



# City of Chicago



SO2019-331

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/23/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-N at 7119-7141 W Wabansia Ave, 1615-1657 N Neva Ave - App No. 19946
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

# Final for Publication

## ORDINANCE

### 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 RS-2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map 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 RM 4.5 Residential Multi-Unit District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all of the RM 4.5 Residential Multi-Unit District symbols and indications as shown on Map 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.

# Final for Publication

## RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_ PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_\_, (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 title holders 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 title holder 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

Applicant	Seritage SRC Finance LLC
Address	7119-7141 West Wabansia Avenue / 1615-1657 North Neva Avenue, Chicago, Illinois
Introduced	January 23, 2019
Plan Commission	June 20, 2019

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- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & 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 \_\_\_\_: Dwelling Units located on and above the ground floor accessory and incidental uses.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise 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

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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 title holders 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% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to 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

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Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. The Applicant acknowledges and agrees that the rezoning of the Property from RS-2 Residential Single-Unit (Detached House) District to RM 4.5 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% 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% 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% of 150), 4 of which are Required Units (25% 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% 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.

Applicant	Seritage SRC Finance LLC
Address	7119-7141 West Wabansia Avenue / 1615-1657 North Neva Avenue, Chicago, Illinois
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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 RM 4.5 Residential Multi-Unit District.

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Introduced	January 23, 2019
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## RESIDENTIAL PLANNED DEVELOPMENT NO. \_\_\_\_\_ BULK REGULATIONS AND DATA TABLE

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

Applicant	Scritage SRC Finance LLC
Address	7119-7141 West Wabasha Avenue / 1615-1657 North Neva Avenue, Chicago, Illinois
Introduced	January 23, 2019
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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

5/31/19  
Date

  
Justin Roof or Denise Roman, DOH

5/31/19  
Date





AFFORDABLE REQUIREMENTS ORDINANCE

## ARO Web Form

### Applicant Contact Information

Name: Katie Jahnke Dale

Email: katie.dale@dlapiper.com

### Development Information

Are you rezoning to downtown?: No

Is your project subject to the ARO Pilots?: 2015 ARO REQUIREMENTS APPLY

### Address

Submitted Date: 05/31/2019

Number From :7152    Number To: N/A    Direction: W

Street Number:north

Postal Code: 60707

### Development Name

### Information

Ward :29

ARO Zone: Low / Moderate Income

### Details

ARO trigger :Zoning change

Total units: 313

Development type: Rent

TSL Project : TSL-or FAR doesn't exceed 3.5

Submitted date: 01/23/2019

## 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				
	Available at Additional Cost In Unit	Available at Additional Cost In Unit	Available at Additional Cost In Unit	Available at Additional Cost In Unit	market rate how many?	% of total square footage	ARO how many?*	% of total square footage	affordability e.v. market square footage*
Parking									
Laundry									
Appliances:									
Refrigerator age/EnergyStar/make/model/color	TBD		comparable						
Dishwasher age/EnergyStar/make/model/color	TBD		comparable						
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 [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

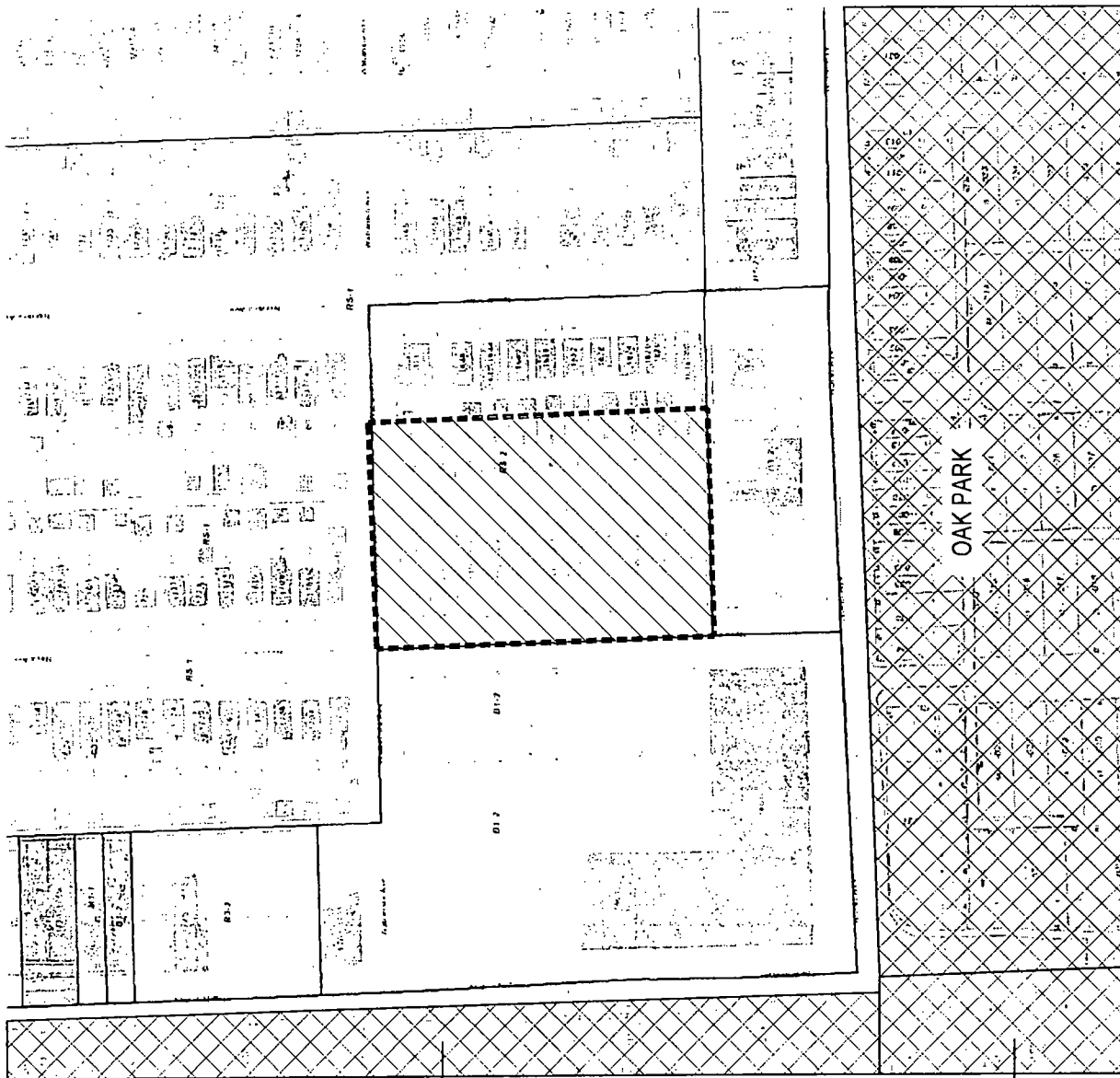
Total Units in Project	152
Total Affordable units	4



AREA OF PLANNED  
DEVELOPMENT  
(GROSS)



OTHER CITY VILLAGE  
ZONING AREA



ELMWOOD  
PARK

RIVER  
FOREST

OAK PARK

PLANNED DEVELOPMENT EXISTING ZONING MAP (000 in each direction)

