limiting the lease term for the proposed theater parking lease, or limiting the term for leases with other non-accessory parking tenants.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Noah Szafraniec, Terry Robinson

*Reclassification Of Area Shown On Map No. 11-J.
(Application No. 18951)
(Common Address: 3253 -- 3257 W. Wilson Ave.)*

[O2016-6346]

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 RS3 Residential Single-Unit (Detached House) Zoning District symbols and indications as shown on Map Number 11-J in the area bounded by:

West Wilson Avenue; North Spaulding Avenue; the public alley parallel to and south of West Wilson Avenue; and a line parallel to and 90.00 feet east of the east line of the right-of-way of North Spaulding Avenue,

to those of a B2-1 Neighborhood Mixed-Use Zoning District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 13-G.
(As Amended)
(Application No. 18859)*

R.BPD 1347

(Common Address: 5036 -- 5066 N. Broadway, 1201 -- 1213 W. Carmen Ave., 5047 -- 5061 N. Broadway, 5077 -- 5085 N. Broadway And 1125 -- 1145 W. Winona St.)

[SO2016-4777]

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 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; and 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 Number 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; and 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.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1347.

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 titleholders 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 titleholder 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:

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 percent pursuant to Section 17-10-0503) and related, incidental and accessory uses.
6. On-premises 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-premises 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 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 titleholders 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 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 percent 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 B1-2 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 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or 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 percent 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 percent 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 2-45-115(L) for a minimum of 10 percent 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.

The Applicant shall submit a site plan, landscape plan, building elevations and a site data table 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 are not in substantial compliance with the Planned 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.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Subareas A and B Site Plans, Landscape Plans, and Green Roof Plans; and Subareas A and B North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 38526 through 38543 of this *Journal*.]

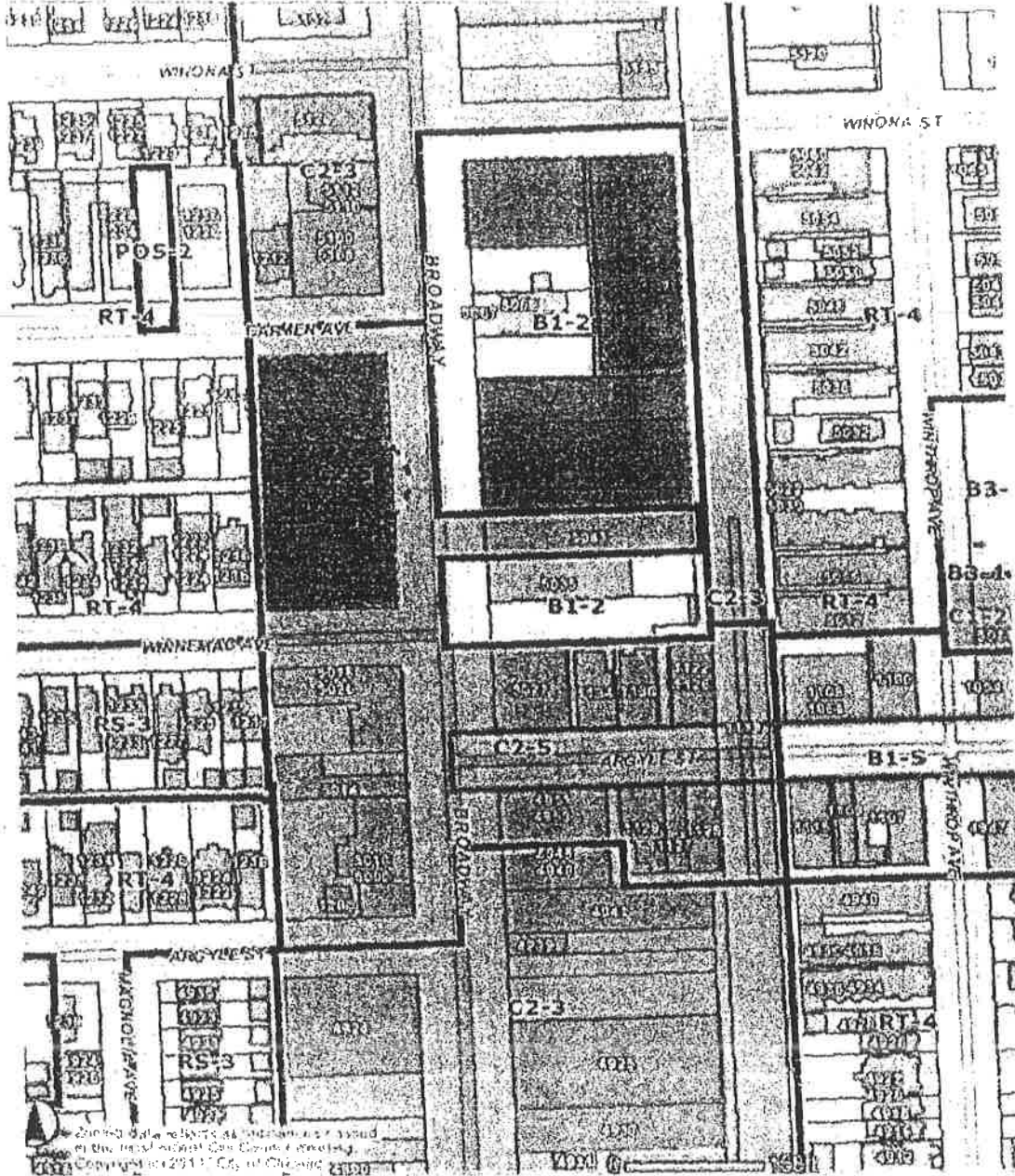
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1347.

Bulk Regulations And Data Table.

