



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
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>

March 10, 2006

Kevin Wilson  
Real Estate Manager  
Sylvan Learning Centers, LLC  
1001 Fleet Street  
Baltimore, MD 21202

**Re:** Request for a minor change to Business Planned  
Development No. 353. 2915 West Addison Street,  
Chicago, Illinois

Dear Mr. Wilson:

Please be advised that your request for a minor change to Business Planned  
Development No. 353 has been considered by the Department of Planning and  
Development pursuant to Section 17-13-0611-A of the Chicago Zoning  
Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to permit a new Sylvan Learning Center within this  
Business Planned Development.

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 17-13-061-A of the Chicago Zoning Ordinance  
and Statement No. 11 of the Planned Development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance,  
Business Planned Development No. 353, I hereby approve the foregoing minor  
change as stated, but no other changes to Business Planned Development No. 353.

Very Truly Yours,

Lori T. Healey  
Commissioner

LTH;MD;CVH

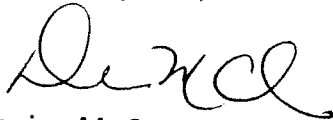
cc: Mike Marmo, PD files



Further, although portions of Navy Pier have been designated as a landmark by the City Council, the proposed addition does not have an effect on those portions so designated (the Headhouse at the west end of the Pier and the Auditorium at the east end of the Pier).

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to Institutional Planned Development No. 527 as amended January 14, 1998; Lakefront 353.

Very truly yours,



Denise M. Casalino, P.E.  
Commissioner

DMC:SRP: fwd

cc: Michael Marmo, Tom Smith, Terri Haymaker, Planned Development files

12/4/2002

REPORTS OF COMMITTEES

13828

101121

*Reclassification Of Area Shown On Map Number 9-I.*

(As Amended)

(Application Number 13828) BPD 353, 00

*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 M2-2 General Manufacturing District and M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 9-I located within the area bounded by:

a line 621.66 feet south of West Addison Street; a line 629.92 feet east of North Sacramento Avenue; a line 723.68 feet south of West Addison Street; a line beginning at a point approximately 180.19 feet east of North Sacramento Avenue and continuing northwesterly to a point approximately 110 feet east of North Sacramento Avenue; a line 110 feet east of North Sacramento Avenue; a line 639.66 feet south of West Addison Street; and North Sacramento Avenue,

to those of a B3-2 General Retail District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the symbols and indications as shown on Map Number 9-I as Business Planned Development Number 353 and a B3-2 General Retail District within the area bounded by:

West Addison Street; a line 630.24 feet east of North Sacramento Avenue; a line 723.68 feet south of West Addison Street; a line beginning at a point approximately 180.19 feet east of North Sacramento Avenue and continuing northwesterly to a point approximately 110 feet east of North Sacramento Avenue; a line 110 feet east of North Sacramento Avenue; a line 639.66 feet south of West Addison Street; and North Sacramento Avenue,

to those of Business Planned Development Number 353, as amended, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part hereof 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:

*Business Planned Development Number 353, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 353, as amended (the "Planned Development"), consists of approximately four hundred forty-four thousand three hundred nine (444,309) net square feet (approximately 10.1999 acres) of property that is depicted on the attached Property Line and Planned Development Boundary Map (the "Property") and is owned or controlled by the applicant, Target Corporation, and by RJB II Limited Partnership ("RJB"). The Property consists of the Target Parcel (owned by the applicant), the ComEd Lease Parcel (leased and controlled by the applicant) and the RJB II Limited Partnership Parcel (owned by RJB), all as depicted on the Property Line and Planned Development Boundary Line Map.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicant. Any dedication or vacation of streets, alleys or easements or any adjustment of the rights-of-way shall require a separate submittal on behalf of the applicant 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 holders of the Property (including RJB). All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, to the legal title holder of the Property (including RJB). Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property; provided, however, that any minor changes to this Planned Development as set forth in Statement Number 11 below need only be made or authorized by the owners and/or ground lessors of the portion of the Property affected by such minor change.
4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line and Boundary Map; an Existing Land-Use

- Map; a Site Plan prepared by CE Design, Ltd., dated November 14, 2002; a Landscape Plan prepared by Hayden Bulin Larson, dated November 14, 2002; Building Elevations; and a Pylon Sign Plan prepared by Poblocki Sign Company dated June 12, 2002. Full sized copies of the Site Plan, Landscape Plan, Building Elevations and Pylon Sign Plan are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development: general merchandise uses, department stores, restaurants and service type business uses, accessory parking and related uses.
  6. The applicant shall have the right to maintain business identification signage as shown on the Building Elevations and the Pylon Sign Plan. All signage previously approved in the Planned Development for the RJB II Limited Partnership Parcel and related pylon signage may be maintained. Other business and business identification signs also 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 shall be permitted.
  7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development, including but not limited to the dimensions of parking spaces and drive aisles as depicted in the Site Plan, subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
  8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. The Department of Transportation has determined that it is necessary to undertake the following improvements at the intersection of Addison Street and Sacramento Avenue: constructing left-turn lanes on Addison Street (west to south and east to north movements); widening Addison Street by four (4) feet on both the north and south sides of the street for a distance of approximately one

hundred sixty (160) feet to the west of Sacramento Avenue and approximately one hundred (100) feet east to provide for the left-turn lanes described above; increasing the parking restrictions on Addison Street for the block west of Sacramento Avenue to include both curb lanes during the morning and evening rush hours and on weekends; restricting parking on both sides of Sacramento Avenue at all times; and widening Sacramento Avenue, if necessary, to provide for all turning movements onto Sacramento Avenue from Addison Street. The provision of left-turn arrows and the relocation of existing traffic signal equipment to accommodate the widening described above must also be provided. The applicant agrees to pay for the costs of these improvements following Part II approval and at the time applicant undertakes redevelopment of the Property as contemplated hereby.

9. In addition to the maximum heights of buildings prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be designed and constructed in substantial conformance with the Site Plan, the Landscape Plan, and the Building Elevations; provided, however, that it is recognized that the improvements existing within the RJB II Limited Partnership Parcel may be continued and maintained in accordance with previously obtained approvals. In addition, the parkway trees and parking lot landscaping depicted on the Landscape Plan shall be installed and maintained in accordance with the parkway tree planting and parking lot landscaping provisions of the Chicago Zoning Ordinance. In the event of a conflict with the provisions of the Chicago Zoning Ordinance, the Landscape Plan shall control. Applicant agrees to design and provide a "green roof" system on that portion of the roof of the Target Store building which is new construction (i.e., the area generally at the northeast corner of the proposed Target Store shown on the Site Plan).
11. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions 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, a reduction in the periphery setbacks and an increase in the maximum percent of land covered.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of energy resources. The applicant shall use its best and reasonable efforts to design, construct and maintain all new 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, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
  13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements 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 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
  14. Unless substantial construction of the new improvements contemplated by this Planned Development amendment has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire. Said 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 such an extension is shown. If this Planned Development, with respect to any portion of the Property, expires under the provisions of this section, then the zoning of the portions of the Property affected shall automatically revert to (i) Business Planned Development Number 353 as published in the *Journal of the Proceedings of the City Council* for May 15, 1985 at pages 16395 through 16402 as to those portions of the Property therein described and (ii) M1-1 Restricted Manufacturing District and M2-2 General Manufacturing District, respectively, as to the portions of the Property that were so classified prior to this amendment, respectively.

[Existing Zoning and Street System Map; Existing Land-Use Area Map; Generalized Land-Use Plan; Property Line and Planned Development Boundary Line Map; Site Plan; Landscape Plan; Landscape Area Calculations; Landscape Details; Ground Tier Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 101127 through 101138 of this *Journal*.]

