

*Reclassification Of Area Shown On Map No. 5-J.*  
 (As Amended)  
 (Application No. A-7717)  
 (Common Address: 3340 - 3356 W. North Ave.)

[SO2011-4550]

*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 B3-2 Community Shopping District symbols and indications as shown on Map Number 5-J in the area bounded by:

the public alley next north of and parallel to West North Avenue; a line 249 feet east of and parallel to North Kimball Avenue; West North Avenue; and North Kimball Avenue,

to those of an M1-1 Limited Manufacturing/Business Park District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 6-K.*  
 (As Amended)  
 (Application No. A-7850)

(Common Address: Area In Vicinity Of S. Kostner Ave., W. 24<sup>th</sup> Pl.  
 And Chicago, Burlington And Quincy Railroad)

C2-3

[SO2012-5685]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Business-Residential-Institutional Planned Development Number 1132 symbols and indications as shown on Map Number 6-K in the area bounded by:

South Kostner Avenue; a line 1,578.55 feet south of West 24<sup>th</sup> Place; a line 493.00 feet west of South Kostner Avenue; a line 1,921.55 feet south of West 24<sup>th</sup> Place; a line 1,238.59 feet west of South Kostner Avenue; an arc of 251.07 feet approximately 729.41 feet west of South Kostner Avenue; and Chicago, Burlington and Quincy Railroad,

to those of a C2-3 Motor Vehicle-Related Commercial District which hereby established in the area described above.

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

16590

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to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 6-K.*

(As Amended)

(Application Number 16590)

B R I P D 1132

*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 current M2-2 Light Industry District symbols and indications as shown on Map Number 6-K in the area bounded by:

South Kostner Avenue; a line 1,578.55 feet south of West 24<sup>th</sup> Place; a line 493.00 feet west of South Kostner Avenue; a line 1,921.55 feet south of West 24<sup>th</sup> Place; a line 1,238.59 feet west of South Kostner Avenue; an arc of 251.07 feet approximately 729.41 feet west of South Kostner Avenue; and Chicago, Burlington and Quincy Railroad,

to those of a C2-3 Motor Vehicle-Related Commercial District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the current C2-3 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 6-K in the area bounded by:

South Kostner Avenue; a line 1,578.55 feet south of West 24<sup>th</sup> Place; a line 493.00 feet west of South Kostner Avenue; a line 1,921.55 feet south of West 24<sup>th</sup> Place; a line 1,238.59 feet west of South Kostner Avenue; an arc of 251.07 feet approximately 729.41 feet west of South Kostner Avenue; and Chicago, Burlington and Quincy Railroad,

to those of a Business-Residential-Institutional Planned Development.

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:

*Business-Residential-Institutional Planned Development Number 1132*

*Plan Of Development Statements.*

1. The net site area delineated herein as a Business-Residential-Institutional Planned Development consists of approximately one million six hundred eleven thousand eight hundred seventy-three (1,611,873) square feet (thirty-seven (37) acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Primestor Little Village, L.L.C. (the "Applicant").
2. 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, alleys or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. 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 (including any condominium or homeowners' association which may be formed). Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors subject, however, to the following exceptions and conditions: (a) any changes or modifications to this planned development applicable to or in a designated subarea need only be made or authorized by the owners and/or ground lessors of such subarea; and (b) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. Nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term "Applicant" shall be deemed amended to apply to the transferee thereof. An agreement among different owners of the Property, or a covenant binding upon owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.

4. This planned development consists of nineteen (19) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Subarea Map; a Right-of-Way Adjustment Map; a Site Plan for Subarea A; Subarea Map (2) for Subareas B -- G; a Landscape Plan for Subarea A; and Building Elevations for Subarea A (1 -- 8). Full-size copies of the Site Plan, the Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.
5. In each of the following subareas, the following uses shall be permitted in this planned development:

Subarea A:

Retail establishments; restaurants, including live entertainment and dancing, and the serving of liquor in conjunction therewith; drive-throughs; grocery stores; banking uses; gas stations; auto laundries/car washes (only in substantial conformance with locations on the Site Plan); outdoor sales centers, including garden centers; day care; parks and recreation; dwelling units located on and above the ground floor; artist live/work space located on and above the ground floor; schools; trade schools; wireless communication facilities; and all uses permitted within a C2-3 Motor Vehicle-Related Commercial District (excluding any manufacturing, production and industrial services, recycling facilities, warehousing, wholesaling and freight movement, animal pounds; boat showrooms; taxidermists; casket and casket supplies; undertaking establishments and funeral parlors).

Subarea B:

Retail establishments; restaurants, including live entertainment and dancing, and the serving of liquor in conjunction therewith; drive-throughs; grocery stores; banking uses; gas stations (only along 26<sup>th</sup> Street or Kostner Avenue); including garden centers; day care; parks and recreation; dwelling units located on and above the ground floor (including, but not limited to, elderly housing); artist live/work space located on and above the ground floor; schools; trade schools; wireless communication facilities; and those uses permitted in a C2-3 Motor Vehicle-Related Commercial District that are also permitted within a C1-3 Commercial District (excluding any manufacturing, production and industrial services, recycling facilities, warehousing, wholesaling and freight movement, animal pounds; boat showrooms; taxidermists; casket and casket supplies; undertaking establishments and funeral parlors). Group living uses which are special uses in the C2-3 Motor Vehicle-Related Commercial District shall require that the Applicant request a minor change from the Commissioner of the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance.

**Subarea C:**

Parks and recreation; day care; dwelling units located on and above the ground floor (including, but not limited to, elderly housing); artist live/work space located on and above the ground floor; schools; residential support services; wireless communication facilities; and those uses permitted within a C2-3 Motor Vehicle-Related Commercial District that are also permitted in an RM6 Residential Multi-Unit District (excluding animal pounds; taxidermists; casket and casket supplies; undertaking establishments and funeral parlors). Group living uses which are special uses in the C2-3 Motor Vehicle-Related Commercial District shall require that the Applicant request a minor change from the Commissioner of the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance.

**Subarea D:**

Retail establishments; restaurants, including live entertainment and dancing, and the serving of liquor in conjunction therewith; drive-throughs; grocery stores; banking uses; including garden centers; day care; parks and recreation; dwelling units located on and above the ground floor; artist live/work space located on and above the ground floor; schools; wireless communication facilities; and those uses permitted within a C2-3 Motor Vehicle-Related Commercial District that are also permitted in a B2-3 Neighborhood Mixed-Use District (excluding any manufacturing, production and industrial services, recycling facilities, warehousing, wholesaling and freight movement, animal pounds; boat showrooms; taxidermists; casket and casket supplies; undertaking establishments and funeral parlors).

**Subarea E:**

Parks and recreation; day care; dwelling units located on and above the ground floor; artist live/work space located on and above the ground floor; schools; wireless communication facilities; and those uses permitted within a C2-3 Motor Vehicle-Related Commercial District that are also permitted in an RT4 Residential Two-Flat, Townhouse and Multi-Unit District (excluding taxidermists; casket and casket supplies; undertaking establishments and funeral parlors).

Up to one hundred thousand (100,000) square feet total of non-residential uses shall be permitted in Subareas B, C and D, but in no event shall (i) more than seventy-five thousand (75,000) square feet of non-residential uses be permitted in Subarea B, (ii) more than fifty thousand (50,000) square feet of non-residential uses be permitted in Subareas C or D or (iii) shall any individual establishment in Subarea D be larger than twenty thousand (20,000) square feet.

**Subarea F:**

Parks and recreation.

## Subarea G:

## Schools.

6. The designation and redesignation of subareas, including the allocation or assignment of development rights to and among designated subareas, shall require a minor change to this planned development. The Applicant shall request a minor change from the Commissioner of the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance. The Applicant may, with the approval of the Commissioner of the Department of Planning and Development, have the right to redesignate subareas within the planned development from time to time in order to promote orderly development, to facilitate financing, acquisition, leasing or disposition of the Property or relevant portions thereof, to designate zoning control or to otherwise administer this planned development. In furtherance of the foregoing, the Applicant may allocate or assign the development rights under this planned development to and among the designated subareas, including floor area and F.A.R., dwelling units and parking; provided, however, that the limitations set forth in the Bulk Regulations and Data Table applicable to the entirety of the planned development shall not be exceeded or increased as a result of any such designations.
7. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance shall apply.
8. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the planned development subject to the reasonable review and approval of the Department of Planning and Development. No off-premise signs shall be permitted.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. Ingress and egress for the Property shall be provided in substantial compliance with the plans, and no further approvals shall be required for such ingress and egress plans.

11. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. To the extent reasonably possible, the Applicant shall retain, repair and maintain both of the existing wooden water tanks and their steel support structures.
12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance ("Part II Approval") for development of improvements in Subareas B, C, D, E, F and/or G, the Applicant shall submit a site plan, landscape plan and building elevations for the subject subarea(s) for review and approval by the Department of Planning and Development (individually and collectively, the "Subarea Site Plan Approval Submittals"). Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with this planned development and to assist the City in monitoring ongoing development. Such Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant; provided, however, that if the Applicant is seeking approval for a portion of the Property that is less than an entire subarea, then, in addition to Subarea Site Plan Approval Submittals, the Applicant shall also include a site plan for that area of the Property (including the area for which the Applicant is seeking approval) which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea (the "Plan Area"). Such site plan shall include dimensioned and planned street rights-of-way which rights-of-way are located within such Plan Area. For example, if the Applicant is seeking approval for development at the immediate southwest corner of 26<sup>th</sup> Street and Kostner Avenue, in addition to the Subarea Site Plan Approval Submittals, the Applicant would be required to submit a site plan for the land bounded by Kostner Avenue, Kenneth Avenue, 26<sup>th</sup> Street and the south boundary line of Subarea B; further, such a site plan would be required to include the dimensions of and plan for that portion of South Kenneth Avenue located in the applicable Plan Area.

No Part II Approval for any portion of the Property shall be granted until such plans have been approved. If the Subarea Site Plan Approval Submittals substantially conform with the provisions of this planned development, the Department of Planning and Development promptly shall approve same. The Site Plan for Subarea A is hereby approved, and no further site plan approval shall be required in connection with the development of improvements in Subarea A of the Property pursuant to this planned development; provided, however, that the addition of a parking deck to Subarea A shall require a minor change to this planned development and Site Plan Approval for the parking deck.

Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals and supporting data and materials shall be kept on permanent file with the Department and shall be deemed to be an integral part of this planned development.

After approval of the Subarea Site Plan Approval Submittals, they may be changed or modified pursuant to the provisions of Statement 15 hereof. In the event of any inconsistency between approved plans and the terms of this planned development in effect at the time of approval of such plans or of the modifications or changes thereto, the terms of this planned development shall govern.

Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- (a) a site plan (including a footprint of the proposed improvements);
- (b) building elevations;
- (c) landscape plan; and
- (d) statistical information applicable to the subject subarea, including floor area and floor area ratio, uses to be established, building heights and setbacks.

Any Subarea Site Plan Approval Submittals shall include such other information as may be necessary to illustrate substantial conformance to this planned development.

13. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of buildable floor area. The Part II Review Fee will be assessed by the Department of Planning and Development in accordance with the aforementioned rate during the actual Part II Review. The fee, as determined by the Department of Planning and Development at that time in accordance with the aforementioned rate, is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any pending building permit.
14. 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.
15. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change to the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

16. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner which provides healthier environments, reduces operating costs and conserves energy and resources. All development in Subareas B, C, D, E, F and G shall conform to the Department of Planning and Development "Sustainable Development Policy Matrix" in effect on the date of site plan approval of this planned development. All of the buildings within Subarea A shall achieve Leadership in Energy and Environmental Design ("L.E.E.D.") certification and one hundred percent (100%) of the net roof areas of all buildings within Subarea A shall be covered with vegetation (in aggregate, approximately one hundred fifty thousand (150,000) square feet of roof area).
17. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
18. Unless substantial construction of any new building or substantial renovation of any existing building, as proven by the issuance of building permits and the diligent pursuance thereof, has commenced within six (6) years of the effective date of this planned development, this planned development shall expire upon the sixth (6<sup>th</sup>) anniversary of the effective date hereof. If this planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the C2-3 classification. The six (6) year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.
19. Subject to Chicago Park District board approval, the Applicant shall dedicate the open space shown on the site plan and identified as Subarea F (the "Park Site") in accordance with the terms and conditions of this Statement 19 subject to the following sentence. The Applicant shall prepare the Park Site in accordance with the Chicago Park District's environmental remediation and design specifications in effect at the time of construction (the "Park Site Standards"); provided, however, that neither the dedication and acceptance of the Park Site nor the design, construction and preparation of the Park Site to the Park Site Standards shall be required until and unless D.P.D. shall have identified and allocated to the Applicant funds in nature and amount sufficient to compensate Applicant for the value of the land so dedicated and accepted for the Park Site and the hard and soft costs incurred by the Applicant to design, prepare and construct the Park Site to the Park Site Standards.

In the event the Chicago Park District elects to prepare the Park Site and construct a park, the Applicant shall only be required to dedicate the Park Site, provided, however,

that D.P.D. has identified and allocated to the Applicant funds in nature and amount sufficient to compensate the Applicant for the value of the land so dedicated and accepted for the Park Site. If the Chicago Park District is unwilling to accept the dedication of the Park Site upon the satisfaction of the foregoing conditions, the Applicant, subject to D.P.D.'s approval, may dedicate the Park Site to another entity whose purpose is to provide for public open space.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Subarea Map; Right-of-Way Adjustment Map; Site Plan -- Subarea A; Subarea Map (2) for Subareas B through G; Landscape Plan -- Subarea A; and Building Elevations referred to in these Plan of Development Statements printed on pages 50369 through 50383 of this *Journal*.]

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

*Business-Residential-Institutional Planned Development Number 1132*

*Plan Of Development  
Bulk Regulations And Data Table.*

Gross Site Area, 1,988,039 square feet (45.64 acres) = Net Site Area, 1,611,873 square feet (37 acres) + Area Remaining in Public Right-of-Way and Right-of-Way to be Dedicated, 376,166 square feet.

Net Site Area (in square feet): Subarea A: 711,590; Subarea B: 269,097; Subarea C: 148,933; Subarea D: 173,104; Subarea E: 116,175; Subarea F: 164,168; Subarea G: 28,806

Maximum Permitted Floor Area Ratio:

Subarea A:	3.0
Subarea B:	3.0
Subarea C:	3.0
Subarea D:	2.5
Subarea E:	1.5
Subarea F:	.50

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50367

Subarea G: 1.0  
 Overall Floor Area Ratio: 3.0

Maximum Building Height:

Subarea A: 71 feet  
 Subarea B: 71 feet  
 Subarea C: 80 feet  
 Subarea D: 55 feet  
 Subarea E: 37 feet  
 Subarea F: 35 feet  
 Subarea G: 35 feet

Setbacks From Property Line:

Subarea A: 0 feet  
 Subarea B (retail and mixed uses): 0 feet  
 Subarea B (residential uses):  
 Front setback: 5 feet  
 Side setbacks: 3 feet  
 Rear setback for floors containing dwelling units: 30 feet  
 Subareas C, D, F: 5 feet  
 Subarea E: 7 feet  
 Rear yard open space: 65 square feet per dwelling unit or 6.5% of lot area, whichever is greater

Minimum dimension on any side:

12 feet

All townhouses shall be developed per the townhouse standards (17-2-0500)

Maximum Percentage of Site Coverage:

In substantial conformance with the Site Plan

Minimum Number of Off-Street Parking Spaces:

Subarea A:

742 spaces

Subareas B -- G:

As required by the Chicago Zoning Ordinance

Minimum Number of Off-Street Loading Berths:

Subarea A:

2 loading berths

Subareas B -- G:

As required by the Chicago Zoning Ordinance

Maximum Number of Dwelling Units:

Subarea A:

100 dwelling units

Subarea B:

254 dwelling units

Subarea C:

280 dwelling units

Subarea D:

108 dwelling units

Subarea E:

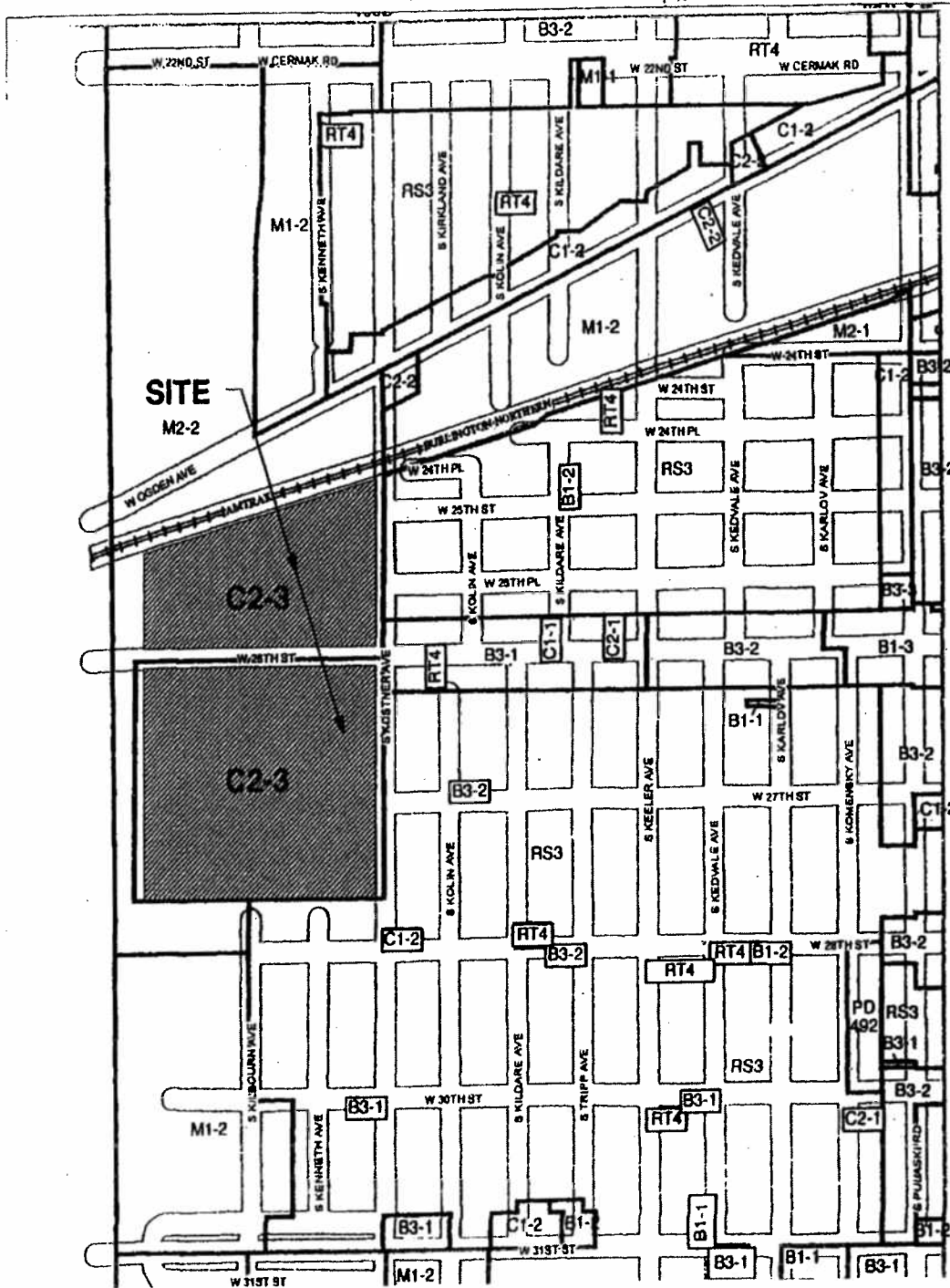
120 dwelling units

TOTAL Maximum:

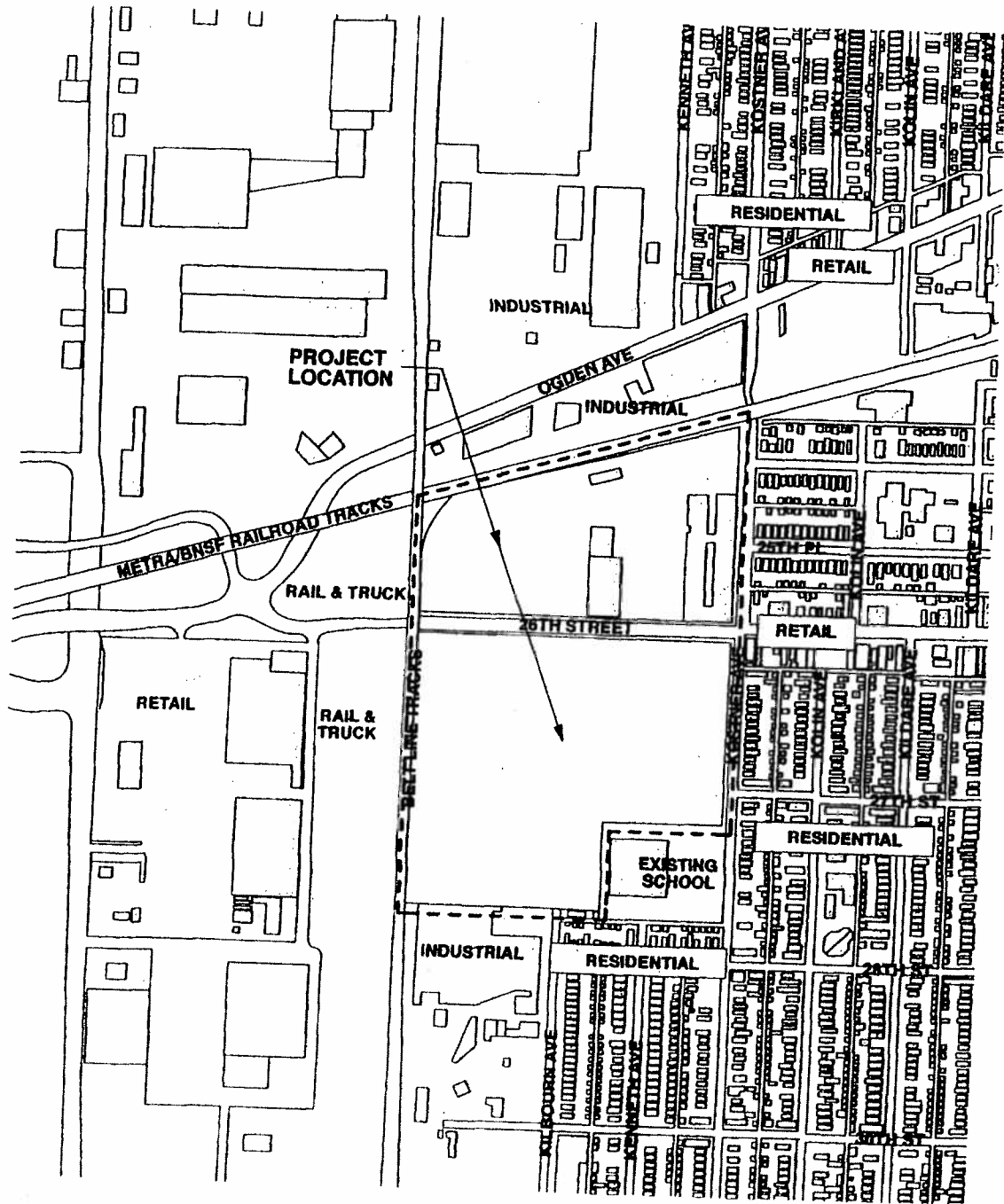
770 dwelling units

Note: While the aggregate number of maximum dwelling units permitted in all subareas exceeds 770 dwelling units, in no event shall the total maximum number of dwelling units in this planned development exceed 770 dwelling units.

