



CHICAGO PLAN COMMISSION

140 N. Ashland Ave – Planned Development

Near West Side / 27th Ward / Ald. Burnett

MP 140 ASHLAND LLC

Brininstool + Lynch

Law Offices of Samuel V.P. Banks

DRAFT

April 15, 2021



Project Description

The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District to the B3-5 Community Shopping District then to a Residential-Business Planned Development to permit the construction of a 154', twelve-story building. Residential units will occupy the upper levels with amenity and commercial use planned for the ground level.

NEAR WEST SIDE

W Lake

SITE

UNION PARK

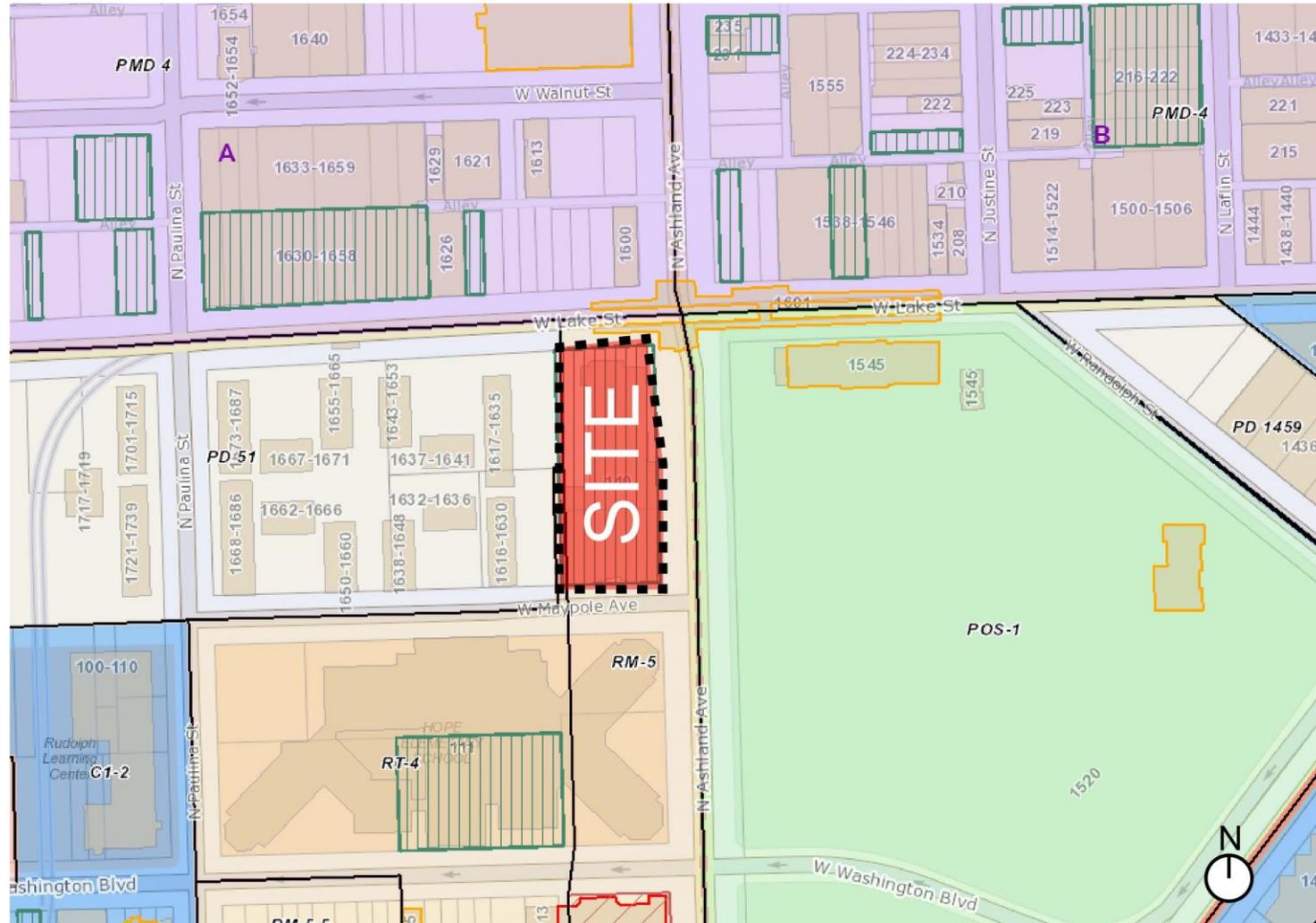
W Randolph

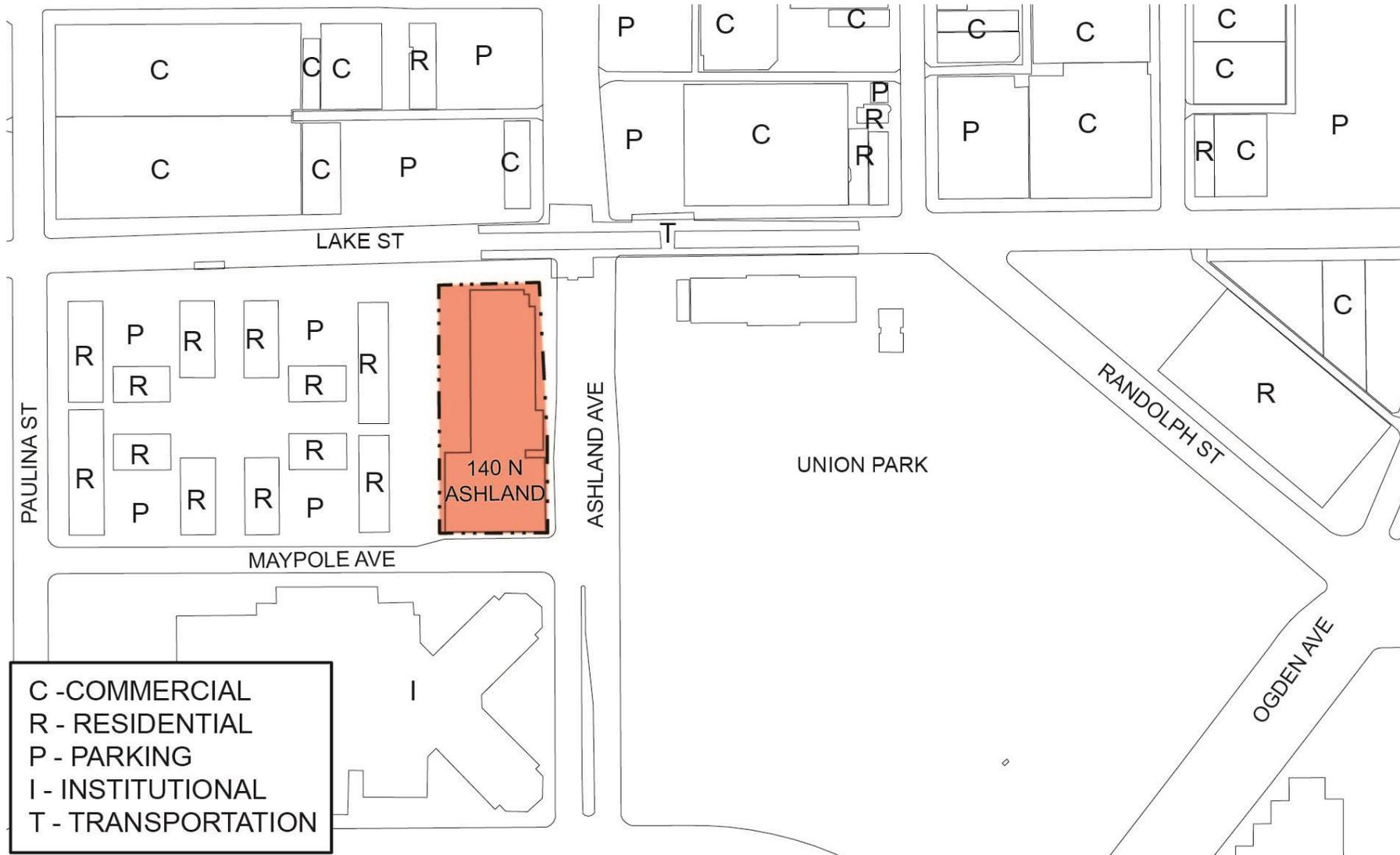
WEST LOOP

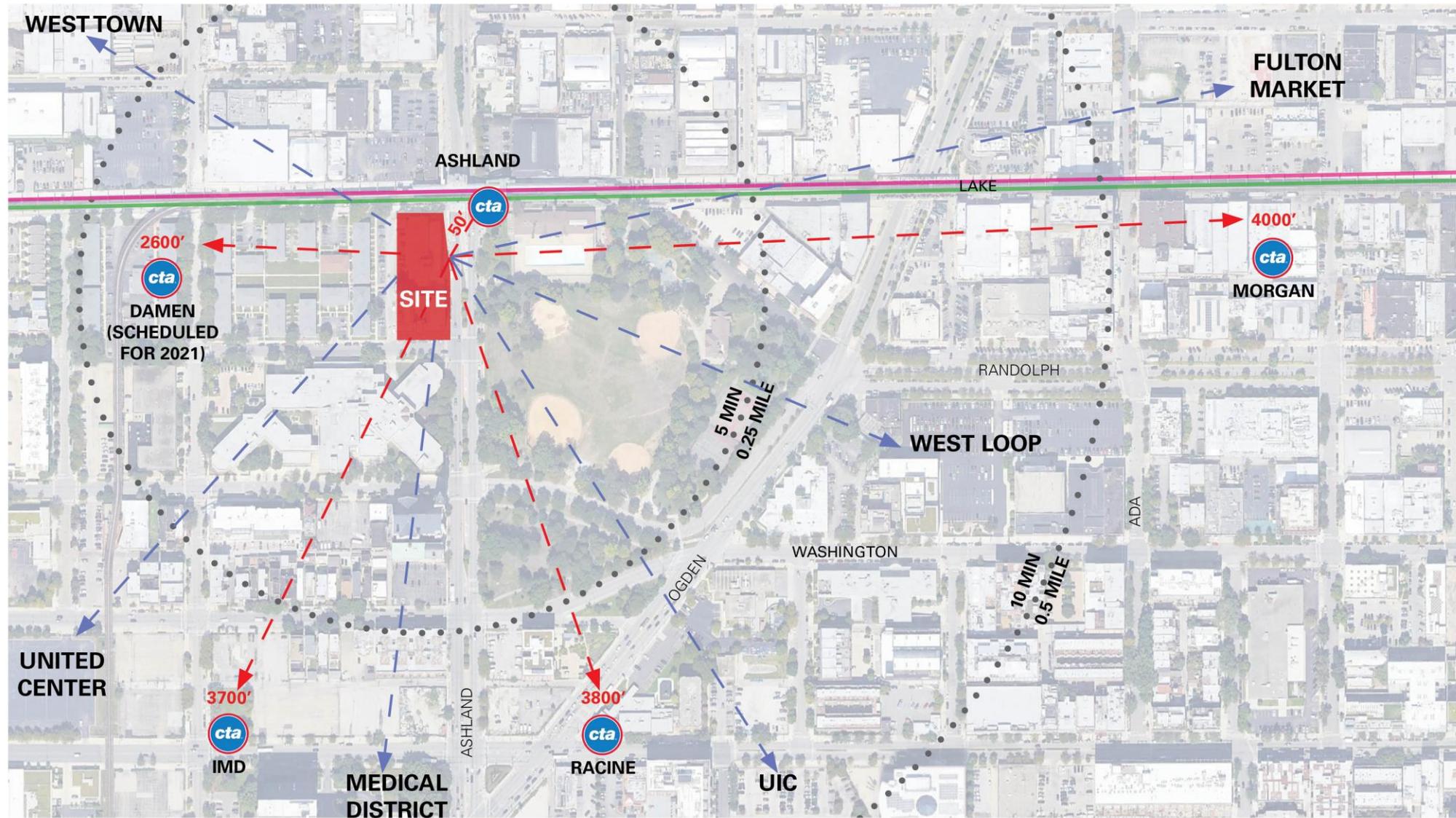
Ogden

N Ashland





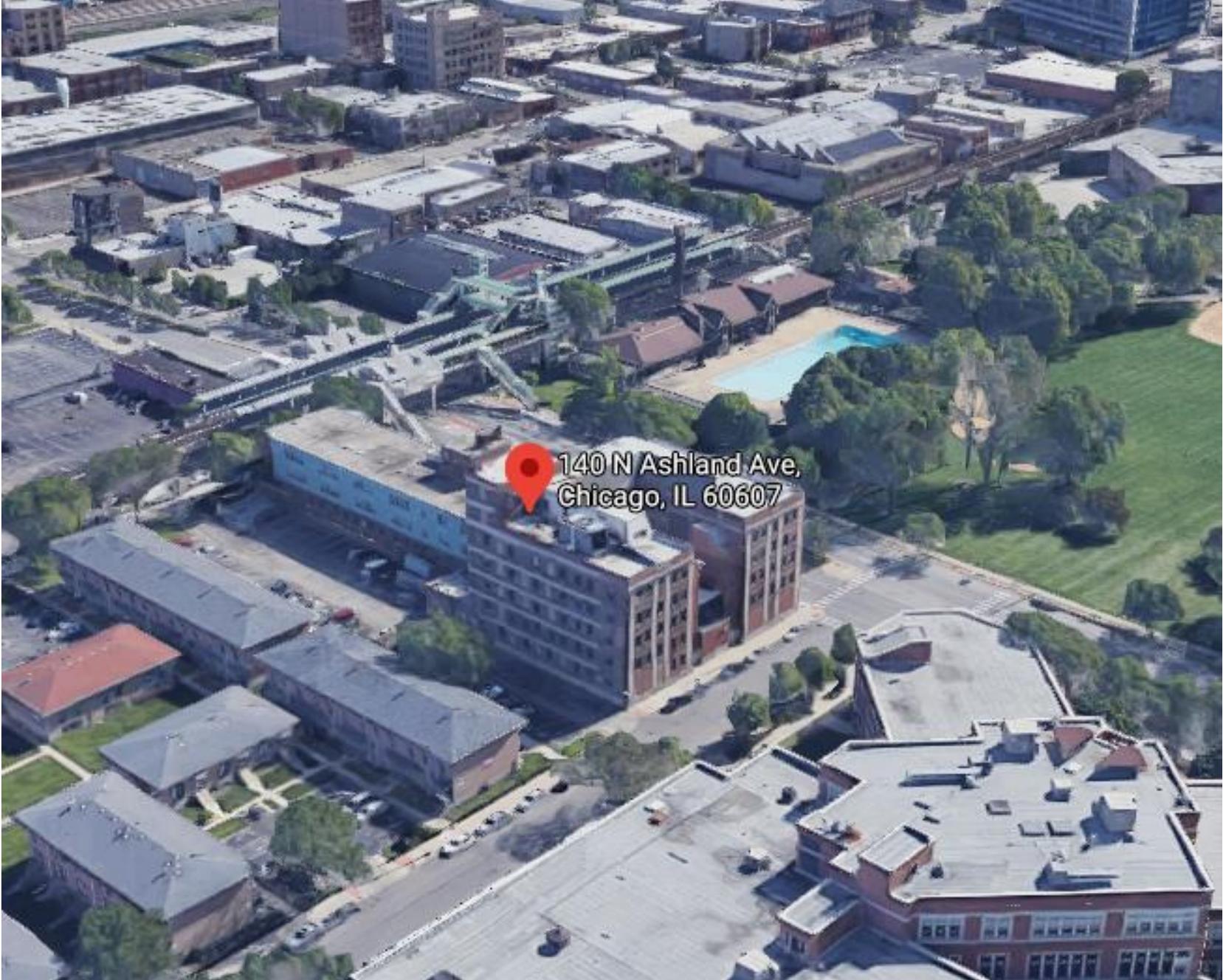




PEDESTRIAN AND CTA CONNECTION



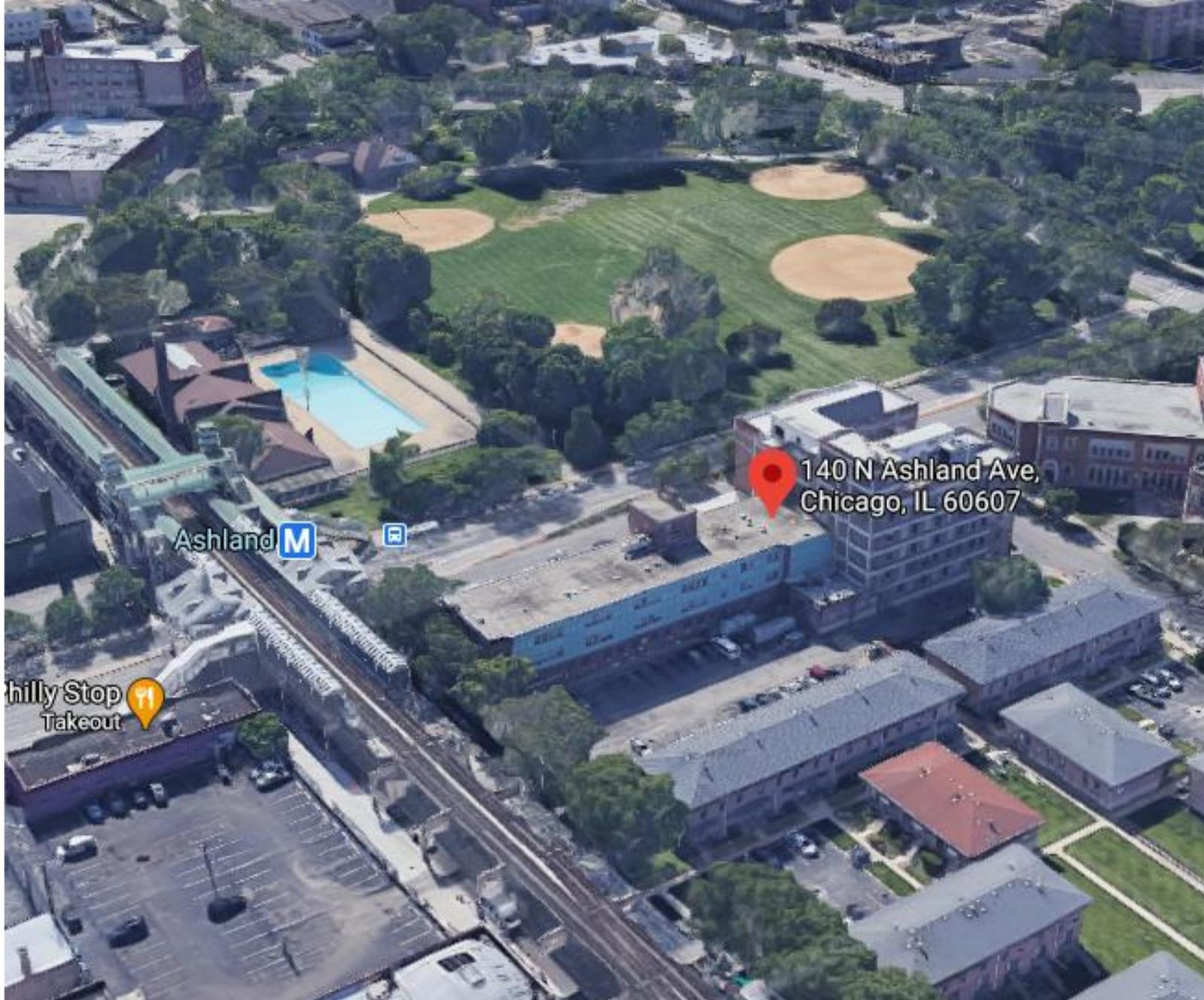
SITE CONTEXT (LOOKING NW)



SITE CONTEXT (LOOKING NE)



SITE CONTEXT (LOOKING SW)



SITE CONTEXT (LOOKING SE)



EXISTING BUILDING TO BE RESTORED



