



CHICAGO PLAN COMMISSION

Department of Planning and Development

Platform 4611

4601 North Broadway Street (46th Ward)

The John Buck Company (Applicant: Uptown 4601 Owner LLC)

02/16/2023

Community Area Snap Shot

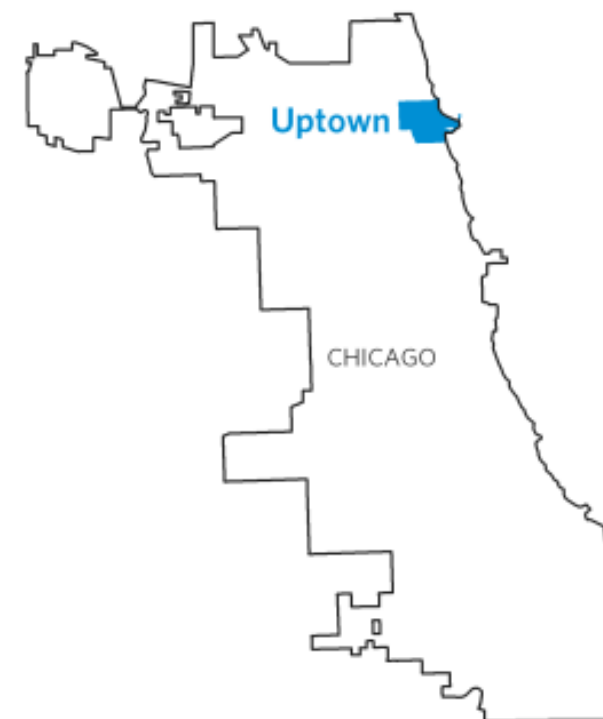
- Chicago Region: North
- Community Area: Uptown
 - Uptown is an urban, transit-oriented neighborhood.
 - Demographics:
 - Median Age: 36.4
 - Predominantly white community with 15% Hispanic/Latino, 18% Black, and 10% Asian populations
 - Uptown's population grew 1.5% between 2010-2020

