



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**2317 N. Clark**

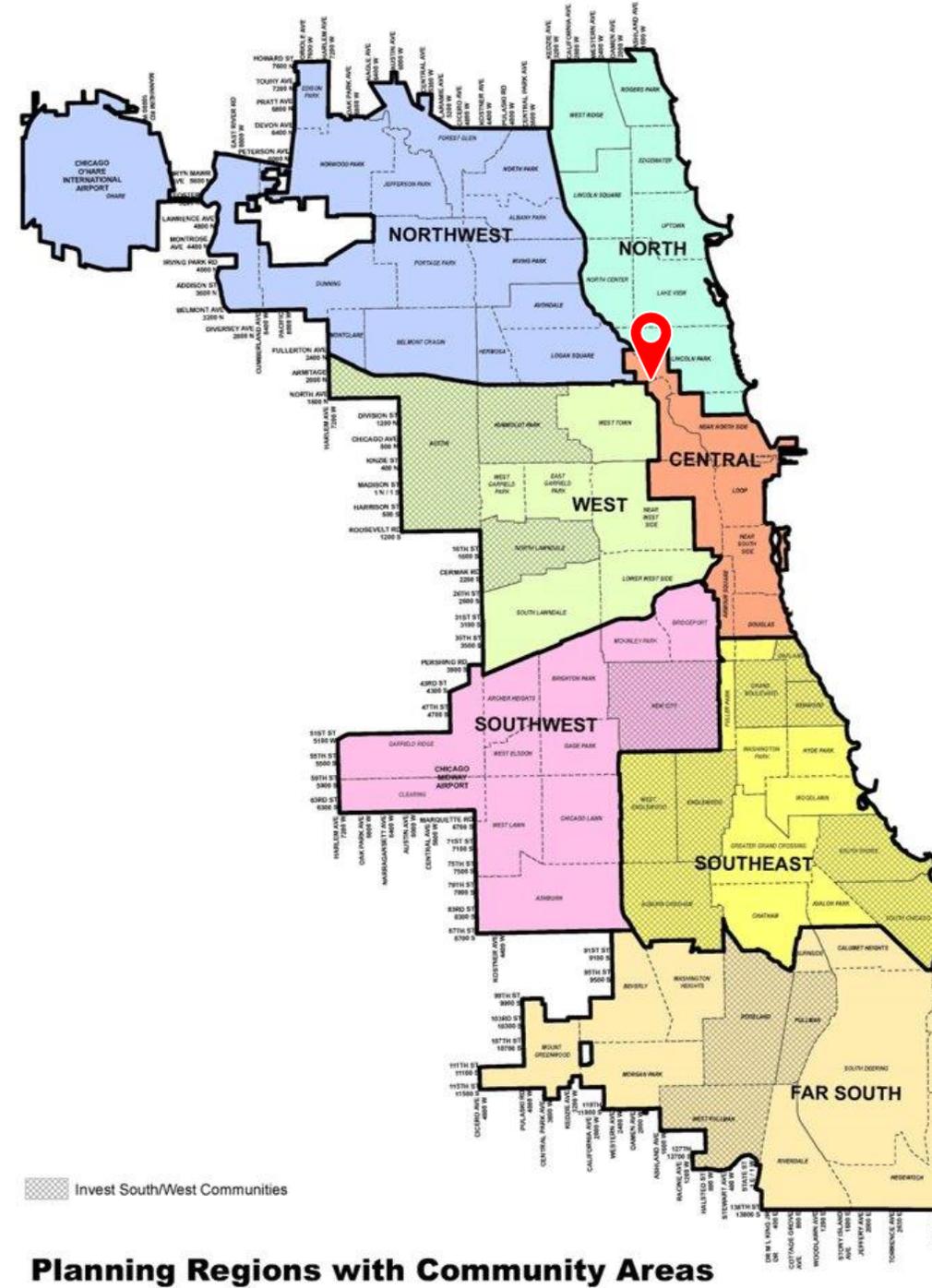
**43<sup>rd</sup> Ward**

**2300 Clark Development, LLC**

9/17/2020

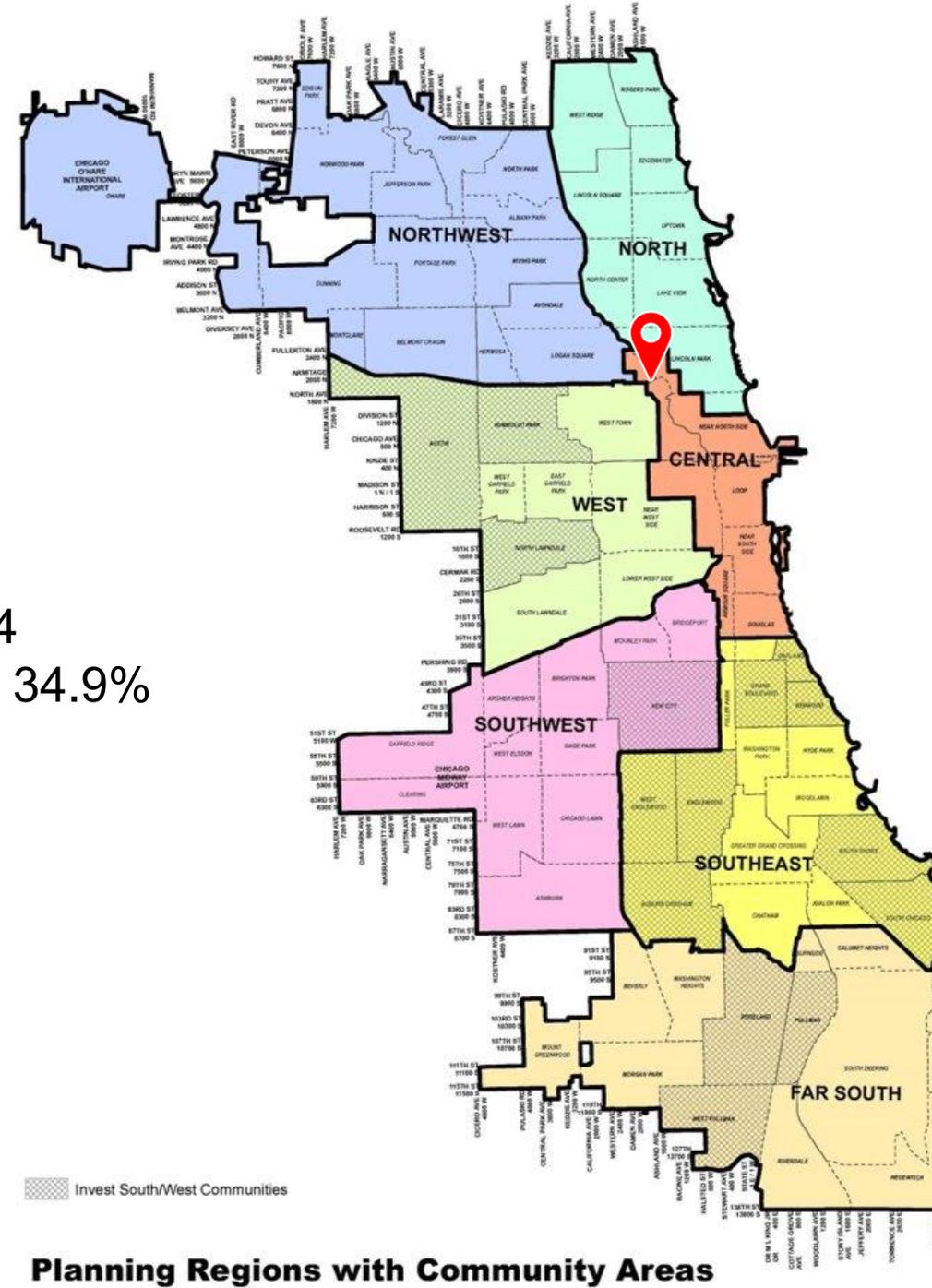
# ★ Community Area Snap Shot

- North Region
- Lincoln Park Community Area
- 43<sup>rd</sup> Ward – Alderwoman Smith
- B1-3
- Median Income \$99,685



# ★ Community Area Snap Shot

- Lincoln Park Community Area – Demographic Information:
  - 67,710 total population with 32,336 households and an average household size of 2.1
  - The majority (44.4%) of the population is between 20-34
  - 48.6% of the population holds a Bachelor’s Degree and 34.9% a Graduate or Professional Degree
  - 46.4% of the population takes transit to work



