



CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

CHICAGO PLAN COMMISSION

Department of Planning and Development

BROADWAY RESIDENCES

1131 W. WINONA & 1135 W. WINONA (48 WARD)

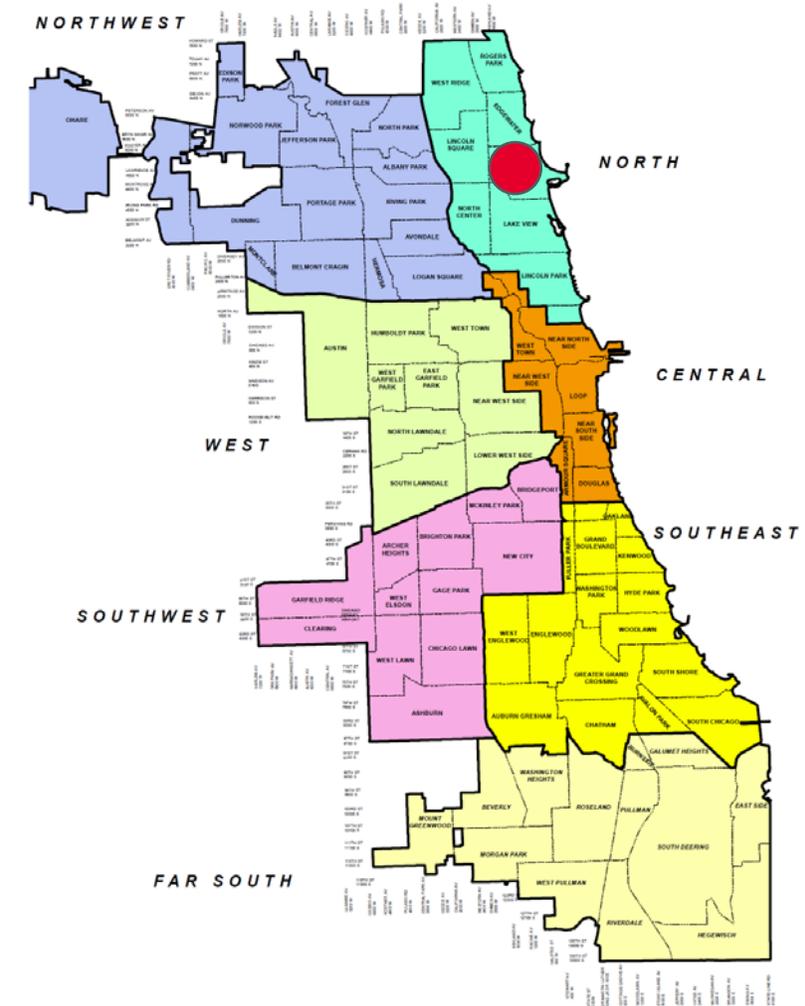
5050 NORTH BROADWAY PROPERTY, LLC

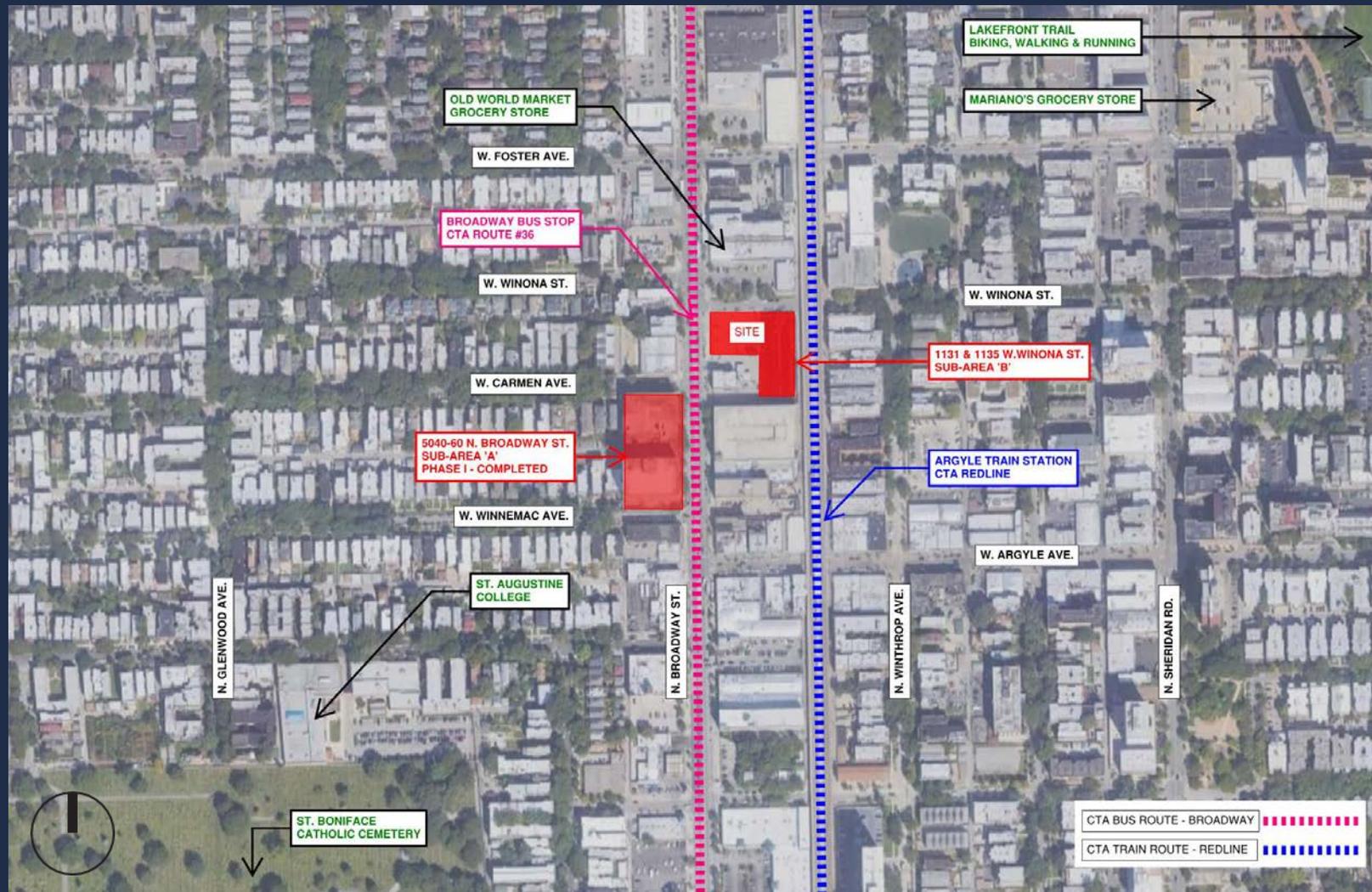