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

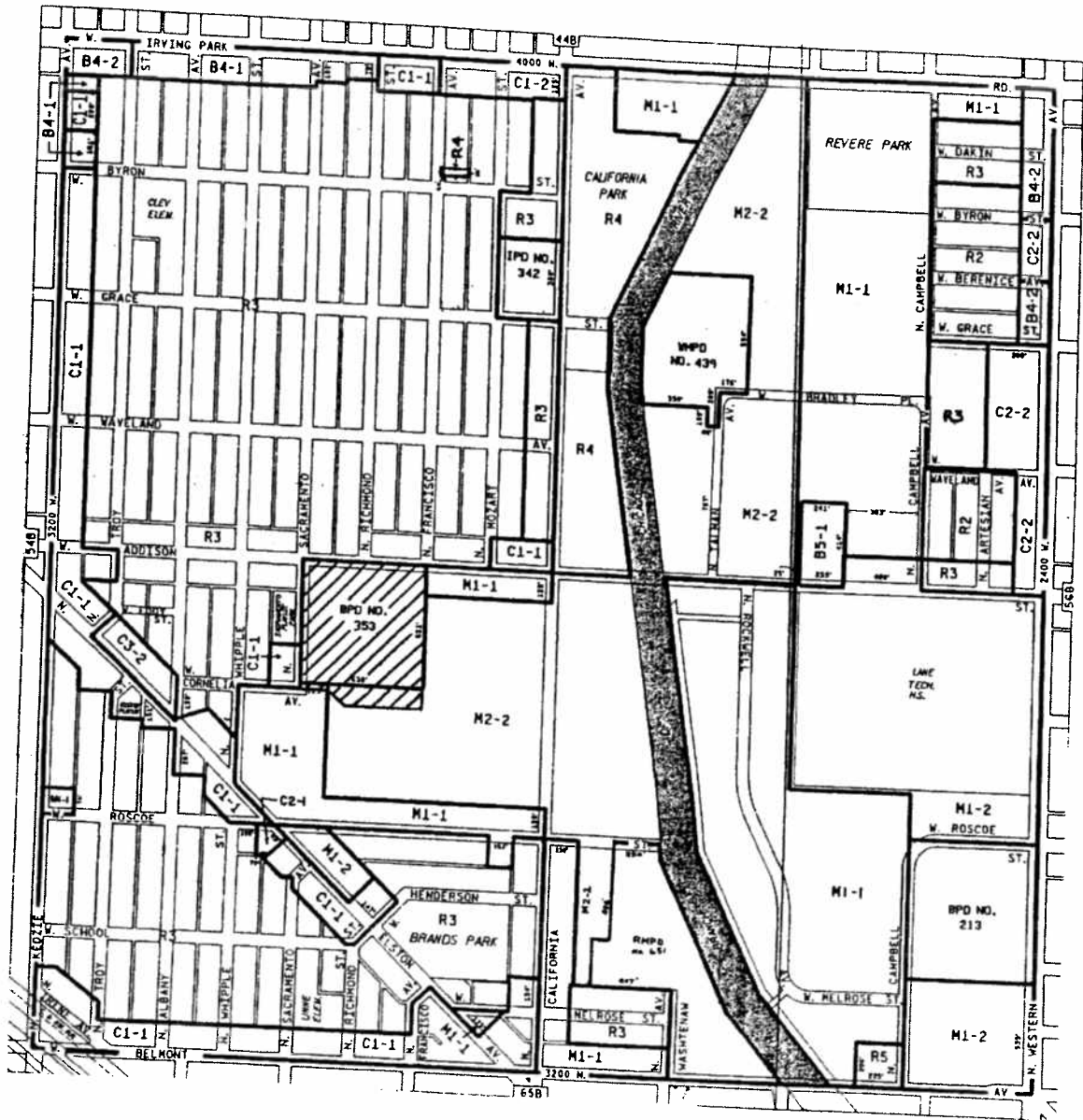
*Business Planned Development Number 353,  
As Amended.*

*Bulk Regulations And Data Table.*

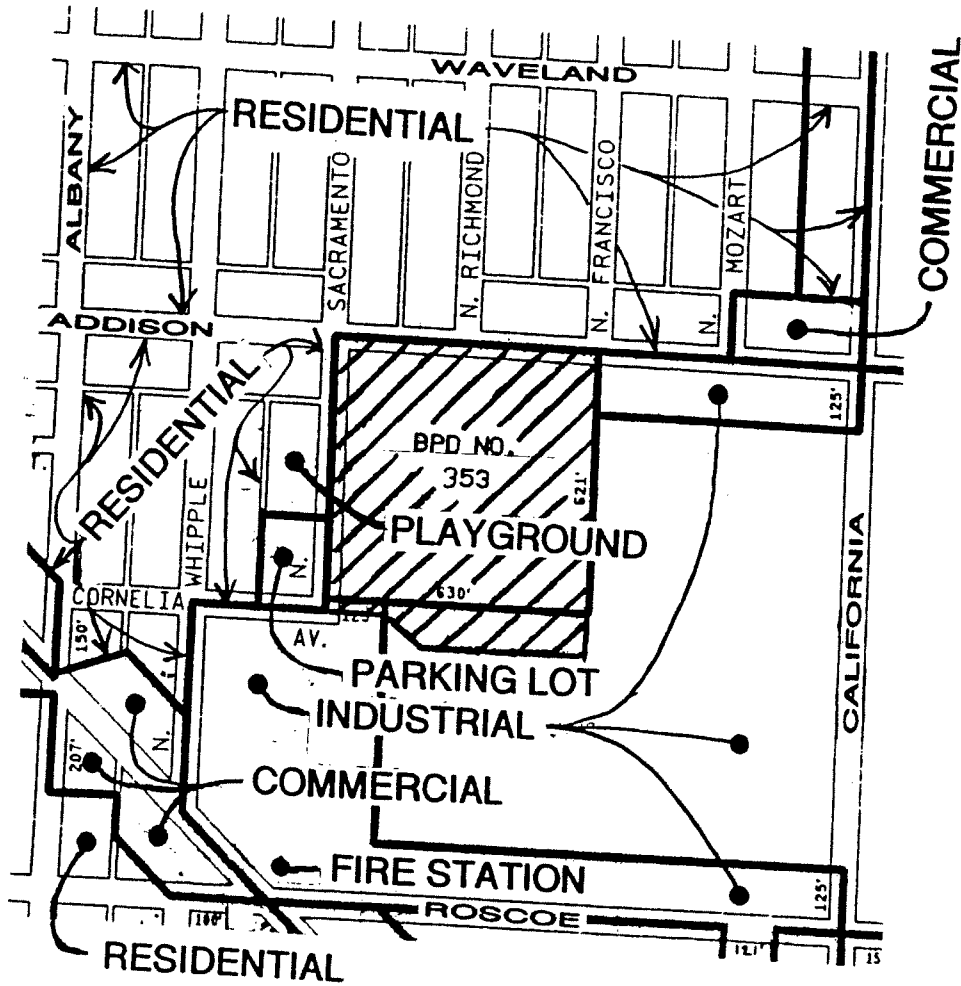
Gross Site Area (489,442 square feet (11.236 acres)) = Net Site Area (444,309 square feet (10.1999 acres)) + Area Remaining in Public Right-of-Way (45,133 square feet (1.036 acres)).

Minimum Setbacks from Property Line:	In substantial conformance with the Site Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Permitted Building Height:	In substantial conformance with the Building Elevations.
Minimum Number of Off-Street Parking Spaces:	675 spaces.
Minimum Number of Off-Street Loading Berths:	5 berths.
Maximum Permitted F.A.R.:	.65.

Existing Zoning And Street System Map.

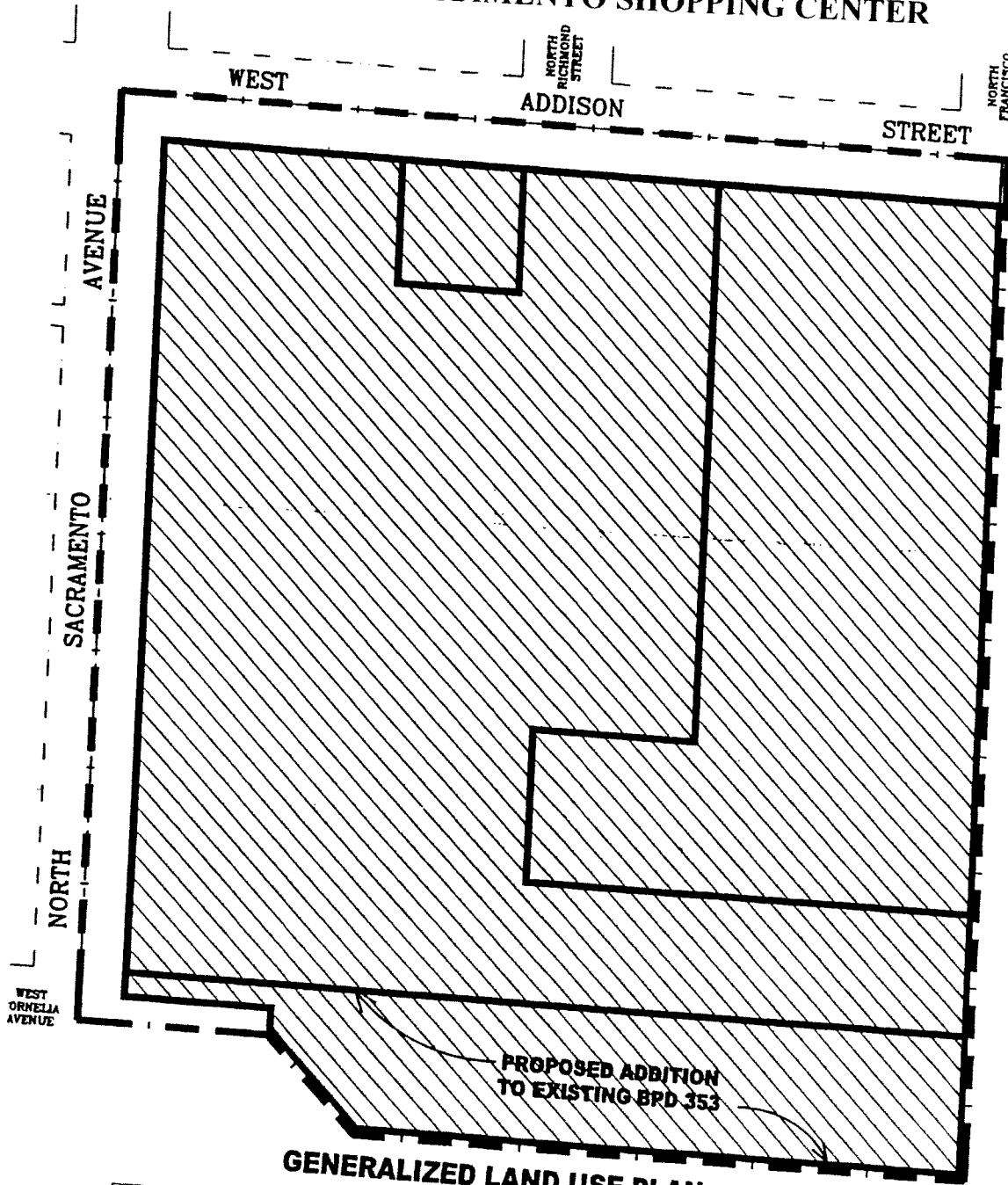


Existing Land-Use Area Map.