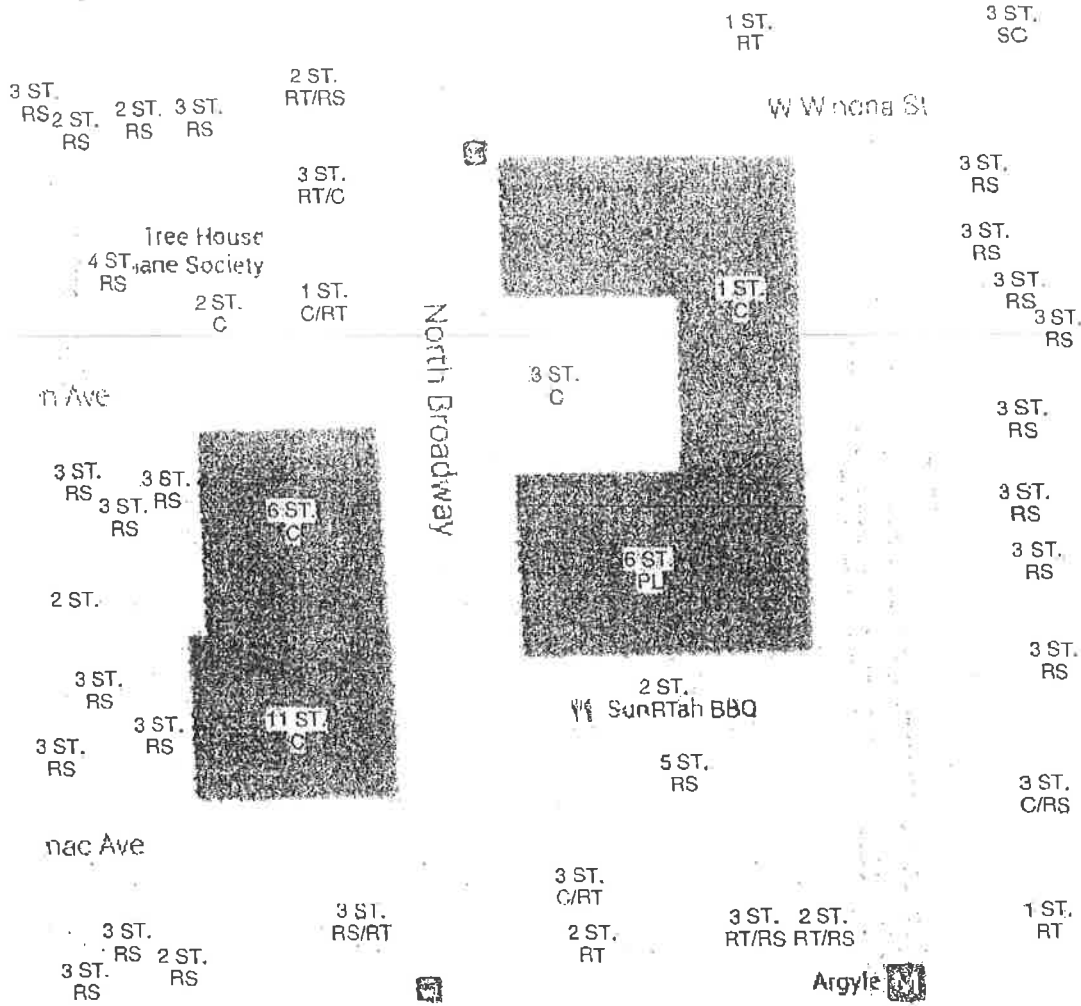
Gross Site Area (square feet): 187,902

Area of Public Rights-of-Way (square feet):	70,871
Net Site Area (square feet):	117,031
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 feet by 25 feet)
Subarea B:	2 (10 feet by 25 feet)
Maximum Building Height:	
Subarea A:	149 feet, 8 inches
Subarea B:	90 feet, 6 inches (top of mechanical)
Minimum Setbacks:	Per plans



Existing Zoning Map

5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	1
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5083 BROADWAY; 5063 BROADWAY; 5051 BROADWAY, 1101-1121 W WINONA		
	INTRODUCTION DATE:	JUNE 22 2016	PLAN COMMISSION DATE: OCTOBER 20, 2016	



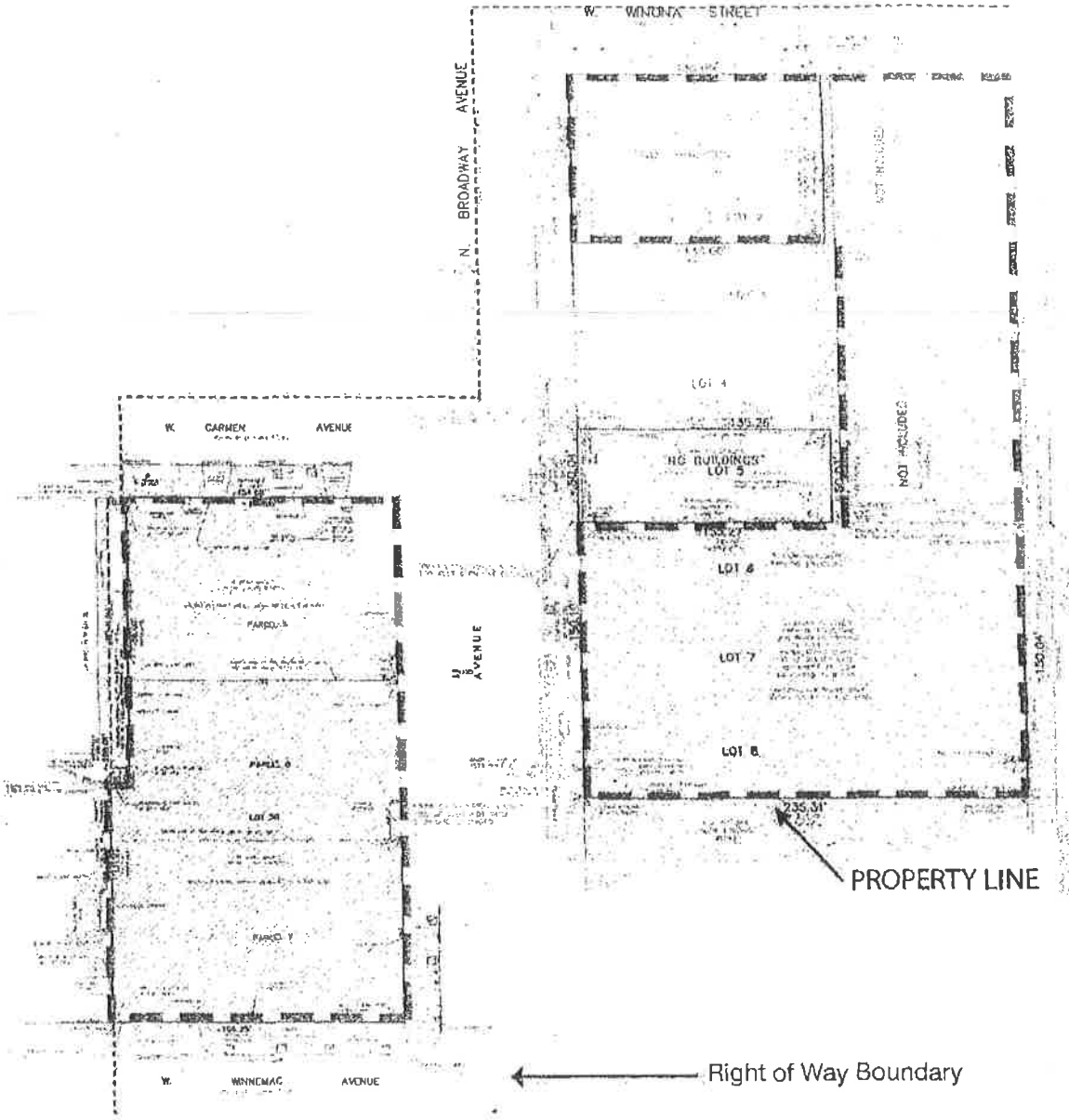
Legend



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

Existing Land Use Map

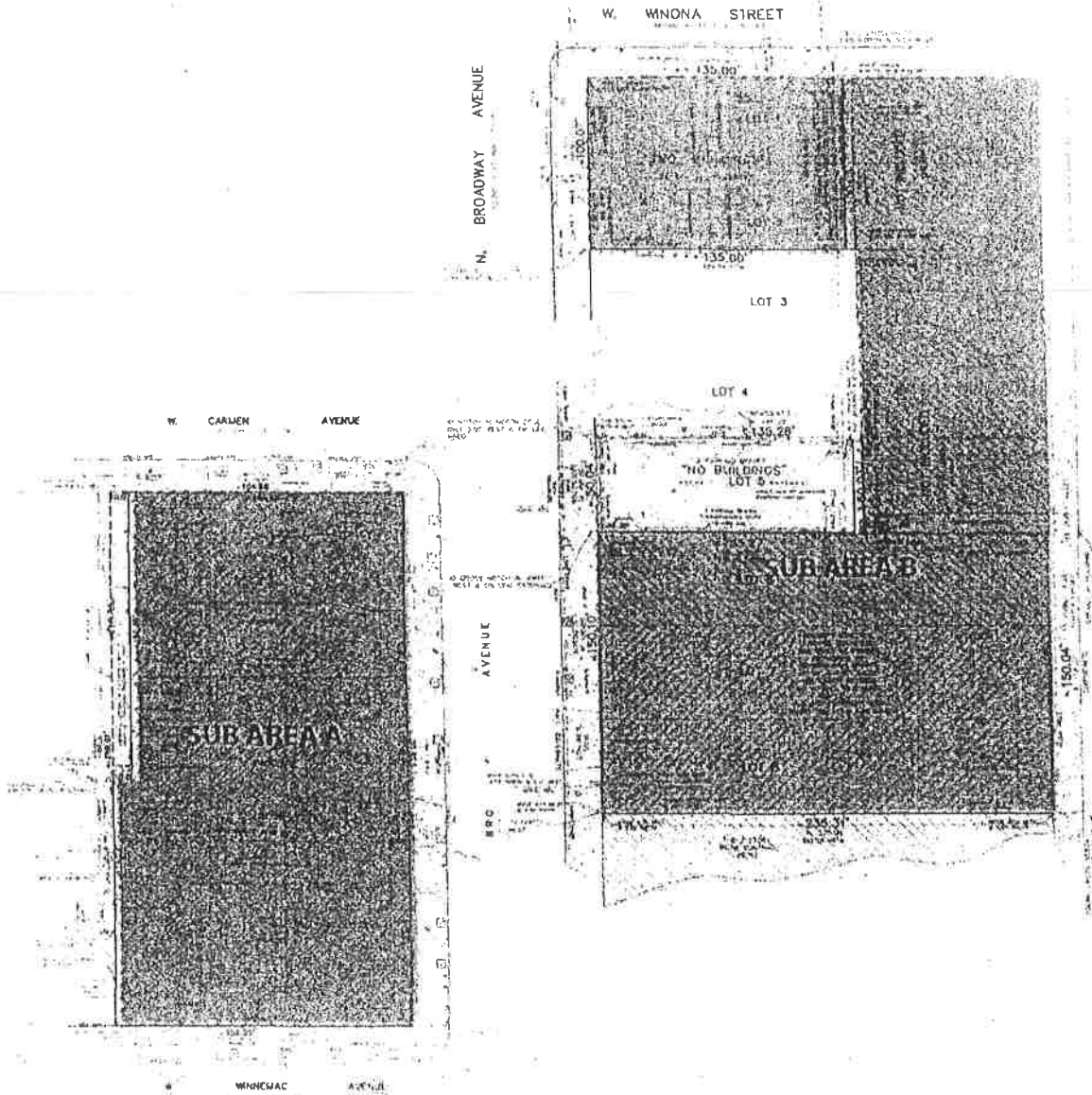
5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN
	PROJECT ADDRESS:	5040-6050 BROADWAY; 5083 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA	
	INTRODUCTION DATE:	JUNE 22, 2016	PLAN COMMISSION DATE: OCTOBER 20, 2016
			2




