

PD 1508

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6/25/2021

REPORTS OF COMMITTEES

20632
32311

Reclassification Of Area Shown On Map No. 5-H.

(As Amended)

(Application No. 20632)

(Common Address: 2101 -- 2125 W. Lyndale St./2200 -- 2240 N. Hoyne Ave./
2100 -- 2124 W. Webster Ave./2201 -- 2243 N. Hamilton Ave.)

[SO2021-632]

IBPD 1508

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications shown on Map Number 5-H in the area bounded by:

West Lyndale Street; North Hoyne Avenue; West Webster Avenue; and North Hamilton Avenue,

to the RM5.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RM5.5 Residential Multi-Unit District symbols and indications shown on Map Number 5-H in the area bounded by:

West Lyndale Street; North Hoyne Avenue; West Webster Avenue; and North Hamilton Avenue,

to those of an Institutional-Residential Planned Development, which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 1508 (the "Planned Development") consists of approximately 113,113 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). 2219 North Hamilton LLC is the "Applicant" for this Planned Development with the consent of the property owner.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Planned Development consists of these 17 Statements and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; a Subarea A Site/Landscape Plan; Floor Plans (typical); and Building Elevations (North, South, East and West) prepared by Space Architects and Planners and dated June 17, 2021, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted within the area delineated herein as Planned Development Subarea A: dwelling units on and above the ground floor; convents and monasteries; day care centers; community center; community garden; religious assembly; school; office; philanthropic and eleemosynary institutions; parking, related and incidental accessory uses.

The following uses shall be permitted within the area delineated herein as Planned Development Subarea B: dwelling units on and above the ground floor; convents and monasteries; day care centers; community center; community garden; religious assembly; school; office; philanthropic and eleemosynary institutions; parking, related and incidental accessory uses.

6. On-premises signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building or improvement shall also be subject to height limitations established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 113,113 square feet and a FAR of 1.2.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim Reviews associated with site plan review or Part II Reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and *(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects

* Editor's Note: Numbering sequence error; (i) missing in original document.

twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from the RT4 Residential Two-Flat, Townhouse and Multi-Unit District to an RM5.5 Residential Multi-Unit District, and then to this Planned Development (P.D.), for construction of the Planned Development triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Milwaukee Corridor Pilot Area, pursuant to Section 2-44-100 of the Municipal Code (the "Milwaukee Corridor ARO Pilot Area Ordinance" or the "Pilot") and as a result, the percentage of units in a residential housing project required to be affordable for a period of 30 years ("ARO Units"), whether rental or for-sale, is increased from 10 percent to 15 percent if units are located on-site, or, with the approval of the Commissioner of the Department of Housing ("DOH"), from 10 percent to 20 percent if the units are located in an off-site location within the Pilot. The Planned Development has a total of twenty-three (23) units. As a result, the Applicant's affordable housing obligation is three (3) ARO Units (15 percent of 23 rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing all 3 ARO Units in the rental building to be constructed in the Planned Development, to be approved by the Department of Housing in consultation with DPD as appropriate, as set forth in the Affordable Housing Profile Form attached hereto as an exhibit. In accordance with the Pilot, the Applicant is required to lease the affordable units to households earning up to 80 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), at prices affordable to households earning up to 60 percent AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct 20 percent off-site units instead of 15 percent on-site units in accordance with the Pilot's Section 2-44-100(G)(2), the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof and will constitute a lien against such property. The Commissioner of DOH may enforce remedies for any breach of this Statement 16, including any breach of any affordable housing agreement, and enter into settlement

agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

- 17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to the RM5.5 Residential Multi-Unit District.

[Ground, 1st, 2nd and 3rd Floor Plans; Roof Plan; Zoning Map; Land-Use Map; Property Line and Boundary Map; Overall Site Plan; Subarea A -- Site Plan; Subarea A -- Landscape Plan; and Subarea A -- North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 32322 through 32336 of this *Journal*.]

Bulk Regulations and Data Table and ARO Affordable Housing Profile Form and ARO Web Form referred to in these Plan of Development Statements read as follows:

Institutional-Business Planned Development No. 1508.

Bulk Regulations And Data Table.

Gross Site Area (square feet):

Subarea A:	30,238 square feet
Subarea B:	132,990 square feet
Total:	163,228 square feet

Area of Public Rights-of-Way (square feet):

Subarea A:	10,708 square feet
Subarea B:	39,407 square feet
Total:	50,115 square feet

Net Site Area (square feet):

Subarea A:	19,530 square feet
Subarea B:	93,583 square feet
Total:	113,113 square feet

Maximum Floor Area Ratio: 2.5

Subarea A:	1.45
Subarea B:	1.1

Maximum Number of Dwelling Units:

Subarea A:	23
Subarea B:	0

**Minimum Number of Off-Street
Parking Spaces:**

Subarea A:	18
Subarea B:	37

**Minimum Number of Off-Street
Loading Spaces: 0****Minimum Periphery Setbacks
(for Buildings):**

In accordance with the Site Plan

Maximum Building Height:

In accordance with the Building Elevations

ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

Date: 4-20-2021

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DEVELOPMENT INFORMATION

Development Name: 2219 NORTH HAMILTON LLC

Development Address: 2219 NORTH HAMILTON, CHICAGO IL

Zoning Application Number, if applicable:

Ward:

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement

check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (*Excel*)If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (*pdf*)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (*pdf*)**DEVELOPER INFORMATION**

Developer Name VALIDUS CAPITAL

Developer Contact A. CHEDID

Developer Address 110 WEST 40TH STREET; SUITE 900, NY, NY 10018

Email A@VALIDUSCAP.COM

Developer Phone 646-276-2351

Attorney Name PAUL SHADLE / DLA PIPER

Attorney Phone 312-368-3493

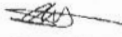
TIMING

Estimated date marketing will begin May 1, 2022

Estimated date of building permit* May 15, 2021

Estimated date ARO units will be complete May 1, 2022

*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) are required prior to the issuance of any building permits, including the foundation permit.

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


 Developer or their agent

4-20-2021

Date



 Justin Root or Denise Roman, DOH

May 19, 2021

Date



ARO Web Form

Applicant Contact Information

Name: 2219 North Hamilton LLC

Email: anthony@chedidproperties.com

Development Information**Address****Submitted Date: 04/29/2021**

Number From: 2219

Number To: N/A

Direction: N

Street Name: Hamilton

Postal Code: 60647

Development Name

St Hedwig

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

Information

Ward: 32

ARO Zone: Higher Income

Pilot Area: Milwaukee Corridor

Details

ARO Trigger: Zoning change

Total Units: 23

Development Type: Rent

Date Submitted: 02/24/2021

Requirements

Onsite Units: 3 Off-Site units: 5

How do you intend to meet your ARO Unit obligations?

On-Site: 0 3

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 3

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All projects with proposed ARO units must complete this tab

