

PD 1183

Table of Contents

05/21/2012 Minor Change	2
07/28/2011 PD Adoption	4
Ordinance	4
Statements	4
Bulk Table	8
Exhibits	9



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

May 21, 2012

Danielle Meltzer Cassel
Vedder Price P.C.
222 North LaSalle Street
Suite 2600
Chicago, IL 60601

Re: Administrative Relief request for Business Planned Development No. 1183, Proposed Target Store at 600 West Division and 1200 North Larrabee Streets

Dear Ms. Cassel:

Please be advised that your request for a minor change to Business Planned Development No. 1183 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

You are requesting on behalf of the property owner, Target Corporation, design modifications to the proposed Target Store at 600 W. Division and 1200 N. Larrabee Streets. The proposed modifications include: a reconfigured layout at the corner lobby entrance at Division and Larrabee Streets, the lowering of the exterior canopy at this corner, a thinning of the tower/sign holder element along Division St., the addition of a new stair well near the southwest corner of the building and the addition of more structural columns. As a result, the Division St. driveway has shifted approximately three feet to the East and the parking area has been reconfigured, resulting in a decrease from 370 spaces (as approved in the Planned Development drawings) to 361 spaces. However, the Planned Development's Bulk Regulations and Data Table requires only a minimum of 312 spaces, therefore, the parking reduction to 361 spaces still exceeds the minimum required.

The following revised drawings, prepared by Applied Engineering Services, Ltd., and dated May 3, 2012, shall be inserted into the main file: Site Plan, Landscape Plan, Floor Plans for the Parking Level, Sales Level and Stock Level, Roof Plan, South, East, North and West Elevations, and color renderings.

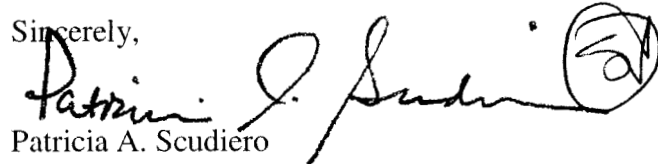
With regard to your request, the Department of Housing and Economic Development has determined that allowing these design modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1183, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Additionally, you also included a signage proposal with your administrative relief request. We are reviewing the proposal and will respond shortly to that portion of your request.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia A. Scudiero". To the right of the signature is a circular stamp containing the number "52".

Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Ron Daye, Main file

17259

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. 17259)

(Common Address: 1200 -- 1232 N. Larrabee St. And 600 -- 646 W. Division St.)

[SO2011-3965]

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 the Residential Planned Development Number 5 District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 338.00 feet north of and parallel to West Division Street; North Larrabee Street; West Division Street; and a line 465.50 feet west of and parallel to North Larrabee Street,

to those of a C3-3 Commercial, Manufacturing and Employment District and a corresponding use district is hereby established in the area above described.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-3 Commercial, Manufacturing and Employment District symbols and indications within the area herein above described to the designation of Business 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 herewith attached and made a part hereof and 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:

Business Planned Development No. 1183.

BPD 1183

Plan Of Development Statements.

1. The area delineated herein as Business Planned Development Number 1183 (the "Planned Development"), consists of approximately 157,339 square feet (3.612 acres) of property that is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by the Chicago Housing Authority, who has consented to the inclusion of such parcels in the Planned Development. The applicant is Target Corporation, a Minneapolis corporation, and shall be deemed to be the designated controlling party for Section 17-8-0400 of the Chicago Zoning Ordinance.

2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Business Planned Development as to said property; and the requirements, obligations and conditions applicable as to the same shall be binding upon the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Business Planned Development. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, its successors and assigns, and, if different than the applicant, the legal titleholder and any ground lessors. Notwithstanding the foregoing, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property of any rights, interest or obligation therein. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application for amendment, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance. An agreement among property owners and ground lessors or a covenant binding property owners and ground lessors may designate an authorized party for all or certain future amendments, modifications or changes.
3. The plan of development consists of seventeen (17) statements and the following exhibits: (1) Bulk Regulations and Data Table; (2) Existing Zoning Map; (3) Existing Land-Use Map; (4) Planned Development Boundary and Property Line Map; (5) Proposed Land-Use Plan; (6) Site Plan; (7) Landscape Plan; (8) Floor Plan -- Parking Level; (9) Floor Plan -- Sales Level; (10) Floor Plan -- Stock Level; (11) Roof Plan; and (12) Elevations (Front/South, Right/East; Rear/North, and Left/East). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development.
4. In any instance where a provision of the Planned Development conflicts with the City's Building Code, the Building Code shall control. This plan of development is in conformity with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses shall be permitted within the Planned Development: Retail Sales, General; Liquor Sales (as accessory use); accessory uses (including, but not limited to, Business Equipment Sales and Service, Limited Restaurant, Automated Teller Machine Facility, Poultry retail sales, Medical Service, Office, Personal Service, Auto Supply/Accessory Sales, accessory stockroom, and accessory parking); and Wireless Communication Facilities.
6. Any dedication, vacation or closure of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal and approval by the City Council.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development. Any service drive or other ingress or egress, including emergency vehicles, shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall also be subject to the review and approval of the Department of Transportation and the Department of Housing and Economic Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago. The southernmost four (4) feet of the Property shall not be occupied by any enclosed building area and shall be improved with sidewalk, landscaping and canopy improvements in accordance with the approved plans and elevations. Applicant shall not install or maintain improvements within the southernmost four (4) feet of the Property other than those depicted in the approved plans and elevations without the review and approval of the Department of Transportation and the Department of Housing and Economic Development.
 8. The maximum permitted height for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of height measurements, the definitions in the Chicago Zoning Ordinance shall apply.
 9. On-premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic Development. Off-premise signs are prohibited within the boundary of the Planned Development.
 10. The maximum permitted floor area ratio (FAR) shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
 11. The applicant acknowledges that it is the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The building within the Planned Development, when designed and constructed, will (i) provide a green roof system for 50 percent of its net roof areas in accordance with the attached Roof Plan (approximately 49,296 square feet); and (ii) be designed and constructed to qualify for LEED Certification as defined by the United States Green Building Council (USGBC).
 12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns, and, if different than the applicant, the owners as to their respective property within the Business Planned Development and after a determination by the Zoning Administrator 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 to this Planned Development ordinance as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. Any administrative change or modification to the approved plans and elevations that would permit additional encroachments within the southernmost four (4) feet of the Property also shall require the review and approval of the Department of Transportation.

13. Upon Part II Review, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance and Land Use Ordinance. The fee as determined by staff at the time is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the applicant's new projects in a manner that provides accessibility throughout the new project. Therefore, at the time when building permits are sought, the plans for the building and improvements for any new project within the Planned Development 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.
15. Improvements constructed within the Planned Development, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way, and all entrances and exits to and from the parking and loading areas, shall be designed and installed in substantial conformance with the plans described in Statement Number 3 and with the Bulk Regulations and Data Table. Landscaping installed within the Planned Development (including street trees in adjacent rights-of-way) shall be designed and installed in accordance with the attached Landscape Plans. In the event of conflict between the Landscape Plans and the parkway tree planting provisions of the Chicago Zoning Ordinance (or corresponding regulations and guidelines), the Landscape Plans shall control.
16. All development within the Planned Development shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Department of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction of the improvements contemplated in this Planned Development have commenced within six (6) years of the date of passage of this Planned Development ordinance, and thereafter diligently pursued to completion, the zoning district classifications for the real property included in this Plan of Development shall revert to the C3-3 Commercial, Manufacturing and Employment District.

17259

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Proposed Land-Use; Site Plan; Landscape Plan; Floor Plan -- Parking Level; Floor Plan -- Sales Level; Floor Plan -- Stock Level; Roof Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 5489 through 5505 of this *Journal*.]

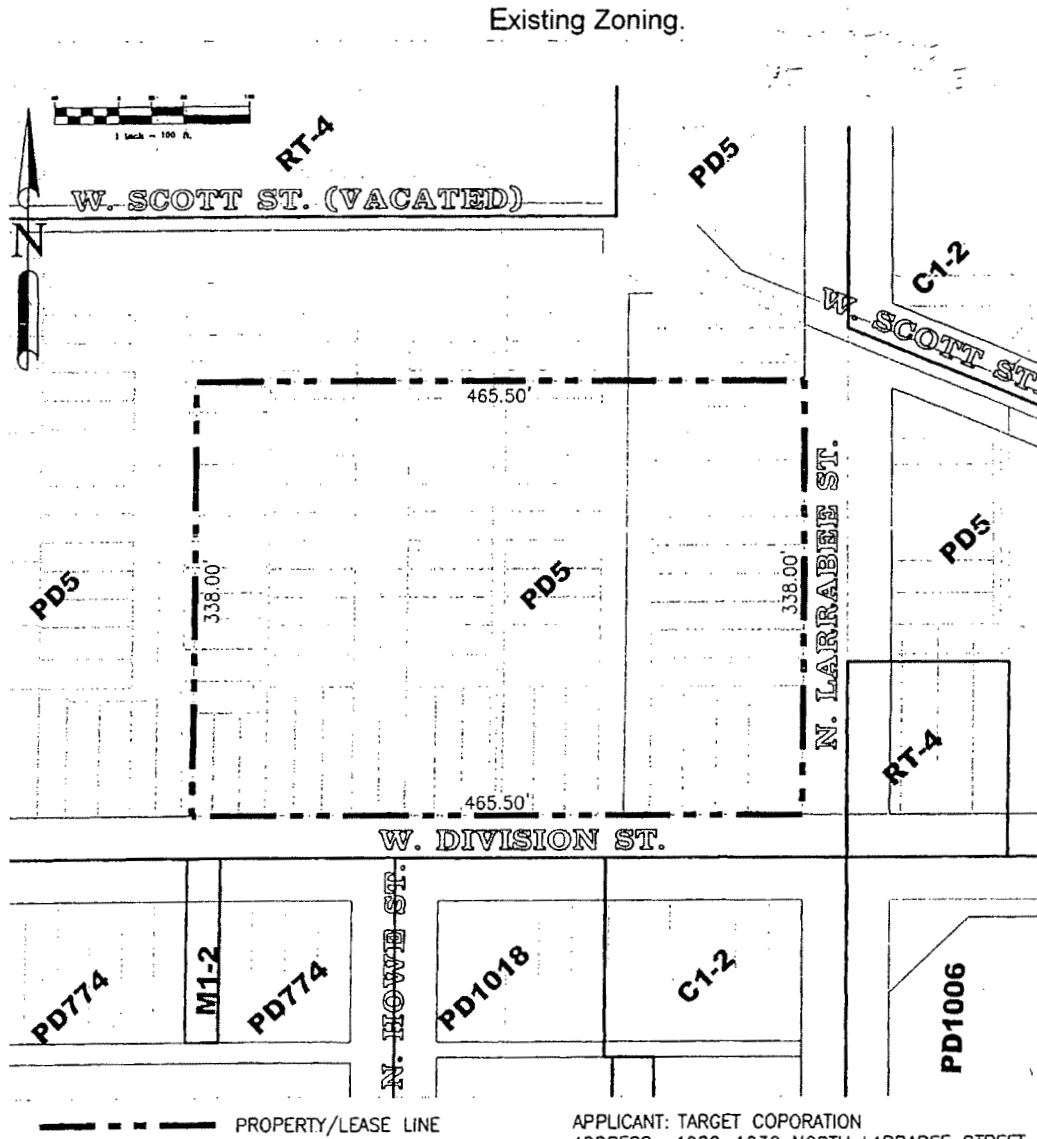
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 1183.

*Plan Of Development
Bulk Regulations And Data Table.*

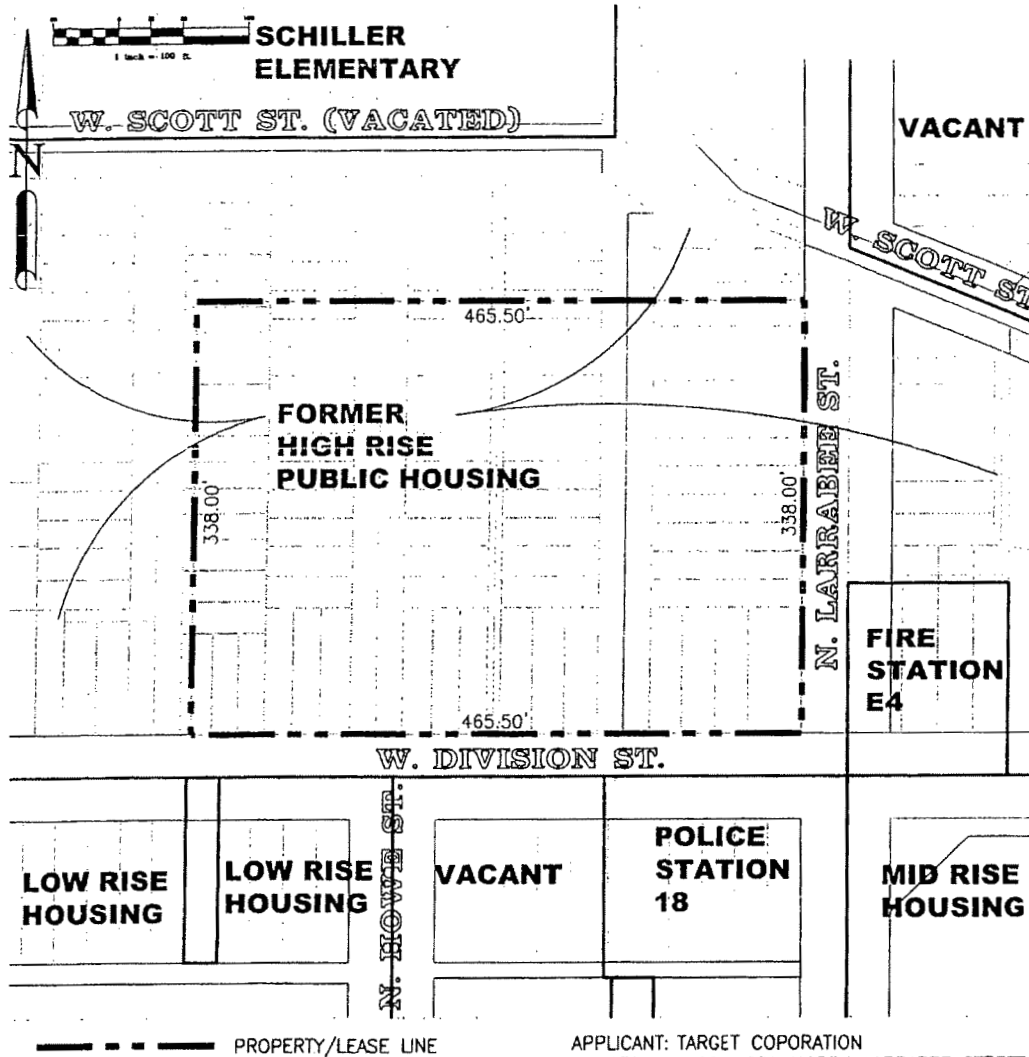
Gross Site Area = Net Site Area + Areas Remaining in Public Rights-of-Way: 184,943.5 square feet (4.246 acres) = 157,339 square feet (3.612 acres) + 27,604.5 square feet (0.634 acre).

Permitted Uses:	In accordance with Statement 5
Maximum Permitted Floor Area Ratio:	1.7
Building Setbacks from Property Line:	Minimum 0 feet or as otherwise shown in the Site Plan and Floor Plans
Maximum Building Height:	Maximum 65 feet to top of underside of ceiling of the Stock Level and as otherwise shown in the Elevations
Minimum Number of Off-Street Parking Spaces:	312
Minimum Number of Off-Street Loading Berths:	3 at 10 feet by 50 feet 1 at 10 feet by 25 feet
Minimum Number of Bicycle Parking:	50



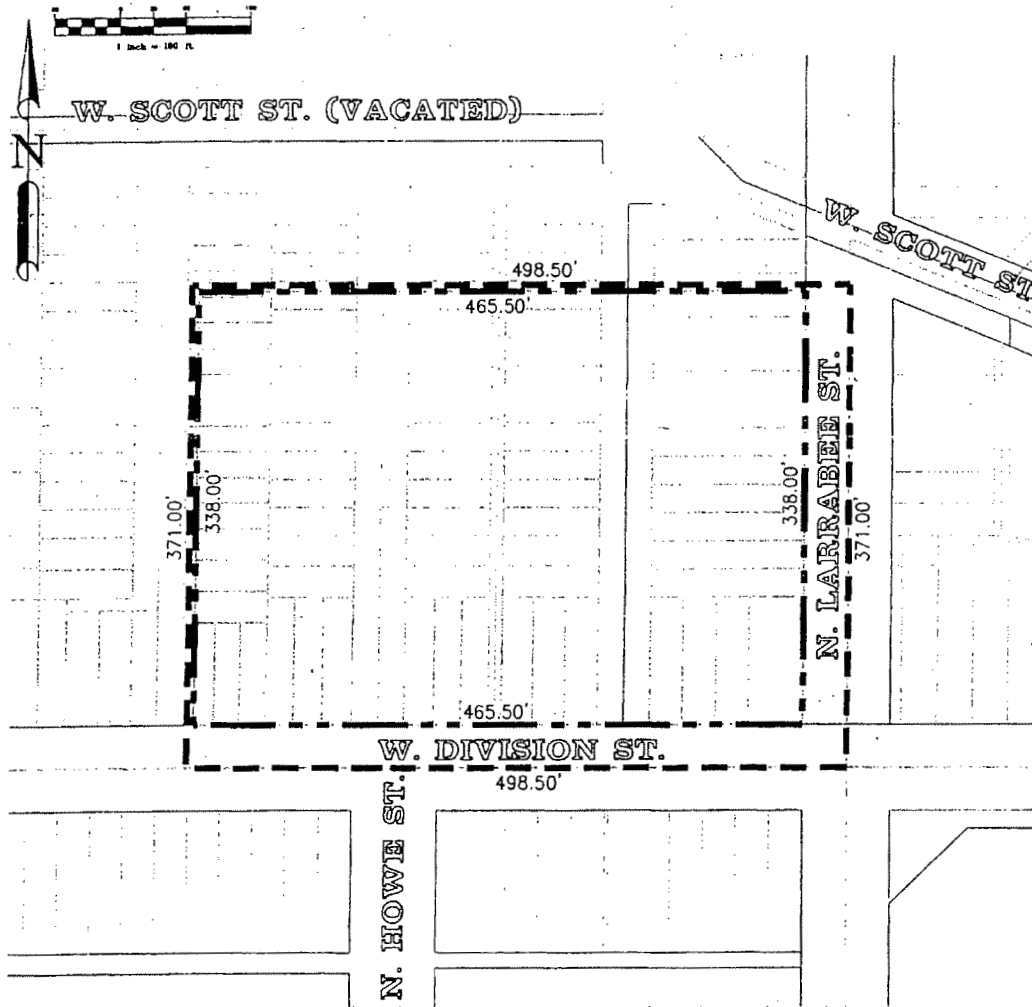
APPLICANT: TARGET COPORATION
ADDRESS: 1200-1232 NORTH LARRABEE STREET;
600-646 WEST DIVISION STREET
DATE: APRIL 27, 2011
REVISED: JULY 21, 2011

Existing Land-Use.



APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
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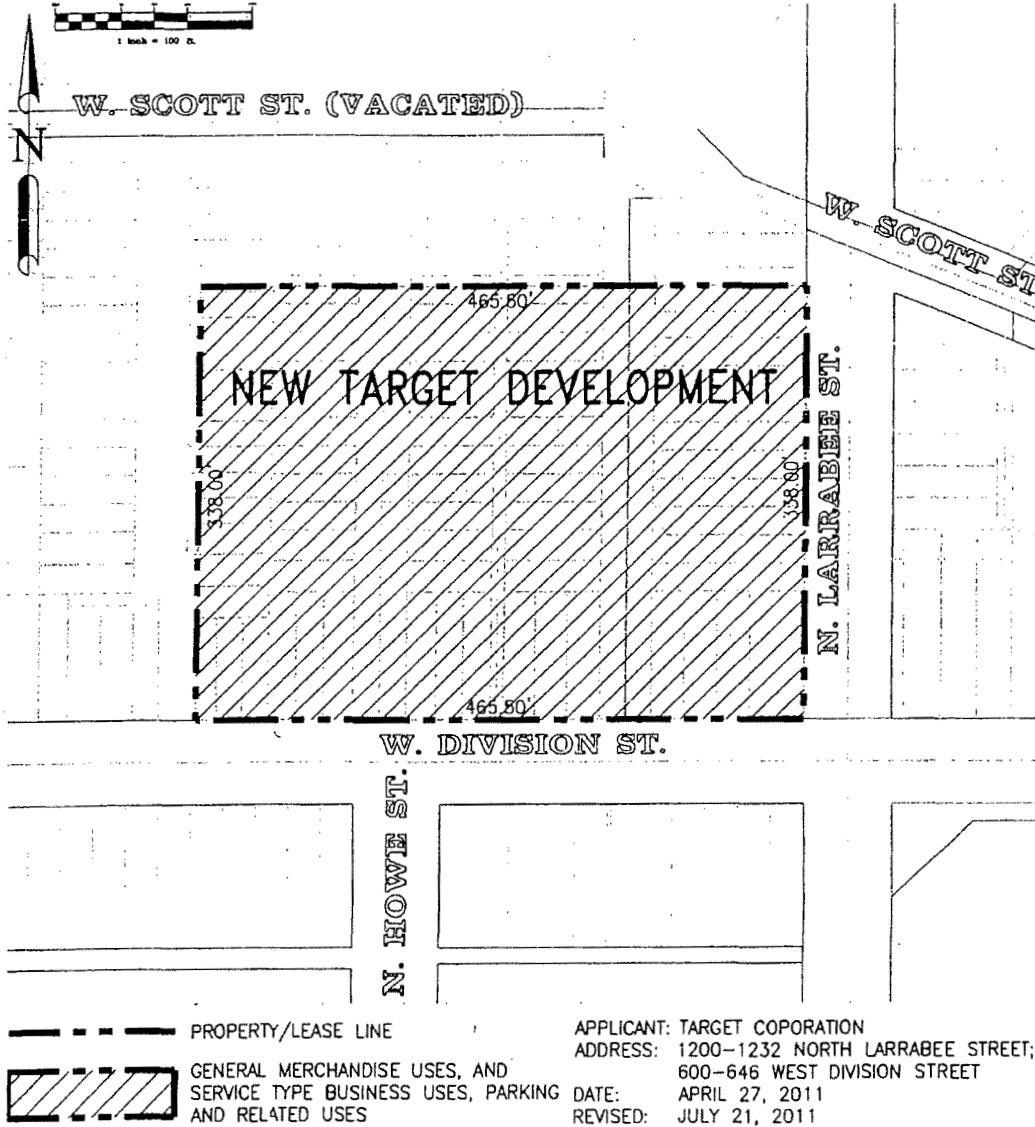
Planned Development Boundary And Property Line Map.

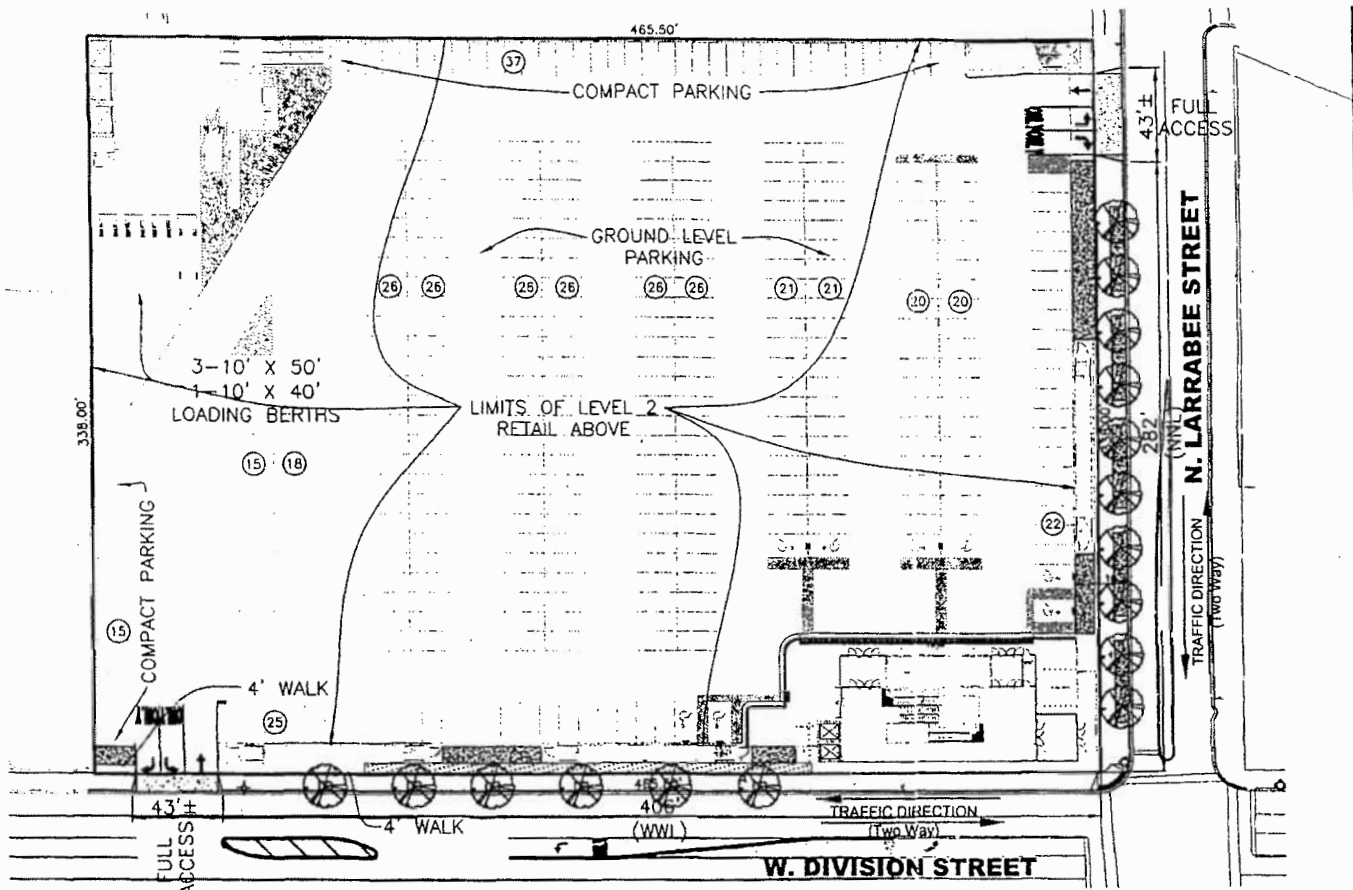


--- PROPERTY/LEASE LINE
- - - PLANNED DEVELOPMENT BOUNDARY LINE

APPLICANT: TARGET COPORATION
ADDRESS: 1200-1232 NORTH LARRABEE STREET;
600-646 WEST DIVISION STREET
DATE: APRIL 27, 2011
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Proposed Land-Use.

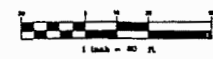




Site Plan.

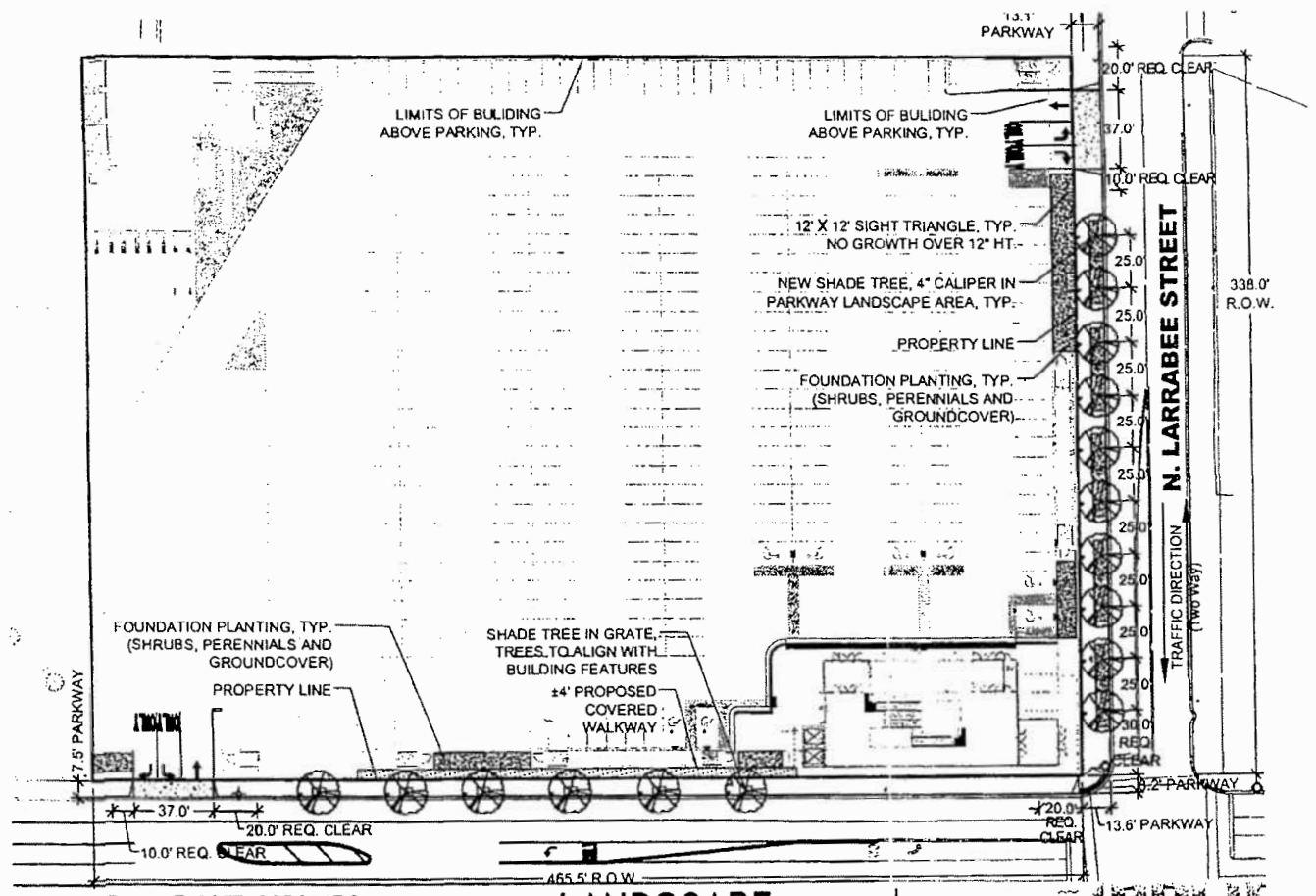
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 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
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SITE PLAN



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 ENGINEERING SERVICE
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 McHENRY, IL 60050
 (815) 578-0200 (PHONE)
 (815) 578-0202 (FAX)

Landscape Plan.

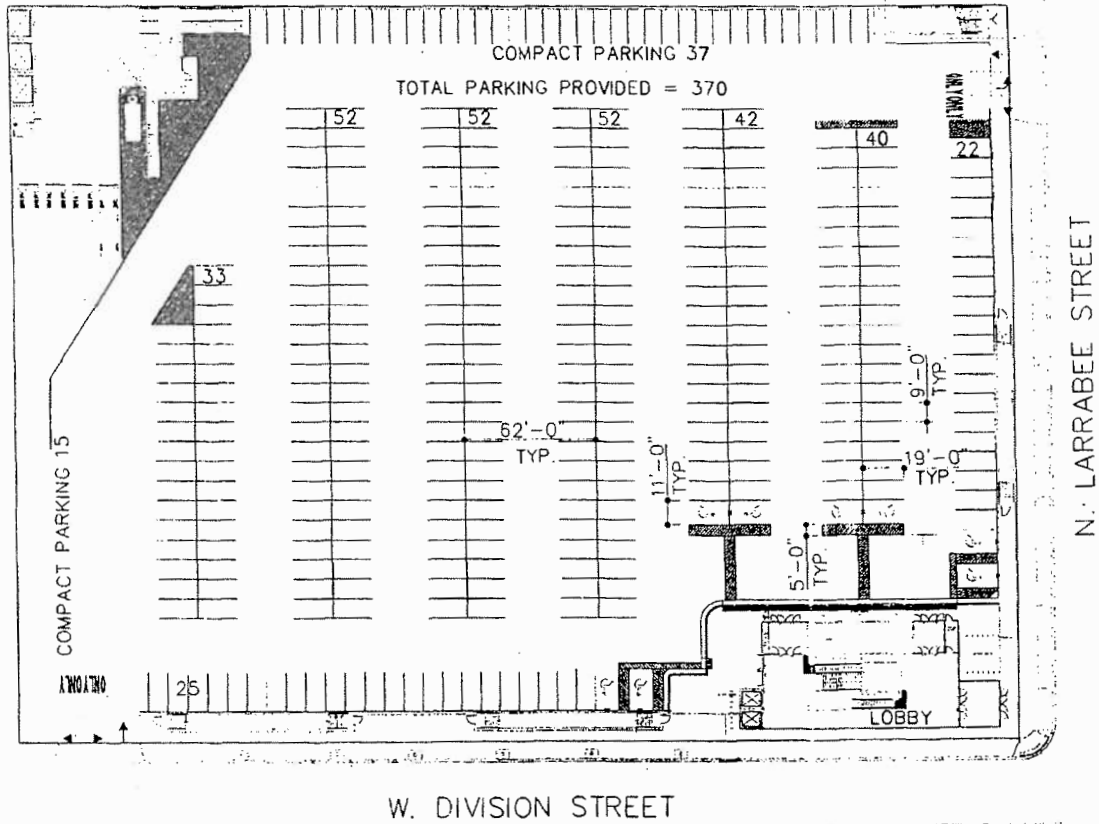


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LANDSCAPE PLAN

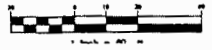
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 ENGINEERING SERVICE
 715 RIDGEVIEW DRIVE
 McHENRY, IL 60050
 (815) 578-0200 (PHONE)
 (815) 578-0202 (FAX)

Floor Plan -- Parking Level.



W. DIVISION STREET

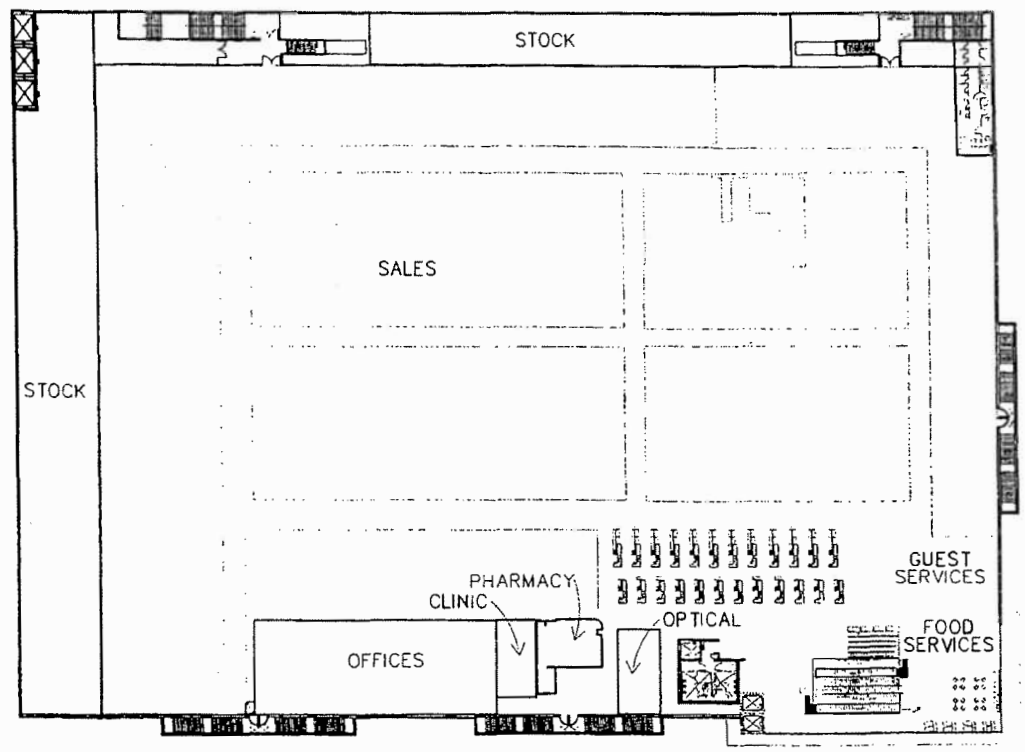
FLOOR PLAN PARKING LEVEL



APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
 REVISED: JULY 21, 2011

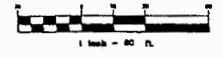
APPLIE
 ENGINEERING SERVICE
 715 RIDGEVIEW DR
 McHENRY, IL 60050
 (815) 578-0200 (PH)

Floor Plan -- Sales Level.



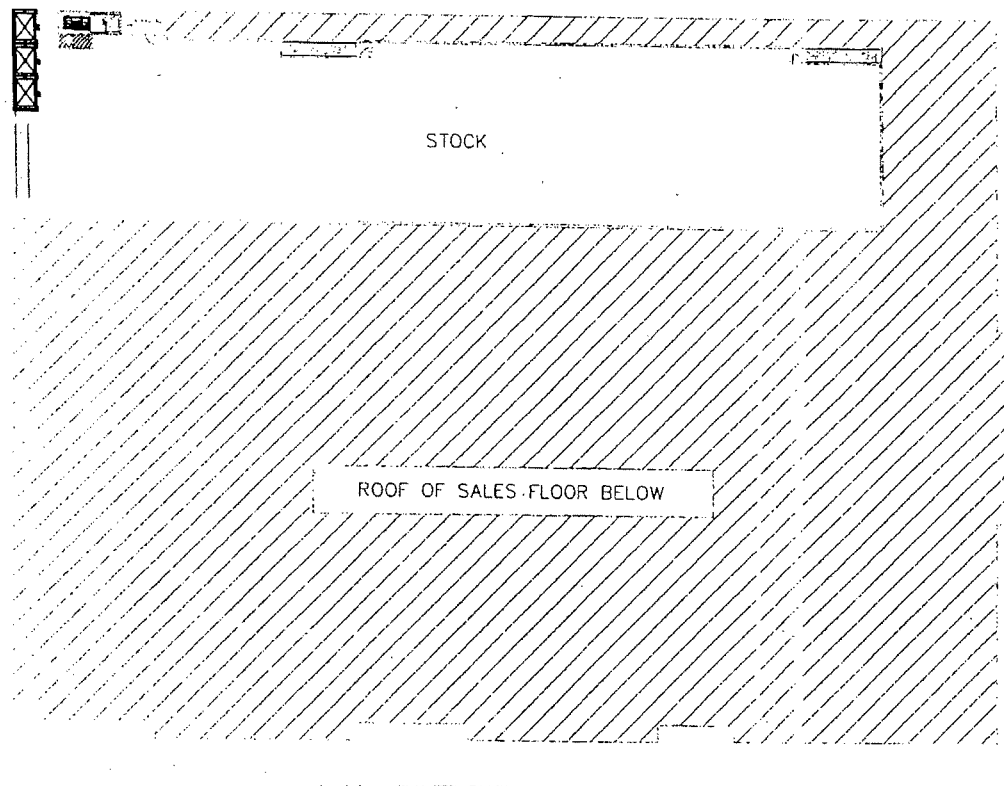
APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
 REVISED: JULY 21, 2011

FLOOR PLAN SALES LEVEL



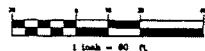
APPLIED
 ENGINEERING SERVICES, LTD.
 715 RIDGEMEW DRIVE
 McHENRY, IL 60050
 (815) 578-0200 (PHONE)
 (815) 578-0202 (FAX)

Floor Plan -- Stock Level.

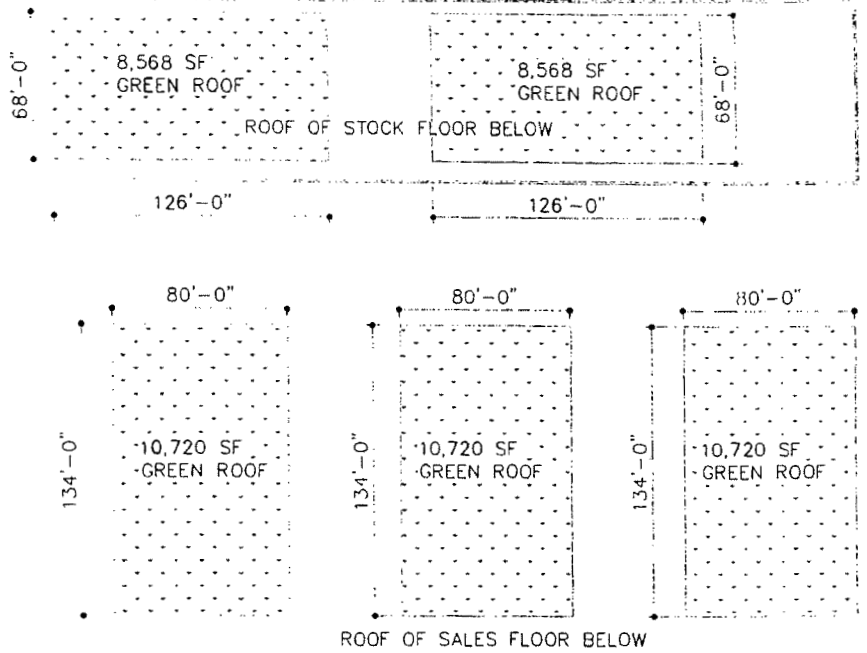


APPLICANT: TARGET COPORATION
ADDRESS: 1200-1232 NORTH LARRABEE STREET;
600-646 WEST DIVISION STREET
DATE: APRIL 27, 2011
REVISED: JULY 21, 2011

FLOOR PLAN STOCK LEVEL



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ENGINEERING SERVICES, LTD.
715 RIDGEVIEW DRIVE
McHENRY, IL 60050
(815) 578-0200 (PHONE)
(815) 578-0202 (FAX)



Roof Plan.

TOTAL GREEN ROOF SF = 49,296
(50% OF NET ROOF SF)

APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
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ROOF PLAN

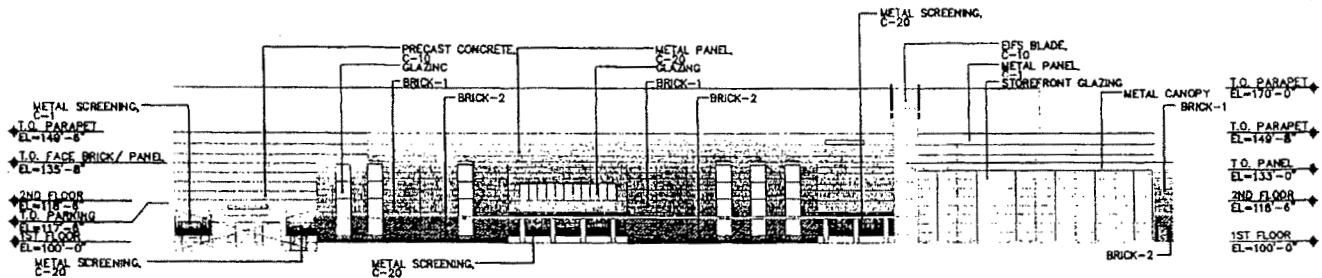


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 ENGINEERING SERVICES, LTD.
 715 RIDGEVIEW DRIVE
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 (815) 578-0200 (PHONE)
 (815) 578-0202 (FAX)

7/28/2011

REPORTS OF COMMITTEES

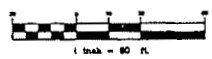
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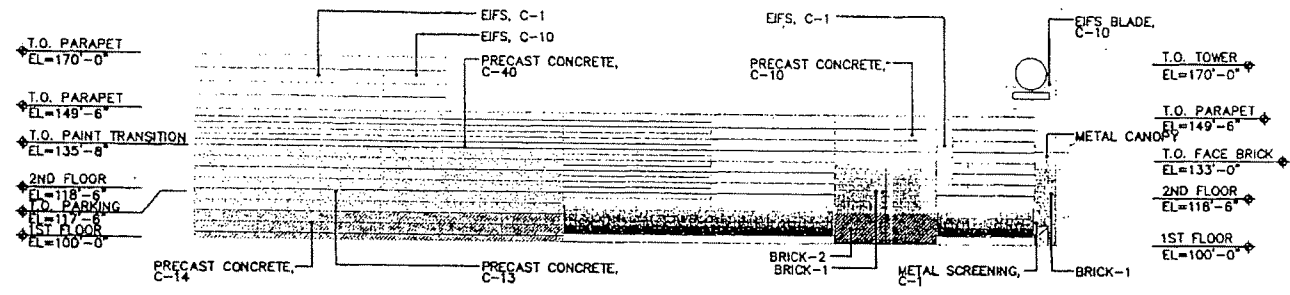
Front/South Elevation.

APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIMSION STREET
 DATE: APRIL 27, 2011
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FRONT / SOUTH ELEVATION



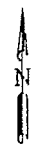
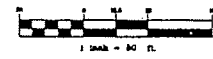
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LeftWest Elevation.

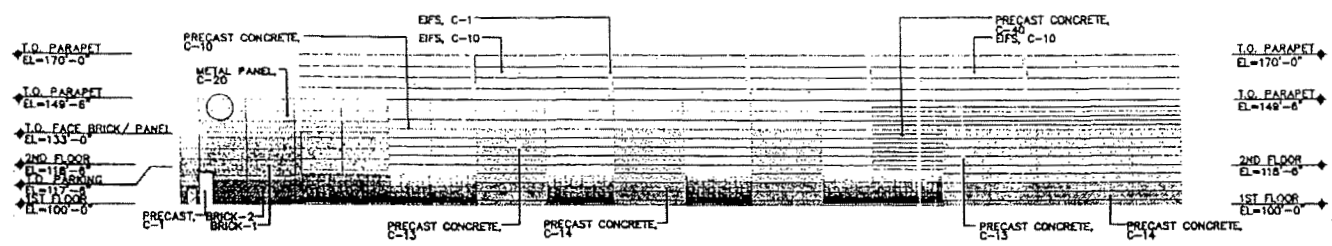
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 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
 600-646 WEST DIVISION STREET
 DATE: APRIL 27, 2011
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LEFT / WEST ELEVATION



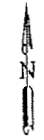
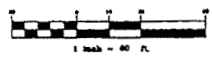
APPLIED
 ENGINEERING SERVICES, LTD.
 715 RIDGEVIEW DRIVE
 McHENRY, IL 60050
 (815) 578-0200 (PHONE)
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Rear/North Elevation.



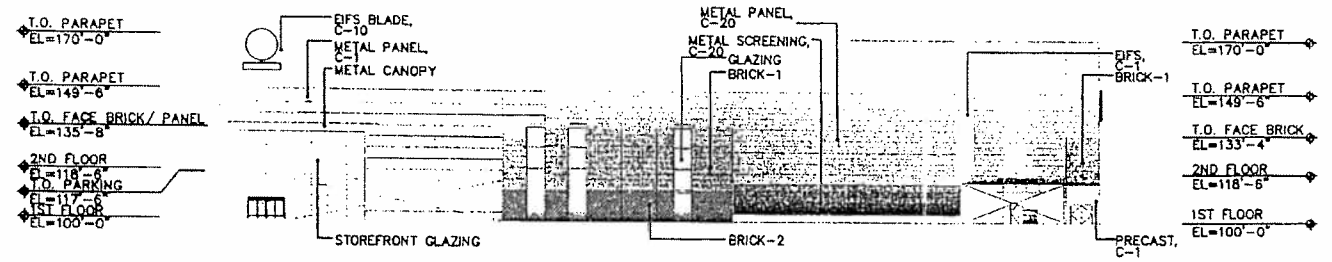
APPLICANT: TARGET COPORATION
 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
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REAR / NORTH ELEVATION



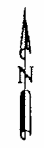
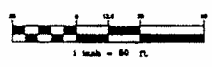
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 McHENRY, IL 60050
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Right/East Elevation.



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 ADDRESS: 1200-1232 NORTH LARRABEE STREET;
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RIGHT / EAST ELEVATION



APPLIED
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Chicago Builds Green.
(Page 1 of 3)

CHICAGO BUILDS GREEN

Project Name:

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

<small>From</small>	<small>To</small>	<small>Direction</small>	<small>Street Name</small>	<small>Select Street Type</small>
1200	1232	N	NWQ Division and Larrabee	St

Ward No. Commonly Area No.

27	8
----	---

Check applicable:

Project Type: Planned Development Redevelopment Agreement Zoning Change

↳ PD No: ↳ ROA No: ↳ From: To:

Public project Landmark

Project Size:

<small>Total land area in sq ft:</small>	<small>Total building(s) footprint in sq ft:</small>	<small>Total vehicular use area in sq ft:</small>
157,251	150,929	132,924

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

Financial Incentives: TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Check applicable:

Density Bonus: Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Required per Zoning Code or Green Roof/Building Green Matrix To be Provided by the development:

Please fill, if applicable

Landscaping:

- 7' Landscape Setback
- Interior Landscape Area
- No. of Interior Trees
- No. of Parkway Trees

Square footage:	0	0
Square footage:	0	0
	0	0
	0	16

Open Space:

- River Setback
- Private Open Space
- Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

- Permeable paving
- Raingarden
- Filter strip
- Bioswale
- Detention pond
- Native landscaping
- Rain-water collection cistem/barrel
- Total impervious area reduction

Square footage:	0
Check applicable:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	0
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

- Green roof
- Energy Star roof
- High-albedo pavement

Square footage:	0	49,296
Square footage:	0	0
Square footage:		0

Transportation:

- No. of accessory parking spaces
- Total no. of parking spaces (Accessory + Non- Acc.)
- No. of parking spaces dedicated to car sharing services (E.g.: i-Go, Zip-Car)
- No. of bicycle parking
- Within 600 ft of CTA or Metra station entrance

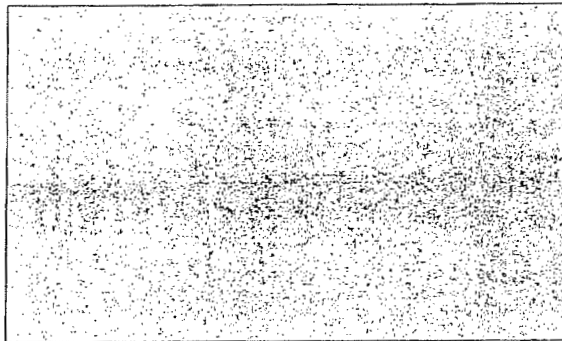
	0	360
		360
	0	0
	0	50
Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

- | | | |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building | <input type="checkbox"/> | <input type="checkbox"/> |
| LEED certification | <input checked="" type="checkbox"/> | |
| LEED Certified | | <input type="checkbox"/> |
| LEED Silver | | <input checked="" type="checkbox"/> |
| LEED Gold | | <input type="checkbox"/> |
| LEED Platinum | | <input type="checkbox"/> |
| Chicago Green Homes | <input type="checkbox"/> | |
| Chicago Green Homes [one-star] | | <input type="checkbox"/> |
| Chicago Green Homes [two-star] | | <input type="checkbox"/> |
| Chicago Green Homes [three-star] | | <input type="checkbox"/> |

Energy efficiency strategies
not captured above:
(IE: Other than Energy Star Pool - or Energy Star Building
Certification)



Other sustainable strategies
and/or Project Notes:

