



CHICAGO PLAN COMMISSION

Department of Planning and Development

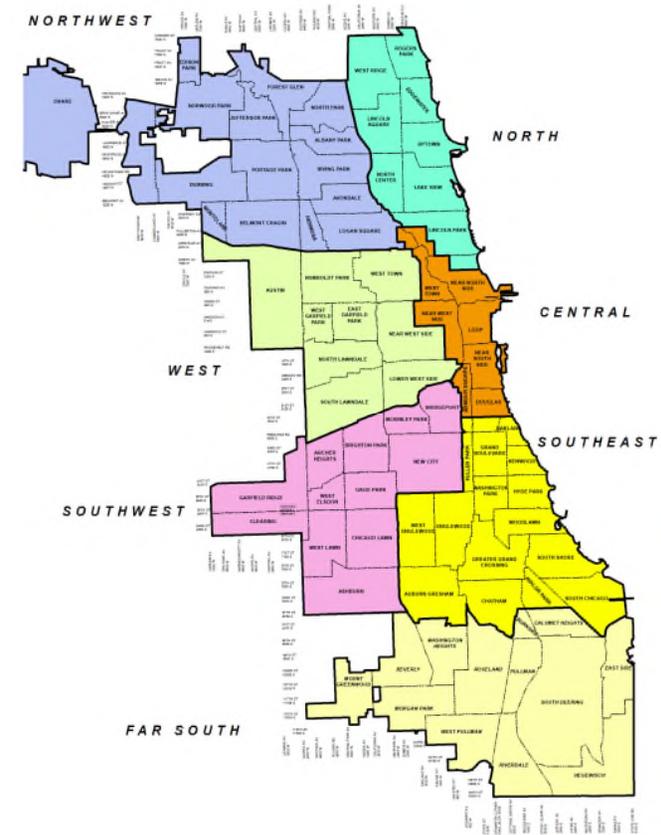
4447-4459 N. Hazel St. + 853-857 W. Sunnyside - 46th Ward
4447 N. Hazel LLC

