

# PD 1449 (Rescinded)

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4/19/2023

REPORTS OF COMMITTEES

22126  
62919

*Reclassification Of Area Shown On Map No. 5-N. B3-2*  
(Application No. 22126)  
(Common Address: 7152 -- 7190 W. North Ave./1601 -- 1657 N. Harlem Ave./  
7153 -- 7191 W. Wabansia Ave./1600 -- 1636 N. Neva Ave.)

[O2023-1283]

*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, is hereby amended by changing all Planned Development Number 1449 District symbols and indications as shown on Map Number 5-N in the area bounded by:

West North Avenue; North Harlem Avenue; West Wabansia Avenue; and North Neva Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

~~*Reclassification Of Area Shown On Map No. 6-G.*  
(As Amended)  
(Application No. 22146T1)  
(Common Address: 2964 -- 2968 S. Archer Ave.)~~

~~[SO2023-1330]~~

~~*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, is hereby amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 6-G in the area bounded by:~~

~~the alley next north of and parallel to South Archer Avenue; South Grady Court; South Archer Avenue; and a line 74.5 feet west of and parallel to South Grady Court,~~

~~to those of a B2-3 Neighborhood Mixed-Use District.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~[General, Site and Landscape Notes; Sworn Statement by Architect; Trash Enclosure Plans and Elevations; 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Floor Plans; Roof Plans; Wall Type Details; Building Elevations; and Wall Sections attached to this ordinance printed on pages 62922 through 62934 of this Journal.]~~

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 20, 2020

Katherine C. Jahnke Dale  
DLA Piper LLP  
444 W. Lake Street, Suite 900  
Chicago, IL 60606

**Re: Minor change request for PD No. 1449, 1601 N. Harlem Ave.**

Dear Ms. Jahnke Dale:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1449 ("PD 1449") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 3 and 12 of PD 1449.

Your client and the owner of all of the property within the PD, Seritage SRC Finance LLC, is seeking a minor change to allow for a delay in requiring approval of the updated traffic study. Statement No. 3 of the PD requires that the applicant submit, and CDOT and the Illinois Dept. of Transportation ("IDOT") approve, an updated traffic study which may include a new traffic signal at W. North and N. Neva Avenues, prior to Part II approval. IDOT is currently reviewing the traffic study, however, your client is preparing to begin construction and would like to obtain a building permit as soon as possible. Therefore, you are seeking a delay until October 1, 2020, for the approval of the updated traffic study. If the traffic study is not approved by October 1, 2020, no further approvals, including permits, licenses, etc., will be granted until the traffic study is completed and approved.

With regard to your request, the Department of Planning and Development has determined that allowing a delay in the traffic study approval requirement 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 1449, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Nancy Radzevich  
Assistant Commissioner

C: Mike Marmo, Erik Glass, Noah Szafraniec, Bill Higgins, Main file

19947

3866

JOURNAL--CITY COUNCIL--CHICAGO

7/24/2019

*Reclassification Of Area Shown On Map No. 5-M.  
(Application No. 20040)  
(Common Address: 5642 W. Grand Ave.)*

[O2019-4021]

*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, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 5-M in an area bounded by:

a line 85.83 feet west of and parallel to North Parkside Avenue; the public alley next north of and parallel to West Grand Avenue; North Parkside Avenue; and West Grand Avenue,

to those of a C2-1 Motor Vehicle-Related Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

*Reclassification Of Area Shown On Map No. 5-N.  
(As Amended)  
(Application No. 19947)*

RBPD 1449

(Common Address: 7152 -- 7190 W. North Ave./1601 -- 1657 N. Harlem Ave./  
7153 -- 7191 W. Wabansia Ave./1600 -- 1636 N. Neva Ave.)

[SO2019-332]

*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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 5-N in the area bounded by:

West North Avenue; North Harlem Avenue; West Wabansia Avenue; and North Neva Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map Number 5-N in the area bounded by:

West North Avenue; North Harlem Avenue; West Wabansia Avenue; and North Neva Avenue,

to those of a Residential-Business 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. 1449.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1449 ("Planned Development") consists of approximately 244,540 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.

The Applicant acknowledges that the west side of the property includes the sidewalk and some parts of the curb and roadway on the east side of North Harlem Avenue and will provide an easement to the city for this property to be occupied by public sidewalks and street infrastructure. Also the Applicant acknowledges that there are preliminary plans to provide enhanced bus service in the vicinity of the Property, including a potential new bus stop on the west side of the Property along the east side of North Harlem Avenue. The Applicant shall reasonably cooperate with CDOT, Pace Suburban Bus, and other applicable governmental entities in the implementation of such improvements and for the provision of public access to the sidewalk on the west side of North Harlem Avenue from curb to building facade, including for general public use as a sidewalk, access to public utilities for maintenance or replacement, and installation of transit station infrastructure (bus shelters, signage, etc.).