12/17/2020

★ Community Area Snap Shot

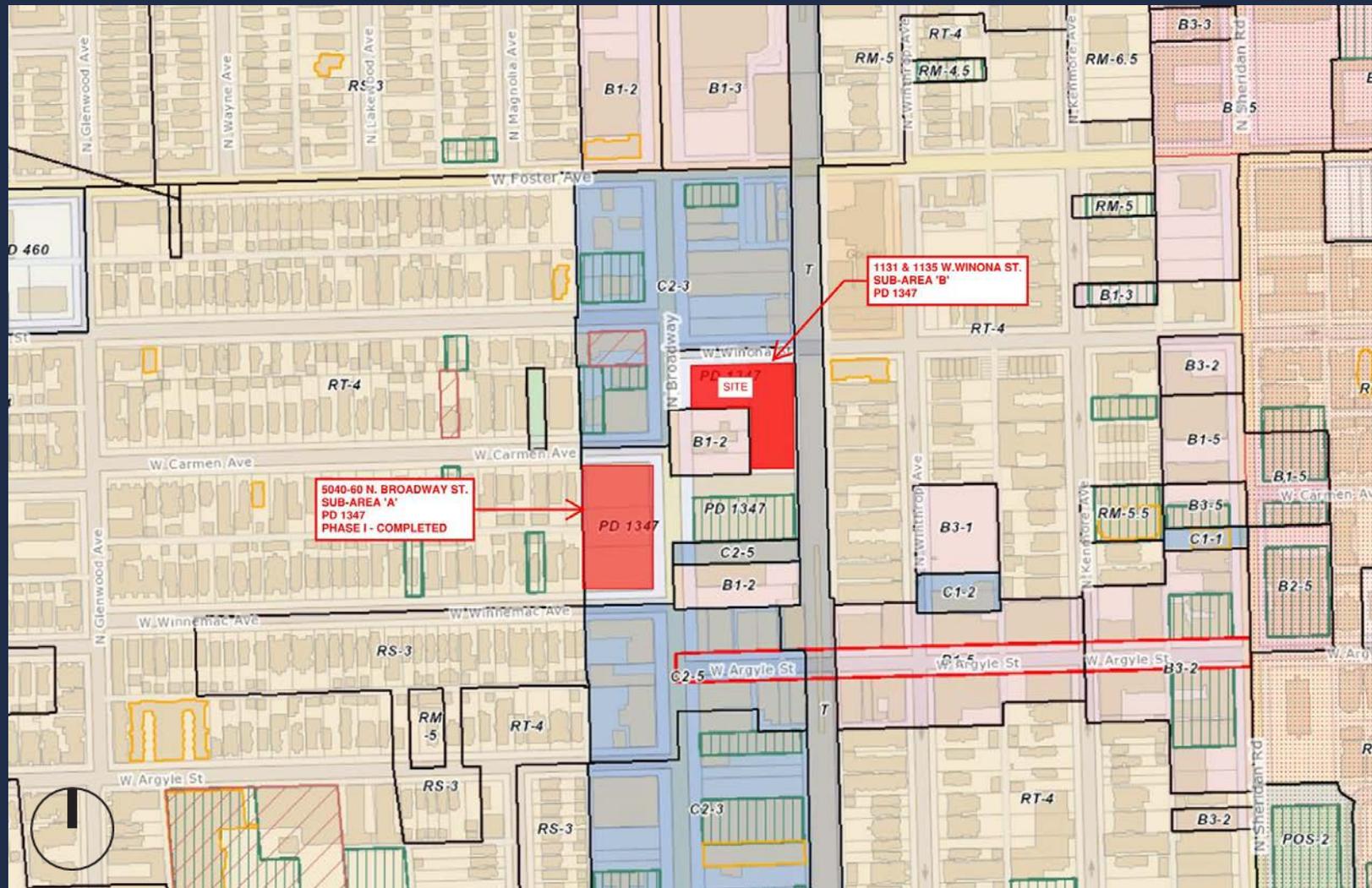
COMMUNITY AREA INFORMATION:

- Uptown Community
- Total Population: 58,424
 - 54.1% White non-Hispanic
 - 15.1% Hispanic or Latino
 - 17.5% Black non-Hispanic
 - 9.9% Asian non-Hispanic
- Median Income: \$51,889





SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



AERIAL VIEW FROM NORTHWEST

Pedestrian Context



EXISTING STREET CONTEXT



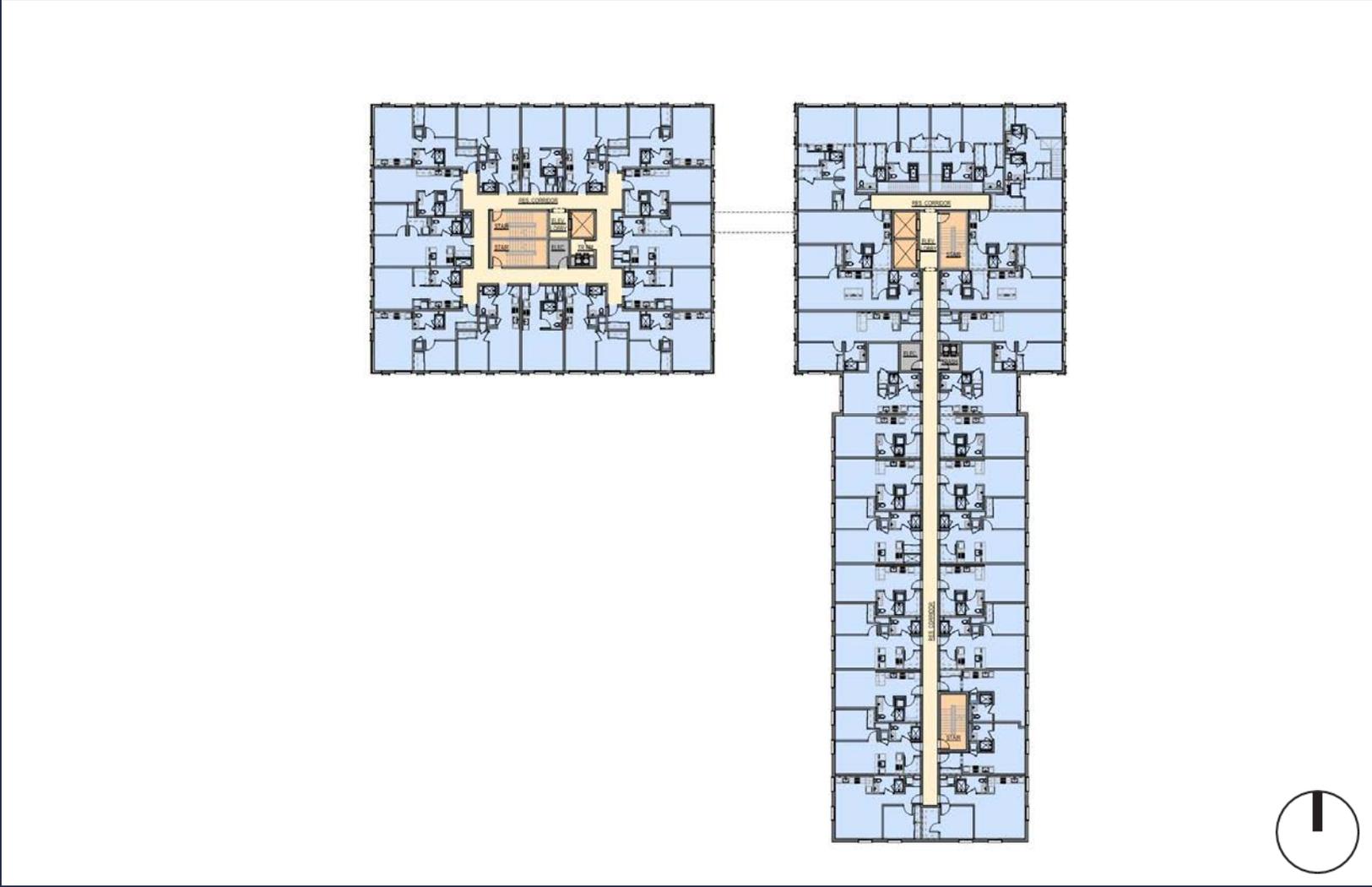
RENDERING AT STREET LEVEL

Project Timeline + Community Outreach

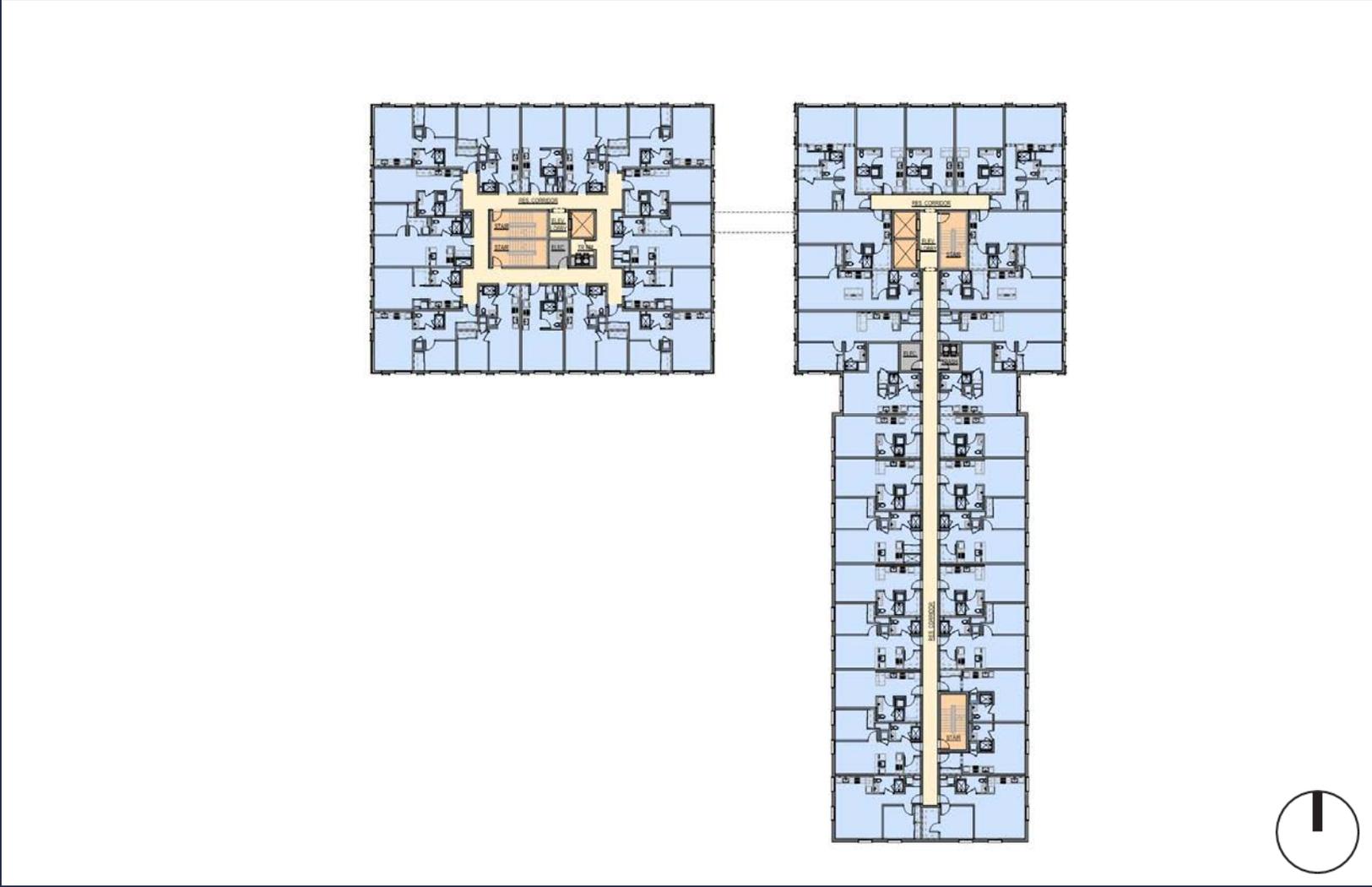
- PD approved in 2016 (PD 1347)
- Amended in 2016 to allow for daycare use at 5050 N. Broadway
- Current amendment filed July 2020