CTA ASHLAND STATION



NEIGHBORING CHURCH AND SCHOOL



PRIVATE ALLEY AND RESIDENTIAL NEIGHBOR



RETAIL NORTH OF LAKE ST



UNION PARK

ADJACENT SITE CONTEXT



1 MAYPOLE NORTHEAST



2 MAYPOLE NORTHWEST



3 LAKE SOUTHWEST



4 LAKE SOUTHEAST

SITE



5 ASHLAND SOUTHWEST



6 ASHLAND WEST

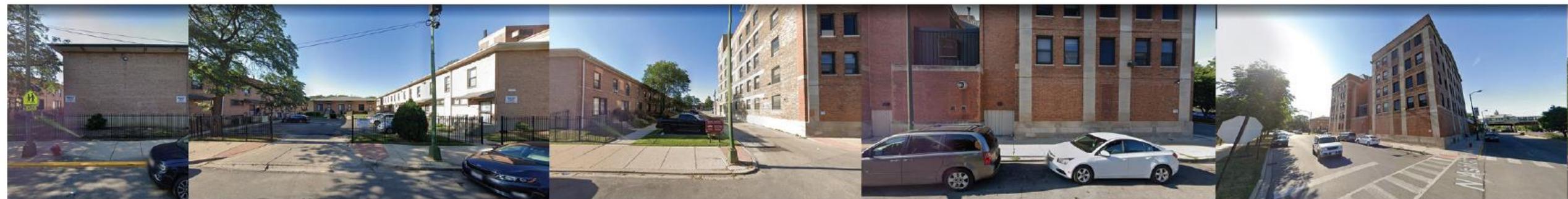


7 ASHLAND NORTHWEST

SITE CONTEXT



D MAYPOLE STREET SOUTH



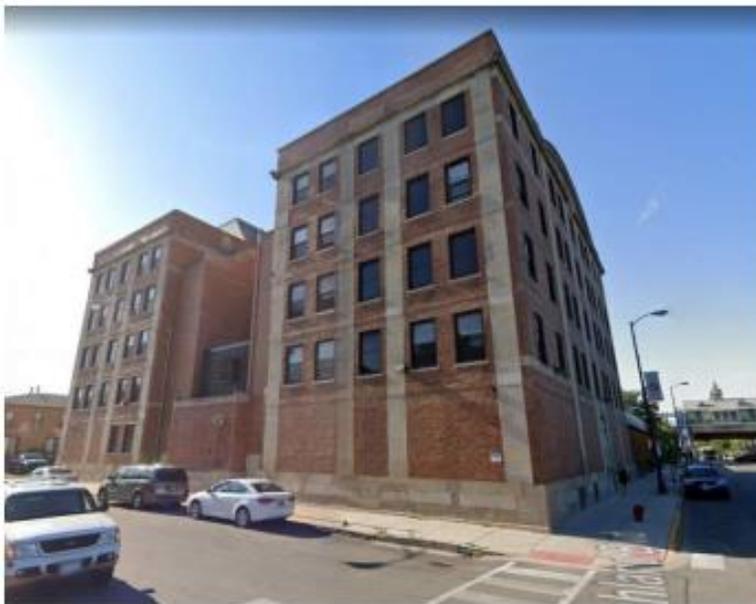
E MAYPOLE STREET NORTH



PARAPET ORNAMENTATION



ORNAMENTAL WINDOW GRILLE



SOUTH FACADE VIEW



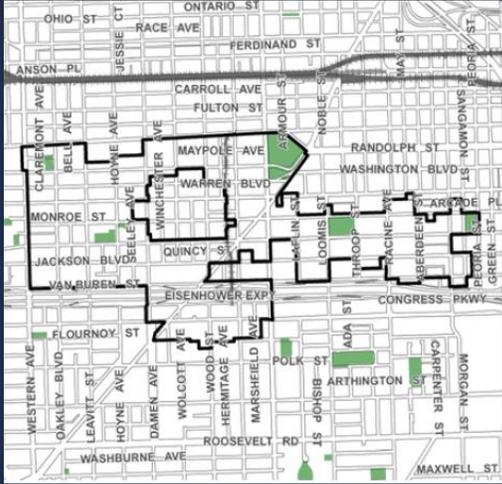
EAST FACADE VIEW 1



EAST FACADE VIEW 2

SITE CONTEXT

Planning Context



CENTRAL WEST TIF

- The 463-acre Near West TIF is intended to facilitate the preparation of vacant and underutilized sites for new retail, commercial and residential development, and off-street parking.
- Located within the Near West community area, the TIF also is designed to support the development of a variety of housing types that meet the needs of households with a wide range of income levels.



