



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**1352 W Lake Street – Industrial Corridor Map Amendment (ICMA)**

**27<sup>th</sup> Ward / Ald. Burnett / Near West Side**

**1352 W Lake Restaurant, LLC**

**NOVEMBER 19, 2020**



# Project Description

The Applicant requests a rezoning of the subject property from M2-3 (Light Industry) to DS-3 (Downtown Service) to allow for Eating and Drinking Establishments as a permitted use, pursuant to Section 17-4-0207-AA.

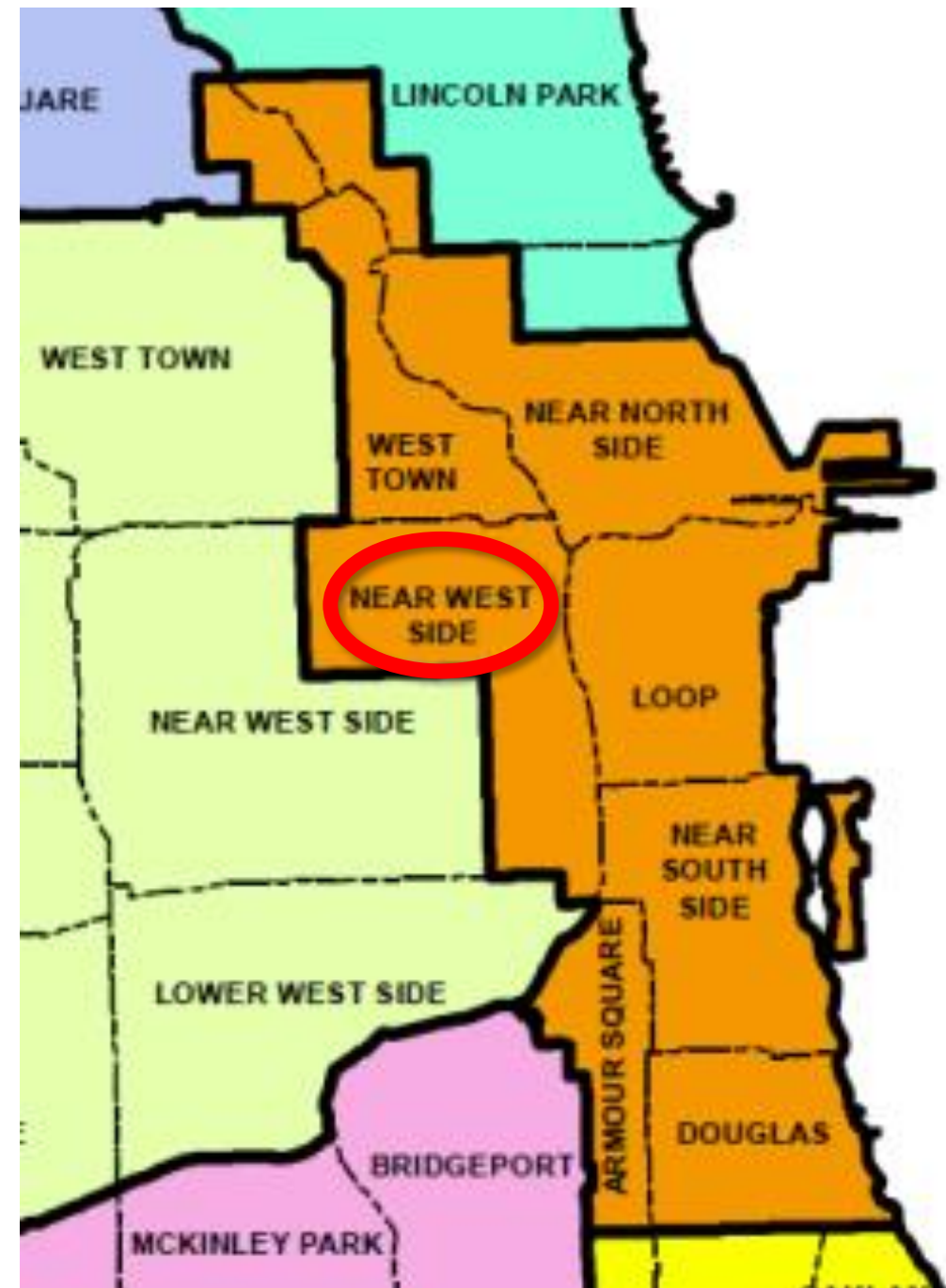
The proposed project includes a proposal for year-round outdoor dining, at grade.