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: 5040-5060 BROADWAY; 5083 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA INTRODUCTION DATE: JUNE 22, 2016	BOOTH HANSEN PLAN COMMISSION DATE: OCTOBER 20, 2016	3
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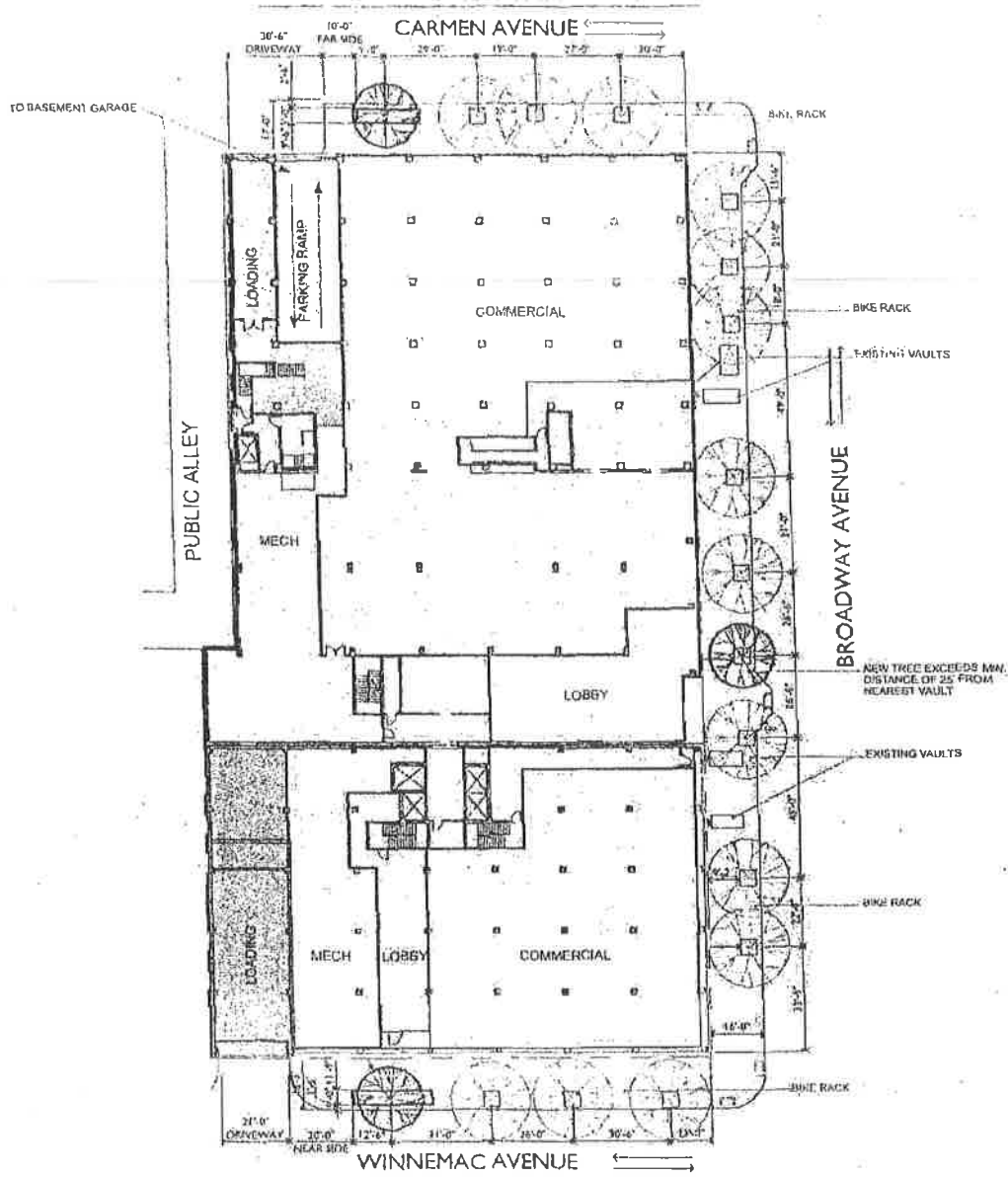