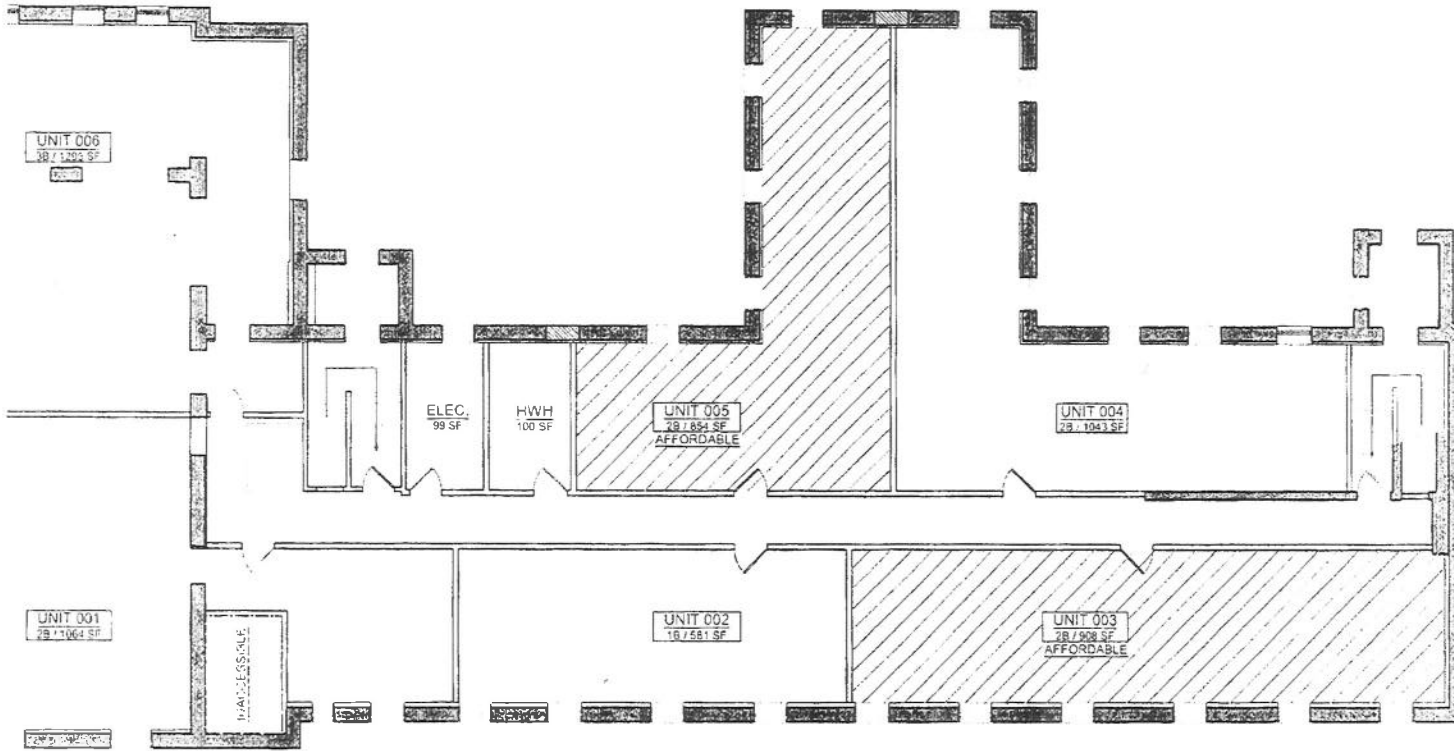
	Market Rate Units	Affordable Units	Summary							
			unit type	market rate			ARO			affordable v. market square footage*
				how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
Parking	available at additional cost	available at additional cost	studio	1	5%	473	0	#VALUE!	#DIV/0!	#DIV/0!
Laundry	in-unit	in-unit	one-bed	3	15%	624	0	0%	#DIV/0!	#DIV/0!
Appliances			two-bed	8	40%	1,014	2	67%	881	87%
Refrigerator <i>age/EnergyStar/make/model/color</i>	GE: Model # GTS22KSNRSS	GE: Model # GTS22KSNRSS	three-bed	8	40%	1,310	1	33%	1,078	82%
Dishwasher <i>age/EnergyStar/make/model/color</i>	GE: Model # GDT530PSPSS	GE: Model # GDT530PSPSS								
Stove/Oven <i>age/EnergyStar/make/model/color</i>	GE: Model # JGBS66REKSS	GE: Model # JGBS66REKSS								
Microwave <i>age/EnergyStar/make/model/color</i>	TBD	TBD								
Bathroom(s) <i>how many?</i> <i>Half bath? Full bath?</i>	SEE ATTACHED PLANS	SEE ATTACHED PLANS								
Kitchen countertops <i>material</i>	TBD	TBD								
Flooring <i>material</i>	vinyl	vinyl								
HVAC	TBD	TBD								
Other										

Project Name	2219 N Hamilton
Zoning Application number, if applicable	
Address	2219 N Hamilton, Chicago, IL 60647
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?*	
Total Units in Project	23
Total Affordable units	3

6/25/2021

REPORTS OF COMMITTEES

32321



DWELLING UNIT MATRIX

STUDIO
 (1) @ 473 SF

1 BEDROOM
 (1) @ 561 SF
 (1) @ 634 SF
 (1) @ 658 SF

2 BEDROOM
 (1) @ 926 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) @ 1075 SF
 (2) @ 1147 SF
 (3) @ 1203 SF
 (1) @ 1295 SF
 (2) @ 1586 SF

TOTAL 25 UNITS 207,000 SF

UND FLR PLAN

3/32" = 1'-0"



MILTON AVE.
 AVE
 60647

APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

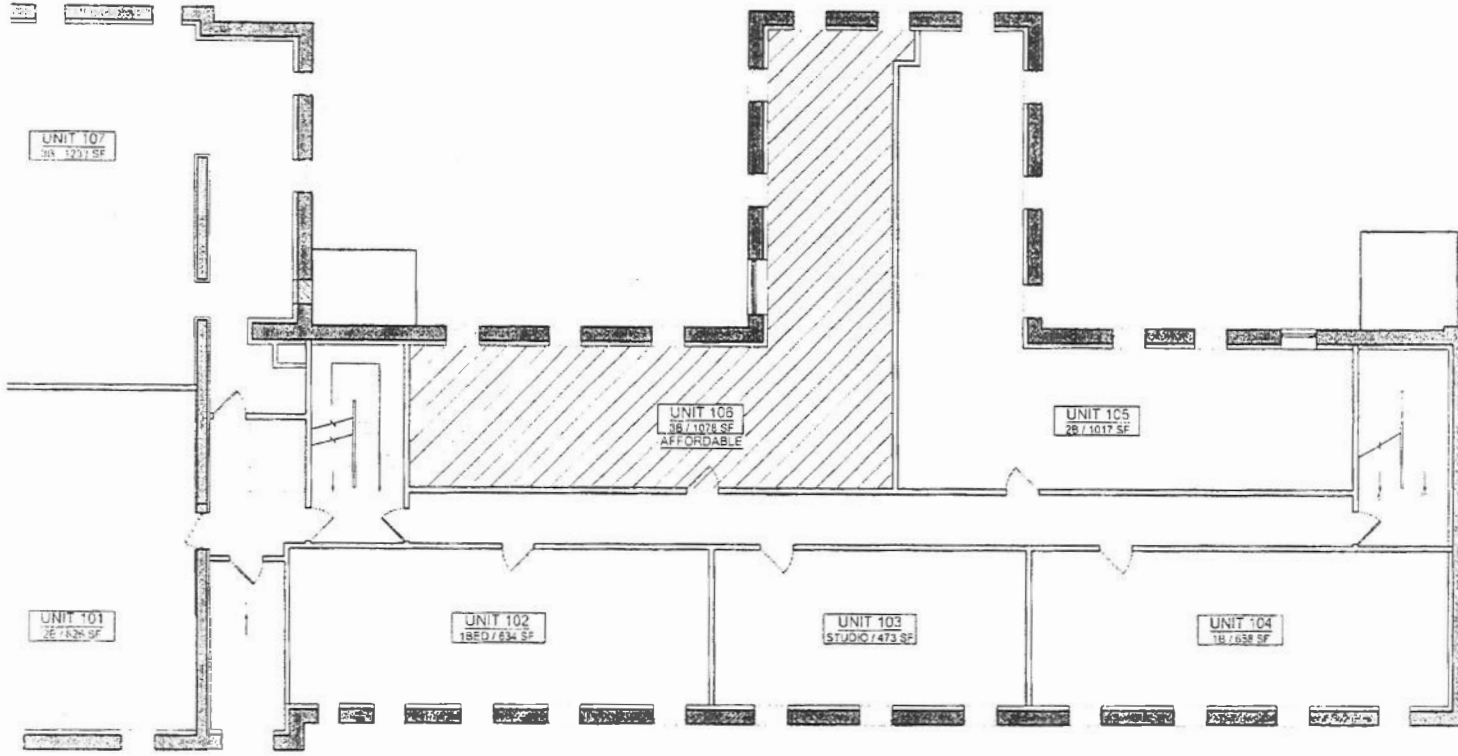
INTRODUCED: FEBRUARY 24, 2021

PLAN COMMISSION: TBD

SPACE VERSION
 DPD.
 05/15/2021

6/25/2021

REPORTS OF COMMITTEES



FLR PLAN

3/32" = 1'-0"



MILTON AVE.

