

12/1/2004

REPORTS OF COMMITTEES

14505  
36489

*Reclassification Of Area Shown On Map Number 13-H.  
(Application Number A-5456)*

*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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map Number 13-H in the area bounded by:

a line from a point 378.75 feet south of West Ainslie Street and perpendicular to North Ravenswood Avenue to a point 428.75 feet south of West Ainslie Street; the public alley next east of and parallel to North Ravenswood Avenue; and North Ravenswood Avenue,

to those of an R3 General Residence District.

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

*Reclassification Of Area Shown On Map Number 15-H.*

*(As Amended)*

*(Application Number 14505) BPD 396, 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 symbols and indications as shown on Map Number 15-H as Business Planned Development Number 396 within the area bounded by:

West Norwood Avenue; a line 788.30 feet east of the west line of North Hamilton Avenue, if extended; a line 174.60 feet north of the north line of West Peterson Avenue; a line 638.30 feet east of the west line of North Hamilton Avenue, if extended; West Peterson Avenue; a line 1,050.27 feet west of the west line of North Damen Avenue; a line 393.10 feet north of the north line of West Peterson Avenue; and the west line of North Hamilton Avenue,

to those of Business Planned Development Number 396, 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 2. 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 396, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 396, as amended (the "Planned Development"), consists of approximately two hundred seventy-nine thousand three hundred eighty-one (279,381) net square feet (approximately 6.4137 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, Dayton Development Corporation.
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 right-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 titleholders of the Property. All rights granted hereunder to the applicant shall inure to the benefit of applicant's successors and assigns and, if different than the applicant, to the legal titleholder of the Property. Furthermore, pursuant to the requirements of Section 17-8-0400 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.
4. This plan of development consists of fourteen (14) statements; a Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use

Map; Site Plan prepared by Applied Engineering Services, Ltd., dated October 21, 2004; Landscape Plan prepared by Hayden Bulin Larson, dated October 21, 2004; Building Elevations prepared by Target Corporation and dated October 21, 2004; Sign Plan prepared by Poblocki Sign Company dated October 21, 2004; seventy-five percent (75%) Green Roof Plan prepared by Target Corporation and dated October 21, 2004; and fifty percent (50%) Green Roof Plan prepared by Target Corporation and dated October 21, 2004. Full sized copies of the Site Plan, Landscape Plan, Building Elevations, Sign Plan, fifty percent (50%) Green Roof Plan, seventy-five percent (75%) Green Roof Plan are on file with the Department of Planning and Development. No other zoning controls relating to use or Bulk (as defined in Sections 17-17-0231-A through -G, inclusive, of the Chicago Zoning Ordinance) shall apply to the Property other than those set forth herein. In the event of any conflict between the terms of this Planned Development and any applicable provisions of Title 17 of the Municipal Code of Chicago, the terms of this Planned Development shall control. 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 retail uses including food and beverage; department stores; restaurants and service type business uses; accessory parking and related uses; and any other permitted and special uses in the C2-2 District as may be approved by the Commissioner of the Department of Planning and Development in accordance with Statement Number 11 this Planned Development and Section 17-13-0611 of the Chicago Zoning Ordinance.
6. The applicant shall have the right to maintain business identification signage as shown on the Building Elevations and the Site Sign Plan. 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. Roof signs and flashing signs shall not 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. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

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.
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, the Building Elevations and the Green Roof Plan. 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 either: (i) design and provide a "green roof" system on fifty percent (50%) of the net roof of the Target Store building to be constructed as depicted in the fifty percent (50%) Green Roof Plan; and obtain L.E.E.D. certification for a minimum of twenty-six (26) points from the United States Green Building Council for the subject development; or (ii) design and provide a "green roof" system on seventy-five percent (75%) of the net roof of the Target Store building to be constructed as depicted in the seventy-five percent (75%) Green Roof 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 17-03-0611 of the Chicago Zoning Ordinance.

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 natural resources. The applicant shall use best and reasonable efforts design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development.
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 relating to the construction of buildings or improvements within the Property (as distinct from permits or licenses relating to pre-construction matters such as demolition) 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 to be constructed pursuant to such approval.
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 the regulations of the C2-2 District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; Building Elevations; Site Sign Plan; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 36495 through 36503 of this *Journal*.]