 SITE

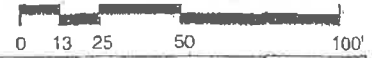
Sub Area Map



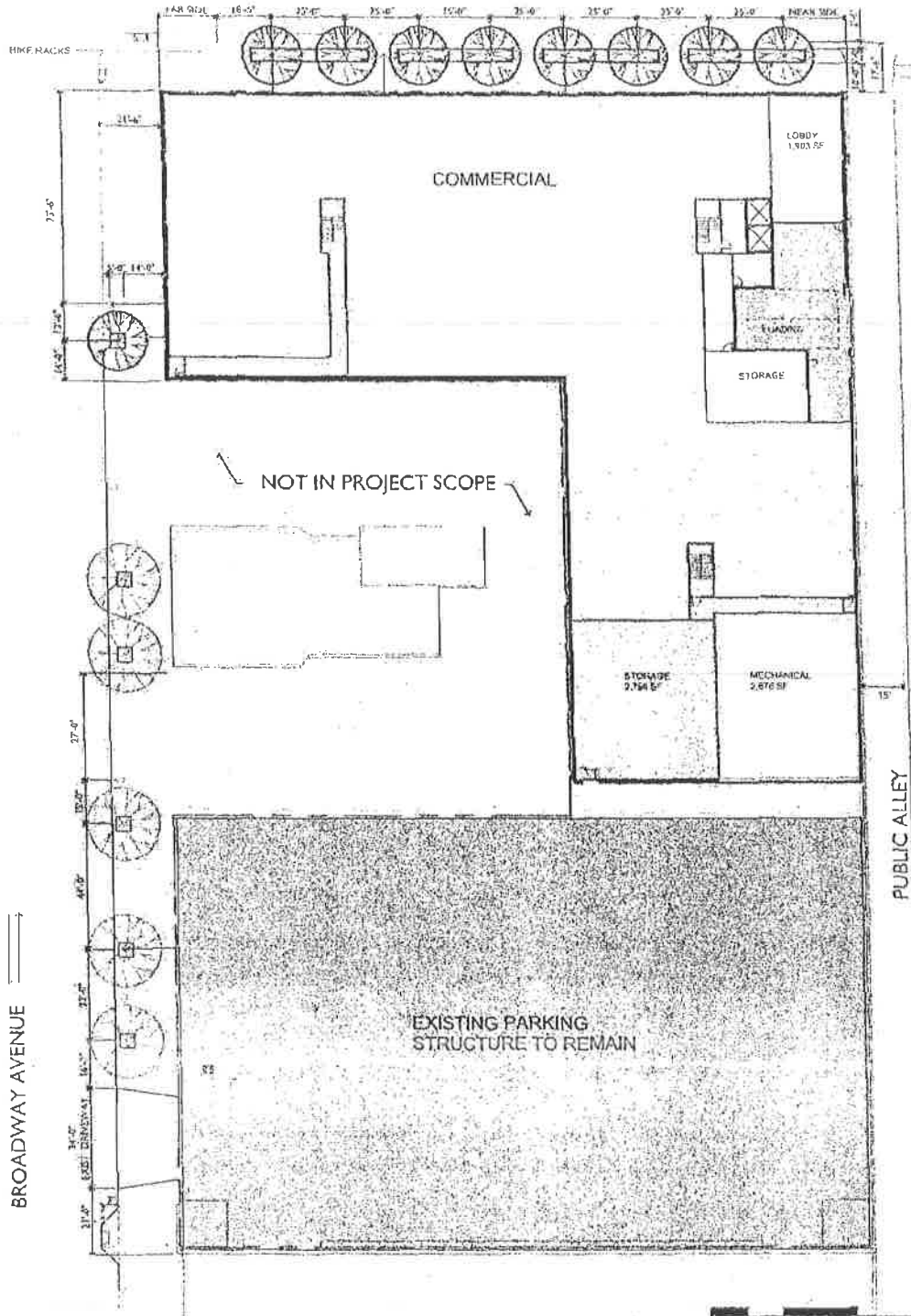
5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN
	PROJECT ADDRESS:	5040-5060 BROADWAY, 5083 BROADWAY, 5063 BROADWAY, 5051 BROADWAY, 1101-1121 W WINONA	
	INTRODUCTION DATE:	JUNE 22, 2016	
			4



Sub Area A - Site Plan



5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	5
	PROJECT ADDRESS:	8040-8060 BROADWAY; 5083 BROADWAY; 5083 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA		
	INTRODUCTION DATE:	JUNE 22, 2016	PLAN COMMISSION DATE:	OCTOBER 20, 2016

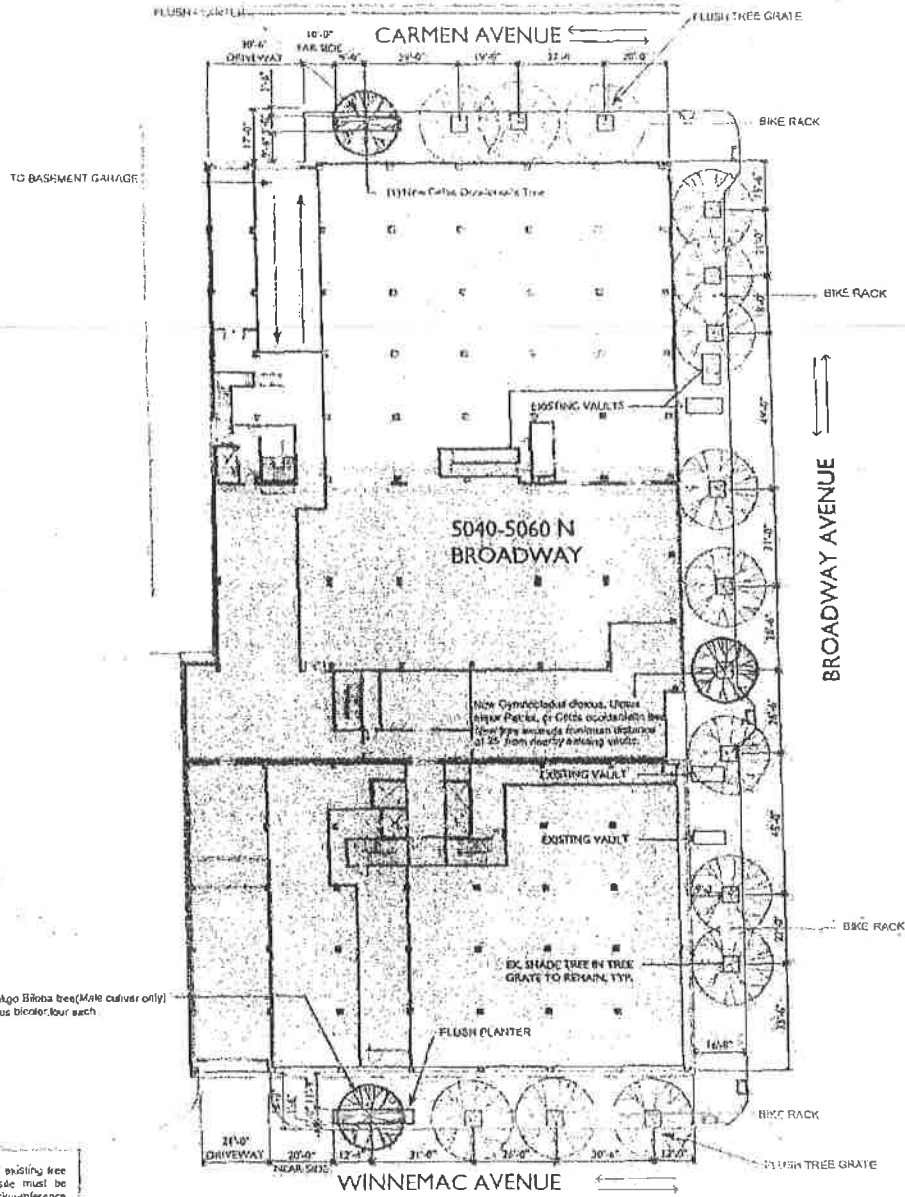


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Sub Area B - Site Plan



5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	6
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5063 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA		
	INTRODUCTION DATE:	JUNE 22, 2016		



