

PERMIT REVIEW COMMITTEE SUBMISSION – Project Information Form

Project Description

The building composition was inspired by historic features of the district. Fantasy architectural styles were discarded and representative buildings were selected for their appropriateness to this development for their size (Uptown Bank Building) and their use (New Lawrence Hotel and Wilton Hotel) to be better in line with existing similar buildings in the district. A two-story limestone base dominates the Broadway and Wilson elevations, framing the Retail entrances with black aluminum window frames as are many buildings in the district. Above the third floor, the residential elevations are executed in white face brick (to relate to the prevalent white terra cotta across the street) and black aluminum framed punched window openings in groups of two with a decorative masonry panel between. The white face brick will extend to the North and East and return on those elevations. A horizontal steel spandrel is introduced at the eighth floor to reduce the massing. The balance of the facades will change to a dark ironspot face brick with a lower coping elevation and the eighth-floor exposed steel spandrel will continue throughout. The Broadway & Wilson corner protruding bay is executed in crystallized glass panels (relating to the prevalent white terra cotta) and a skirt roof extends the length of Broadway to the North, all of which, provide a strong base/middle/top composition. The Winthrop elevation includes a 39'-4" wide 2-1/2 story building projection for garage access which is in proportion and detail to the row houses located across the street and the North facing walls include vertical green screens to complement the neighborhood garden located directly to the North.



Broadway view looking North



Broadway view looking South



Enlarged Detail Views

MIXED USE DEVELOPMENT

4601 N. BROADWAY STREET CHICAGO, IL

1.14.17

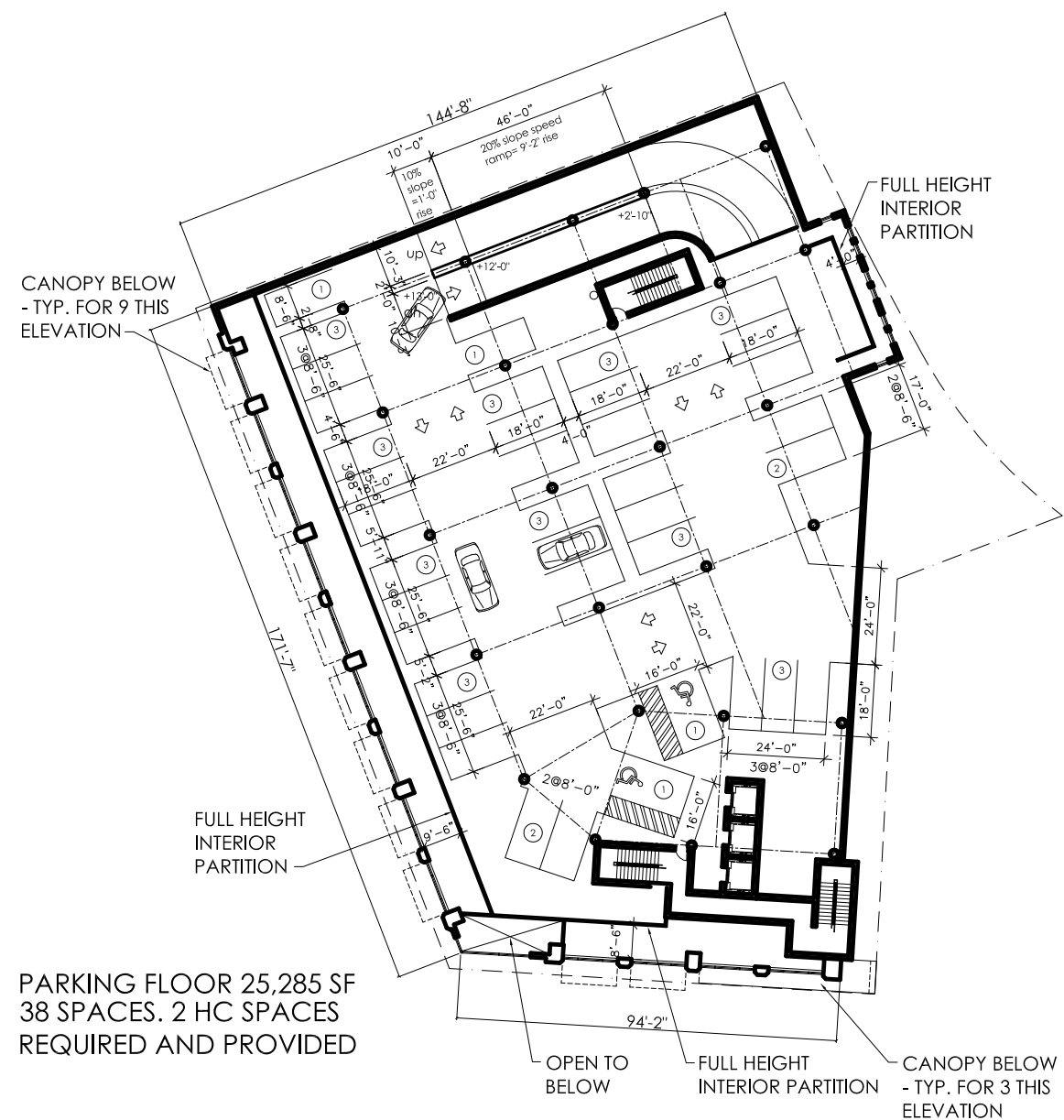
MX3
ARCHITECTS



Wilson view looking West



Winthrop view looking South



TOTAL: 23 UNITS
DWELLING UNITS (6)
EFFICIENCY (17)
2 BR (2)
1 BR (4)
EFFICIENCY (17)

TOTAL FLOOR AREA: 19,148 sf
TOTAL COMMON AREAS: 3,067 sf

OUTDOOR OPEN SPACE
REQUIRED: 7,092 SF
3rd FLOOR OUTDOOR OPEN
SPACE: 3,136 sf
10th FLOOR ROOF OUTDOOR
OPEN SPACE: 5,828 SF
TOTAL OUTDOOR OPEN SPACE
PROVIDED: 8,964 sf

INDOOR AMENITIES AREA: 2,750 sf