APPLICANT: SERITAGE SRC FINANCE LLC

ADDRESS: 141 WEST WABANSIA AVENUE | NORTH NEVA AVENUE | CHICAGO, ILLINOIS

Date Introduced: JANUARY 2, 2017

Plan Commission: JUNE 20, 2017

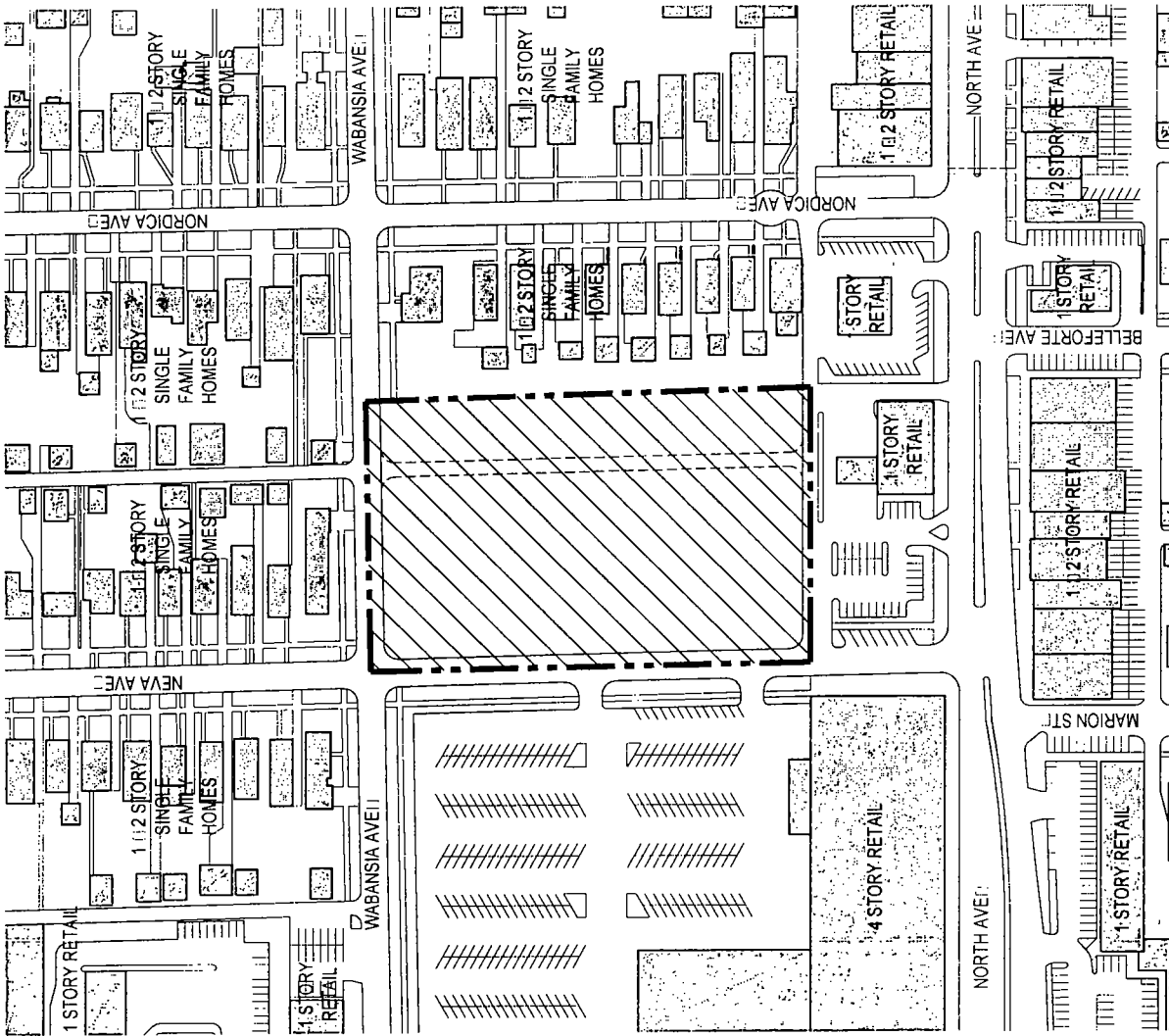
NOT TO SCALE



AREA OF PLANNED  
DEVELOPMENT  
(GROSS)

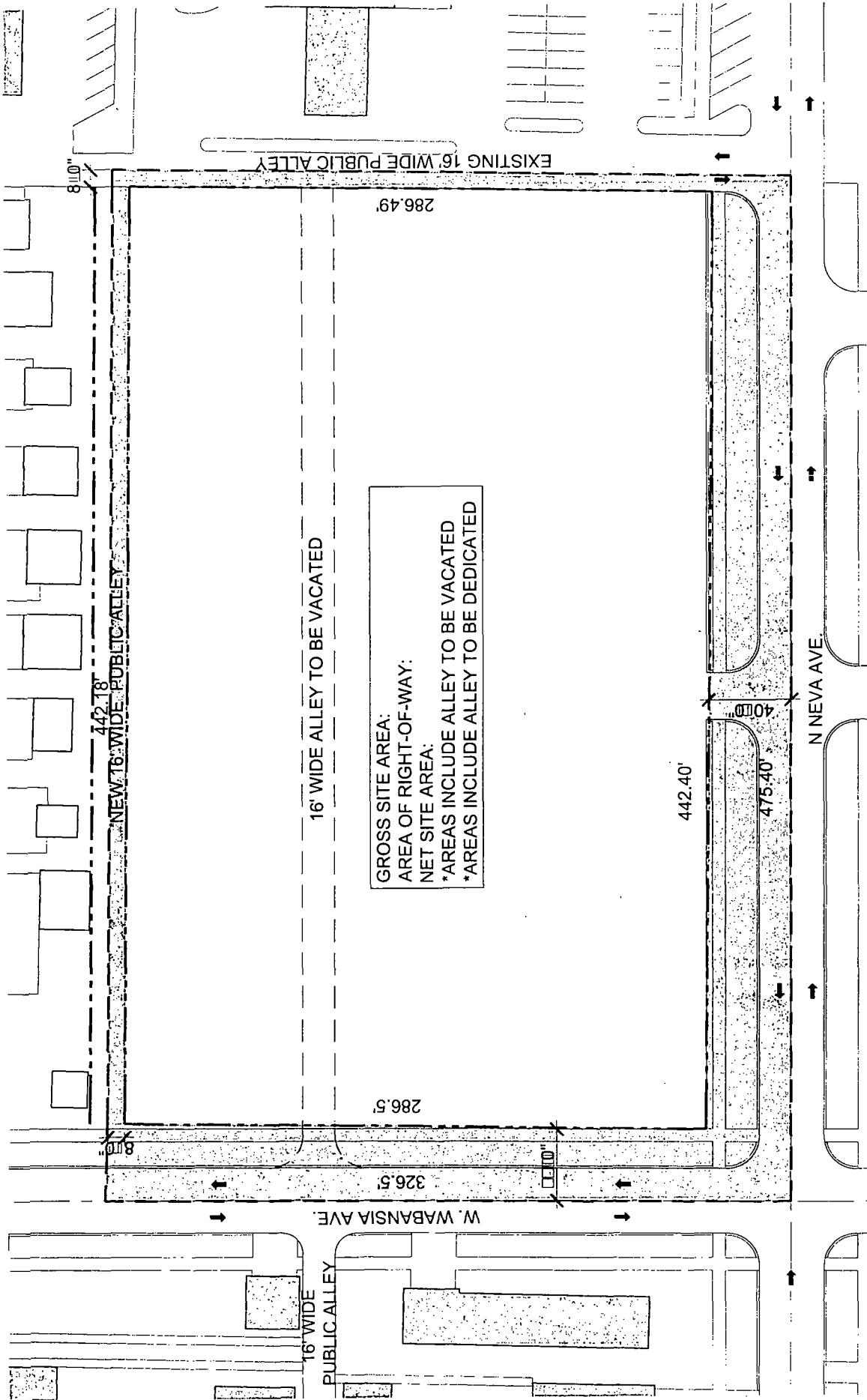


NOT TO SCALE



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

APPLICANT: HERITAGE SRC FINANCE LLC  
 ADDRESS: 41 WEST WABANSIA AVENUE, NORTH NEVA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2013  
 Plan Commission: JUNE 20, 2013

