



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

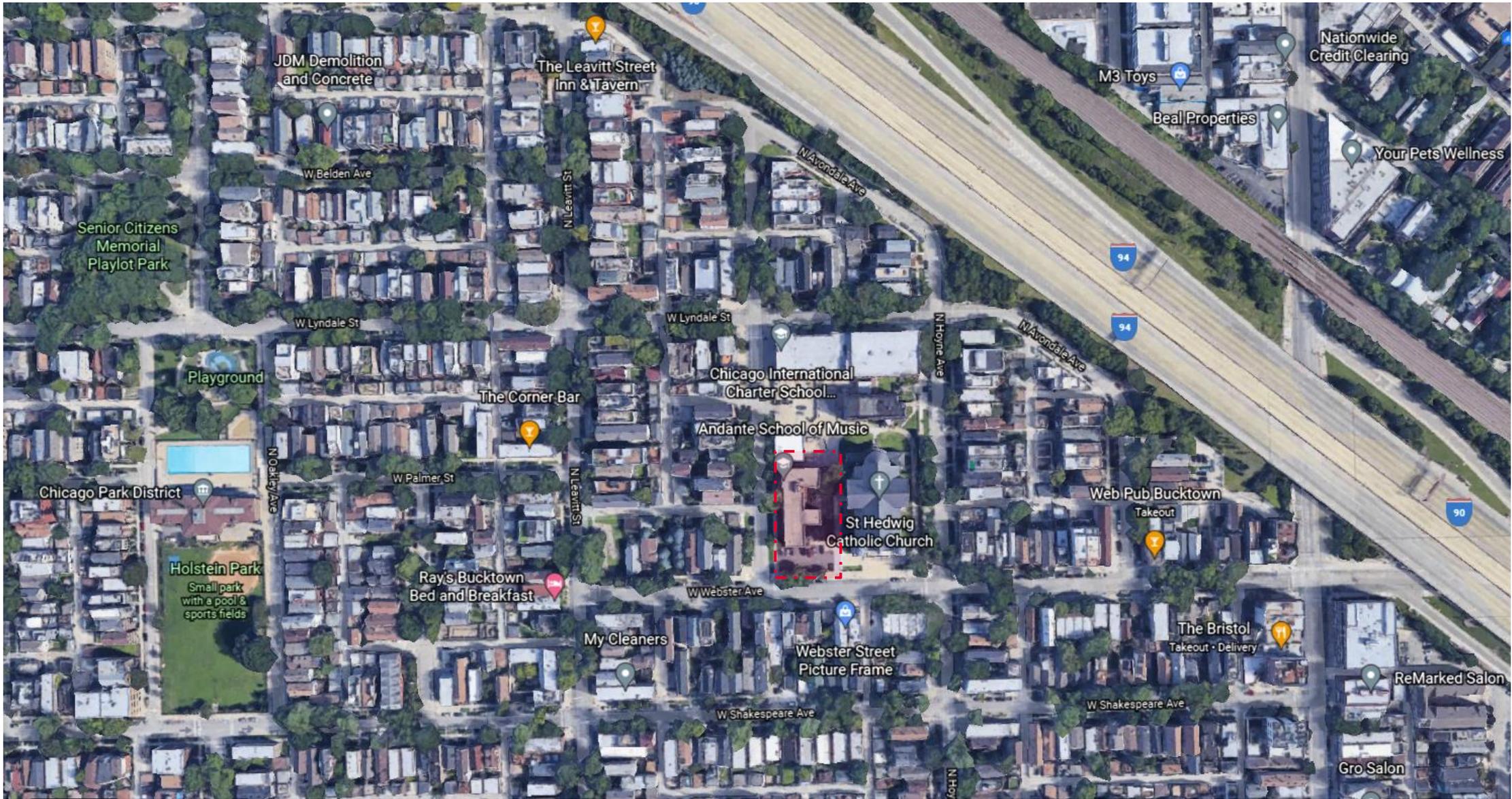
**2219 N. HAMILTON AVE.**

**2101-2125 W. LYNDAL ST. / 2200-2240 N. HOYNE ST. / 2100-2124 W. WEBSTER  
AVE. / 2201-2243 N. HAMILTON AVE. (No. 32 Ward)**