Prior to Part II Approval, the Applicant shall submit and CDOT and the Illinois Department of Transportation (IDOT) shall approve an updated traffic study, which may include the installation and implementation of a new traffic signal at the intersection of West North Avenue and North Neva Avenue. If such signal is warranted, the Applicant shall install the signal and any other related roadway modifications at its sole cost. Any such signal 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 the traffic signal, 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 and the following "Plans": 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 (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 Number 449: dwelling units located above the ground floor; animal services (sales and grooming); artist work or sales space; business support services; eating and drinking establishments (all); small and medium venues; financial services (all, excluding payday/title secured loan store and pawn shop); food and beverage retail sales; liquor sales (as accessory use); medical service; office; personal service (all); retail sales; indoor/outdoor participant sports and recreation; limited manufacturing, production and industrial services; co-located wireless communication facilities and 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 244,540 square feet and a FAR of 1.2.
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 approval of this Planned Development simultaneously with the approval of another residential planned development to its east 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 161 units. As a result, the Applicant's affordable housing obligation is 16 ARO Units (10 percent of 161 rounded down), 4 of which are Required Units (25 percent of 16). 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 12 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 the B3-2 Community Shopping District.

[ARO Affordable Housing Profile Form (AHP); ARO and 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 3874  
 through 3888 of this *Journal*.]

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

*Residential-Business Planned Development No. 1449.*

*Bulk Regulations And Data Table.*

Gross Site Area (square feet):	341,363
Area of Public Rights-of-Way (square feet):	96,823
Net Site Area (square feet):	244,540
Maximum Floor Area Ratio:	1.2
Maximum Permitted Dwelling Units:	161
Minimum Off-Street Parking Spaces:	462
Maximum Building Height:	77 feet
Minimum Setbacks:	In accordance with plans

## Final for Publication

**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: May 30, 2019

**DEVELOPMENT INFORMATION**

Development Name: North & Harlem

Development Address: 7152 W North Avenue

Zoning Application Number, if applicable: 19947

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**

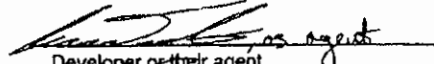
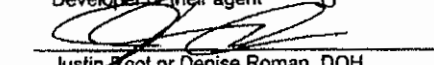
Estimated date marketing will begin 8/1/2020

Estimated date of building permit\* ASAP - 8/1/2019

Estimated date ARO units will be complete 2/1/2021

\*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)

	<u>5/31/19</u>
Developer or their agent	Date
	<u>5/31/19</u>
Justin Root or Denise Roman, DOH	Date



AFFORDABLE REQUIREMENTS ORDINANCE

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

			Summary							
	Market Rate Units	Affordable Units	unit type	market rate			ARO			affordabl e v. market square footage*
				how many?	% of total	avg. square footage	how many?*	% of total	avg. square footage	
Parking	Available at Additional Cost	Available at Additional Cost	studio	0	0%	#DIV/0!	0	0%	#DIV/0!	#DIV/0!
Laundry	In Unit	In Unit	one-bed	92	59%	839	3	75%	812	97%
Appliances			two-bed	62	39%	1,150	1	25%	1,165	101%
Refrigerator age/EnergyStar/make/model/color	TBD	comparable	three-bed	3	2%	1,559	0	0%	#DIV/0!	#DIV/0!
Dishwasher age/EnergyStar/make/model/color	TBD	comparable	Tomehomes	0	0%	#DIV/0!	0	0%	#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	comparable								
Kitchen countertops material	TBD	comparable								
Flooring material	TBD	comparable								
HVAC	System TBD	comparable								
Other	N/A	N/A								

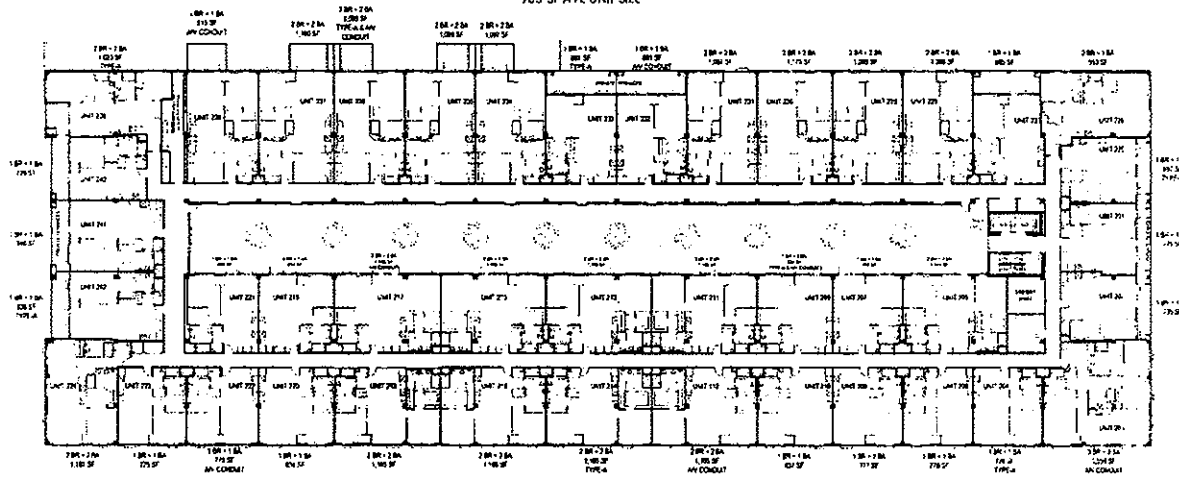
Project Name	[18039] North & Harlem
Zoning Application number, if applicable	
Address	7152-7190 W North AVENUE, CHICAGO, ILLINOIS
Is this a For Sale or Rental Project?	Rental Project
Anticipated average psf rent/price?*	On-Site