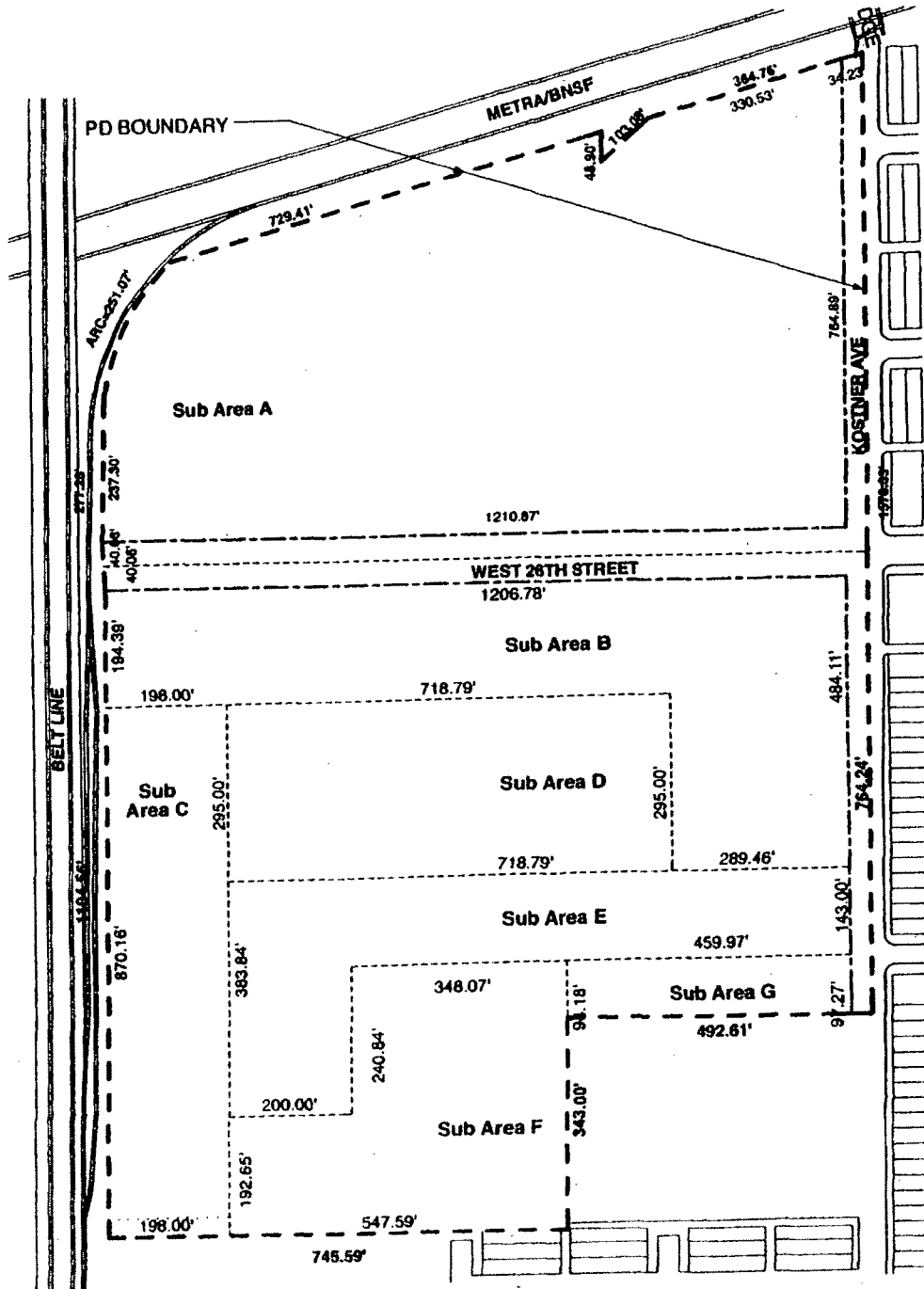
Existing Zoning Map.



Existing Land-Use Map.

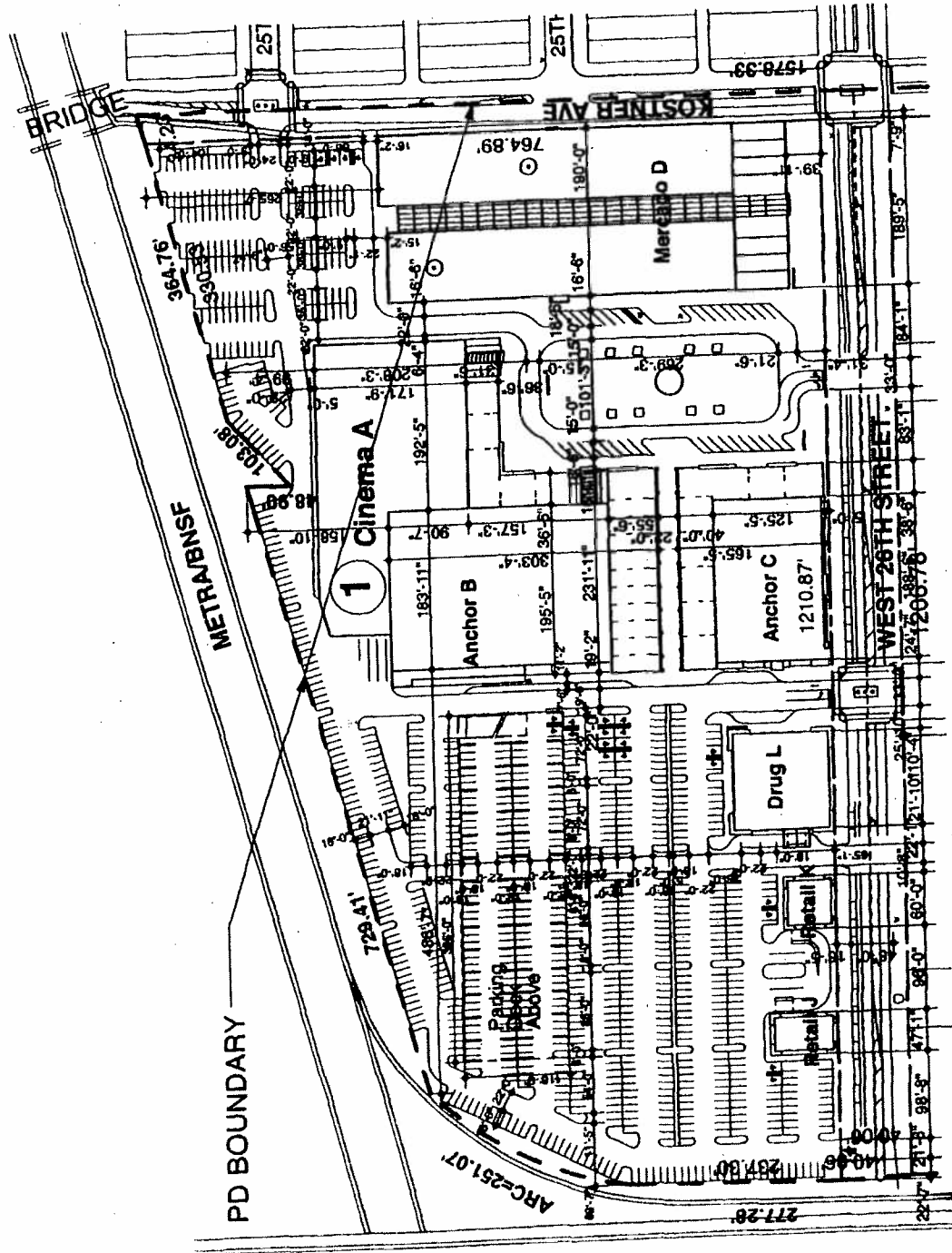


Planned Development Boundary, Property Line And Subarea Map.

