

to those of a B2-2 Restricted Retail District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 6-J.  
(Application Number 12780)*

*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 District symbols and indications as shown on Map Number 6-J in the area bounded by:

West 25<sup>th</sup> Street; South Hamlin Avenue; a line 31.16 feet south of West 25<sup>th</sup> Street; and the alley next west of and parallel to South Hamlin Avenue,

to those of a B4-2 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 to publication.

*Reclassification Of Area Shown On Map Number 7-H.*

*(As Amended)*

*(Application Number 12605B)*

*BPD 526 AA.*

*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 7-H as a C3-1 Commercial Manufacturing District and M2-3 General Manufacturing District located within

9/29/99

REPORTS OF COMMITTEES

12693

the area bounded by:

a line 324.97 feet southeast of and parallel to West Logan Boulevard; a line 598 feet southwest of and parallel to North Elston Avenue; a line 692.13 feet southeast of and parallel to West Logan Boulevard; the Chicago and Northwestern Transportation Company right-of-way; a line 441.97 feet southeast of and parallel to West Logan Boulevard; and a line 664 feet southwest of and parallel to North Elston Avenue,

to those of a B5-1 General Service 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 7-H as Business Planned Development Number 526, as amended, and a B5-1 General Service District within the area bounded by:

West Logan Boulevard; North Elston Avenue; a line 692.13 feet southeast of and parallel to West Logan Boulevard; the Chicago and Northwestern Transportation Company right-of-way; a line 441.97 feet southeast of and parallel to West Logan Boulevard; a line 664 feet southwest of and parallel to North Elston Avenue; a line 324.97 feet southeast of and parallel to West Logan Boulevard; and North Jones Street,

to those of Business Planned Development Number 526, as amended, subject to such use and bulk regulations as are set forth in the Plan of Development Statements 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 526, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Business Planned Development Number 526, as amended (the "Planned Development") consists of approximately four hundred seventy-eight thousand two hundred twenty-seven

(478,227) net square feet (approximately ten and ninety-eight hundredths (10.98) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Dayton Hudson 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 title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. 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.
4. 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 S.D.I. Consultants, Ltd., dated September 21, 1999; a Landscape Plan prepared by Jacobs-Ryan Associates, dated September 21, 1999; and Building Elevations prepared by RSP Architects, Ltd., dated September 21, 1999. Full sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.

5. The following uses are permitted in the Planned Development: retail uses, services uses, parking and other uses permitted in the B5-1 General Service District (except crematories, mausoleums, undertaking establishments, funeral parlors and non-accessory feed stores and arcades).
6. The Applicant shall have the right to maintain upon the Property:
  - (a) One (1) pylon business identification sign near the intersection of West Logan Boulevard and North Elston Avenue having a maximum height of fifty (50) feet above finished grade and containing no more than three hundred fifty (350) square feet on each of two (2) faces;
  - (b) One (1) wall sign on the northerly elevation facing West Logan Boulevard having a gross area of no more than five hundred seventy-five (575) square feet;
  - (c) One (1) wall sign on the easterly elevation facing North Elston Avenue having a gross area of no more than two hundred seventy-five (275) square feet; and
  - (d) One (1) wall sign on the westerly elevation having a gross area of no more than two hundred seventy-five (275) square feet.

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 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.

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, including the on-site exterior landscaping and all entrances and exits to and from the parking and loading areas, shall be designed and constructed in substantial conformance with the Site Plan, the Landscape Plan, and the Building Elevations. In addition, 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.
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.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use 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, Refrigerating 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 which 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. 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 526 as published in the City Council Journal of Proceedings for October 28, 1997 at pages 54899 through 54913 as to those portions of the Property therein described and (ii) a C3-1 Commercial Manufacturing District and M2-3 General Manufacturing District as to the balance of the Property.

[Existing Zoning Map; Existing Land-Use Map; Plan Development Property Line and Boundary Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 12699 through 12704 of this Journal.]

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

*Business Planned Development Number 526, As Amended.**Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:	541,148 square feet (12.42 acres) = 478,227 square feet (10.98 acres) + 62,921 square feet (1.44 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:	40 feet.
Minimum Number of Off-Street Parking Spaces:	800 spaces.
Minimum Number of Off-Street Loading Berths:	4 berths (10 feet by 50 feet).
Maximum Permitted Floor Area Ratio:	0.45.

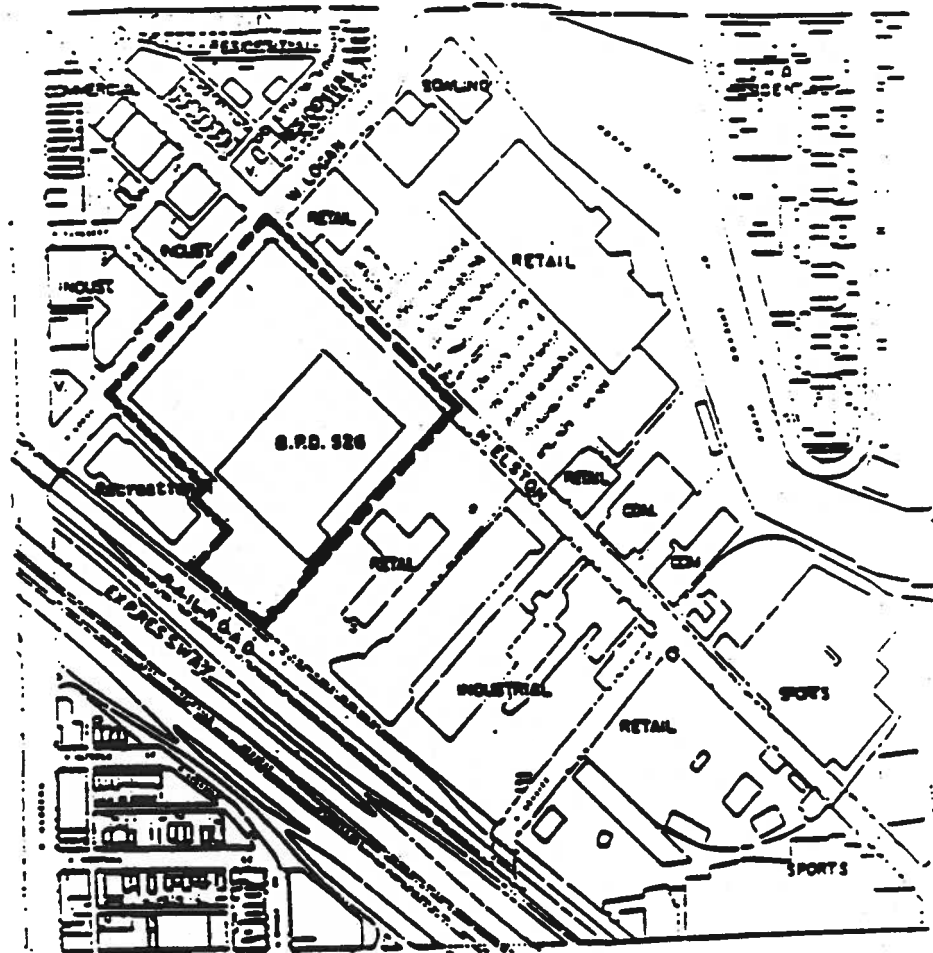
*Reclassification Of Area Shown On Map Number 7-H.  
(As Amended)  
(Application Number A-4017)*