Planning Regions with Community Areas

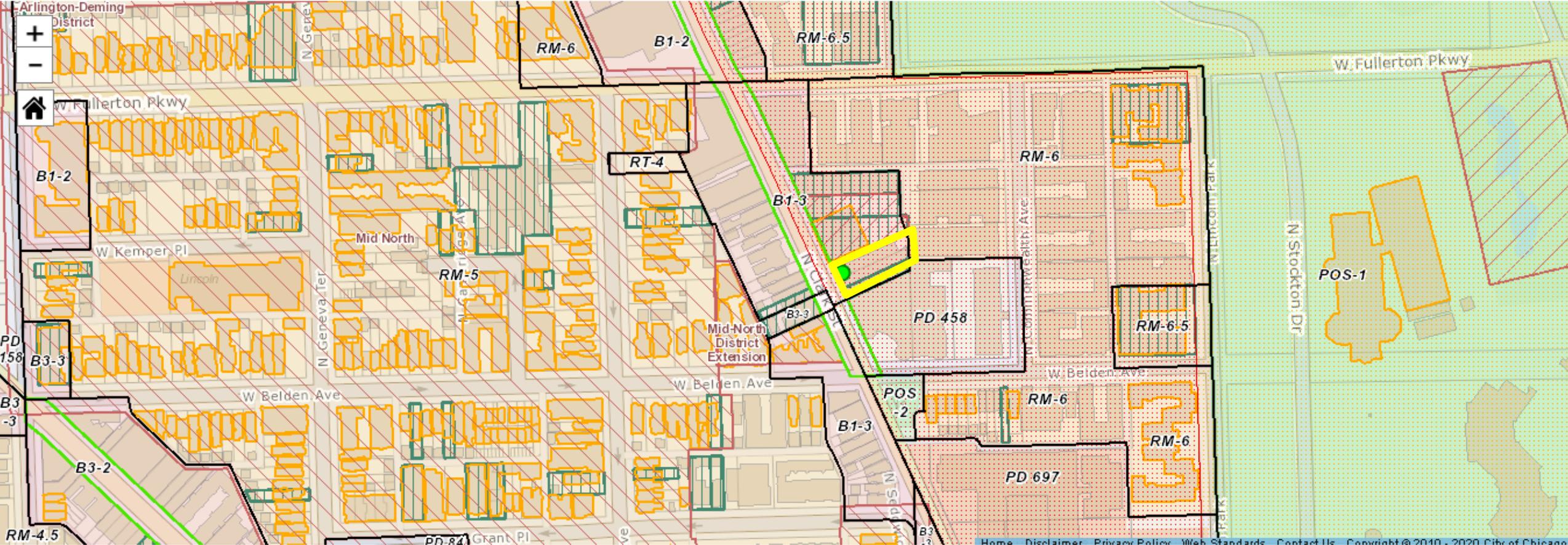


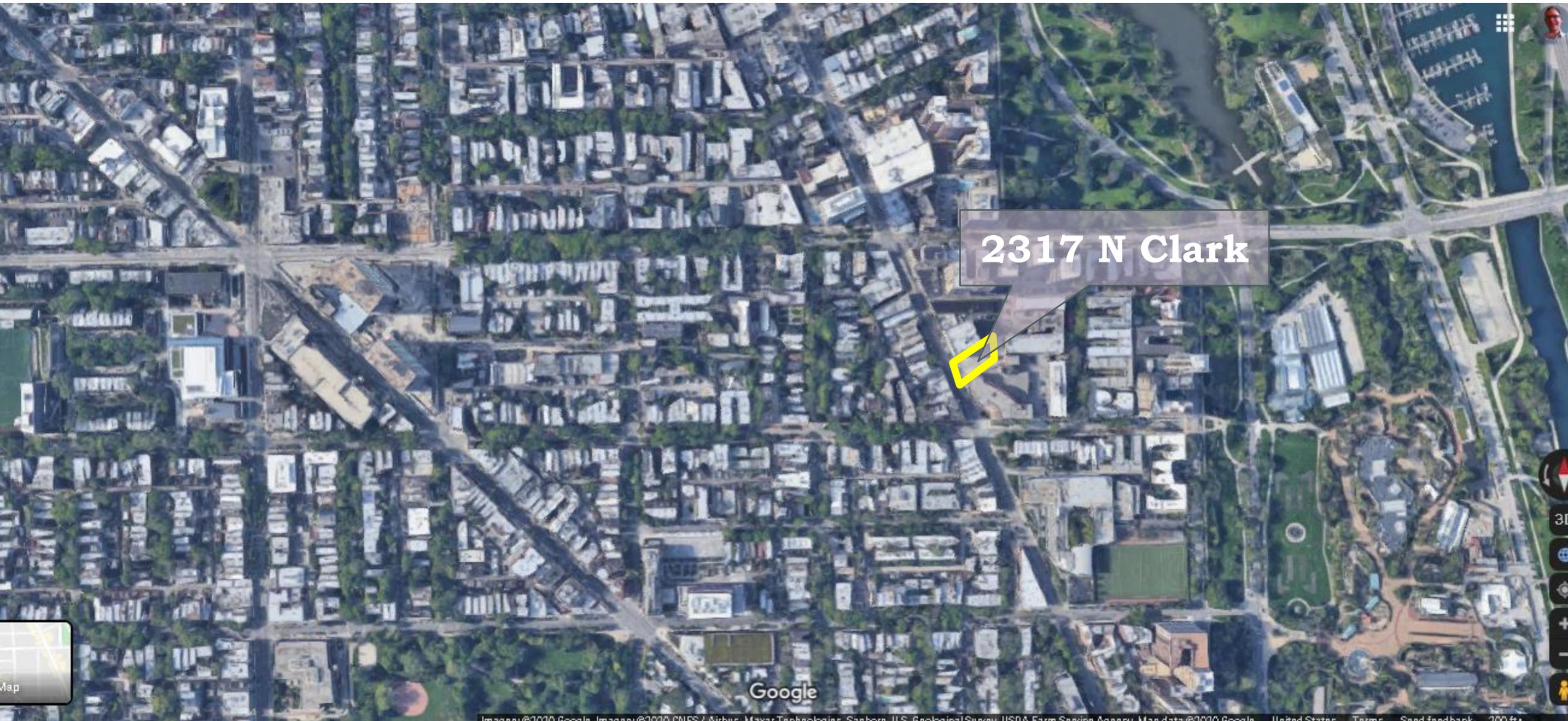
