

# PD 1500

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

October 27, 2023

Sara K. Barnes  
Law Offices of Samuel V. P. Banks  
221 N. LaSalle St, 38<sup>th</sup> Floor  
Chicago, IL 60601

**Re: Minor change to PD 1500, 140-150 N. Ashland Avenue**

Dear Ms. Barnes:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1500 ("PD 1500") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 1500.

On behalf of your client and the sole property owner of PD 1500, MP 140 Ashland LLC 1200, you are seeking a minor change to eliminate the green roof atop the existing six-story building and new twelve-story building at 140-150 N. Ashland Ave. The Level 2 terraces will still have green roofs totaling 2,083 SF and the project will still achieve and maintain the 100 minimum points required by the Chicago Sustainable Development Policy. As identified on the revised Landscape Plan included with your request letter dated October 2, 2023, and attached hereto, the green roof area will be reduced from 12,393 SF to 2,083 SF.

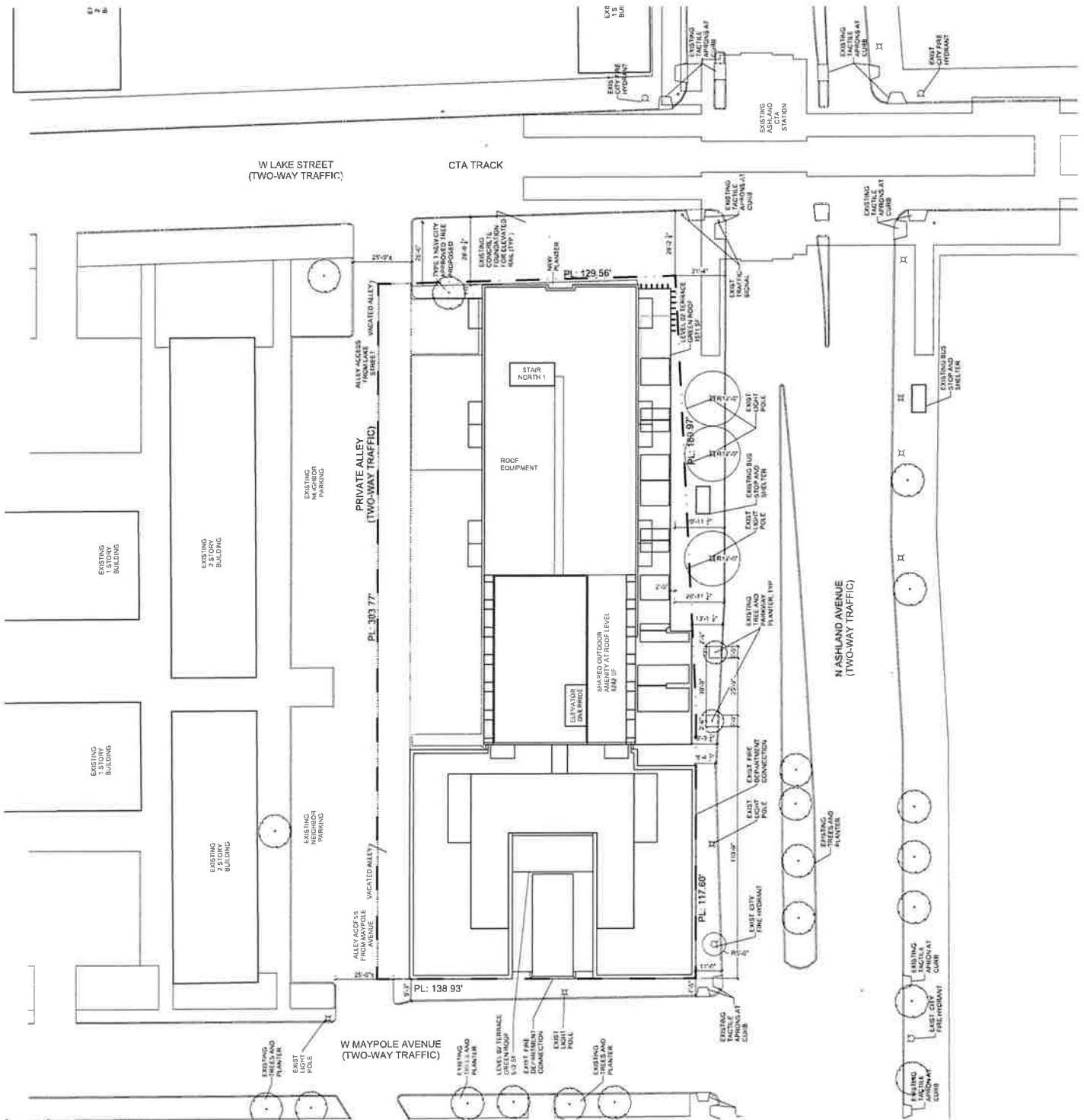
The Department of Planning and Development has determined that allowing the proposed green roof reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1500, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Brad Roback, Mike Marmo, Janice Hill, Main file



**Landscape Notes:**

1. Proposed new tree species are as follows: American Sentry Linden (Type 1).
2. Tree grates must be stamped with the "City of Chicago" with an opening of 24" 5/8" block lettering around the perimeter of each grate panel will suffice. securing bolts must be used beneath each grate to connect each grate half together.

Net Roof Area = 24,783 SF  
 Green Roof Provided = 2,083 SF



LANDSCAPE PLAN  
 Scale: 1'-0" = 1/64"

140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 10, 2022

Josh Deyer  
Brininstool + Lynch  
1144 West Washington Boulevard  
Chicago, Illinois 60607

Re: Minor Change to Planned Development No. 1500  
140 North Ashland Avenue

Dear Mr. Deyer:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1500 ("PD 1500") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1500.

MP 140 Ashland LLC, the sole owner of the property within PD 1500, is seeking a minor change to allow the replacement and resizing of metal panel and siding with fiber cement panel; the replacement of the previously approved panel colors with comparable color matches; a reduction in the length of the second floor canopy to the entry only; the application of color around the second floor of the proposed tower to reduce the impact of the removal of the second floor canopy; modification to the entry vestibule; removal of non-structural columns at the ground-level on the east façade; enclosure of the west side of the 12th floor penthouse; reduction of interior area of the 12th floor penthouse; the removal of five balconies on the south side of the proposed tower; repurposing of the existing 6th floor elevator penthouse as part of an approved dwelling unit; replacement of the decorative grille at the storefront level with clear glass transom; removal of stencil element on the north side; and modification to the proposed landscape with shade tolerant plants on the north side.

The request for approval includes the following attached documents dated April 15, 2022, prepared by Brininstool+Lynch Architects:

- Site Plan
- Landscape Plan
- South Elevation
- West Elevation
- North Elevation
- East Elevation

Regarding your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to

PD 1500  
Minor Change  
May 10, 2022  
Page 2

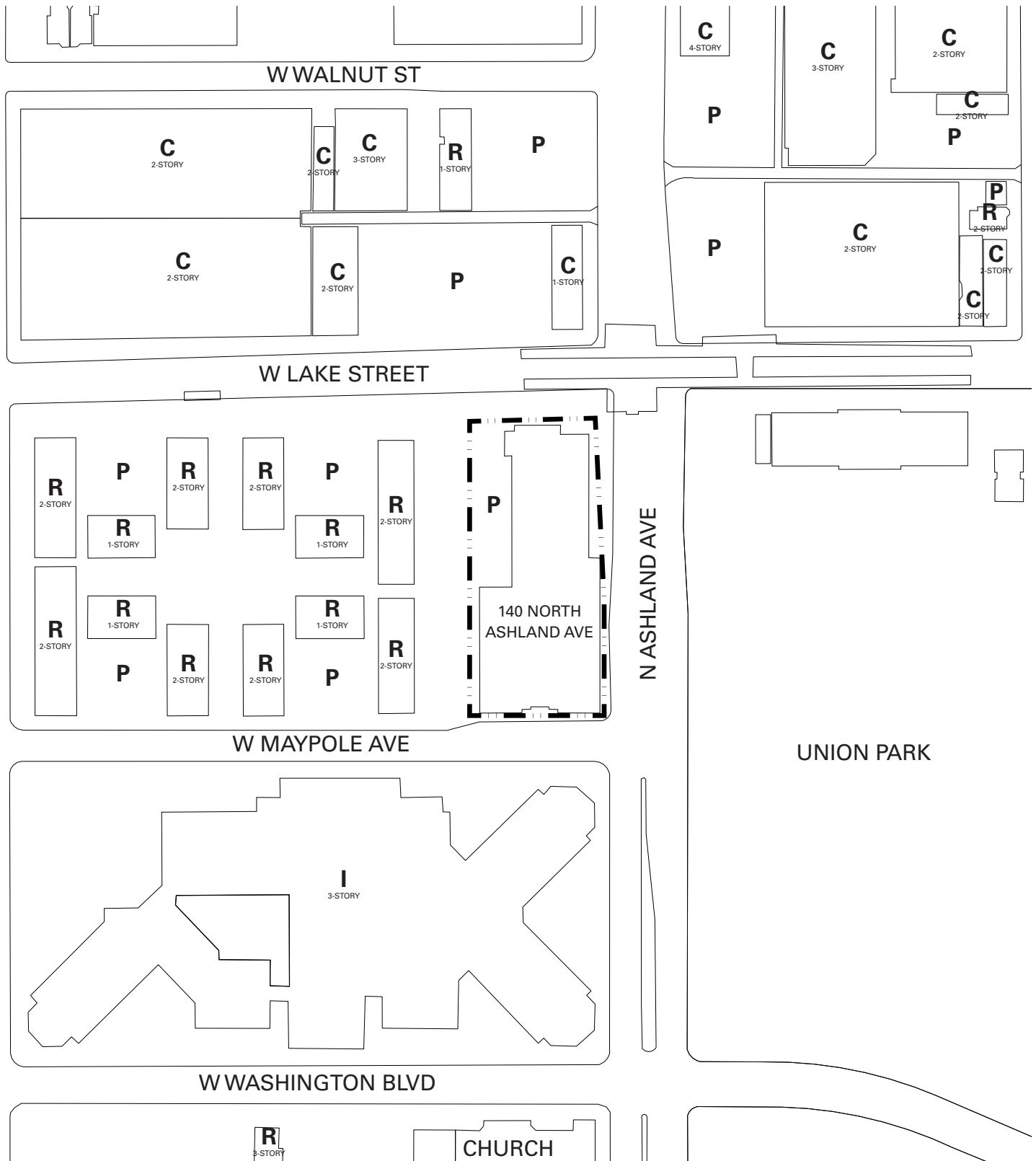
the authority granted by the Chicago Zoning Ordinance and PD 1500, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Valenziano', with a long horizontal flourish extending to the right.