ARO Pilot: Near West Zone

- First 10% on-site or within 2 miles and in Pilot and/or higher income ARO zone for households at 60% AMI or to the CHA (per current ARO)
- 5% additional may be built anywhere in the Pilot up to 100% AMI



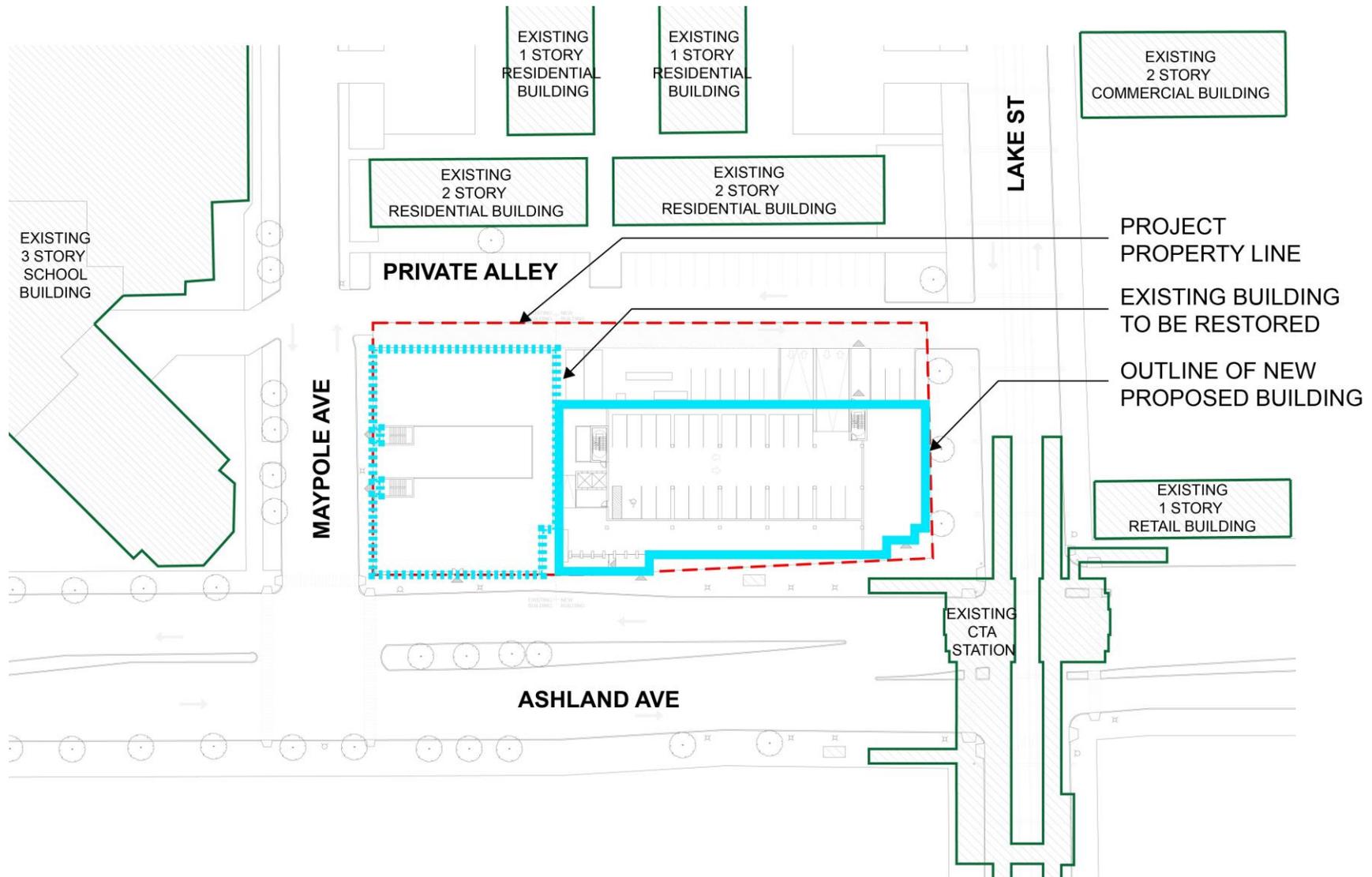
Public Process Timeline

Ward 27- Alderman Walter Burnett, Jr.

- Date of Introduction: February 24, 2021
- Date of Community Meeting: March 2, 2021

*There are no independent Community Organizations that claim jurisdiction over this particular property, and therefore – in cooperation with the 27th Ward Office (Alderman Burnett), the Applicant hosted a Public Meeting that was open to all residents of the West Loop, including the adjacent Homeowner's Association. Toward these same ends, the Applicant – personally, regularly engaged and communicated with Board Members representing the Hermitage Manor Homeowner's Association.

*The Applicant and its Development Team participated in weekly meetings with the Department of Planning and Development (DPD), by and through their Project Manager, throughout the duration of the underlying administrative processes – from the initial Intake Meeting to date.





LEGEND

- RESIDENTIAL
- PARKING
- RESIDENTIAL SUPPORT
- RETAIL

DEVELOPMENT SUMMARY

NET SITE AREA: 41,578 SF
(0.95 ACRES)

EXISTING FAR: 2.0
PROPOSED FAR: 5.0

VEHICULAR PARKING

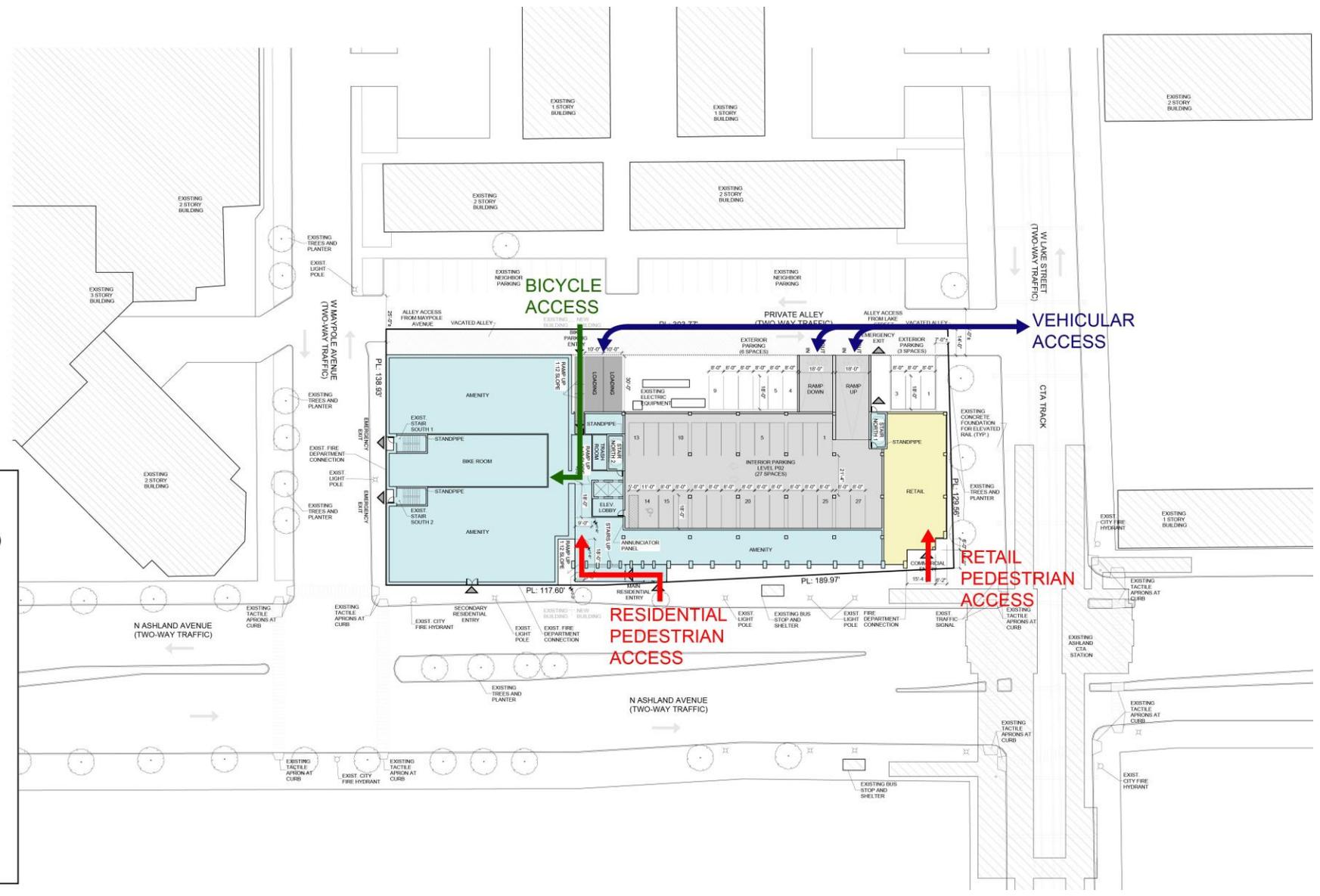
INTERIOR: 53
EXTERIOR: 9
TOTAL PARKING: 62

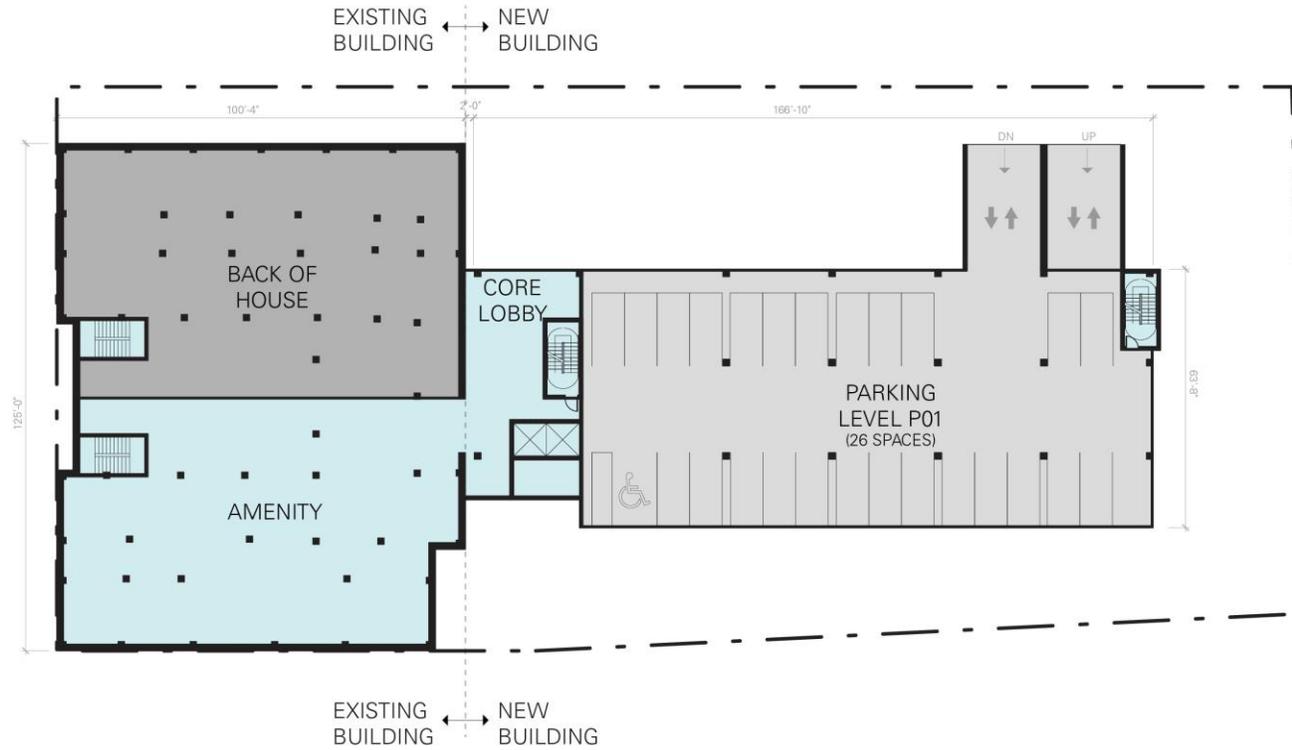
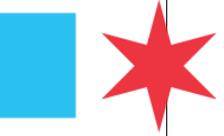
BICYCLE PARKING

