



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**737 W. Lake St. (The Parker Building)**

**171-185 N. Halsted St.; 729-741 W. Lake St.; and 728-740 W. Couch Pl. (27<sup>th</sup> Ward)**

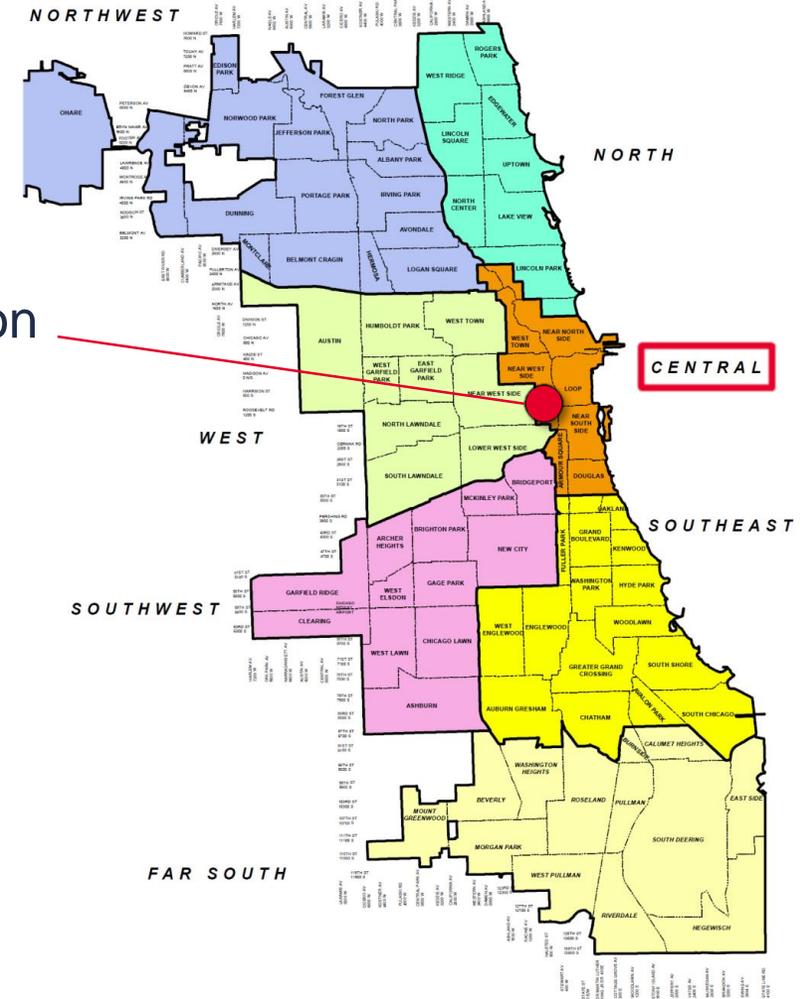
**733 W Lake St, INC**

6/18/2020

# ★ Community Area Snap Shot



Project Location



# Project Timeline + Community Outreach

- **Application Submittal:** May 8, 2020
- **Project Architect:** Booth Hansen
- **Zoning Counsel:** Gregory Steadman, Attorney at Law, LLC

The Applicant is seeking to *amend* the existing Planned Development No. 1252 (filed September 10, 2014), and the uses permitted and prescribed therein, to allow for the establishment of a *packaged goods liquor store* at grade level commercial space of the existing twenty-nine story (predominantly residential) building located at the subject site.

