



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**Proposed Planned Development**

**Project Address: 1140 W. Erie Street (27<sup>th</sup> Ward)**

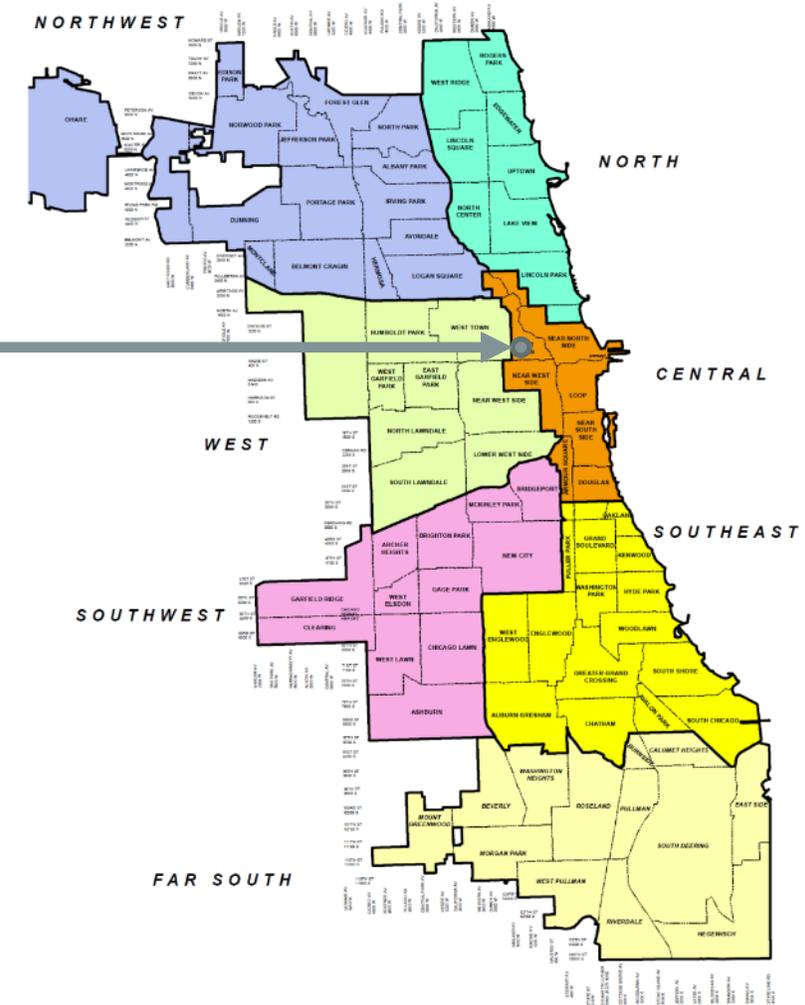
**Applicant: 1140 W Erie LLC**

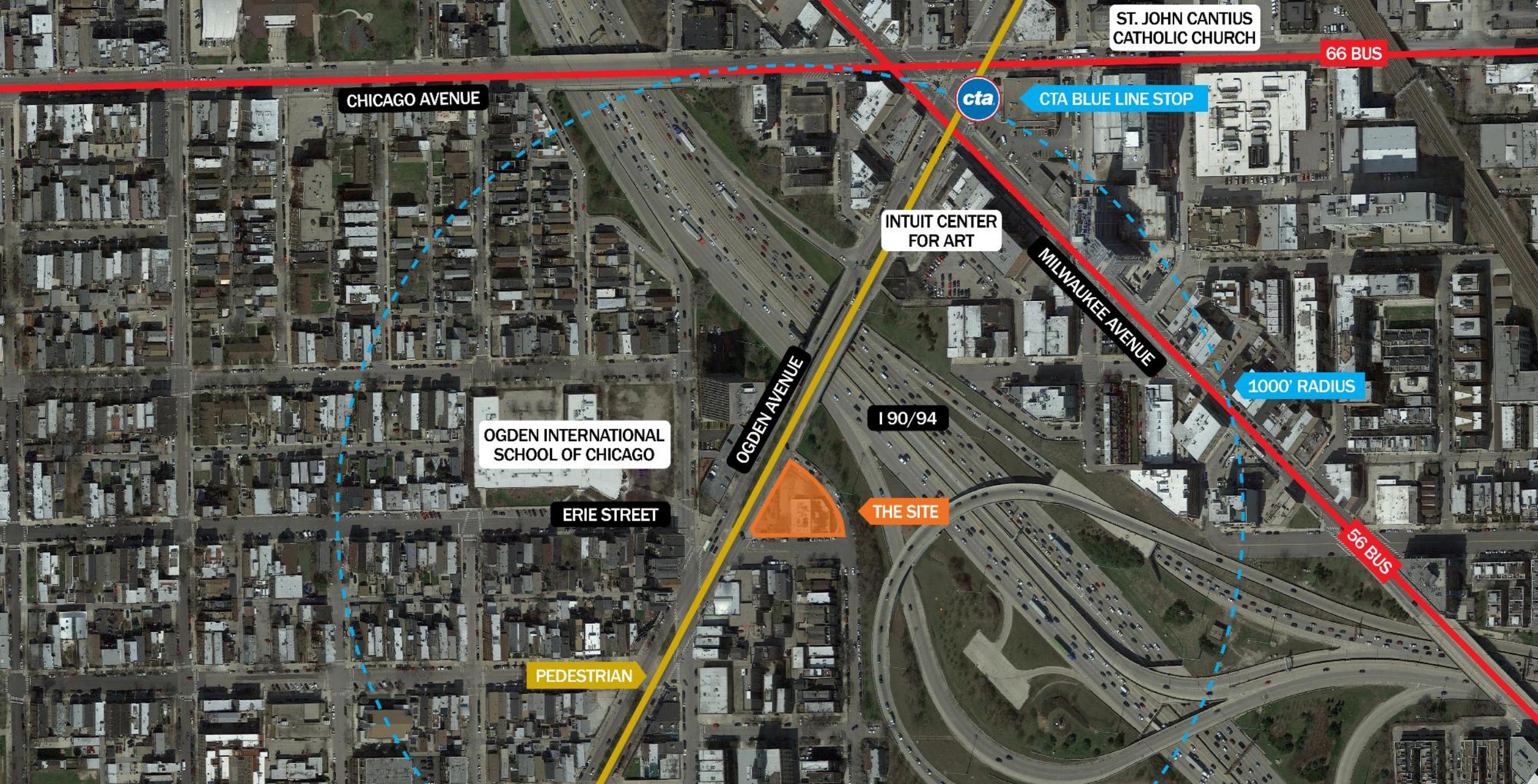
August 20, 2020

# ★ Community Area Snap Shot

## COMMUNITY AREA INFORMATION:

- West Town Community Area
- West Town total population: 84,502
- 48.4% of residents take transit, walk, or bike to work
- 20.4% of residents do not own a vehicle
- 25.7% of residents work in the Near North Side or Loop
- 5.5% of the land use in the area is dedicated as commercial
- 8.3% of the land use in the area is dedicated as open space
- 65.9% of residents have a bachelor's, graduate, or professional degree
- Median household income is \$88,761





