



City of Chicago



SO2021-619

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/24/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 140 N Ashland Ave - App No. 20630
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

Application No. 20630

SUBSTITUTE 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 RM-5 Residential and Multi-Unit District symbols and indications as shown on Map No. 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 No. ____, 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.

Common Addresses of Property: 140 North Ashland Avenue

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____

BULK REGULATIONS AND DATA TABLE

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

Applicant: MP 140 Ashland LLC
Address: 140 North Ashland Avenue
Introduced: February 24, 2021
Plan Commission: April 15, 2021

**RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO.
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as Residential-Business Planned Development No. _____, (“Planned Development”), consists of approximately *forty-one thousand five-hundred and seventy-eight square feet* (41,578 sf) 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 title holder 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:

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- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & 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 No. ____, 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.

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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 (DPD). Off-Premise 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.

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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 *RM-5 Residential Multi-Unit District* to *B3-5 Community Shopping District*, and then to this *Residential-Business Planned Development* (PD), 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% to 15%. Any developer of a residential housing project in the *Near West Zone* must provide the first 10% 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% 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).

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The project has a total of 210 housing units. As a result, the Applicant's affordable housing obligation is 32 affordable units (15% 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% 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% 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% 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

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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 forgoing, 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.

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 *RM-5 Residential Multi-Unit District*.

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ARO Affordable Housing Profile Form (AHP)

Submit this form for projects that are subject to the 2015 ARO, Near North/Near West Pilot, Milwaukee Pilot or Pilsen/Little Village Pilot Ordinances (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.gov/ARO. Submit the completed to the Department of Housing (DOH), 121 N. LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: denise.roman@cityofchicago.org or justin.root@cityofchicago.org. Applications that include off-site units should submit documentation listed on page two.

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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 Sloniger

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 Sloniger

04/08/2021

Developer or their agent

Date

April 14, 2021

Justin Root or Denise Roman, DOH

Date



ARO Web Form

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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

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

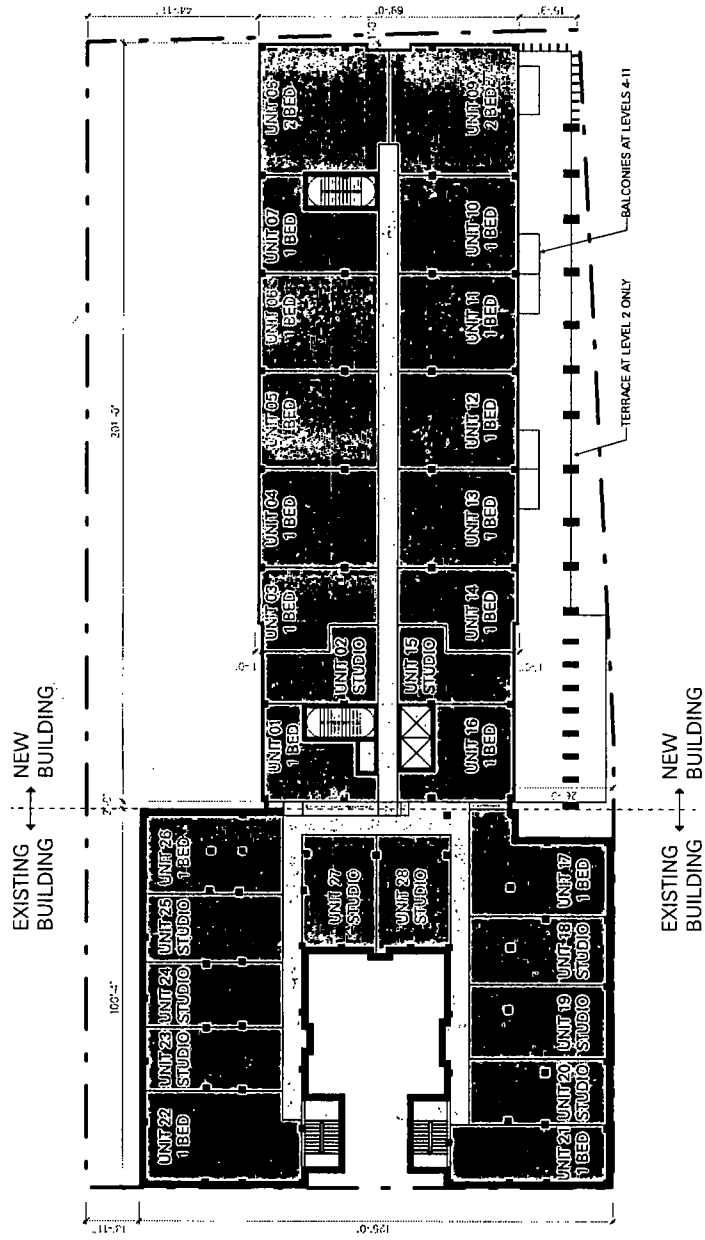
Total Units: 11

Market Rate Units		First Affordable Units		Additional Affordable Units	
Parking	Parking available for \$250/space	Parking available for \$250/space	Parking available for \$250/space	Parking available for \$250/space	Parking available for \$250/space
Laundry	In-unit washer/dryer	In-unit washer/dryer	In-unit washer/dryer	In-unit washer/dryer	In-unit washer/dryer
Appliances					
Refrigerator	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless
age/EnergyStar/make/model/color					
Dishwasher	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless
age/EnergyStar/make/model/color					
Stove/Oven	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless
age/EnergyStar/make/model/color					
Microwave	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless	White/pool Stainless
age/EnergyStar/make/model/color					
Bathroom(s)	1 full bath per unit except for 2/3 BR units	1 full bath per unit except for 2/3 BR units	1 full bath per unit except for 2/3 BR units	1 full bath per unit except for 2/3 BR units	1 full bath per unit except for 2/3 BR units
how many?	2/3 BR units will be 2 bath	will be 2 bath			
Half bath? Full bath?					
Kitchen countertops	Hard surface (Granite, Quartz)	Hard surface (Granite, Quartz)	Hard surface (Granite, Quartz)	Hard surface (Granite, Quartz)	Hard surface (Granite, Quartz)
material					
Flooring	Laminate hard surface in living areas, tile in bedrooms	Laminate hard surface in living areas, tile in bedrooms	Laminate hard surface in living areas, tile in bedrooms	Laminate hard surface in living areas, tile in bedrooms	Laminate hard surface in living areas, tile in bedrooms
material					
HVAC	VRF	VRF	VRF	VRF	VRF
Other					

