



City of Chicago



SO2016-4807

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/22/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-F at 57-61 W Erie St - App No. 18881
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map No. 1-F in the area bounded by

West Erie Street; a line 200.20 feet east of and parallel to North Clark Street; the alley next south of and parallel to West Erie Street; and the alley next east of and parallel to North Clark Street,

to the designation of Residential Planned Development Number _____ which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 57-61 West Erie Street

PLANNED DEVELOPMENT - STATEMENTS

1. The area delineated herein as Planned Development Number ____, ("Planned Development") consists of approximately 7,268 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). The Applicant is LG Development Group, LLC- 61 W. Erie Series.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 17 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Building Elevations (North, South, East and West) dated January 19, 2017, and an Affordable Housing Profile Form, submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development

Project Address: 57-61 W. Erie

Applicant: LG Development Group, LLC- 61 West Erie Series

Plan Commission Date: January 19, 2017

conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein: residential and related accessory uses, and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 7,268 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from DX-5 to a Residential Planned Development triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10% of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii). The Property is located in a "downtown district" within the meaning of the ARO, and the project has a total of 10 units. As a result, the Applicant's affordable housing obligation is 1 affordable unit (10% of 10). Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$175,000 per unit ("Cash Payment") as set forth in the Affordable Housing Profile Form attached hereto as Exhibit [____]. The Applicant agrees that the affordable units must be affordable to households earning no more than 100% of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, or elects to build a rental project instead, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the requirements or number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or

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foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 7,268 square feet and a base FAR of 5.0.

The Applicant acknowledges that the project has received a bonus FAR of 1.0, pursuant to Sec. 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.0. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17.4- 1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3 The bonus payment will be split between three separate funds, as follows: 80% to the Neighborhoods Opportunity Fund, 10% to the Citywide Adopt-a-Landmark Fund and 10% to the Local Impact Fund.

In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of the Eric Park/Riverwalk lighting project (the "Project") The Project is located within one mile of the Planned Development site, as required by Sec. 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

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11. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
12. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
13. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
14. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The applicant proposes to comply with the City of Chicago Sustainability Development policy by providing a 50% green roof (1693 SF) and Green Globe Certification.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to the DX-5.

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RESIDENTIAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	12,246 SF
Net Site Area:	7,268 SF
Sub Area A:	5,268 SF
Sub Area B:	2,000 SF
Total Area in Right of Way:	4,978 SF
Total Maximum Floor Area Ratio:	6.0
Base	5.0
Bonus	1.0
Sub Area A:	7.4
Sub Area B:	2.3
Maximum Dwelling Units:	14
Sub Area A:	10
Sub Area B:	4
Total Minimum Number of Off-Street Loading Spaces:	0
Sub Area A:	0
Sub Area B:	0
Total Minimum Number of Off-Street Parking Spaces:	12
Sub Area A:	10
Sub Area B:	2
Maximum Building Height:	155'
Minimum Number of Bike Parking Stalls:	2
Sub Area A:	2
Sub Area B:	0
Minimum Required Setback:	Per Site Plan

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2015 Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: September, 2016

DEVELOPMENT INFORMATION

Development Name: 57-61 W. Erie

Development Address: 57-61 W. Erie

Zoning Application Number, if applicable: No. 18881

Ward:42

If you are working with a Planner at the City, what is his/her name? Noah Szafranlec

Type of City Involvement
check all that apply

City Land

Planned Development (PD)

Financial Assistance

Transit Served Location (TSL) project

Zoning Increase

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

ARO Web Form completed and attached - or submitted online on ^{9.8} August 31, 2016

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

If ARO units proposed are off-site, required attachments are included (see next page)

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name LG Construction and Development Group, LLC- 

Developer Contact Brian Goldberg

Developer Address 2234 W. North Avenue, Chicago, IL

Email brian@lgdevelopmentgroup.com

Developer Phone (312)628-7007

Attorney Name Meg George

Attorney Phone 312-641-7144

TIMING

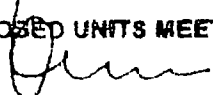
Estimated date marketing will begin October, 2016

Estimated date of building permit* Fall, 2016

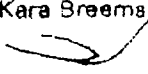
Estimated date ARO units will be complete N/A

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)


Kara Breems, DPD

9-8-16
Date


Developer/Project Manager

9/8/16
Date

ARO Web Form

Development Information**Address**

Submitted Date: 09/08/2016

Address Number From :57 Address Number To: 61 Street Direction: W
Street :Erie Postal Code: 60654

Development Name, if applicable**Information**

Ward :42 ARO Zone: Downtown

Details

Type of city involvement :Downtown PD
Total Number of units in development: 10
Type of development: Sale
Is this a Transit Served Location Project : N

