

PD 1366

Table of Contents

03/15/2023 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	6
04/06/2021 Zoning Letter	8
12/22/2020 Minor Change	9
Bulk Table	11
Exhibits	12
07/16/2020 Minor Change	26
Bulk Table	27
Exhibits	28
03/29/2017 PD Adoption	34
Ordinance	34
Statements	35
Bulk Table	39
ARO	40
Exhibits	43

3/15/2023

REPORTS OF COMMITTEES

22067
61517

Reclassification Of Area Shown On Map No. 11-G.

(As Amended)

(Application No. 22067)

(Common Address: 4601 -- 4617 N. Broadway, 1056 -- 1064 W. Wilson Ave.
And 4616 -- 4626 N. Winthrop Ave.)

RBPD 1366,99

[SO2023-48]

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 the Planned Development Number 1366 symbols and indications as shown on Map Number 11-G in the area bounded by:

North Broadway; West Wilson Avenue; a perpendicular line to West Wilson Avenue, 105.45 feet east of North Broadway and running north a distance of 85.92 feet; a perpendicular line to North Broadway and running northeasterly, a distance of 61.59 feet; North Winthrop Avenue; the public alley next northeast of and perpendicular to North Broadway; the public alley next northeast of and parallel to North Broadway; and a perpendicular line to North Broadway, 175 feet northwest of West Wilson Avenue (as measured along the northeast line of North Broadway).

to those of Planned Development 1366, as amended.

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

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

Amendment To Residential-Business Planned Development No. 1366.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1366 ("Planned Development") consists of approximately 30,245 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Uptown 4601 Owner LLC.
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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; a Site Plan; Floor Plans; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East, and West) prepared by MX3 Architects, Inc. and dated March 16, 2017. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a residential-business planned development: residential dwelling units; retail sales, general; restaurant, limited and general; postal service; animal services (except boarding or kennel); medical services; personal services (including fitness-related uses limited to a size not to exceed 5,000 square feet); repair or laundry services (consumer); financial services (except payday/title secured loan store or pawn shop); and accessory parking.

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 the Department of Planning and Development. 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 30,245 square feet.
9. Upon review and determination, "Part II review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), Planned Developments are to give priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development is within the parameters of Uptown Square Historic District, which is a district designated as a Chicago Landmark. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
16. The Applicant acknowledges and agrees that the rezoning of the Property from a B3-2 Community Shopping District to a B3-5 Community Shopping District for construction of the Residential Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. The Property is located in a higher income area within the meaning of the ARO, and the project has a total of 197 units. As a result, the Applicant's affordable housing obligation is 20 affordable units (10 percent of 197 rounded up), 5 of which are Required Units (25 percent of 20). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$1,875,000 and providing 5 affordable units in the rental building to be constructed in the Planned Development as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 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 make the required Cash Payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any

breach of this statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-2 Community Shopping District.

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

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

Residential-Business Planned Development No. 1366.

Bulk Regulations And Data Table.

Gross Lot Area:	48,047 square feet
Area in Rights-of-Way:	17,756 square feet
Net Site Area:	30,291 square feet
Maximum Floor Area Ratio:	5.0
Required Setbacks:	
Rear:	30 feet (floors with dwelling units) 0 feet (floors without dwelling units)
Side:	0 feet north side/0 feet south side
Front:	0 feet
Maximum Dwelling Units:	46 Dwelling Units 154 Efficiency Units 200 Total Units

Maximum Building Height:	103 feet, 0 inches
Minimum Parking Spaces:	22 parking spaces
Required Bicycle Spaces:	178
Loading Spaces:	Two (10 feet by 25 feet) loading spaces

—

Reclassification Of Area Shown On Map No. 11-H.
(Application No. A-8802)
(Common Address: 1616 – 1630 W. Montrose Ave.)

[O2022-3958]

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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map Number 11-H in the area bounded by:

the alley next north of and parallel to West Montrose Avenue; a line 221 feet east of and parallel to North Paulina Street; West Montrose Avenue; and a line 43 feet east of and parallel to North Paulina Street,

to those of a B1-3 Neighborhood Shopping District.

SECTION 2. This ordinance takes effect after its passage and publication.

—

Reclassification Of Area Shown On Map No. 11-L.
(As Amended)
(Application No. 21087)
(Common Address: 2800 E. 106th St.)

[SQ2022-2060]

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 PMD6 symbols and indications as shown on Map Number 11-L in the area bounded by:

April 6, 2021

Tyler Manic
Schain Banks Kenny & Schwartz Ltd.
70 W. Madison St.
Suite 5300
Chicago, IL 60602


Re: PD No. 1366, 4601 N. Broadway St.

Dear Mr. Manic:

It is our understanding that on April 1, 2021, the Permit Review Committee of the Chicago Landmark Commission approved the substitution of utility size brick (Dolomite Grey Smooth manufactured by Glen-Gery) in place of modular sized brick, above the first floor of the proposed building at 4601 N. Broadway St., in PD 1366.

As you are aware, on December 22, 2020, your client and the owner of all the property within PD 1366, Uptown 4601 Owner, LLC, was granted a minor change for the proposed 9-story, mixed-use building at 4601 N. Broadway St. The modular brick identified on the minor change exhibits above the first floor will be replaced with the utility sized brick, as approved above. There is no change proposed to the first-floor modular sized brick (Ebonite Smooth).

Sincerely,



Patrick Murphey
Zoning Administrator

PM;tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Katharyn Hurd, Larry Shure, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 22, 2020

Tyler Manic
Schain Banks Kenny & Schwartz Ltd.
70 W. Madison St.
Suite 5300
Chicago, IL 60602

Re: Minor change for PD No. 1366, 4601 N. Broadway St.

Dear Mr. Manic:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1366 ("PD 1366") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1366.

The owner of all the property within PD 1366, Uptown 4601 Owner, LLC, is seeking a minor change to allow for the following modifications to the proposed building at 4601 N. Broadway St:

1. A reduction in the north side setback from 1 foot to 0 feet, a reduction in the south side setback from 2 feet to 0 feet and a reduction in the west front setback from 2 feet to 0 feet.
2. An increase in the number of units from 197 units (42 dwelling units and 155 efficiency units) to 200 units (46 dwelling units and 154 efficiency units).
3. A reduction in the minimum automobile parking spaces from 44 to 22 spaces and an increase in bicycle parking spaces from 153 to 178 spaces. A revised Bulk Table is attached which includes these first three modifications.
4. Design revisions as shown on the attached Site Plan, Landscape Plan, 1st Floor Plan, 2nd and 3rd Floor Plans, North, South, East and West Elevations. Additionally, installation of a wall mural is required pursuant to the attached Wall Mural Agreement.

In regards to the setback reductions, many of the neighboring buildings have no setbacks, so this proposed building will be consistent with the pattern of surrounding buildings. The transit served property is across the street from the Wilson Red Line Station and therefore, qualifies for a 50% parking ratio, pursuant to Section 17-10-0102-B of the Zoning Ordinance. The revised design has been reviewed by our Design Review and Historic Preservation staff to ensure that it maintains the character of the development. Since the property is located within the Uptown Square Landmark District, the project has also been reviewed and approved by the Landmark's Commission Permit Review Committee.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Additionally, the project has been approved by the Department of Transportation, the Mayor's Office for People with Disabilities and the Fire Bureau.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1366, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Valenziano', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

SV:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Katharyn Hurd, Ron Daye, Main file

Bulk Regulation and Data Table

Gross Site Area:	44,934 SF
Area of Public Right-of-Way:	14,689 SF
Net Site Area:	30,245 SF
Maximum Floor Area Ratio:	5.0
Required Setbacks:	
Rear:	30 Feet (floors with dwelling units)
Side:	0 feet North side/0 feet South side
Front:	0 feet West side
	46 dwelling units
	154 efficiency units
Maximum Number of Dwelling Units:	<u>200 total units</u>
Maximum Building Height:	103'-0"
Minimum Accessory Parking Spaces:	22 parking spaces
Required Bicycle Spaces:	178
Loading Spaces:	(2) 10'x25' Loading Berth



Pappageorge Haymes Partners

640 N. LaSalle, Suite 400
Chicago, IL 60654
312.337.3344

Applicant:

Uptown 4601 LLC

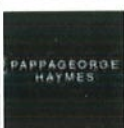
Chicago, Illinois, 60611

Project Address: 4601 N Broadway, Chicago, IL 60640

Submital Date: **October 9, 2020**

Bulk Data Table

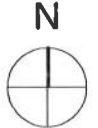
Scale:



Pappageorge Haymes Partners
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344

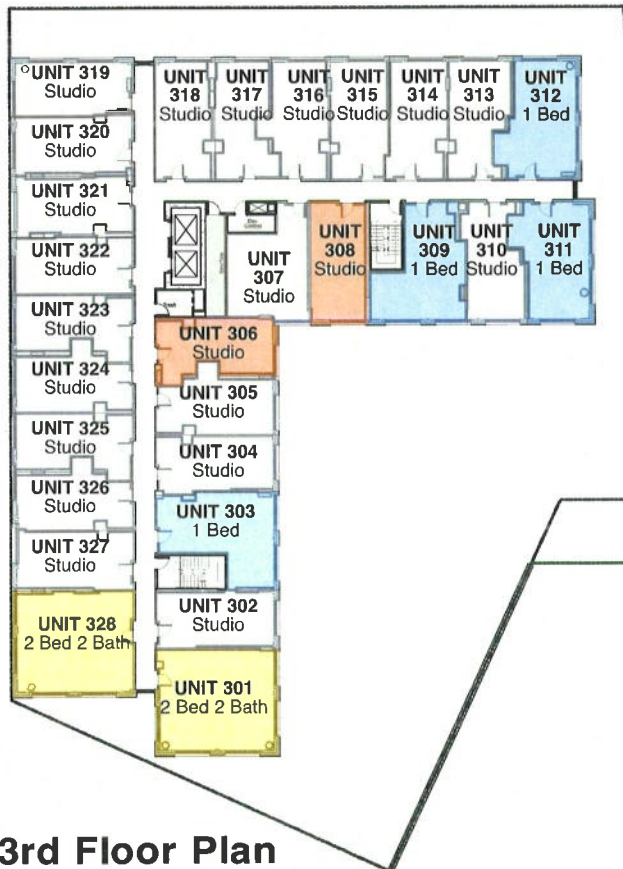
Applicant: Uptown 4601 LLC
 Chicago, Illinois, 60611
Project Address: 4601 N Broadway, Chicago, IL 60640
Submittal Date: October 9, 2020

Site Plan
 Scale: 1" = 40'





2nd Floor Plan



3rd Floor Plan

LEGEND:



AFFORDABLE UNITS

Summary: 4601 N Broadway

	Market Rate			Affordable		
	How many?	% of Total	Avg. Sq. Ft.	How many?	% of Total	Avg. Sq. Ft.
Studio	150	76.92%	471.51	4	80.00%	471.25
1 BR	27	13.85%	583.64	1	20.00%	586
2 BR	16	8.21%	874.75	0	0.00%	0
3 BR	2	1.03%	1485	0	0.00%	0
Total	195			5		

Pappageorge Haymes Partners
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344

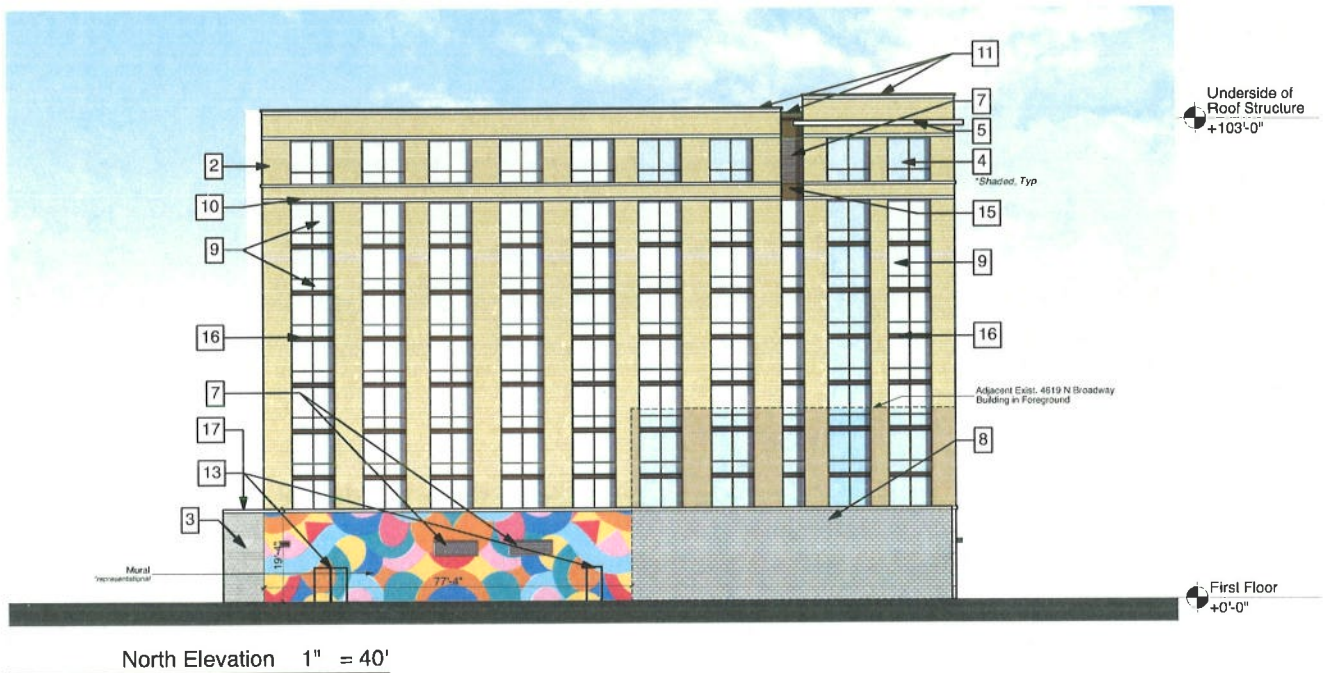
Applicant: **Uptown 4601 LLC**
 Chicago, Illinois, 60611
 Project Address: 4601 N Broadway, Chicago, IL 60640
 Submittal Date: **October 9, 2020**