Steve Valenziano  
Assistant Zoning Administrator



Legend

- Property Line
- R Residential
- C Commercial
- P Parking
- I Institutional

140 N Ashland

Applicant: MP 140 Ashland, LLC.

Address: 140 N Ashland Ave

Introduced: February 24, 2021

Plan Commission: March 2, 2021

Approved: April 16, 2021

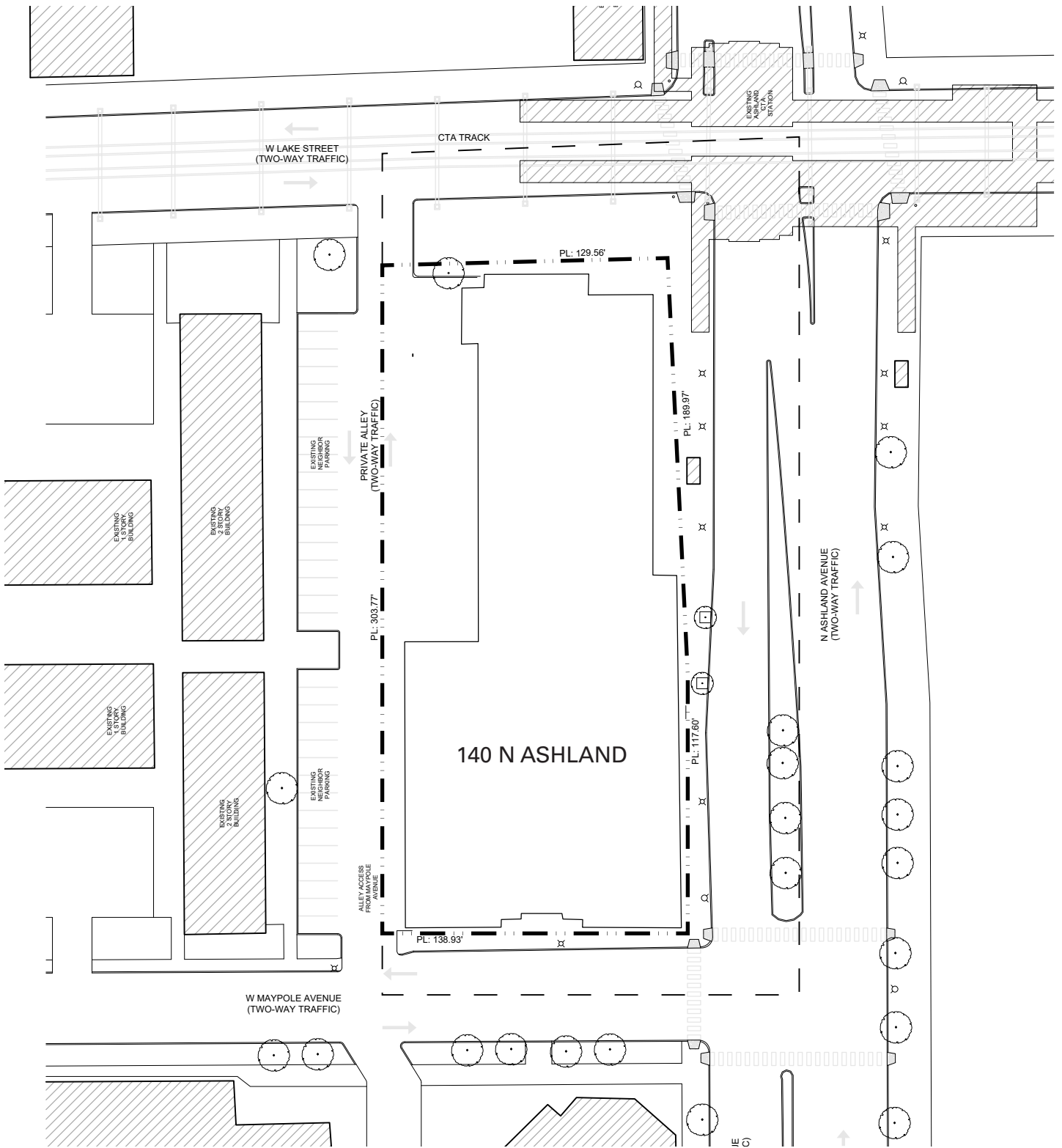


EXISTING LAND-USE MAP  
Scale: NTS

**BRININSTOOL  
+ LYNCH**

© Brininstool + Lynch, Ltd.





**Legend**

- PD Boundary Line
- Property Line

Net Site Area : 38,400 SF  
 Area in Right of Way: 30,933 SF  
 Gross Site Area: 69,333 SF

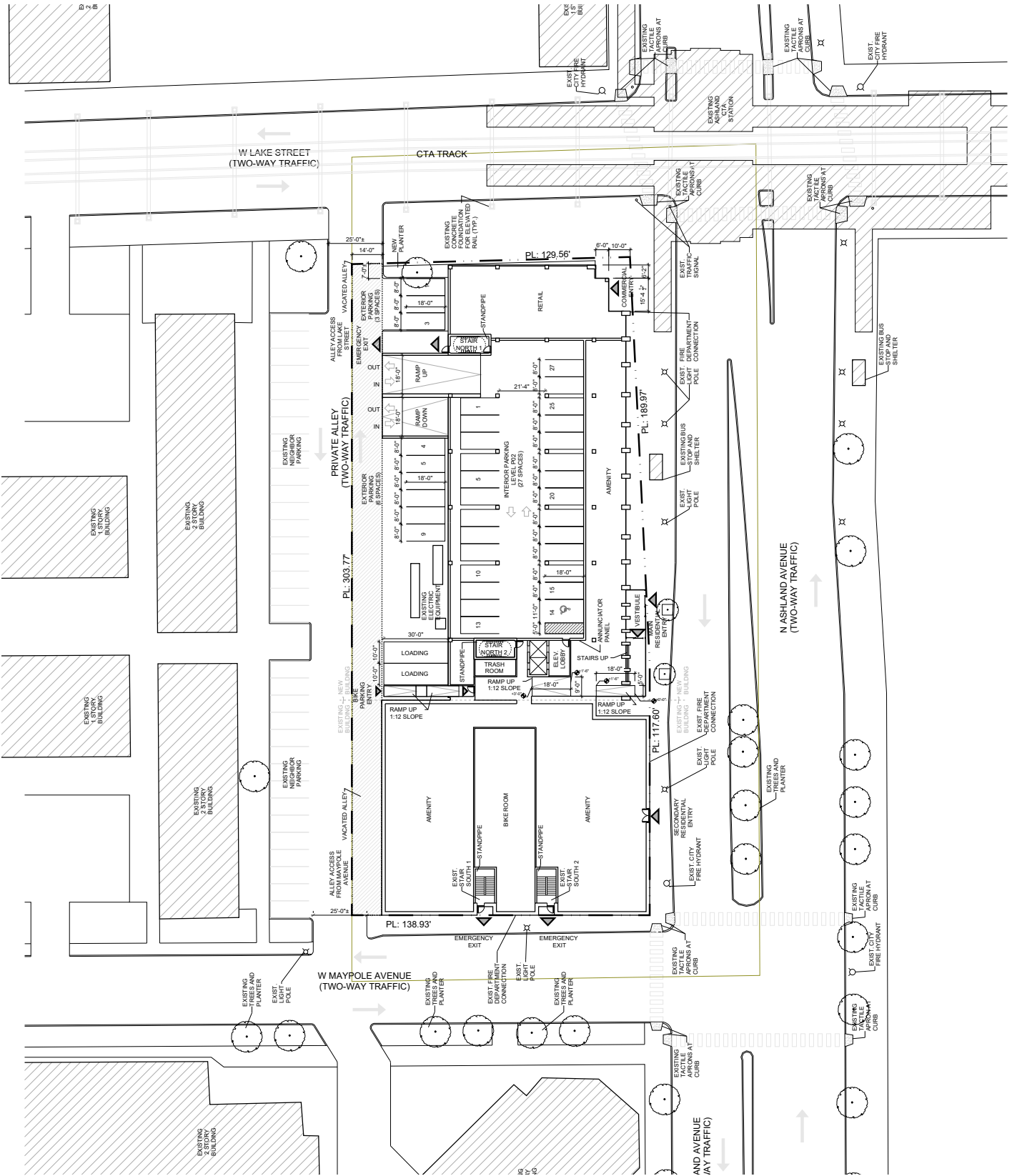


140 N Ashland

Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Approved: April 16, 2021

PLANNED DEVELOPMENT PROPERTY LINE  
 AND BOUNDARY MAP  
 Scale: 1'-0" = 1/64"