**2219 NORTH HAMILTON LLC**

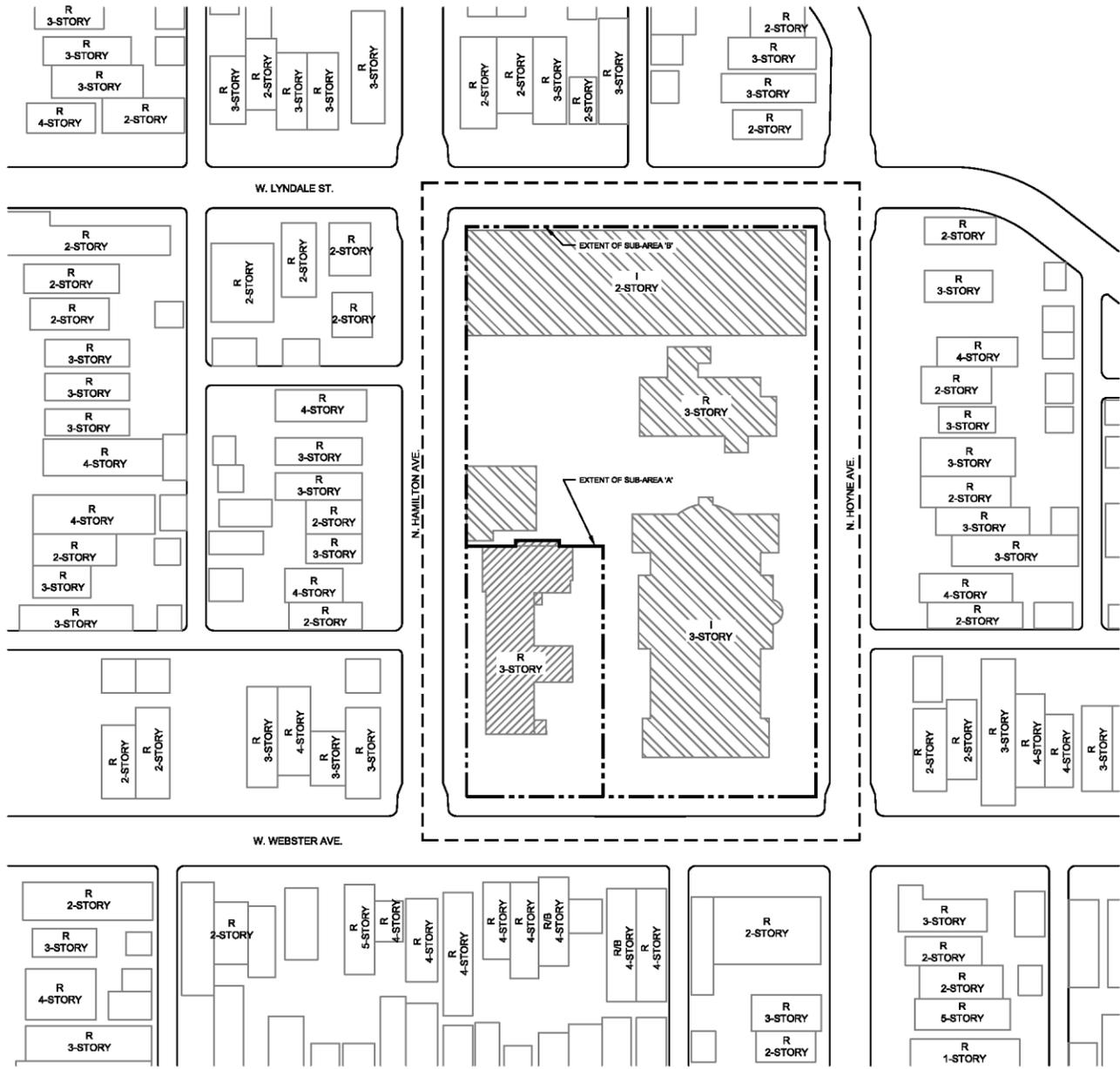
6/17/2020





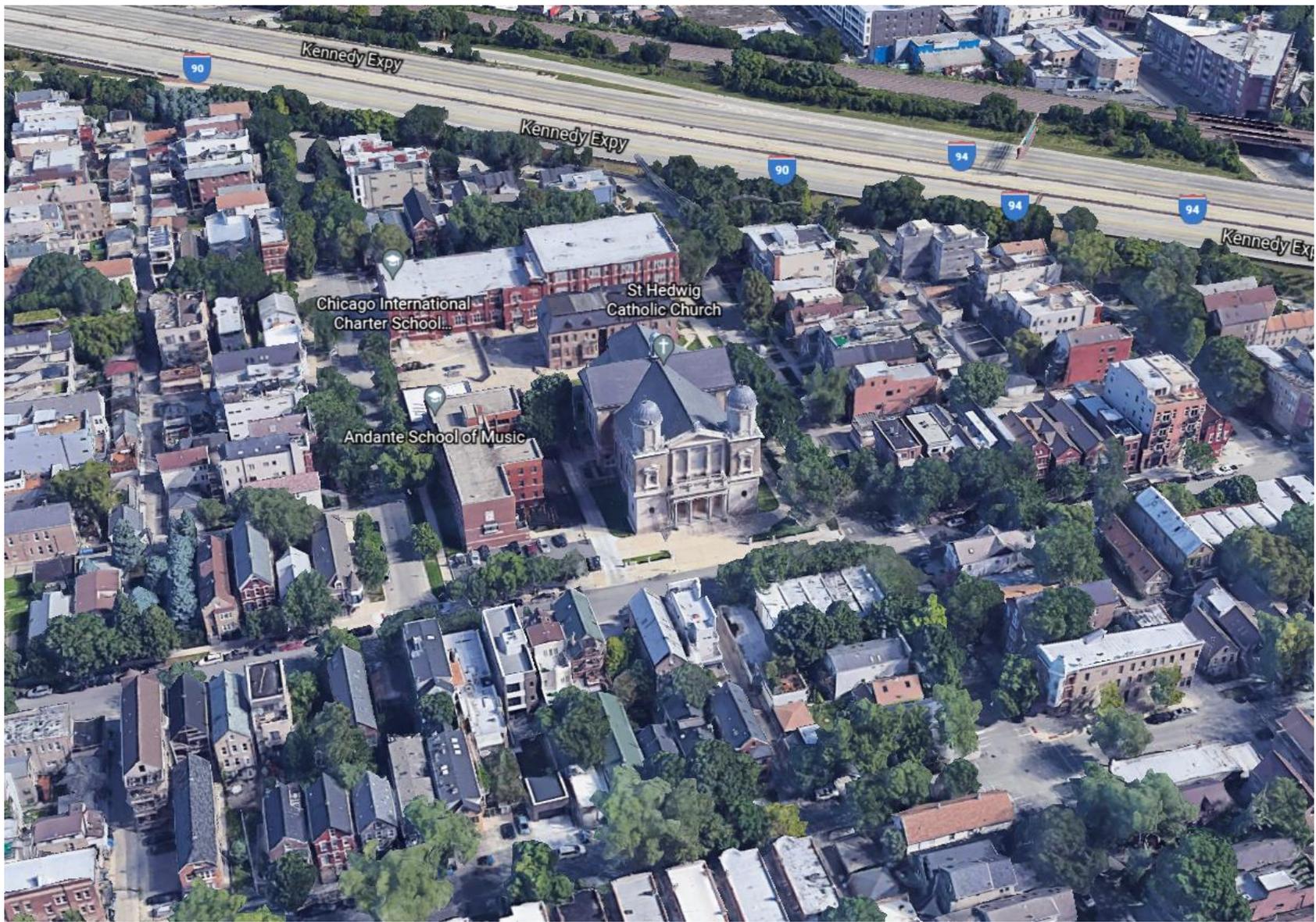
# SITE CONTEXT PLAN

LEGEND	
	PD BOUNDARY
	PROPERTY LINE
	SUB-AREA 'A' PREMISES
	SUB-AREA 'B' PREMISES
R	RESIDENTIAL
B	BUSINESS / COMMERCIAL
I	INSTITUTIONAL