Project Name 140 N. Ashland		Summary												
Zoning Application number, if applicable		First ARO Units					Additional ARO Units							
Is this a For Sale or Rental Project?	Address 140 N. Ashland	unit type	how many?	% of total	avg. square footage	affordable v. market square footage*	how many?	% of total	avg. square footage	affordable v. market square footage*	how many?	% of total	avg. square footage	affordable v. market square footage*
If a For Sale Project, will you offer ARO units as rentals (Near North only)?	Rental Project	studio	41	23%	591		5	24%	658	111%	2	18%	662	112%
Anticipated average psf rent/price?		one-bed	118	66%	736		14	67%	738	100%	8	73%	722	98%
Total Units in Project		two-bed	17	10%	1,185		2	10%	1,185	100%	1	9%	1,181	100%
		three-bed	2	1%	1,689		0	0%			0			
		four-bed	0				0				0			
First Units (10% of total)														
Additional Units (5% of total)														

*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).
 **the average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

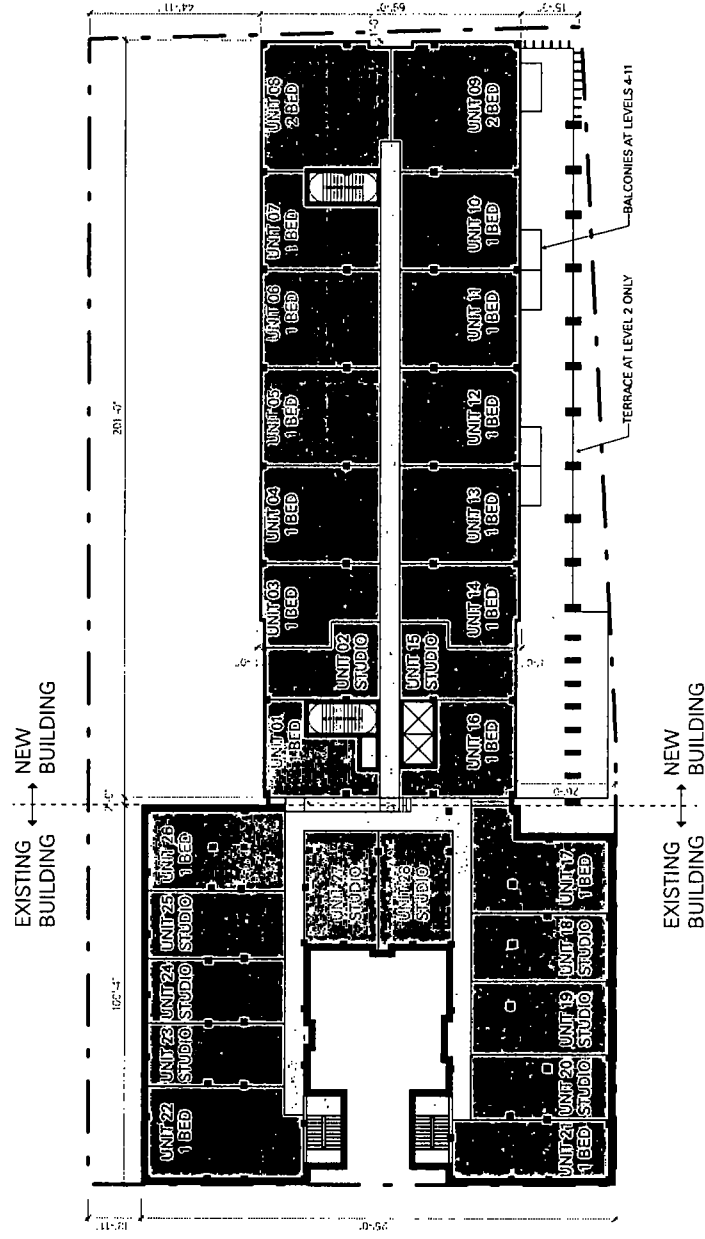
2nd Floor



TYPICAL RESIDENTIAL FLOOR PLAN
LEVELS 2-5

3rd Floor

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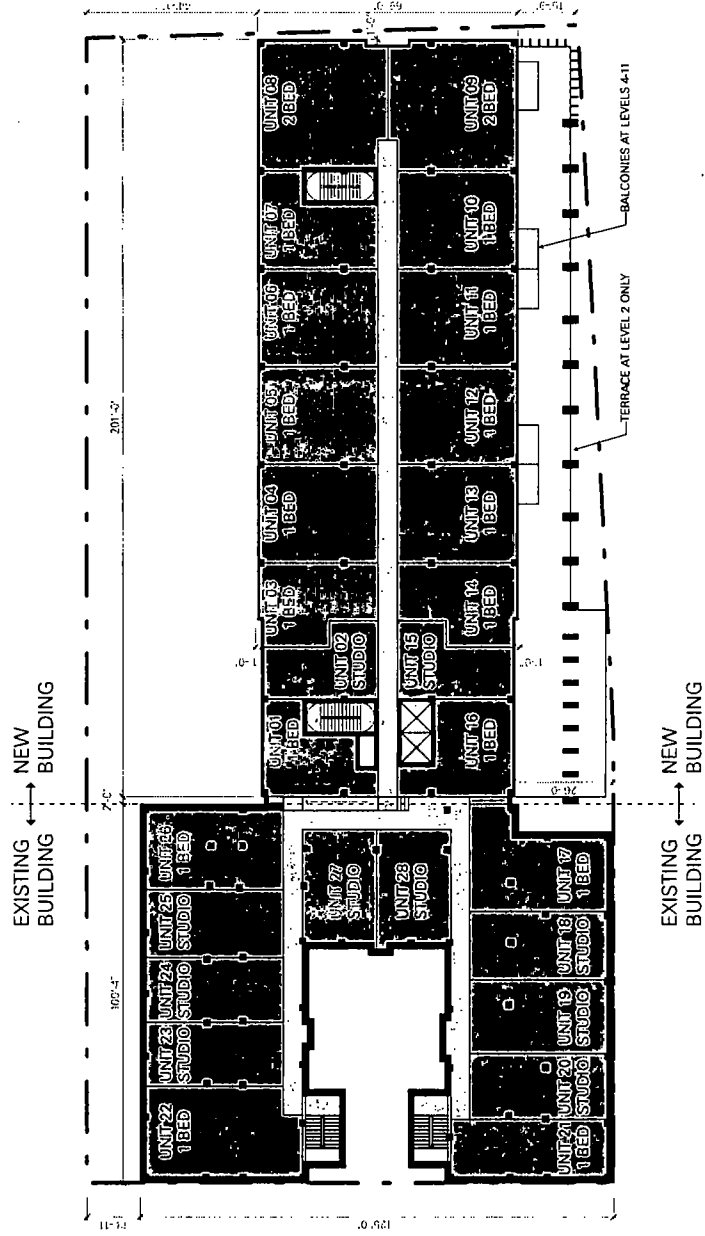