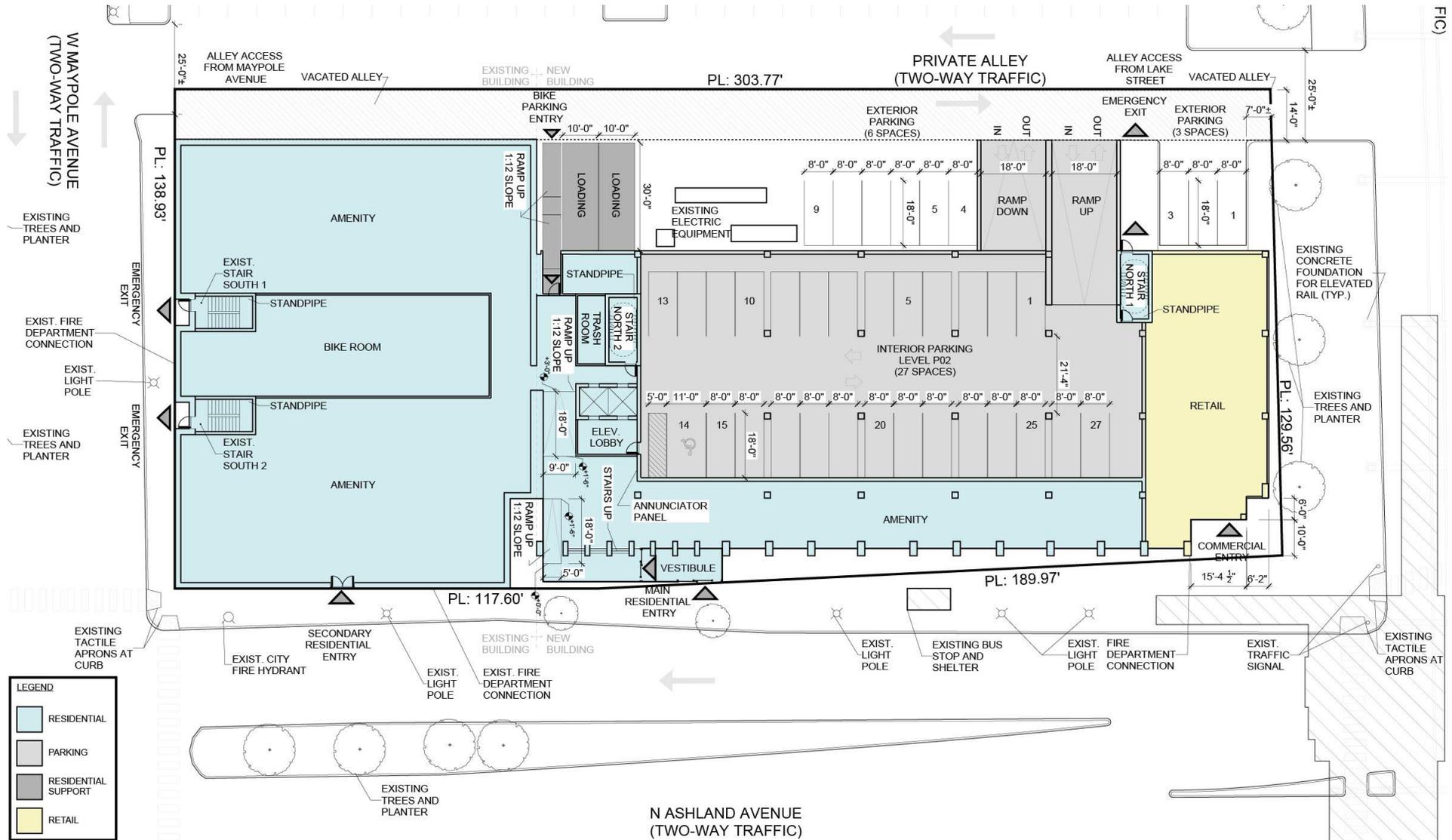
INTERIOR: 135 MIN.

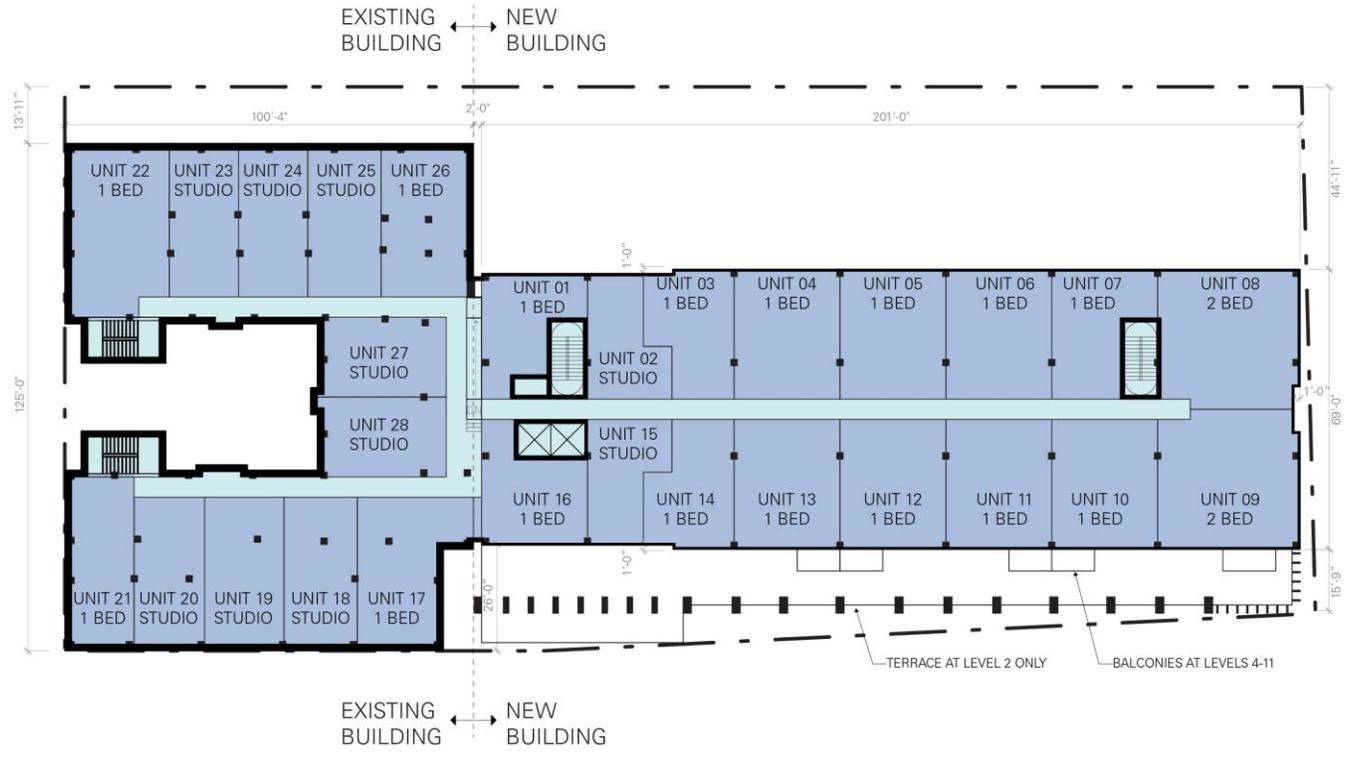
USE

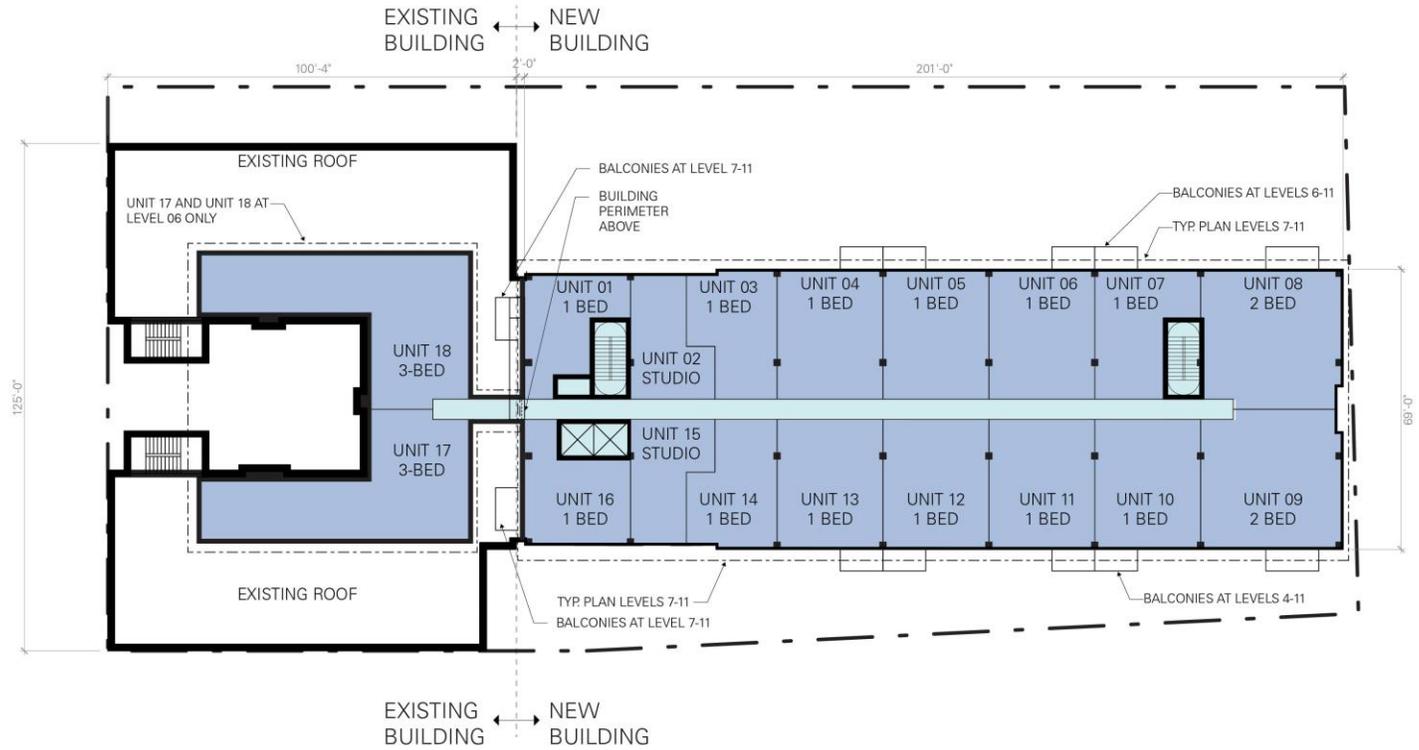
RETAIL: 2,670 SF
PARKING: 20,498 SF
RESIDENTIAL: 208,226 SF
SUPPORT: 6,447 SF
GROSS AREA: 238,114 SF
FAR AREA: 207,890 SF