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

*Business Planned Development Number 396, As Amended.*

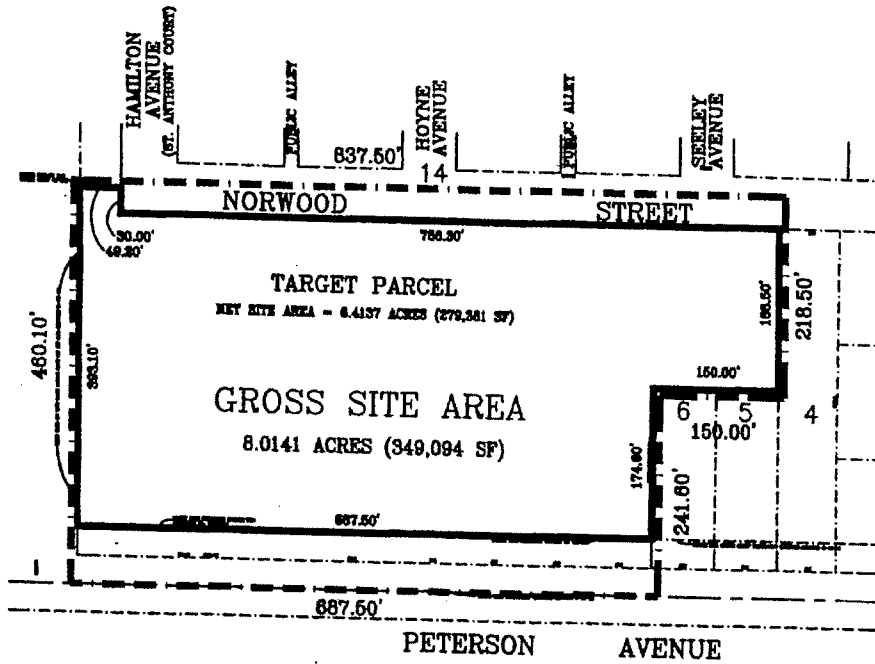
*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:	349,094 square feet (8.0141 acres) = 279,381 square feet (6.4137 acres) + 69,713 square feet (1.6004 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:	480 spaces
Minimum Number of Off-Street Loading Berths:	4 berths
Maximum Permitted Floor Area Ratio:	0.6



Planned Development Boundary  
And Property Line Map.

**CHICAGO - PETERSON AVENUE TARGET**

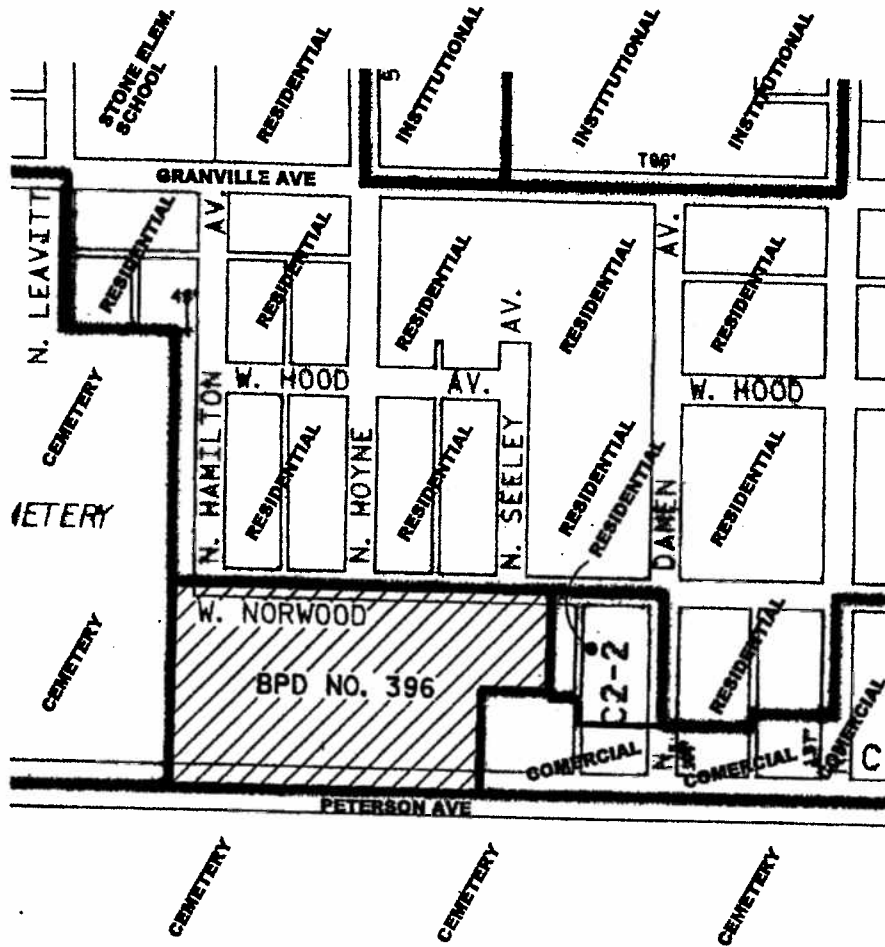


\_\_\_\_\_ PROPERTY / LEASE LINE  
 - - - - - PLANNED DEVELOPMENT BOUNDARY LINE

APPLICANT: DAYTON DEVELOPMENT COMPANY  
 ADDRESS: 2112 W. PETERSON AVENUE, CHICAGO, ILLINOIS  
 DATE: AUGUST 25, 2004  
 REVISED: OCTOBER 21, 2004