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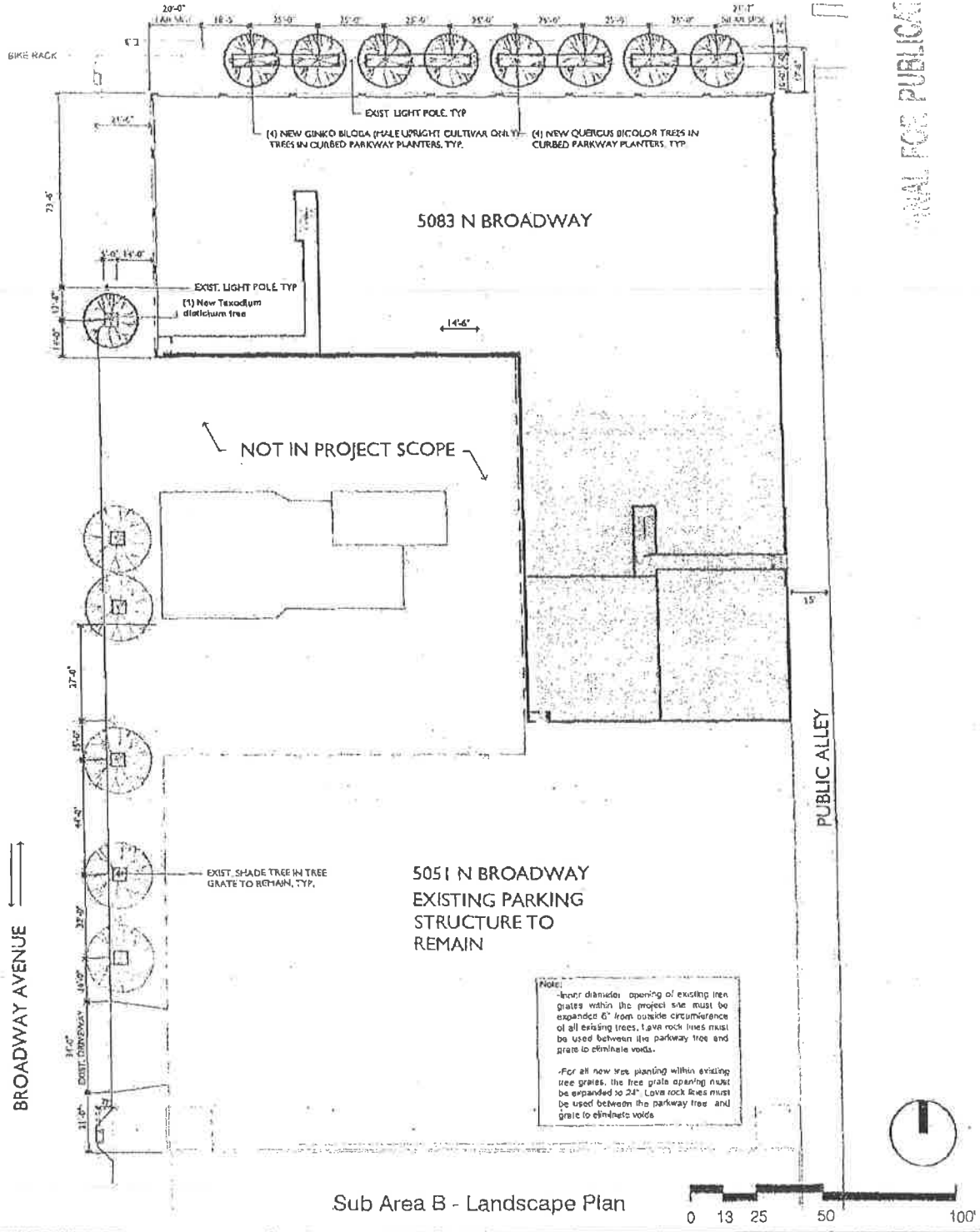
Note:

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

Sub Area A - Landscape Plan



5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	7
	PROJECT ADDRESS:	5040-5080 BROADWAY; 5083 BROADWAY; 5063 BRADWAY; 5051 BROADWAY; 1101-1121 W WINNEMAC		
	INTRODUCTION DATE:	JUNE 22, 2016	PLAN COMMISSION DATE:	OCTOBER 20, 2016

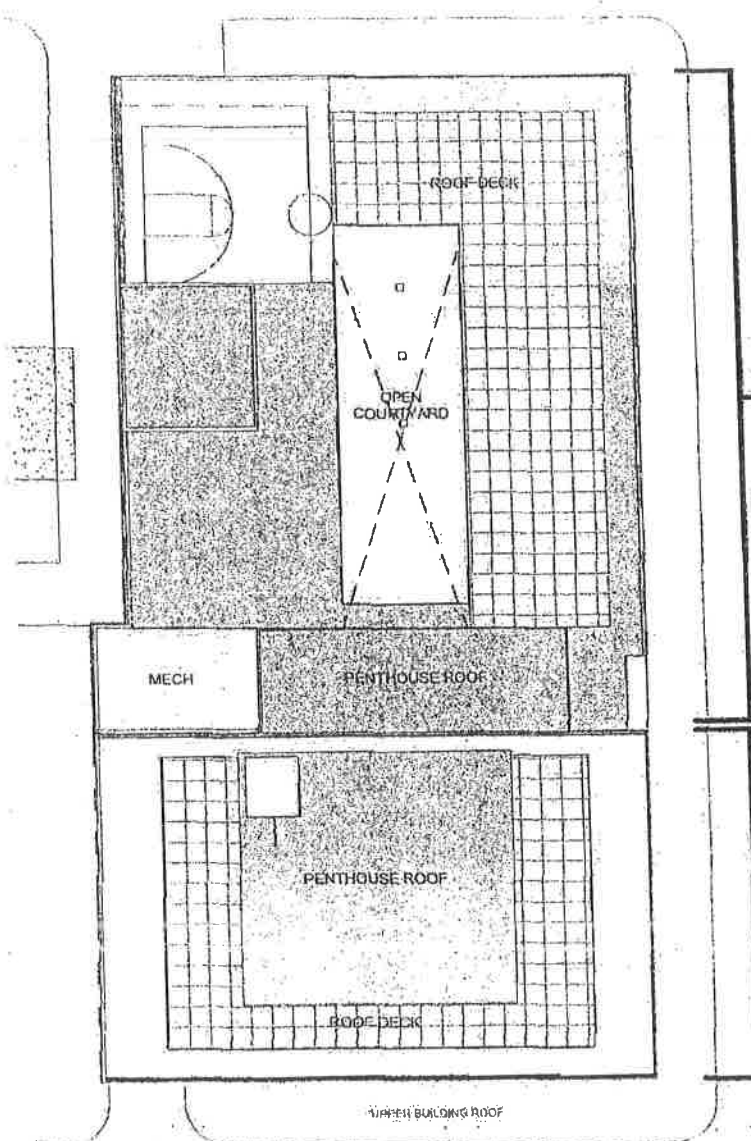


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Sub Area B - Landscape Plan

5050 BROADWAY DEVELOPMENT	APPLICANT:	CEDAR STREET	BOOTH HANSEN	8
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5083 BROADWAY; 5083 BROADWAY; 5051 BROADWAY; 1101-1121 W WINDNA		
	INTRODUCTION DATE:	JUNE 22, 2015		

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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.

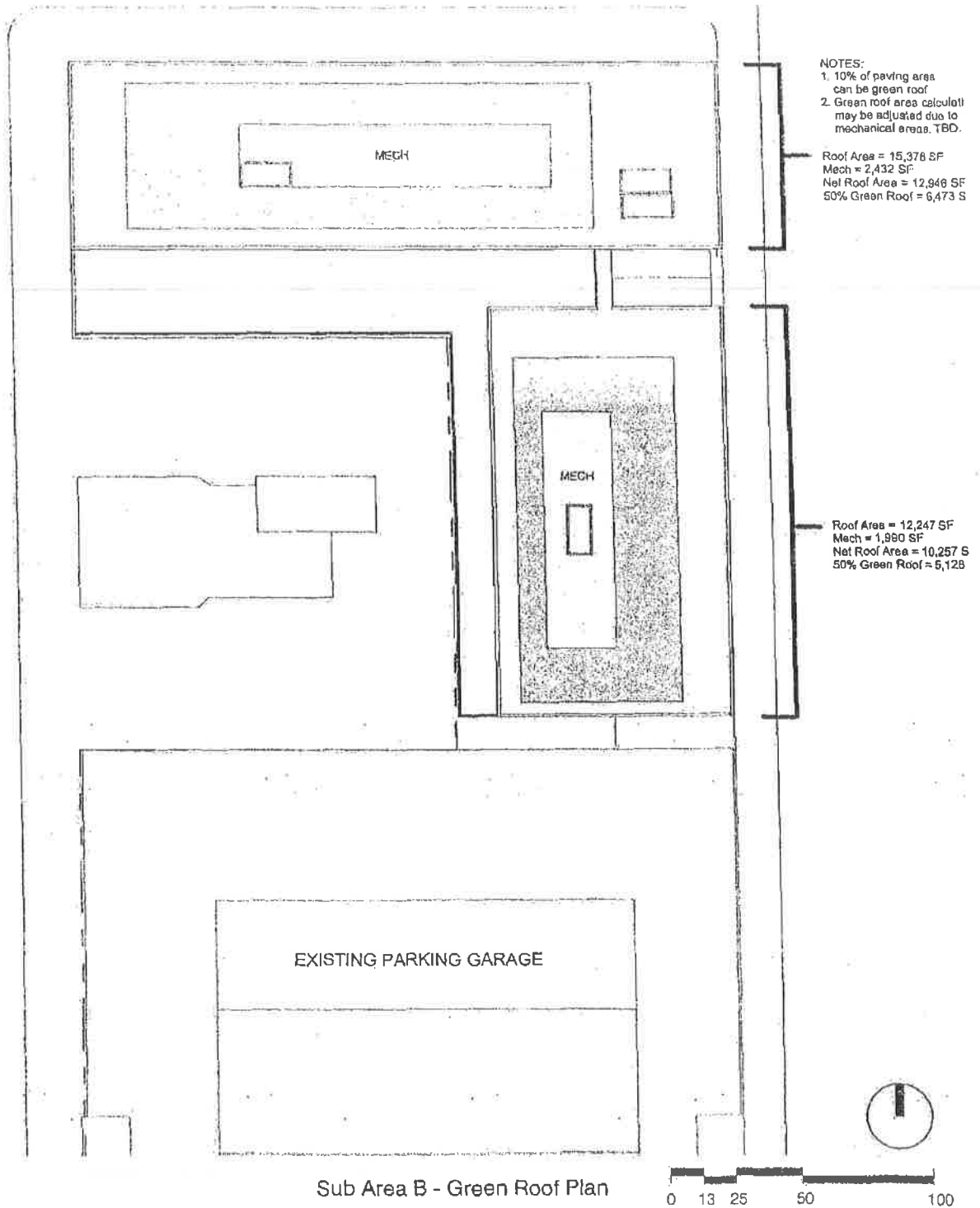
LOWER BUILDING ROOF
 Roof Area = 23,150 SF
 Mech = 1,350 SF
 Net Roof Area = 21,800 SF
 50% Green Roof = 10,900 SF