Total Units in Project	161
Total Affordable units	4

Final for Publication

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

47,538 GSF  
42 UNITS - 41,283 SF RENTABLE  
6,265 SF CORE - 86.84% EFFICIENCY  
983 SF AVE UNIT SIZE



Final for Publication

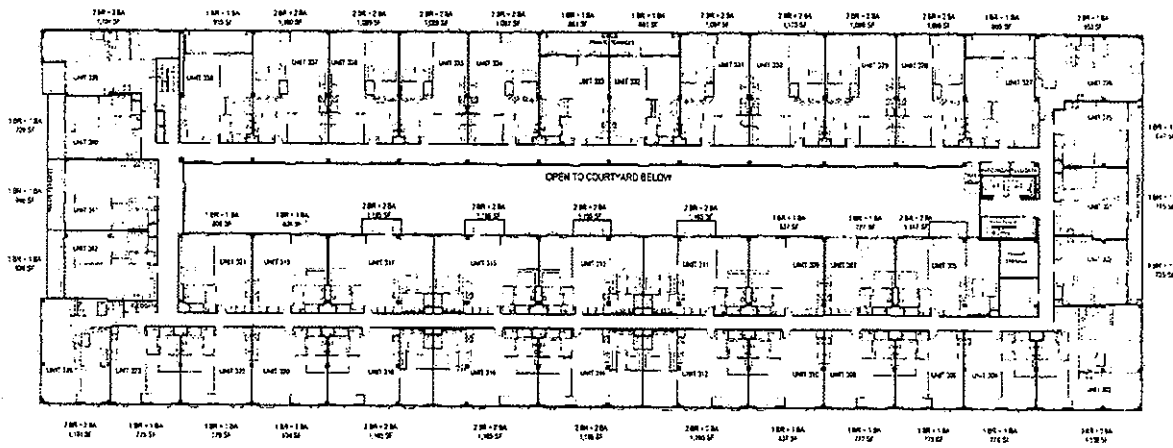
	A.R.O. LAYOUT - SECOND FLOOR	30 May, 2019
	North and Harlem	18039
	Chicago, Illinois	

**Hirsch|MPG**  
ARCHITECTURE + PLANNING

2

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

47,538 GSF  
42 UNITS - 41,329 SF RENTABLE  
6,209 SF CORE - 86.94% EFFICIENCY  
984 SF AVE UNIT SIZE



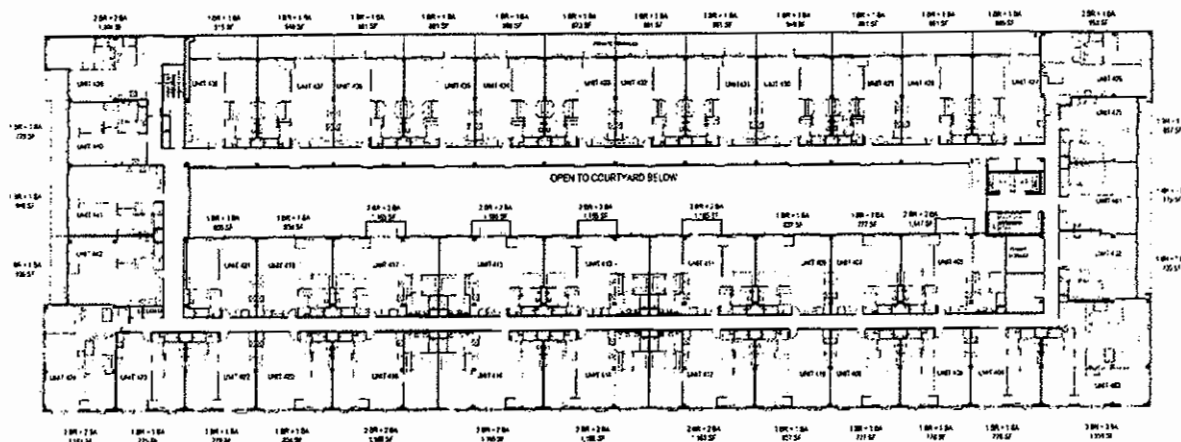
Final for Publication **3**

**TUCKER SERITAGE** DEVELOPMENT GROWTH PROPERTIES  
 A.R.O. LAYOUT - THIRD FLOOR  
 North and Harlem  
 Chicago, Illinois  
 30 May, 2019  
 18039