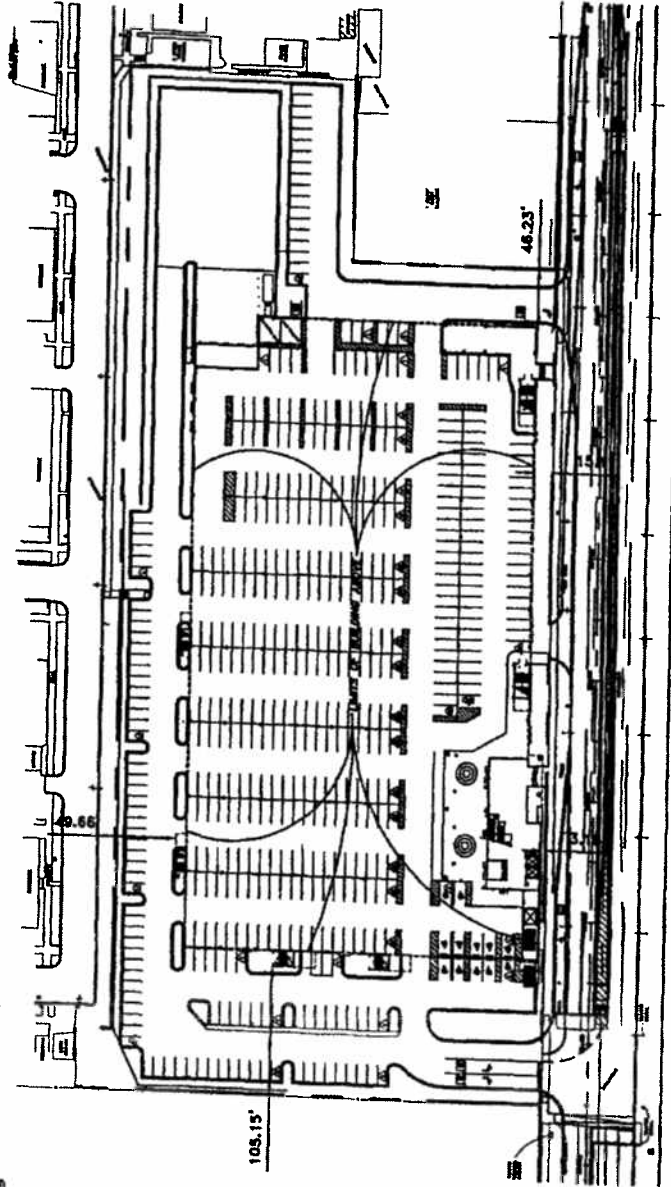
Existing Land-Use Map.

CHICAGO - PETERSON AVENUE TARGET



APPLICANT: DAYTON DEVELOPMENT COMPANY  
 ADDRESS: 2112 W. PETERSON AVENUE, CHICAGO, ILLIN  
 DATE: AUGUST 25, 2004  
 REVISED: OCTOBER 21, 2004

Site Plan.



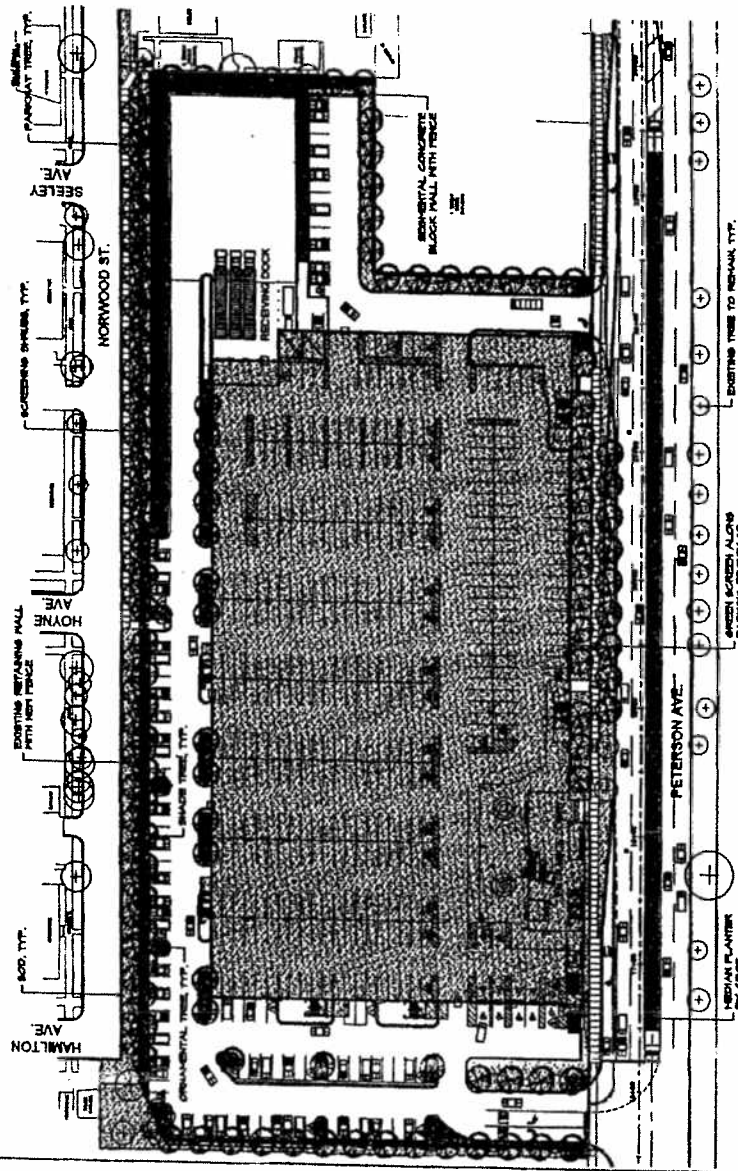
PARKING COUNT

	OUTSIDE	INSIDE	TOTAL
REGULAR PARKING STALLS	111	378	490
HANDICAP PARKING STALLS	5	8	13
TOTAL PARKING STALLS	116	387	503

APPLIED  
 DESIGN ARCHITECTURE COMPANY  
 3115 N. PULASKI AVE  
 CHICAGO, IL  
 60641  
 PHONE: 312.329.1100  
 FAX: 312.329.1101