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:	CEDAR STREET	BOOTH HANSEN	9
	PROJECT ADDRESS:	5040-5060 BROADWAY; 5083 BROADWAY; 5063 BROADWAY; 5051 BROADWAY; 1101-1121 W WINONA		
	INTRODUCTION DATE:	JUNE 22, 2016	PLAN COMMISSION DATE:	OCTOBER 20, 2016



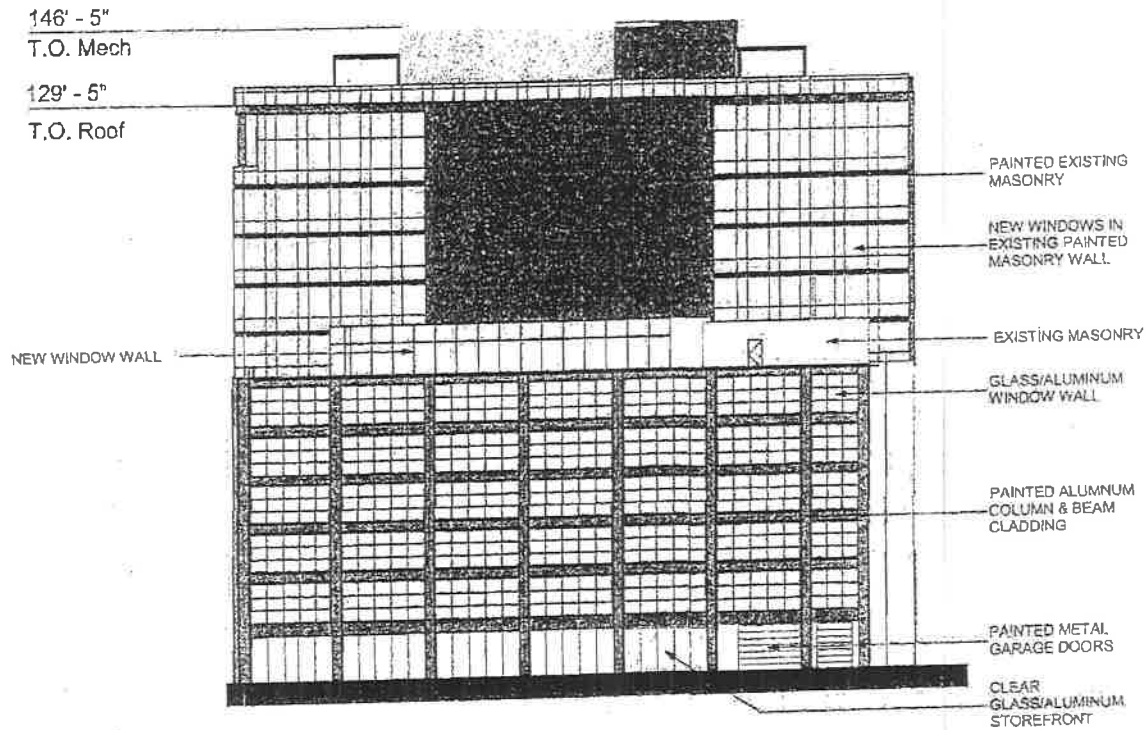
NOTES:
1. 10% of paving area can be green roof
2. Green roof area calculation may be adjusted due to mechanical areas. TBD.

Roof Area = 15,378 SF
Mech = 2,432 SF
Net Roof Area = 12,946 SF
50% Green Roof = 6,473 S

Roof Area = 12,247 SF
Mech = 1,990 SF
Net Roof Area = 10,257 S
50% Green Roof = 5,128

Sub Area B - Green Roof Plan

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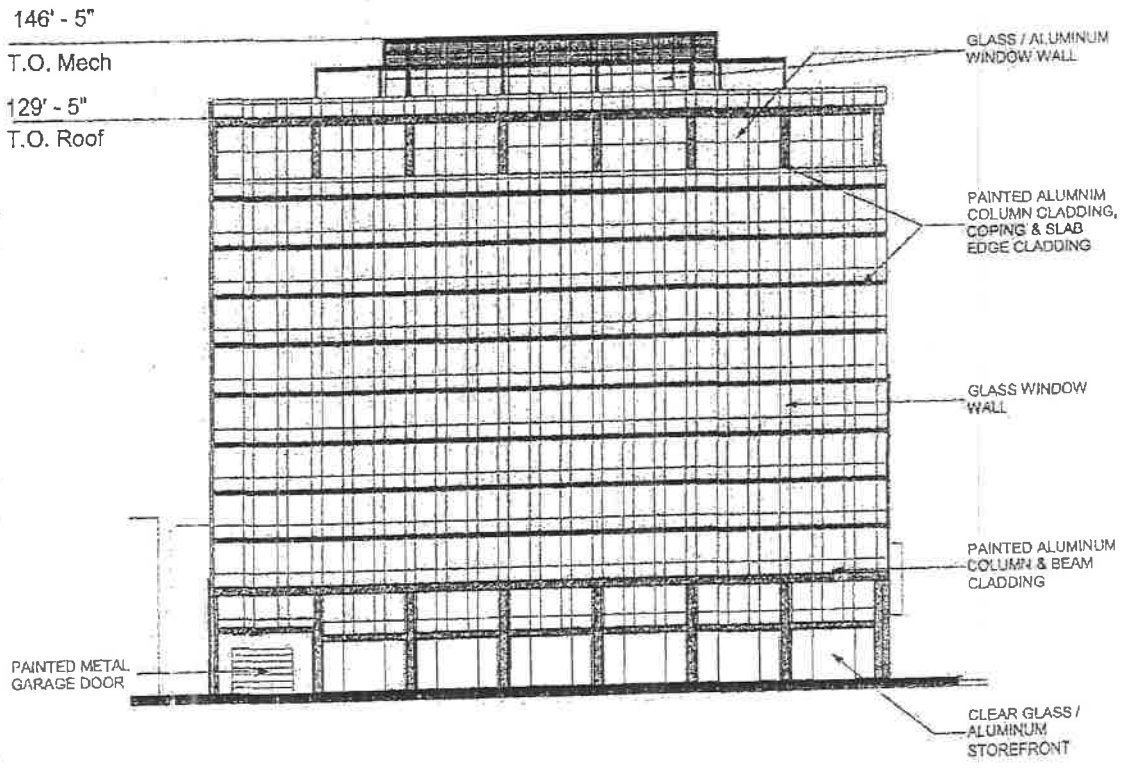