**1 LAND USE MAP**  
SCALE: N.T.S.





**AERIAL VIEW FROM SOUTHWEST DIRECTION**

# Pedestrian Context

N. Hamilton Avenue



# Pedestrian Context

W. Webster Avenue



# Pedestrian Context

N. Hoyne Avenue



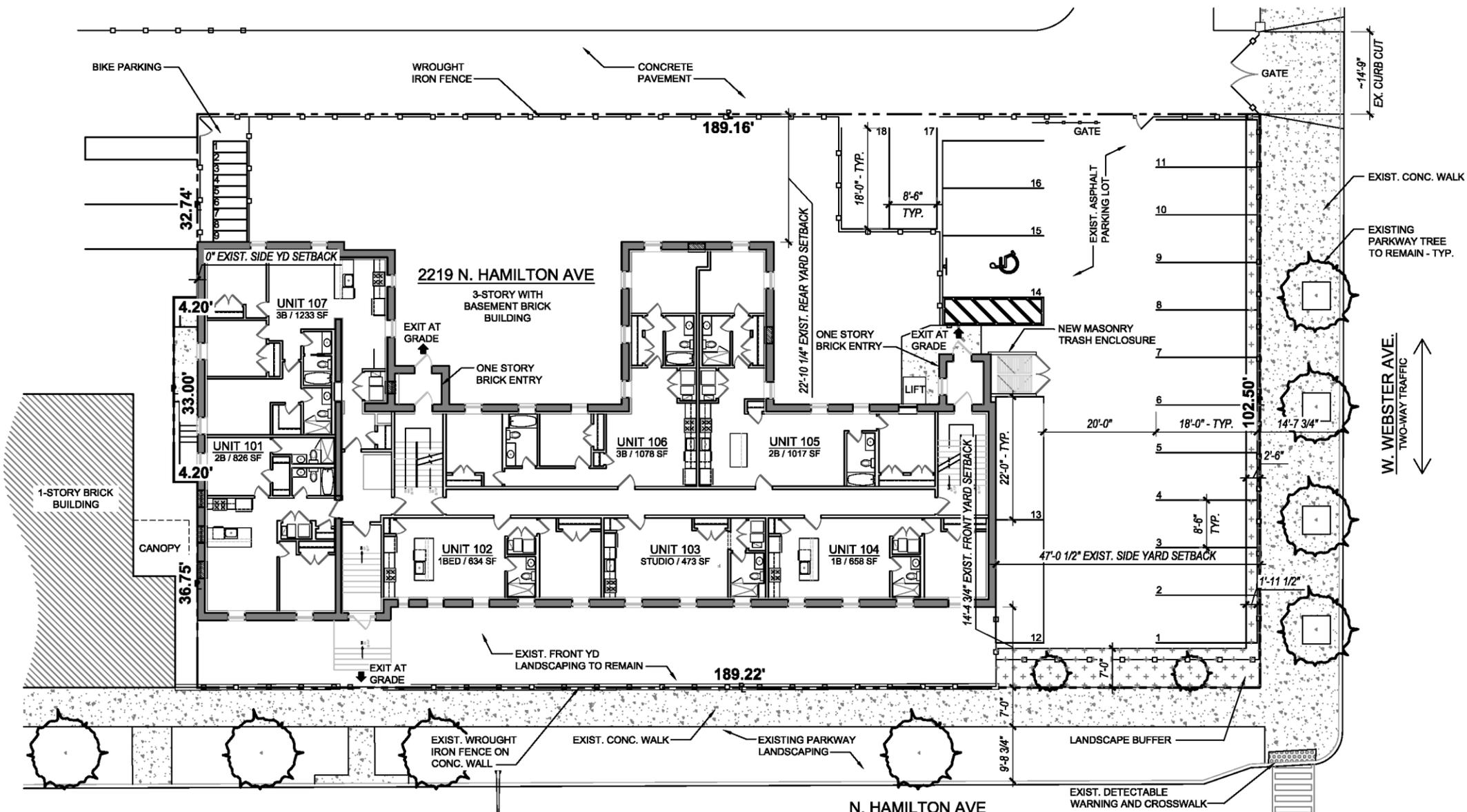
# Pedestrian Context

W. Lyndale Avenue

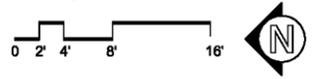


# Project Timeline + Community Outreach

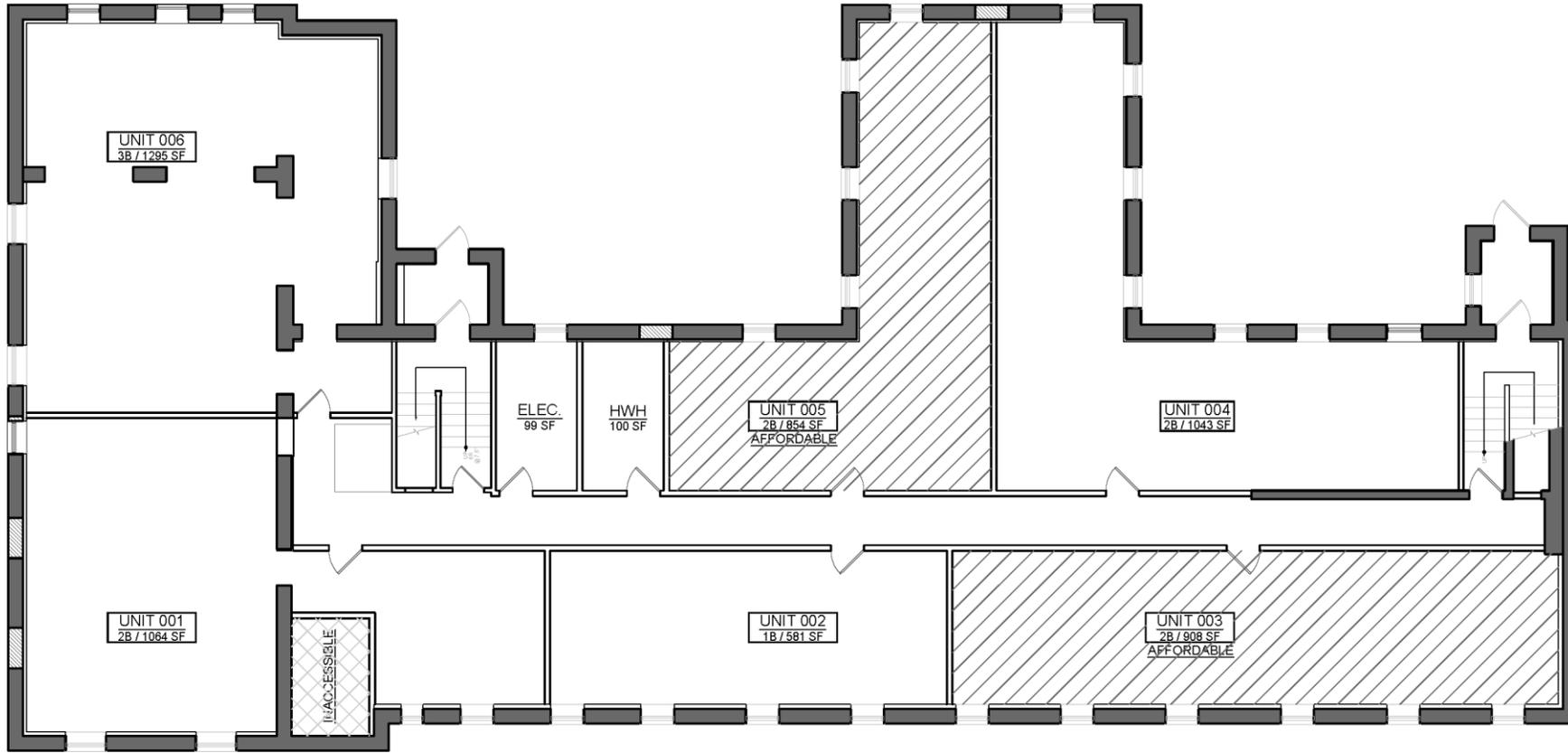
- Date of PD Filing: February 24<sup>th</sup>, 2021
- Date(s) of Community Meeting(s)
- Bullet Points of Project Changes Based on Feedback
- Provide Before and After Renderings If Applicable



**1 SUB-AREA 'A' - SITE PLAN**  
SCALE: 1/16" = 1'-0"



**SITE + GROUND FLOOR PLAN**



**DWELLING UNIT MATRIX:**

STUDIO:  
(1) @ 473 SF

1 BEDROOM:  
(1) @ 581 SF  
(1) @ 634 SF  
(1) @ 658 SF

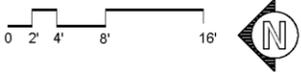
2 BEDROOM:  
(1) @ 826 SF  
(1) @ 854 SF  
(1) @ 908 SF  
(1) @ 1017 SF  
(1) @ 1030 SF  
(2) @ 1037 SF  
(1) @ 1043 SF  
(1) @ 1060 SF  
(1) @ 1064 SF

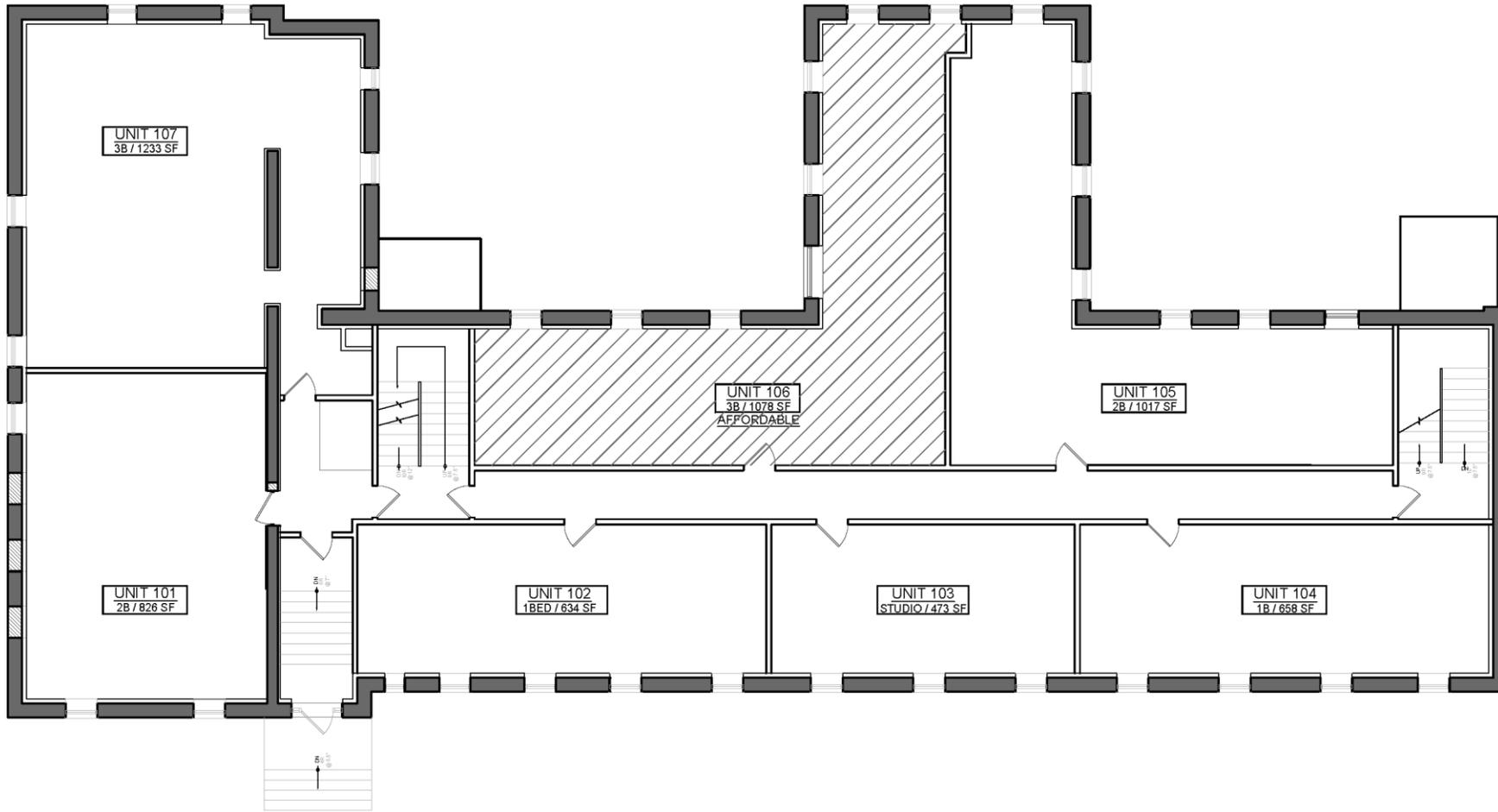
3 BEDROOM:  
(1) @ 1078 SF  
(2) @ 1147 SF  
(3) @ 1233 SF  
(1) @ 1295 SF  
(2) @ 1596 SF