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

*(Continued on page 12705)*



## Existing Land-Use Map.

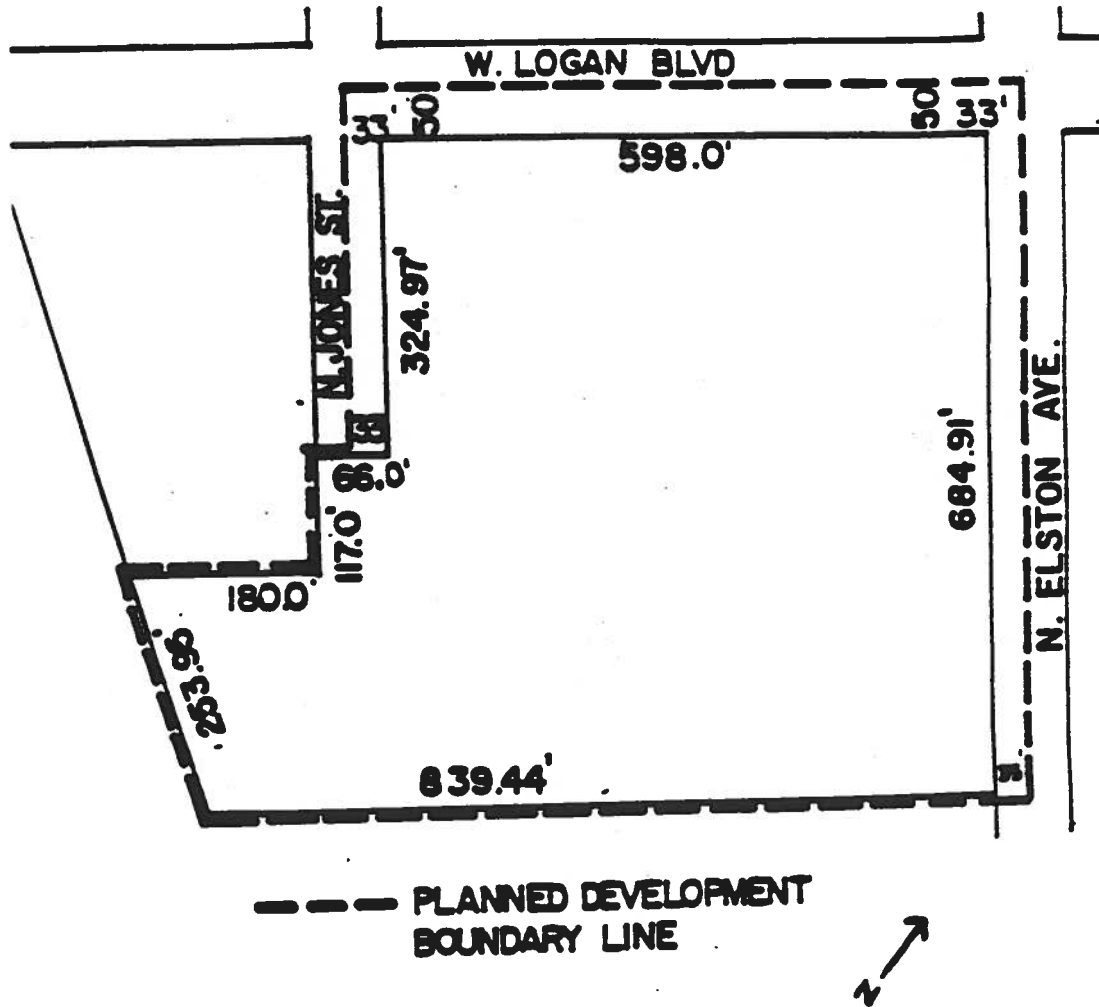


**APPLICANT:** THE TARGET STORES, Division of Dayton Hudson Corp.  
**ADDRESS:** W. LOGAN BLVD & N. ELSTON AVE.

**DATE:** January 19, 1999

**REVISED:** September 21, 1999

Planned Development Property Line  
And Boundary Map.



APPLICANT: THE TARGET STORES, Division of Dayton Hudson Corp.

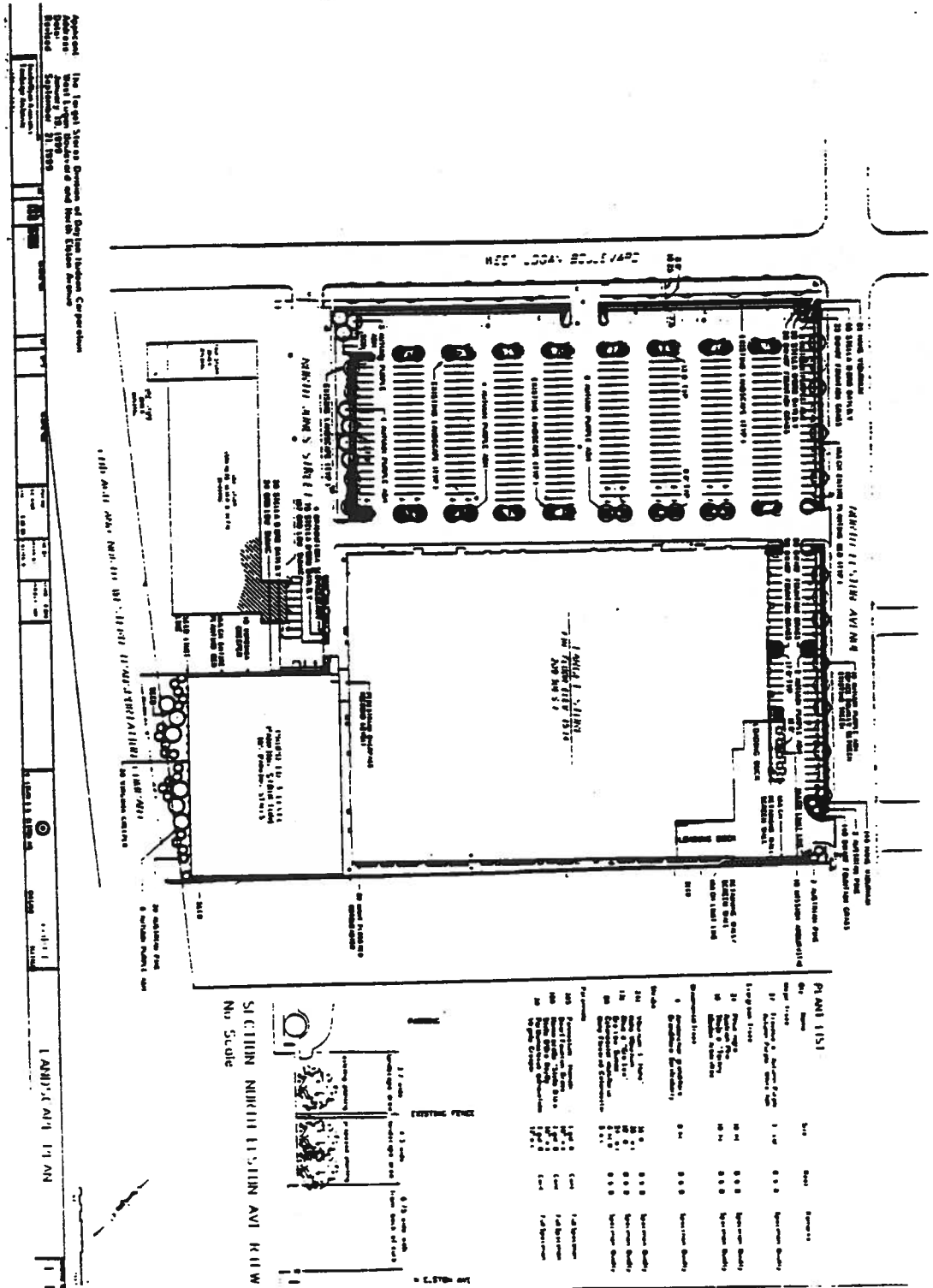
ADDRESS: W. LOGAN BLVD & N. ELSTON AVE.

