

# PD 1448

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 16, 2025

Tyler Manic  
Schain Banks  
70 W. Madison St., Suite 5400  
Chicago, IL 60602

**Re: Minor change to PD 1448, Galewood Residences signage at 1619 N. Neva Ave.**

Dear Mr. Manic:

Please be advised that your request for a minor change to Residential Planned Development No. 1448 ("PD 1448") 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 the Planned Development.

You represent Harlem and North Development, LLC, the sole owner of Planned Development. The subject property is improved with a four-story, 125-unit building. Based on an underlying residential zoning district, the building is allowed a maximum of two, 9 SF, indirectly lit signs. You are seeking a minor change to allow a 5 ½ SF, internally lit projecting sign along with two, 11 ½ SF, non-illuminated wall signs, as shown on the attached exhibits.

The Department of Planning and Development has determined that allowing the proposed sign 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.

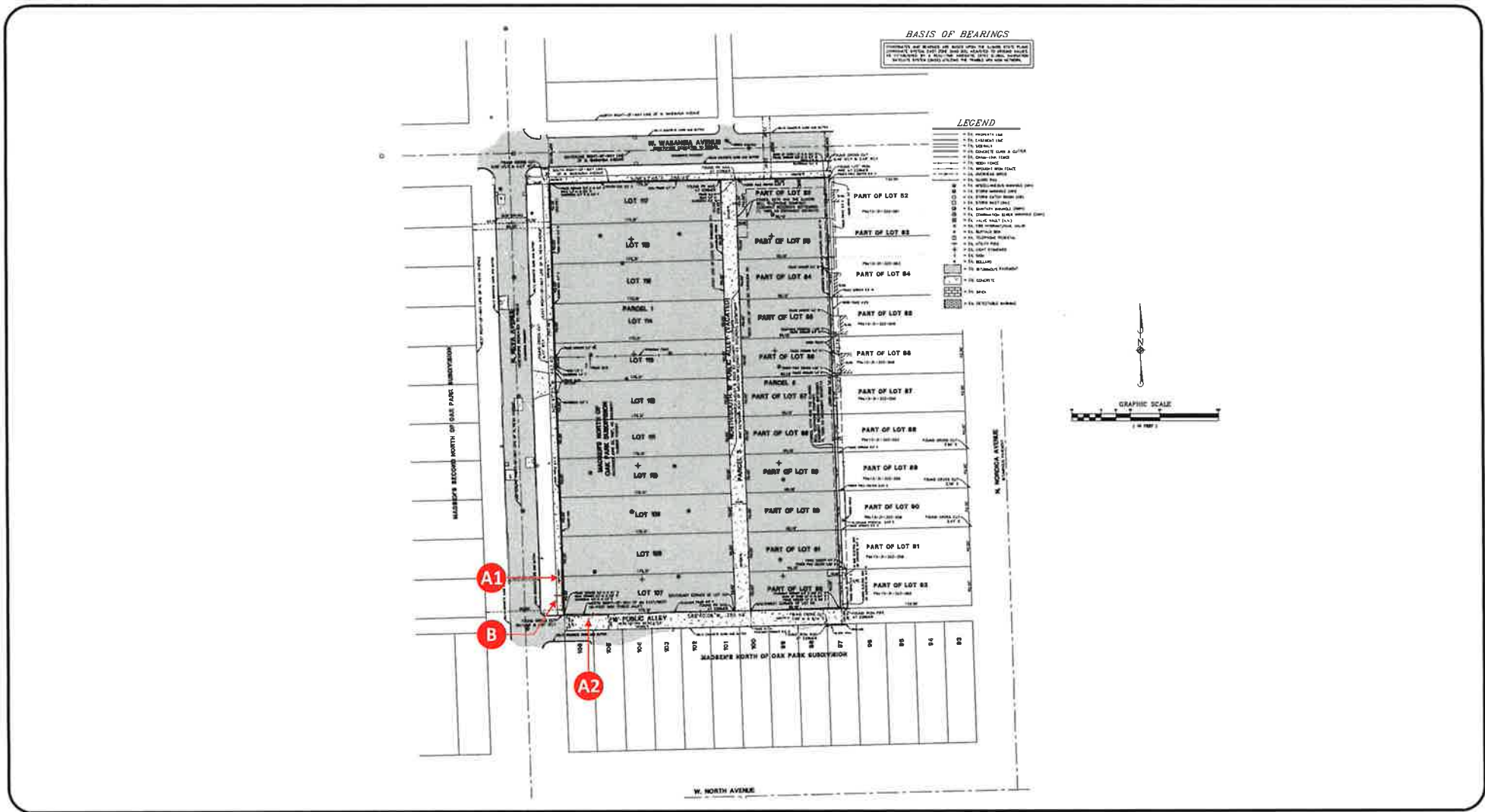
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a sign 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

NS:tm

C: Noah Szafraniec, Mike Marmo, Main file



**DOYLE**

GENERAL SIGN CONTRACTORS

212 WEST STATE RD. 1ST FLOOR CHICAGO, ILL. 60610  
 312.467.4170  
 FAX 312.467.9124

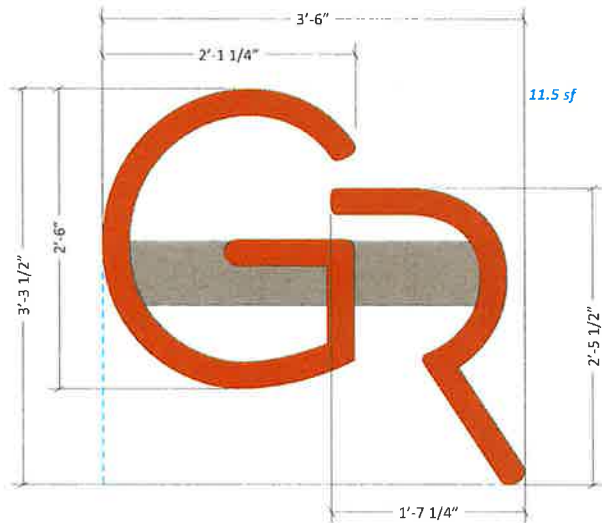
DATE	REVISION
7.2.25	UPDATED SCHEDULES FOR 10'
7.20.25	ADDED HEIGHT ABOVE GROUND (A)
8.24.25	REVISOR TO SUPPLEMENT (A)
8.29.25	REVISOR TO SUPPLEMENT (A) (AMENDMENTS)
10.01.25	REVISED ELEV.
10.7.25	ADDED ELEVATION DIMENSIONS
10.27.25	REVISED SIZES
11.20.25	REVISED CHANNEL LETTERS
11.26.25	REVISED CHANNEL LETTERS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GALEWOOD RESIDENCES				
ADDRESS	1619 N NEVA AVE.				
CITY	CHICAGO	STATE	IL	DESIGNER	KM
SALESPERSON	SH				
DRWG. NO.	9564498078	SCALE:	NOTED	DATE:	07.14.2025
SHEET NO.	1				

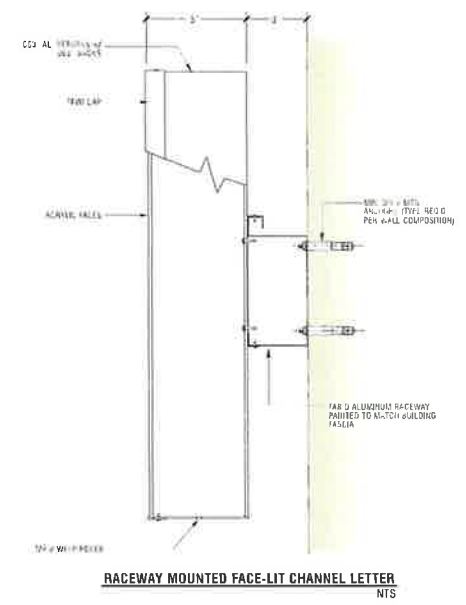
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**A** TWO(2) SETS OF PLEX-FACE, RACEWAY MOUNTED **NON-ILLUMINATED** CHANNEL LETTERS  
 SCALE: 1"=1'

FACE: #2447 WHITE ACRYLIC  
 VINYL: PRINTED TRANS. VINYL  
 TRIMCAP: 1" BLACK JEWELITE  
 RETURNS: PRE-FINISHED BLACK ALUM.  
 ILLUMINATION: NO LIGHTING/ELEC., **CUSTOMER MAY ADD LIGHTING LATER**  
 RACEWAY: PAINTED TO MATCH PMS WARM GRAY 6C

	#2447 WHITE ACRYLIC
	100% PANTONE 116-1448-TPX BURNT ORANGE
	PMS WARM GRAY 6C



DATE	REVISION
7-29-25	UPDATED RACEWAY COLOR PER SH
7-20-25	ADDED TRIM CAP ABOVE DOYLE (A)
6-11-25	REVISED TO SHOW LEAD ONLY
5-28-25	REVISED TO SHOW ALUMINUM RACEWAY
10-01-24	REVISED E-LEVS.
10-7-24	ADDED ELEVATION DIMENSIONS
10-27-24	REVISED DATES
11-26-24	REVISED DIMENSIONS: 11 X 10 PLS.
11-26-24	REVISED CHANNEL LETTERS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GALEWOOD RESIDENCES				
ADDRESS	1619 N NEVA AVE.				
CITY	CHICAGO	STATE	IL	DESIGNER	KM
DRWG. NO.	9564498078	SCALE:	NOTED	DATE:	07.14.2025
				SALESPERSON	SH
				SHEET NO.	2

© DesignGardenwood Residences 9564498078\_v12.cdr



**B** DOUBLE SIDED, INTERNALLY ILLUMINATED PROJECTING BLADE SIGN  
SCALE: 1"=1'

- ALUM. CABINET & ROUTED ALUM. FACE w/ 1 1/2" RETURNS PAINTED SATIN WHITE
- LOGO & COPY TO BE 3/4" THK. #2447 WHITE ACRYLIC PUSH THRU w/ FIRST SURFACE PRINTED VINYL (LOGO) & PERFORATED BLACK VINYL (LETTERS)
- INTERNALLY ILLUMINATED w/ WHITE LED MODULES & SELF CONTAINED POWER SUPPLY
- MOUNTED ON 2" SQ. TUBE SUPPORT w/ WELDED MOUNTING PLATE
- HOOKUP TO 120V PRIMARY ELEC. SERVICE BROUGHT TO SIGN LOCATION BY OTHERS

	SATIN WHITE
	3M 3635-222 PERFORATED BLACK
	100% PANTONE 116-1448-TPX BURNT ORANGE



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. PO BOX 1666  
ADDISON IL 60101 630-243-9400  
FAX 630-243-9143

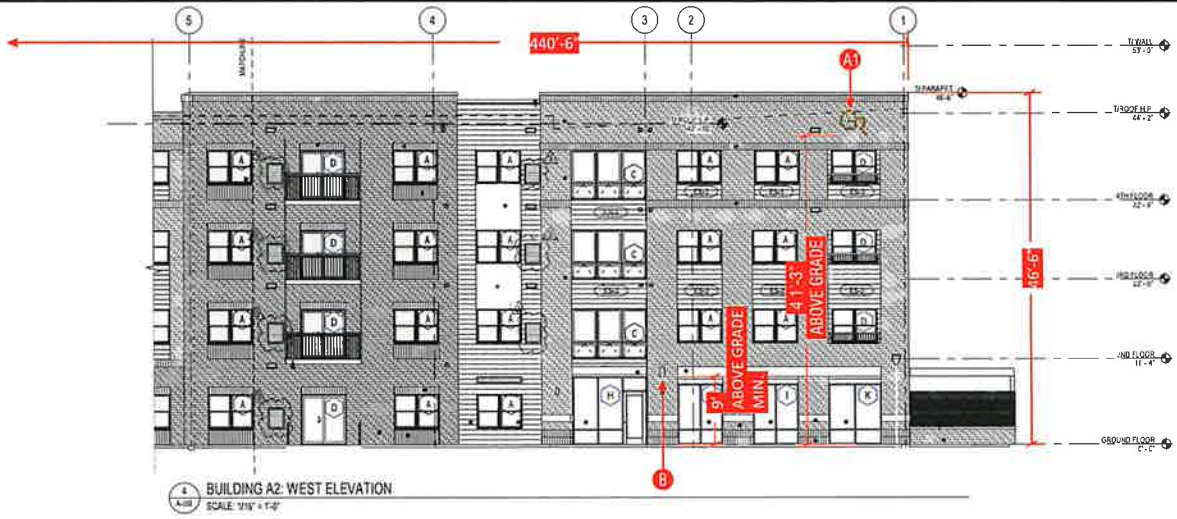
DATE	REVISION
7.29.25	UPDATED FACILITY CODES PER SH
7.30.25	ADDED HEIGHT ABOVE GRADE (AG)
8.22.25	REMOVED TO SUPPLEMENTAL
9.23.25	REVISED TO SUPPLEMENTAL
10.01.25	REVISED ELEV.
10.17.25	ADDED ELEVATION DIMENSIONS
10.27.25	REVISED SIZES
11.25.25	REVISED LED MODULES
11.26.25	REVISED CHARMS LETTERS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

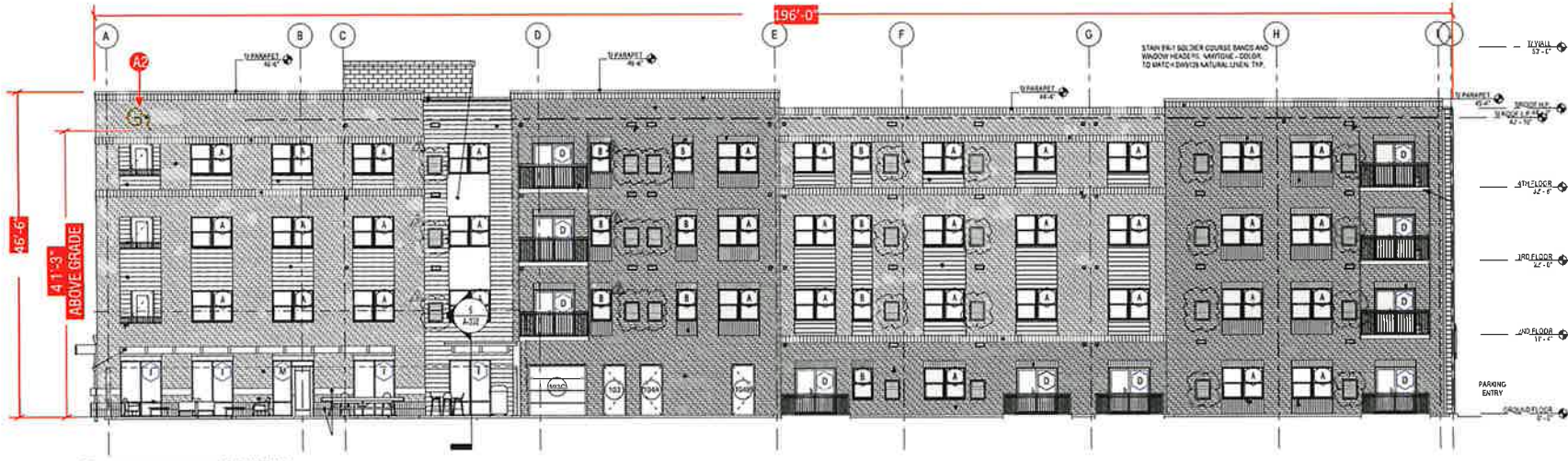
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CLIENT	GALEWOOD RESIDENCES				
ADDRESS	1819 N NEVA AVE.				
CITY	CHICAGO	STATE	IL	DESIGNER	KM
DRWG. NO.	956449807B	SCALE:	NOTED	DATE:	07.14.2025
				SALESPERSON	SH
				SHEET NO.	3

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2 BUILDING A2: WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING A2: SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



GENERAL SIGN CONTRACTORS

222 W. LESTER ST. #2 CHICAGO, IL 60604  
ADDRESS: L 10101 FAX: 630-242-9103

DATE	REVISION
7-29-25	UPDATED FACILITY COLOR PER SH
7-28-25	ADDED HEIGHT ABOVE GRADE (A)
6-24-25	REMOVED TO 100% BULLET POINT
5-28-25	REMOVED TO 100% BULLET POINT (FACE/SH)
10-01-25	REVISED E-LEVEL
10-27-25	ADDED ELEVATION DIMENSIONS
10-27-25	REVISED SIZES
11-25-25	REVISED WINDOW LETTERING
11-26-25	REVISED CHANNEL LETTERS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GALEWOOD RESIDENCES						
ADDRESS	1619 N NEVA AVE.						
CITY	CHICAGO	STATE	IL	DESIGNER	KM	SALESPERSON	SH
DRWG. NO.	9564498078	SCALE:	NOTED	DATE:	07.14.2025	SHEET NO.	4

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**DOYLE**  
GENERAL SIGN CONTRACTORS

227 INDUSTRIAL RD. #100 BLDG 1000 CHICAGO, IL 60608  
ADUISOR IL 60101 TEL: 312.542.3470 FAX: 312.542.9183

DATE	REVISION
7/29/25	UPDATED MATERIAL COLOR PER SH
7/28/25	ADDED HEIGHT ABOVE GRADE (A)
6/2/25	REMOVED THE SUPPLEMENTARY
5/28/25	REMOVED TO SUPPLEMENTARY MATERIALS
10/01/25	REMOVED ELEVATIONS
10/7/25	ADDED ELEVATION DIMENSIONS
12/22/24	REVISED SABLE
11/26/24	REMOVED GRAPHIC LETTERS
11/26/24	REVISED CHANNEL LETTERS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GALEWOOD RESIDENCES				
ADDRESS	1619 N NEVA AVE.				
CITY	CHICAGO	STATE	IL	DESIGNER	KM
SALESPERSON					SH
DRWG. NO.	9564498078	SCALE:	NOTED	DATE:	07.14.2025
SHEET NO.					6

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

July 21, 2022

Bernard I. Citron  
Thompson Coburn  
55 E. Monroe Street, 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor change to Planned Development #1448**

To Mr. Citron:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1448 ("PD 1448") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1448.

Harlem and North Development, LLC, the sole owner of the PD, has granted authority to Galewood LLC to pursue a minor change for a proposed revision in the construction material for the surface parking lot that accommodates the planned residential buildings in PD 1448. Consistent with the attached documents (proposed site plan, previous approved landscape plan and revised proposed sustainability strategies matrix), the permeable pavers shown in the previously approved plans, would be replaced with asphalt. The applicant has stated in their request that during the engineering design process soil testing determined that they would be unable to adequately accommodate the volume of stormwater detention required to take advantage of the 10 points granted by exceeding the stormwater ordinance by 25%; considering that revelation the applicant now proposes an alternate sustainability strategy of increased underground stormwater storage. The revised Sustainable Development matrix is included in the attachments.

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 the authority granted by the Chicago Zoning Ordinance and PD 1448, 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 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  
Department of Planning and Development

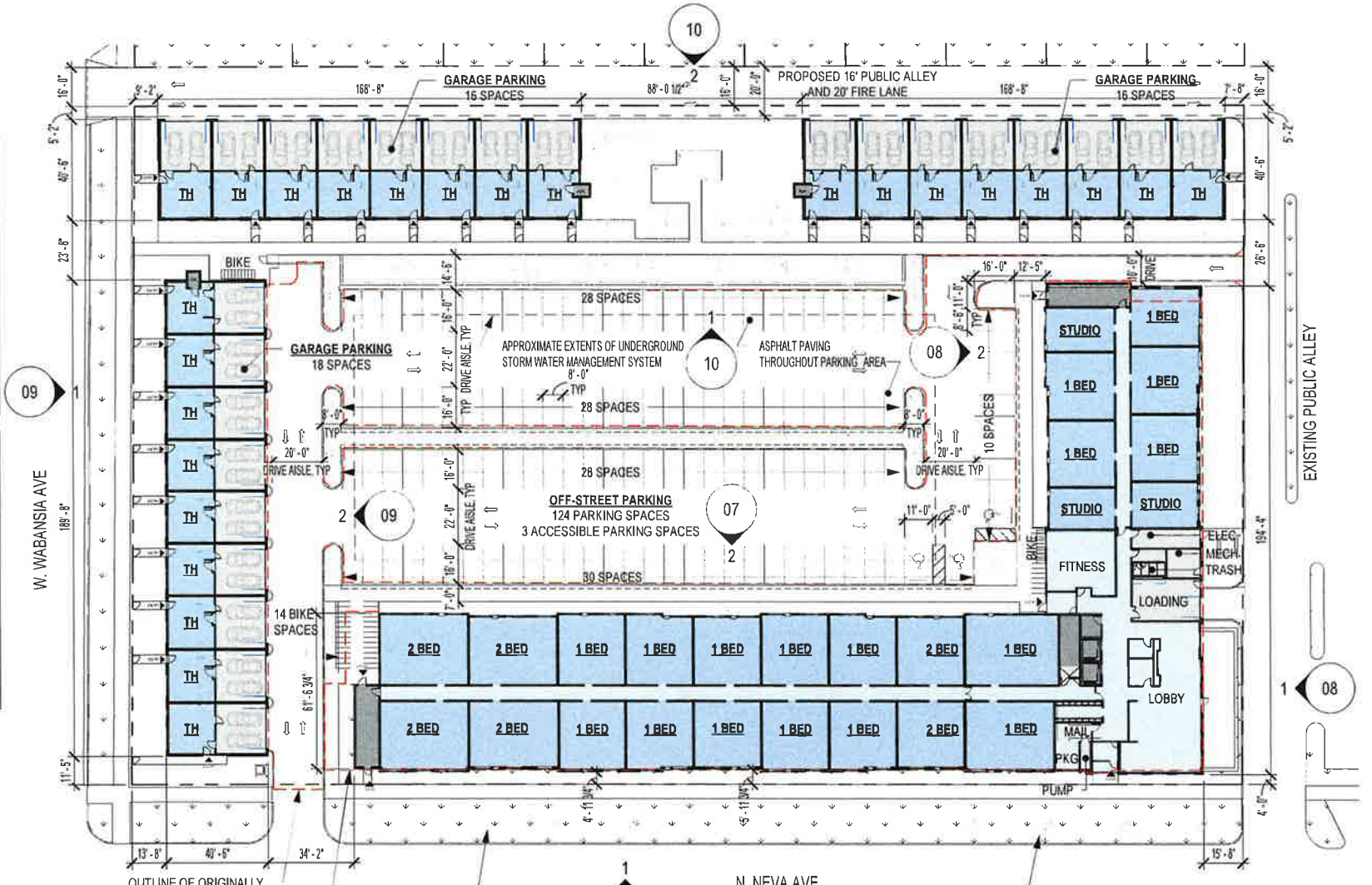
Cc: Erik Glass, Brian Hacker, Michael Marmo, PD Main File

**CURRENT DEVELOPMENT SUMMARY**

<b>GROSS BUILDING AREA:</b> 179,445 SF	
<b>RESIDENTIAL:</b>	
RESIDENTIAL (GSF)	170,445 SF
RESIDENTIAL (NSF)	150,543 SF
<b>TOWNHOMES</b>	
GSF	54,203 SF
NSF	54,203 SF
50 SPACES 2 / UNIT	
<b>APARTMENTS</b>	
LEVEL 1	TOTAL: 125 UNITS: 770.7 SF UNIT SF
GSF	LEVEL 1: 25 UNITS
UNITS (NSF)	LEVEL 2-4: 33 UNITS / FLOOR
LEVEL 2-4	
GSF	29,655 SF
UNITS (NSF)	25,254 SF
PARKING: 0.5 / UNIT	
124 SPACES (3 ACCESSIBLE)	
BIKE PARKING: 20 BICYCLE SPACES	
- BIKE REPAIR STATION	
BUILDING TOTAL (GSF)	116,242 SF
BUILDING TOTAL (NSF)	96,340 SF

**ZONING SUMMARY**

<b>EXISTING ZONING DISTRICT:</b>	PD 1448
<b>SITE AREA:</b>	119,550 SF
	REQUIRED    PROPOSED
<b>FAR</b>	15            143
<b>BUILDING AREA</b>	179,325 SF MAX    170,445 SF
<b>MAX UNITS</b>	150            150
<b>FRONT YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS
<b>SIDE YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS
<b>REAR YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS
<b>HEIGHT (TO UNITSIDE OF THE TOP FLOOR CEILING JOISTS PER PERMITTED ZONING EXEMPTION OR 15 FEET MAX)</b>	53'-0"            42'-0" APARTMENTS 31'-0" TOWNHOMES
<b>PARKING</b>	173            174



1 **PROPOSED SITE PLAN**  
SCALE: 1" = 40'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



PROJECT



HARLEM IRVING

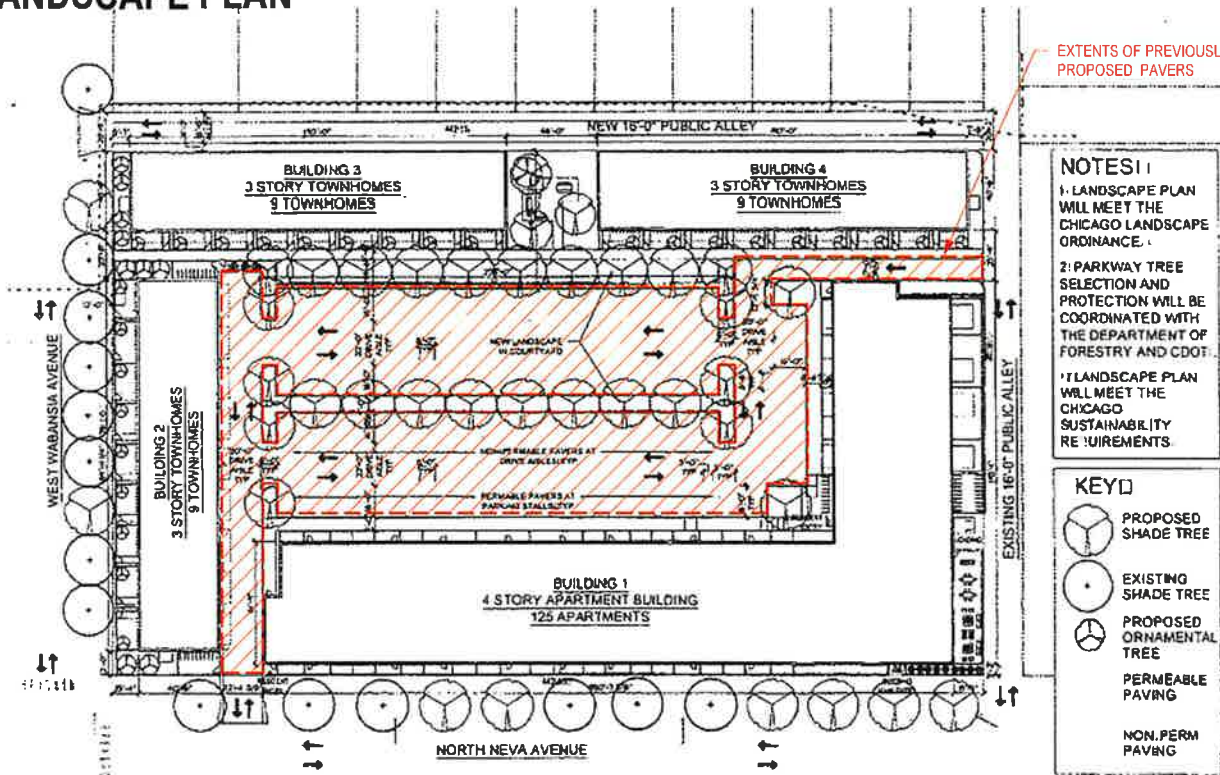


**GALEWOOD MULTI-FAMILY**  
N. NEVA AVE. & W. WABANSIA AVE.  
CHICAGO, IL 60707

JUNE 21, 2022    Project # 21040

01

**PREVIOUS LANDSCAPE PLAN  
(PD 1448)**



PROJECT WILL MEET CHICAGO SUSTAINABILITY DEVELOPMENT POLICY REQUIREMENTS

**PLANNED DEVELOPMENT LANDSCAPE PLAN**  
 APPLICANT: HERITAGE SRC FINANCE LLC  
 ADDRESS: 1111 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2012  
 Plan Commission: JUNE 20, 2012

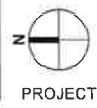
SCALE: 1" = 32'  
 0 32 64  
 NORTH

Final for Publication

3908 JOURNAL--CITY COUNCIL--CHICAGO 7/24/2019



**OKW ARCHITECTS**  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661



**GALEWOOD MULTI-FAMILY**  
 N. NEVA AVE. & W. WABANSIA AVE.  
 CHICAGO, IL 60707

JUNE 21, 2022 Project # 21040





## DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF CHICAGO

March 24, 2022

Bernard I. Citron  
Thompson Coburn  
55 E. Monroe Street, 37<sup>th</sup> Floor  
Chicago, IL 60603

**Re: Minor Change to Planned Development #1448**

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1448 ("PD 1448") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD 1448.

Harlem and North Development, LLC, the sole owner of the PD, has granted authority to Galewood LLC to pursue a minor change for design modifications to the proposed three-story townhouses and four-story apartment building to be located at 7119-7141 W. Wabansia Avenue and 1615-1657 N. Neva Avenue. The proposed elevation changes result in a more clearly defined entry and first-floor amenity space within the apartment building, variations in materials and color, and the addition and reconfiguration of the balconies. Additionally, Galewood LLC has confirmed in their minor change request, dated March 17<sup>th</sup>, 2022, that a 16-foot public alley and adjacent four-foot setback will be provided at the east boundary of PD 1448 to create a 20-foot fire lane according to the requirements of the Fire Prevention Bureau. The property owner is responsible for providing signage to identify the fire lane and for snow plowing to ensure the alley is always accessible. The following exhibits, dated 1/19/22, are attached: Proposed Site Plan, Typical 2-4 Floor Plan, Courtyard West Elevation + West Elevation, Courtyard South Elevation + South Elevation, North Townhome Courtyard Elevation + North Townhome Elevation, East Townhome Elevation + East Townhome Courtyard Elevation, and Proposed Design Perspective.

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 the authority granted by the Chicago Zoning Ordinance and PD 1448, 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 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,

Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Brian Hacker, Main file

### CURRENT DEVELOPMENT SUMMARY

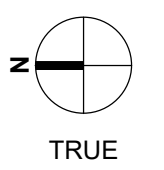
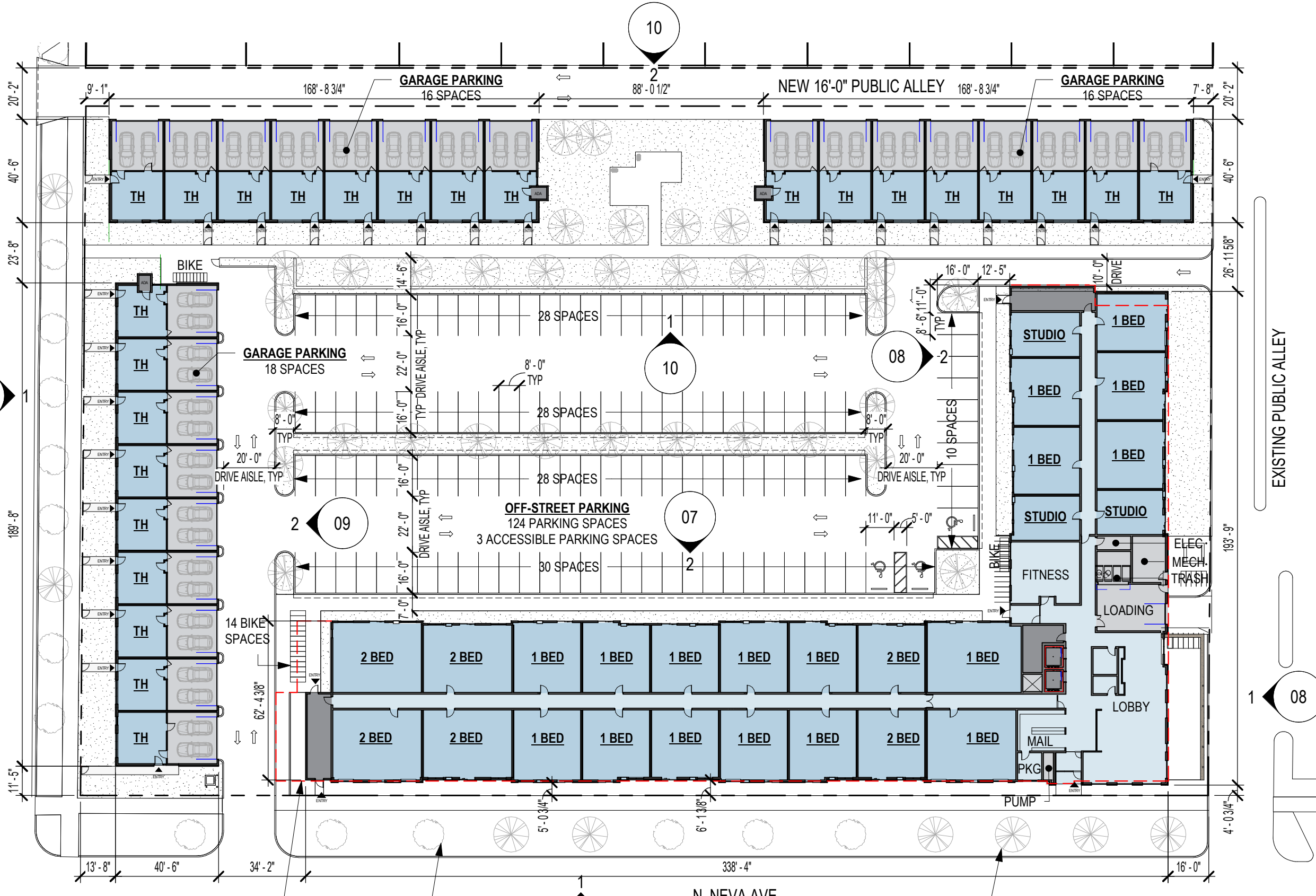
<b>GROSS BUILDING AREA:</b> 174,441 SF	
<b>RESIDENTIAL:</b>	
RESIDENTIAL (GSF):	174,441 SF
RESIDENTIAL (NSF):	166,833 SF
<b>TOWNHOMES:</b>	<b>PARKING:</b>
GSF:	52,875 SF
NSF:	52,875 SF
	50 SPACES: 2 / UNIT
<b>APARTMENTS</b>	<b>UNITS:</b>
<b>LEVEL 1:</b>	TOTAL 125 UNITS @ AVG 760 SF
GSF:	29,334 SF
UNITS (NSF):	20,196 SF
<b>LEVEL 2-4:</b>	LEVEL 1: 26 UNITS
GSF:	29,334 SF
UNITS (NSF):	21,069 SF
	<b>PARKING:</b>
	124 SPACES: 0.5 / UNIT
	(3 ACCESSIBLE)
	BIKE PARKING: 20 BICYCLE SPACES
	+ BIKE REPAIR STATION

### ZONING SUMMARY

<b>EXISTING ZONING DISTRICT:</b>	PD 1448	
<b>SITE AREA:</b>	119,550 SF	
	<b>REQUIRED</b>	<b>PROPOSED</b>
<b>FAR</b>	1.5	1.46
<b>BUILDING AREA</b>	179,325 SF MAX	174,441 SF
<b>MAX UNITS</b>	150	150
<b>FRONT YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS	
<b>SIDE YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS	
<b>REAR YARD (PER PD 1448)</b>	IN ACCORDANCE WITH PLANS	
<b>HEIGHT</b>	53'-0"	50'-0" APARTMENTS
<small>INCLUDES PARAPET AND ELEVATOR OVERRUN</small>		37'-0" TOWNHOMES
<b>PARKING</b>	173	174

# 1 PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

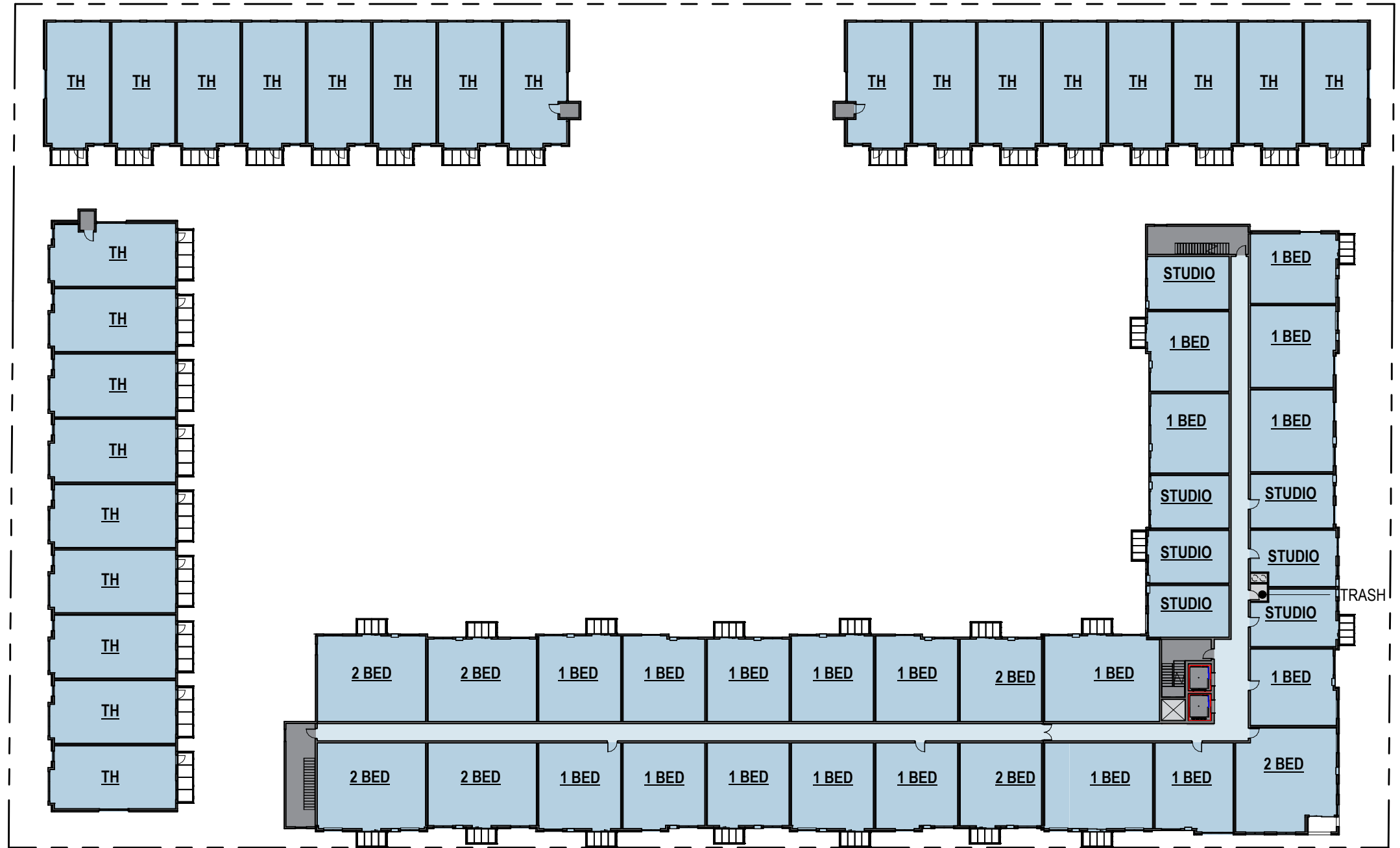


**GALEWOOD MULTI-FAMILY**  
 N. NEVA AVE. & W. WABANSIA AVE.  
 CHICAGO, IL 60707

01/19/2022 Project #: 21040

01

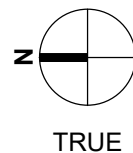
UNIT MATRIX					TOWNHOME 3-FLOOR UNITS
	STUDIO	1-BED	2-BED	TOTALS	
LEVEL 1	3	17	6	26	25
LEVEL 2	7	19	7	33	
LEVEL 3	7	19	7	33	
LEVEL 4	7	19	7	33	
TOTALS	24	74	27	125	25



1 TYPICAL 2-4 FLOOR PLAN  
SCALE: 1" = 40'-0"

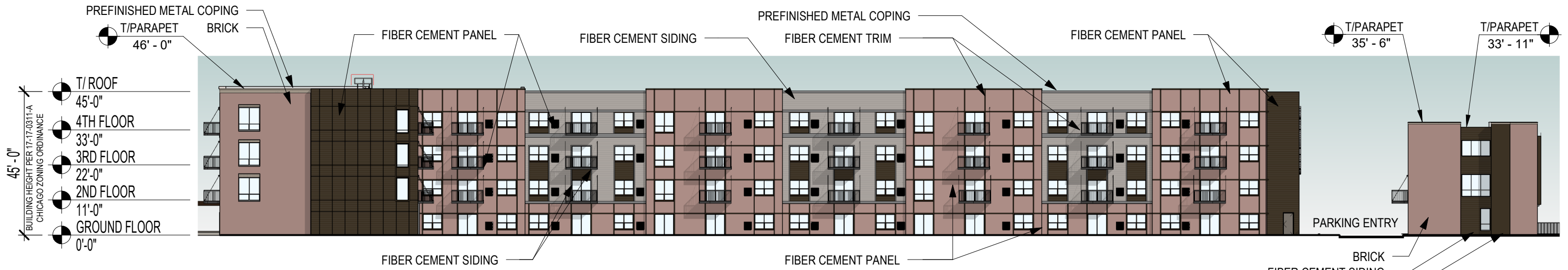


OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661

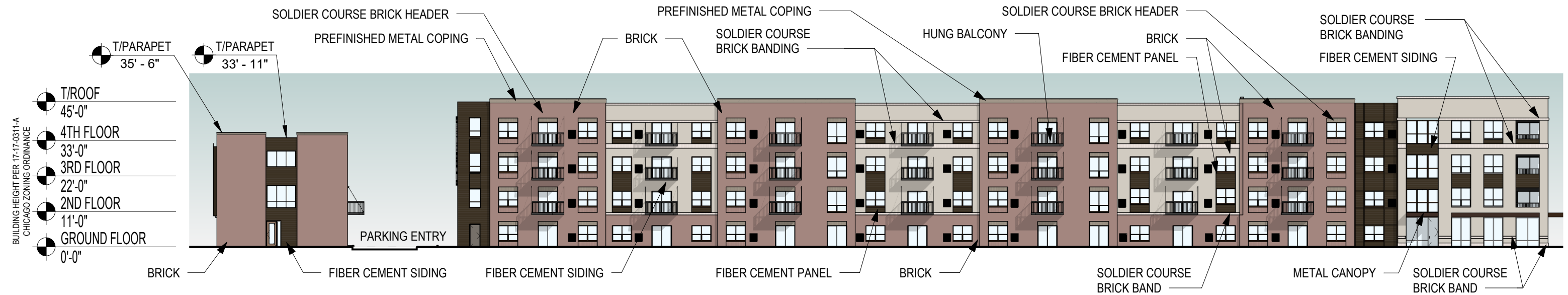


GALEWOOD MULTI-FAMILY  
N. NEVA AVE. & W. WABANSIA AVE.  
CHICAGO, IL 60707

01/19/2022 Project #: 21040



**2 COURTYARD WEST ELEVATION**  
SCALE: 1" = 30'-0"



**1 WEST ELEVATION**  
SCALE: 1" = 30'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

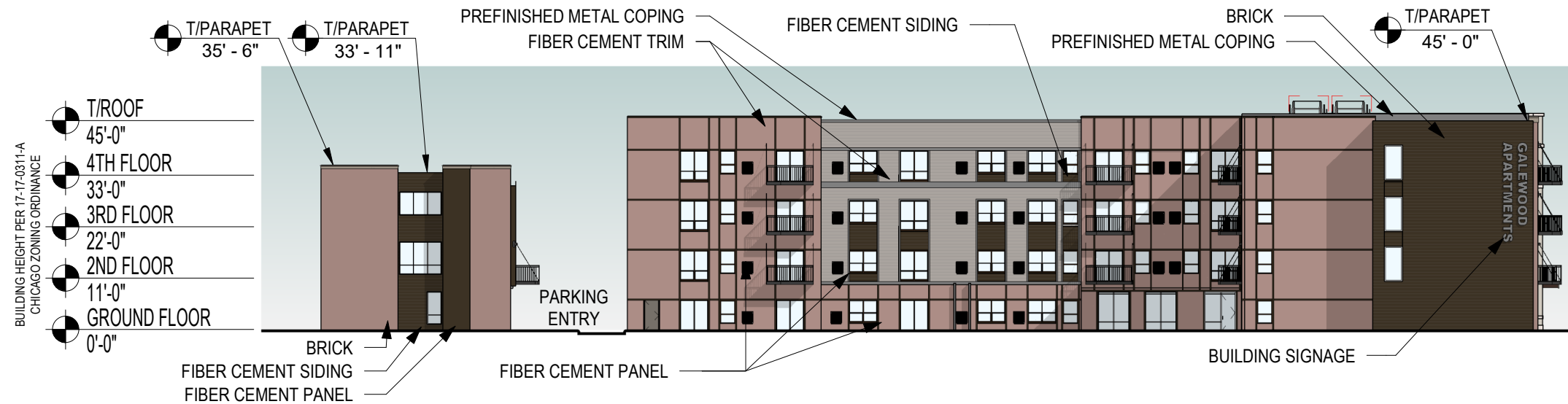


HARLEM IRVING  
COMPANIES

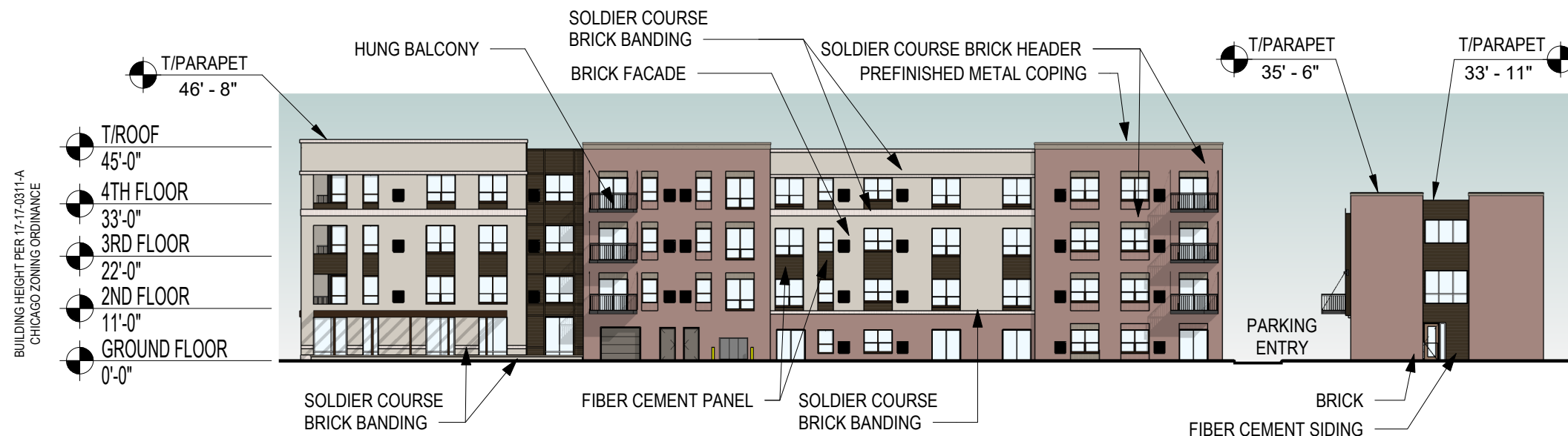


**GALEWOOD MULTI-FAMILY**  
N. NEVA AVE. & W. WABANSIA AVE.  
CHICAGO, IL 60707

01/19/2022 Project #: 21040



2 COURTYARD SOUTH ELEVATION  
SCALE: 1" = 30'-0"



1 SOUTH ELEVATION  
SCALE: 1" = 30'-0"

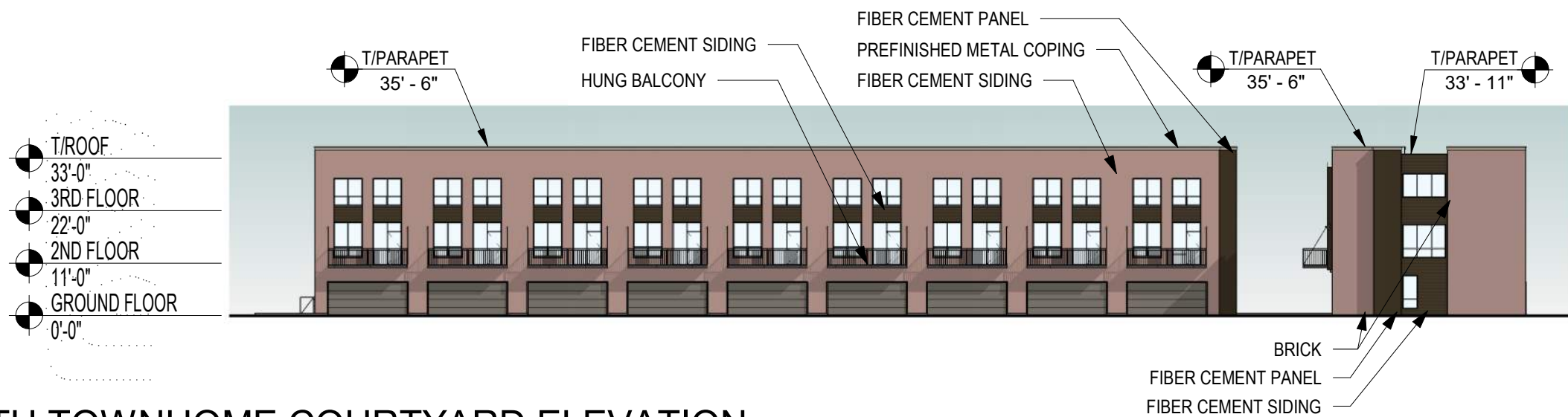


**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

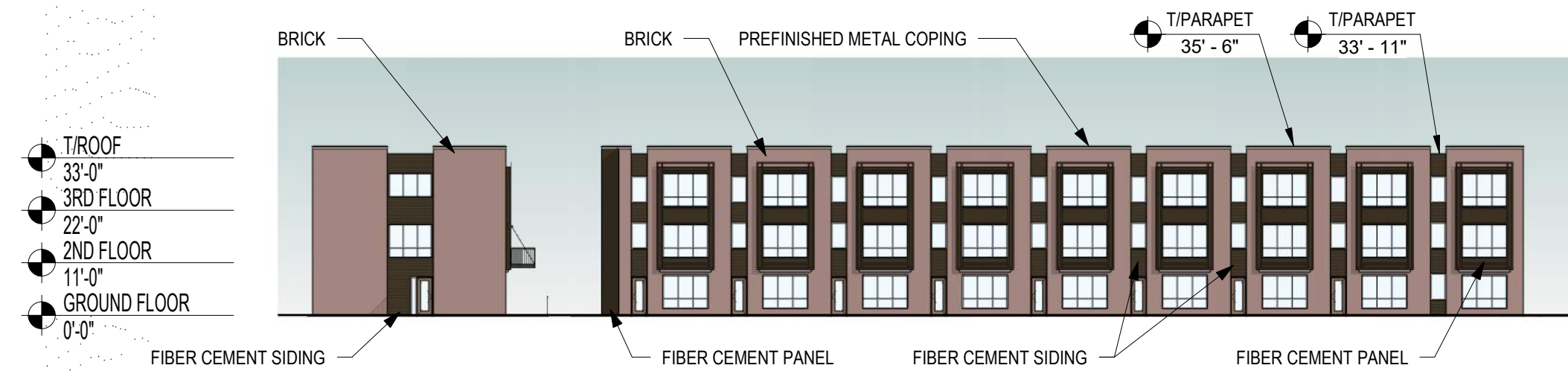


**GALEWOOD MULTI-FAMILY**  
N. NEVA AVE. & W. WABANSIA AVE.  
CHICAGO, IL 60707

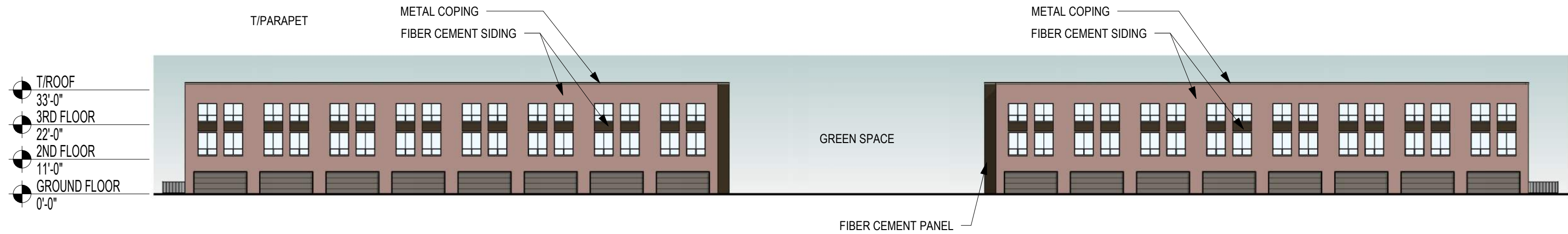
01/19/2022 Project #: 21040



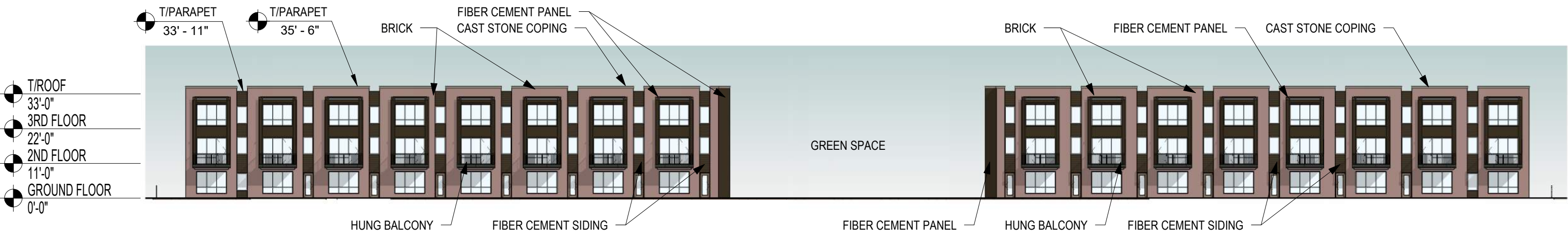
2 NORTH TOWNHOME COURTYARD ELEVATION  
SCALE: 1" = 30'-0"



1 NORTH TOWNHOME ELEVATION  
SCALE: 1" = 30'-0"



2 EAST TOWNHOME ELEVATION  
SCALE: 1" = 30'-0"



1 EAST TOWNHOME COURTYARD ELEVATION  
SCALE: 1" = 30'-0"

PROPOSED DESIGN



OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661



HARLEM IRVING  
COMPANIES



GALEWOOD MULTI-FAMILY  
N NEVA AVE & W WABANSIA AVE  
CHICAGO, IL 60707

01/19/2022 Project #: 21040

19946

*Reclassification Of Area Shown On Map No. 5-N.  
(As Amended)  
(Application No. 19946)  
(Common Address: 7119 -- 7141 W. Wabansia Ave./  
1615 -- 1657 N. Neva Ave.)*

RBPD 1448

[SO2019-331]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-N in the area bounded by:

North Neva Avenue; West Wabansia Avenue; a line 286.5 feet east of and parallel to North Neva Avenue; and the public alley north of and parallel to West North Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RM4.5 Residential Multi-Unit District symbols and indications as shown on Map Number 5-N in the area bounded by:

North Neva Avenue; West Wabansia Avenue; a line 286.5 feet east of and parallel to North Neva Avenue; and the public alley north of and parallel to West North Avenue,

to those of a Residential Planned Development, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development 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 attached to this ordinance read as follows:

*Residential-Business Planned Development No. 1448.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1448 ("Planned Development") consists of approximately 156,056 square feet of property which is depicted on the attached Planned Development Property Line and Boundary Map (the "Property") and is owned or controlled by the "Applicant", Seritage SRC Finance LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
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 ("CDOT") 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 Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

Prior to Part II Approval, the Applicant shall submit and CDOT and the Illinois Department of Transportation (IDOT) shall approve an updated traffic study. If site plan modifications are warranted based on the approved traffic study, the Applicant shall complete the modifications at its sole cost. Any such modifications shall be undertaken in accordance with plans approved by CDOT and IDOT. Further, to the extent any changes to the Plans approved herein are required to accommodate traffic study recommendations, such changes shall be permitted without requiring an amendment to the Planned Development.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between CDOT'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 CDOT'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 Agreement must be executed prior to any CDOT 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 CDOT'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 CDOT.