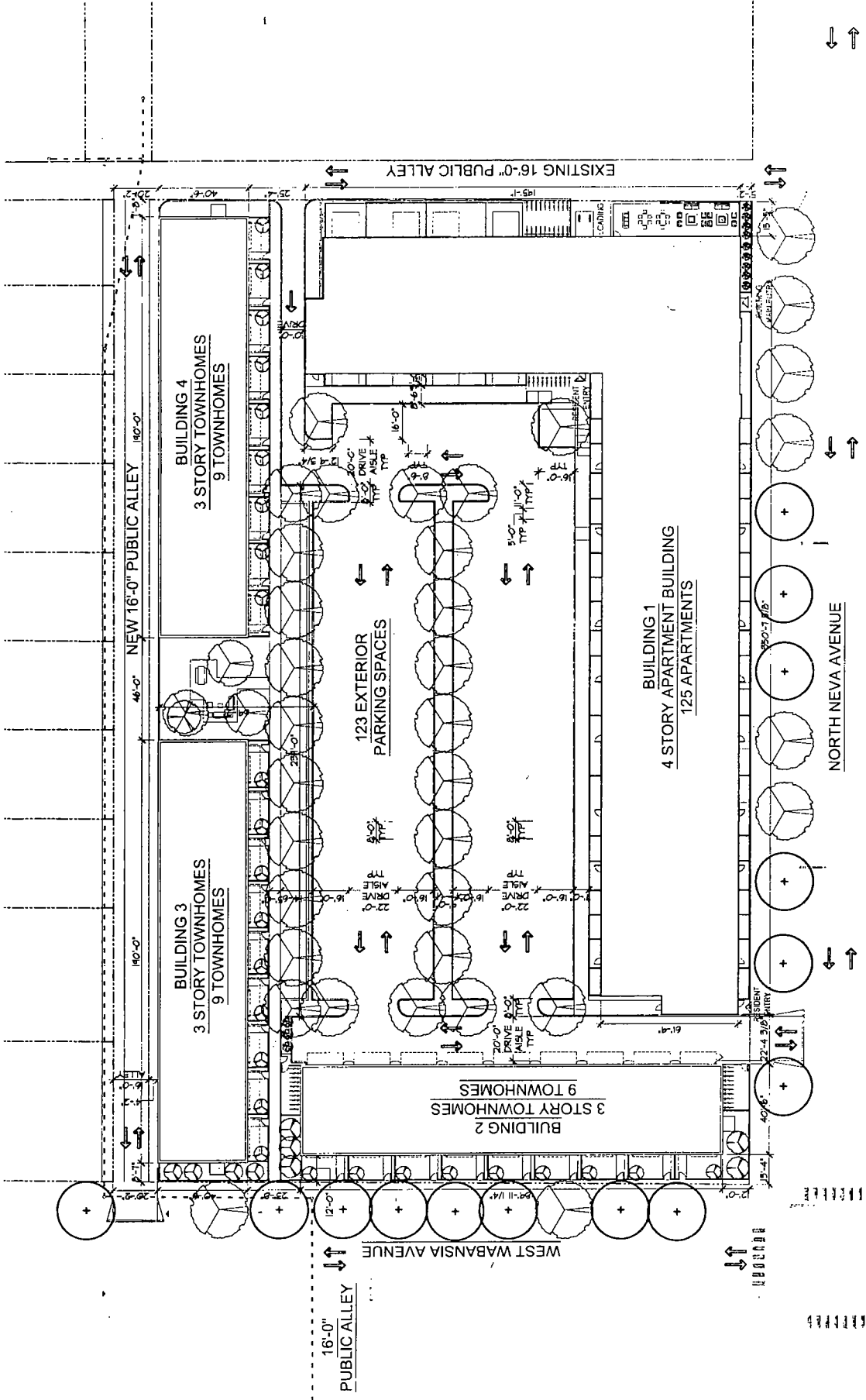
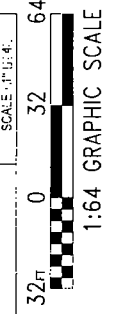


- AREA OF PLANNED DEVELOPMENT
- LINE OF GROSS AREA (PD)

**PLANNED DEVELOPMENT PROPERTY LINE BOUNDARY MAP**

APPLICANT: **SERITAGE SRC FINANCE LLC**  
 ADDRESS: **41 WEST WABANSIA AVENUE NORTH NEVA AVENUE CHICAGO ILLINOIS**  
 Date Introduced: **JANUARY 2021**  
 Plan Commission: **JUNE 2021**

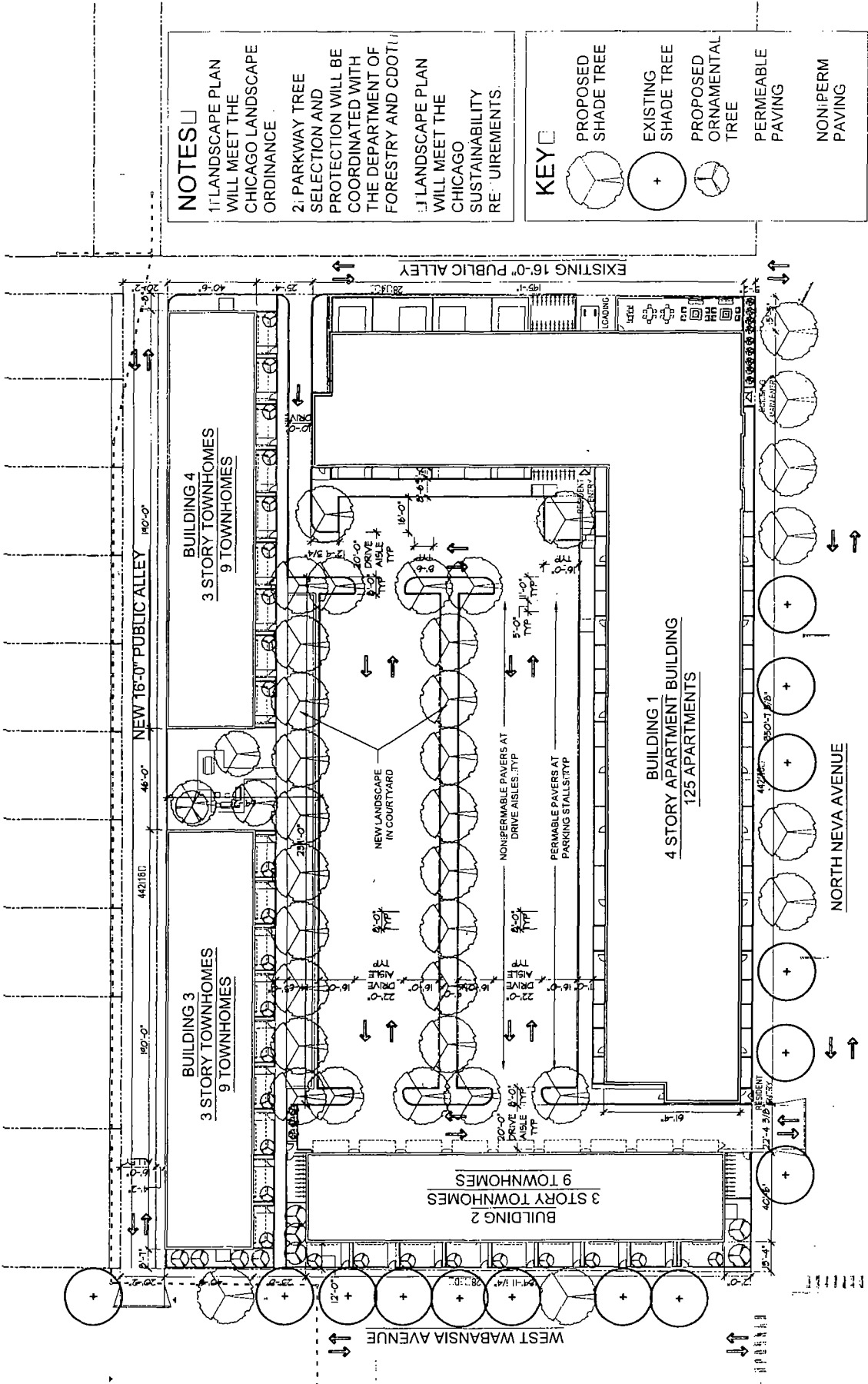
# Final for Publication



## PLANNED DEVELOPMENT SITE PLAN

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 1141 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 20, 2011  
 P. In Commission: JUNE 20, 2011