Affordable Housing Units
 Scale: 1:1.30, 1:580.56

© COPYRIGHT Pappageorge Haymes Partners 2020

Exterior Material Keynotes

- 1 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 2 Face Brick 1- Modular Brick
- 3 Face Brick 2- Modular Brick
- 4 Pre-Finished Alum. Window System w/ Spandrel Glass
- 5 Metal Architectural Canopy Framing
- 6 Pre-Finished Aluminum Storefront System w/ Spandrel Glass
- 7 Pre-Finished Architectural Louver
- 8 CMU with Pigmented Coating
- 9 Prefinished Alum. Window System w/ Low-E Insulated Glass
- 10 Stone Band
- 11 Pre-Finished Metal Coping
- 12 Cast Stone
- 13 Painted Hollow Metal Door
- 14 Pre-Finished Aluminum and Glass Railing
- 15 Metal Panel
- 16 Prefinished Aluminum Slab Edge Cover
- 17 Stone Coping
- 18 Overhead Door w/spandrel panels
- 19 Sliding Door with Spandrel Panels



Pappageorge Haymes Partners

PAPPAGEORGE
HAYMES

640 N. LaSalle, Suite 400
Chicago, IL 60654
312.337.3344

Applicant: **Uptown 4601 LLC**
Chicago, Illinois, 60611

Project Address: 4601 N Broadway, Chicago, IL 60640

Submittal Date: **October 9, 2020**

North Elevation
Scale: 1" = 40'

Exterior Material Keynotes

- 1 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 2 Face Brick 1- Modular Brick
- 3 Face Brick 2- Modular Brick
- 4 Pre- Finished Alum. Window System w/ Spandrel Glass
- 5 Metal Architectural Canopy Framing
- 6 Pre-Finished Aluminum Storefront System w/ Spandrel Glass
- 7 Pre- Finished Architectural Louver
- 8 CMU with Pigmented Coating
- 9 Prefinished Alum. Window System w/ Low-E insulated Glass.
- 10 Stone Band
- 11 Pre-Finished Metal Coping
- 12 Cast Stone
- 13 Painted Hollow Metal Door
- 14 Pre-Finished Aluminum and Glass Railing
- 15 Metal Panel
- 16 Prefinished Aluminum Slab Edge Cover
- 17 Stone Coping
- 18 Overhead Door w/spandrel panels
- 19 Sliding Door with Spandrel Panels



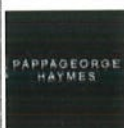
Pappageorge Haymes Partners
 PAPPAGEORGE
 HAYMES
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344

Applicant: **Uptown 4601 LLC**
 Chicago, Illinois, 60611
 Project Address: 4601 N Broadway, Chicago, IL 60640
 Submittal Date: **October 9, 2020**

South Elevation
 Scale: 1" = 40'

Exterior Material Keynotes

- 1 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 2 Face Brick 1- Modular Brick
- 3 Face Brick 2- Modular Brick
- 4 Pre- Finished Alum. Window System w/ Spandrel Glass
- 5 Metal Architectural Canopy Framing
- 6 Pre-Finished Aluminum Storefront System w/ Spandrel Glass
- 7 Pre- Finished Architectural Louver
- 8 CMU with Pigmented Coating
- 9 Prefinished Alum. Window System w/ Low-E Insulated Glass.
- 10 Stone Band
- 11 Pre-Finished Metal Coping
- 12 Cast Stone
- 13 Painted Hollow Metal Door
- 14 Pre-Finished Aluminum and Glass Railing
- 15 Metal Panel
- 16 Prefinished Aluminum Slab Edge Cover
- 17 Stone Coping
- 18 Overhead Door w/spandrel panels
- 19 Sliding Door with Spandrel Panels



Pappageorge Haymes Partners
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344

Applicant: **Uptown 4601 LLC**
 Chicago, Illinois, 60611
 Project Address: 4601 N Broadway, Chicago, IL 60640
 Submittal Date: **October 9, 2020**

East Elevation
 Scale: 1" = 40'

Exterior Material Keynotes

- 1 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 2 Face Brick 1- Modular Brick
- 3 Face Brick 2- Modular Brick
- 4 Pre- Finished Alum. Window System w/ Spandrel Glass
- 5 Metal Architectural Canopy Framing
- 6 Pre-Finished Aluminum Storefront System w/ Spandrel Glass
- 7 Pre- Finished Architectural Louver
- 8 CMU with Pigmented Coating
- 9 Prefinished Alum. Window System w/ Low-E Insulated Glass
- 10 Stone Band
- 11 Pre-Finished Metal Coping
- 12 Cast Stone
- 13 Painted Hollow Metal Door
- 14 Pre-Finished Aluminum and Glass Railing
- 15 Metal Panel
- 16 Prefinished Aluminum Slab Edge Cover
- 17 Stone Coping
- 18 Overhead Door w/spandrel panels
- 19 Sliding Door with Spandrel Panels



Pappageorge Haymes Partners
 PAPPAGEORGE
 HAYMES
 640 N. LaSalle, Suite 400
 Chicago, IL 60654
 312.337.3344

Applicant: **Uptown 4601 LLC**
 Chicago, Illinois, 60611
 Project Address: 4601 N Broadway, Chicago, IL 60640
 Submittal Date: **October 9, 2020**

West Elevation
 Scale: 1" = 40'

WALL MURAL AGREEMENT

This Wall Mural Agreement (“Agreement”) is entered into as of October __, 2020 by and between Uptown 4601 Owner LLC (“Uptown”) and Uptown United (“United”).

RECITALS

WHEREAS, Uptown is the owner of the land and improvements located at 4601 North Broadway Avenue, Chicago, Illinois and will construct a new building on such site (such new building, the “Uptown Building”); and

WHEREAS, in connection with administrative relief approvals for the Uptown Building, the Chicago Department of Planning and Development requires installation of a community park-facing wall mural on the Uptown Building (such requirement, the “DPD Wall Mural Requirement”); and

WHEREAS, United is the owner of the land and improvements located at 4619 North Broadway Avenue, Chicago, Illinois (the current building on such site, the “United Building”) and

WHEREAS, Uptown and United desire to promote the beautification of their neighborhood via the creation of certain painted wall murals, all as set forth herein;

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, Uptown and United (individually, a “Party” and collectively, the “Parties”) do hereby agree as follows:

1. Wall Murals

- a. United shall retain a local artist to create and install one painted wall mural (the “Uptown Mural”) on one wall of the Uptown Building at the location set forth on Exhibit A. Uptown shall have sole and absolute discretion to approve the content of the Uptown Mural prior to its installation. Uptown shall pay all costs associated with the creation and installation of the Uptown Mural, such cost not to exceed \$37,500, and shall manage the installation process, such process to be coordinated with United. United shall have the option, but not the obligation, to contribute funds toward the creation of the Uptown Mural. Installation of the Uptown Mural shall be completed by June 1, 2022 or such later date as shall ensure the completion of the Uptown Mural prior to the issuance of any occupancy permit for the Uptown Building. The Parties acknowledge that Uptown’s installation of the Uptown Mural under this Section 1(a) satisfies the DPD Wall Mural Requirement.
- b. Uptown shall have the right, but not the obligation, to retain one or more local artists to create and install one or two painted wall murals (collectively, the “United Murals”) on the south elevation of the United Building at the locations set forth on Exhibit B. Uptown shall have sole and absolute discretion to approve the content of the United Murals prior to installation. As a courtesy, Uptown shall provide renderings of the proposed United Murals to United prior to installation. Uptown shall pay all costs associated with the creation and installation of the United Murals and shall manage the installation process, such process to be coordinated with United. Uptown shall have no obligation to maintain the United Murals after installation. United agrees not to alter the appearance of the south elevation of the United Building without the prior written consent of Uptown.

2. Term and Termination

- a. This Agreement shall commence on the date set forth above and shall remain in full force and effect through the date upon which the last of the United Murals and Uptown Mural is complete. Notwithstanding the foregoing, in the event Uptown abandons its plans to construct the Uptown Building and provides written notice of same to the City of Chicago, this Agreement may be terminated in writing by either Party at any time after such notice has been served upon the City of Chicago.

3. Miscellaneous

- a. All notices provided for in this Agreement shall be sent by certified mail, return receipt requested, or by private delivery service to the Parties at the addresses set forth below.

Uptown: Uptown 4601 Owner LLC
c/o The John Buck Company, L.L.C.
151 N. Franklin St. Suite 300, Chicago, IL 60606

United: Uptown United
4619 North Broadway
Chicago, IL 60640

- b. This Agreement shall be binding on all the Parties, as well as the respective Parties' personal assigns or successors in interest. Neither party may assign its rights under this Agreement without consent of the other Party.
- c. This Agreement constitutes the Parties' entire agreement with respect to the subject matter. Any amendment to the Agreement must be in writing and signed by both Parties.
- d. This Agreement shall be governed by the laws of the State of Illinois and any suit to enforce the Agreement shall be brought in any state or federal court of competent jurisdiction situated in Cook County, Illinois.
- e. If any term or condition of this Agreement shall be deemed to be contrary to the laws of the State of Illinois, then such term or condition or application shall not be deemed valid except to the extent permitted by law, but all other terms or conditions or applications shall continue in full force and effect.
- f. This Agreement may be signed in two duplicate originals or PDFs, each of which shall be deemed an original, but which together shall constitute one and the same instrument.
- g. The Recitals set forth above are hereby incorporated into this Agreement.

UPTOWN 4601 OWNER LLC

By: Jeanne Lazar
 Its: Authorized Signatory

UPTOWN UNITED


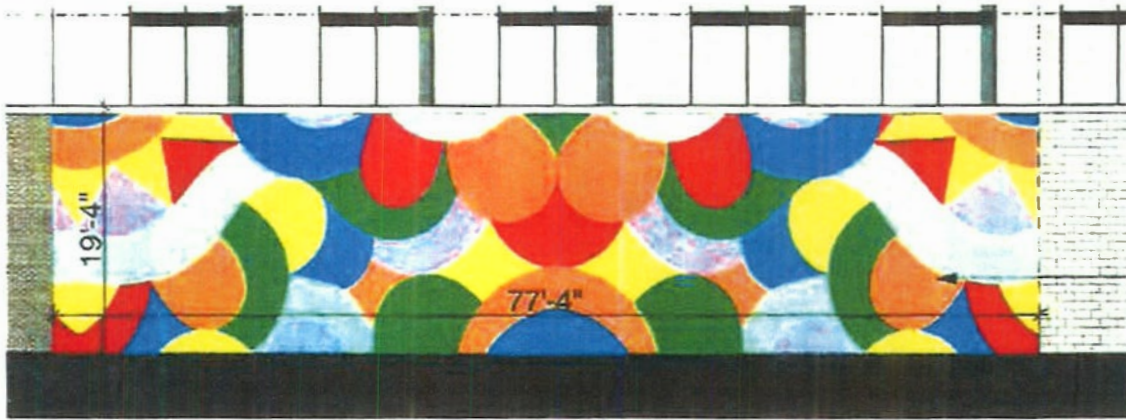
By:  (Justin Weidl)
 Its: Director of Neighborhood Services

EXHIBIT A

UPTOWN BUILDING

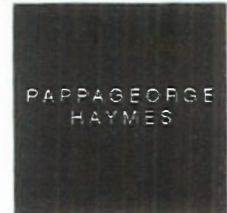
4611 N Broadway
4611 North Broadway Ave.
Chicago, IL



4611 Mural Dimensions- North Elevation



Uptown 4601 LLC
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

9/10/20
PH # 202713

UPTOWN 4601 LLC - UPTOWN 4601 LLC

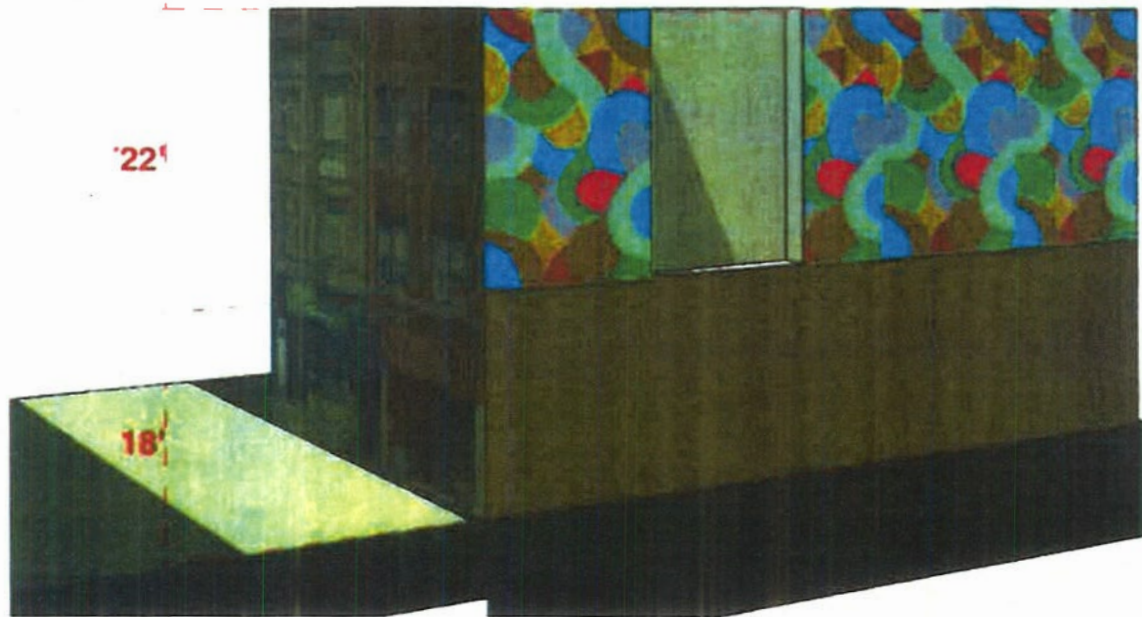
EXHIBIT B

UNITED BUILDING

4611 N Broadway
4611 North Broadway Ave.
Chicago, IL

'15' 15' '27'

4619 Mural Dimensions
*Estimated



'22'

40'

18'

57'

Uptown 4601 LLC
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

9/10/20
PH # 202713

This sign is electronic and may be subject to change or removal for any reason without notice. We are not liable for any damage or loss of data or information due to any reason.