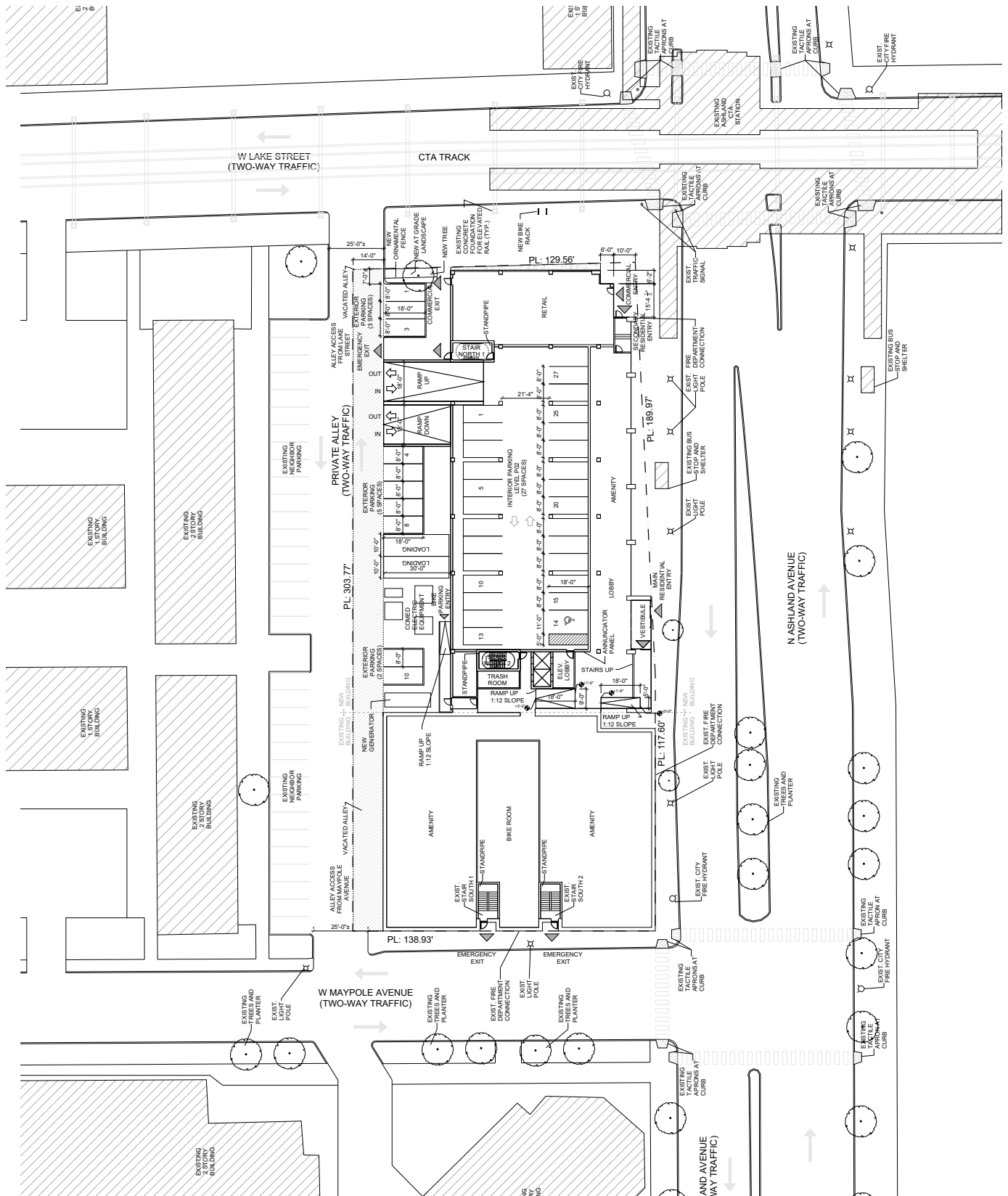
**BRININSTOOL  
 + LYNCH**  
 © Brininstool + Lynch, Ltd.



140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Approved: April 16, 2021

  
 SITE PLAN  
 Scale: 1'-0"=1/64"

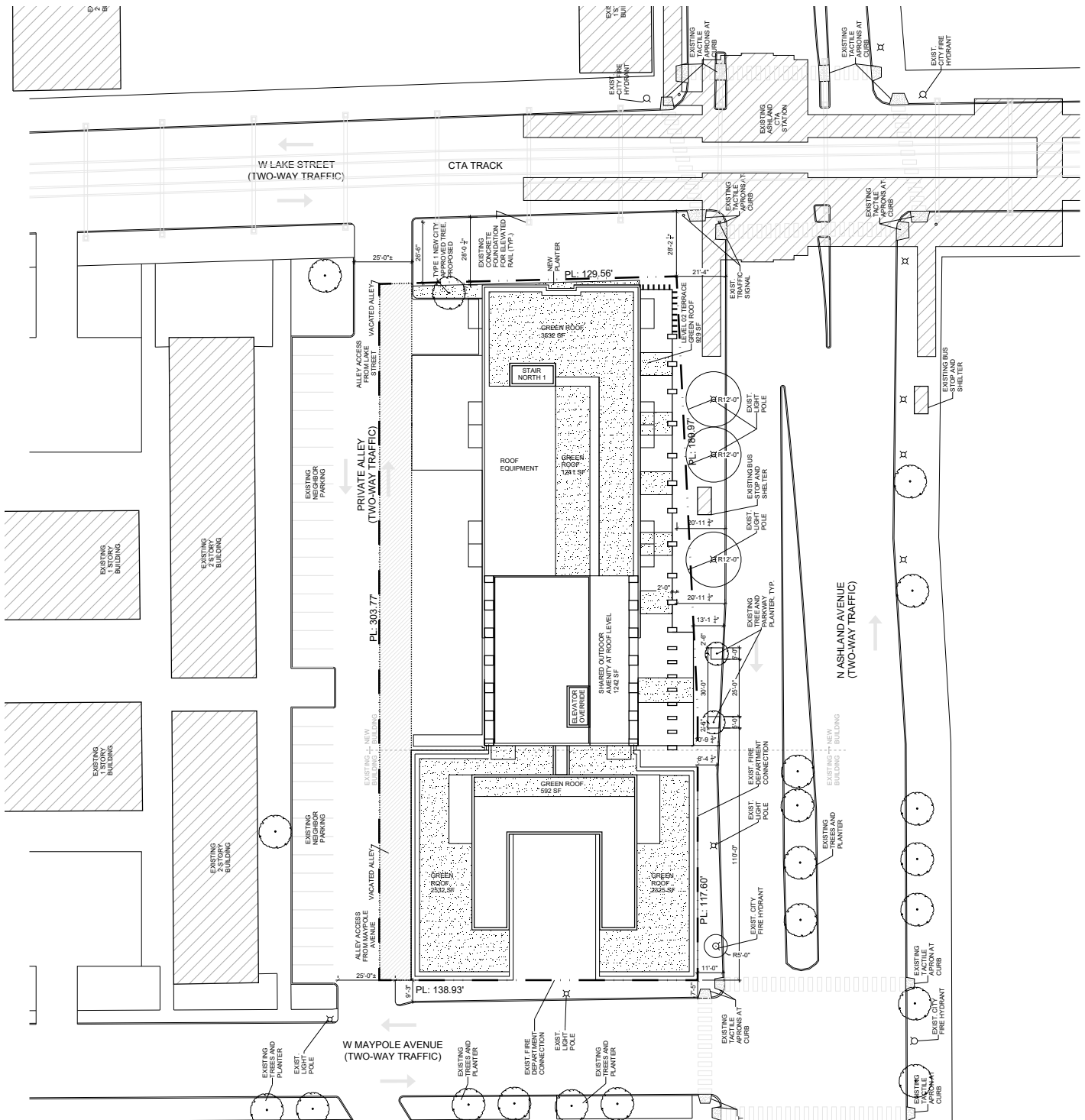
**BRININSTOOL**  
**+ LYNCH**  
 © Brininstool + Lynch, Ltd.



140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Revision: April 15, 2022

  
 SITE PLAN  
 Scale: 1'-0"=1/64"

**BRININSTOOL**  
**+ LYNCH**  
 © Brininstool + Lynch, Ltd.



**Landscape Notes:**

1. Proposed new tree species are as follows: American Sentry Linden (Type 1).
2. Tree grates must be stamped with the "City of Chicago" with an opening of 24" 5/8" block lettering around the perimeter of each grate panel will suffice. securing bolts must be used beneath each grate to connect each grate half together.

|                           |           |
|---------------------------|-----------|
| Net Roof Area =           | 24,783 SF |
| 50% Green Roof Required = | 12,391 SF |
| Green Roof Provided =     | 12,393 SF |