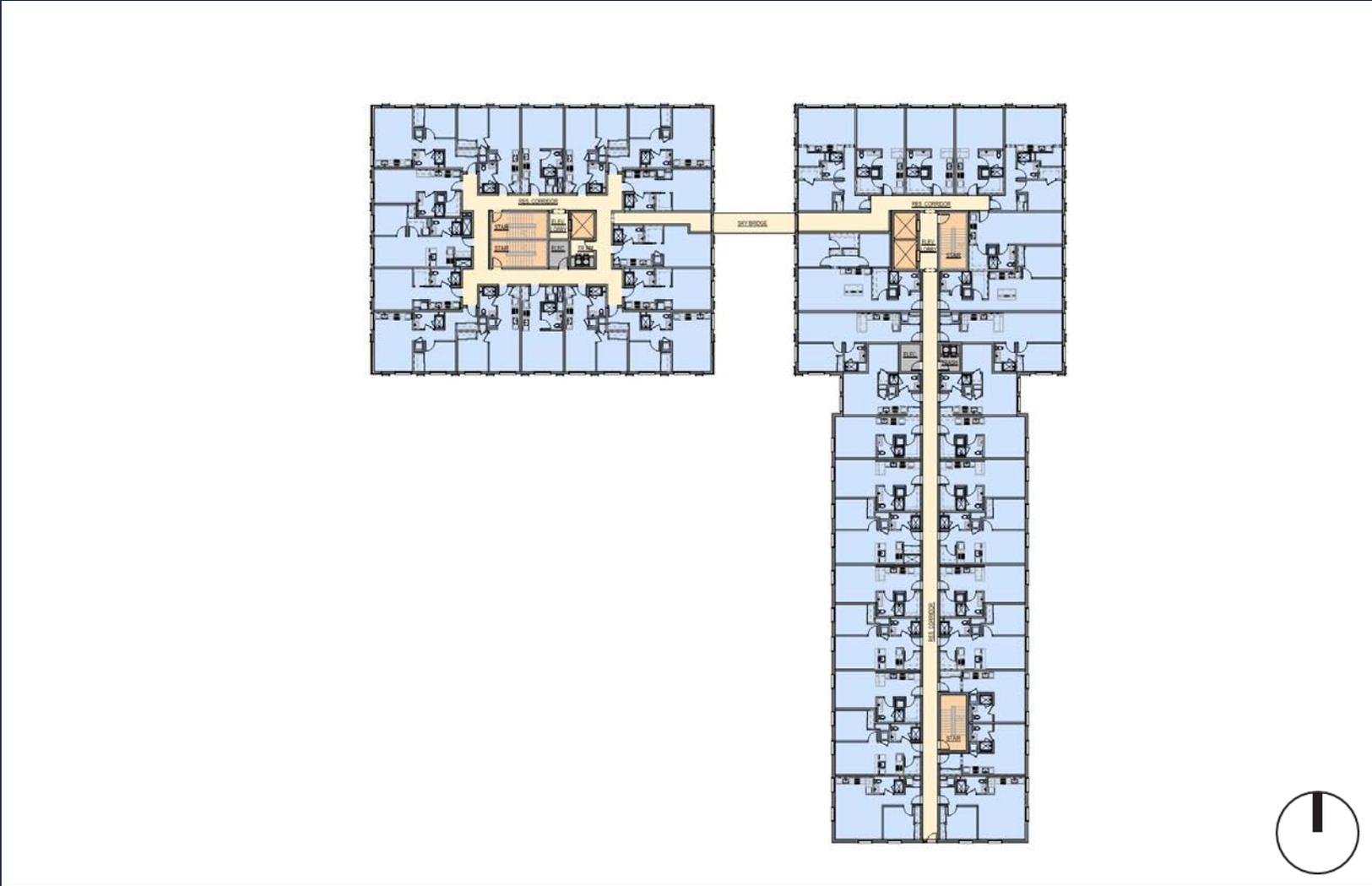
SITE + GROUND FLOOR PLAN



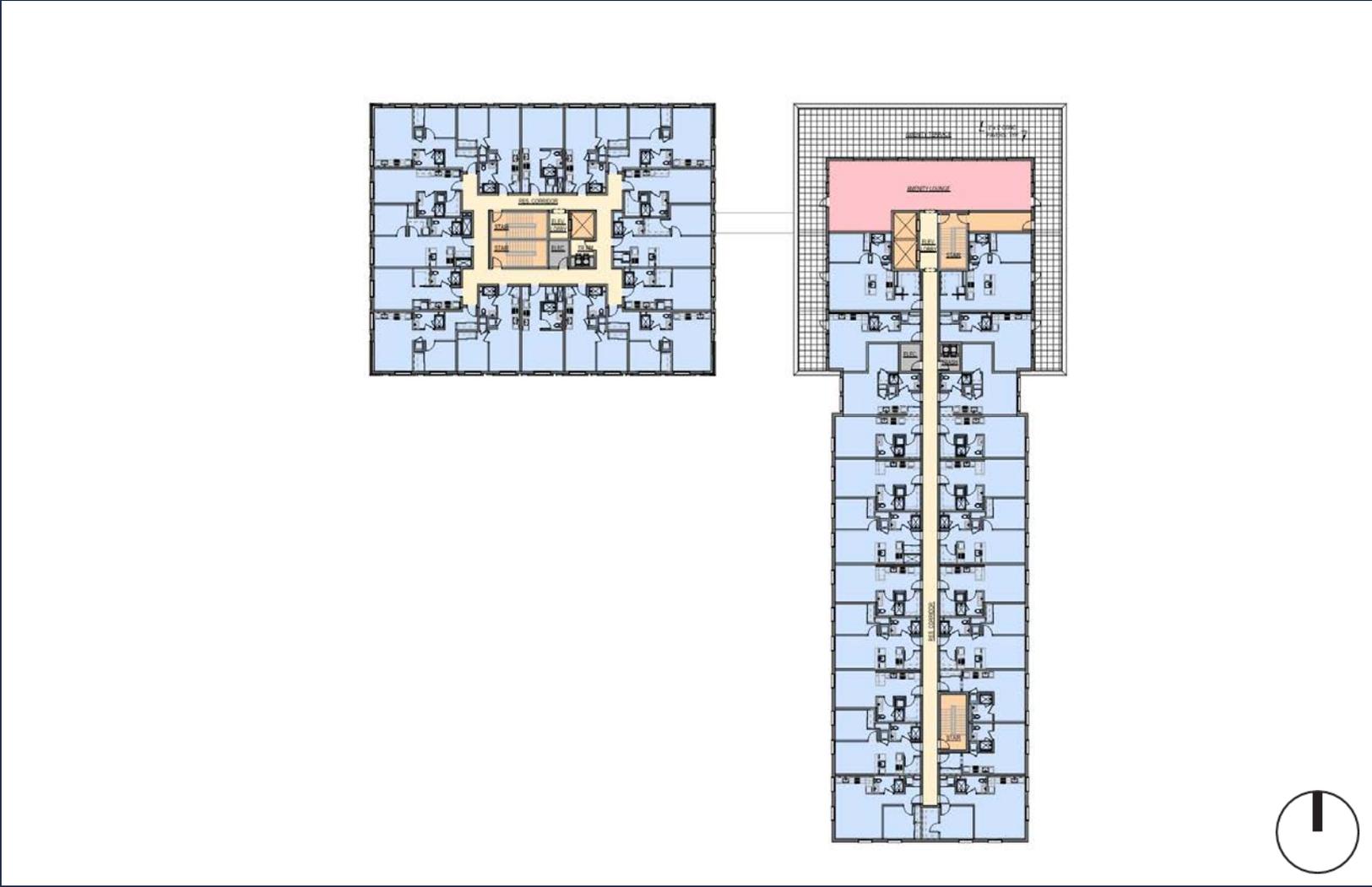
SECOND FLOOR PLAN



