



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**1356-1366 W. LAKE STREET CHICAGO, IL 60640**

**27<sup>th</sup> Ward**

**Ephemeral Solutions Inc.**

**Counsel - Alexander R. Domanskis and Jordan Matyas**

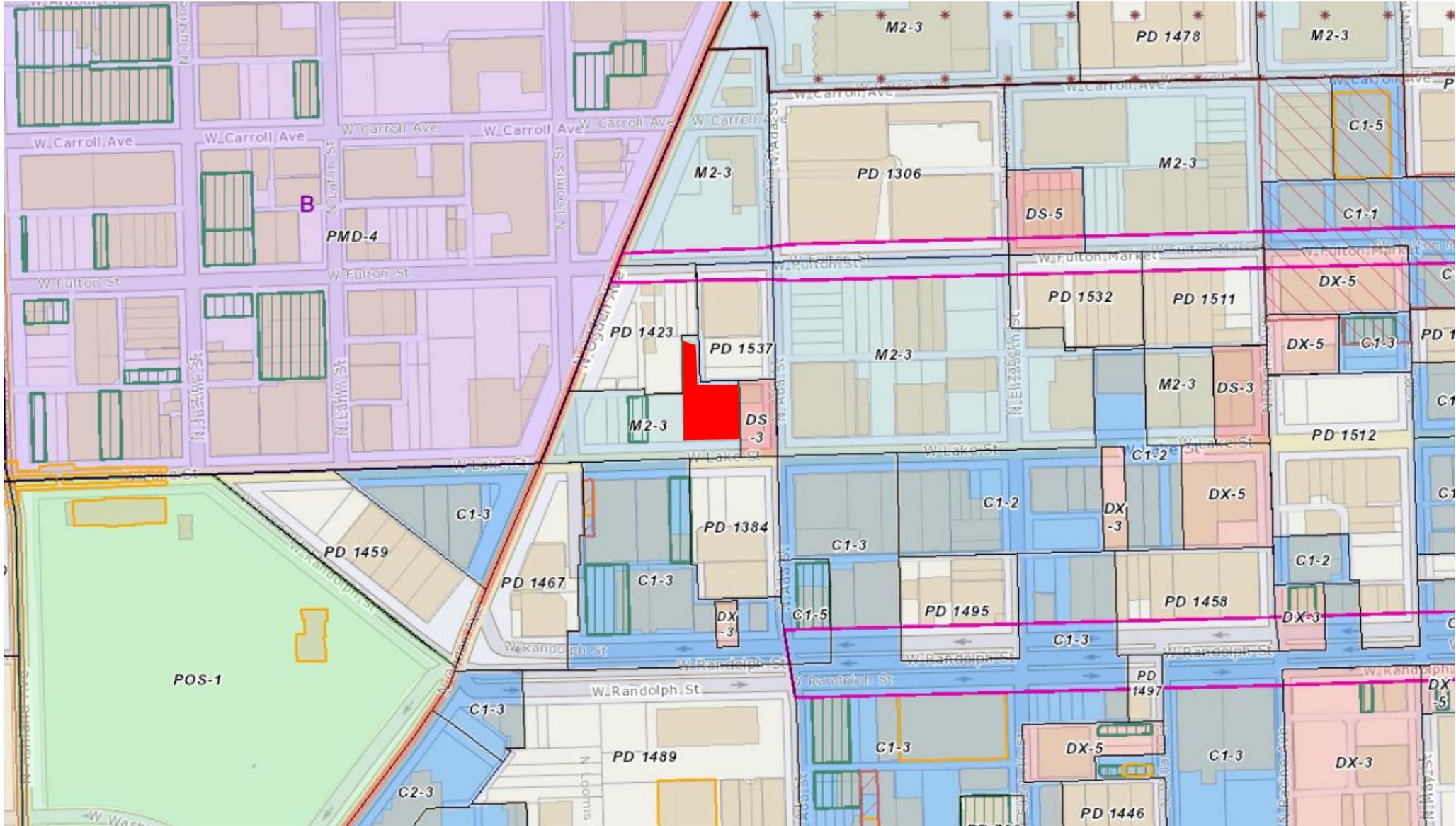
10/31/2022



# Project Overview

- Applicant (Ephemeral, Inc.) seeks to change the zoning from M2-3 (Light Industry District) to DS-3 (Downtown Service District).
- Zoning would allow operation of Body Art Services (tattoo studio) in the existing commercial and retail mix-use building containing 18,414 SF.
- No structural or exterior changes will be made to the existing building.
- Current FAR of 0.92 remains unchanged.
- The existing 12 parking spaces behind the existing building remain unchanged, as will the setbacks and building height.

