



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**PD 1164 TECHNICAL AMENDMENT**

**3515-49 N. CLARK ST.; 1001-29 W. ADDISON ST.; 3546-58  
N. SHEFFIELD AVE., (44TH WARD)**

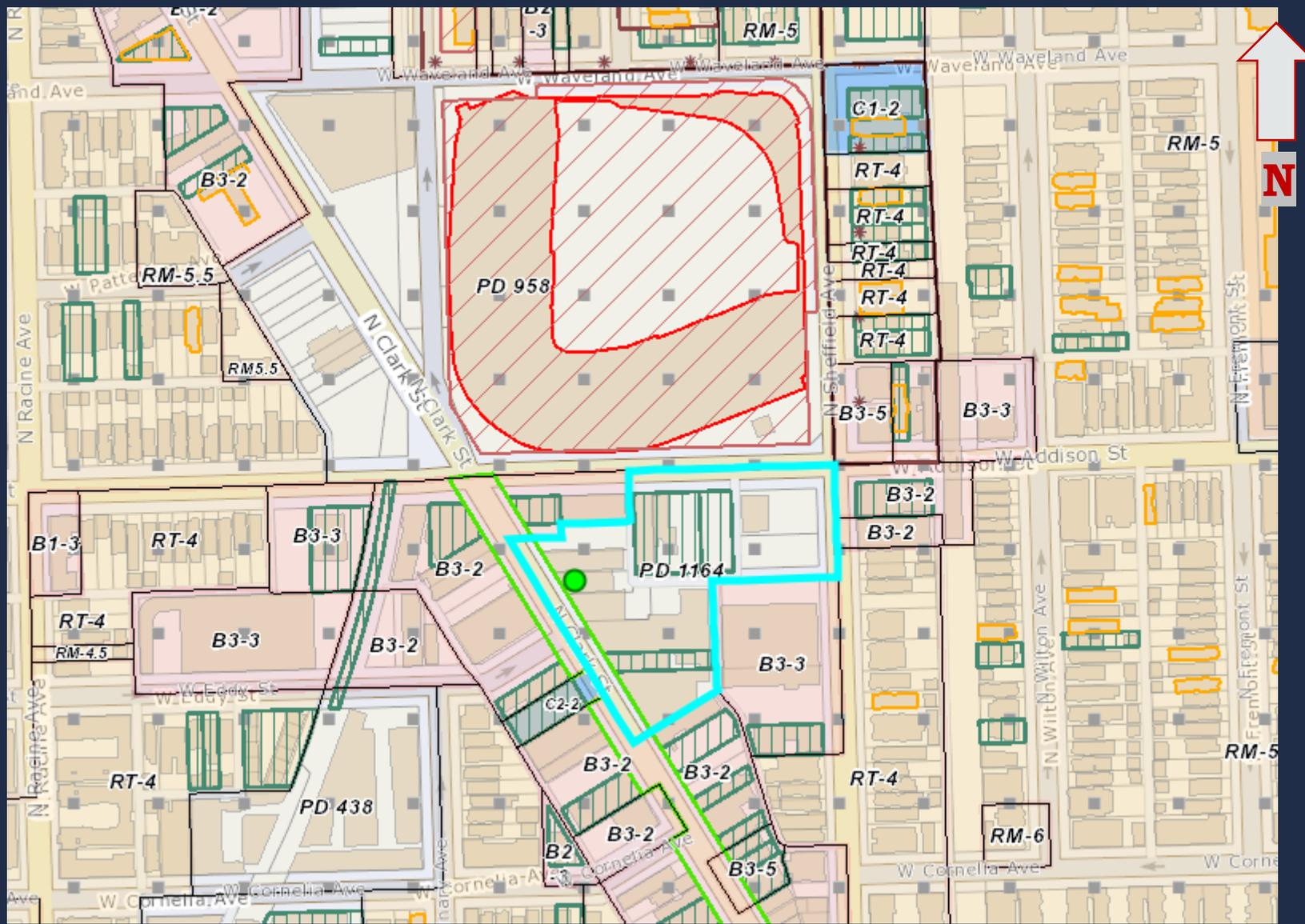
**ADDISON & CLARK PROPERTY OWNER LLC**

08/17/2023





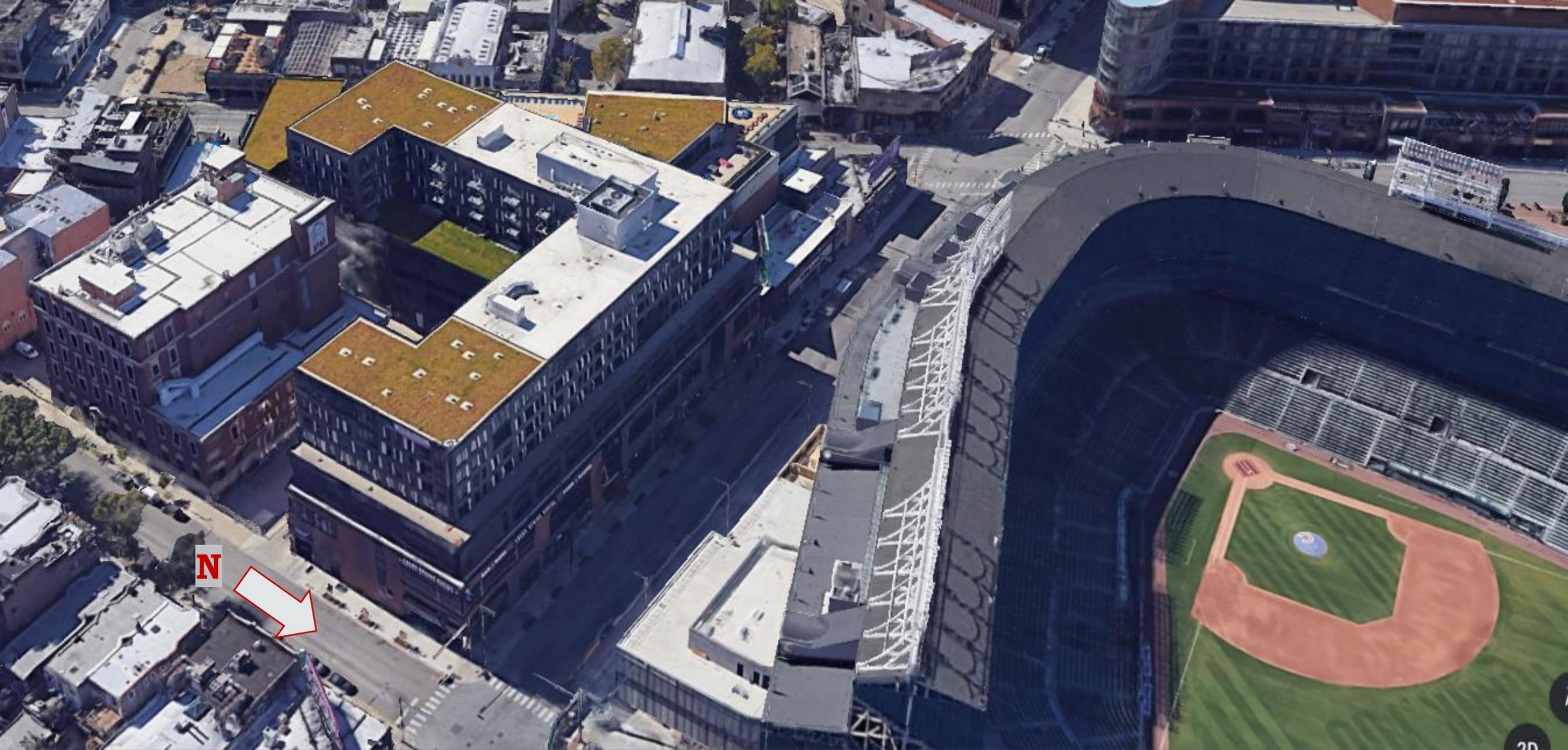