APPLIED DESIGNING SPACE, LTD.  
 MONROE, ALABAMA

Preliminary Landscape Plan.



Applicant:  
Dayton Development Company  
Address:  
2112 W. Peterson Avenue  
Chicago, Illinois  
Date:  
August 25, 2004  
Revised:  
October 21, 2004



Hayden Bullin Larson  
Design Group, Ltd.  
Chicago, Illinois



Site Sign Plan.

Chi-Peterson Avenue, Illinois

West Entrance Sign  
SIGN SPECIFICATIONS

SIGN AREA :  
132 sq. ft. TOTAL  
15 ft. OVERALL HEIGHT

CONSTRUCTION :  
CABINET IS CONVENTIONAL CONSTRUCTION ANGLE IRON FRAME WITH ALUMINUM CLADDING.  
SIGN FACE IS ROUTED ALUMINUM BACKED WITH CLEAR PLEX.  
3M SCOTCHCAL FILM AND DIFFUSER FILM IS APPLIED TO 2ND SURFACE OF PLEX.

COLORS :  
CABINET : WHITE  
FACE BKGD : WHITE  
BULLSEYE : CARDINAL RED #3630-53  
BASE : PAINT M.A.P. M617140 TO MATCH MORTON VT83651

ILLUMINATION :  
INTERNAL WITH HIGH OUTPUT FLUORESCENT LAMPS OR HID LIGHTING

ELECTRICAL :  
480V SERVICE  
120V BALLASTS WITH STEP DOWN TRANSFORMERS.

East Entrance Sign  
SIGN SPECIFICATIONS

SIGN AREA :  
13.5 sq. ft. TOTAL  
5 ft. OVERALL HEIGHT

CONSTRUCTION :  
CABINET IS CONVENTIONAL CONSTRUCTION ANGLE IRON FRAME WITH ALUMINUM CLADDING.  
SIGN FACE IS ROUTED ALUMINUM BACKED WITH CLEAR PLEX.  
3M SCOTCHCAL FILM AND DIFFUSER FILM IS APPLIED TO 2ND SURFACE OF PLEX.

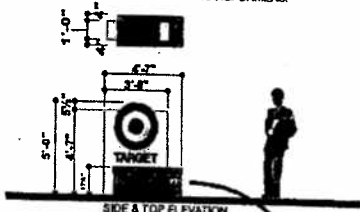
COLORS :  
CABINET : WHITE  
FACE BKGD : WHITE  
BULLSEYE : CARDINAL RED #3630-53  
BASE : PAINT M.A.P. M617140 TO MATCH MORTON VT83651

ILLUMINATION :  
INTERNAL WITH HIGH OUTPUT FLUORESCENT LAMPS OR HID LIGHTING

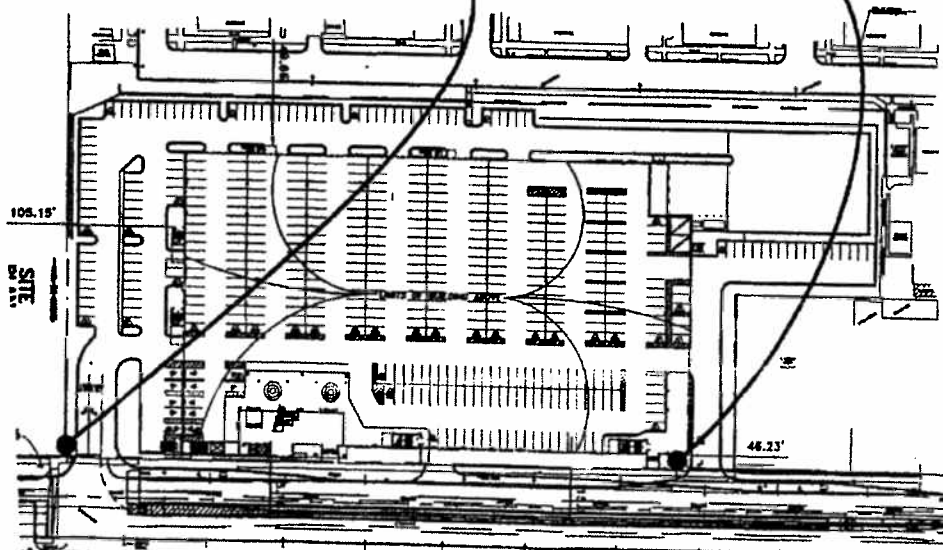
ELECTRICAL :  
480V SERVICE  
120V BALLASTS WITH STEP DOWN TRANSFORMERS.