ST. JOHN CANTIUS  
CATHOLIC CHURCH

66 BUS

CHICAGO AVENUE

cta

CTA BLUE LINE STOP

INTUIT CENTER  
FOR ART

MILWAUKEE AVENUE

1000' RADIUS

OGDEN INTERNATIONAL  
SCHOOL OF CHICAGO

190/94

OGDEN AVENUE

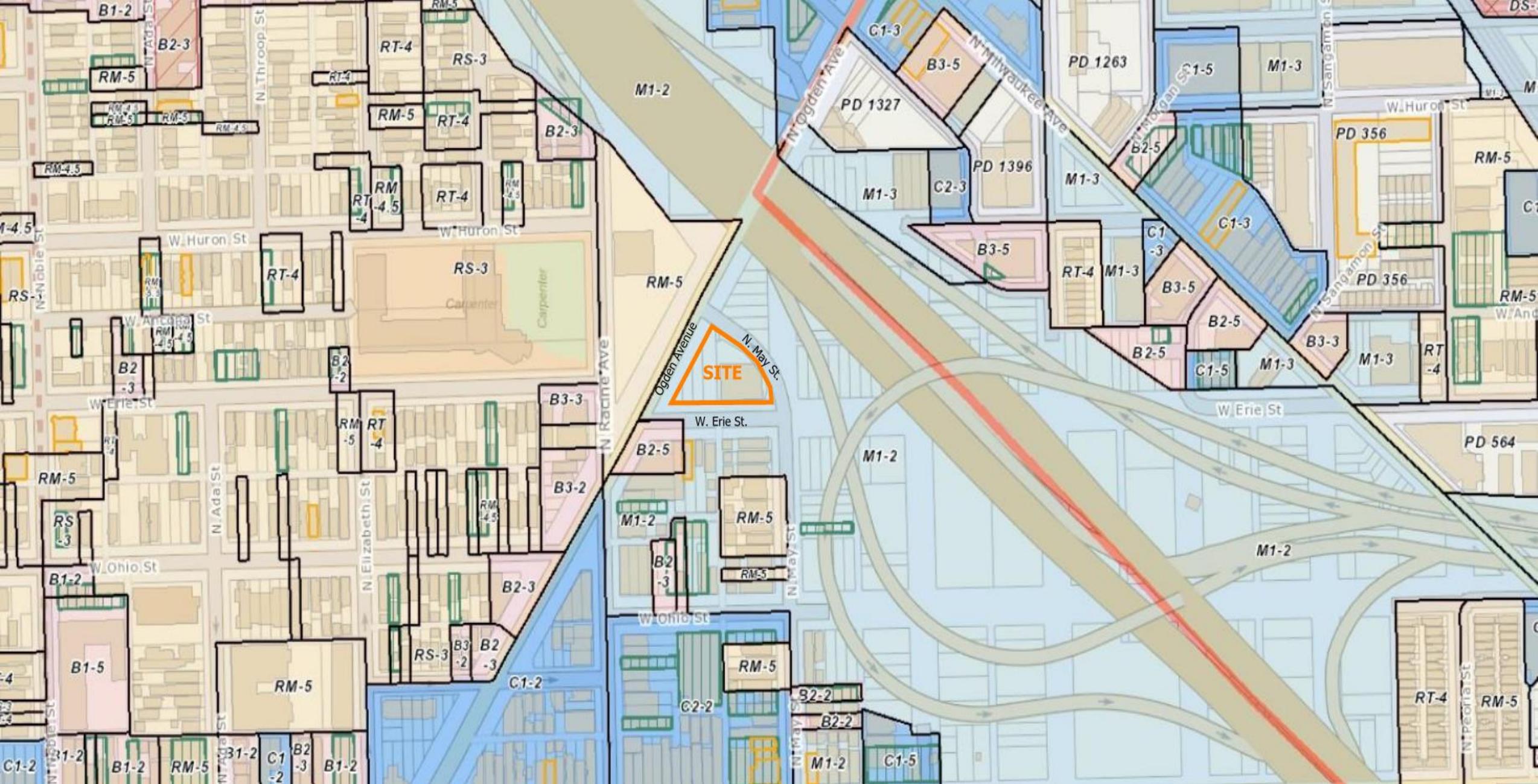
THE SITE

ERIE STREET

56 BUS

PEDESTRIAN

SITE CONTEXT PLAN



**LAND USE CONTEXT PLAN**



266'-0"

170'-6"

135'-8"

147'-0"

108'-0"

71'-6"

48'-0"

110'-0"

AERIAL VIEW LOOKING SOUTHEAST



VIEW FROM ERIE ST & OGDEN AVE - LOOKING NORTHEAST



VIEW FROM ERIE ST & MAY ST - LOOKING NORTHWEST



VIEW FROM OGDEN AVE - LOOKING SOUTHWEST



VIEW FROM OGDEN AVE & MAY ST - LOOKING SOUTHEAST

**SITE CONTEXT**

# Pedestrian Context



VIEW FROM OGDEN AVENUE &  
MAY STREET INTERSECTION  
LOOKING SOUTH

# Pedestrian Context



VIEW FROM OGDEN AVENUE &  
ERIE STREET INTERSECTION  
LOOKING NORTHEAST

# Pedestrian Context



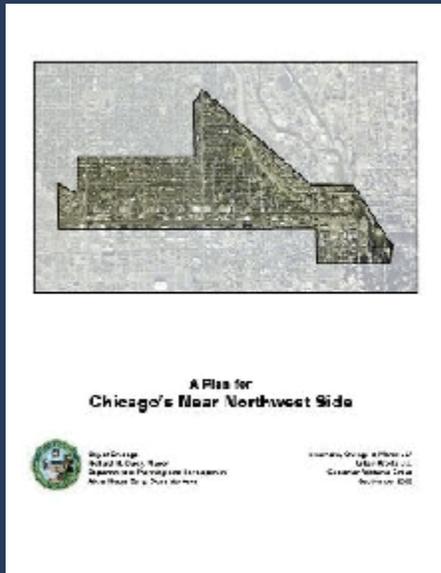
VIEW FROM MAY STREET &  
ERIE STREET INTERSECTION  
LOOKING NORTHWEST

# Pedestrian Context



VIEW FROM MAY STREET  
LOOKING WEST

# ★ Planning Context



## Near Northwest Side Plan

- Approved by the Chicago Plan Commission September 2002
- Goals:
  - Providing more open space and recreation amenities to accommodate long-time residents, new residents and future residents
  - Improving the quality and capacity of transit and transportation infrastructure