Requirements

Required affordable units :1 Required *On-site aff. Units: 0

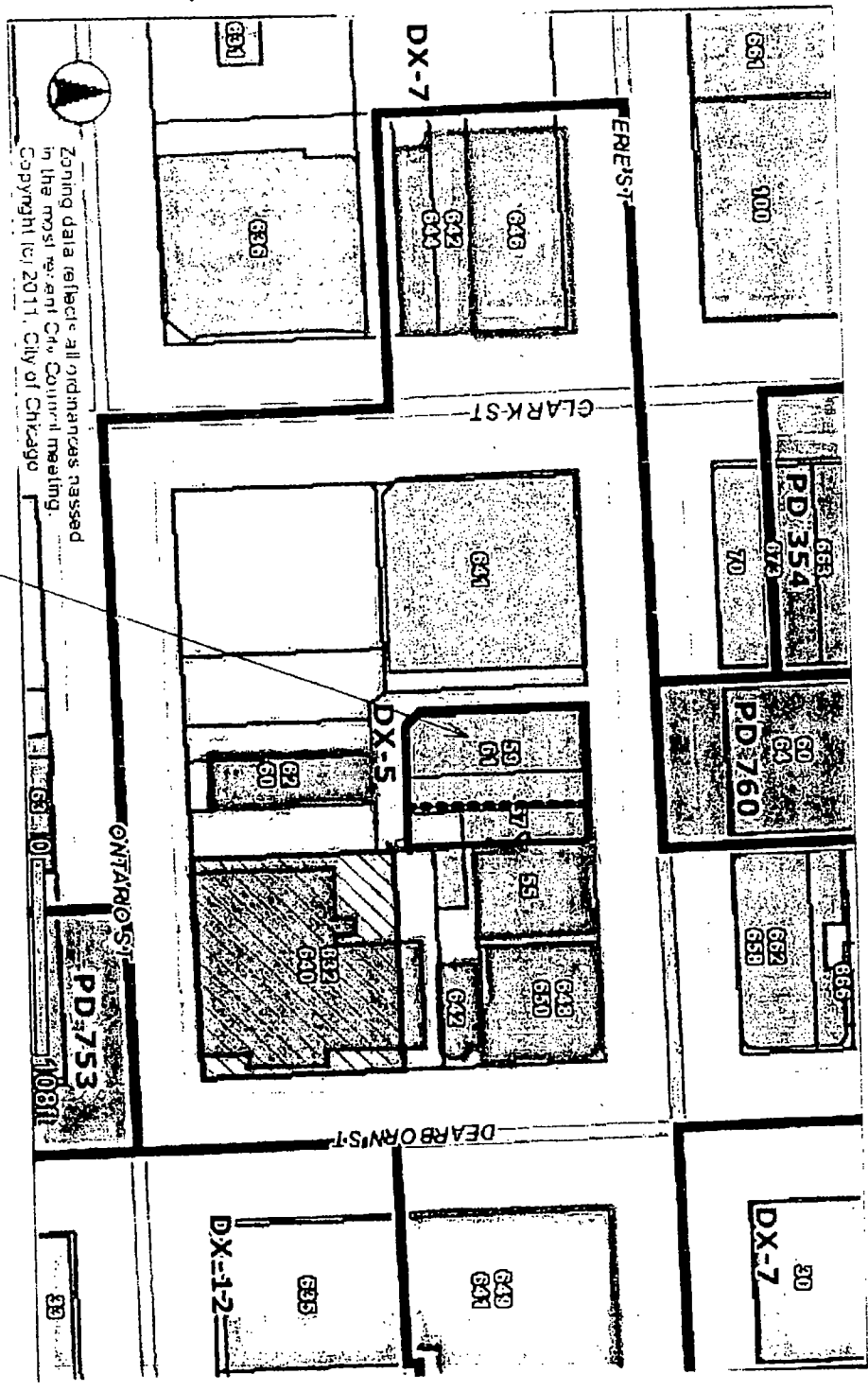
How do you intend to meet your required obligation

On-Site: 0 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 0 Remaining In-Lieu Fee Owed: 175,000