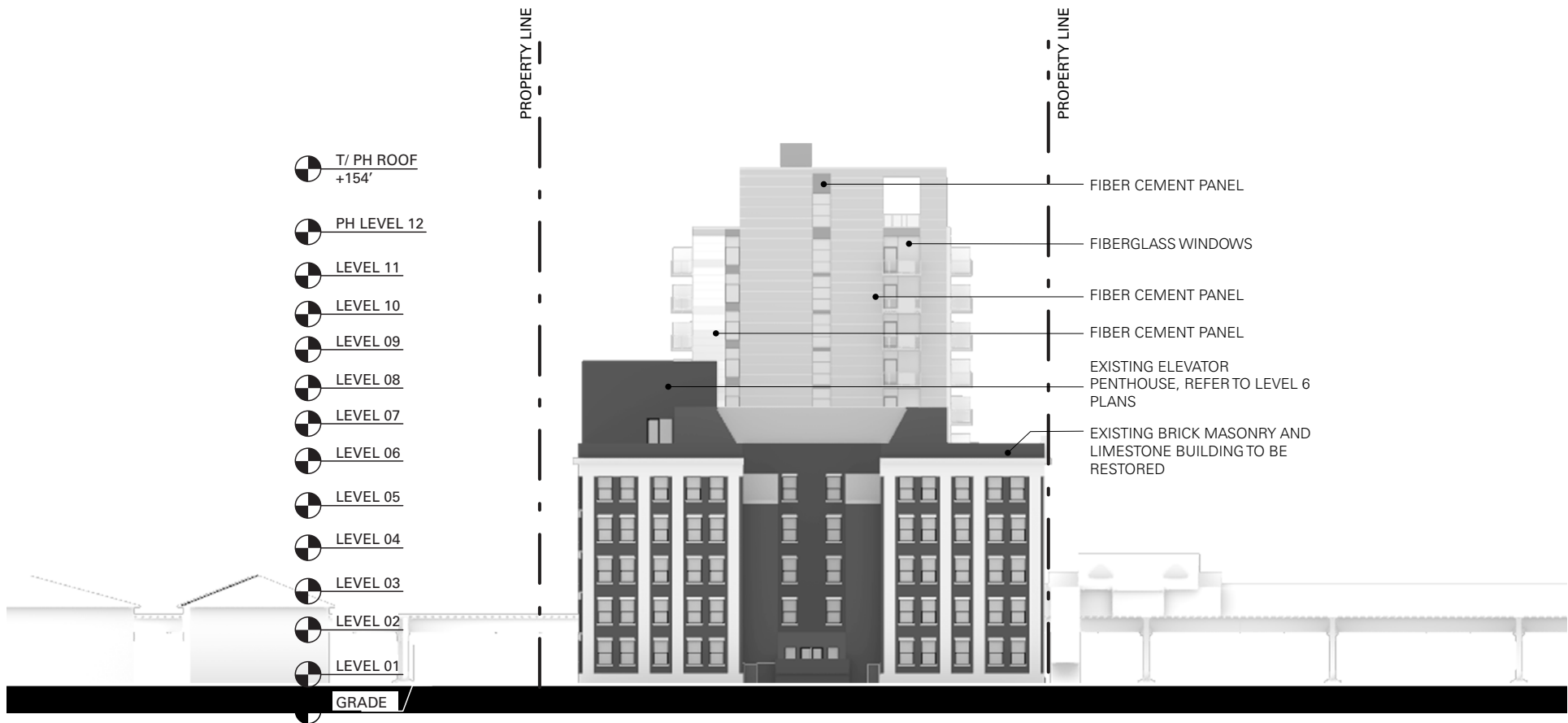


140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Approved: April 16, 2021

LANDSCAPE PLAN  
 Scale: 1'-0"=1/164"

**BRININSTOOL  
 + LYNCH**  
 © Brininstool + Lynch, Ltd.

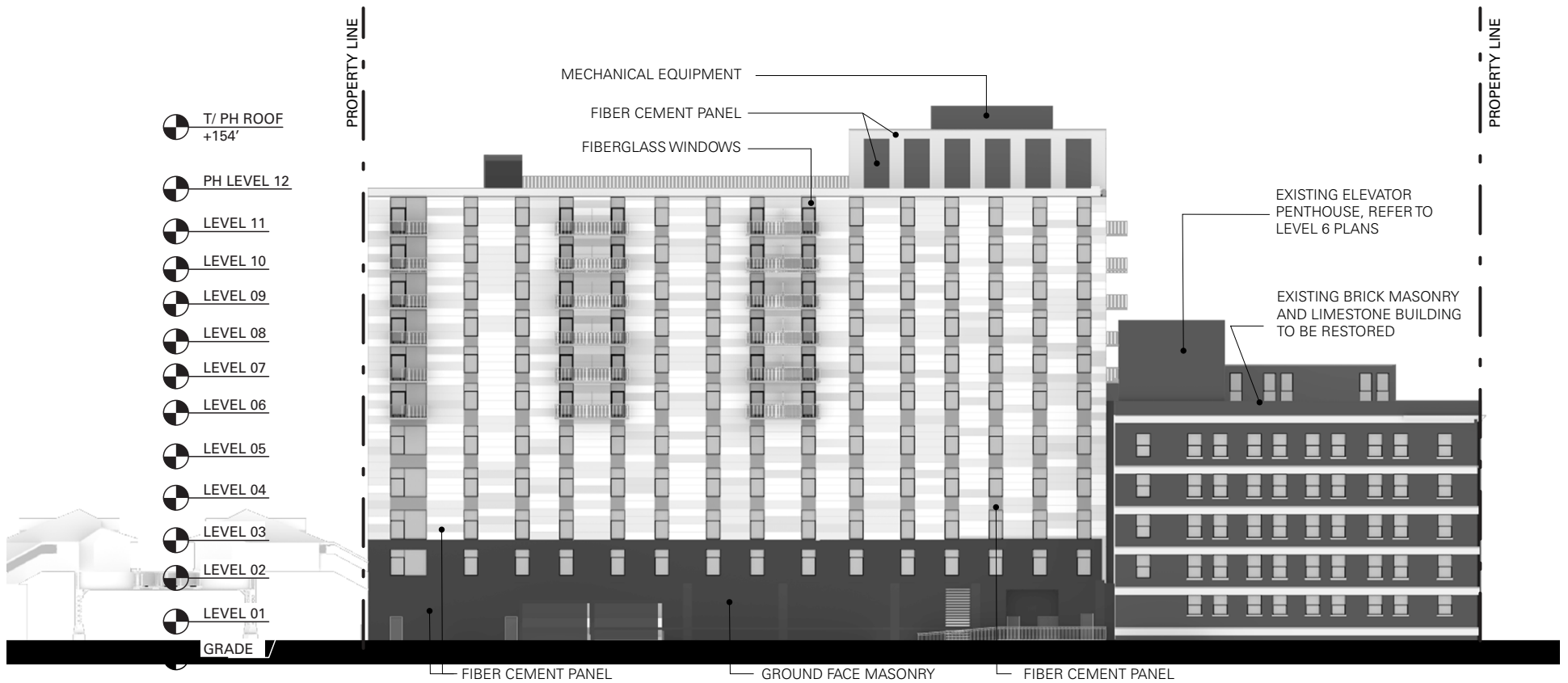




140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Revision: April 15, 2022

SOUTH ELEVATION  
 Scale: 1'-0" = 1/48"

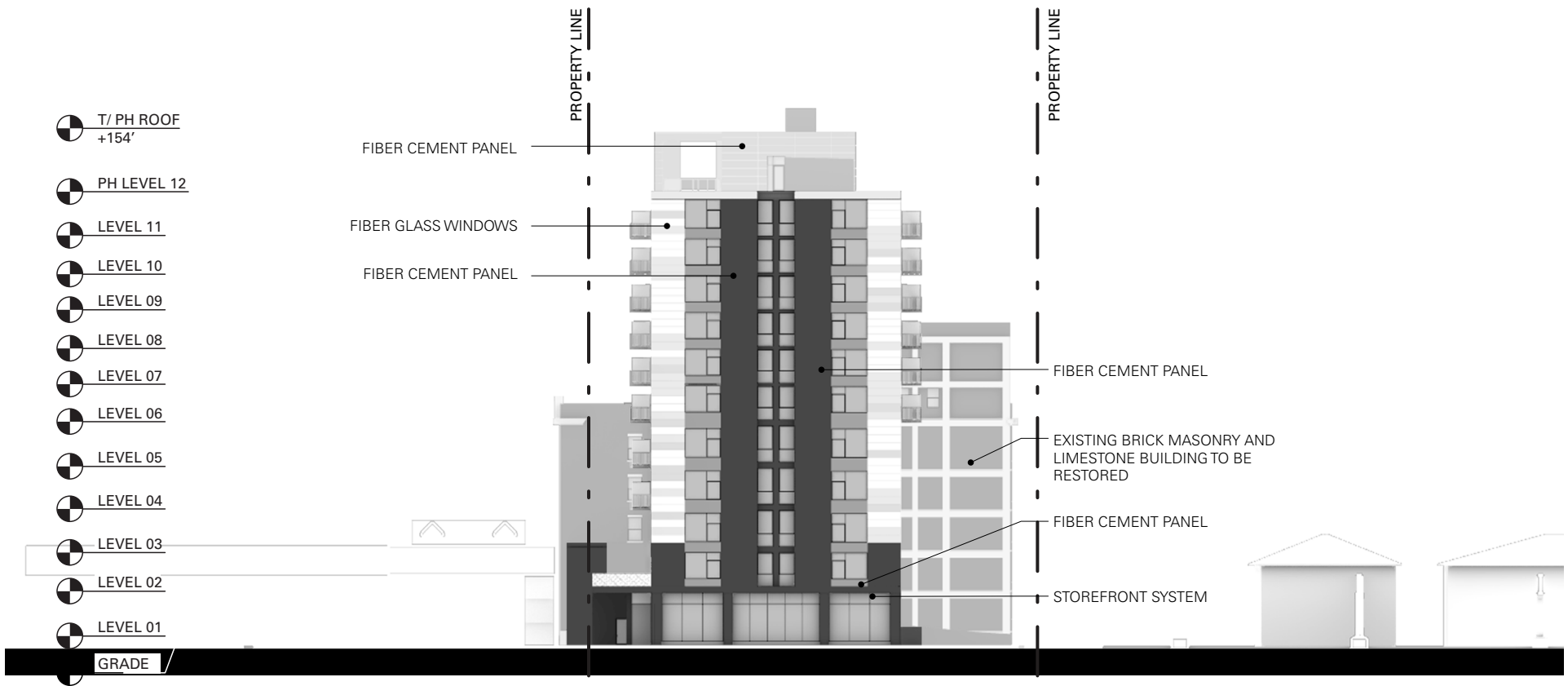
**BRININSTOOL**  
**+ LYNCH**  
 © Brininstool + Lynch, Ltd.



140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Revision: April 15, 2022

WEST ELEVATION  
 Scale: 1'-0" = 1/48"

**BRININSTOOL**  
**+ LYNCH**  
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140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
 Address: 140 N Ashland Ave  
 Introduced: February 24, 2021  
 Plan Commission: March 2, 2021  
 Revision: April 15, 2022

NORTH ELEVATION  
 Scale: 1'-0" = 1/48"



140 N Ashland

Applicant: MP 140 Ashland, LLC.