DATE: January 19, 1999

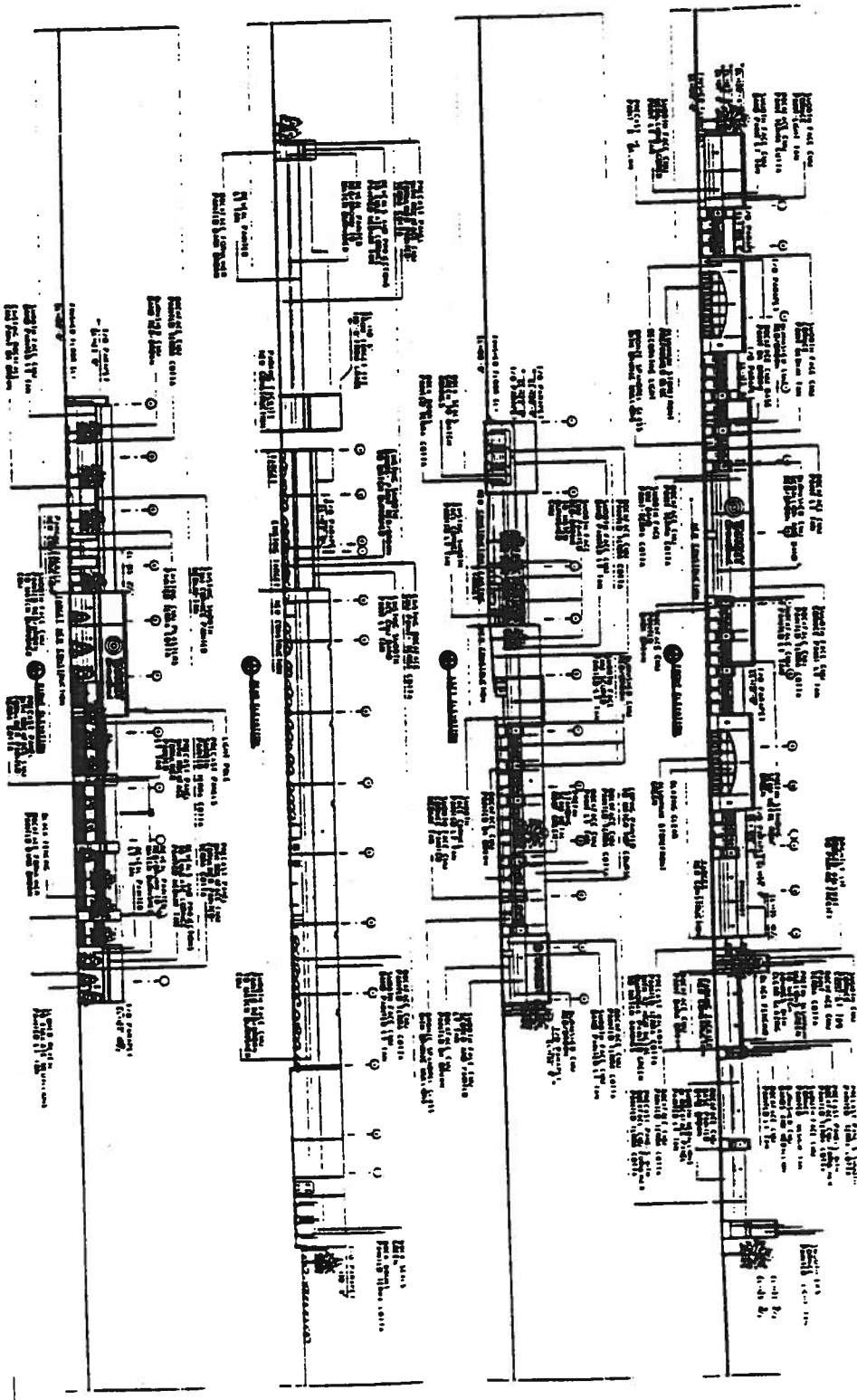
REVISED: September 21, 1999



Landscape Plan.



Building Elevations.



12136

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

*Reclassification Of Area Shown On Map Number 7-H.  
(As Amended)*

(Application Number 12136)

*BPD 526 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 M2-3 General Manufacturing District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Logan Boulevard; a line 456.77 feet southwest of and parallel to North Elston Avenue; a line 216.05 feet southeast of and parallel to West Logan Boulevard; and a line 598.06 feet southwest of and parallel to North Elston Avenue (includes part of North Jones Street),

to those of a B4-3 Restricted Service District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Business Planned Development Number 526 and B4-3 Restricted Service District symbols and indications as shown on Map Number 7-H in the area bounded by:

West Logan Boulevard; North Elston Avenue; a line 684.91 feet southeast of and parallel to West Logan Boulevard; and a line 598.06 feet southwest of and parallel to North Elston Avenue (includes part of North Jones Street),

to those of Business Planned Development Number 526, 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:

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: retail uses, services uses, parking and other uses permitted in the B4-3 General Services District (except crematories, mausoleums, undertaking establishments, funeral parlors and non-accessory feed stores and arcades).
6. The Applicant shall have the right to maintain upon the Property:
  - (a) one (1) pylon business identification sign near the intersection of West Logan Boulevard and North Elston Avenue having a maximum height of fifty (50) feet above finished grade and containing no more than three hundred fifty (350) square feet on each of two (2) faces;
  - (b) one (1) wall sign on the northerly elevation facing West Logan Boulevard having a gross area of no more than five hundred seventy-five (575) square feet;
  - (c) one (1) wall sign on the easterly elevation facing North Elston Avenue having a gross area of no more than two hundred seventy-five (275) square feet; and
  - (d) one (1) wall sign on the westerly elevation having a gross area of no more than two hundred seventy-five (275) square feet.

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 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

Applicant in writing of the reasons for disapproval thereof no later than fourteen (14) days after the expiration of said thirty (30) day period. In the event the Commissioner disapproves the Outlot Development Plan as aforesaid, the Applicant shall have the right to submit a supplemental or revised Outlot Development Plan for approval. The Commissioner shall thereafter make a final written determination on any such resubmission of the Outlot Development Plan within fourteen (14) days of its filing. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the Outlot Development Plan entitling the Applicant to Part II Approval with respect thereto.

Following approval of the Outlot Development Plan by the Commissioner as aforesaid, such approved Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval by the Commissioner of the Outlot Development Plan, such approved Plan may be changed or modified pursuant to the provisions of Statement 11.

In the event of any inconsistency between the approved Outlot Development Plan and the terms of this Planned Development in effect at the time of approval of such Plan or of modifications thereof, the terms of the Planned Development shall in all instances control and prevail.

The Outlot Development Plan shall, at a minimum, provide the following information:

- 1) The boundaries of the Outlot;
- 2) A building envelope within which improvements are to be located;
- 3) Location and dimensions of all parking spaces and loading berths;
- 4) All drives and vehicular routes;
- 5) All proposed landscaping, including species and size;
- 6) All pedestrian circulation routes, if any;
- 7) Elevations of the improvements;

circulation, loading access and private pedestrian circulation routes shall be designed and constructed in accordance with the applicable provisions of this Planned Development and shall promote a safe, efficient, appropriate and beneficial design.

- c) Off-street parking shall be provided in accordance with the provisions of this Statement and the Table of Use and Bulk Regulations and Data attached hereto and made a part hereof and shall also be subject to the landscaping standards of this Planned Development and the landscaping provisions of the Chicago Zoning Ordinance; provided, however, that compliance of the Outlot with said off-street parking and landscaping provisions shall be determined with respect to the Property as a whole (including the Outlot) and not with respect to the Outlot taken as a separate parcel.
- d) Off-street loading shall be provided in accordance with this Statement and with the Table of Use and Bulk Regulations and Data attached hereto and made a part hereof. All required loading shall be located proximate to the building or use served.
- e) Additional curb cuts, if any, are subject to the approval of the Commissioner and the Department of Transportation.
- f) The exterior walls of any structure, including walls and fences, facing or visible from a public way shall be designed and constructed to avoid a monotonous and blank appearance through the use of texture and detail, windows, openings, projections, recesses, offsets, variations of the parapet wall, variations in type or color of materials or other architectural devices as deemed appropriate by the Architect for the Outlot development (although this subsection is not applicable to the Target Store on the Property constructed in accordance with the Site Plan and Elevations, the Target Store on the Property for purposes of example and comparison is deemed to satisfy the provisions of this subsection).

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

*Business Planned Development Number 526, As Amended.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:  
± 487,911 square feet = ± 411,671 square feet + 76,240 square feet.

Maximum Permitted Floor Area Ratio:	0.4
Minimum Setbacks From Property Line:	In substantial conformance with the Site Plan and the Plan of Development Statements.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan.
Maximum Permitted Building Height:	40 feet.
Minimum Number of Off-Street Parking:	475 spaces.
Minimum Number of Off-Street Loading Berths:	4 berths (10 feet by 50 feet).