Clark St

Belden Ave

Google

**SITE CONTEXT PLAN**





2317 N Clark

AERIAL VIEW

# Pedestrian Context

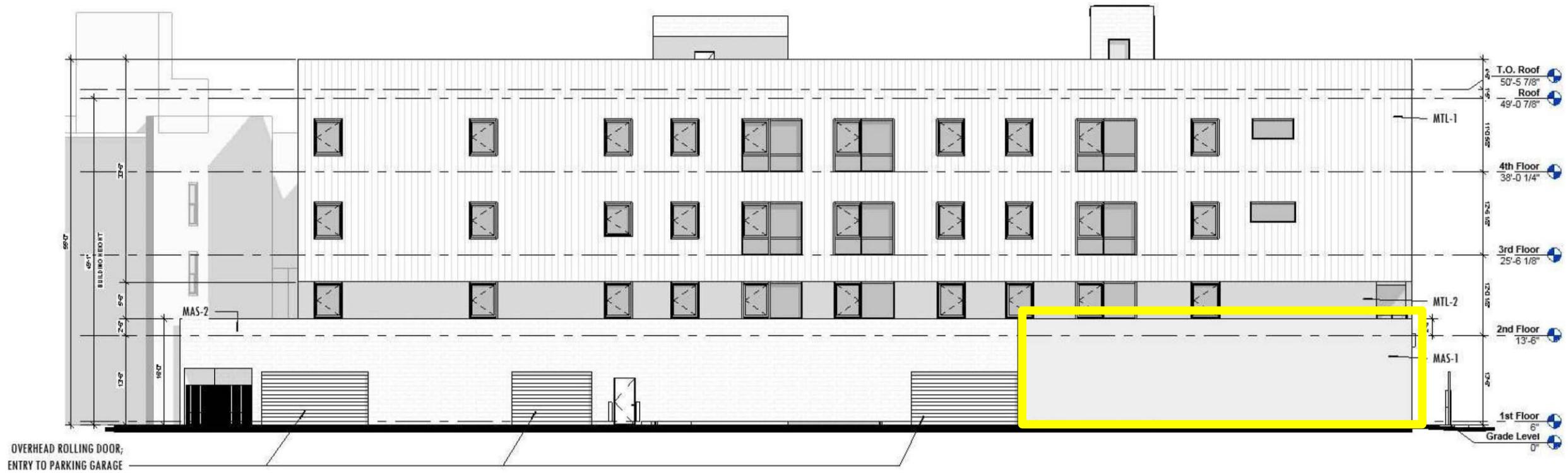




**CLARK STREET- Looking East**



**CLARK STREET- Looking West**



## PRIVATE ALLEY ELEVATION