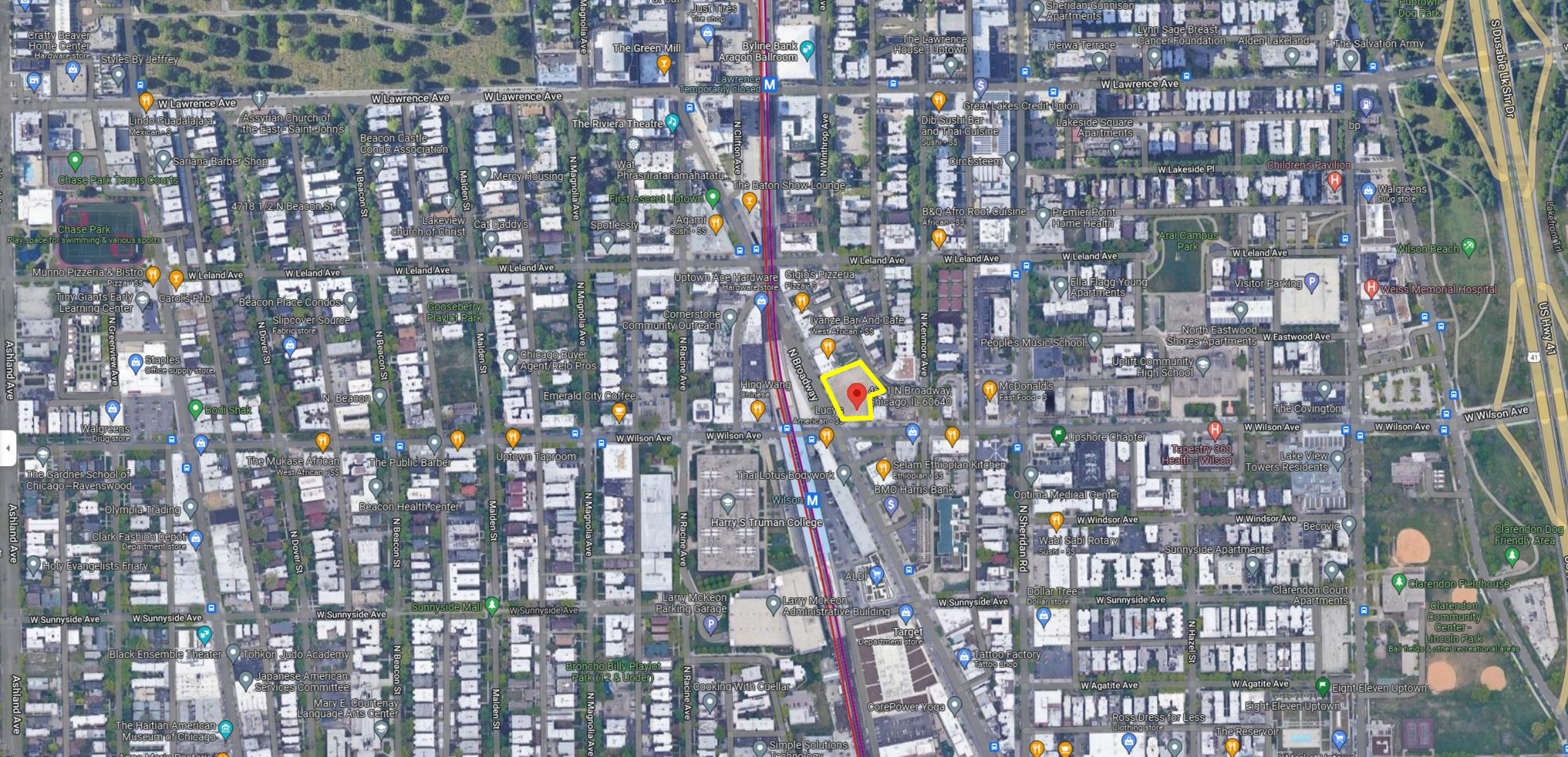
Uptown

Community Data Snapshot

Chicago Community Area Series

July 2022 Release





SITE CONTEXT PLAN



APPROVED DEVELOPMENT



Residential Business Planned Development No. 1366

Approved March 29, 2016

Uses Currently Allowed

- Residential Dwelling Units
- Retail Sales, General
- Restaurant, Limited & General

Additional Uses Proposed

- Postal Service
- Animal Services (except boarding or kennel)
- Medical Services
- Personal Services (including fitness-related uses)
- Repair or Laundry Services (consumer)
- Financial Services (except payday/title secured loan store or pawn shop)