Address: 140 N Ashland Ave

Introduced: February 24, 2021

Plan Commission: March 2, 2021

Revision: April 15, 2022

EAST ELEVATION

Scale: 1'-0" = 1/48"

**BRININSTOOL**  
**+ LYNCH**

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20630

4/21/2021

REPORTS OF COMMITTEES

29977

*Reclassification Of Area Shown On Map No. 1-H.*  
(As Amended)  
(Application No. 20630)  
(Common Address: 140 N. Ashland Ave.)

[SO2021-619]

*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 RM5 Residential and Multi-Unit District symbols and indications as shown on Map Number 1-H in the area bounded by:

West Lake Street; North Ashland Avenue; West Maypole Avenue; a line 138.93 feet west of North Ashland Avenue, as measured at the north right-of-way line of West Maypole Avenue and perpendicular thereto; and a line 129.56 feet west of North Ashland Avenue, as measured at the south right-of-way line of West Lake Street and perpendicular to West Maypole Avenue,

to those of a B3-5 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-5 Community Shopping District symbols and indications within the area hereinabove described to the designation of Residential-Business Planned Development Number 1500, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 1500.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1500 ("Planned Development") consists of approximately forty-one thousand five hundred and seventy-eight square feet (41,578 square feet) of real property (the "Subject Property"), as shown, which is depicted on the attached Planned Development Boundary and Property Line Map, and is owned and/or controlled by the Applicant -- MP 140 Ashland LLC, a Delaware limited liability company that is licensed to do business in Illinois.

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, shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Subject 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 Chicago 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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations and Data Table; an Existing Aerial Map; an Existing Connectivity Map; an Existing Zoning Map; an Existing Land-Use Map; Existing Streetscapes; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape and Green Roof Plan; and Building Elevations and Renderings, all of which were prepared by Brininstool + Lynch Ltd. and dated March 18, 2021, and which are submitted herein. Full-sized copies of the Site Plan, Typical Floor Plans, Landscape 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 conforms to the intent and purpose of the Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are allowed in the area delineated herein as Residential-Business Planned Development Number 1500 and shall include the following: multi-unit residential; financial services; office; retail sales; general food and beverage retail sales; eating and drinking establishments, including general restaurant and tavern; hotel/motel; vacation rental; personal services, accessory off-street parking and loading; non-accessory off-street parking; and related accessory uses.
6. On-premises 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 (DPD). Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height calculations and measurements, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration (FAA).
8. 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 41,578 square feet and a base FAR of 5.0.

9. 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 (DPD). The fee, as determined by staff at the time of submission, is final and binding on the Applicant and must be paid to the Chicago Department of Revenue, prior to the issuance of any Part II approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880 of the Zoning Ordinance. Final landscape plan review and approval will be by the Department of Planning and Development (DPD). Any interim reviews associated with Site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. 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 written application for such modification, by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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 Subject Property. Plans for all buildings and improvements, within the Planned Development Boundary, shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD), to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges and agrees that the rezoning of the Property from RM5 Residential Multi-Unit District to B3-5 Community Shopping District, and then to this Residential-Business Planned Development (P.D.), triggers the requirements of Section 2-44-080 of the Municipal Code (the "Affordable Requirements Ordinance" or

the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-44-090 of the Municipal Code (the "Near North/Near West ARO Pilot Area" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near West Zone. In the Near West Zone, pursuant to the ARO, the percentage of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 15 percent. Any developer of a residential housing project in the Near West Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Housing ("DOH"), subject to the transition provisions of Section 2-44-040(c), in consultation with the Commissioner of the Department of Planning and Development ("DPD") as appropriate, in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 5 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of DOH (subject to the transition provisions of Section 2-44-040(c)), in consultation with the Commissioner of DPD as appropriate, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii).

The project has a total of 210 housing units. As a result, the Applicant's affordable housing obligation is 32 affordable units (15 percent of 210), consisting of 21 First Units and 11 Additional Units. The Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto. In accordance with the Near West ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 100 percent of the AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level. If the Applicant subsequently reduces (or increases) the number of housing units in the project or elects to build a for-sale project instead of a rental project or elects to locate an allowable portion of the affordable units off-site (i.e., within two-miles of the Planned Development and/or within the applicable Pilot Zone), then the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval. DOH may adjust the requirements to reflect any such change 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 foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-44-080(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 may enforce remedies for any breach of this Statement 15, 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.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

17. This Planned Development shall be governed by Section 17-13-0612. 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 an RM5 Residential Multi-Unit District.

[2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Typical Floor Plans; Existing Land-Use Map; Existing Zoning Map; Property Line and Boundary Map; Site Plan; Landscape Plan; North, South, East and West Building Elevations; and ALTA/NSPS Land Title Survey referred to in these Plan of Development Statements printed on pages 29988 through 30002 of this *Journal*.]

Bulk Regulations and Data Table and ARO Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Residential-Business Planned Development No. 1500.*

*Bulk Regulations And Data Table.*

|   |  |
|---|--|
| Common Address:   | 140 North Ashland Avenue                                     |
| Gross Site Area:  | 73,146 square feet   |
| Area in Public Right-of-Way:  | 31,568 square feet   |
| Net Site Area:  | 41,578 square feet   |
| Maximum Floor Area Ratio for P.D.:  | 5.0  |
| Maximum Residential Units for P.D.:   | 210 dwelling units   |
| Total Number of Vehicular Off-Street Parking Spaces to be provided within P.D.: | 62 spaces  |
| Number of Bicycle Parking Spaces to be provided within P.D.:                    | 135 spaces (minimum)   |
| Number of Off-Street Loading Spaces to be provided within P.D.:                 | 2 loading spaces   |
| Setbacks from Property Line:  | In substantial compliance with the attached Site Plan/Survey |
| Maximum Building Height allowed within P.D.:                                    | +155 feet, 0 inches  |



**FINAL FOR  
PUBLICATION**

**Date:****DEVELOPMENT INFORMATION**

Development Name: 140 N. Ashland

Development Address: 140 N. Ashland Chicago, IL 60607

Zoning Application Number, if applicable:

Ward:

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

**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
- 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 Marquette Companies

Developer Contact Darren Stoniger

Developer Address 135 Water Street, 4th Floor,

Email Naperville, IL 60540

Developer Phone 630-420-4737

Attorney Name Sara Barnes

Attorney Phone 312-782-1983

**TIMING**

Estimated date marketing will begin May 2022

Estimated date of building permit\* September 2021

Estimated date ARO units will be complete December 2022


\*the in-lieu fee, recorded covenant and \$5,000 per unit administration fee (for off-site units) 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)*Darren Stoniger*

04/08/2021

Developer or their agent

Date

  
Justin Root or Denise Roman, DOH

April 14, 2021

Date



ARO Web Form

FINAL FOR  
PUBLICATION**Applicant Contact Information**

Name: Darren Sloniger

Email: dsloniger@marquettecompanies.com

**Development Information****Address**

Submitted Date: 04/13/2021

Number From: 140

Number To: N/A

Direction: N

Street Name: Ashland

Postal Code: 60607

**Development Name**

140 N. Ashland

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

Ward: 27

ARO Zone: Higher Income

Pilot Area: Near West

**Details**

ARO Trigger: Downtown Planned Development

Total Units: 210

Development Type: Rent

Date Submitted: 04/13/2021

**Requirements**

First ARO Units: 21 Additional ARO Units: 11

**How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 21

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 21

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**How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 11