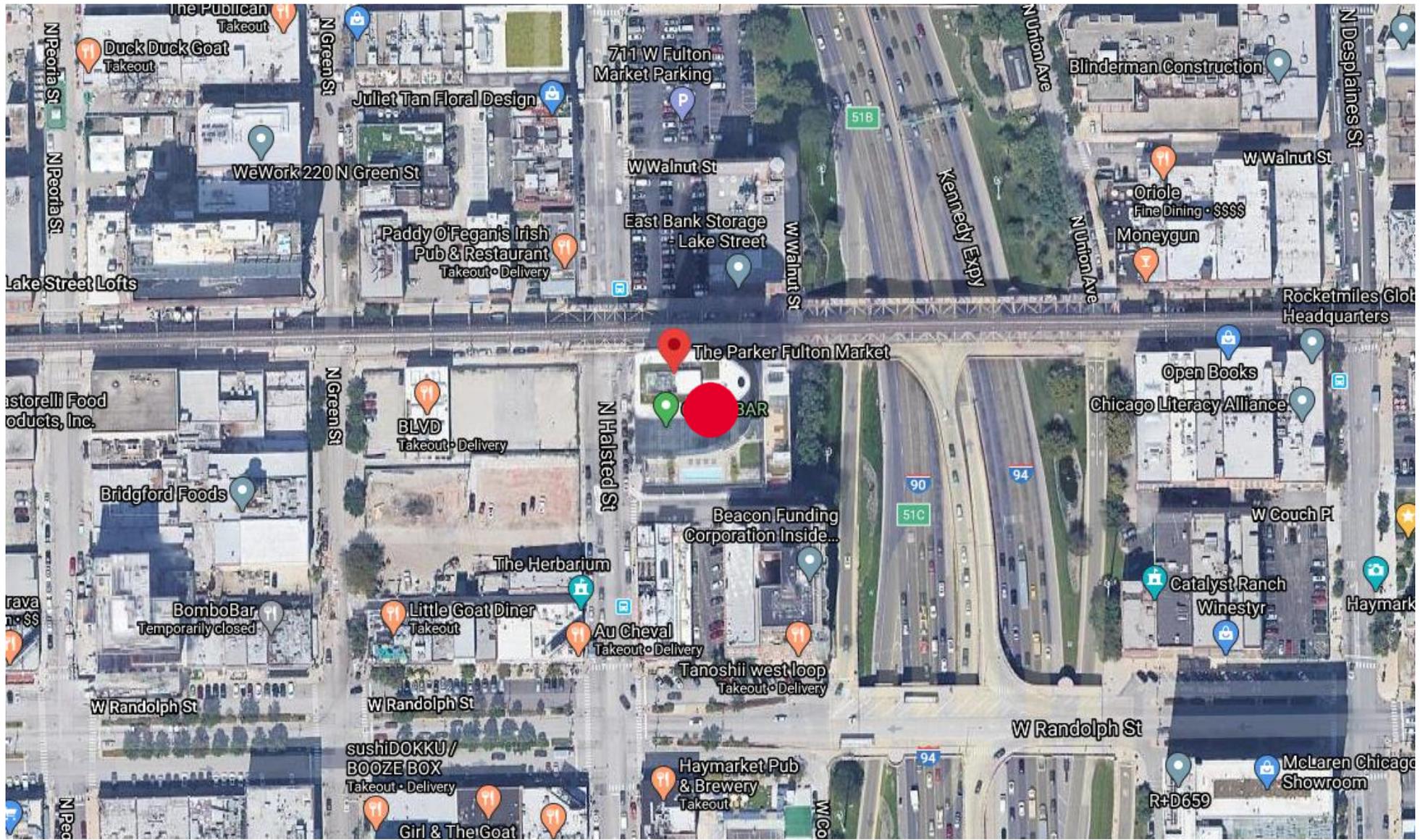
On January 2, 2020 the West Loop Community Organization provided a letter in support of lifting the packaged goods moratorium on behalf of the applicant. Ald. Burnett then introduced an ordinance to lift the moratorium and it passed committee on March 13, 2020 and City Council on April 24, 2020.