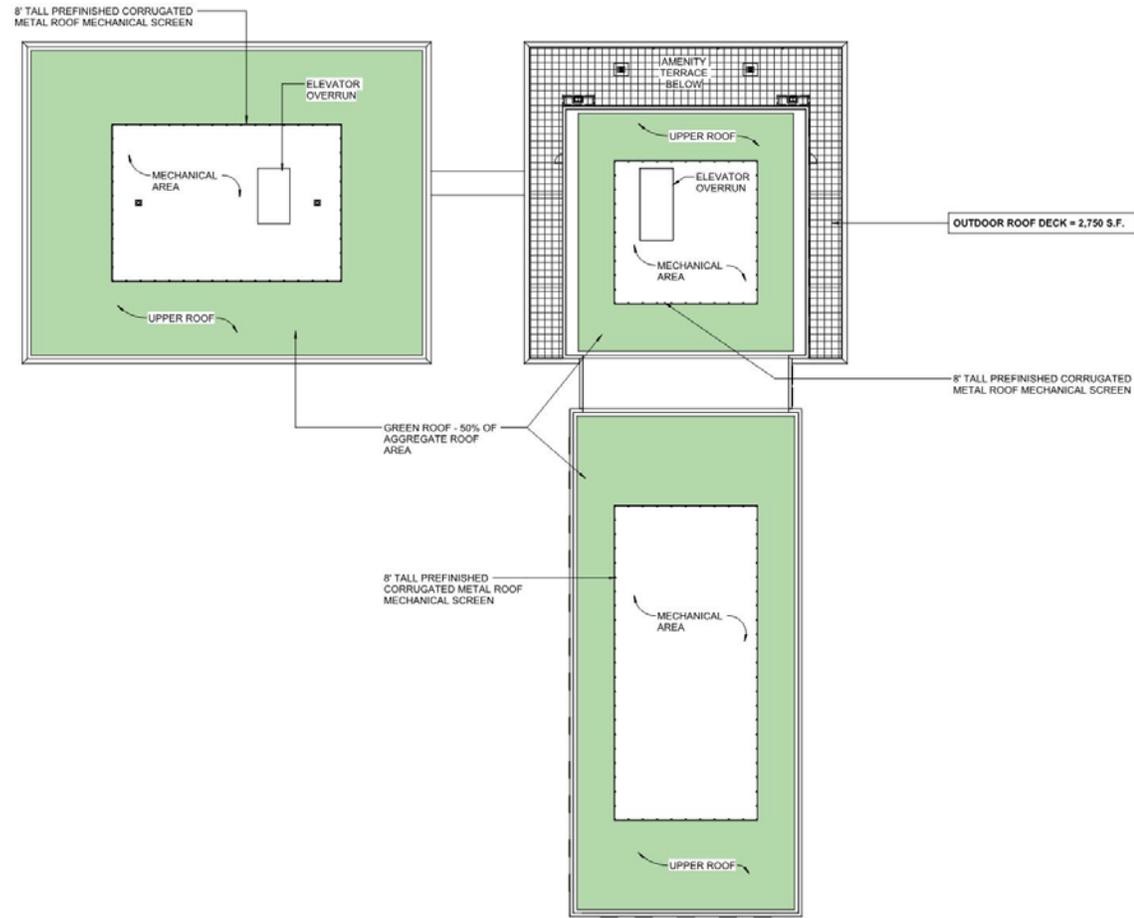
THIRD FLOOR PLAN



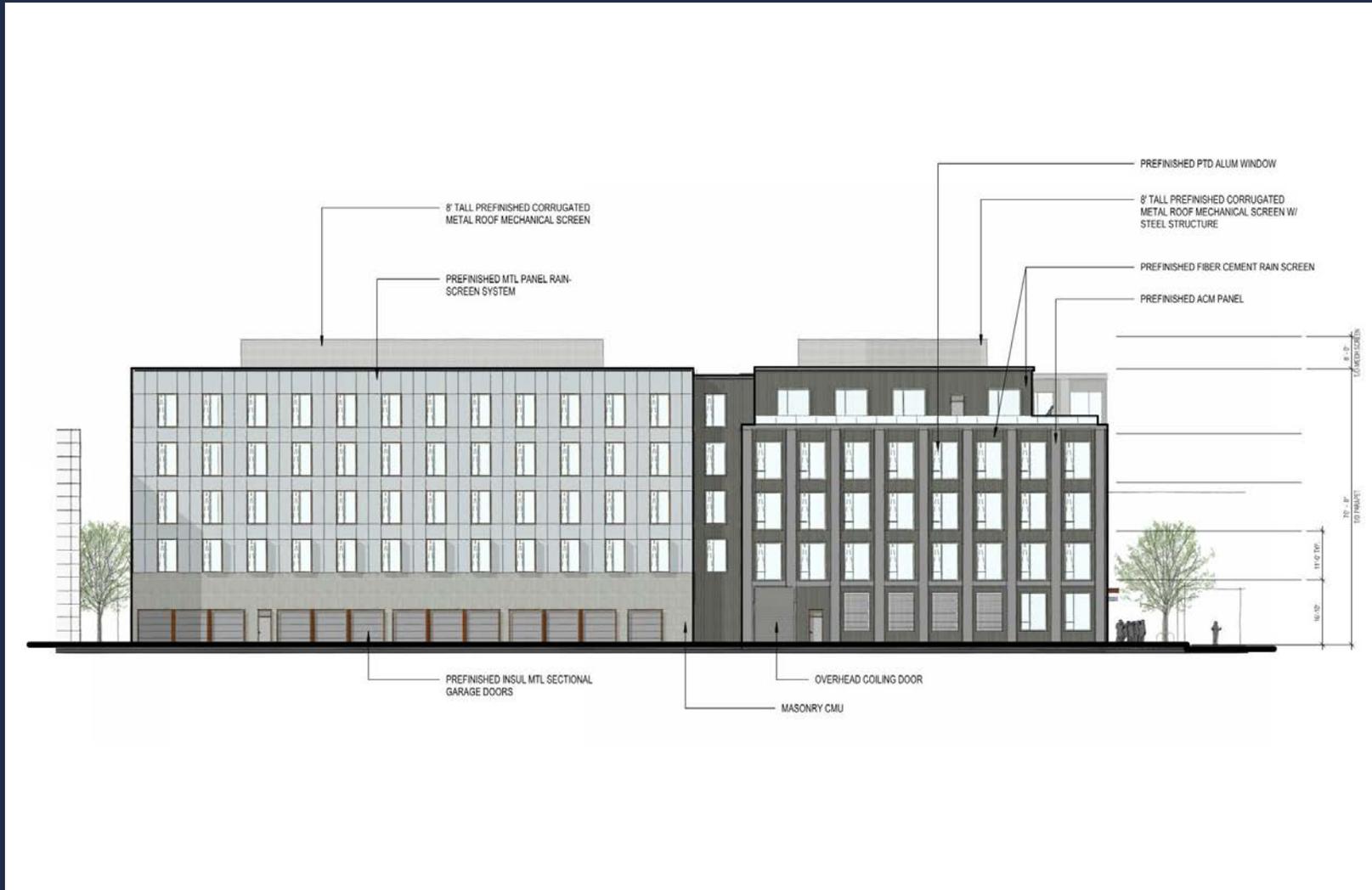
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



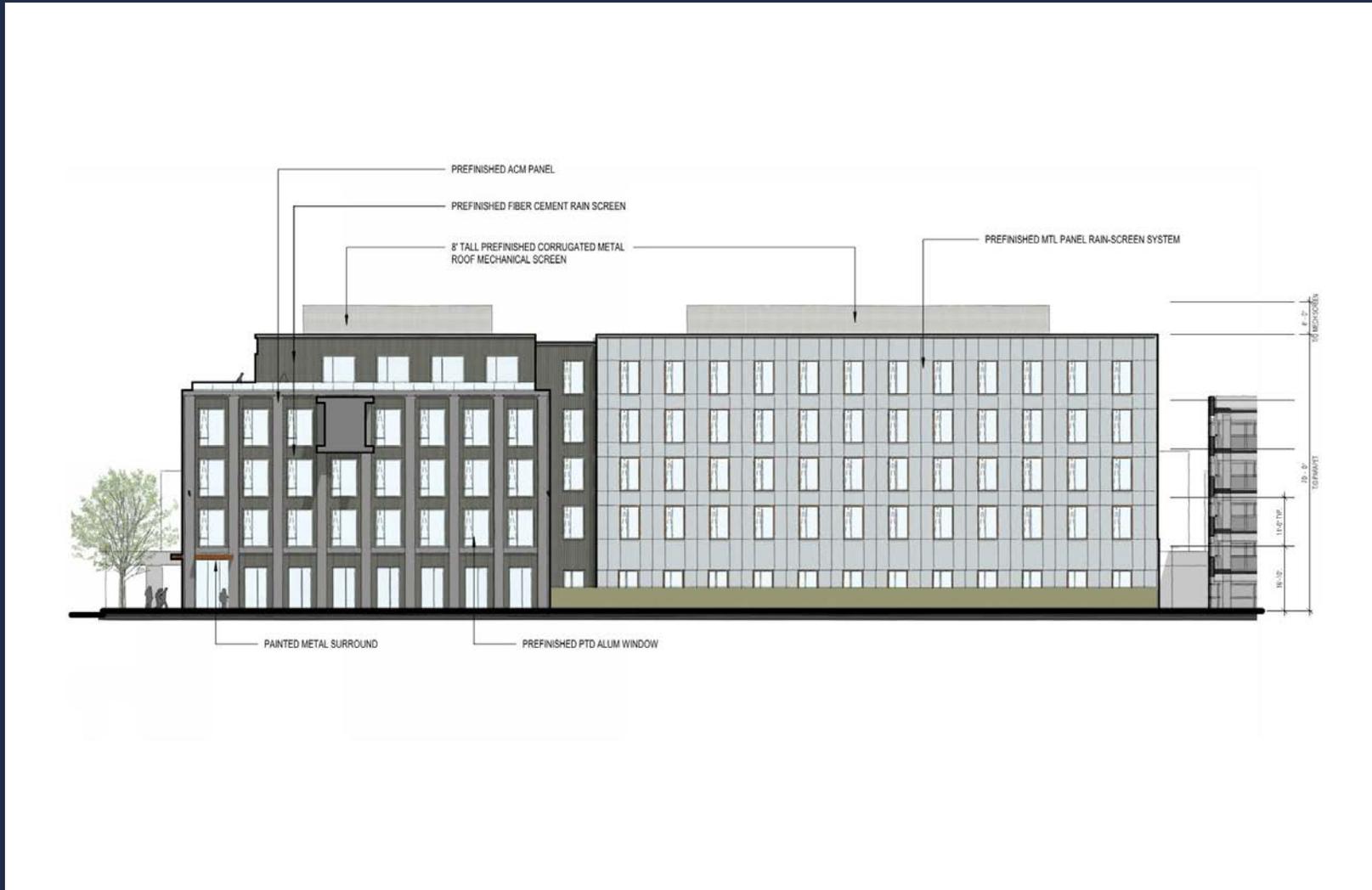
ROOF PLAN



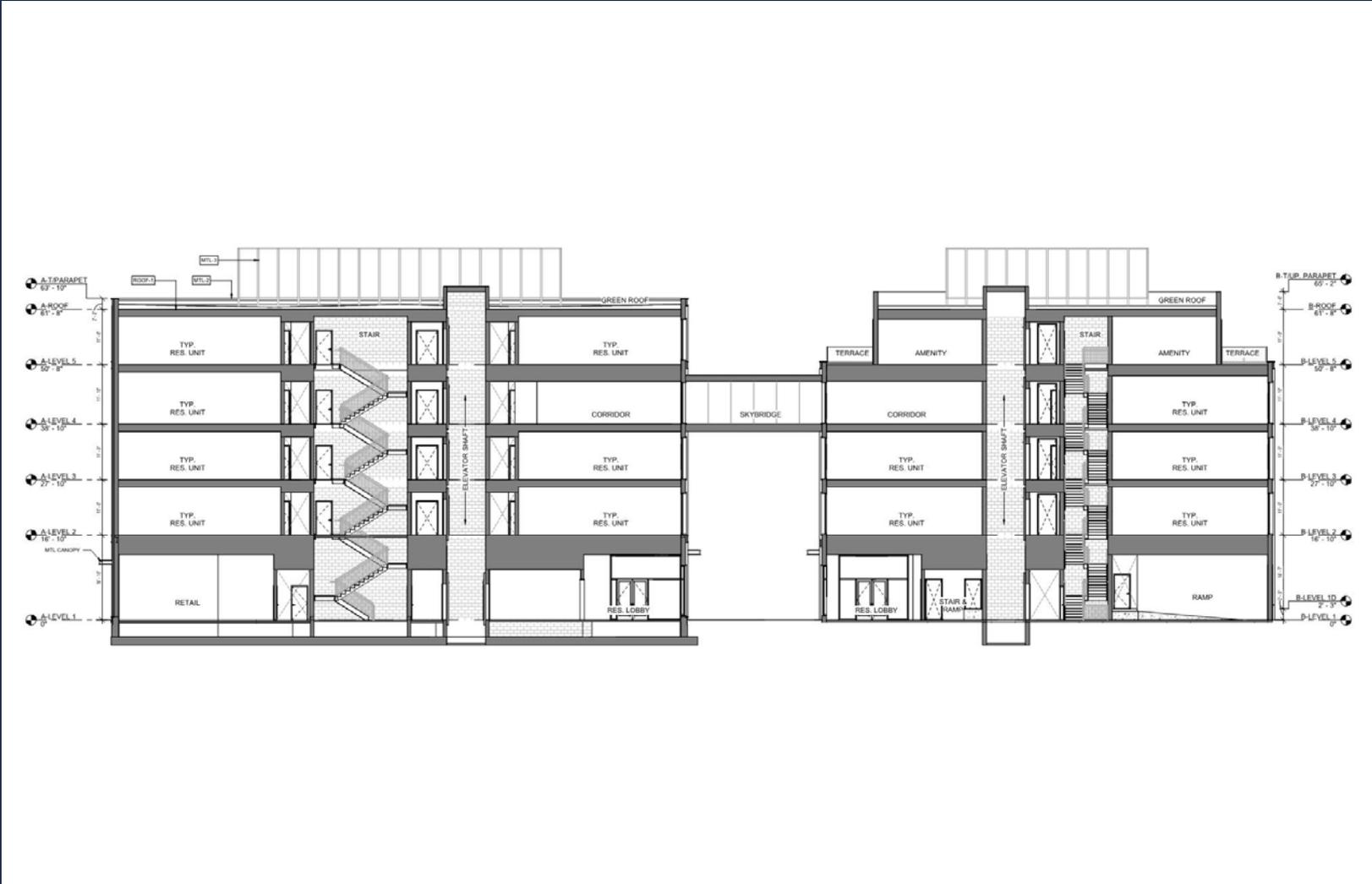
BUILDING ELEVATION - EAST



BUILDING ELEVATION – WEST



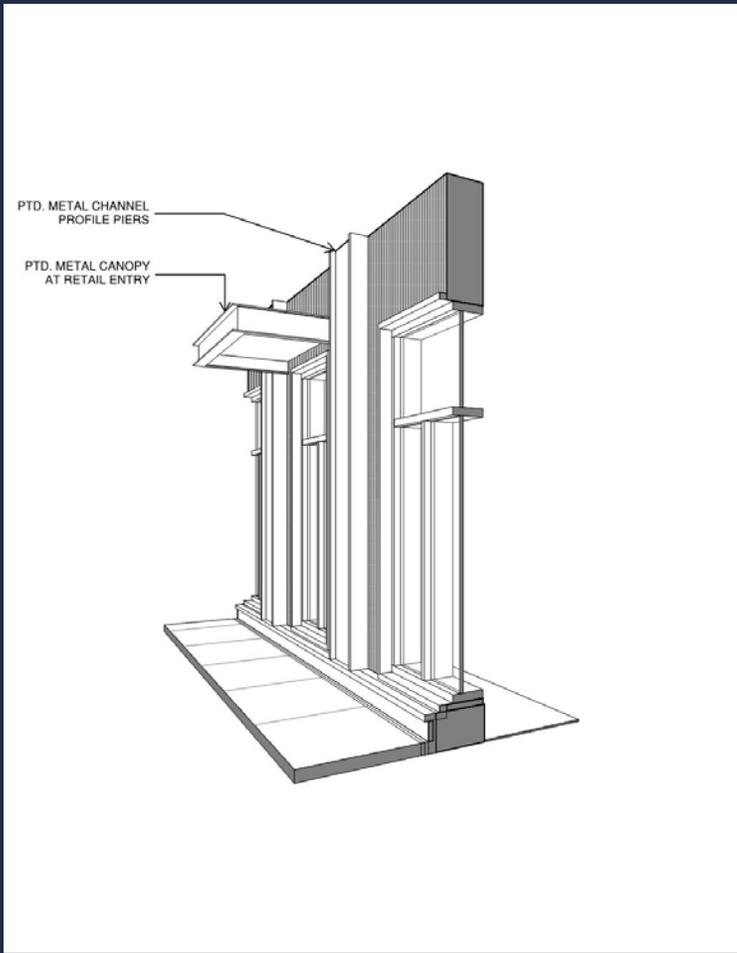
BUILDING ELEVATION – WEST @ PRIVATE ALLEY



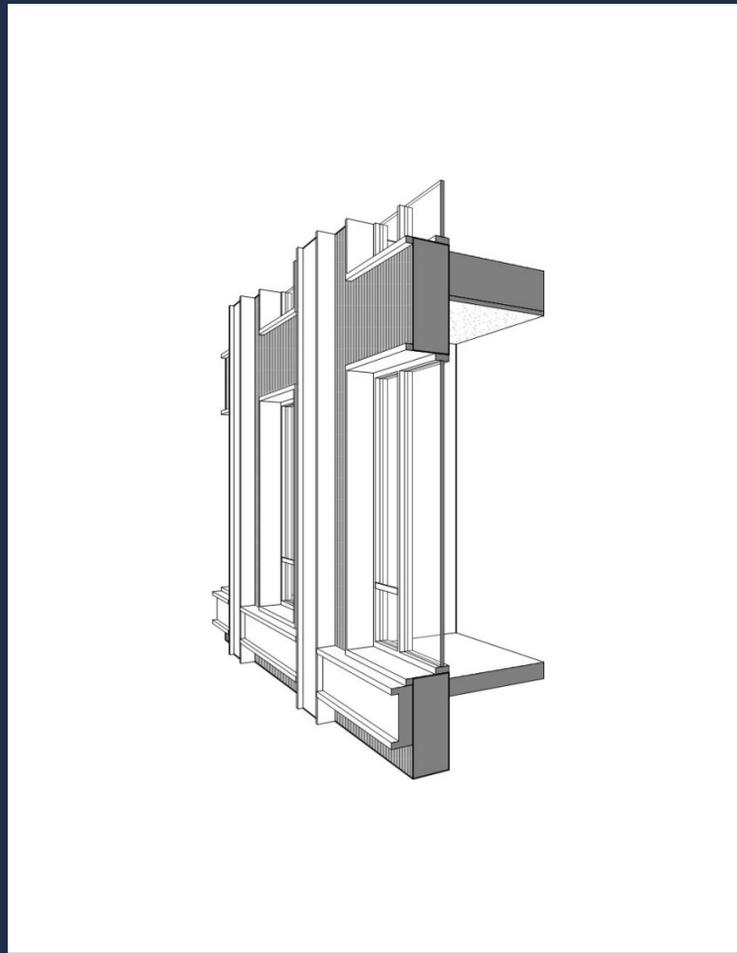
BUILDING SECTION – LOOKING NORTH



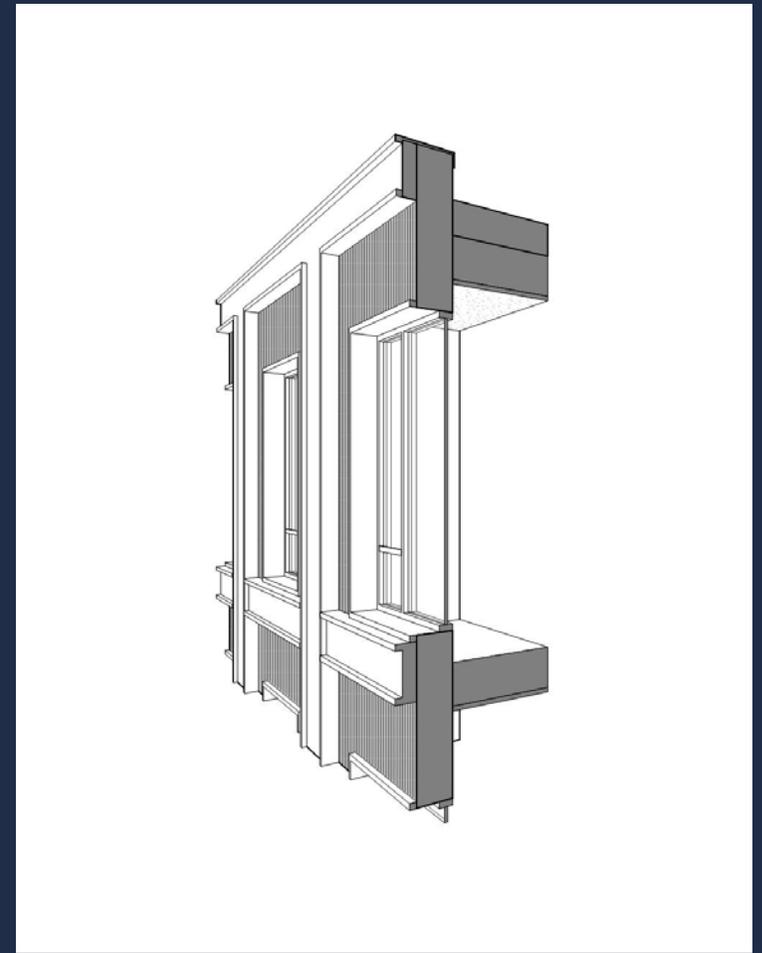
BUILDING SECTION – LOOKING WEST



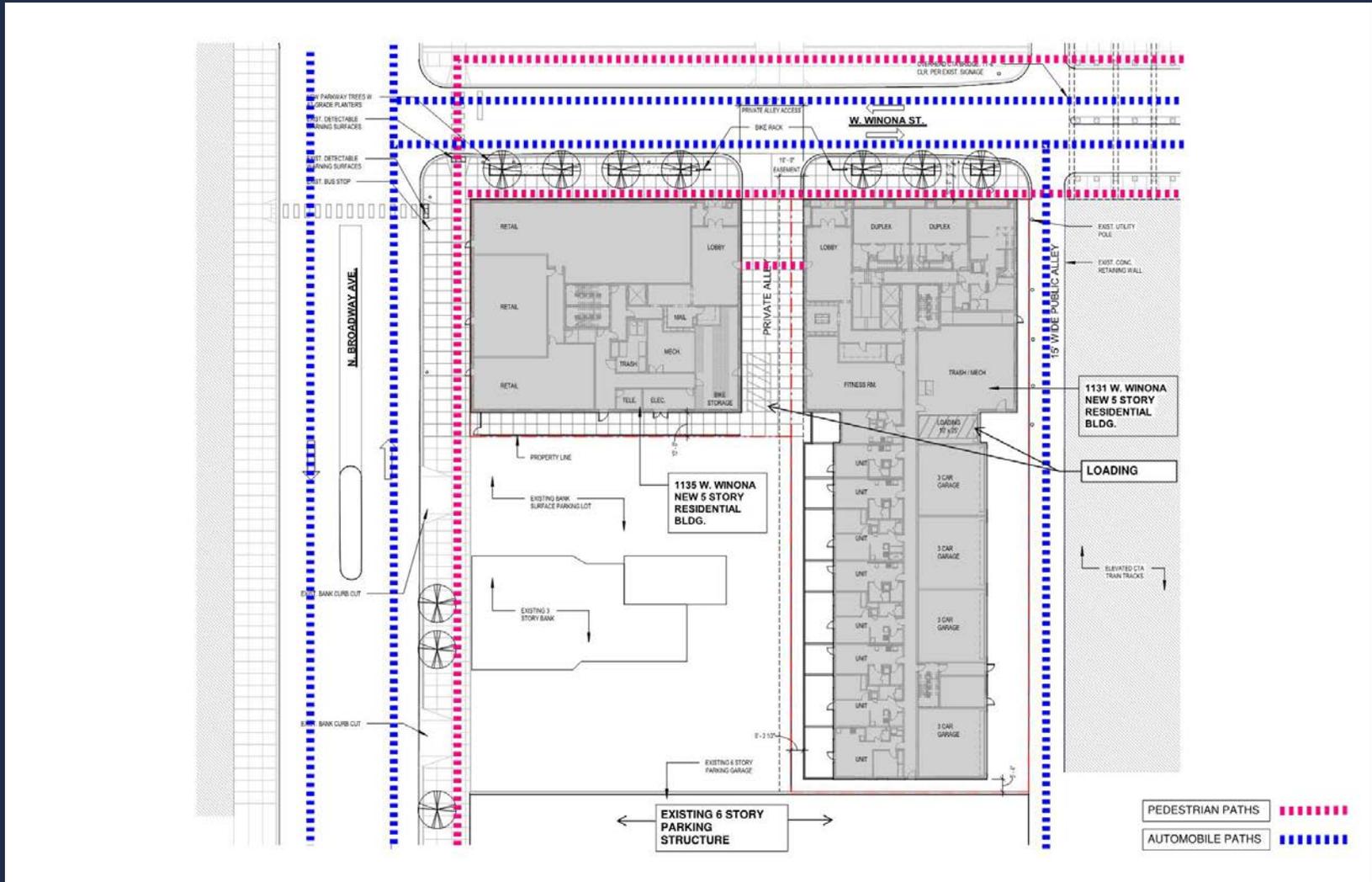
PARTIAL SECTION @ LEVEL 1



PARTIAL SECTION @ TYPICAL FLR.



PARTIAL SECTION @ PARAPET



TRANSPORTATION, TRAFFIC, AND PARKING

- GIVEN THE LOCATION OF THE SITE WITHIN AN URBAN AREA AND ITS PROXIMITY TO ALTERNATIVE MODES OF TRANSPORTATION, THE NUMBER OF GENERATED TRIPS WILL BE REDUCED. IN ADDITION, SOME RESIDENTS WILL UTILIZE TAXIS OR RIDE-SHARING TO ARRIVE AT THE SITE.
- THE EXISTING STREET SYSTEM HAS ADEQUATE CAPACITY TO ACCOMMODATE THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.
- ACCESS TO THE SITE WILL BE PROVIDED OFF THE PUBLIC ALLEY AND WILL ADEQUATELY ACCOMMODATE THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT.
- THE REMOVAL OF THE TWO EXISTING ACCESS DRIVES ON SHERIDAN ROAD WILL IMPROVE THE TRAFFIC FLOW AND REDUCE THE NUMBER OF CONFLICT POINTS.
- HIGH-VISIBILITY CROSSWALKS SHOULD BE PROVIDED AT THE INTERSECTION OF KENMORE AVENUE AND CATALPA AVENUE.
- IN ORDER TO ACCOMMODATE DROP-OFF AND PICK-UP CURB ACTIVITIES, A 50-FOOT LAYBY LANE IS PROPOSED ON SHERIDAN ROAD.

NEED TO PROVIDE



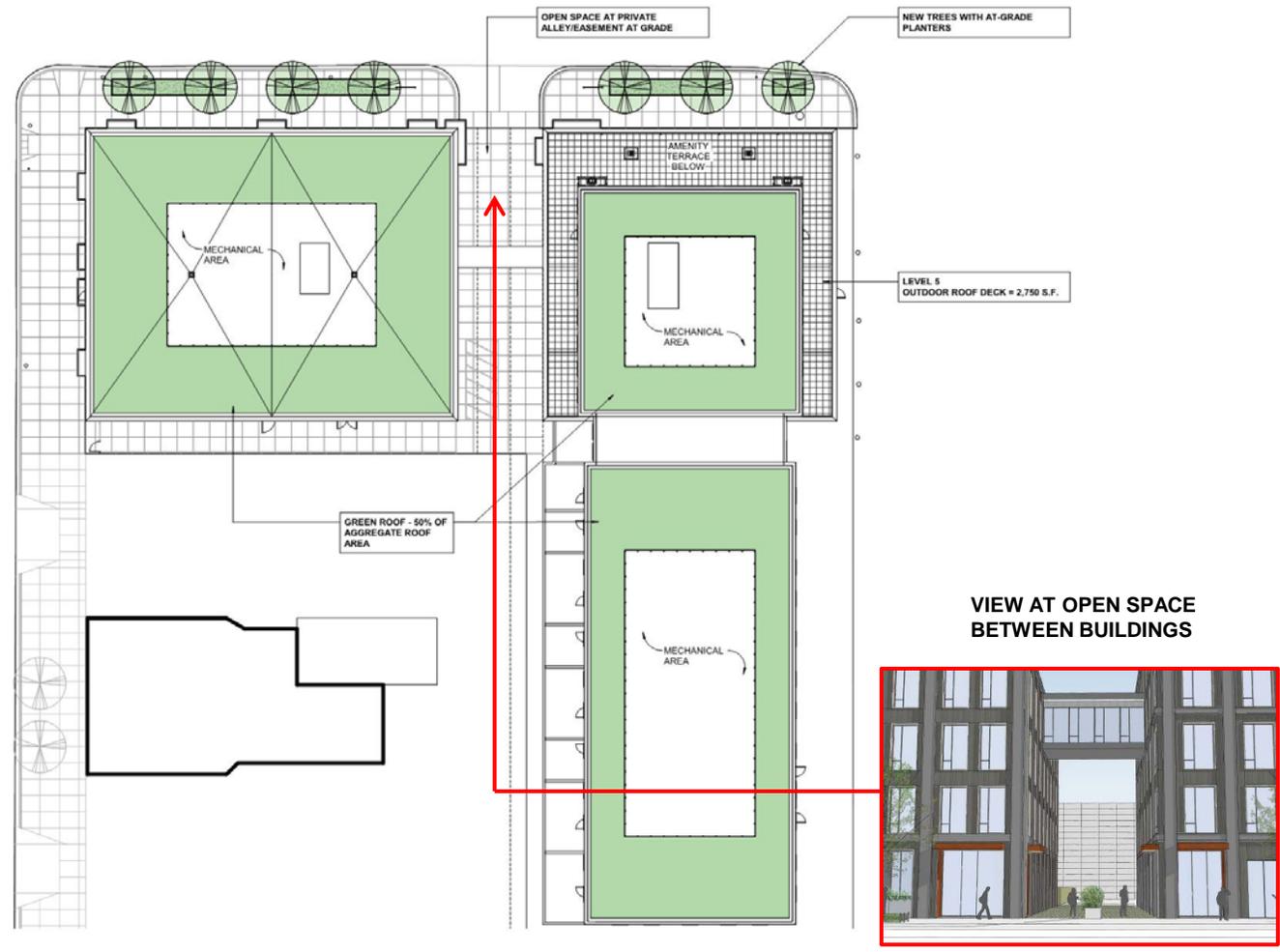
VIEW FROM BROADWAY @ RETAIL STOREFRONTS

- CONTINUATION OF RETAIL CORRIDOR ALONG BROADWAY ST.
- BUILDING ABUTS PROPERTY LINE AND SIDEWALK ALONG BROADWAY ST. TO ALIGN WITH OTHER BUILDINGS ALONG STREET
- RETAIL ENTRY DOORS AND LARGE EXPANSIVE GLAZED STOREFRONTS ALONG BROADWAY ST.
- PROMINENT STRUCTURE TO “HOLD” CORNER



ENLARGED ELEVATION @ RETAIL STOREFRONTS

- PEDESTRIAN FRIENDLY RETAIL AND PRESENCE ON BROADWAY ST.
- SCALE AND CONTEXT OF RETAIL @ GRADE SIMILAR TO OTHER BUILDINGS IN NEIGHBORHOOD
- CANOPIES AT RETAIL ENTRANCES



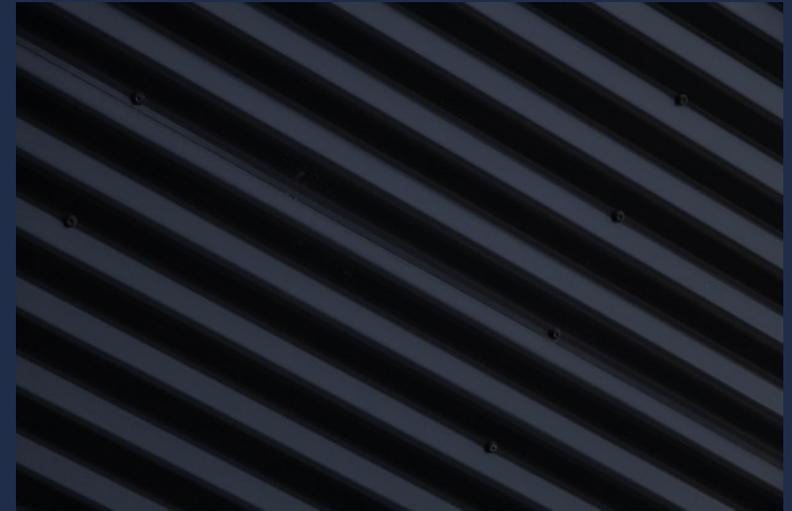
OPEN SPACE + LANDSCAPING



METAL PANEL RAINSCREEN



FIBER-CEMENT BOARD RAINSCREEN



CORRUGATED METAL



FACE BRICK

- **The project is a new construction project and will be obtaining 100 points to meet the Chicago Sustainable Development Policy.**
- **The following are the proposed points to be obtained:**
 - **Green Globes (2 globes) = 70 points**
 - **5.1 50% Green Roof = 10 points**
 - **7.3 Bike Parking Residential = 5 points**
 - **7.5 EV Charging Stations = 10 points**
 - **7.7 CTA Digital Displays = 5 points**
 - 100 points**

- **The project has been reviewed and approved by the Department of Stormwater Management in compliance with the Stormwater Management Ordinance.**
- **The project is regulated and will be providing a Stormwater Retention system in accordance with the guidelines in the Stormwater Management Ordinance Manual.**
- **Stormwater retention shall not be required for 1135 W. Winona building.**
- **Stormwater retention shall be provided via a retention storage tank below grade at the 1131 W. Winona building.**

- **PD is subject to 2007 ARO**
- **10% required (37 units)**
- **Units to be provided on site**

- **The project will provide 40 full-time jobs and 500 part-time construction jobs.**
- **The applicant is committed to pursuing City M/WBE goals.**
- **26% MBE**
- **6% WBE**
- **50% City residency**



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this development** for the following reasons:

Promotes economically beneficial development patterns (per 17-8-0103);

Promotes unified planning and development (per 17-8-0102);