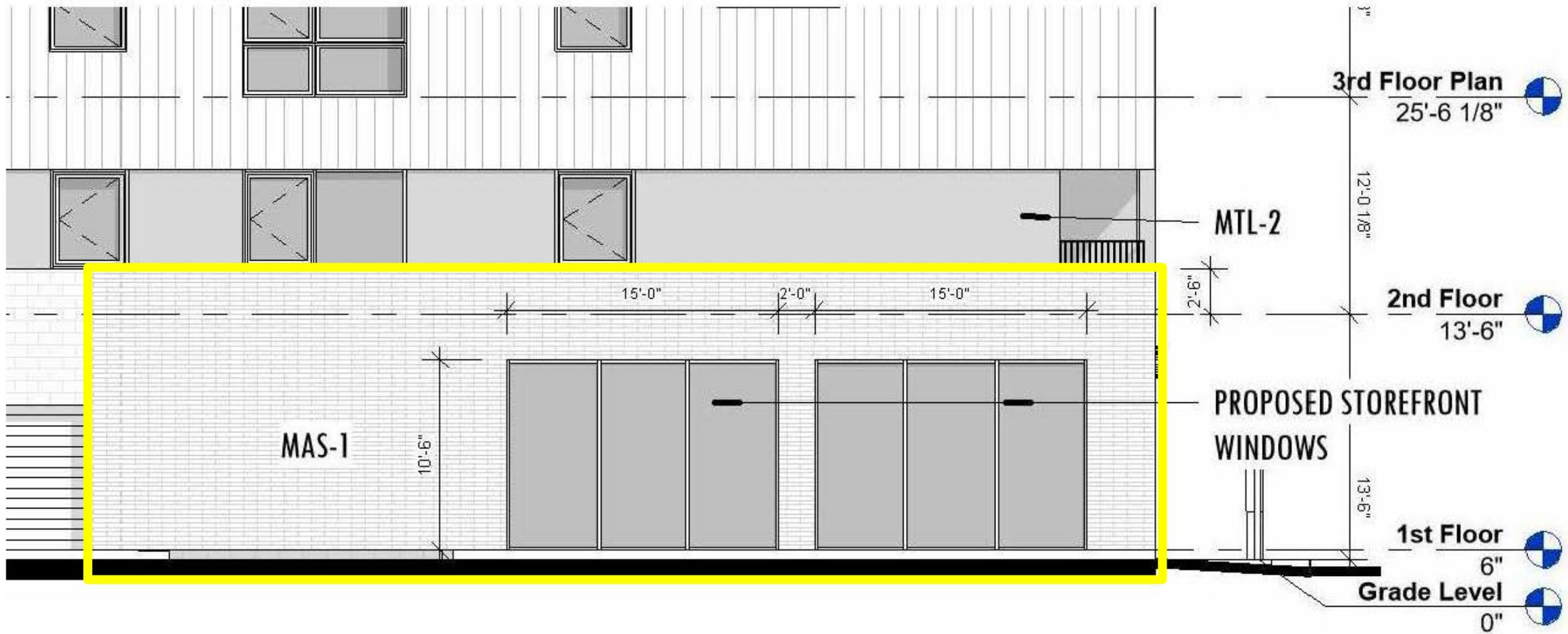
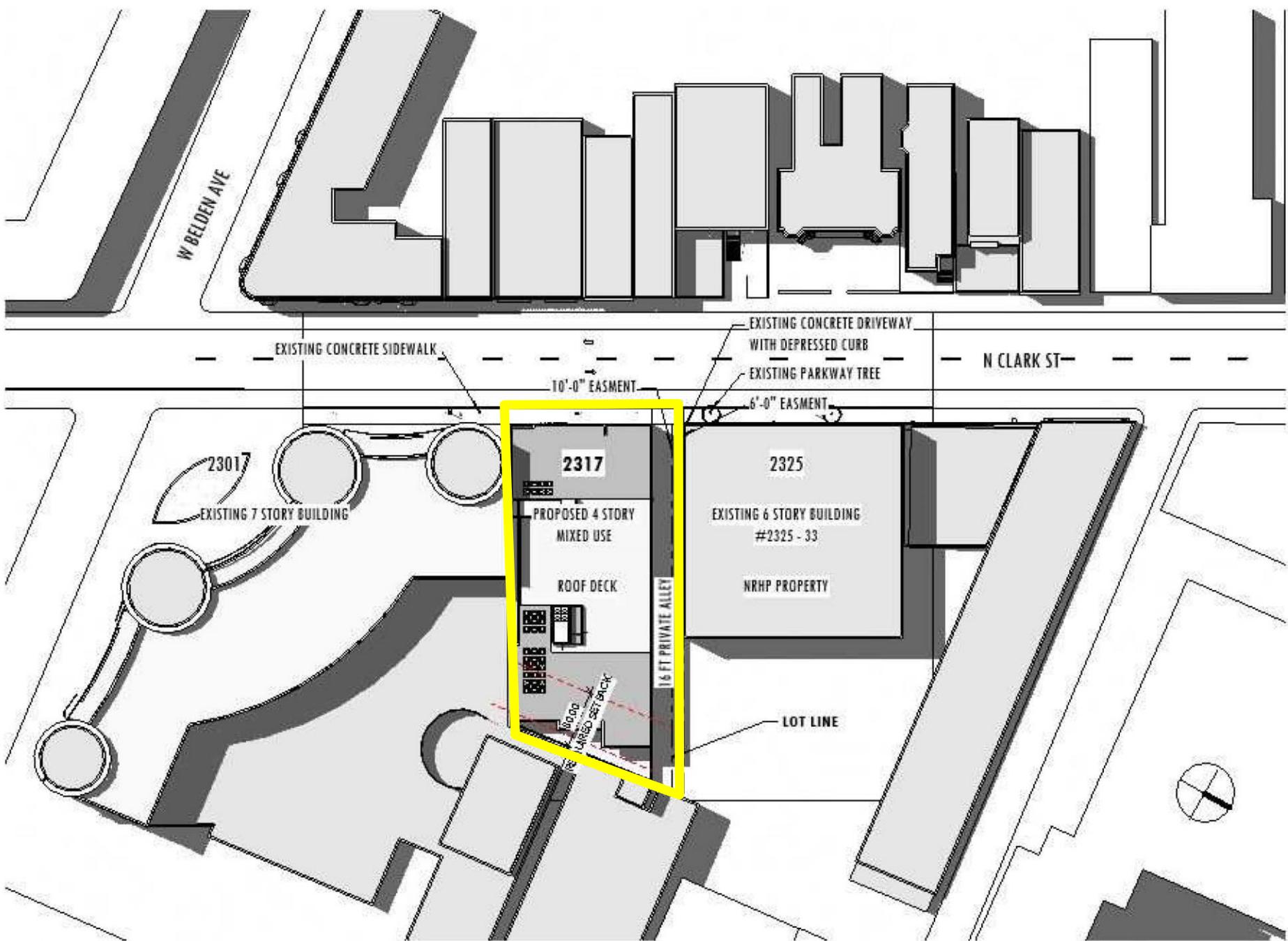
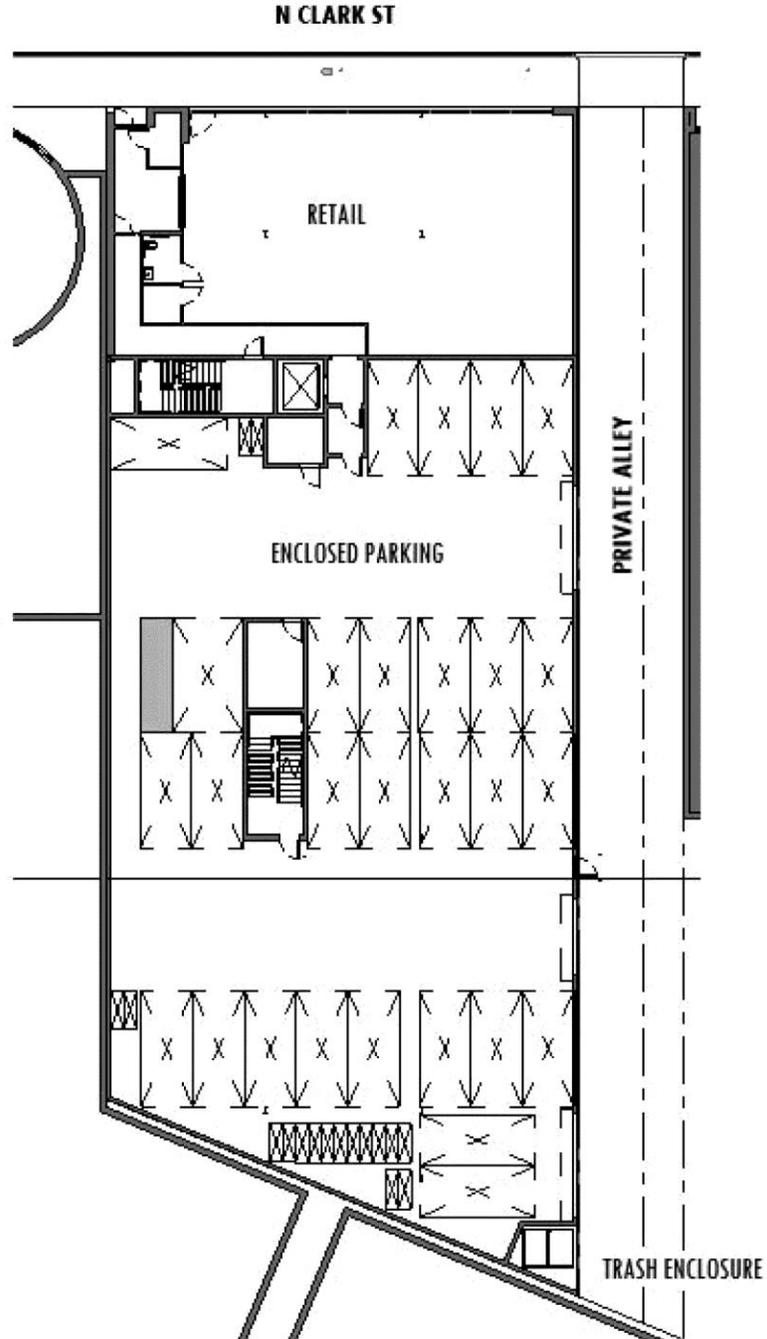