4. This plan of development consists of 17 Statements; a Bulk Regulations Table; a Planned Development Existing Zoning Map; a Planned Development Existing Use Map; a Planned Development Property Line and Boundary Map; a Planned Development Site Plan; a Planned Development Landscape Plan; and Planned Development Elevations -- Building 1, 2, 3 and 4 (North, South, East and West) prepared by Hirsch MPG Architecture + Planning and dated June 20, 2019, submitted herein. 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 permitted in the area delineated herein as a Planned Development 1448: dwelling units located on and above the ground floor accessory and incidental 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 DPD. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the 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 119,549 square feet and a base FAR of 1.5.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by 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, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal 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 Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
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 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 (i) 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.
16. The Applicant acknowledges and agrees that the rezoning of the Property from RS2 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District, and then to this Planned Development, triggers the requirements of

Section 2-44-080 of the Municipal Code of Chicago (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project ("ARO Units") as affordable units; (ii) pay a fee in lieu of the development of the ARO Units; or (iii) any combination of (i) and (ii); provided, however, residential housing projects with 20 or more units must provide at least 25 percent of the ARO Units on-site ("Required Units"). The Property is located in a low-moderate income area within the meaning of the ARO, and the Planned Development has a total of 150 units. As a result, the Applicant's affordable housing obligation is 15 ARO Units (10 percent of 150), 4 of which are Required Units (25 percent of 15, rounded up). The Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$52,214 per unit, as adjusted in accordance with the ARO ("Cash Payment") for 11 units and providing the 4 Required Units in the rental buildings to be constructed in the Planned Development, to be approved by the Department of Housing ("DOH"), as set forth in the Affordable Housing Profile Form attached hereto. The Applicant agrees that the ARO Units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to DOH for review and approval, and 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 make the required Cash Payment and 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 of DOH may enforce remedies for any breach of this statement, 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.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RM4.5 Residential Multi-Unit District.

[ARO Affordable Housing Profile Form; ARO Web Form; ARO Legends; Existing Zoning Map; Existing Use Map; Property Line and Boundary Map; Site Plan; Landscape Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 3896 through 3912 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1448.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	153,833
Area of Public Rights-of-Way (square feet):	38,283
Net Site Area (square feet):	119,550
Maximum Floor Area Ratio:	1.5
Maximum Permitted Dwelling Units:	150
Minimum Off-Street Parking Spaces:	173
Maximum Building Height:	53 feet
Minimum Setbacks:	In accordance with plans

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**ARO Affordable Housing Profile Form (AHP)**

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

This completed form should be returned to the Department of Housing (DOH), 121 N LaSalle Street, 10th Floor, Chicago, IL 60602. E-mail: [ARO@cityofchicago.org](mailto:ARO@cityofchicago.org)

Date: March 18, 2019

**DEVELOPMENT INFORMATION**

Development Name: Neva & Wabansia

Development Address: 7119-7141 West Wabansia / 1615-1657 North Neva

Zoning Application Number, if applicable: 19946

Ward: 29th

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

Fernando Espinoza

**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 4/3/2019
- 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 Seritage SRC Finance LLC

Developer Contact Jeff Martin

Developer Address 500 Fifth Avenue, Suite 1530, New York, NY 10110

Email [jmartin@seritage.com](mailto:jmartin@seritage.com)

Developer Phone 216-264-5908

Attorney Name Rich Klawiter & Katie Jahnke Dale

Attorney Phone 312-368-7243 / -2153

**TIMING**

Estimated date marketing will begin 10/1/2020

Estimated date of building permit\* 10/1/2019

Estimated date ARO units will be complete 3/1/2021

\*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)

Developer or their agent

Date

Justin Root or Denise Roman, DOH

Date



AFFORDABLE REQUIREMENTS ORGANIZATION

Last updated January 11, 2019



## Final for Publication

**Requirements**

Affordable units :31 \*On-site aff. Units: 8

How do you intend to meet your required obligation

On-Site: 8 Off-Site: 0

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

Total Units: 0 In-Lieu Fee Owed: 1,200,922

Note: the Neva and Wabansia parcel of the project is 152 units, with an ARO obligation of 15. The North and Harlem parcel of the project is 161 units, with an ARO obligation of 16. The developer is placing 4 ARO units in the Neva and Wabansia parcel and 4 ARO units in the North and Harlem parcel, paying the rest of the obligation of 23 units in-lieu (total: \$1,200,922).

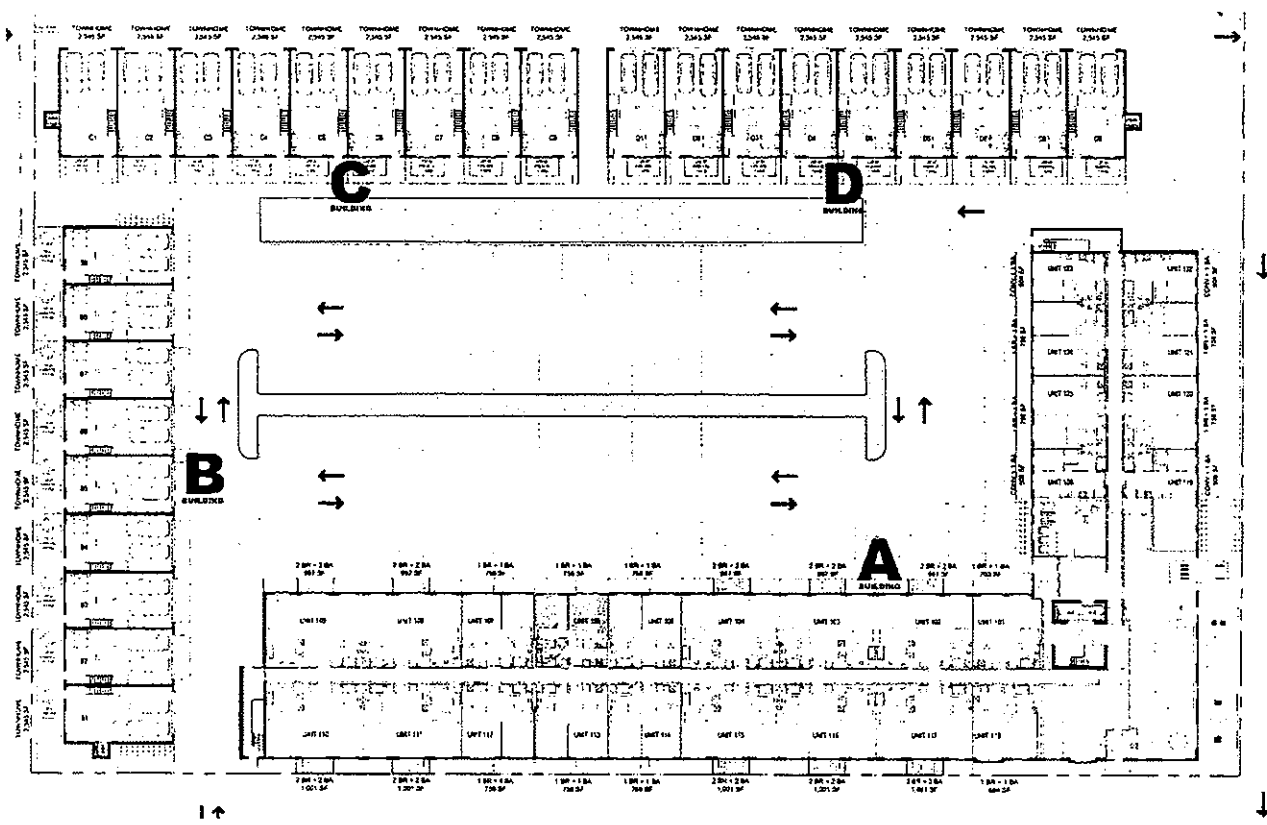
All projects with proposed ARO units must complete this tab

	Market Rate Units	Affordable Units	Summary							
			unit type	how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	affordabl e v. market square footage*
Parking	Available at Additional Cost	Available at Additional Cost	studio	27	18%	507	1	25%	529	104%
Laundry	In Unit	In Unit	one-bed	54	36%	742	1	25%	758	102%
Appliances			two-bed	43	29%	1,010	1	25%	997	99%
Refrigerator age/EnergyStar/make/model/color	TBD	comparable	three-bed	0	0%	#DIV/0!	0	0%	#DIV/0!	#DIV/0!
Dishwasher age/EnergyStar/make/model/color	TBD	comparable	Tomehomes	27	18%	2,545	1	25%	#DIV/0!	#DIV/0!
Stove/Oven age/EnergyStar/make/model/color	TBD	comparable								
Microwave age/EnergyStar/make/model/color	TBD	comparable								
Bathroom(s) how many? Half bath? Full bath?	Varies									
Kitchen countertops material	TBD	comparable								
Flooring material	TBD	comparable								
HVAC	System TBD	comparable								
Other	N/A	comparable								

Project Name: [18031] Neva & Wabansia  
 Zoning Application number, if applicable: \_\_\_\_\_  
 Address: 7119-7141 WEST WABANSIA AVENUE/ 1615-1657  
 Is this a For Sale or Rental Project? For Sale & Rental Project  
 Anticipated average psf rent/price? On-Site

Total Units in Project: 152  
 Total Affordable units: 4

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A.R.O. LEGEND:  
 A.R.O. UNITS

Final for Publication

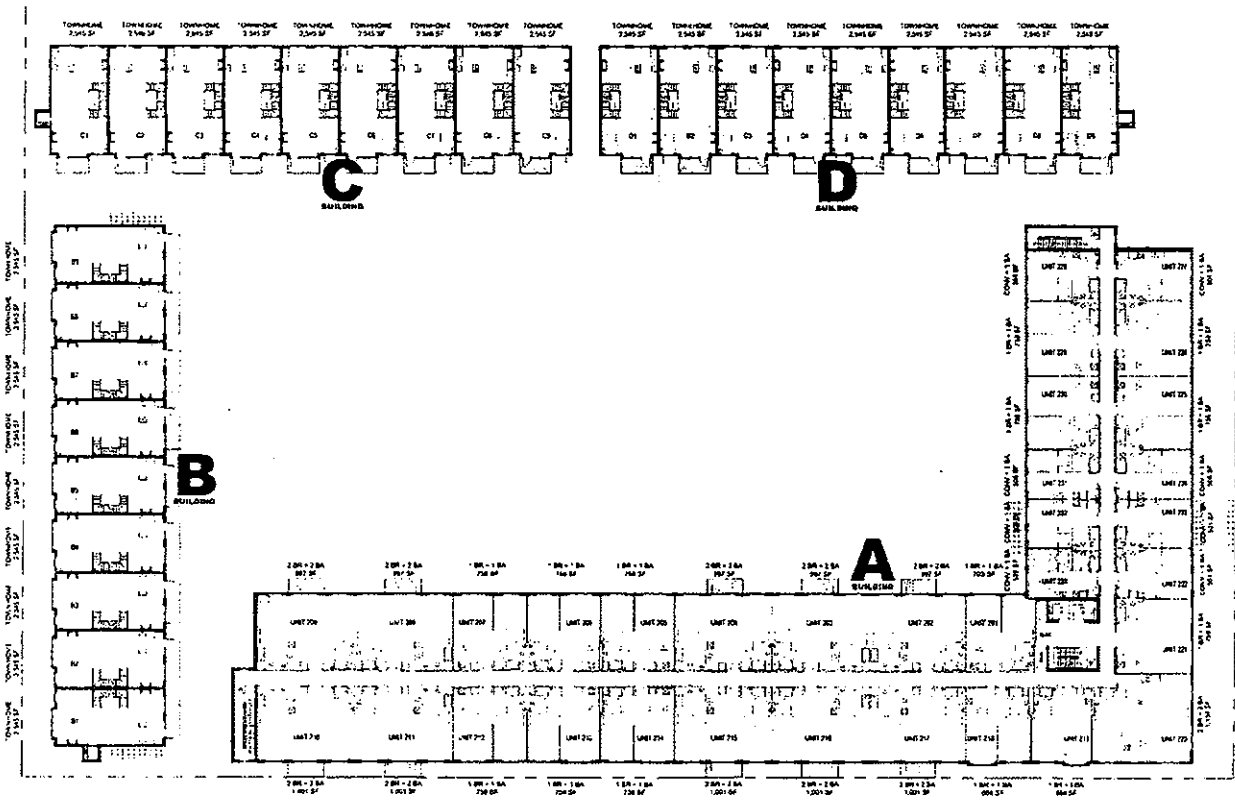
**TUCKER SERITAGE**  
 DEVELOPMENT GROWTH PROPERTIES

A.R.O. LAYOUT - FIRST FLOOR  
 Neva and Wabansia  
 Chicago, Illinois

29 March, 2019  
 18031

**Hirsch|MPG**  
 ARCHITECTURE + PLANNING

1



A.R.O. LEGEND:  
 [ ] A.R.O. UNITS

Final for Publication

2

**TUCKER SERITAGE**  
 DEVELOPMENT GROWTH PROPERTIES

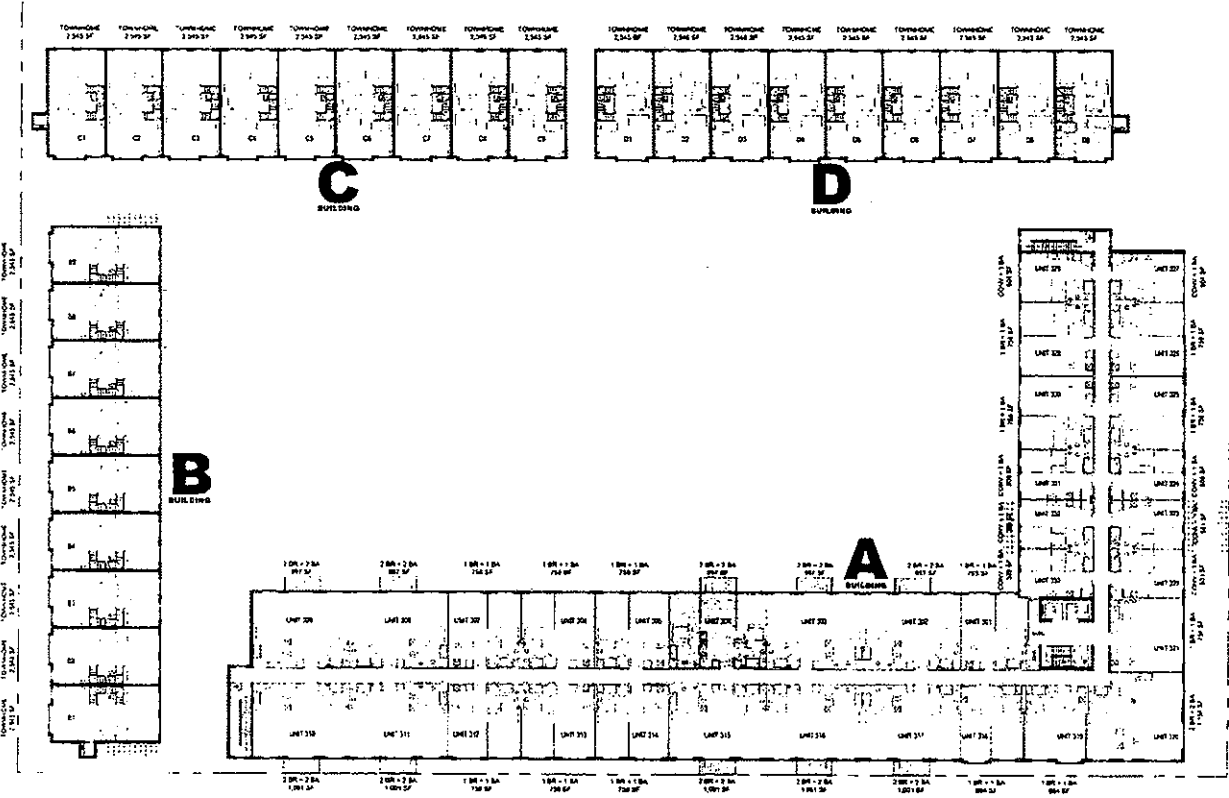
A.R.O. LAYOUT - SECOND FLOOR 20 March, 2019  
 Neva and Wabansia 18031  
 Chicago, Illinois

**Hirsch|MPG**  
 ARCHITECTURE + PLANNING

Final for Publication

3

A.R.O. LEGEND:  
A.R.O. UNITS

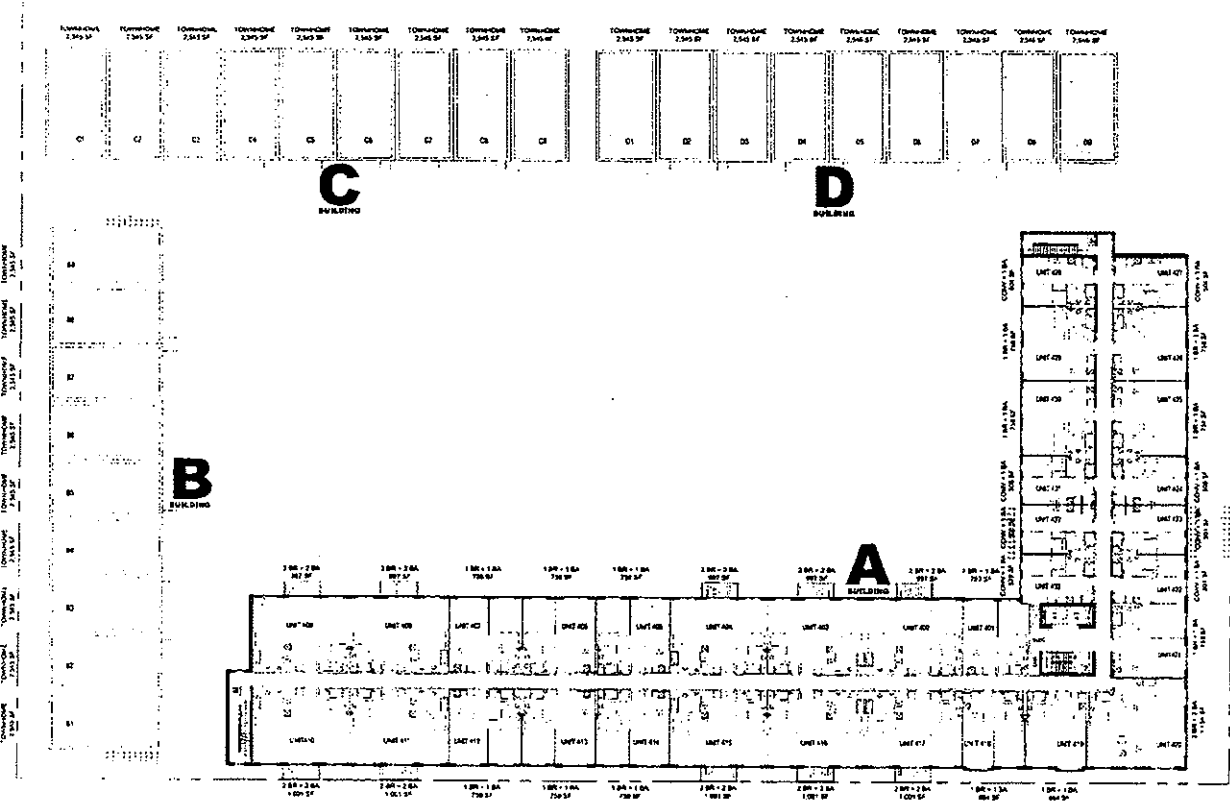


**TUCKER SERITAGE**  
DEVELOPMENT GROWTH PROPERTIES

A.R.O. LAYOUT - THIRD FLOOR  
Neva and Wabansia  
Chicago, Illinois

20 March, 2019  
18031

**Hirsch|MPG**  
ARCHITECTURE + PLANNING



A.R.O. LEGEND:  
 A.R.O. UNITS

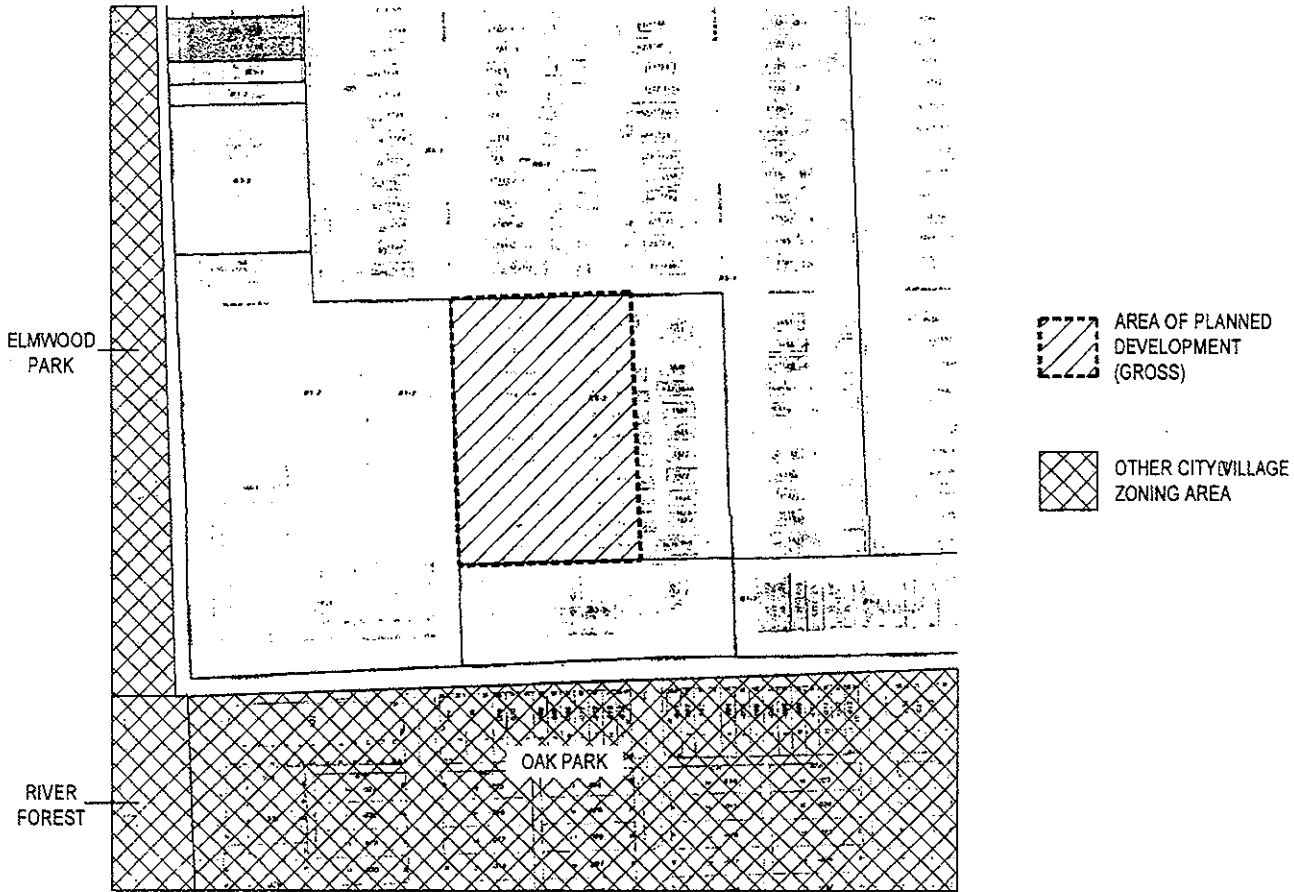
Final for Publication

**TUCKER SERITAGE** DEVELOPMENT GROWTH PROPERTIES  
 A.R.O. LAYOUT - FOURTH FLOOR  
 Neva and Wabansia  
 Chicago, Illinois  
 20 March, 2019  
 18031

**Hirsch|MPG**  
 ARCHITECTURE + PLANNING

4

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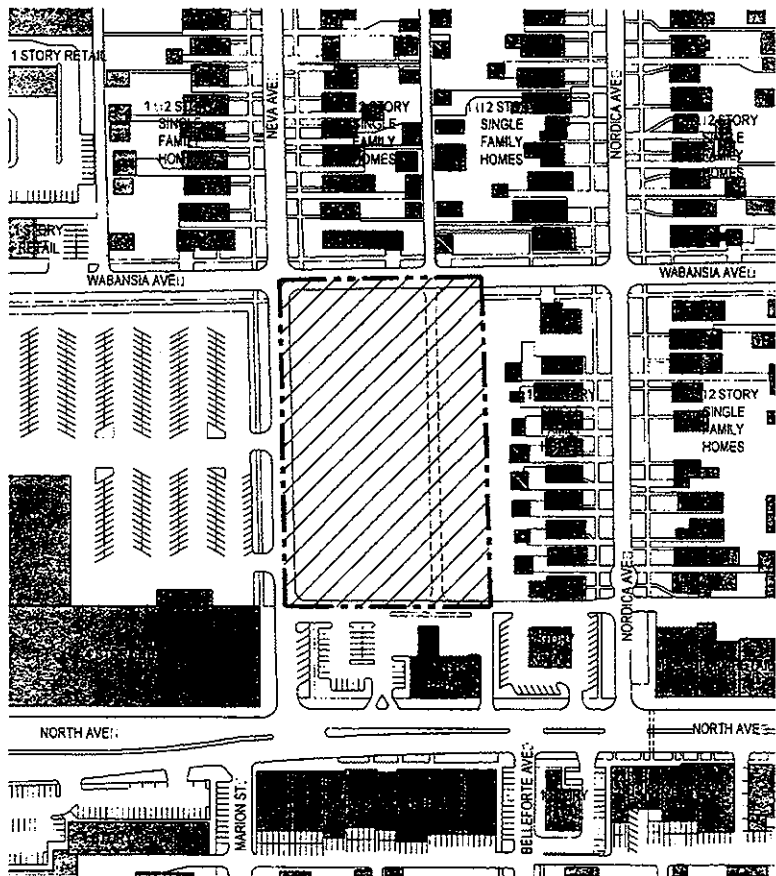
PLANNED DEVELOPMENT EXISTING ZONING MAP (000' in each direction)


APPLICANT: SERITAGE SRC FINANCE LLC  
ADDRESS: 111141 WEST WABANSIA AVENUE CHICAGO ILL 60642 NORTH NEVA AVENUE CHICAGO ILLINOIS  
Date Introduced: JANUARY 21, 2019  
Plan Commission: JUNE 20, 2019

NOT TO SCALE



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 AREA OF PLANNED DEVELOPMENT (GROSS)

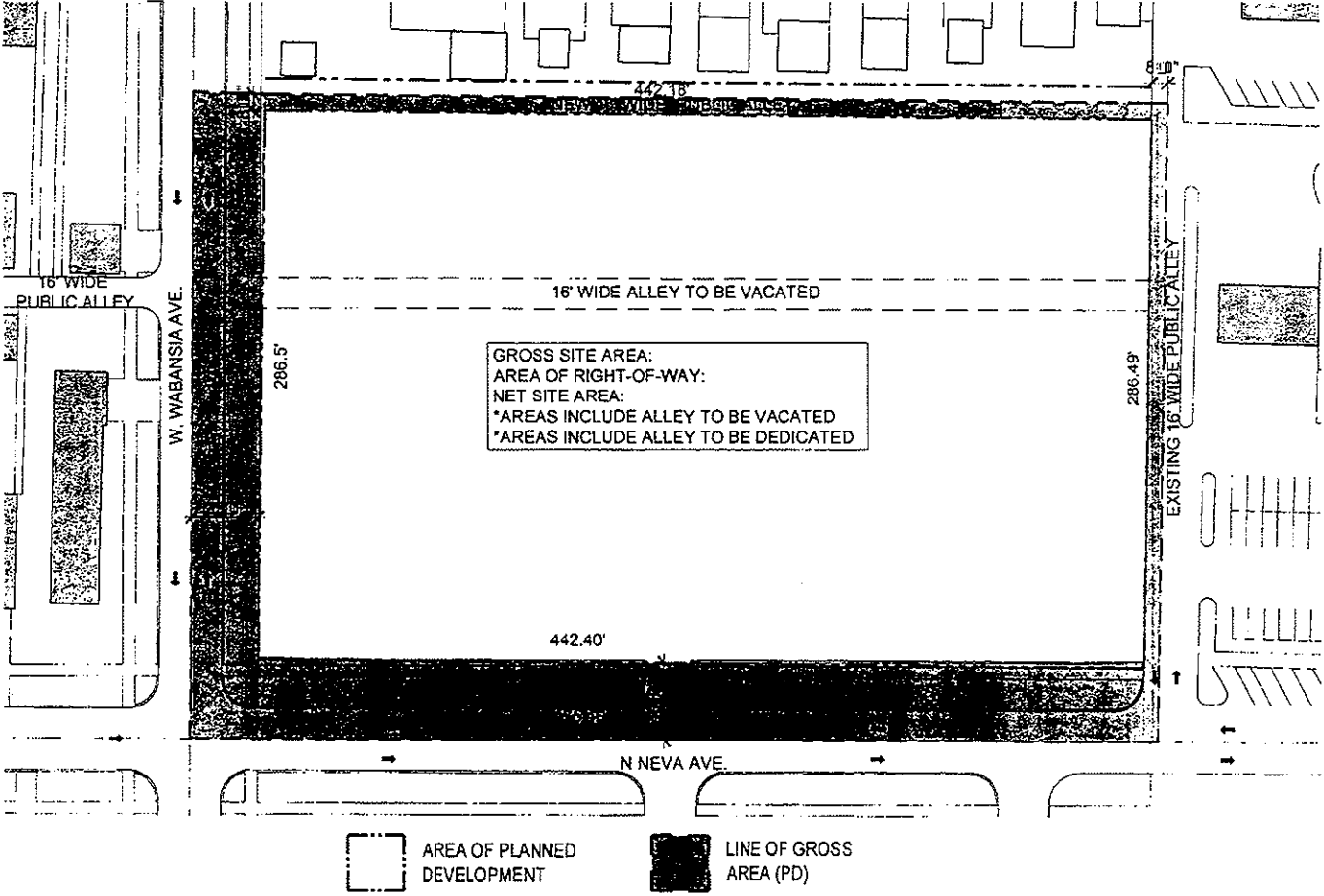
### PLANNED DEVELOPMENT EXISTING USE MAP (400' in each direction)