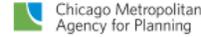
# Zoning Context





# Community Area Snap Shot

## Community Data Snapshot | Near West Side



### Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Near West Side.

### General Population Characteristics, 2020

	Near West Side	City of Chicago	CMAP Region
Total Population	67,881	2,746,388	8,577,735
Total Households	33,918	1,142,725	3,266,741
Average Household Size	1.9	2.4	2.6
Percent Population Change, 2010-20	23.7	1.9	1.7
Percent Population Change, 2000-20	46.2	-5.2	5.3

Source: 2000, 2010 and 2020 Census.

### Race and Ethnicity, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
White (Non-Hispanic)	27,402	43.6	900,055	33.3	4,276,699	50.6
Hispanic or Latino (of Any Race)	6,275	10.0	772,791	28.6	1,952,731	23.1
Black (Non-Hispanic)	15,213	24.2	776,470	28.8	1,391,837	16.5
Asian (Non-Hispanic)	11,625	18.5	182,251	6.8	620,988	7.3
Other/Multiple Races (Non-Hispanic)	2,301	3.7	67,780	2.5	209,283	2.5

Source: 2016-2020 American Community Survey five-year estimates.

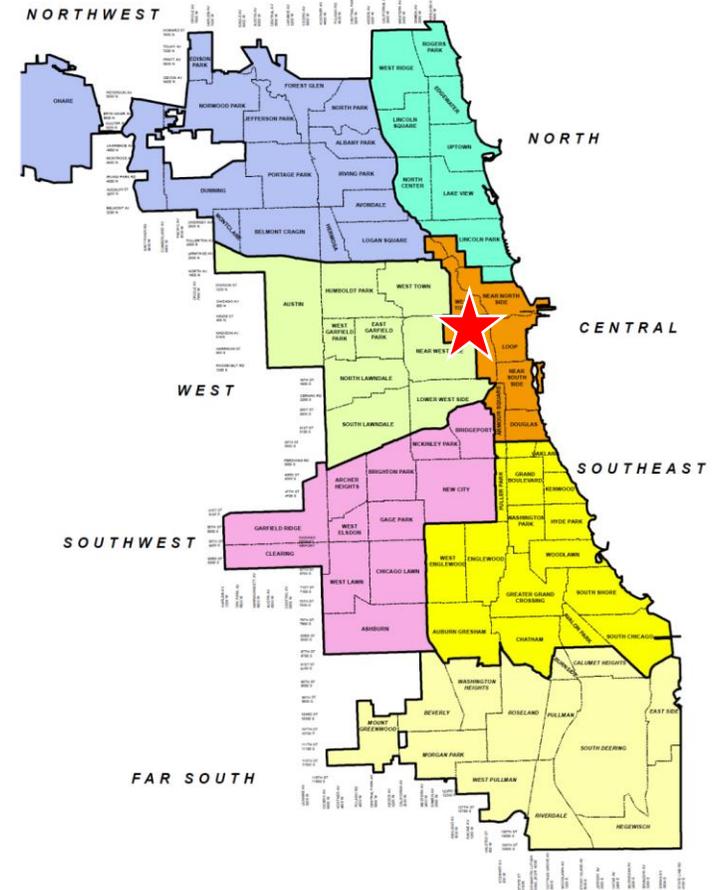
Universe: Total population

### Age Cohorts, 2016-2020

	Near West Side		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Under 5	3,744	6.0	165,844	6.1	508,895	6.0
5 to 19	7,911	12.6	451,994	16.7	1,624,354	19.2
20 to 34	25,868	41.2	741,583	27.5	1,781,246	21.1
35 to 49	13,171	21.0	541,728	20.1	1,688,609	20.0
50 to 64	7,358	11.7	456,024	16.9	1,625,883	19.2
65 to 74	3,033	4.8	198,316	7.3	713,897	8.4
75 to 84	1,107	1.8	99,423	3.7	348,205	4.1
85 and Over	624	1.0	44,435	1.6	160,449	1.9
Median Age	31.7		34.8		37.7	

Source: 2016-2020 American Community Survey five-year estimates.

