



CHICAGO PLAN COMMISSION

Department of Planning and Development

PROPOSED AMENDMENT TO RBPD #1272

1550 N. CLARK STREET (2ND Ward)

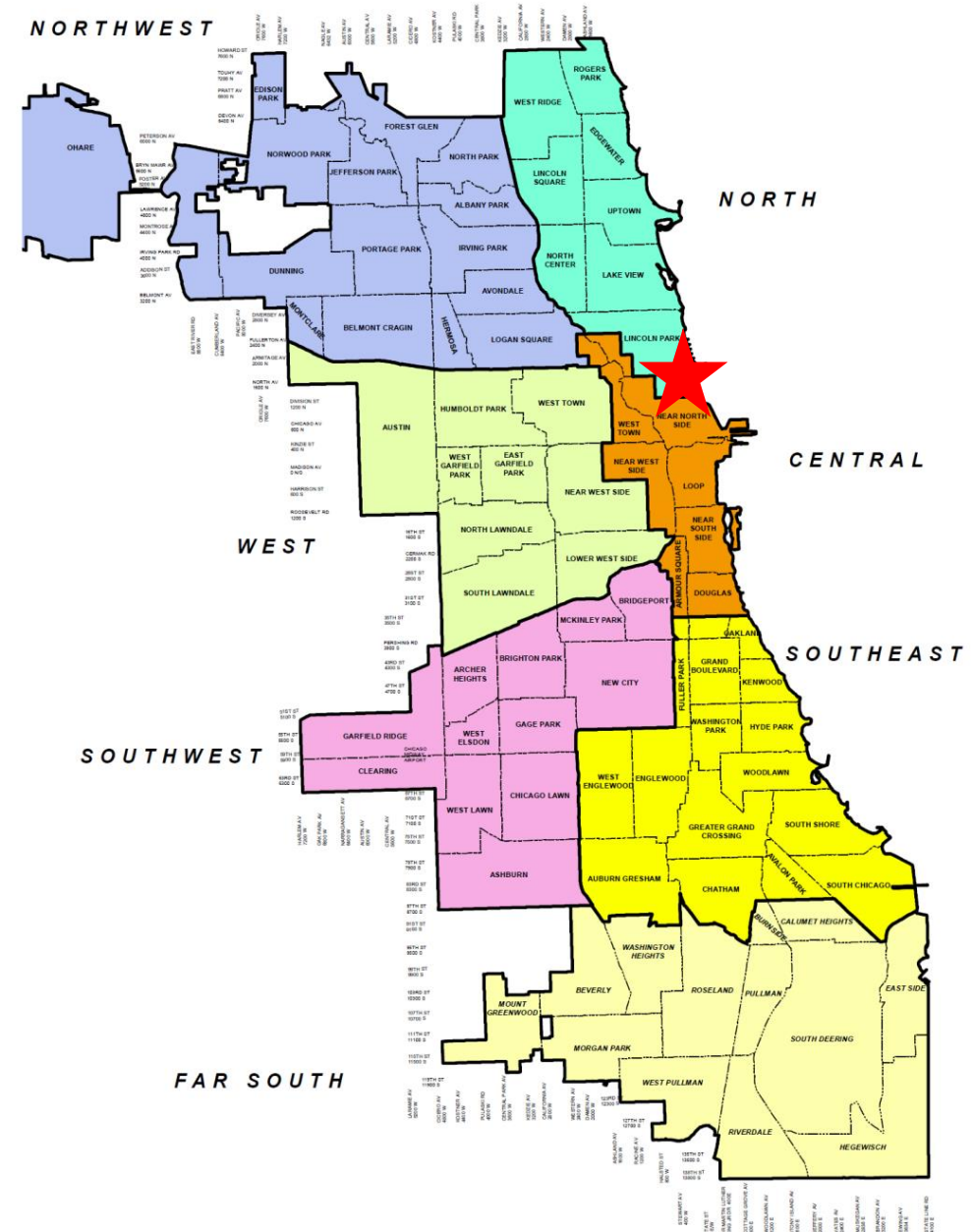
1550 NORTH CLARK (CHICAGO) OWNER, LLC

09/16/2021

★ Community Area Snapshot

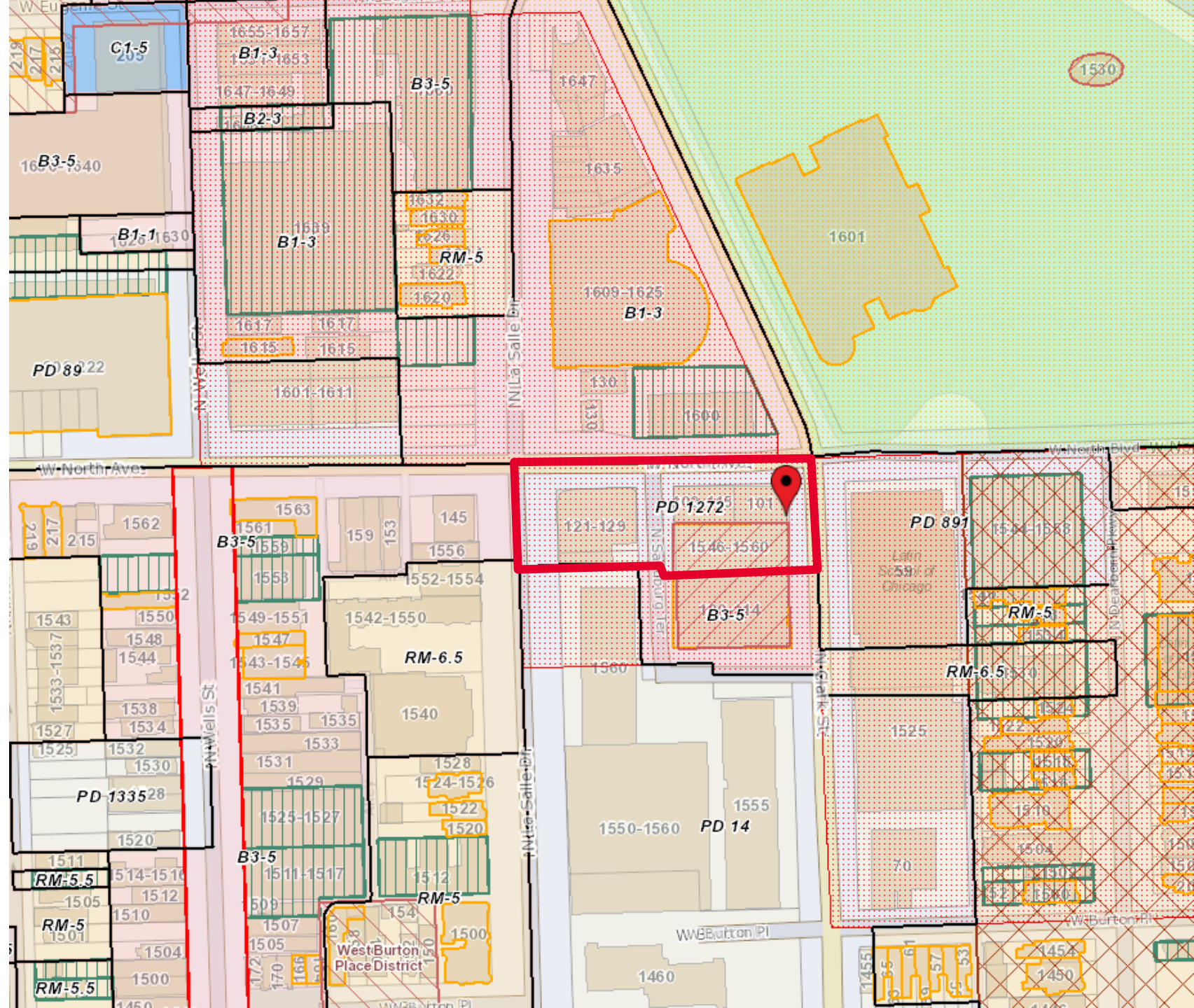
COMMUNITY AREA INFORMATION:

- North Region, Near North Side Community Area
- Nexus of Lincoln Park, Old Town, and Gold Coast neighborhoods
- Near North Side Community Area Demographics
 - Population grown 50.1% faster than the City of Chicago as a whole, 2000-2020
 - 56.9% are 1-person households (vs. 37.2% in Chicago and 29.0% in the region)
 - 42% of households have no vehicle
 - 57.1% of residents walk, bike, or take transit to work

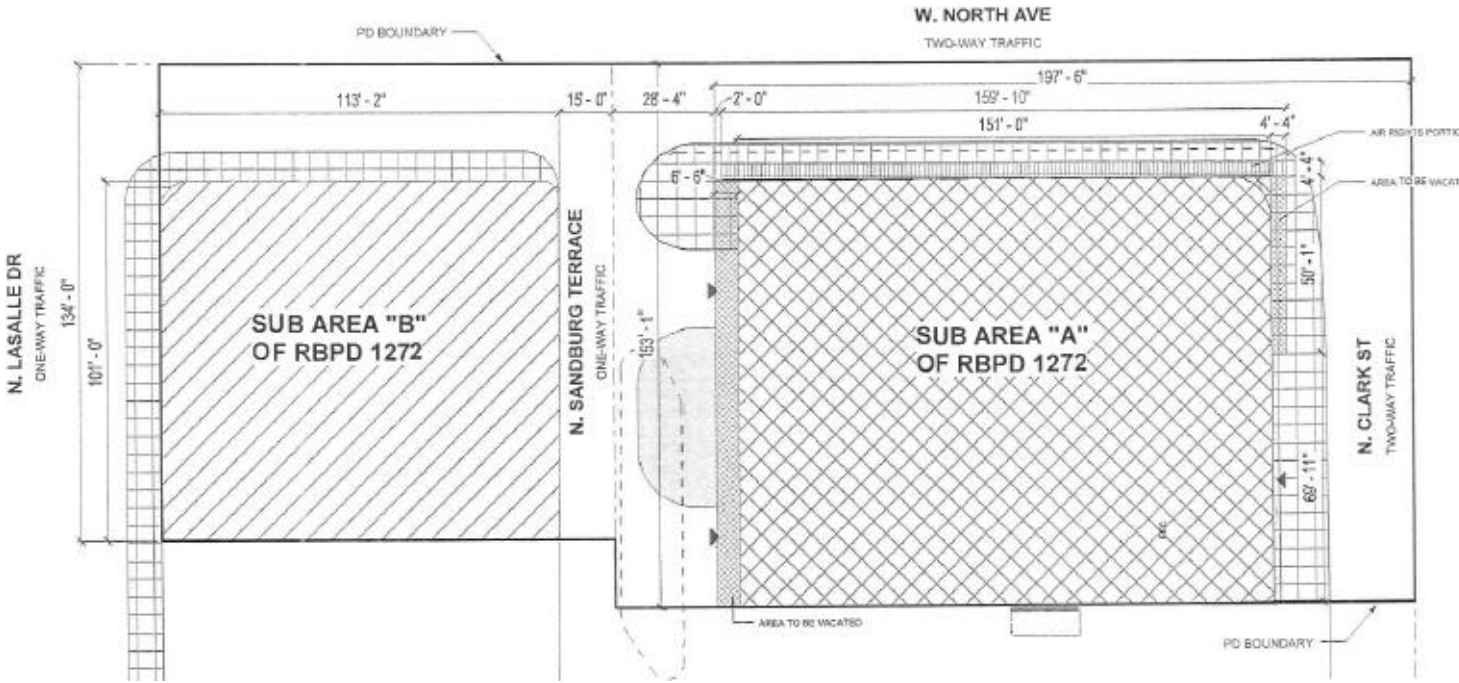


★ Context

- Within a mixed-use residential neighborhood
- Near transit, entertainment, cultural, and institutional uses
- Within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District



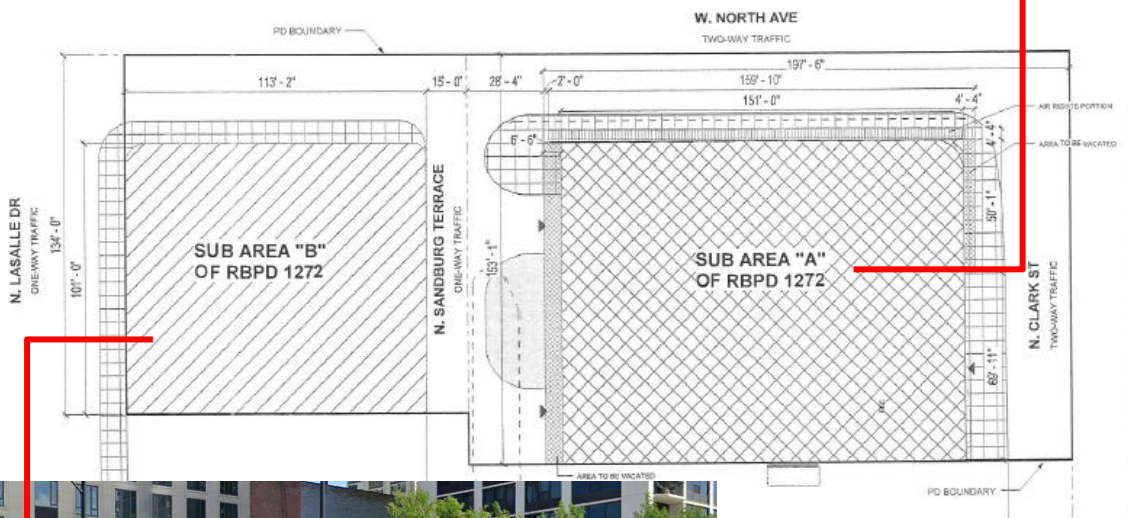
★ Context



Context



Sub-Area A:
Newly-constructed mixed-use building



Sub-Area B:
Single-story commercial building



Pedestrian Context Photos



Views Looking Southwest from the intersection of Clark Street and North Avenue

Pedestrian Context Photos



View looking North along Clark Street



View looking East along North Avenue



Proposed Technical Amendment

- Add Animal Service – Veterinary as a permitted use in Sub-Area A only
- Boarding services prohibited
- Overnight animal care for sick animals allowed
- No other changes proposed to either sub-area



DPD Recommendations

- A) Promotes **economically beneficial development patterns that are compatible with the character of existing neighborhoods** (per 17-8-0103), as evidenced by the proposed uses of the development, with those such specifics being in context with the character of the immediate community;
- B) Ensures a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the **proposed uses intended to serve the building's residents and adjacent community**, while being in general accordance with the requirements of the Chicago Zoning Ordinance;
- C) Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-A-2, 3 & 4), as evidenced through the **site's proximity to public transit, bicycle facilities, and accessible pedestrian network**;