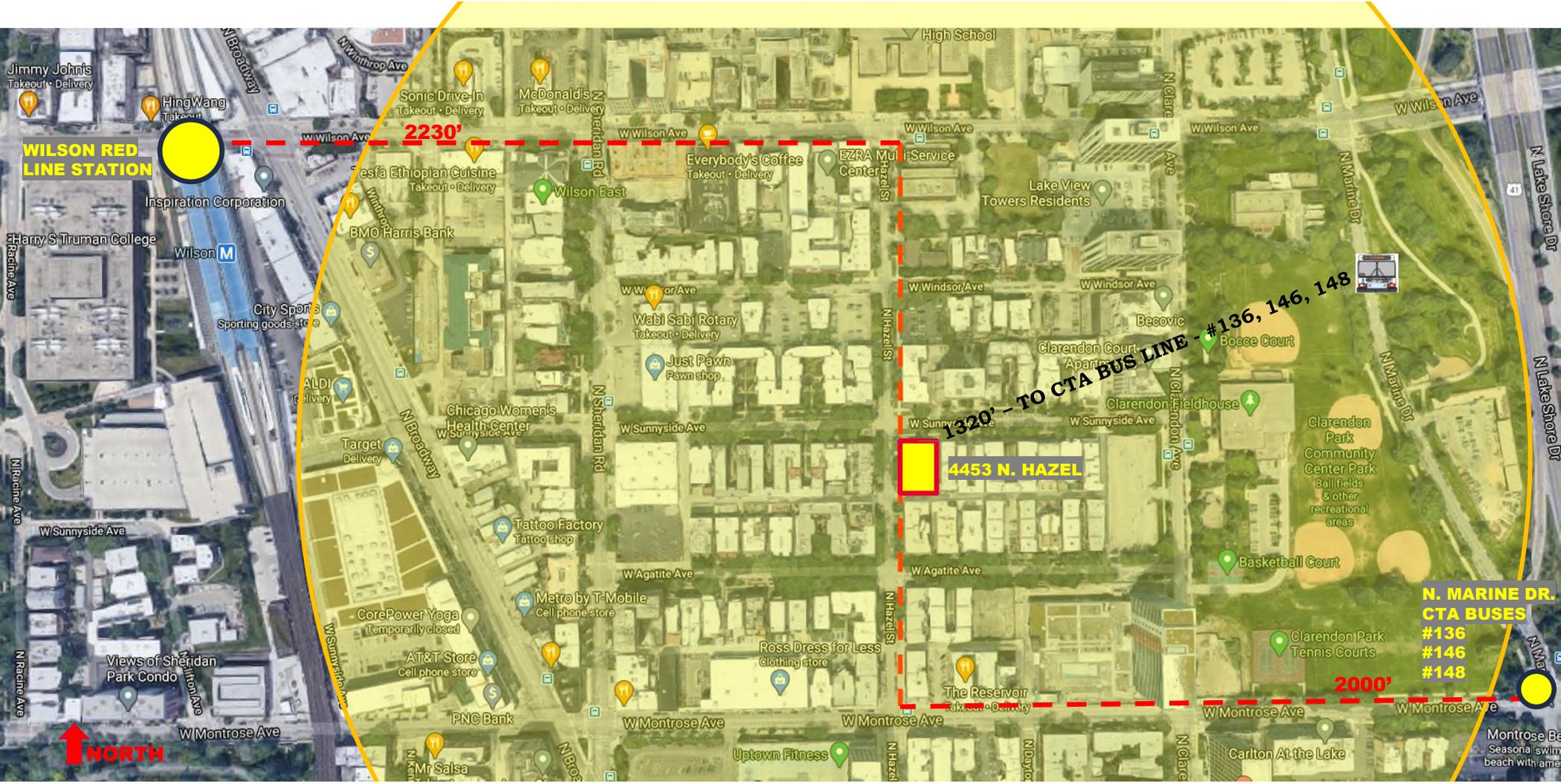
June 17, 2021

Community Area Snap Shot

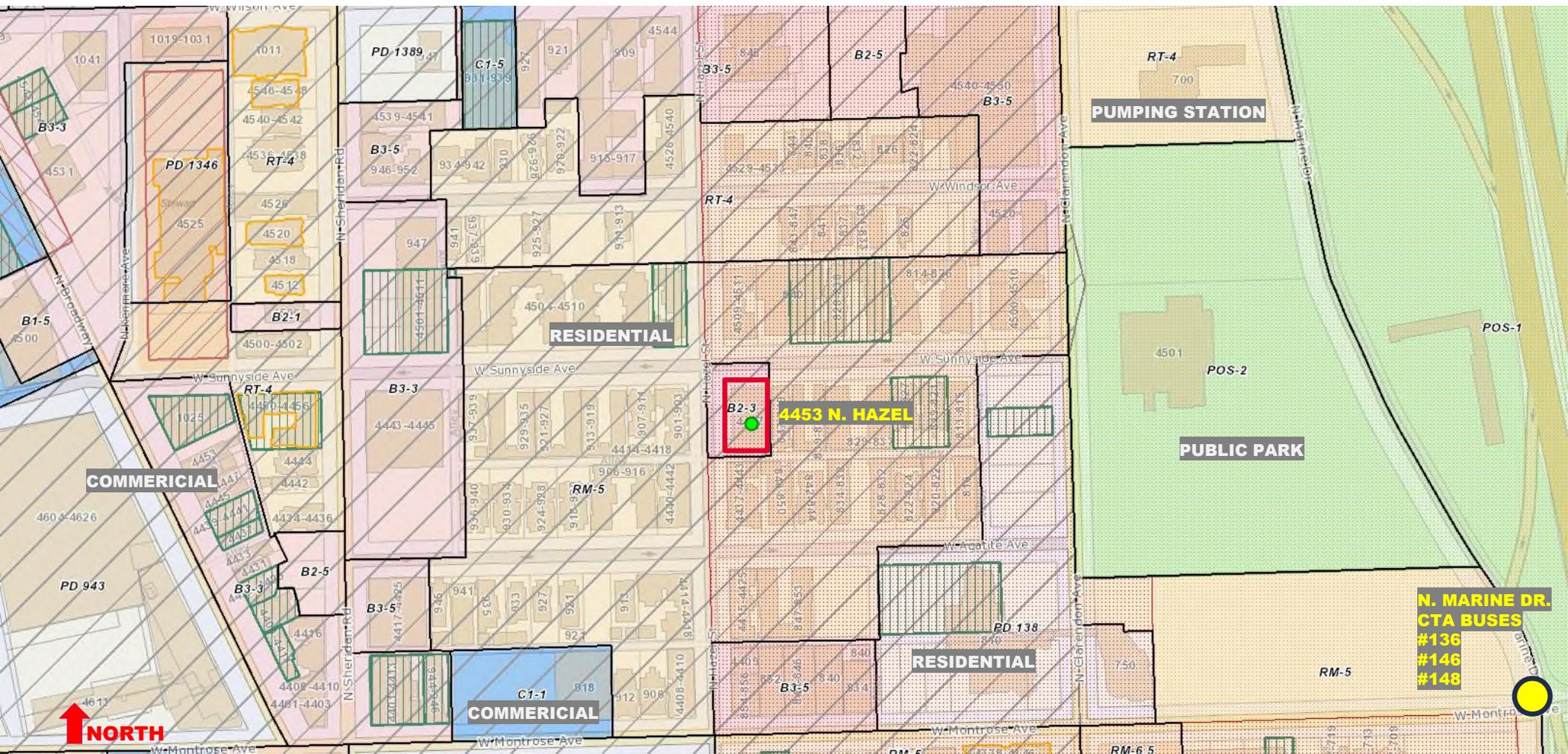
COMMUNITY AREA INFORMATION:

- Uptown
 - Demographic Data
 - 58,525 total population
 - 33% of residents are between age of 20-34
 - 54.8% have a bachelor's degree or higher
 - 82% of residents live in a one or two-person household
 - 70.7% of residents are employed within the City limits
 - 43.2% employed in the Loop, Near North or Near West Side
 - Land Usage
 - 23.9% of the community area is open space
 - 23.7% of the community area is multi-family residential
- *CMAP Community Data Snapshot: Near West Side, Chicago Community Area June 2020 Release





SITE CONTEXT PLAN

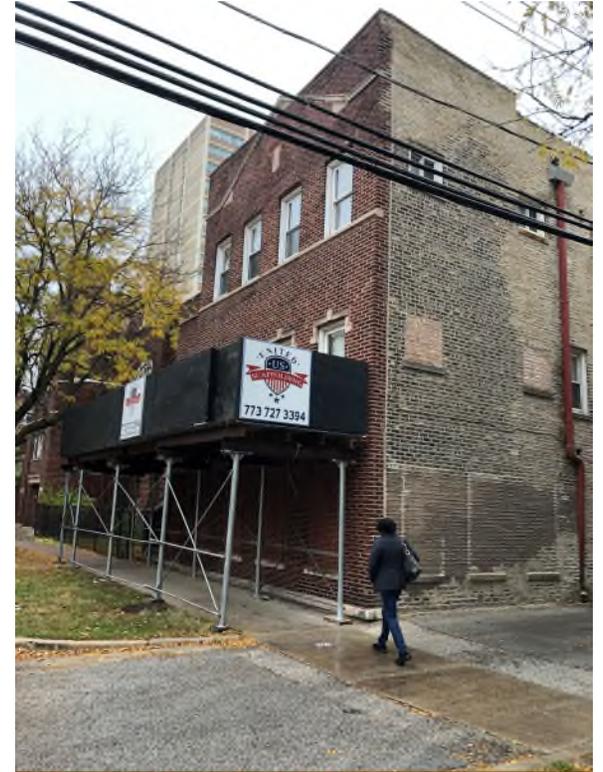


LAND USE CONTEXT PLAN

Project Timeline + Community Outreach

- **Meeting with Uptown Development Partners: November 25, 2020**
 - Received letter of support November 30, 2020
- **Application submission: March 24, 2021**
- **Meeting with Clarendon Park Neighborhood Association: March 1, 2021**
 - Received letter indicating support from neighbors March 13, 2021