# ★ Community Area Snap Shot

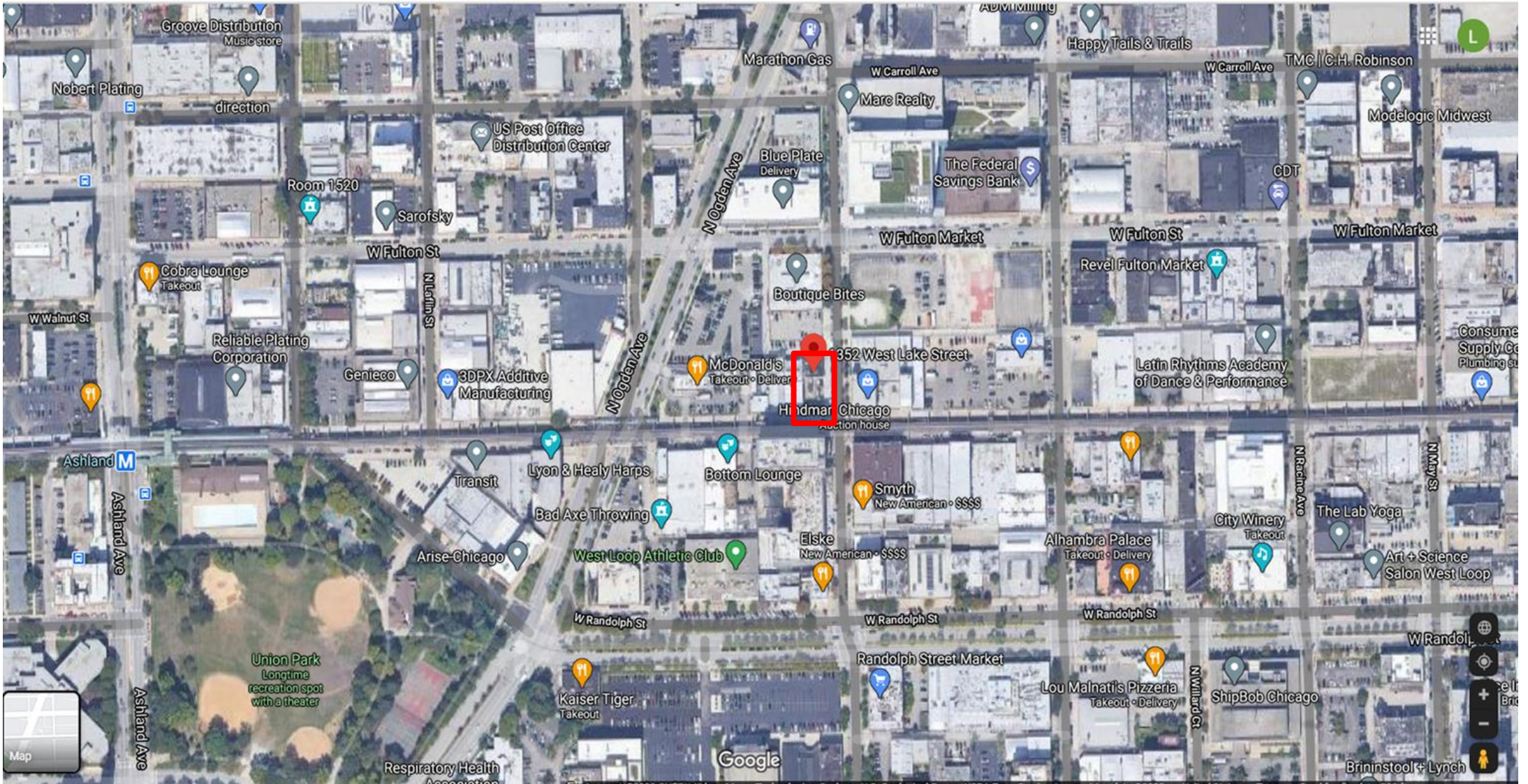
## Near West Side Demographic Data

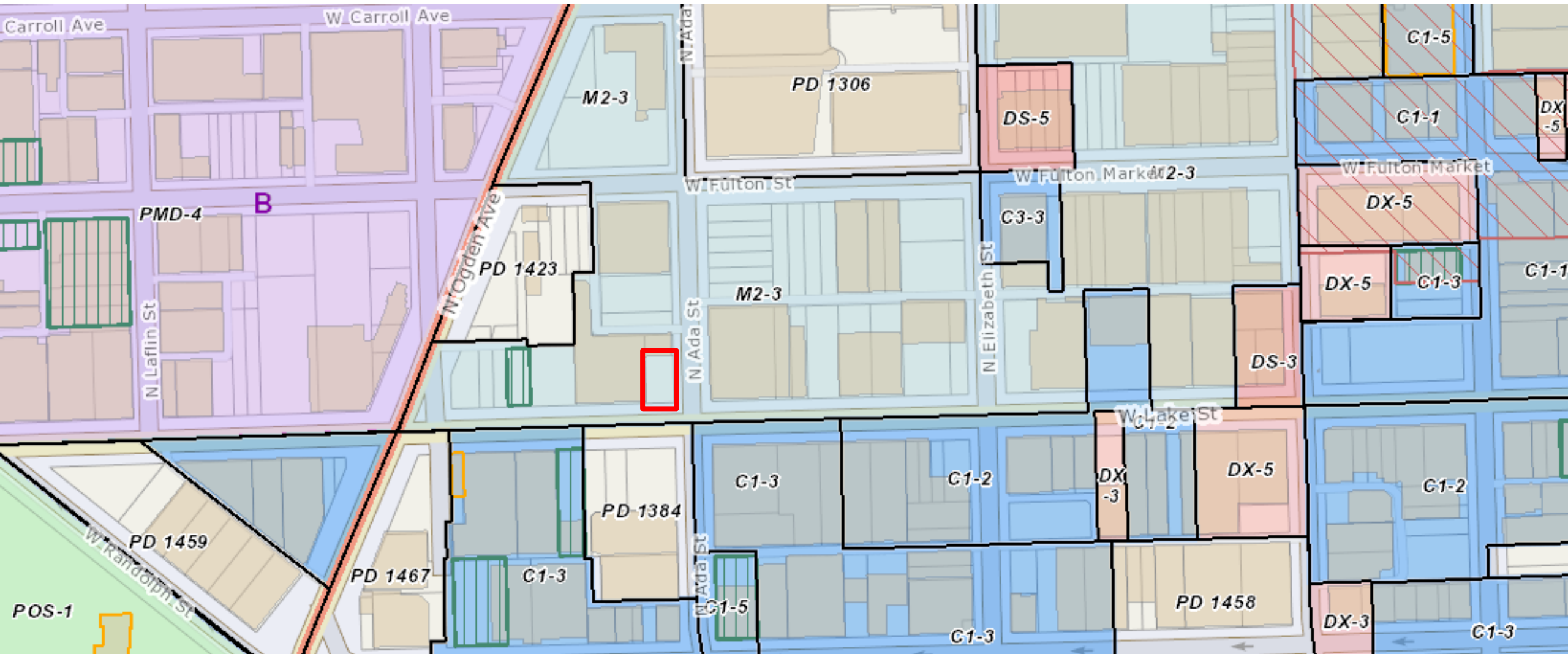
- Total Population: 62,733
- 49% of workforce lives outside of Chicago
- Top 3 Industries of Employment (60607 zip code)
  1. Accommodation and Food Services (16.9%)
  2. Finance and Insurance (11.4%)
  3. Professional, Scientific, and Technical Services (10.2%)