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 11

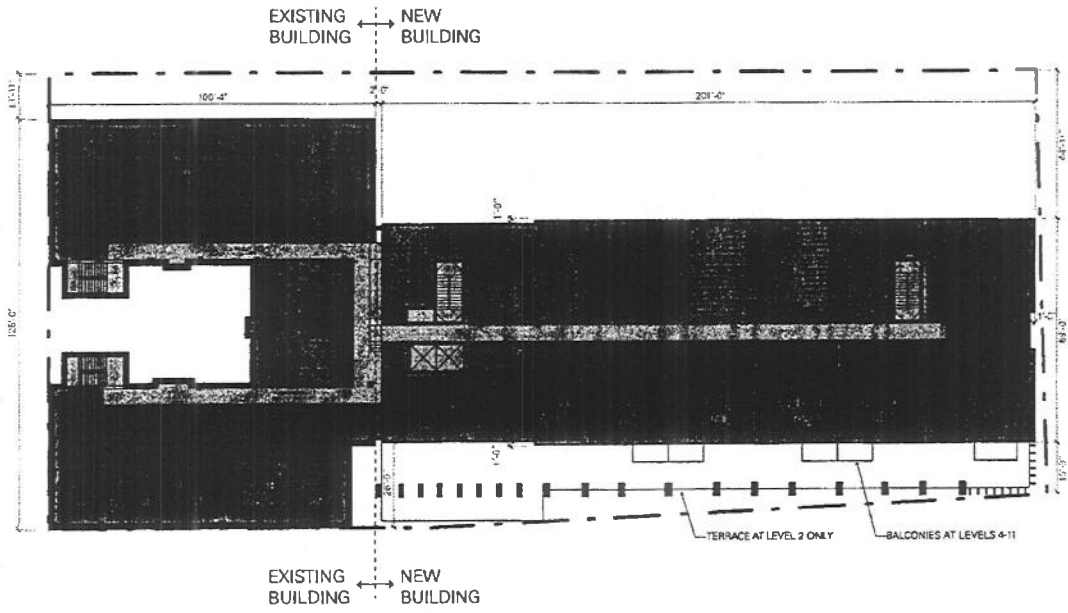






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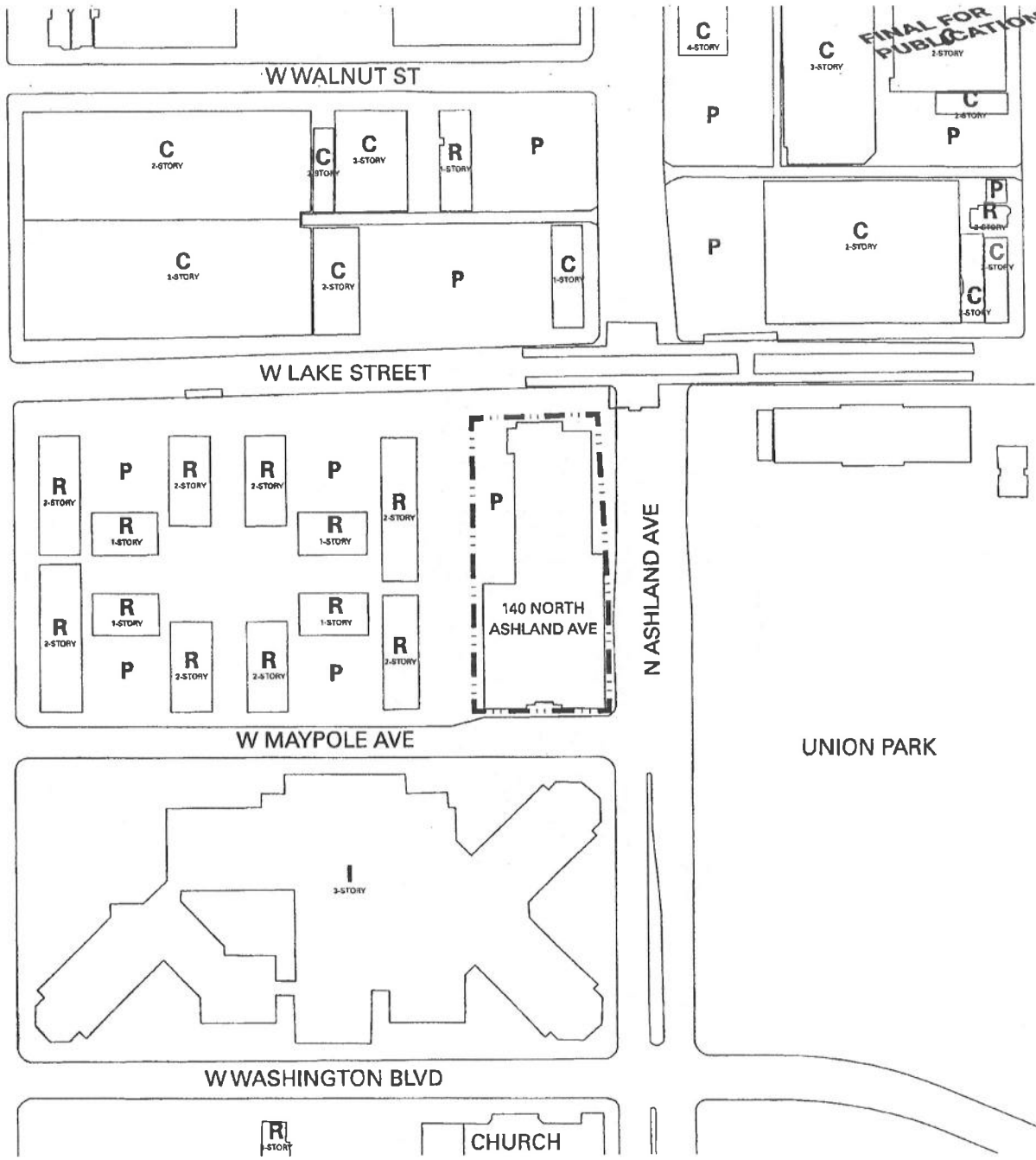
4th Floor



TYPICAL RESIDENTIAL FLOOR PLAN  
LEVELS 2-5

1/32" = 1'-0"  
BRININSTOOL  
+ LYNCH  
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Legend

----- Property Line

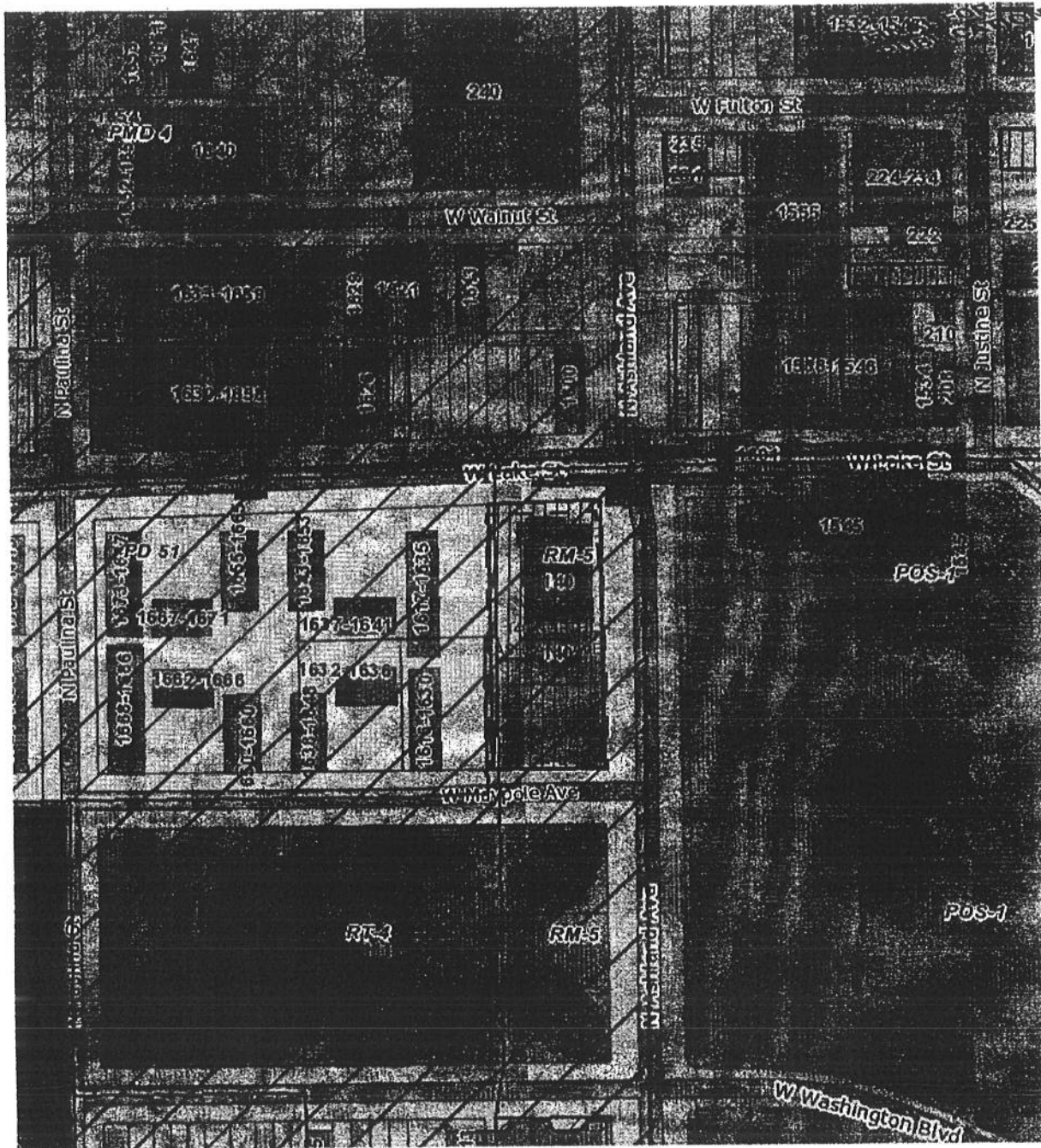
R Residential  
C Commercial

P Parking  
I Institutional

140 N Ashland  
Applicant: MP 140 Ashland, LLC.  
Address: 140 N Ashland Ave  
Introduced: February 24, 2021  
Plan Commission: April 15, 2021

  
EXISTING LAND-USE MAP  
Scale: NTS

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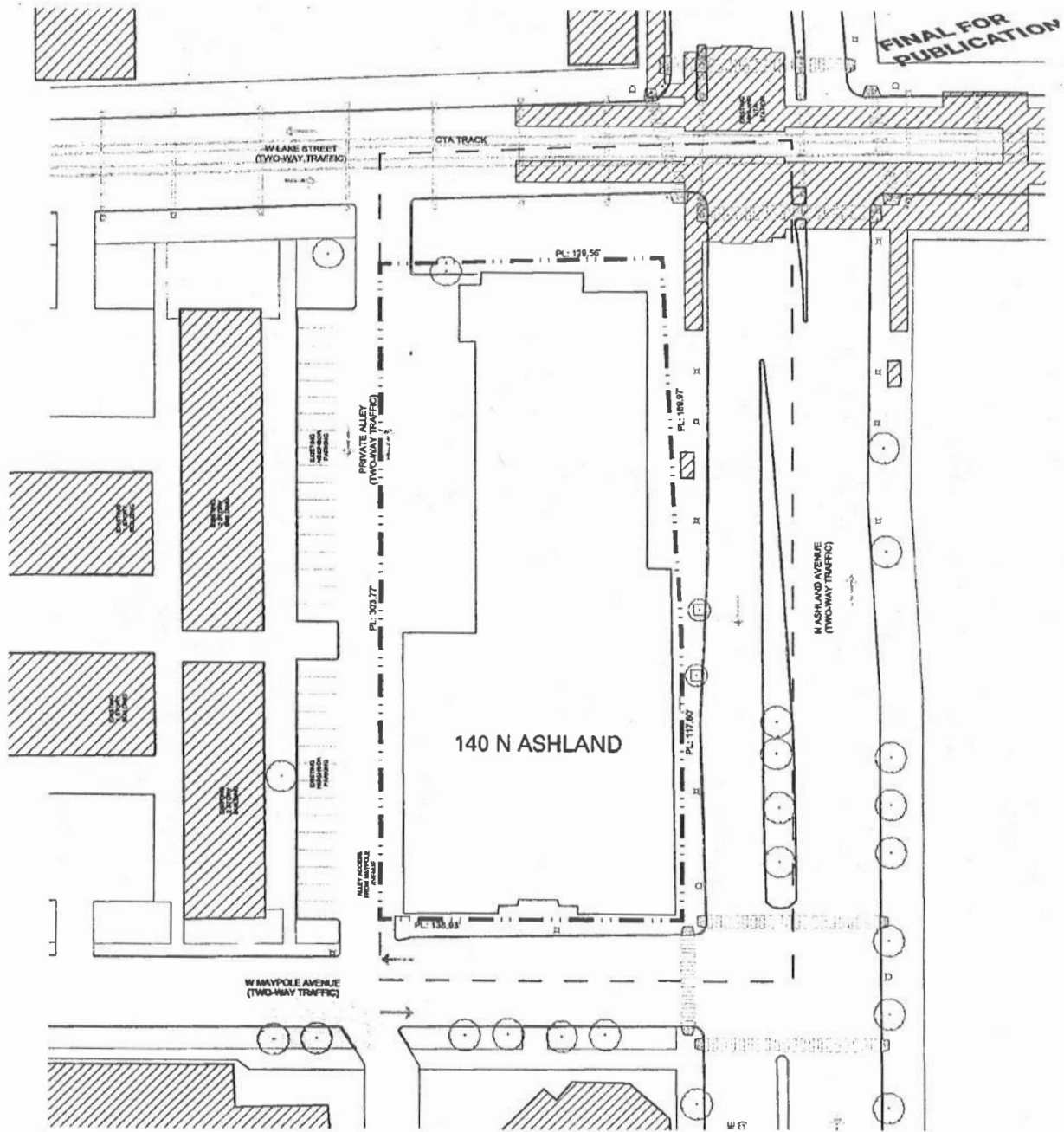
Legend

