

Reclassification Of Area Shown On Map No. 7-H. W B P D 728,09
 (As Amended)
 (Application No. 21047)
 (Common Address: 2746 And 2626 N. Clybourn Ave.)
 [SO2023-0004770]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Zoning Ordinance, is hereby amended by changing all of the Waterway-Business Planned Development Number 728 and M2-3 symbols and indications as shown on Map Number 7-H in the area bounded by:

North Clybourn Avenue; a line 1,316.75 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line 120.00 feet southwesterly of and parallel to North Clybourn Avenue; a line 274.70 (316.75-42.05) feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line 186.74 (120+66.74) feet southwesterly of and parallel to North Clybourn Avenue; a line 266.44 (274.70-8.26) feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line bearing north 78 degrees, 36 minutes, 36 seconds east intersecting a point located 266.44 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and 273.95 (186.74+87.21) feet southwesterly of North Clybourn Avenue; a line 1,249.15 (1,266.44-17.29) feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; a line 395.06 (273.95+30.41+90.70) feet southwesterly of and parallel to North Clybourn Avenue; a line 1,404.89 (1,249.15+1,249.15+155.74) feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue) and perpendicular to North Clybourn Avenue; the North Branch of the Chicago River; and North Damen Avenue,

to those of Waterway-Business Planned Development Number 728, as amended.

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:

Waterway-Business Planned Development No. 728, As Amended.

Planned Development Statements.

1. The net site area delineated herein as a Waterway-Business Planned Development consists of approximately seven hundred fifty-nine thousand five hundred eighty-four (759,584) square feet (seventeen and forty-four hundredths (17.44) acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Costco Wholesale Corporation (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets alleys or easements or adjustments of right-of-way, or consolidation or resubdivision of parcels, not otherwise specifically requested herein, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessees. 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 titleholder and any ground lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 and any ground lessors. 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 (other than an 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 transferee thereof. An agreement among different owners of the Property, or a covenant binding upon owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.
4. This planned development consists of twenty-two (22) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Aerial Map; Proposed Site Plan; Proposed Site Plan – All Phases; Fuel Facility Expansion Plan; Fuel Facility Stacking Plan; Vehicle Maneuvering; Proposed Fuel Canopy Elevations;

Building Addition -- West Elevation; Building Addition -- South Elevation; Building Addition -- East Elevation; Building Addition -- North Elevation; Chase Bank Floor Plan; Chase Bank East, West, North and South Elevations; Overall Landscape Plan; Landscape Notes and Details; Landscape Compliance Table; Fence and Pier Detail; and Riverwalk Landscape Plan, Notes and Details.

5. The following uses shall be permitted within the area delineated herein as "Waterway-Business Planned Development": all uses permitted in the B3-1 Community Shopping District (including automobile tire sales, service and repair as an accessory use) and accessory fueling facilities (gas stations); provided, however, that arcades, dwelling units, second-hand stores and rummage shops, theaters and funeral and interment services are not permitted.
6. On-premises signs and temporary signs, including, but not limited to, construction and marketing signs, shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land-Use Planning. No off-premises signs shall be permitted.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land-Use Planning. 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.
8. For purposes of floor area, floor area ratio ("FAR") and building height calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

11. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Zoning and Land-Use Planning (the "Commissioner") upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change to the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goal of improving the appearance and quality of Chicago's waterways and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant has provided a river edge setback for all buildings and paved parking areas as depicted on the Riverwalk Landscape Plan. The river edge setback area has been, and shall continue to be, landscaped and improved with a pathway extending from the North Damen Avenue Bridge to the Property's south property line as depicted on the Riverwalk Landscape Plan. This setback area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. Notwithstanding any provision of this planned development, the requirement that a paved pathway and public access be provided along the river edge shall not be construed to require the Applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the river edge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All future developments shall substantially comply with the City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land-Use Planning current at the time of development.
14. 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 buildings and improvements on the Property shall be reviewed and approved by the City of Chicago Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote, to the extent required by law, the highest standard of accessibility.
15. The City of Chicago has established a Part II review fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of buildable floor area. The Part II review fee will be assessed by the Department of Zoning and Land-Use Planning in accordance with the aforementioned rate during the actual Part II review of the new improvements (e.g., the fueling facilities) identified on the Site Plan. The fee, as determined by the Department of Zoning and Land-Use Planning at that time in accordance with

the aforementioned rate, is final and shall be paid to the Department of Zoning and Land-Use Planning prior to the issuance of any pending building permit.

16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Department of Environment and the Commissioner of the Department of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that code.
17. 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 and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land-Use Planning. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
18. Unless substantial construction of the expanded accessory fueling station or the expansion to the Costco warehouse depicted on the plans, as proven by the issuance of building permits and the diligent pursuance thereof, has commenced within six (6) years of the effective date of this planned development, this planned development shall expire upon the sixth (6th) anniversary of the effective date hereof. If this planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Waterway-Business Planned Development Number 728, as amended, classification in effect immediately prior to this amended planned development. The six (6) year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

[Existing Aerial Map; Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Site Plan -- All Phases; Enlarged Site Plan -- Phase 1 Fuel Facility Expansion; Fuel Facility Stacking Plan; Vehicle Maneuvering; Proposed Fuel Canopy Elevations; Building Addition -- North, South, East and West Elevations; Chase Bank Floor Plan; Tenant Building -- North, South, East and West Elevations; Overall Landscape Plan; Landscape Compliance Table; Landscape Plans; Pocket Park Landscape Plan; Landscape Notes and Details (Plant List); Chase Foundation Landscape Plan; Riverwalk Landscape Plan; Riverwalk Landscape Compliance Table; Landscape Notes and Details (Riverwalk Plant List); and Landscape Notes and Details referred to in these Plan of Development Statements printed on pages 13433 through 13467 of this *Journal*.]

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

Waterway-Business Planned Development No. 728, As Amended.