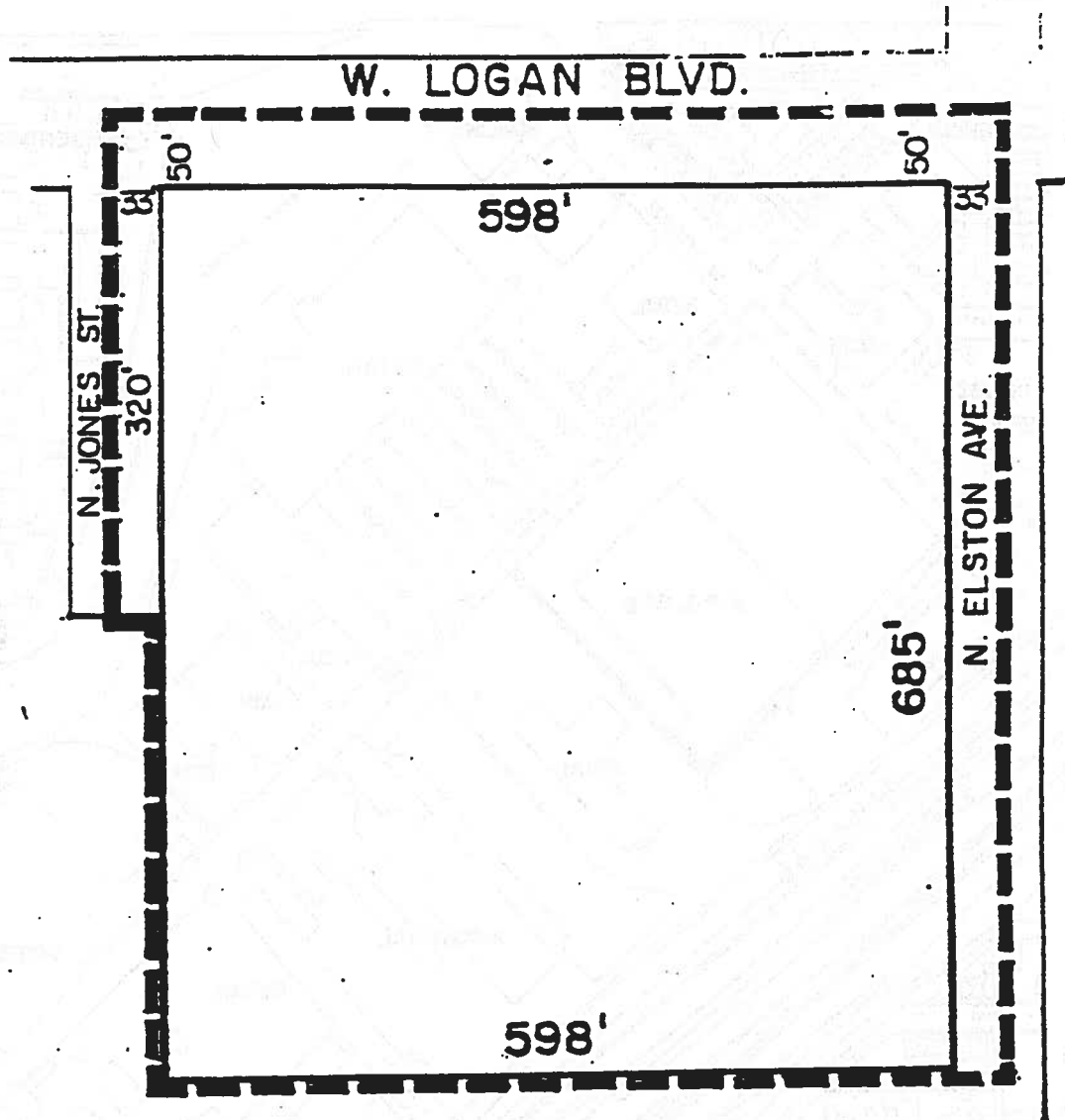
*Reclassification Of Area Shown On Map Number 9-G.  
(Application Number 12169)*

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

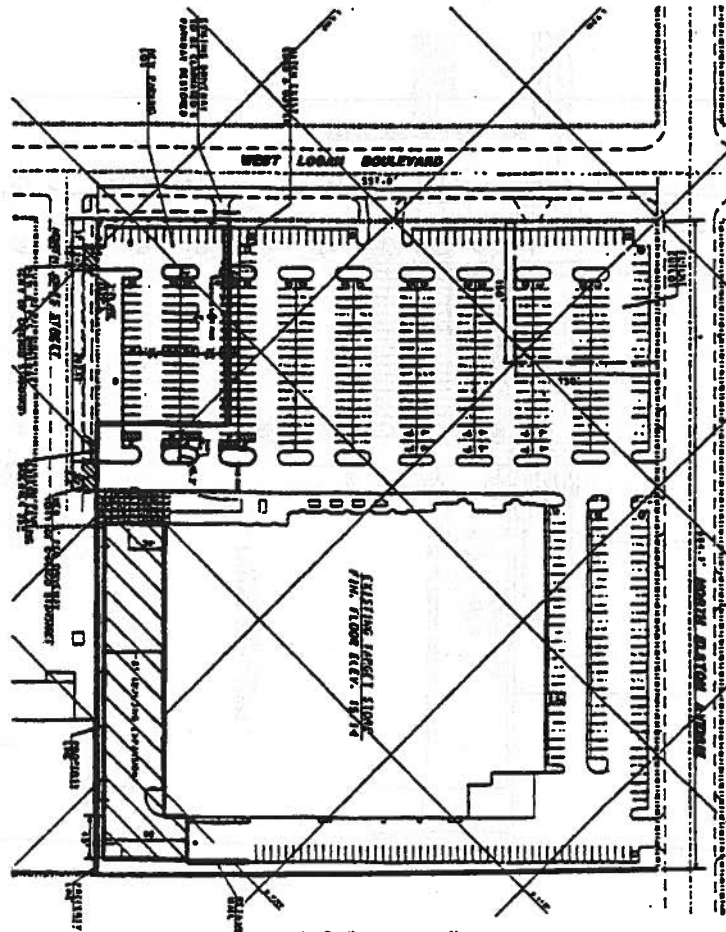
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-2 Restricted Retail District symbols and indications as shown on Map Number 9-G in the area bounded by:

(Continued on page 54914)

Planned Development Boundary And  
Property Line Map.



Site Plan.



- 1. PAVED DEVELOPMENT - 411,431 SQUARE FEET (11.4 ACRES)
- 2. EXISTING SITE 281,708 SQUARE FEET
- 3. TOTAL IMPROVING AREA - 151,523 SQUARE FEET
- 4. EXISTING BUILDING 721,000 SQUARE FEET
- 5. EXISTING ADDITION 171,000 SQUARE FEET
- 6. TOTAL PAVING SPACES INCLUDING GARAGES - 116
- 7. TOTAL MANHOLES INCLUDING SPACES - 17
- 8. EXISTING DRIVE - 5.13 EXISTING, 2 NEW
- 9. EXISTING EXISTING PAVES - 533
- 10. EXISTING EXIST. PAVING SPACES - 127 (47 PER CENT OF 100 SPACES)
- 11. TOTAL MANHOLES INCLUDING SPACES - 116
- 12. EXISTING DRIVE - 5.13 EXISTING, 2 NEW







City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

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

May 15, 1997

Mr. David L. Reifman  
Rudnick and Wolfe  
203 N. LaSalle Street, Ste. 1800  
Chicago, Illinois 60601-1293

Re: Request for a minor change to Business  
Planned Development No. 526  
(Elston/Logan - Target Store)

Dear Mr. Reifman:

Please be advised that your request for a minor change to Business Planned Development No. 526, on behalf of the Target Stores Division of Dayton Hudson, has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved.

Specifically, you requested that the Site Plan and Building Elevations be modified to include a 24,108 square foot addition to the west of the existing building. The addition would be constructed partially on an area designated for future expansion and partially on an area used for employee parking.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. Although this addition would result in the elimination of 69 parking spaces, the actual number of spaces provided would still exceed the minimum number required by The Planned Development. You further agreed in a subsequent letter, dated April 18, 1997 that the Applicant would not submit any plans for Part II approval for the outlot parcel unless and until additional parking spaces could be provided on adjacent property pursuant to a proposed amendment to the Planned Development to expand its boundaries.



Please  
Recycle!



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 526, I hereby approve the foregoing minor changes, but no other changes to Business Planned Development No. 526.

Sincerely,

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

Christopher R. Hill  
Commissioner

Originated:

A handwritten signature in black ink, appearing to read "Christine Slattery", written in a cursive style.

Christine K. Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki

7/7/92

PO 526

UNFINISHED BUSINESS

10881  
19211

West 28th Street; the northwesterly right-of-way line of the Illinois Northern Railway (Chicago and Grand Trunk Railway); and South Kedzie Avenue,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 7-H.  
(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 M2-3 General Manufacturing District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Logan Boulevard; North Elston Avenue; a line 684.91 feet south of West Logan Boulevard; a line 598.06 feet west of North Elston Avenue; a line 216.05 feet south of West Logan Boulevard; and a line 456.77 feet west of North Elston Avenue,

to those of a B4-3 Restricted Service District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map No. 7-H in the area bounded by:

West Logan Boulevard; North Elston Avenue; a line 684.91 feet south of West Logan Boulevard; a line 598.06 feet west of North Elston Avenue; a line 216.05 feet south of West Logan Boulevard; and a line 456.77 feet west of North Elston Avenue,

to those of a 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 attached hereto and to no others.

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

Business Planned Development attached to this ordinance reads as follows:

*Business Planned Development*

# 526

*Plan Of Development Statements.*

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately 381,245 square feet (approximately 8.752 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by Van Den Bergh Foods Company. The Applicant, Target Stores Division of Dayton Hudson Corporation, is the contract purchaser of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant.
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. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder. 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.