**Hirsch|MPG**  
 ARCHITECTURE + PLANNING

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

45,821 GSF  
42 UNITS - 39,612 SF RENTABLE  
6,209 SF CORE - 86.45% EFFICIENCY  
943 SF AVE UNIT SIZE



Final for Publication

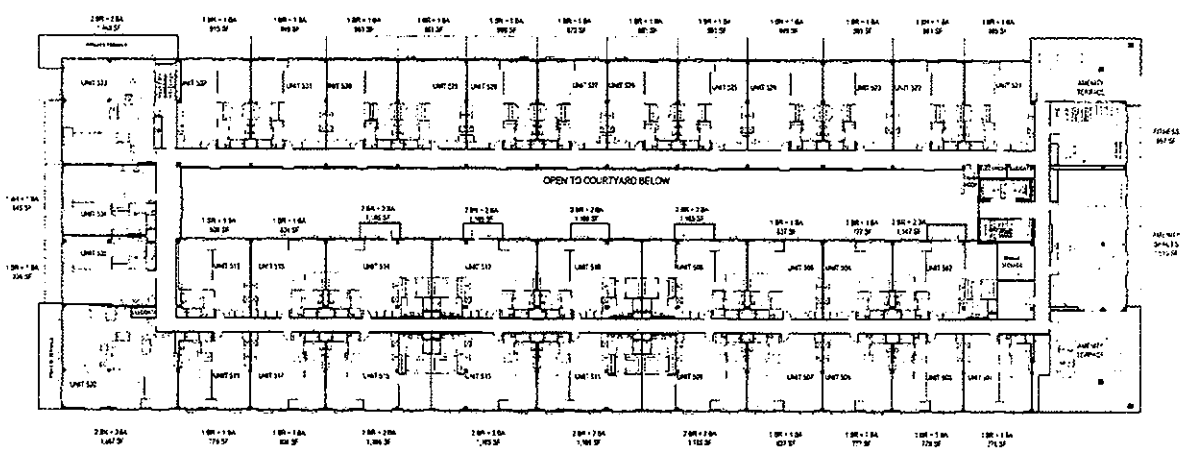
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**TUCKER SERITAGE** DEVELOPMENT GROWTH PROPERTIES  
 A.R.O. LAYOUT - FOURTH FLOOR 30 May, 2019  
 North and Harlem 19039  
 Chicago, Illinois

**Hirsch|MPG**  
 ARCHITECTURE + PLANNING

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

42,718 GSF  
35 UNITS - 34,241 SF RENTABLE  
8,477 SF CORE/ AMENITY - 80.16 EFFICIENCY  
978 SF AVE UNIT SIZE

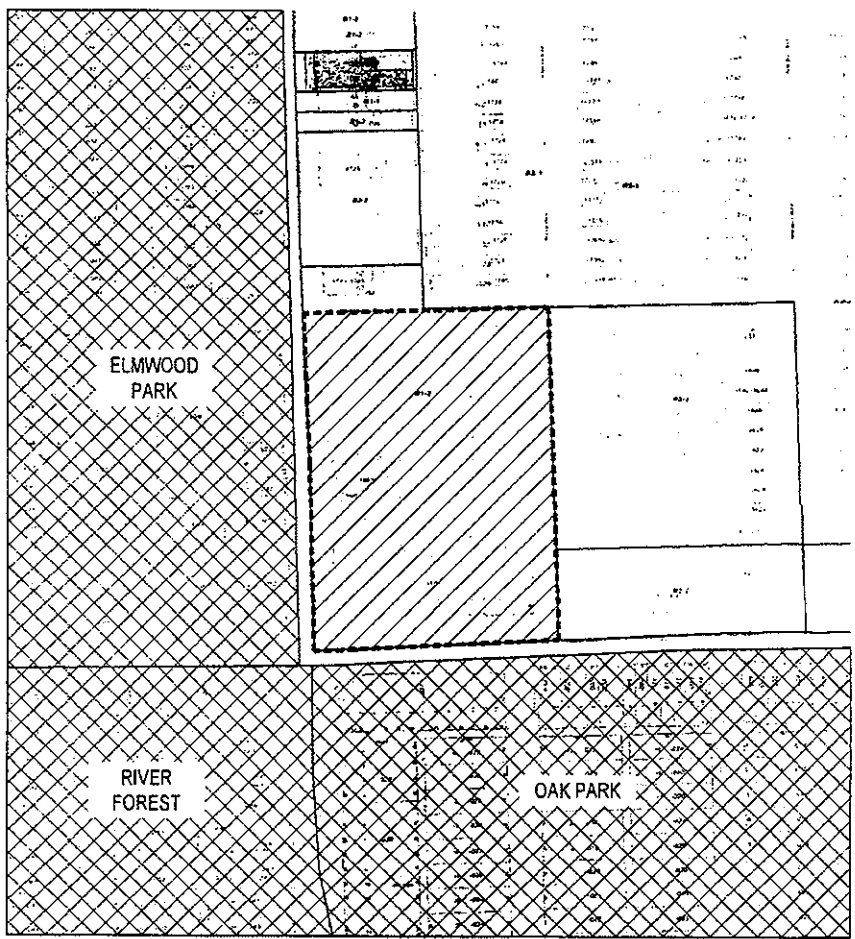



Final for Publication 5




A.R.O. LAYOUT - FIFTH FLOOR  
North and Harlem  
Chicago, Illinois  
30 May, 2019  
18039