1 | Sub Area A - North Elevation

Sub Area A - Elevations



ARCHITECT: BRADWAY 5950 LLC
 PROJECT ADDRESS: 5900-BROADWAY, CHICAGO, IL 60631
 ARCHITECTURE DATE: JUNE 21, 2016
 BOOTH HANSEN
 13



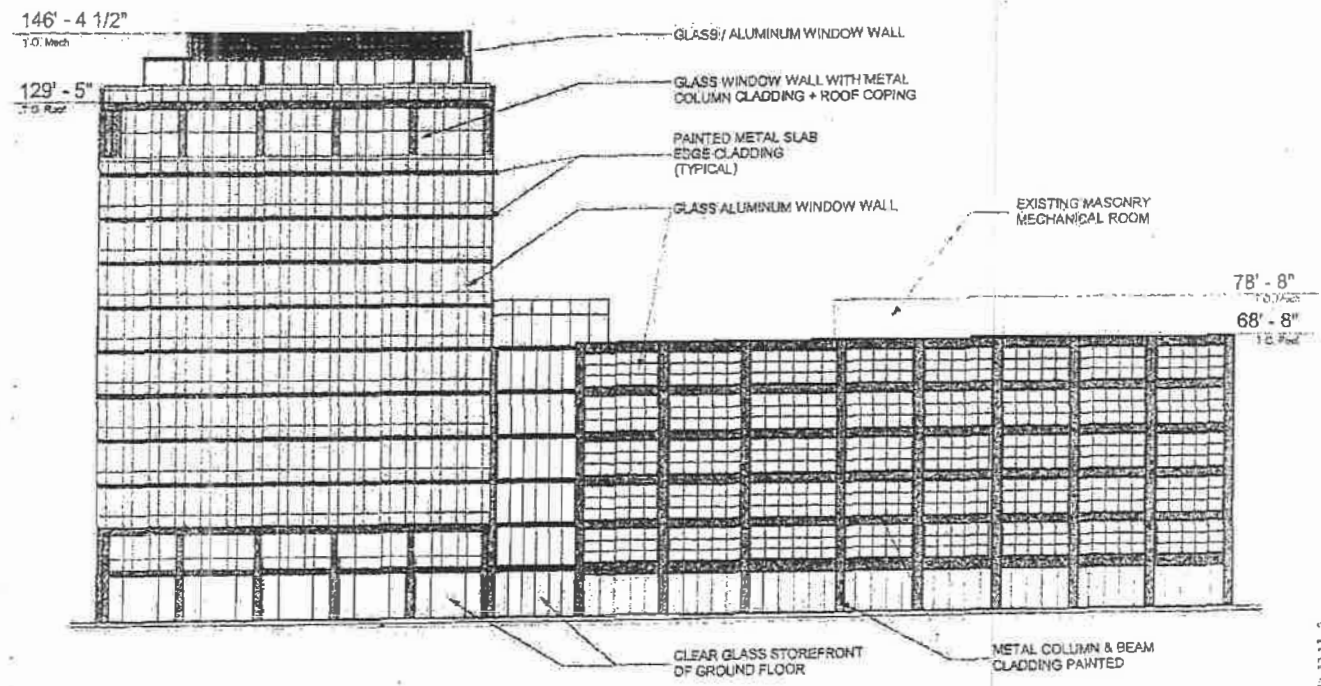
1 | Sub Area A - South Elevation

Sub Area A - Elevations



APPLICANT: BROADWAY 5050 LLC
 PROJECT ADDRESS: 5040-5060 BROADWAY, 5083 BROADWAY, 5351 BROADWAY, 5051 BROADWAY, 1101-1121 W WINDOM
 INTRODUCTION DATE: JUNE 22, 2016
 PLAN COMMISSION DATE: OCTOBER 20, 2016
 BOOTH HANSEN
 14

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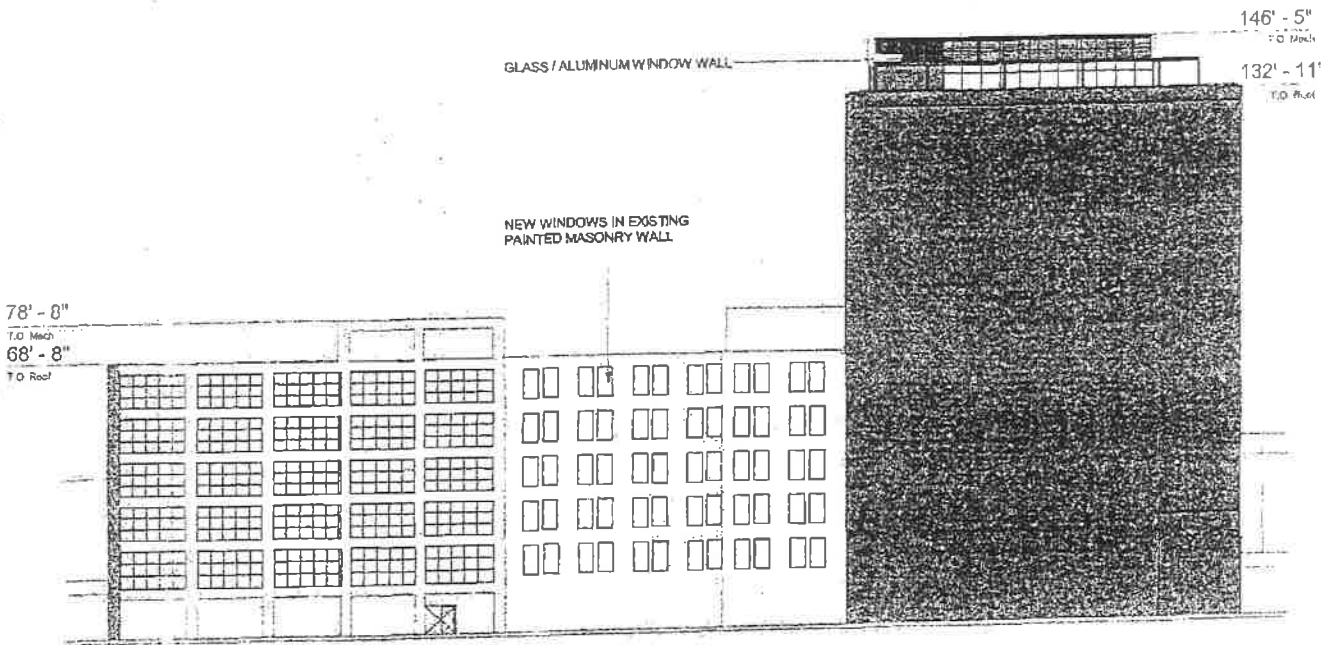
Sub Area A - Elevations



1 | Sub Area A - East Elevation

APPLICANT: BROADWAY 9990 LLC
 PROJECT ADDRESS: 8080-5850 BROADWAY, 8080 BROADWAY, 5853 BROADWAY
 INTRODUCTION DATE: JUNE 22, 2018
 JUNE 22, 2018
 PLAN COMMISSION DATE: OCTOBER 20, 2015
 BOOTH HANSEN
 11