# ★ Project Timeline + Community Outreach



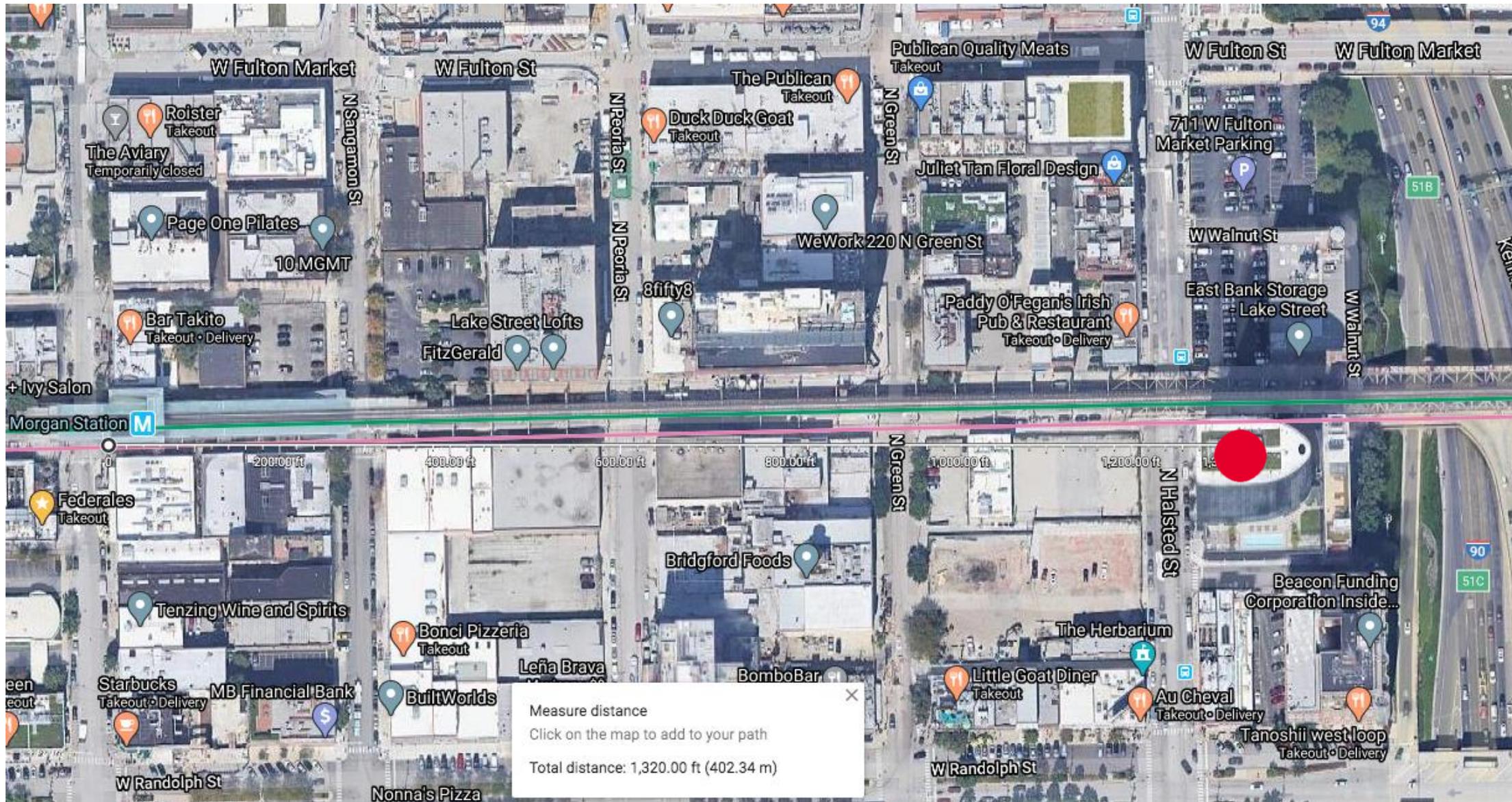
Applicant will operate under an agreed Plan of Operation which Includes:

- Hours of Operation
- Monitoring Noise Levels
- Addressing any neighborhood complaints
- Attending Beat 1224 CAPS meetings
- Community notice of application
- Work with City departments to ensure fire safety measures are in place



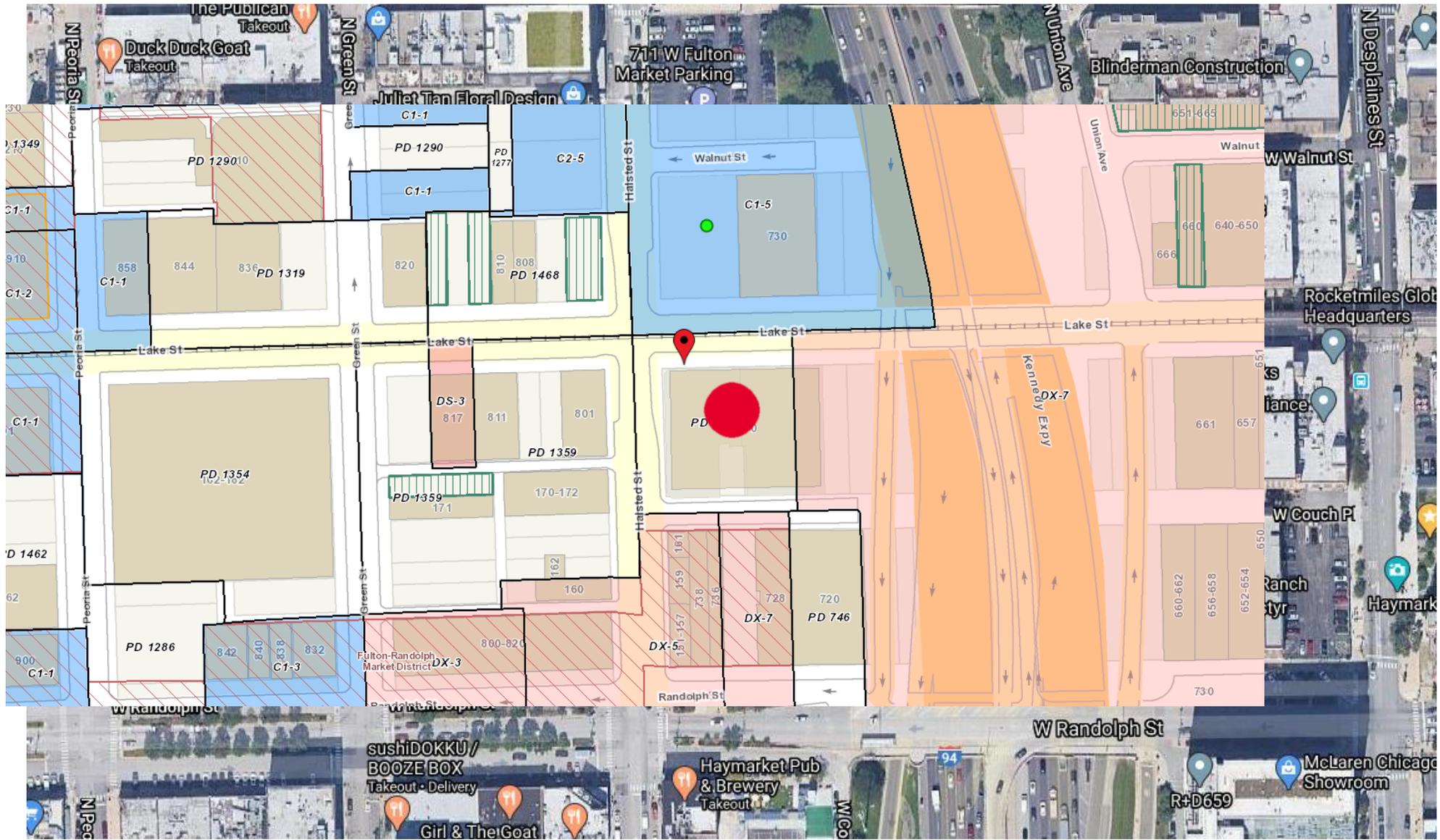
North

# SITE CONTEXT PLAN



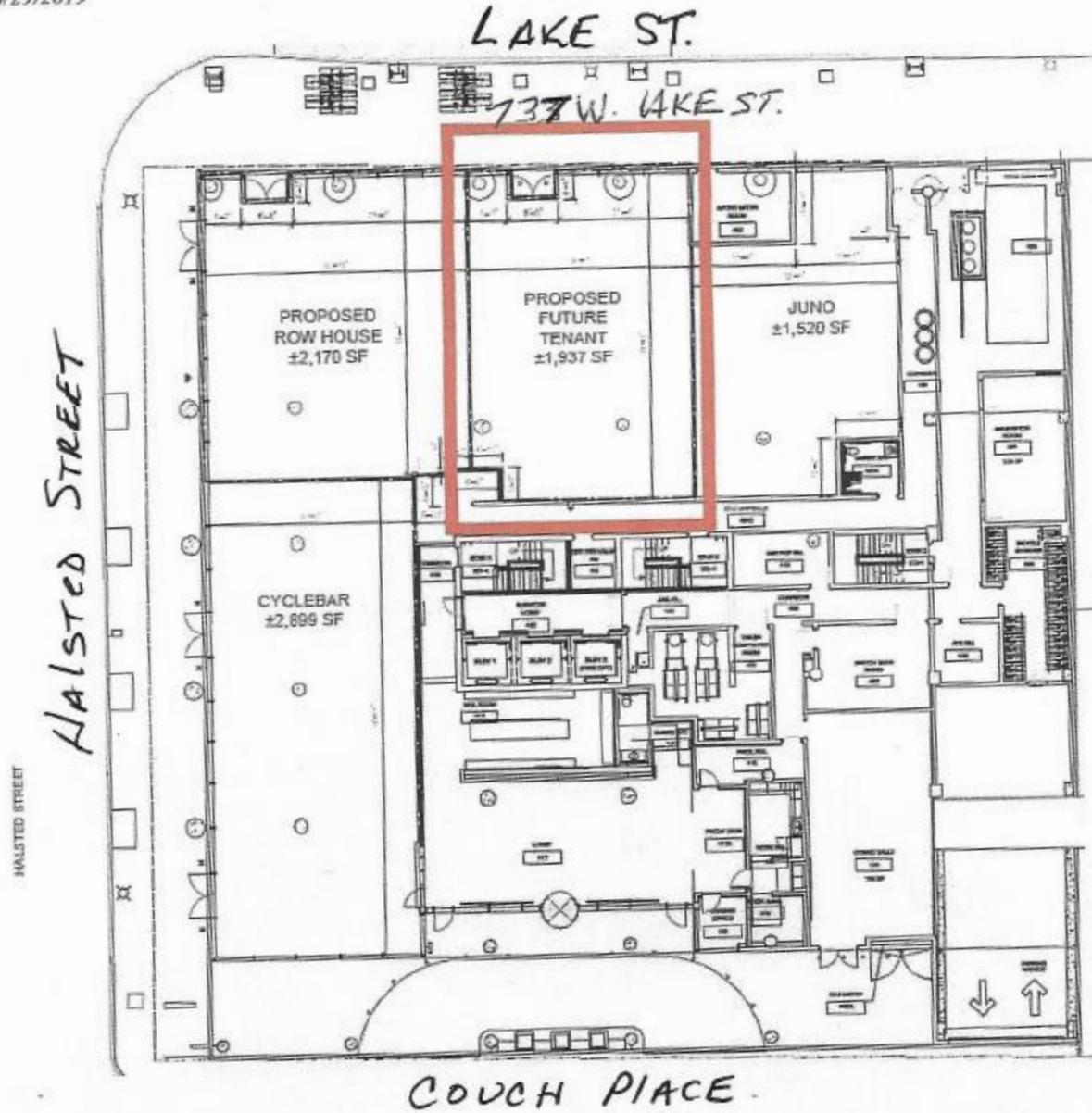
North

LAND USE CONTEXT PLAN



North

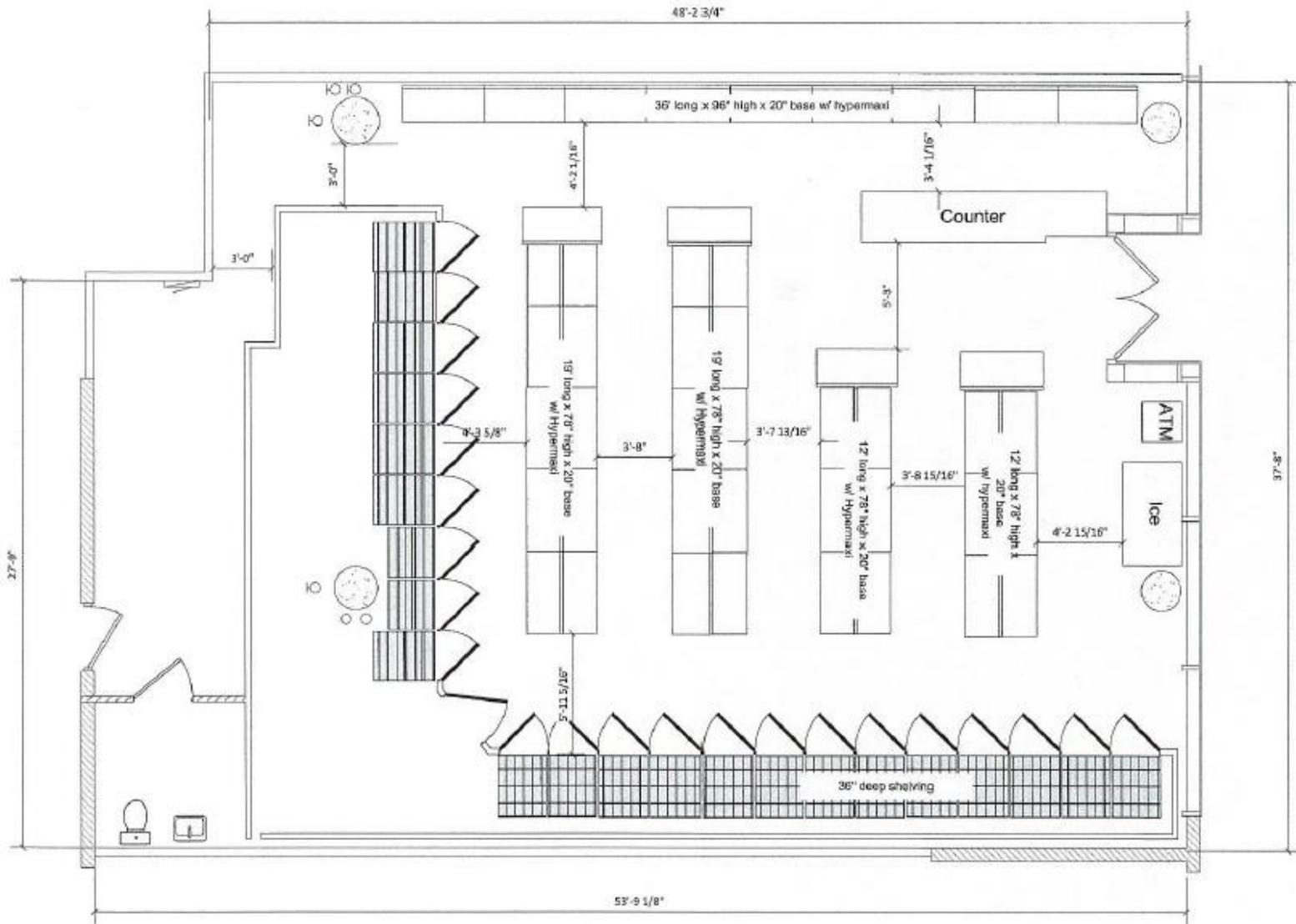
**SITE CONTEXT PLAN**



Note: No Exterior Work  
Proposed as part of PD  
Amendment



North



W Lake