**TOTAL: 23 UNITS 23,780 SF**

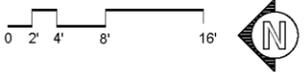
**1 GROUND FLR PLAN**

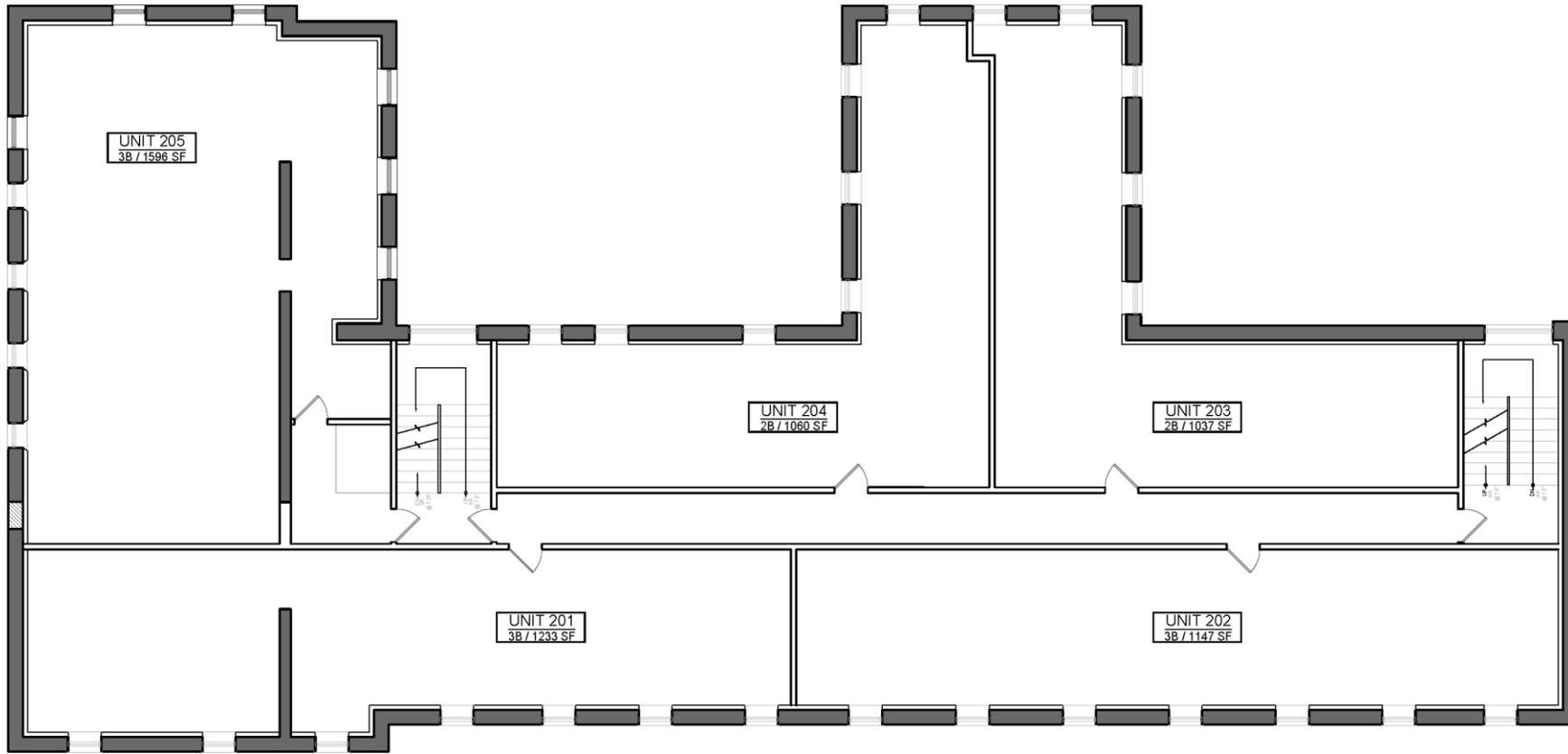
SCALE: 3/32" = 1'-0"





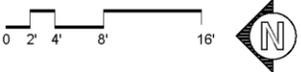
**1 1ST FLR PLAN**  
SCALE: 3/32" = 1'-0"