© 2010 Pappageorge Haymes Partners LLC



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 16, 2020

Tyler Manic
Schain Banks Kenny & Schwartz Ltd.
70 W. Madison St., Suite 5300
Chicago, IL 60602

Re: Minor change denial for PD No. 1366, 4601 N. Broadway St.

Dear Mr. Manic:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1366, ("PD 1366") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1366.

Your client and the owner of all the property within PD 1366, Uptown 4601 Owner, LLC, is seeking a minor change to allow for the following changes to the proposed building at 4601 N. Broadway St:

1. A reduction in the north, south, and front setbacks to 0 feet
2. An increase in the number of units from 197 units (42 dwelling units and 155 efficiency units) to 200 units (46 dwelling units and 154 efficiency units)
3. A reduction in the minimum parking spaces from 44 to 14 spaces
4. Design revisions as shown on the attached plans and elevations

The Department of Planning and Development has reviewed your request. It is our opinion that the proposed modifications, including the setback reduction on the east side adjacent to the orange rated building, a greater than 50% parking reduction, cladding material changes from brick to fiber cement, and significant design changes to what was previously approved by Plan Commission and the City Council, would adversely impact the character of the development. Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1366, I hereby deny this minor change request. If you would like to discuss the possibility of amending the Planned Development, please contact Noah Szafranec or Michael Berkshire of our staff.

Sincerely,



Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafranec, Michael Berkshire, Katharyn Hurd, Main file

18923T1

45736

JOURNAL-CITY COUNCIL--CHICAGO

3/29/2017

Residential-Business Planned Development No. 1364

Bulk Regulations And Data Table.

Gross Lot Area:	44,934 square feet
Area in Right-of-Ways:	14,689 square feet
Net Site Area:	30,245 square feet
Maximum Floor Area Ratio:	5.0
Required Setbacks:	
Rear:	30 feet (floors with dwelling units)
Side:	1 foot North Side/2 feet South Side
Front:	2 feet West Side
Maximum Dwelling Units:	42 dwelling units <u>155 efficiency units</u> 197 total units
Maximum Building Height:	103 feet, 0 inches
Minimum Accessory Parking Spaces:	44 parking spaces
Required Bicycle Spaces:	153
Loading Spaces:	Two 10 feet by 25 feet loading spaces

Bulk Regulation and Data Table

Gross Site Area:	44,934 SF
Area of Public Right-of-Way:	14,689 SF
Net Site Area:	30,245 SF
Maximum Floor Area Ratio:	5.0
Maximum Floor Area:	151,225 SF
Required Setbacks:	
Rear:	30 Feet (floors with dwelling units)
Side:	0 feet North side/0 feet South side
Front:	0 feet West side
Maximum Number of Dwelling Units:	46 dwelling units <u>154 efficiency units</u> 200 total units
Maximum Building Height:	103'-0"
Minimum Accessory Parking Spaces:	14 parking spaces
Required Bicycle Spaces:	186
Loading Spaces:	(2) 10'x25' Loading Berth

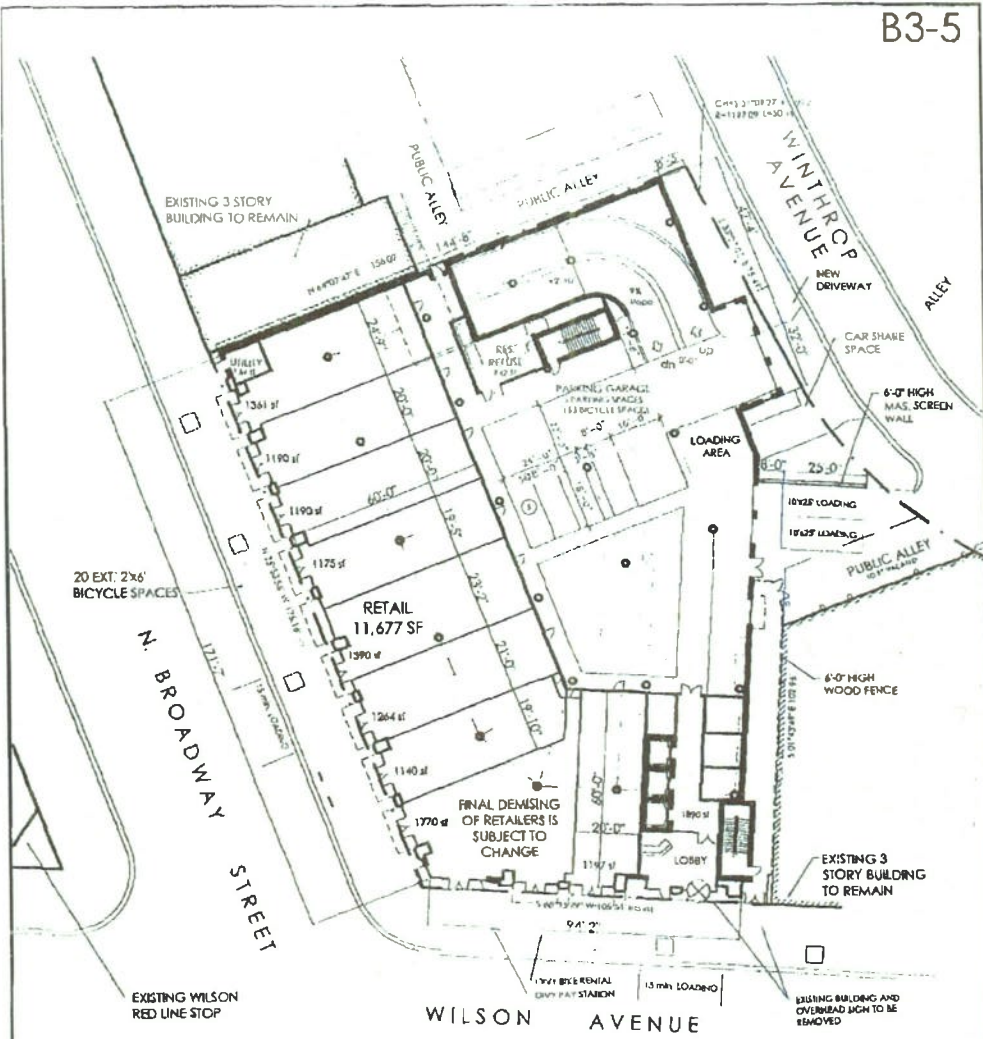


Pappageorge Haymes Partners
640 N. LaSalle, Suite 400
Chicago, IL 60654
312.357.3344

Applicant: Uptown 4601 LLC
Chicago, Illinois, 60611
Project Address: 4601 N Broadway, Chicago, IL 60640
Introduction date: TBD

Bulk Data Table
Scale:

B3-5



First Floor Plan

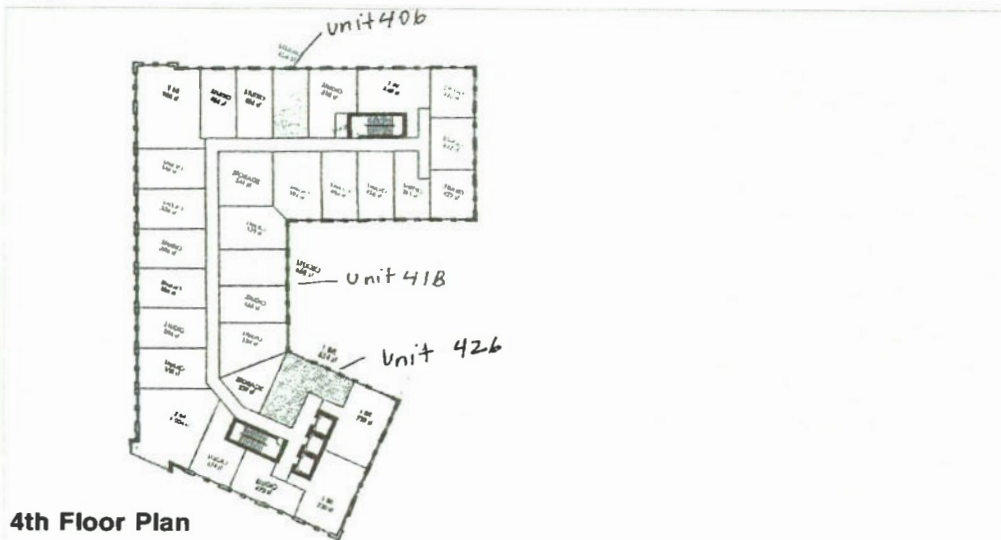


14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



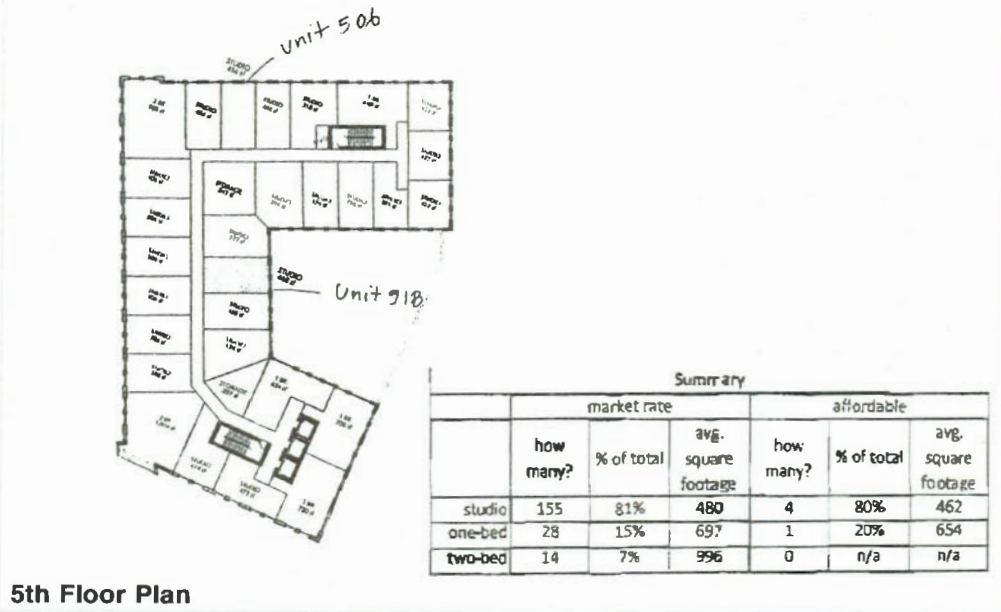
	Pappageorge Haymes Partners 640 N. LaSalle, Suite 400 Chicago, IL 60654 312.337.3344	Applicant: Uptown 4601 LLC Chicago, Illinois, 60611 Project Address: 4601 N Broadway, Chicago, IL 60640 Introduction date: TBD	First Floor Plan Scale 1" = 40'	
--	--	--	---	--



4th Floor Plan



2nd Floor Plan



5th Floor Plan



3rd Floor Plan

Summary

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	155	81%	480	4	80%	462
one-bed	28	15%	697	1	20%	654
two-bed	14	7%	996	0	n/a	n/a

LEGEND:



AFFORDABLE UNITS

Summary: 4601 N Broadway

	Market Rate			Affordable		
	How many?	% of Total	Avg. Sq. Ft.	How many?	% of Total	Avg. Sq. Ft.
Studio	150	76.92%	471.51	4	80.00%	471.25
1 BR	27	13.85%	583.64	1	20.00%	586
2 BR	16	8.21%	874.75	0	0.00%	0
3 BR	2	1.03%	1485	0	0.00%	0
Total	195			5		

14410
2.27.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



Pappageorge Haymes Partners Applicant: Uptown 4601 LLC
Chicago, Illinois, 60611

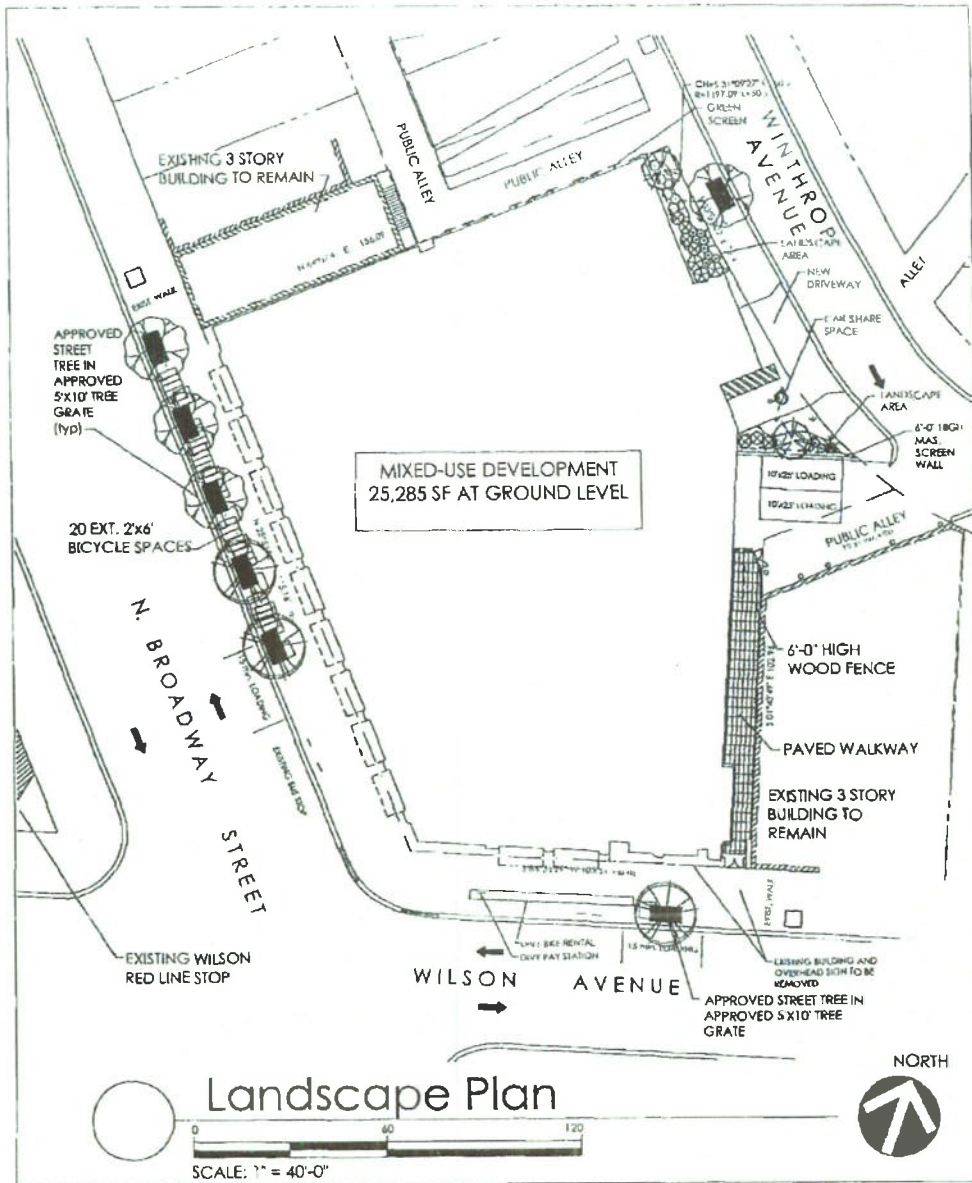
640 N LaSalle, Suite 400
Chicago, IL, 60654

Project Address: 4601 N Broadway, Chicago, IL, 60640

Introduction date: TBD

Affordable Housing Units





Landscape Plan

SCALE: 1" = 40'-0"

14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



Pappageorge Haynes Partners Applicant: Uptown 4601 LLC
Chicago, Illinois 60611
640 N LaSalle, Suite 400
Chicago, IL 60654
312.237.5344
Project Address: 4601 N Broadway, Chicago, IL 60640
Introduction date: TBD

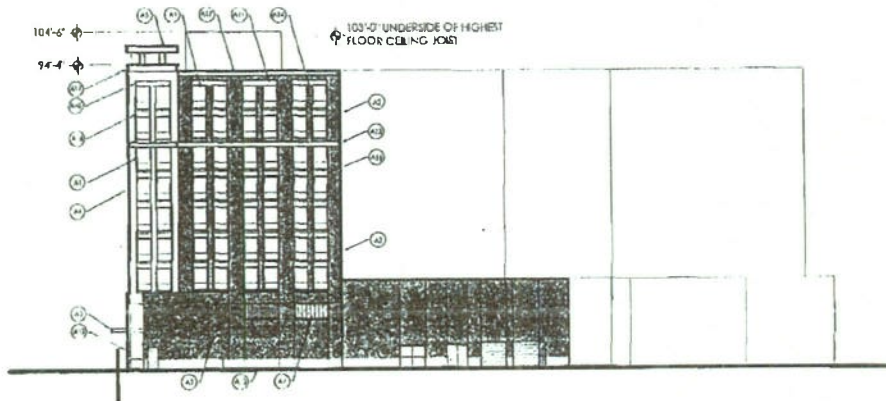
Landscape Plan
Scale 1" = 40'



EXTERIOR FINISH SCHEDULE								
KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	SCREENING & GLASS CURTAINS	1" INSUL. GLASS IN BLACK POWDER COAT ALUMINUM CURTAINS	(A2)	ALUMINUM GRILLE	BLACK	(A3)	SCREENING	GRAY
(A4)	FACE BRICK	DARK BROWN/POI	(A5)	SEALED CMU	GRAY	(A6)	FACE BRICK ACCELY PANEL UNIT 1" x 1" x 1" BROWN BRICK	TO MATCH N.E.C BRICK
(A7)	FACE BRICK	GRAY	(A8)	ALUMINUM & CHASE CLADDING	1" INSUL. GLASS IN WHITE POWDER COAT ALUMINUM CHASE PANELS	(A9)	EXPOSED STEEL SPANDREL	PAINT WHITE
(A10)	FACE BRICK	WHITE	(A11)	EXPANDED STEEL LINER	PAINT WHITE	(A12)	SIGNE MESH AND PANELS	TENSTONE TO MATCH FACE BRICK
(A13)	CRYSTALLIZED GLASS PANEL	WHITE	(A14)	EXPANDED STEEL LINER	PAINT TO MATCH ARCHITECTURAL FACE BRICK	(A15)	COPING	WHITE
(A16)	DRY BRICK FINISH	BLACK	(A17)	LINESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM. FRAME & OPAQUE GLASS

Exterior Material Keynotes

- 1 Face brick 1 - Modular Brick
- 2 High Density Fiber Cement Board Rainscreen Cladding System - 3 Colors
- 3 Prefinished Aluminum Slat Edge Cover
- 4 Metal Architectural Canopy Framing
- 5 Prefinished Alum Window System w/ Low-E Insulated Glass
- 6 Pre-Finished Architectural Louver
- 7 Pre-Finished Aluminum & Glass Railing
- 8 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 9 Sectional Overhead Door
- 10 CMU With Pigmented Coating
- 11 Pre-Finished Aluming Coating
- 12 Stone Coping
- 13 Painted Hollow Metal Door



East Elevation

SCALE: 1" = 30'-0"

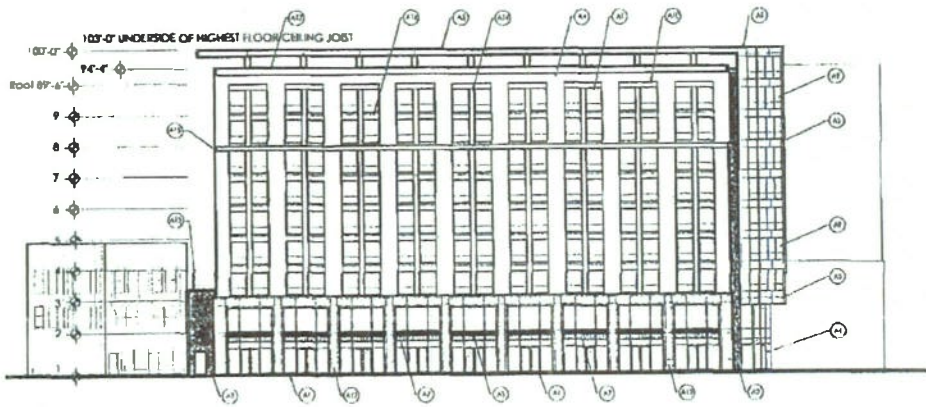


East Elevation 1" = 40'

14410 3.16.17	Mixed Use Development 4601 N. Broadway Street Chicago, IL	MX3 ARCHITECTS
------------------	--	--------------------------

 Pappageorge Haymes 640 N. LaSalle, Suite 400 Chicago, IL 60654 312.557.3344	Applicant: Uptown 4601 LLC Chicago, Illinois 60611	East Elevation Scale: 1" = 40'
	Project Address: 4601 N. Broadway, Chicago, IL 60640	
	Introduction date: TBD	

EXTERIOR FINISH SCHEDULE								
KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS CURBING	TYPICAL GLASS IN BLACK POWDER COAT	(A2)	ALUMINUM CURBING	BLACK	(A3)	SCREWMING	GRAY
(A4)	FACE BRICK	DIABLE BROWN SPOT	(A5)	BRICKED CMU	GRAY	(A13)	FACE BRICK CLADDING PANEL (SEE DETAIL)	TO MATCH RED BRICK
(A6)	FACE BRICK	GRAY	(A7)	ALUMINUM & GLASS CURBING	TYPICAL GLASS IN WHITE POWDER COAT	(A14)	EXPOSED STEEL SPANDREL	PAINT WHITE
(A8)	FACE BRICK	WHITE	(A9)	ALUMINUM & GLASS CURBING	TYPICAL GLASS IN WHITE POWDER COAT	(A15)	EXPOSED STEEL SPANDREL	PAINT WHITE
(A10)	CRYSTALLIZED GLASS PANEL	WHITE	(A11)	EXPOSED STEEL LINTEL	PAINT WHITE	(A16)	STONE SILLS AND PANELS	TEDESSTONE TO MATCH FACE BRICK
(A12)	GREEN TICHISH	BLACK	(A12)	EXPOSED STEEL LINTEL	PAINT TO MATCH BRICK FOR FACE BRICK	(A17)	COPING	WHITE
			(A13)	UNMATCHING	GRAY	(A18)	TYPE 410 ALUMINUM WINDOW	BLACK POWDER COAT FRAME & OPAQUE GLASS



West Elevation

0 30 90
SCALE: 1" = 30'-0"

14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL

MX3
ARCHITECTS

Exterior Material Keynotes

- 1 Face brick 1 - Modular Brick
- 2 High Density Fiber Cement Board Ramscreen Cladding System - 3 Colors
- 3 Prefinished Aluminum Slab Edge Cover
- 4 Metal Architectural Canopy Framing
- 5 Prefinished Alum Window System w/ Low-E Insulated Glass
- 6 Pre-Finished Architectural Louver
- 7 Pre-Finished Aluminum & Glass Railing
- 8 Pre-Finished Aluminum Storefront System w/ Low-E Insulated Glass
- 9 Sectional Overhead Door
- 10 CMU With Pigmented Coating
- 11 Pre-Finished Aluming Coping
- 12 Stone Coping
- 13 Painted Hollow Metal Door



PAPPALEGGIO
HEYMES
PARTNERS

Pappageorge Heymes Partners

640 N. LaSalle, Suite 400
Chicago, IL 60654
312.537.3344

Applicant:

Uptown 4601 LLC
Chicago, Illinois, 60611

Project Address 4601 N Broadway, Chicago, IL 60640

Introduction date TBD

West Elevation

Scale 1" = 40'

18923T1

3/29/2017

REPORTS OF COMMITTEES

45731

Reclassification Of Area Shown On Map No. 11-G.

(As Amended)

RBPD 1366

(Application No. 18923T1)

(Common Address: 4601 -- 4617 N. Broadway/1056 -- 1064 W. Wilson Ave.
And 4616 -- 4626 N. Winthrop Ave.)

[SO2016-5600]

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 B3-2 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

North Broadway; West Wilson Avenue; a perpendicular line 102.96 feet long 105.51 feet east of North Broadway as measured along the north line of West Wilson Avenue; the public alley next northwest of West Wilson Avenue; North Winthrop Avenue; the public alley next northwest of and parallel to the public alley next northwest of and parallel to West Wilson Avenue; the public alley next northeast of and parallel to North Broadway; and a perpendicular line to North Broadway 175.16 feet northwest of and parallel to West Wilson Avenue (as measured along the northeast line of North Broadway),

to those of a B3-5 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

North Broadway; West Wilson Avenue; a perpendicular line 102.96 feet long 105.51 feet east of North Broadway as measured along the north line of West Wilson Avenue; the public alley next northwest of West Wilson Avenue; North Winthrop Avenue; the public alley next northwest of and parallel to the public alley next northwest of and parallel to West Wilson Avenue; the public alley next northeast of and parallel to North Broadway; and a perpendicular line to North Broadway 175.16 feet northwest of and parallel to West Wilson Avenue (as measured along the northeast line of 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 due publication.

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

Residential-Business Planned Development No. 1366.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development Number 1366 ("Planned Development") consists of approximately 30,245 square feet of property, which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by Palm Realty Company. The applicant, Broadway and Wilson LLC, is the contract purchaser of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal 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 are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assigns or grantees.

The net site area of this Planned Development anticipates the vacation of a public alley, which requires approval from the Department of Transportation and full City Council. If approval is not granted for the vacation, this Planned Development can be adjusted administratively, pursuant to Section 17-13-0611-A, to remove that portion of the net site area associated with the alley vacation and associated development rights that are otherwise included in the calculations contained in the Bulk Regulations Table of this Planned Development.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development, and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Site Plan; Ground Floor Plan; a Planned Development Boundary and Property Line Map; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East, and West) prepared by MX3 Architects, Inc. and dated March 16, 2017. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code (the "Building Code"), the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential-Business Planned Development: residential dwelling units, retail sales, general, restaurant, limited and general.
6. On-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 the Department of Planning and Development. 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 30,245 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape plans shall be in substantial conformance with the City of Chicago Landscape Ordinance and any other corresponding regulations and guidelines, Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to the second paragraph of Statement 3 of this Planned Development and the terms of Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal 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 obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), planned developments are to give priority to the preservation and adaptive reuse of Chicago landmark buildings. The Planned Development is within the parameters of Uptown Square Historic District, which is a district designated as a Chicago landmark. Work to designated Chicago landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks Ordinance, Section 2-120-740.
16. The applicant acknowledges and agrees that the rezoning of the Property from a B3-2 Community Shopping District to a B3-5 Community Shopping District for construction of the Residential Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least

25 percent of the Required Units on-site or off-site. The Property is located in a higher income ~~area~~ within the meaning of the ARO, and the project has a total of 197 units. As a result, the applicant's affordable housing obligation is 20 affordable units (10 percent of 197 rounded up), 5 of which are Required Units (25 percent of 20). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$1,875,000 and providing 5 affordable units in the rental building to be constructed in the Planned Development as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The applicant agrees that the affordable rental units must be affordable to households earning no more than 60 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 make the required cash payment and execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this statement, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to B3-2 Community Shopping District.

[Site Plan; Land-Use Map; Boundary Map; First, Second Fourth, Fifth and 10th Floor Plans; Landscape Plan; Roof Plan -- Third and 10th Floor Landscape Plan; North, South, East (2) and West Building Elevations; and Zoning Map referred to in these Plan of Development Statements printed on pages 45737 through 45756 of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in this Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1364

Bulk Regulations And Data Table.