EXISTING BUILDING CONDITION



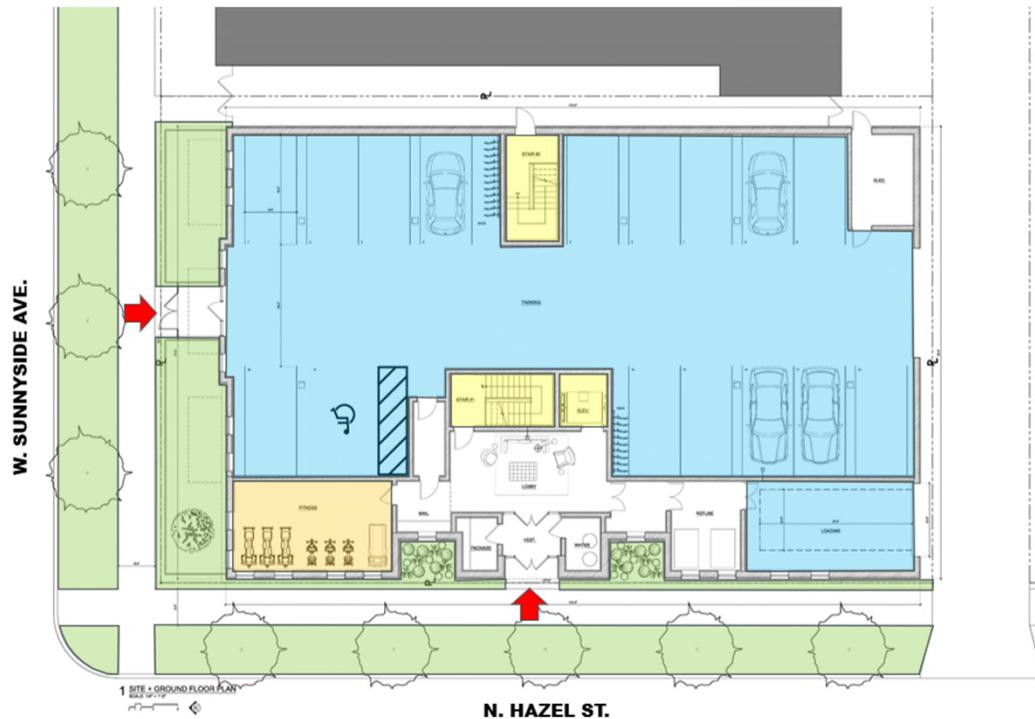
AERIAL VIEW FROM NORTH-WEST DIRECTION



STREET LEVEL

Transportation, Traffic and Parking Guidelines

- Uses existing curbcuts
- Reduces congestion with less on-site parking
- Will promote alternative transportation modes with ample bike storage