TYPICAL RESIDENTIAL FLOOR PLAN
LEVELS 2-5

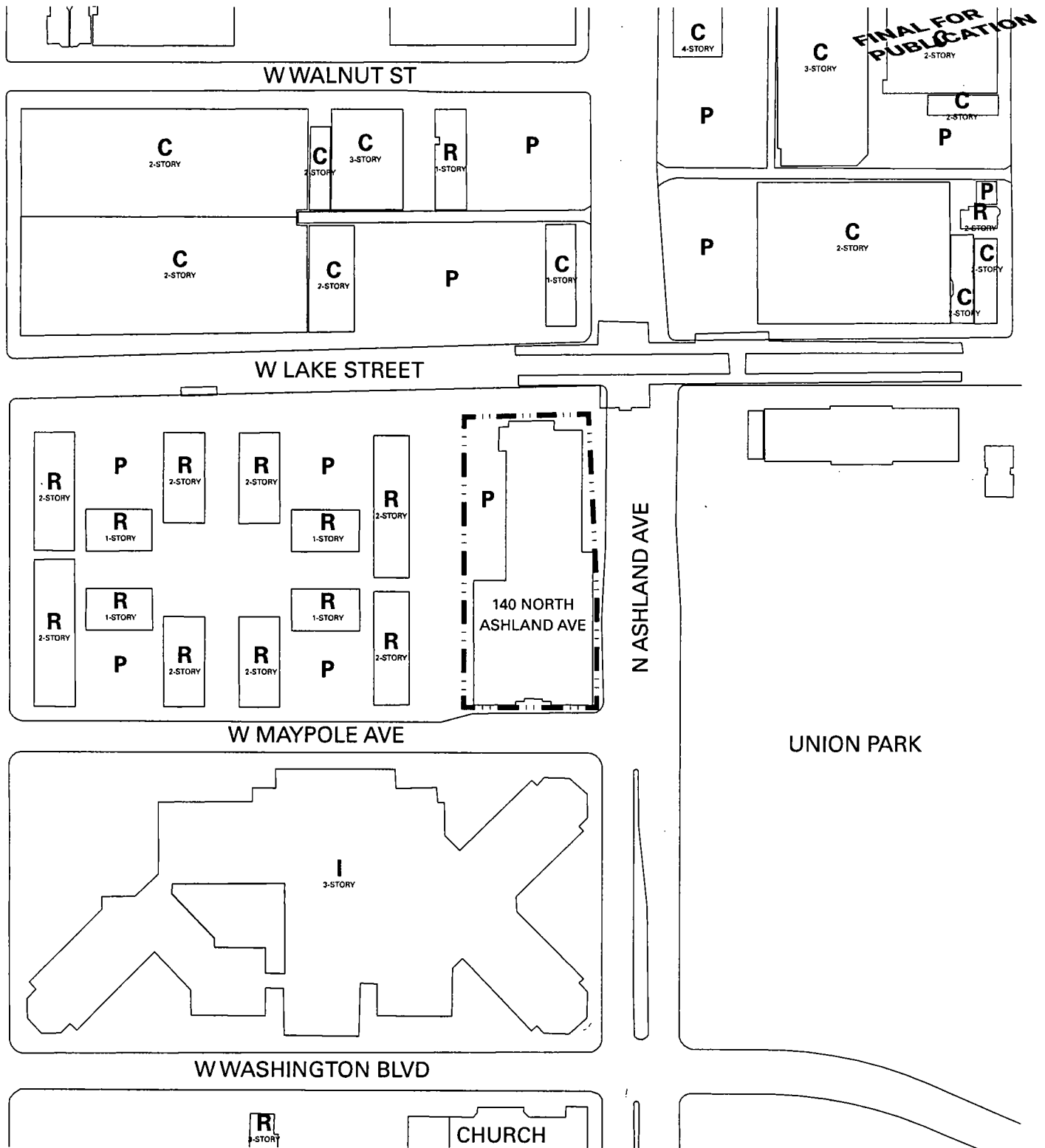
1/32" = 1'-0"
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5th Floor



TYPICAL RESIDENTIAL FLOOR PLAN
LEVELS 2-5



Legend

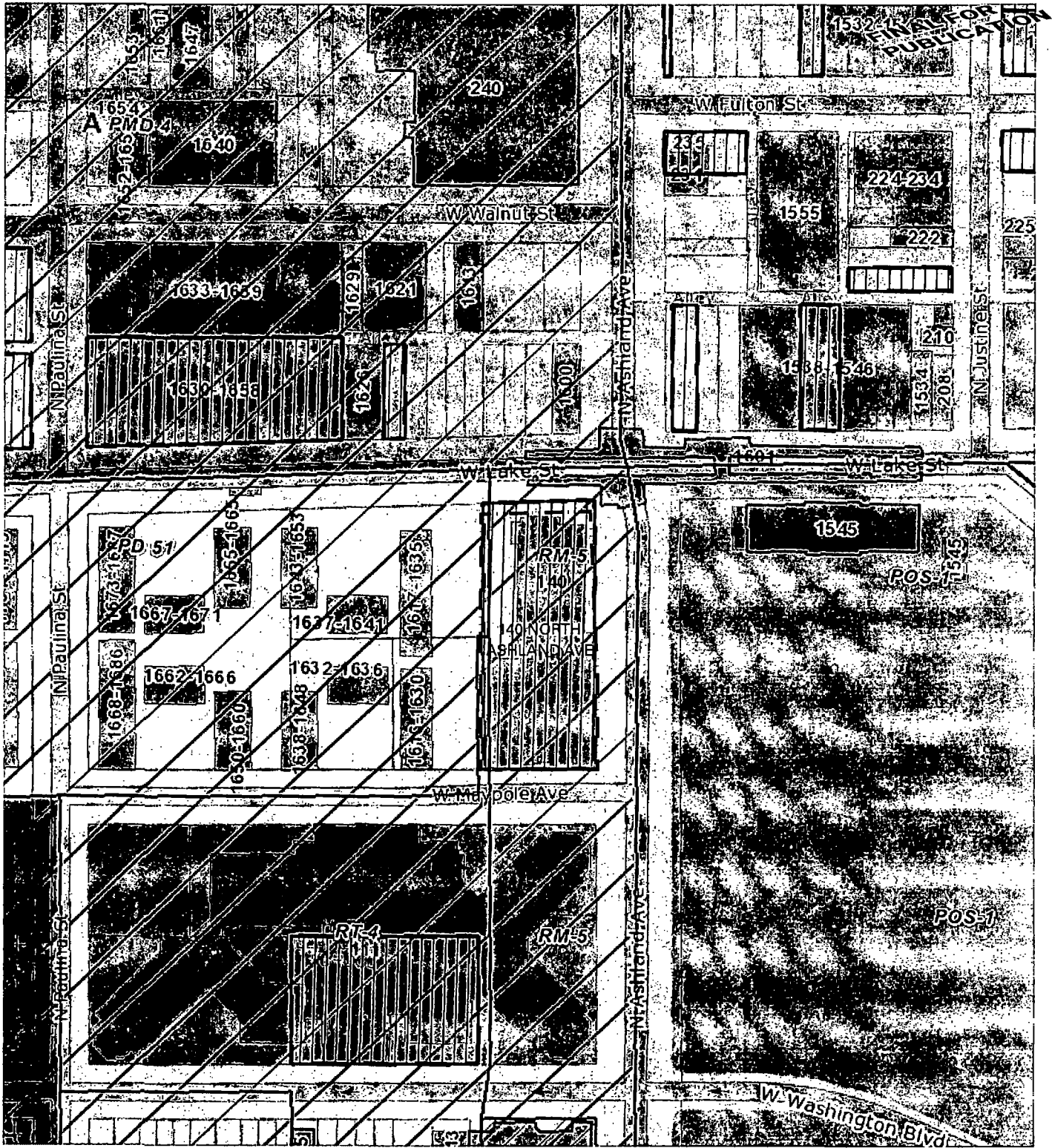
-----	Property Line	R	Residential	P	Parking
		C	Commercial	I	Institutional