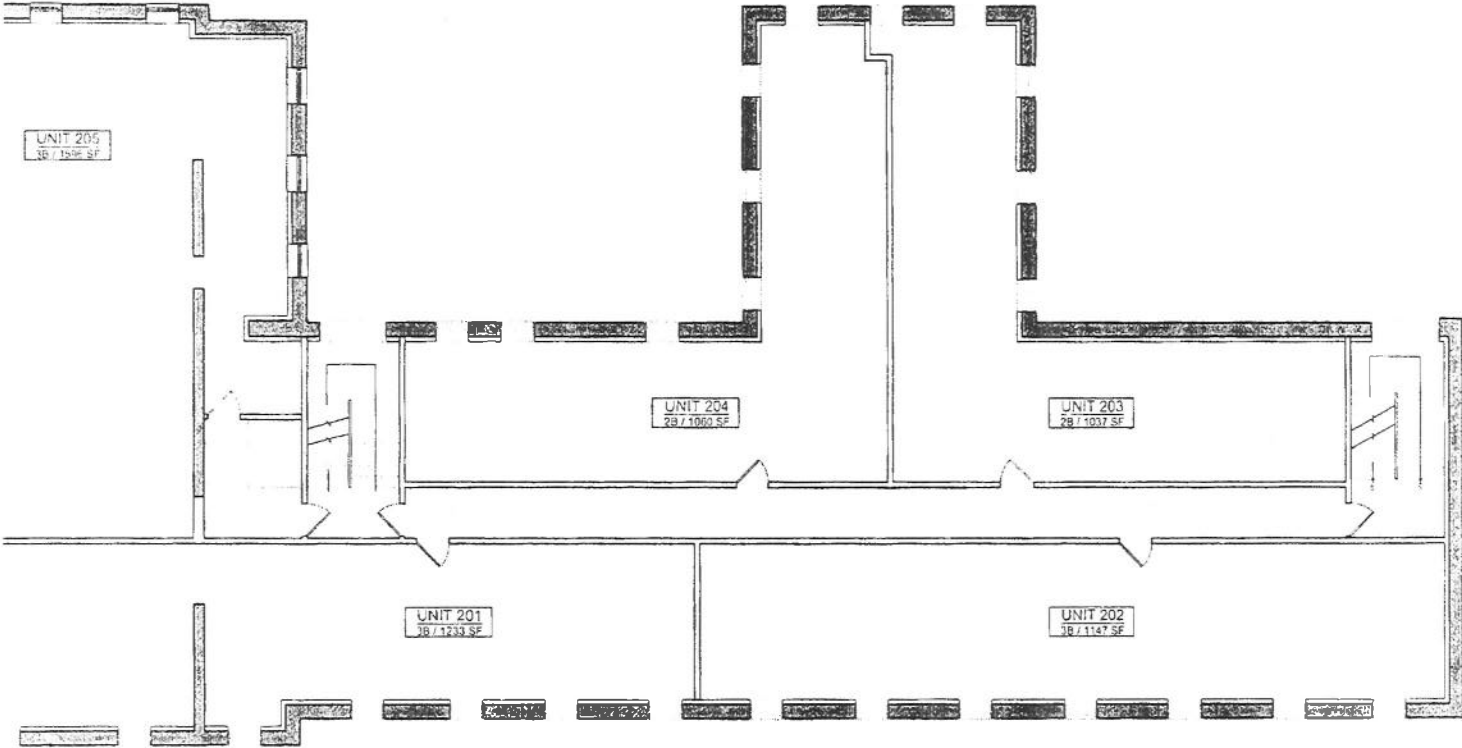
4 AVE
S 60647

APPLICANT: 2219 NCRTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDAL ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE
VERSIC
DPD
55 TH CO

32323



FLR PLAN

3/32" = 1'-0"



MILTON AVE.

1 AVE
5 60647

APPLICANT: 2215 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

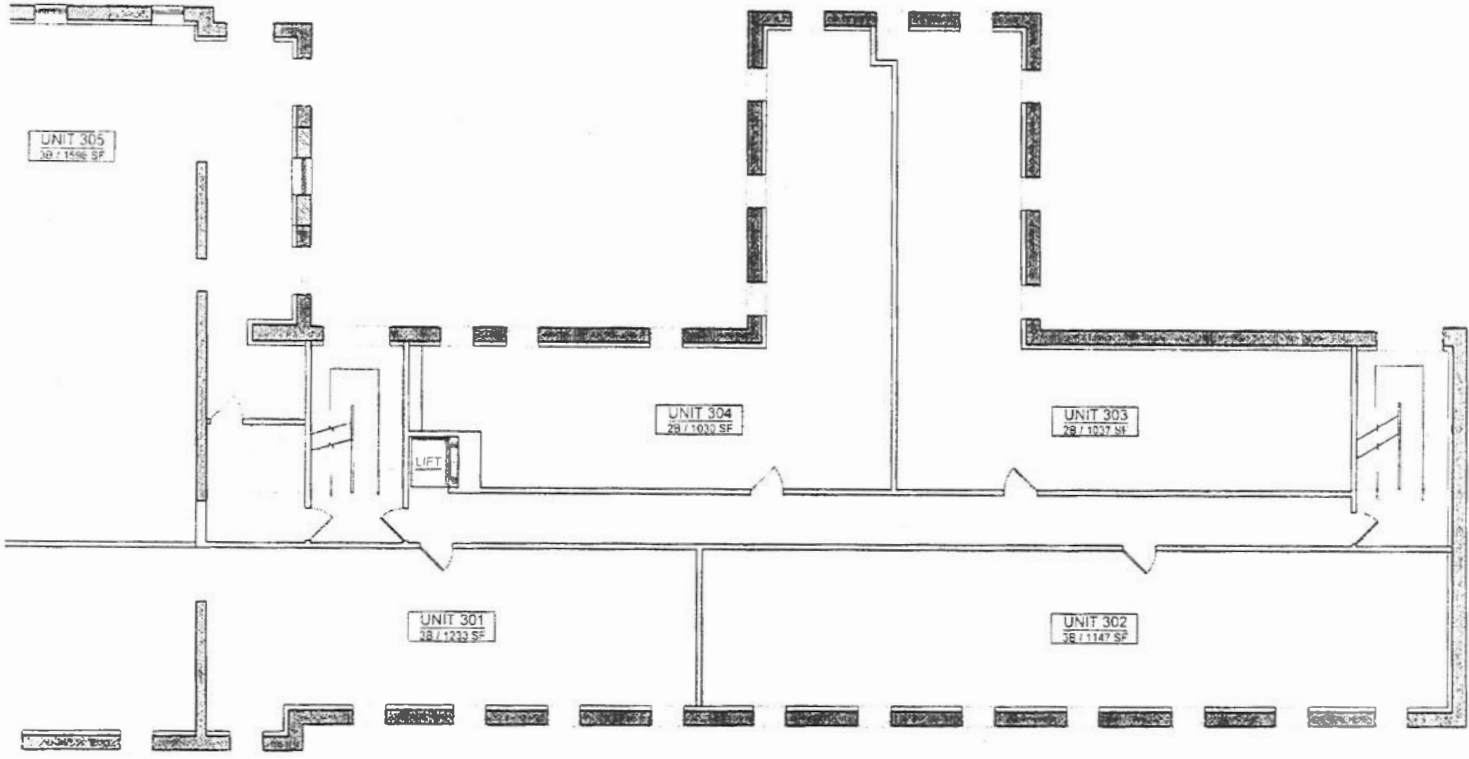
INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE VERSION
 DPD. 105/108 25/23

6/25/2021

REPORTS OF COMMITTEES

32325



FLR PLAN

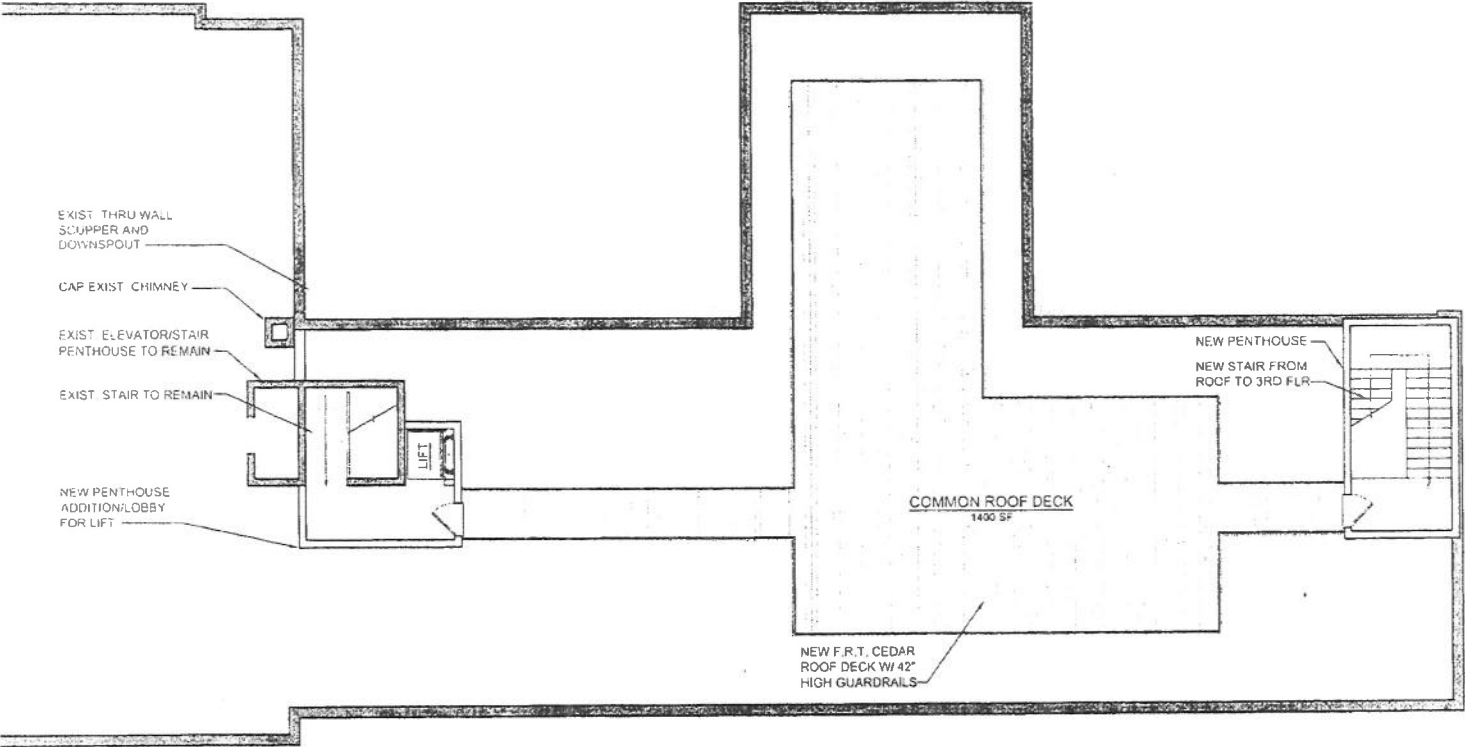
3/32" = 1'-0"