**NOTES**

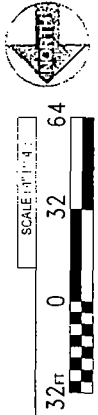
- LANDSCAPE PLAN WILL MEET THE CHICAGO LANDSCAPE ORDINANCE.
- PARKWAY TREE SELECTION AND PROTECTION WILL BE COORDINATED WITH THE DEPARTMENT OF FORESTRY AND CDOT.
- LANDSCAPE PLAN WILL MEET THE CHICAGO SUSTAINABILITY REQUIREMENTS.

**KEY**

- PROPOSED SHADE TREE
- EXISTING SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PERMEABLE PAVING
- NONPERM PAVING

**LANDSCAPE CALCULATIONS**

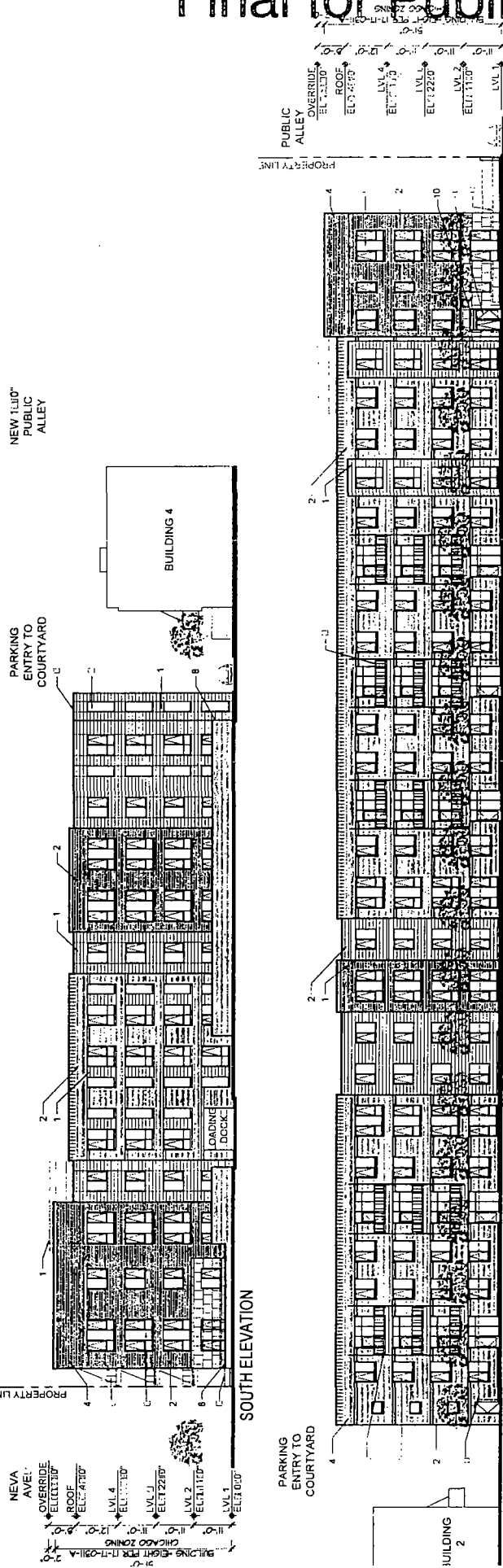
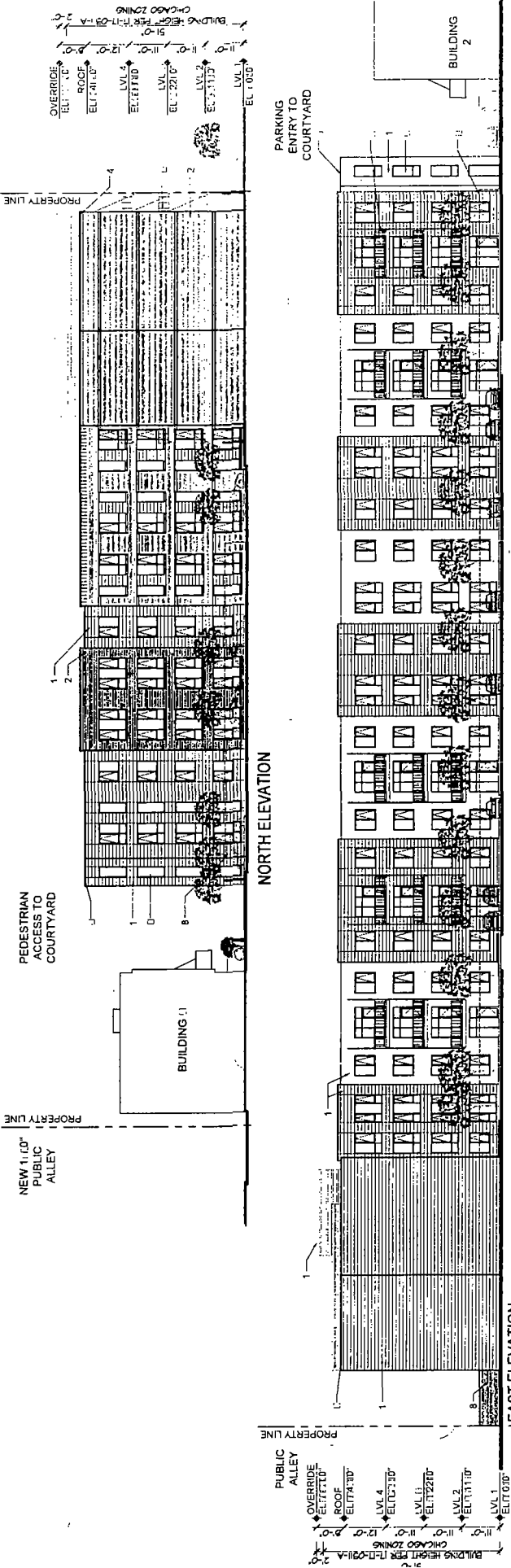
VEHICLE USE AREA (TT) 110 (1) SF  
 GREEN SPACE REQUIRED (L) 1111.0 SF  
 INTERIOR TREES REQUIRED (I) 0  
 GREEN SPACE PROVIDED (T) 1111.0 SF  
 INTERIOR TREES PROVIDED (I) 0



PROJECT WILL MEET CHICAGO SUSTAINABILITY DEVELOPMENT POLICY REQUIREMENTS

**PLANNED DEVELOPMENT LANDSCAPE PLAN**

APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 1111 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2011  
 Plan Commission: JUNE 2011