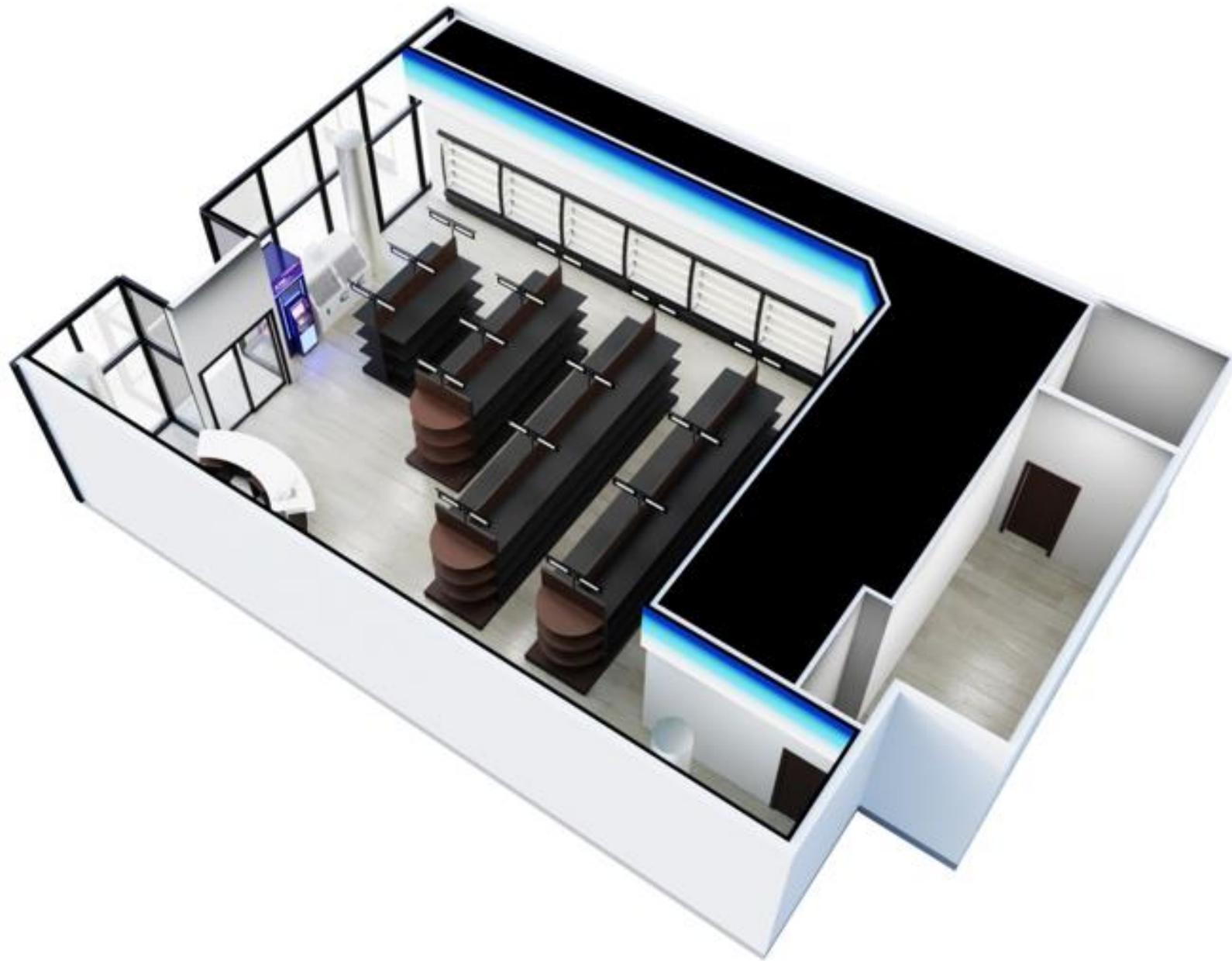
North

**SITE + GROUND FLOOR PLAN**

	733 W. Lake St., Chicago, IL			
	Nick 733			
P. 647.667.3230	SIZE	P&CM NO	DWGNO	PRD



**SITE + GROUND FLOOR PLAN**



**SITE + GROUND FLOOR PLAN**

# Pedestrian Context



# ★ Pedestrian Context



# ★ Pedestrian Context





# Economic and Community Benefits

- ❖ City and State Sales Tax
- ❖ Six to 10 Permanent Jobs
- ❖ Minority Owned Contractor with 10-15 Construction Jobs
- ❖ Walkable, convenient and pleasing neighborhood store that all nearby residents can utilize



# DPD Recommendations

- ❖ The proposed underlying zoning for the previously established planned development was DX-7 and is consistent with other zoning districts, both adjacent to this site and in the immediate area;
- ❖ Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood
- ❖ Promotes transit, pedestrian, and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity;
- ❖ Agendize for June 18, 2020 CPC Meeting