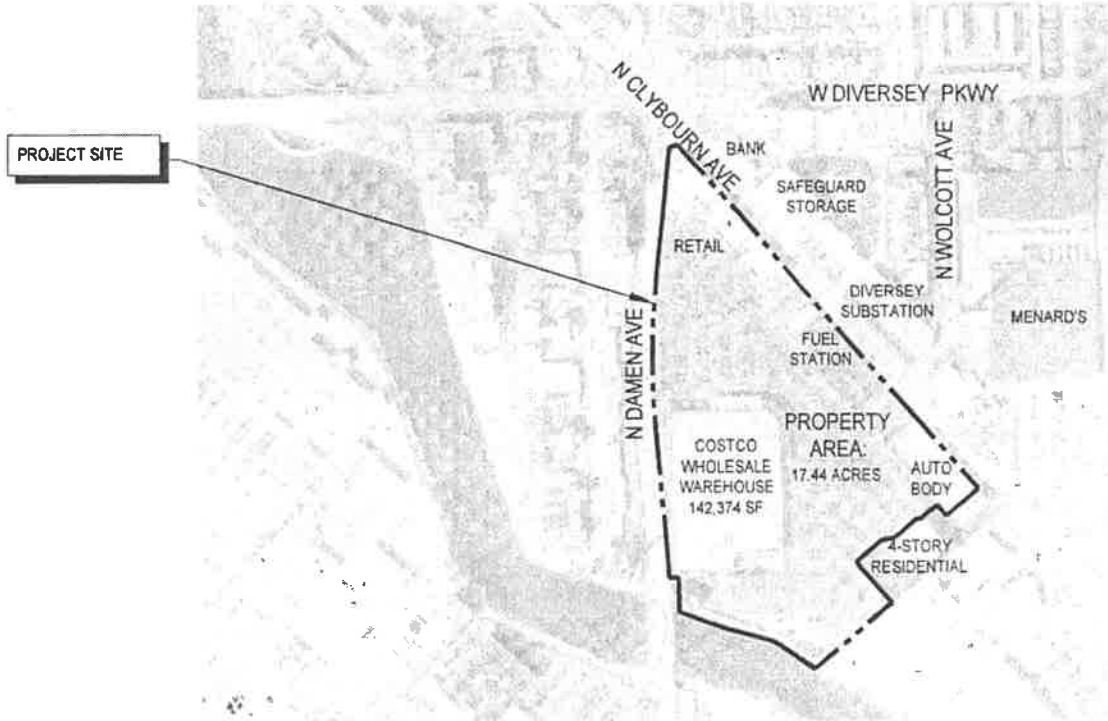
Bulk Regulations And Data Table.

Gross Site Area 855,504 square feet (19.63 acres) = Net Site Area 759,584 square feet (17.44 acres) + Area in Public Right-of-Way, 95,920 square feet.

Maximum Permitted Floor Area Ratio:	0.35
Maximum Building Height:	Per Site Plan
Setbacks From Property Line:	Per Site Plan
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Minimum Number of Off-Street Parking Spaces*:	720 parking spaces
Minimum Number of Off-Street Loading Berths:	3

* Note: The minimum number of parking spaces may fall below 720 in interim phases of site modifications.

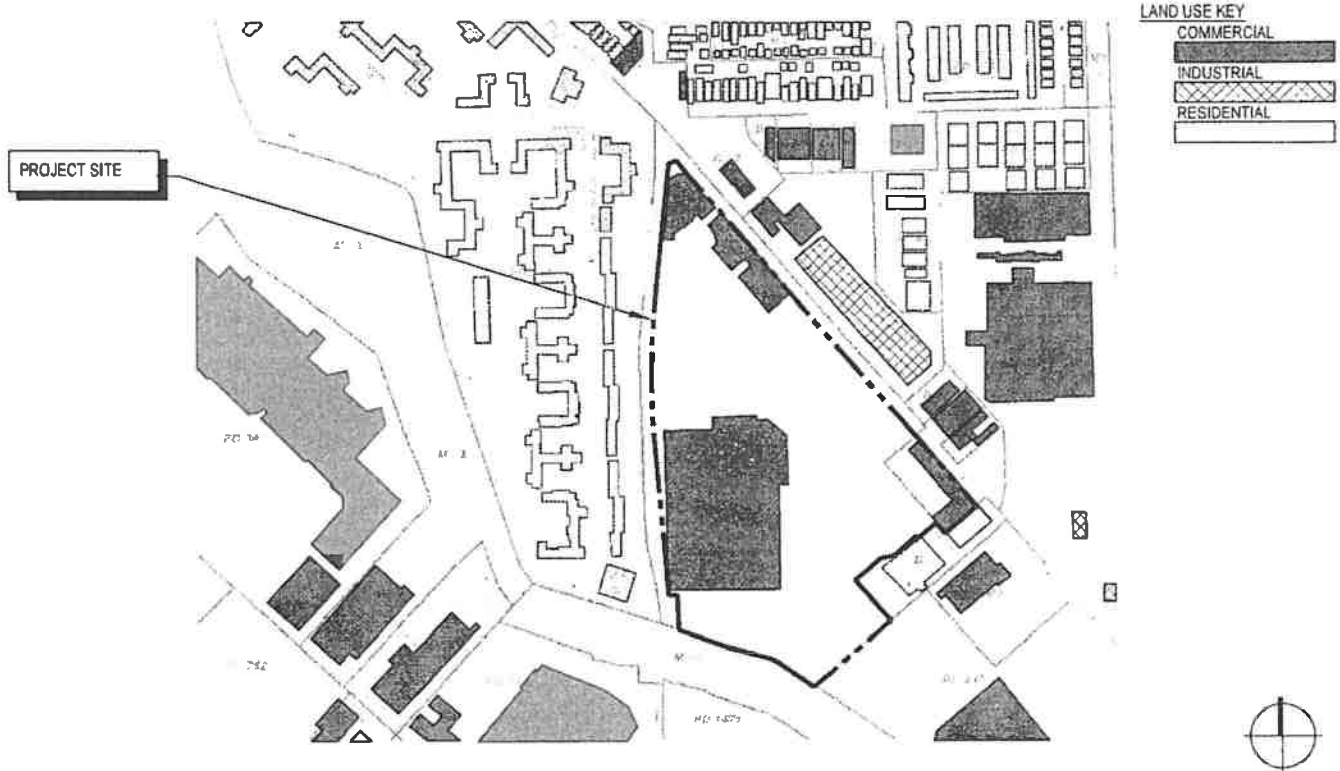
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APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: NOT TO SCALE