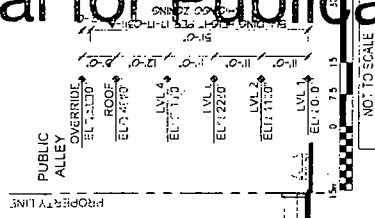


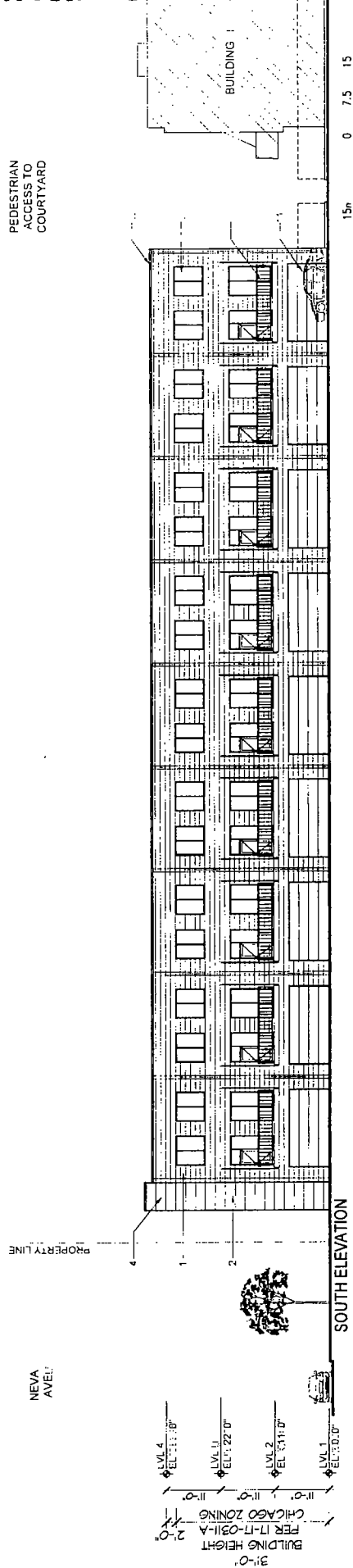
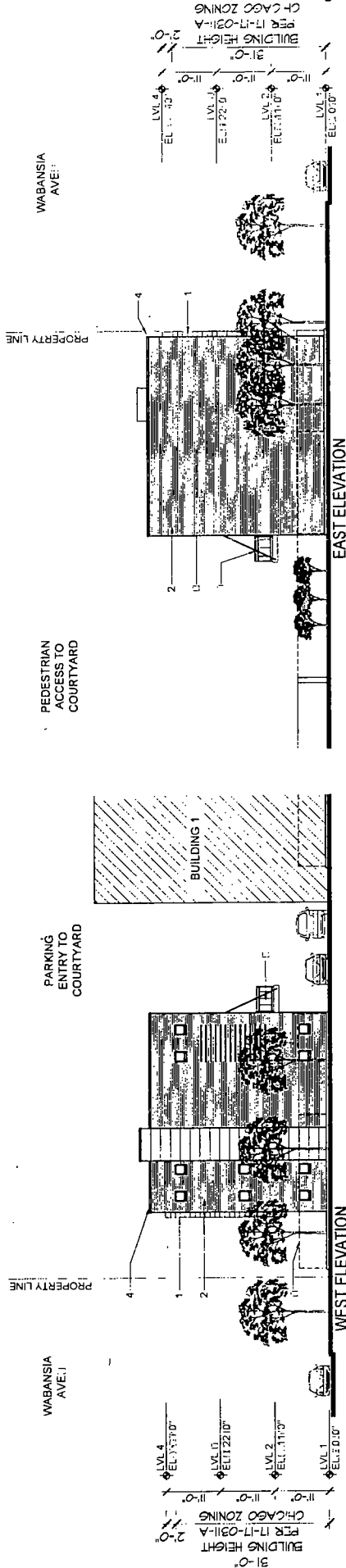
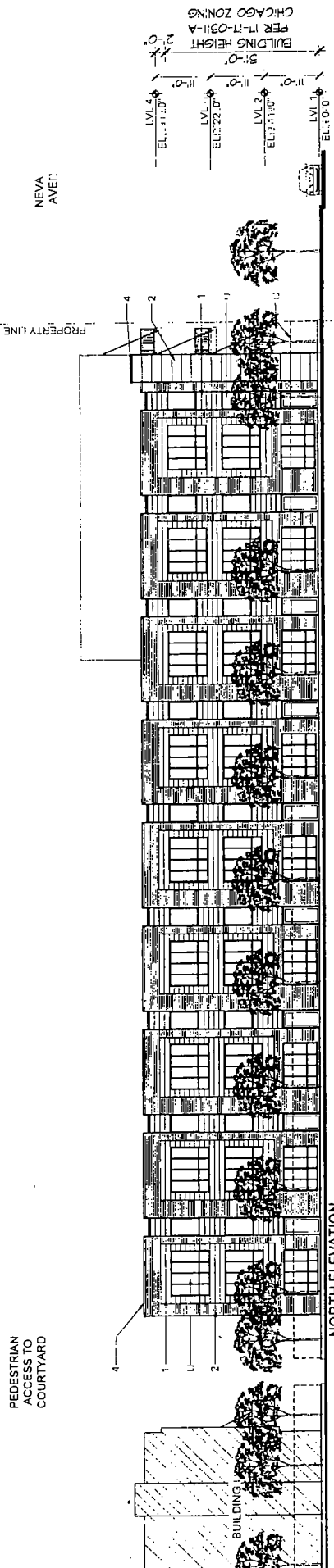
## PLANNED DEVELOPMENT ELEVATIONS - BUILDING 1

APPLICANT: SHERITAGE SRC FINANCE LLC  
 ADDRESS: 11101 41 WEST WABANSIA AVENUE CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 21, 2011  
 P'n Commission: JUNE 20, 2010

- MATERIAL LEGEND**
- 1 PANEL
  - 2 BRICK
  - CAST STONE COPING

- METAL GLASS WINDOWS
- METAL GLASS STOREFRONT
- METAL FENCE
- BRICK WALL
- METAL BALCONY
- METAL CANOPY
- GARAGE DOOR





## PLANNED DEVELOPMENT ELEVATIONS - BUILDING 2

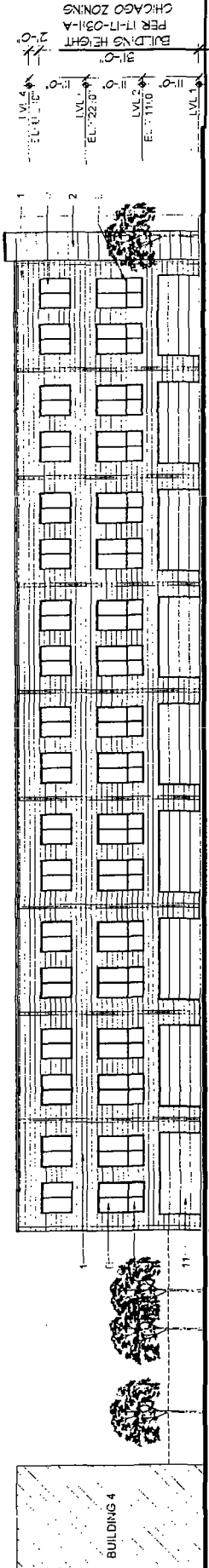
APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 1141 WEST WABANSIA AVENUE CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2013  
 Plan Commission: JUNE 20, 2013