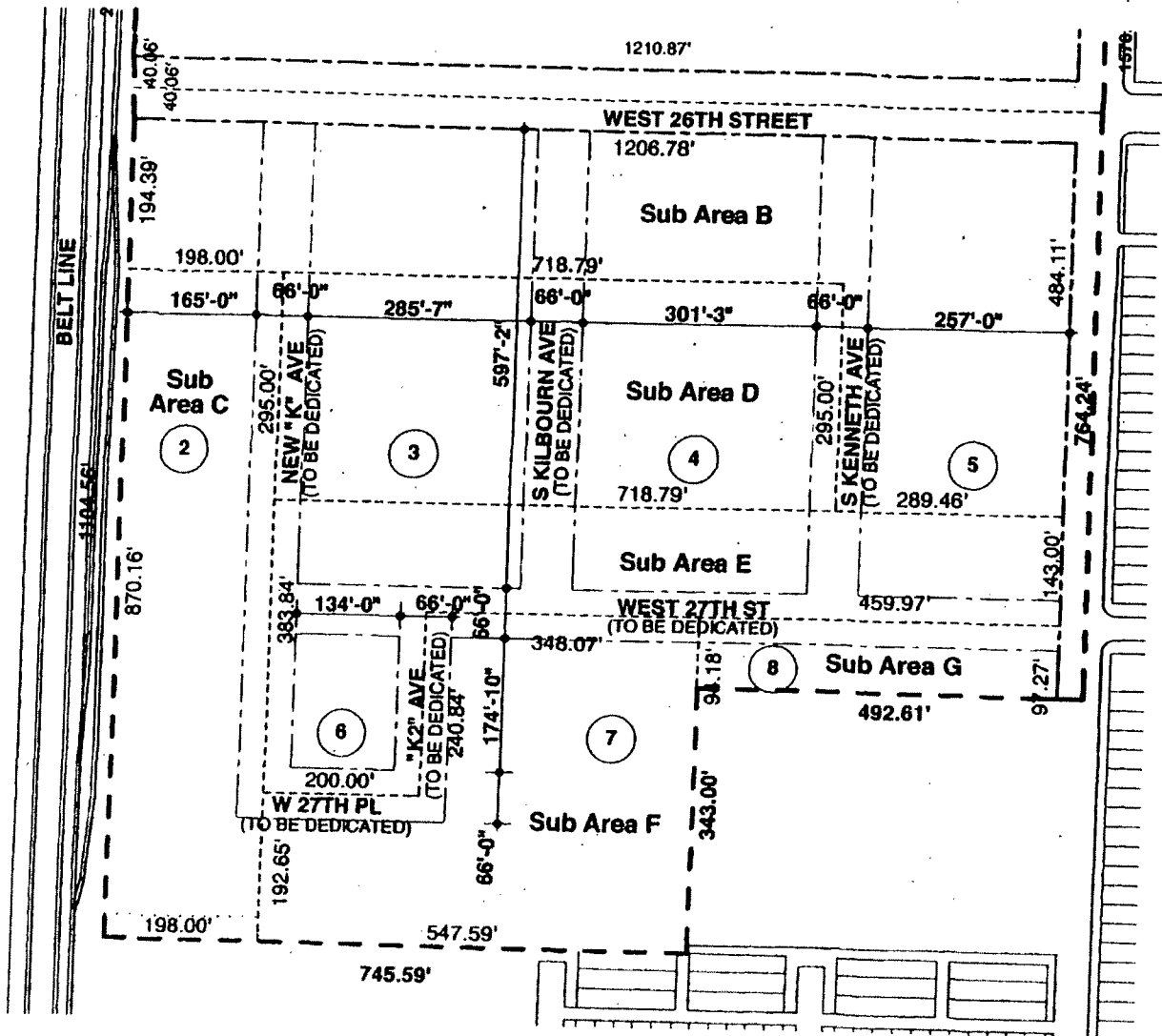




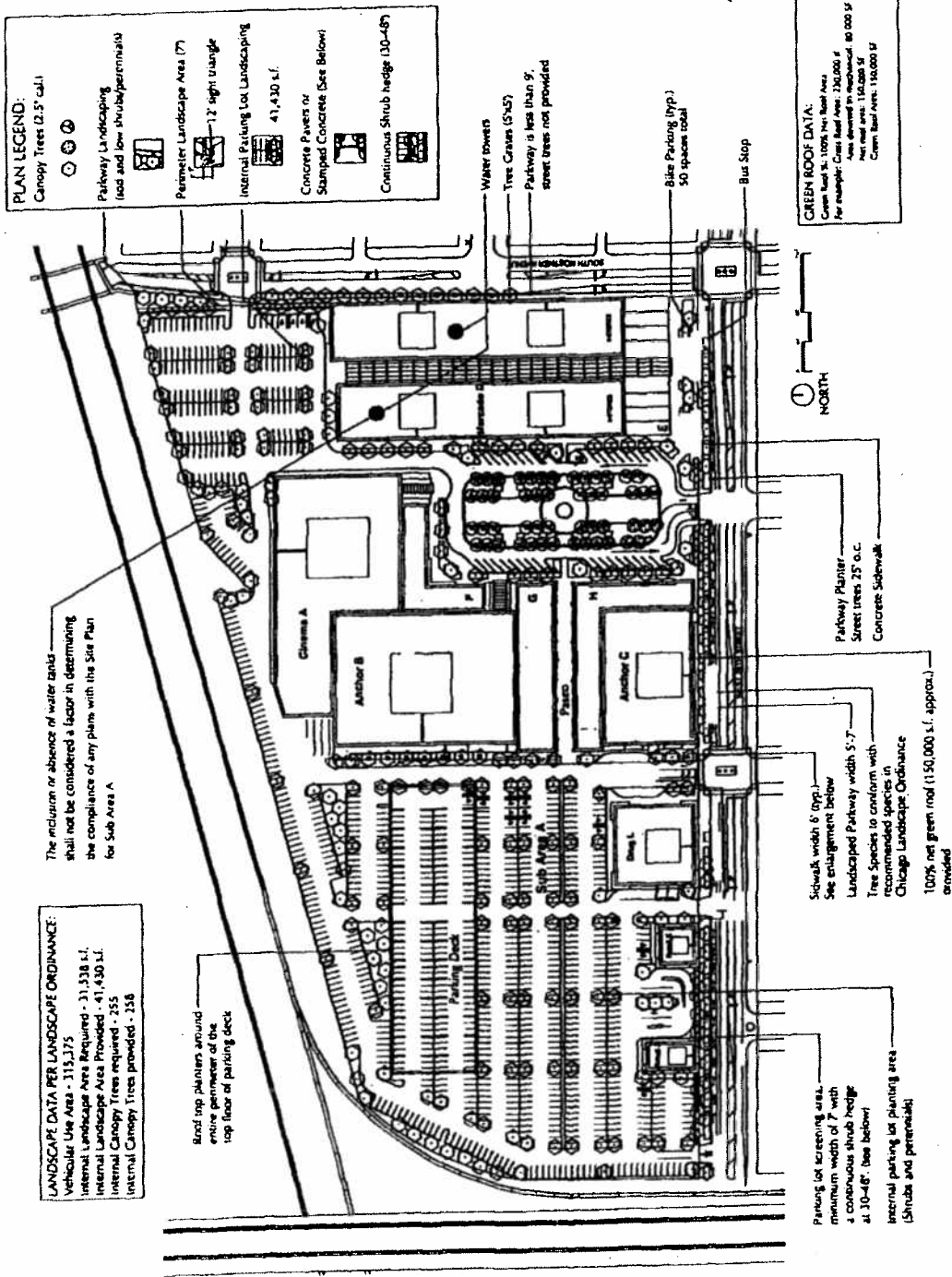
Site Plan -- Subarea A.



Subarea Map (2) -- Subareas B Through G.

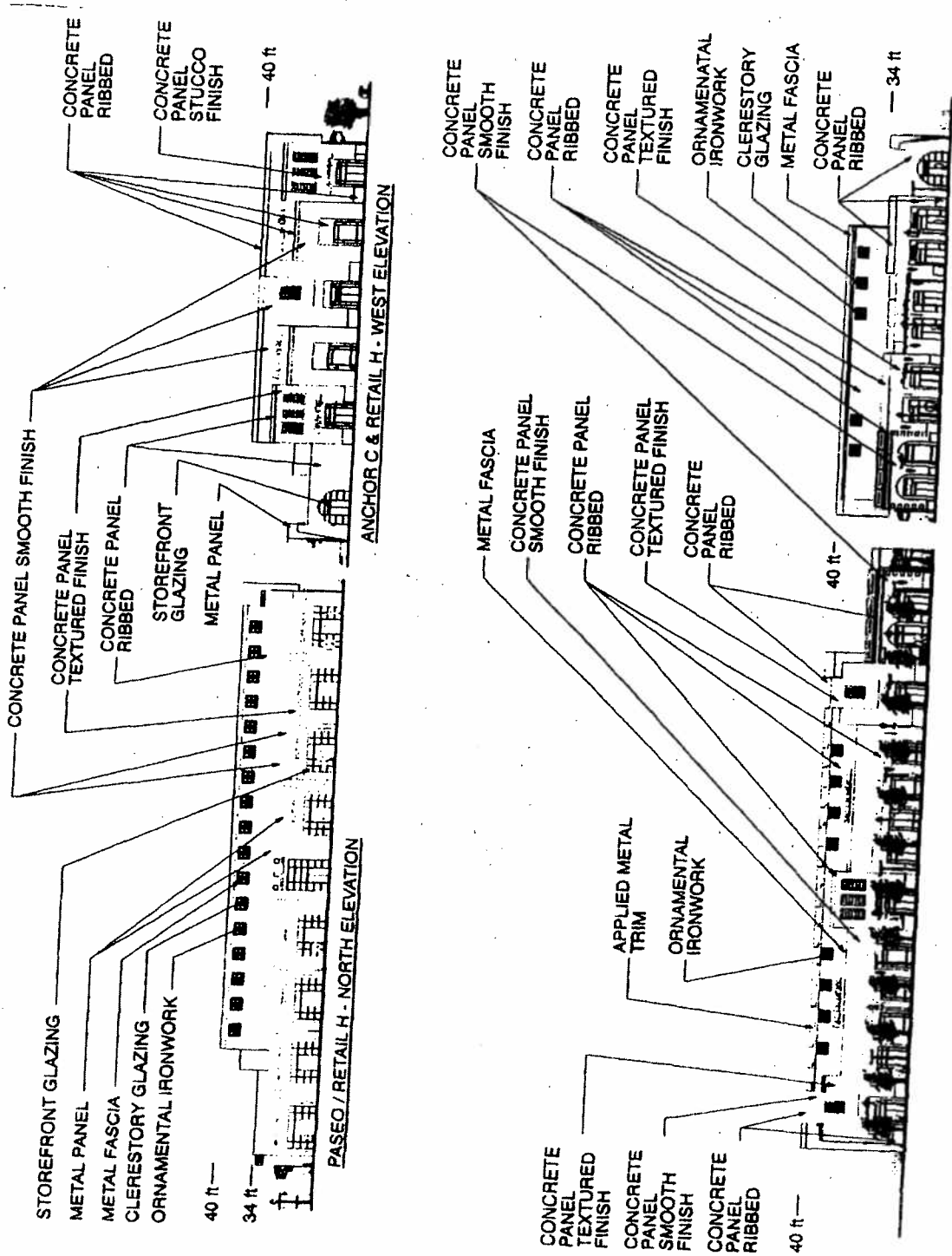


Landscape Plan -- Subarea A.

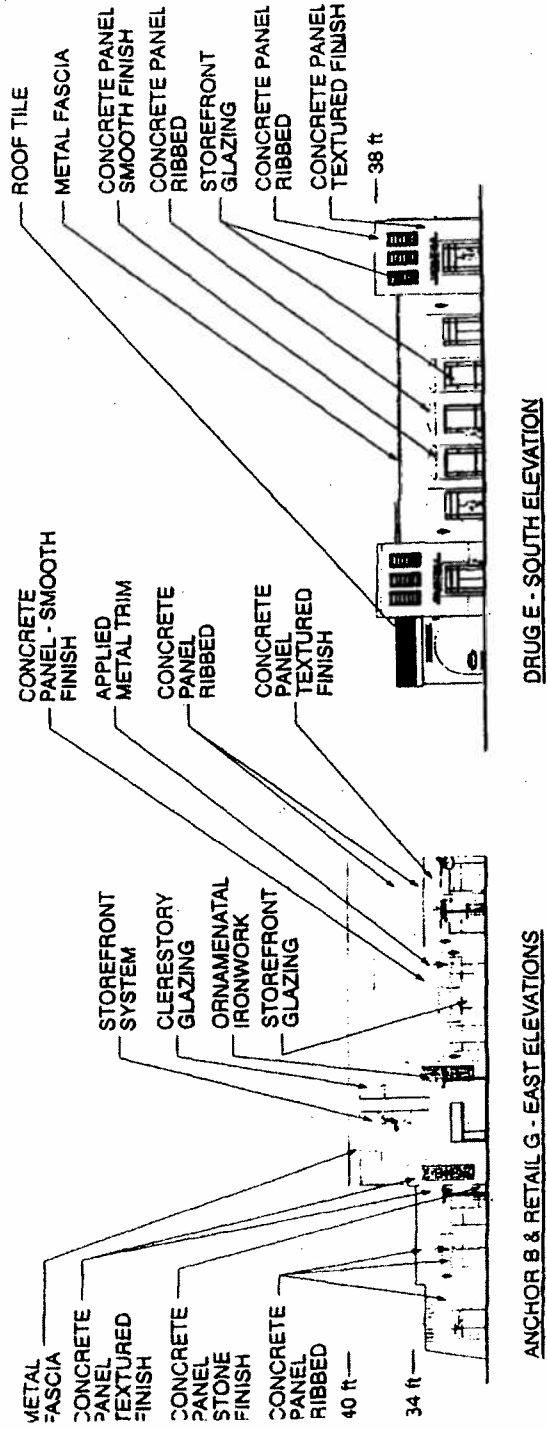
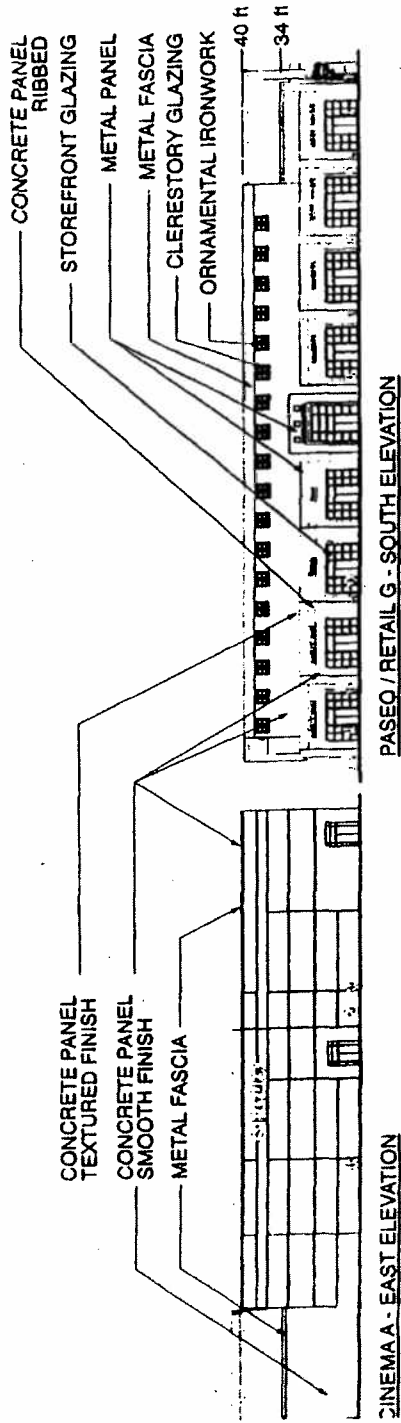


The inclusion or absence of water tanks shall not be considered a factor in determining the compliance of any plans with this Site Plan for Sub Area A.