- Accessory Parking

Planning Context

Filed Application for Amendment

• January 18, 2023

• Proposed PD Use Statement with Revisions in **Bold** and Underlined:

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), Repair or Laundry Services (consumer), Financial Services (except payday/title secured loan store or pawn shop), and accessory parking.

CITY OF CHICAGO
APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
4601-4617 North Broadway, 1056-1054 West Wilson, and 4616-4628 North Wintrop

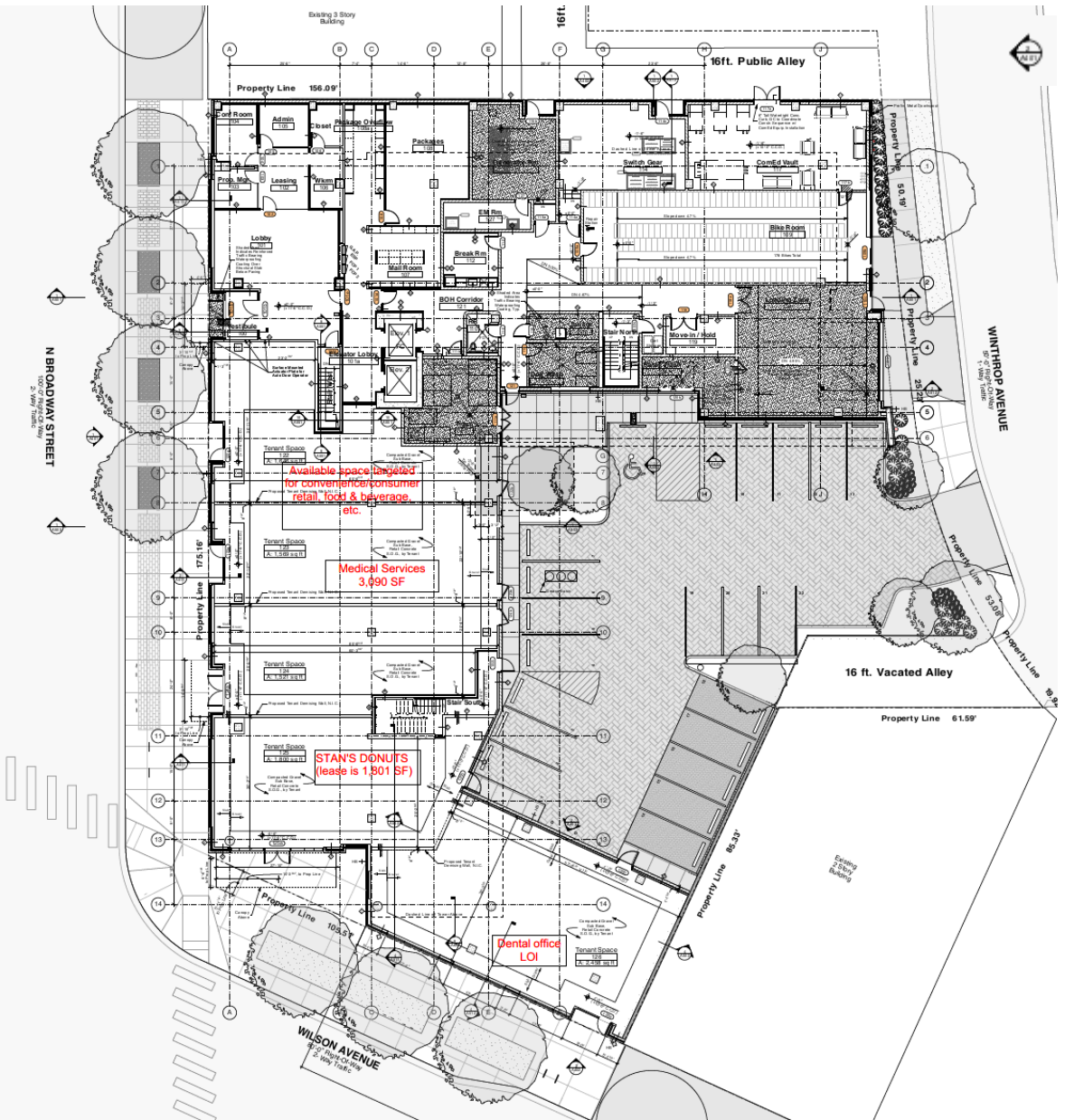
2. Ward Number that property is located in, 46