- MATERIAL LEGEND:**
- 1 PANEL
  - 2 BRICK
  - METAL COPING
  - CAST STONE COPING

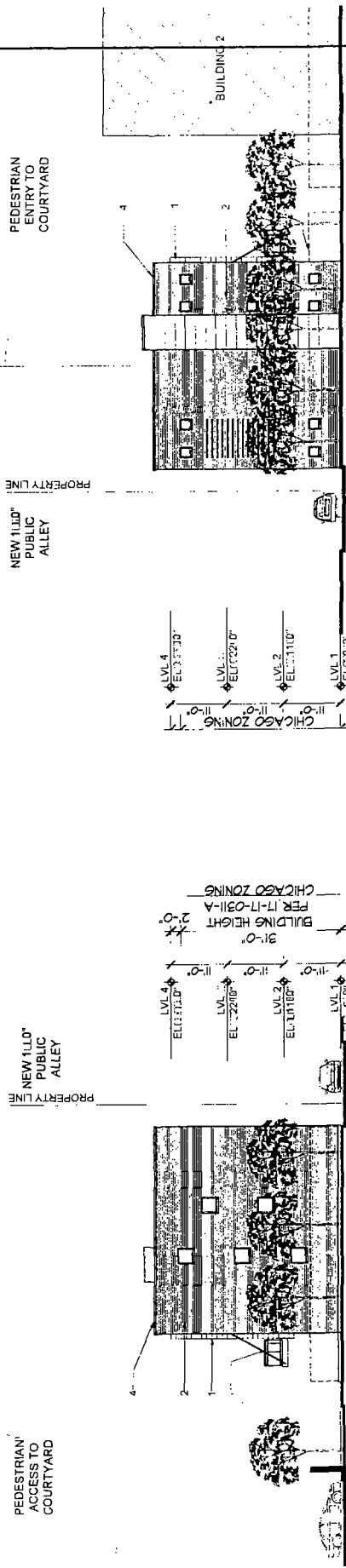
- METAL GLASS WINDOWS
- METAL GLASS STOREFRONT
- METAL FENCE (DASHED IN)
- BRICK WALL
- METAL BALCONY
- METAL CANOPY
- GARAGE DOOR

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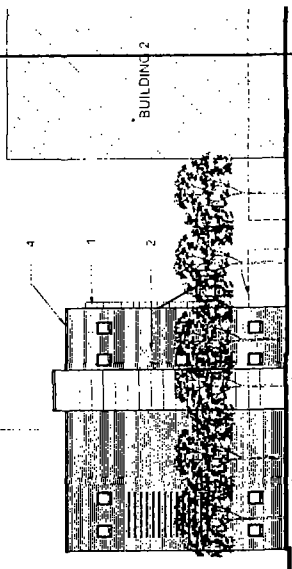
WEST WABANSIA



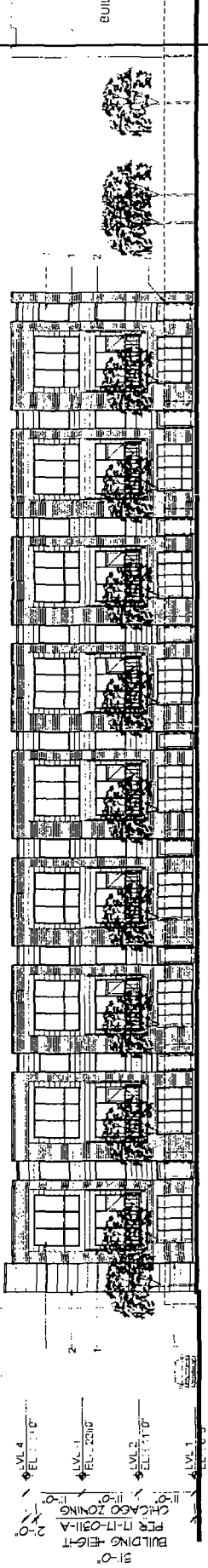
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



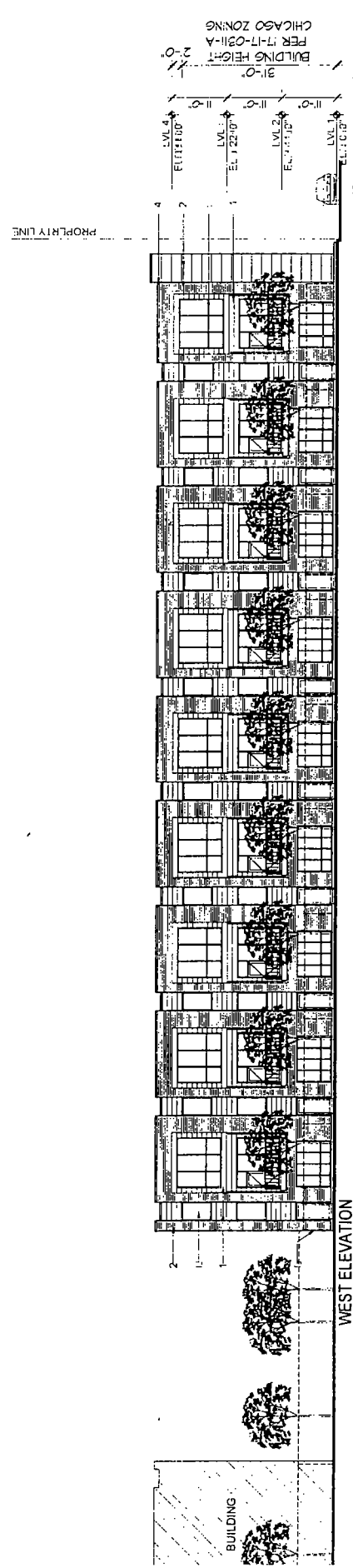
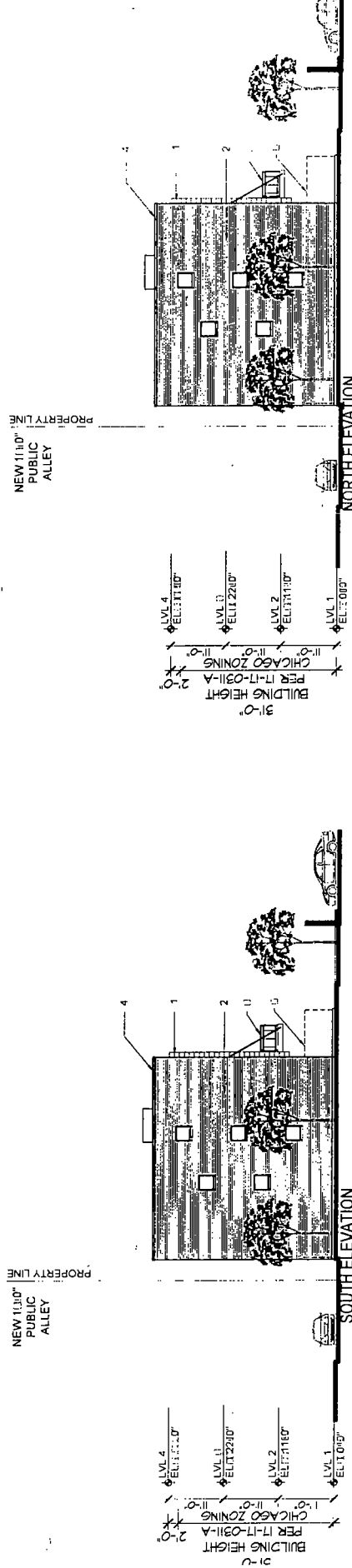
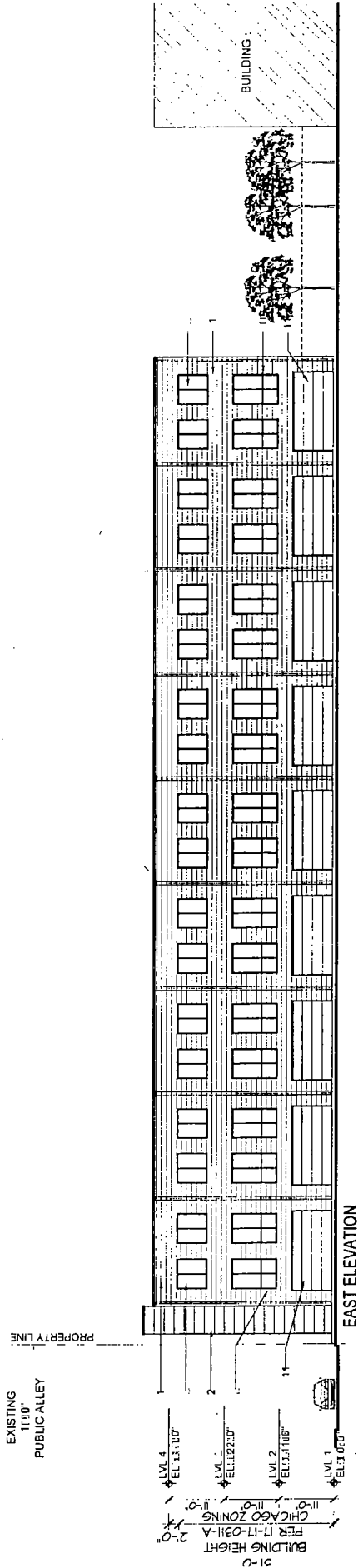
WEST ELEVATION