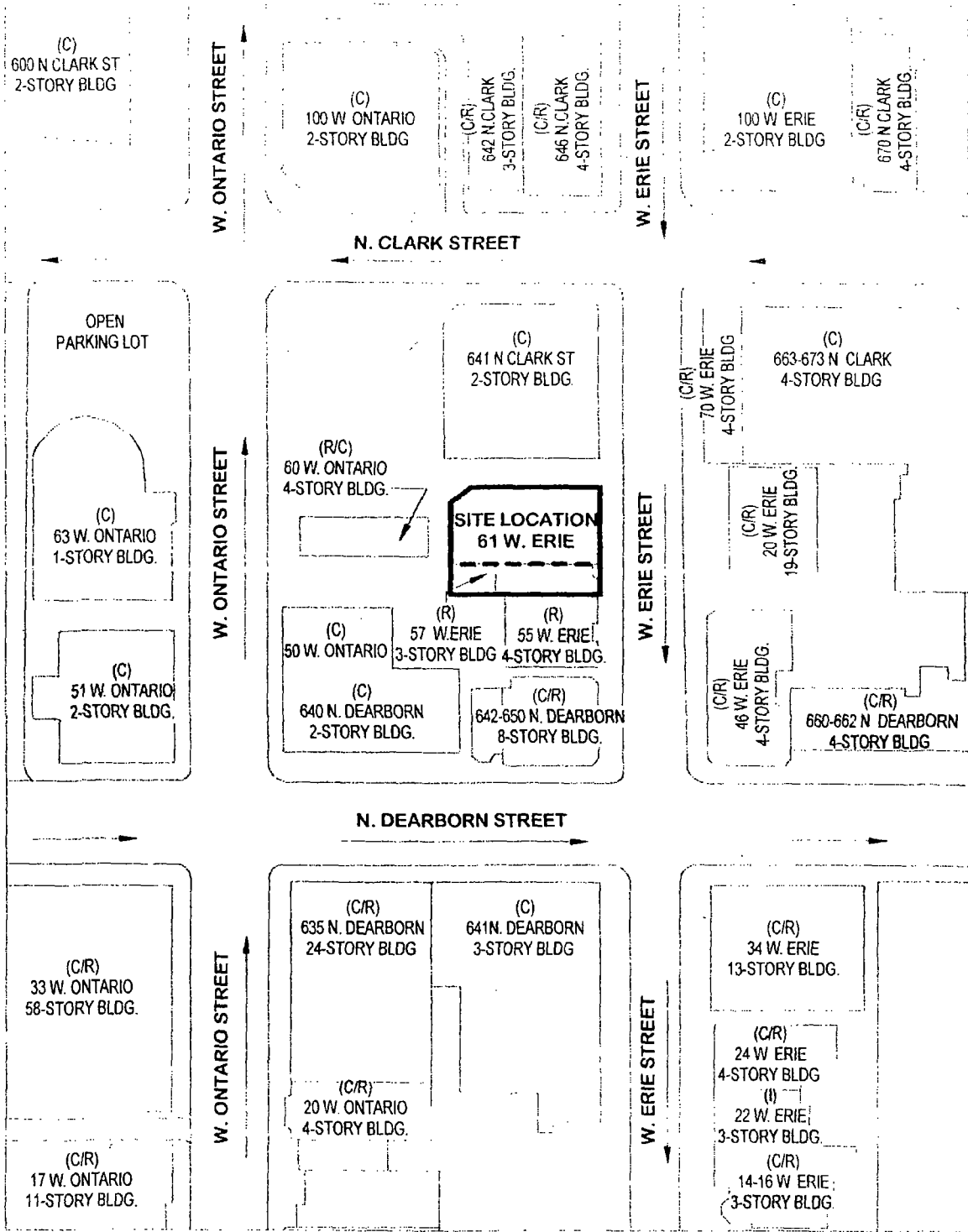
SITE



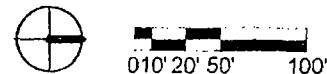
Zoning data reflects all ordinances passed
 in the most recent City Council meeting.
 Copyright (c) 2011, City of Chicago

1 ZONING MAP
 NOT TO SCALE

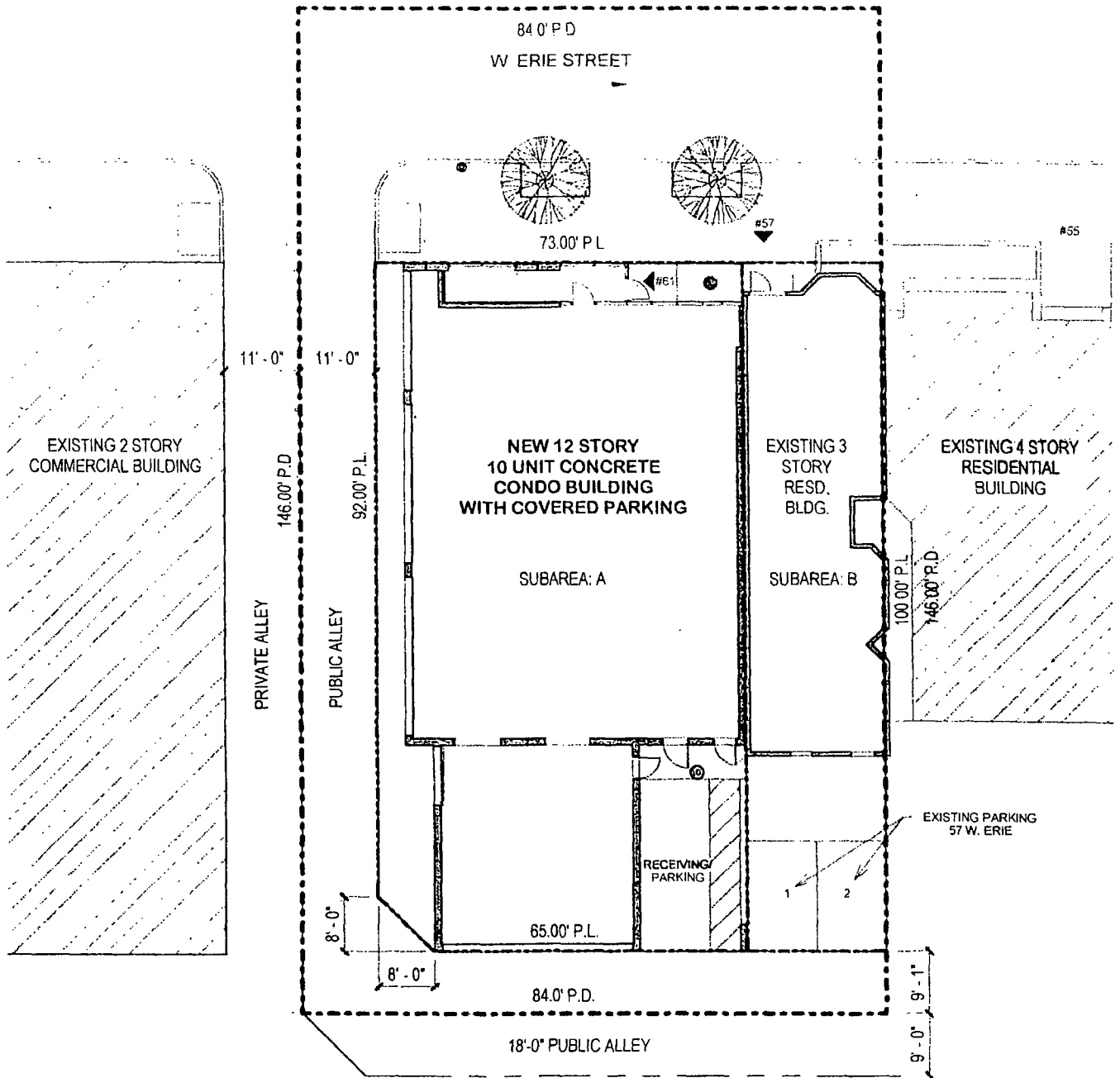
APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 81 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017