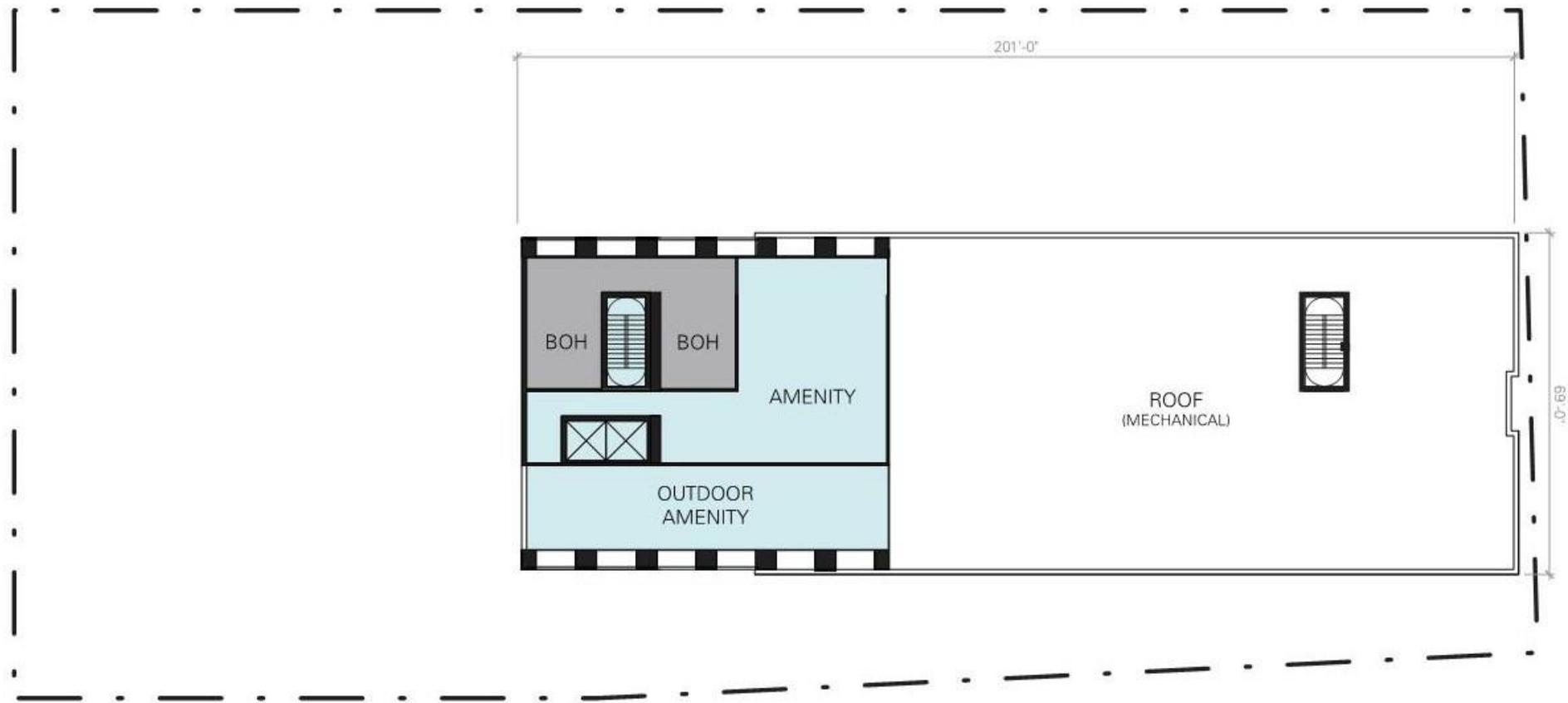


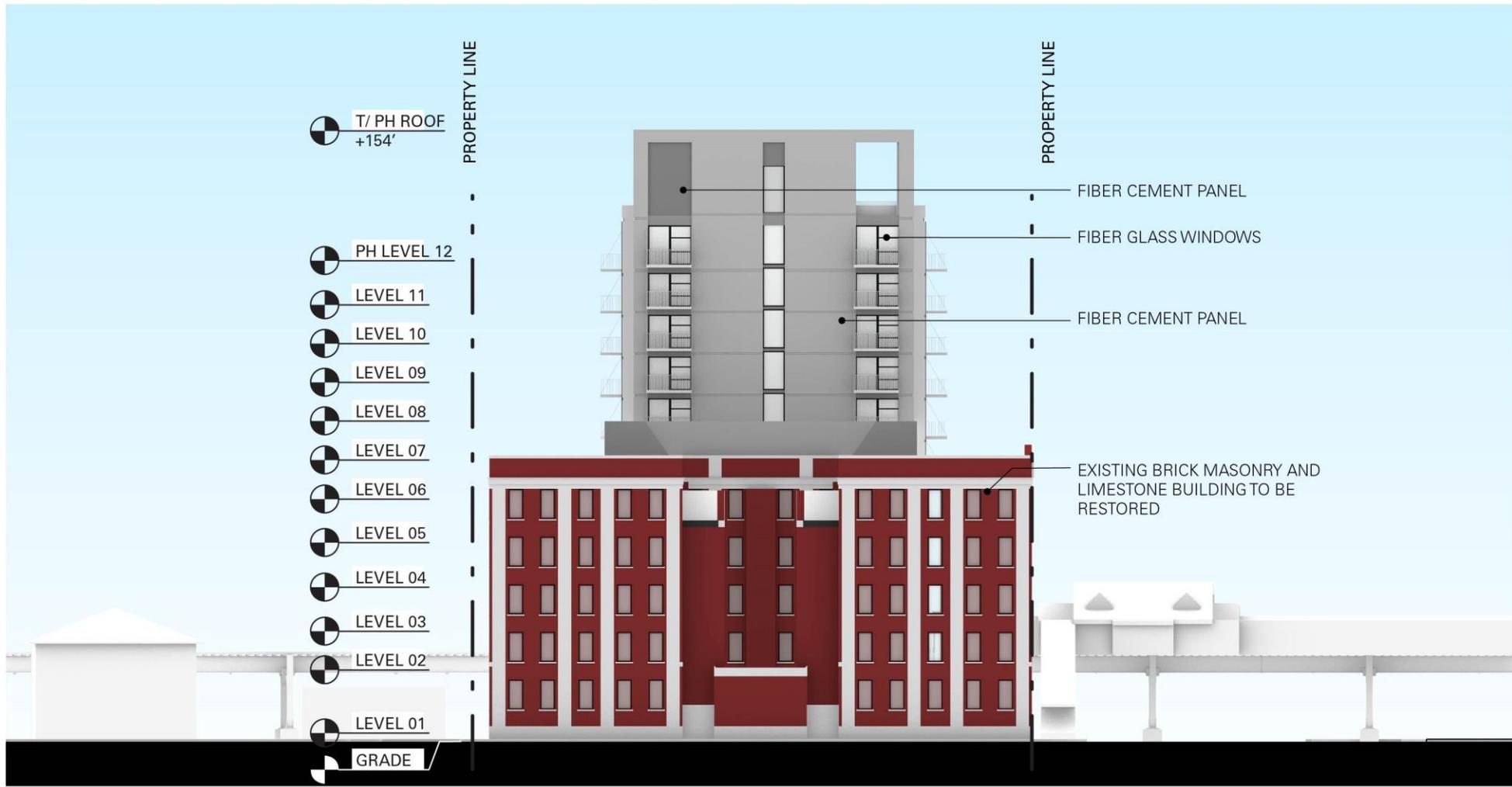


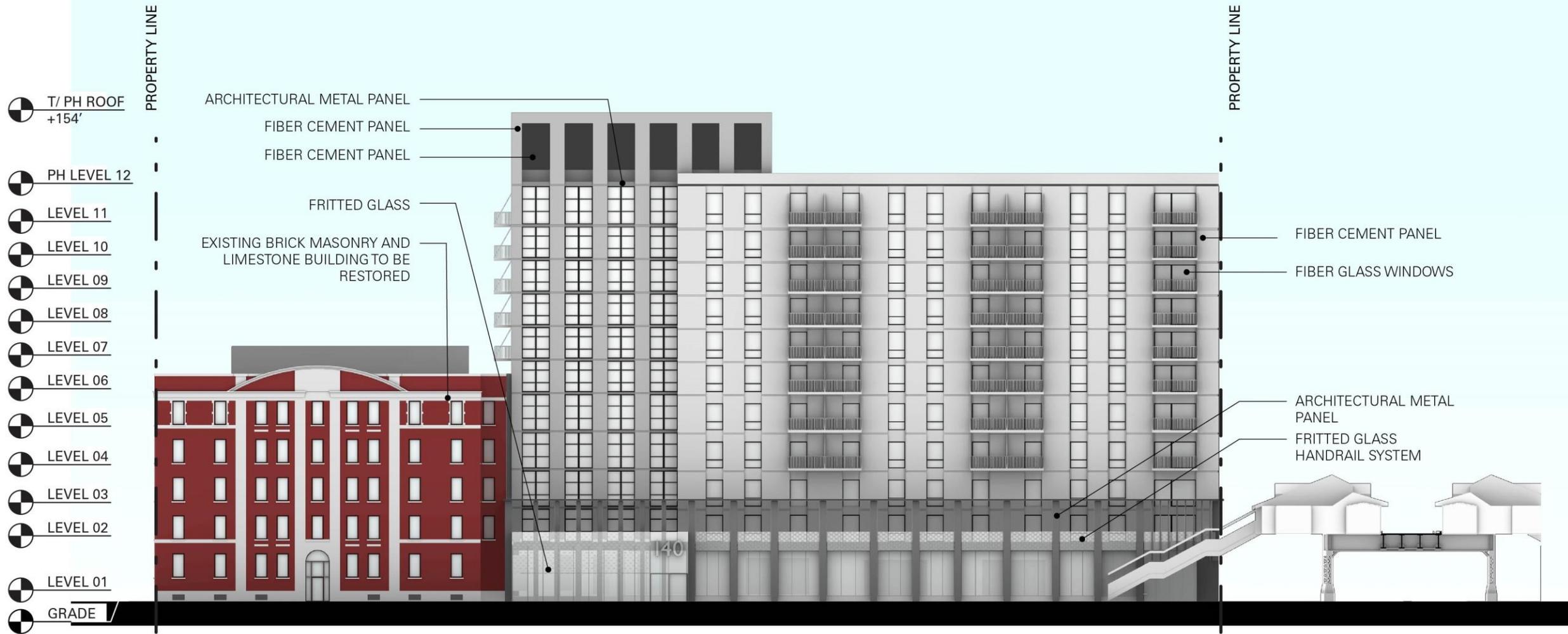


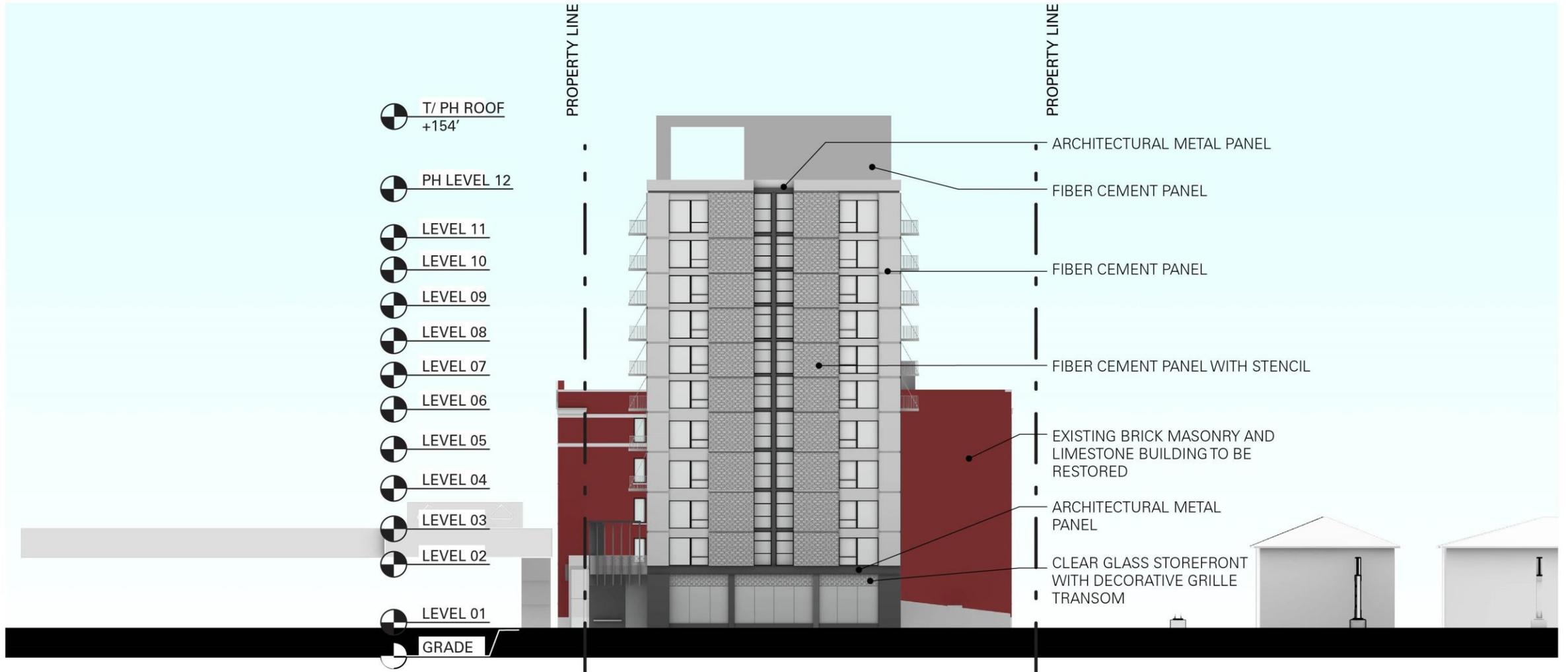


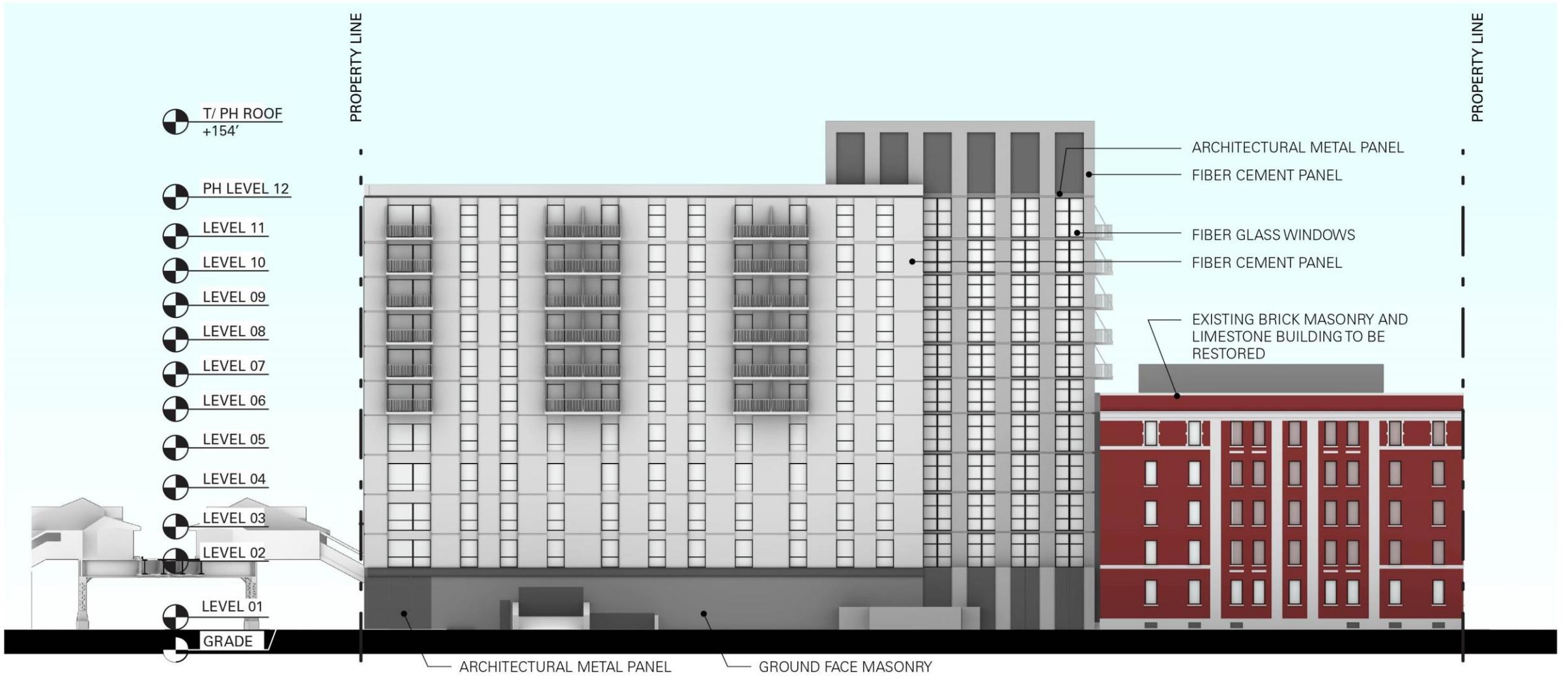


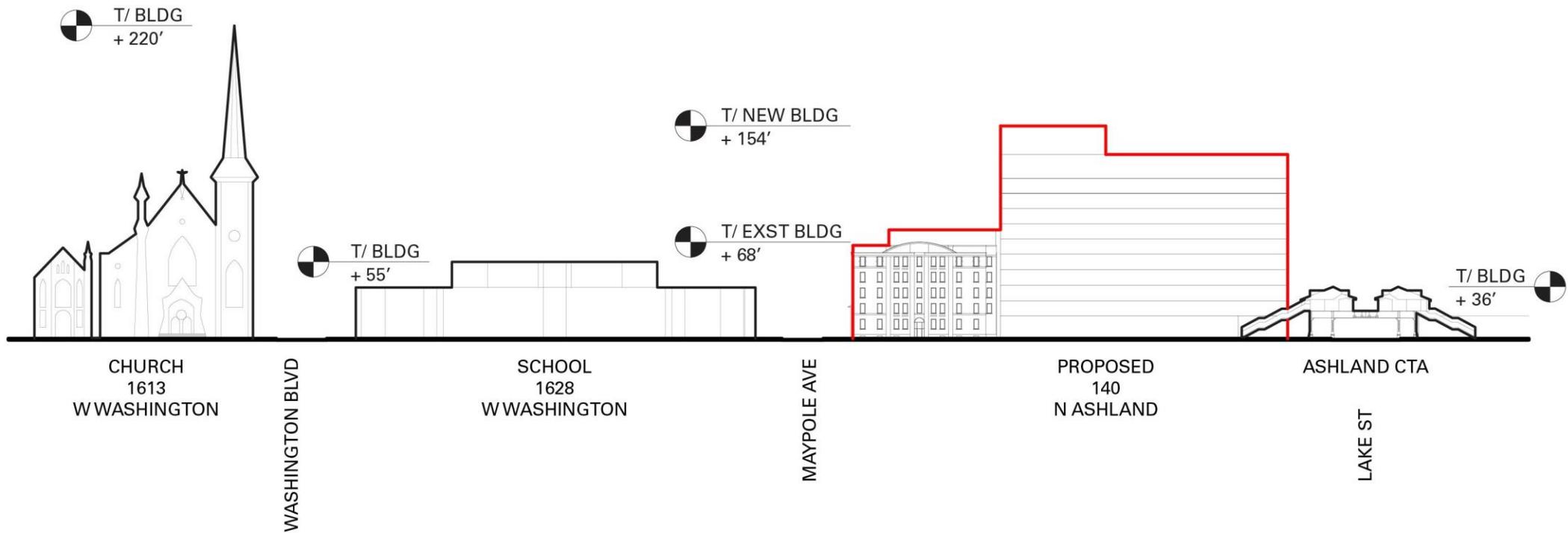