MILTON AVE.
 4 AVE
 S 60647

APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDAL ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.
 INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE VERSIO
 DPD.
 05-14-2021



F PLAN

3/32" = 1'-0"
16' N

MILTON AVE.
4 AVE
S 60647

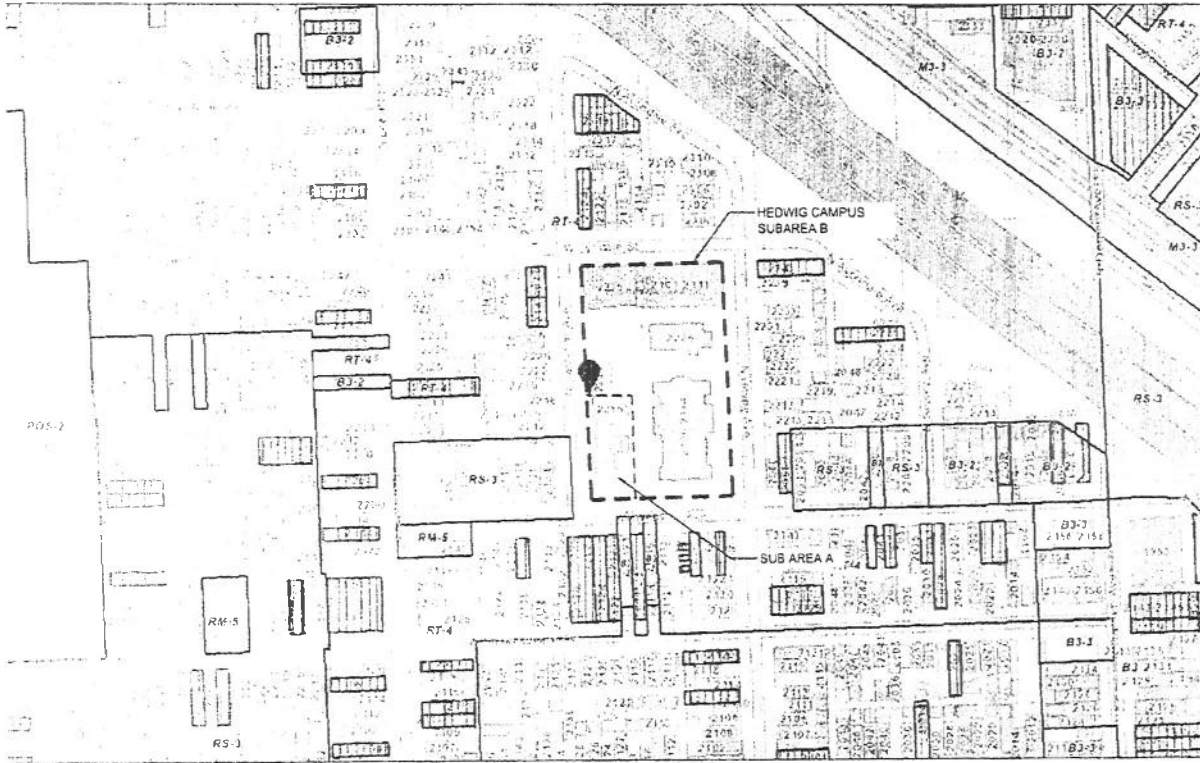
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ADDRESS: 2101-2125 WEST LYNDAL ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE / 2201-2243 NORTH HAMILTON AVE.
INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE VERSION
DPD. 20 16 212

6/25/2021

REPORTS OF COMMITTEES

32327



ZONING MAP
SCALE: N.T.S.

MILTON AVE.
1 AVE
5 60647

APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDALE ST / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.
INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

SPACE VERSIO
DPD.
04 29 2021

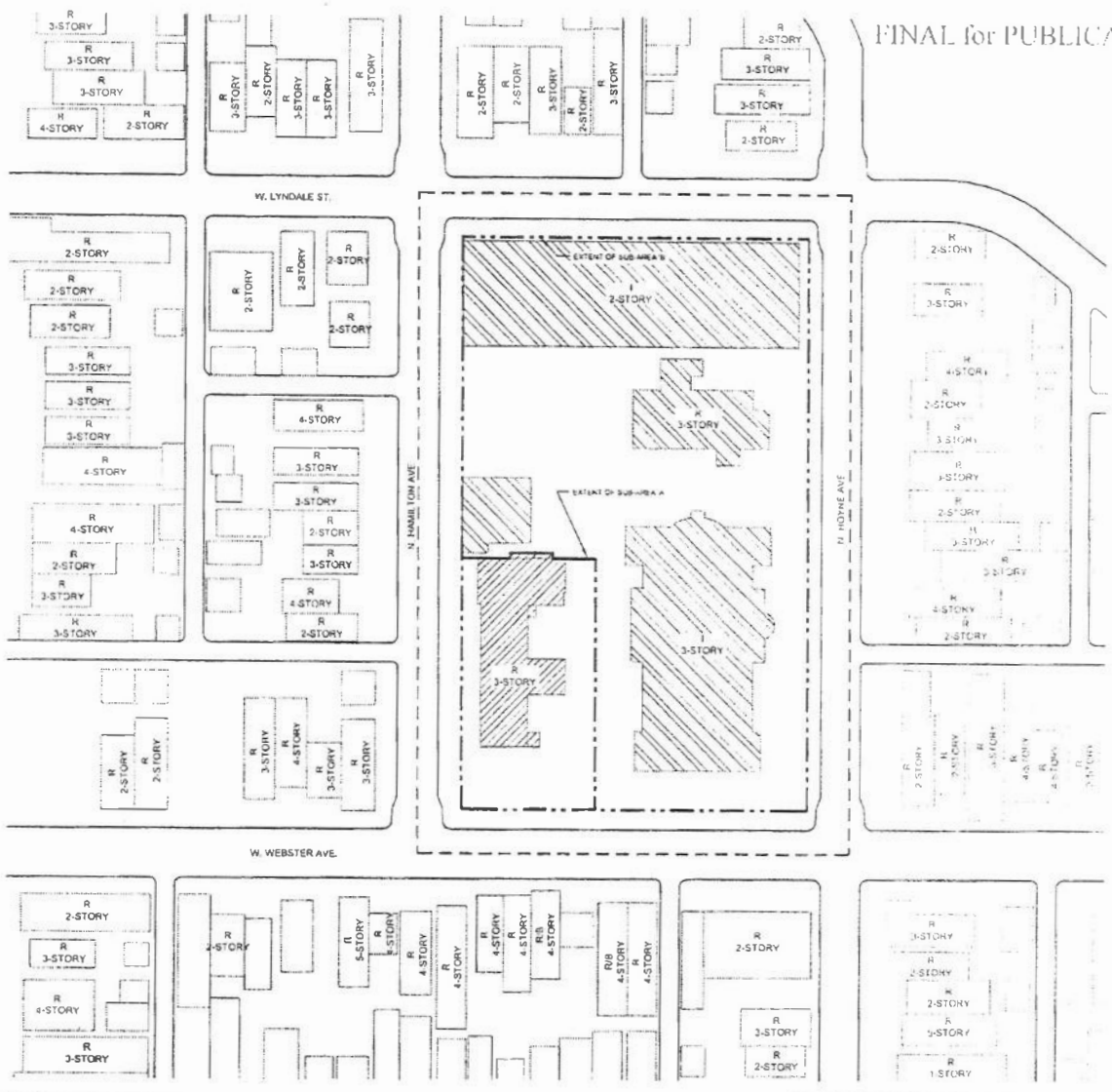
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32328

JOURNAL--CITY COUNCIL--CHICAGO

6/25/2021

LEGEND	
	PD BOUNDARY
	PROPERTY LINE
	SUB-AREA A PREMISES
	SUB-AREA B PREMISES
	RESIDENTIAL
	BUSINESS-COMMERCIAL
	INSTITUTIONAL



AND USE MAP
SCALE: N.T.S.