Nothing herein shall be construed to mean that any individual owner of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or

any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) Statements; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Generalized Land Use Map; an Existing Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a site plan prepared by S.D.I. Consultants, Ltd., dated May 14, 1992 (the "Site Plan"); a landscaping plan prepared by Jacobs Ryan Associates, dated May 14, 1992 (the "Landscaping Plan"); and elevations of the proposed building prepared by R.S.P. Architects, Ltd., dated May 14, 1992 (the "Elevations"). A reduced copy of the Site Plan, the Landscaping Plan and the Elevations are attached hereto and full sized copies 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:

Retail uses, services uses, parking and other uses permitted in the B4-3 General Service District (except crematories, mausoleums, undertaking establishments, funeral parlors and non-accessory feed stores and arcades).
6. The Applicant shall have the right to construct upon the Property:
  - (a) One pylon business identification sign near the intersection of Logan Boulevard and Elston Avenue having a maximum height of fifty feet above finished grade and containing no more than 350 square feet on each of two faces;
  - (b) One wall sign facing Logan Boulevard having a gross area of no more than 550 square feet; and

- (c) One wall sign facing Elston Avenue having a gross area of no more than 275 square feet;

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. 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.
8. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
9. 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 Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.
10. 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:
  - (1) Height limitations as certified and approved by the Federal Aviation Administration; and
  - (2) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
11. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the

Department of Planning and Development and in effect on the date hereof.

12. The improvements on the Property, including the on-site exterior landscaping and all entrances and exits to and from the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan and the Elevations. In addition, the improvements on the Property shall be subject to the following regulations:

- A) Parkway trees depicted on the Landscaping Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
- B) i) Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any development (other than surface parking, signage, landscaping and related improvements) within the Outlot depicted on the Site Plan, a site plan for the proposed development of the Outlot (the "Outlot Development Plan") shall be submitted to the Commissioner of the Department of Planning and Development (the "Commissioner") for approval. Review and approval of the Outlot Development Plan by the Commissioner is intended to assure that specific development proposals for the Outlot conform with this Planned Development and to assist the City in monitoring ongoing development. No Part II Approval for improvements within the Outlot, other than parking, signage, landscaping and related improvements as aforesaid, shall be granted until the Outlot Development Plan has been approved by the Commissioner.

If the Outlot Development Plan substantially conforms with the provisions of this Planned Development, the Commissioner shall grant Part II Approval of the Outlot Development Plan in writing within thirty (30) days of the submission of a complete application for approval thereof. If the Commissioner determines within said thirty (30) day period that the submitted Outlot Development Plan does not substantially conform with the provisions of this Planned Development, the Commissioner shall advise the Applicant in writing of the reasons for disapproval thereof no later than fourteen (14) days after the expiration of said thirty (30) day period. In the event the Commissioner disapproves the Outlot Development Plan as aforesaid, the Applicant shall have the right to submit a supplemental or revised Outlot Development Plan for approval. The Commissioner shall

thereafter make a final written determination on any such resubmission of the Outlot Development Plan within fourteen (14) days of its filing. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the Outlot Development Plan entitling the Applicant to Part II Approval with respect thereto.

Following approval of the Outlot Development Plan by the Commissioner as aforesaid, such approved Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval by the Commissioner of the Outlot Development Plan, such approved Plan may be changed or modified pursuant to the provisions of Statement 12(C).

In the event of any inconsistency between the approved Outlot Development Plan and the terms of this Planned Development in effect at the time of approval of such Plan or of modifications thereto, the terms of the Planned Development shall in all instances control and prevail.

The Outlot Development Plan shall, at a minimum, provide the following information:

- 1) The boundaries of the Outlot;
- 2) A building envelope within which improvements are to be located;
- 3) Location and dimensions of all parking spaces and loading berths;
- 4) All drives and vehicular routes;
- 5) All proposed landscaping, including species and size;
- 6) All pedestrian circulation routes, if any;
- 7) Elevations of the improvements;
- 8) All statistical information applicable to the Outlot and the balance of the Property, including:
  - a) Floor area and floor area ratio;

- b) Number of parking spaces to be provided;
- c) Uses to be established;
- d) Building heights;
- e) All setbacks; and
- f) The location, dimension and elevation of the screening for the refuse facilities.

The Outlot Development Plan shall include such other information as may be necessary to illustrate general conformance with the applicable provisions of this Planned Development. An application for approval of the Outlot Development Plan shall be deemed complete if the Applicant submits to the Commissioner an application for approval which contains all the information listed immediately above and the Commissioner does not advise the Applicant in writing within ten (10) working days of the submission thereof that the submitted application is incomplete and the specific information required to render the application complete.

(ii) The development of the Outlot shall be subject to the following regulations:

- a) The improvements on the Outlot shall be consistent with the regulations contained in the Table of Use and Bulk Regulations and Data incorporated into this Planned Development and shall not cause the Property as a whole to exceed such regulations. The uses permitted within the Outlot shall be the same as the uses permitted within the Property as a whole; provided, however, that the Commissioner shall reasonably approve such other uses for the Outlot upon the Applicant's request.
- b) The building and uses established on the Outlot shall be provided with vehicular and pedestrian access to a public roadway or to one or more internal circulation aisles or pedestrian walks which carry traffic to a public roadway. Parking space layout, private roadway vehicular circulation, loading access and private pedestrian circulation routes shall be designed and constructed in accordance with the

- applicable provisions of this Planned Development and shall promote a safe, efficient, appropriate and beneficial design.
- c) Off-street parking shall be provided in accordance with the provisions of this Statement and the Table of Use and Bulk regulations and Data attached hereto and made a part hereof and shall also be subject to the landscaping standards of this Planned Development and the landscaping provisions of the Chicago Zoning Ordinance; provided, however, that compliance of the Outlot with said off-street parking and landscaping provisions shall be determined with respect to the Property as a whole (including the Outlot) and not with respect to the Outlot taken as a separate parcel.
  - d) Off-street loading shall be provided in accordance with this Statement and with the Table of Use and Bulk Regulations and Data attached hereto and made a part hereof. All required loading shall be located proximate to the building or use served.
  - e) Additional curb cuts, if any, are subject to the approval of the Commissioner and the Department of Transportation.
  - f) The exterior walls of any structure, including walls and fences, facing or visible from a public way shall be designed and constructed to avoid a monotonous and blank appearance through the use of texture and detail, windows, openings, projections, recesses, offsets, variations of the parapet wall, variations in type or color of materials or other architectural devices as deemed appropriate by the Architect for the Outlot development (although this subsection is not applicable to the proposed Target Store to be constructed in accordance with the Site Plan and Elevations, the proposed Target Store for purposes of example and comparison is deemed to satisfy the provisions of this subsection).
- C) The requirements of this Statement 12 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 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 Statement 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.

13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development, 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 a B4-3 Restricted Service District.

[Boundary and Property Line Map, Existing Zoning Map, Generalized Land Use Plan, Existing Land Use Map, Site Plan, Landscape Plan and Partial Plan and Exterior Elevations printed on pages 19221 through 19227 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Plan Of Development*

*Use And Bulk Regulations And Data.*

General Description of Land Use:

See Statement No. 5.

Maximum Permitted F.A.R.:

0.4.

Gross Site Area = Net Site Area + Area remaining in public right-of-way:

433,138.93 square feet = 381,245 square feet + 51,893.93 square feet.

Minimum Setbacks From Property Line:

In general conformance with the Site Plan and the Plan of Development Statements.

Maximum Percentage of Site Coverage:

In general conformance with the Site Plan.

Maximum Permitted Building Height:

40 feet.

Minimum Number of Off-Street Parking:

400 spaces.

Minimum Number of Off-Street Loading Berths:

3 berths (10 feet x 50 feet).