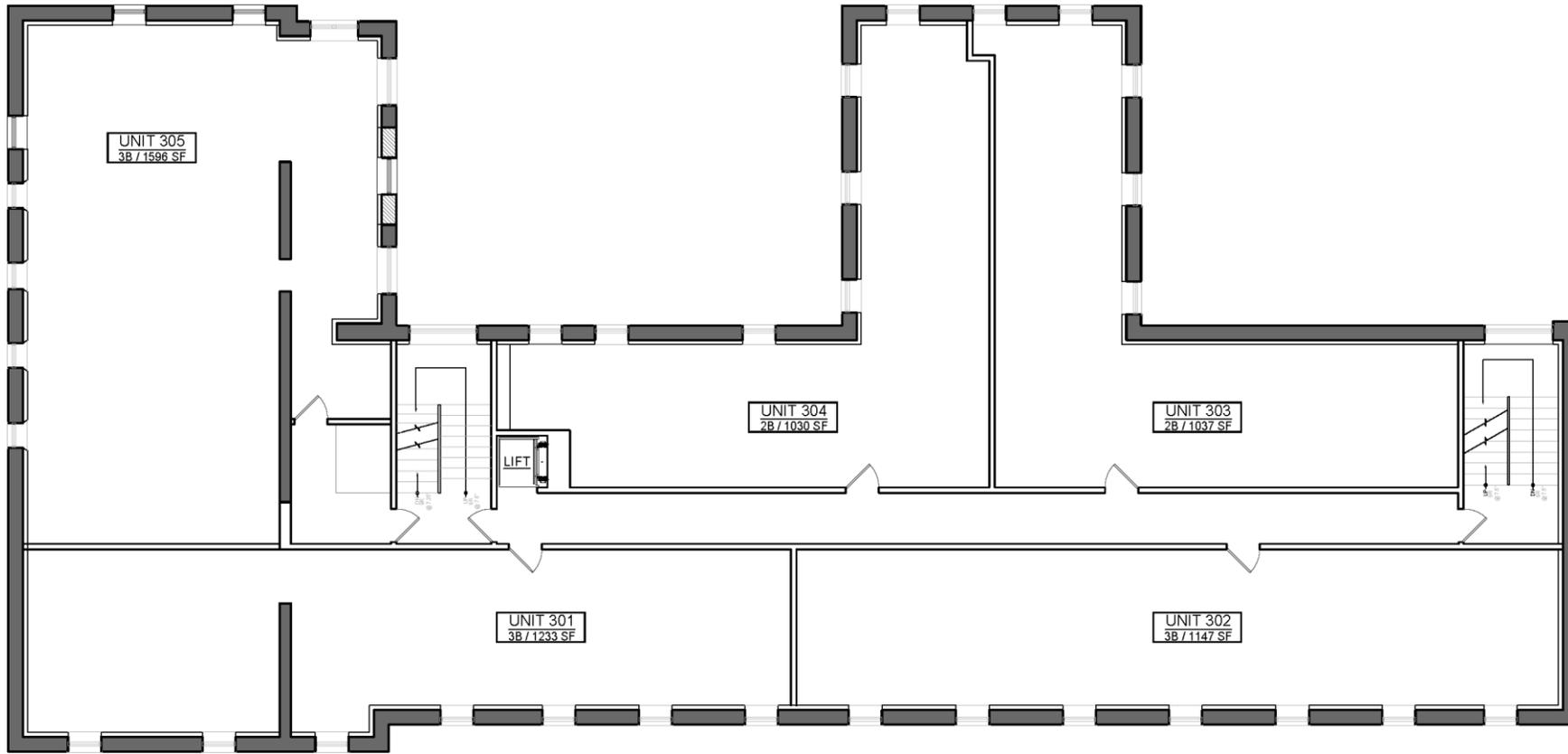




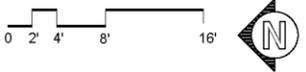
# 1 2ND FLR PLAN

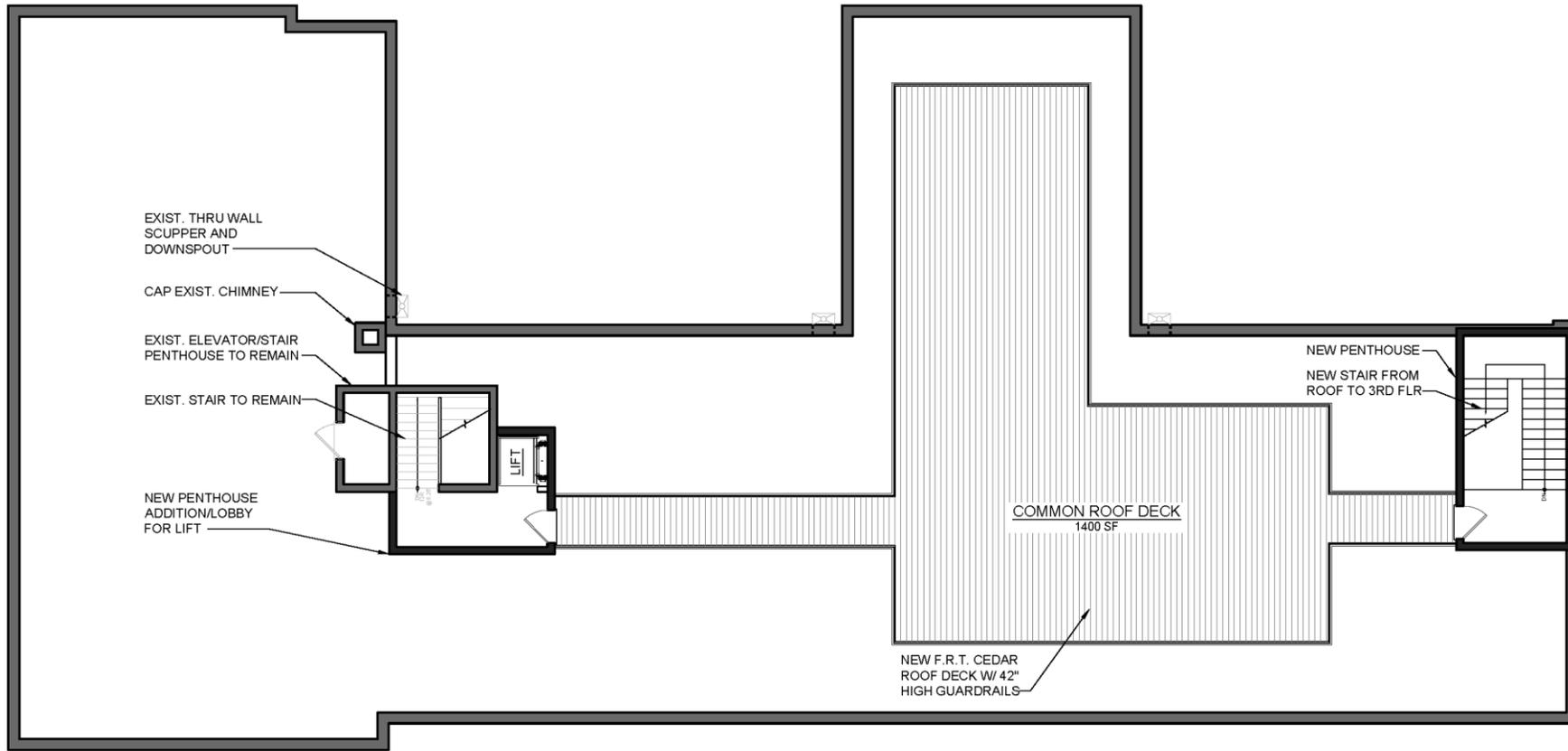
SCALE: 3/32" = 1'-0"





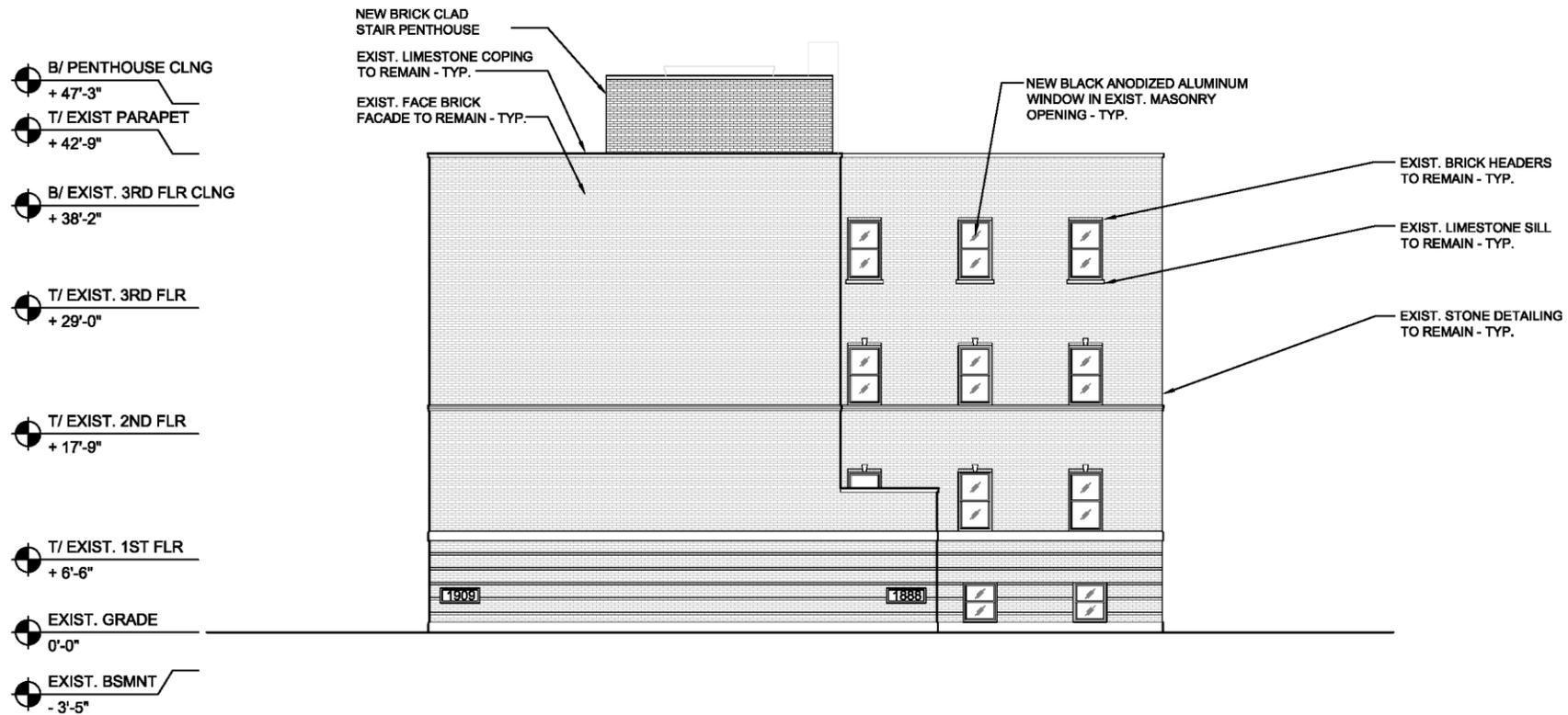
**1 3RD FLR PLAN**  
SCALE: 3/32" = 1'-0"