**EXISTING
AERIAL MAP**

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EXISTING
LAND USE

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KEY

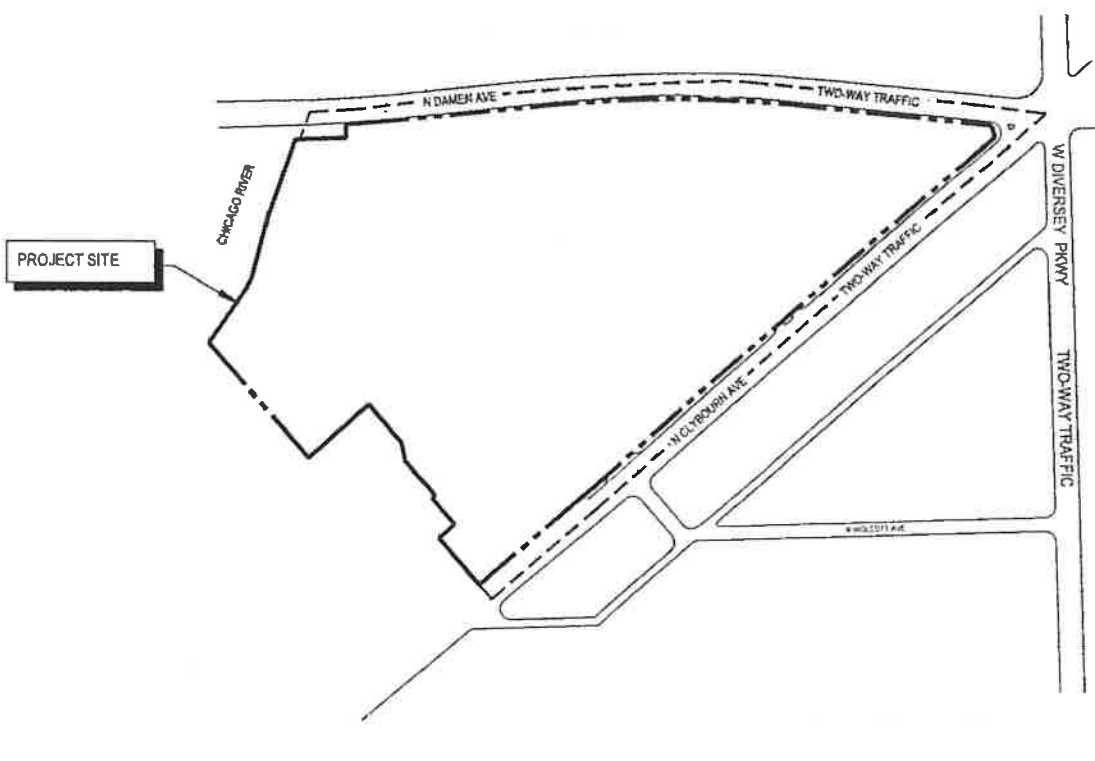
- PROPERTY LINE
- PD BOUNDARY LINE

PROPERTY AREA

GROSS SITE AREA
759,584 SF (17.44 AC)

PLANNED DEVELOPMENT
AREA (IN R.O.W.)

95,920 SF (2.20 AC)



APPLICANT: COSTCO WHOLESALE CORPORATION

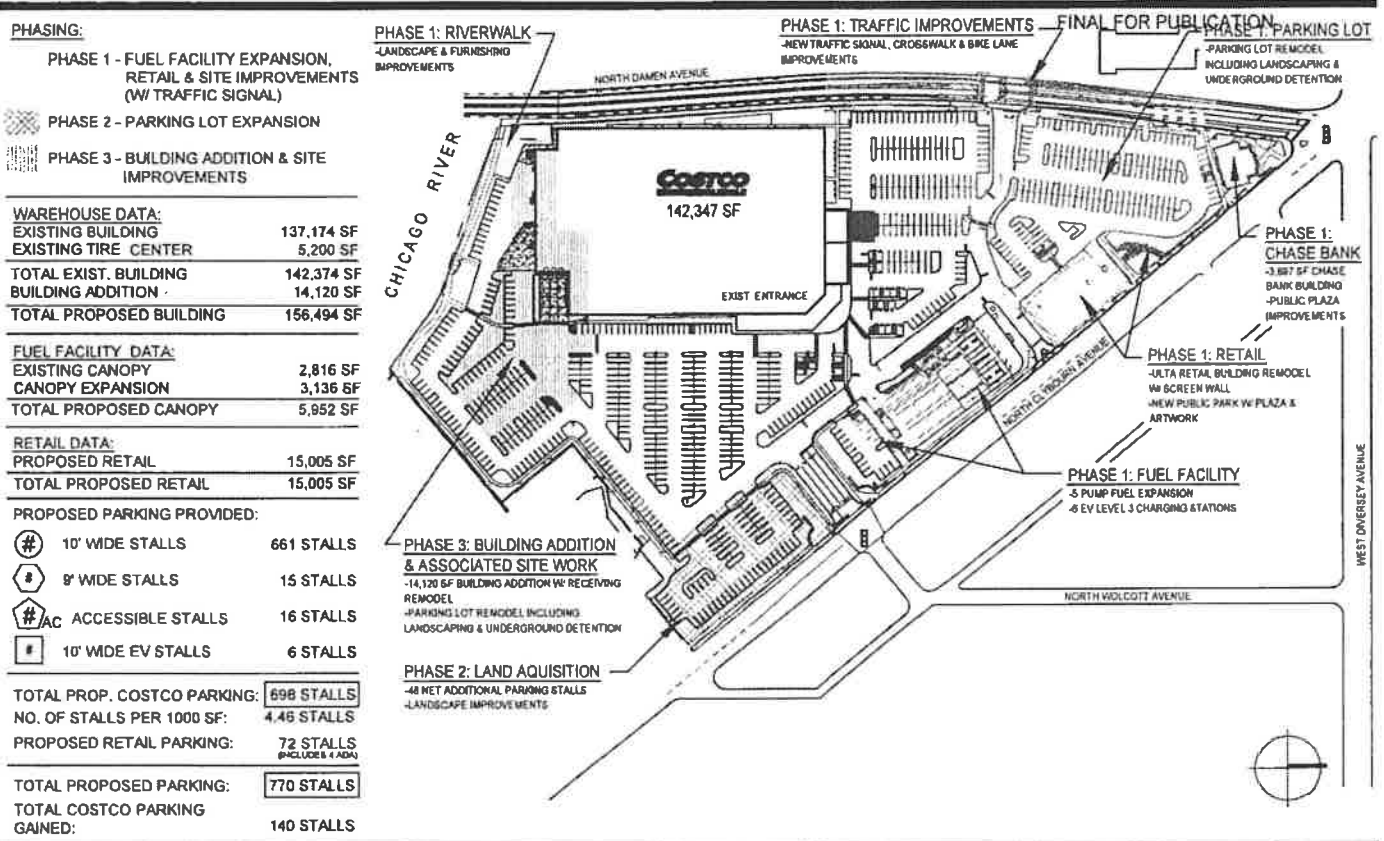
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INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