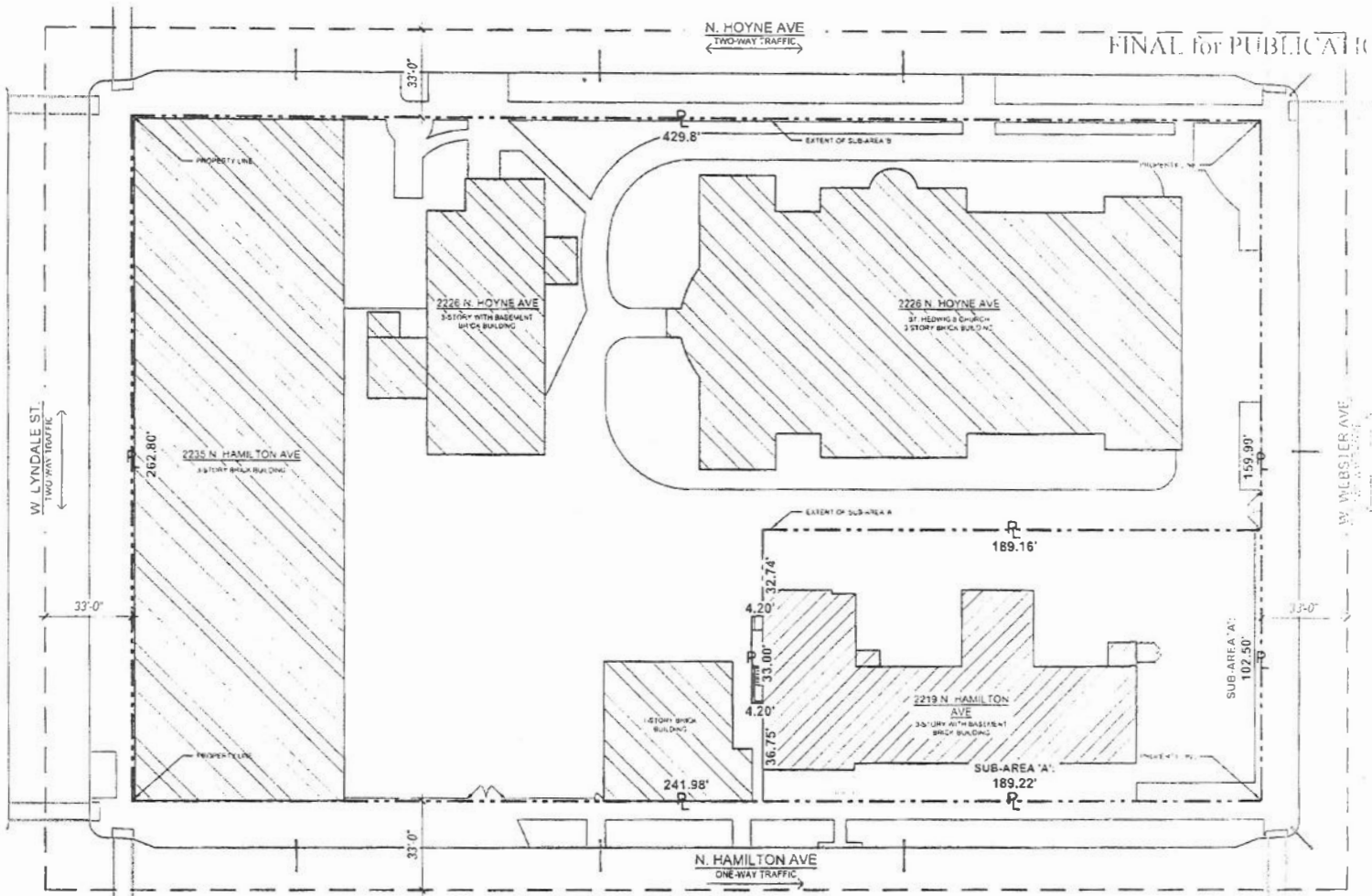
MILTON AVE.
N AVE
S 60647

APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYLE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.
 INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

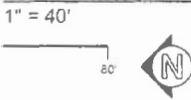
SPACE VERSIO
 DPD.
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6/25/2021

REPORTS OF COMMITTEES



P. LINE & BOUNDARY MAP



MILTON AVE.
 N AVE
 S 60647

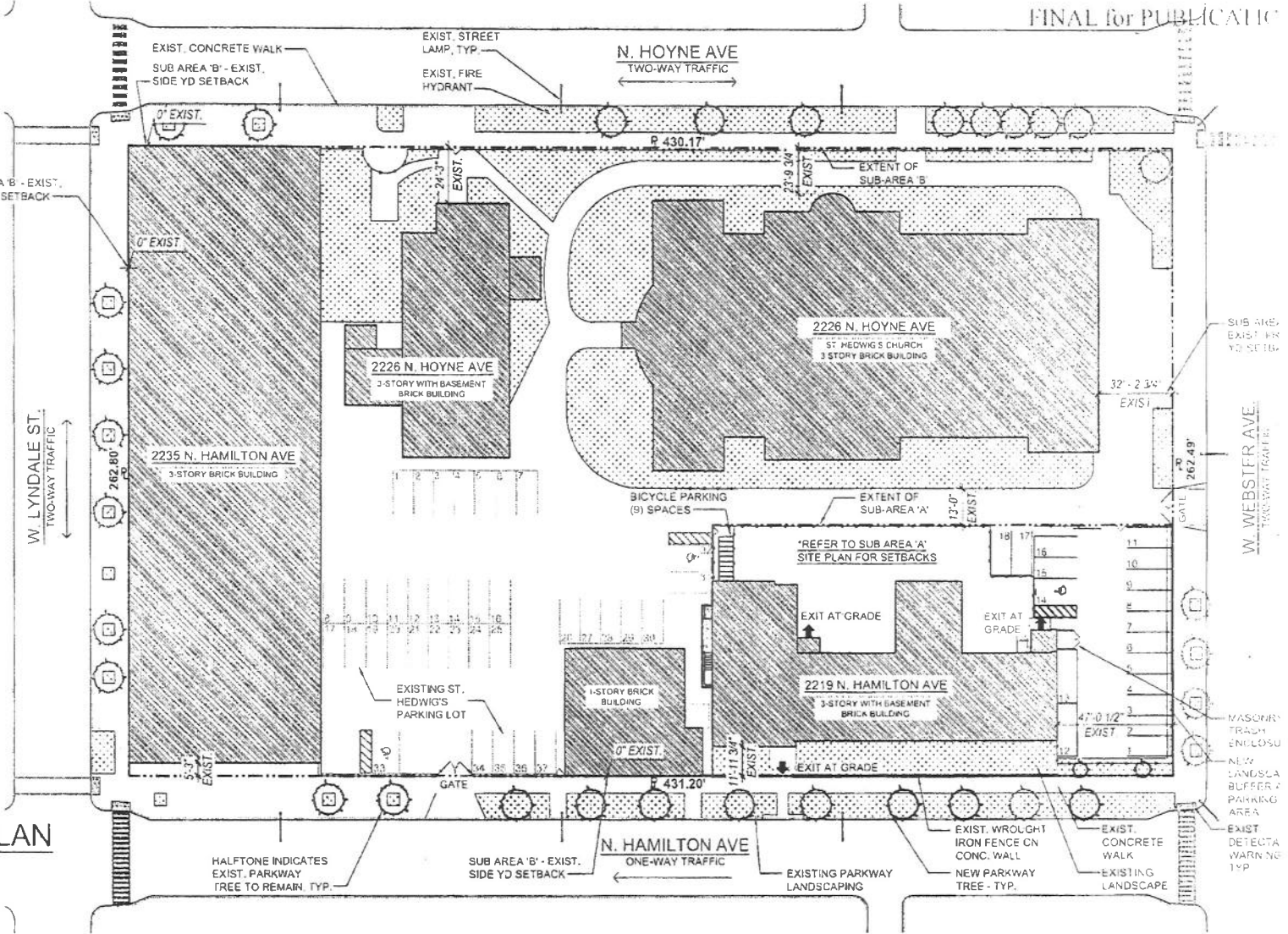
APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

SPACE VERSIC
 GROUP DESIGN
 11111 11111
 11111 11111

DPD
 04 20 2021

32329

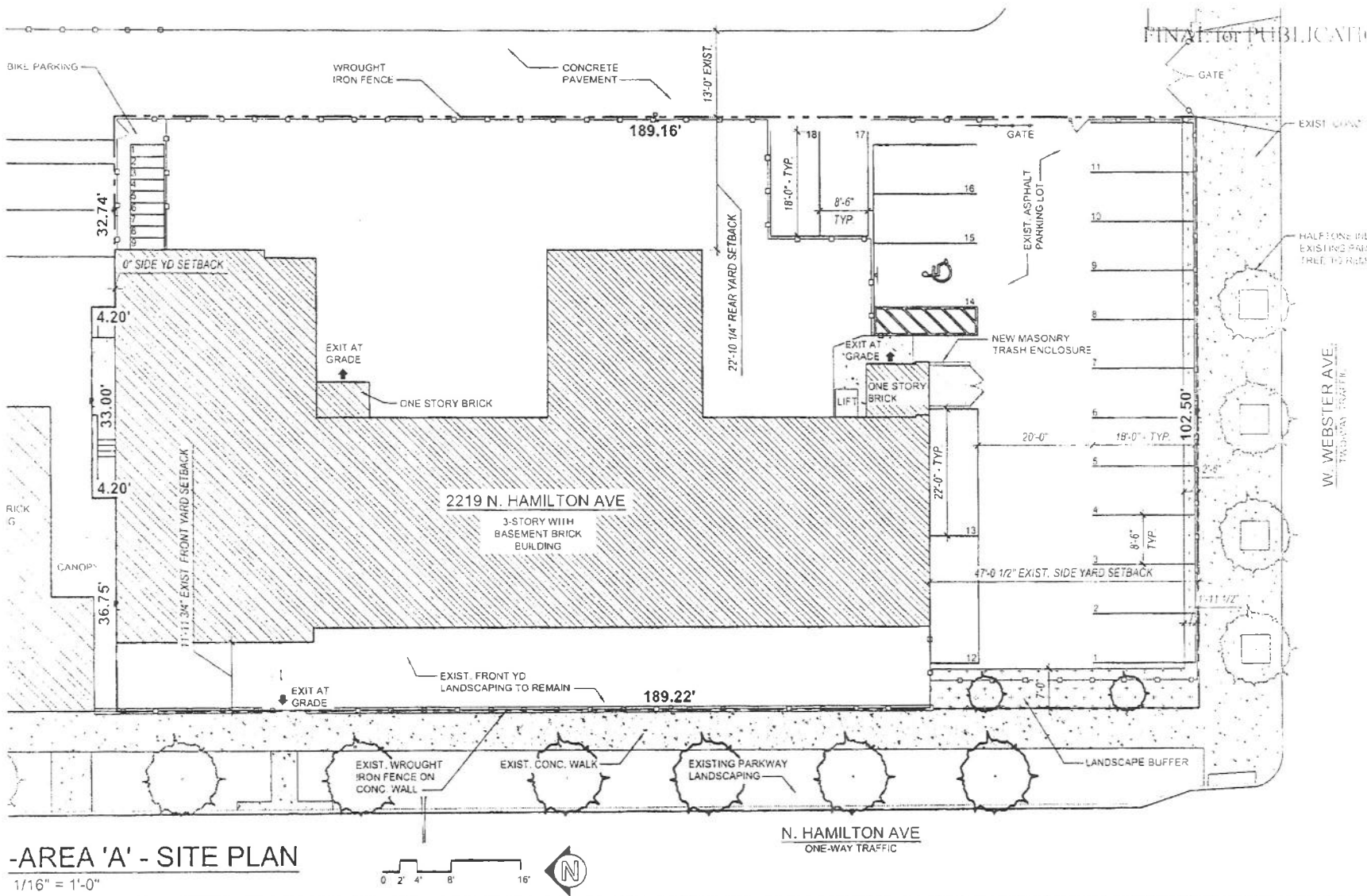


RALL SITE PLAN
1" = 40'

MILTON AVE.
N AVE
15 60647

APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDALE ST / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.
INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

SPACE VERS. 0
DPD
6/25/2021



2219 N. HAMILTON AVE.
 N. HAMILTON AVE
 15 50647

APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

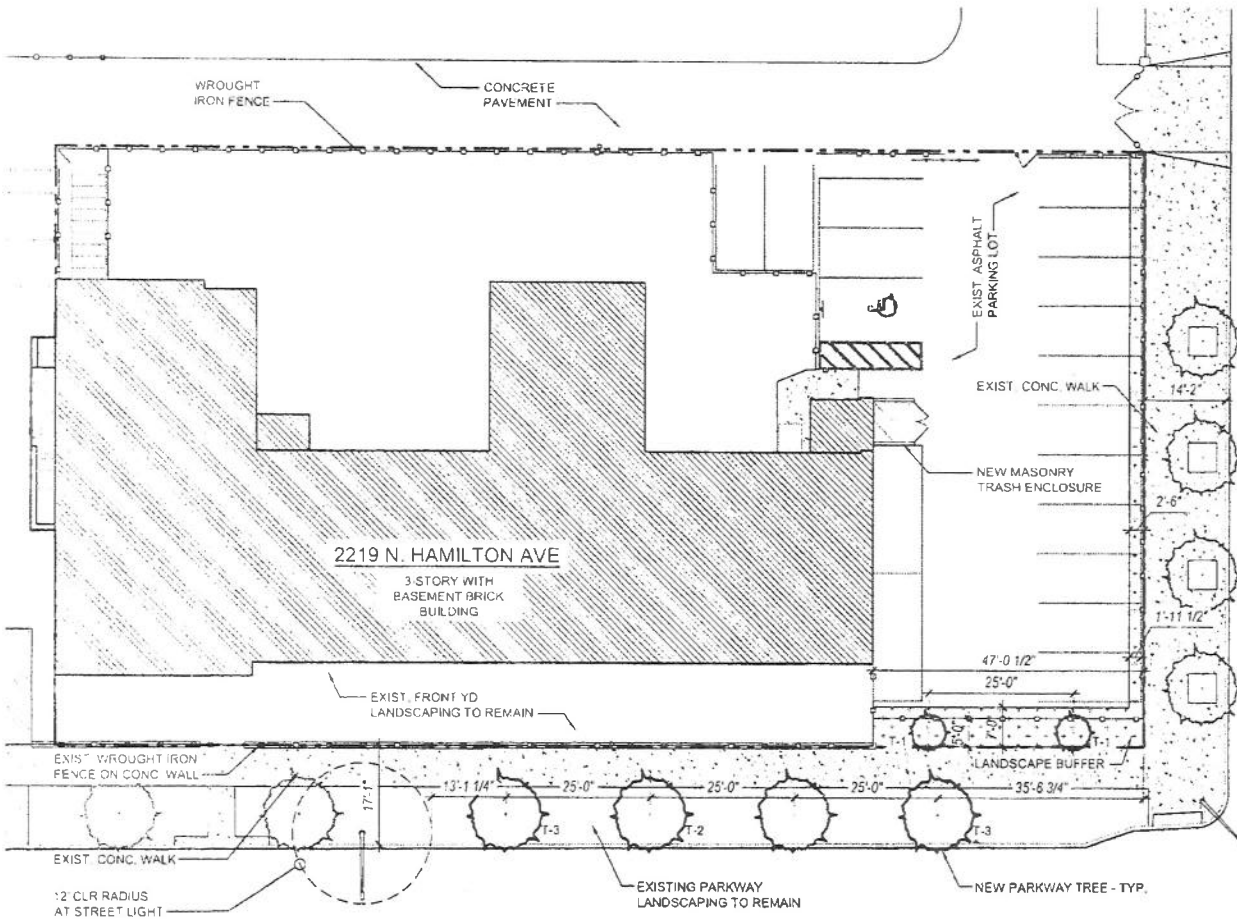
SPACE ARCHITECTS & PLANNERS
 1500 W. WASHINGTON ST. SUITE 200
 CHICAGO, IL 60604
 TEL: 312.467.1000
 WWW.SPACEARCHITECTS.COM

VERS: 06/05/21
DPD

6/25/2021

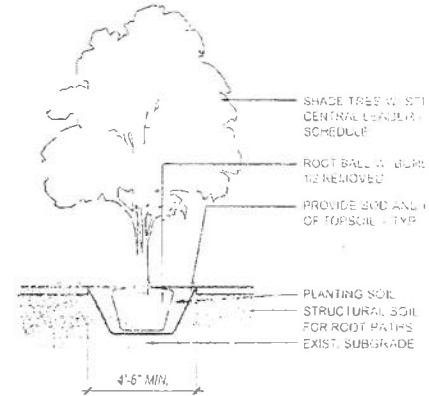
REPORTS OF COMMITTEES

32331



HALFTONE INDICATES EXISTING PARKWAY TREE TO REMAIN - TYP

LANDSCAPE SCHEDULE					
TAG	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
T-1	2	CATALPA SPECIOSA	CATALPA	24" DBH	14'-2"
T-2	1	FICUS AMERIKANA	BANANAQUAT	24" DBH	14'-2"
T-3	2	QUERCUS NIGRA L'H	SWAMP WHITE OAK	24" DBH	14'-2"



TREE PLANTING DIAGRAM
SCALE: N.T.S.