- Property Line
- 140 N Ashland
- Applicant: MP 140 Ashland, LLC.
- Address: 140 N Ashland Ave
- Introduced: February 24, 2021
- Plan Commission: April 15, 2021



EXISTING ZONING MAP  
Scale: NTS

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Legend

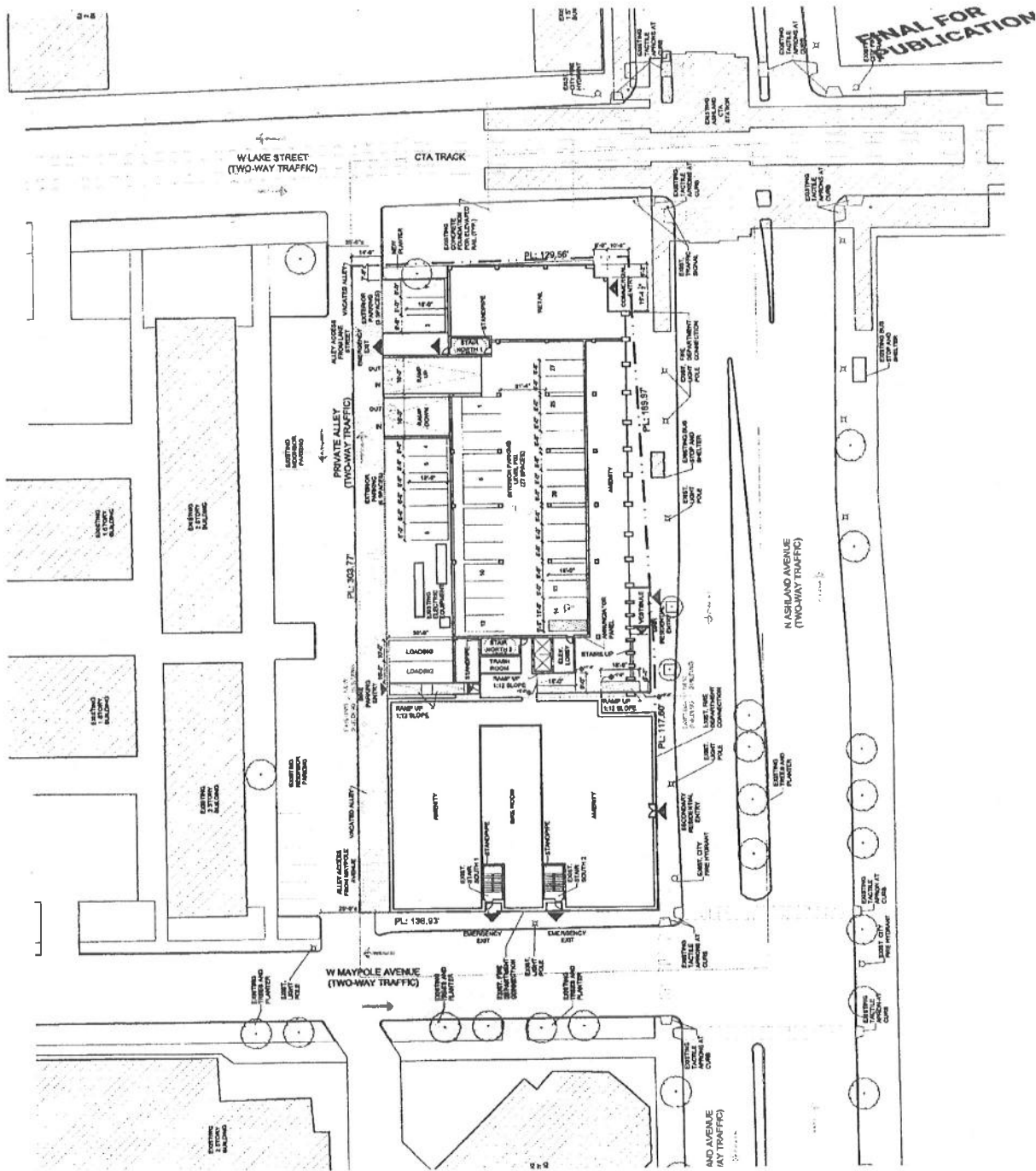
- - - - - PD Boundary Line
- · - · - · Property Line

|                       |           |
|-----------------------|-----------|
| Net Site Area :       | 38,400 SF |
| Area in Right of Way: | 30,933 SF |
| Gross Site Area:      | 69,333 SF |

140 N Ashland  
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PLANNED DEVELOPMENT PROPERTY LINE  
 AND BOUNDARY MAP  
 Scale: 1'-0" = 1/64"

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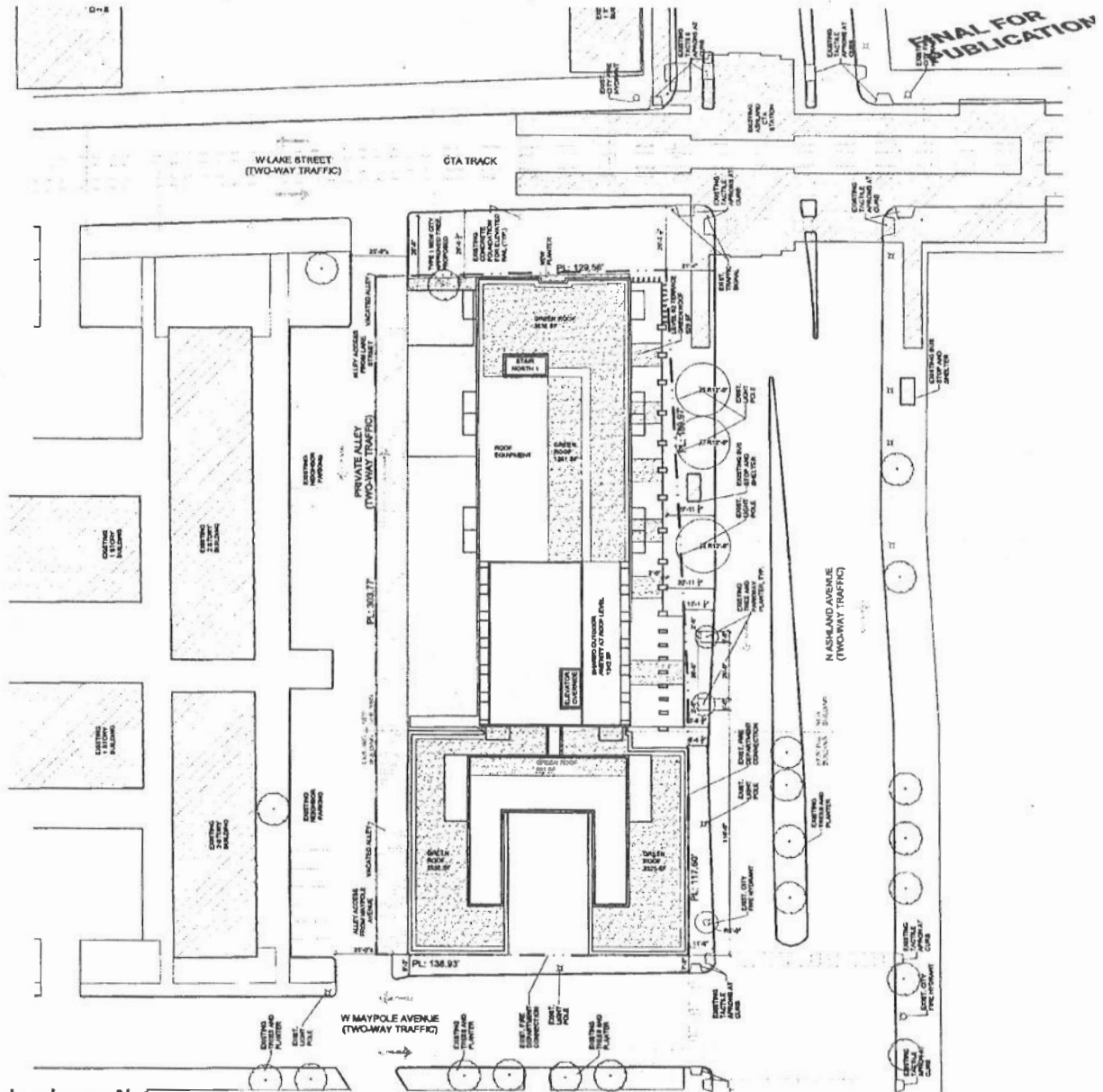