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 11141 WEST WABANSIA AVENUE CHICAGO ILLINOIS  
 Date Introduced: JANUARY 20, 2018  
 Plan Commission: JUNE 20, 2018

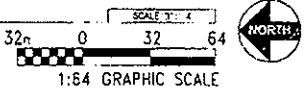
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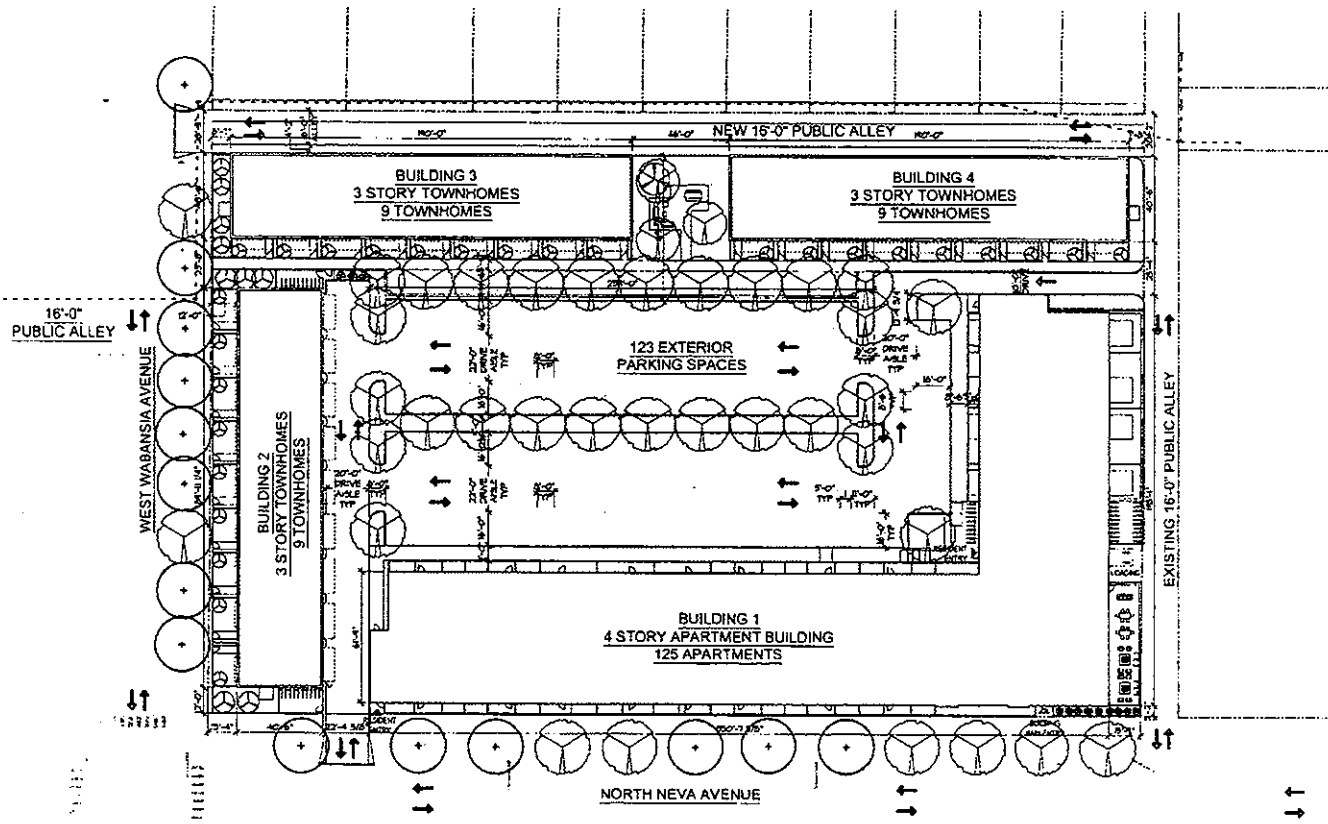
Final for Publication



PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP  
 APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 11141 WEST WABANSIA AVENUE CHICAGO ILLINOIS  
 Date Introduced: JANUARY 27, 2019  
 Plan Commission: JUNE 20, 2019

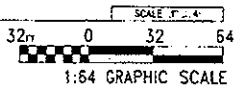


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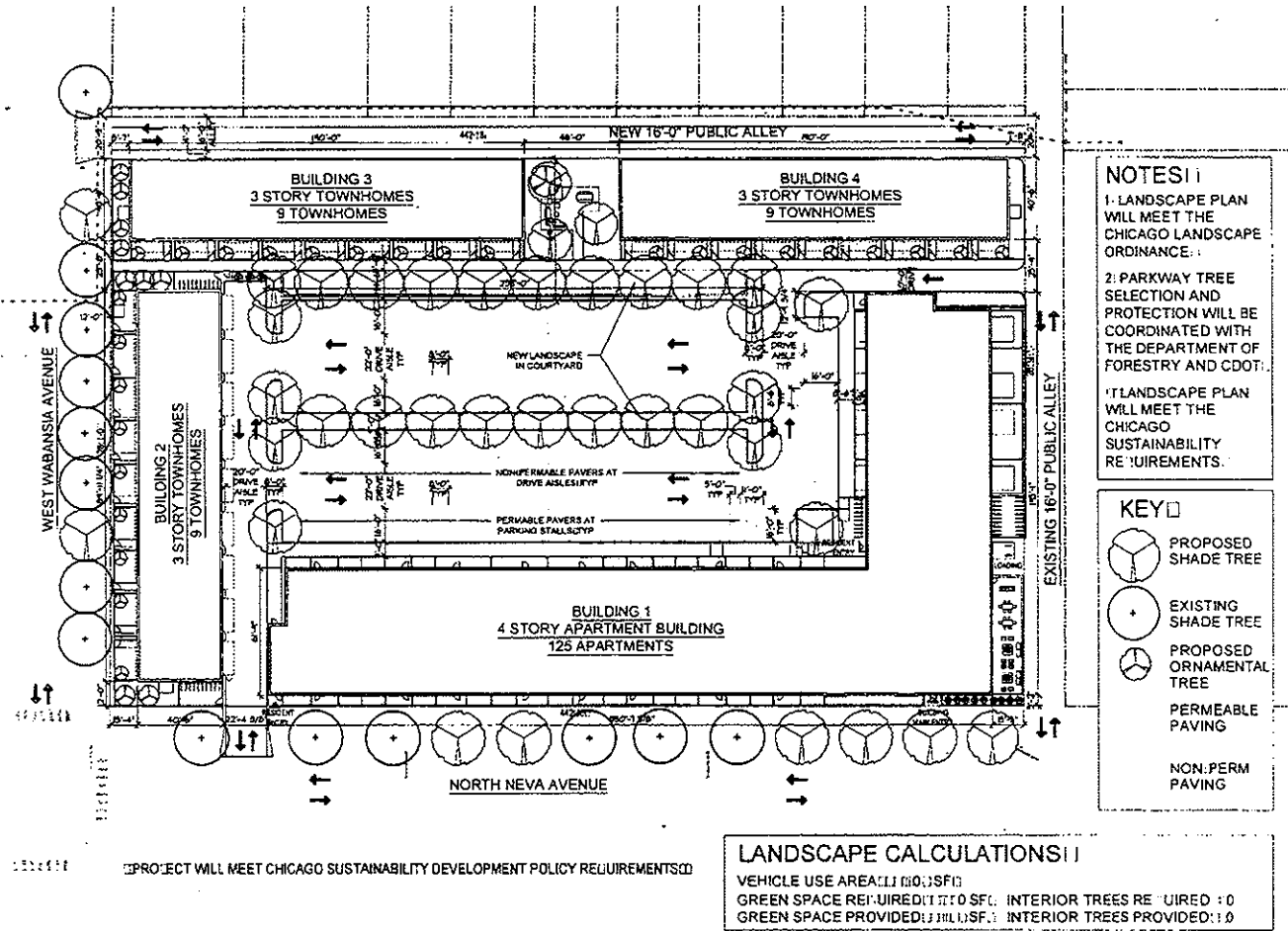


## PLANNED DEVELOPMENT SITE PLAN

APPLICANT: HERITAGE SRC FINANCE LLC  
 ADDRESS: 112141 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 20, 2019  
 Plan Commission: JUNE 20, 2019

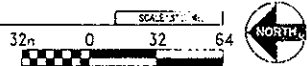


Final for Publication



PLANNED DEVELOPMENT LANDSCAPE PLAN

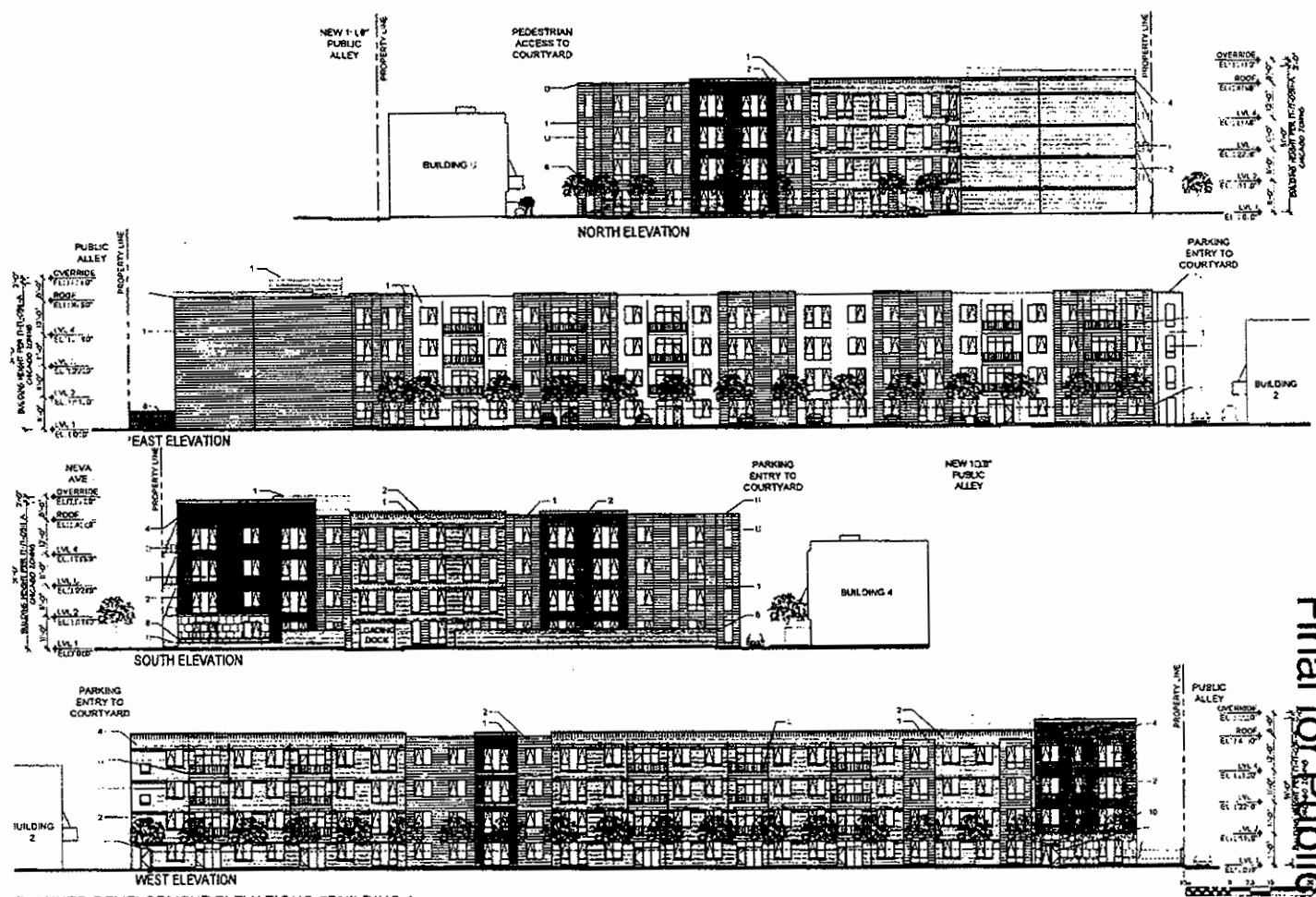
APPLICANT: HERITAGE SRC FINANCE LLC  
 ADDRESS: 1111 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2019  
 Plan Commission: JUNE 20, 2019



