



CHICAGO PLAN COMMISSION

Department of Planning and Development

TECHNICAL AMENDMENT

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #1303

800-20 N. WELLS ST. / 200-08 W. CHICAGO AVE. / 201-09 W. INSTITUTE PL. (27th Ward)

808 NORTH WELLS STREET DEVCO, LLC (AMLI Developers)

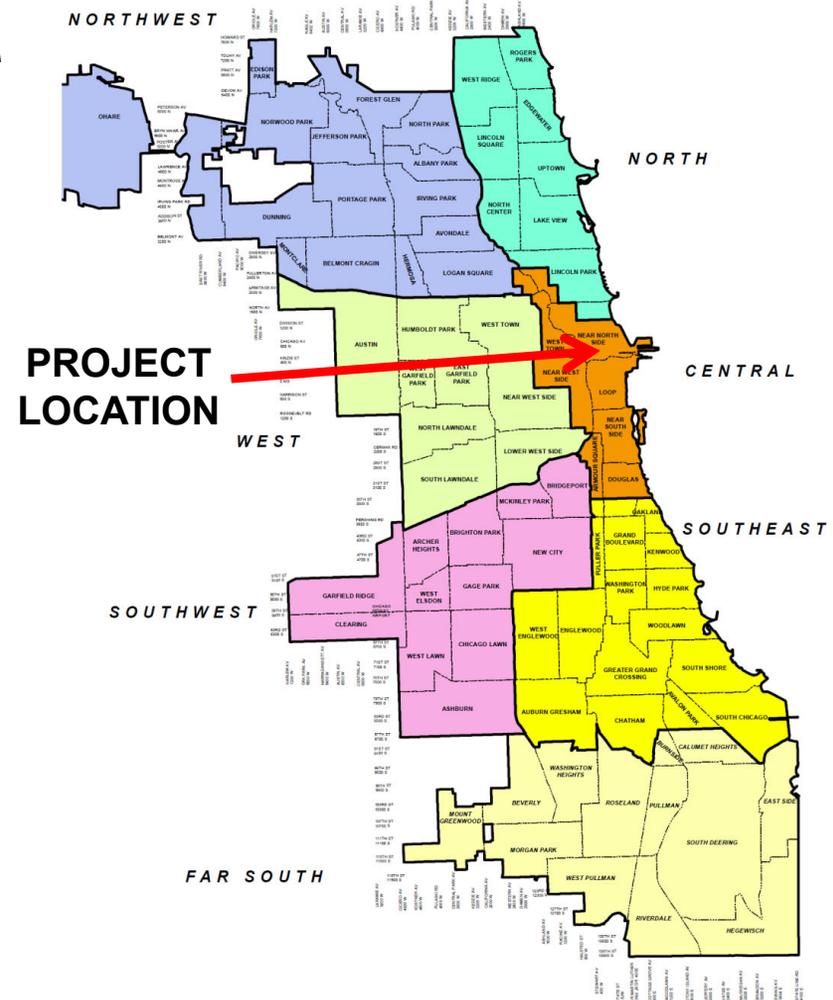
August 20 2020

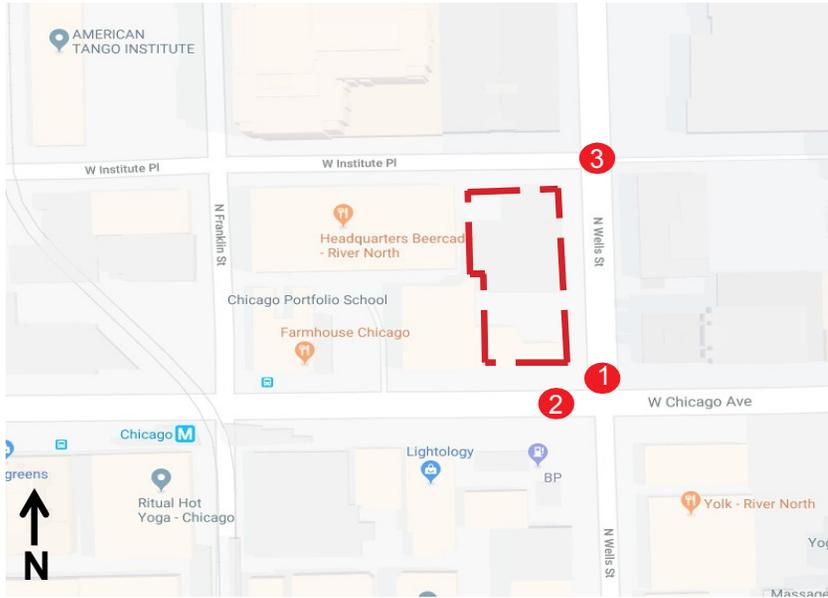
★ Community Area Snap Shot

Near North Side Community Area



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT #1303
 800-20 N. WELLS ST. / 200-08 W. CHICAGO AVE. / 201-09 W. INSTITUTE PL.