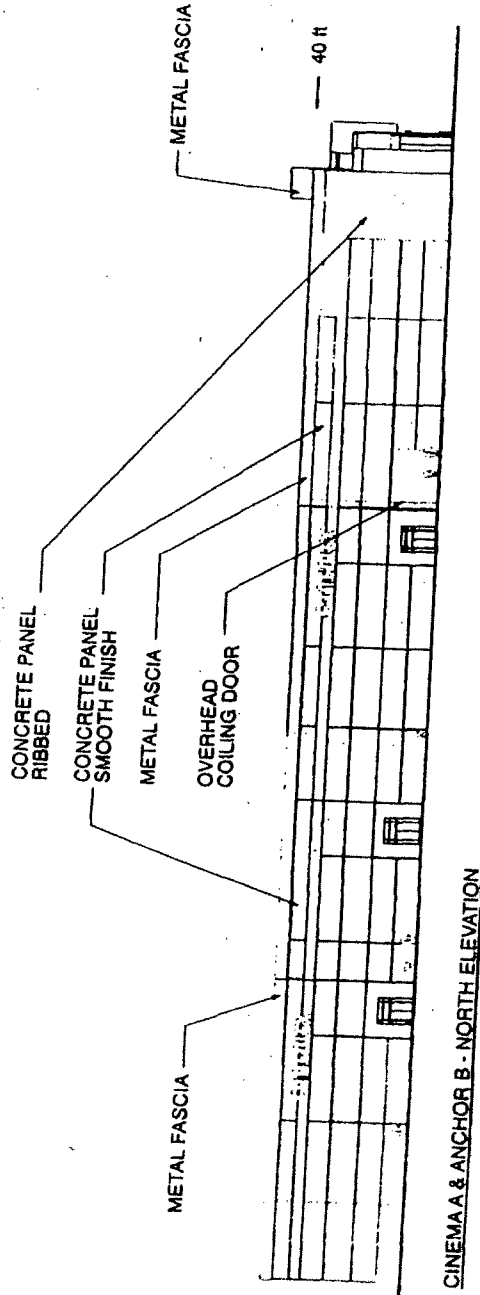
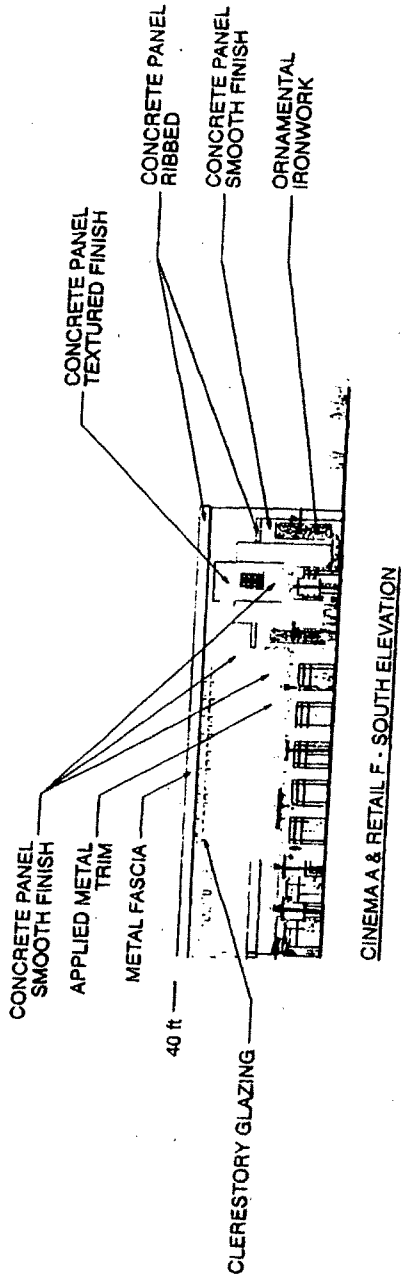
Subarea A -- Building Elevations 1.



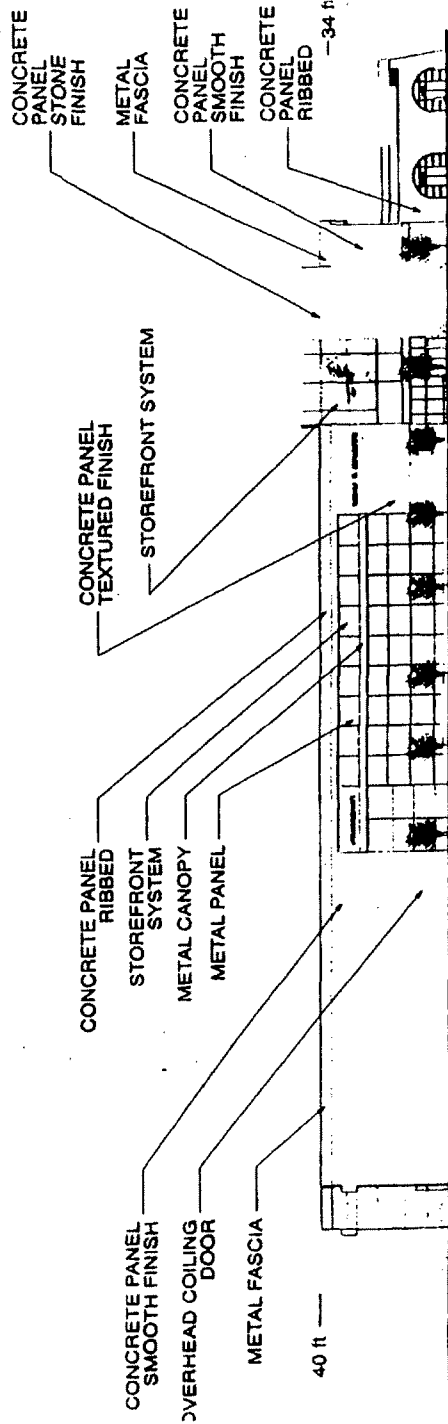
Subarea A -- Building Elevations 2.



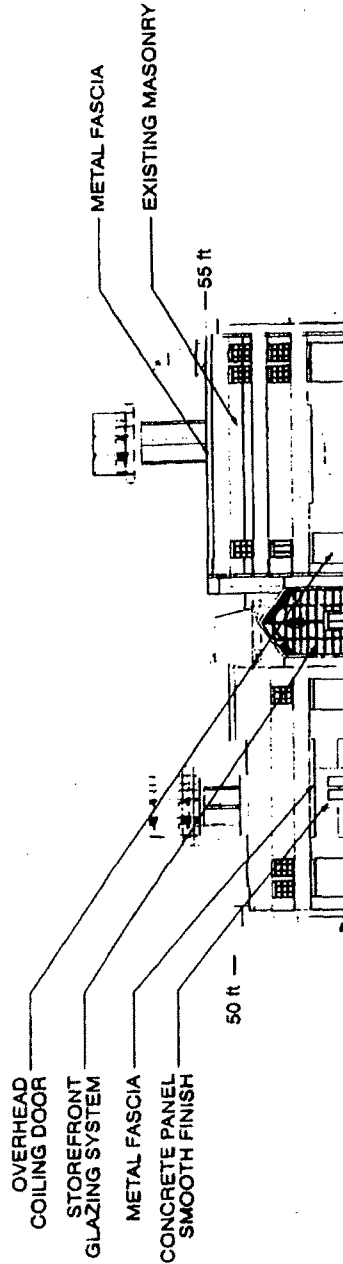
Subarea A -- Building Elevations 3.



Subarea A -- Building Elevations 4.