Transportation, Traffic and Parking Guidelines

Pedestrian Context



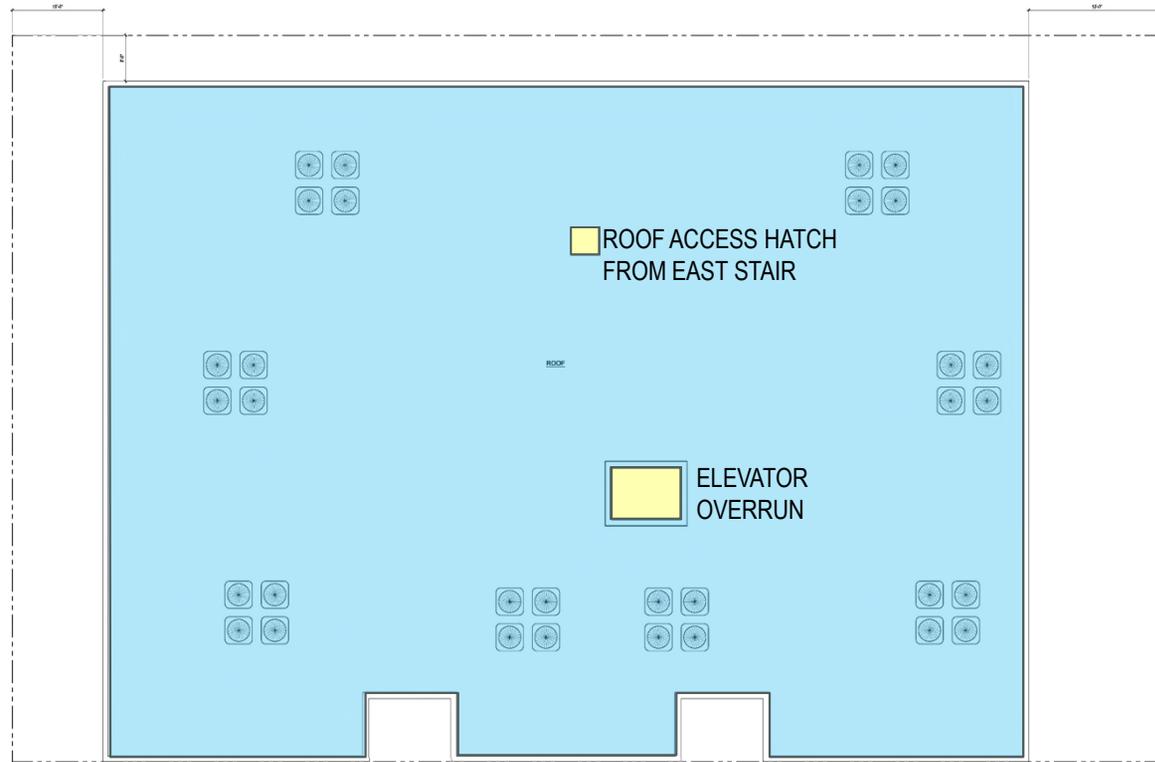
Pedestrian Context





SITE + GROUND FLOOR PLAN

W. SUNNYSIDE AVE.



1 ROOF PLAN
SCALE 1/8" = 1'-0"
◀

N. HAZEL ST.



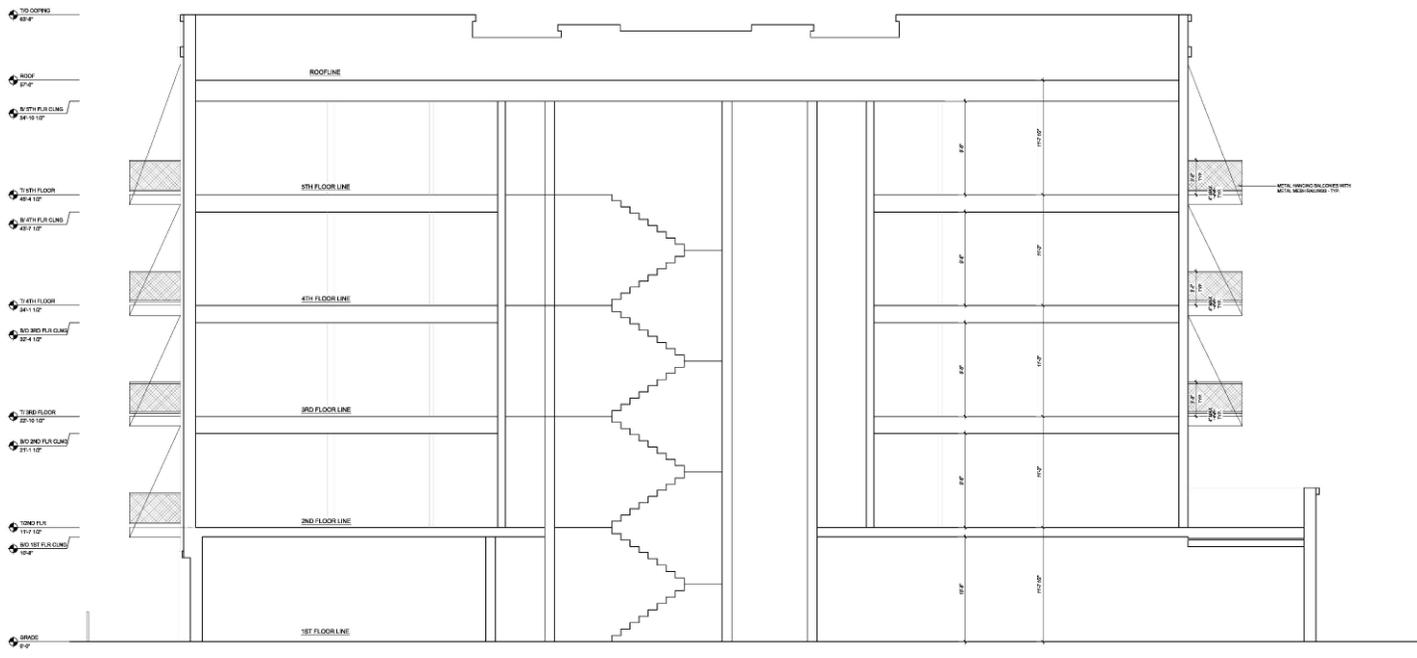
BUILDING ELEVATION (WEST)



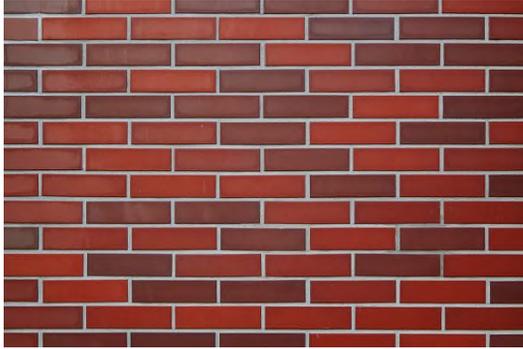
BUILDING ELEVATION (NORTH)



BUILDING ELEVATION (SOUTH)



BUILDING SECTION (NORTH/SOUTH)



BRICK
SIENNA IRONSPOT - UTILITY



STONE



METAL PANEL
BLACK/BRONZE



GUARDRAIL
METAL MESH
BLACK/BRONZE



AFFORDABLE REQUIREMENTS

- 10% Affordable requirement
 - 3 units
- All affordable units to be on site
 - 2 one-bedroom units
 - 1 two-bedroom unit
- All affordable units will be accessible



■ Economic and Community Benefits

- Redevelopment of site and elimination of vacant church building
- Property will generate upwards of \$100,000 in property taxes per year
- 3 on site ARO units

ECONOMIC AND COMMUNITY BENEFITS



SIGHT LINE DIAGRAM



Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



DPD Recommendations (staff to complete)

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section 16-4-030 hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.