- MATERIAL LEGEND**
- 1 [Panel] METAL GLASS WINDOWS
  - 2 [Brick] METAL GLASS STOREFRONT
  - 4 [Cast Stone Coping] METAL COPING
  - 8 [Brick Wall] METAL FENCE (DASHED IN)
  - 10 [Metal Canopy] METAL BALCONY
  - 11 [Garage Door] METAL FENCE (DASHED IN)

**PLANNED DEVELOPMENT ELEVATIONS - BUILDING**

APPLICANT: HERITAGE SRC FINANCE LLC  
 ADDRESS: 141 WEST WABANSIA AVENUE, CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 2, 2011  
 Plan Commission: JUNE 20, 2011



## PLANNED DEVELOPMENT ELEVATIONS □ BUILDING 4

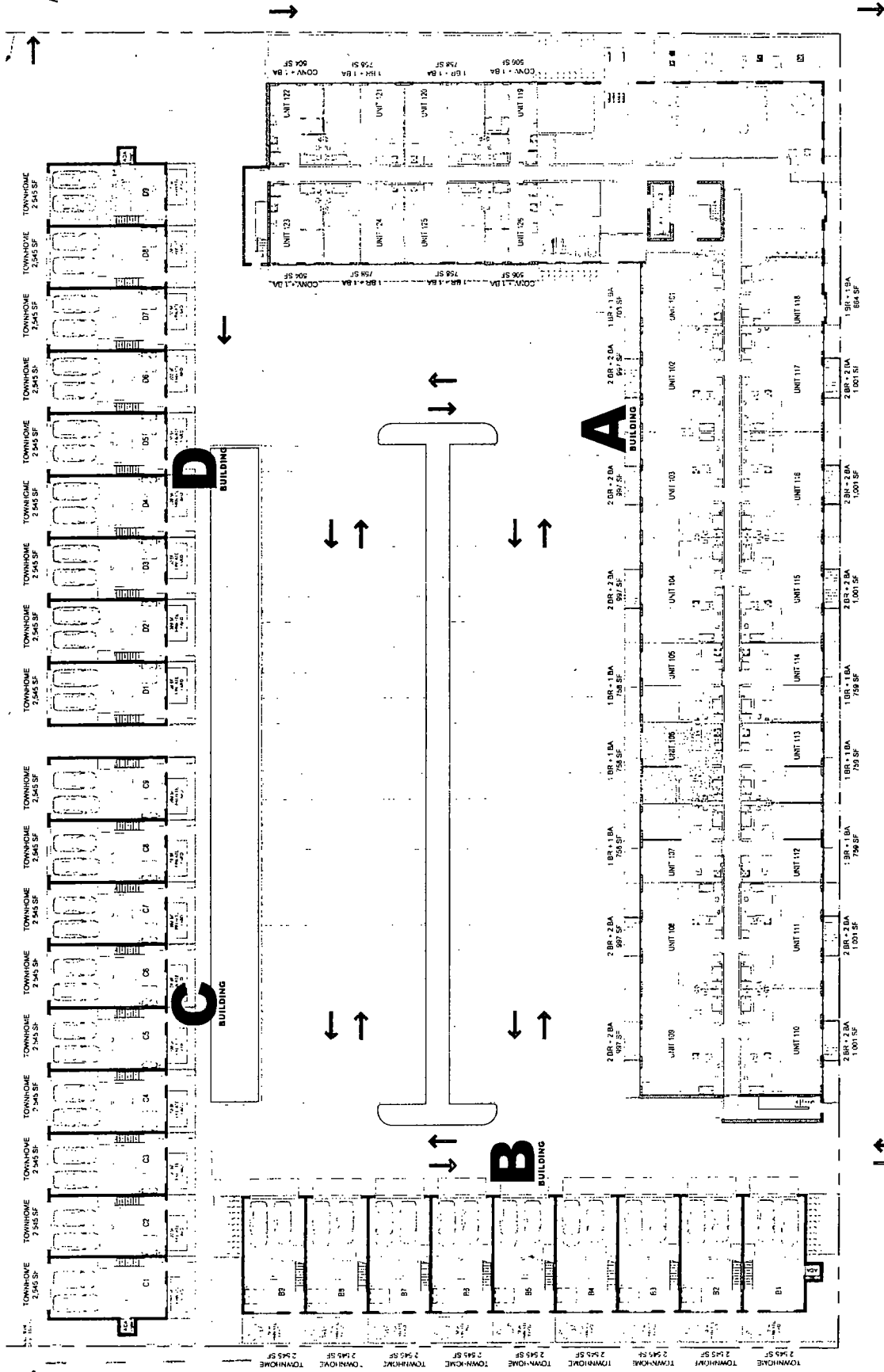
APPLICANT: SERITAGE SRC FINANCE LLC  
 ADDRESS: 11141 WEST WABANSIA AVENUE □ CHICAGO, ILLINOIS  
 Date Introduced: JANUARY 21, 2010  
 Plan Commission: JUNE 20, 2010

- MATERIAL LEGEND**
- 1 □ PANEL
  - 2 □ BRICK
  - METAL COPING
  - 4 □ CAST STONE COPING
  - METAL GLASS WINDOWS
  - METAL GLASS STOREFRONT
  - METAL FENCE (DASHED IN)
  - 8 □ BRICK WALL
  - METAL BALCONY
  - 10 □ METAL CANOPY
  - 11 □ GARAGE DOOR

- METAL GLASS WINDOWS
- METAL GLASS STOREFRONT
- METAL FENCE (DASHED IN)
- 8 □ BRICK WALL
- METAL BALCONY
- 10 □ METAL CANOPY
- 11 □ GARAGE DOOR

