



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Address: 1140 W. Erie Street (27th Ward)

Applicant: 1140 W Erie LLC

July 18, 2024

Project Description

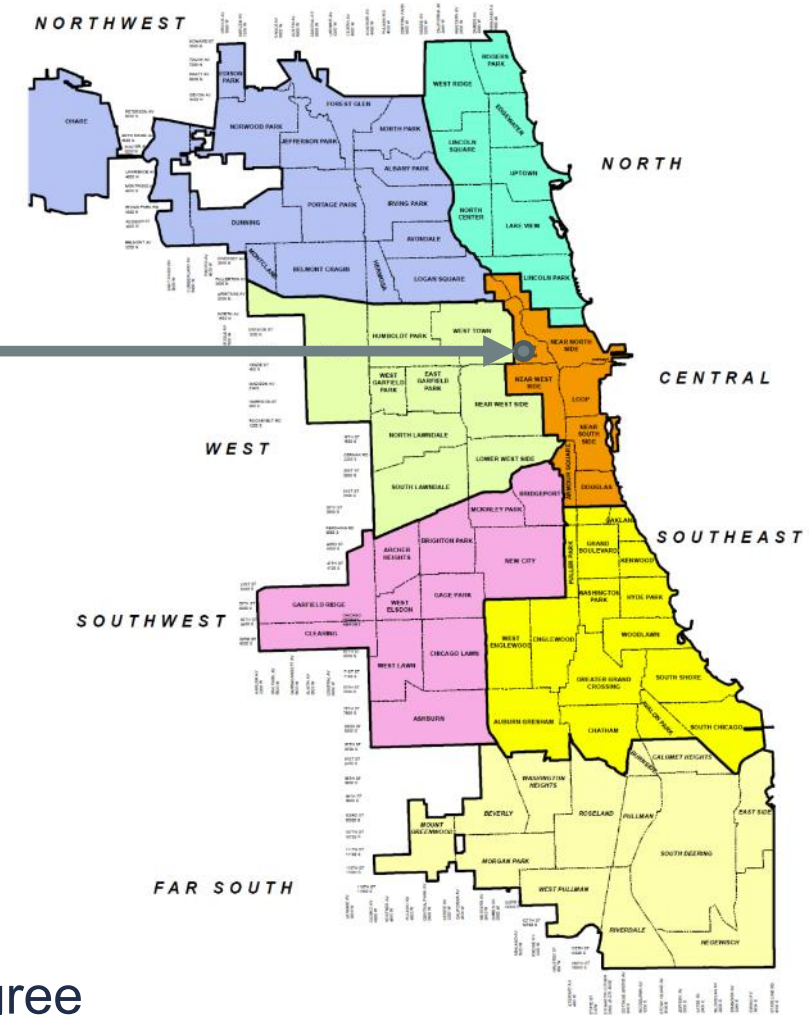
The Applicant proposes to amend Planned Development 1480 to allow three new permitted uses:

- animal services, excluding shelter/boarding kennel and stable;**
- financial services, excluding payday loan and pawn shop; and**
- consumer repair/laundry.**