FIGURE 3

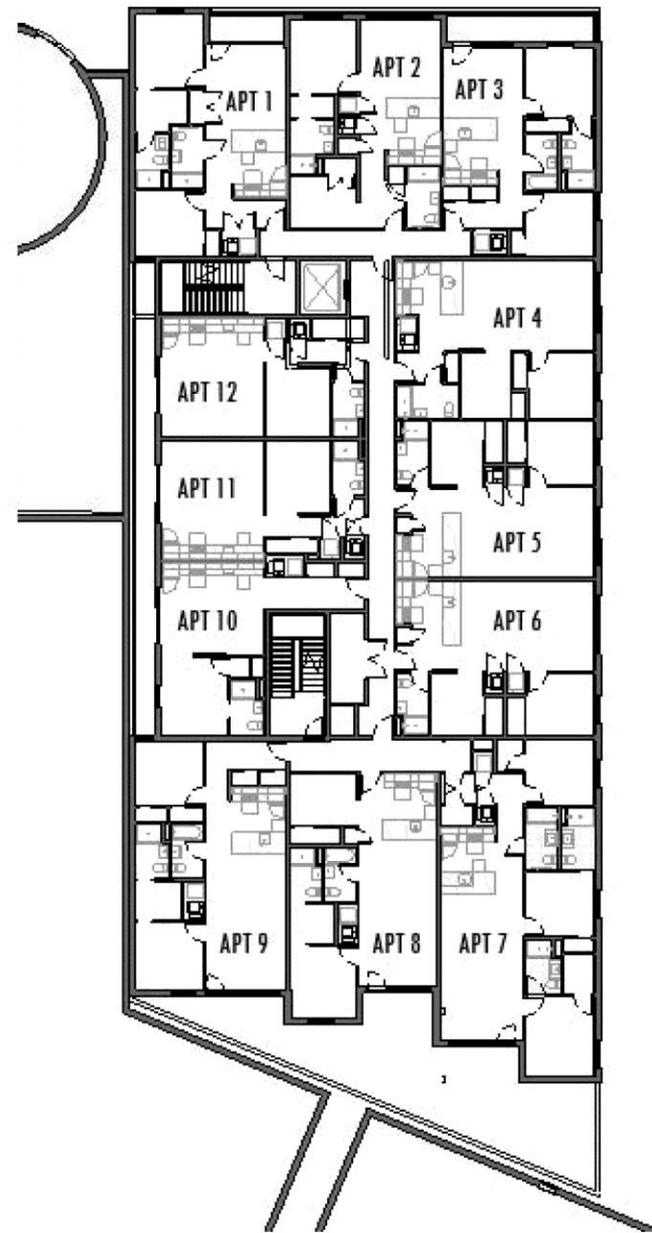


# PROPOSED SITE PLAN

FIGURE 4



FIRST FLOOR PLAN

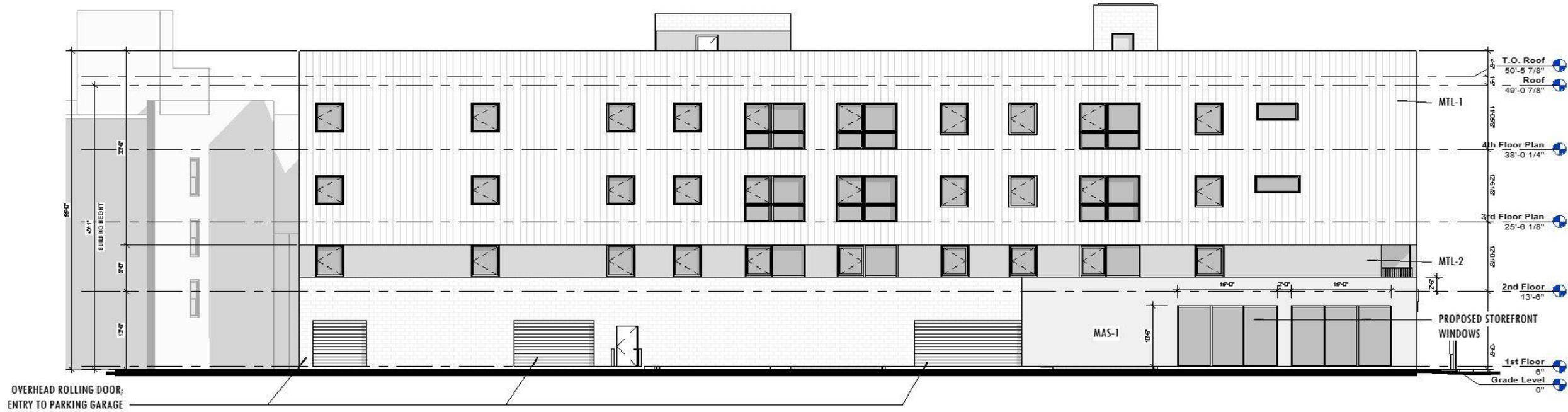


TYPICAL FLOOR PLAN 2-4



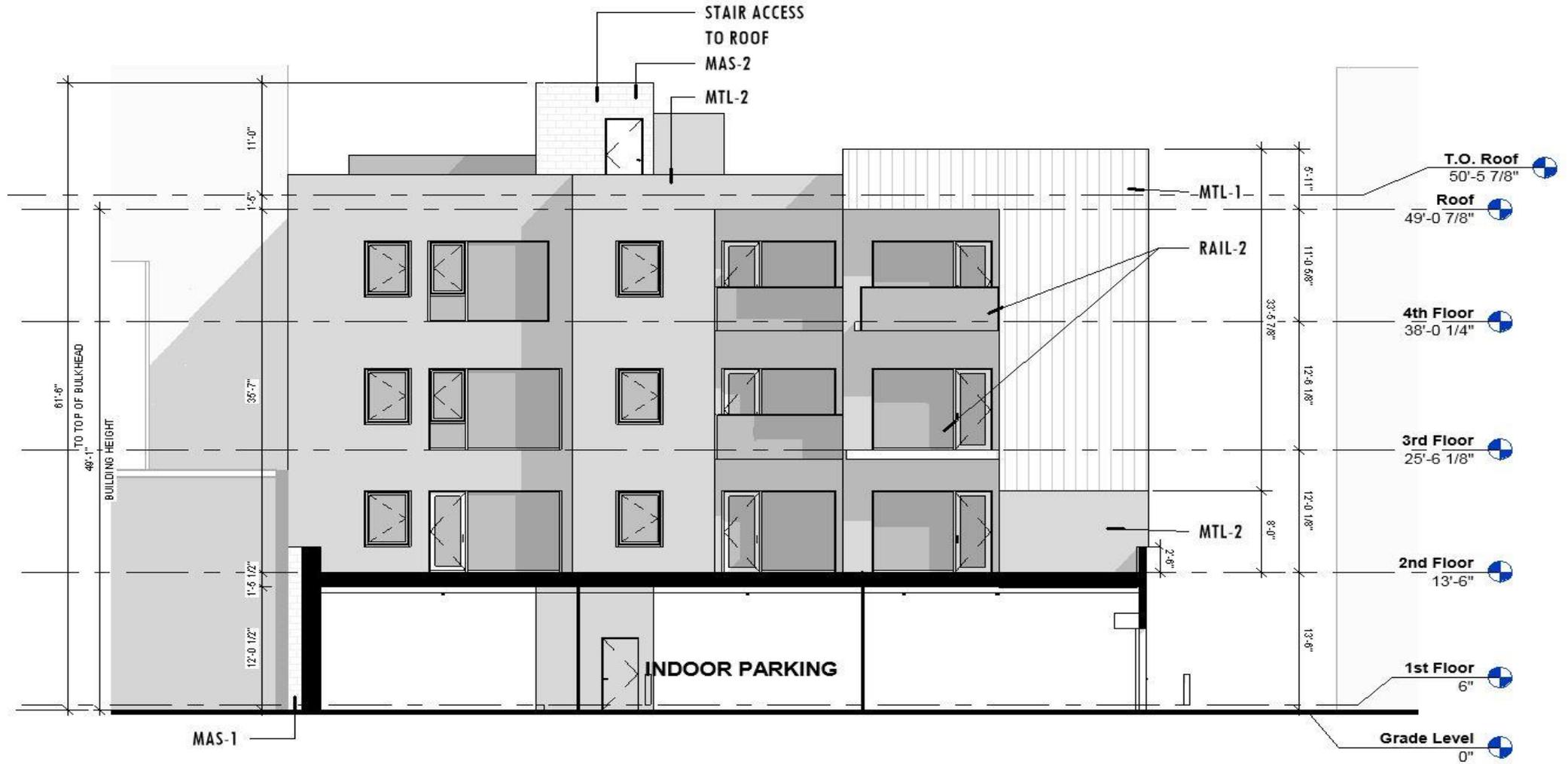
CLARK STREET ELEVATION

FIGURE 5.2



PRIVATE ALLEY ELEVATION

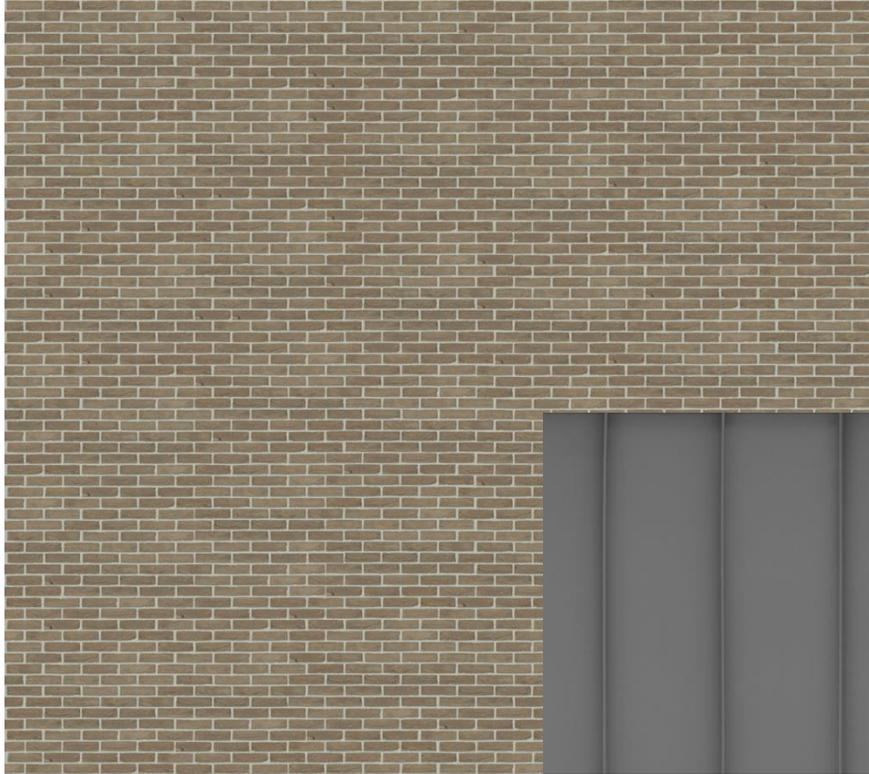
FIGURE 5.3



REAR ELEVATION



# CLARK STREET BUILDING SECTION DETAILS



MASONRY BRICK  
MAS-1



METAL PANEL MTL-1



METAL PANEL MTL-2



ETCHED AND CLEAR GLASS



# Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



## **DPD Recommendations**

The Department of Planning and Development recommends that this application, being in conformance with the provisions of the Lake Michigan and Chicago Lakefront Protection Ordinance, be approved, subject to compliance with the Site Plans and Building Elevations presented before you today.