# Final for Publication

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



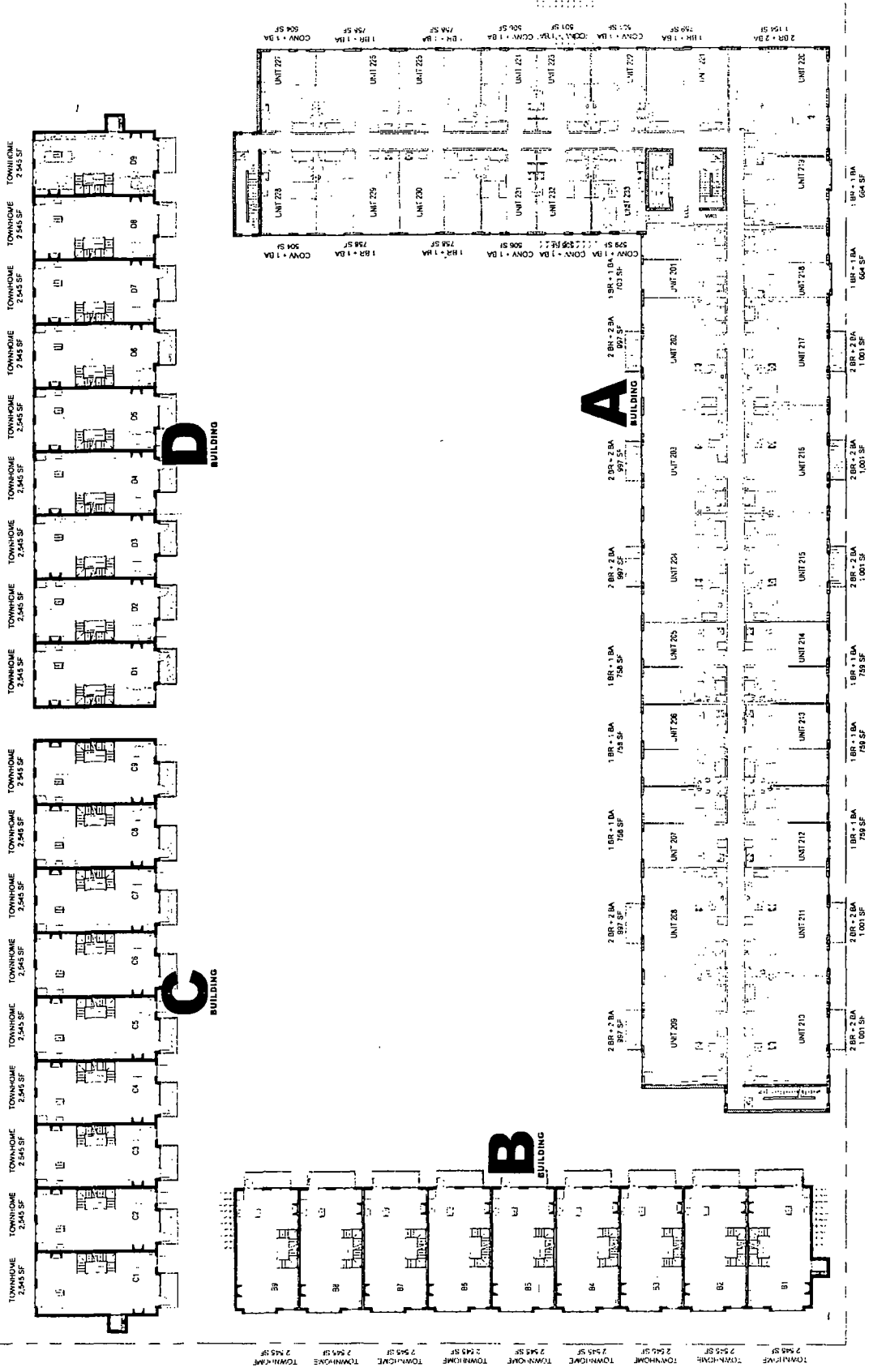
**TUCKER SERITAGE**  
DEVELOPMENT GROWTH PROPERTIES

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

20 March, 2019  
18031

**HirschMPG**  
ARCHITECTURE + PLANNING

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



**HirschMPG**  
 ARCHITECTURE + PLANNING

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

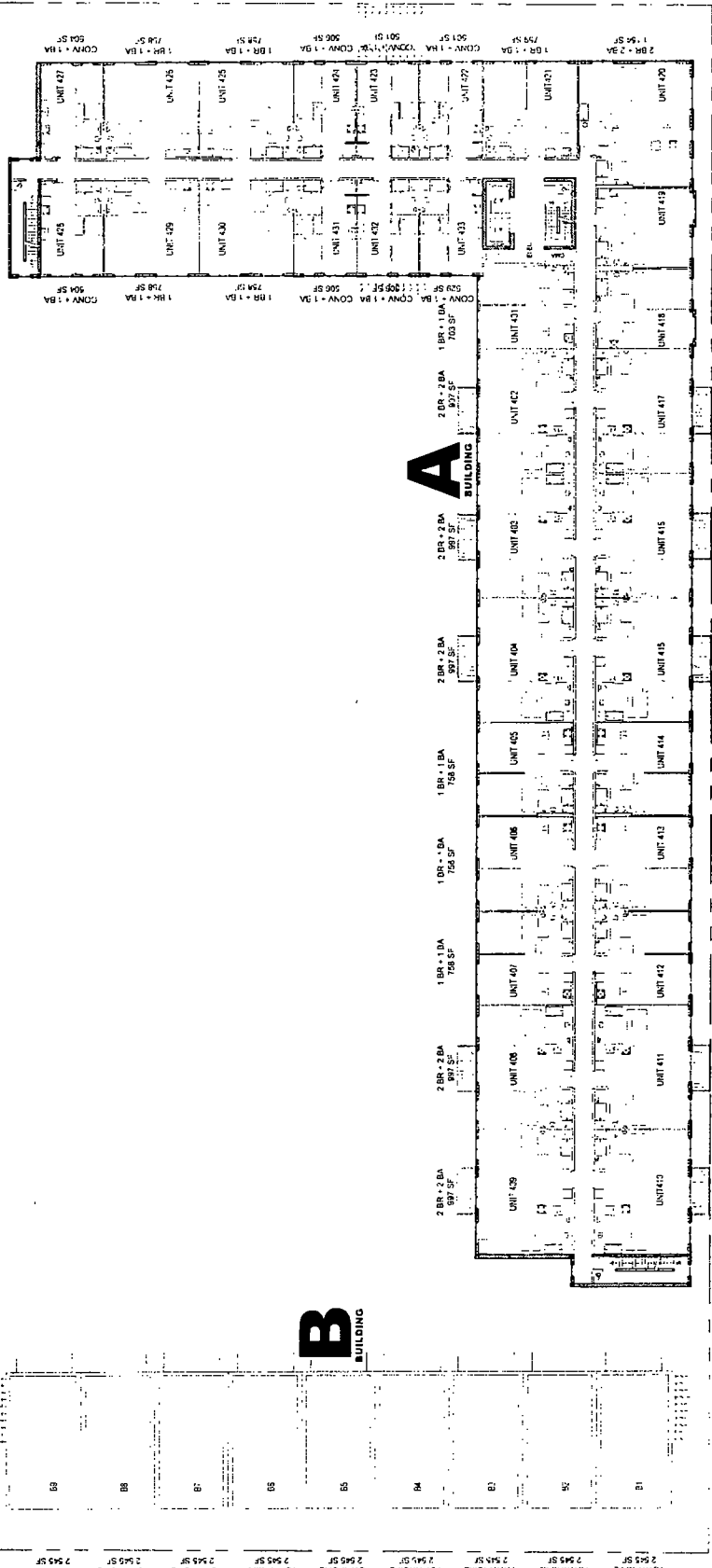
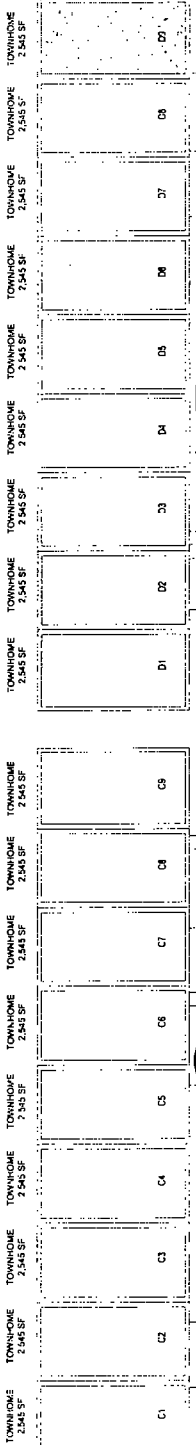
**TUCKER SERITAGE**  
 DEVELOPMENT GROWTH PROPERTIES





A.R.O. LEGEND:

A.R.O. UNITS



**Hirsch|MPG**  
ARCHITECTURE + PLANNING

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

**TUCKER SERITAGE**  
DEVELOPMENT GROWTH PROPERTIES