



Office of the City Clerk

City Hall
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Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2016-4807
Type: Ordinance **Status:** Passed
File created: 6/22/2016 **In control:** City Council
Final action: 1/25/2017
Title: Zoning Reclassification Map No. 1-F at 57-61 W Erie St - App No. 18881
Sponsors: Misc. Transmittal
Indexes: Map No. 1-F
Attachments: 1. SO2016-4807.pdf, 2. O2016-4807.pdf

Date	Ver.	Action By	Action	Result
1/25/2017	1	City Council	Passed as Substitute	Pass
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/23/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
7/18/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
6/22/2016	1	City Council	Referred	

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

SECTION 1. Title 17, of the Municipal Code of Chicago, in 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 hereof 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:

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PUBLICAT

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

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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 Erie 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 She 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

Project Address: 57-61 W. Erie

Applicant: LG Development Group, LLC- 61 West Erie Series Plan Commission Date: January 19, 2017

2015 Affordable Housing Profile Form (AHP)

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

W. ERIE STREET

STREET LIGHT
5x0' planting arca
N-W PASKWA TSFE

53' ■ 0'
42W

PROPERTY LINE PLANTING "RE".

10 N CLARK STREET EAST ROW I27.2ff

EXISTING 2 STORY COMMERCIAL BUILDING
NEW 12 STORY 10 UNIT CONCRETE CONDO BUILDING WITH COVERED PARKING
EXISTING 3 STORY RESO BLDG.
EXISTING 4 STORY RESIDENTIAL BUILDING

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EXISTING PARKING 57 W. ERIE

8.00'

18'-0" PUBLIC ALLEY

y-, SITE / LANDSCAPE PLAN - 1" = 20'-0"

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

SITE

APPLICANT: LG DEVELOPMENT, LLC ADDRESS. 61 W. ERIE STREET IN
FRO OAI E MARC" 2'+, 20 to PLAN COMMISSION DATE. JANUARY 19,
2017

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100W ONTARIO 2-STORY BLDG

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100W ERIE 2-STORY BLDG

N. CLARK STREET

OPEN PARKING LOT

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i 2-STORY BLDG. !

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663-673 N CLARK 4-STORY BLDG

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SITE LOCATION 61 W. ERIE

(C)

640 N. DEARBORN 2-STORY BLDG.

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N. DEARBORN STREET

(C/R) 33 W. ONTARIO 58-STORY BLDG.

(C/R) 17 W. ONTARIO 11-STORY BLDG.

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(C/R) 635 N.DEARBORN 24-STORY BLDG

(C/R) 20 W ONTARIO 4-STORY BLDG.

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641N. DEARBORN 3-STORY BLDG

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(C/R) 34 W.ERIE 13-STORY BLDG.

(C/R) 24 W ERIE 4-STORY BLDG (I) " i 22 W. ERIE! 3-STORY BLDG,
(C/R) . 14-16 W ERIE /3-STORY BLDG

z Existing Land Use Map v ' r = i00'-0"

*APPLICANT LG DEVELOPMENT LLC ADDRESS. 61 VV. ERIE STREET iiVfriUUA'ifc
iViARGri 24 20 16 PLAN COMMISSION DATE' JANUARY 19, 20i 1*

/ EXISTING 2 STORY , COMMERCIAL BUILDING

/•//

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

APPLICANT: LG DEVELOPMENT, LLC ADDRESS: 61 W. ERIE STREET IN FRO OAI'E
MARCm 24, 2016 PLAN COMMISSION DATE' JANUARY 19, 2017

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

8' - 0"

X /

i 16'-4"

/

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

53' - 0"

CO CN
10TH FLOOR TERRACE BELOW

TOTAL NEW CONSTRUCTION GROSS ROOF AREA

GREEN ROOF AREA CALCULATION
3386 SF

4857SF

TOTAL NEW CONSTRUCTION NET ROOF AREA
50%

TOTAL GREEN ROOF AREA

GREEN ROOF AREA PERCENTAGE

n MAIN ROOF PLAN (T

" 1/16" = r-0"

" XV o ~8' "7e v 32'