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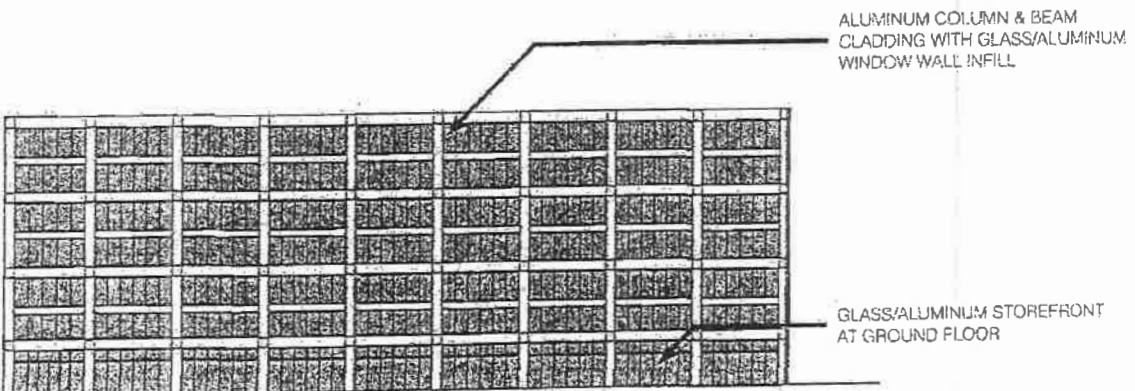
1 | Sub Area A - West Elevation

Sub Area A - Elevations



APPLICANT: BROADWAY 5549 LLC
 PROJECT ADDRESS: 5040, 5090 BROADWAY, 5093 BROADWAY, 1063 BROADWAY, BOOTH HANSEN
 INTRODUCTION DATE: JUNE 22 2016
 PLAN SUBMISSION DATE: OCTOBER 20, 2016

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1 | Sub Area B - North Elevation

Sub Area B - Elevations



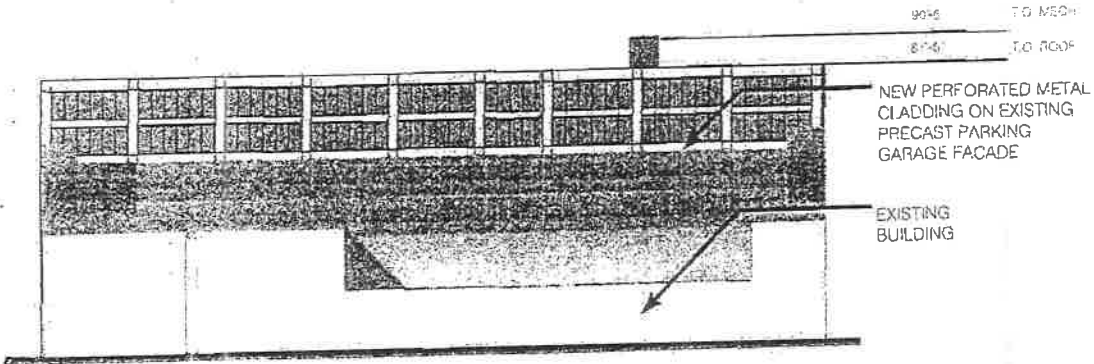
5050 BROADWAY DEVELOPMENT

APPLICANT: CEDAR STREET
 PROJECT ADDRESS: 5040-5060 BROADWAY, 5083 BROADWAY, 5083 BROADWAY
 5051 BROADWAY, 1101-1121 W. WINONA
 INTRODUCTION DATE: JUNE 22 2016 PLAN COMMISSION DATE: OCTOBER 20 2015

BOOTH HANSEN

16

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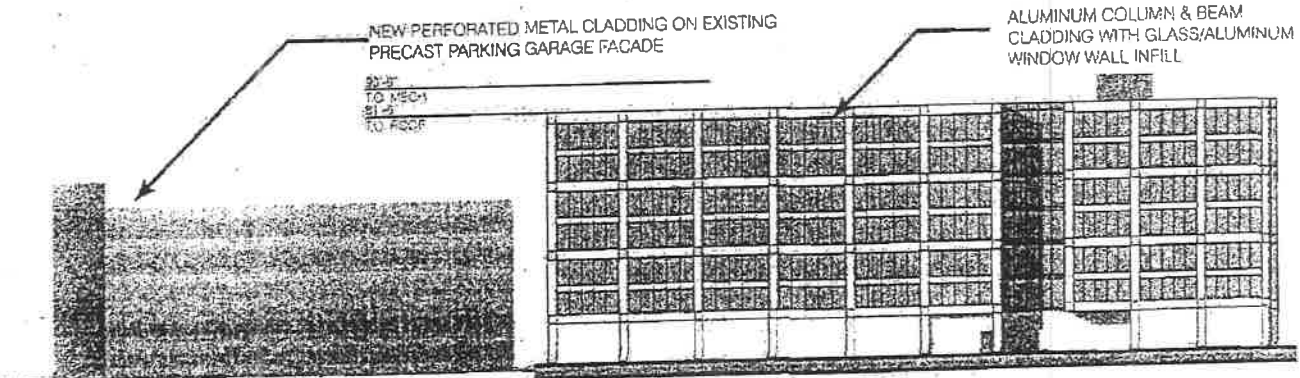
1 | Sub Area B - South Elevation

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT	
APPLICANT:	CELSAR STREET
PROJECT ADDRESS:	5049-5060 BROADWAY, 5093 BROADWAY, 5083 BROADWAY
INTRODUCTION DATE:	3011 SMOADWAY, 1101-1121 W. WINDOM
	PLAN COMMISSION DATE: OCTOBER 20 2015
	BOOTH HANSEN
	15

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1 | Sub Area B - East Elevation

Sub Area B - Elevations



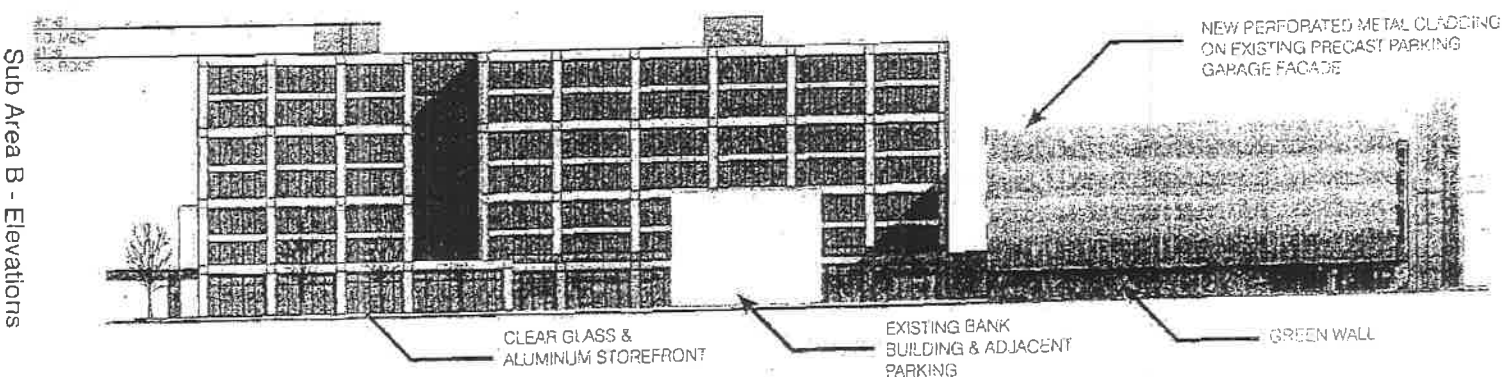
5050 BROADWAY DEVELOPMENT

APPLICANT: CEDAR STREET
 PROJECT ADDRESS: 5040-5060 BROADWAY, 5063 BROADWAY, 5053 BROADWAY
 INTRODUCTION DATE: JUNE 22, 2016

101-1121 W. WINONA
 PLAN COMMISSION DATE: OCTOBER 20, 2015

BOOTH HANSEN

FINAL FOR PUBLIC



1 | Sub Area B - West Elevation

Sub Area B - Elevations



5050 BROADWAY DEVELOPMENT

APPLICANT: CEDAR STREET
 PROJECT ADDRESS: 5048-5060 BROADWAY; 5053 BROADWAY; 5054 BROADWAY
 INTRODUCTION DATE: JUNE 22, 2016

BOOTH HANSEN

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