  - Guiding new development so it fits within existing neighborhoods and provides clarity to the development community
  - Constructing new buildings which properly address the street
  - Creating new retail and commercial uses to meet the needs brought by new residential development.



# Project Timeline + Community Outreach

- Planned Development was filed December 10, 2019.
- Community meeting with Neighbors of River West on March 06, 2018 and May 06, 2019
- Feedback and Resulting Changes:
  - May Street will not be vacated maintaining neighborhood traffic patterns.
  - Providing curb extensions at north side of Erie St. intersections to shorten crosswalk lengths thus improving pedestrian safety.
  - Reverse diagonal parking proposed along north side of Erie St. to improve sight visibility from westbound vehicles.



Original Site Plan (May St. Vacated)



Current Site Plan (May St. Not Vacated)

# ★ Project Timeline + Community Outreach

- Feedback and Resulting Changes:
  - Reduced overall building height to keep in context with surrounding neighborhood.
  - Modified the exterior design and building massing to create more depth & articulation along public street elevations.
  - Improved pedestrian walk along May and Erie Streets.
  - Created “active” uses to along public streets.



ORIGINAL DESIGN - 2018  
(OGDEN & MAY ST.)



REVISED DESIGN - 2019  
(OGDEN & MAY ST.)



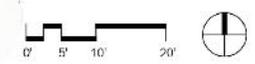
CURRENT DESIGN - 2020  
(OGDEN & MAY ST.)