SCALE: NOT TO SCALE

PROPERTY AND
PLANNED DEVELOPMENT
BOUNDARY MAP



PHASING:

- PHASE 1 - FUEL FACILITY EXPANSION, RETAIL & SITE IMPROVEMENTS (W/ TRAFFIC SIGNAL)
- PHASE 2 - PARKING LOT EXPANSION
- PHASE 3 - BUILDING ADDITION & SITE IMPROVEMENTS

WAREHOUSE DATA:	
EXISTING BUILDING	137,174 SF
EXISTING TIRE CENTER	5,200 SF
TOTAL EXIST. BUILDING	142,374 SF
BUILDING ADDITION	14,120 SF
TOTAL PROPOSED BUILDING	156,494 SF

FUEL FACILITY DATA:	
EXISTING CANOPY	2,816 SF
CANOPY EXPANSION	3,136 SF
TOTAL PROPOSED CANOPY	5,952 SF

RETAIL DATA:	
PROPOSED RETAIL	15,005 SF
TOTAL PROPOSED RETAIL	15,005 SF

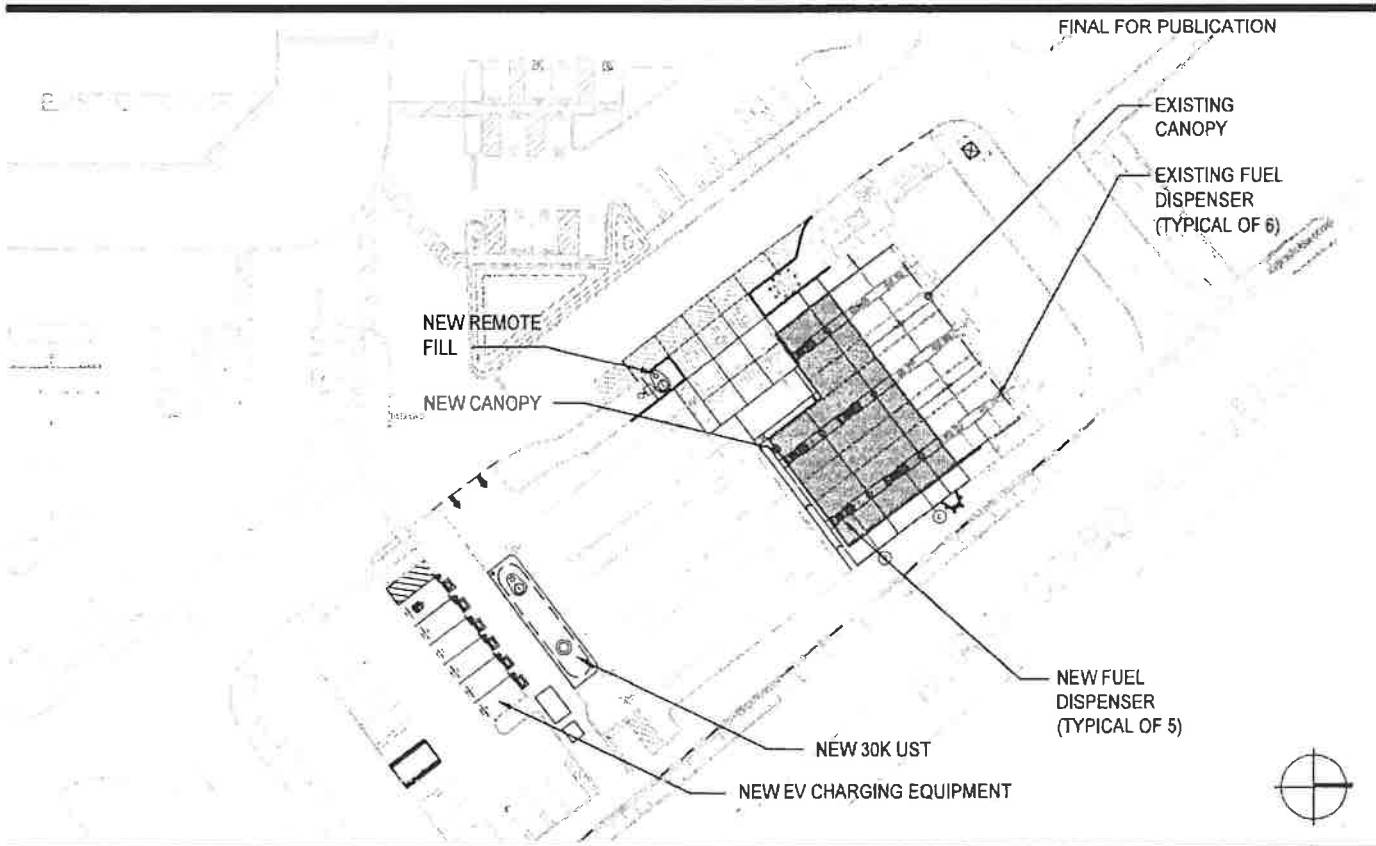
PROPOSED PARKING PROVIDED:

- 10' WIDE STALLS: 661 STALLS
- 8' WIDE STALLS: 15 STALLS
- ACCESSIBLE STALLS: 16 STALLS
- 10' WIDE EV STALLS: 6 STALLS

TOTAL PROP. COSTCO PARKING:	698 STALLS
NO. OF STALLS PER 1000 SF:	4.45 STALLS
PROPOSED RETAIL PARKING:	72 STALLS (INCLUDES 4 ADA)
TOTAL PROPOSED PARKING:	770 STALLS
TOTAL COSTCO PARKING GAINED:	140 STALLS

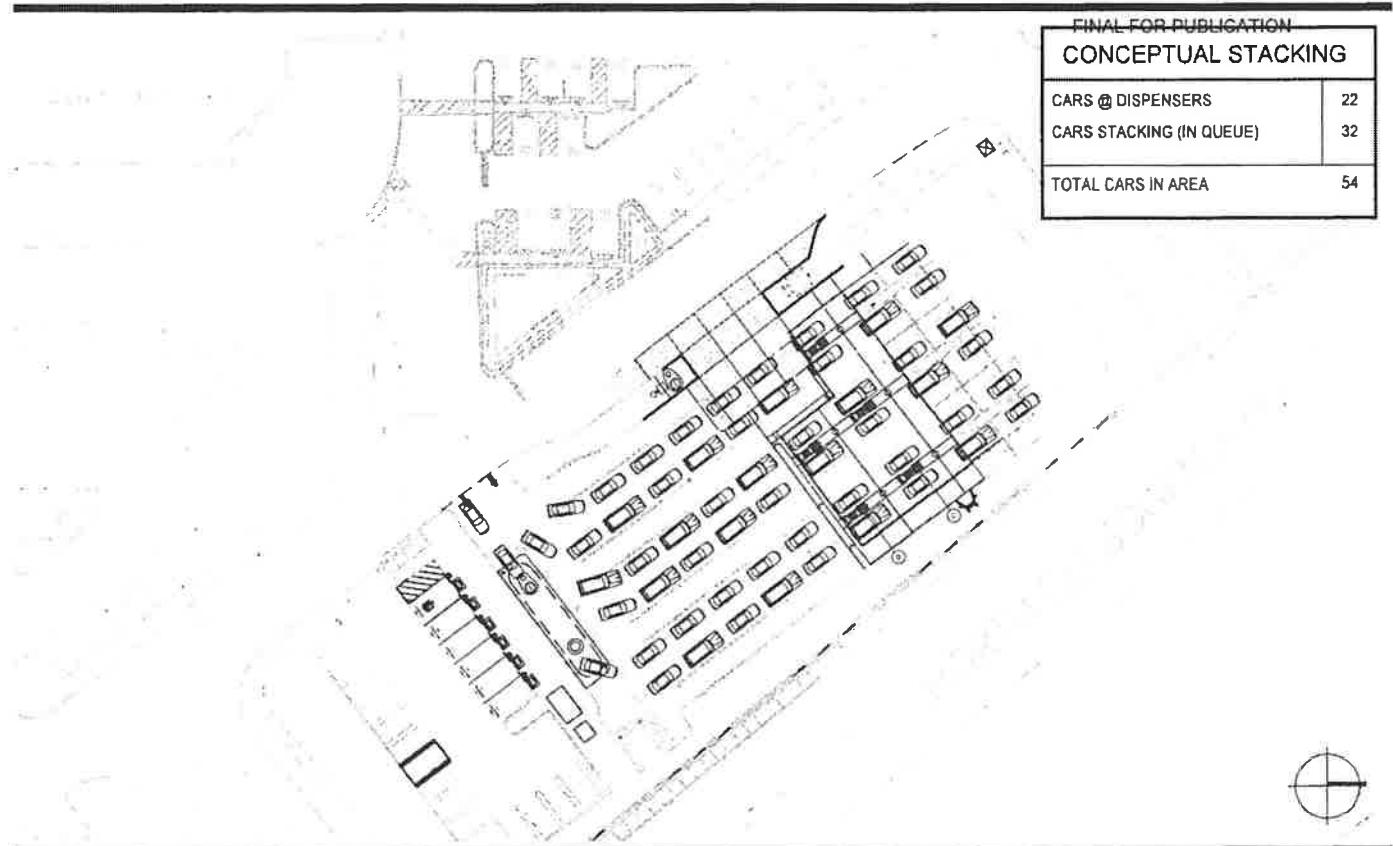
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SITE PLAN - ALL PHASES



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**ENLARGED SITE PLAN -
PHASE 1
FUEL FACILITY
EXPANSION**

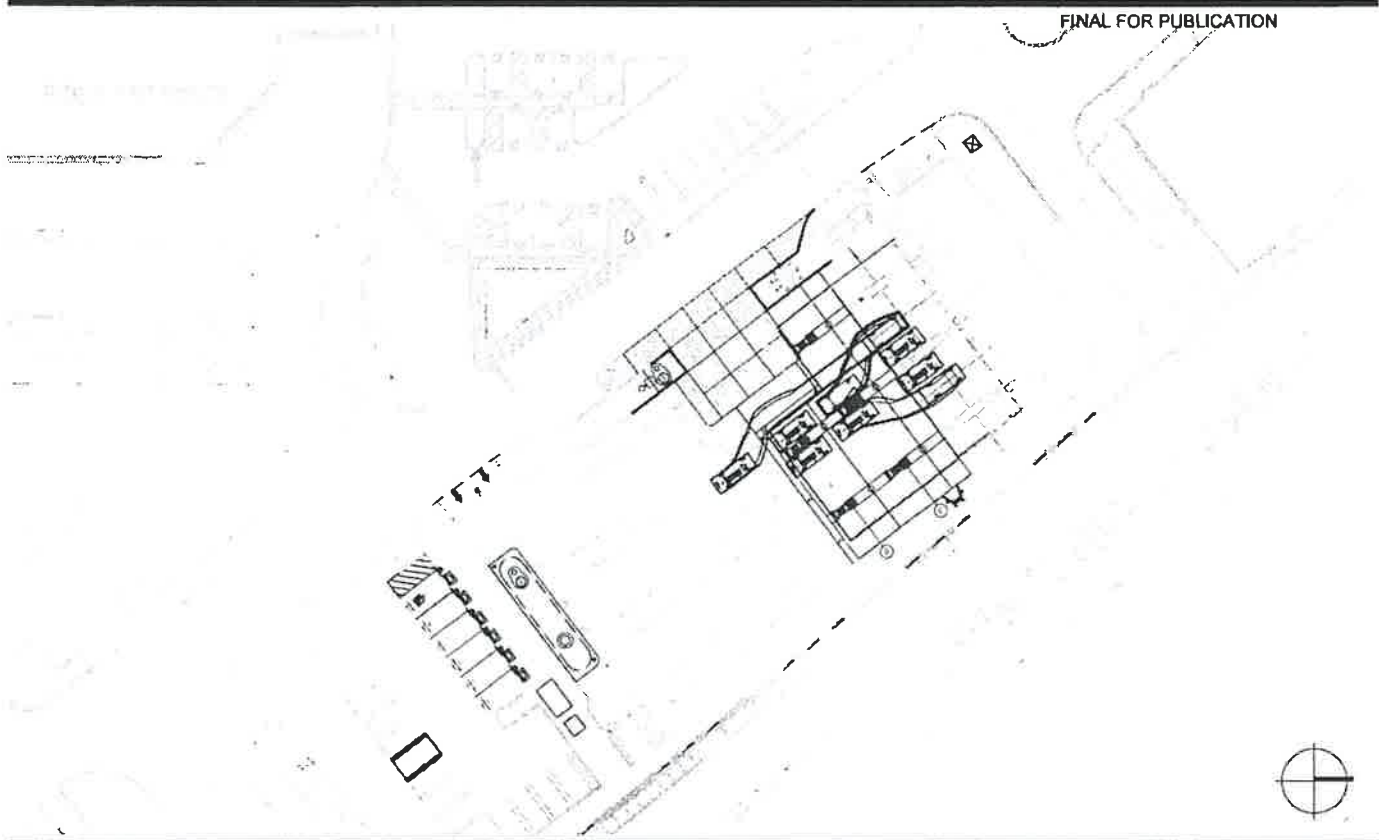


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CONCEPTUAL STACKING	
CARS @ DISPENSERS	22
CARS STACKING (IN QUEUE)	32
TOTAL CARS IN AREA	54

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FUEL FACILITY STACKING PLAN

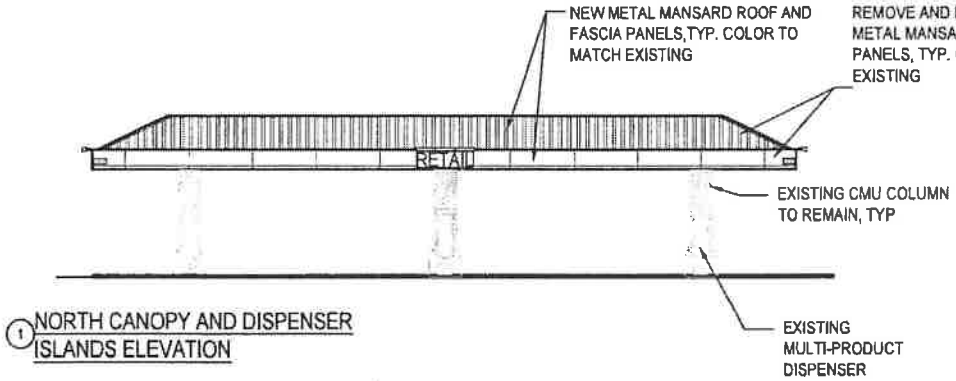
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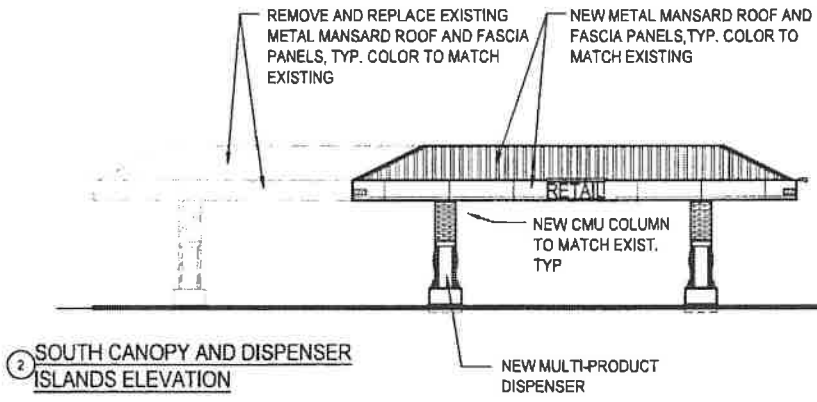
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**VEHICLE
MANEUVERING**

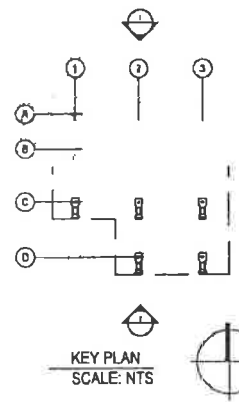
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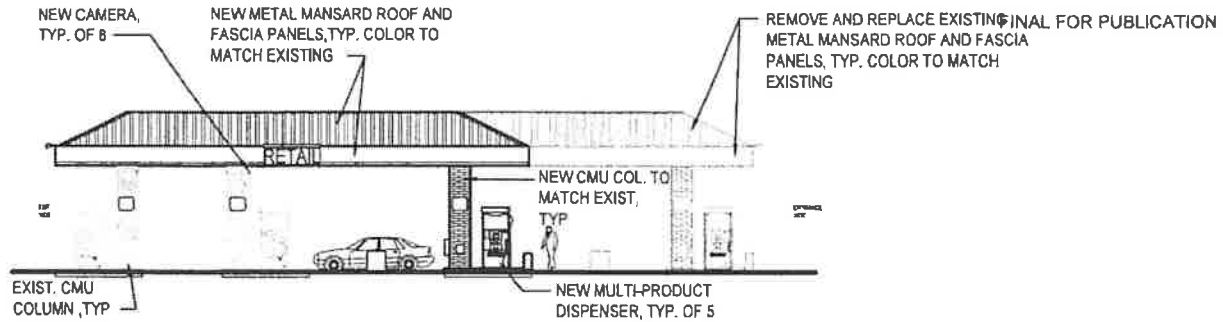
① NORTH CANOPY AND DISPENSER ISLANDS ELEVATION



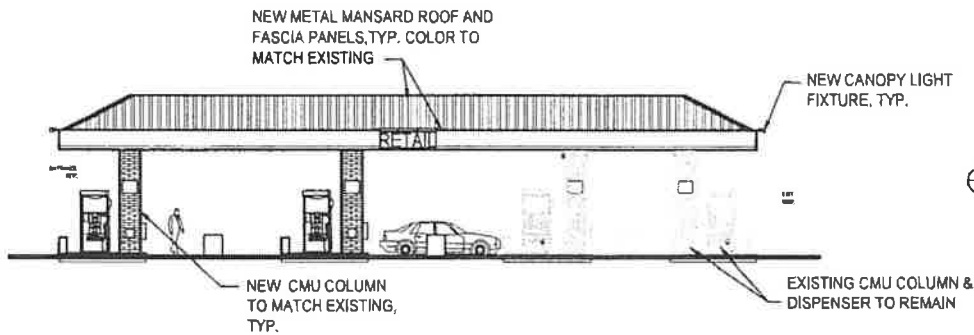
② SOUTH CANOPY AND DISPENSER ISLANDS ELEVATION