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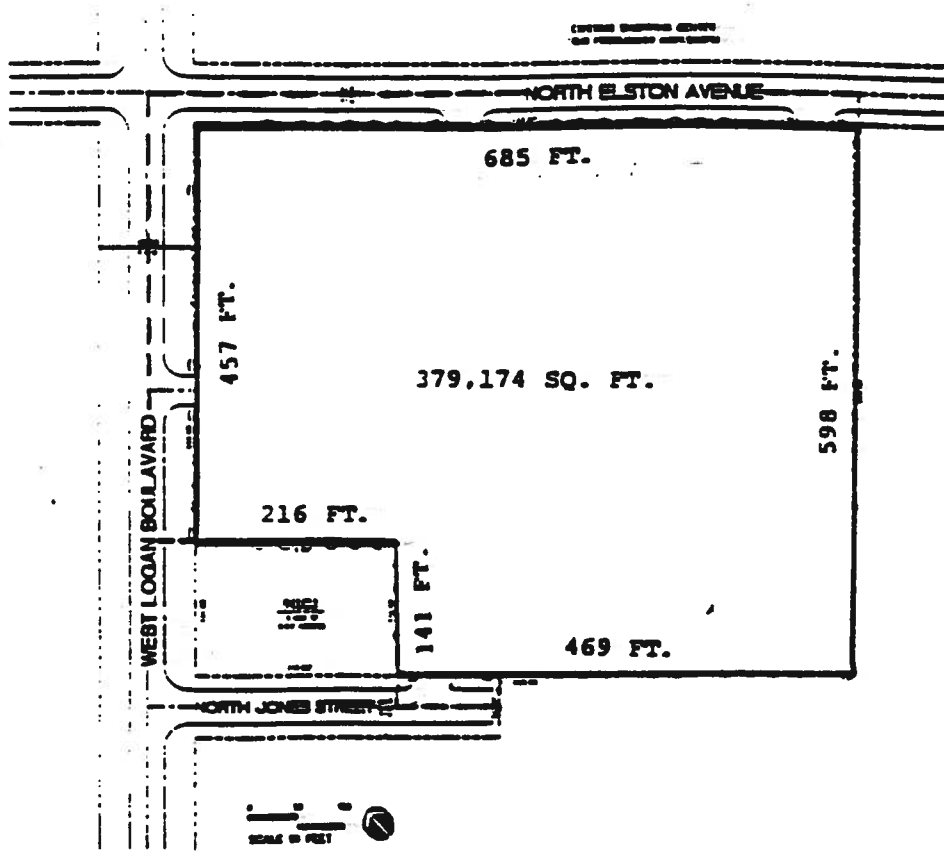
*Reclassification Of Area Shown On Map Number 8-F.*

*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. 8-F in the area bounded by:

(Continued on page 19228)

BOUNDARY AND PROPERTY LINE MAP

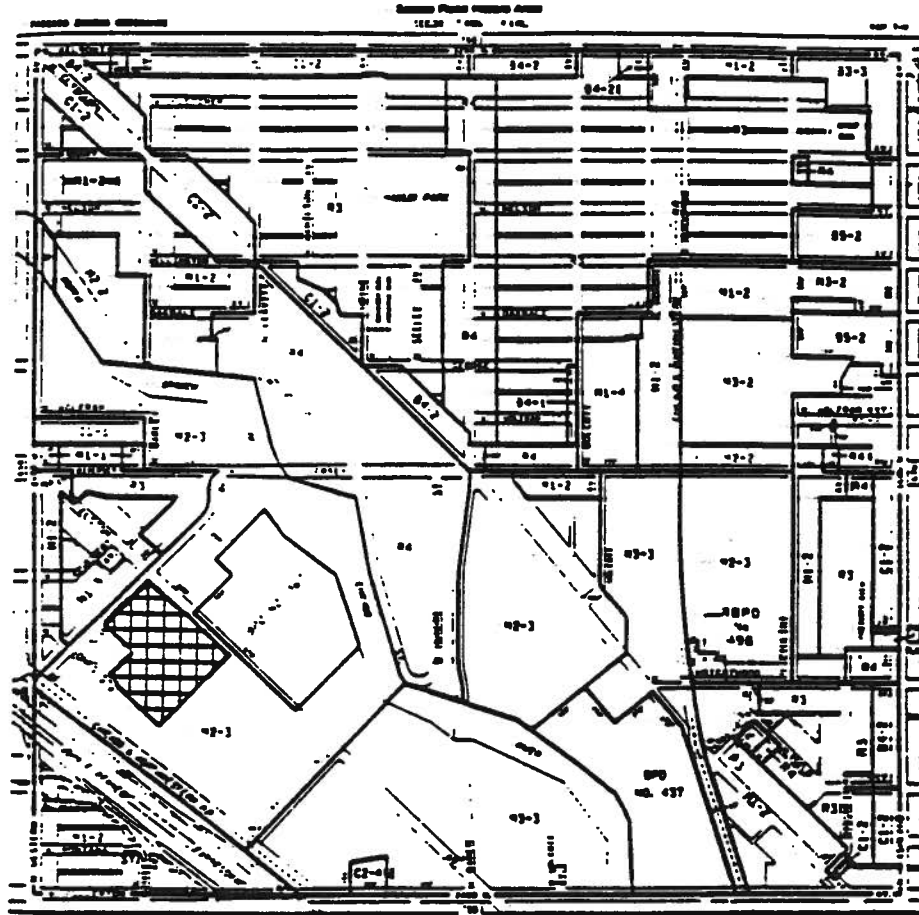


LEGEND

- PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY

Applicant: The Target Stores Division of  
Dayton Hudson Corporation  
Address: 33 South Sixth Street  
P.O. Box 1392  
Minneapolis, MN 55440  
Date: January 7, 1992

EXISTING ZONING MAP



**LEGEND**



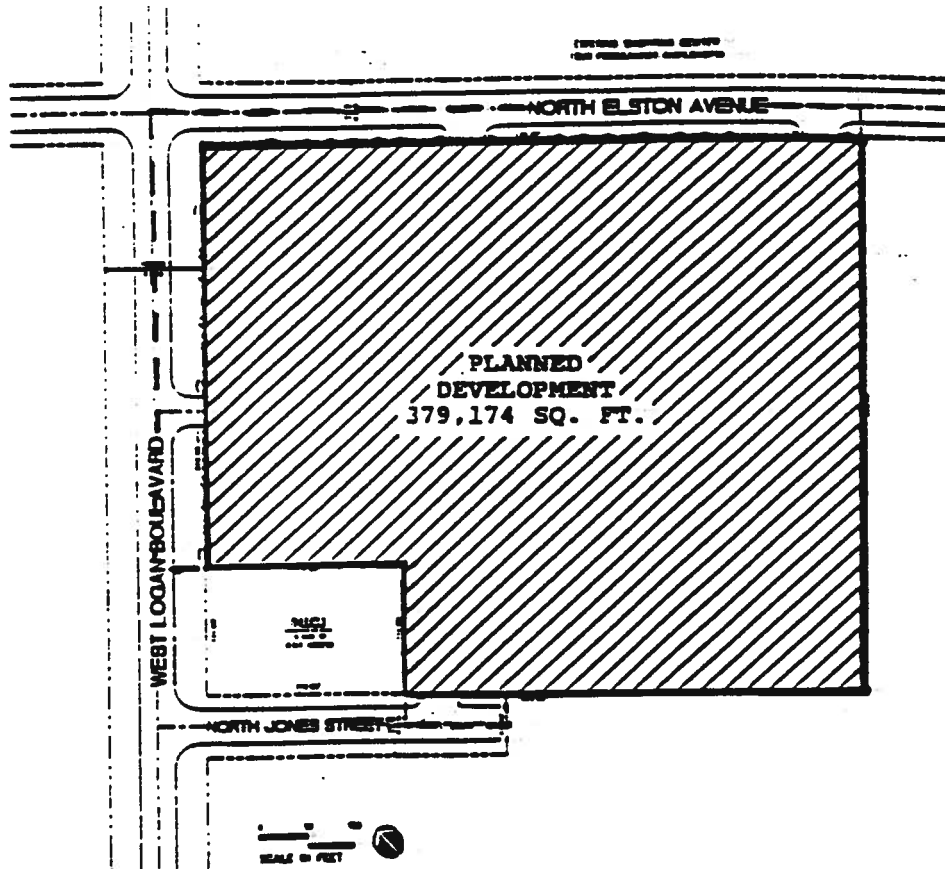
**PLANNED DEVELOPMENT**






**ZONING BOUNDARIES**

**Applicant:** The Target Stores Division of  
Dayton Hudson Corporation  
**Address:** 33 South Sixth Street  
P.O. Box 1392  
Minneapolis, MN 55440  
**Date:** January 7, 1992

GENERALIZED LAND USE PLAN

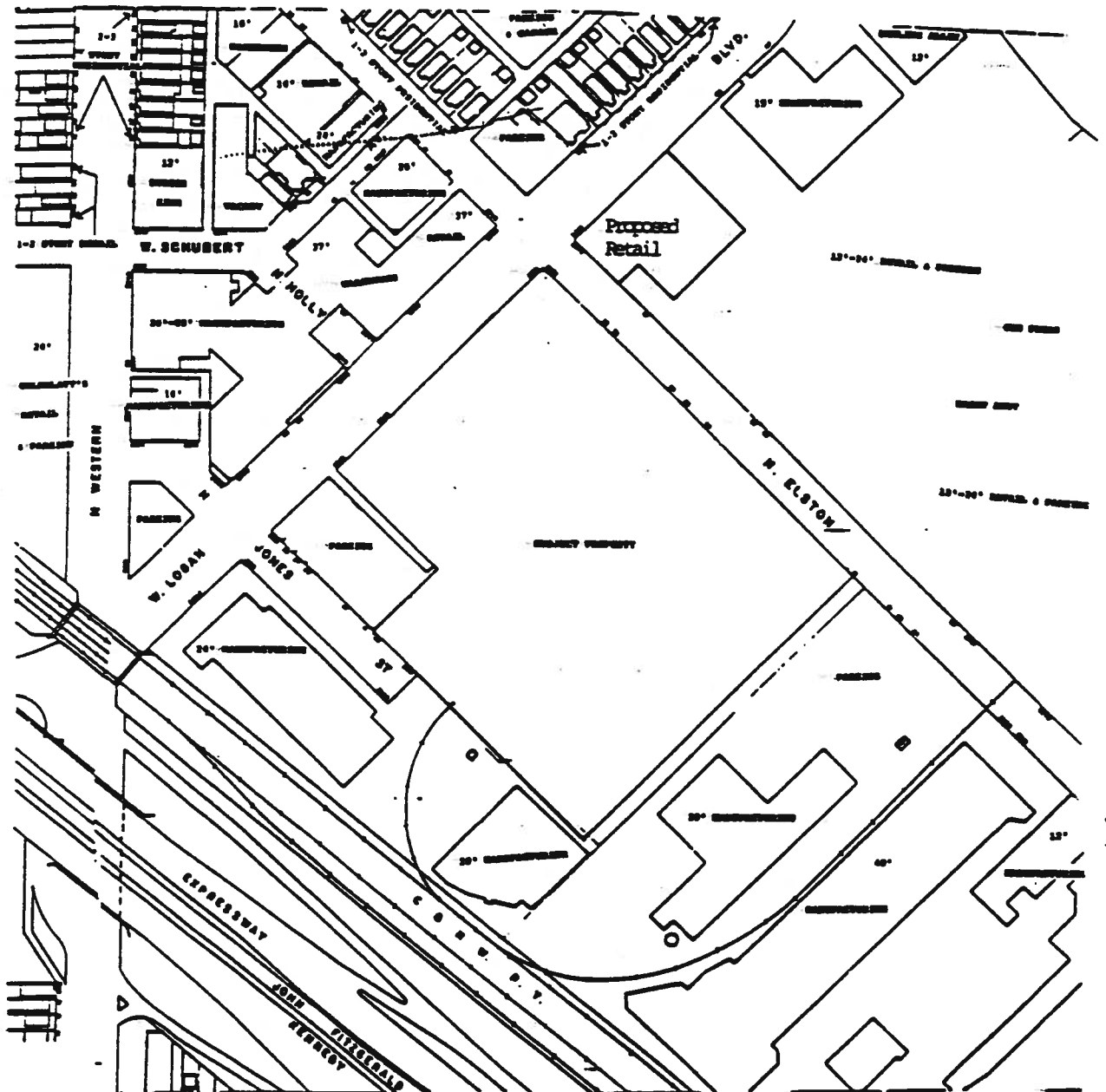


LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY
-  RETAIL USES, SERVICES USES, PARKING AND OTHER USES PERMITTED IN THE B4-3 GENERAL SERVICE DISTRICT.

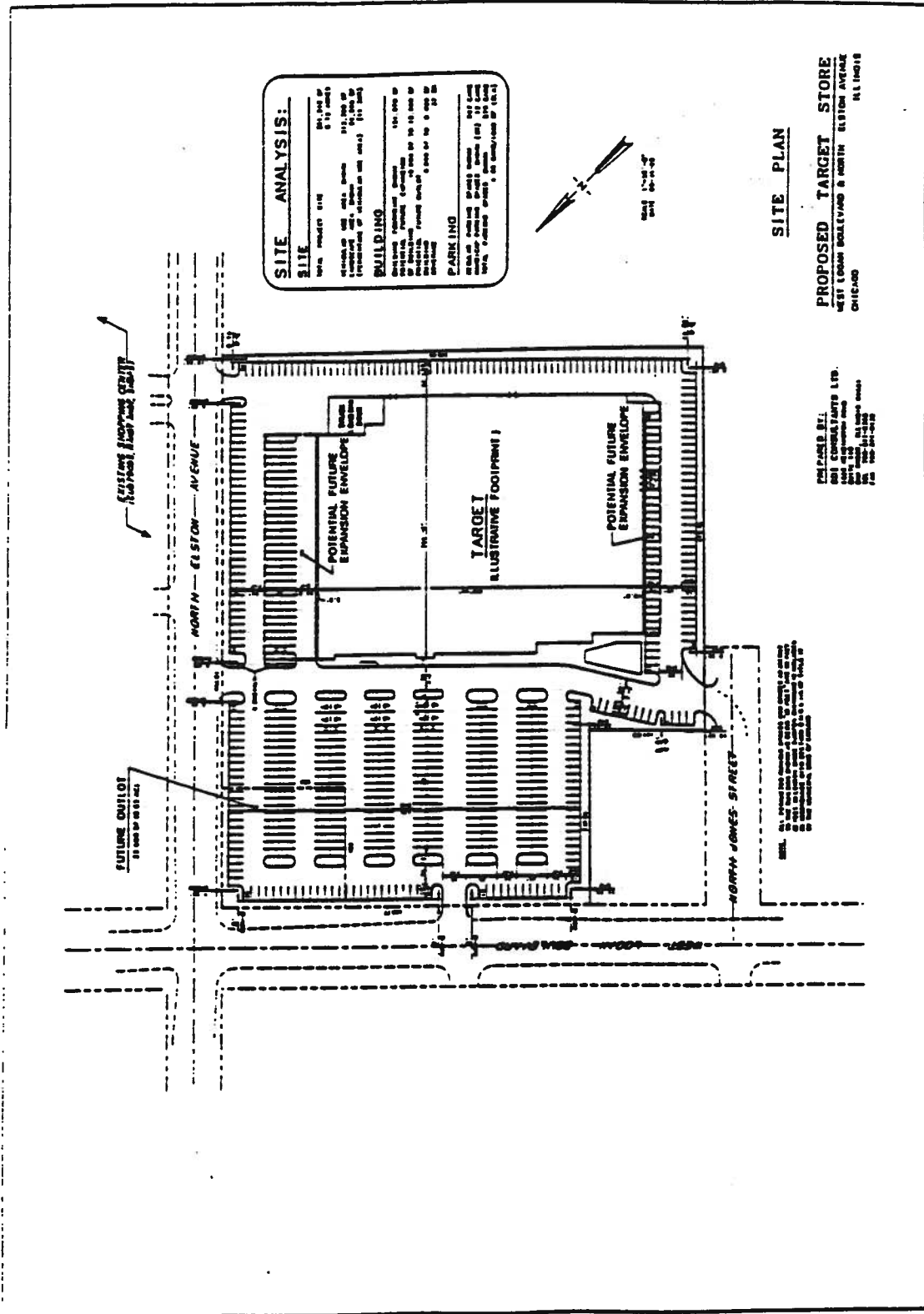
Applicant: The Target Stores Division of  
Dayton Hudson Corporation  
Address: 33 South Sixth Street  
P.O. Box 1392  
Minneapolis, MN 55440  
Date: January 7, 1992

EXISTING LAND USE MAP



**Applicant:** The Target Stores Division of  
Dayton Hudson Corporation  
**Address:** 33 South Sixth Street  
P.O. Box 1392  
Minneapolis, MN 55440  
**Date:** January 7, 1992

SITE PLAN



**SITE ANALYSIS:**

<b>SITE</b>	100,000 sq. ft.	100,000 sq. ft.
<b>PROJECT SITE</b>	100,000 sq. ft.	100,000 sq. ft.
<b>REAR YARD</b>	100,000 sq. ft.	100,000 sq. ft.
<b>REAR YARD</b>	100,000 sq. ft.	100,000 sq. ft.
<b>REAR YARD</b>	100,000 sq. ft.	100,000 sq. ft.