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

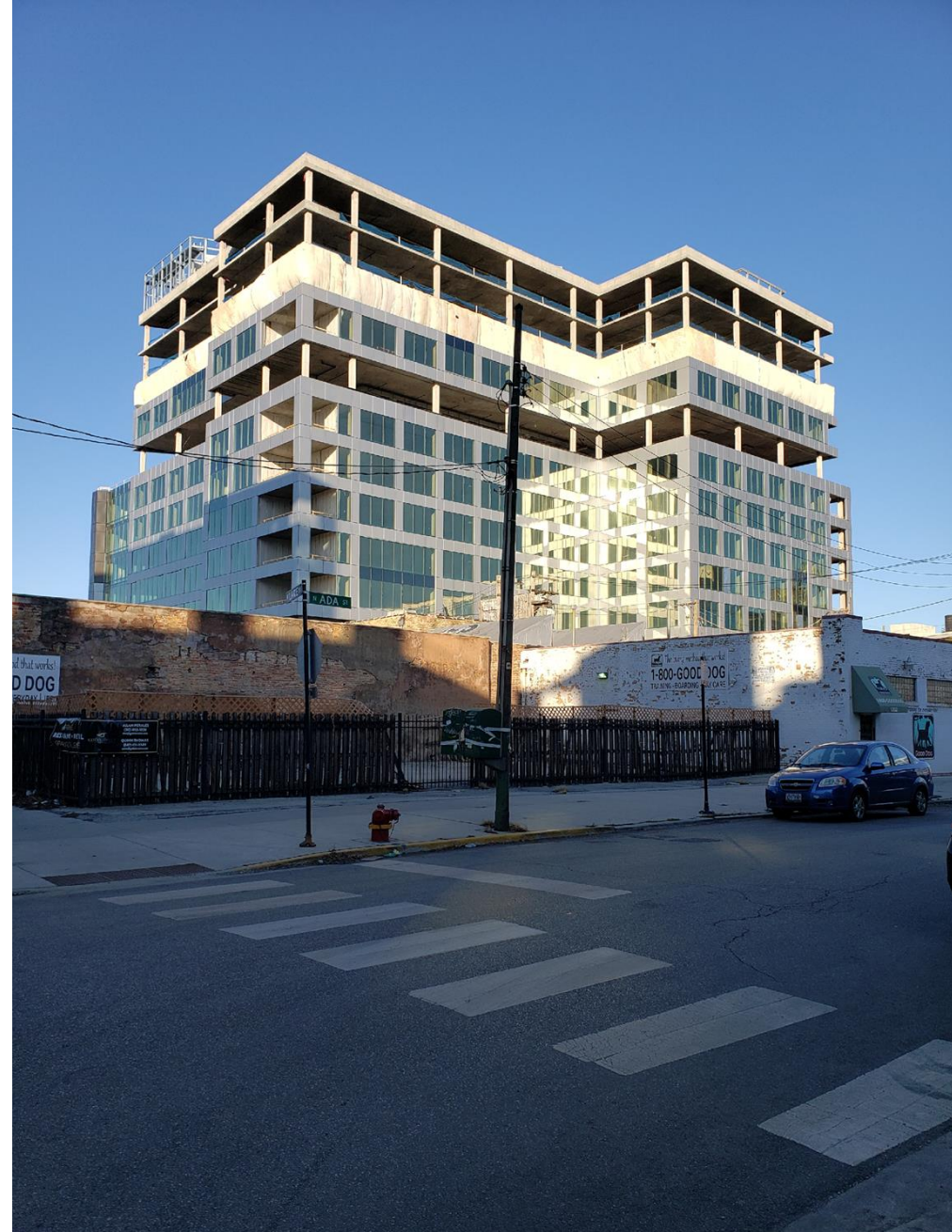


# ★ Community Area Snap Shot





# LANDUSE CONTEXT PLAN



EXISTING CONDITIONS



EXISTING CONDITIONS

# Planning Context



MAYOR EMANUEL'S INDUSTRIAL CORRIDOR MODERNIZATION

## KINZIE FRAMEWORK

### KINZIE FRAMEWORK PLAN (DPD, 2019)

#### GOALS:

- Maintain and grow the corridor as an important economic engine and job center that provides vital support to local, regional, national and global businesses.
- Encourage the reuse of existing buildings in efficient and sustainable ways and ensure new development complements the character of the corridor.



# **Project Timeline + Community Outreach**

Date of PD Filing: **September 2, 2020**

Date(s) of Community Meeting(s):