3. APPLICANT Utzown 4601 Owner, LLC
ADDRESS 151 N. Franklin, Suite 300 CITY Chicago
STATE, IL ZIP CODE 60606 PHONE 312-627-7862
EMAIL knutson@bc.com CONTACT PERSON Kate Knutson

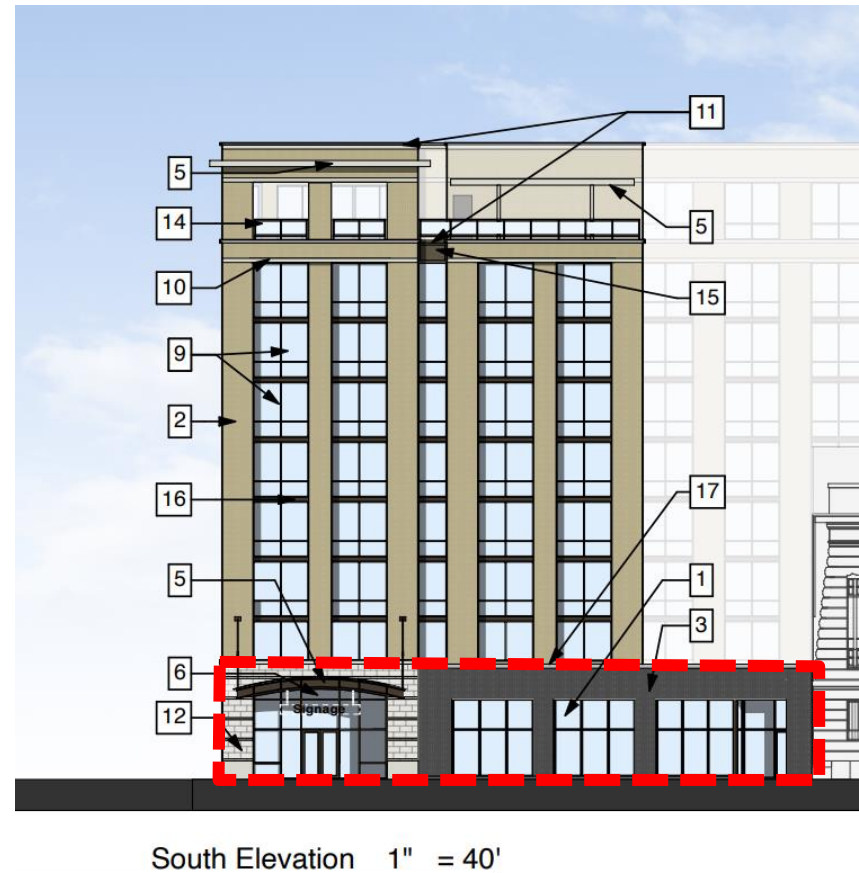
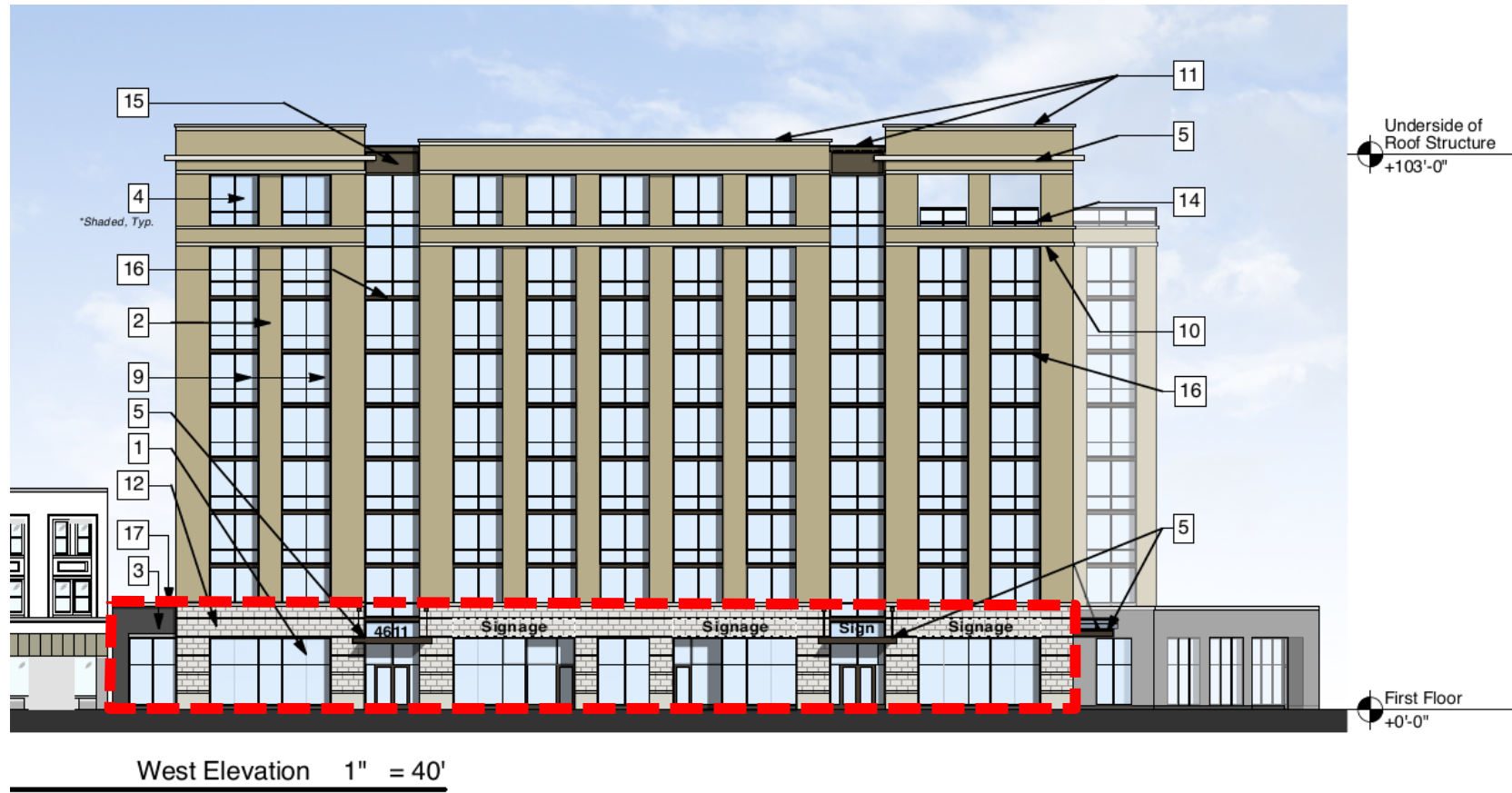
4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.
OWNER _____
ADDRESS _____ CITY _____
STATE _____ ZIP CODE _____ PHONE _____
EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Tyler Manic, Schain Banks
ADDRESS 70 W. Madison Street, Suite 2300
CITY Chicago STATE, IL ZIP CODE 60602
PHONE (312) 345-9700 FAX (312) 345-9701 EMAIL lmanic@schainbanks.com

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GROUND FLOOR PLAN



ELEVATIONS OF RETAIL SPACE



DPD Recommendations

1. This project promotes **economically beneficial development patterns that are compatible with the character of existing neighborhoods** (per 17-8-0103).

- Specifically, it will lower the likelihood of vacant commercial space in this location and provide necessary services to the community

2.1. Per 17-13-0308-C, the proposed development is **compatible with surrounding residential and commercial developments** in terms of land use as well as the density and scale of the physical structures because no changes are proposed from what has been previously approved in this regard.

3.2. Per 17-13-0308-E, the **public infrastructure facilities and City services will be adequate to serve the proposed development** at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies.