



CHICAGO PLAN COMMISSION

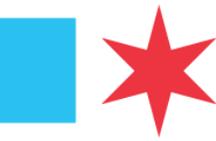
Department of Planning and Development

1 W Huron Street – Planned Development 735 Amendment

42nd Ward / Ald. Reilly / Near North Side

Ald. Reilly, Applicant

July 21, 2022



Project Description

The Applicant proposes to remove “Lodging” or “Hotel/Motel” as a permitted use in Sub-Area B of PD 735 and to correct the boundary description of PD 735.

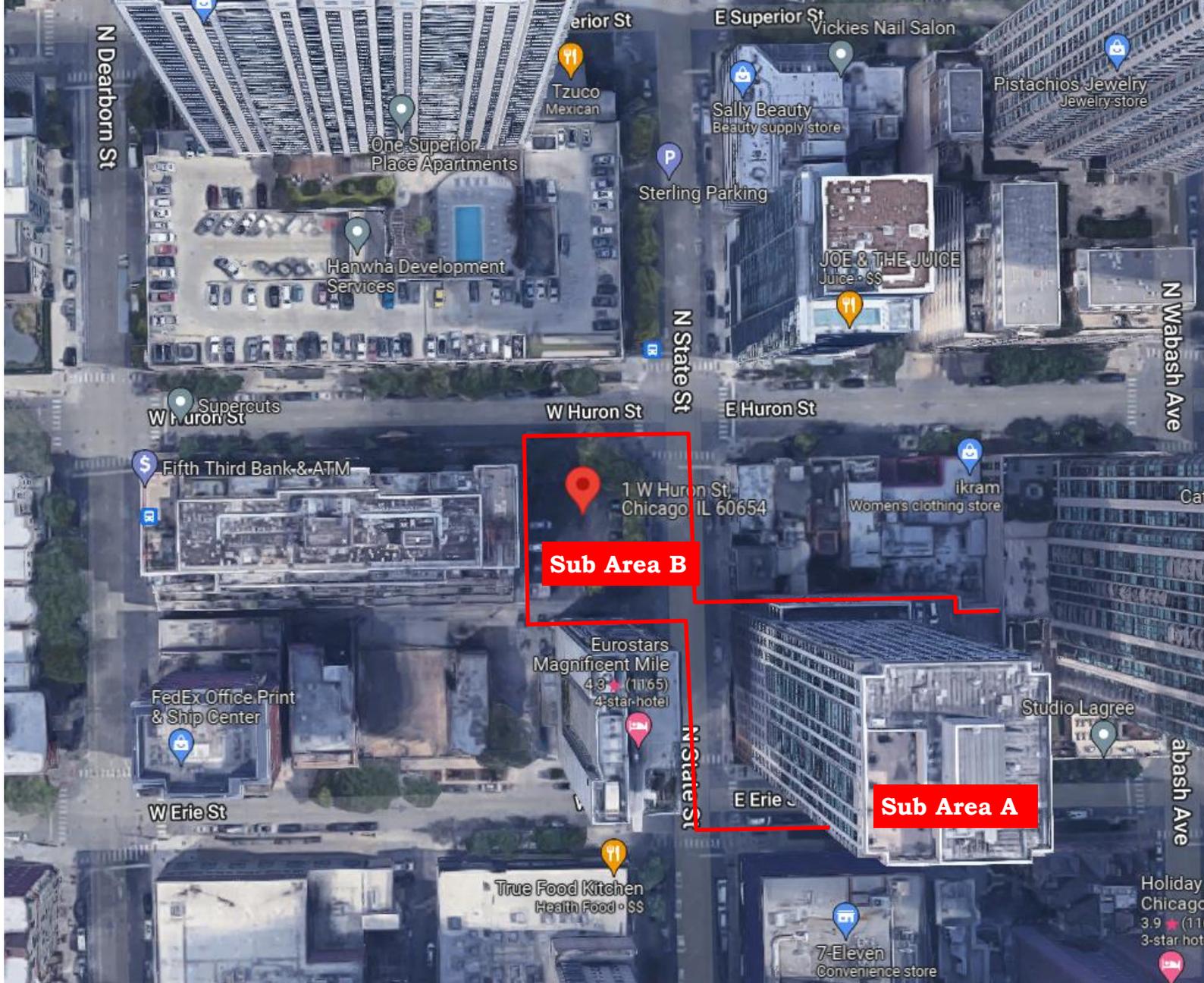
★ Community Area Snap Shot

Near North Side Demographic Data

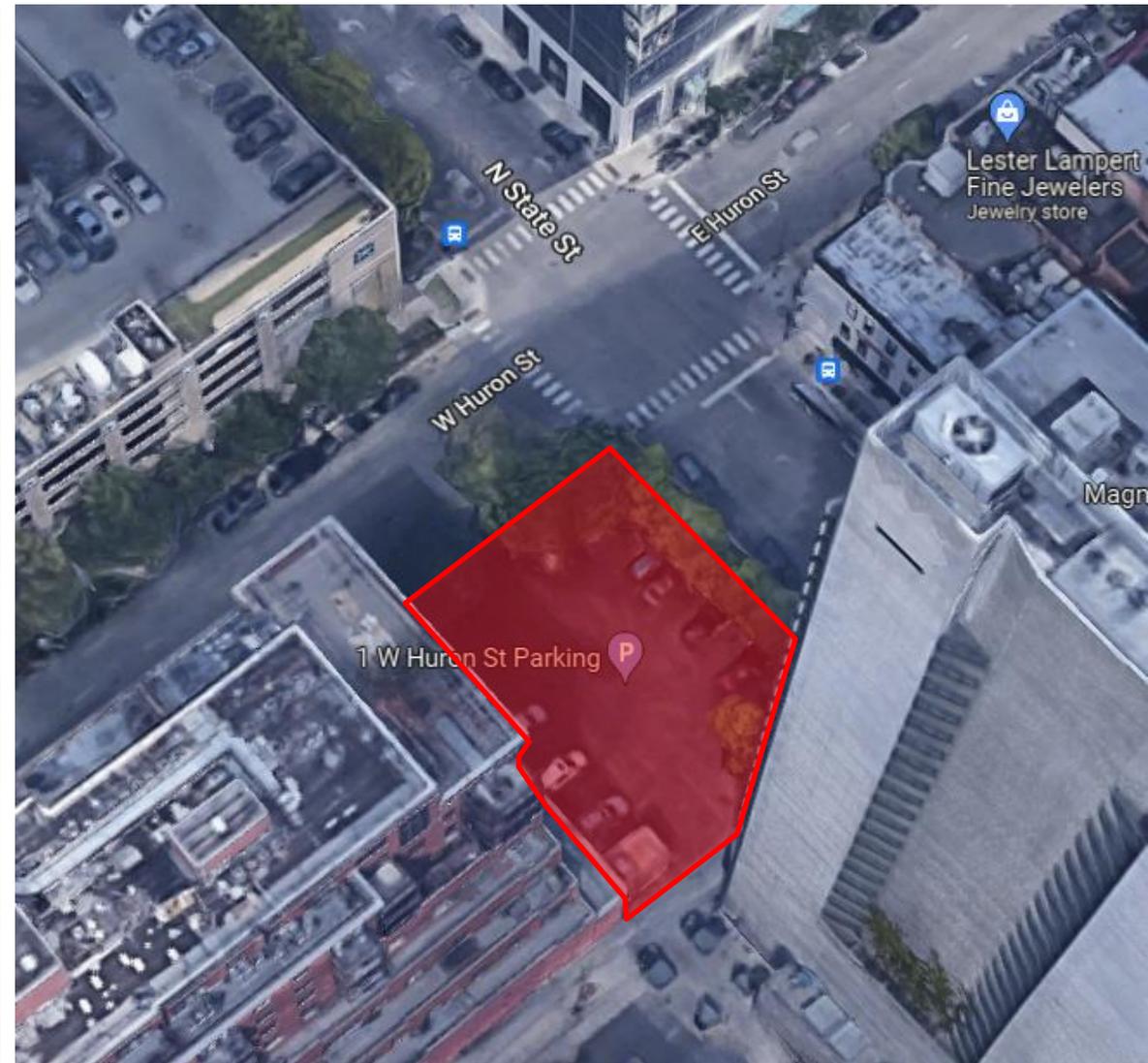
- Total Population (2020): 105,481
- Top 3 Land Uses by composition (2015)
 1. Transportation and Other (43.3%)
 2. Multi-Family Residential (17.4%)
 3. Commercial (16.7%)