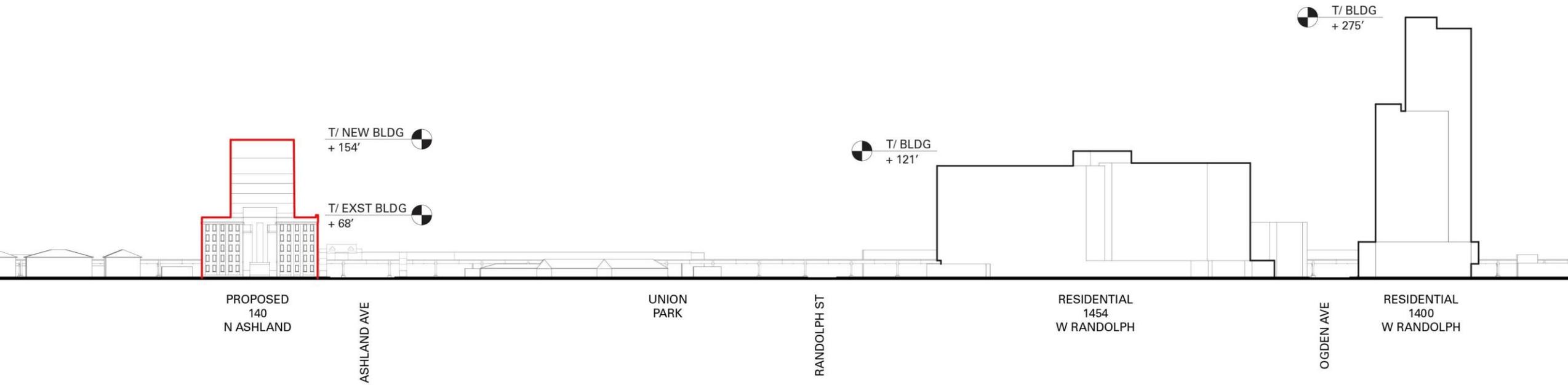


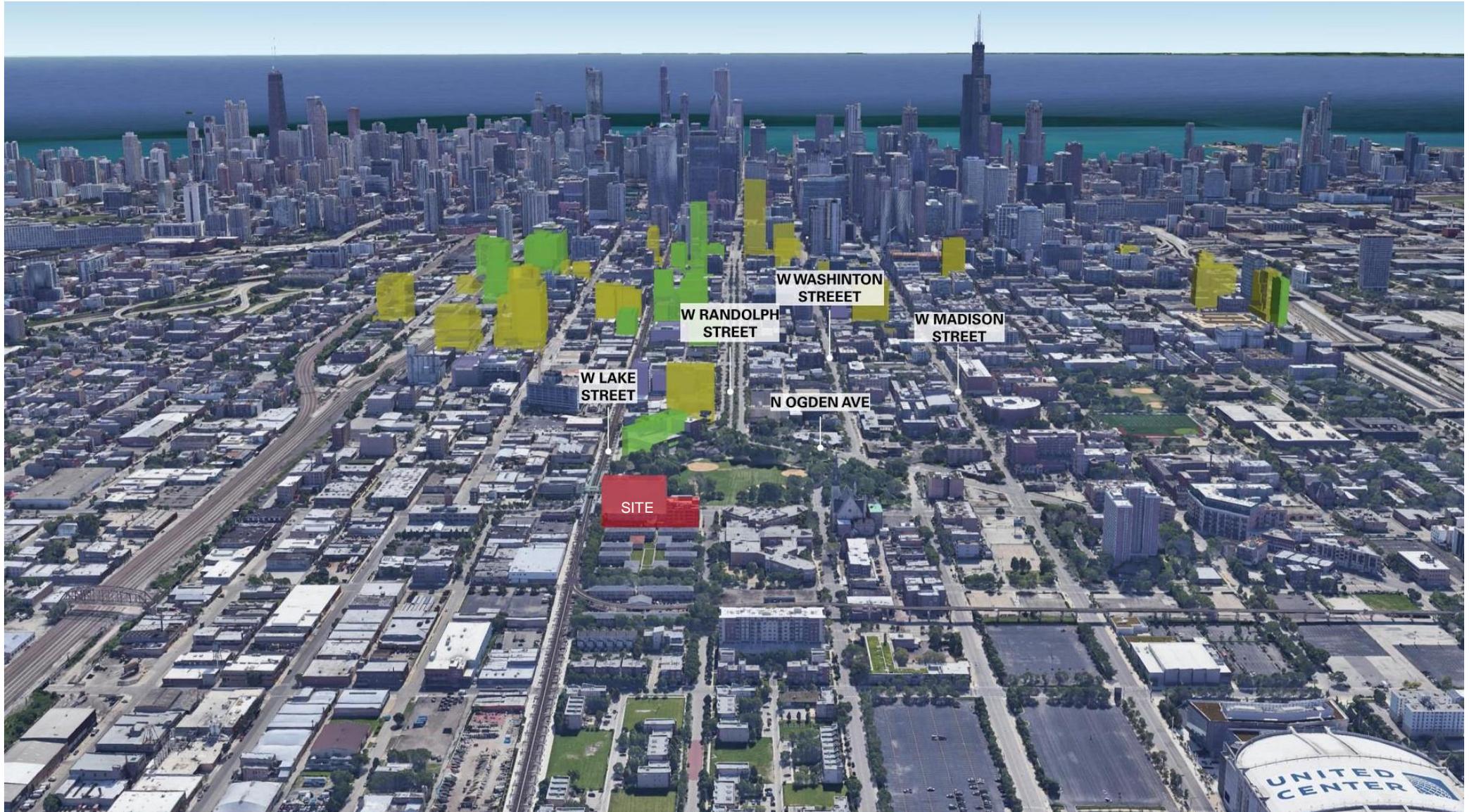




















RENDERING – VIEW FROM UNION PARK



- FIBER CEMENT PANEL
- FIBER CEMENT PANEL
- FIBER CEMENT PANEL
- ARCHITECTURAL METAL PANEL
- FIBER CEMENT PANEL
- GREEN SPACE