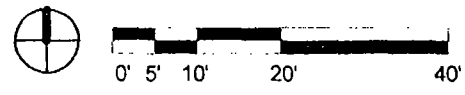
1 Existing Land Use Map
1" = 100'-0"



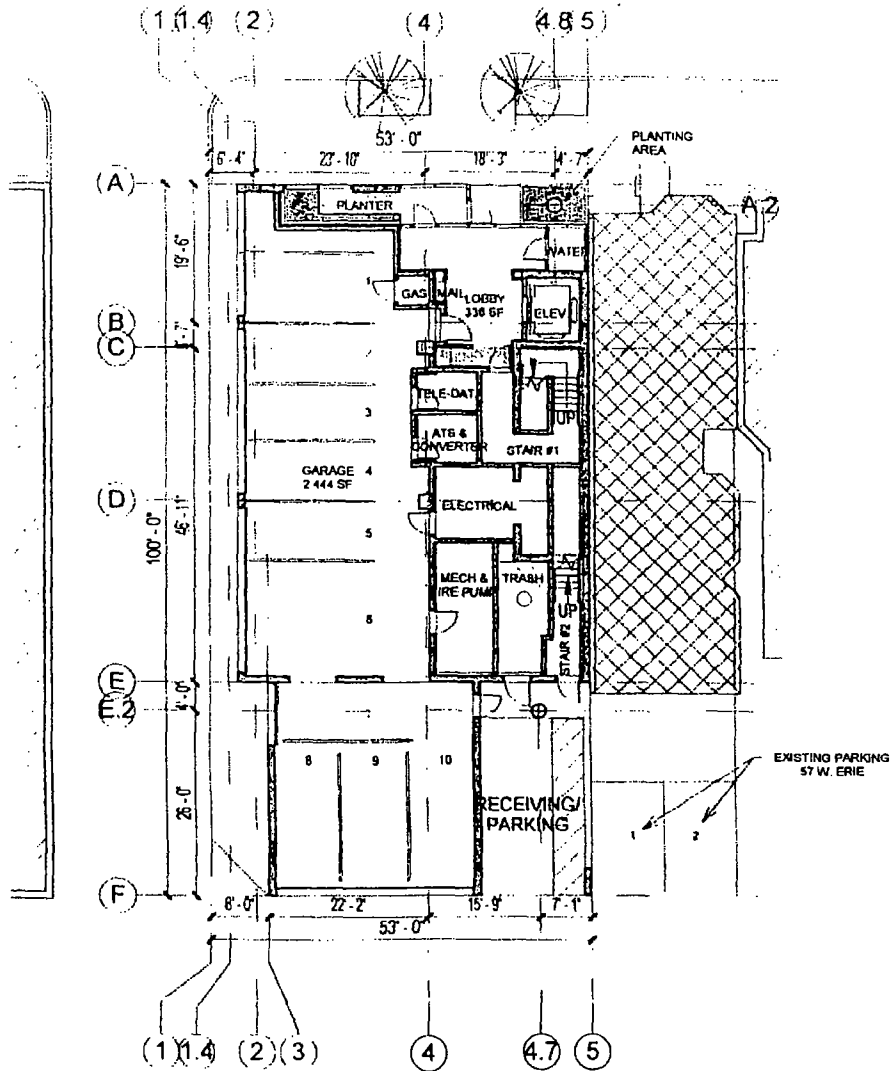
APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017



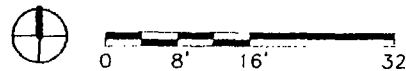
① PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP
 1" = 20'-0"



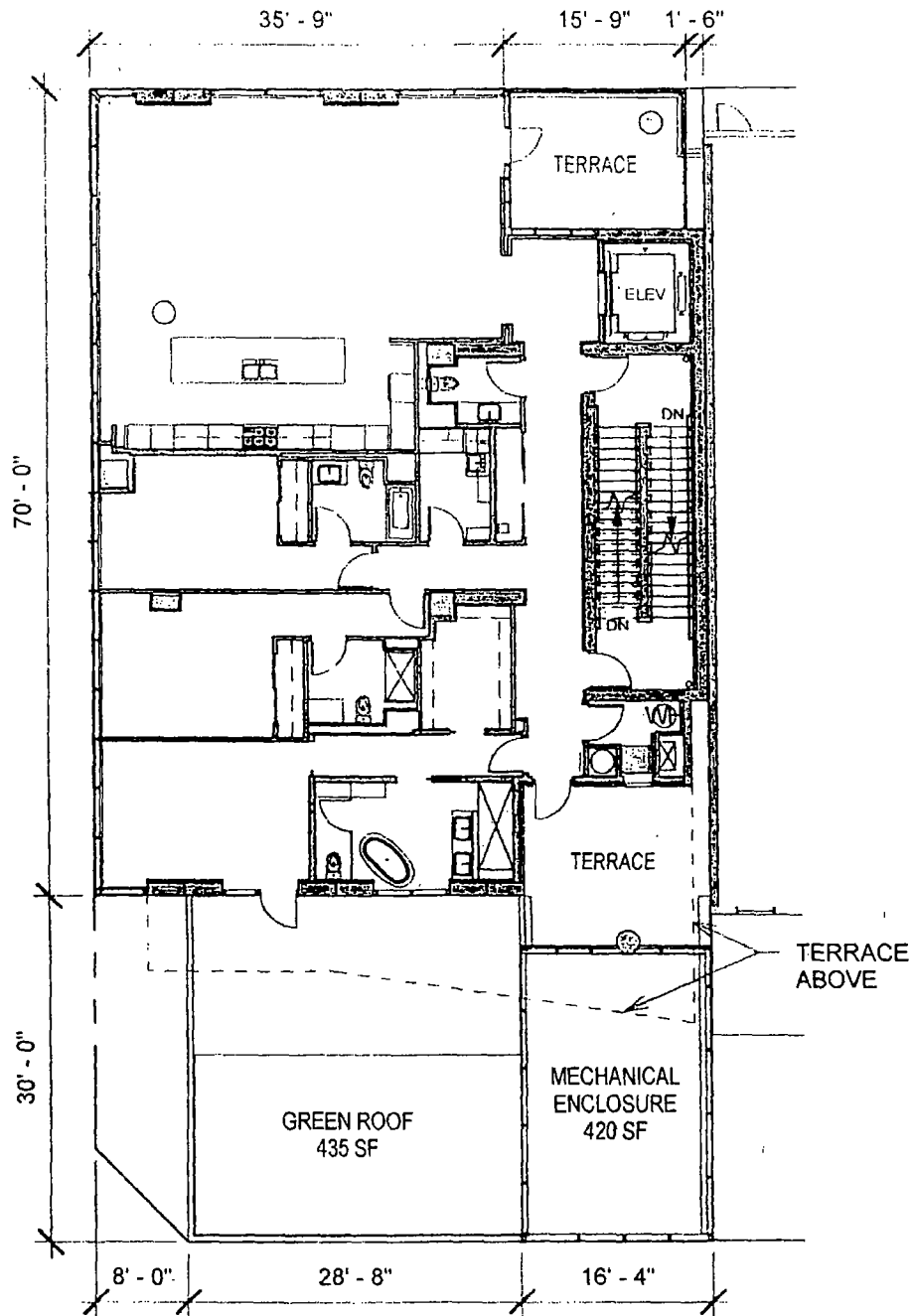
APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
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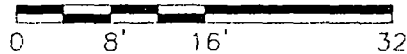
(1) GROUND FLOOR PLAN.
1" = 20'-0"



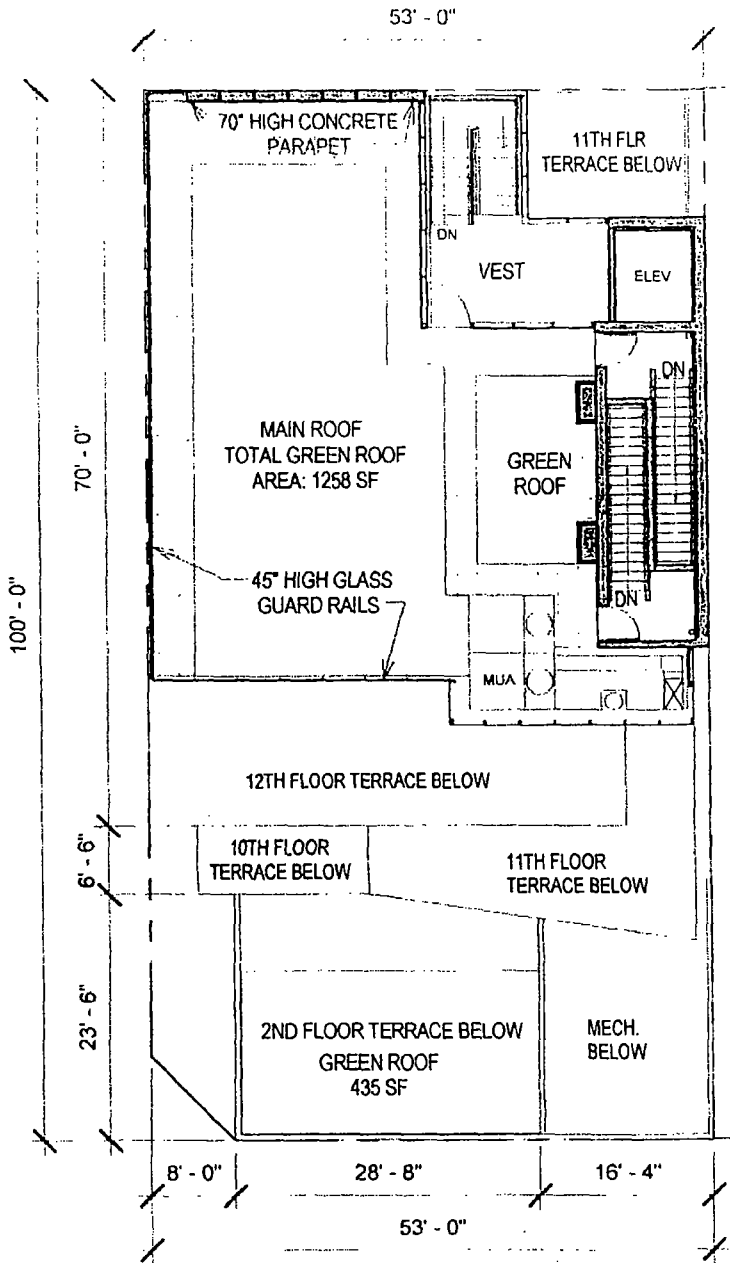
APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
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① 2ND FLOOR PLAN
1/16" = 1'-0"