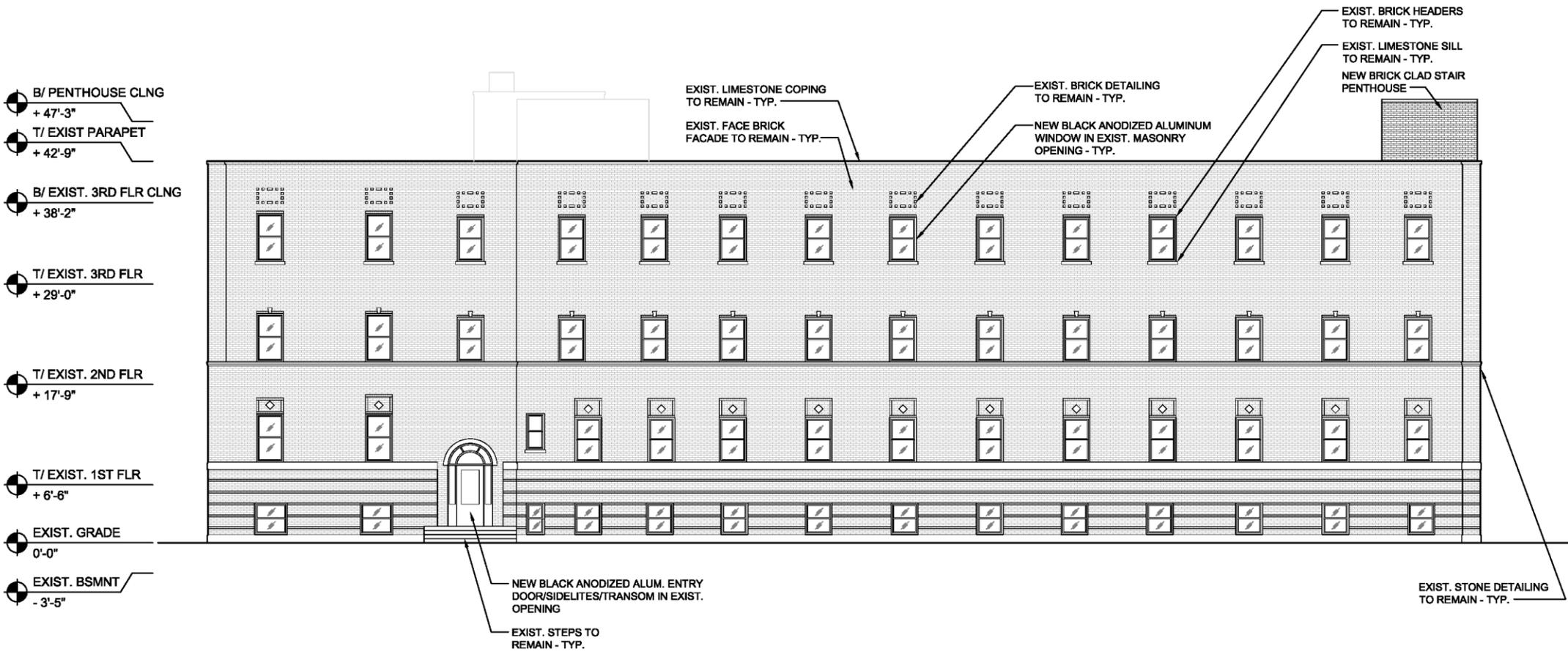


**1 ROOF PLAN**  
SCALE: 3/32" = 1'-0"

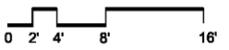




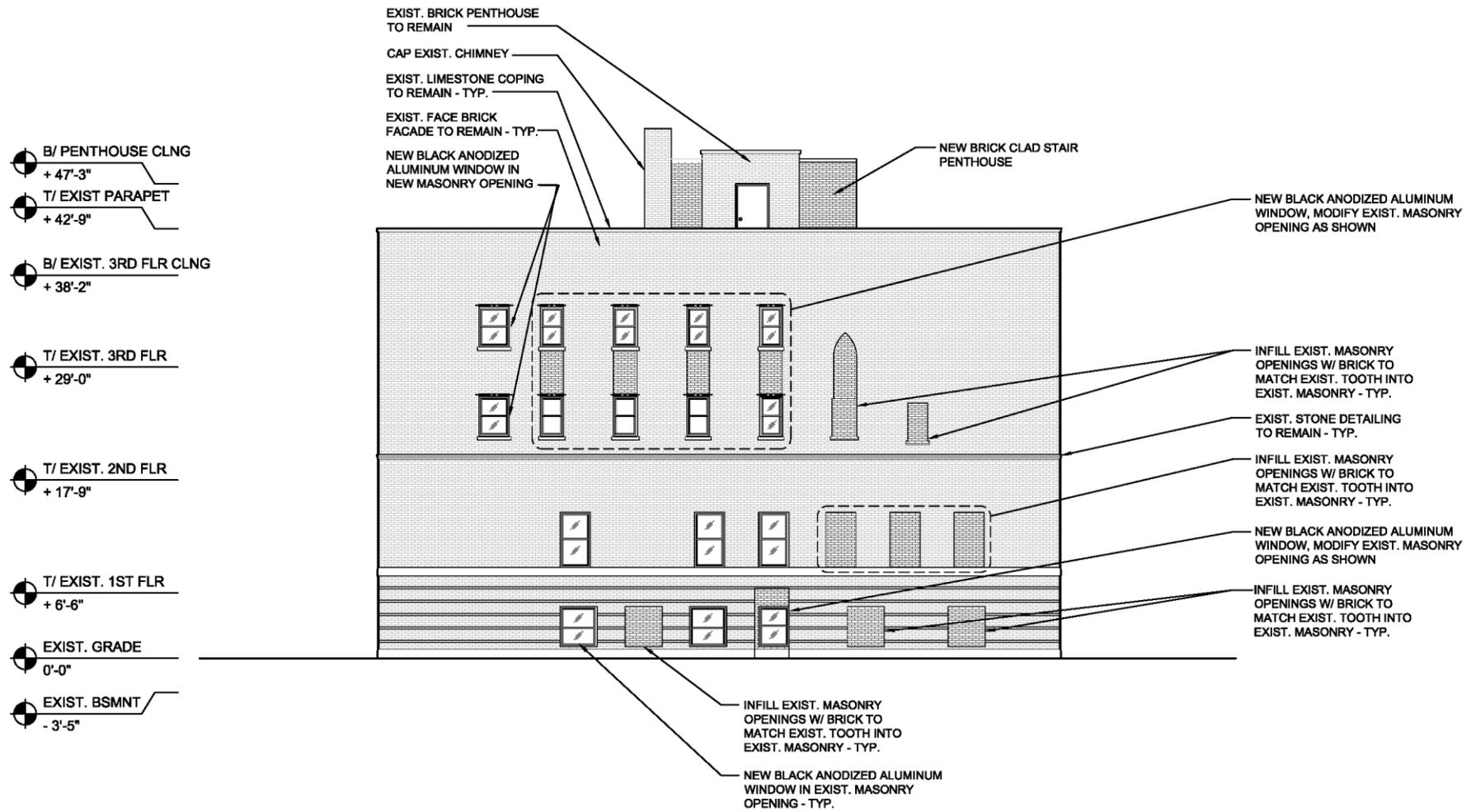
# BUILDING ELEVATION – SOUTH ELEVATION



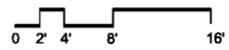
**1 SUB-AREA 'A' - WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