140 N Ashland
 Applicant: MP 140 Ashland, LLC.
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EXISTING LAND-USE MAP
 Scale: NTS

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Legend

..... Property Line

C

140 N Ashland

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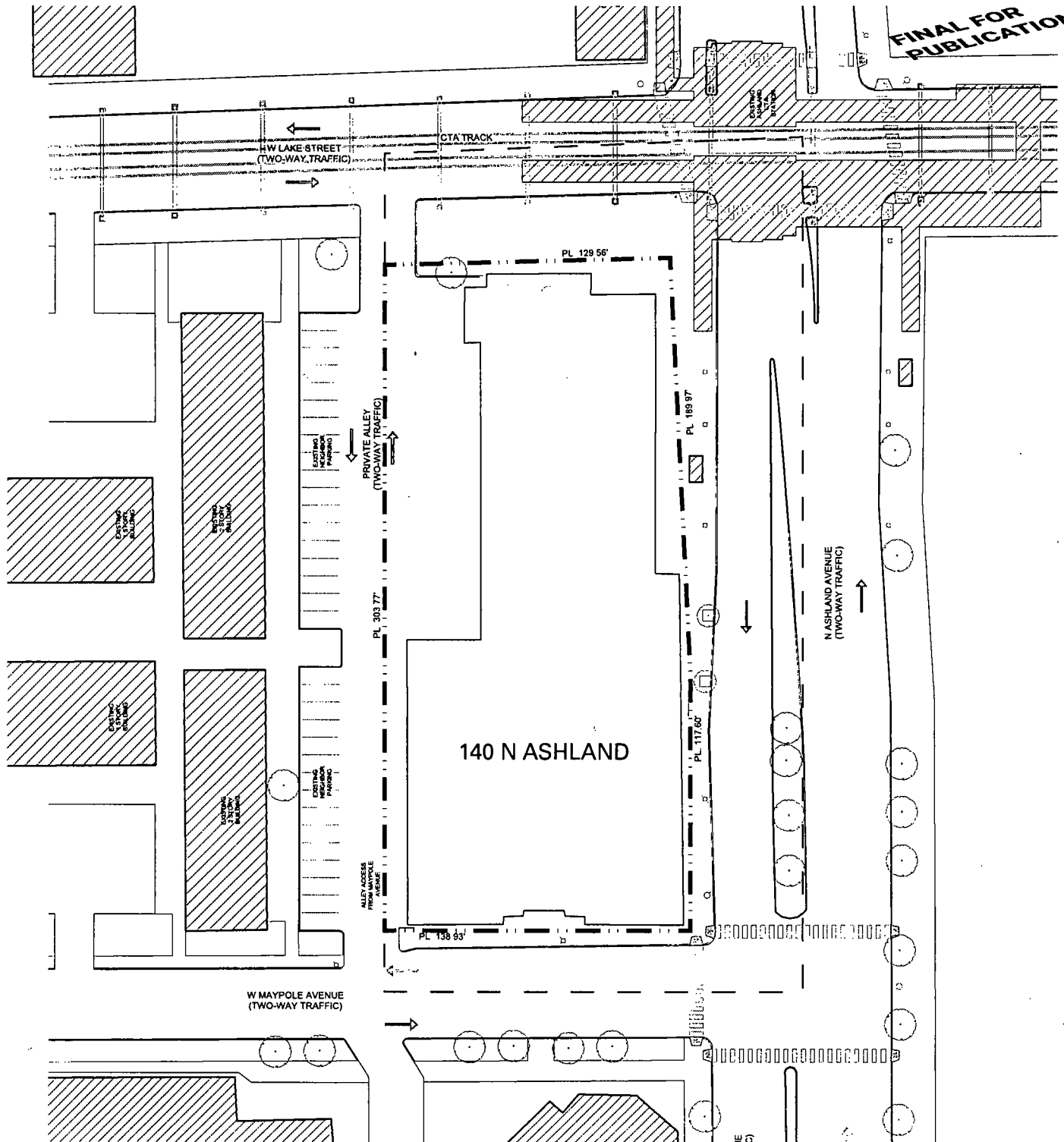
EXISTING ZONING MAP