SITE LOCATION



SITE ZONING



1 - VIEW NORTH FROM CHICAGO



2 - VIEW WEST FROM WELLS AT CHICAGO



3 - VIEW FROM WELLS AT INSTITUTE

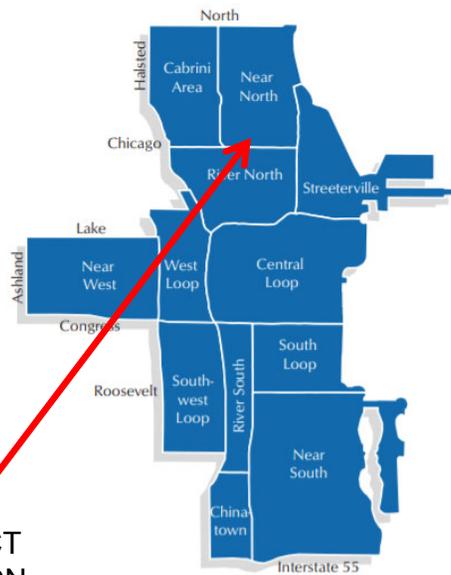
SUBJECT SITE MAP

808 N. WELLS ST.

★ Planning Context

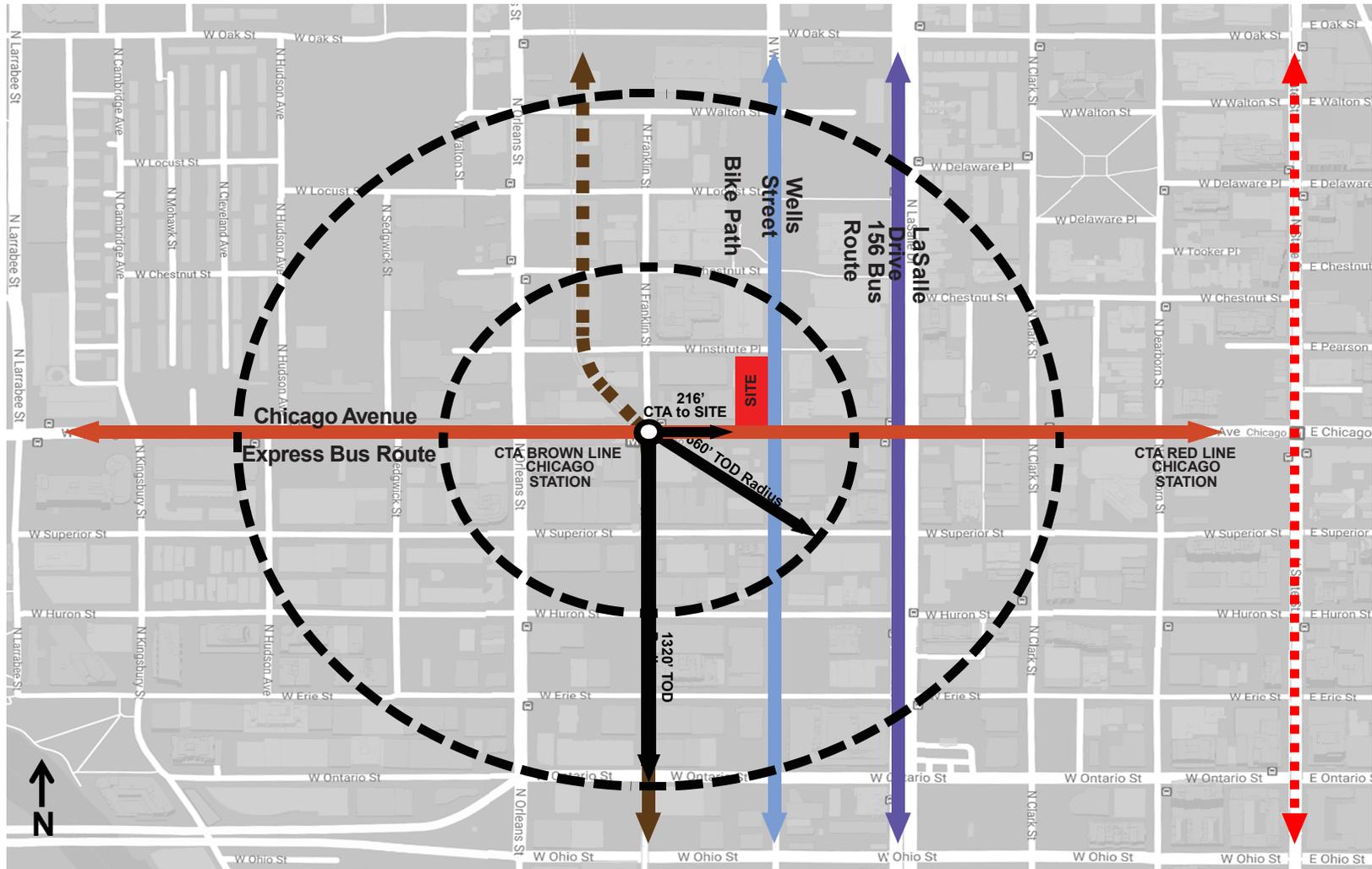


PROJECT
LOCATION



Chicago Central Area Action Plan (2009) Near North Subarea 2020 Vision/Goals

- Higher densities should be supported around existing and planned transit stations and along major street corridors.
- The Division and Chicago Street corridors will mature as balanced auto and pedestrian corridors and will feature enhanced streetscapes.
- The Near North will maintain a high quality of life for residents supported by enforcement of parking, zoning and noise regulations to mitigate the impacts of the vibrant entertainment and tourism district in the southeast portion of Near North.



PUBLIC TRANSIT PROXIMITY

808 N. WELLS ST.

Project Timeline + Community Outreach

The applicant has filed this technical amendment to Residential Planned Development #1303, as amended, solely for the purpose of adding “Hotel” as a permitted use.

No other changes to existing Planned Development #1303 are proposed.

- **Application Submittal:** July 22, 2020
- **City Coordination:** Alderman Walter Burnett (27th Ward)
DPD, BACP, CDOT, DOB, Fire Prevention and MOPD
- **Community Engagement:** Near North Unity Program provided unanimous support