 AREA OF PLANNED DEVELOPMENT (GROSS)

 OTHER CITY/VILLAGE ZONING AREA

**Final for Publication**

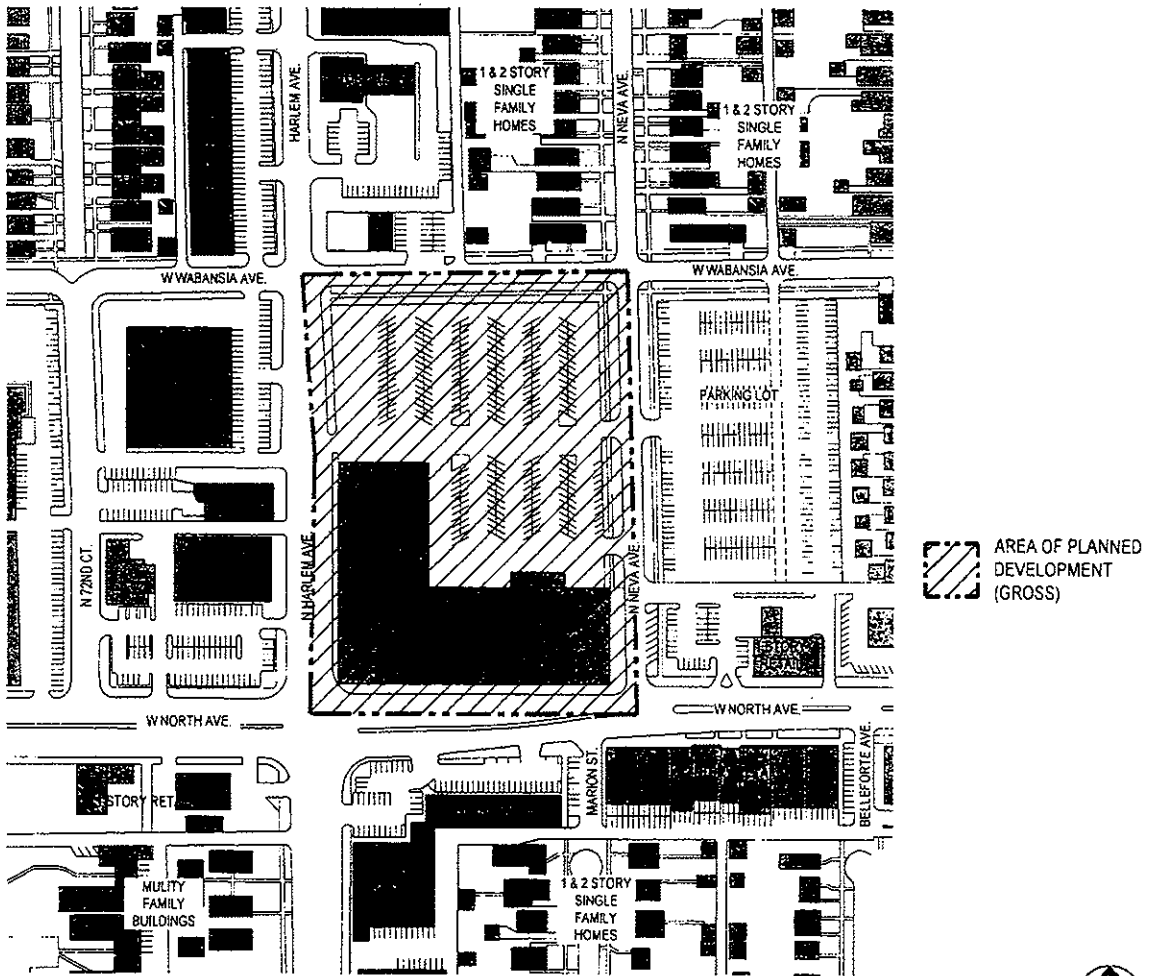
**PLANNED DEVELOPMENT EXISTING ZONING MAP (600' in each direction)**

APPLICANT: SERITAGE SRC FINANCE LLC.  
 ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636 NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 23, 2019  
 Plan Commission: JUNE 20, 2019