**SITE + GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



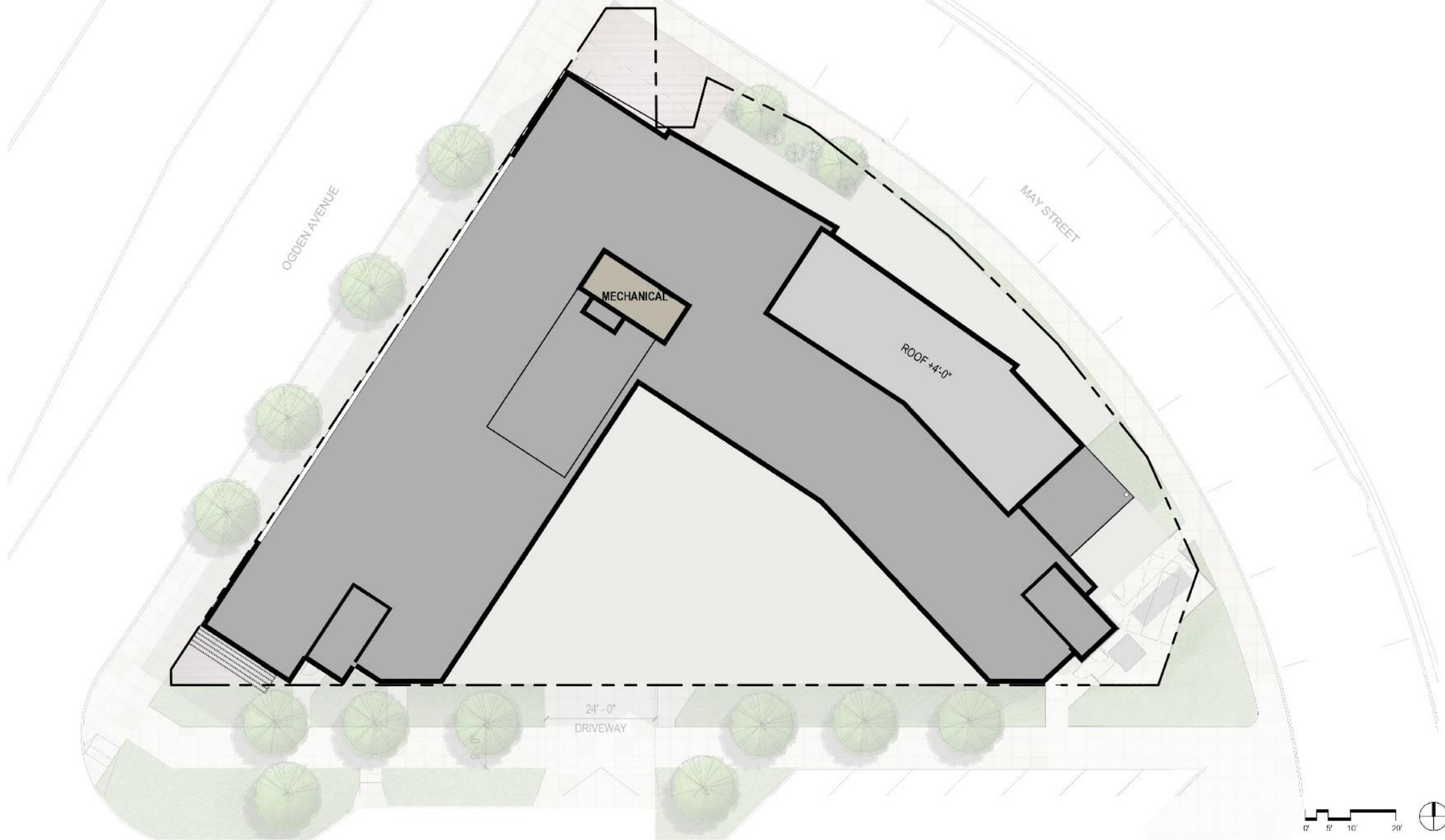
**SECOND FLOOR PLAN**



**TYPICAL RESIDENTIAL FLOOR PLAN**



# AMENITY FLOOR PLAN



**ROOF PLAN**



# OGDEN AVENUE ELEVATION

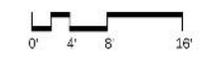


# MAY STREET ELEVATION

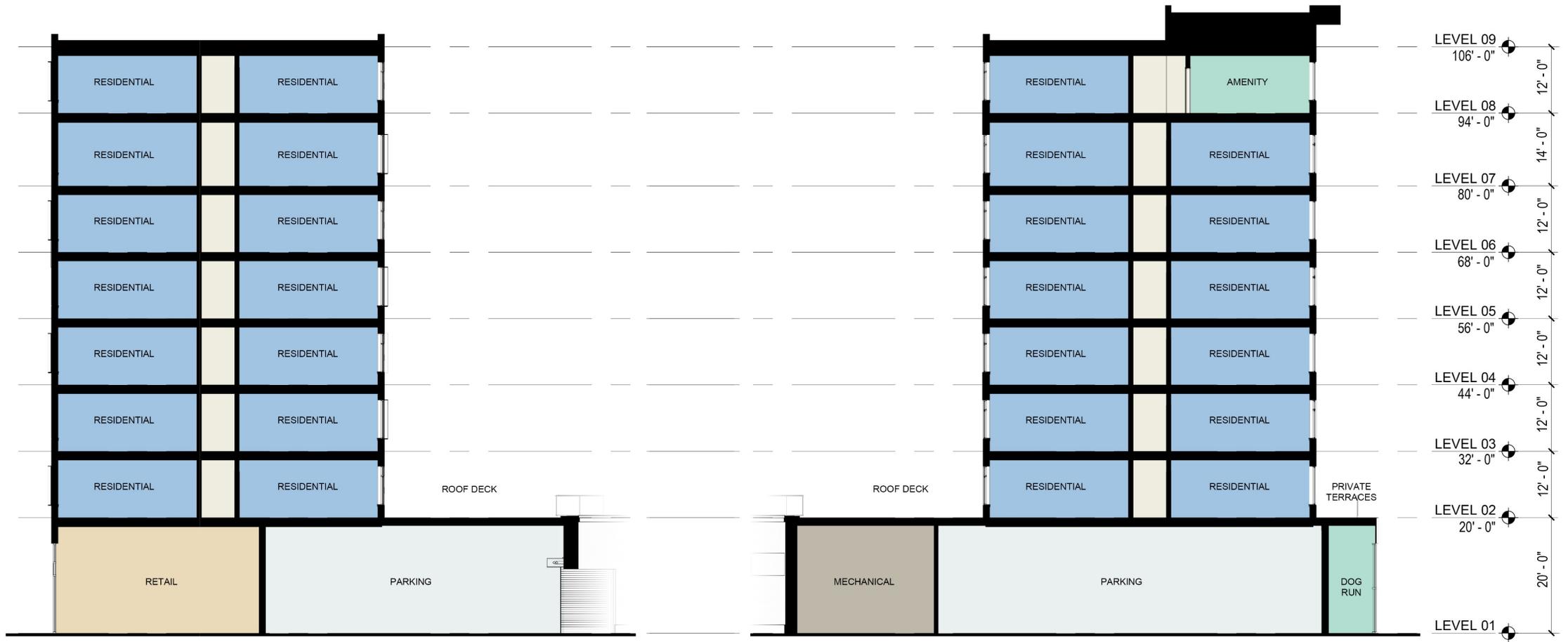


B/ROOF ASSEMBLY  
@ PARTY ROOM  
108'-0"

- LEVEL 09 106'-0"
- LEVEL 08 94'-0"
- LEVEL 07 80'-0"
- LEVEL 06 68'-0"
- LEVEL 05 56'-0"
- LEVEL 04 44'-0"
- LEVEL 03 32'-0"
- LEVEL 02 20'-0"
- LEVEL 01 0'-0"