RENDERING – VIEW FROM SOUTH EAST

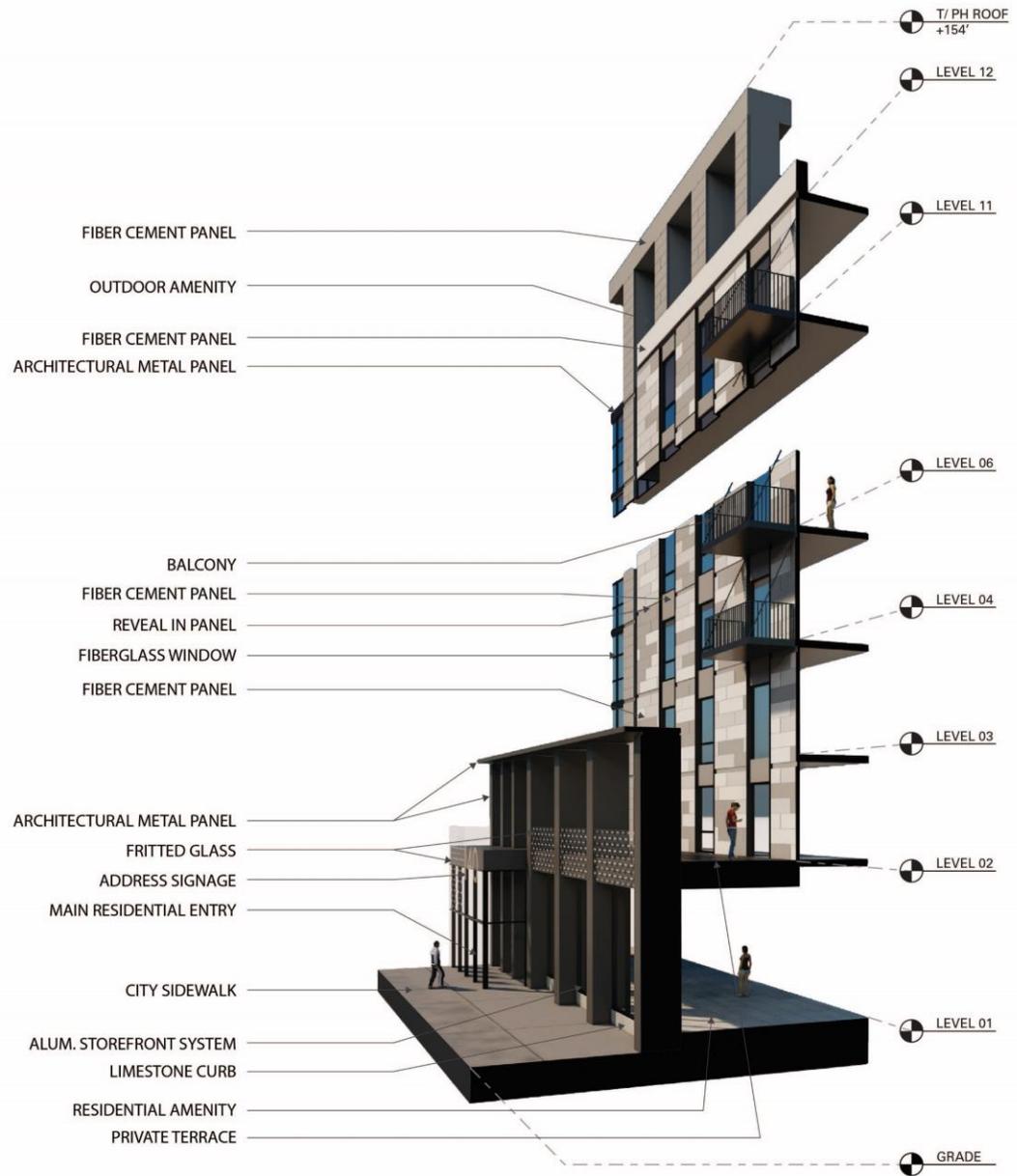


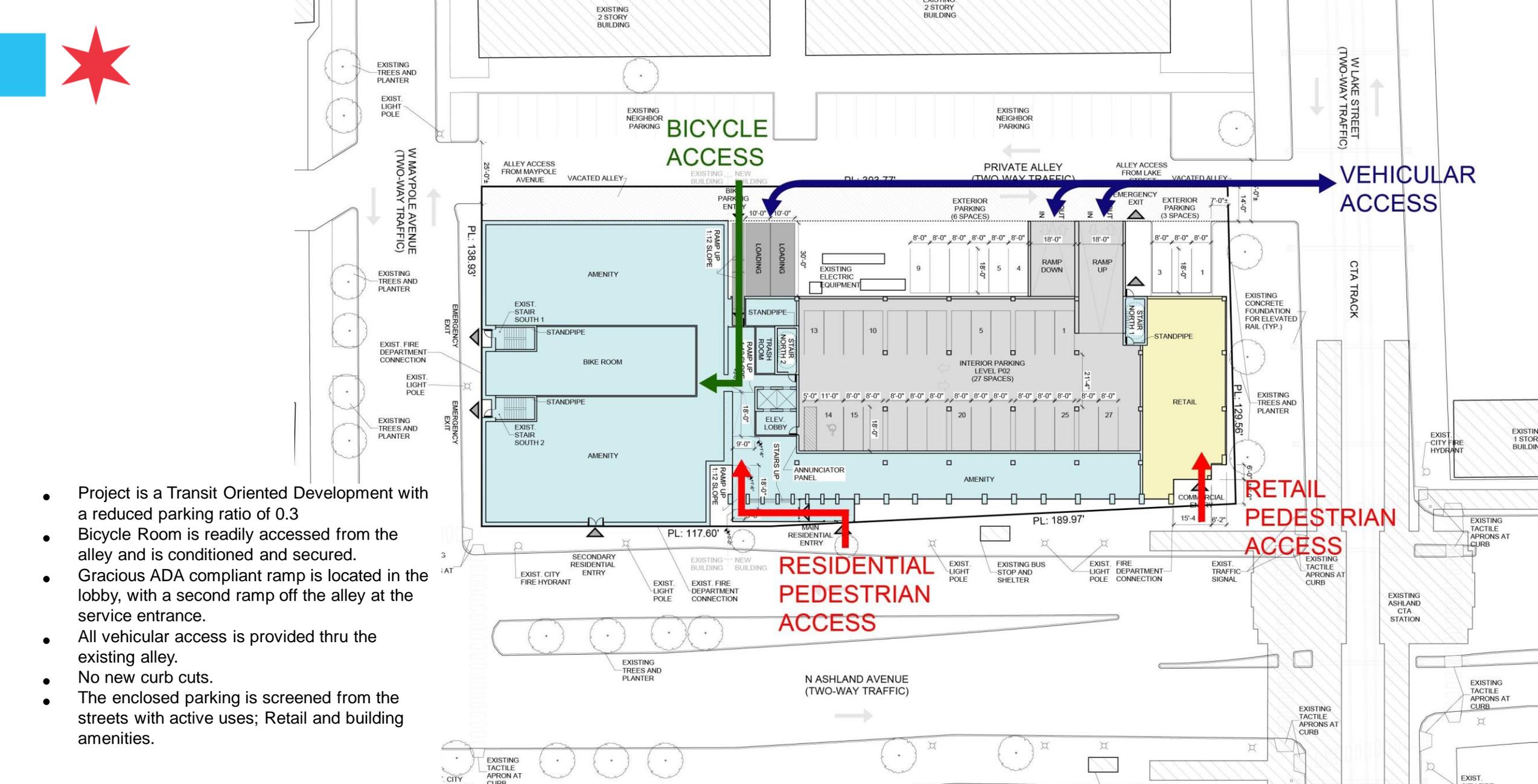
-  FIBER CEMENT PANEL
-  FIBER CEMENT PANEL
-  FIBER CEMENT PANEL
-  ARCHITECTURAL METAL PANEL
-  FIBER CEMENT PANEL
-  GREEN SPACE

RENDERING – VIEW FROM NORTH OF CTA TRACKS



- FIBER CEMENT PANEL
- FIBER CEMENT PANEL
- FIBER CEMENT PANEL
- ARCHITECTURAL METAL PANEL
- FIBER CEMENT PANEL
- GREEN SPACE





- Project is a Transit Oriented Development with a reduced parking ratio of 0.3
- Bicycle Room is readily accessed from the alley and is conditioned and secured.
- Gracious ADA compliant ramp is located in the lobby, with a second ramp off the alley at the service entrance.
- All vehicular access is provided thru the existing alley.
- No new curb cuts.
- The enclosed parking is screened from the streets with active uses; Retail and building amenities.

TRANSPORTATION, TRAFFIC, AND PARKING

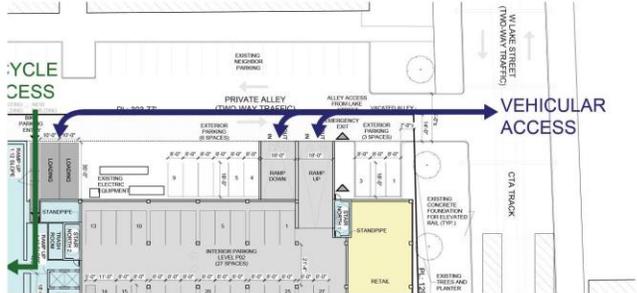


FEATURES INTENDED TO MITIGATE TRAFFIC:

- Immediate proximity to the CTA
- Public Transit Portal in the Lobby of the new building
- Bicycle parking/storage inside building
- Improving (repaving) public ways
- Reduction in vehicular parking
- Vehicular parking accessed via private alley
- Designated ride-share drop-off / pick-up area
- Loading berths accessed via private alley
- Placement of traffic signals
- Movement of vehicular traffic
 - Private alley access
 - No left turn
 - One-way



The massing is articulated as four defined volumes:
 Existing Five Story
 Two Story Base
 Eleven and Twelve story Residential.



All automobile, truck and refuse access is thru the existing alley.