NOT TO SCALE



# Final for Publication

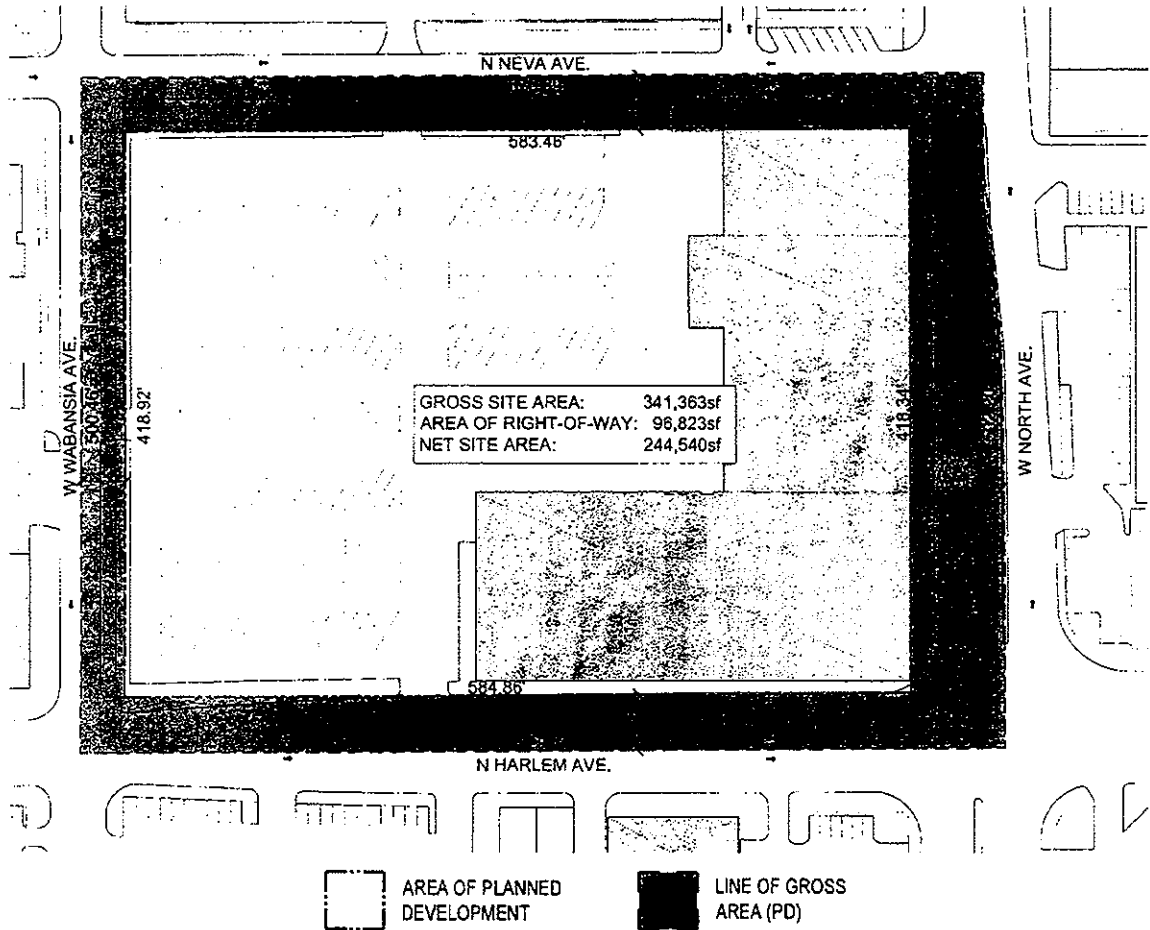


PLANNED DEVELOPMENT EXISTING USE MAP (400' in each direction)

APPLICANT: SERITAGE SRC FINANCE LLC.  
 ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636 NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
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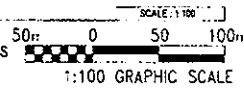
PLANNED DEVELOPMENT PROPERTY LINE & BOUNDARY MAP

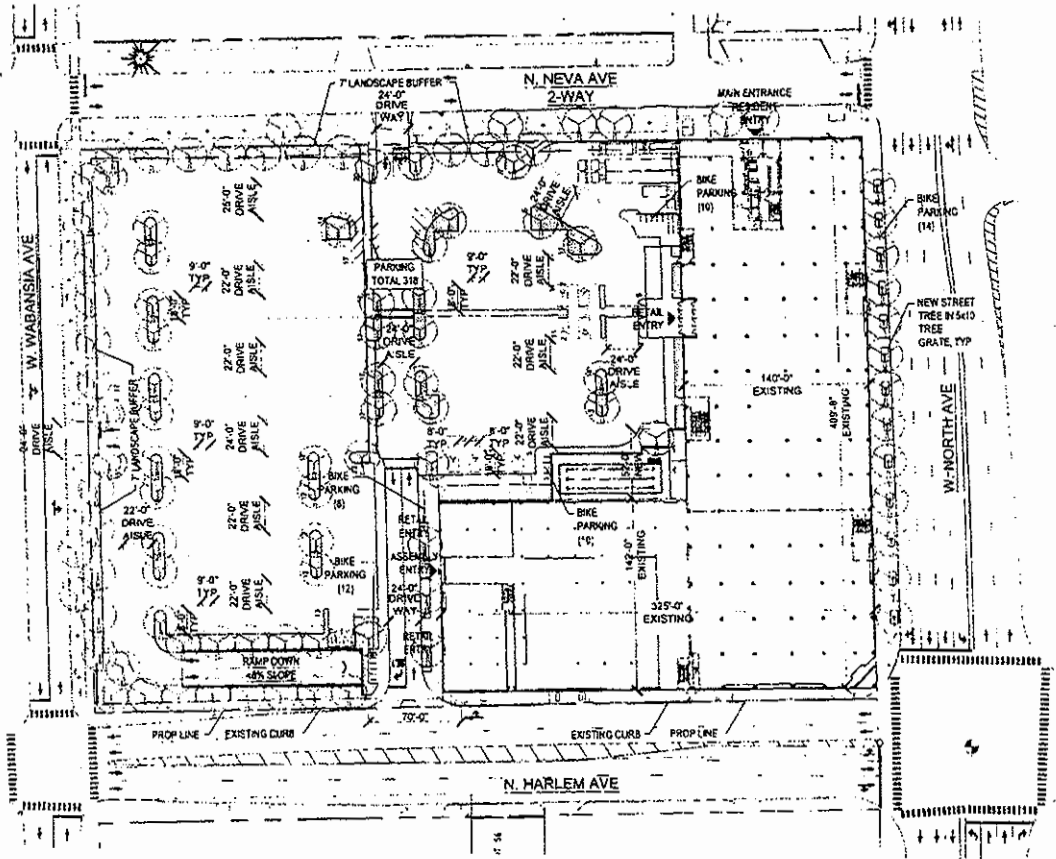
APPLICANT: SERITAGE SRC FINANCE LLC.

ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636 NORTH NEVA AVENUE, CHICAGO, ILLINOIS

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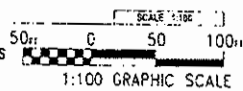
PLANNED DEVELOPMENT SITE PLAN

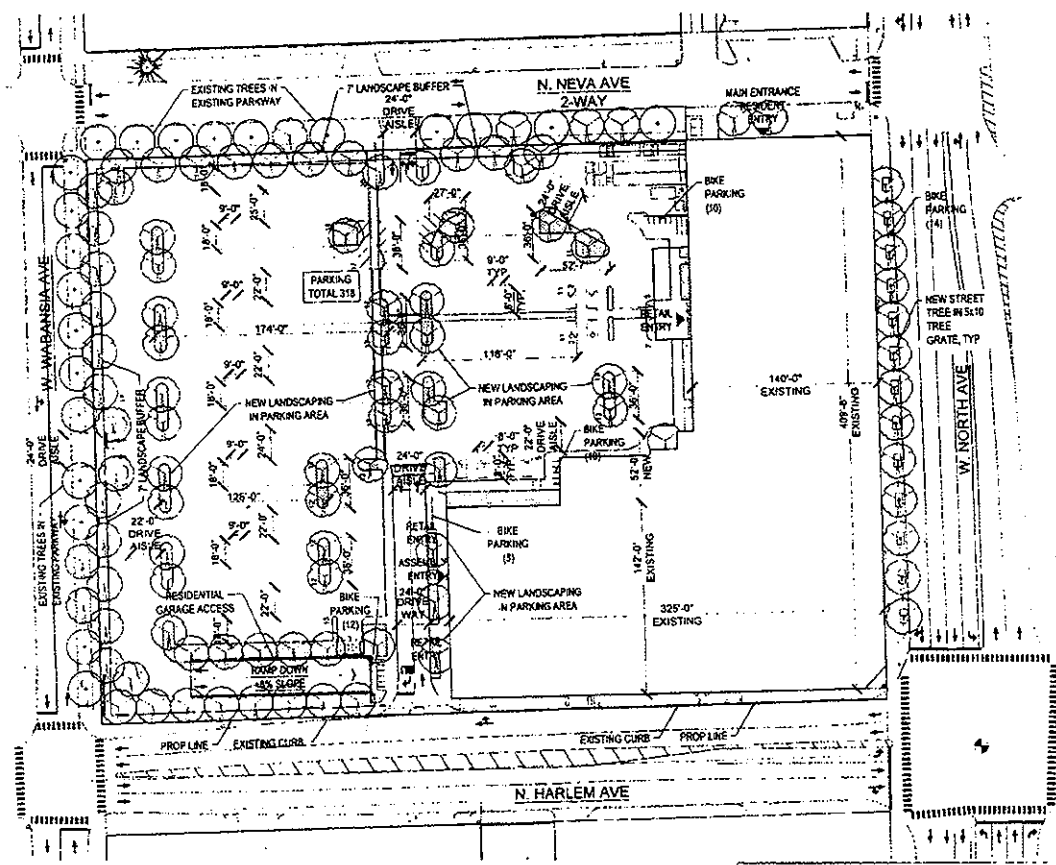
APPLICANT: SERITAGE SRC FINANCE LLC.

ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636 NORTH NEVA AVENUE, CHICAGO, ILLINOIS

Date Introduced: JANUARY 23, 2019

Prepared by: JAMES M. ...





**NOTES:**

1. LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
2. PARKWAY TREE SELECTION AND PROTECTION WILL BE COORDINATED WITH THE DEPARTMENT OF FORESTRY AND CDOT.
3. LANDSCAPE PLAN WILL MEET THE CHICAGO SUSTAINABILITY REQUIREMENTS.