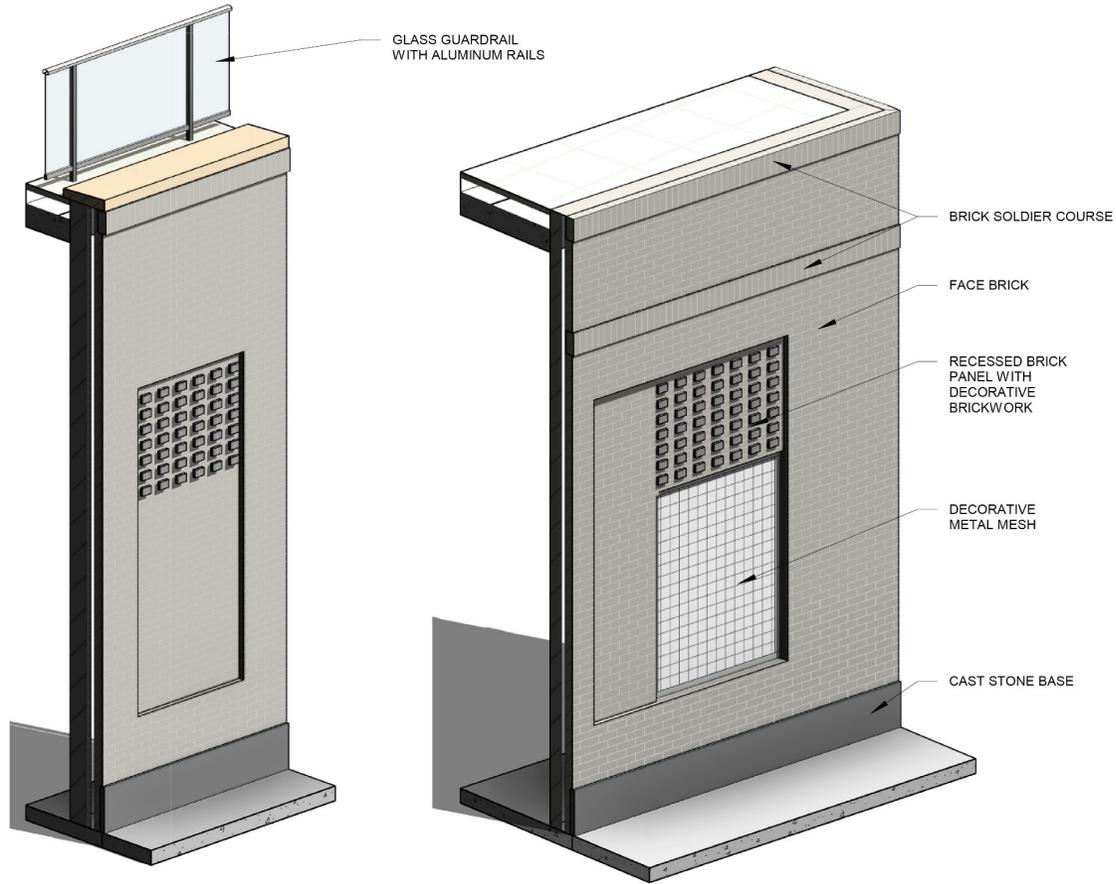
# ERIE STREET ELEVATION



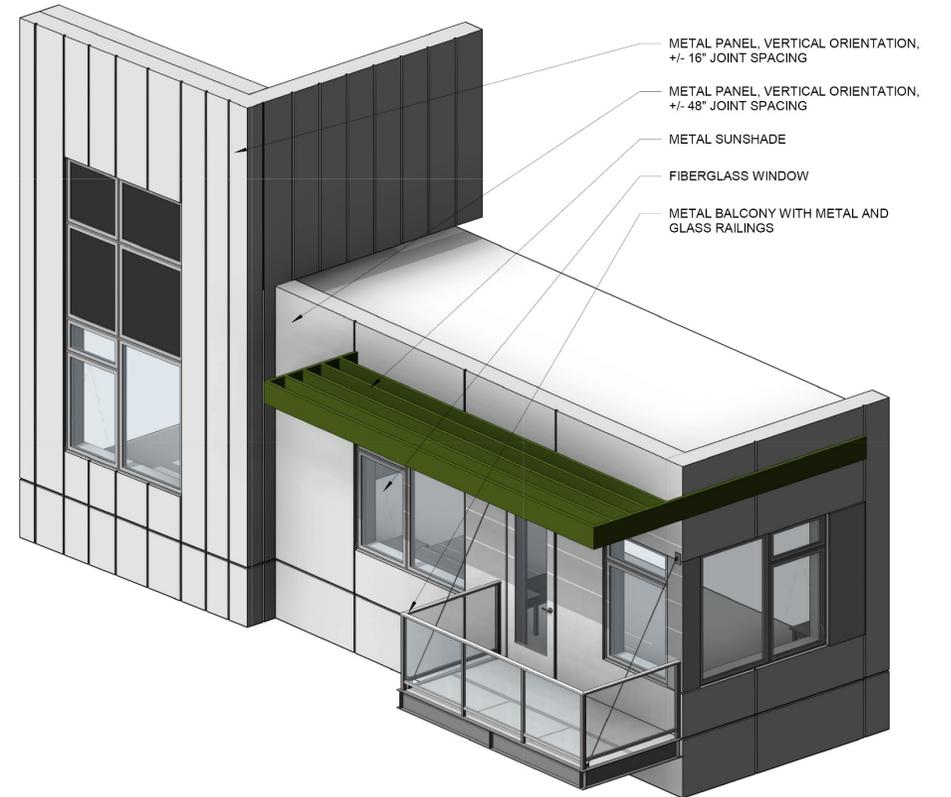
**2** CONCEPTUAL SECTION WEST WING  
1/16" = 1'-0"

**1** CONCEPTUAL SECTION EAST WING  
1/16" = 1'-0"





BASE DETAIL



PANEL DETAIL

## 17-8-0904 Transportation, Traffic Circulation, and Parking

### 17-8-0904-A General Intent

Promotes safe and efficient pedestrian circulation by providing adequate sidewalk widths, safe approaches at cross streets with pedestrian ramps and detectable warning strips, detectable warning strips at garage entrance, and building entrance located as close as possible to Blue Line station

Promotes safe biking by providing secure parking in garage with exit onto Erie Street, away from heaviest traffic; exterior bike racks for visitors and retail customers

Promotes safe motor vehicle traffic and minimizes conflict with existing traffic patterns by locating garage entrance and street parking on Erie Street, away from heaviest traffic

Minimizes traffic congestion by providing minimal resident parking

Provides unobstructed access for emergency vehicles from public streets on all sides of building

### 17-8-0904-B Transportation

Streets will be reconstructed to City standards where necessary

### 17-8-0904-C Parking

Resident parking provided in garage and public parking provided on Erie Street, on least active side of building, away from heaviest traffic

Street parking connected to resident entrance and retail entrance by safe and accessible pedestrian paths