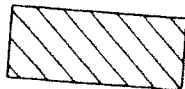


Generalized Land-Use Plan.

### ADDISON / SACRAMENTO SHOPPING CENTER



### GENERALIZED LAND USE PLAN



GENERAL MERCHANDISE USES,  
DEPARTMENT STORES, RESTAURANTS, AND  
SERVICE TYPE BUSINESS USES, PARKING  
AND RELATED USES



PROPERTY / LEASE LINE

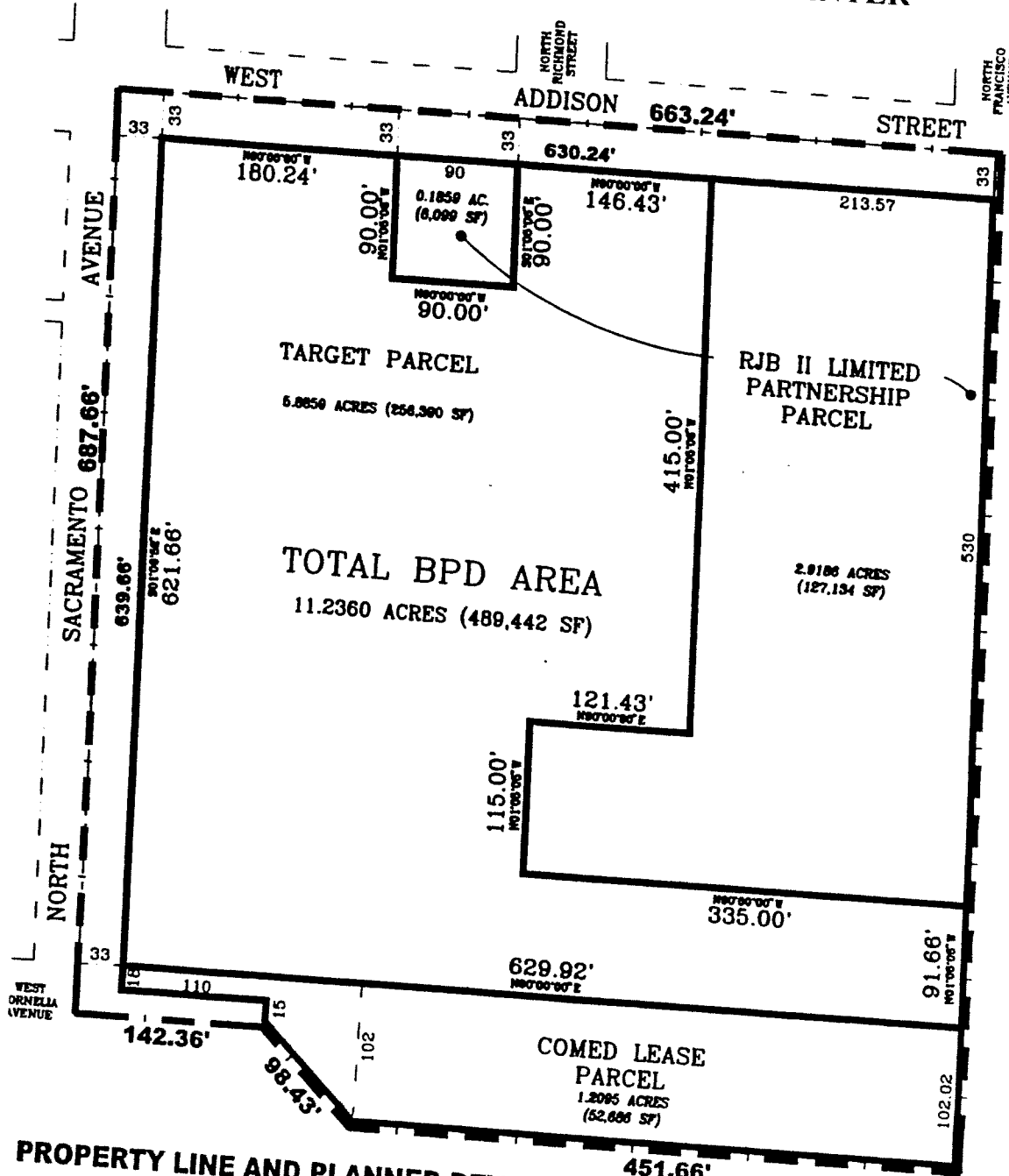


PLANNED DEVELOPMENT  
BOUNDARY LINE

APPLICANT: TARGET CORPORATION  
1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403  
DATE:

Property Line And Planned Development Boundary Line.

### ADDISON / SACRAMENTO SHOPPING CENTER



### PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY LINE MAP

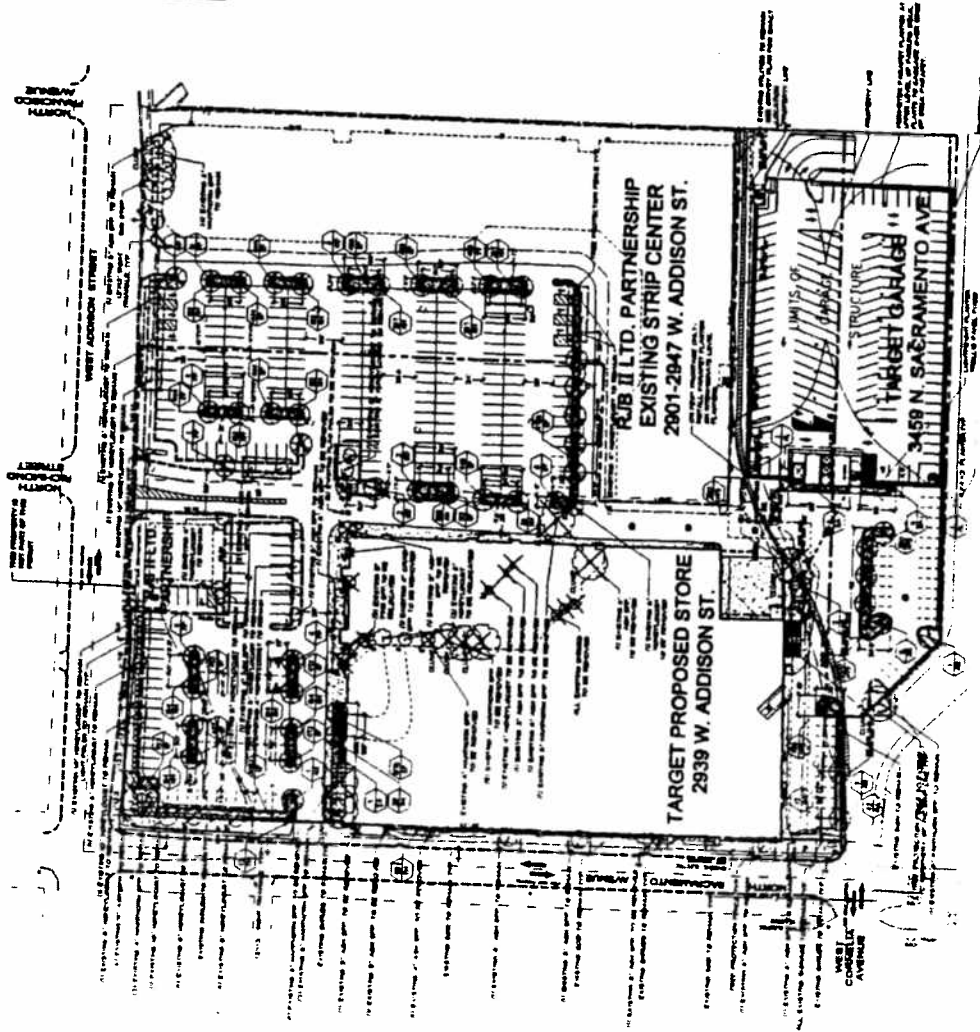
— PROPERTY / LEASE LINE  
 - - - - - PLANNED DEVELOPMENT BOUNDARY LINE

APPLICANT: TARGET CORPORATION  
 1000 NICOLLET MALL  
 MINNEAPOLIS, MN 55403  
 DATE:

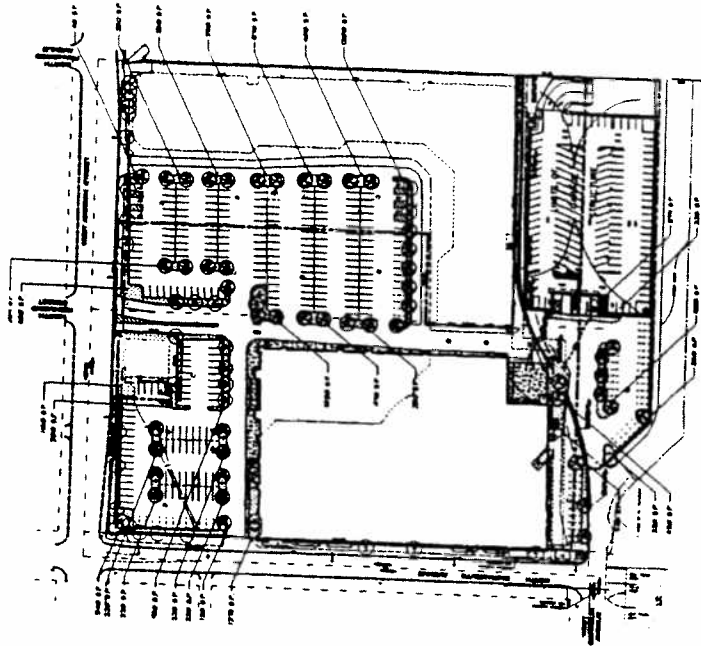


Landscape Plan.