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

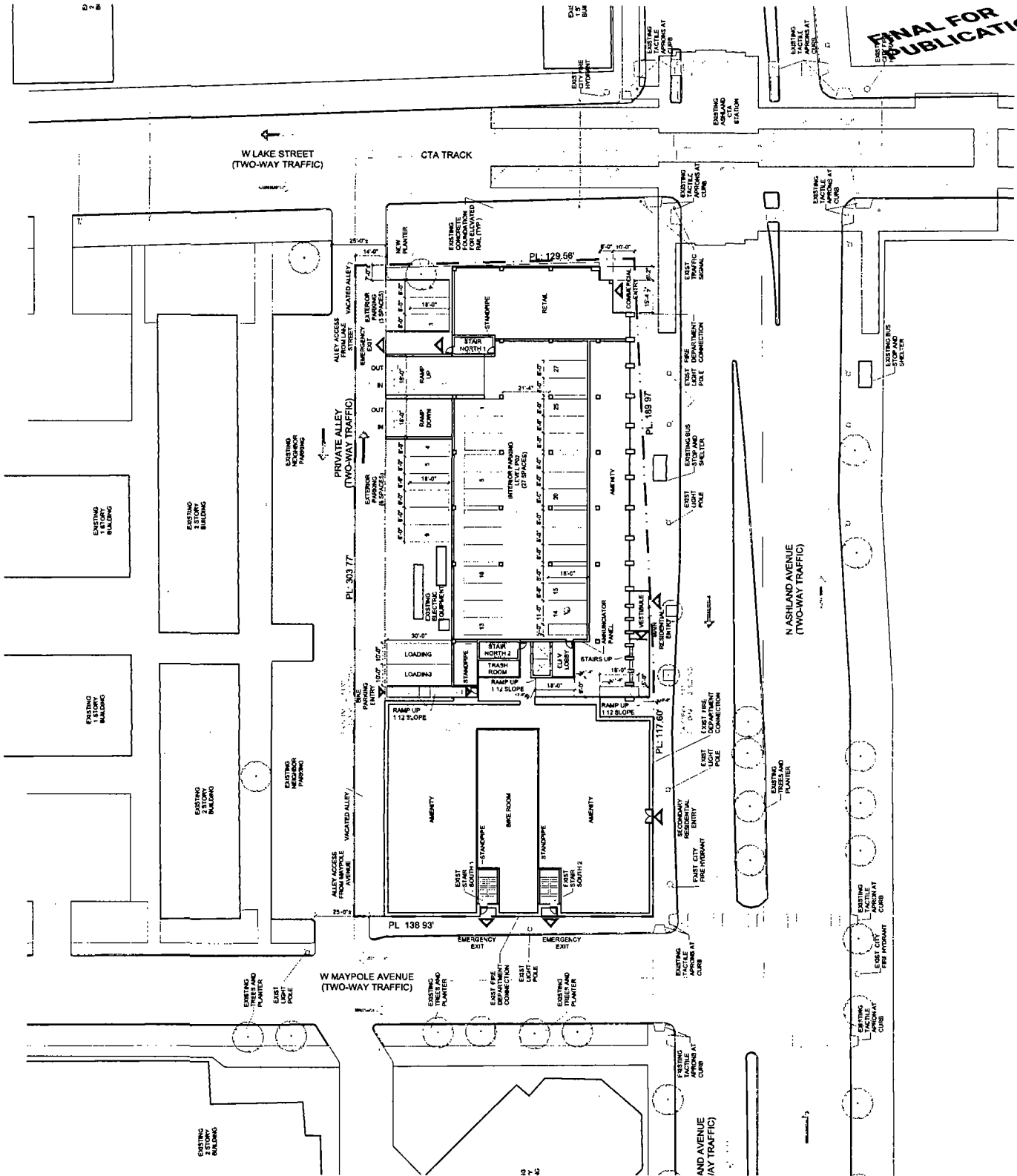


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PLANNED DEVELOPMENT PROPERTY LINE
AND BOUNDARY MAP
Scale: 1'-0" = 1/64"

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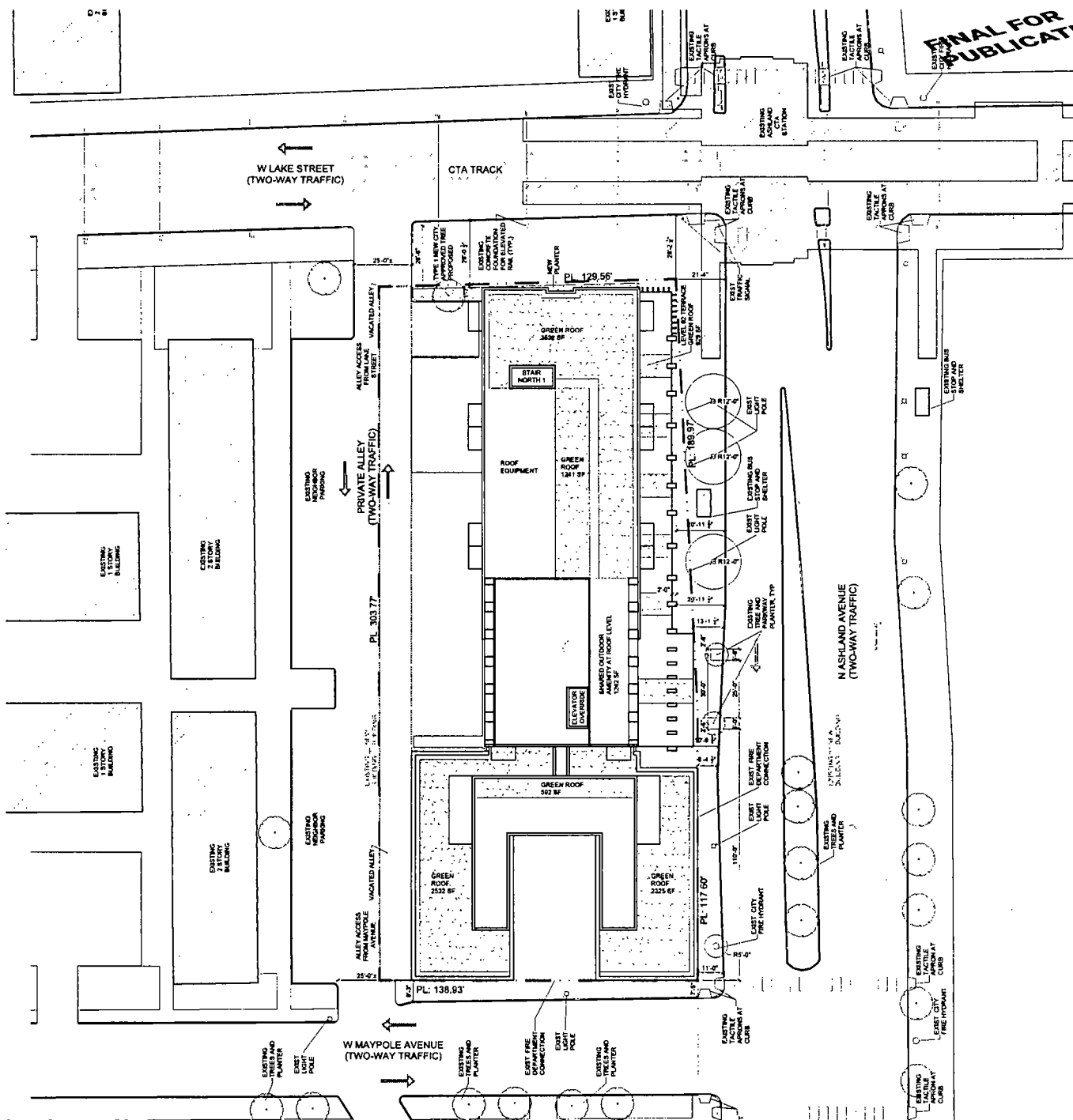