140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
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 Introduced: February 24, 2021  
 Plan Commission: April 15, 2021

C

  
 SITE PLAN  
 Scale: 1'-0" = 1/64"

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**Landscape Notes:**

- Proposed new tree species are as follows: American Sentry Linden (Type 1).
- Tree grates must be stamped with the "City of Chicago" with an opening of 24" 5/8" block lettering around the perimeter of each grate panel will suffice. securing bolts must be used beneath each grate to connect each grate half together.

|                           |           |
|---------------------------|-----------|
| Net Roof Area =           | 24,783 SF |
| 50% Green Roof Required = | 12,391 SF |
| Green Roof Provided =     | 12,393 SF |

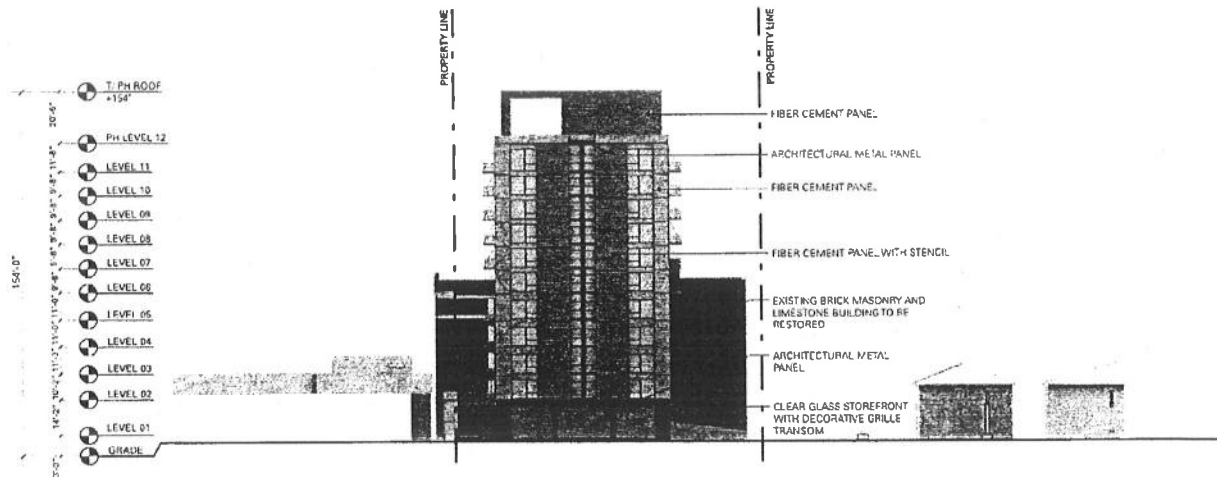


LANDSCAPE PLAN  
Scale: 1'-0"=1/64"

C  
 140 N Ashland  
 Applicant: MP 140 Ashland, LLC.  
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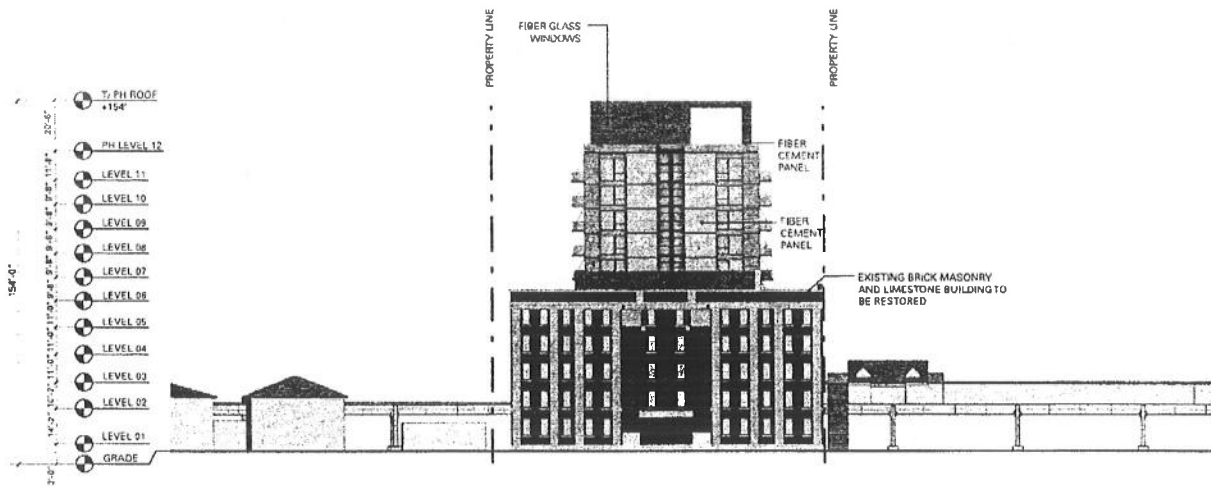
C

140 N Ashland  
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NORTH ELEVATION  
 Scale: 1'-0" = 1/64"

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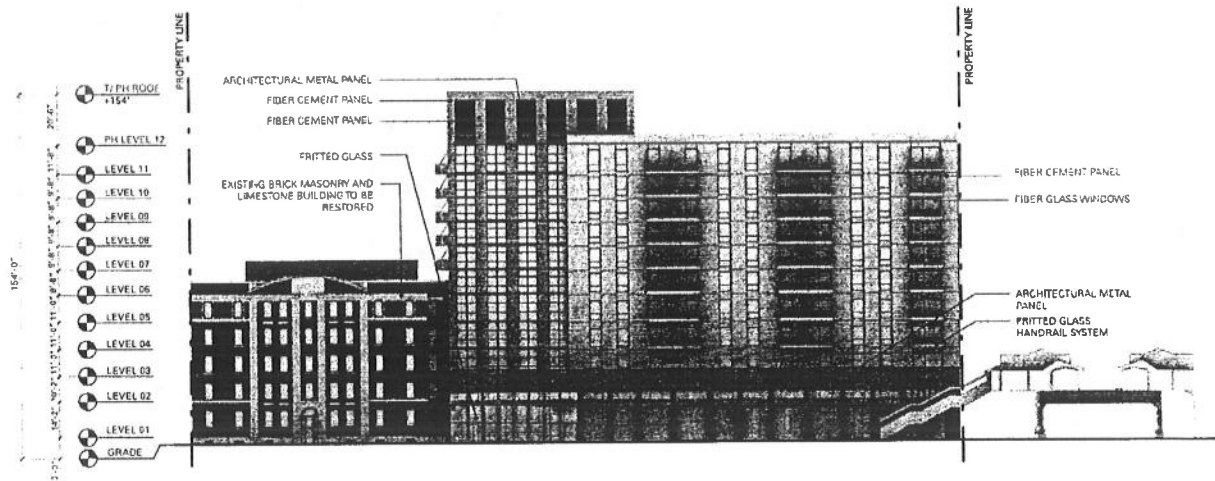


C  
 140 N Ashland  
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SOUTH ELEVATION  
 Scale: 1'-0"=1/64"

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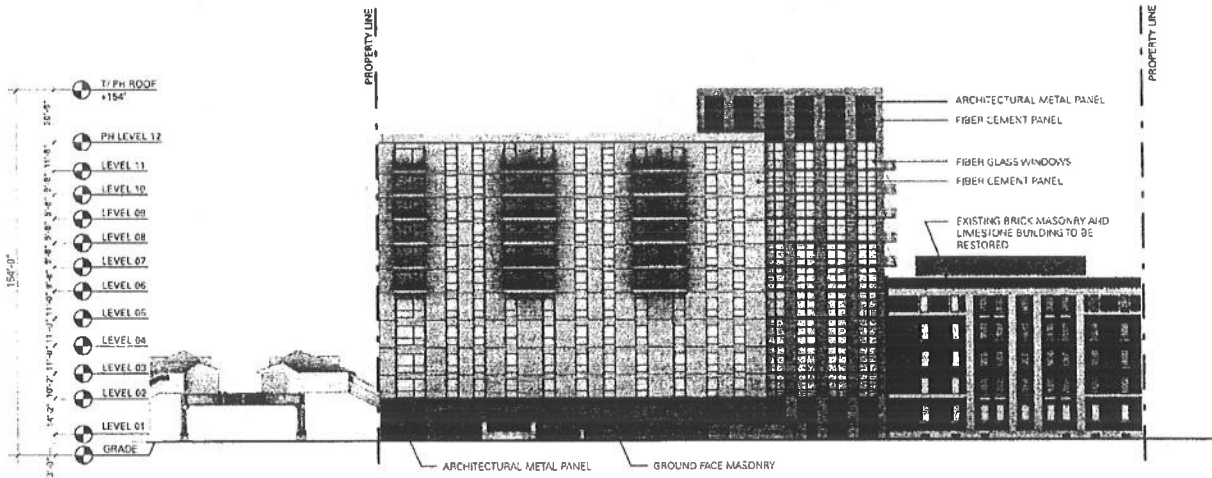
C

140 N Ashland  
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EAST ELEVATION  
 Scale: 1'-0" = 1/64"

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C

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 Applicant: MP 140 Ashland, LLC.  
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WEST ELEVATION  
 Scale: 1'-0"=1/64"

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**CRESSURVEYS**  
(330) 777-0502

Sheet 2 of 2

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:  
**CRESSURVEYS**  
EMAIL: [INFO@CRESSURVEYS.COM](mailto:INFO@CRESSURVEYS.COM)  
PHONE: (330) 777-0502  
24 N. High Street, Suite 103, Akron, OH 44308

Survey Performed By:  
**Sarko Surveying Inc.**  
847 County Road JC  
Mt. Hope, WI 53572  
Phone: 1-608-832-6428  
Fax: 1-608-848-3659  
E-mail: [sarko@net.net](mailto:sarko@net.net)