SIDE & TOP ELEVATION



SIDE & TOP ELEVATION



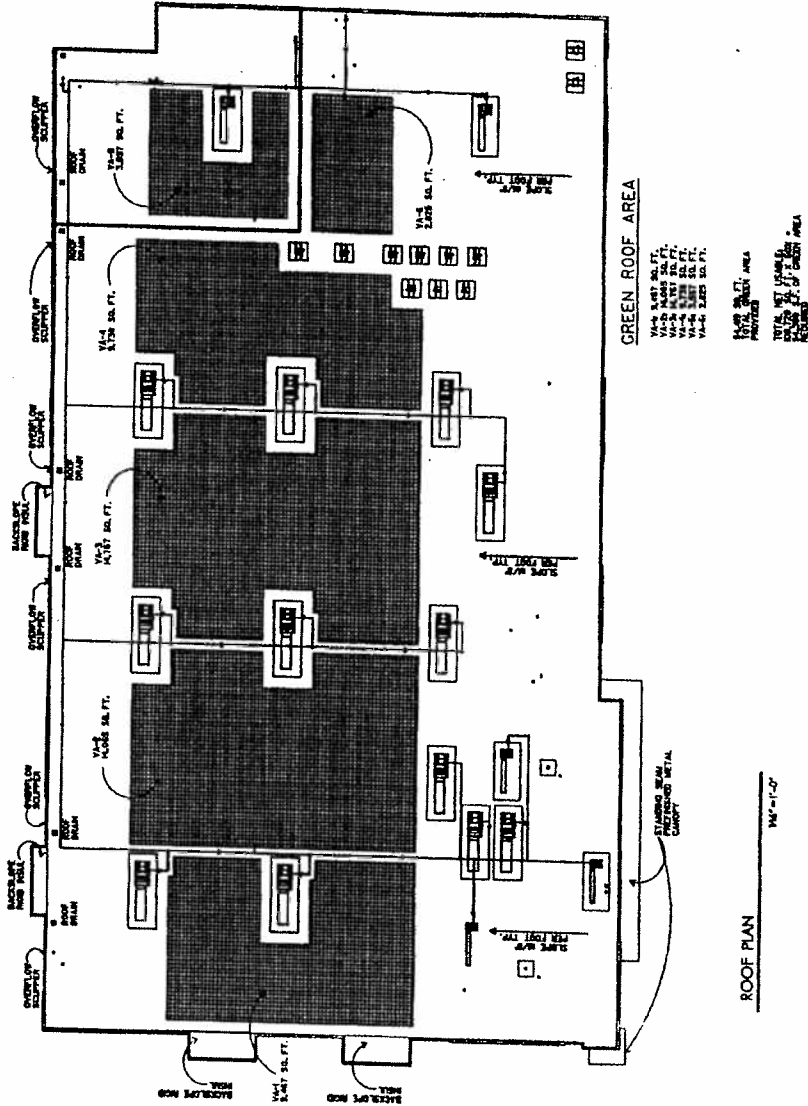
**BLOCK**  
1111 N. W. 10th St.  
Tulsa, OK 74103  
TEL: 918-438-4010  
FAX: 918-438-9070

EXTENSION & INTERIOR  
DESIGN SYSTEMS  
DESIGN ENGINEERING FABRICATION

DATE: 12/1/04  
DRAWN BY: [illegible]  
CHECKED BY: [illegible]  
SCALE: AS SHOWN



50% Green Roof Plan.



Applicant:  
 Dayton Development Company  
 Address:  
 2112 W. Peterson Avenue  
 Chicago, Illinois  
 Date:  
 August 25, 2004  
 Revised:  
 October 21, 2004



Target Corporation  
 1000 Nicollet Mall  
 Minneapolis, MN  
 55403

West 61st Street; the alley next east of South Pulaski Road; West 61st Place; and South Pulaski Road,

to the designation of a B5-1, General Service District, and a corresponding use district is hereby established in the area described above.

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

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*Reclassification of Area Shown on Map No. 15-H.*

PD 396

*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 C2-2 General Commercial District symbols and indications as shown on Map No. 15-H in the area bounded by:

West Norwood Street; a line 788.30 feet east of the west line of North Hamilton Avenue, if extended; a line 174.60 feet north of the north line of West Peterson Avenue; a line 638.30 feet east of the west line of North Hamilton Avenue, if extended; West Peterson Avenue; a line 1050.27 feet west of the west line of North Damen Avenue; a line 393.10 feet north of the north line of West Peterson Avenue; and the west line of North Hamilton Avenue,

to a 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 35631 through 35637 of this Journal.]

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

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*Reclassification of Area Shown on Map No. 15-J.*

*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 R4 General Residence and B3-2 General Retail Districts symbols and indications as shown on Map No. 15-J in the area bounded by

(Continued on page 35638)

BUSINESS PLANNED DEVELOPMENT NO. 396

## PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as a "Business Planned Development" is, except for portions located in dedicated streets, presently owned by Z. Frank, Inc., an Illinois corporation, and Five Wheels, Inc., an Illinois corporation. The applicant, The May Department Stores Company, is the holder of an option granted by Z. Frank, Inc. and Five Wheels, Inc. Notices should be directed to: The May Department Stores Company, 611 Olive Street, St. Louis, Missouri 63101 -- Attention: Senior Vice President for Real Estate.
2. The applicant or its successors, assignees or grantees shall obtain official City reviews, approvals or permits required in connection with this Planned Development. In the event legal title to any portion of the area delineated herein as a "Business Planned Development" is held in separate ownership at any time, this Business Planned Development ordinance shall continue unmodified in full force and effect, and each owner shall comply with this ordinance as it applies to its respective portion of the Business Planned Development.
3. The following uses shall be permitted within the area delineated herein as Business Planned Development: general merchandise uses; department stores; banks and financial institutions (including establishments of the "drive-in" or "drive through" type); restaurants (excluding establishments of the "drive-in" or "drive-through" type); retail, office, and service type business and professional uses; such other uses permitted in B5-1 General Service Districts (except for amusement establishments, amusement arcades, live entertainment, dance halls, second-hand stores and rummage shops, pawn shops, crematories and mausoleums, taverns and sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses. With respect to any department store, business with the general public may be conducted daily only between the hours of 8:00 a.m. to 11:00 p.m., with occasional 1:00 a.m. closing times during special selling seasons or events for no more than a total of fifty (50) days per annum. No morning loading activity may occur prior to 7:00 a.m.
4. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development. Ingress and egress to such off-street facilities shall be from Peterson Avenue, and not from either Norwood Street or adjacent alleys.

5. Any dedication or vacation of streets and alleys, or adjustments of rights-of-way require a separate submittal on behalf of the applicant, or its successors, assignees or grantees, and approval by the City Council.
6. 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 sixteen (16) feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. No fire lane shall be required along the southeast side of this Business Planned Development. When completed, the planned development shall feature a solid wooden fence along its northern and western property lines; said fence shall be at least six (6) feet in height, and shall be eight (8) feet in height if an eight (8) foot height is then permitted for such a wooden fence under the text of the Chicago Municipal Code. Fences and landscaping shall be adequately repaired and maintained. Reasonable efforts shall be made to control airborne dust during demolition and construction.
7. Business or identification signs are permitted within the area delineated herein as Business Planned Development, provided that the gross area of all signs shall not exceed the limitations set forth in Section 8.9-3 of the Chicago Zoning Ordinance. Flashing signs and roof-top mounted billboard signs are prohibited. Lighting utilized to illuminate off-street parking areas shall be directed away from residential properties in such a way as not to create a nuisance.
8. 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 illustrates that the development and use of such area shall, except as modified by this Business Planned Development Ordinance, be in general compliance with the BS General Service District Classification.
9. The Plan of Development, consisting of ten (10) statements, and "Existing Zoning and Preferential Street Map", and a "Boundary and Property Line" map, a "Generalized Land Use Plan", and a "Plan of Development Use, Bulk Regulation and Data" table, stipulates the controls applicable to the area delineated in this plan as the "Business Planned Development", and no others shall apply.