SITE PLAN
Scale: 1'-0" = 1/64"

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Landscape Notes:

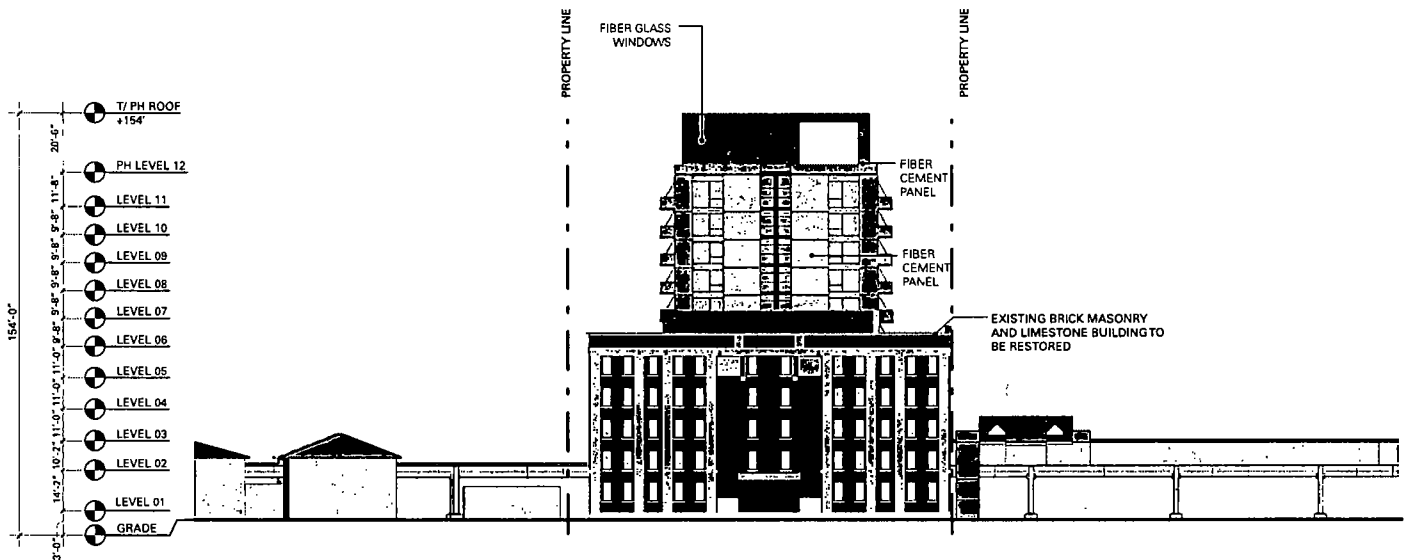
1. Proposed new tree species are as follows: American Sentry Linden (Type 1).
2. Tree grates must be stamped with the "City of Chicago" with an opening of 24" 5/8" block lettering around the perimeter of each grate panel will suffice. securing bolts must be used beneath each grate to connect each grate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

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

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

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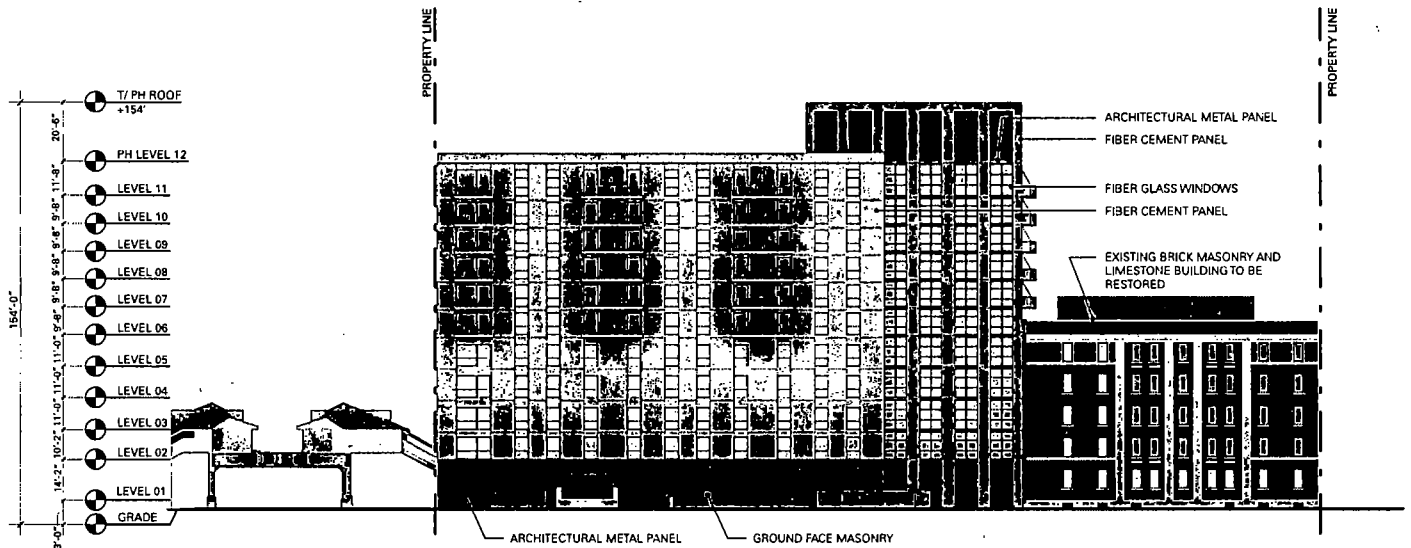


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SOUTH ELEVATION
Scale: 1'-0" = 1/64"