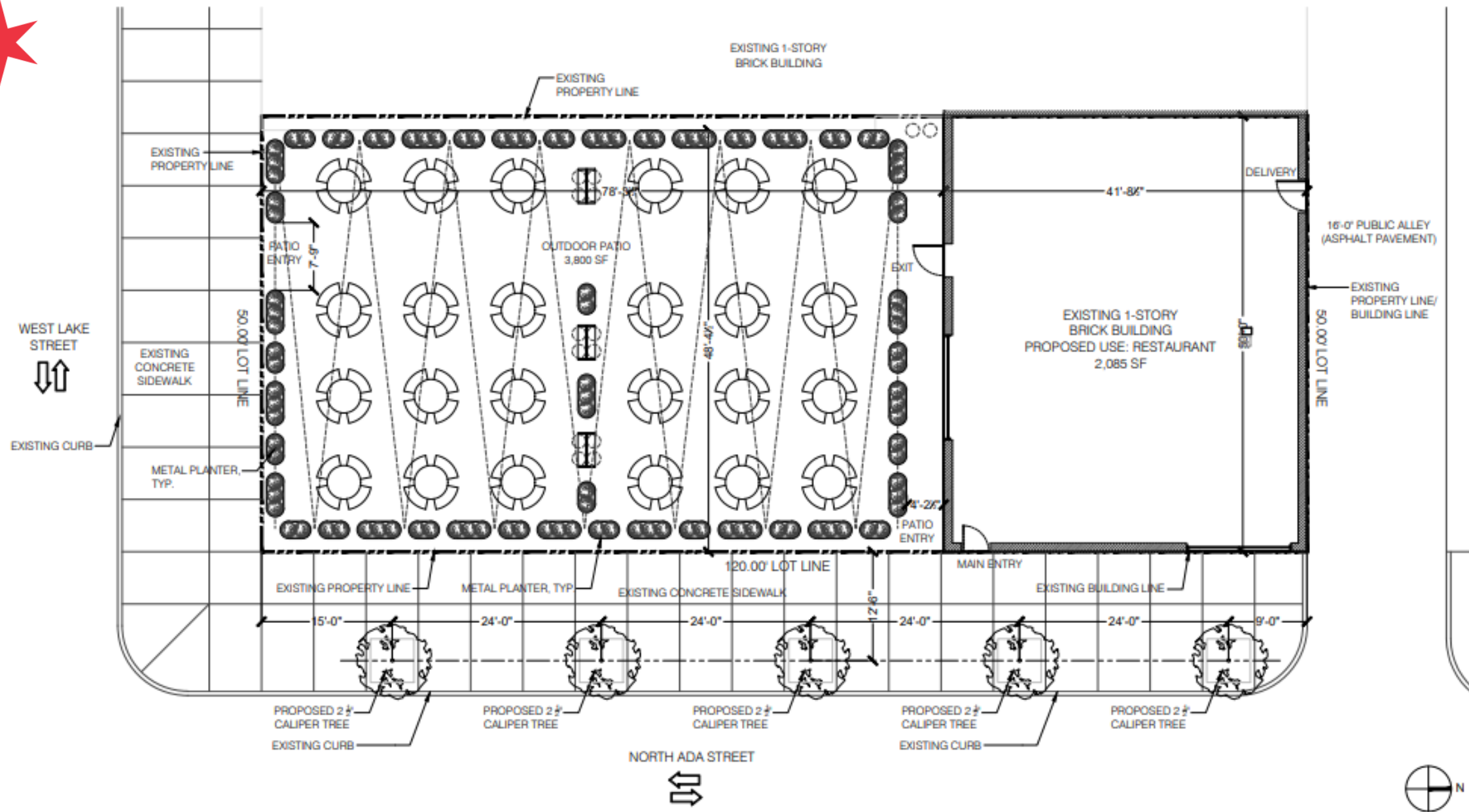
- Aldermanic Support: **Yes**
- Community Support
  - West Loop Community Organization: **Yes, letter of support**
  - Neighbors of West Loop: **Yes, “no concerns”**

Confirmations based on PRT comments:

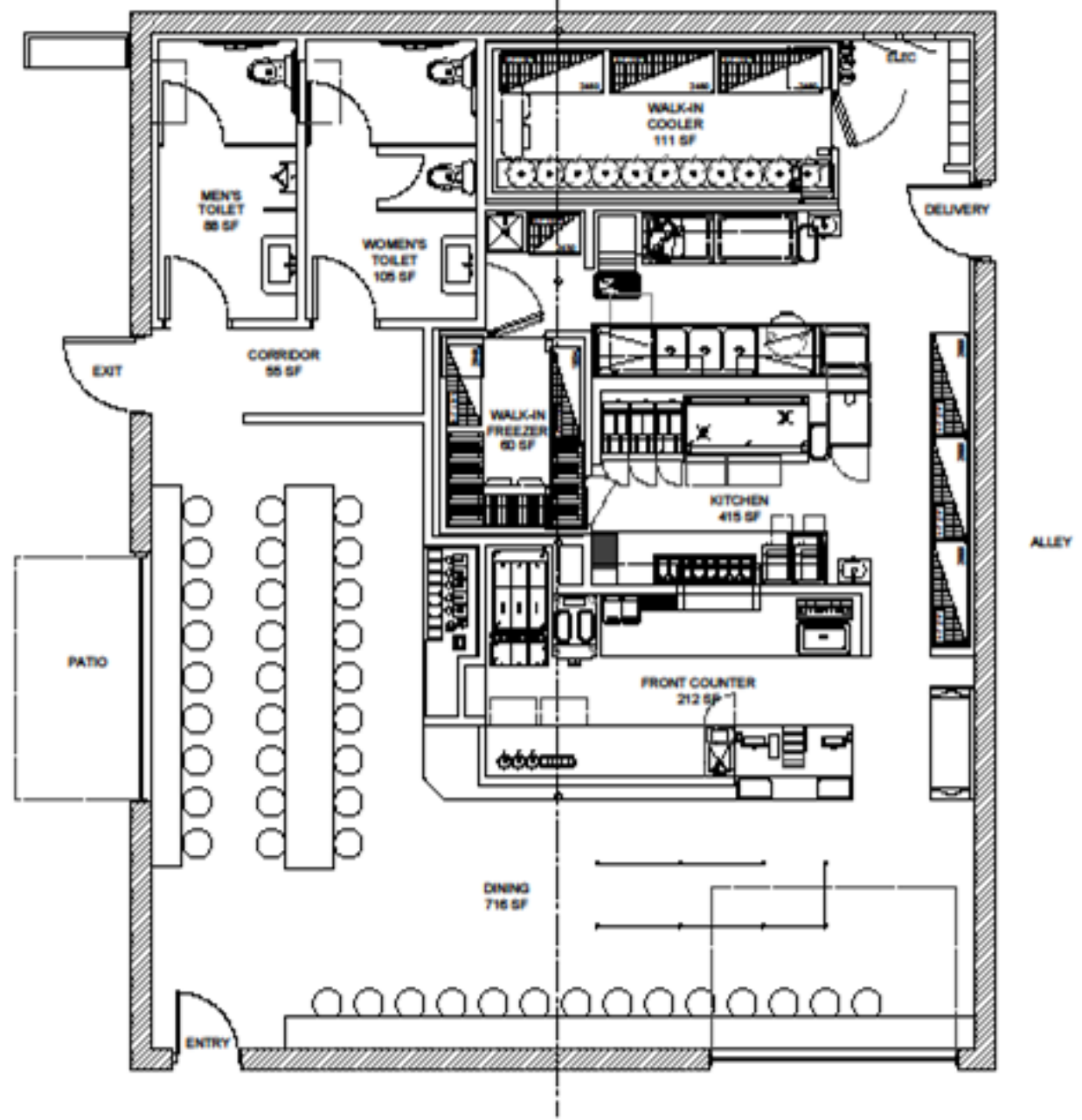
- Summer shade structures: **None planned other than the umbrellas on the diagrams**
- Winter heating: **The concept is to have one heater per table**
- Winter enclosures: **No current plans; at this time, intended to be open air throughout winter**
- Plant schedule: **One does not exist as yet**



