CHICAGO PLAN COMMISSION
Department of Planning and Development

Proposed Planned Development
Project Address: 1140 W. Erie Street (27th Ward)
Applicant: 1140 W Erie LLC

August 20, 2020
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
SITE CONTEXT PLAN
LAND USE CONTEXT PLAN
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
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.
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.
SECOND FLOOR PLAN
CONCEPTUAL SECTION WEST WING

CONCEPTUAL SECTION EAST WING

1/16" = 1'-0"
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.
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:

<table>
<thead>
<tr>
<th>Sustainable Strategy</th>
<th>Point Value</th>
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<tbody>
<tr>
<td>Green Globes Certification (2) Globes</td>
<td>70 Points</td>
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<tr>
<td>Landscape</td>
<td>5 Points</td>
</tr>
<tr>
<td>Transportation</td>
<td>10 Points</td>
</tr>
<tr>
<td>Transportation</td>
<td>5 Points</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>10 Points</td>
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</tbody>
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Total Targeted Points 100 Points
BUILDING MATERIALS

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 THROUGH 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

STORMWATER MANAGEMENT ORDINANCE COMPLIANCE
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 at @ 60% AMI
  • 10% Additional Units within Pilot at 80-100% AMI

<table>
<thead>
<tr>
<th>Overall</th>
<th>Affordable</th>
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<tbody>
<tr>
<td>Studios/Convertibles: 13 (11%)</td>
<td>Studios/Convertibles: 4 (17%)</td>
</tr>
<tr>
<td>1-bedrooms: 44 (39%)</td>
<td>1-bedrooms: 6 (26%)</td>
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<tr>
<td>2-bedrooms: 54 (48%)</td>
<td>2-bedrooms: 7 (30%)</td>
</tr>
<tr>
<td>3-bedrooms: 2 (2%)</td>
<td>3-bedrooms: 6 (26%)</td>
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</tbody>
</table>

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 helped lead us to where we are to date.
- Through efforts and alliance with Communities Empowered through Construction (CEC), there will be an ongoing 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.