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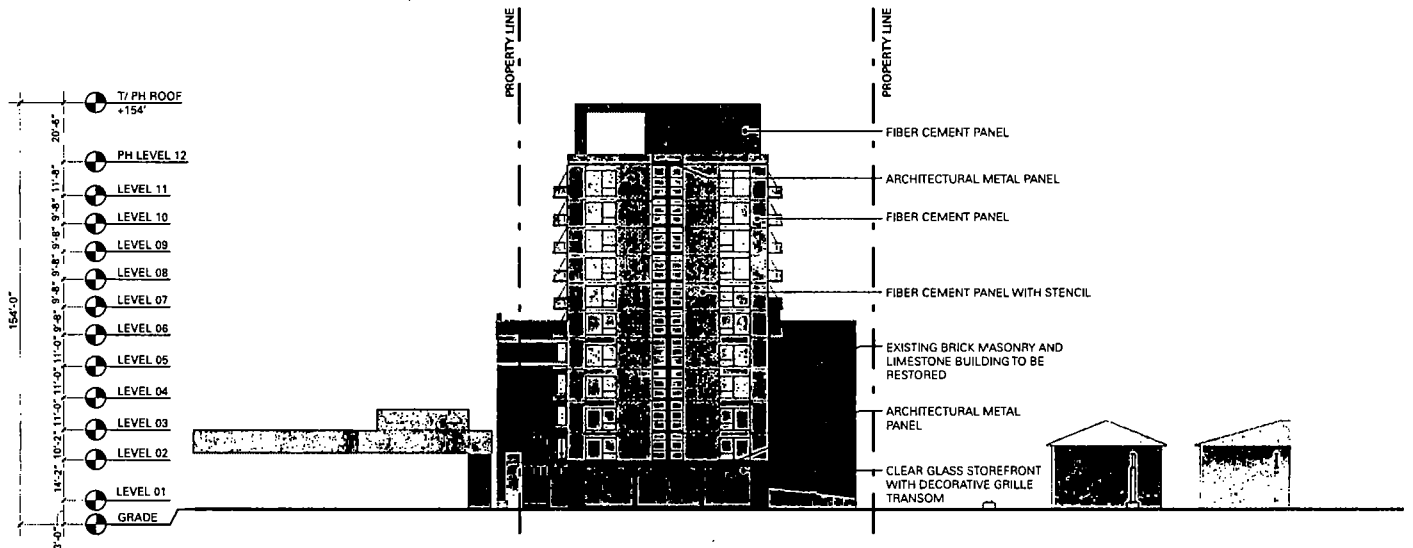


C

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Address: 140 N Ashland Ave
Introduced: February 24, 2021
Plan Commission: April 15, 2021

WEST ELEVATION
Scale: 1'-0" = 1/64"

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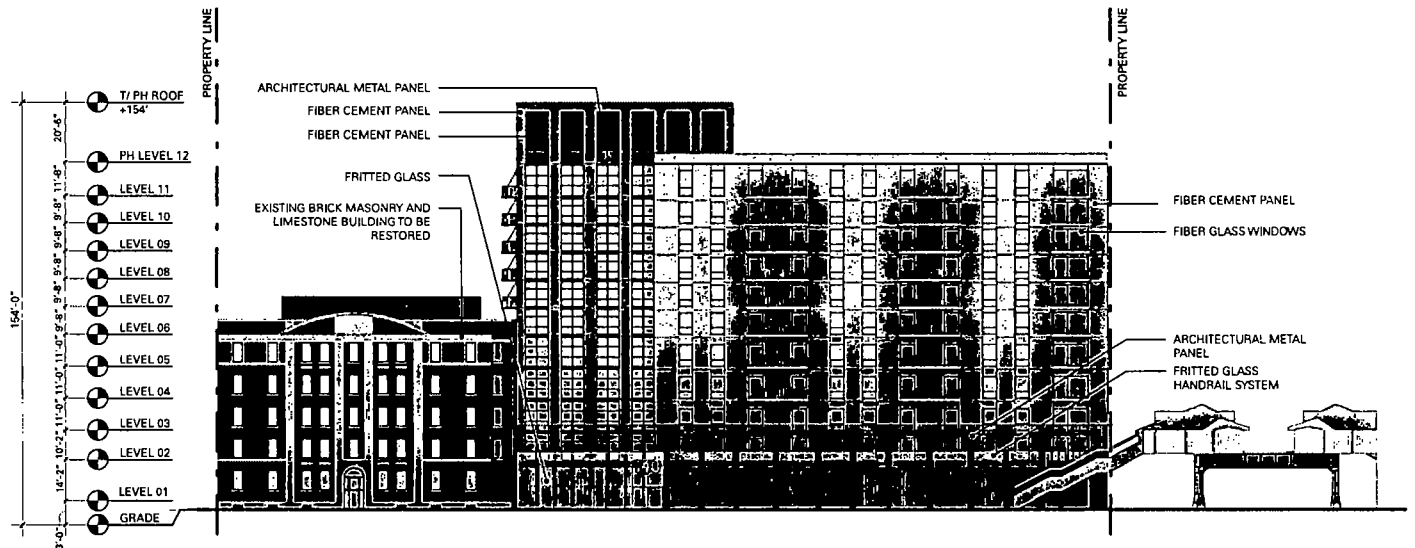
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140 N Ashland
Applicant: MP 140 Ashland, LLC.
Address: 140 N Ashland Ave
Introduced: February 24, 2021
Plan Commission: April 15, 2021

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

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

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

**BRININSTOOL
+ LYNCH**
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⚡	POWER LOSS	⚡	FREE INFLUENT
⚡	P/W R/T OF WAY	⚡	WATER MANHOLE
⚡	CABLE CENTRELINE	⚡	STONE MANHOLE
⚡	ADVA DEVIATES RECORD DATA	⚡	CATCH BASIN (SQUARE)
⚡	ADVA PARKING	⚡	CATCH BASIN (ROUND)
⚡	ACCESS POINT OF ACCESS	⚡	SANITARY MANHOLE
⚡	YARD LIGHT POST	⚡	SANITARY CLEANOUT
⚡	GROUND LIGHT	⚡	
⚡	DEVIATE DISTANCE FROM BUILDING	⚡	
⚡	COMMIT TO PROPERTY LINE	⚡	
⚡	MANHOLE - TYPE UNDETERMINED	⚡	
⚡	OUT WIRE	⚡	
⚡	COMMUNICATIONS MANHOLE	⚡	

THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GRADING WARNINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 1704C-0414L, which bears an effective date of 8-18-2006 and is not in a Special Flood Hazard Area.

STATUS	REQUIRED	DESIGNED
ITEM		
INTD USE		
LOT AREA		41.57 SQ FT
FRONTAGE		120.56 FT
LOT COVERAGE		68.33
SE BACK FRONT		68.33
SE BACK SIDE		80.11
SE BACK SWEEPS		NOT APPLICABLE
SE BACK SE		133.97
SE BACK SW		95.47
BUILDING HEIGHT		9
SE BACK REGULAR		1
SE BACK HANDCAP		10
SE BACK TOTAL		

[illegible][illegible]

A street map showing the intersection of N Main St and W Washington Blvd. A shaded rectangular area is located at the intersection, labeled "N MAIN ST" and "W WASHINGTON BLVD". Other streets shown include N Astor St, N Adams Ave, N Madison St, N Hamilton Ave, and N Holladay Ave.