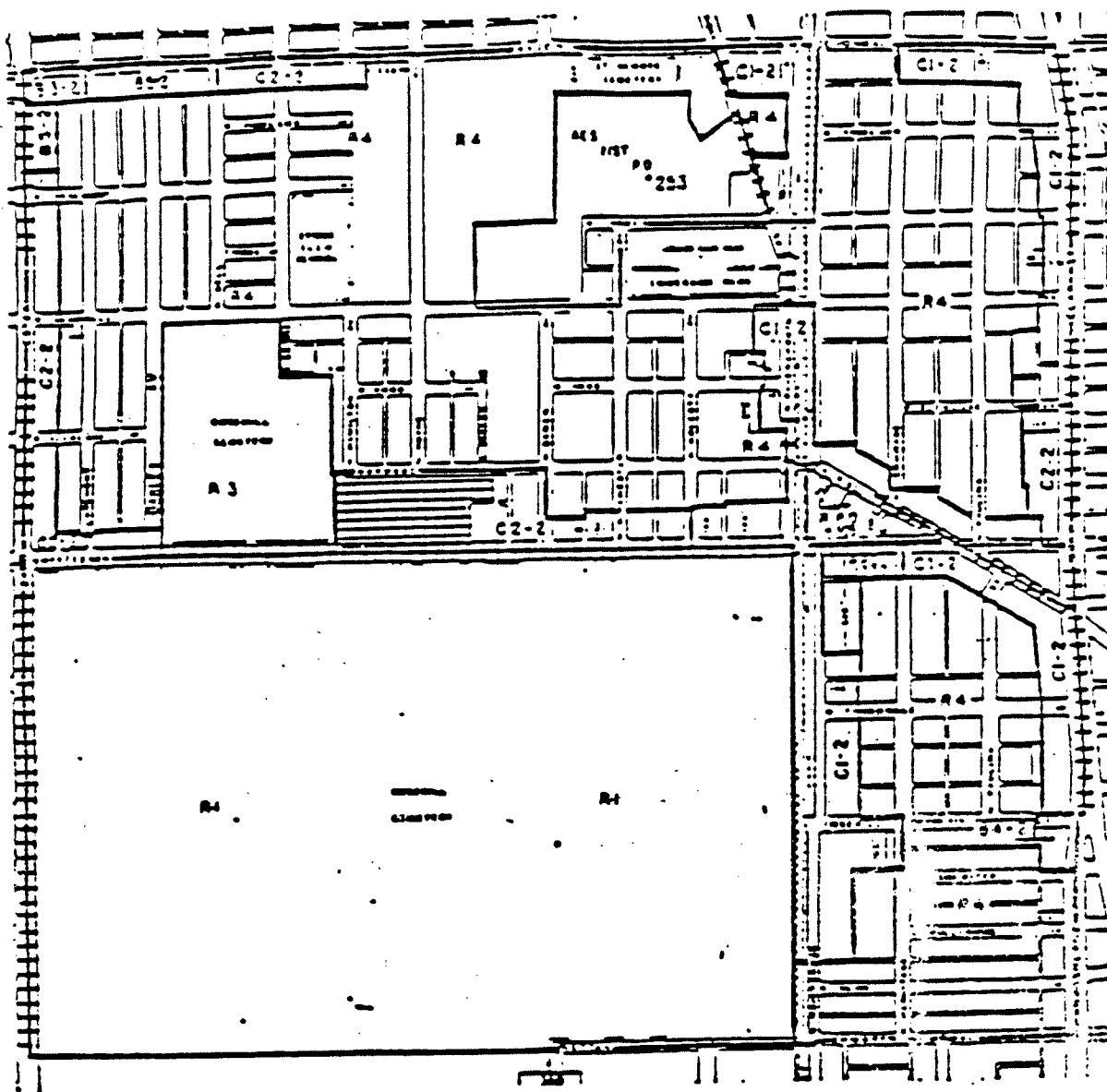
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as heretofore promulgated by the Commissioner of Planning.

APPLICANT: The May Department Stores Company

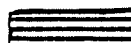
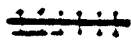