## 17-8-0905 Pedestrian Orientation

### 17-8-0905-A General Intent

Active uses at street level on all sides of building: resident entrance, retail, dog run

Resident and retail entries marked with canopies

Landscaping, masonry detailing, and storefront adjacent to sidewalks provide visual interest

### 17-8-0905-B Building Features

Building is near or adjacent to sidewalk on all sides, with pedestrian entrances at sidewalk level

Parking garage is screened on all sides

Façade at retail space is 100% storefront

Solid walls are articulated with architectural and material relief

**17-8-0906 Urban Design**

**17-8-0906-A General Intent**

Bulk and scale of building fits Ogden corridor

Building signage is appropriate in scale and character

**17-8-0906-B Building Orientation and Massing**

On Ogden, building creates a street wall aligned with neighboring buildings

Building holds corner of Erie and Ogden with retail and corner of May and Ogden with residential entrance

**17-8-0906-D Transitions**

Dumpsters and loading dock located within garage, screened from view

Exterior electrical equipment at May and Erie screened with 6' high fence and landscaping





The landscape design at 1140 Erie meets the requirements of the landscape ordinance while also providing an inviting entrance to the building. The parkway trees are a combination of trees in grates along Ogden Ave to match the surrounding streetscape and trees in a generous lawn parkway on Erie Street. An evergreen hedge screens the transformers and ornamental trees with flowering perennials soften the facade along May Street.