[illegible]

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PUBLICATION

Project #20-6441-Sub #001
140 S Ashland Ave
Chicago, IL 60612

Project #20-6441-Sub #001
140 S Ashland Ave
Chicago, IL 60612

Surveyor's Certification

This is to certify that this map is real and the survey on which it is based were made in accordance with the 2001 Uniform Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSP, and includes Items 1, 2, 3, 5, 6, 9, 10, 12, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on March 18, 2007.

Reel 1-2-3

Richard F. Scharb
Licensed Illinois Professional Land Surveyor
License Number 035-007401
License Expires 11-30-2021
Date of Survey 3-18-2021
Date of Last Revision 3-18-2021

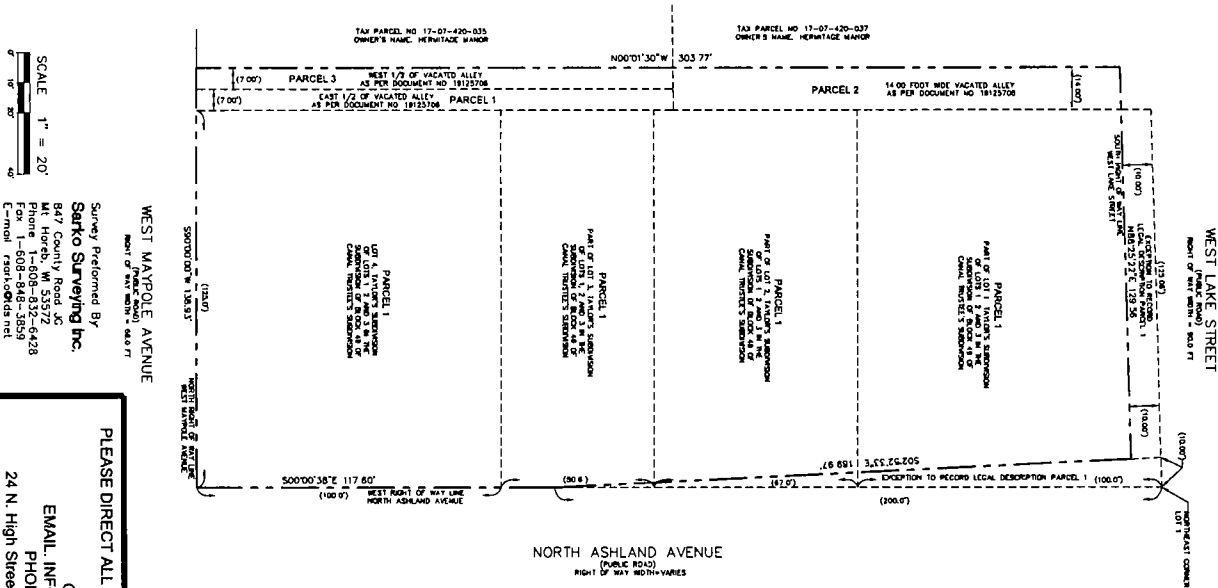
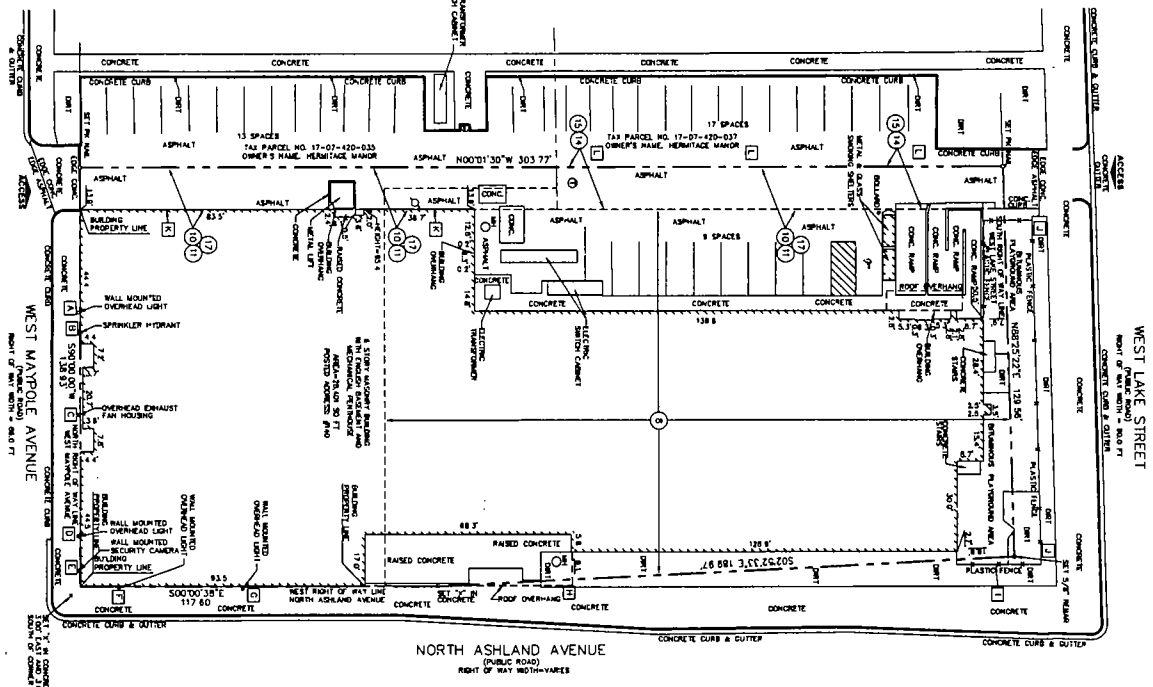


Sheet 1 of 2

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.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. Horeb, WI 53572
Phone 1-608-832-6428
Fax: 1-608-846-3859
E-mail rsarko@tds.net



SCALE 1" = 20'

Survey Prepared By
Sarko Surveying Inc.
 847 County Road AC
 Mt. Horeb, WI 53572
 Phone 1-808-848-2858
 E-mail info@sarkosurveying.com

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
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(330) 777-0502

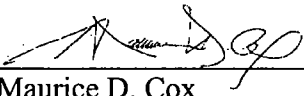
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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: April 15, 2021

Re: Proposed Residential-Business Planned Development – 140 N. Ashland Ave.

On April 15, 2021, the Chicago Plan Commission recommended approval of the proposed Planned Development, submitted by MP 140 ASHLAND LLC. The Applicant proposes to rezone the property from RM-5 (Residential Multi-Unit District) to B3-5 (Community Shopping District) prior to establishing a Planned Development to construct a 154', twelve-story building. Residential units will occupy the upper levels with amenity and commercial use planned for the ground level. A copy of the proposed ordinance, planned development statements, bulk table and exhibits are 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 recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Joshua Son at 312-744-2780.

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