AREA 'A' - LANDSCAPE PLAN

1" = 20'-0"



MILTON AVE.

1 AVE
5 60647

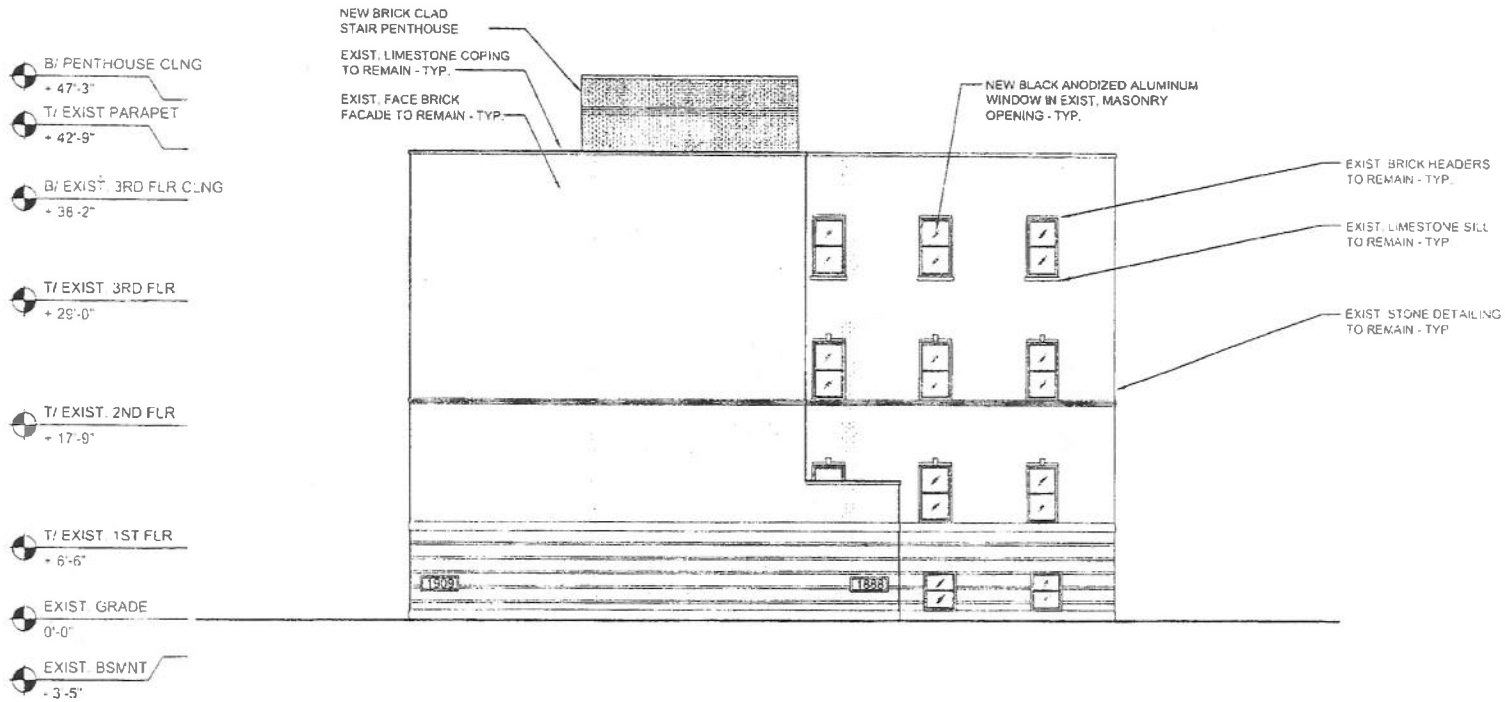
APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDALE ST / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: JUNE 17, 2021

SPACE VERSION
ADDRESS: 1111 N. LEXINGTON ST. 06/03/2021
CHICAGO, IL 60610 06/03/2021

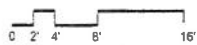
6/25/2021

REPORTS OF COMMITTEES



JB-AREA 'A' - SOUTH ELEVATION

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



MILTON AVE.
AVE
60647

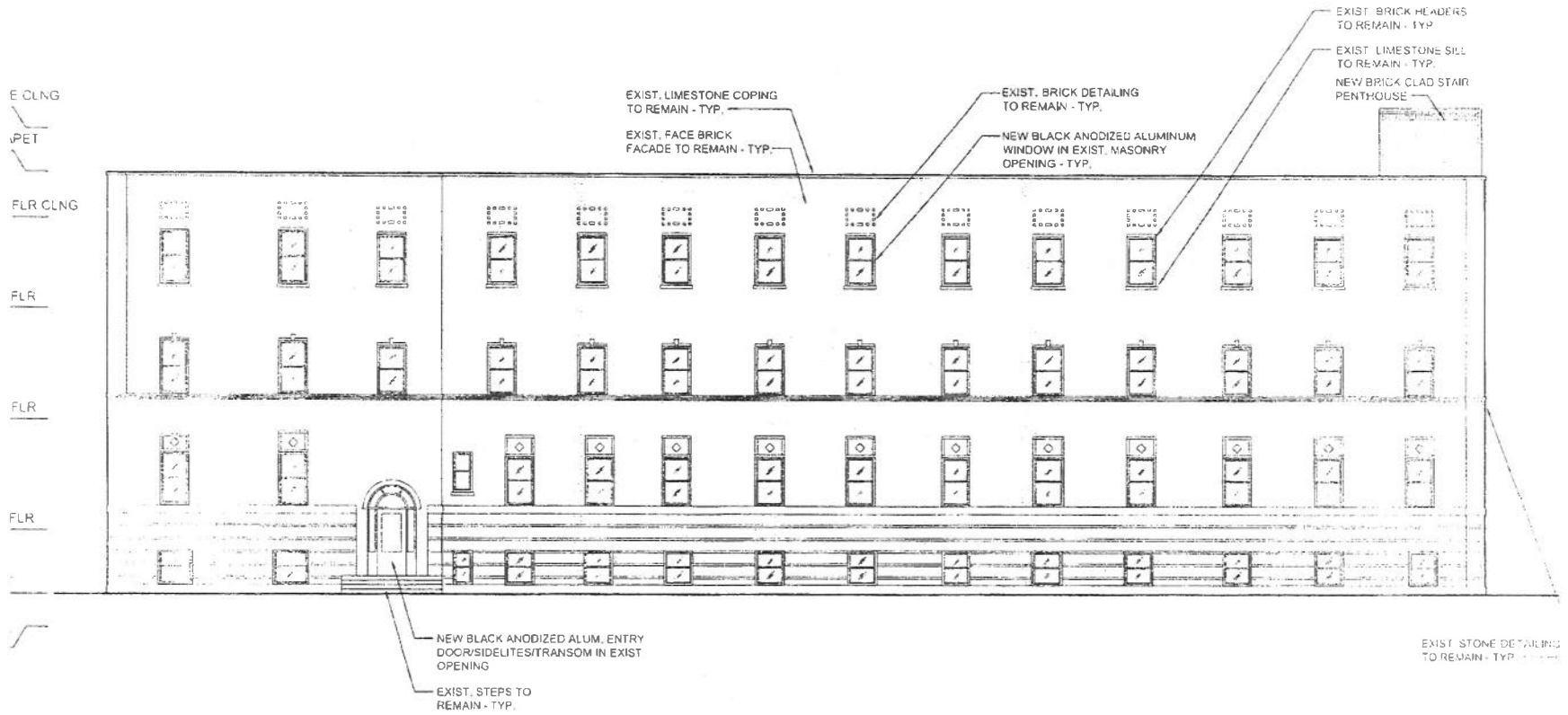
APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021

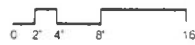
PLAN COMMISSION: TBD

SPACE ARCHITECTURAL PLANNING VERSION
 DPD. 05.10.2021

32333



JOB-AREA 'A' - WEST ELEVATION



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

MILTON AVE.