Gross Lot Area:	44,934 square feet
Area in Right-of-Ways:	14,689 square feet
Net Site Area:	30,245 square feet
Maximum Floor Area Ratio:	5.0
Required Setbacks:	
Rear:	30 feet (floors with dwelling units)
Side:	1 foot North Side/2 feet South Side
Front:	2 feet West Side
Maximum Dwelling Units:	42 dwelling units <u>155 efficiency units</u> 197 total units
Maximum Building Height:	103 feet, 0 inches
Minimum Accessory Parking Spaces:	44 parking spaces
Required Bicycle Spaces:	153
Loading Spaces:	Two 10 feet by 25 feet loading spaces

FINAL FOR PUBLICATION

2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More Information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 2-27-17

DEVELOPMENT INFORMATION

Development Name:

Development Address: 4601-4617 N. Broadway, 4616-4626 N. Winthrop, 1056-1064 W. Wilson

Zoning Application Number, if applicable: 18923-T1 Ward: 46

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on 3-1-17

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name Broadway & Wilson, LLC

Developer Contact George Markopolous

Developer Address 936 W. Chestnut, Suite 700, Chicago

Email gmarkopolous@praediumdevelopment.com Developer Phone 312-415-7230

Attorney Name Tyler Manic Attorney Phone 312-345-5706

TIMING

Estimated date marketing will begin January/February 2019

Estimated date of building permit* January/February 2018

Estimated date ARO units will be complete July/August 2019

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

2-28-17

Developer/Project Manager

Date

3-8-17

FINAL FOR PUBLICATION

ARO Web Form

Development Information		
Address	Printed Date: 03/01/2017	
Address Number From :4601	Address Number To: 4617	Street Direction: N
Street :broadway	Postal Code: 60640	
Development Name, if applicable		
Information		
Ward :46	ARO Zone: Higher Income	
Details		
Type of city involvement :ZP		
Total Number of units in development: 197		
Type of development: Rent		
Is this a Transit Served Location Project : N		

Requirements	
Required affordable units :20	Required *On-site aff. Units: 5
How do you intend to meet your required obligation	
On-Site: 5	Off-Site: 0
On-Site to CHA or Authorized agency: 0	Off-Site to CHA or Authorized agency: 0
Total Units Committed: 5 Remaining In-Lieu Fee Owed: 1,875,000	

Project will include 5 ARO on-site
units + an in-lieu fee of
\$1,875,000.

3/29/2017

REPORTS OF COMMITTEES

45739

Project Name: 4601 N Broadway
 Zoning Application number, if applicable: 18923-T1
 Address: 4601-4617 N. Broadway, 4616-4625 N. Winthrop, 1056-1064 W. Wilson
 Is this a For Sale or Rental Project?: Rental
 Anticipated average psf rent/price?: \$3.01

Total Units in Project: 197
 Total Affordable units: 5

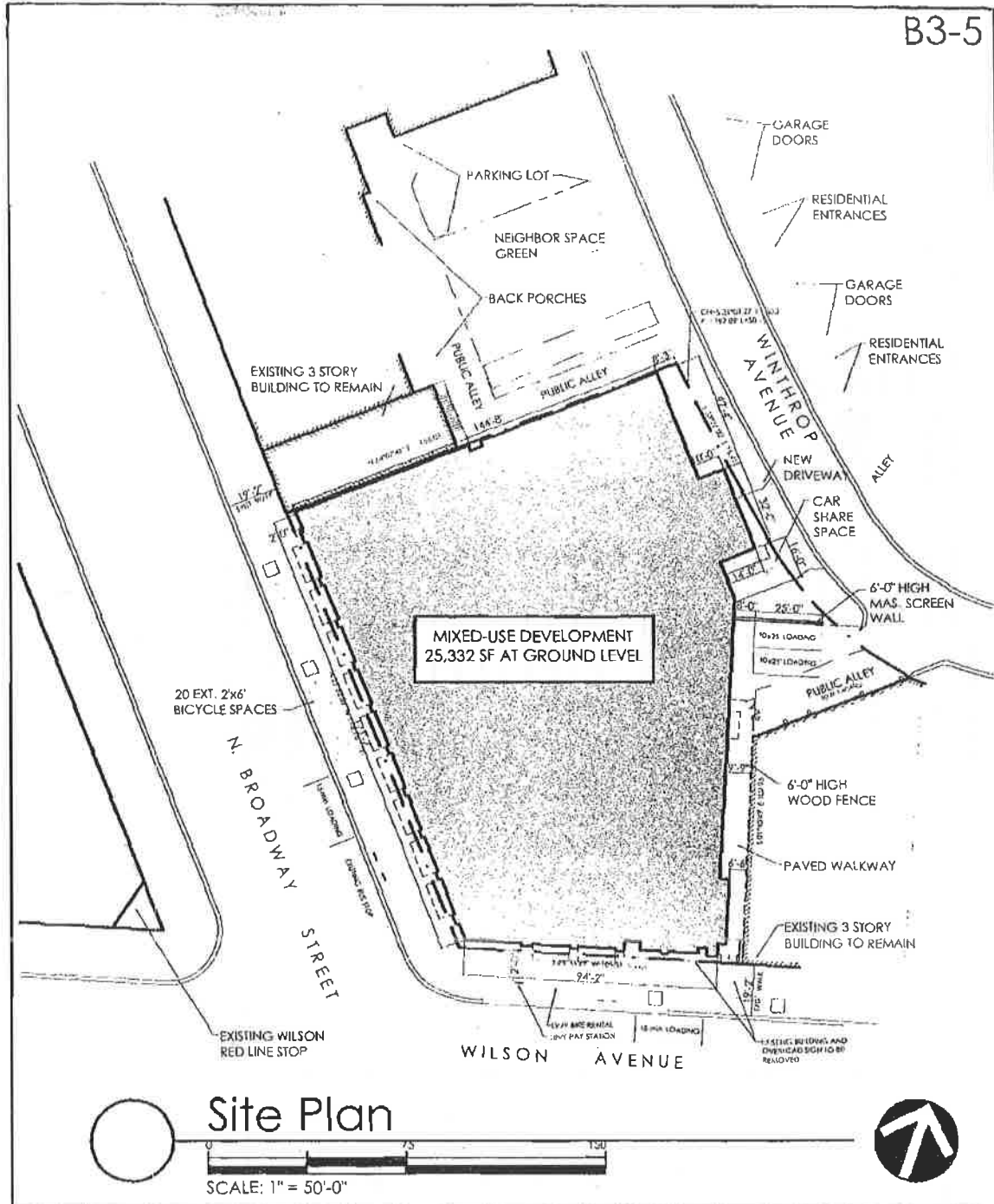
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units
Parking	Available	Available
Laundry	In-Unit	In-Unit
Appliances		
Refrigerator <i>age/EnergyStar/make/model/color</i>	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD
Dishwasher <i>age/EnergyStar/make/model/color</i>	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD
Stove/Oven <i>age/EnergyStar/make/model/color</i>	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD
Microwave <i>age/EnergyStar/make/model/color</i>	New, Stainless Steel, Make and Model TBD	New, Stainless Steel, Make and Model TBD
Bathroom(s) <i>how many?</i> <i>Half bath? Full both?</i>	1	1
Kitchen countertops <i>material</i>	quartz	quartz
Flooring <i>material</i>	engineered hardwood	engineered hardwood
HVAC	central to building	central to building
Other		

Summary

	market rate			affordable		
	how many?	% of total	avg. square footage	how many?	% of total	avg. square footage
studio	155	81%	480	4	80%	462
one-bed	28	15%	697	1	20%	654
two-bed	14	7%	996	0	n/a	n/a

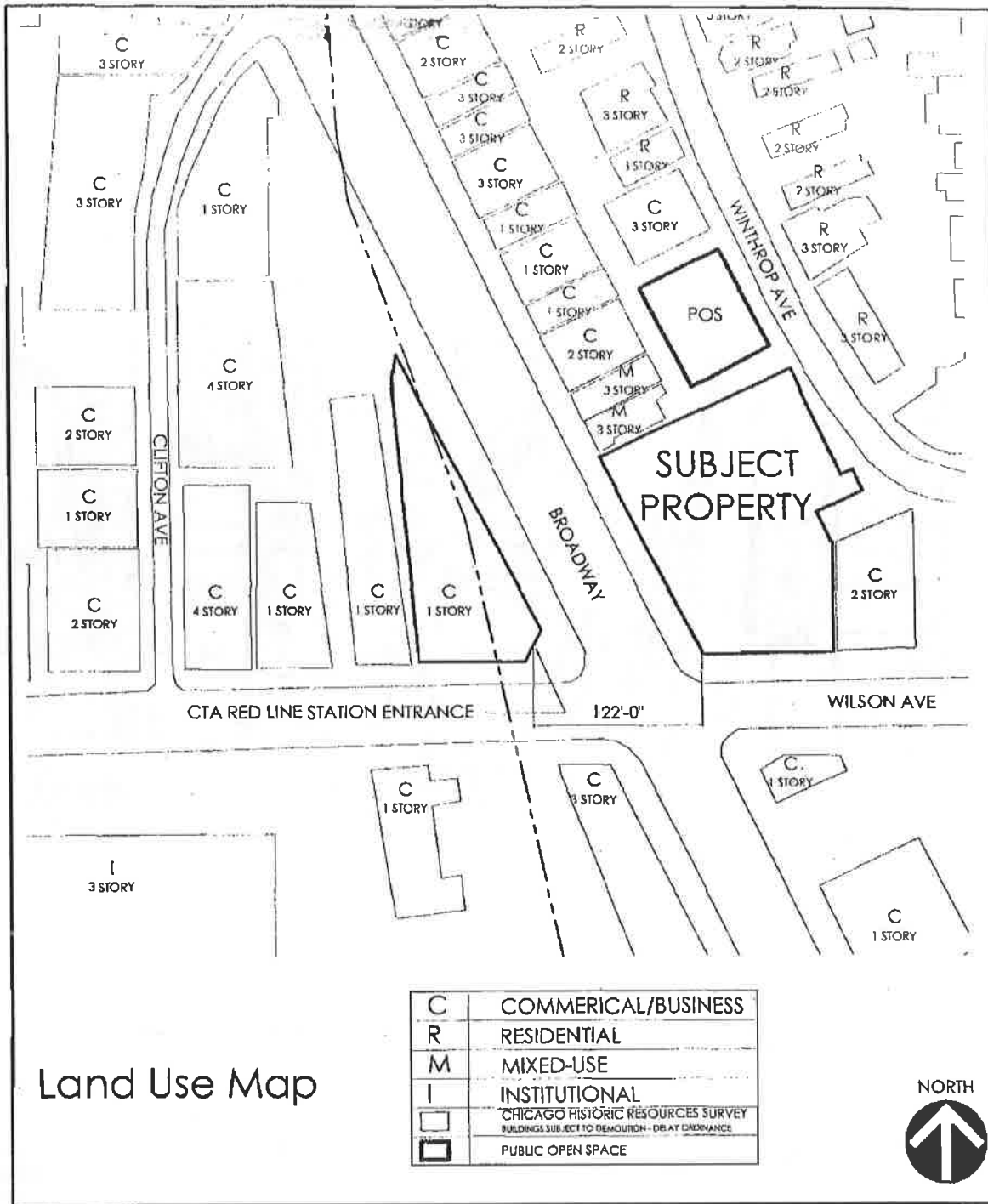
FINAL FOR PUBLICATION



14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



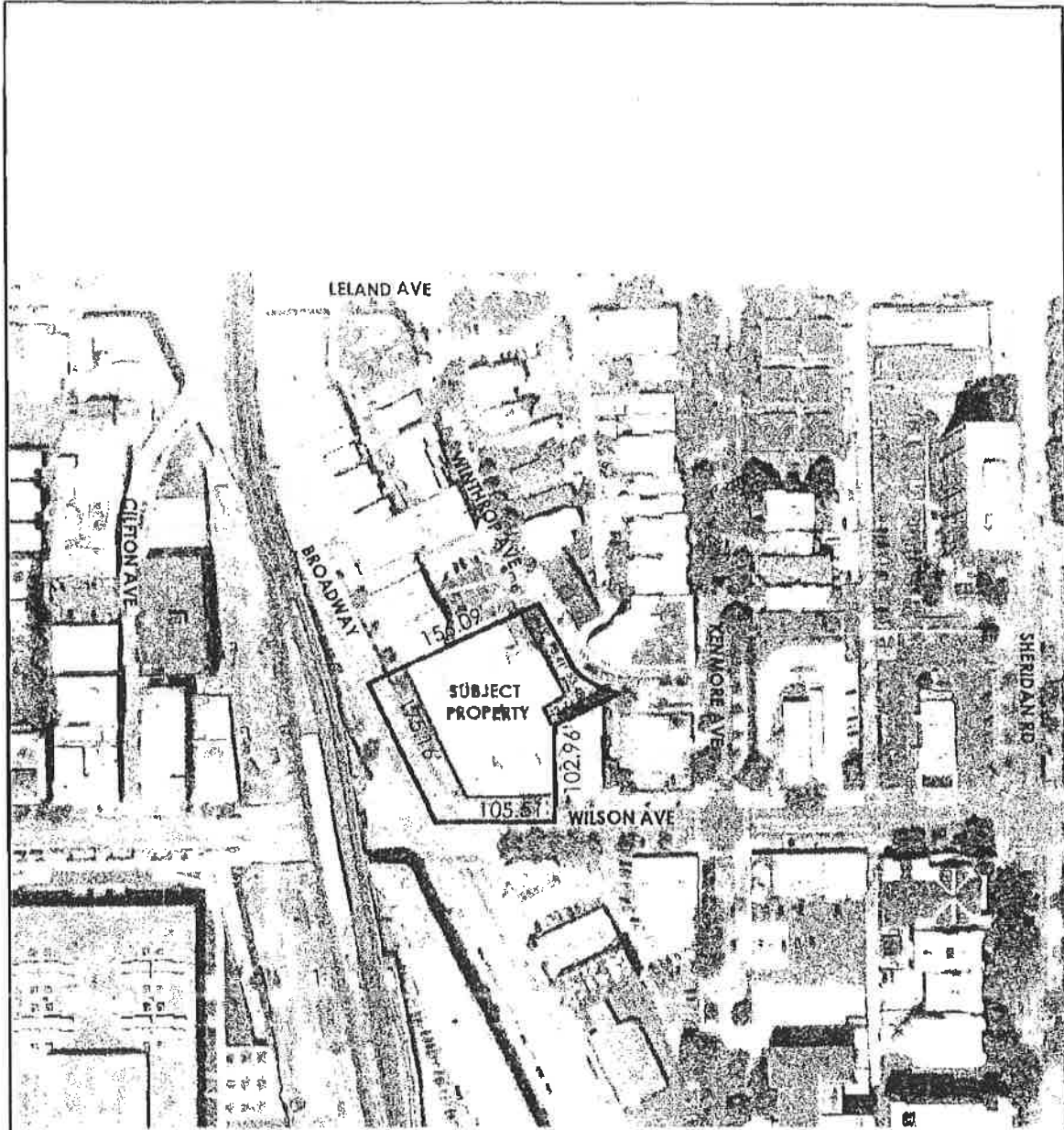


Land Use Map

C	COMMERICAL/BUSINESS
R	RESIDENTIAL
M	MIXED-USE
I	INSTITUTIONAL
	CHICAGO HISTORIC RESOURCES SURVEY BUILDINGS SUBJECT TO DEMOLITION - DELAY ORDINANCE
	PUBLIC OPEN SPACE