7/24/2019

REPORTS OF COMMITTEES

3909



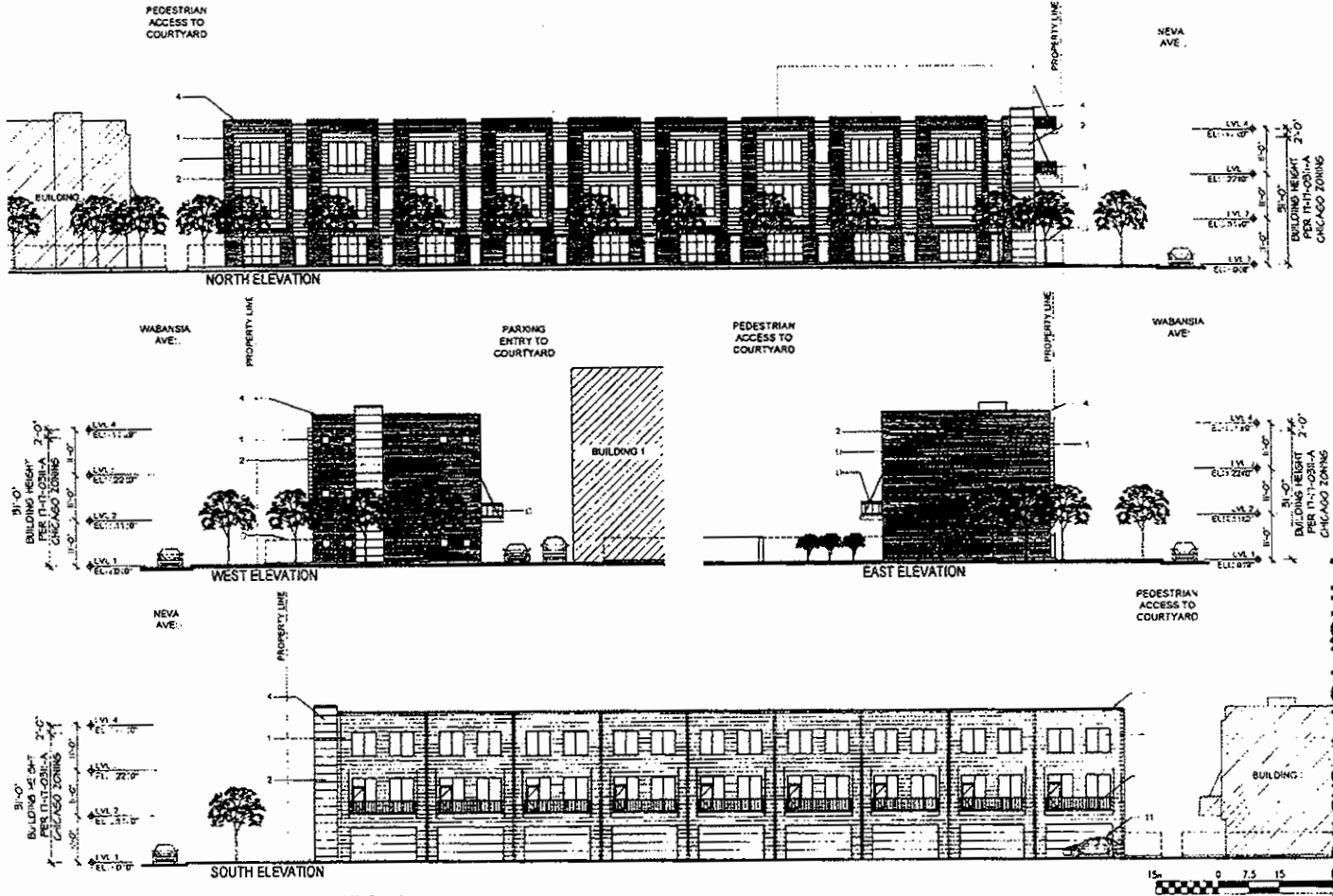
PLANNED DEVELOPMENT ELEVATIONS (BUILDING 1)

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 1111 WEST WABANSIA AVENUE | CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 23, 2019  
 Plan Commission: JUNE 20, 2019

MATERIAL LEGEND		
1 PANEL	9 METAL GLASS WINDOWS	10 METAL CANOPY
2 BRICK	10 METAL GLASS STOREFRONT	11 GARAGE DOOR
3 METAL COPING	11 METAL FENCE	
4 CAST STONE COPING	8 BRICK WALL	

Final for Publication

NOT TO SCALE



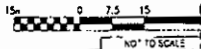
Final for Publication

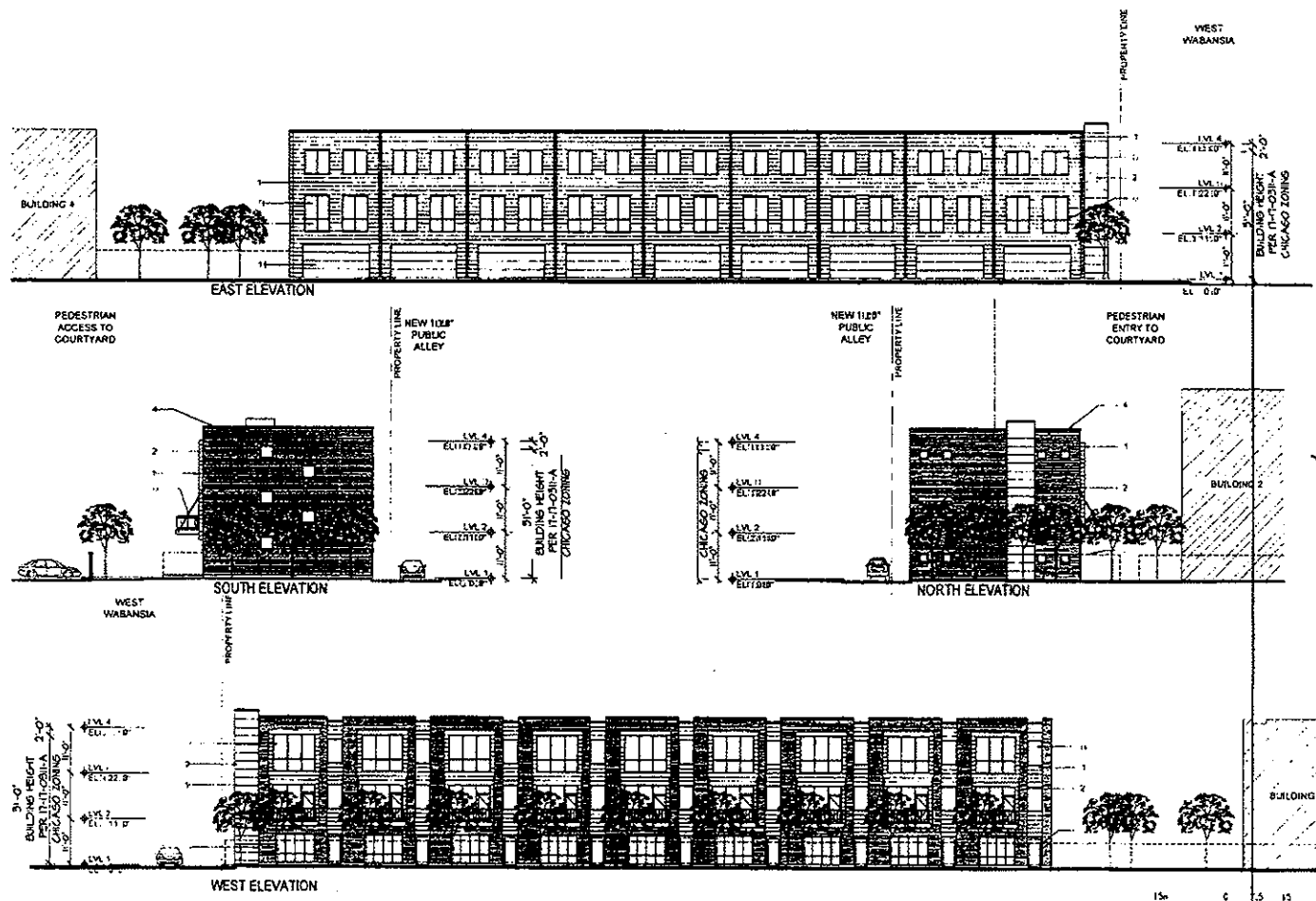
PLANNED DEVELOPMENT ELEVATIONS (BUILDING 2)

APPLICANT: SERITAGE SRC FINANCE LLC;  
 ADDRESS: 11141 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2017  
 Plan Commission: JUNE 20, 2017

MATERIAL LEGEND:

1 (PANEL)	(M) METAL GLASS WINDOWS	(B) METAL BALCONY
2 (BRICK)	(M) METAL GLASS STOREFRONT	10 (M) METAL CANOPY
(C) METAL COPING	(D) METAL FENCE (DASHED IN)	11 (G) GARAGE DOOR
4 (CAST STONE COPING)	8 (B) BRICK WALL	



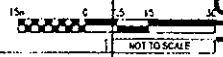


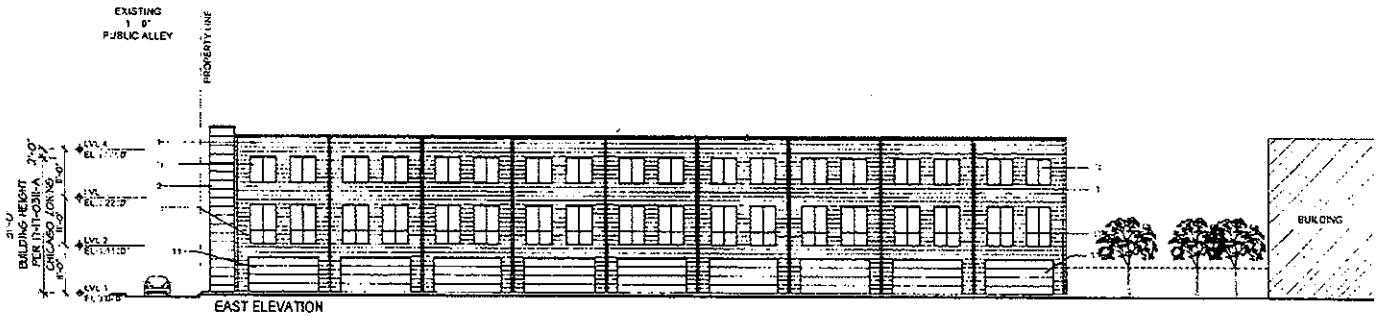
**PLANNED DEVELOPMENT ELEVATIONS (BUILDING 3)**

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 111141 WEST WABANSIA AVENUE CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 23, 2019  
 Plan Commission: JUNE 20, 2019

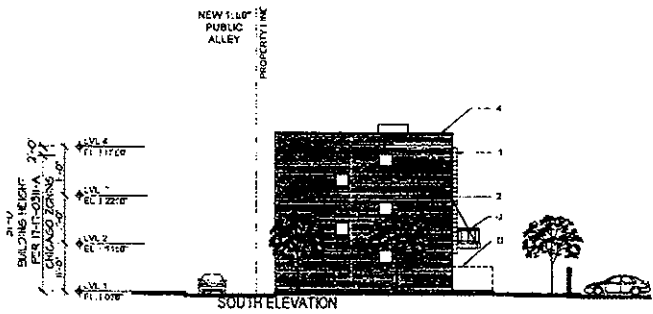
**MATERIAL LEGEND**

1 PANEL	6 METAL GLASS WINDOWS	9 METAL BALCONY
2 BRICK	7 METAL GLASS STOREFRONT	10 METAL CANOPY
3 METAL COPING	8 METAL FENCE (DASHED IN)	11 GARAGE DOOR
4 CAST STONE COPING	5 BRICK WALL	

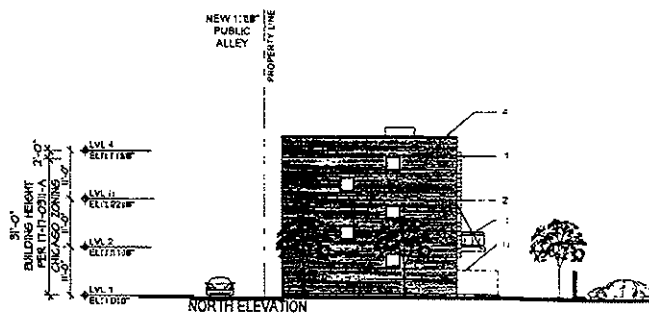




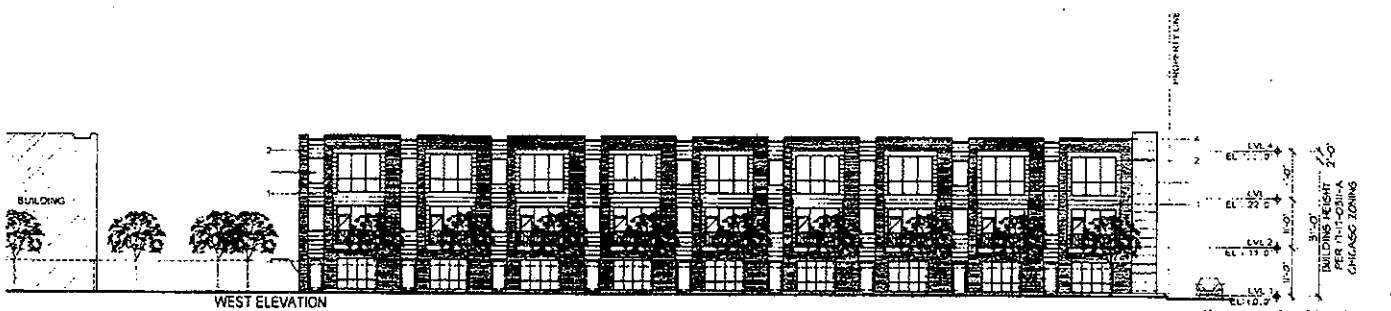
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

Final for Publication

PLANNED DEVELOPMENT ELEVATIONS | BUILDING 4

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 11141 WEST WABANSIA AVENUE | 11141 NORTH NEVA AVENUE | CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2020  
 Plan Commission: JUNE 2020

MATERIAL LEGEND:

- |                     |                             |                  |
|---------------------|-----------------------------|------------------|
| 1 PANEL             | 9 METAL GLASS WINDOWS       | 10 METAL BALCONY |
| 2 BRICK             | 10 METAL U GLASS STOREFRONT | 11 METAL CANOPY  |
| 3 METAL COPING      | 11 METAL FENCE (DASHED IN)  | 12 GARAGE DOOR   |
| 4 CAST STONE COPING | 8 BRICK WALL                |                  |