**SITE CONTEXT PLAN**



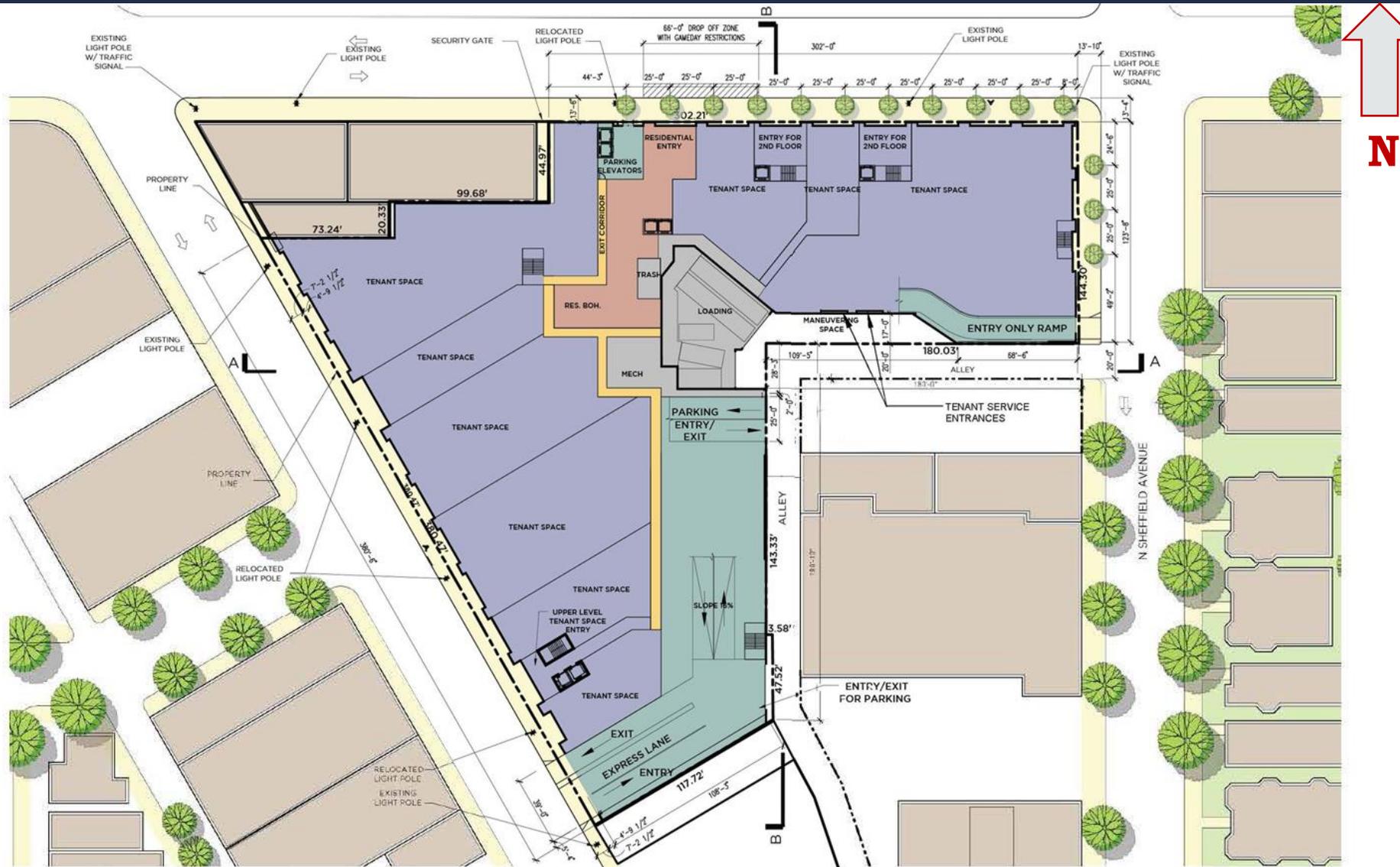
LAND USE CONTEXT PLAN



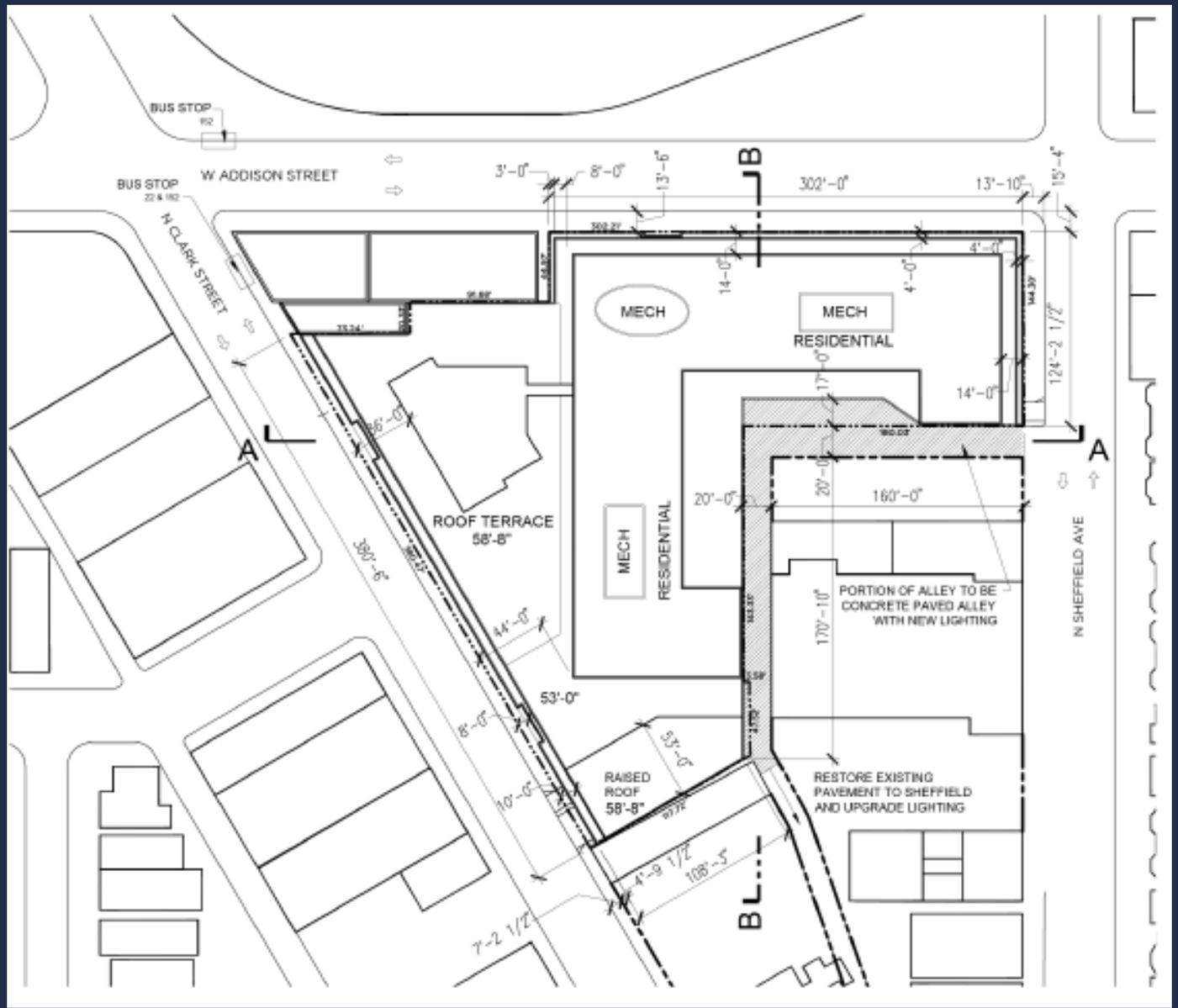
AERIAL VIEW FROM THE WEST



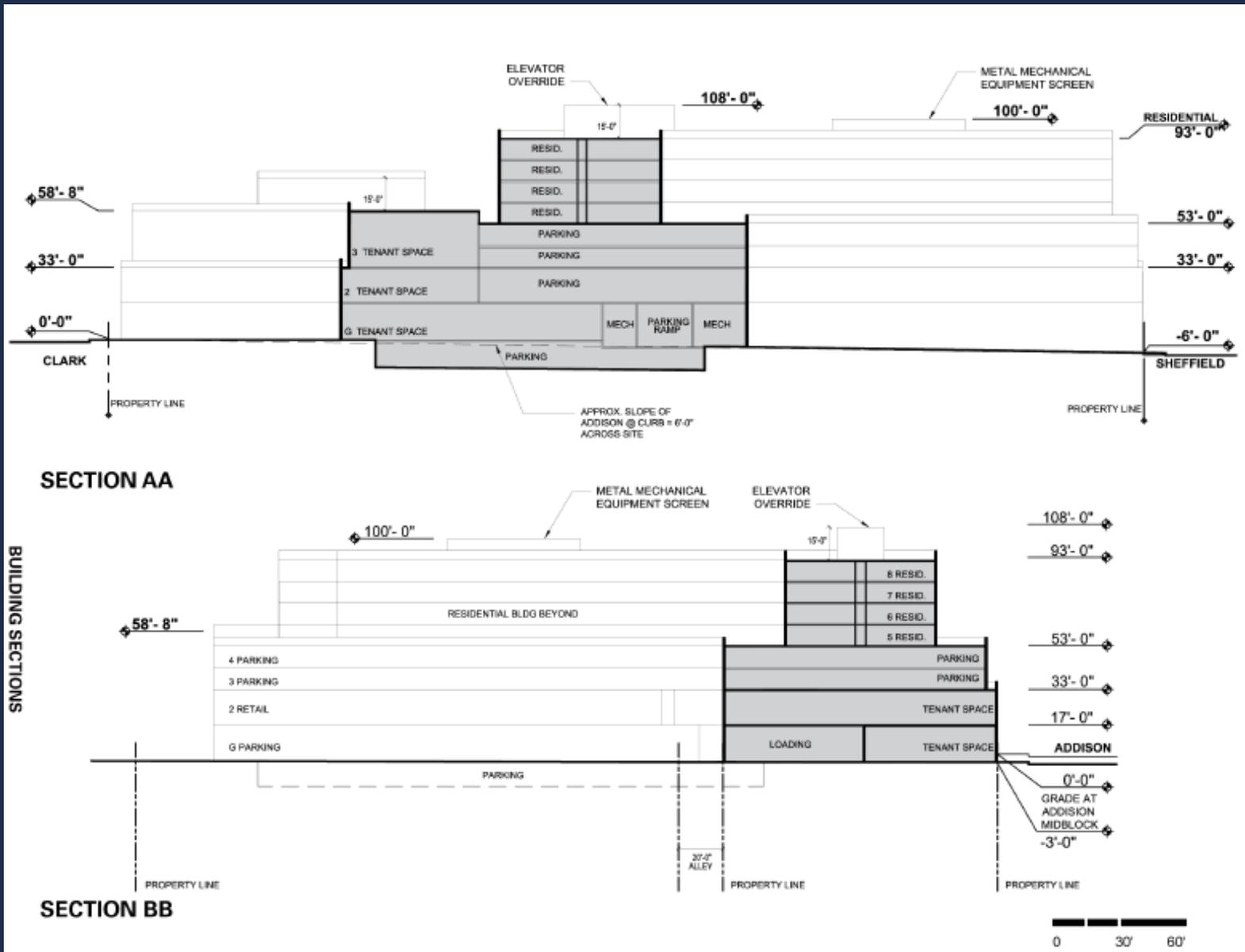
**AERIAL VIEW FROM THE NORTHEAST**



FIRST FLOOR PLAN



**SITE + LANDSCAPE PLAN**



# BUILDING SECTIONS



# DPD Recommendation

The proposed amendment meets the requirements of the Chicago Zoning Ordinance and matches existing development in the community. The area around this project is primarily dense residential and high-intensity commercial and entertainment uses, and is accessible from public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed amendment promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed amendment and the proposed uses are in context with the character of the adjacent properties, will meet the needs of the immediate community. The proposed amendment will make it easier for the property owner to find appropriate tenants for their commercial units. As the nature of retail evolves, this flexibility is important for the health and vibrancy of this showcase district of the city.

Based on the foregoing, it is the recommendation of the Zoning Administrator of the Department of Planning and Development that this application for the amendment of Planned Development #1164 be approved and that the recommendation to the Chicago Plan Commission be “Passage Recommended”.