

# PD 641

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DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 6, 2026

Kenneth Figueroa  
Ass. Vice President of Acquisitions and Asset management  
Hispanic Housing Development Corporation  
325 N. Wells St., Floor 8  
Chicago, IL 60654

**Re: PD 641, Subarea C, 7450 N. Rogers Avenue**

Dear Mr. Figueroa:

In response to your recent request, please be advised that the subject property is zoned Business-Residential-Transportation Planned Development ("PD 641") and located within Subarea C of the planned development. According to our records, the property is improved with a 10-story elderly housing building containing 120 units ("Gateway Apts.").

According to your request, Hispanic Housing Development Corporation has received an invitation to submit an application to the Department of Housing for the renovation of the Gateway Apts. building at 7450 N. Rogers Ave. The proposed scope of work includes repair and/or upgrades to the common areas and units, the HVAC system, the elevators, the walkways, and the repaving of the parking lot. New windows and a new roof will also be installed. No change in occupancy type or number of units is proposed. Any rehabilitation, additions or new construction must comply with the requirements of PD 641 and the Zoning Ordinance, and all necessary permits must be obtained prior to the start of construction.

Sincerely,

Kyle Bartlett  
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

September 24, 2014

John Mayes  
President/CEO  
Trilogy Behavioral Healthcare  
1400 West Greenleaf  
Chicago, IL 60626

**Re: Advisory Opinion for Business Residential Transportation Planned Development  
No. 641, 7474 North Paulina Street**

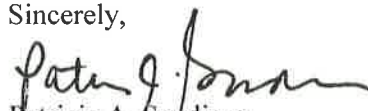
Dear Mr. Mayes:

In response to your recent zoning advisory request, the property at 7474 N. Paulina St. is zoned Business Residential Transportation Planned Development No. 641 ("PD 641"), as amended, Sub area A. Pursuant to Statement No. 5 of the attached Planned Development Ordinance, the following uses are permitted in Sub area A: retail, offices, ground floor auto repair, body and painting establishments, outdoor or indoor accessory and non-accessory parking, storage, public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Trilogy Behavioral Healthcare, located at 1400 W. Greenleaf Ave., is a community-based mental health organization serving more than 900 adults living with mental illness in Rogers Park and surrounding areas. Trilogy is seeking to lease office space at 7474 N. Paulina to establish three to five outreach teams, consisting of four – seven outreach workers each. The teams will provide community support and services to people who are striving to live independently. Typically the teams meet at the beginning and end of each day to discuss their cases. Then they deploy to the community to deliver services in client's homes or other community locations. They may occasionally meet individual clients at this location for consultations but have no plans for any congregate gatherings of any sort at this office.

Based on the above description, we would classify your proposed use as office space, and as such, it is a permitted use within PD 641. Please be advised that based on your square footage and number of employees, parking may be required pursuant to PD 641. If you have any questions or require additional information, please contact Teresa McLaughlin of my staff at (312) 744-4891.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Vicki Lozano, Janice Hill, Main file

17628

5/8/2013

REPORTS OF COMMITTEES

53587

~~Reclassification Of Area Shown On Map No. 16-E.  
 (Application No. 17682)  
 (Common Addresses: 146 -- 160 E. Marquette Rd.  
 And 6664 -- 6670 S. Indiana Ave.)~~

[O2013-1578]

*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, be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 16-E in the area bounded by:

South Indiana Avenue; East Marquette Road, the north/south public alley next west of and parallel to South Indiana Avenue; and a line 75.00 feet north of and parallel to East Marquette Road,

to those of an RM5.5 Residential Multi-Unit District which is hereby established in the area described and a corresponding use 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. 19-H.  
 (As Amended)  
 (Application No. 179628)

BRTPD 641, 09

(Common Addresses: 7450 -- 7474 N. Rogers Ave., 1643 -- 1647 N. Howard St.,  
7429 -- 7543 N. Clark St. And 7500 -- 7546 N. Clark St.)

[SO2012-8192]

*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 Business-Residential-Transportation Planned Development 641 District symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; North Clark Street; a line 75 feet south of and parallel to West Howard Street; a line 153.84 feet east of the east line of North Clark Street along the south line of West Howard Street and perpendicular to West Howard Street; West Howard Street; the east line of the Chicago Transit Authority right-of-way (Chicago, Milwaukee, St. Paul and Pacific Railroad); North Rogers Avenue; a line 767 feet southwest of the east line of the Chicago Transit Authority right-of-way (Chicago, Milwaukee, St. Paul and Pacific Railroad) and parallel to North Paulina Street; a line 187.58 feet north of North Rogers Avenue, measured from the centerline of North Rogers Avenue and parallel to West Birchwood Avenue; the west line of the alley next east of

North Clark Street; a line extending southwesterly and generally parallel to West Birchwood Avenue, from a point 225 feet south of West Birchwood Avenue extending southwest and perpendicular to North Clark Street at a point 262.5 feet south of West Birchwood Avenue; North Clark Street; West Birchwood Avenue; and the east line of the Chicago and Northwestern Railroad, to the point of beginning,

to those of a Business-Residential-Transportation Planned Development 641 District, as amended.

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

Plan of Development Statements referred to in this ordinance read as follows:

*Business-Residential-Transportation Planned  
Development Number 641, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business-Residential-Transportation Planned Development, as amended (the "Planned Development") consists of 659,636.70 square feet (approximately 15.14 acres) of net property (the "Property") as shown on the drawing attached hereto entitled "Planned Development and Property Line Boundary Map" and the plan of the development is to be amended by the Cave Enterprises Operations LLC (the "Applicant").
2. The Applicant or the owners and legal titleholders of the Property (singly, the "Owner" and collectively, the "Owners") or their respective successors, assignees or grantees, as applicable, shall obtain all necessary federal, state and local approvals and permits, and all other official reviews, approvals and permits required in connection with this Planned Development. Any dedication or vacation of streets or alleys or easements or any adjustment of City rights-of-way shall require a separate submittal on behalf of the Applicant or any Owner, as applicable and their respective 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 Owners of the Property, and their respective successors and assigns (including any condominium or homeowners' association which is formed), grantees and lessees. All rights granted hereunder shall inure to the benefit of the Owners and their successors, assignees or grantees (including any homeowners' association which is formed). Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, or any portion thereof designated herein as a subarea, shall be under single ownership or unified control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Unified 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, or any portion thereof designated herein as a subarea, and any ground lessors (and where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association).

4. This Planned Development consists of these fifteen (15) statements and the following exhibits:

Exhibit A -- Bulk Regulations and Data Table.

Exhibit B -- Planned Development and Property Line Boundary Map.

Exhibit C -- Existing Land-Use Map.

Exhibit D -- Existing Zoning Map.

Exhibit E -- Planned Development Subarea Map.

Exhibit F -- Generalized Land-Use Map.

Exhibit G -- Subarea A Boundary Map.

Exhibit H -- Subarea B Boundary Map.

Exhibit I -- Subarea C Boundary Map.

Exhibit J -- Subarea D Boundary Map.

Exhibit K -- Subarea E Boundary Map.

Exhibit L -- Subarea E Landscape/First Floor Plan.

Exhibit M -- Subarea E Second Floor Plan.

Exhibit N -- Subarea E Third Floor Plan.

Exhibit O -- Building Elevations, Subarea E.

Exhibit P -- Building Elevations, Subarea E.

Exhibit Q -- Building Elevations, Subarea E.

Exhibit R -- Site Plan/Landscape Plan for Retail Outlot, Subarea B.

Exhibit S -- Building Elevations for Retail Outlot, Subarea B.

A full size of the Floor Plans, Site Plans, Landscape Plans and Building Elevations is on file with the Department of Housing and Economic Development.

5. The following uses shall be permitted within the boundaries of the Planned Development:
  - Subarea A: Retail, offices, ground floor auto repair, body and painting establishments, outdoor or indoor accessory and non-accessory parking, storage, public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.
  - Subarea B: Retail, drive-through restaurants, restaurants, outdoor or indoor accessory and non-accessory parking, public open space, storage and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.
  - Subarea C: Residential units for the elderly and dwelling units for staff and employees for such facilities, public and private open space, outdoor or indoor accessory parking, and all other uses which are accessory to residential units for the elderly.
  - Subarea D: Drive-through banks, and other drive-through facilities, public open space, outdoor or indoor accessory and non-accessory parking, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.
  - Subarea E: Public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Permitted uses are subject to the Bulk Regulations and Data Table and related controls which are made a part of this Plan of Development.

6. Business and business identification signs and residential identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals. A maximum of three (3) pylon signs shall be allowed. All other signage shall be restricted to glazed areas or to sign bands, and shall be designed and located consistently as part of a sign package for the complex.
7. Any service drive or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in accordance with the regulations of the Department of Streets and Sanitation, and shall be in compliance with the Municipal Code of the City of Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Housing and Economic Development.

8. In addition to the maximum height of the buildings and any appurtenance hereto prescribed in the Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio (FAR) calculations, the definitions contained in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property, including the buildings, exterior landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement 4 hereof. In addition, the improvements on the property shall be subject to the following development parameters:
  - A. Landscape Design: All projects submitted to the Department of Housing and Economic Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the City of Chicago for other retail and mixed-use developments, consisting of lawns, canopy shade trees, ornamental flowering trees and shrubs and flower beds where appropriate. In addition, the Landscape Plan shall adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.
  - B. Parking Lot Landscaping: Parking lots and pedestrian walks shall meet the Landscape Ordinance minimum, and shall provide clustered areas of planting to soften the effect of the large parking lot.
  - C. Plaza Area Landscaping: The plaza area shall be improved with landscaped areas, benches, lighting and decorative pavement. Artwork and/or fountains are encouraged in addition to the above.
  - D. Unified Design: Differences in scale between the buildings, atrium and retail wings within Subarea B shall be resolved by means of similar materials, proportions, and by consistent architectural elements such as canopies, piers, lighting, et cetera.
  - E. Building Materials: The predominant material visible from public streets, parking lots and CTA rights-of-way shall be brick masonry with stone or concrete accents to complement the character of the surrounding neighborhood. Dryvit or other stucco-like material shall be prohibited.

- F. Building Articulation: The upper floors of the building facing the parking lot shall have glazing, tile, metal or stone artwork, or other relief so as to avoid the appearance of blank masonry walls.
  - G. Facades Facing Public Streets: All facades facing public streets, parking lots, and CTA rights-of-way shall be pedestrian-oriented by their use of glass storefronts, decorative brickwork, landscaping, et cetera, at the ground level. In particular, the retail wing facing West Howard Street on the north side and the parking lot on the south side shall have storefront windows and pedestrian entrances at street level on both sides. Also, the grocery store wing closest to and facing Clark Street shall have at least fifty percent (50%) glazing and shall be treated as a primary facade due to its high visibility.
  - H. Design Enhancements: The use of contemporary, festive design forms and features is encouraged.
  - I. Loading Locations: Loading areas shall be situated and designed to minimize their visibility and to cut down on noise.
11. The Owner acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner which promotes energy efficiency and maximizes the conservation of energy resources. The Owner shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("ASHRAE") and the Illuminating Engineering Society ("IES"). Copies of these standards may be obtained from the Department of Housing and Economic Development.
12. The Owner acknowledges that it is in the public interest to design, construct and maintain the buildings to be constructed within this Business-Transit Planned Development in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements to be constructed on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
13. The terms, conditions and exhibits of the Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development upon the request of the Applicant or the Owners of the Property, or with respect to minor changes affecting a subarea, the Owners of the Property within said subarea, and after a determination by the Commissioner that such

modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Notwithstanding the provisions of the subclause (4) of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.

14. The Applicant and Owners of the Property, their successors, assigns or grantees, as applicable, hereby acknowledge that the parking garage located at 7474 North Rogers Avenue in Subarea A may be conveyed in the future to the Chicago Transit Authority ("CTA"). In the event that the CTA acquires the parking garage and subsequently demolishes it, the remaining buildings and uses in the Planned Development shall be allowed to remain in operation and shall not be considered a nonconforming development with respect to parking and loading as defined in the Chicago Zoning Ordinance. It is the intent of this paragraph that the buildings and uses located in this Planned Development shall remain lawfully established uses notwithstanding the demolition of the parking garage. No additional parking spaces or loading berths will be required to replace the parking spaces and loading berths of the demolished parking garage.
15. Unless substantial construction has commenced within six (6) years following adoption of this amended Planned Development, and unless completion is thereafter diligently pursued for the construction of the restaurant with drive through within Subarea B, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of Planned Development Number 641 dated December 12, 2006. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Housing and Economic Development determines that good cause for an extension is shown.

[Exhibits "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P"  
and "Q" referred to in these Plan of Development Statements  
unavailable at time of printing.]

[Aerial View; Zoning Map (Exhibit R); Site Plan; Overall Planned Development Site Plan;  
Site Plan Development Subareas; Exhibit S (Main East Entrance (Clark Street));  
Exhibit S (Front Entrance Elevation (North) and Rear Elevation (South))  
referred to in these Planned of Development Statements printed  
on pages 53596 through 53602 of this *Journal*.]

Exhibit "A" (Bulk Regulation and Data Table) referred to in these Planned of Development Statements reads as follows:

17628

53594

JOURNAL--CITY COUNCIL--CHICAGO

5/8/2013

*Exhibit "A".*

*Business-Residential Transportation Planned  
Development Number 641, As Amended.*

*Planned Of Development Bulk Regulations And Data Table.*

Site Area:

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

Subarea	Gross Site Area		Net Site Area		Floor Area Ratio
	Square Feet (Acres)		Square Feet (Acres)		
Subarea A	152,869.41	(3.51)	84,642.00	(1.94)	0.815
Subarea B	514,650.50	(11.81)	456,362.20	(10.48)	0.8
Subarea C	46,654.00	(1.07)	32,950.70	(0.76)	3.4
Subarea D	88,852.90	(2.04)	51,125.60	(1.17)	0.1
Subarea E	75,352.19	(1.73)	34,556.20	(0.79)	1.3
TOTAL:	878,379.00	(20.16)	659,636.70	(15.14)	--

Area Remaining in Public Way: 218,742.30 square feet (5.02 acres)

Loading:

Subarea	Minimum Berths
Subarea A	1
Subarea B	9
Subarea C	1
Subarea D	0
Subarea E	0
TOTAL:	11

## Parking:

Subarea	Minimum Spaces	Handicapped Spaces	Percentage Of Requirement
Subarea A	659	13	2%
Subarea B	515	12	2%
Subarea C	30	1	3%
Subarea D	30	2	7%
Subarea E	0	0	--
TOTAL:	1,290	28	2%

## Dwelling Units:

Subarea C      120 units

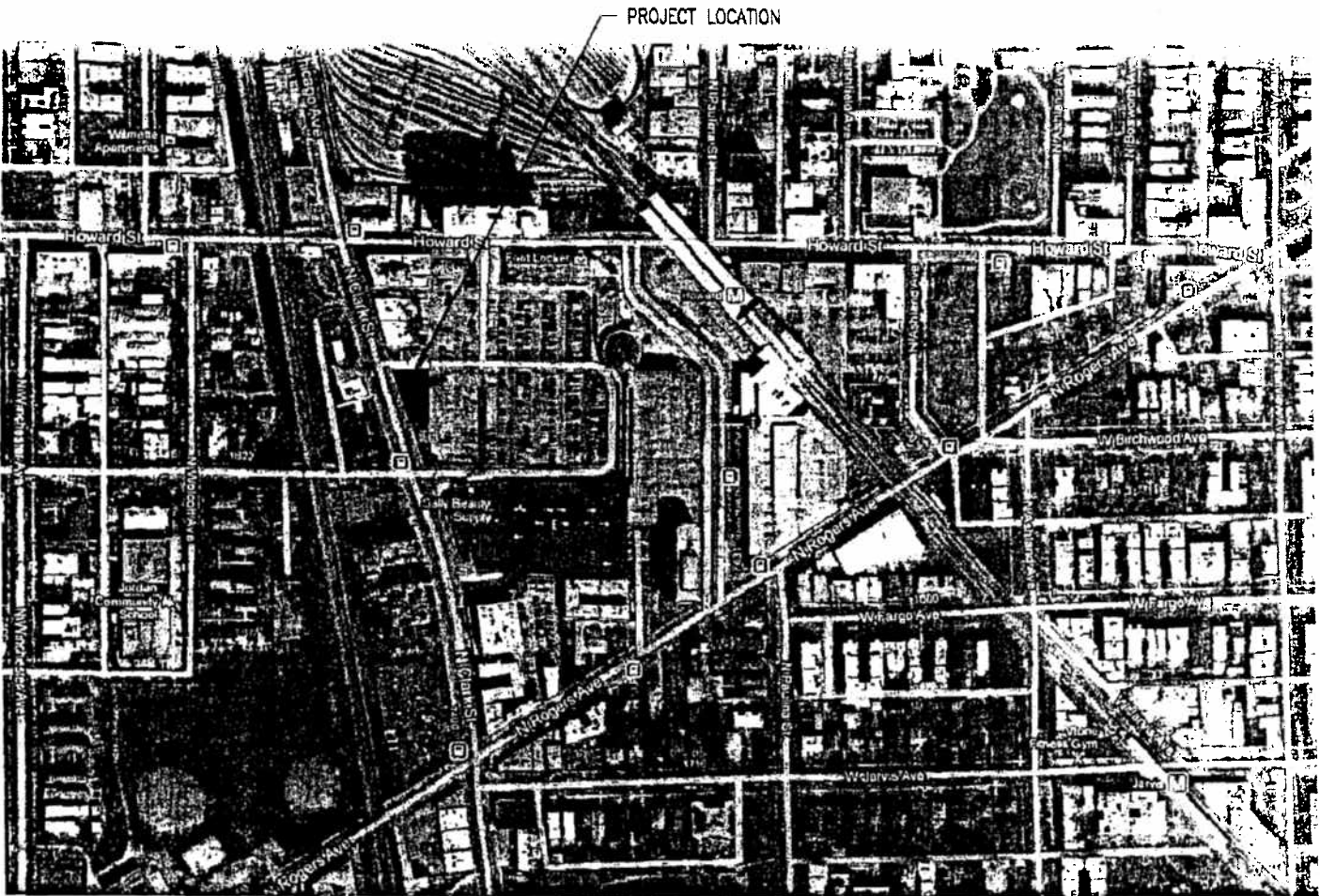
## Building Height:

Subarea	Maximum Height	Remarks
Subarea A	53 feet	
Subarea B	100 feet	From lowest Elevation
Subarea C	120 feet	
Subarea D	30 feet	
Subarea E	53 feet	

Minimum Periphery Setbacks:      In accordance with Site Plan

Maximum Percent Site coverage:      In accordance with Site Plan

Arial View.



1 AERIAL VIEW  
SCALE: N.T.S. NORTH

Zoning Map

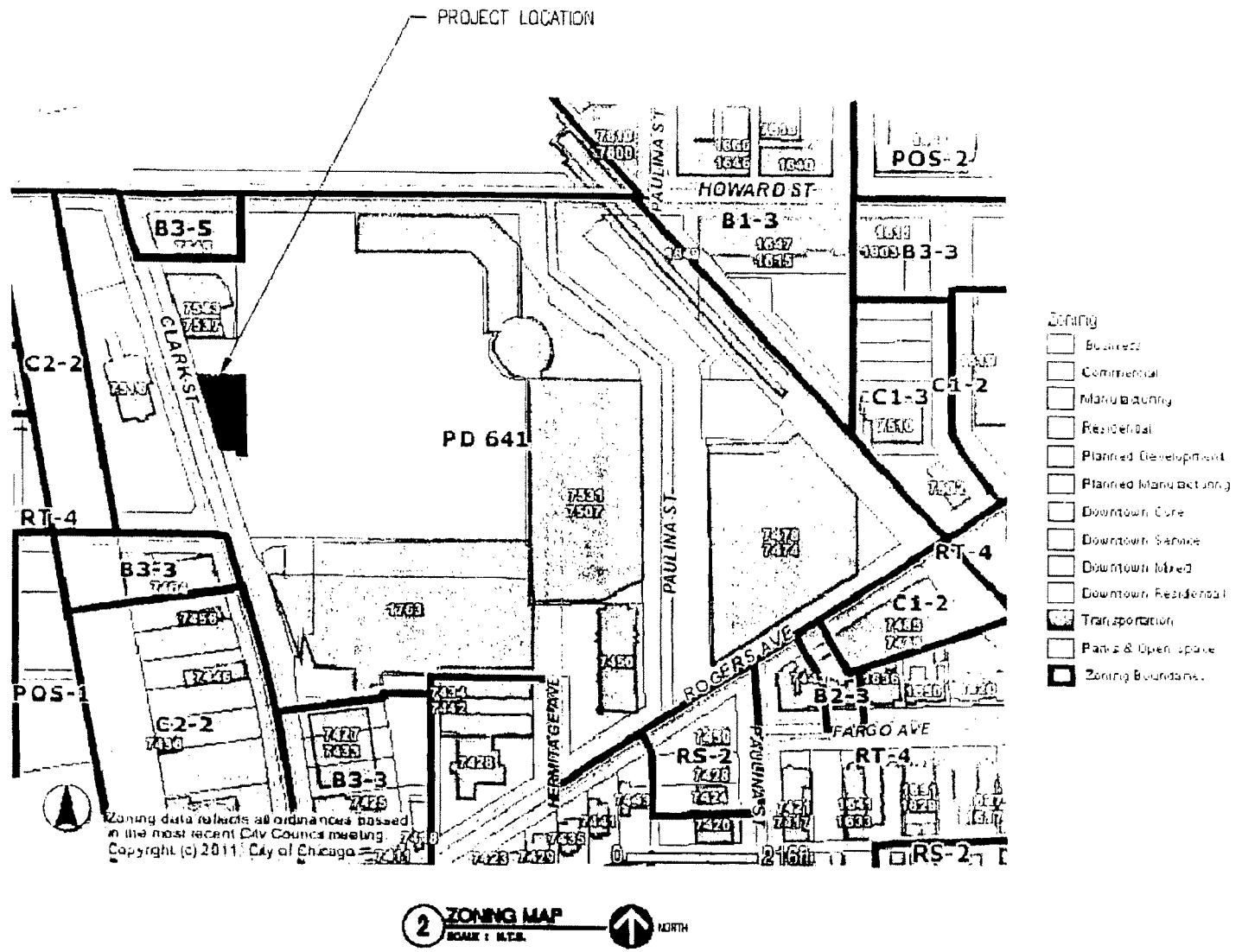
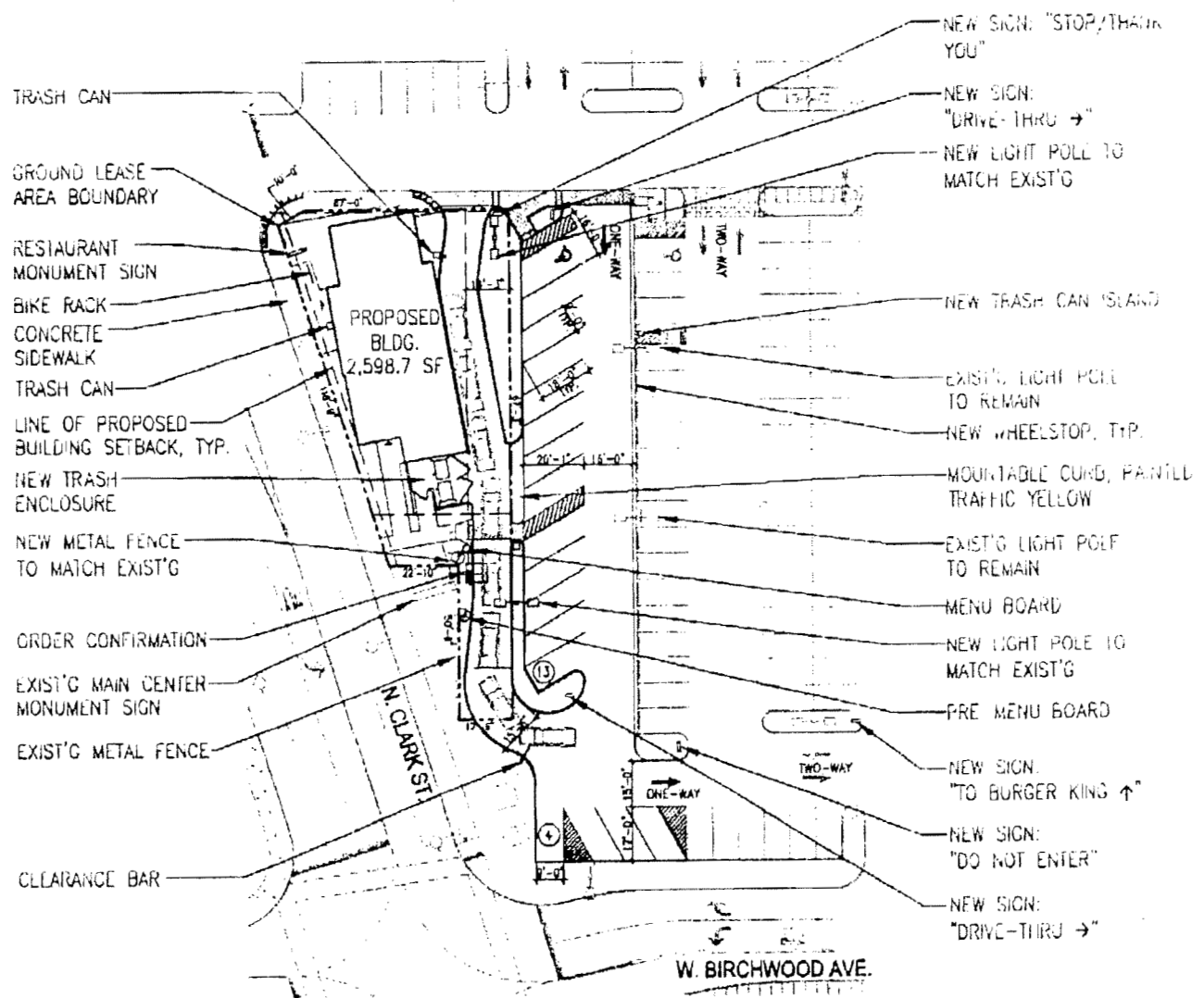


Exhibit "R"

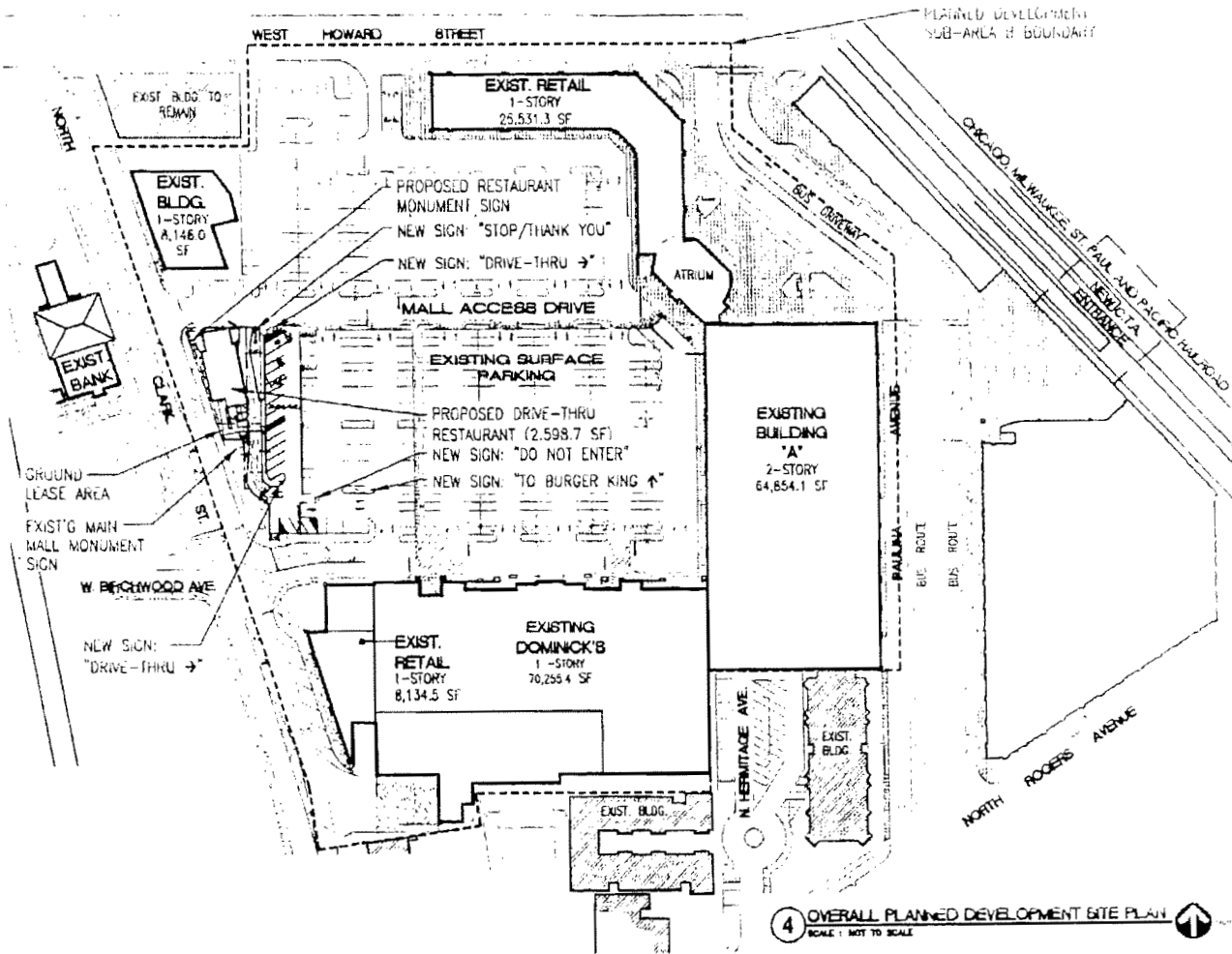
Site Plan.



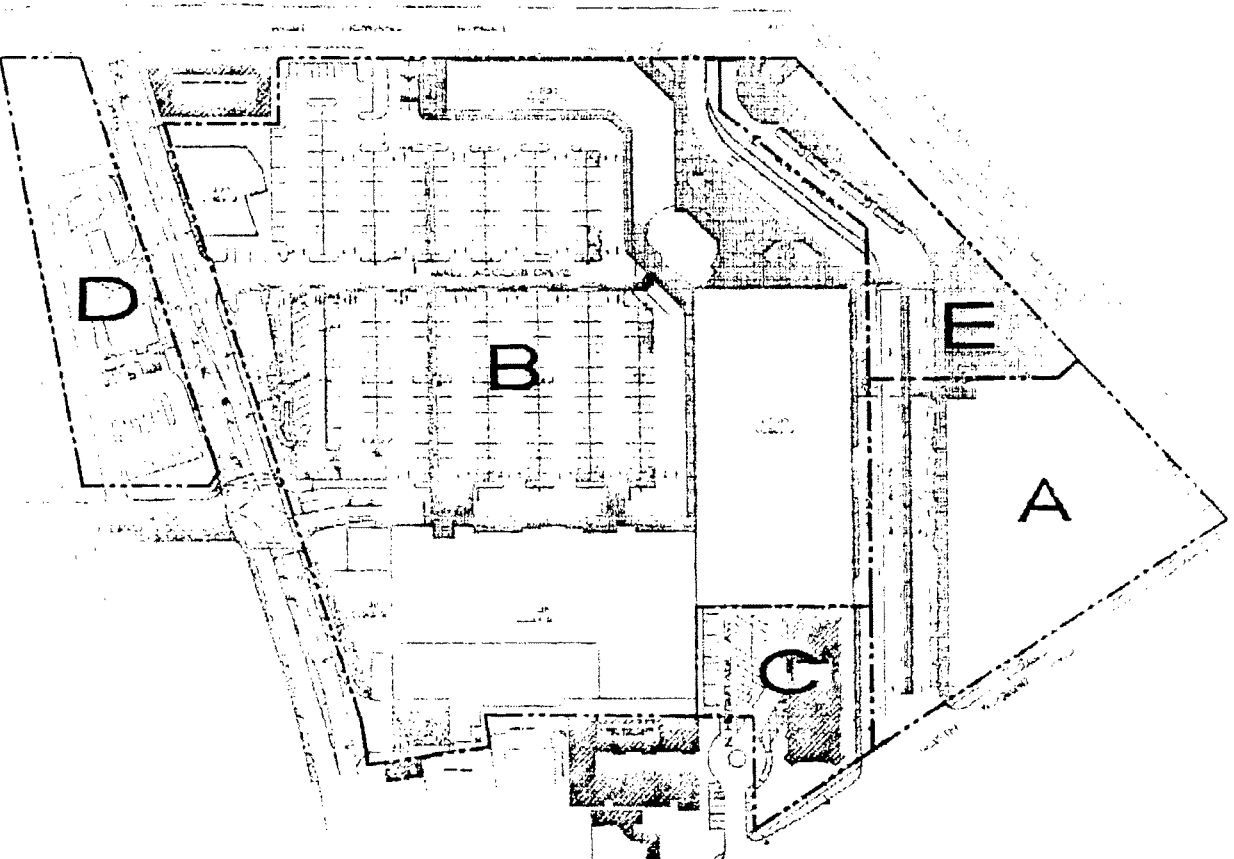
2 SITE PLAN - EXHIBIT "R"  
 SCALE: 1" = 50'



Overall Planned Development Site Plan.



Site Plan Planned Development Subareas.

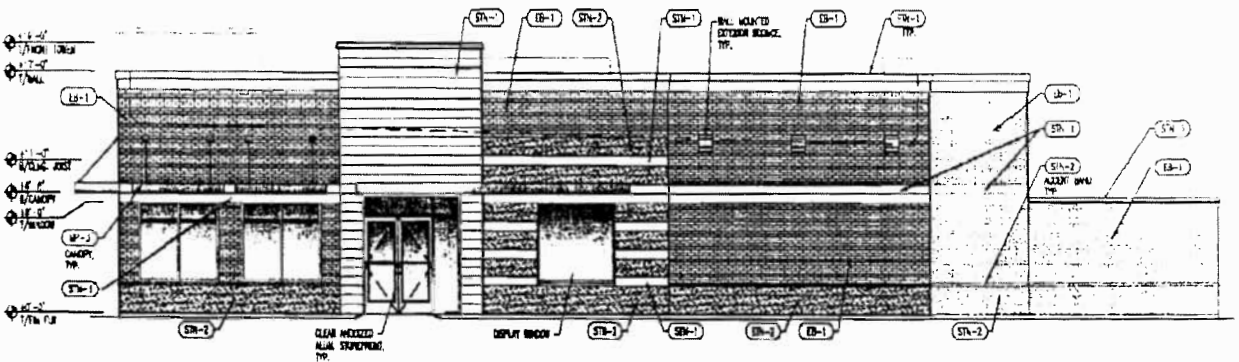


4 SITE PLAN - PLANNED DEVELOPMENT SUB-AREAS  
SCALE : 1" = 200'

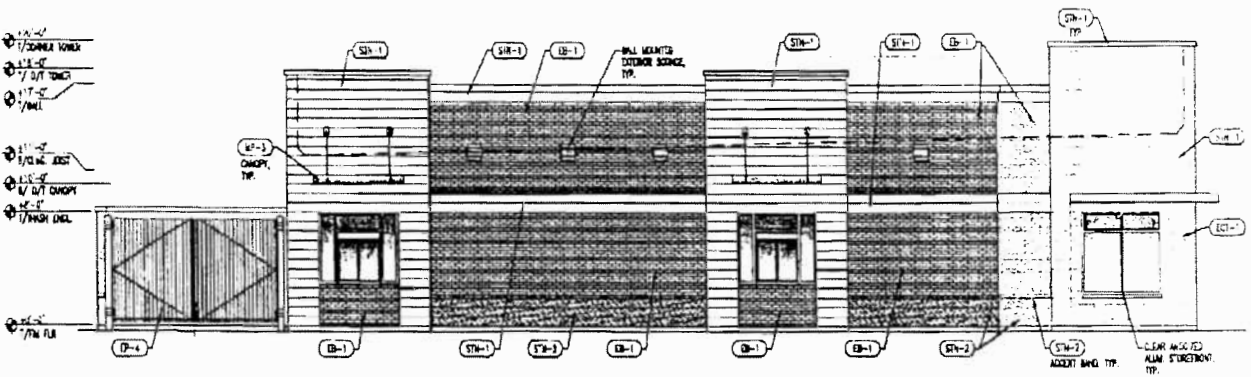


Exhibit "S":  
Building Elevations.  
(Page 1 of 2)

Main East Entrance Elevation (Clark Street) And  
Drive Thru Elevation (West)



5 MAIN EAST ENTRANCE ELEVATION (CLARK STREET) - EXHIBIT "S"  
SCALE: 3/32" = 1'-0"



6 DRIVE-THRU ELEVATION (WEST) - EXHIBIT "S"  
SCALE: 3/32" = 1'-0"



~~North Rogers Avenue; a line 64.38 feet in length perpendicular to North Rogers Avenue commencing at a point 101.24 feet northeast of the intersection of North Paulina Street and North Rogers Avenue; a line 16.59 feet in length connecting the line immediately previously stated with the line immediately next stated; a line 68.83 feet in length 136 feet east of and parallel to North Paulina Street; West Fargo Avenue; a line 52.27 feet in length commencing at a point 76 feet east of and parallel to North Paulina Street; and a line 52.27 feet in length perpendicular to North Rogers Avenue commencing at a point 57.24 feet northeast of the intersection of North Paulina Street and North Rogers Avenue,~~

~~to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.~~

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

*Reclassification Of Area Shown On Map Number 19-H.*

(As Amended)

(Application Number A-7058)

RBTPO 641, 99

*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 Residential-Business-Transportation Planned Development Number 641 symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; North Clark Street; a line 75 feet south of and parallel to West Howard Street; a line 153.84 feet east of the east line of North Clark Street along the south line of West Howard Street and perpendicular to West Howard Street; West Howard Street; the east line of the Chicago Transit Authority right-of-way (Chicago, Milwaukee, St. Paul and Pacific Railroad); North Rogers Avenue; a line 767 feet southwest of the east line of the Chicago Transit Authority right-of-way (Chicago, Milwaukee, St. Paul and Pacific Railroad) and parallel to North Paulina Street; a line 187.58 feet north of North Rogers Avenue, measured from the centerline of North Rogers Avenue and parallel to West Birchwood Avenue; the west line of the alley next east of North Clark Street; a line extending southwesterly and generally parallel to West Birchwood Avenue, from a point 225 feet south of West Birchwood Avenue extending southwest and perpendicular to North Clark Street at a point 262.5 feet south of West Birchwood Avenue; North Clark Street; West Birchwood Avenue; and the east line of the Chicago and Northwestern Railroad to the point of beginning,

to those of Residential-Business-Transportation Planned Development Number 641, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. 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-Transportation Planned  
Development Number 641, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as a Business-Residential-Transportation Planned Development, as amended (the "Planned Development") consists of approximately fifteen and fourteen hundredths (15.14) acres of net property (the "Property") as shown on the drawing attached hereto entitled "Planned Development and Property Line Boundary Map" and is to be rezoned by the Applicant, the City of Chicago ("City") pursuant to its home rule authority, by and through Alderman Joseph A. Moore (the "Applicant").
2. The Applicant or the owners and legal titleholders of the Property (singly, the "Owner" and collectively, the "Owners") or their respective successors, assignees or grantees, as applicable, shall obtain all necessary federal, state and local approvals and permits, and all other official reviews, approvals and permits required in connection with this Planned Development. Any dedication or vacation of streets or alleys or easements or any adjustment of City rights-of-way shall require a separate submittal on behalf of the Applicant or any Owner, as applicable and their respective 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 Owners of the Property, and their respective successors and assigns (including any condominium or homeowners' association which is formed), grantees and lessees. All rights granted hereunder shall inure to the benefit of the Owners and their successors, assignees or grantees (including any homeowners' association which is formed). Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, or any portion thereof designated herein as a subarea, shall be under single ownership or unified control at the time any applications for amendments,

modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Unified 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, or any portion thereof designated herein as a subarea, and any ground lessors (and where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association).

4. This Planned Development consists of these fifteen (15) statements and the following exhibits:

Exhibit A -- Bulk Regulations and Data Table.

Exhibit B -- Planned Development and Property Line Boundary Map.

Exhibit C -- Existing Land-Use Map.

Exhibit D -- Existing Zoning Map.

Exhibit E -- Planned Development subarea Map.

Exhibit F -- Generalized Land-Use Map.

Exhibit G -- Subarea A Boundary Map.

Exhibit H -- Subarea B Boundary Map.

Exhibit I -- Subarea C Boundary Map.

Exhibit J -- Subarea D Boundary Map.

Exhibit K -- Subarea E Boundary Map.

Exhibit L -- Subarea E Landscape/First Floor Plan.

Exhibit M -- Subarea E Second Floor Plan.

Exhibit N -- Subarea E Third Floor Plan.

Exhibit O -- Building Elevations, Subarea E.

Exhibit P -- Building Elevations, Subarea E.

Exhibit Q -- Building Elevations, Subarea E.

A full size of the Floor Plans, Site Plans, Landscape Plans and Building Elevations is on file with the Department of Planning and Development.

5. The following uses shall be permitted within the boundaries of the Planned Development:

Subarea A: Retail, offices, ground floor auto repair, body and painting establishments, outdoor or indoor accessory and non-accessory parking, storage, public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Subarea B: Retail, restaurants, outdoor or indoor accessory and non-accessory parking, public open space, storage and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Subarea C: Residential units for the elderly and dwelling units for staff and employees for such facilities, public and private open space, outdoor or indoor accessory parking, and all other uses which are accessory to residential units for the elderly.

Subarea D: Drive-through banks, and other drive-through facilities, public open space, outdoor or indoor accessory and non-accessory parking, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Subarea E: Public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B3-2 Community Shopping District, except residential.

Permitted uses are subject to the Bulk Regulations and Data Table and related controls which are made a part of this Plan of Development.

6. Business and business identification signs and residential identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals. A maximum of three (3) pylon signs shall be allowed. All other signage shall be restricted to glazed areas or to sign bands, and shall be designed and located consistently as part of a sign package for the complex.
7. Any service drive or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in accordance with the regulations of the Department of Streets and Sanitation, and shall be in compliance with the Municipal Code of the City of Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of the buildings and any appurtenance hereto prescribed in the Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of floor area ratio (F.A.R.) calculations, the definitions contained in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property, including the buildings, exterior landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement 4 hereof. In addition, the improvements on the property shall be subject to the following development parameters:
  - A. Landscape Design: All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the City of Chicago for other retail and mixed-use developments, consisting of lawns, canopy shade trees, ornamental flowering trees and shrubs and flower beds where appropriate. In addition, the Landscape Plan shall adhere to the parkway planting provisions of the

Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.

- B. **Parking Lot Landscaping:** Parking lots and pedestrian walks shall meet the Landscape Ordinance minimum, and shall provide clustered areas of planting to soften the effect of the large parking lot.
  - C. **Plaza Area Landscaping:** The plaza area shall be improved with landscaped areas, benches, lighting and decorative pavement. Artwork and/or fountains are encouraged in addition to the above.
  - D. **Unified Design:** Differences in scale between the buildings, atrium and retail wings within Subarea B shall be resolved by means of similar materials, proportions, and by consistent architectural elements such as canopies, piers, lighting, et cetera.
  - E. **Building Materials:** The predominant material visible from public streets, parking lots and C.T.A. rights-of-way shall be brick masonry with stone or concrete accents to complement the character of the surrounding neighborhood. Dryvit or other stucco-like material shall be prohibited.
  - F. **Building Articulation:** The upper floors of the building facing the parking lot shall have glazing, tile, metal or stone artwork, or other relief so as to avoid the appearance of blank masonry walls.
  - G. **Facades Facing Public Streets:** All facades facing public streets, parking lots, and C.T.A. rights-of-way shall be pedestrian-oriented by their use of glass storefronts, decorative brickwork, landscaping, et cetera, at the ground level. In particular, the retail wing facing West Howard Street on the north side and the parking lot on the south side shall have storefront windows and pedestrian entrances at street level on both sides. Also, the grocery store wing closest to and facing Clark Street shall have at least fifty percent (50%) glazing and shall be treated as a primary facade due to its high visibility.
  - H. **Design Enhancements.** The use of contemporary, festive design forms and features is encouraged.
-

- I. Loading Locations: Loading areas shall be situated and designed to minimize their visibility and to cut down on noise.
11. The Owner acknowledges that it is in the public interest to design, construct and maintain all buildings and improvements on the Property in a manner which promotes energy efficiency and maximizes the conservation of energy resources. The Owner shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
  12. The Owner acknowledges that it is in the public interest to design, construct and maintain the buildings to be constructed within this Business-Transit Planned Development in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements to be constructed on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
  13. The terms, conditions and exhibits of the Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant or the Owners of the Property, or with respect to minor changes affecting a Subarea, the Owners of the Property within said Subarea, and after a determination by the Commissioner that such modification is minor, appropriate and consistent with the nature of the development of the Property contemplated in this Planned Development ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning ordinance. Notwithstanding the provisions of the subclause (4) of Section 17-13-0611 of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered.
-

14. The Applicant and owners of the Property, their successors, assigns or grantees, as applicable, hereby acknowledge that the parking garage located at 7474 North Rogers Avenue in Subarea A may be conveyed in the future to the Chicago Transit Authority ("C.T.A."). In the event that the C.T.A. acquires the parking garage and subsequently demolishes it, the remaining buildings and uses in the Planned Development shall be allowed to remain in operation and shall not be considered a nonconforming development with respect to parking and loading as defined in the Chicago Zoning Ordinance. It is the intent of this paragraph that the buildings and uses located in this Planned Development shall remain lawfully established uses notwithstanding the demolition of the parking garage. No additional parking spaces or loading berths will be required to replace the parking spaces and loading berths of the demolished parking garage.
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of the pre-existing B3-2 Community Shopping District. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Exhibits "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P" and "Q" referred to in these Plan of Development Statements printed on pages 95568 through 95583 of this *Journal*.]

Exhibit "A" referred to in these Plan of Development Statements reads as follows:

*Exhibit "A".  
Business-Residential-Transportation Planned  
Development Number 641, As Amended.*

*Planned Of Development Bulk Regulations And Data Table.*

Site Area:

Gross Site Area = Net Site Area + Area Remaining in Public Right-Of-Way:

Subarea	Gross Site Area		Net Site Area		Floor Area Ratio
	Square Feet	(Acres)	Square Feet	(Acres)	
Subarea A	152,869.41	(3.51)	84,642.00	(1.94)	0.815
Subarea B	514,650.50	(11.81)	456,362.20	(10.48)	0.8
Subarea C	46,654.00	(1.07)	32,950.70	(0.76)	3.4
Subarea D	88,852.90	(2.04)	51,125.60	(1.17)	0.1
Subarea E	75,352.19	(1.73)	34,556.20	(0.79)	1.3
TOTAL:	878,379.00	(20.16)	659,636.70	(15.14)	--

Area Remaining in Public Way:

218,742.30 square feet (5.02 acres)

Loading:

Subarea	Minimum Berths
Subarea A	1
Subarea B	9
Subarea C	1
Subarea D	0
Subarea E	0
TOTAL:	11

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REPORTS OF COMMITTEES

95567

Parking:

Subarea	Minimum Spaces	Handicapped Spaces	Percentage Of Requirement
Subarea A	659	13	2%
Subarea B	571	12	2%
Subarea C	30	1	3%
Subarea D	30	2	7%
Subarea E	0	0	--
TOTAL:	1,290	28	2%

Dwelling Units:

Subarea C                      120 units

Building Height:

Subarea	Maximum Height	Remarks
Subarea A	53 feet	
Subarea B	100 feet	From Lowest Elevation
Subarea C	120 feet	
Subarea D	30 feet	
Subarea E	53 feet	

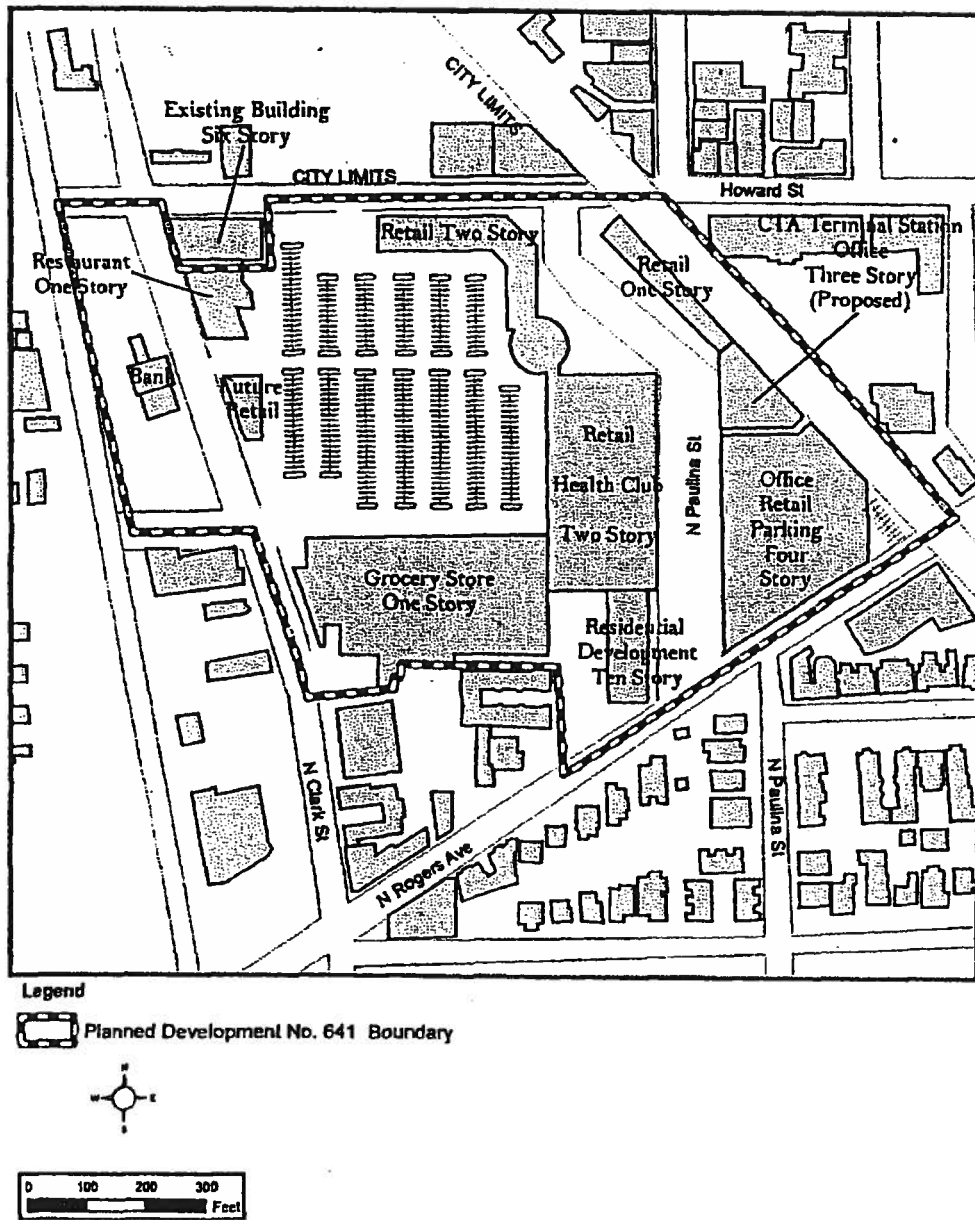
Minimum Periphery Setbacks:                      In accordance with Site Plan

Maximum Percent Site Coverage:                      In accordance with Site Plan



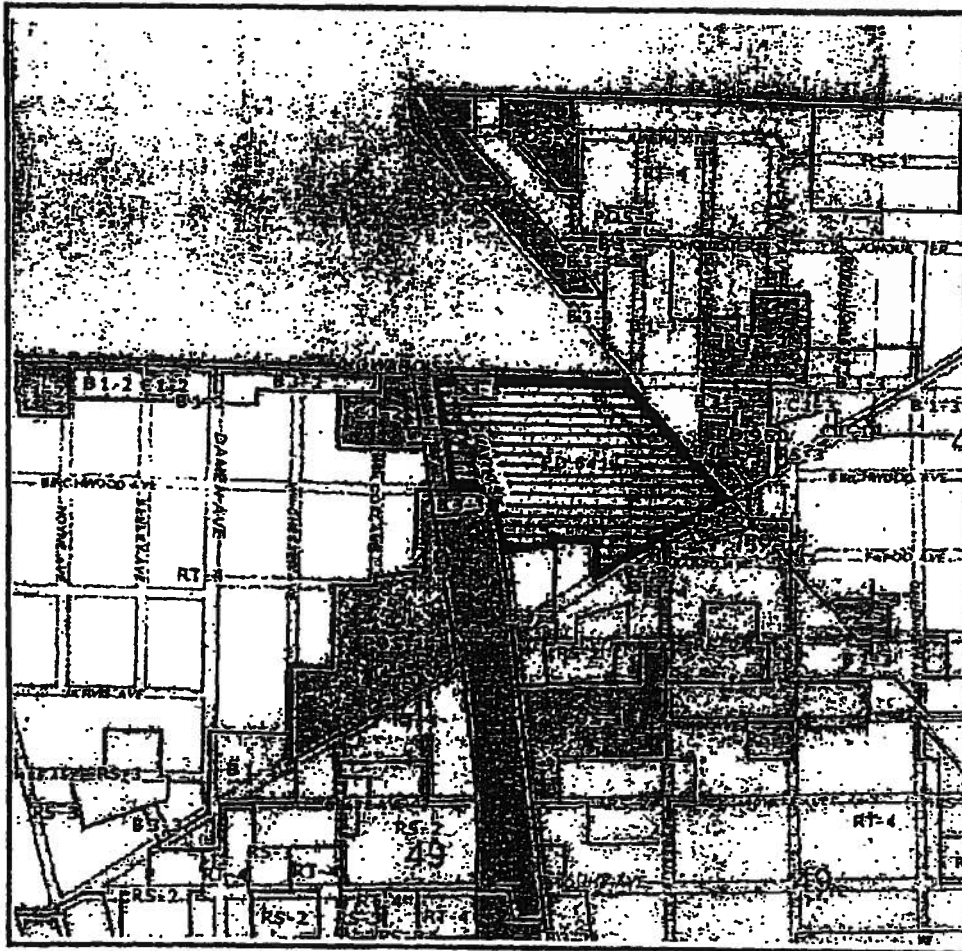
Exhibit "C".

Existing Land-Use Map.



*Exhibit "D".*

Existing Zoning Map.



Not to Scale



Exhibit "E".

Planned Development Subarea Map.

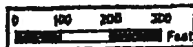
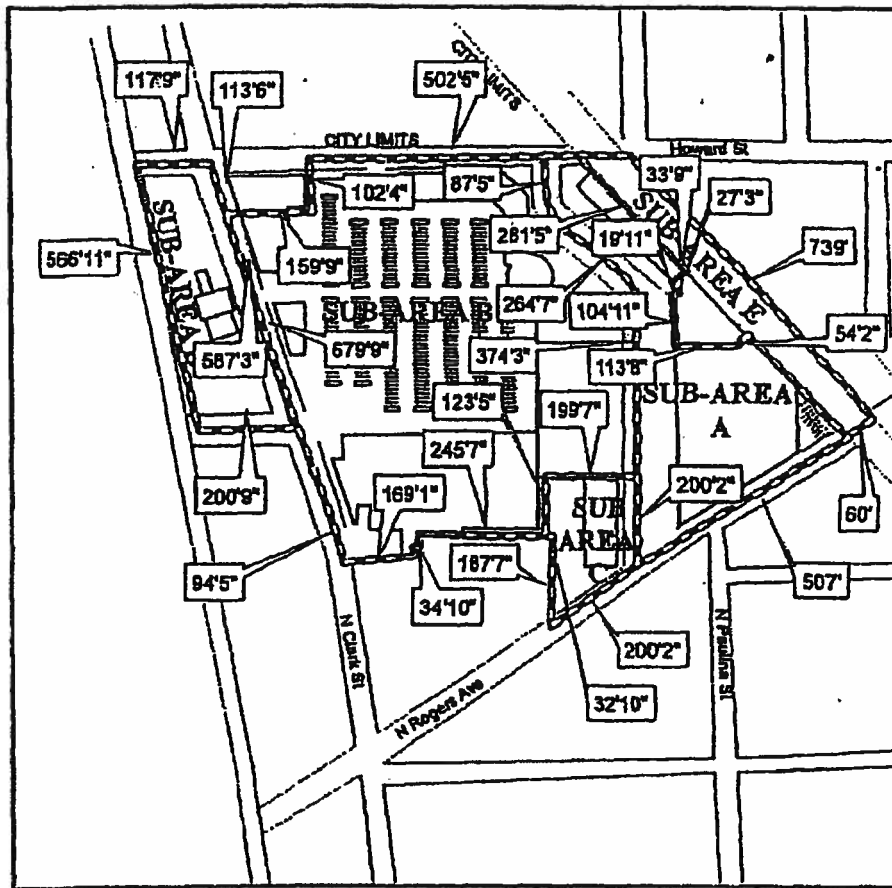




Exhibit "G".

Planned Development Subarea "A" Map.

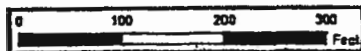
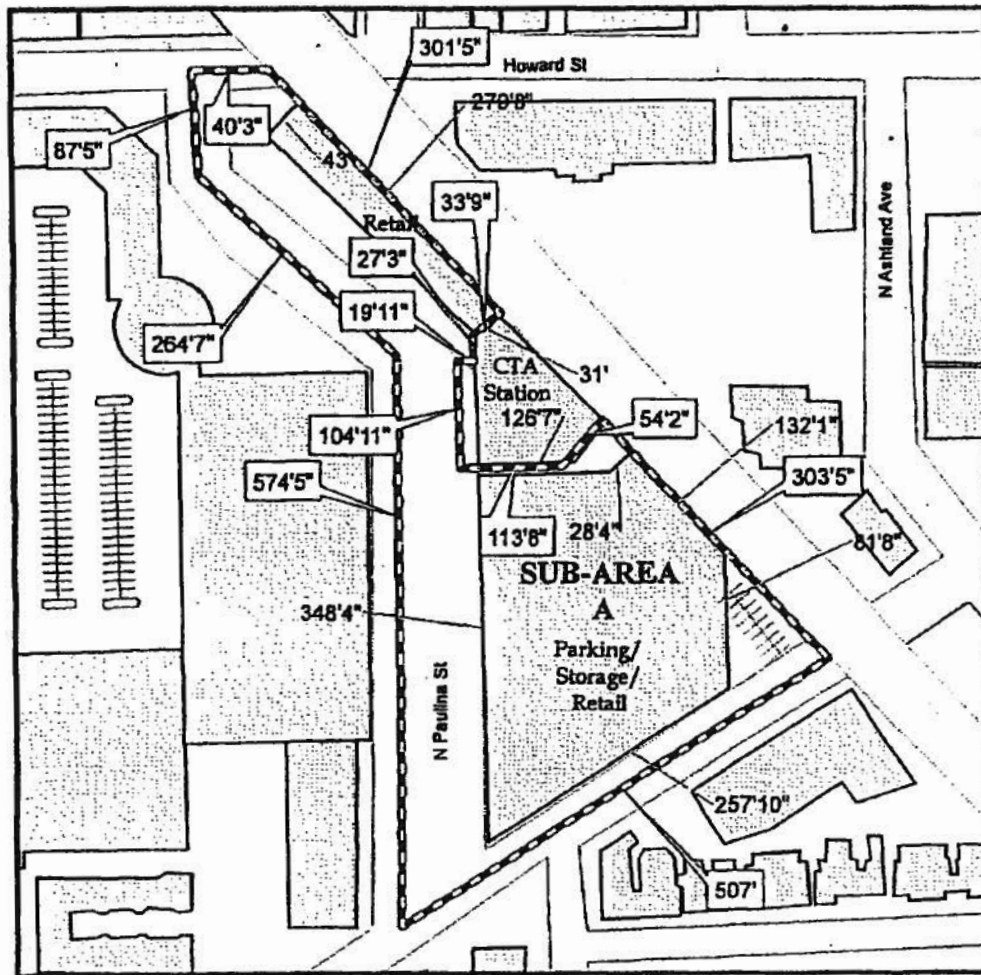


Exhibit "H".

Planned Development Subarea "B" Map.

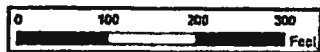
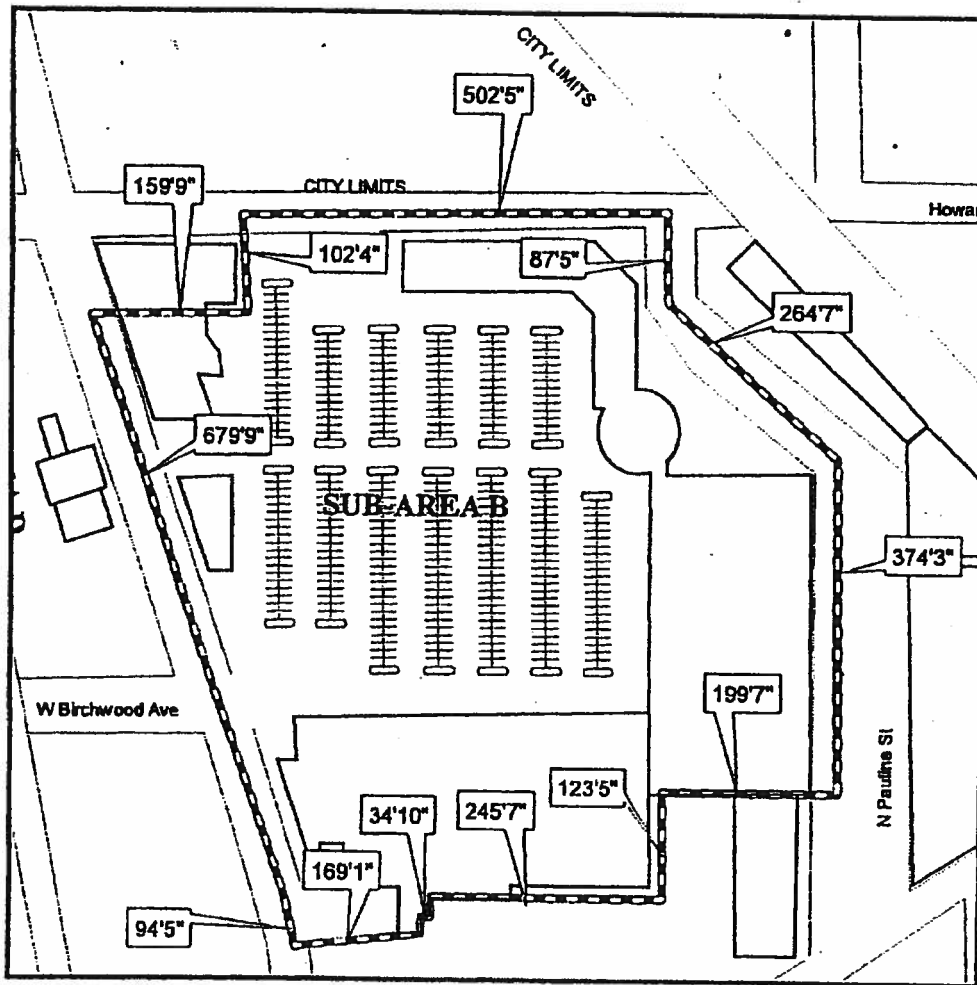


Exhibit "I".

Planned Development Subarea "C" Map.

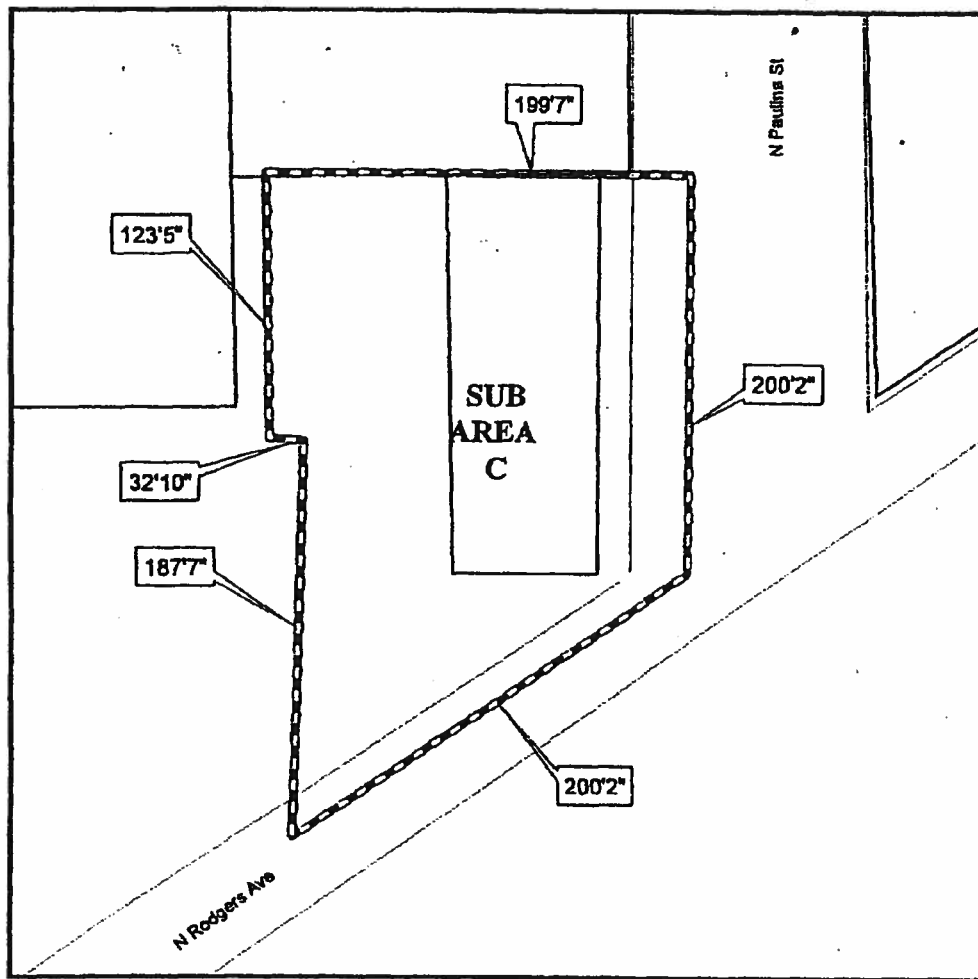


Exhibit "J".

Planned Development Subarea "D" Map.

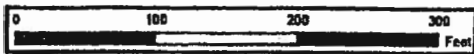
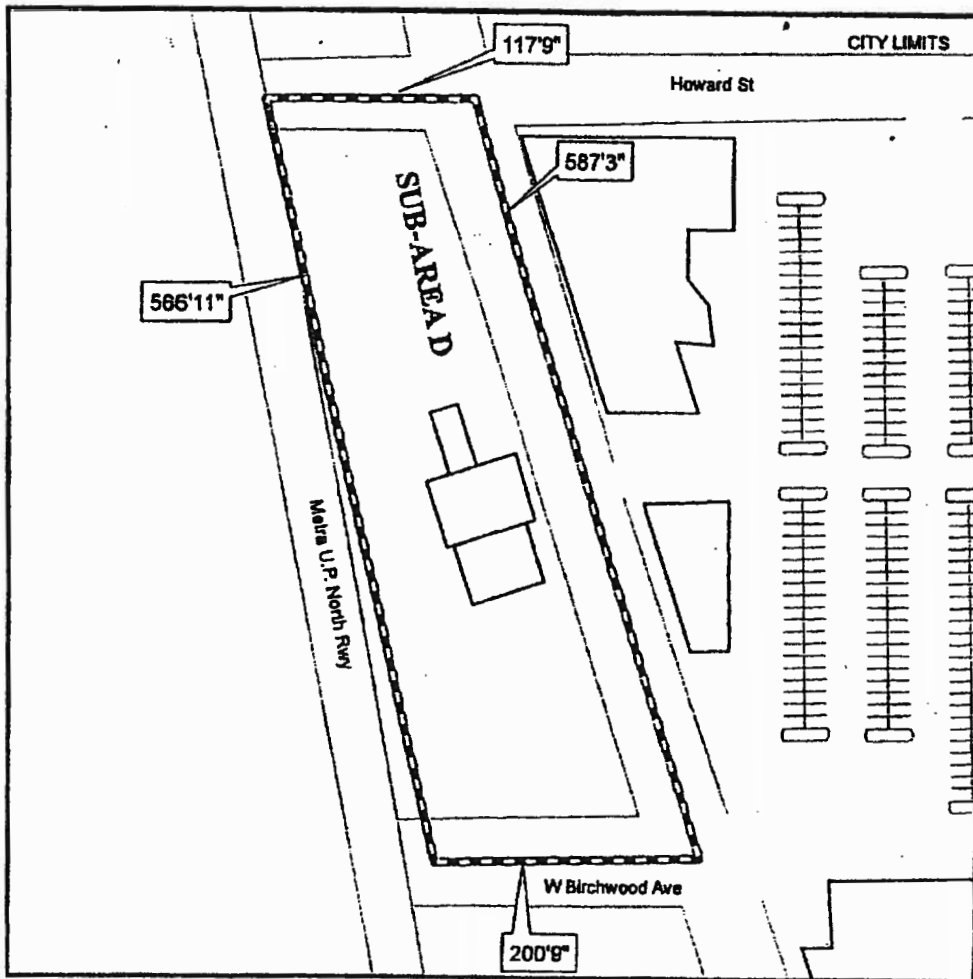
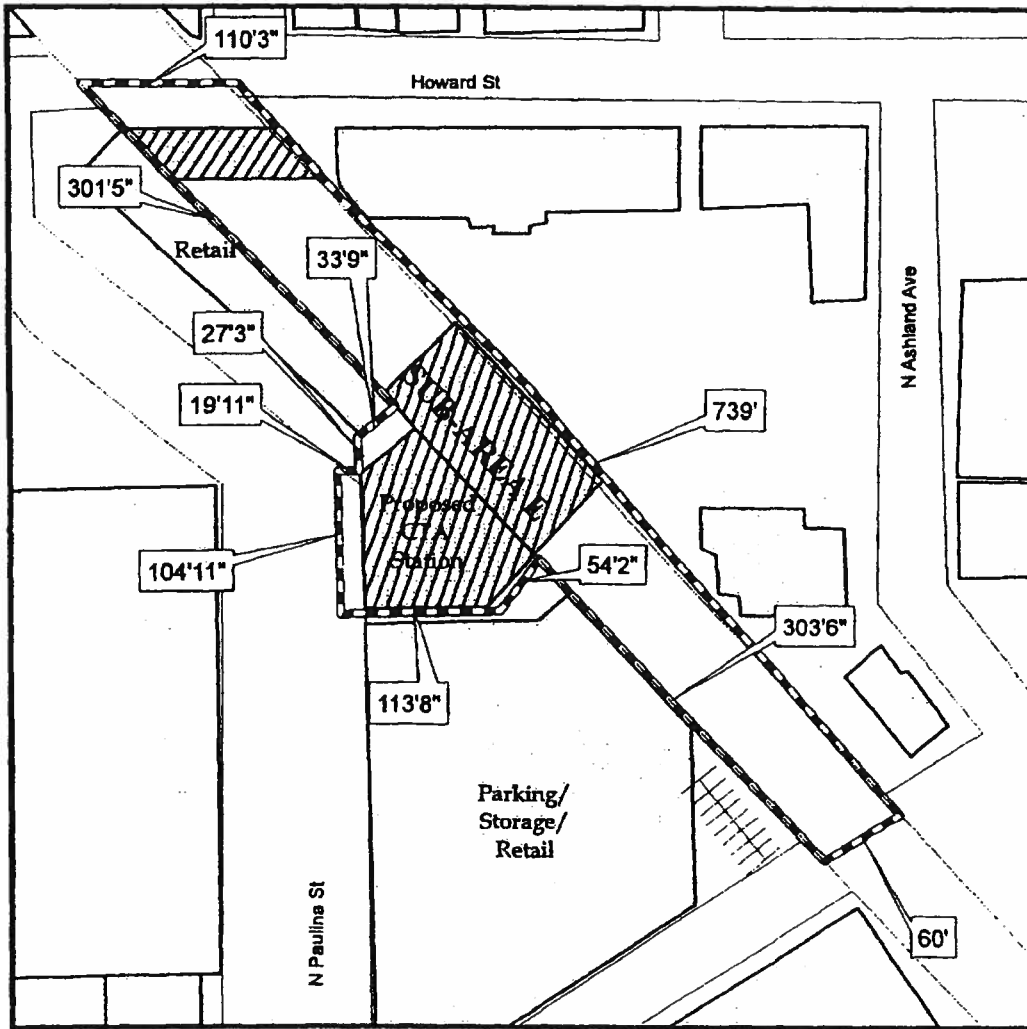


Exhibit "K".

Planned Development Subarea "E" Map.



GROSS SITE AREA = 75,352.19 SQ. FT.

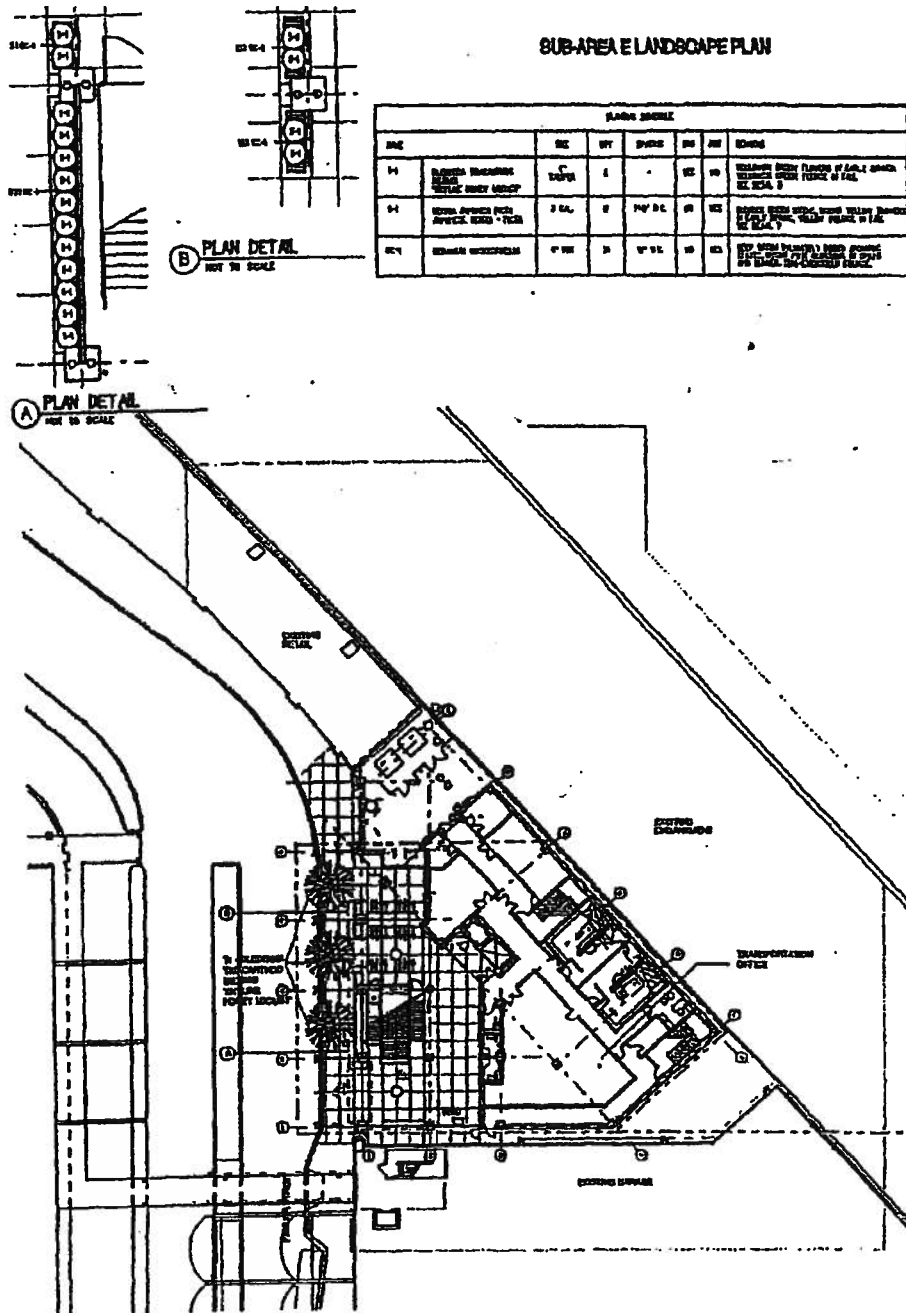


NET SITE AREA = 34,989.60 SQ. FT.



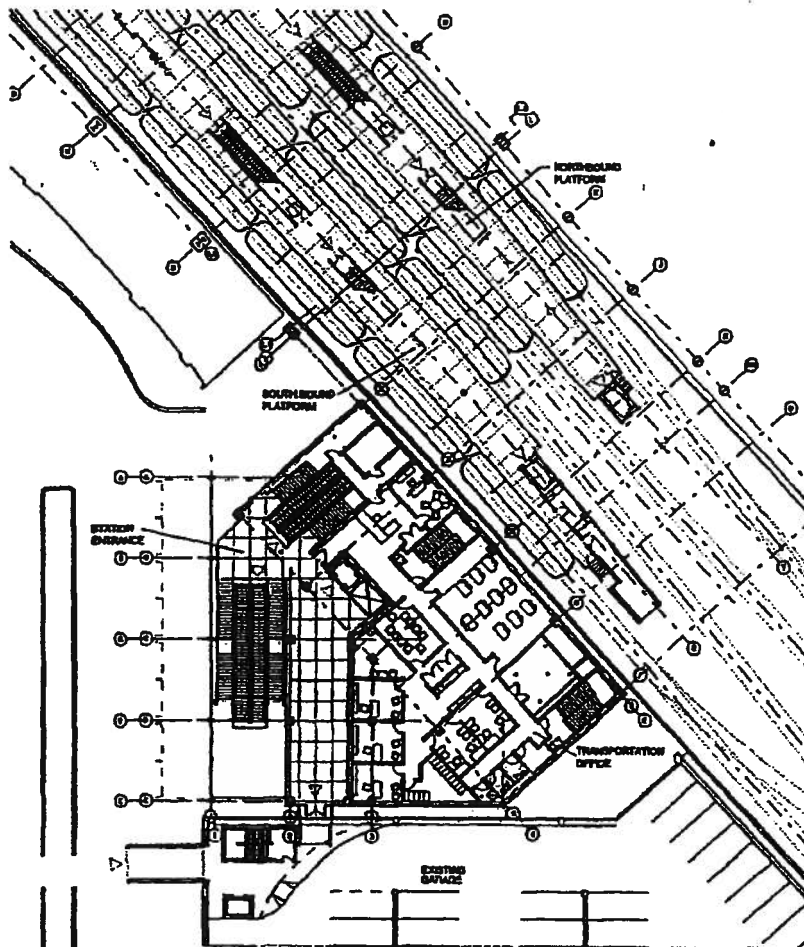
Exhibit "L".

Subarea "E" Landscape Plan.



*Exhibit "M".*

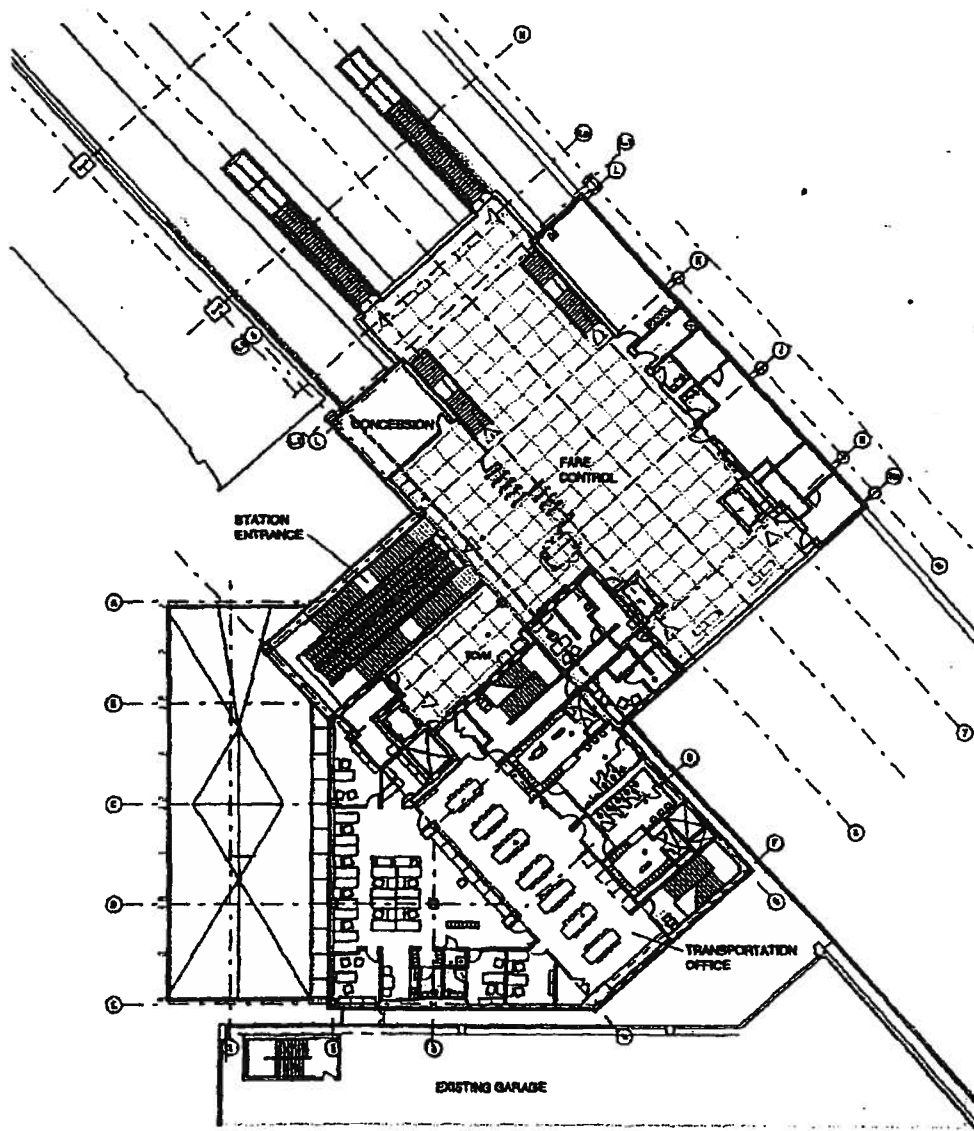
Subarea "E" Site Plan.



**SOUTH ENTRANCE / OFFICE  
SECOND FLOOR AND PLATFORM LEVEL PLAN**

*Exhibit "N".*

Subarea "E" Site Plan.



**SOUTH ENTRANCE / OFFICE  
FARE CONTROL AND THIRD FLOOR PLAN**

12/13/2006

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*Exhibit "O".*

Subarea "E" Building Elevations.

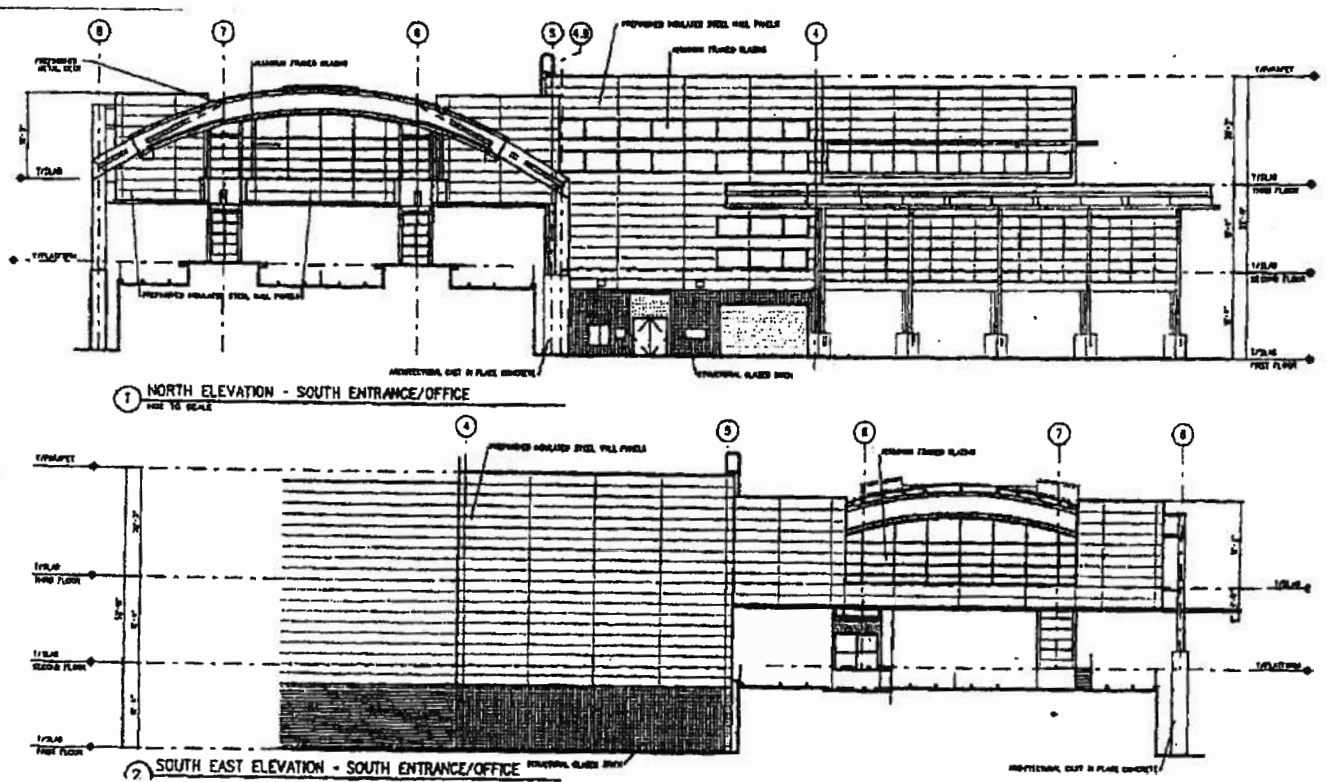
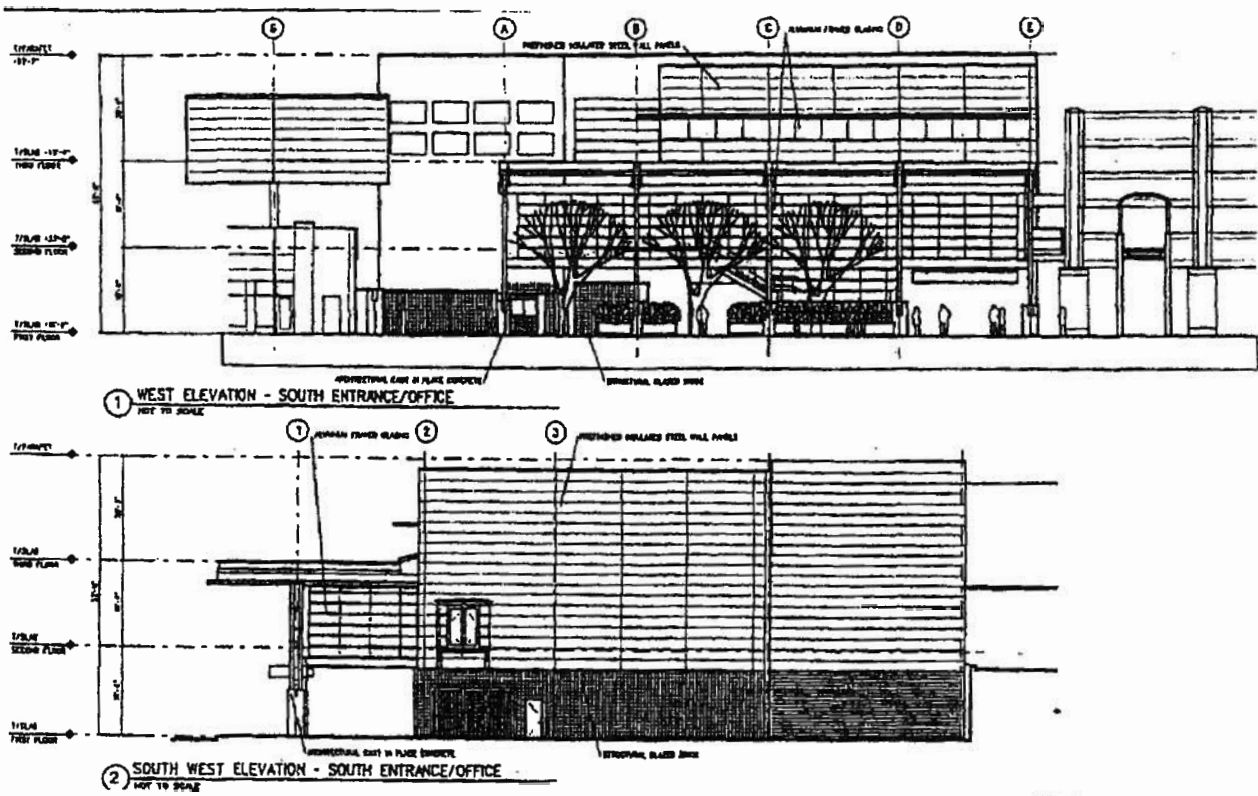




Exhibit "Q".

Building Elevations.





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

October 29, 2004

Mr. Richard F. Klawiter  
Piper Rudnick  
203 North LaSalle Suite 1800  
Chicago, Illinois 60601-1293

Re: Request for Administrative Relief to Business-Residential-  
Transportation Planned Development No. 641, Sub-Area B.  
Gateway Centre/ SE Corner of Clark and Howard Streets

Dear Mr. Klawiter:


Please be advised that your request for Administrative Relief to Business-Residential-Transportation Planned Development No. 641, on behalf of Life Storage Centers, LLC, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

Specifically, you requested authorization as a permitted use in Sub-Area B, "storage" uses.

With regard to your request, the Department of Planning and Development has determined that this authorization would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business-Residential-Transportation Planned Development No. 641, I hereby approve the foregoing minor change, but no other changes to Business-Residential-Transportation Planned Development No. 641.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Denise".

Denise M. Casalino, P.E.  
Commissioner 

cc: Mike Marmo, DPD Files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Leticia Mazur Berg  
Commissioner

21 North LaSalle Street  
Chicago, Illinois 60602  
312) 744-4190  
312) 744-2271 (FAX)

<http://www.cityofchicago.org>

September 17, 2001

Mr. Mark E. Kruse  
Hispanic Housing Development Corp.  
205 W. Wacker Drive, Ste. 2300  
Chicago, Illinois 60606

**Re:** Request for a minor change to Business-Residential-  
Transportation Planned Development No. 641; Subarea C  
**Proposal:** The construction of a ten-story residential apartment  
building for seniors (Gateway Center)  
**Location:** 7450 North Rogers Avenue

Dear Mr. Kruse:

Please be advised that your request for a minor change to Business-Residential-  
Transportation Planned Development No. 641, Subarea C, has been considered  
by the Department of Planning and Development pursuant to Section 11.11-3(c)  
of the Chicago Zoning Ordinance and Statement No. 13 of the Planned  
Development.

In your letter you requested that the "Use & Bulk Regulations and Data Table"  
be modified to reflect a reduction in the minimum required number of off-street  
parking spaces for Subarea C from fifty (50) spaces with 3% of the total or two  
(2) spaces designated as handicapped parking, to a total of thirty (30) spaces  
with 3% of the total or one (1) space designated as handicapped parking. Please  
note that this revised number is reflective of the Administrative Relief approved  
on January 10, 2001, which granted a modification to the Site Plan to allow for  
the shifting of the proposed senior housing building from an east-west  
orientation to a north-south orientation.

As a result of this change the parking ratio will be 0.25 spaces per unit within  
Subarea C. Although this average is at the lower end of acceptable parking  
ratios for senior buildings, you indicated that additional parking will be  
available in the new parking garage facility within adjacent Subarea A, which  
will provide more than enough spaces to accommodate any additional parking  
needs for this building.

Therefore, with regard to your request, the Department of Planning and  
Development has determined that this revision to the Planned Development



would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development. The proposed change will not change the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business-Residential-Transportation Planned Development No. 641, Subarea C, I hereby approve the foregoing minor change, but no other changes to Business-Residential-Transportation Planned Development No. 641.

Sincerely,

A handwritten signature in black ink, appearing to read "Alicia Mazur Berg". The signature is fluid and cursive, with a large initial "A" and a long, sweeping tail.

Alicia Mazur Berg  
Commissioner

Jack Swenson  
Philip Levin  
Michael A. Marmo  
Ed Kus



**City of Chicago**  
**Richard M. Daley, Mayor**

**Chicago Plan Commission**

Peter C. B. Bynoe  
Chairman

Linda Searl  
Vice Chairman

Christopher R. Hill  
Secretary

**Ex Officio Members**

Richard M. Daley, Mayor  
Ald. William J. P. Banks  
Ald. Edward M. Burke  
Christopher R. Hill  
Valerie B. Jarrett  
George W. Migala  
Ald. Burton F. Natarus  
Judith C. Rice  
Ald. Mary Ann Smith  
Ald. Bernard L. Stone  
Ald. Regner "Ray" Suarez  
Paul Woznicki

**Appointed Members**

Peter C. B. Bynoe  
Linda Searl  
John H. Nelson  
Allison S. Davis  
Rodrigo d'Escoto  
Leon D. Finney, Jr.  
Doris B. Holleb  
Amrisha K. Mahajan  
Nancy A. Pacher

City Hall, Room 1003  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-6504  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

January 10, 2001

Ms. Erika L. Kruse  
Alzheimer & Gray  
10 South Wacker Drive  
Suite 4000  
Chicago, IL 60606

**Re: Administrative Relief - BRTPD No. 641  
(Gateway Centre)**

Dear Ms. Kruse:

Please be advised that your request for minor changes to Business Residential Transportation Planned Development No. 641 have been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 13 of the Planned Development No. 641.

Specifically, you requested the following modifications:

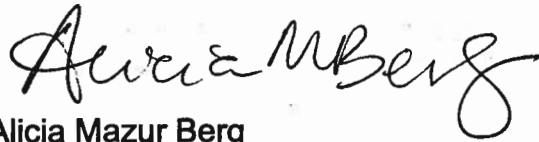
1. A reduction in the square footage of the atrium building located within Subarea B from 30,705 square feet to 10,500 square feet. This revision entails the removal of both first and second level retail space while maintaining the atrium building as strictly a transitional area in order to accommodate the two adjoining retail buildings.
2. A shift of the senior housing building (Gateway Centre Apartments) located within Subarea B from east-west to north-south as reflected on the plans and elevations prepared by Nagle Hartray Danker Kagen McKay Architects Planners Ltd. The shift of the building is to accommodate design and construction before the vacation of Paulina Street is completed. Additionally, the north-south orientation allows all units views either east, south, or west. The Department of Housing has indicated its approval of this modification.
3. The elimination of the overpass and parking garage entrance on New Paulina. The entrance and ramp on Rogers, which were previously approved as a temporary entrance, will become the permanent entrance for the parking garage thereby simplifying vehicular access to the



garage and eliminating associated impacts on the adjacent senior housing building. The Department of Transportation has indicated its approval of this modification.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Residential Transportation Planned Development No. 641, I hereby approve the foregoing minor changes, but no other changes to Business Residential Transportation Planned Development No. 641.

Very Truly Yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style.

Alicia Mazur Berg  
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Don Hohenadel,  
Paul Woznicki



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602

(312) 744-4190

(312) 744-2271 (FAX)

<http://www.ci.chi.il.us>

December 29, 1999

Ms. Erika L. Kruse  
Alzheimer and Gray  
10 South Wacker Drive  
Suite 4000  
Chicago, IL 60606

**RE:** Request for minor changes to Business-Residential-Transportation  
Planned Development No. 641 (Gateway Centre)

Dear Ms. Kruse:

Please be advised that your request for minor changes to Business-Residential-Transportation Planned Development No. 641 on behalf of Combined Development-Howard, L.L.C., and Dev Corp. North, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of Planned Development No. 641.

Specifically, you requested the following modifications:

1. A change in the use of the ground floor area below the movie theaters from off-street parking to retail (Subarea B).
2. Replacement of a one-story, retail/CTA office building in Subarea A with a four-story structure containing one level of retail space and three levels of parking. This will increase the total number of parking spaces in the Planned Development from 1,027 to 1,310.
3. Expansion of the permitted uses in Subarea A to include ground level auto repair, body and painting establishments.
4. An increase in the maximum building height in Subarea A from 30 feet to 53 feet.
5. Addition of a curb cut on North Rogers Avenue to accommodate off-street loading for the Subarea A retail uses/and a temporary access/egress driveway serving the garage.
6. Revisions to the Bulk Regulations and Data Table and Exhibits E through J, M, N, Q and S.

NEIGHBORHOODS



These revisions, which would move the CTA parking closer to the transit station and which would increase the amount of street-level retail space, have been approved by both the CTA and the Hispanic Housing Development Corporation. Further, the Department of Transportation and the Mayor's Office of Persons with Disabilities have reviewed the revised plan and have indicated their approval. Regarding the inclusion of a ground-level auto repair and painting use in Subarea A, Alderman Moore has expressed his support for allowing the relocation of an existing on-site business to a specific location in the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business-Residential-Transportation Planned Development No. 641, I hereby approve the requested minor changes, but no other changes to this Planned Development. The Revised Bulk Regulations and Data Table dated November 10, 1999 and the Site/Landscape Plan and Building Elevations dated May 29, 1998 and (prepared by Daniel P. Coffey & Associates, Ltd.) and the Landscape Plan prepared by J.G.S. Landscape Architects dated September 23, 1999 are made a part of this approval.

Very truly yours,

A handwritten signature in black ink, appearing to read "Chris Hill", written over a horizontal line.

Christopher R. Hill  
Commissioner

cc: Jack Swenson  
Paul Woznicki  
Philip Levin  
Michael Marmo  
Lori Healy  
Alderman Moore

(Sub)Exhibit "A".

*Bulk Regulations and Data Table.*

Site Area:

	Gross Site Area		Net Site Area		Floor Area Ratio
	Square Feet	Acres	Square Feet	Acres	
Sub-Area A	228,221.60	5.24	118,786.10	2.73	0.6
Sub-Area B	514,650.50	11.81	456,362.20	10.47	0.8
Sub-Area C	46,654.50	1.07	32,950.70	0.76	3.4
Sub-Area D	88,852.90	2.04	51,125.60	1.17	0.1
TOTAL:	878,379.00	20.16	659,224.60	15.13	0.8

Area Remaining  
in Public Way: 219,154.40 5.03

Loading:

	Minimum Berths
Sub-Area A	1
Sub-Area B	9
Sub-Area C	1
Sub-Area D	0
TOTAL:	11

Parking:

	Minimum Spaces	Handicapped Spaces	Percentage of Requirement
Sub-Area A	659	13	2%
Sub-Area B	571	12	2%
Sub-Area C	50	2	3%
Sub-Area D	30	2	7%
TOTAL:	1,310	29	2%

**Dwelling Units:**

Sub-Area C            120 Units

**Building Height:**

	Maximum Height	Remarks
Sub-Area A	53 feet	
Sub-Area B	100 feet	From Lowest Elevation
Sub-Area C	120 feet	
Sub-Area D	30 feet	

Minimum Setbacks:            In accordance with Site Plans.

Maximum Site Coverage:      In accordance with Site Plans.



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
<http://www.ci.chi.il.us>

## MEMORANDUM

TO: The Honorable William J.P. Banks  
Chairman, City Council Committee on Zoning

FROM: Christine K. Slattery  
Christine K. Slattery  
Deputy Commissioner

DATE: June 3, 1998

Re: Journal Correction for Business-Residential-  
Transportation Planned Development No. 641 (Gateway  
Centre-Howard Street/Clark Street)

On July 30, 1997, the City Council passed the Ordinance for Business-Residential-Transportation Planned Development No. 641 (Gateway Centre). Since that time it has been brought to our attention that an error was made in calculating the floor area ratio for the proposed development. In addition, the approved number of elderly residential units (120) was inadvertently omitted from the Bulk Regulations and Data Table.

We are therefore requesting your assistance in re-publishing the Bulk Regulations and Data Table reflecting the corrected F.A.R. and indicating the number of residential units (attached). If you have any questions regarding this matter, please don't hesitate to contact me at (744-5756).

Thank you for your attention to this matter.

cc: Paul Woznicki  
Philip Levin  
Michael Marmo

Enclosure



Business-Residential-Transportation Planned Development No. 641

GATEWAY CENTRE -

BULK REGULATIONS AND DATA TABLE - JUNE 3, 1998

Site Area:

	Gross Site Area		Net Site Area		FAR
	SF	Acres	SF	Acres	
Subarea A	228,221.60	5.24	119,198.20	2.74	0.7
Subarea B	514,650.50	11.81	456,362.20	10.47	0.8
Subarea C	46,654.00	1.07	32,950.70	0.76	3.4
Subarea D	88,852.90	2.04	51,125.60	1.17	0.1
<b>Total:</b>	<b>878,379.00</b>	<b>20.16</b>	<b>659,636.70</b>	<b>15.14</b>	<b>0.8</b>
Area Remaining in Public Way:	218,742.30	5.02			

Loading:

Subarea	Minimum Berths
Subarea A	1
Subarea B	9
Subarea C	1
Subarea D	0
<b>Total:</b>	<b>11</b>

Parking:

Subarea	Minimum Spaces	Handcapped Spaces	Percentage of Total Spaces
Subarea A	651	13	2%
Subarea B	571	12	2%
Subarea C	50	2	3%
Subarea D	30	2	7%
<b>Total:</b>	<b>1302</b>	<b>29</b>	<b>2%</b>

Dwelling Units:

Subarea C	120 Units
-----------	-----------

Building Height:

Subarea	Maximum Height	Remarks
Subarea A	41'	38' to Deck; 47' to Stair Core Roof
Subarea B	100'	From Lowest Elevation
Subarea C	120'	
Subarea D	30'	

Minimum Setbacks: In accordance with site plans

Maximum Site Coverage: In accordance with site plans

*Reclassification Of Area Shown On Map Number 18-I.  
(Application Number 12095)*

*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 B2-1 Restricted Retail District symbols and indications as shown on Map Number 18-I in the area bounded by:

West 71st Street; a line 162 75 feet east of South California Avenue; the alley next south of and parallel to West 71st Street; and South California Avenue,

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 19-H. BRTPD 641  
(As Amended)  
(Application Number 12069)*

*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 B1-4 Local Retail District, B4-3 Restricted Service District, B5-2 General Service District, C2-2 General Commercial District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 19-H in the area bounded by:

West Howard Street; North Clark Street; a line 75 feet south of and parallel to West Howard Street; a line 480 feet west of and parallel to North Hermitage Avenue; West Howard Street; the east line of the Chicago Transit Authority right-of-way (Chicago Milwaukee, St. Paul and Pacific Railroad); West Rogers Avenue; North Hermitage Avenue; a line 125.75 feet north of West Rogers Avenue, measured at the east line of North Hermitage Avenue and parallel to West Birchwood Avenue; the west line of the alley next east of North Clark Street; a line extending southwesterly and generally parallel to West Birchwood Avenue, from a point 225 feet south of West Birchwood Avenue

extending southwest and perpendicular to North Clark Street at a point 262.5 feet south of West Birchwood Avenue; North Clark Street; West Birchwood Avenue; and the east line of the Chicago & Northwestern Railroad to the point of beginning,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all of the B5-2 General Service District symbols to those of a Business-Residential-Transportation Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business-Residential-Transportation Planned  
Development Number 641*

*Plan Of Development Statements.*

1. The area delineated herein as a Business-Residential-Transportation Planned Development (the "Planned Development") consists of approximately fifteen and thirteen one-hundredths (15.13) acres of net property (the "Property") as shown on the drawing attached hereto entitled "Boundary Map of Proposed Planned Development". The Property is owned or controlled by Combined Development-Howard, L.L.C. (an Illinois limited liability corporation), and the Chicago Transit Authority ("C.T.A."). The C.T.A. has consented to the inclusion in the Planned Development of the Howard Street bus terminal, elevated train station and tracks, and adjoining C.T.A. property; the C.T.A. has authorized this planned development amendment affecting their property.
2. The Applicant or its successors, assignees or grantees, shall obtain all necessary federal, state and local approvals and permits, and all other official reviews, approvals and permits required in connection with this Plan of Development. Any dedication or vacation of streets or alleys or easements or any adjustment of City rights-of-way 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. 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.
  
4. This Plan of Development consists of these fourteen (14) statements and the following exhibits:
  - (Sub)Exhibit A Bulk Regulations and Data Table.
  - (Sub)Exhibit B Planned Development Property Line and Boundary Map.
  - (Sub)Exhibit C Existing Land-Use Map.
  - (Sub)Exhibit D Existing Zoning Map.
  - (Sub)Exhibit E Planned Development Sub-Area Map.
  - (Sub)Exhibit F Master Site Plan.
  - (Sub)Exhibit G Master Landscape Plan.
  - (Sub)Exhibit H Sub-Area A Generalized Site Plan.
  - (Sub)Exhibit I Sub-Area B Generalized Site Plan.
  - (Sub)Exhibit J Sub-Area C Generalized Site Plan.
  - (Sub)Exhibit K Sub-Area D Generalized Site Plan.
  - (Sub)Exhibit L Right-of-Way Adjustment Map.
  - (Sub)Exhibit M Vehicular Access Plan.
  - (Sub)Exhibit N Pedestrian Access Plan.
  - (Sub)Exhibit O Off-site Traffic Improvements Plan.

(Sub)Exhibit P	C.T.A. Property and Facilities.
(Sub)Exhibit Q	Building Elevations, Sub-Area B.
(Sub)Exhibit R	Detail Building Elevations, Sub-Area B.
(Sub)Exhibit S	Building Elevations, Sub-Area B.
(Sub)Exhibit T	Detail Building Elevations, Sub-Area B.
(Sub)Exhibit U	Howard Exit/Entry Landscape Detail.
(Sub)Exhibit V	Signage and Landscape Detail.
(Sub)Exhibit W	Parking Lot Landscape Detail.
(Sub)Exhibit X	Public Improvements.

A full size of the Site Plans, Master Landscape Plan and Building Elevations is on file with the Department of Planning and Development.

5. The following uses shall be permitted within the boundaries of the Planned Development:

- |             |   |
|-------------|---|
| Sub-Area A: | Retail, offices, outdoor or indoor accessory and non-accessory parking, public transportation uses including bus stations and train stations, public open space, and all uses which are permitted uses in the B5-2 Zoning District, except residential. |
| Sub-Area B: | Retail, restaurants, outdoor or indoor accessory and non-accessory parking, public open space, and all uses which are permitted uses in the B5-2 Zoning District, except residential.   |
| Sub-Area C: | Residential units for the elderly and dwelling units for staff and employees for such facilities, public and private open space, outdoor or indoor accessory parking, and other uses which are accessory to residential units for the elderly.          |
| Sub-Area D: | Drive-through banks, and other drive-through facilities, public open space,   |

outdoor or indoor accessory and non-accessory parking, and all uses which are permitted uses in the B5-2 Zoning Districts, except residential.

Permitted uses are subject to the Bulk Regulations and Data Table and related controls which are made a part of this Plan of Development.

6. Business and business identification signs and residential identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs may be permitted subject to the aforesaid approvals. A maximum of three (3) pylon signs shall be allowed, as depicted on the Site Plan. In addition, one (1) sign consisting of lighted, free-standing letters depicting the name of the theater complex only will be permitted to project above the parapet of the theater wing. The letters may be a maximum of eight (8) feet high. All other signage shall be restricted to glazed areas or to sign bands, and shall be designed and located consistently as part of a sign package for the complex.
7. Any service drive or other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles, including emergency vehicles, in accordance with the regulations of the Department of Streets and Sanitation, and shall be in compliance with the Municipal Code of the City of Chicago. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. A new private road between West Rogers Avenue and West Howard Street shall be provided as depicted on the Site Plan to provide access for the parking garage, C.T.A. busses and delivery trucks. In addition, the applicant shall be responsible for ensuring that off-site traffic improvements described on Exhibits O and X attached hereto, are constructed prior to the issuance of the first certificate of occupancy for the proposed development.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions contained in the Chicago Zoning Ordinance shall apply.

10. The improvements on the Property, including the buildings, exterior landscaping, landscaping along the adjacent rights-of-way, and all entrances and exits to and from the buildings and their associated parking and loading areas shall be designed, constructed and maintained in substantial conformance with the exhibits described in Statement 4 hereof. In addition, the improvements on the property shall be subject to the following development parameters:
  - A. **Landscape Design:** All projects submitted to the Department of Planning and Development shall have a Landscape Plan. The Landscape Plan shall continue the planting design traditions established in the City of Chicago for other retail and mixed-use developments, consisting of lawns, canopy shade trees, ornamental flowering trees and shrubs and flower beds where appropriate. In addition, the Landscape Plan shall adhere to the parkway planting provisions of the Chicago Zoning Ordinance and corresponding guidelines and regulations for installation of shade trees along the City parkways.
  - B. **Parking Lot Landscaping:** Parking lots and pedestrian walks shall meet the Landscape Ordinance minimum, and shall provide clustered areas of planting to soften the effect of the large parking lot.
  - C. **Plaza Area Landscaping:** The plaza area shall be improved with landscaped areas, benches, lighting and decorative pavement. Artwork and/or fountains are encouraged in addition to the above.
  - D. **Unified Design:** Differences in scale between the connected theater, atrium and retail wings within Sub-Area B shall be resolved by means of similar materials, proportions, and by consistent architectural elements such as canopies, piers, lighting, et cetera.
  - E. **Building Materials:** The predominant material visible from public streets, parking lots, and C.T.A. rights-of-way shall be brick masonry with stone or concrete accents to complement the character of the surrounding neighborhood. Dryvit or other stucco-like material shall be prohibited except in areas that are not readily visible to the public, such as rooftop mechanical enclosures.
  - F. **Building Articulation:** The upper floors of the theater facing the parking lot shall have glazing, tile, metal or stone artwork, or other relief so as to avoid the appearance of blank masonry walls.

- G. **Facades Facing Public Streets:** All facades facing public streets, parking lots, and C.T.A. rights-of-way shall be pedestrian-oriented by their use of glass storefronts, decorative brickwork, landscaping, et cetera, at the ground level. In particular, the retail wing facing West Howard Street on the north side and the parking lot on the south side shall have storefront windows and pedestrian entrances at street level on both sides. Also, the grocery store wing closest to and facing Clark Street shall have at least fifty percent (50%) glazing and shall be treated as a primary facade due to its high visibility.
  - H. **Design Enhancements:** The use of contemporary, festive design forms and features is encouraged in light of the entertainment nature of the theater complex.
  - I. **Loading Locations:** Loading areas shall be situated and designed to minimize their visibility and to cut down on noise.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
  12. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for any improvement which is either located on property owned by the C.T.A. or intended for use by the C.T.A. as shown on Exhibit P attached hereto without the express written consent of the C.T.A. president or his/her designee.
  13. The terms, conditions and exhibits of the Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such modification is minor, appropriate, and consistent with the nature of the development of the Property contemplated in this

Planned Development Ordinance. Any such modification shall be deemed to be a minor change in the Planned Development Ordinance as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of the subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, and reduction in the periphery setbacks, or an increase of the maximum percent of land covered. No request for minor change approval for improvements either located on property owned by the C.T.A. or intended for use by the C.T.A., as shown on Exhibit P attached hereto, shall be approved without the express written consent of the C.T.A. president or his/her designee.

14. Unless substantial construction has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing zoning classifications, as shown on Exhibit D attached hereto.

[(Sub)Exhibit "X" referred to in these Plan of Development Statements unavailable at time of printing.]

[(Sub)Exhibits "B" through "W" referred to in these Plan of Development Statements printed on pages 50550 through 50571 of this Journal.]

(Sub)Exhibit "A"/Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*(Sub)Exhibit "A".**Bulk Regulations And Data Table.***Site Area:**

	Gross Site Area		Net Site Area		Floor Area Ratio
	Square Feet	Acres	Square Feet	Acres	
Sub-Area A	228,221.6	5.24	118,786.1	2.73	0.6
Sub-Area B	514,650.5	11.81	456,362.2	10.47	0.4
Sub-Area C	46,654.0	1.07	32,950.7	0.76	0.3
Sub-Area D	88,852.9	2.04	51,125.6	1.17	0.1
<b>TOTAL:</b>	<b>878,378.9</b>	<b>20.16</b>	<b>659,224.6</b>	<b>15.13</b>	<b>0.4</b>
<b>Area Remaining in Public Way:</b>	<b>219,154.4</b>	<b>5.03</b>			

**Loading:**

Subarea B	Minimum Berths
Sub-Area A	1
Sub-Area B	9
Sub-Area C	1
Sub-Area D	0
<b>TOTAL:</b>	<b>11.0</b>

**Parking:**

	Minimum Spaces	Handicapped Spaces	Percentage Of Requirement
Sub-Area A	54	2	4%
Sub-Area B*	907	19	2%
Sub-Area C	36	1	3%
Sub-Area D	30	2	7%
<b>TOTAL:</b>	<b>1,027</b>	<b>24</b>	<b>2%</b>

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\* Exact number of spaces to be determined after development of structural systems.

**Building Height:**

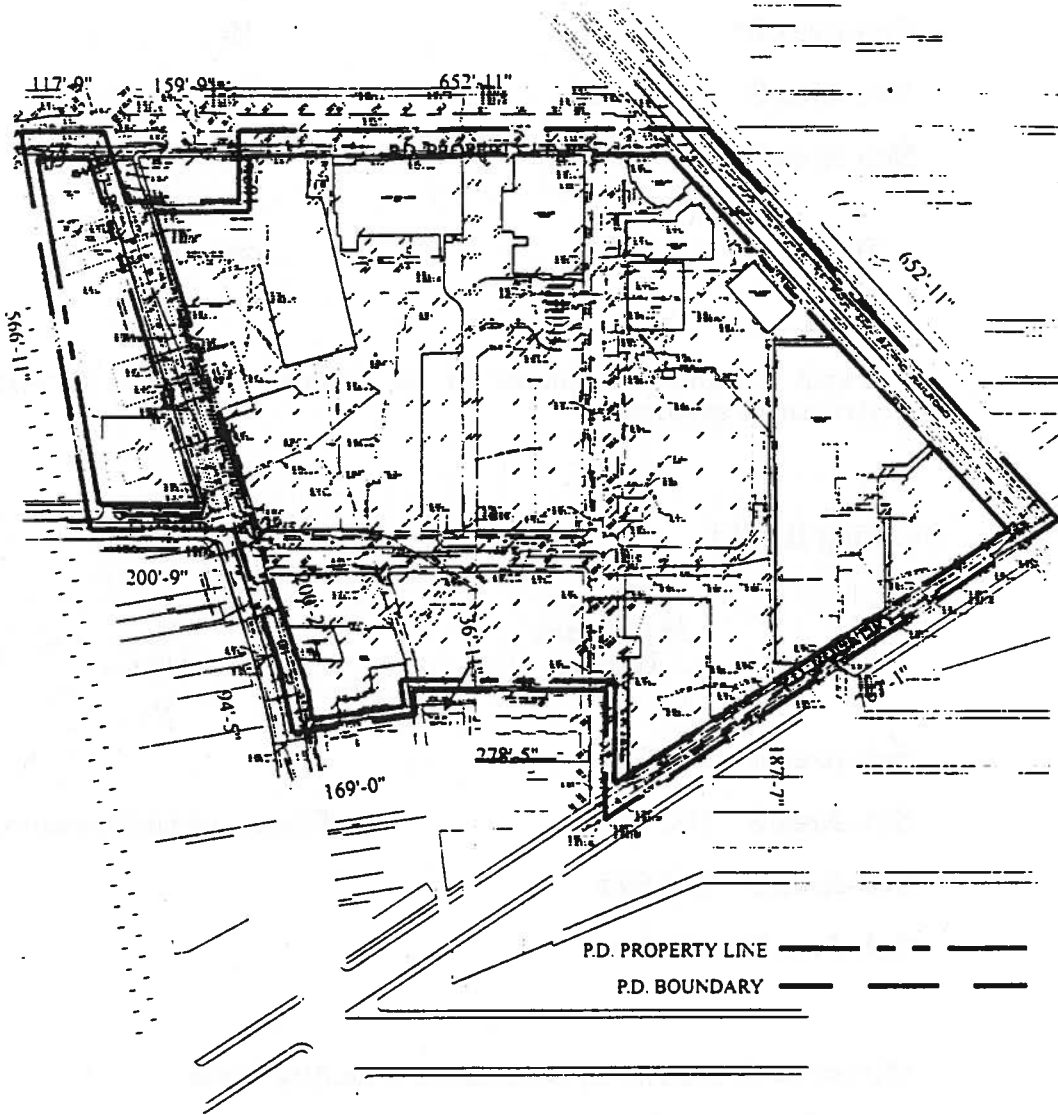
	Maximum Height	Remarks
Sub-Area A	30 feet	
Sub-Area B	100 feet	From Lowest Elevation.
Sub-Area C	120 feet	
Sub-Area D	30 feet	

Minimum Setbacks: In accordance with Site Plans.

Maximum Site Coverage: In accordance with Site Plans.

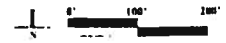
(Sub)Exhibit "B".

*Planned Development Property Line  
And Boundary Map.*



**PLANNED DEVELOPMENT PROPERTY LINE AND  
BOUNDARY MAP**

10 JULY 1997 EXHIBIT B

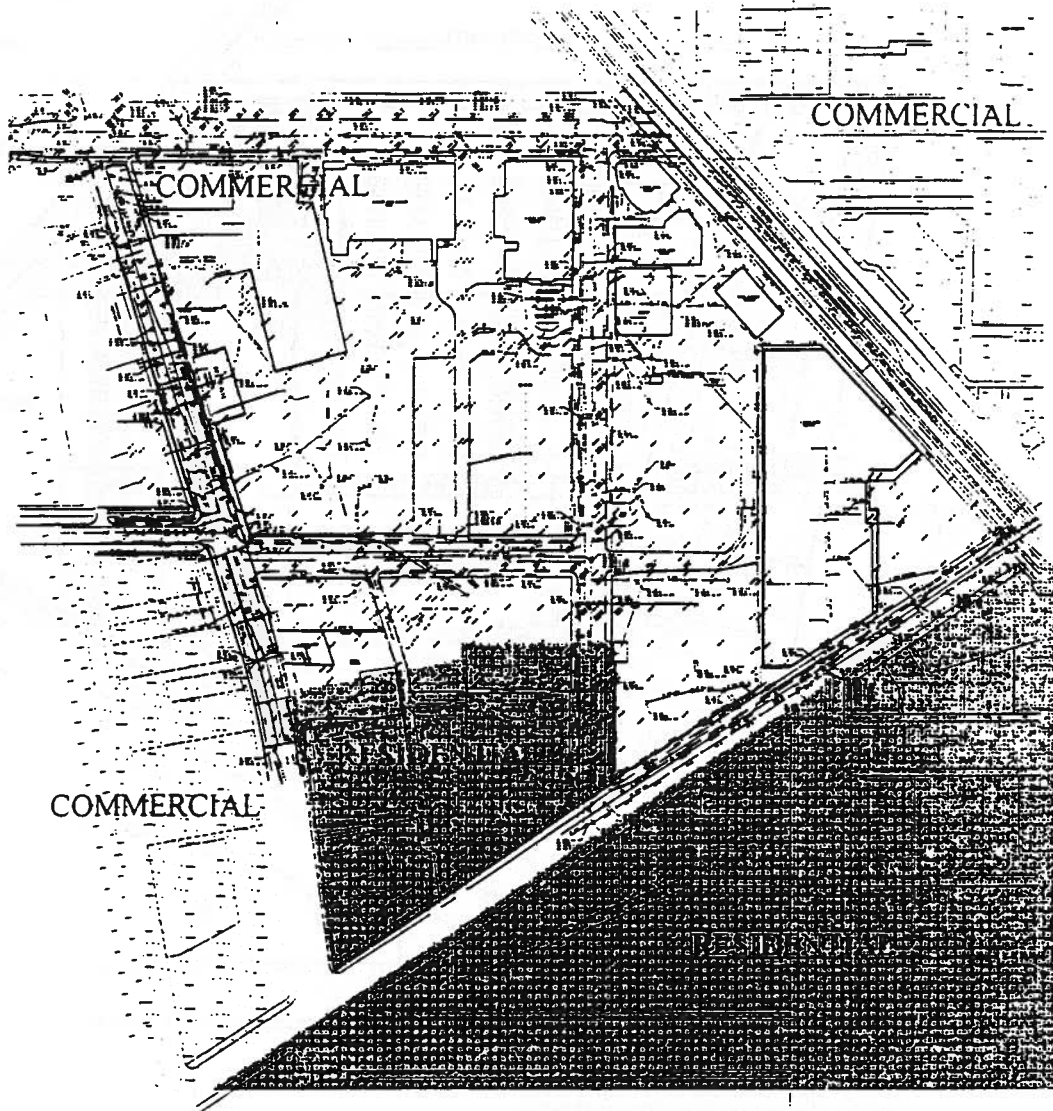


**GATEWAY CENTRE**  
CHICAGO, ILLINOIS

SCALE: 1"=200'  
ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD

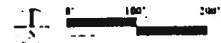
(Sub)Exhibit "C".

Existing Land-Use Map.



EXISTING LAND USE MAP

10 JULY 1997 EXHIBIT C

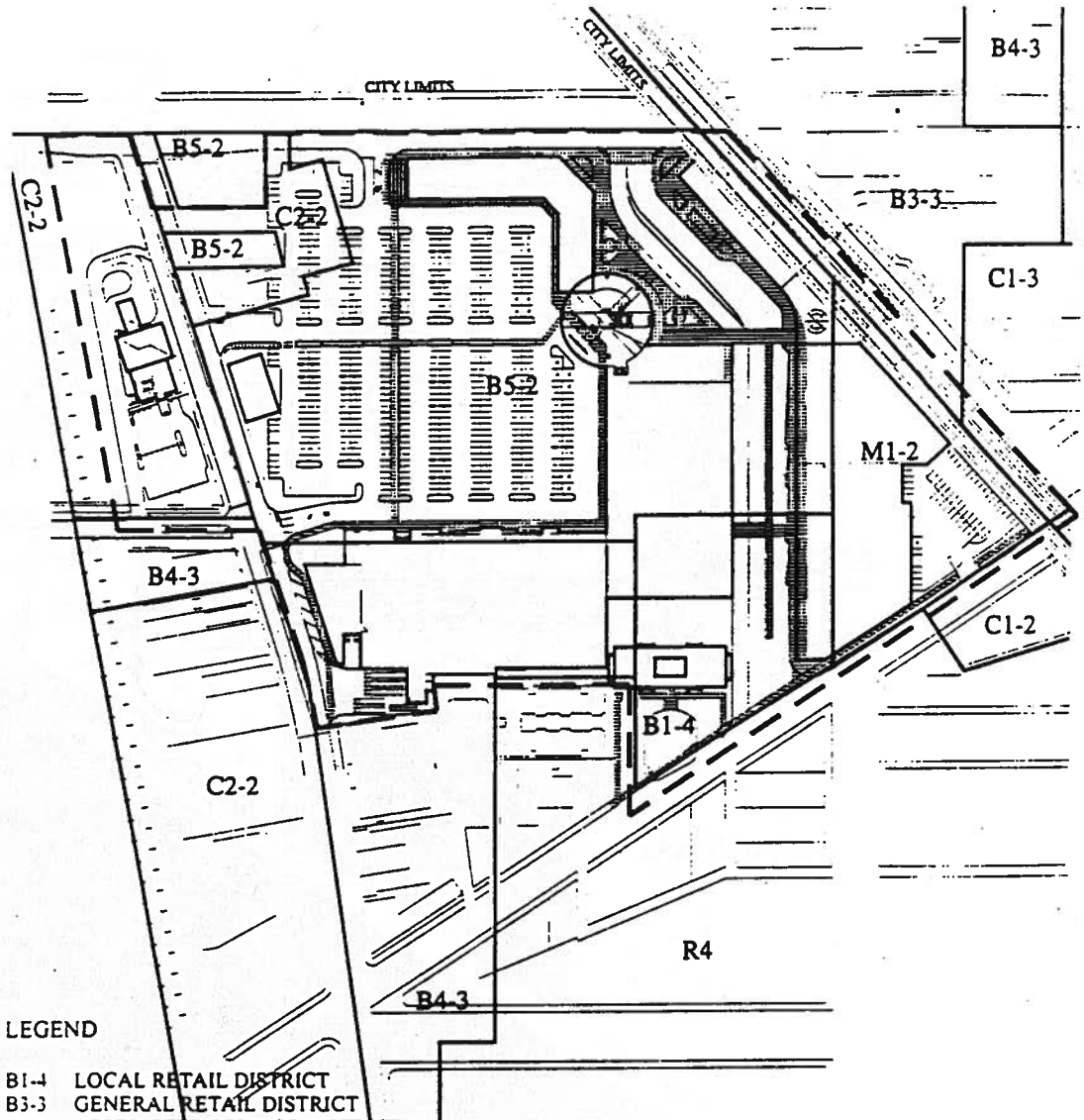


SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD

(Sub)Exhibit "D".

Existing Zoning Map.



LEGEND

- B1-4 LOCAL RETAIL DISTRICT
- B3-3 GENERAL RETAIL DISTRICT
- B4-3 RESTRICTED SERVICE DISTRICT
- B5-2 GENERAL SERVICE DISTRICT
- C1-2 RESTRICTED COMMERCIAL DISTRICT
- C1-3 RESTRICTED COMMERCIAL DISTRICT
- C2-2 GENERAL COMMERCIAL DISTRICT
- M1-2 RESTRICTED MANUFACTURING DISTRICT
- R4 GENERAL RESIDENCE DISTRICT

EXISTING ZONING MAP

10 JULY 1997 EXHIBIT D



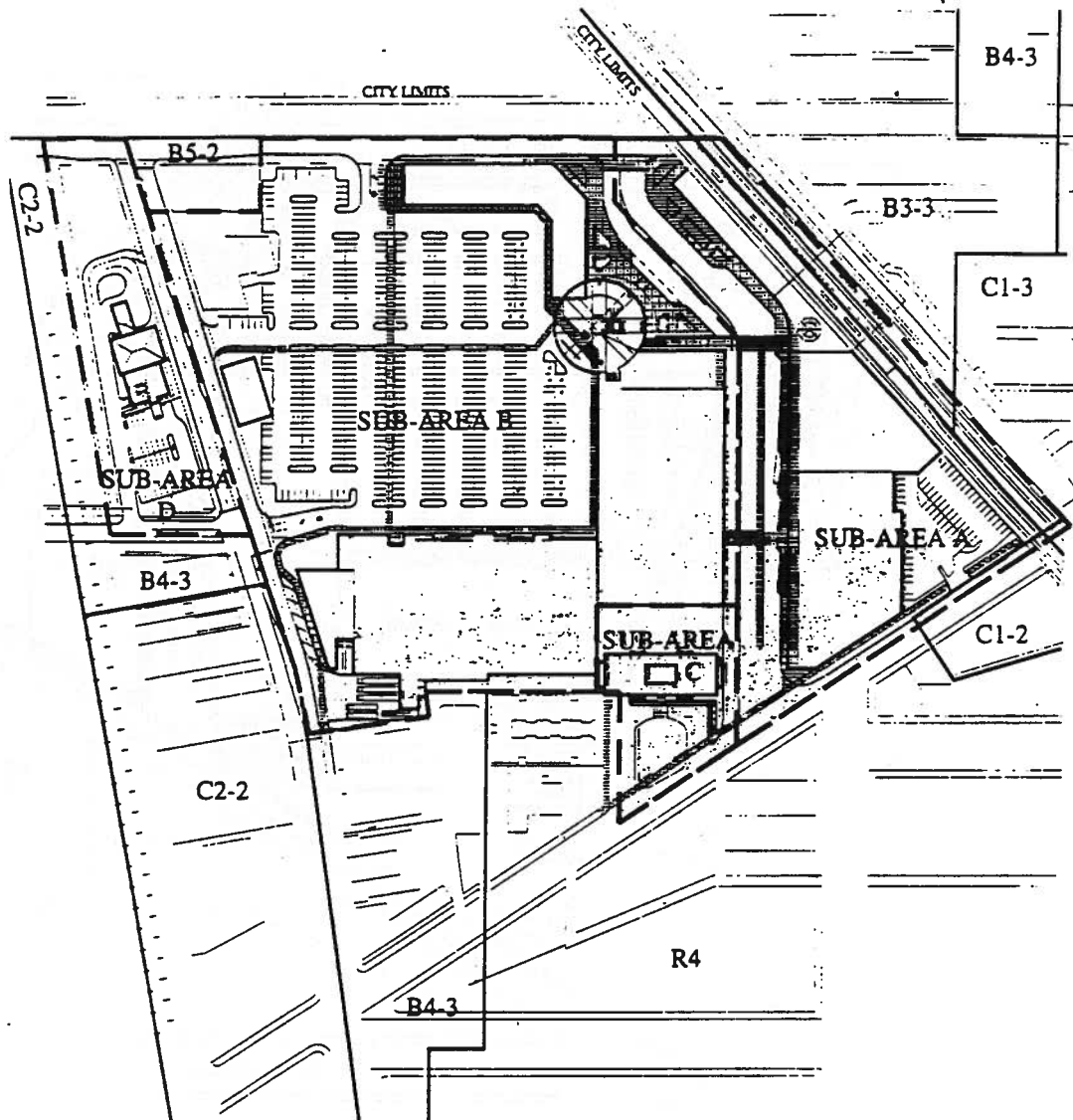
GATEWAY CENTRE

CHICAGO ILLINOIS

SCALE: 1"=200'  
ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD

(Sub)Exhibit "E".

Planned Development Sub-Area Map.



  
 PLANNED  
 DEVELOPMENT  
 AREA

PLANNED DEVELOPMENT SUB-AREA MAP

10 JULY 1997 EXHIBIT E



SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

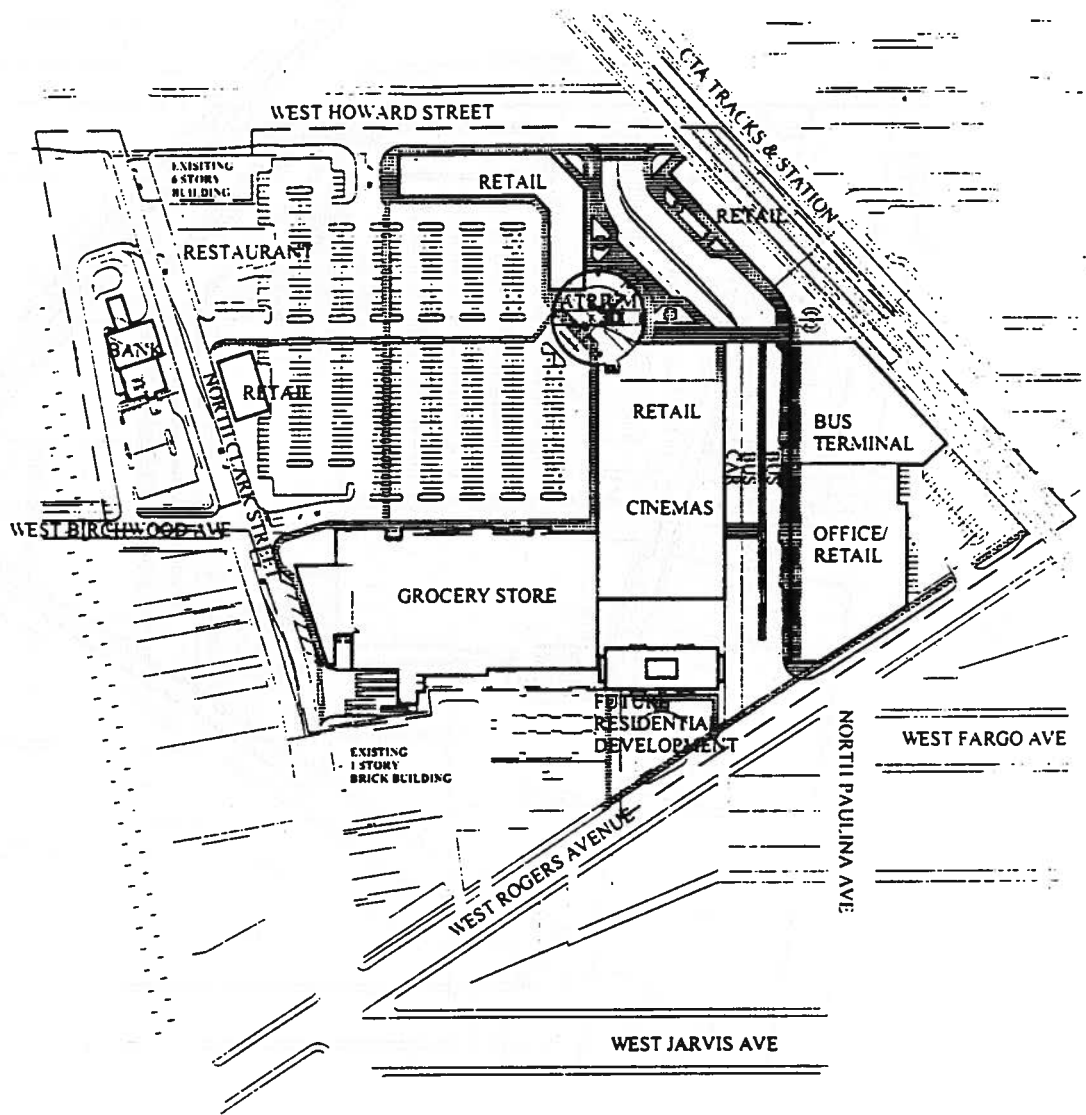
GATEWAY CENTRE

CHICAGO, ILLINOIS

CONTINENTAL PROPERTY DEVELOPMENT CORPORATION, L.P.

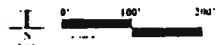
(Sub)Exhibit "F".

Master Site Plan.



### MASTER SITE PLAN

10 JULY 1997 EXHIBIT F



SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD

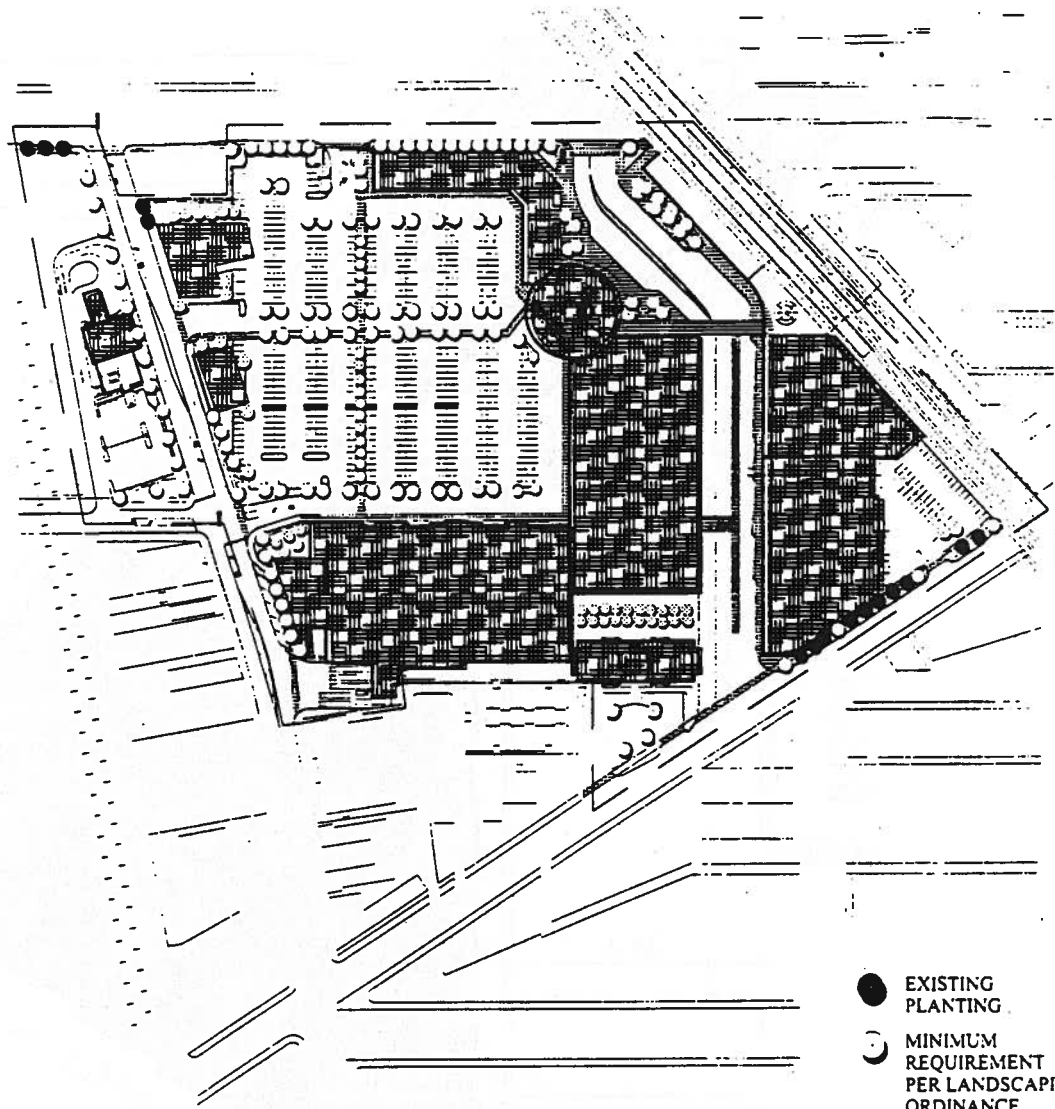
**GATEWAY CENTRE**

CHICAGO, ILLINOIS

EXISTING PROPERTY DEVELOPMENT

(Sub)Exhibit "G".

Master Landscape Plan.



-  EXISTING PLANTING
-  MINIMUM REQUIREMENT PER LANDSCAPING ORDINANCE
-  ADDITIONAL PLANTING
-  PROPOSED BUILDING

MASTER LANDSCAPE PLAN

10 JULY 1997 EXHIBIT G



SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, I.T.D.

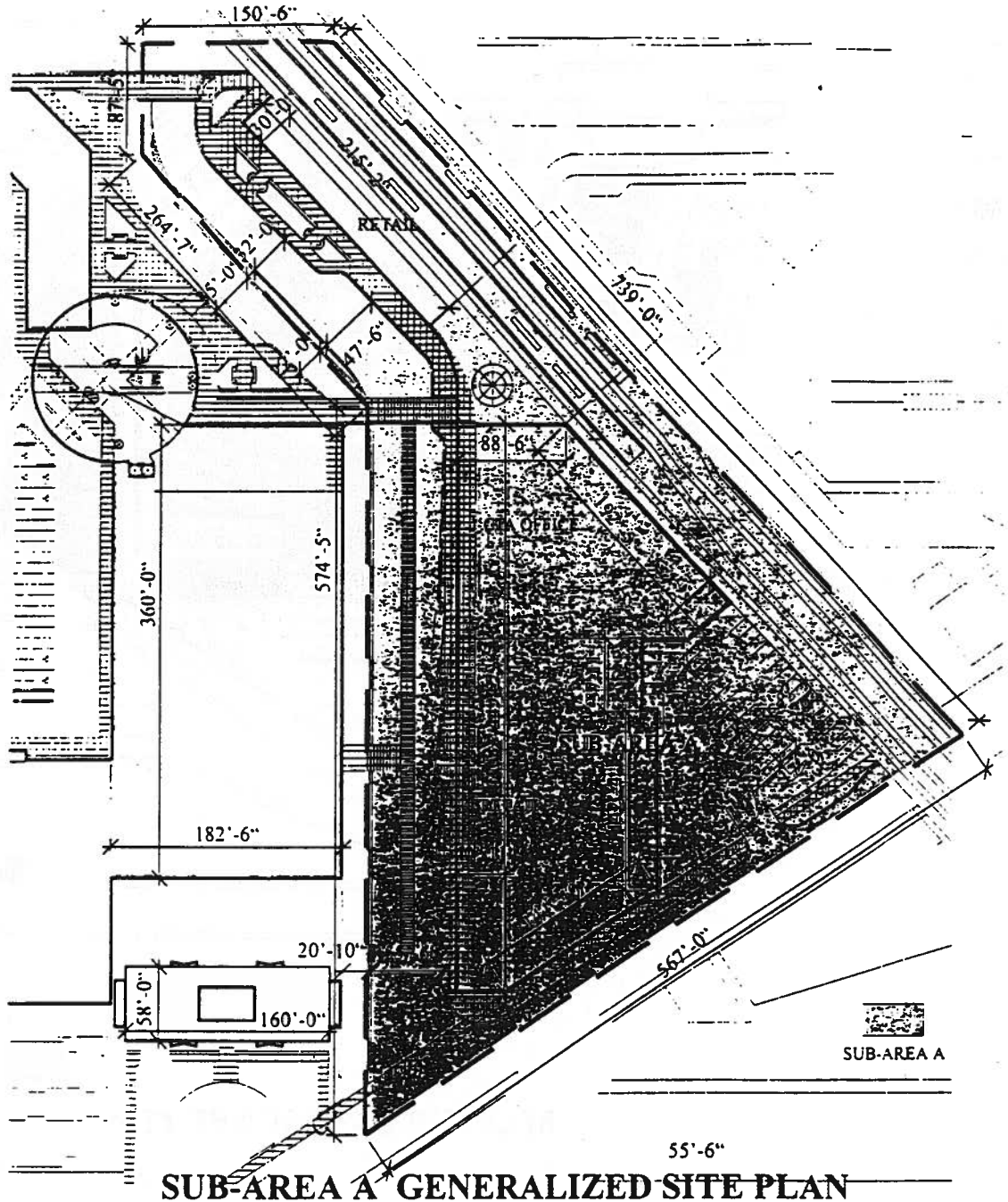
GATEWAY CENTRE

CHICAGO, ILLINOIS

CONSTRUCTION BY: [unreadable]

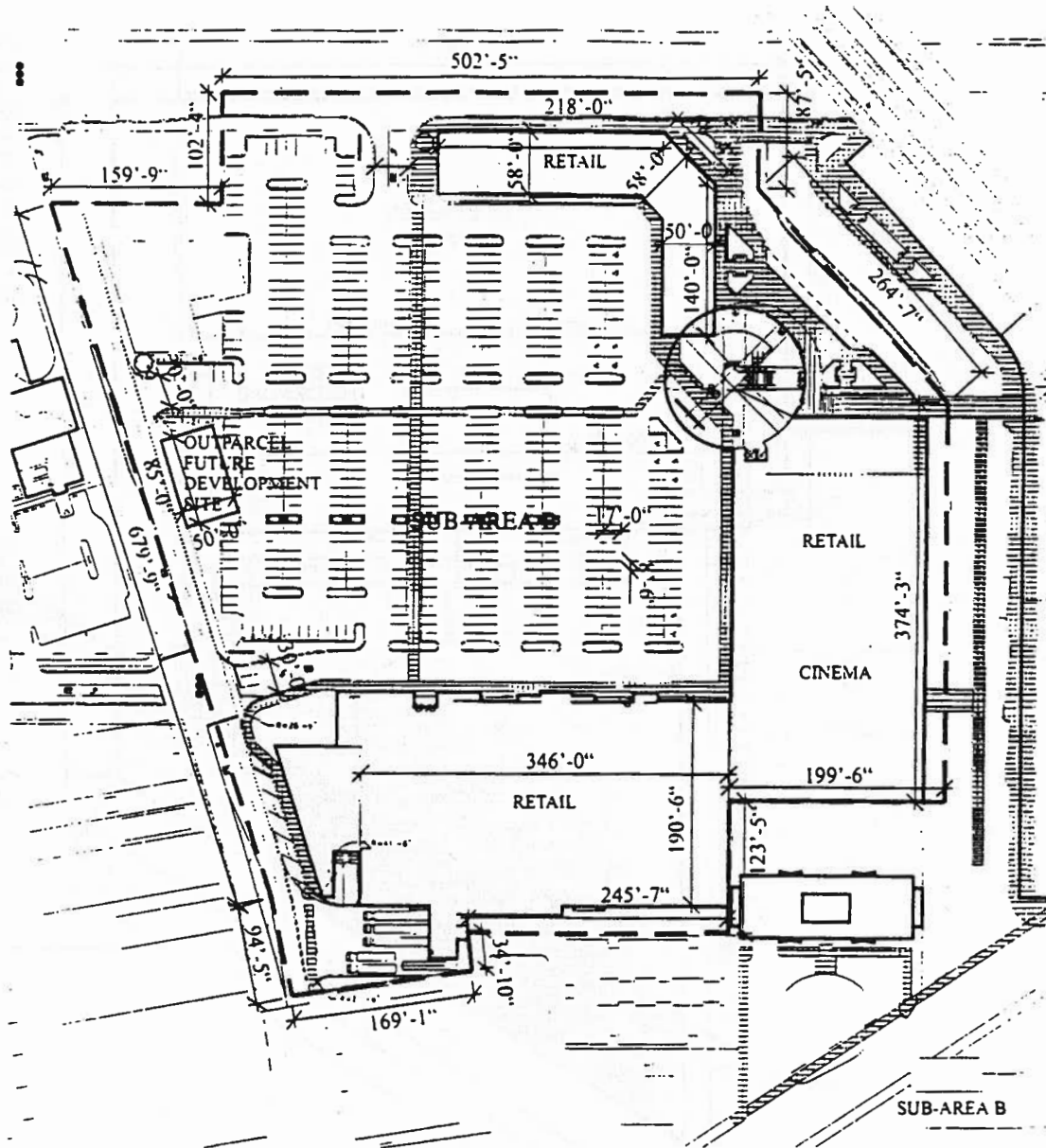
(Sub)Exhibit "H".

Sub-Area A Generalized Site Plan.



(Sub)Exhibit "I".

Sub-Area B Generalized Site Plan.



SUB-AREA B GENERALIZED SITE PLAN

10 JULY 1997 EXHIBIT I



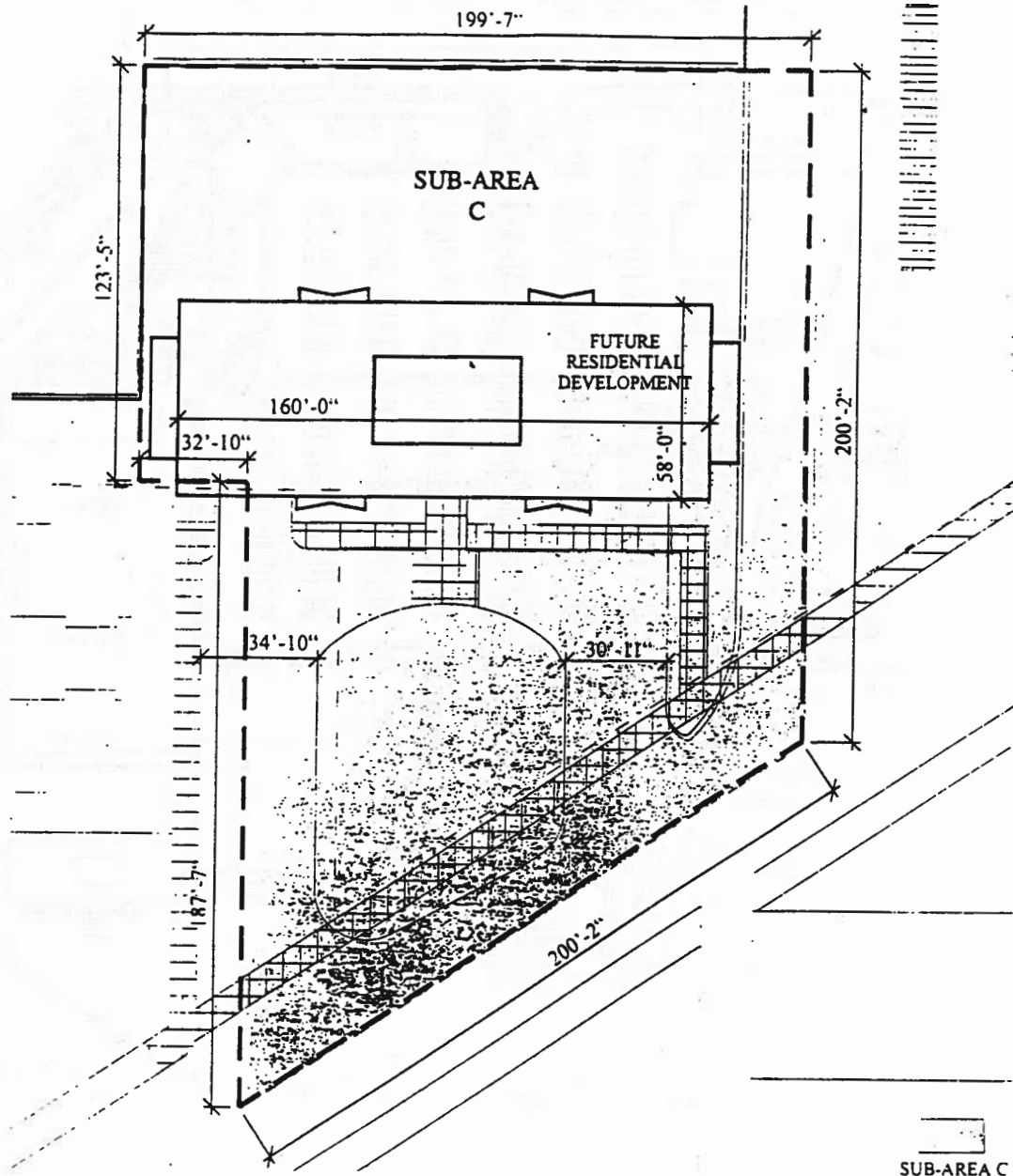
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ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

GATEWAY CENTRE  
CHICAGO, ILLINOIS

(Sub)Exhibit "J".

Sub-Area C Generalized Site Plan.



SUB-AREA C GENERALIZED SITE PLAN

10 JULY 1997 EXHIBIT J



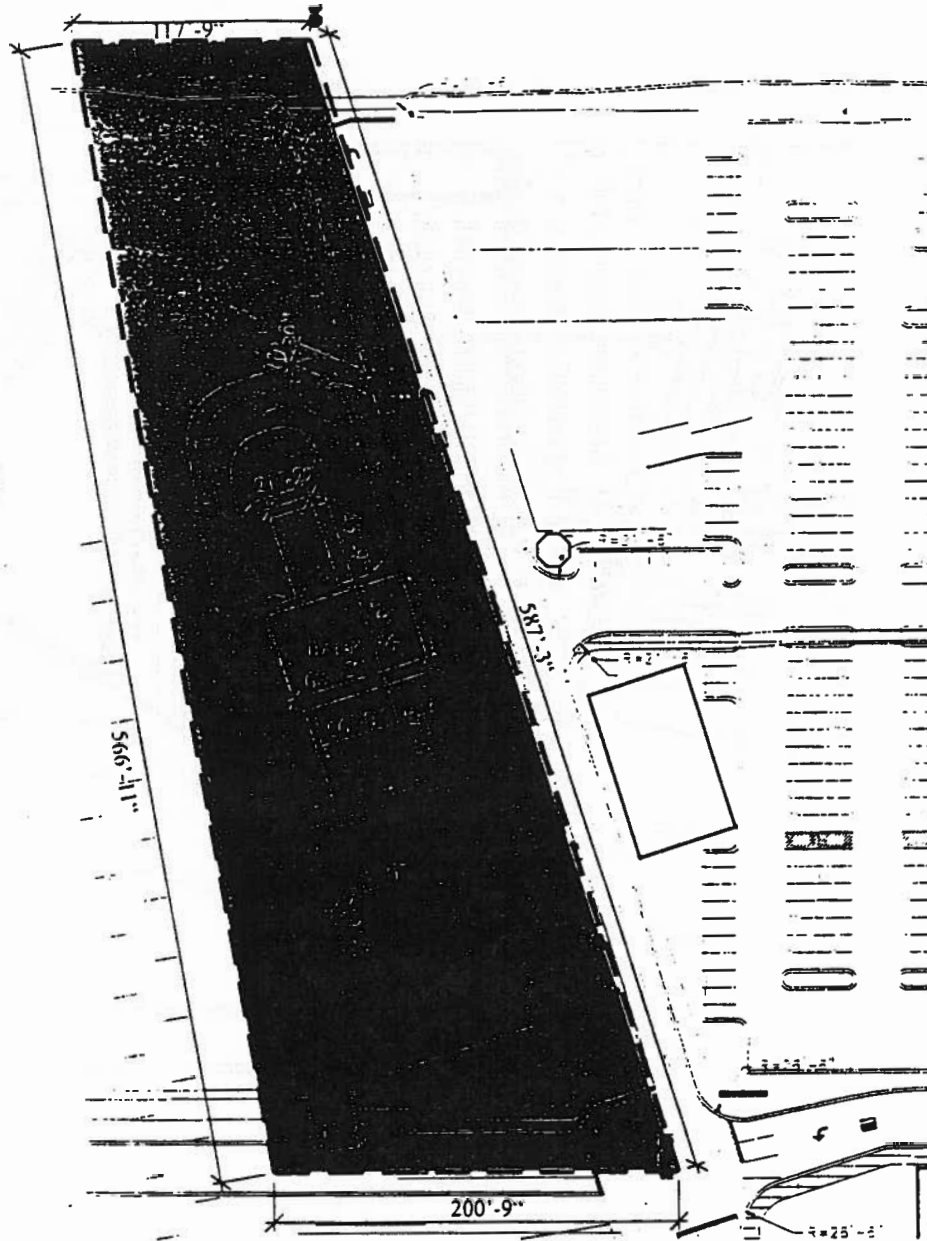
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ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

GATEWAY CENTRE  
CHICAGO, ILLINOIS

(Sub)Exhibit "K".

Sub-Area D Generalized Site Plan.



SUB-AREA D

**SUB-AREA D GENERALIZED SITE PLAN**

10 JULY 1997 EXHIBIT K



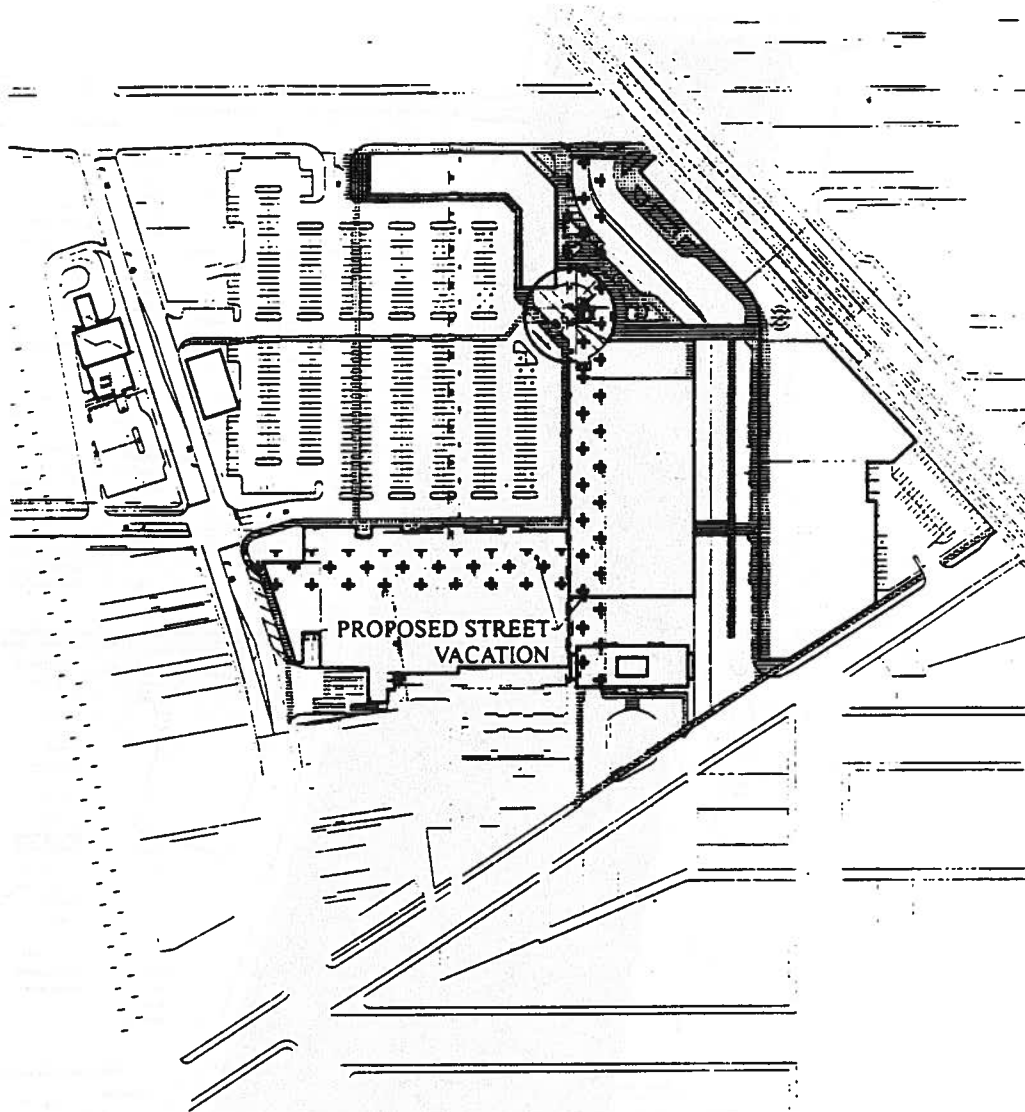
SCALE 1/4" = 1'

ARCHITECT DANIEL P. COFFEY & ASSOCIATES, LLP

**GATEWAY CENTRE**  
CHICAGO, ILLINOIS

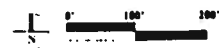
*(Sub)Exhibit "L".*

*Right-Of-Way Adjustment Map.*



**RIGHT OF WAY ADJUSTMENT MAP**

10 JULY 1997 EXHIBIT L



SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

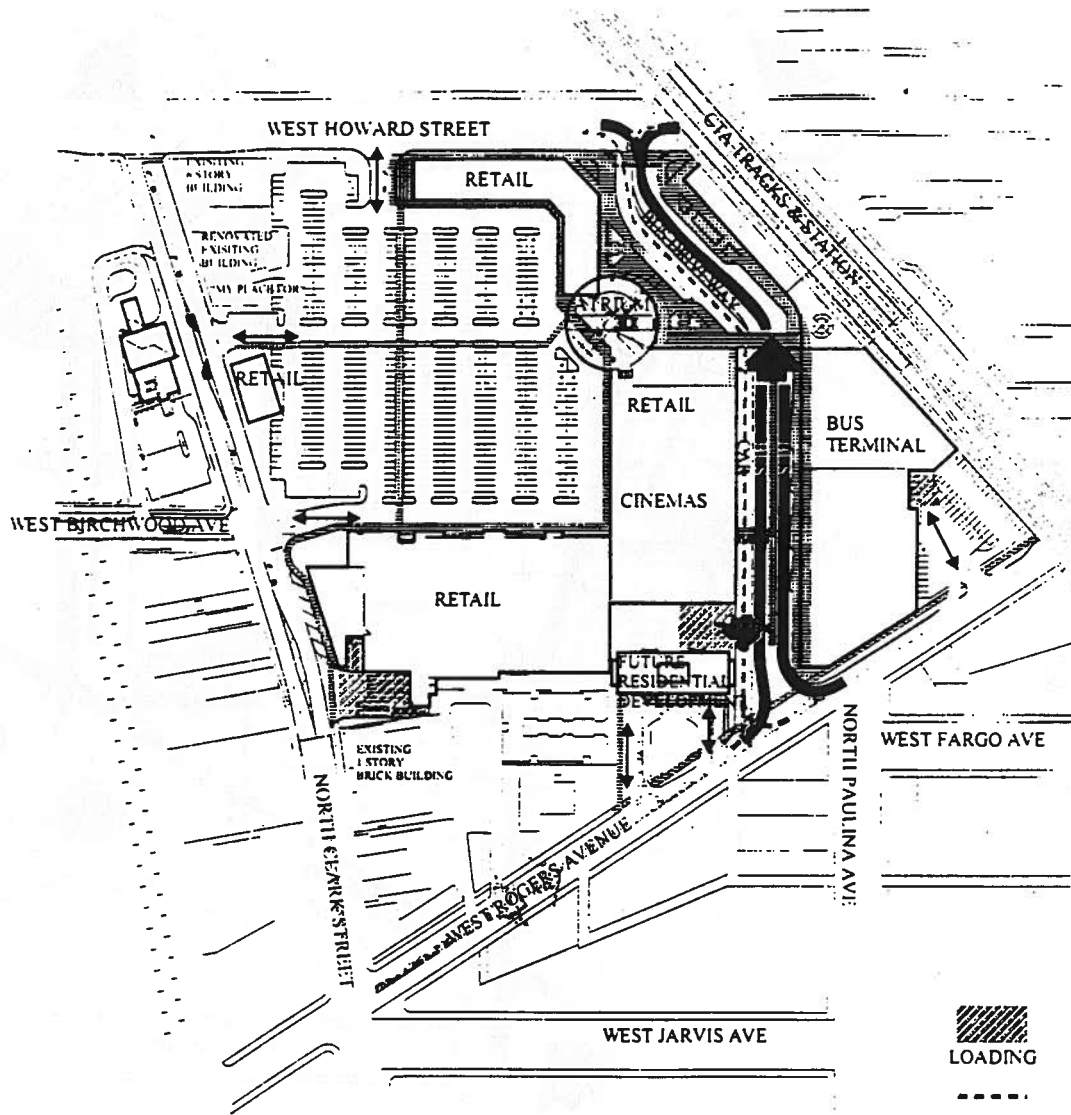
**GATEWAY CENTRE**

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

(Sub)Exhibit "M".

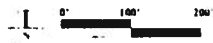
Vehicular Access Plan.



-  LOADING
-  CAR ONLY
-  BUS ONLY
-  MIXED

VEHICULAR ACCESS PLAN

10 JULY 1997 EXHIBIT M



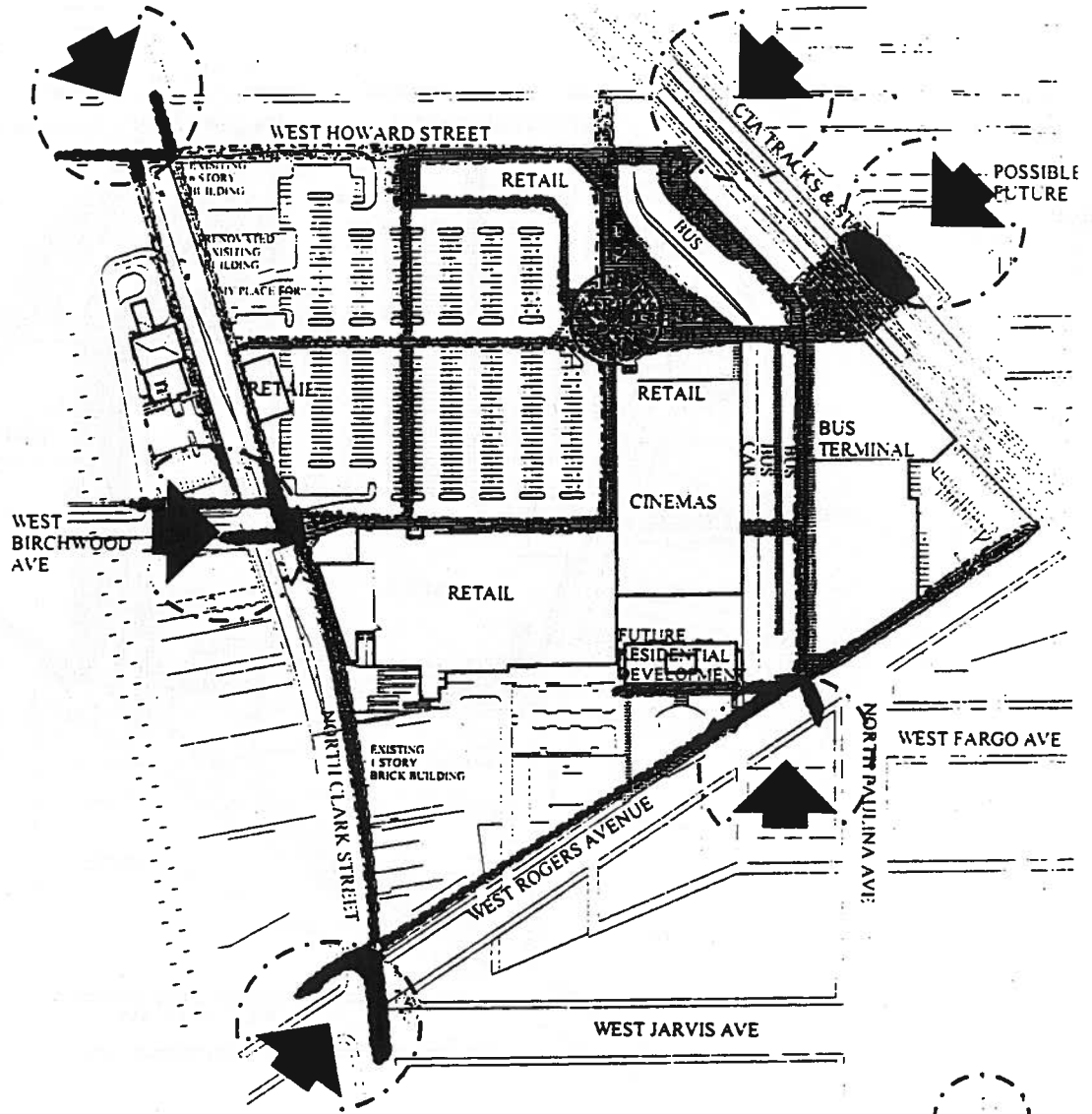
SCALE: 1"=200'

ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

**GATEWAY CENTRE**  
 CHICAGO, ILLINOIS  
 COMBINED PROPERTY DEVELOPMENT - HOWARD & C

(Sub)Exhibit "N".

Pedestrian Access Plan.



### PEDESTRIAN ACCESS PLAN



10 JULY 1997 EXHIBIT N

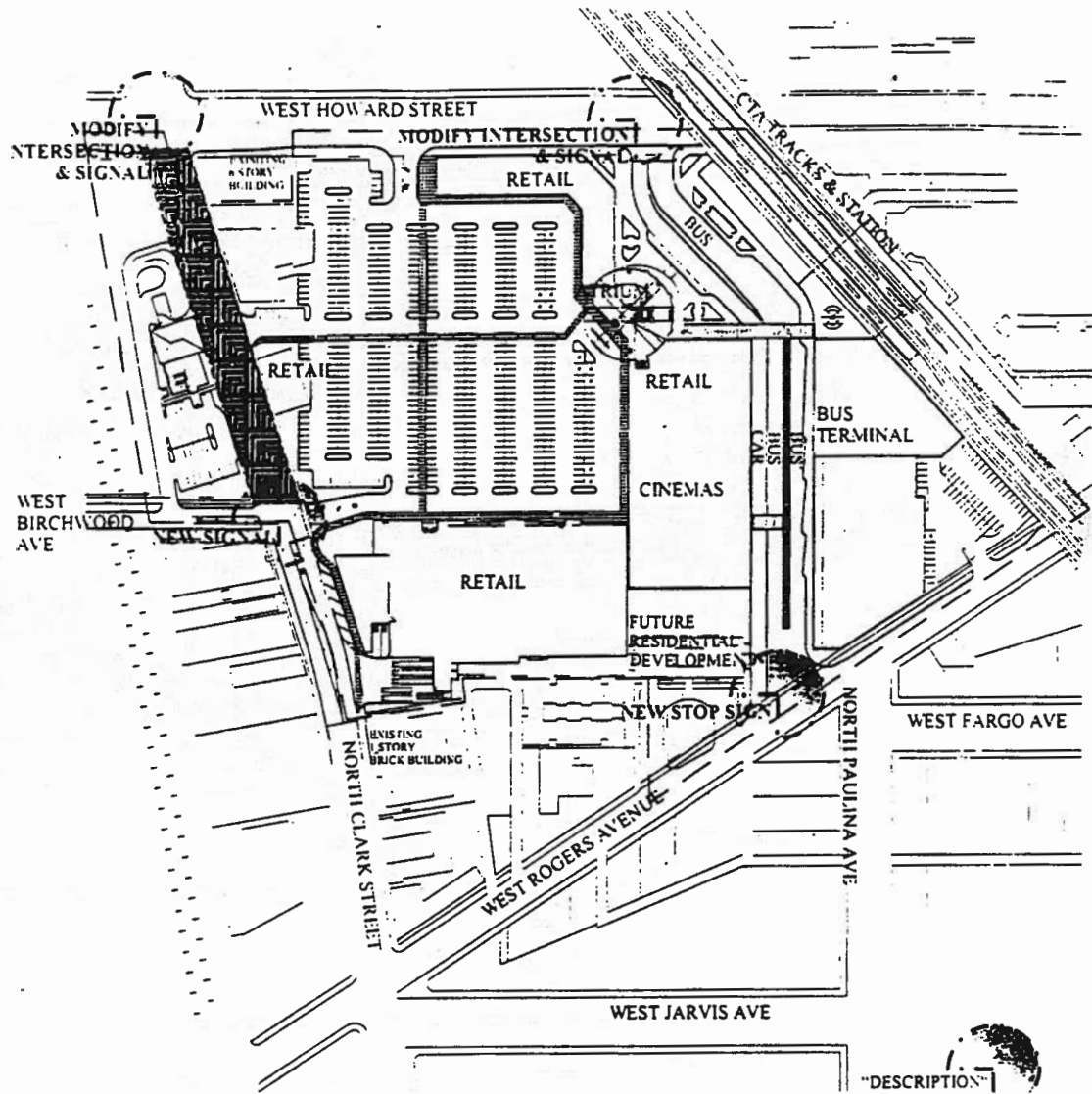


GATEWAY CENTRE  
CHICAGO, ILLINOIS

SCALE: 1"=200'  
ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD

(Sub)Exhibit "O".

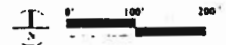
Off-Site Traffic Improvement Plan.



DESCRIPTION:  
SIGNAGE & STREET MODIFICATION  
**ICR**  
WIDEN ROADWAY

OFF SITE TRAFFIC IMPROVEMENT PLAN

10 JULY 1997 EXHIBIT O

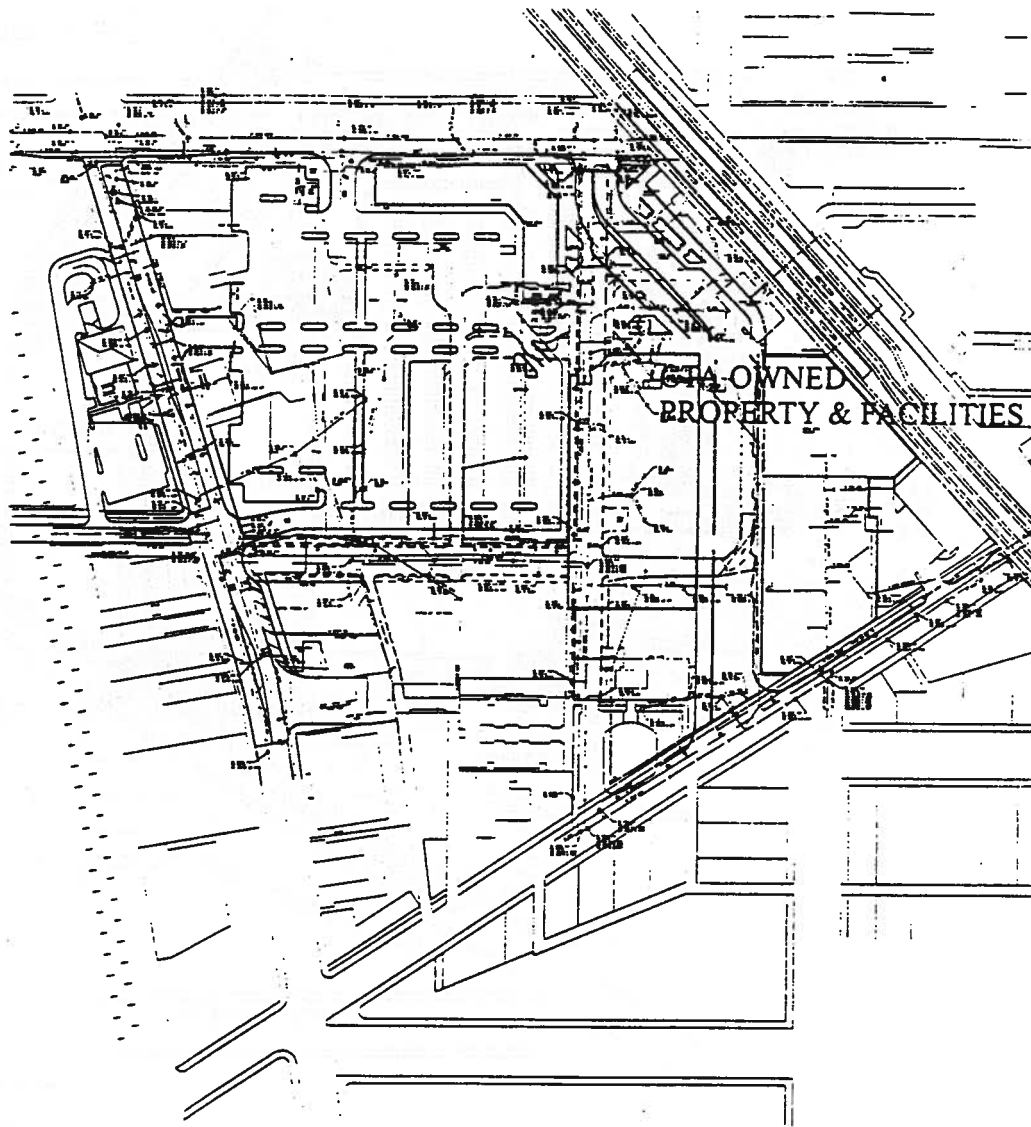


SCALE: 1"=200'  
ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

GATEWAY CENTRE  
CHICAGO, ILLINOIS

*(Sub)Exhibit "P".*

*C.T.A. Owned Property And Facilities.*



  
 CTA OWNED  
 PROPERTY & FACILITIES

**CTA OWNED PROPERTY & FACILITIES**

10 JULY 1997 EXHIBIT P



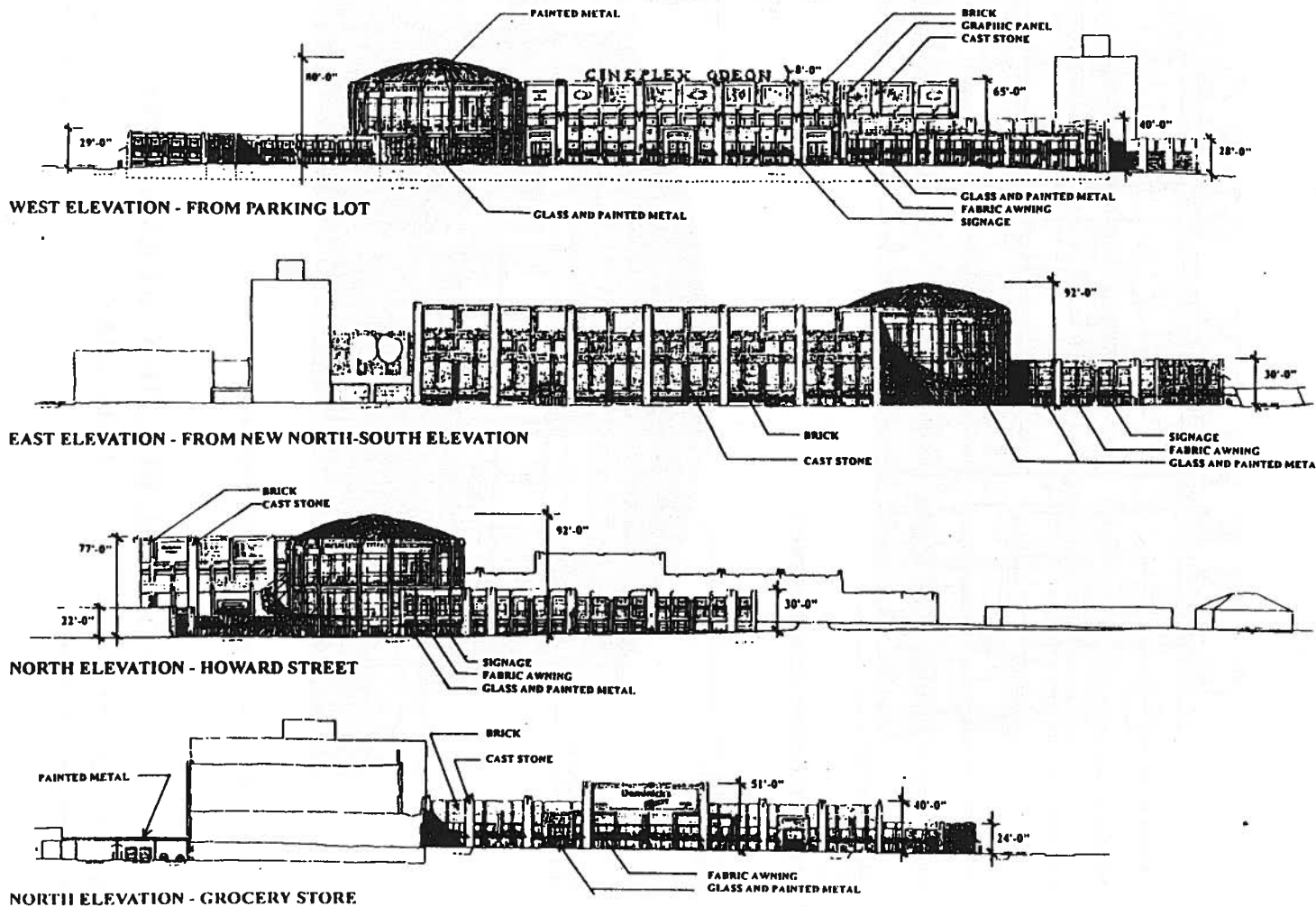
**GATEWAY CENTRE**

CHICAGO, ILLINOIS  
COMBINED PROPERTY DEVELOPMENT, INC.

SCALE: 1"=200'  
ARCHITECT: DANIEL P. COFFEY & ASSOCIATES, LTD.

Building Elevations -- Sub-Area B.

(Sub)Exhibit "Q".



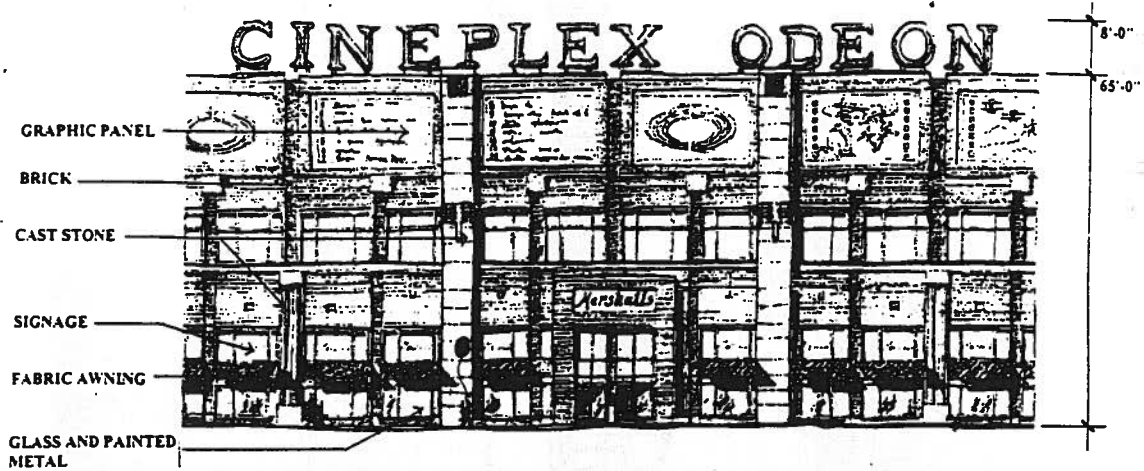
### BUILDING ELEVATIONS - SUB-AREA B

GATEWAY CENTRE  
CHICAGO, ILLINOIS  
COMBINED PROPERTY DEVELOPMENT - HOWARD L.L.C.

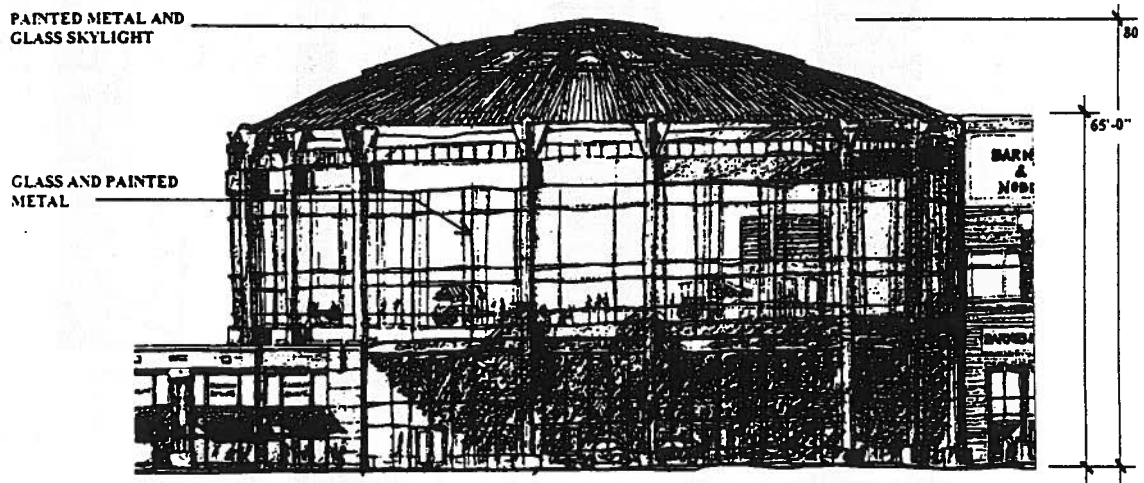
10 JULY 1997 EXHIBIT  
ARCHITECT DANIEL J. LOFFEY & ASSOCIATES

(Sub)Exhibit "R".

Detail Building Elevations -- Sub-Area B.



WEST RETAIL ENTRY - CINEMA SETBACK



WEST ATRIUM KISS AND RIDE DROP OFF (UPPER LEVEL)

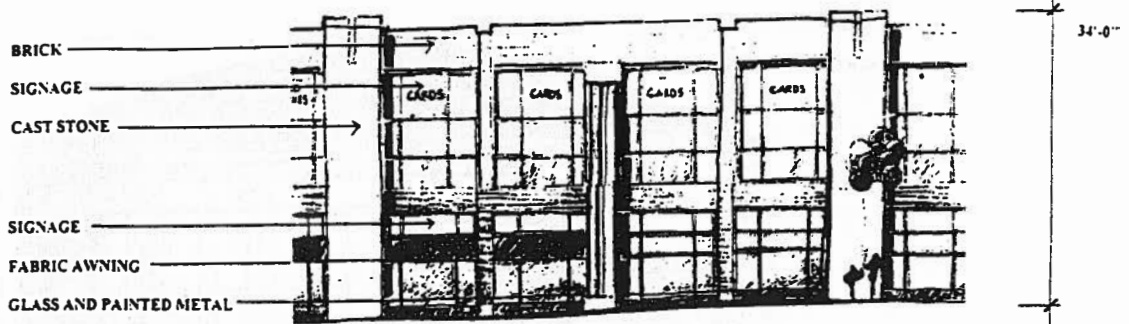
### DETAIL BUILDING ELEVATIONS SUB-AREA B

GATEWAY CENTRE  
CHICAGO, ILLINOIS  
COMBINED PROPERTY DEVELOPMENT - HOWARD L.L.C.

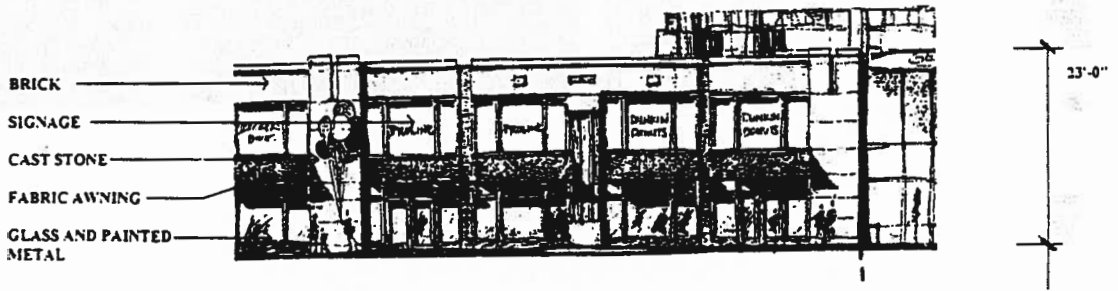
10 JULY 1997 EXHIBIT R  
ARCHITECT: DANIEL F. COFFEY & ASSOCIATES, LTD.

(Sub)Exhibit "S".

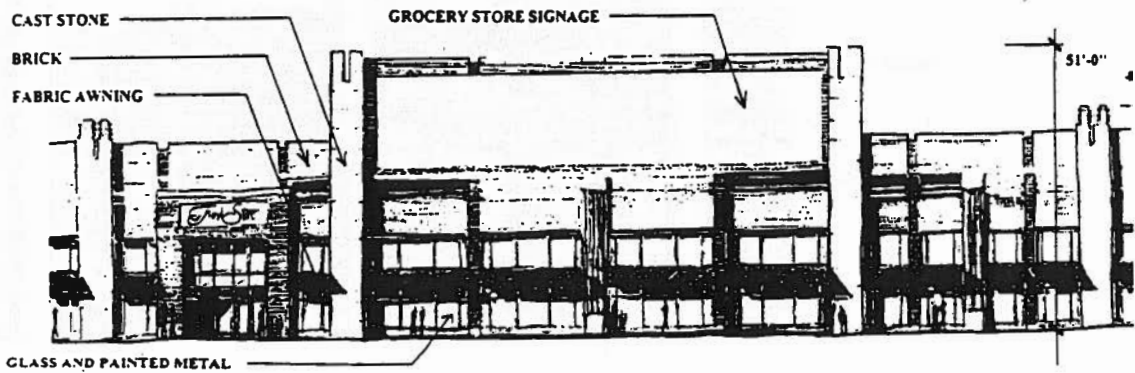
Building Elevations -- Sub-Area B.



TYPICAL TWO STORY RETAIL - HOWARD STREET



TYPICAL ONE STORY RETAIL - UPPER PARKING AREA

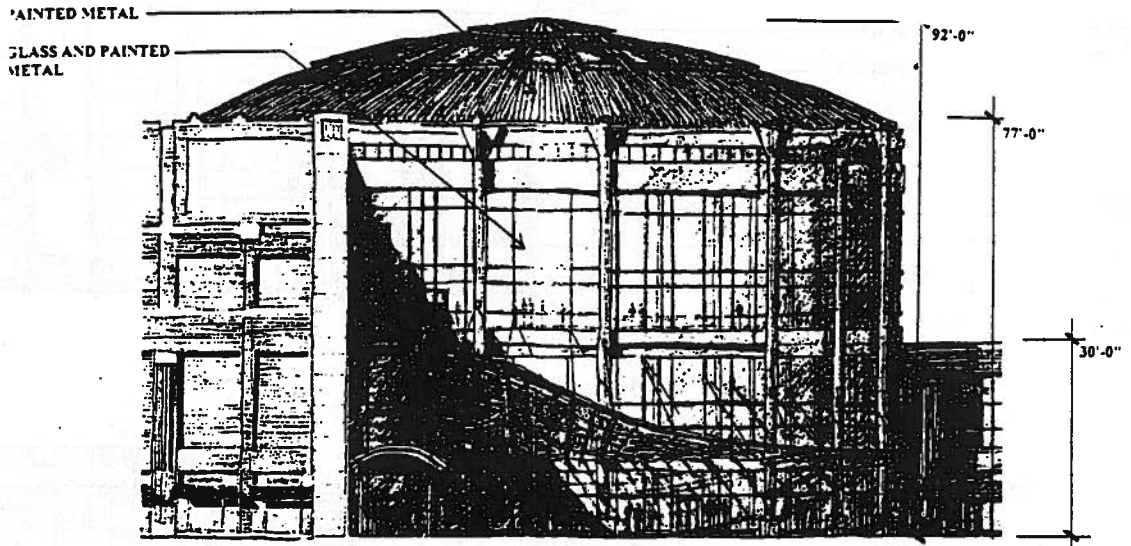


GROCERY STORE ENTRY - UPPER PARKING AREA

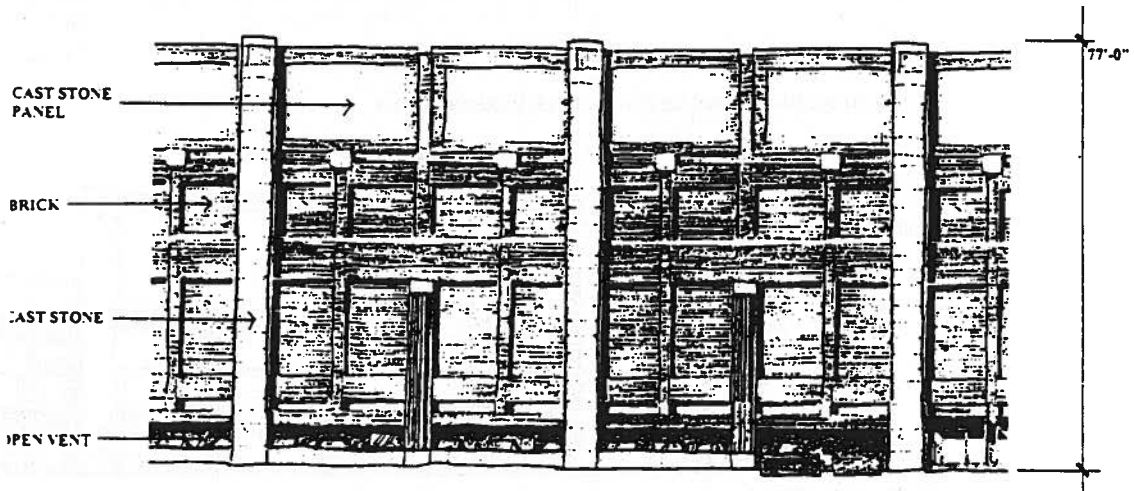
BUILDING ELEVATIONS  
SUB-AREA B

(Sub)Exhibit "T".

Detail Building Elevations -- Sub-Area B.



EAST ATRIUM CANOPY & COVERED WALKWAY



TYPICAL EAST WALL (BACK OF RETAIL/CINEMA)

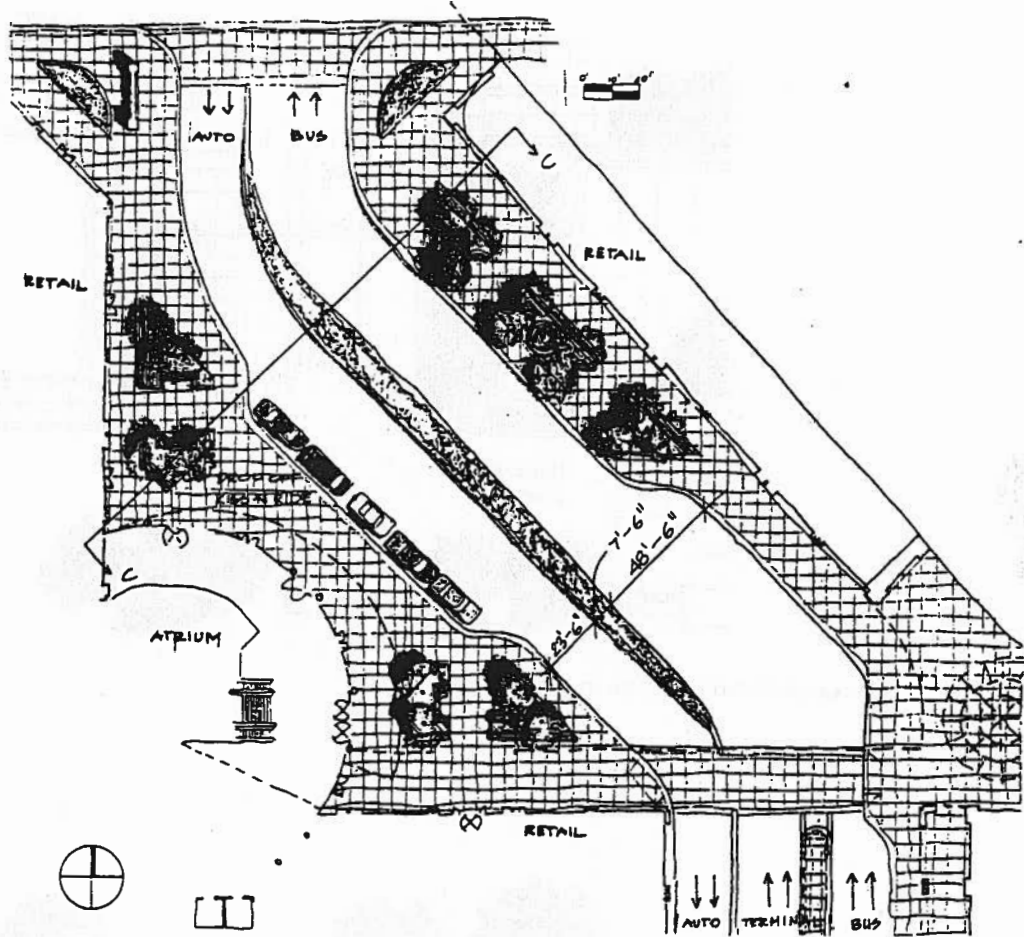
DETAIL BUILDING ELEVATIONS  
SUB-AREA B

GATEWAY CENTRE  
CHICAGO, ILLINOIS  
COMBINED PROPERTY DEVELOPMENT - HOWARD LLC

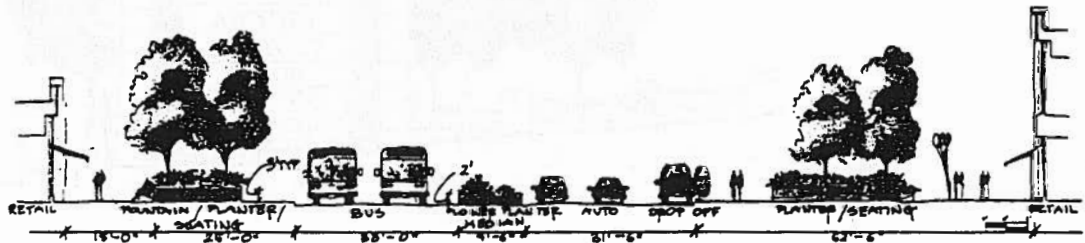
10 JULY 1997 EXHIBIT T  
ARCHITECT: DANIEL F. COFFEY & ASSOCIATES, LTD

(Sub)Exhibit "U".

Howard Exit/Entry Landscape Detail.



PLAN CC - BUS/AUTO HOWARD EXIT/ENTRY



SECTION/ELEVATION CC - BUS/AUTO HOWARD EXIT/ENTRY

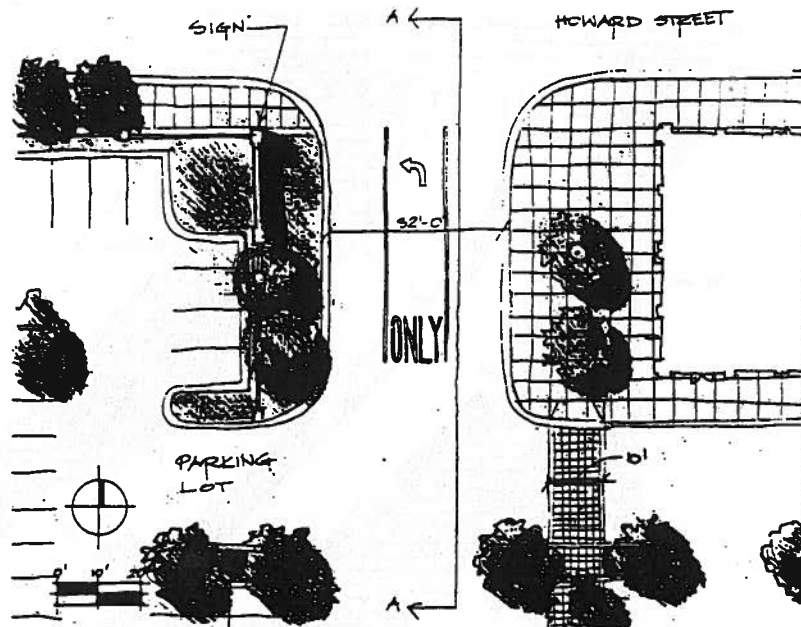
HOWARD EXIT/ENTRY  
LANDSCAPE DETAIL

GATEWAY CENTRE  
CHICAGO, ILLINOIS  
CONURBAN PROPERTY DEVELOPMENT, INCORPORATED

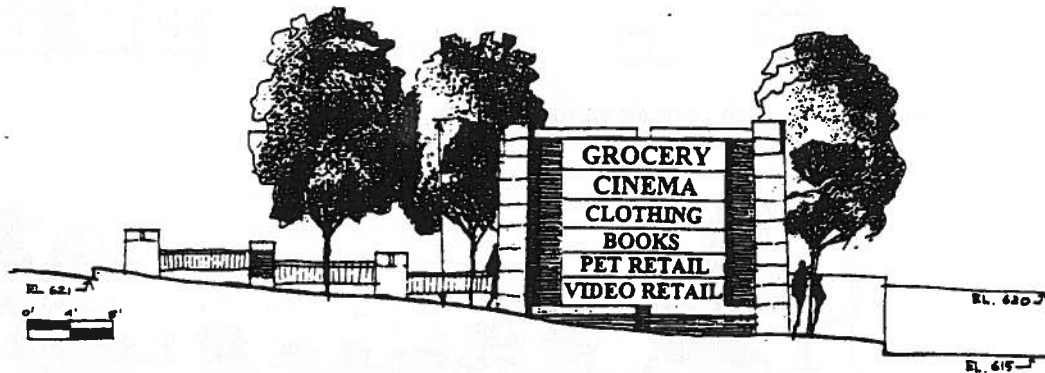
10 JULY 1997 EXHIBIT U

(Sub)Exhibit "V".

Signage And Landscape Detail.



PLAN AA- HOWARD ENTRY TO EL. 621 PARKING

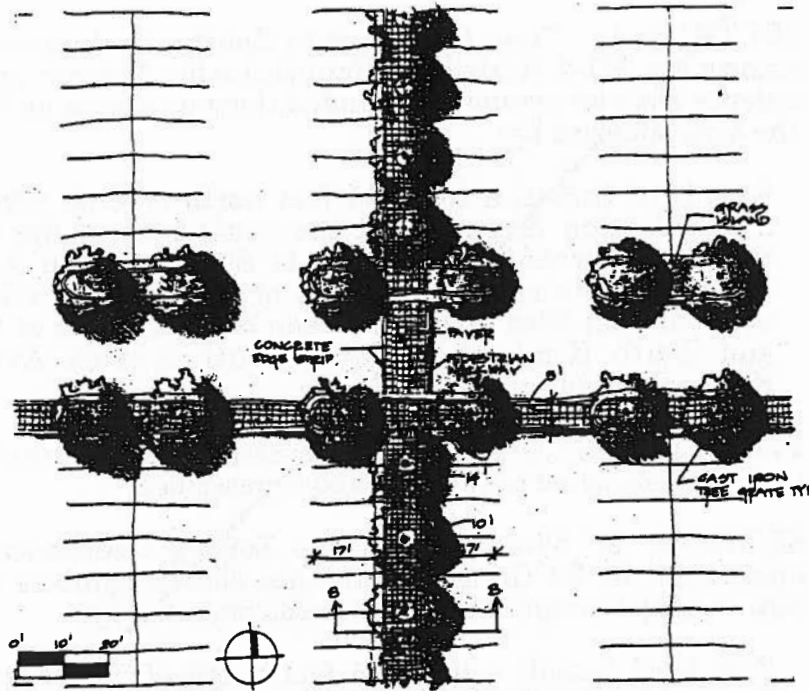


SECTION/ELEVATION AA - ENTRY TO EL. 621 PARKING

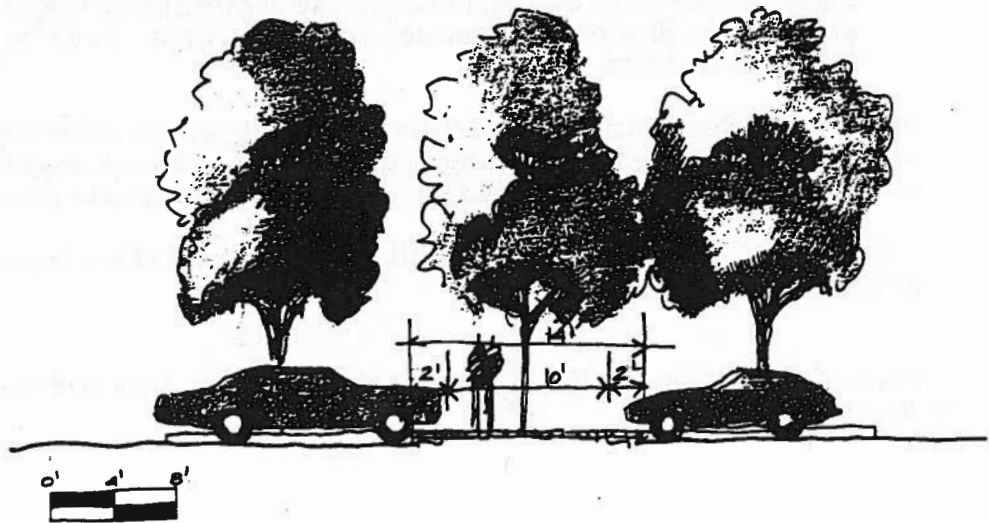
SIGNAGE AND LANDSCAPE DETAIL

(Sub)Exhibit "W".

Parking Lot -- Landscape Detail.



PLAN BB - EL. 621 PARKING LOT WALKWAY INTERSECTION



SECTION/ELEVATION BB - PARKING LOT N/S WALKWAY

### PARKING LOT LANDSCAPE DETAIL

GATEWAY CENTRE

CHICAGO, ILLINOIS  
CONURBAN PROPERTY DEVELOPMENT, INC.

10 JULY 1997 EXHIBIT W

*Reclassification Of Area Shown On Map Number 22-D.  
(Application Number 12043)*

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing the M1-2 Restricted Manufacturing District and the R3 General Residence District symbols and indications as shown on Map Number 22-D in the area bounded by:

East 93rd Street; a line 285 feet north of East 93rd Street, between South Avalon Avenue and the centerline of the north/south alley running between and parallel to South Avalon Avenue and South Kimbark Avenue; the centerline of the aforesaid alley; a line 165 feet north of East 93rd Street, between the centerline of the aforesaid alley and South Kimbark Avenue; South Avalon Avenue; and South Kimbark Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence district symbols and indications as shown on Map Number 22-D in the area bounded by:

East 93rd Street; a line 285 feet north of East 93rd Street, between South Avalon Avenue and the centerline of the north/south alley running between and parallel to South Avalon Avenue and South Kimbark Avenue; the centerline of the aforesaid alley; a line 165 feet north of East 93rd Street, between the centerline of the aforesaid alley and South Kimbark Avenue; South Avalon Avenue; and South Kimbark Avenue,

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