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

EXPOSED
ARCHITECTURAL
CONCRETE

INSULATED GL. WINDOWS UNITS-

b> 154'-6" v r
& I T/STAIR ROOF 4 N
b% 143'-8" 1

v T/ WALL 4 -,

Roof Deck ^ , 133*-10" ~f

Level 12 121'-10"

STEEL AND GL. RAILING
Level 11
"n'r-'o"

Level 10 100'-4"

EXPOSED
ARCHITECTURAL
CONCRETE

STEEL
SLAB EDGE
(TYP)

ARCHITECTURAL
CONCRETE
COLUMN - -

IT

Level 9 89'-8"

Level 8 79'-0"



-(R) -(R) -(R)

/el 2 j(>
Level 2 15

Level 1 gr\ 0' - 0" VP*

, . , NORTH ELEVATION (ERIE STREET)
v y~ r. = 20'.0"

APPLICANT: LG DEVELOPMENT LLC ADDRESS: 61 W. ERIE STREET IN FRO DA
TE' MARCH 2016 PLAN COMMISSION DATE. JANUARY 19, 2017

METAL
SCREEN PANELS -

PTD.STEEL AND GL. RAILING

INSULATED GL. WINDOWS UNITS-

PTD.STEEL

RAILING

FIBER CEMENT
CLADDING

EXPOSED

ARCHITECTURAL

CONCRETE

STEEL

SLAB EDGE

(TYP.)

T/WALL a * 154'-0" ' P
T/STAIR ROOF 4 , 143'-8" v.p
Roof Deck 133' -10" '

Level 12 4i s 121'-10" ' P

Level 11 48 a
nr - 0" ~vp

Level 10 100' - 4"

Level 9 jf\ 89' - 8" vP

Level 8 79' - 0"

Level 7
68' - 4" ~P

Level 6 M\ 57' - 8" VJT

Level 5 47*-0"

Level 4 36' - 4"

Level 3 jq 25' - 8" "VP

Level 2 j*\ 15'-0" ^P

Level J 4ij 0' - 0" VP

SOUTH^ELEVATION (ALLEY) W 1» = 20'-0"
mm~~pmmmm

0' 5' 10'

APPLICANT. LG DEVELOPMENT LLC ADDRESS. 61 W. ERIE STREET
INTRO uAi'E' tViARCh 2d 20i6 PLAN COMMISSION DATE: JANUARY 19
2017

T/WALL 4-, 154' -0"
"

PTD STEEL AND GL RAILING

T/STAIR ROOF 0 -s143- _ 8"; V

Roof Deck' gt\ 133' - 10"rP

INSULATED GL WINDOW UNITS-
Level 12 12V - 10"

Level 11 ft 111' - 0" ~|

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. -

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SKI

Level 10 100' - 4"

4>

Level 9 m~\ 89' - 8" vF

Level 8 79' - 6"

Level 7 68' - 4"

Level 5 47

Level 6 gr\ 57* - 8"

^/el 5 ^\ r-0" VJF

Level 4 0T\ 36'-4"~VF

Level 2 15' - 0"

Level 1 jry

Level 3 25' - 8"

WEST
1" = 20'-0"

ELEVATION

(ALLEY)



APPLICANT. LG DEVELOPMENT, LLC ADDRESS. 61 W.
ERIE STREET iTJ I RO DA i tr' MARCH 2^ 2016 PLAN
COMMISSION DATE JANUARY 19, 201

PTD.STEEL RAILING--

T/WALL 4J ,
154'-0" v *
Roof Deck fl
133'-10" P

Level 12 41 x
121'- 10" vr
Level 11 111' -0"
Level 10 1fj0'-4"

Level 9

&> T/STAIR ROOF 4 , 143' -8" V
89' - 8"
Level 8 4^ 79"- 0"
Level 7 68' - 4"

Level 6
Level 5 47
57' - 8"

vel 5 jr\ ' - 0 ' YJF
Level 4 gr\ ~36' -V~\P

Level 3 4p_\ ~25' -8"
Level 2 15'- 6"

Level 1 0' - 0"

,-t-n
V = 20'-0"

EAST

ELEVATION

v

.y

0' 5' 10'

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

DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF
CHICAGO

MEMORANDUM

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)

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602