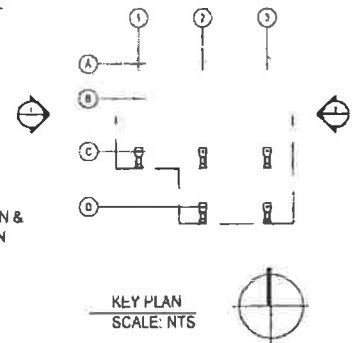
APPLICANT: COSTCO WHOLESALE CORPORATION		PROPOSED FUEL CANOPY ELEVATIONS (1 OF 2)
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614		
INTRODUCTION DATE: JUNE 22, 2022		
PLAN COMMISSION DATE:	SCALE: NOT TO SCALE	



1 WEST CANOPY AND DISPENSER ISLANDS ELEVATION



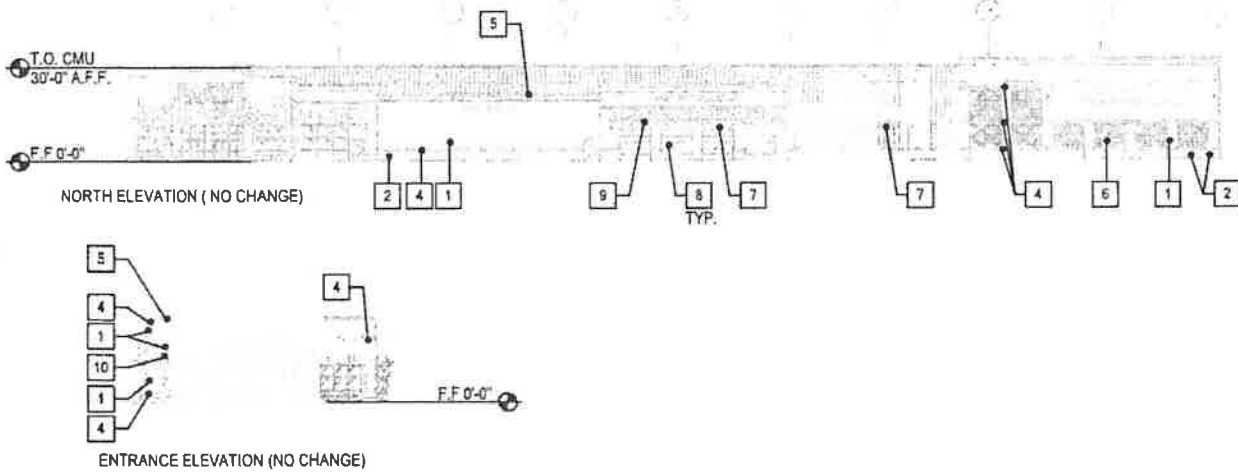
2 EAST CANOPY AND DISPENSER ISLANDS ELEVATION



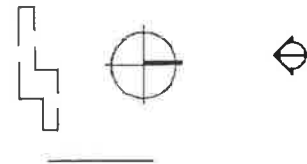
APPLICANT: COSTCO WHOLESALE CORPORATION	
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**PROPOSED FUEL
CANOPY
ELEVATIONS
(2 OF 2)**

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EXTERIOR FINISH SCHEDULE						
#	ITEM	MATERIAL	FINISH	COLOR	SIZE	NOTES
1	MAIN BUILDING	SMOOTH FACE CMU	DAVE BLAST	PREMIUM ROSE	8" X 8" TO AND TO 16" X 16"	4" CMU VENEER OVER 1/2" CMU WALL ON PLASTERS
2	BUILDING BASE	PREFORMATE BRICK BLOCK		MIDWEST RED	8" X 8" TO 16" X 16" VENEER	
3	BUILDING ACCENT	SMOOTH FACE CMU	SAME BLAST	SMOOTH GRAY #102	8" X 8" H	
4	BUILDING ACCENT	SMOOTH FACE CMU		WHITE FIBRIFORM	8" X 8" TO 16" X 16"	
5	COPING	ELV. S. COPING BLOCK		NATURAL CONCRETE	8" X 8" H	
6	BUILDING ACCENT	SMOOTH FACE 2" DIA.	FEET SAND BLASTED	DAVE GRAY	8" X 8" H	8" X 8" SECTORED 48" H
7	BUILDING WALLS	METAL PANEL BRICK		ASH GRAY	UNITS UNKNOWN	OVER SMOOTH FACE CMU WALL
8	DOORS AND FRAMES					PER DRAWING NOT TO SCALE
9	CANOPY	METAL	PAINT	CONFID RED	UNITS UNKNOWN	
10	PARKING	METAL	PAINT	CONFID RED	UNITS UNKNOWN	
11						
12						
13						
14						
15						



APPLICANT: COSTCO WHOLESALE CORPORATION

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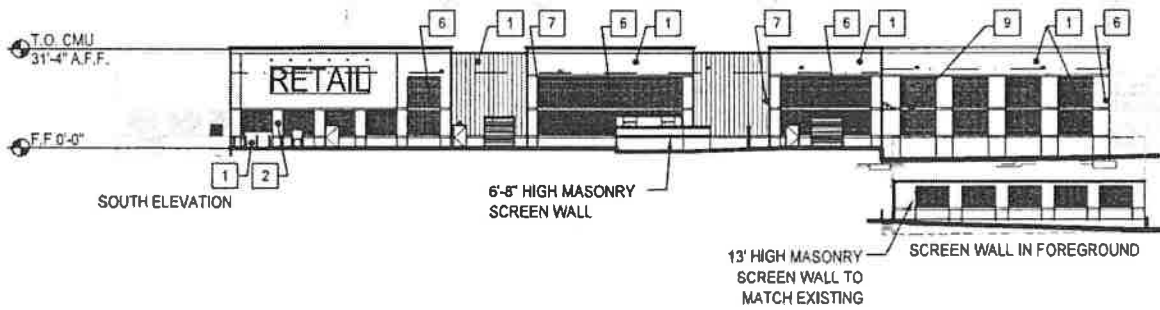
INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

SCALE: NOT TO SCALE

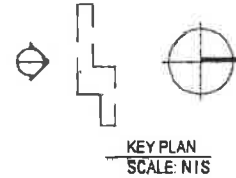
BUILDING ADDITION-
NORTH ELEVATION

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NOTE:
ALL MATERIALS TO MATCH EXISTING