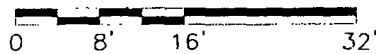


APPLICANT: LG DEVELOPMENT, LLC
ADDRESS: 61 W. ERIE STREET
INTRO DATE: MARCH 24, 2016
PLAN COMMISSION DATE: JANUARY 19, 2017

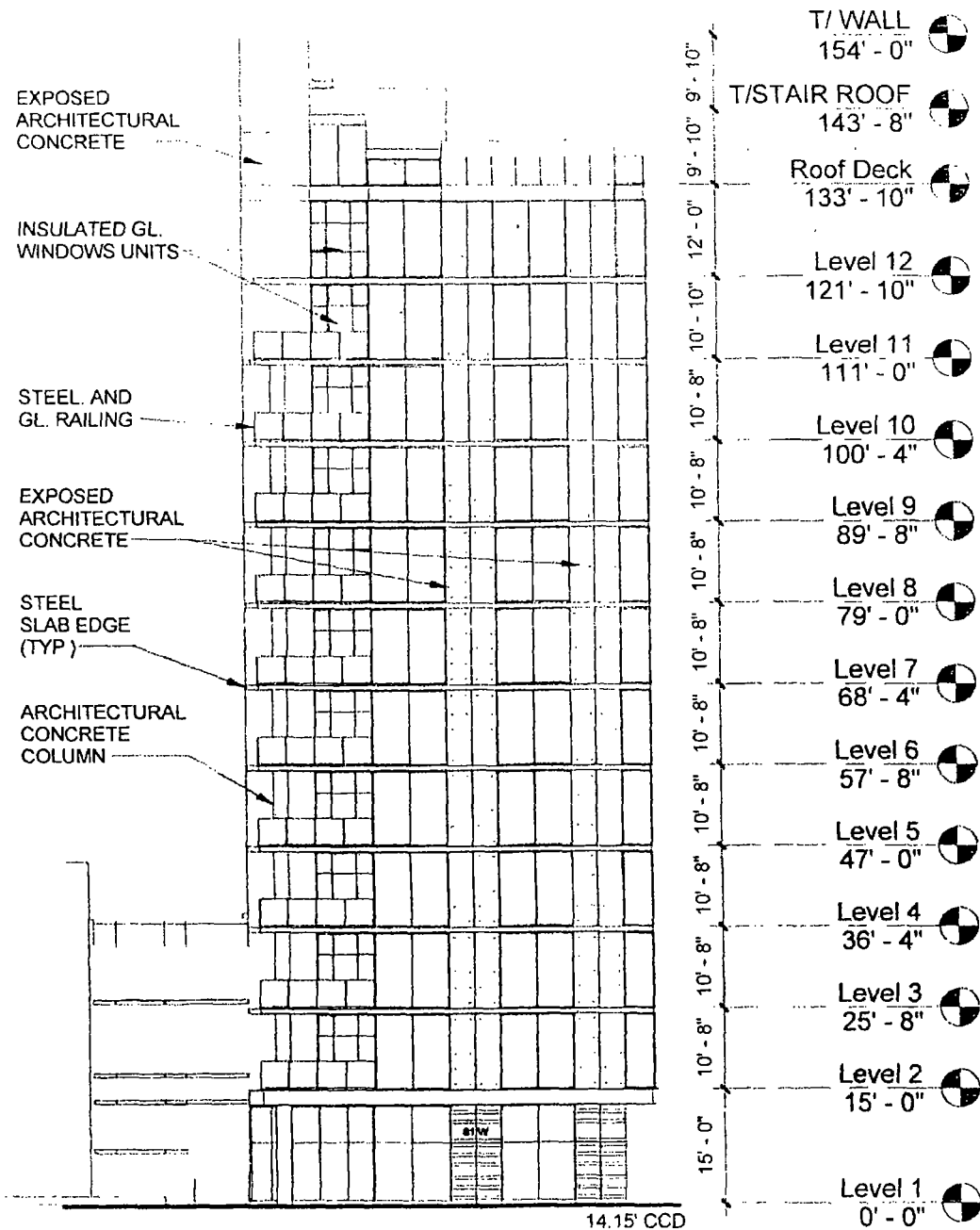


GREEN ROOF AREA CALCULATION	
TOTAL NEW CONSTRUCTION GROSS ROOF AREA	4857 SF
TOTAL NEW CONSTRUCTION NET ROOF AREA	3386 SF
TOTAL GREEN ROOF AREA	1693 SF
GREEN ROOF AREA PERCENTAGE	50%