source: <https://www.cmap.illinois.gov/data/community-snapshots>

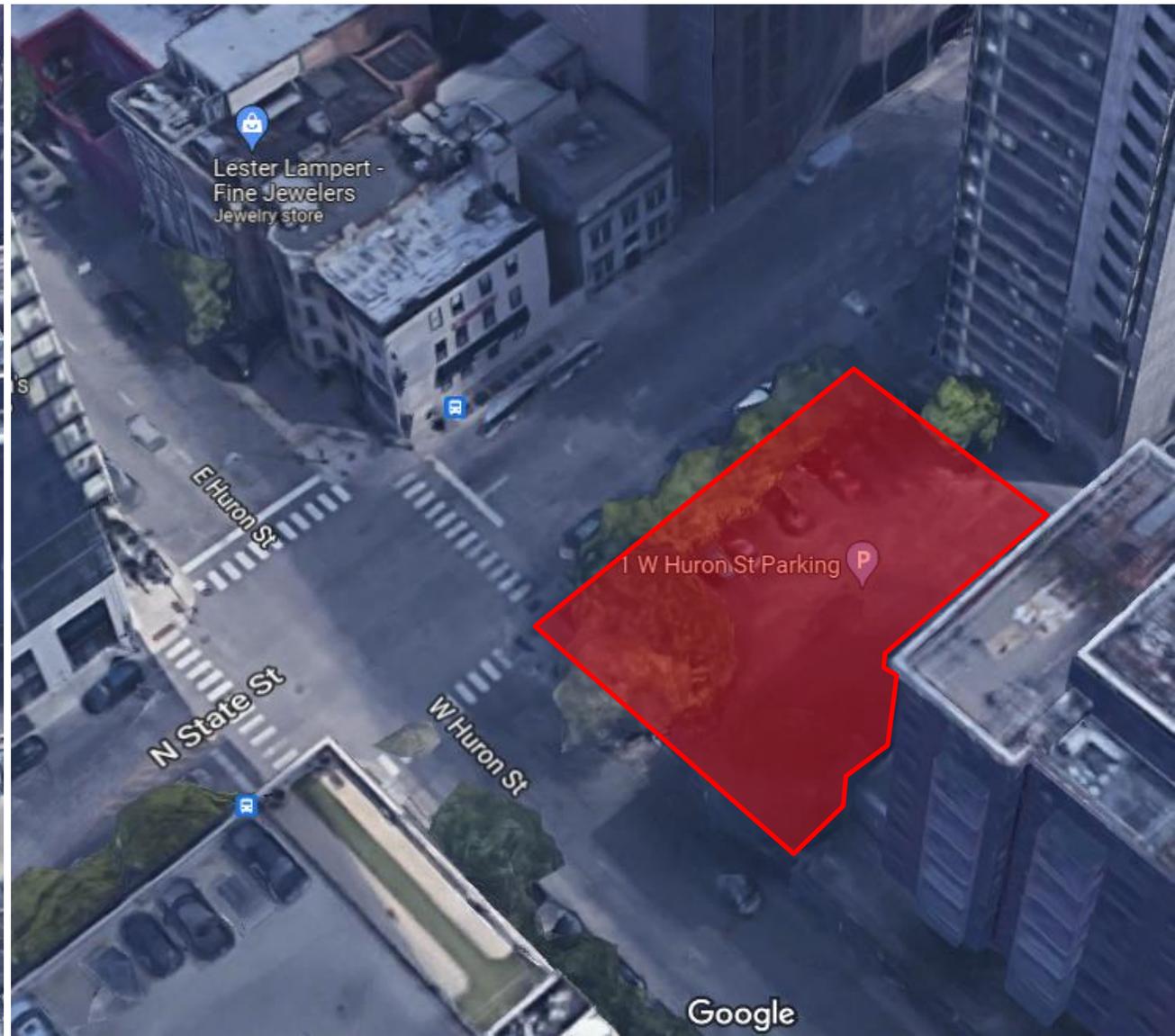
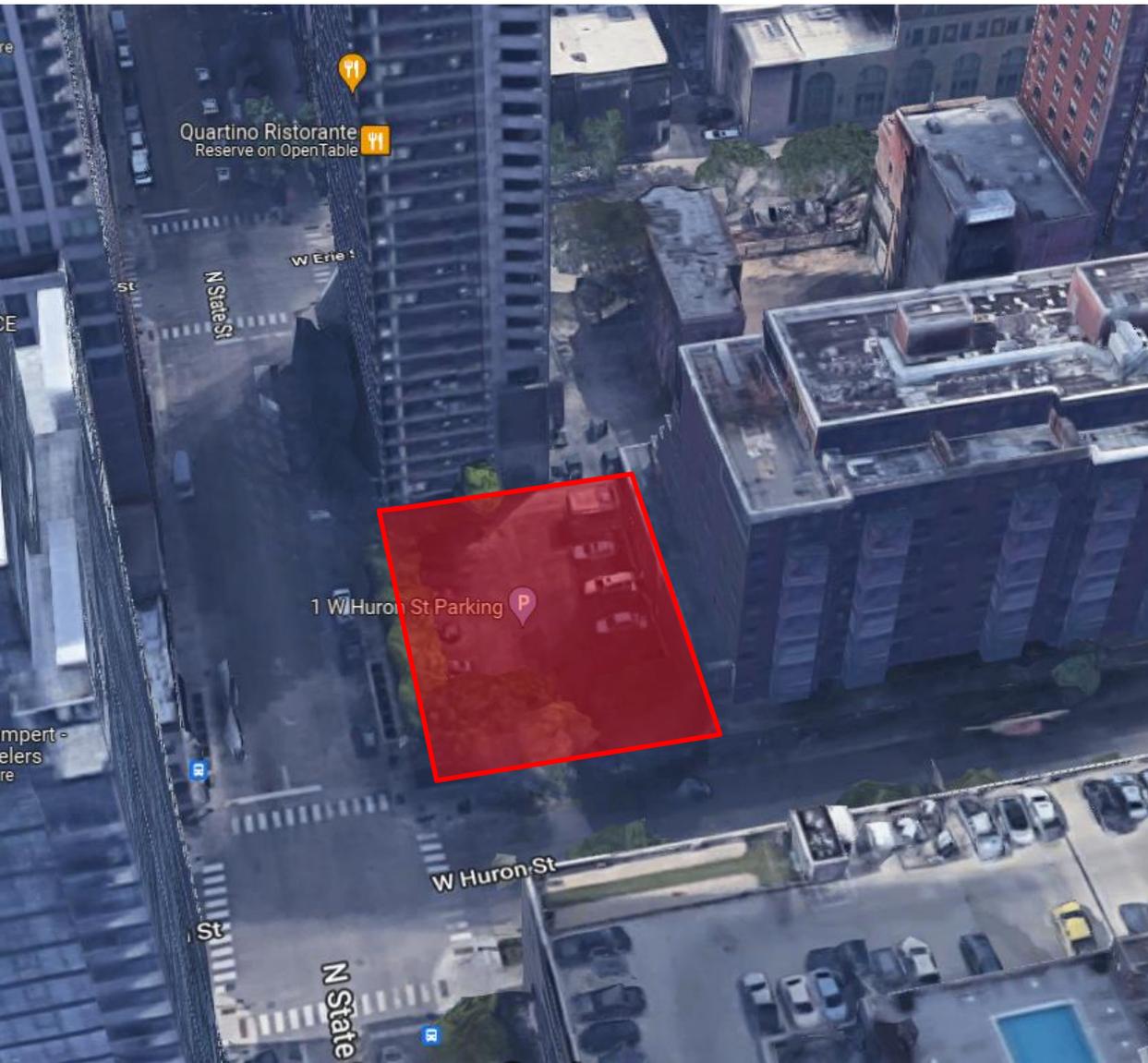