# LANDSCAPING

## 17-8-0907 Building Design

### 17-8-0907-A General Intent

The building design is modern, responsive to its program and location, and adheres to good urban design practices

### 17-8-0907-B General Guidelines

The building responds to its unique, three-cornered site with suitable massing and thoughtfully-designed facades of high-quality materials and details on all three sides

### 17-8-0907-C High-Rise Buildings

Building has clearly-defined vertical appearance with base, middle, and top

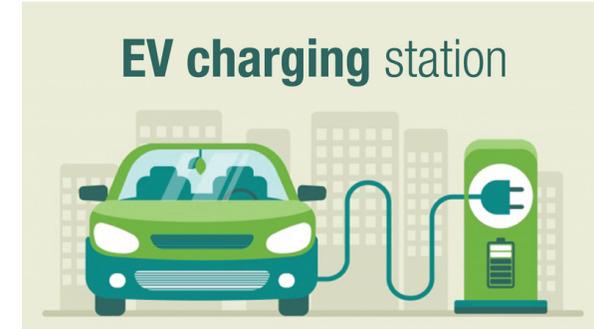
Base and upper stories of Ogden elevation are in the same vertical plane



## City of Chicago's Sustainability Development Policy Program

The Erie and Ogden Development will be required to meet the City of Chicago's Sustainability Development Policy-2017 program requirements. The project team is evaluating both compliance options; With Certification or Without Certification. To demonstrate compliance with the program, the project team is considering the following strategy:

| <u>Sustainable Strategy</u>           |                         | <u>Point Value</u> |
|---------------------------------------|-------------------------|--------------------|
| Green Globes Certification (2) Globes |                         | 70 Points          |
| Landscape                             | 4.2 Working Landscapes  | 5 Points           |
| Transportation                        | 7.5 EV Charging Station | 10 Points          |
| Transportation                        | 7.7 CTA Digital Display | 5 Points           |
| Solid Waste                           | 8.1 Waste Diversion     | <u>10 Points</u>   |
| Total Targeted Points                 |                         | 100 Points         |