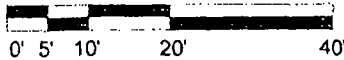
(1) MAIN ROOF PLAN
1/16" = 1'-0"



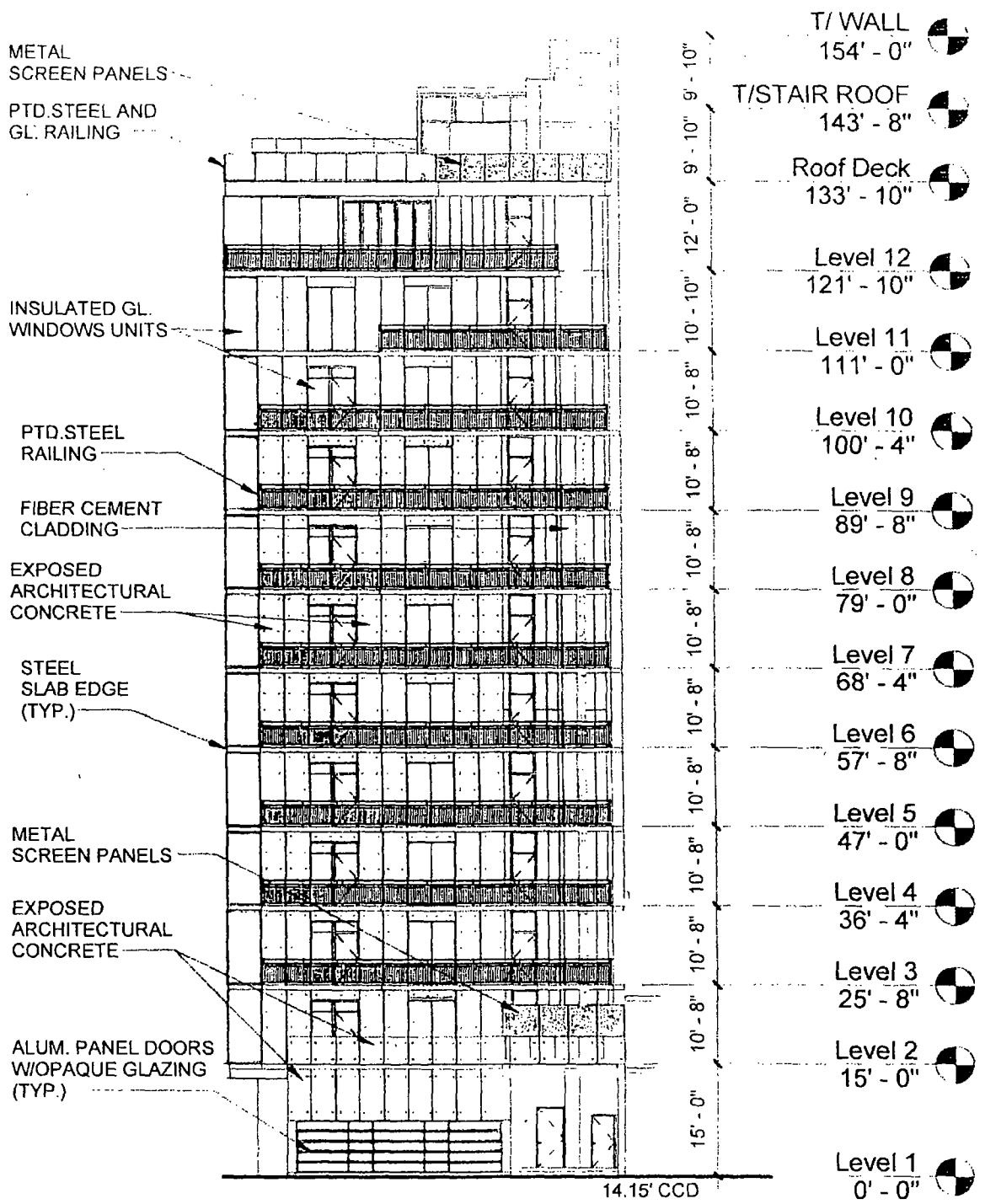
APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017



(1) NORTH ELEVATION (ERIE STREET)
1" = 20'-0"



APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017



① SOUTH ELEVATION (ALLEY)
1" = 20'-0"

APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017

PTD STEEL AND GL RAILING

INSULATED GL WINDOW UNITS

ALUM. PRE-FINISHED LOUVERS

OPERABLE WINDOW UNIT (TYP.)

STEEL SLAB EDGE (TYP.)

EXPOSED ARCHITECTURAL CONCRETE

ALUM. PRE-FINISHED LOUVERS

ALUM. PANEL DOORS W/ OPAQUE GLAZING TYP.