DATE: 7-7-86

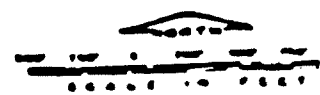
AMENDED: 8-7-86

AMENDED: 8-7-86

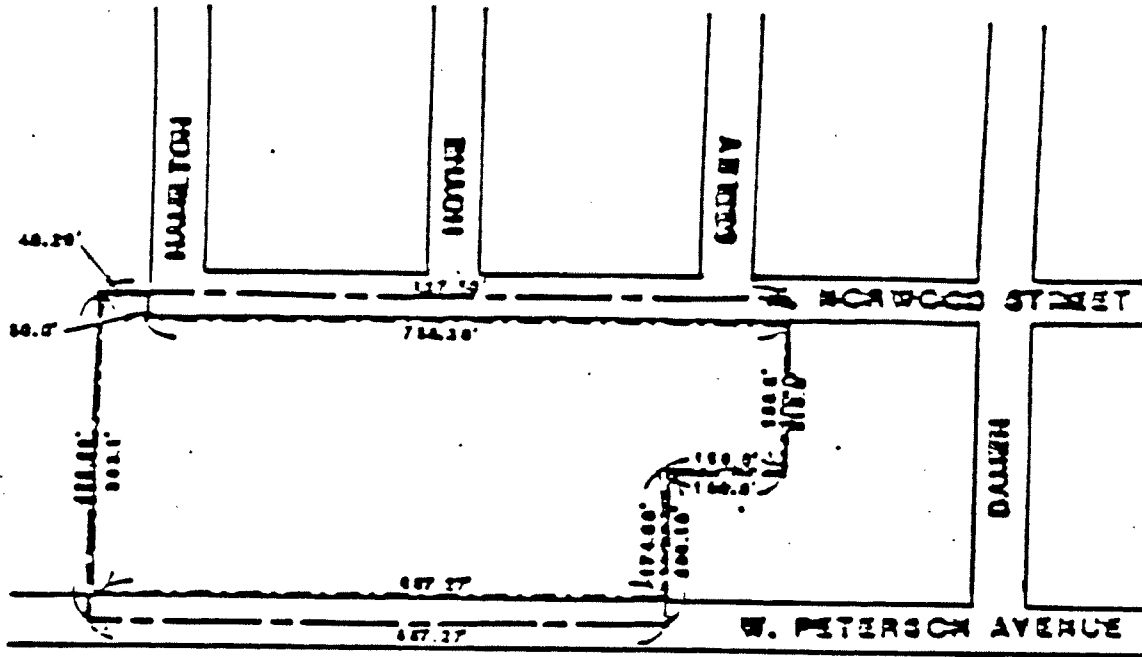


**LEGEND**

-  **PLANNED DEVELOPMENT**
-  **PREFERENTIAL STREETS**
-  **ZONING DISTRICT BOUNDARY**



**APPLICANT** The May Department Stores Company  
**DATE** 7-7-86



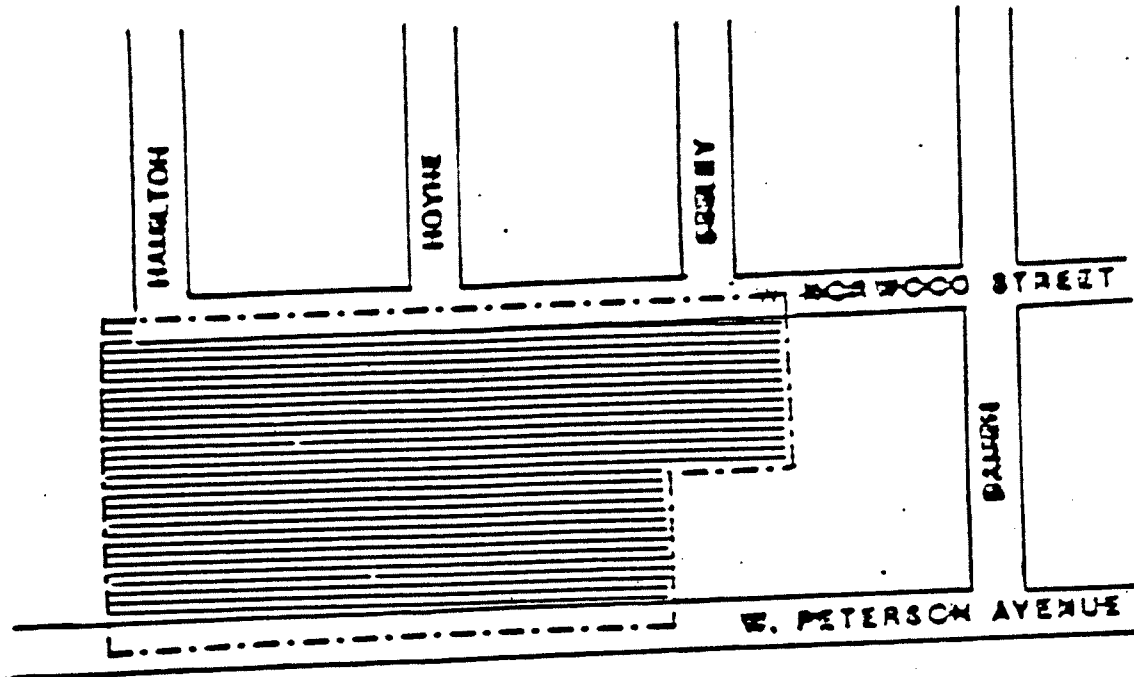
**LEGEND**

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY



DATE 7-7-86 APPLICANT The May Department Stores Company

### GENERALIZED LAND USE PLAN



### LEGEND



**PLANNED DEVELOPMENT DISTRICT**



General merchandise uses: department stores, banks and financial institutions (including establishments of the "drive-in" or "drive through" type); restaurants (excluding establishments of the "drive-in" or "drive-through" type); retail, office, and service type business and professional uses; such other uses permitted in S5-1 General Service Districts (except for amusement establishments, amusement arcades, live entertainment, dance halls, second-hand stores and rummage shops, pawn shops, crematoriums and autopsiums, taverns and sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses.



**PARKING, DRIVEWAYS AND DRIVES AND RELATED USES**

DATE 7-7-86  
 AMENDED: August 7, 1986

APPLICANT The May Department Stores Company

10/30/86

UNFINISHED BUSINESS

35637

BUSINESS PLANNED DEVELOPMENT NO. \_\_\_\_\_

PLANNED DEVELOPMENT USE, BULK REGULATIONS & DATA

<u>Net Site Area</u>		<u>P.A.R.</u>	<u>% Of Land Coverage</u>	<u>Min. No. of Off-Street</u>	
<u>Sq. Ft.</u>	<u>Acres</u>			<u>Parking Spaces</u>	<u>Loading Spaces</u>
<u>279,334</u>	<u>6.4126</u>	<u>0.44</u>	<u>448</u>	<u>323</u>	<u>3</u>

GROSS SITE AREA = Net Site Area + Area in Public Right-of-Way

GROSS SITE AREA = 6.4126 acres + 1.332 acres = 7.7446 acres

PERIPHERY SETBACKS AT PROPERTY LINES:

- North - 5'
- East - 0'
- South - 5'
- West - 0'

Off street parking and vehicular ingress/egress is permitted in the periphery setbacks.

GENERAL DESCRIPTION OF LAND USE:

General merchandise uses: department stores; banks and financial institutions (including establishments of the "drive-in" or "drive through" type); restaurants (excluding establishments of the "drive-in" or "drive-through" type); retail, office, and service type businesses and professional uses; such other uses permitted in B5-1 General Service Districts (except for amusement establishments, amusement arcades, live entertainment, dance halls, second-hand stores and rummage shops, pawn shops, creameries and saucisiums, taverns and sale of automobile fuel); parking, loading, ingress and egress and uses accessory to the aforesaid uses.

APPLICANT: The May Department Stores Company

DATE: 7-7-86

AMENDED: 8-7-86