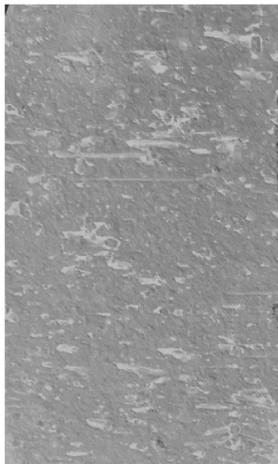




METAL PANELS



FACE BRICK



DECORATIVE METAL MESH



FIBERGLASS WINDOWS



ALUMINUM STOREFRONT

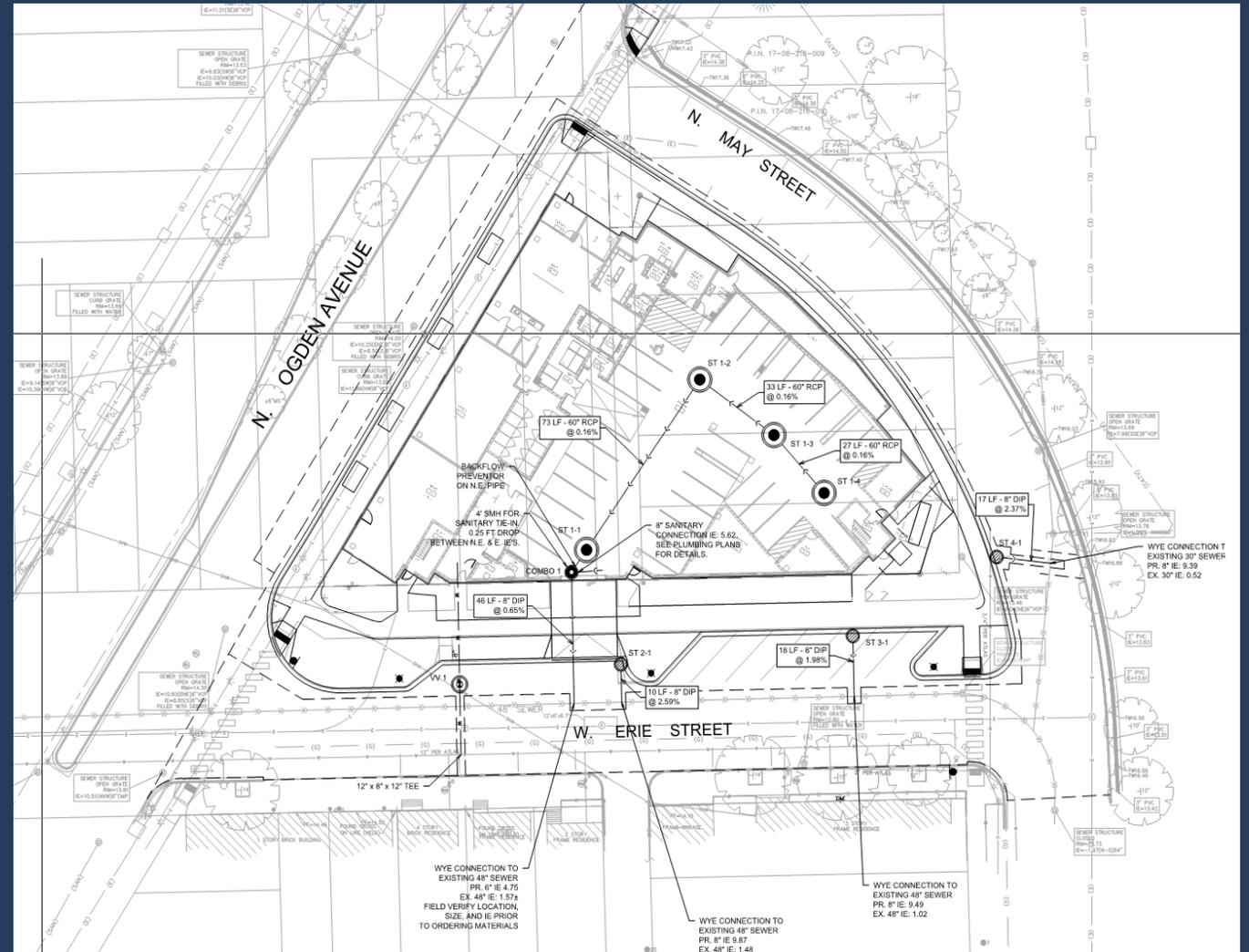


## STORMWATER COMPLIANCE SUMMARY

- TOTAL SITE AREA & DISTURBANCE ACTIVITIES > 15,000 SF TRIGGERING A REGULATED DEVELOPMENT.
- RATE CONTROL & VOLUME CONTROL REQUIREMENTS MET THOUGH 133 LF OF 60-INCH PIPE STORAGE & STORM CATCH BASINS LOCATED WITHIN THE PARKING AREA.

## SITE AREA CALCULATIONS

- Total Site Impervious ..... 18,640 sf
- Total Site Pervious ..... 1,810 sf
- Total Site ..... 20,450 sf
- Required Storage ..... 3,257 cf
- Provided Storage ..... 3,265 cf
- Allowable Release Rate ..... 0.210 cfs





# Inspire West Town – 1140 W. Erie St. Project ARO Unit Overview

In collaboration with the Department of Housing project will provide 23 affordable housing units, exceeding the requirements outlined under the ARO Pilot

## 670 N May St Summary

- Unit Count: 113 Units

## 20% ARO Unit Requirements (23 Units)

- 5% On-Site Units @ 60% AMI
- 15% Off-Site Units
  - 5% First Units within 2 miles @ 60% AMI
  - 10% Additional Units within Pilot at 80-100% AMI

| Overall                        | Affordable                    |
|--------------------------------|-------------------------------|
| Studios/Convertibles: 13 (11%) | Studios/Convertibles: 4 (17%) |
| 1-bedrooms: 44 (39%)           | 1-bedrooms: 6 (26%)           |
| 2-bedrooms: 54 (48%)           | 2-bedrooms: 7 (30%)           |
| 3-bedrooms: 2 (2%)             | 3-bedrooms: 6 (26%)           |

## ARO Strategy Benefits

- Provides 26% 3-bedroom affordable units when 0 required, allowing for family-sized units
- Potential for 2 additional units (25 total) above 20% requirement
- Rehab of existing buildings in disrepair
- Ensures long-term affordability in gentrifying neighborhoods, including Humboldt Park and Garfield Park



# MWE/WBE Collaborative Approach & Project Impact

## **Collaborative Approach:**

- The project team has MBE/WBE designers and consultants that have help to lead us to where we are to date
- Through efforts and alliance with Communities Empowered through Construction (CEC), there will an on-going effort to establish a presence within businesses that are MBE/WBE certified and qualified
- Collaborate with project team members to foster a culture of sourcing and working with MWE/WBE contractors, subcontractors, vendors and suppliers from all tiers

## **Project Impact:**

- Project Cost: \$40M
- Construction Jobs: 400
- Permanent Jobs: 25
- Open Space Impact Contribution: \$40,000
- Annual Tax Contribution: \$600,000
- Improving safety and security on a blighted street
- Enhancing and energizing the existing open space and streetscape
- Creating pedestrian and community connectivity between River West / West Town and the West Loop

# ★ DPD Recommendations

- The project promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles (17-8-0904-A-1).
- The project promotes transit, pedestrian and bicycle use (17-8-0904-A-2); and minimizes and mitigates traffic congestion associated with the proposed development (17-8-0904-A-5).
- The project is designed to promote pedestrian interest, safety, and comfort by providing safe walkways and providing active uses facing the street (17-8-0905-A-1&2).
- The proposal provides adequate, inviting, usable and accessible parks, open spaces and recreation areas and provides substantial landscaping of the open areas (17-8-0909-A-1&2).
- The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale.