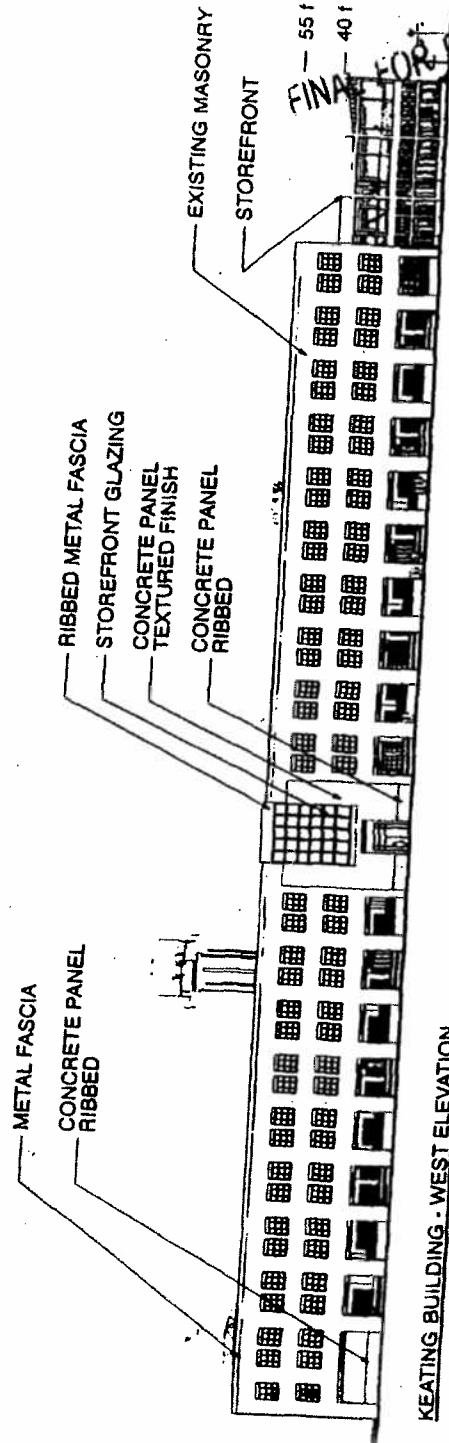
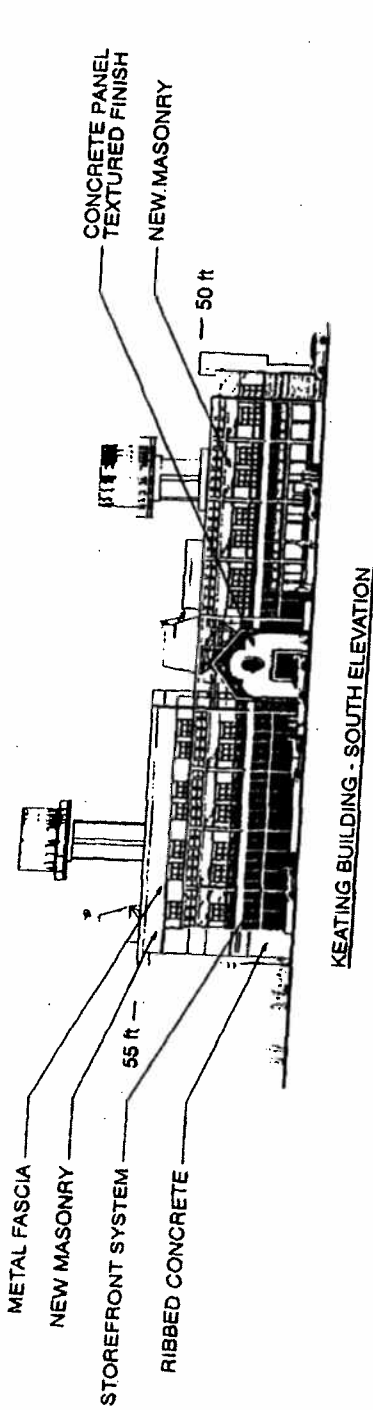
CINEMA A. ANCHOR B. RETAIL G. - WEST ELEVATIONS



KEATING BUILDING - NORTH ELEVATION

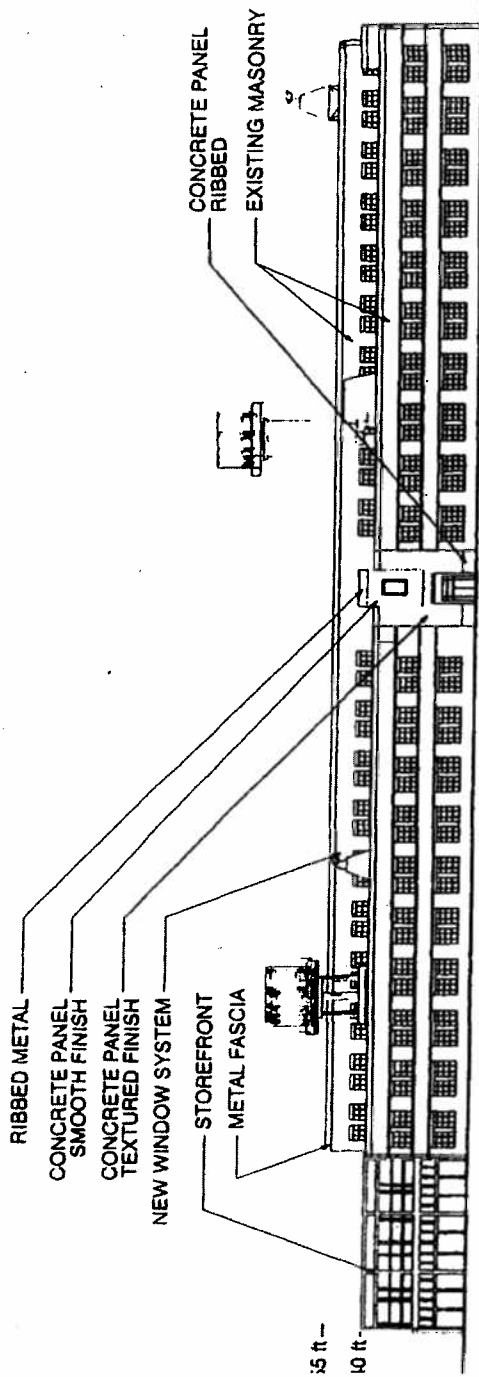
NOTE: THE INCLUSION OR ABSENCE OF WATER TANKS SHALL NOT BE CONSIDERED A FACTOR IN DETERMINING THE COMPLIANCE OF ANY PLANS WITH THE SITE PLAN FOR SUB AREA A.

Subarea A -- Building Elevations 5.



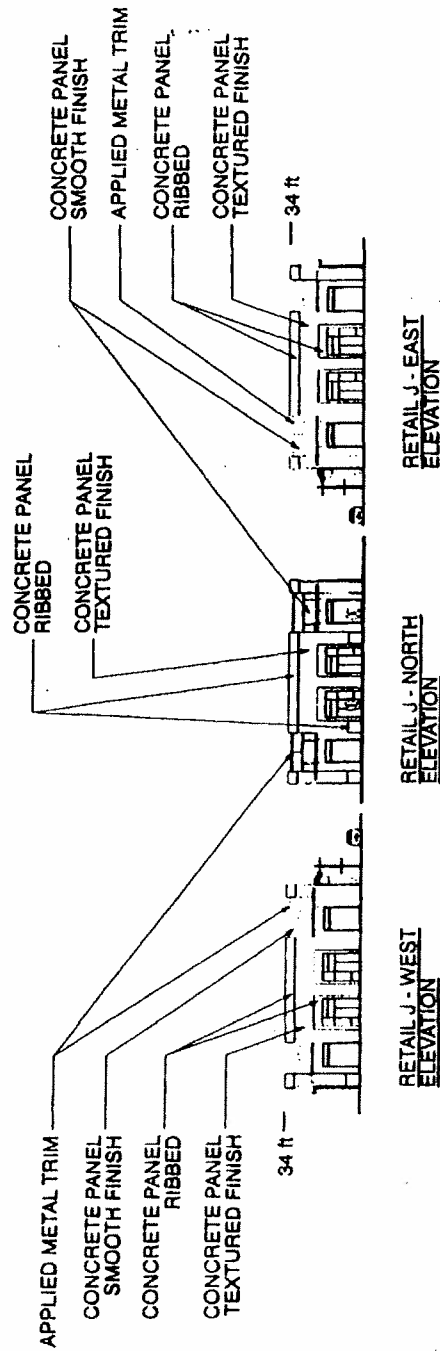
NOTE: THE INCLUSION OR ABSENCE OF WATER TANKS SHALL NOT BE CONSIDERED A FACTOR IN DETERMINING THE COMPLIANCE OF ANY PLANS WITH THE SITE PLAN FOR SUB AREA A.

Subarea A -- Building Elevations 6.



KEATING BUILDING - EAST ELEVATION

NOTE: THE INCLUSION OR ABSENCE OF WATER TANKS SHALL NOT BE CONSIDERED A FACTOR IN DETERMINING THE COMPLIANCE OF ANY PLANS WITH THE SITE PLAN FOR SUB AREA A.



RETAIL J - WEST ELEVATION

RETAIL J - NORTH ELEVATION

RETAIL J - EAST ELEVATION

Subarea A -- Building Elevations 7.