Universe: Total population



### Employment of Near West Side Residents\*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Professional	5,600	18.2
2. Health Care	3,840	12.5
3. Finance	3,225	10.5
4. Education	2,867	9.3
5. Administration	2,363	7.7

### TOP EMPLOYMENT LOCATIONS

1. The Loop	8,899	28.9
2. Outside of Chicago	8,758	28.4
3. Near West Side	4,838	15.7
4. Near North Side	3,184	10.3
5. West Town	540	1.8

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2019).

\*Excludes residents working outside of, and workers living outside of, the seven-county CMAP region.

### Employment in Near West Side\*, 2019

TOP INDUSTRY SECTORS	Count	Percent
1. Health Care	21,808	14.9
2. Professional	19,937	13.7
3. Administration	16,497	11.3
4. Finance	16,038	11.0
5. Education	15,411	10.6

### TOP RESIDENCE LOCATIONS

1. Outside of Chicago	70,851	48.6
2. Lake View	5,023	3.4
3. West Town	4,942	3.4
4. Near West Side	4,838	3.3
5. Near North Side	4,525	3.1

# Existing Context



Current building façade, to remain, looking north from Lake St.

# Existing Context



Facing North on Lake Street

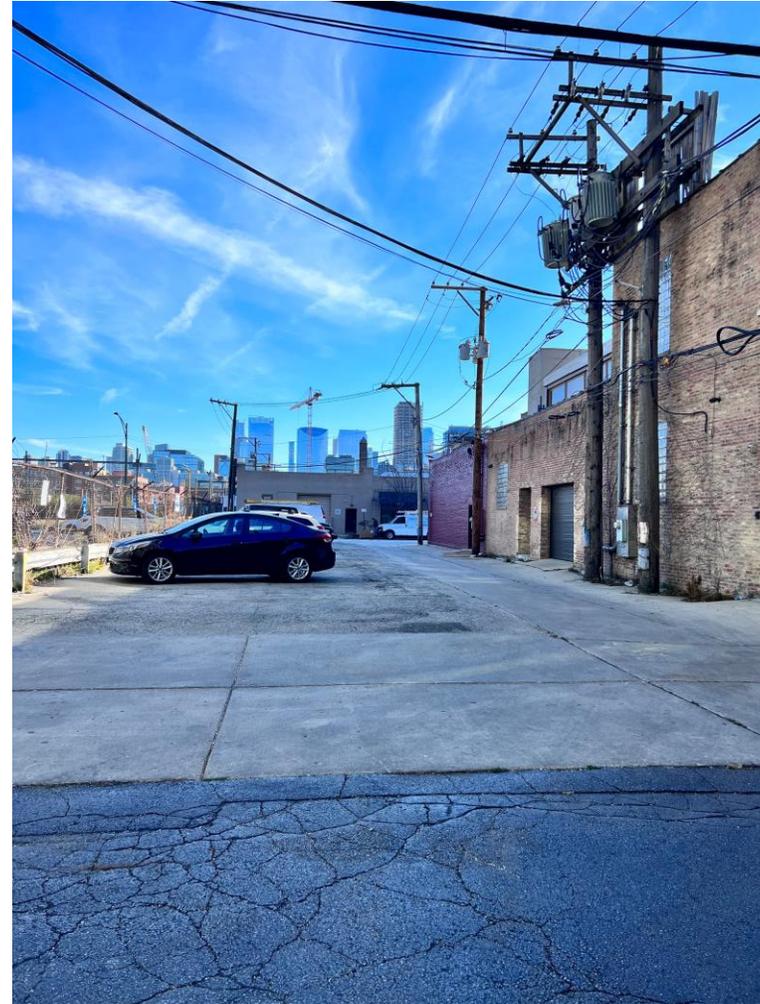


Facing NW on Lake Street

# Existing Context

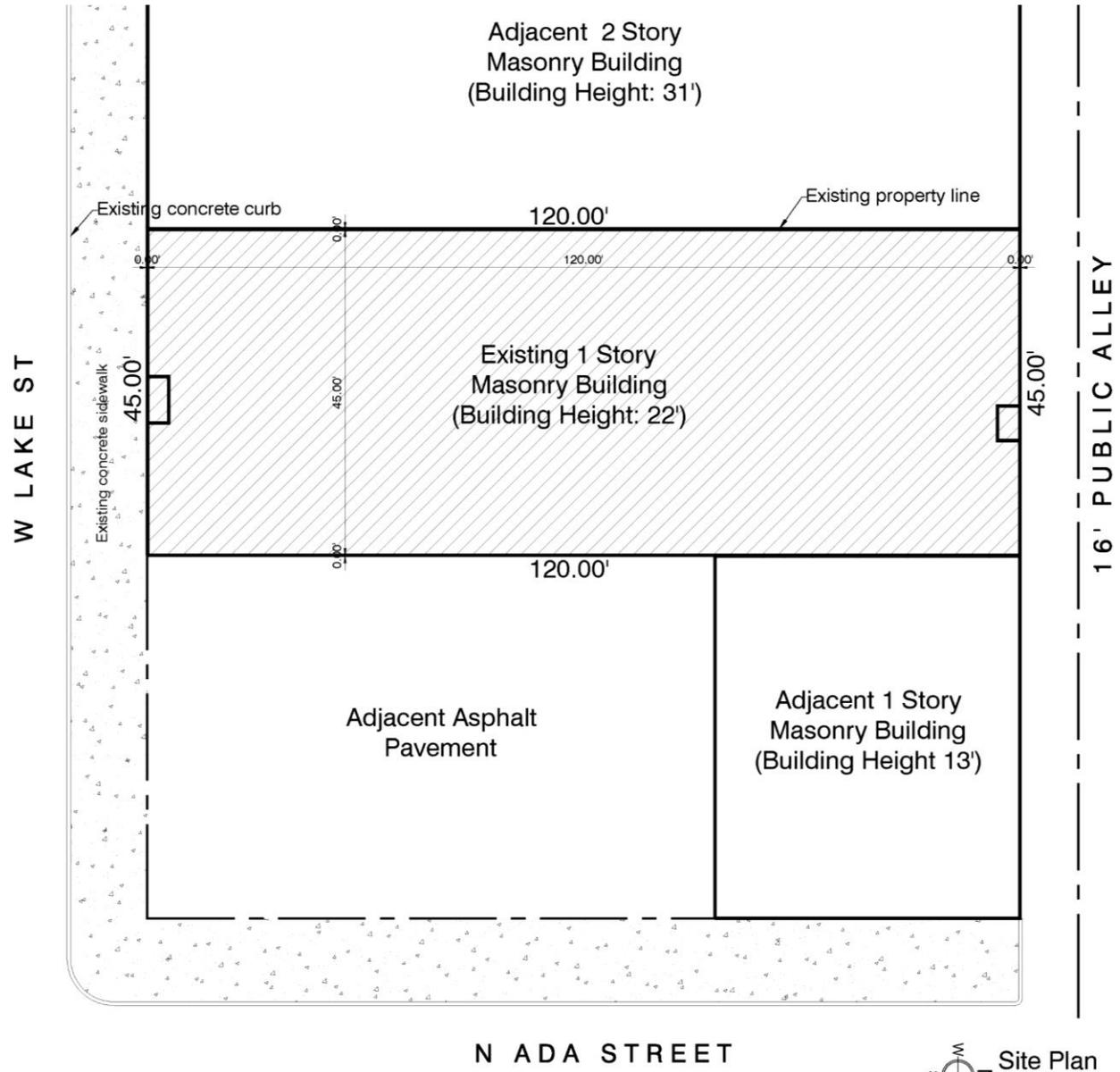


Facing South – Read Entrance

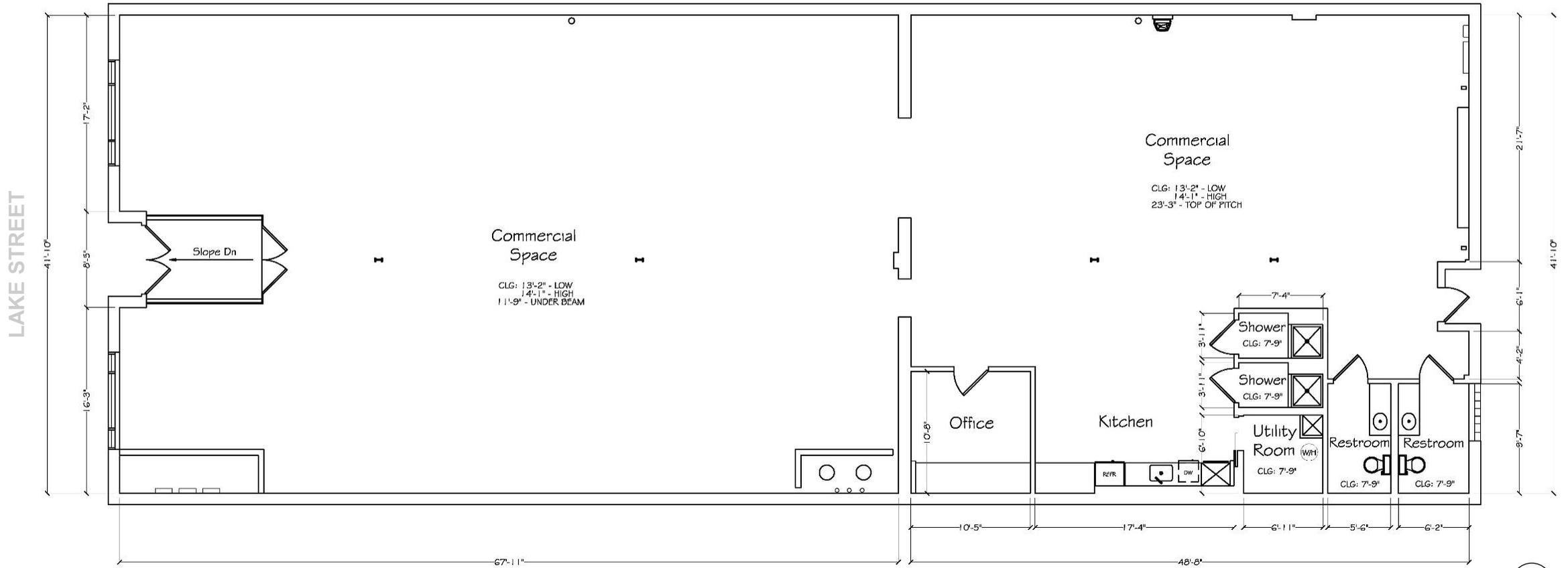


Parking Spaces – Facing East

# Site Plan



# Floor Plan



# Project Timeline & Community Outreach

- February 22, 2022 – Zoning Application Filed
- April 4, 2022 – Meeting with Alderman Burnett and received support
- April 26, 2022 – Met with West Central Association (WCA)
- May 9, 2022 – Met with Neighbors of West Loop (NOWL)



# Public Benefit & MBE Participation

**Employment:** 8-12 FTE jobs created (post-construction)

## **Ephemeral Team**

- Company Part of the <1% of Black-founded, venture backed companies
- 2x more Black artist hired % vs. industry standard
- 65% non-White employees
- 25% more Women artist hired % vs. industry standard

## **Design Team**

- Architect Firm is an MBE



# DPD Recommendation

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 Body Art Services as a permitted use is consistent and compatible with existing zoning in the immediate area (17-13-0308-D);
- The proposal promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103);
- The proposed development is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0308-C)