★ Approved Project - Planned Development #1303

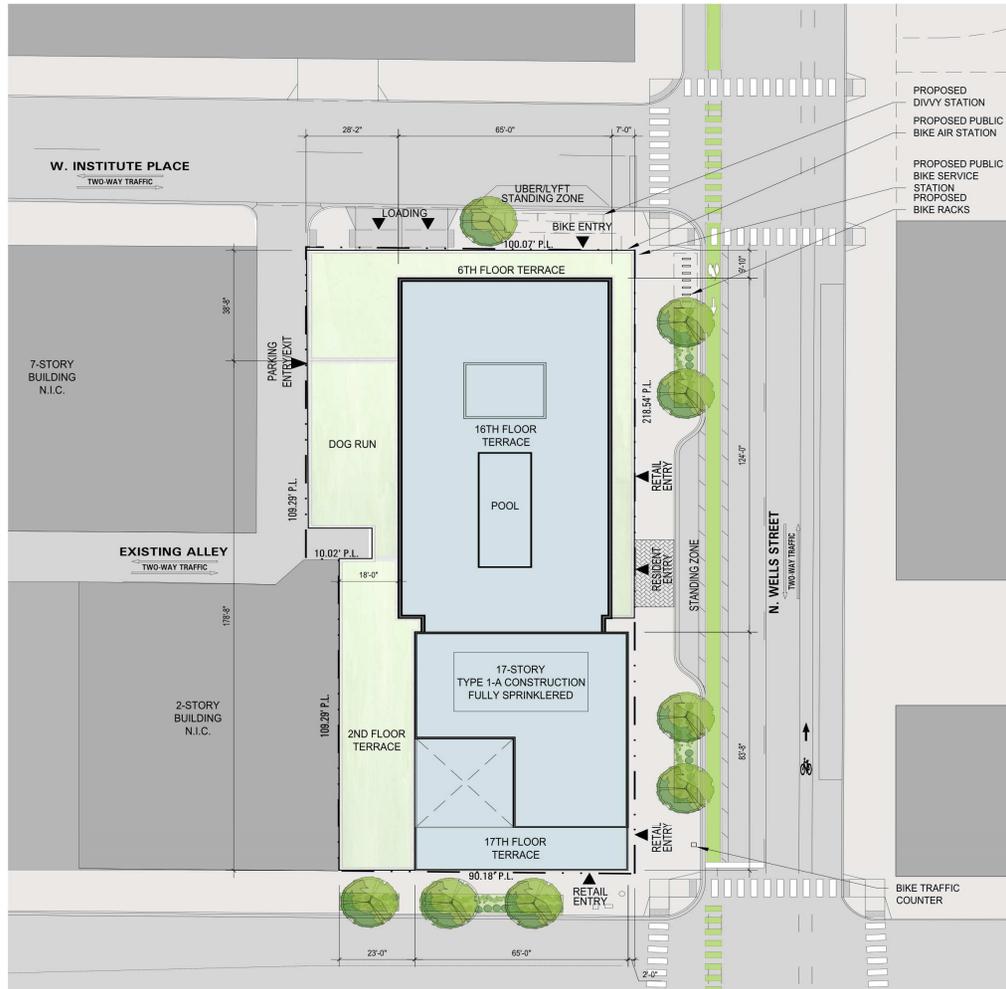
Plans for a 17-story, mixed-use building with approximately 6,300 sf of ground floor commercial space and 318 residential units with an overall height of 225'

- Approved by Plan Commission on December 20, 2018
- Adopted by City Council on January 23, 2019
- Permitting in process
- Anticipated Construction start: 3Q 2020
- No changes proposed to approved plans
- ARO and M/WBE Commitments will be maintained



PERSPECTIVE RENDERING LOOKING SOUTHWEST

★ 2019 Approved Site Plan





DPD Recommendations

DPD recommends that the proposed technical amendment to Residential-Business Planned Development #1303, as amended, would be appropriate for the following reasons:

1. The **proposal is compatible with the character of the surrounding area in terms of uses**, density and building scale (17-13-0609-B). No changes to the approved plans for PD 1303 are contemplated, except for the inclusion of the Hotel use as a permitted use which is consistent with the surrounding land uses and the goals and objectives of the Central Area Action Plan (2009); and,
2. The **proposal is compatible with surrounding zoning** (17-13-308-D). The existing planned development and new use proposed is compatible with other zoning districts including the planned developments and the proposed Hotel use is permitted in the underlying zoning classification of DX-7; and,
3. **Public infrastructure facilities and city services will be adequate to serve the proposal** at the time of occupancy (17-13-0609-C). Multiple CTA bus routes and CTA train stations are located nearby.