N AVE
15 61847

APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDAL ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021

PLAN COMMISSION: TBD

SPACE

ARCHITECTURAL FIRM

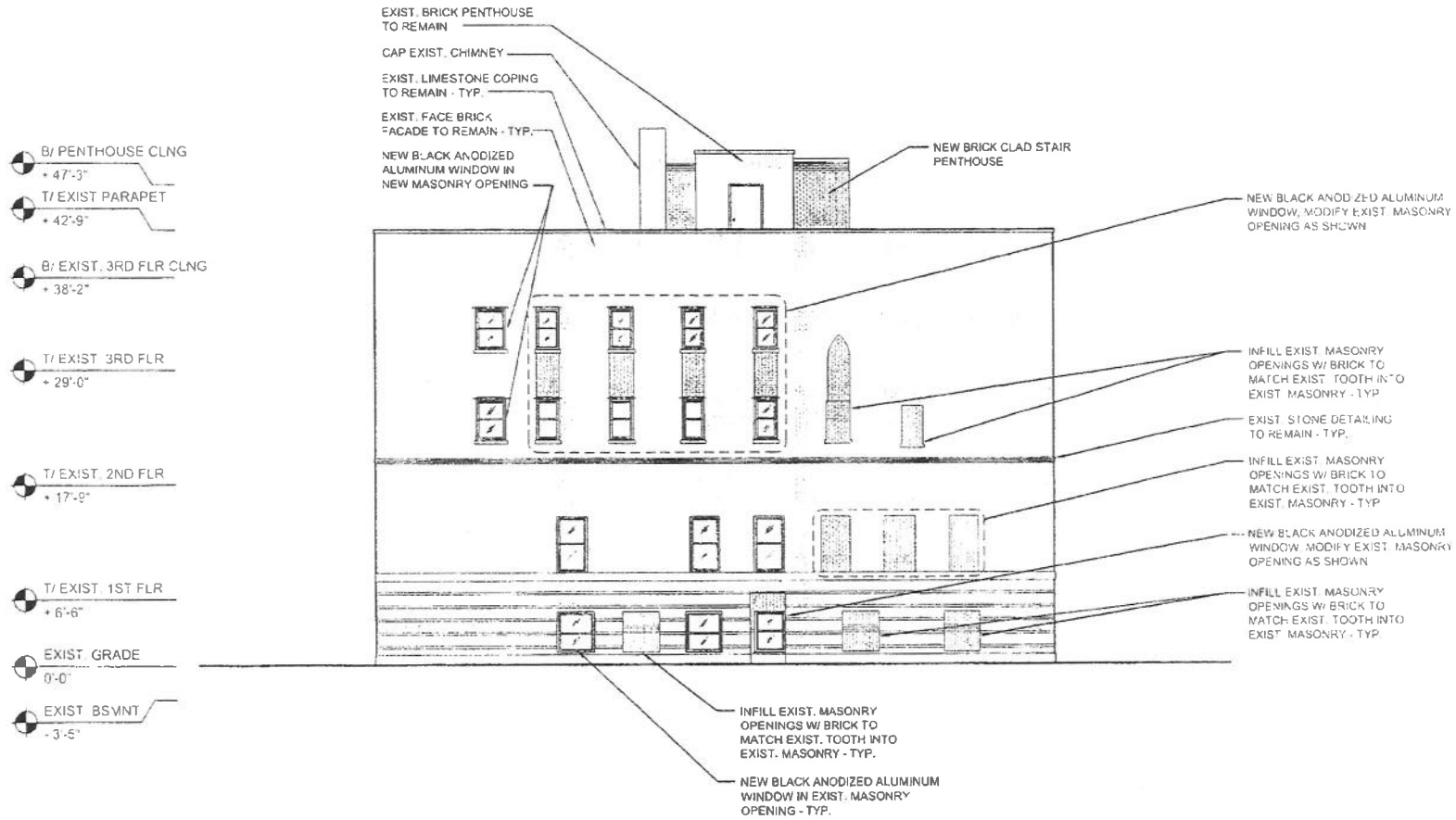
VERSIO

DPD.

05 19 2021

6/25/2021

REPORTS OF COMMITTEES



JB-AREA 'A' - NORTH ELEVATION

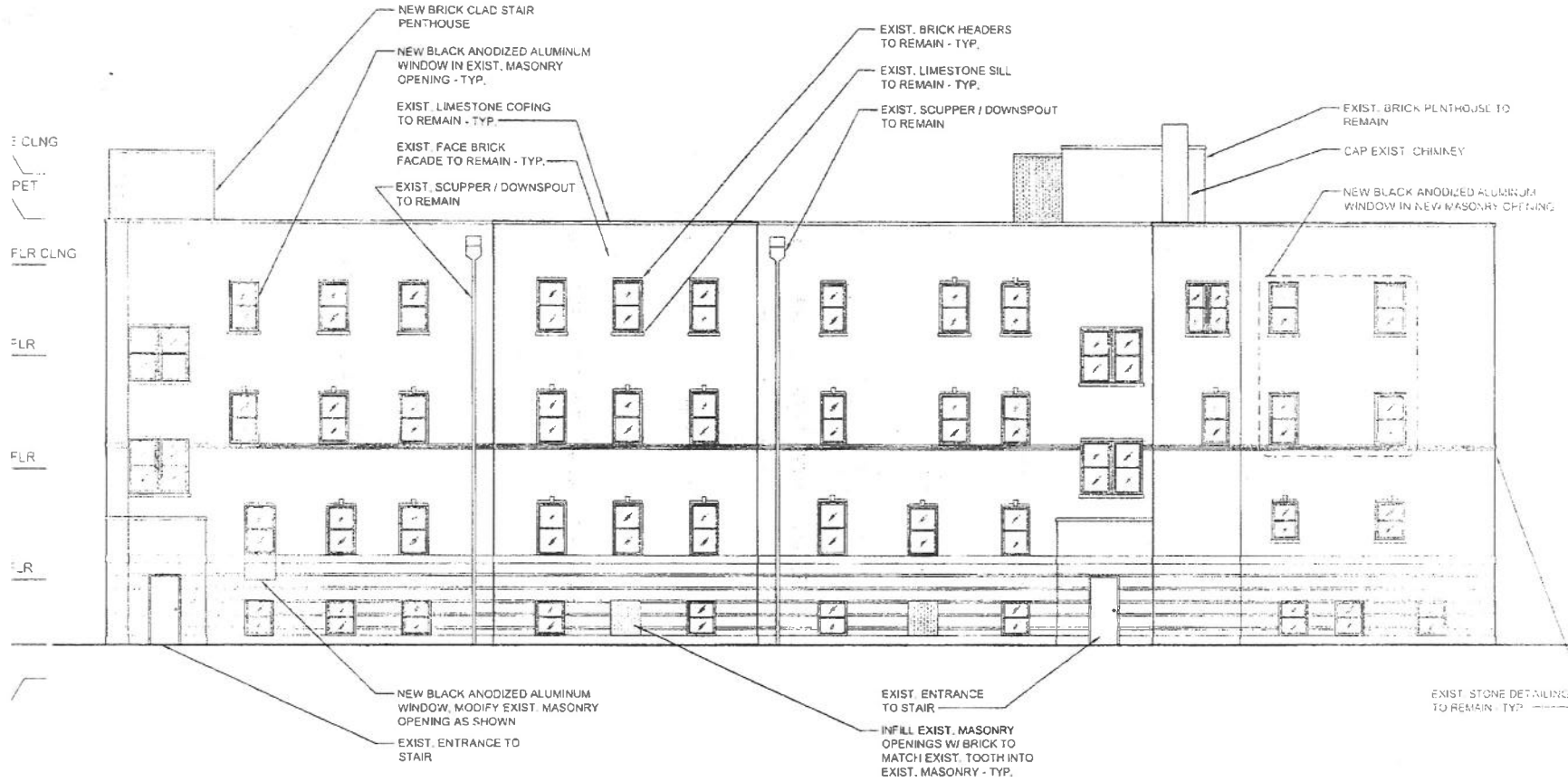
SCALE: 3/32" = 1'-0"

MILTON AVE.
 4 AVE
 S 60647

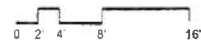
APPLICANT: 2219 NORTH HAMILTON LLC
 ADDRESS: 2101-2125 WEST LYNDALE ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.
 INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE VERS 10
 ARCHITECTS DPD.
 05.15.2021

32335



JB-AREA 'A' - EAST ELEVATION



A/E: 3/32" = 1'-0"

MILTON AVE.
N AVE
15 80647

APPLICANT: 2219 NORTH HAMILTON LLC
ADDRESS: 2101-2125 WEST LYNDAL ST. / 2200-2240 NORTH HOYNE AVE / 2100-2124 WEST WEBSTER AVE. / 2201-2243 NORTH HAMILTON AVE.

INTRODUCED: FEBRUARY 24, 2021 PLAN COMMISSION: TBD

SPACE VERSION: 01
 ARCHITECTS **DPD.**
 35 19 202