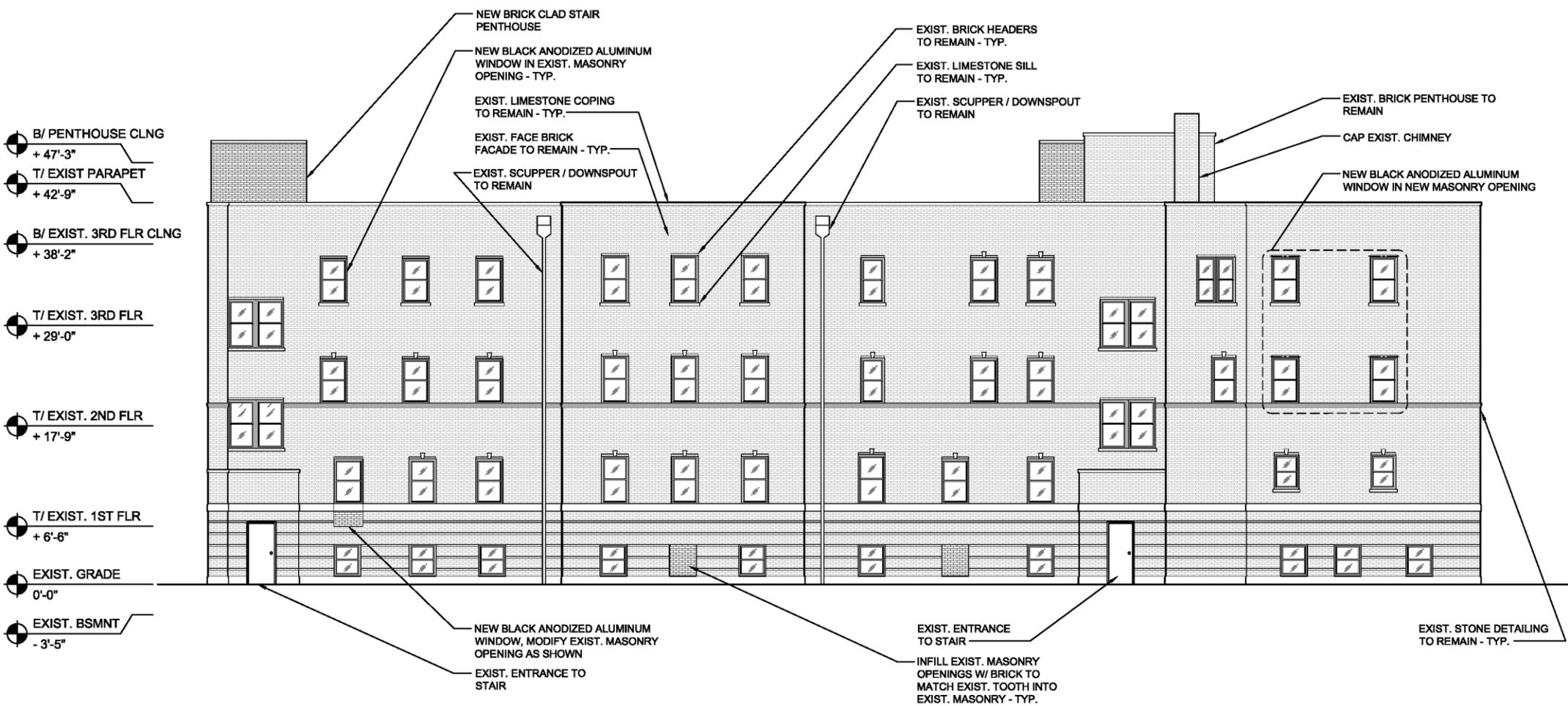
**BUILDING ELEVATION – WEST ELEVATION**



**1 SUB-AREA 'A' - NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

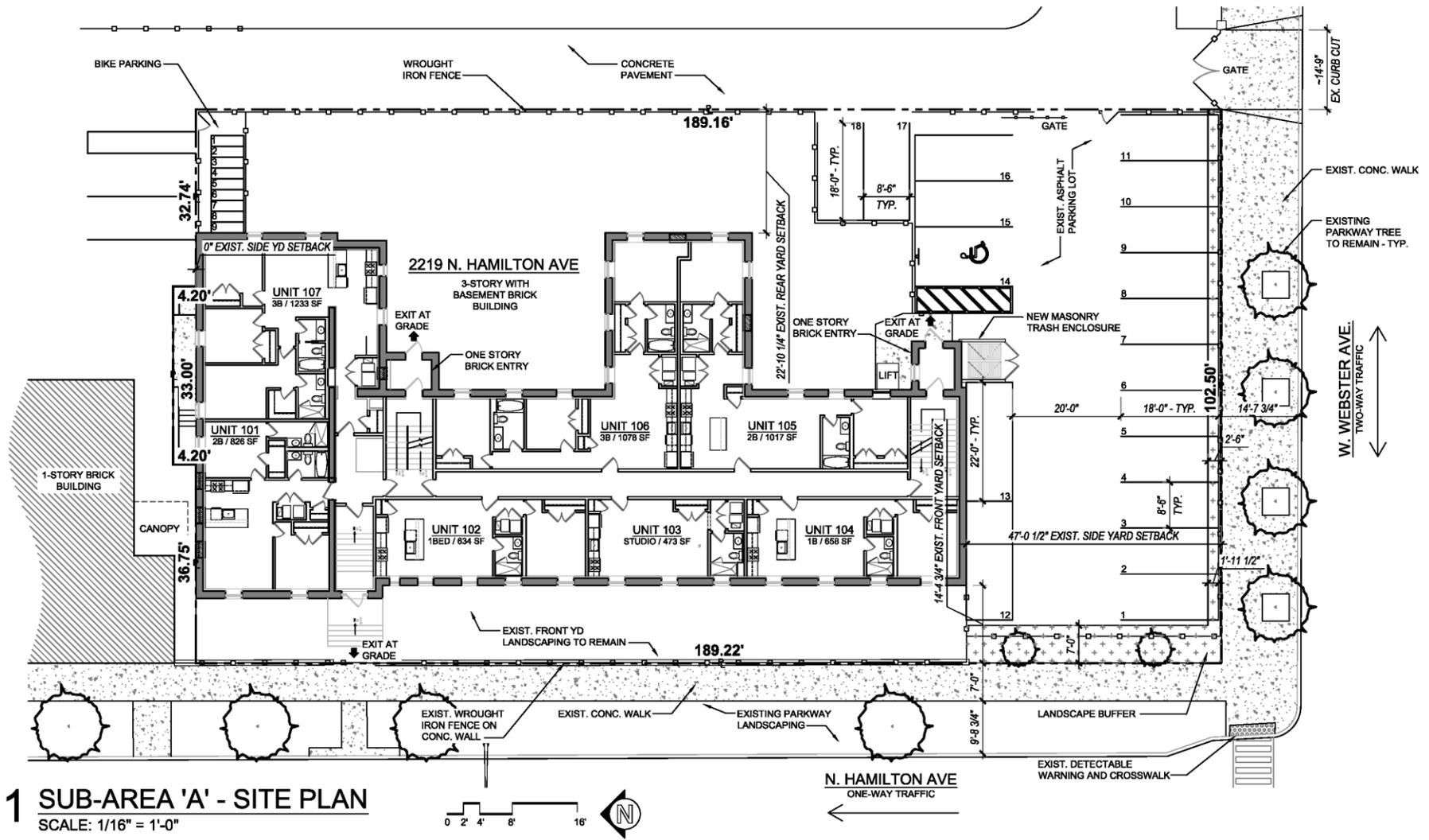


**BUILDING ELEVATION – NORTH ELEVATION**



**1 SUB-AREA 'A' - EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"  
 0 2' 4' 8' 16'

**BUILDING ELEVATION – EAST ELEVATION**



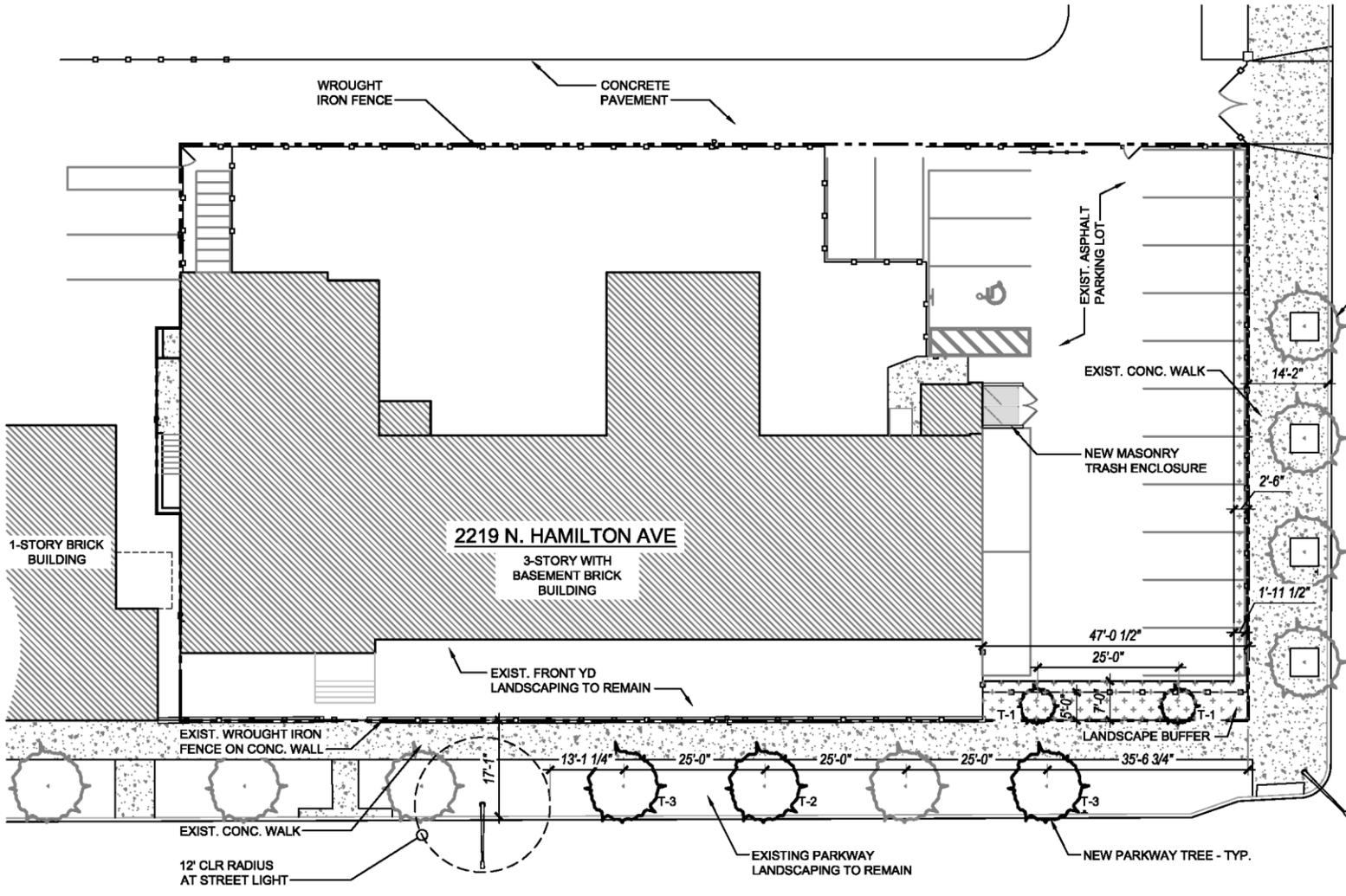
Parking lot located to side of building

Accessible parking space is located closest to entry

A separate building entry located along Hamilton allows occupants not using cars to enter/exit the building without going through the parking lot

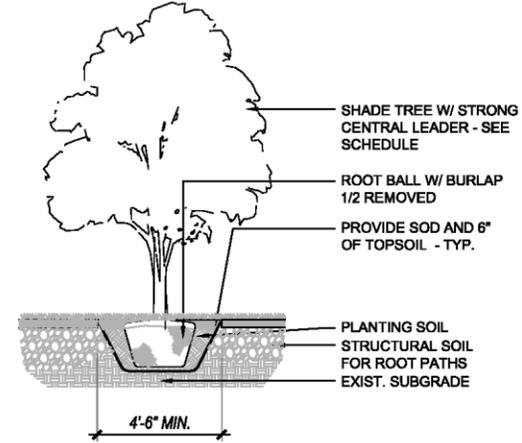
Bicycle parking provided

**TRANSPORTATION, TRAFFIC, AND PARKING**

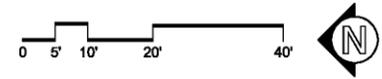


HALFTONE INDICATES EXISTING PARKWAY TREE TO REMAIN - TYP.

LANDSCAPE SCHEDULE					
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
T-1	2	CATALPA SPECIOSA	CATALPA	2 1/2" CAL.	@ 25'-0" L.F.
T-2	1	TILIA AMERICANA	BASSWOOD	2 1/2" CAL.	@ 25'-0" L.F.
T-3	2	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL.	@ 25'-0" L.F.



**1 SUB-AREA 'A' - LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**TREE PLANTING DIAGRAM**  
SCALE: N.T.S.

**Identify Which Menu Items will be  
Incorporated into the Project  
Breakdown per Item and Points**

[https://www.chicago.gov/city/en/depts/dcd/supp\\_info/sustainable\\_development/chicago-sustainable-development-policy-update.html](https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html)

**Identify Any Additional Sustainable Features**

- **Project will not meet the criteria of a Regulated Development**
- **Project contains existing buildings with an internal scope of work with the hardscape/softscape to largely remain as-is**
- **Less than 15,000 SF in aggregate of land area will be disturbed**
- **Less than 7,500 SF of impervious surface will be created or resurfaced**
- **No stormwater will discharge into any waters or a separate sewer system**

- **Project contains 23 units**
- **Located in Milwaukee Corridor Pilot Area (15% Required)**
- **3 affordable units will be provided on-site**

**Identify All Public Benefits**

**Such as Jobs, Public Amenities or Programming, Neighborhood Improvements,  
any bonus payments, open space fees, or conversion fees**

**The City's Participation Goals are:**

**26% Participation from Qualified Minority Business Enterprises**

**6% Participation from Qualified Women Business Enterprises**

**50% Participation from Chicago Residents**

<https://www.chicago.gov/city/en/depts/dps/provdrs/cert/svcs/certdirectory.html>



# DPD Recommendations

- The project meets the eligibility criteria to receive a floor area bonus (17-4-1002).
- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and providing active uses within buildings facing the street (17-8-0905-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.