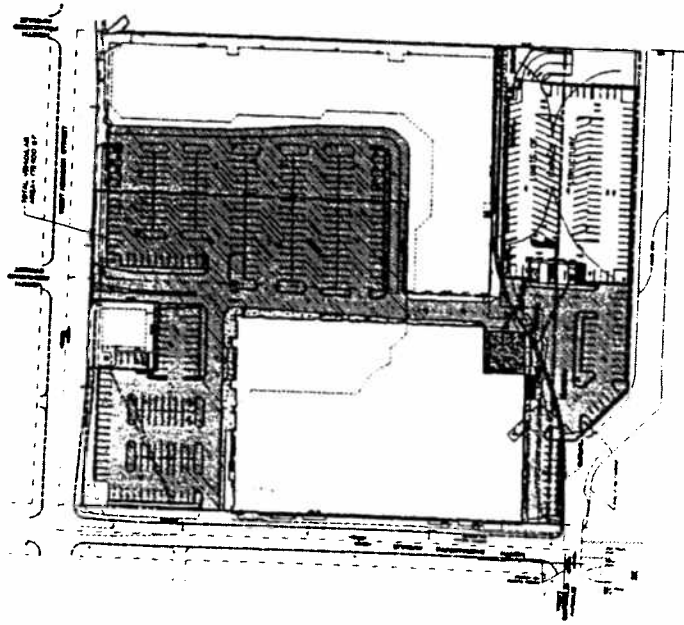
NO.	DATE	DESCRIPTION
1	12/4/02	ISSUED FOR PERMIT
2	12/4/02	ISSUED FOR PERMIT
3	12/4/02	ISSUED FOR PERMIT
4	12/4/02	ISSUED FOR PERMIT
5	12/4/02	ISSUED FOR PERMIT
6	12/4/02	ISSUED FOR PERMIT
7	12/4/02	ISSUED FOR PERMIT
8	12/4/02	ISSUED FOR PERMIT
9	12/4/02	ISSUED FOR PERMIT
10	12/4/02	ISSUED FOR PERMIT
11	12/4/02	ISSUED FOR PERMIT
12	12/4/02	ISSUED FOR PERMIT
13	12/4/02	ISSUED FOR PERMIT
14	12/4/02	ISSUED FOR PERMIT
15	12/4/02	ISSUED FOR PERMIT
16	12/4/02	ISSUED FOR PERMIT
17	12/4/02	ISSUED FOR PERMIT
18	12/4/02	ISSUED FOR PERMIT
19	12/4/02	ISSUED FOR PERMIT
20	12/4/02	ISSUED FOR PERMIT
21	12/4/02	ISSUED FOR PERMIT
22	12/4/02	ISSUED FOR PERMIT
23	12/4/02	ISSUED FOR PERMIT
24	12/4/02	ISSUED FOR PERMIT
25	12/4/02	ISSUED FOR PERMIT
26	12/4/02	ISSUED FOR PERMIT
27	12/4/02	ISSUED FOR PERMIT
28	12/4/02	ISSUED FOR PERMIT
29	12/4/02	ISSUED FOR PERMIT
30	12/4/02	ISSUED FOR PERMIT
31	12/4/02	ISSUED FOR PERMIT
32	12/4/02	ISSUED FOR PERMIT
33	12/4/02	ISSUED FOR PERMIT
34	12/4/02	ISSUED FOR PERMIT
35	12/4/02	ISSUED FOR PERMIT
36	12/4/02	ISSUED FOR PERMIT
37	12/4/02	ISSUED FOR PERMIT
38	12/4/02	ISSUED FOR PERMIT
39	12/4/02	ISSUED FOR PERMIT
40	12/4/02	ISSUED FOR PERMIT
41	12/4/02	ISSUED FOR PERMIT
42	12/4/02	ISSUED FOR PERMIT
43	12/4/02	ISSUED FOR PERMIT
44	12/4/02	ISSUED FOR PERMIT
45	12/4/02	ISSUED FOR PERMIT
46	12/4/02	ISSUED FOR PERMIT
47	12/4/02	ISSUED FOR PERMIT
48	12/4/02	ISSUED FOR PERMIT
49	12/4/02	ISSUED FOR PERMIT
50	12/4/02	ISSUED FOR PERMIT
51	12/4/02	ISSUED FOR PERMIT
52	12/4/02	ISSUED FOR PERMIT
53	12/4/02	ISSUED FOR PERMIT
54	12/4/02	ISSUED FOR PERMIT
55	12/4/02	ISSUED FOR PERMIT
56	12/4/02	ISSUED FOR PERMIT
57	12/4/02	ISSUED FOR PERMIT
58	12/4/02	ISSUED FOR PERMIT
59	12/4/02	ISSUED FOR PERMIT
60	12/4/02	ISSUED FOR PERMIT
61	12/4/02	ISSUED FOR PERMIT
62	12/4/02	ISSUED FOR PERMIT
63	12/4/02	ISSUED FOR PERMIT
64	12/4/02	ISSUED FOR PERMIT
65	12/4/02	ISSUED FOR PERMIT
66	12/4/02	ISSUED FOR PERMIT
67	12/4/02	ISSUED FOR PERMIT
68	12/4/02	ISSUED FOR PERMIT
69	12/4/02	ISSUED FOR PERMIT
70	12/4/02	ISSUED FOR PERMIT
71	12/4/02	ISSUED FOR PERMIT
72	12/4/02	ISSUED FOR PERMIT
73	12/4/02	ISSUED FOR PERMIT
74	12/4/02	ISSUED FOR PERMIT
75	12/4/02	ISSUED FOR PERMIT
76	12/4/02	ISSUED FOR PERMIT
77	12/4/02	ISSUED FOR PERMIT
78	12/4/02	ISSUED FOR PERMIT
79	12/4/02	ISSUED FOR PERMIT
80	12/4/02	ISSUED FOR PERMIT
81	12/4/02	ISSUED FOR PERMIT
82	12/4/02	ISSUED FOR PERMIT
83	12/4/02	ISSUED FOR PERMIT
84	12/4/02	ISSUED FOR PERMIT
85	12/4/02	ISSUED FOR PERMIT
86	12/4/02	ISSUED FOR PERMIT
87	12/4/02	ISSUED FOR PERMIT
88	12/4/02	ISSUED FOR PERMIT
89	12/4/02	ISSUED FOR PERMIT
90	12/4/02	ISSUED FOR PERMIT
91	12/4/02	ISSUED FOR PERMIT
92	12/4/02	ISSUED FOR PERMIT
93	12/4/02	ISSUED FOR PERMIT
94	12/4/02	ISSUED FOR PERMIT
95	12/4/02	ISSUED FOR PERMIT
96	12/4/02	ISSUED FOR PERMIT
97	12/4/02	ISSUED FOR PERMIT
98	12/4/02	ISSUED FOR PERMIT
99	12/4/02	ISSUED FOR PERMIT
100	12/4/02	ISSUED FOR PERMIT



Landscape Area Calculations.



TOTAL AREA OF INTERNAL PLANTING = 15,951 S.F.  
INTERNAL LANDSCAPED AREA EQUAL TO 91 %  
PERCENT OF TOTAL AREA  
**2** INTERNAL PLANTING AREA DIAGRAM  
SCALE: 1/8"=1'-0"



TOTAL AREA OF VEHICULAR USE = 173,900 S.F.  
**1** PARKING LOT AND VEHICULAR USE AREA DIAGRAM  
SCALE: 1/8"=1'-0"



Landscape Details.

EXPLANATIONS AND GENERAL NOTES

1. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

2. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

3. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

4. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

5. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

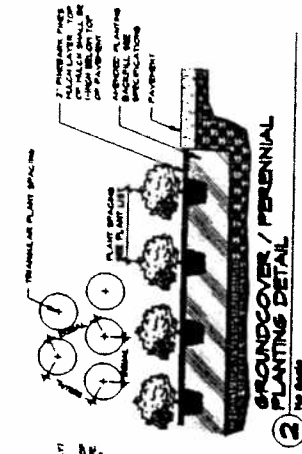
6. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

7. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

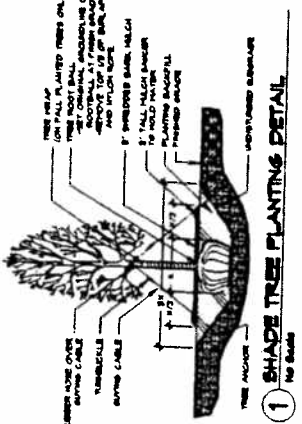
8. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

9. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.

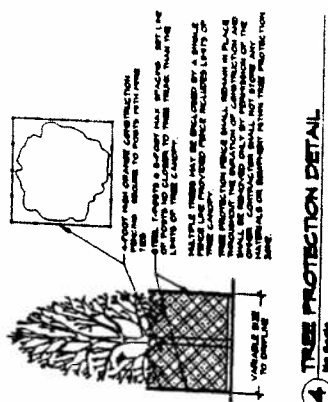
10. All plantings shall be installed in accordance with the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.00, and the City of Chicago Department of Public Works, Bureau of Street Maintenance, Standard Specifications for the City of Chicago, 2001 Edition, Section 210.01.



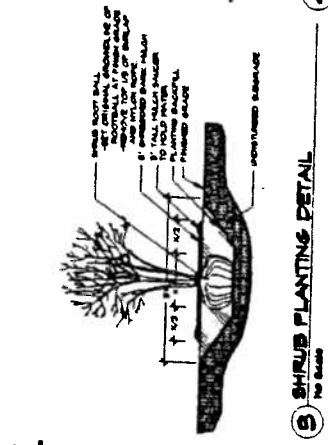
1 SHADE TREE PLANTING DETAIL  
No Bases



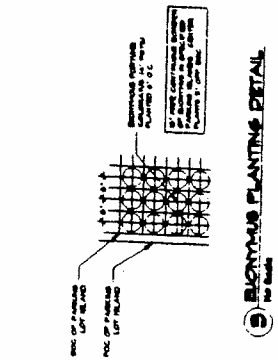
2 GROUNDCOVER / PERENNIAL PLANTING DETAIL  
No Bases



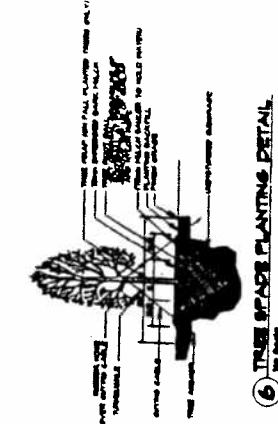
3 SHRUB PLANTING DETAIL  
No Bases



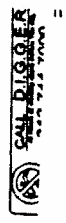
4 TREE PROTECTION DETAIL  
No Bases



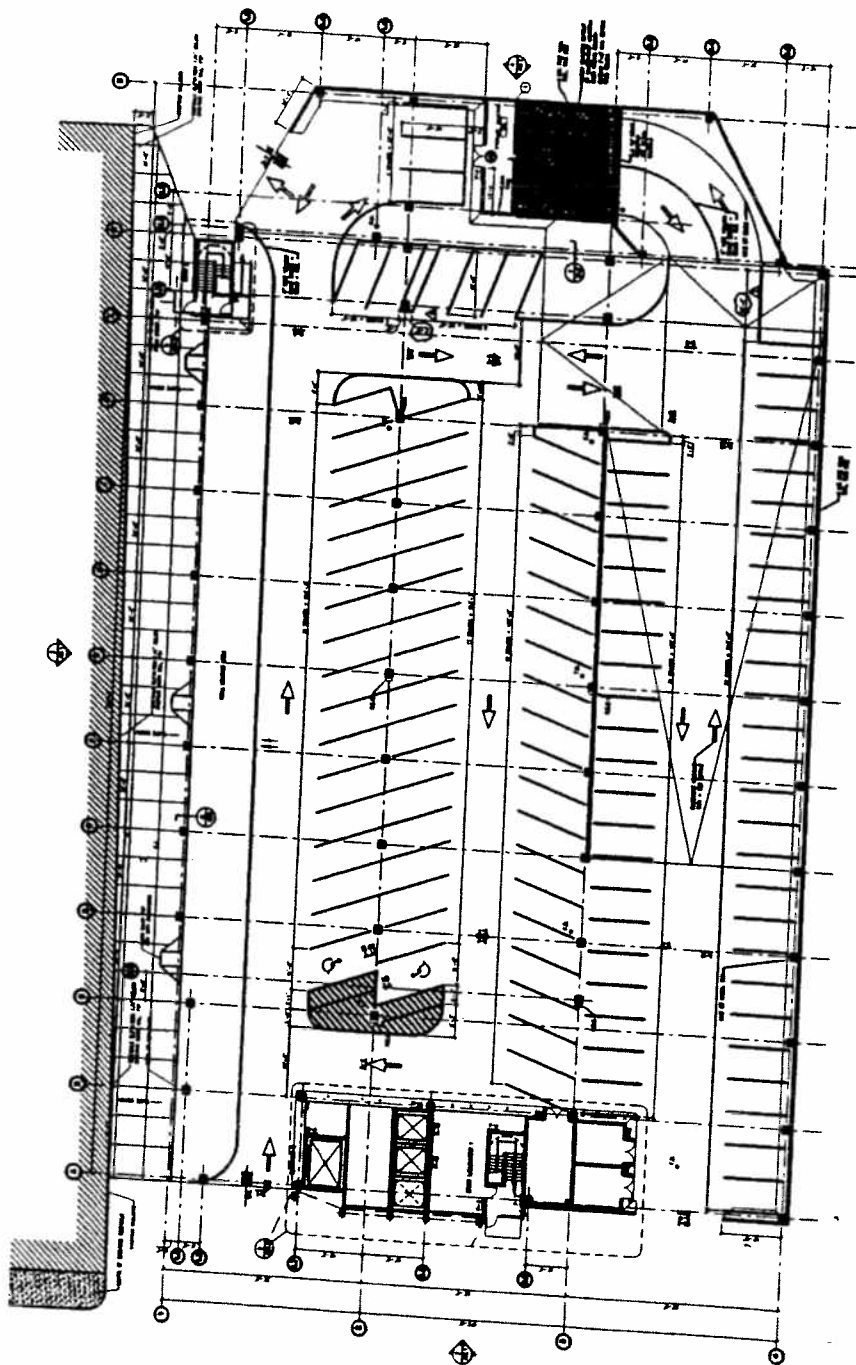
5 BIGNONIA PLANTING DETAIL  
No Bases



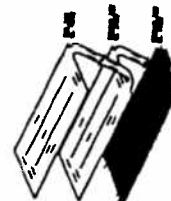
6 TREE SPACE PLANTING DETAIL  
No Bases



Ground Tier Plan.



1. All work shall be in accordance with the approved plans and specifications.  
2. The contractor shall be responsible for obtaining all necessary permits.  
3. The contractor shall maintain access to all existing utilities.  
4. The contractor shall be responsible for the safety of all workers and the public.  
5. The contractor shall be responsible for the protection of all existing structures and utilities.  
6. The contractor shall be responsible for the removal and disposal of all debris.  
7. The contractor shall be responsible for the cleanup of the site.  
8. The contractor shall be responsible for the final inspection and certification of the work.

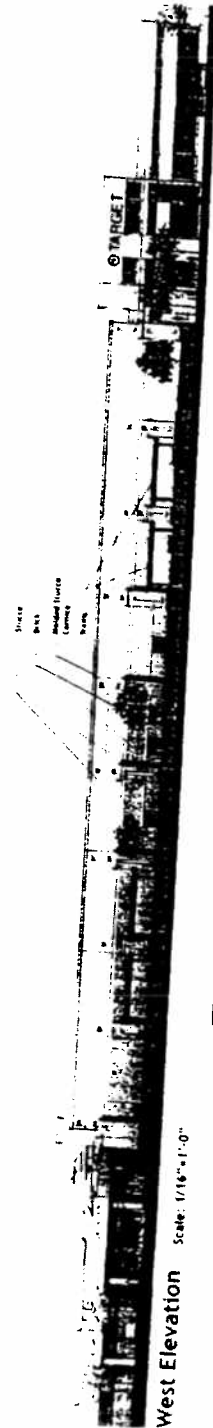
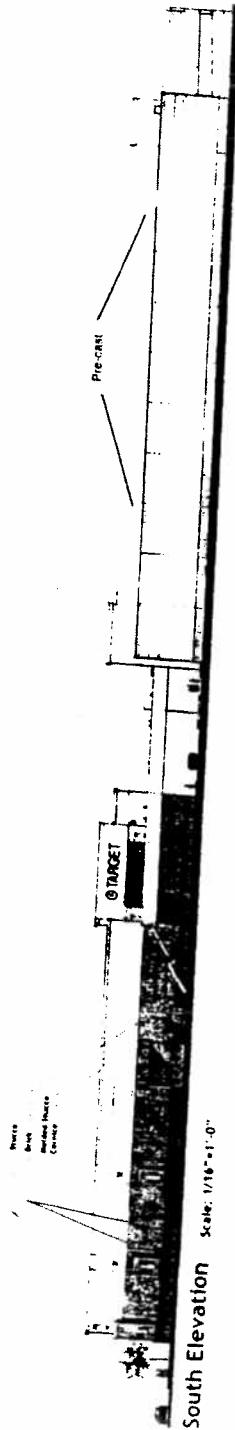
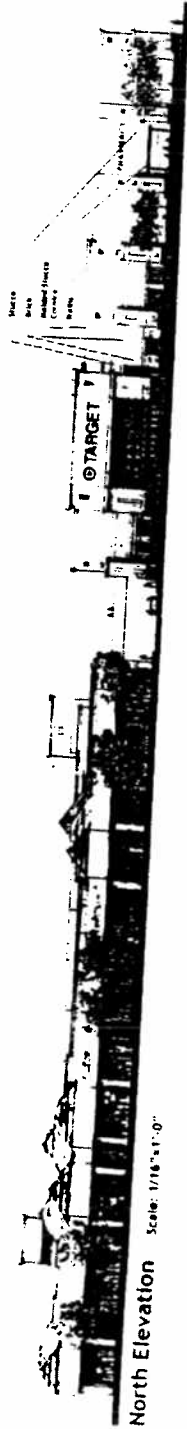
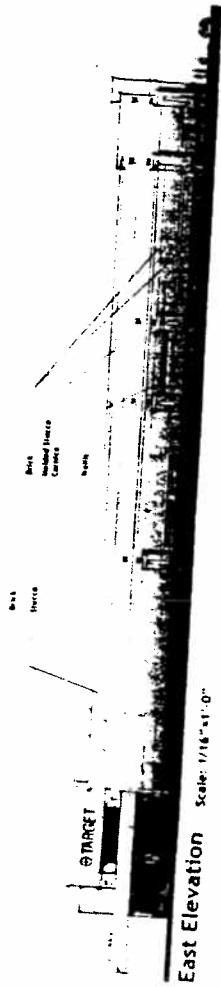


88888-113.000

LEVEL	STANDARD	ACCESSIBLE	TOTAL
1	10	10	20
2	10	10	20
3	10	10	20
4	10	10	20
5	10	10	20
6	10	10	20
7	10	10	20
8	10	10	20
9	10	10	20
10	10	10	20
TOTAL	100	100	200

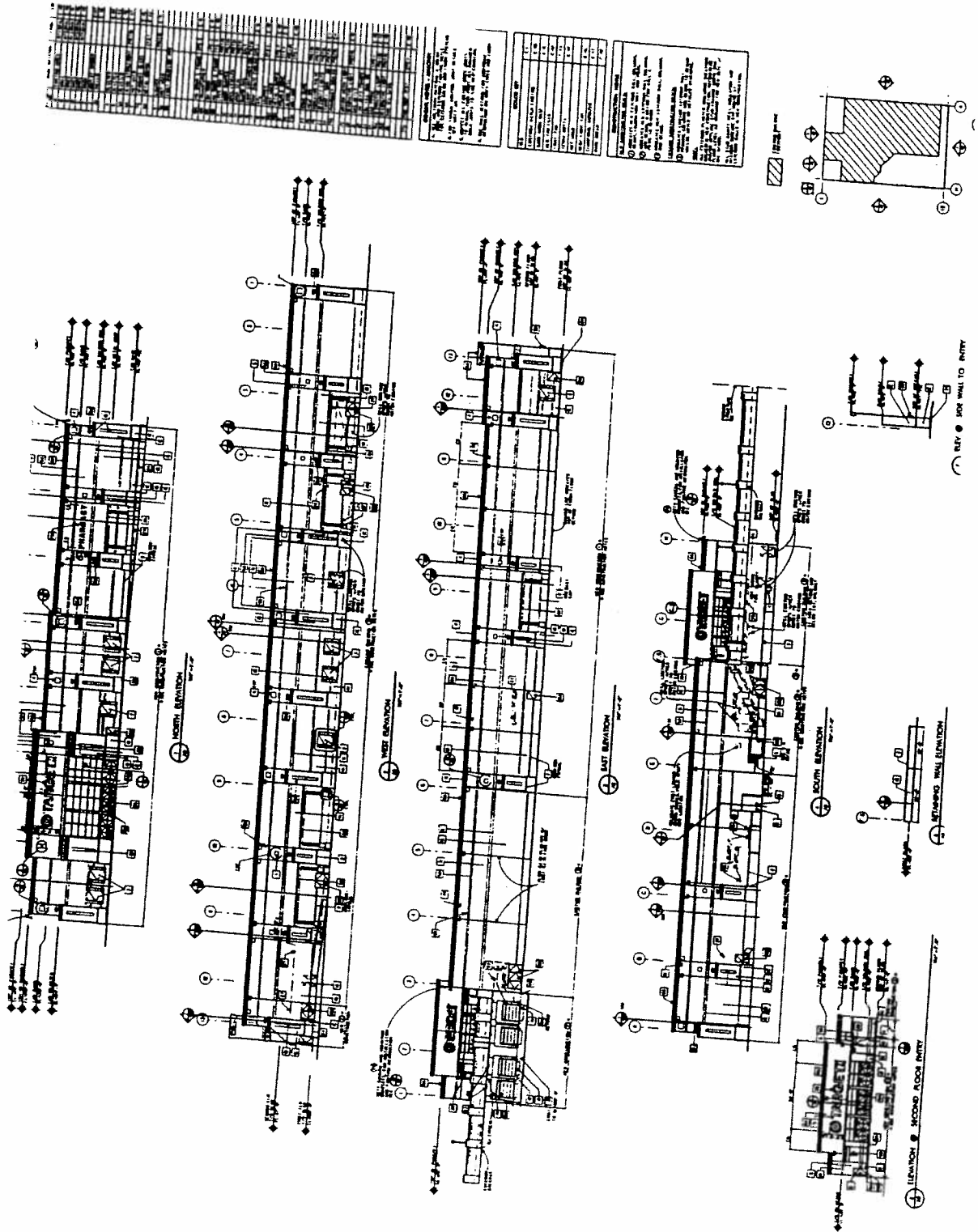


Building Elevations.  
(Page 1 of 3)

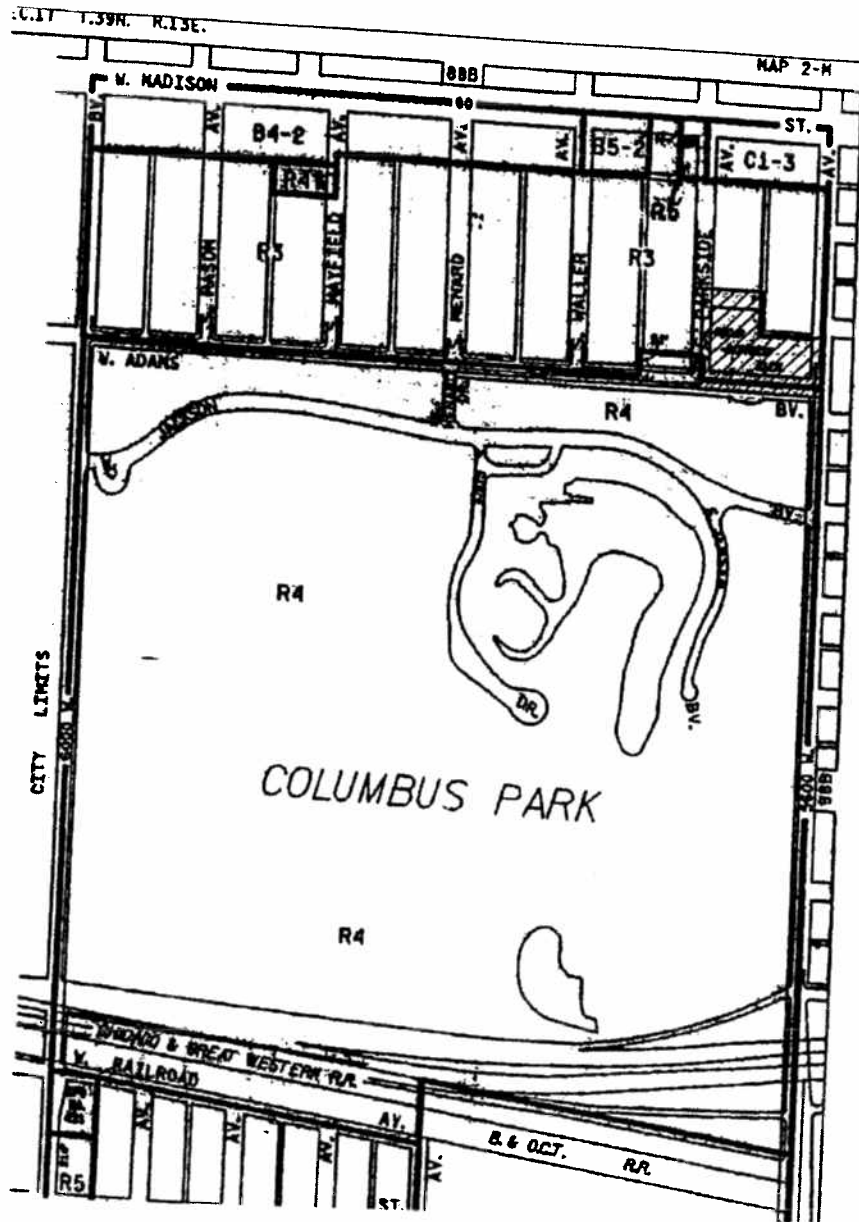


TARGET STORE CHICAGO MID-NORTH

Building Elevations.  
(Page 2 of 3)



Building Elevations.  
(Page 3 of 3)



*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 M1-1 Restricted Manufacturing and M2-2 General Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by

West Addison Street; a line 630.05 feet east of North Sacramento Avenue; a line 621.57 feet south of West Addison Street; and North Sacramento Avenue,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Business Planned Development printed on pages 16396 thru 16401  
of this Journal.]

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. 16-G.*

*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 R3 General Residence District symbols and indications as shown on Map No. 16-G in area bounded by

the center line of West Marquette Road; a line 114 feet east of and parallel to South Elizabeth Street; the center line of the alley next south of and parallel to West Marquette Road; and the center line of South Elizabeth Street,

to those of an R4 General Residence 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 No. 16-N.*

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

(Continued on page 16402)

ADDISON / SACRAMENTO  
SHOPPING CENTER

P.D. #353

## BUSINESS PLANNED DEVELOPMENT

STATEMENTS

1. The area delineated herein as a "Business Planned Development" is owned by Commonwealth Edison, which has entered into a contract granting First American Realty Co., the applicant herein, option to purchase the property.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning, City and Community Development. Ingress and egress from such off-street facilities shall be from West Addison Street and North Sacramento Avenue. Such facilities shall be as authorized by the B3 General Retail District classification of the Chicago Zoning Ordinance.
3. All applicant official reviews, approvals, or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
4. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. The following uses shall be permitted within the area delineated herein as Business Planned Development: General merchandise uses, department stores, restaurants and service type business uses, parking and related uses.
7. Accessory buildings or structures may be constructed in the Business Planned Development either prior to, subsequent to, or concurrently with any one or more principal buildings, subject to the approval of the Department of Planning.
8. Business establishments shall be unrestricted in respect to maximum gross floor areas, subject only to aggregate maximum floor area ratio. The maximum floor area ratio shall be .550.
9. Identification signs may be permitted within the area delineated herein as Business Planned Development, subject to the review and approval of the

ADDISON/SACRAMENTO SHOPPING CENTER  
BUSINESS PLANNED DEVELOPMENT

STATEMENTS  
Page 2

Department of Inspectional Services and the Department of Planning.

10. The height restriction of any building or any appurtenance attached hereto shall be subject to:

- a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
- b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.

11. The information in the tables and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as Business Planned Development, and stipulates the land use and development controls applicable to the site.

Attached hereto and incorporated herein by reference are:

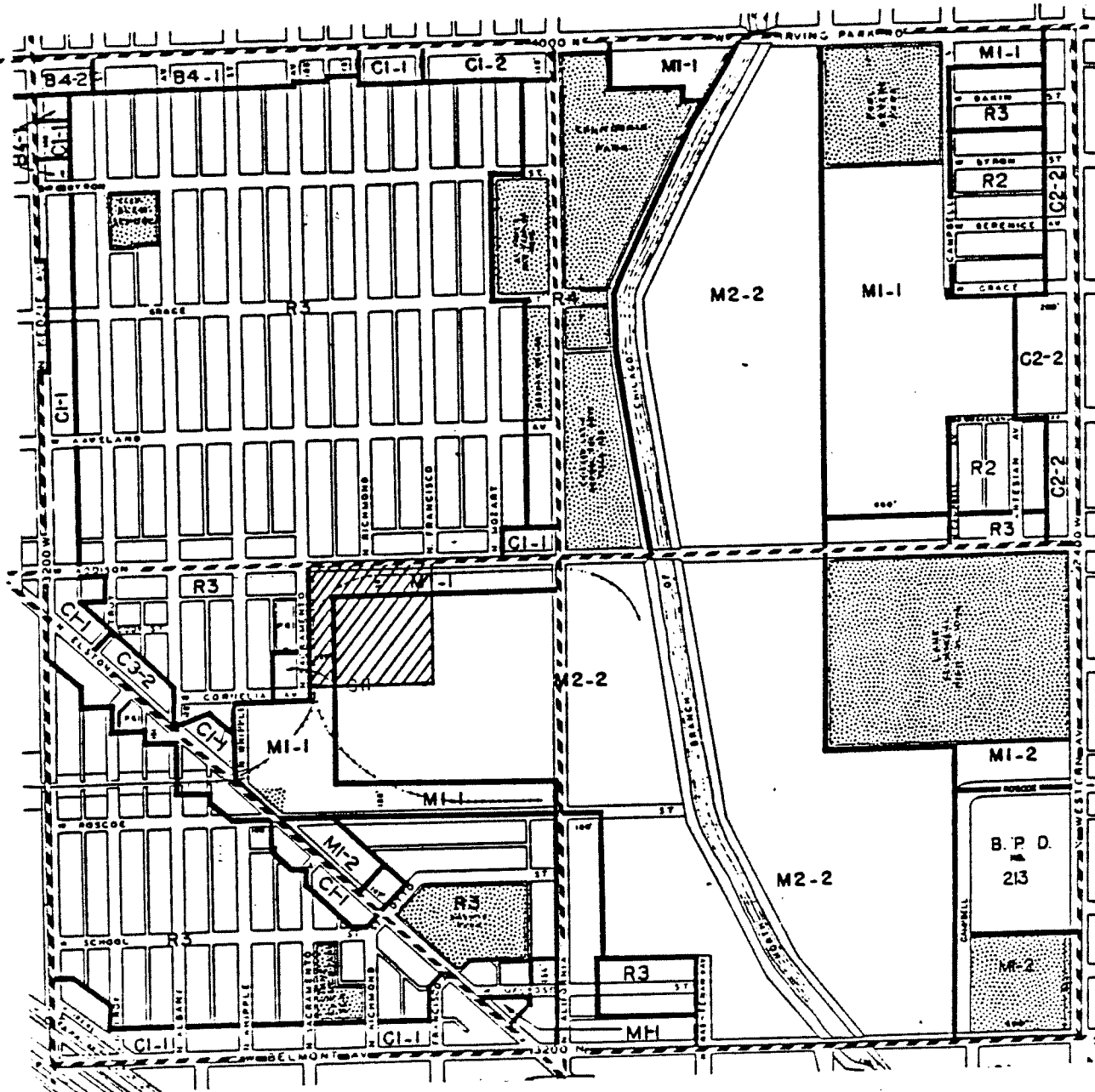
- A. Property line and planned development boundary line map;
- B. Existing zoning and preferential street system map;
- C. Generalized Land Use Plan; and
- D. Planned Development Use and Bulk Regulations and Data Chart.

12. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Developments," as promulgated by the Commissioner of Planning.

APPLICANT: First American Realty Co.