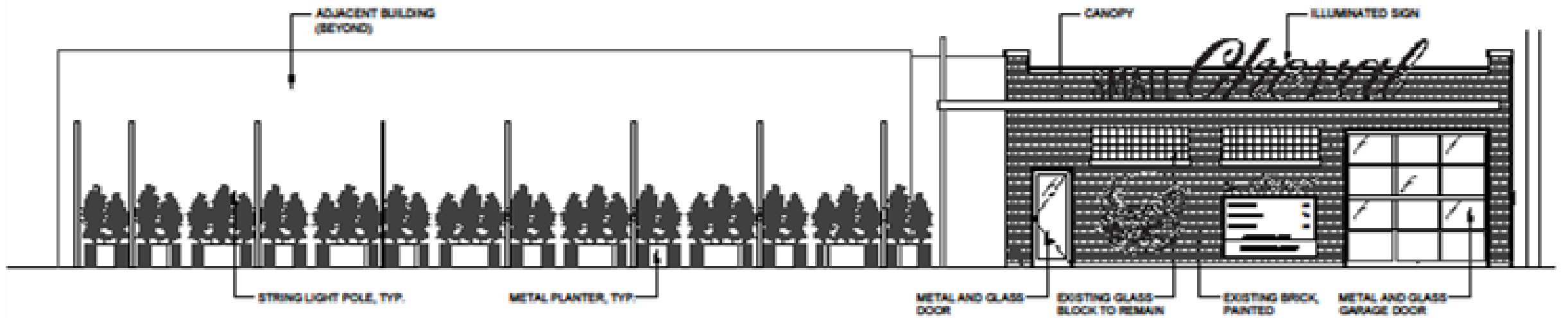
AERIAL VIEW



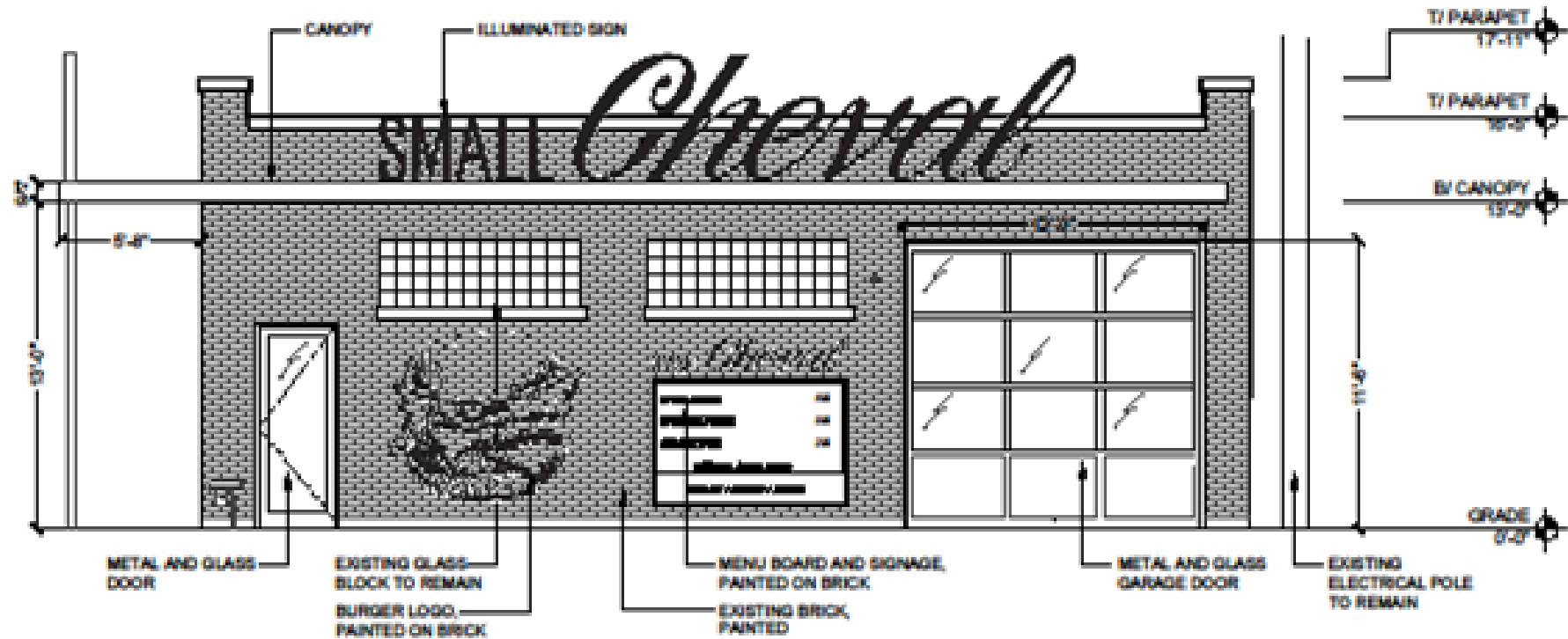
# PROPOSED SITE AND LANDSCAPE PLAN



PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION (VIEW WEST)



PROPOSED EXTERIOR ELEVATION (VIEW WEST)



EXTERIOR ELEVATION RENDERING (VIEW WEST)



PATIO RENDERING (VIEW NORTHWEST)





PATIO RENDERING (VIEW NORTHWEST)



PATIO RENDERING (VIEW NORTH)



PATIO RENDERING (VIEW NORTH)



PATIO RENDERING (VIEW NORTHEAST)



# Economic + Community Benefits

- Employment: **approximately 30-35 jobs (post-construction)**
- Increased tax revenue
- Expands dining options for new commercial and residential developments in the community



# DPD Recommendations

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

- ❖ The proposed change to a DS-3 to allow for Eating and Drinking Establishments as a permitted use is consistent and complementary with other zoning in the immediate area
- ❖ Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103)
- ❖ Encourages active public space and neighborhood character in the West Loop through placemaking, and signage and identity (WLDG 4.1 and 4.5)