<p>14410 3.16.17</p>	<p>Mixed Use Development 4601 N. Broadway Street Chicago, IL</p>	
--------------------------	--	---



Site Area: 30,245 SF (0.694 Acres) (This includes the public alley to be vacated).
PD Boundary Area: 44,934 SF (1.031 Acres)

Plan Development Boundary Map

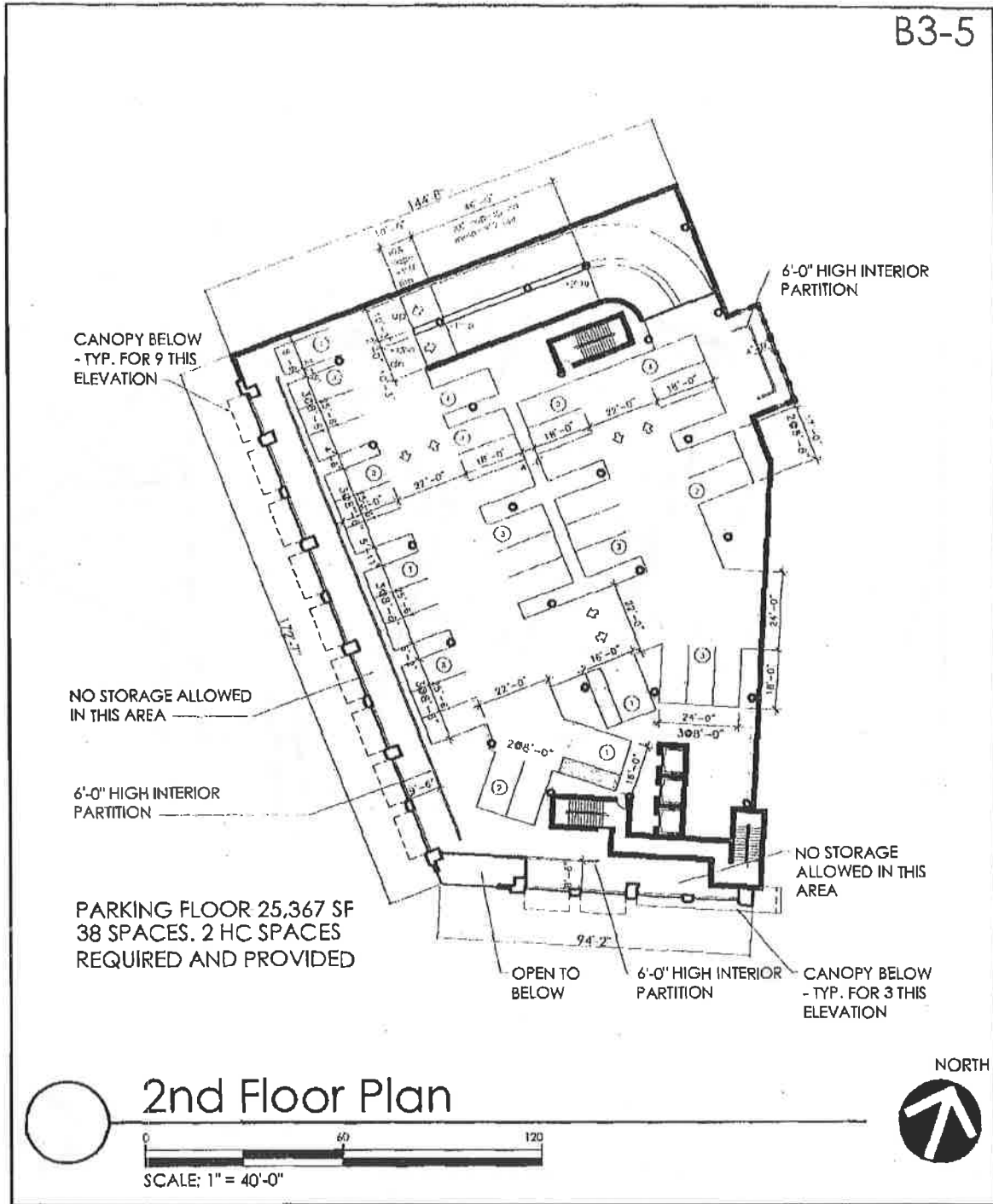


14410
3.16.17

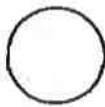
Mixed Use Development
4601 N. Broadway Street Chicago, IL



B3-5



2nd Floor Plan



SCALE: 1" = 40'-0"

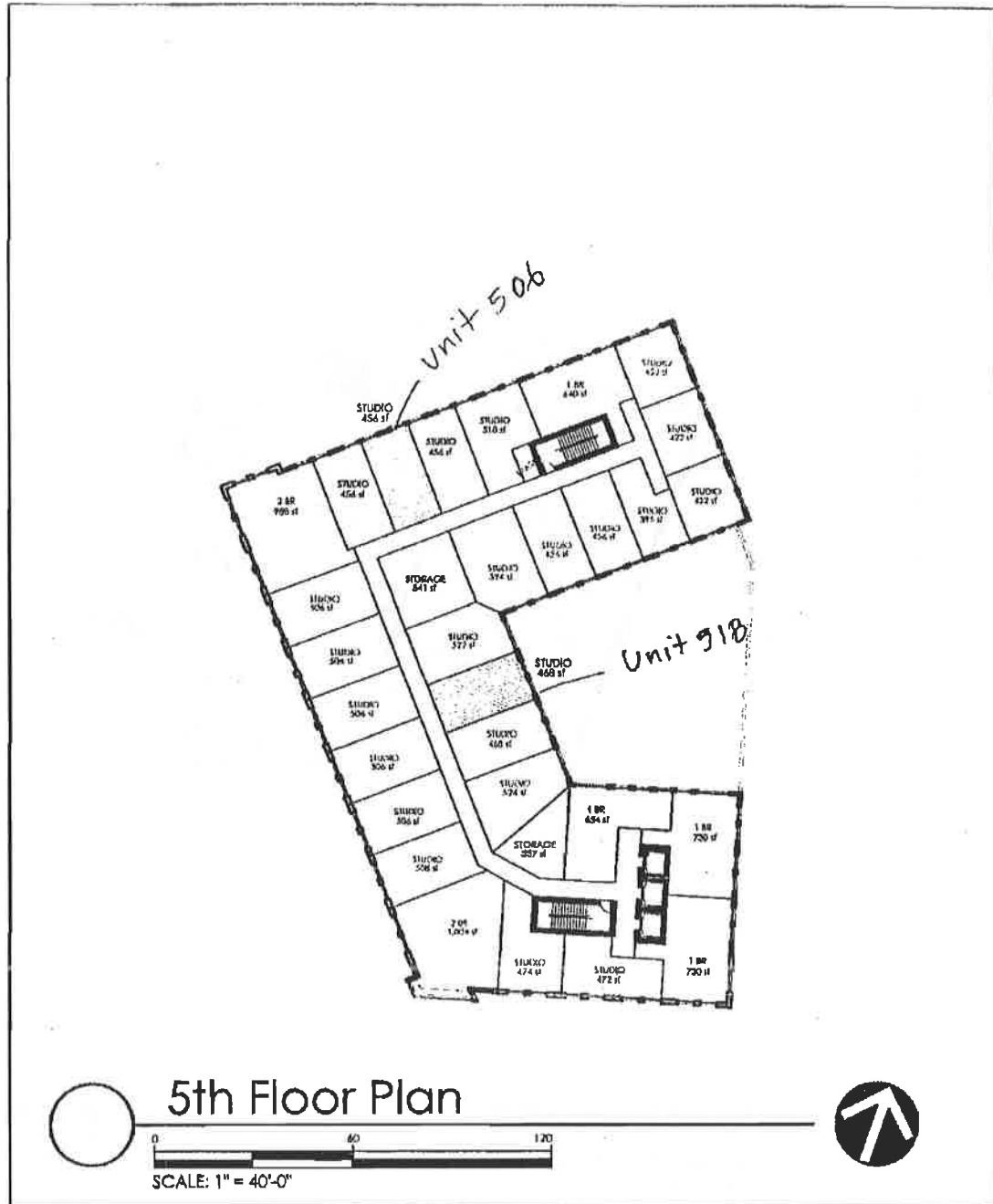


14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION



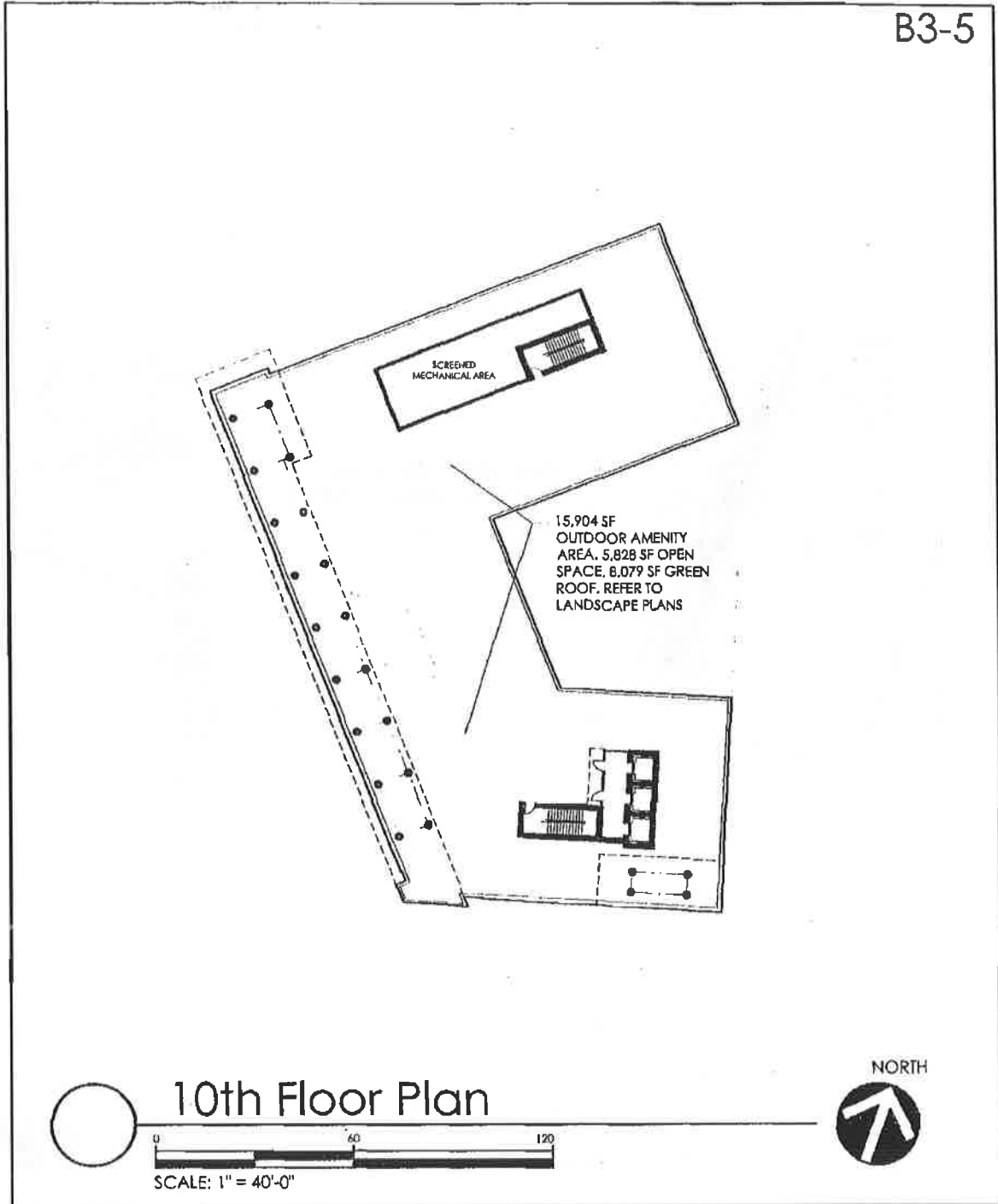
14410
2.27.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