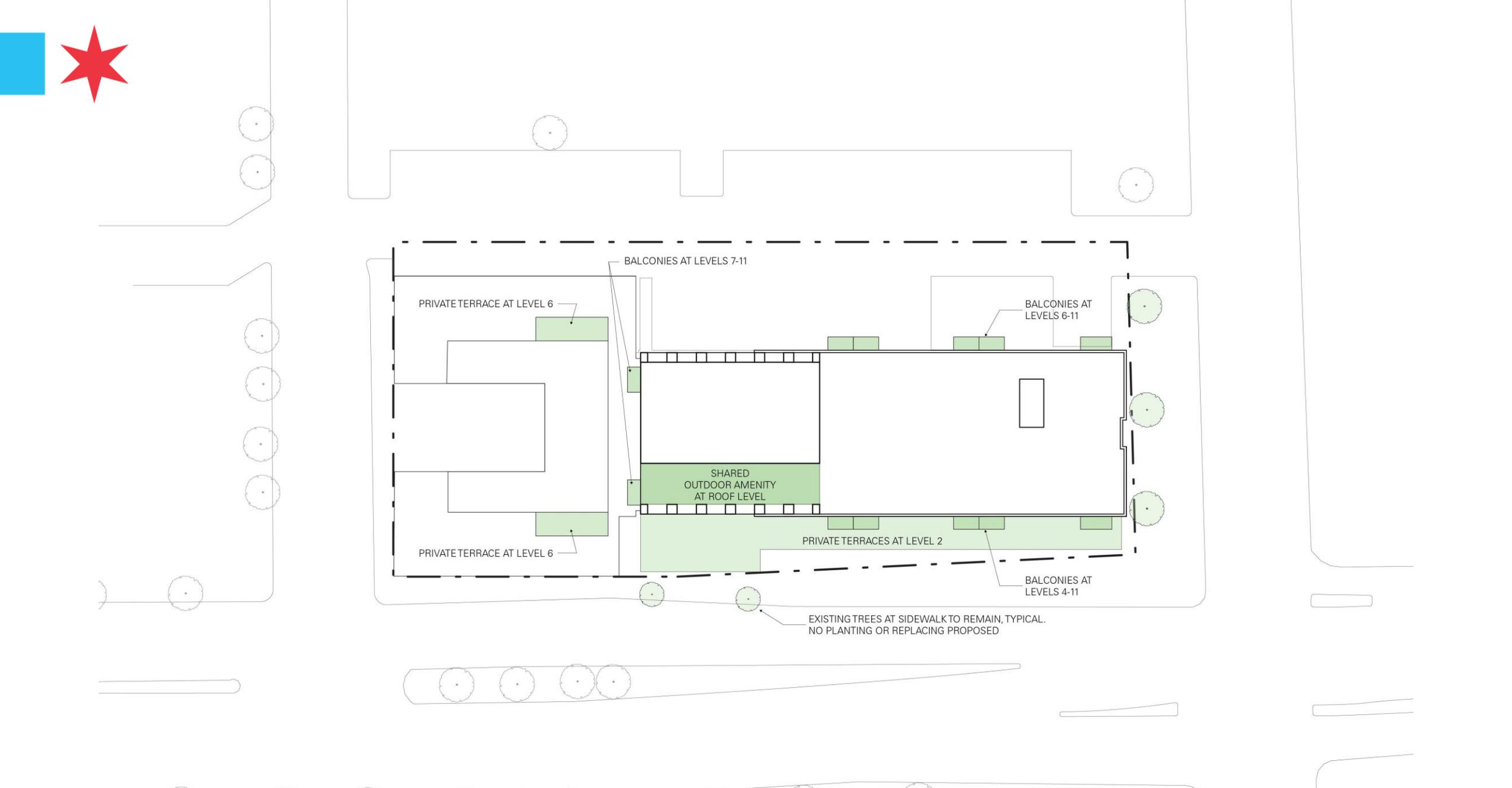
Ashland and Lake Streets are lined with a transparent, articulated storefront activated by uses providing activity, lighting and security during optimal hours: Lobby, Lounge, Co-Work and Retail.



The corner of Ashland and Lake Streets is held by a covered, recessed retail entry, providing lighting and controlled pedestrian seating.

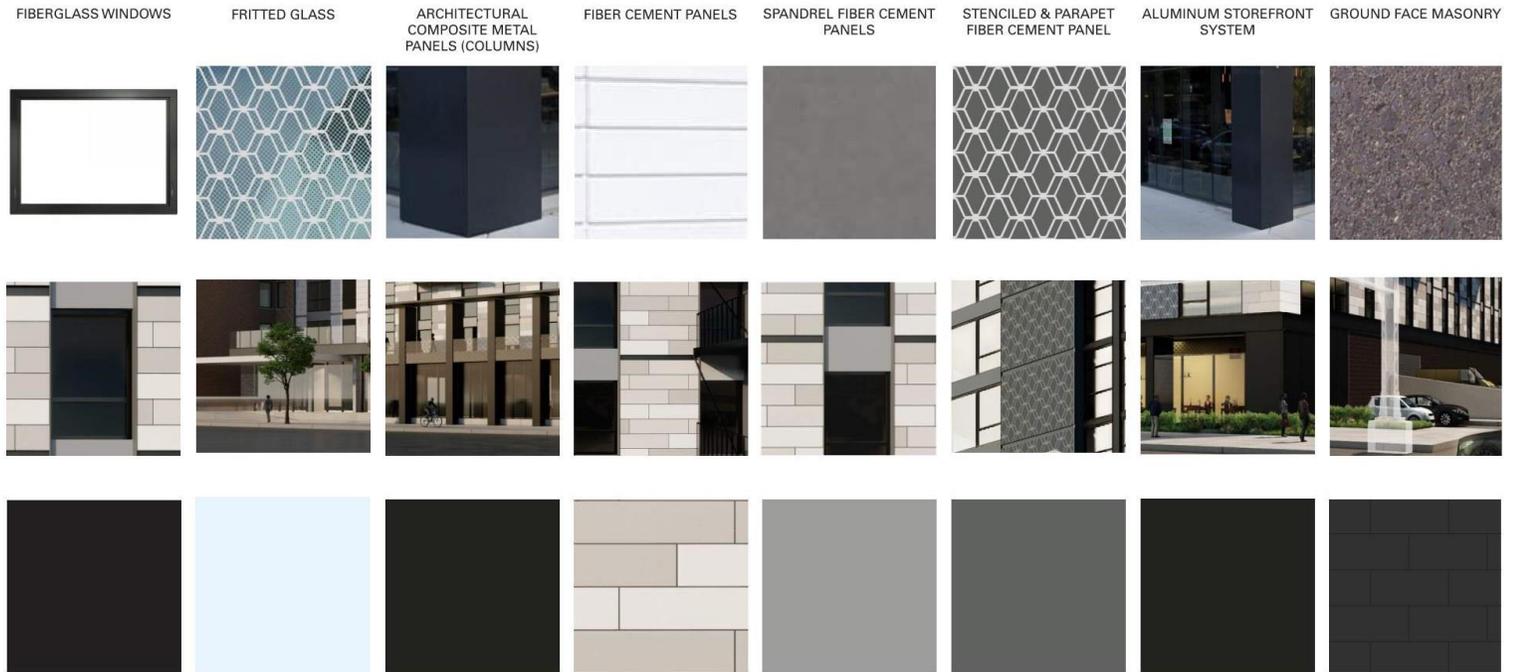


The Residential entry is demarked as a two-story, projected, decorative glass volume.





- Existing 1920s building to be preserved and repurposed.
- New additions to be a backdrop for the existing.
- The new residential volumes are set back at the second level from the street a min. of 15.75ft.
- The primary new additions are rendered in architectural panels in multiple hues referencing the existing limestone.
- The vertical panel areas are sized and arranged to also reference the existing façade rhythm.
- An existing ornamental grille pattern is replicated on glass and panels to provide a visual and historic connection.
- The existing lower level from the removed three story provides for underground parking.
- The West, alley elevation, is developed as a mirror of the east, with the same architectural materials and finishes.





Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health	Energy					Stormwater					Landscapes			Green Roofs		Water		Transportation					Solid Waste	Work Force	Wildlife								
Compliance Paths	Starting Points	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (25%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)	
Options Without Certification																																			
All Options Available	0	100	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	
Options With Certification																																			
LEED Platinum	95	5/0/0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	NA	5	5	10	10	5	10
LEED Gold	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
LEED Silver	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 4-Globes	90	10/0/0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 3-Globes	80	20/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10	
Green Globes 2-Globes	70	30/0/0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Living Building Challenge	100	0/0/0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10	5	10
Living Building Challenge Petal	90	10/0/0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10	
Enterprise Green Communities	80	20/0/0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30/0/0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10	

*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

Moderate Renovation Projects- projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope
Substantial Renovation Projects- projects including new and/or upgraded building systems and extensive repairs to the exterior envelope

- 2.1 - Designed to earn the Energy Star + 30
- 2.3 - Exceed Energy Code (10%) + 30
- 5.1 - Green Roof 50-100% + 10
- 7.1 - Proximity to Transit Service + 5
- 7.5 - EV Charging Stations + 10
- 7.7 - CTA Digital Displays + 5
- 8.1 - 80% Waste Diversion + 10
- **Total = 100**

Economic and Community Benefit

TAKING A PROACTIVE APPROACH TO ACHIEVE MBE/WBE GOALS – INCLUDING OUTREACH & BIDDING

OUTREACH

- REVIEW CITY OF CHICAGO AND STATE OF ILLINOIS MBE/WBE DATABASES FOR QUALIFIED SUBCONTRACTORS
- OUTREACH TO INDUSTRY RELATED AGENCIES SUCH AS HACIA, AACA, THE CHICAGO URBAN LEAGUE AND FEDERATION OF WOMEN CONTRACTORS
- HAVE ENGAGED A THIRD PARTY COMMUNITY OUTREACH CONSULTANT – COMMUNITIES EMPOWERED THROUGH CONSTRUCTION

BIDDING

- WILL CREATE A PRE BID INVITATION THAT WILL BE SENT OUT TO ASSIST AND INDUSTRY RELATED ASSIST AGENCIES
- BIDDER OPPORTUNITIES WILL BE PROVIDED FOR BOTH LABOR AND MATERIAL SOURCING FROM BOTH MBE AND WBE COMPANIES

50% CHICAGO RESIDENTS

ENGAGE WITH COMMUNITY ORGANIZATIONS TO OFFER DIRECTION, TRAINING, AND PERSONAL DEVELOPMENT TO MATCH COMMUNITY RESIDENTS WITH POTENTIAL EMPLOYERS/DEVELOPERS

COMMUNITY INVESTMENT

CONSTRUCTION BUDGET
\$71,353,196

CONSTRUCTION JOBS
225

PERMANENT JOBS
6

26% MBE

6% WBE

EVALUATE AND ASSIGN SCOPE OF WORK FOR MBE/WBE FIRMS TO BE APPROPRIATE TO THEIR EXPERIENCE AND FINANCIAL CAPACITY





Economic and Community Benefit

Total Investment: \$8,000,000

Construction Jobs: 100

Permanent Jobs: 125

Bonus Payment: \$235,034.56

- \$ 23,503.46 to each of the Local Impact and Adopt-a-Landmark Funds
- \$ 188,027.65 to Neighborhoods Opportunity Fund

Developer has committed to the following M/WBE goals

- Mayoral Executive Order goals of 26% MBE / 6% WBE / 50% City residents
- JV with minority contractor



DEVELOPER'S NEIGHBORHOOD CONTRIBUTIONS



Stormwater Summary

The City of Chicago Stormwater Management Ordinance requires any development that disturbs greater than 15,000sf of land and/or create 7,500 of impervious cover to comply with the Ordinance regulations. The proposed project is under these thresholds for regulation of stormwater management, and for this reason will not be required to provide stormwater detention. The project will provide a direct sewer connection to an adjacent City sewer for stormwater run-off.



DPD Recommendations

Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

- ❖ Promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
- ❖ Promotes unified planning and development (per 17-8-0102), as evidenced through the project design which coordinates commercial use on the ground floor which activates the street. The proposed project will provide adequate access to pedestrian and bicycle users;
- ❖ All sides and areas of the buildings that are visible to the public are to be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0904-A, 1-4), as evidenced through the information contained within this report, the proposed material is to be a combination of steel, concrete, glass, and brick as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings



DPD Recommendations

- ❖ Creates safe and attractive walkways and pedestrian routes (per 17-8-0905-A, 1), as evidenced by streetscape improvements along North Willard Court.
- ❖ Creates primary entrances at the sidewalk level that are obvious to pedestrians by forming a significant focal element of the building, providing building identity and presence on the street (per 17-8-0905-B, 2), as evidenced by the recessed entryways lined with compact laminate panel.



CHICAGO PLAN COMMISSION

1229 W Randolph St – Planned Development

Near West Side / 27th Ward / Ald. Burnett

Thor 1229 West Randolph LLC

Juan Gabriel Moreno Architects (JGMA)

DLA Piper

MARCH 18, 2021