T/WALL 154' - 0"

T/STAIR ROOF 143' - 8"

Roof Deck 133' - 10"

Level 12 121' - 10"

Level 11 111' - 0"

Level 10 100' - 4"

Level 9 89' - 8"

Level 8 79' - 0"

Level 7 68' - 4"

Level 6 57' - 8"

Level 5 47' - 0"

Level 4 36' - 4"

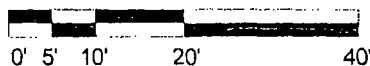
Level 3 25' - 8"

Level 2 15' - 0"

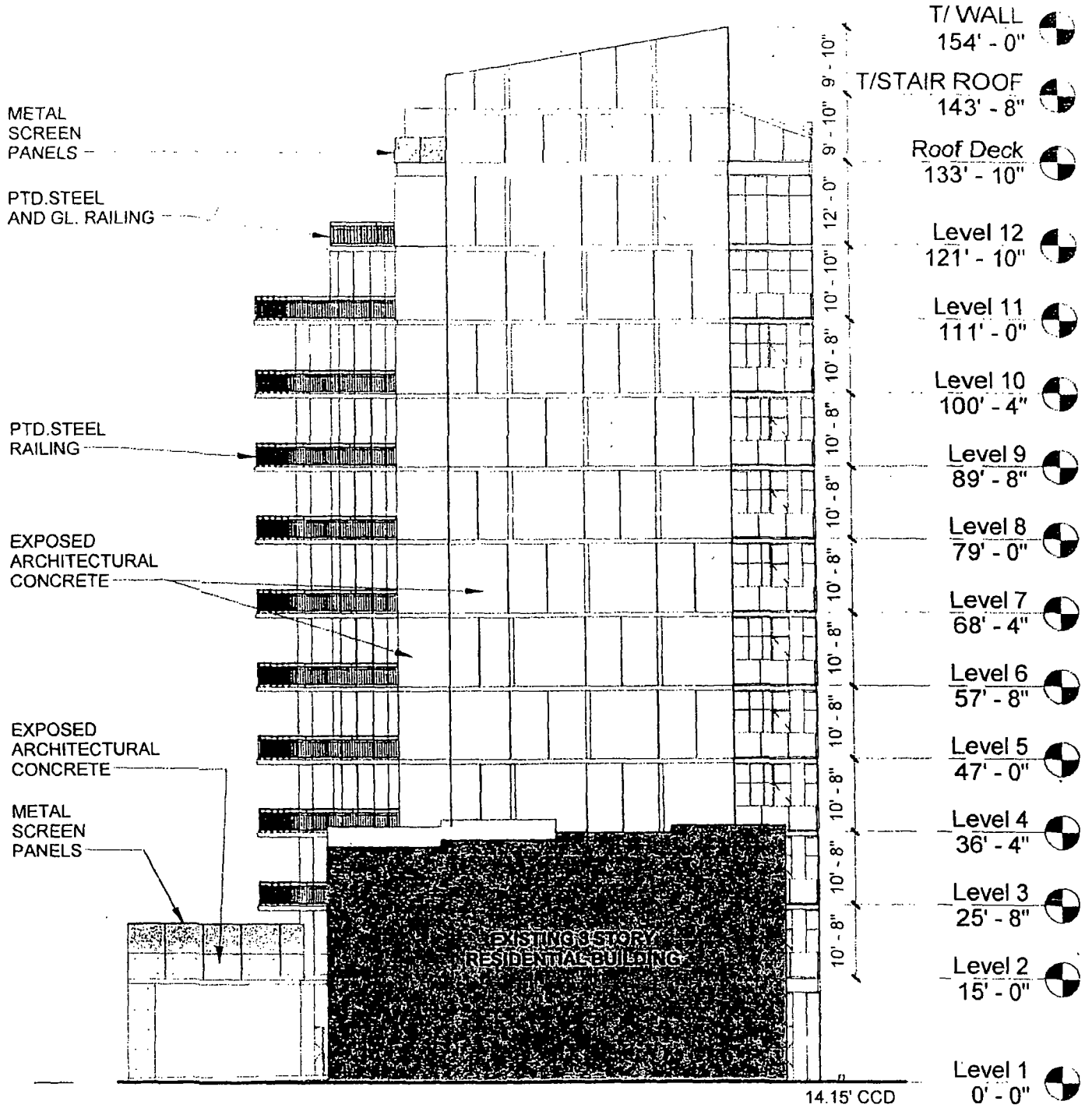
Level 1 0' - 0"

14.15' CCD

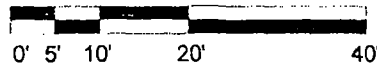
① WEST ELEVATION (ALLEY)
1" = 20'-0"



APPLICANT, LG DEVELOPMENT, LLC
 ADDRESS, 61 W. ERIE STREET
 INTRO DATE, MARCH 24, 2016
 PLAN COMMISSION DATE, JANUARY 19, 2017



1 EAST ELEVATION
1" = 20'-0"



APPLICANT: LG DEVELOPMENT, LLC
 ADDRESS: 61 W. ERIE STREET
 INTRO DATE: MARCH 24, 2016
 PLAN COMMISSION DATE: JANUARY 19, 2017




18881
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

From: 
David L. Reifman
Chicago Plan Commission

Date: January 19, 2017

Re: Proposed Planned Development for the property generally located at 57-61 West Erie Street

On January 19, 2017, the Chicago Plan Commission recommended approval of the proposed planned development submitted by LG Development Group, LLC; a copy of which is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-9476.

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)