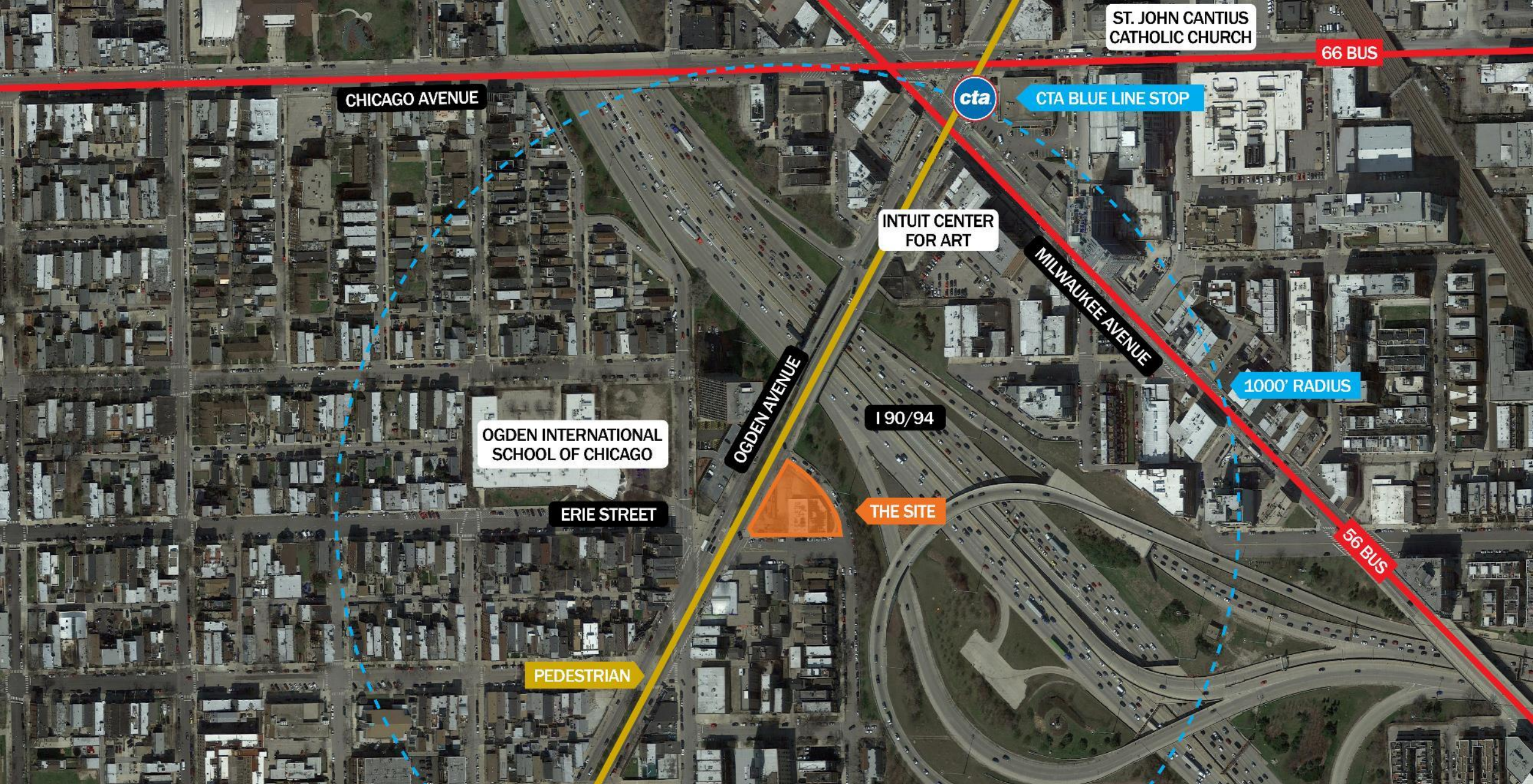
★ Community Area Snap Shot

COMMUNITY AREA INFORMATION:

- West Town Community Area
- Total population: 87,781
- 35.7% of residents take transit, walk, or bike to work
- 19.9% of residents do not own a vehicle
- 37.9% of residents work in the Loop or Near North Side
- 5.4% of the land use is commercial
- 8.5% of the land use is open space
- 72.7% of residents have a bachelor's, graduate, or professional degree
- Median household income is \$118,293



Source: Chicago Metropolitan Agency for Planning, Community Data Snapshot, July 2023 (American Community Survey 2017-2021 estimates).