**BUILDING**

**PARKING**

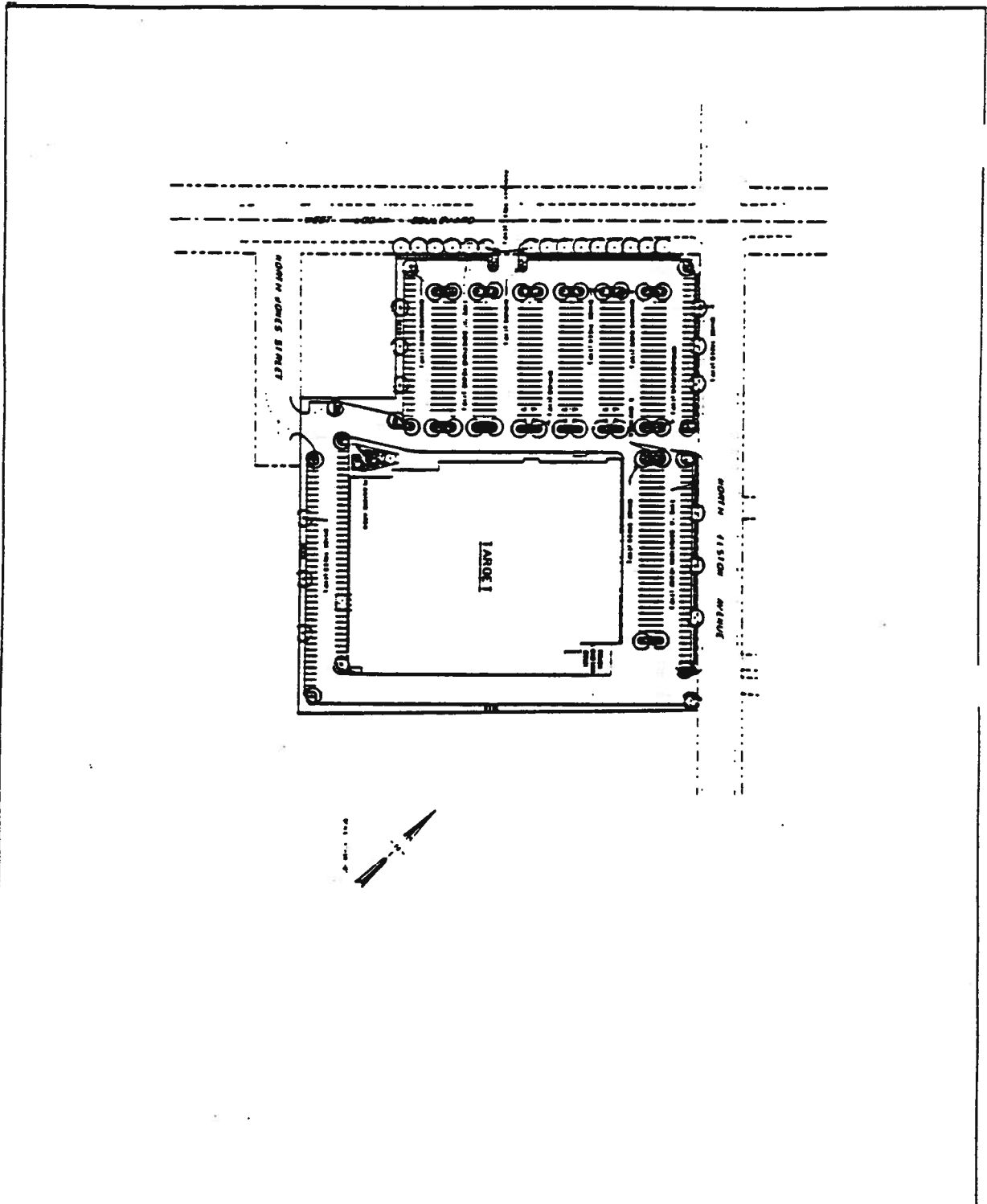
SITE PLAN

**PROPOSED TARGET STORE**  
 WEST (ORAM BOULEVARD & NORTH ELSTON AVENUE  
 CHICAGO ILLINOIS

**PREPARED BY:**  
 H&M CONSULTANTS LTD.  
 1100 N. LAUREL STREET  
 CHICAGO, ILL. 60610  
 TEL: 312-321-1000

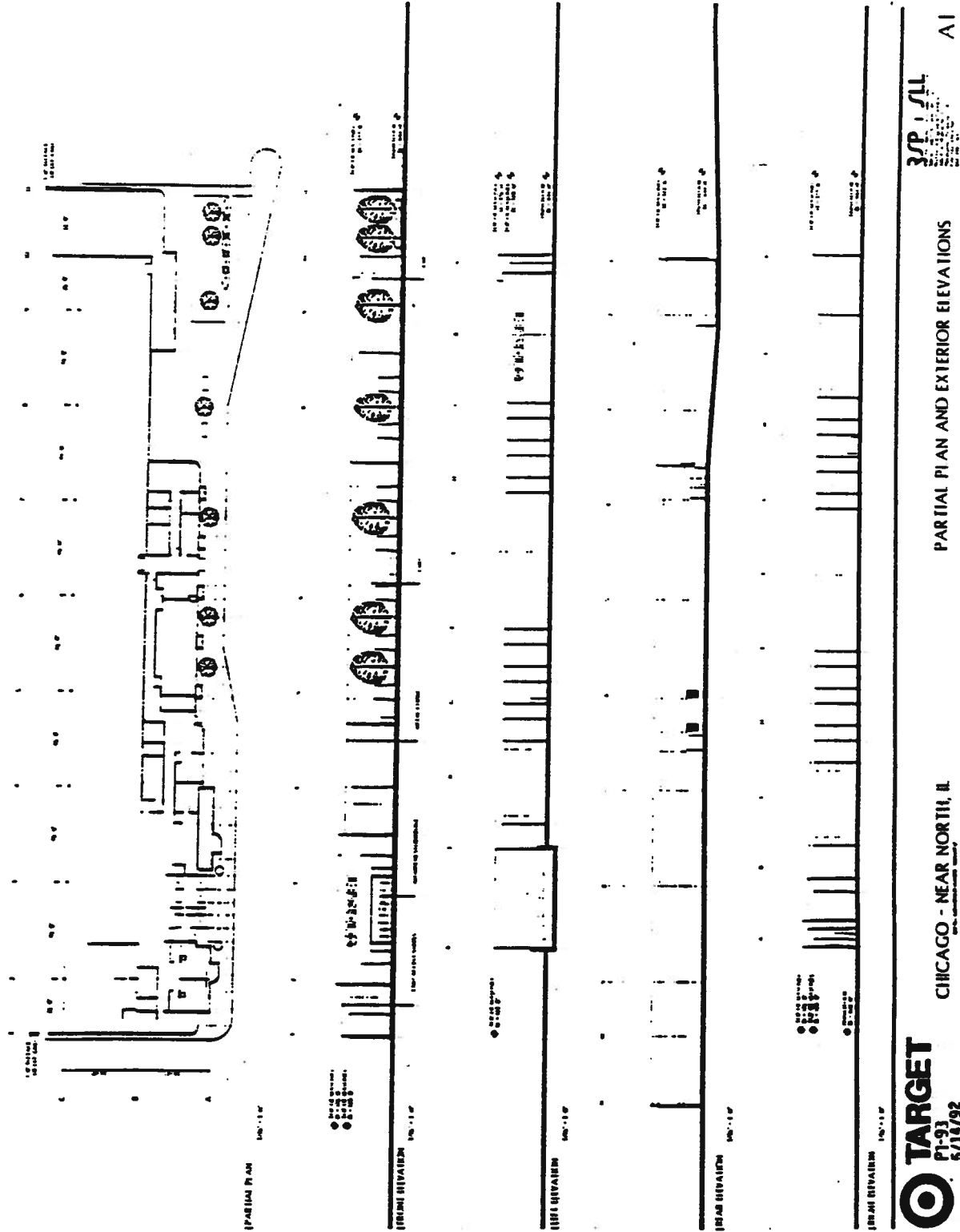
**NOTES:**  
 1. THIS PLAN IS SUBJECT TO ALL CITY, STATE AND FEDERAL REGULATIONS.  
 2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED.  
 3. THE EXISTING PARKING IS TO BE MAINTAINED AND ENLARGED AS SHOWN.

LANDSCAPE PLAN



Landscape Architecture 1234 Broadway Avenue Chicago, IL 60601 Phone: (312) 555-1234	<b>SIDI</b> 	 <b>TARGET</b>	Date: 5/14/92 Scale: L-1 Project: [illegible]	5/14/92 L-1
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PARTIAL PLAN AND EXTERIOR ELEVATIONS



CHICAGO - NEAR NORTH, IL

PARTIAL PLAN AND EXTERIOR ELEVATIONS

3P 1/11

A1