DATE FOR PUBLICATION

B3-5



14410
3.16.17

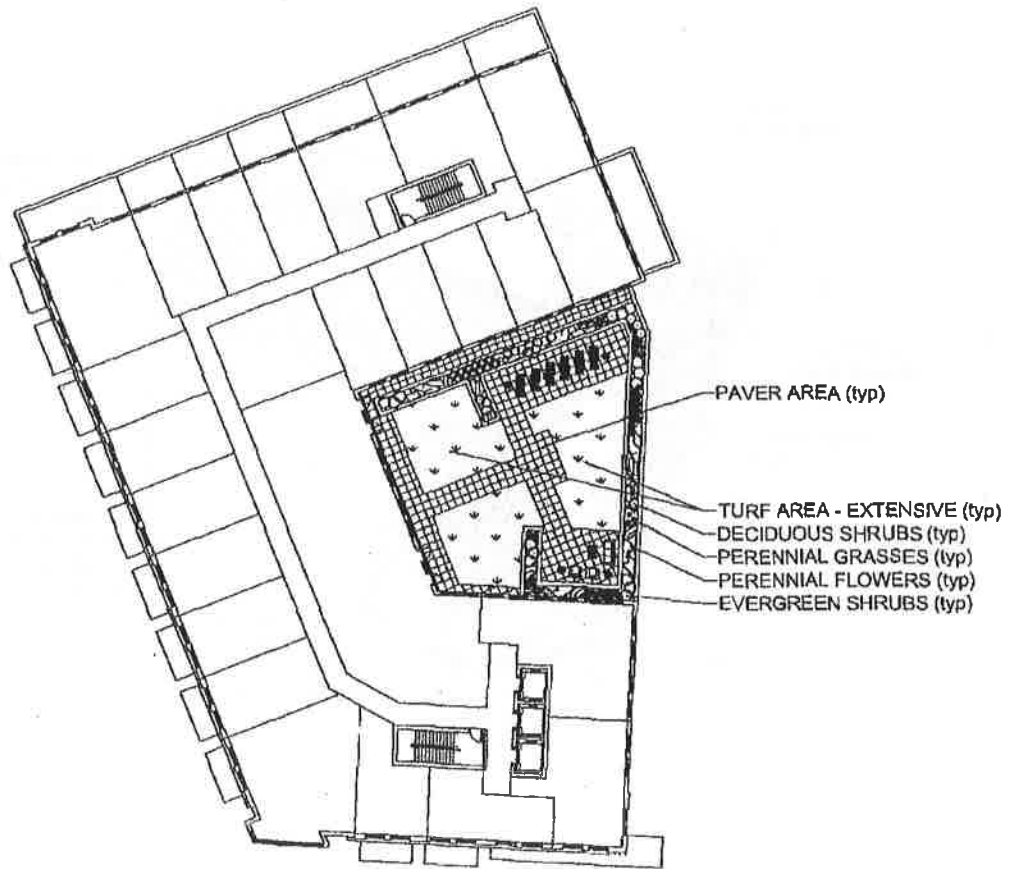
Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION

ROOF LANDSCAPE CALCULATIONS

	3RD FLR.	10TH FLR.	REQUIRED	PROVIDED
GREEN ROOF LANDSCAPE	2309 SF	8079 SF	10019 SF	10388 SF
OPEN SPACE	3136 SF	5828 SF	7092 SF	8964 SF



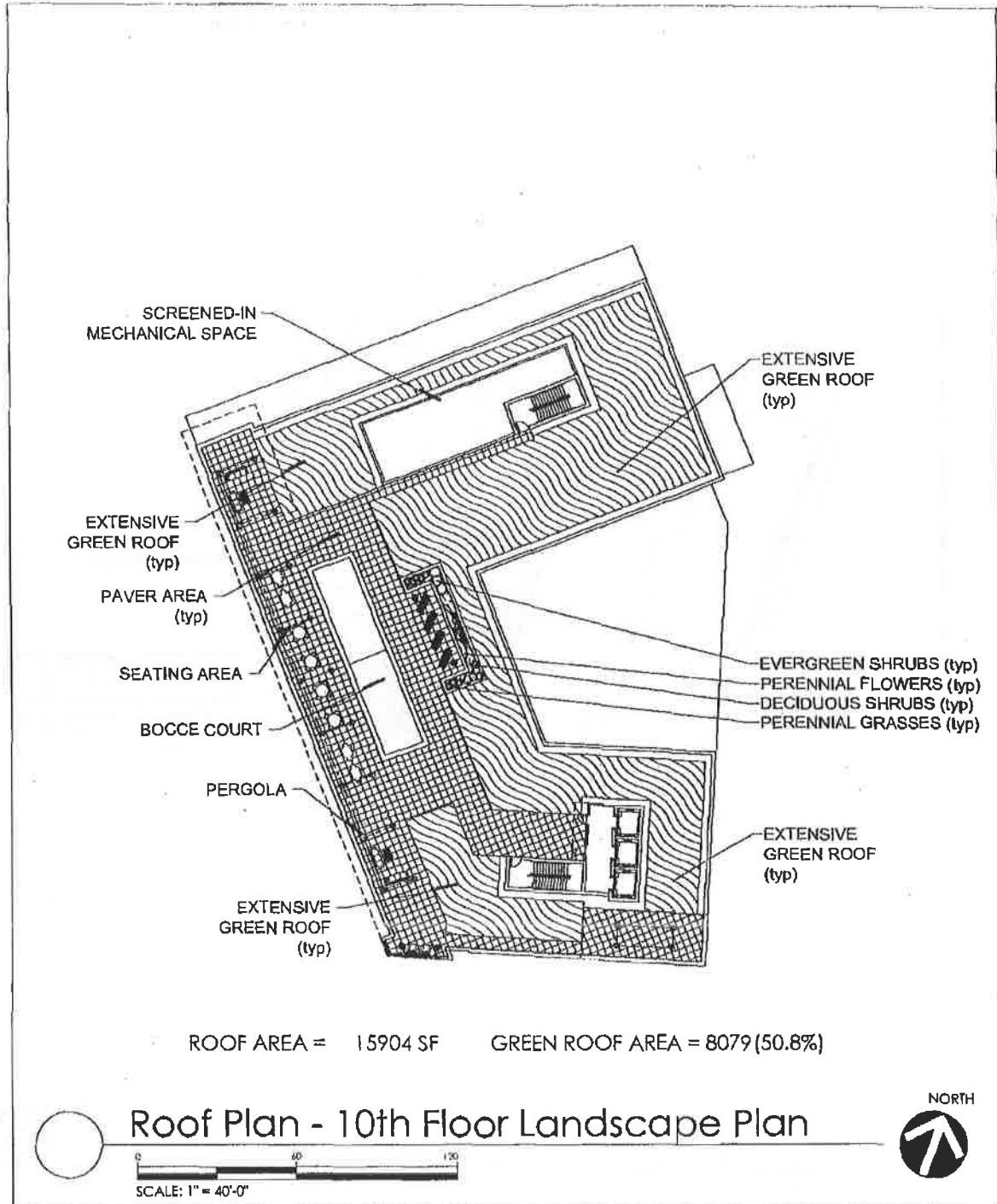
ROOF AREA = 4282 SF GREEN ROOF AREA = 2309 (53.9%)



Roof Plan - 3rd Floor Landscape Plan



PLANNING DEPARTMENT



Roof Plan - 10th Floor Landscape Plan

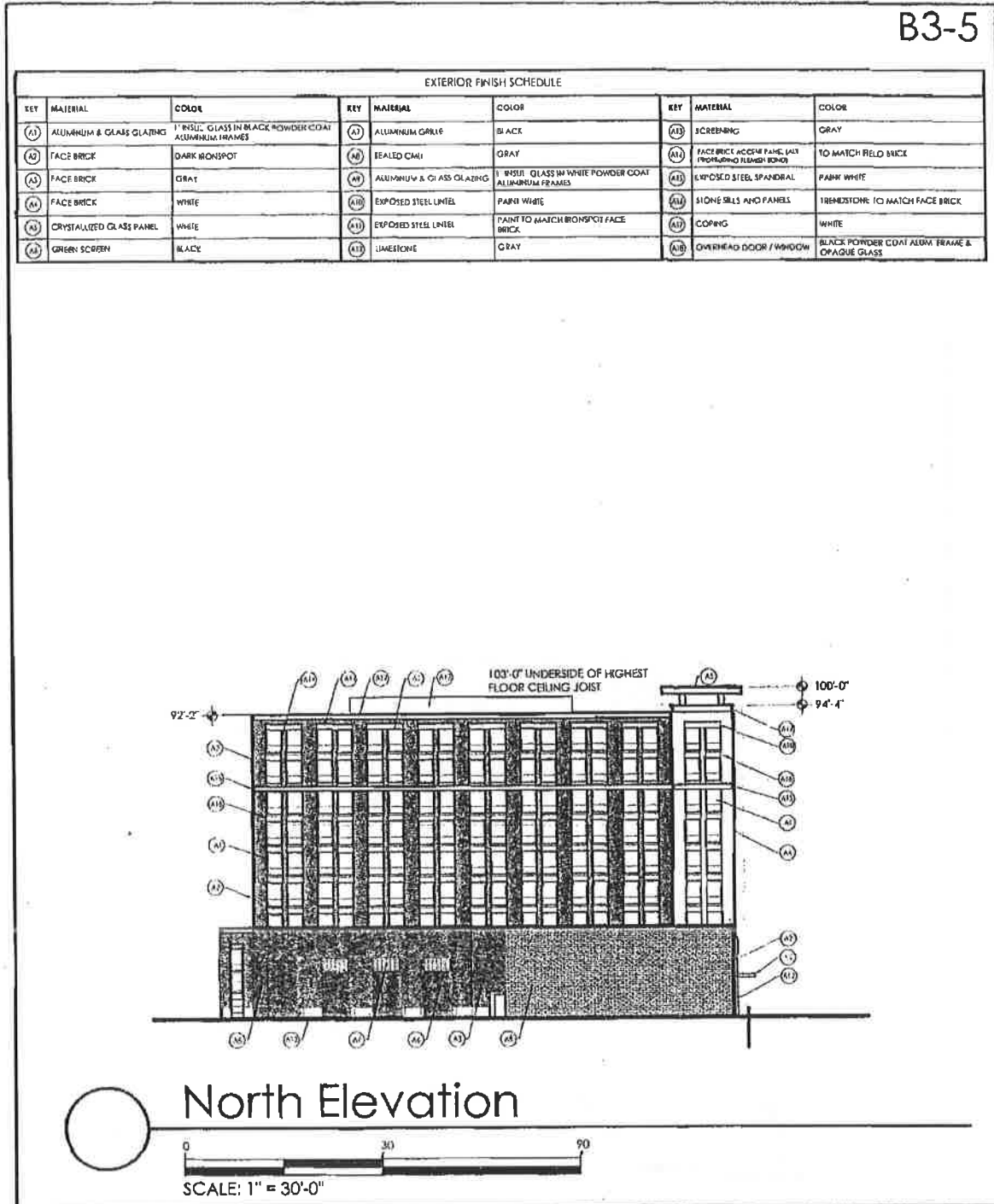
14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION

B3-5

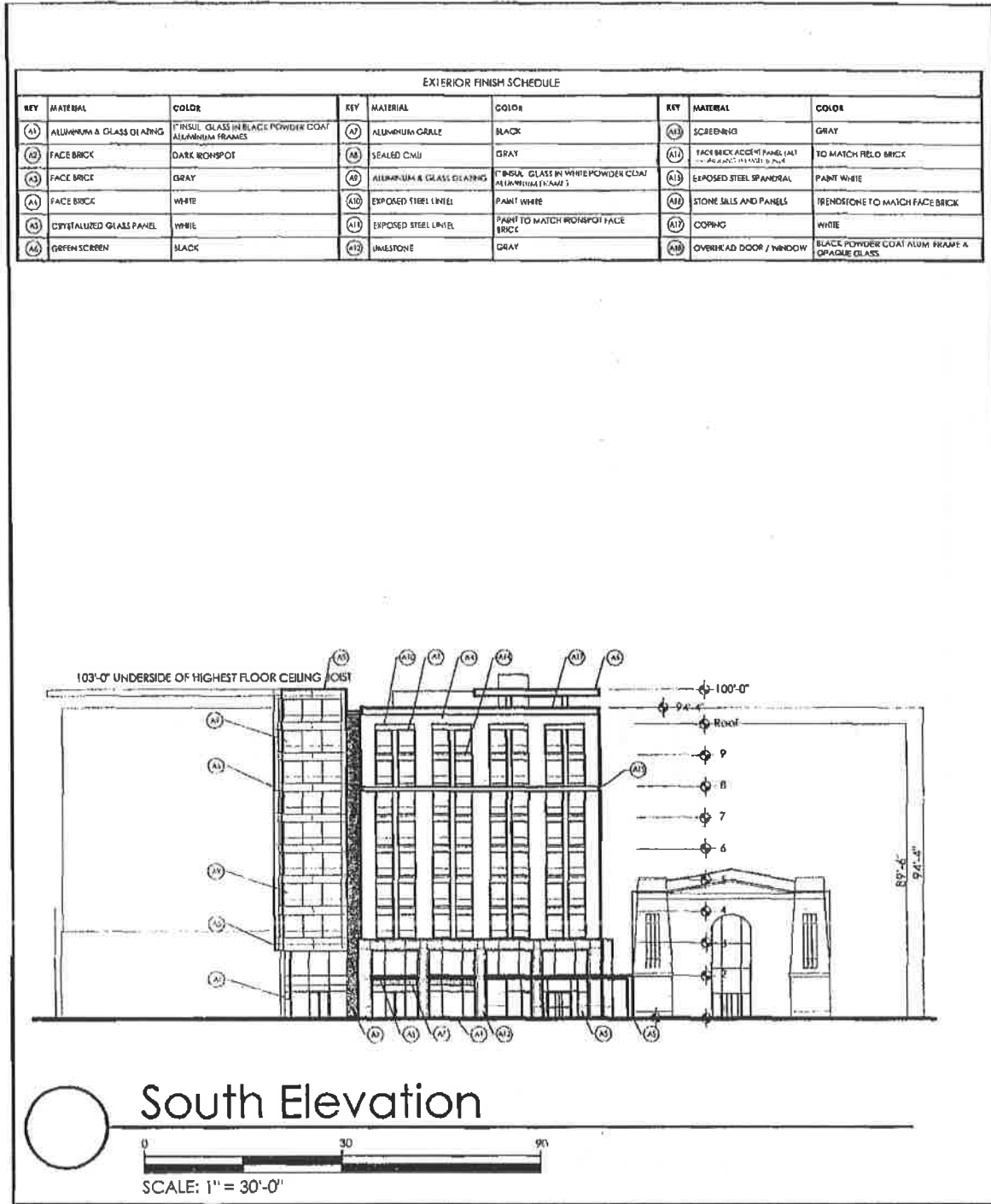


14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION



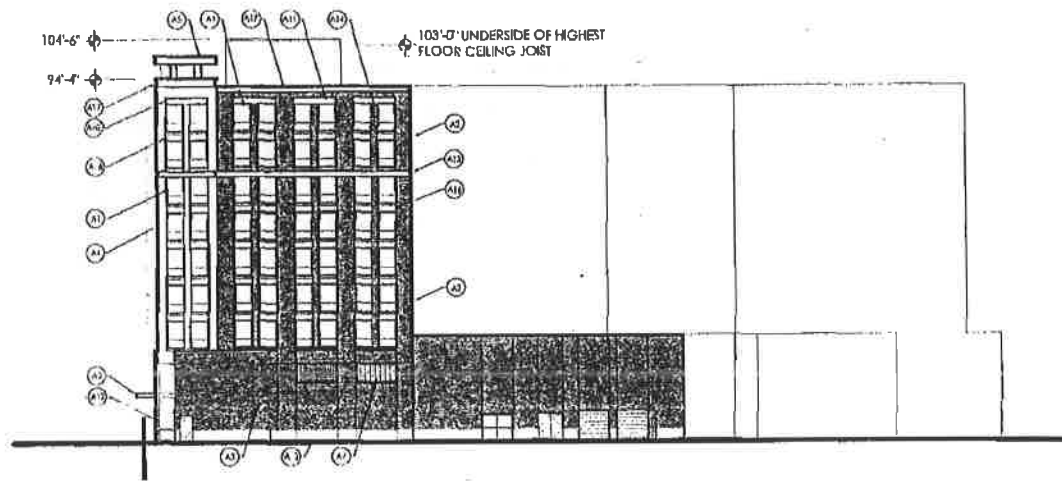
14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