ST. JOHN CANTIUS
CATHOLIC CHURCH

66 BUS

CHICAGO AVENUE

cta

CTA BLUE LINE STOP

INTUIT CENTER
FOR ART

MILWAUKEE AVENUE

1000' RADIUS

I 90/94

OGDEN INTERNATIONAL
SCHOOL OF CHICAGO

OGDEN AVENUE

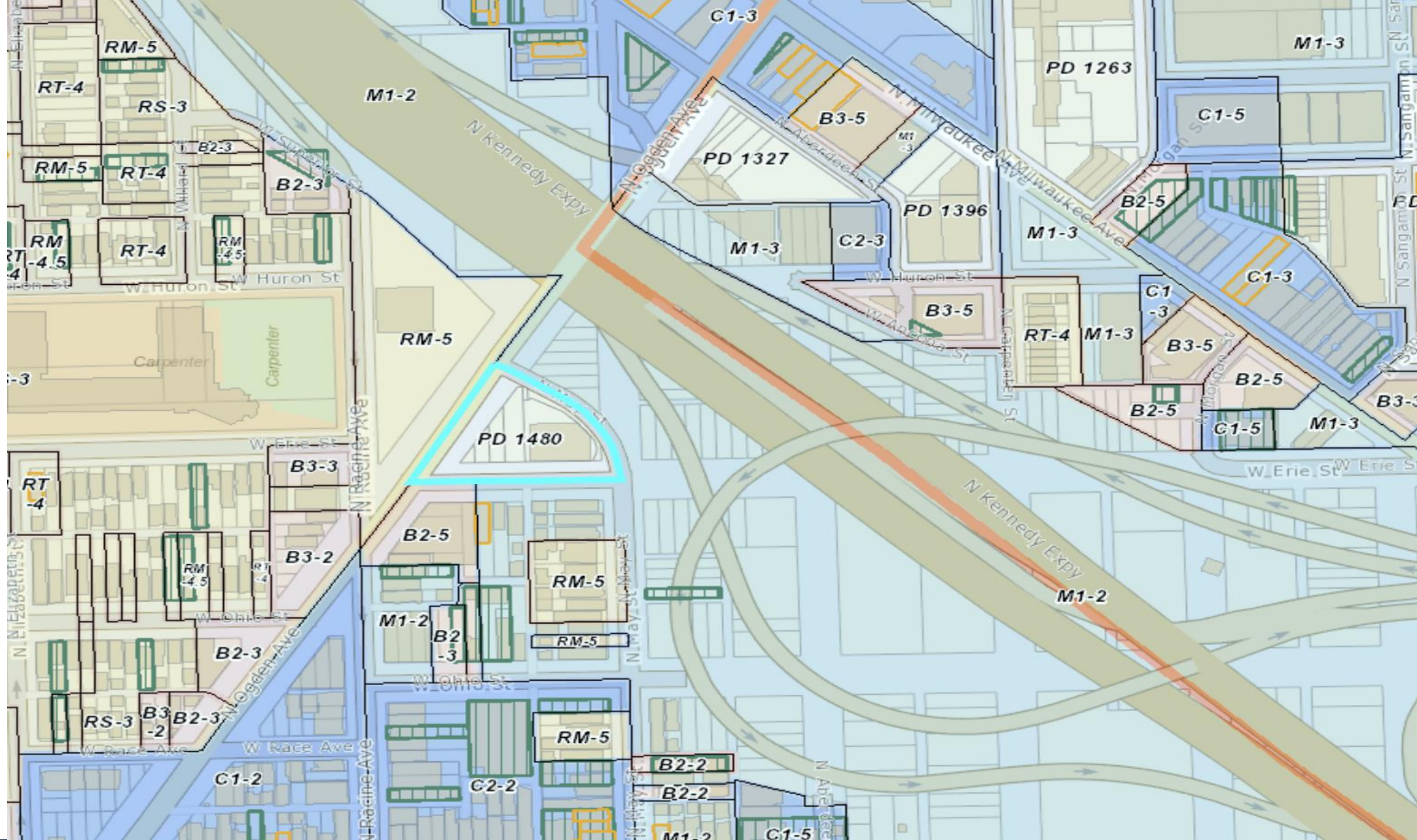
THE SITE

56 BUS

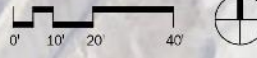
ERIE STREET

PEDESTRIAN

SITE CONTEXT PLAN



LAND USE CONTEXT PLAN



SITE PLAN (Unchanged)

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



URBAN DESIGN (Unchanged)

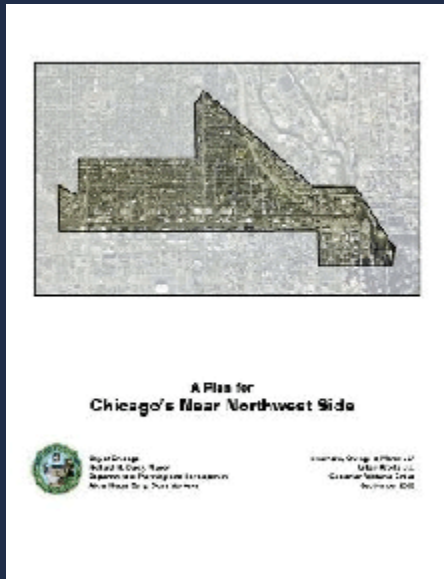


The landscape design at 1140 Erie meets the requirements of the landscape ordinance while also providing an inviting entrance to the building. The parkway trees are a combination of trees in grates along Ogden Ave to match the surrounding streetscape and trees in a generous lawn parkway on Erie Street.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




LANDSCAPING (Unchanged)

★ Planning Context



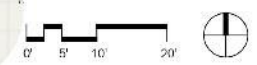
The proposed amendment is consistent with the goals of the Near Northwest Side Plan

- Provide more open space and recreation amenities to accommodate long-time residents, new residents and future residents
- Improve the quality and capacity of transit and transportation infrastructure
- Guide new development to fit existing neighborhoods
- Construct new buildings that properly address the street
- Create new retail and commercial uses to meet the needs created by new residential development.



Project Timeline + Community Outreach

- **Building completed May 2023**
- **New uses proposed in PD amendment filed June 12, 2024**
- **Community outreach**
 - **Public meeting hosted by Neighbors of River West, July 1, 2024**
- **Original PD**
 - **Planned Development filed December 10, 2019**
 - **Community engagement resulted in several substantial changes to the proposal.**
 - **May Street not vacated, maintaining neighborhood traffic patterns.**
 - **Curb extensions provided at north side of Erie St. intersections to shorten crosswalks.**
 - **Diagonal parking along north side of Erie St. redesigned to improve visibility.**
 - **PD 1480 approved September 2020**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL RESIDENTIAL FLOOR PLAN



AMENITY FLOOR PLAN



M/WBE Collaborative Approach & Project Impact

Collaborative Approach During Construction

- In collaboration with Communities Empowered through Construction, the Applicant made a continuous effort to establish a presence within businesses that are MBE/WBE certified and qualified.
- The Applicant collaborated with project team members to foster a culture of sourcing and working with M/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 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

17-13-0609-A: The proposed development complies with the standards and guidelines of Sec. 17-8-0900.

17-13-0609-B: The proposed development will continue to be compatible with the character of the surrounding area in terms of uses, density, and building scale.

17-13-0609-C: Public infrastructure facilities and city services will continue to be adequate to serve the proposed development.