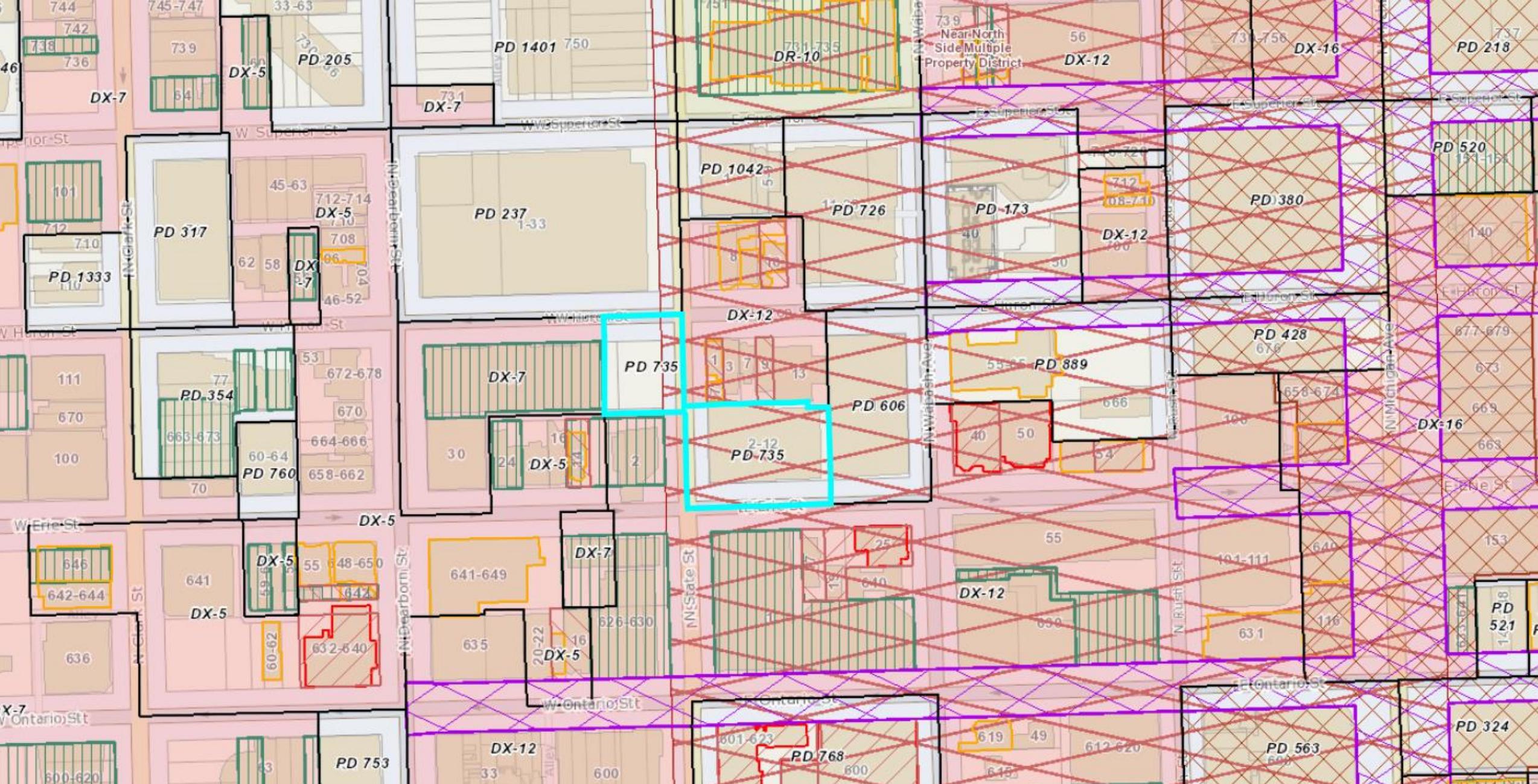
SITE CONTEXT PLAN



SITE CONTEXT PLAN



SITE CONTEXT PLAN



LANDUSE CONTEXT PLAN



EXISTING CONDITIONS



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Revised Boundary Description

A line 118.11 feet north of and parallel to East Erie Street; a line 150.43 feet east of and parallel to North State Street; a line 109.14 feet north of and parallel to East Erie Street; a line 180.44 feet east of and parallel to North State Street; East Erie Street; North State Street; the public alley south of and parallel to West Huron Street; a line 87.33 feet west of and parallel to North State Street; West Huron Street; North State Street.



DPD Recommendations

DPD has concluded that **this proposal is appropriate for this site and supports this amendment** for the following reasons:

- ❖ The proposed removal of “Lodging” or “Hotel/Motel” as a permitted use in Sub-Area B does not negatively impact the remaining uses on this site, adjacent uses to this site, nor uses in the immediate area;
- ❖ The correction of the boundary description of PD 735 will accurately describe the Planned Development boundary as originally intended



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