B3-5

EXTERIOR FINISH SCHEDULE								
KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
(A1)	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN BLACK POWDER COAT ALUMINUM & GLASS SYSTEMS	(A2)	ALUMINUM CURBLE	BLACK	(A12)	SCREENING	GRAY
(A2)	FACE BRICK	DARK IRONSPOT	(A3)	SEALED CANU	GRAY	(A13)	FACE BRICK ACCENT PAINT (PANTONE 6503B)	TO MATCH FIELD BRICK
(A3)	FACE BRICK	GRAY	(A4)	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	(A14)	EXPOSED STEEL SPANDREL	PAINT WHITE
(A4)	FACE BRICK	WHITE	(A15)	EXPOSED STEEL LINTEL	PAINT WHITE	(A15)	STONE SILLS AND PANELS	TRENDSTONE TO MATCH FACE BRICK
(A5)	CRYSTALLINE GLASS PANEL	WHITE	(A16)	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	(A17)	COPING	WHITE
(A6)	GREEN SCREEN	BLACK	(A18)	LIMESTONE	GRAY	(A18)	OVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM. FRAME & OPAQUE GLASS



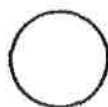
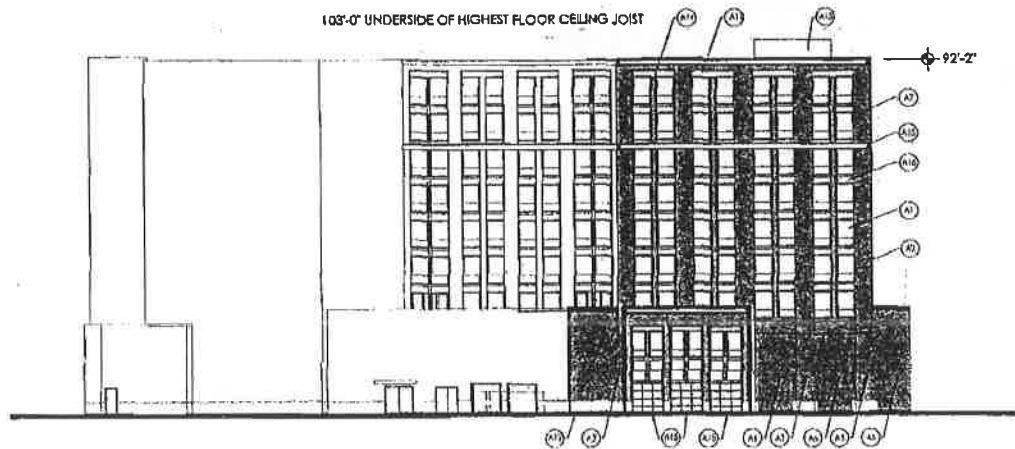
East Elevation



FINAL FOR PUBLICATION

B3-5

EXTERIOR FINISH SCHEDULE								
KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR	KEY	MATERIAL	COLOR
A1	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN BLACK POWDER COAT ALUMINUM FRAMES	A7	ALUMINUM GRILLE	BLACK	A13	SCREENING	GRAY
A2	FACE BRICK	DARK IRONSPOT	A8	SEALBO CMU	GRAY	A14	FACE BRICK ACCENT PANEL (A1 WITH LEADING KLEMSH BOND)	TO MATCH RED BRICK
A3	FACE BRICK	GRAY	A9	ALUMINUM & GLASS GLAZING	1" INSUL. GLASS IN WHITE POWDER COAT ALUMINUM FRAMES	A15	EXPOSED STEEL SPANDREL	PAINT WHITE
A4	FACE BRICK	WHITE	A10	EXPOSED STEEL LINTEL	PAINT WHITE	A16	STONE STELS AND PANELS	IRONSTONE TO MATCH FACE BRICK
A5	CRYSTALLIZED GLASS PANEL	WHITE	A11	EXPOSED STEEL LINTEL	PAINT TO MATCH IRONSPOT FACE BRICK	A17	COPING	WHITE
A6	GREEN SCREEN	BLACK	A12	LIMESTONE	GRAY	A18	COVERHEAD DOOR / WINDOW	BLACK POWDER COAT ALUM. FRAME & OPAQUE GLASS



East Elevation



SCALE: 1" = 30'-0"

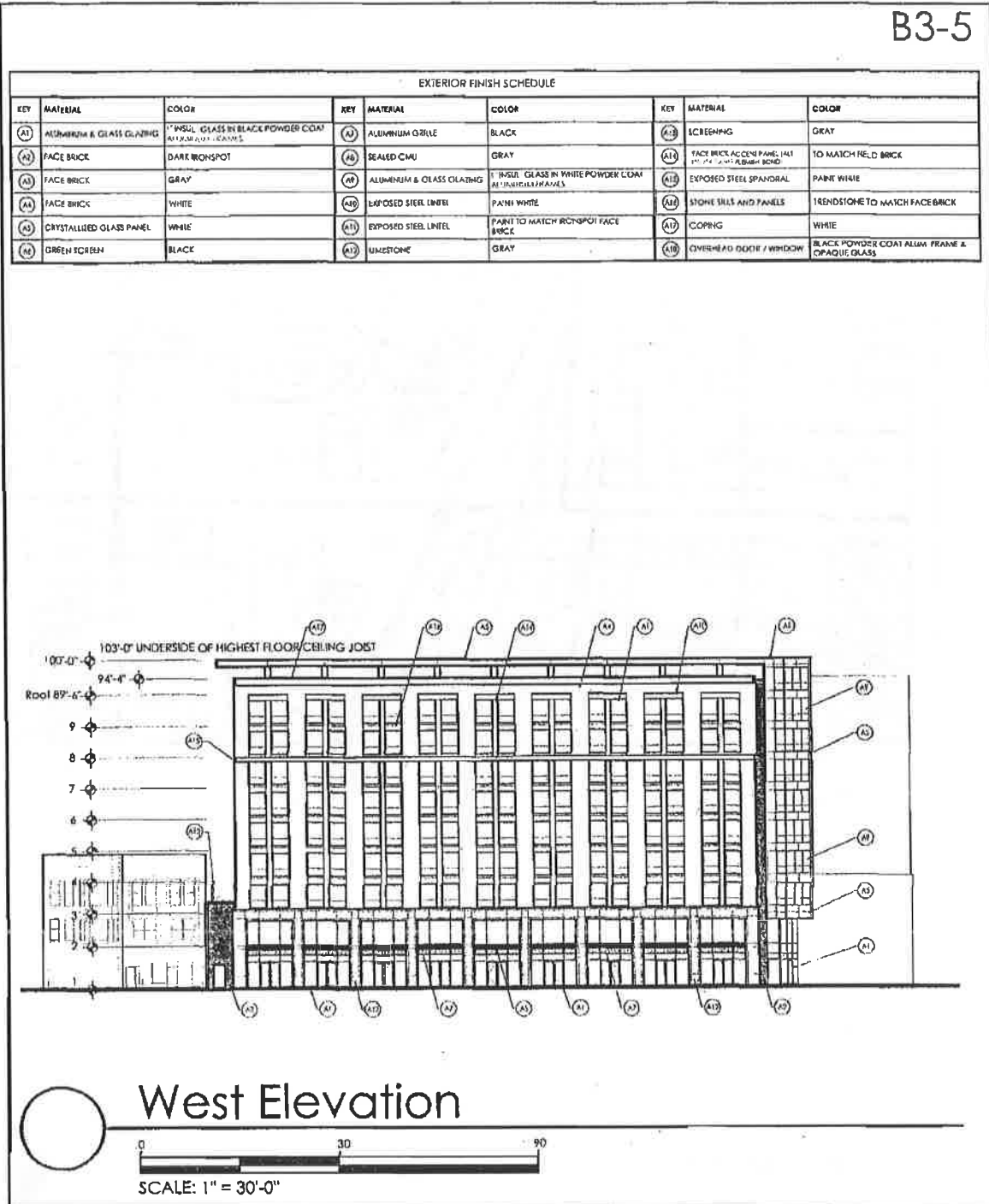
14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION

B3-5

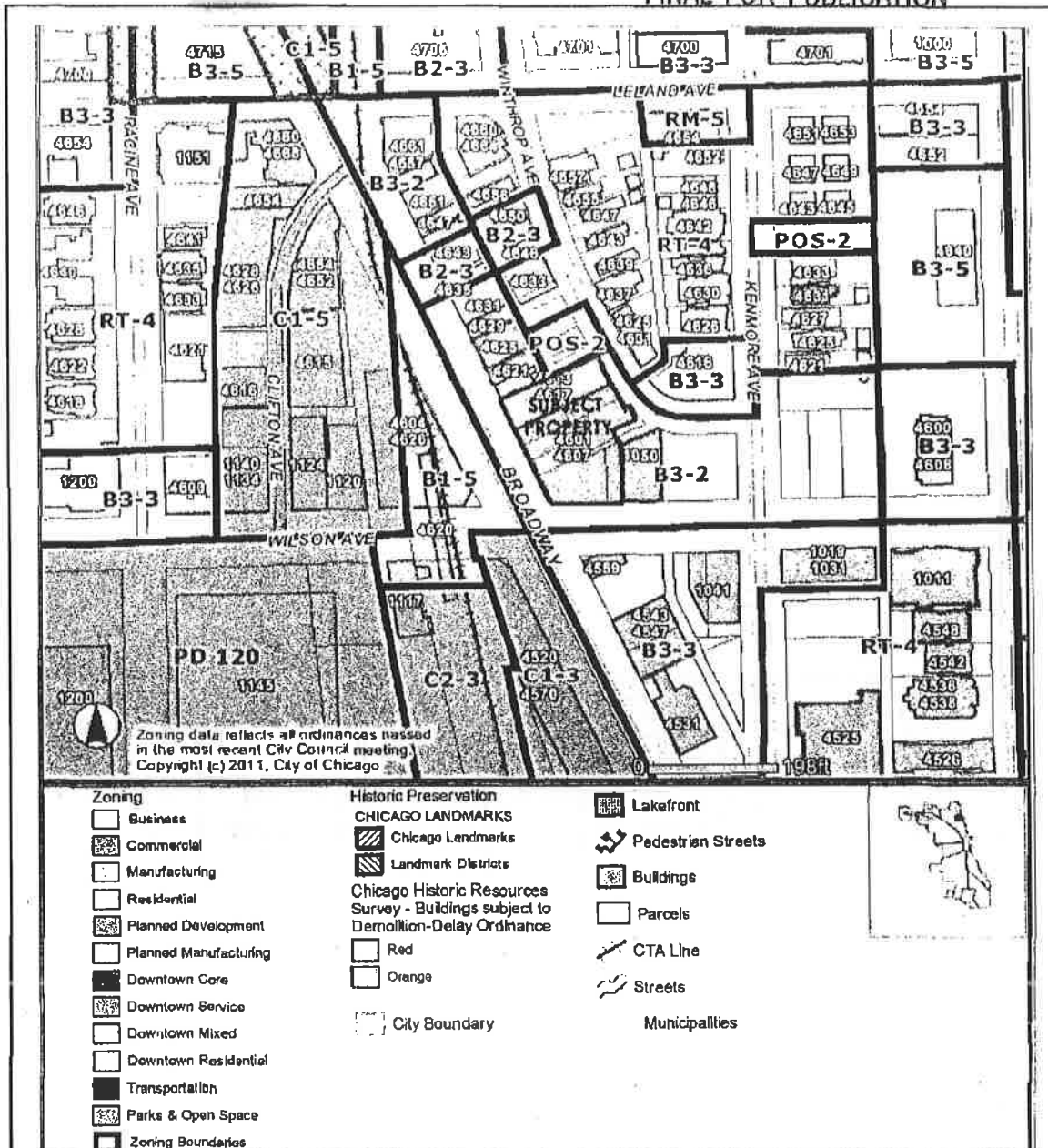


14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL



FINAL FOR PUBLICATION



Zoning Map



14410
3.16.17

Mixed Use Development
4601 N. Broadway Street Chicago, IL