**KEY:**

- PROPOSED SHADE TREE
- EXISTING SHADE TREE
- PROPOSED ORNAMENTAL TREE

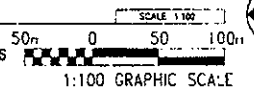
\*\*PROJECT WILL MEET CHICAGO SUSTAINABILITY DEVELOPMENT POLICY REQUIREMENTS\*\*

**LANDSCAPE CALCULATIONS:**

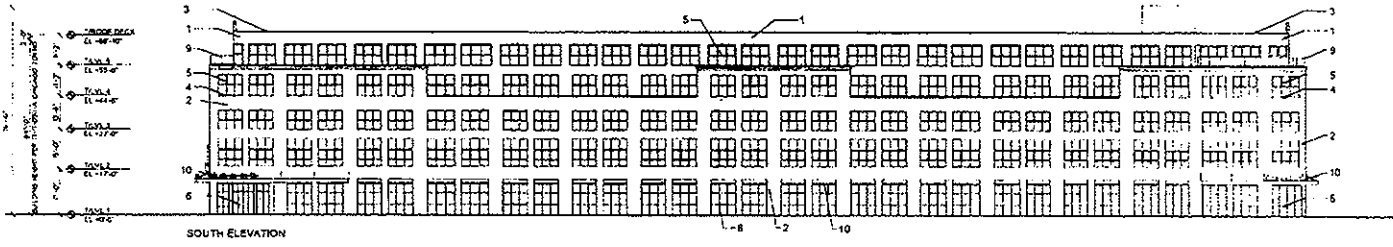
VEHICLE USE AREA: 129,259 SF	INTERIOR TREES REQUIRED: 103
GREEN SPACE REQUIRED: 12,926 SF	INTERIOR TREES PROVIDED: 49
GREEN SPACE PROVIDED: 13,303 SF	

**PLANNED DEVELOPMENT LANDSCAPE PLAN**

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636 NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
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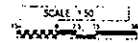
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**PLANNED DEVELOPMENT ELEVATIONS - BUILDING 1**

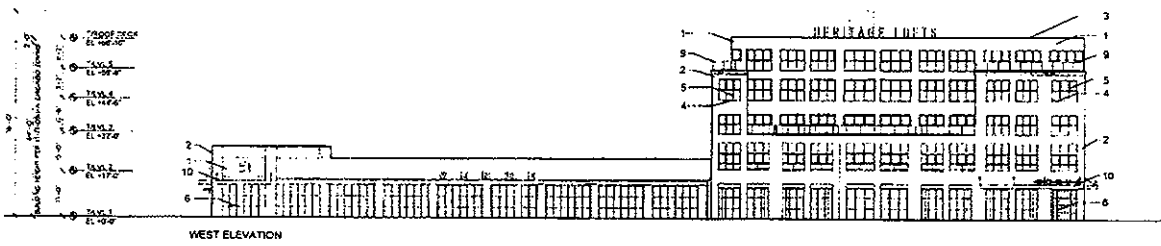
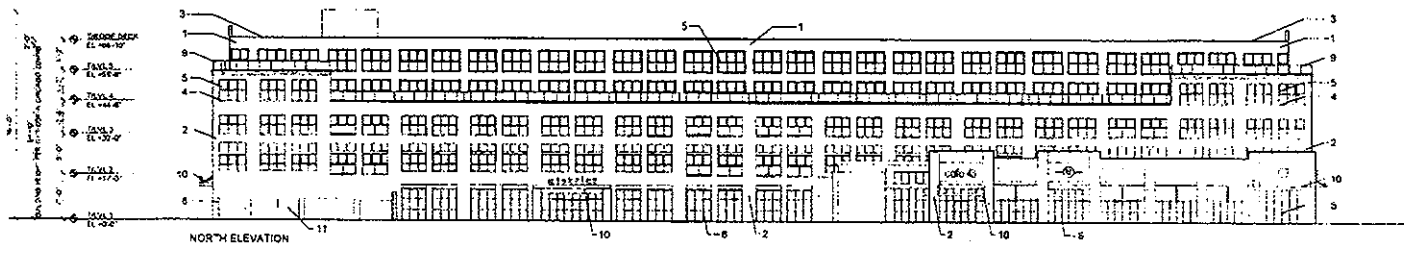
APPLICANT: SERITAGE SRC FINANCE LLC.  
 ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1801-1857 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1800-1836 NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 23, 2019  
 Plan Commission: JUNE 20, 2019

MATERIAL LEGEND:

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



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PLANNED DEVELOPMENT ELEVATIONS - BUILDING 1

APPLICANT: SERITAGE SRC FINANCE LLC.  
 ADDRESS: 7152-7190 WEST NORTH AVENUE/ 1601-1657 NORTH HARLEM AVENUE/ 7153-7191 WEST WABANSIA AVENUE/ 1600-1636  
 NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 23, 2019  
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MATERIAL LEGEND:

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