DATE: December 14, 1984

# SHOPPING CENTER

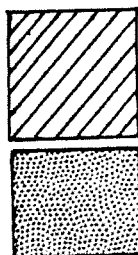


EXISTING ZONING AND PREFERENTIAL STREET SYSTEM MAP

PREFERENTIAL STREETS

PROPOSED PLANNED DEVELOPMENT

PUBLIC AND QUASI-PUBLIC FACILITIES

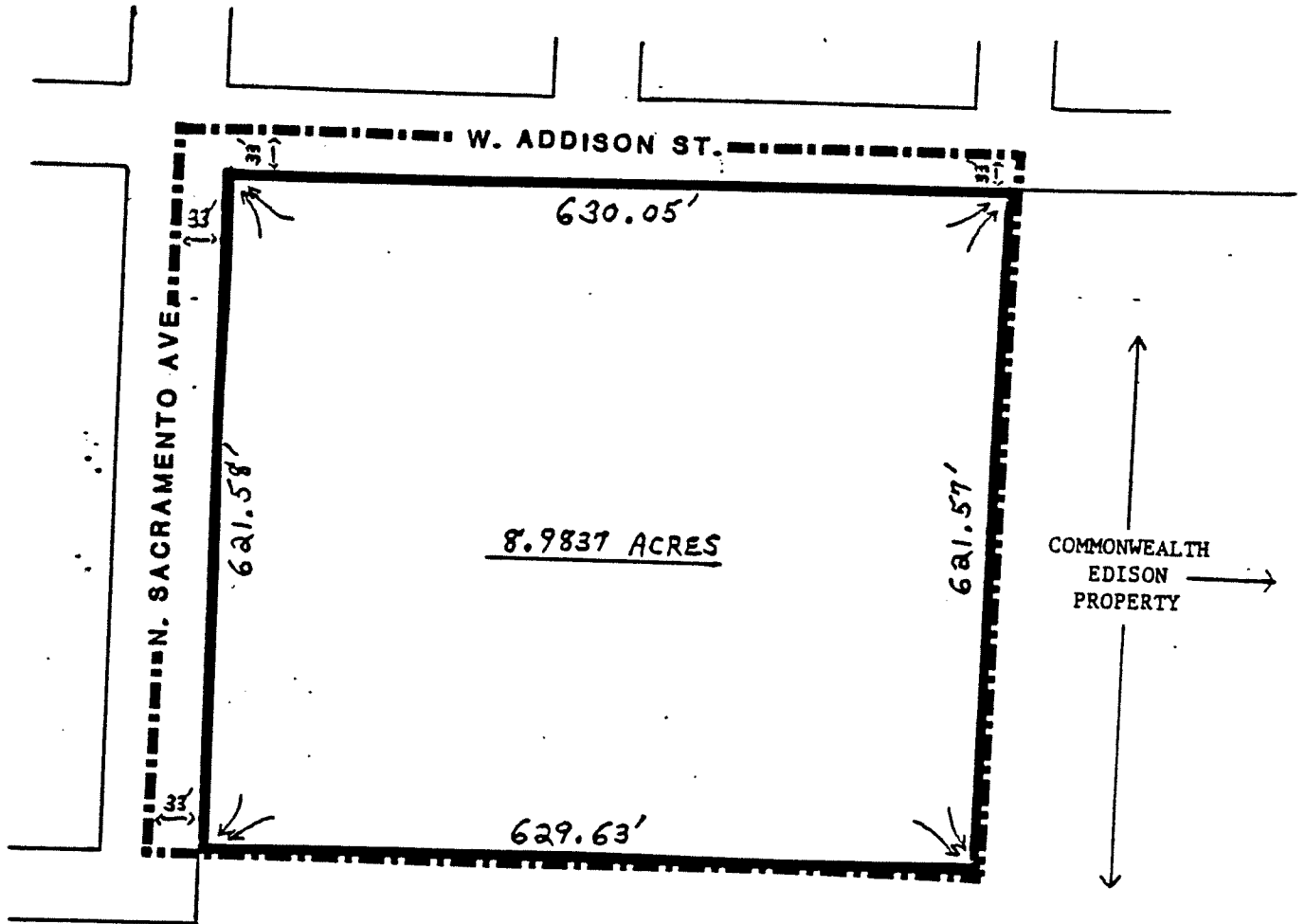


Applicant: FIRST AMERICAN REALTY CO.

Date: 12/14/84



ADDISON, SACRAMENTO  
SHOPPING CENTER



PROPERTY LINE AND PLANNED DEVELOPMENT BOUNDARY LINE MAP

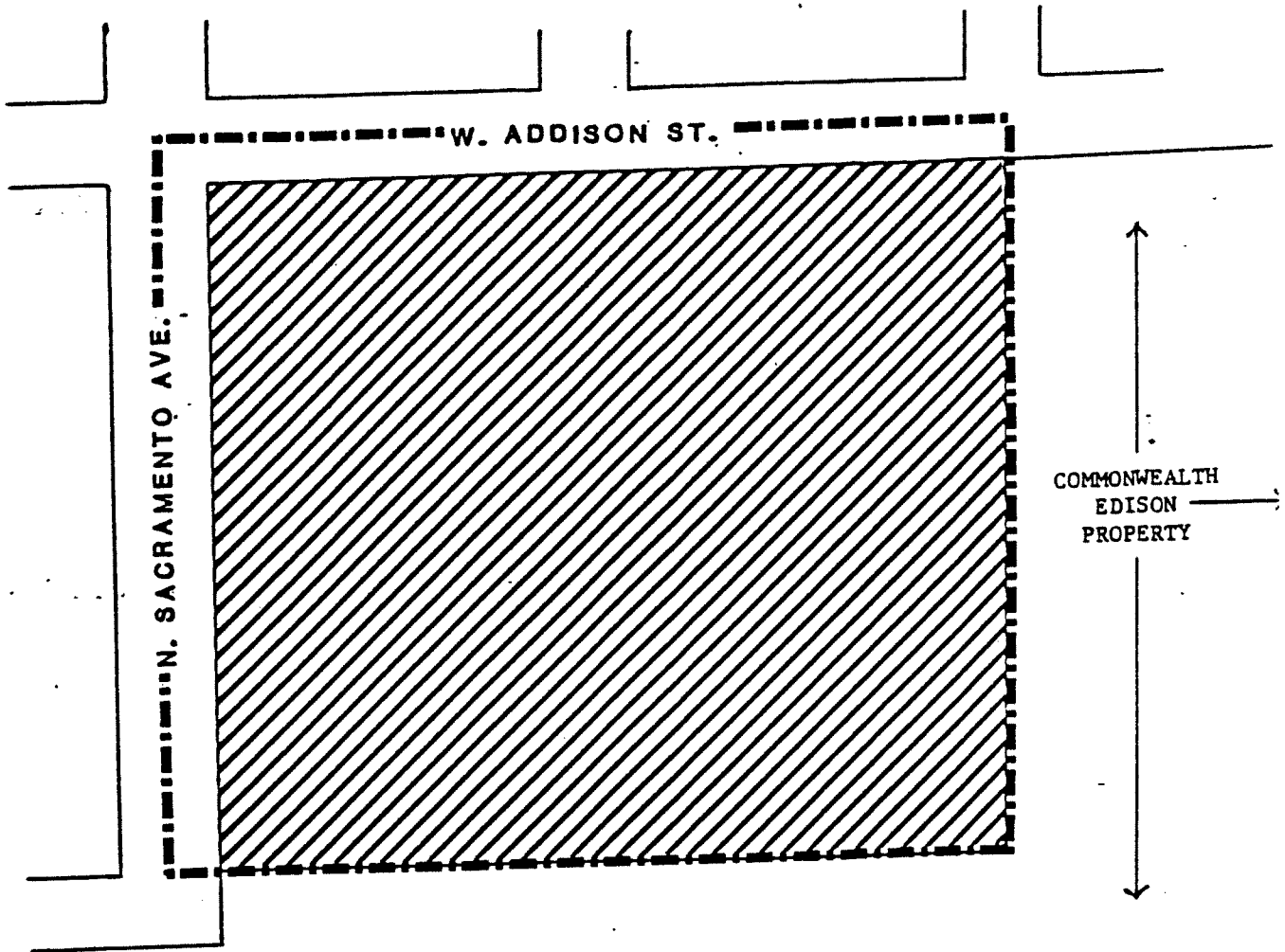
PROPERTY LINE

BUSINESS PLANNED DEVELOPMENT BOUNDARY

Applicant : FIRST AMERICAN REALTY CO.

Date : 12/14/84

ADDISON / SACRAMENTO  
SHOPPING CENTER

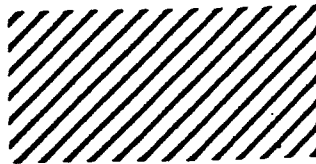


BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

PLANNED DEVELOPMENT BOUNDARY ·····

GENERAL MERCHANDISE USES,  
DEPARTMENT STORES, RESTAURANTS  
AND SERVICE TYPE BUSINESS USES,  
PARKING AND RELATED USES



Applicant :  
FIRST AMERICAN  
REALTY CO.

Date : 12/14/84

ADDISON / SACRAMENTO  
SHOPPING CENTER

## BUSINESS PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area <hr/> Sq.Ft./Acres	General Description of Land Use	F.A.R.	% of Land Coverage
391,330 / 8.9837	General merchandise uses, department stores, restaurants, and service type business uses, park- ing and related uses	.550	39.5%

Gross Site Area = Net Site Area: 8.9837 acres + Area in Public Right-of-Way: 0.9731 Acres  
= 9.9568 acres.

Minimum number of off-street parking spaces: 506

Minimum number of off-street loading spaces: 8  
In accordance with required B4 zoning

Minimum Periphery setbacks at property lines:

north	-	10 feet
east	-	10 feet
south	-	30 feet
west	-	0 feet

APPLICANT: FIRST AMERICAN REALTY CO.

DATE: 12/14/84

(Continued from page 16395)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 16-N in area bounded by

a line 249.90 feet east of and parallel to South Oak Park Avenue; West 63rd Street; a line 274.90 feet east of and parallel to South Oak Park Avenue; and the alley next south of and parallel to West 63rd Street,

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 No. 22-E.*

*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 C1-1 Restricted Commercial District symbols and indications as shown on Map No. 22-E in area bounded by

a line 225.37 feet north of and parallel to East 88th Street; the alley next east of and parallel to South State Street; a line 125.37 feet north of and parallel to East 88th Street; and South State Street,

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 No. 28-J  
(As Amended).*

*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 R2 Single Family Residence District symbols and indications as shown on Map No. 28-J in area bounded by

*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 M1-1 Restricted Manufacturing and M2-2 General Manufacturing District symbols and indications as shown on Map No. 9-I in the area bounded by

West Addison Street; a line 630.05 feet east of North Sacramento Avenue; a line 621.57 feet south of West Addison Street; and North Sacramento Avenue,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Business Planned Development printed on pages 16396 thru 16401  
of this Journal.]

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. 16-G.*

*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 R3 General Residence District symbols and indications as shown on Map No. 16-G in area bounded by

the center line of West Marquette Road; a line 114 feet east of and parallel to South Elizabeth Street; the center line of the alley next south of and parallel to West Marquette Road; and the center line of South Elizabeth Street,

to those of an R4 General Residence 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 No. 16-N.*

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

(Continued on page 16402)