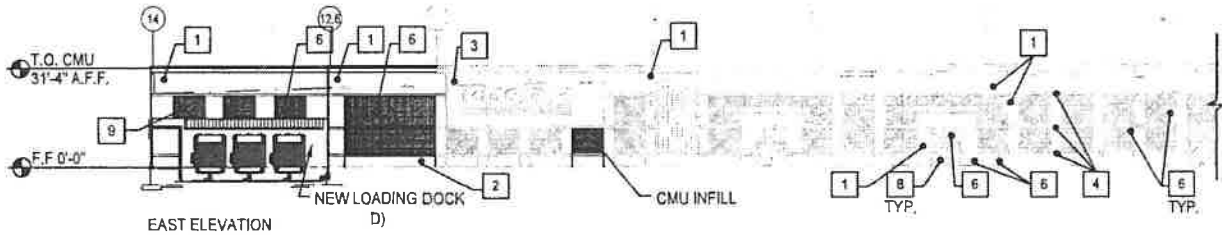
EXTERIOR FINISH SCHEDULE						
#	ITEM	MATERIAL	FINISH	COLOR	SIZE	NOTES
1	MAIN BUILDING	SMOOTH FACE CMU	SAVED IN AS IS	PURIMAN ROSE	8" x 8" x 16" AND 12" x 8" x 16"	IF CMU MATCHES EXISTING CMU WALLS, DRINK WATER
2	WALKING BASE	ANTICIPATED BRICK BLOCK	SAVED IN AS IS	INDOOR W/ FLOOR	8" x 8" x 16" AND 4" x 8" x 16" VENEER	
3	BUILDING ACCENT	SMOOTH FACE CMU	SAVED IN AS IS	NATURAL CONCRETE	8" x 8" x 16"	
4	BUILDING ACCENT	SMOOTH FACE CMU	SAVED IN AS IS	ARTISAN NATURAL	8" x 8" x 16" & 4" x 8" x 16"	
5	CORNER	1/2" F.F.S. CORNER BLOCK	NATURAL CONCRETE	NATURAL CONCRETE	8" x 8" x 16"	
6	BUILDING ACCENT	SMOOTH FACE CMU	PAINT	LIGHT GRAY	8" x 8" x 16"	8" x 8" SECURED JOINT
7	BUILDING PANELS	METAL PANEL BOARD	PAINT	ASH GRAY	48" x 96" x 1/2"	COVER SMOOTH FACE CMU WALL
8	SCREEN AND FRAMES	METAL	PAINT	COSTCO RED	VARIOUS PROFILES	PER DOOR SCHEDULE
9	CANOPY	METAL	PAINT	COSTCO RED	VARIOUS PROFILES	
10	SKYLIGHT	METAL	PAINT	COSTCO RED	VARIOUS PROFILES	
11						
12						
13						
14						
15						



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
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**BUILDING ADDITION-
SOUTH ELEVATION**

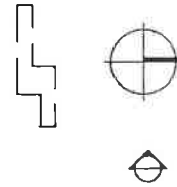
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EAST ELEVATION

CONTINUATION OF EAST ELEVATION

NOTE:
ALL MATERIALS TO MATCH EXISTING



KEY PLAN
SCALE: NTS

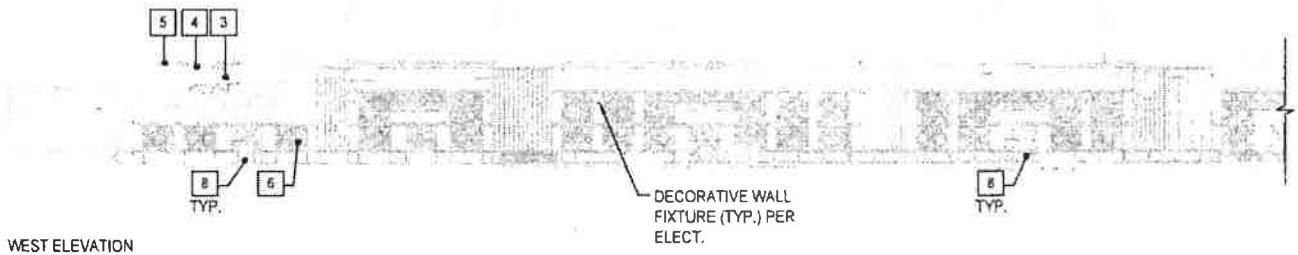
EXTERIOR FINISH SCHEDULE

#	ITEM	NATURAL	FRESH	COLOR	NET	NOTES
1	WALL BUILDING	SMOOTH FACE CMU	SAND BLAST	PRIMAR RED	8 x 8 x 16 AND 12 x 8 x 16	8" CMU WHEN OVER 8" CMU WALL ON PLATELIPS
2	BUILDING BASE	INTERSTATE BRICK BLOCK		MOISTURE RED	8 x 4 x 16 + 4 x 4 x 16 SENDER	
3	BUILDING ACCENT	SMOOTH FACE CMU	SAND BLAST	WARM GRAY W/RED	8 x 8 x 16	
4	NEW BRICK ACCENT	SMOOTH FACE CMU		INFILLET BR/GRAN	8 x 8 x 16 + 8 x 8 x 16	
5	CONCRETE	E.T.S. CONCRETE BLOCK		NATURAL CONCRETE	8 x 8 x 16	
6	BUILDING ACCENT	SMOOTH FACE CMU	NOT SAND BLASTED	LIGHT GRAY	8 x 8 x 16	8 x 8 SCORED JOINT
7	BUILDING WALLS	METAL PANEL BOARD		ASH GRAY	VARIOUS PROFILES	OVER SMOOTH FACE CMU WALL
8	DOORS AND FRAMES					PER DOOR SCHEDULE
9	CAVITY	METAL	PAINT	COOL CO. RED	VARIOUS PROFILES	
10	RAMING	METAL	PAINT	COOL CO. RED	VARIOUS PROFILES	
11						
12						
13						
14						
15						

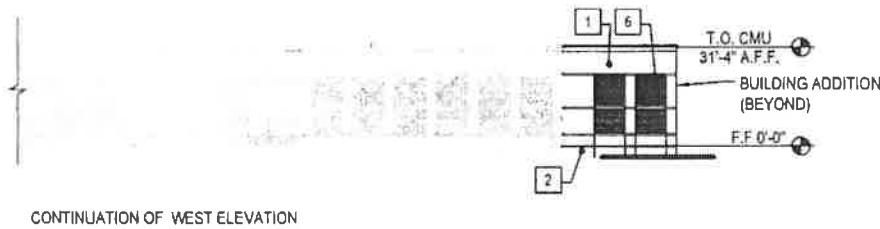
APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: NOT TO SCALE

BUILDING ADDITION-
EAST ELEVATION

FINAL FOR PUBLICATION



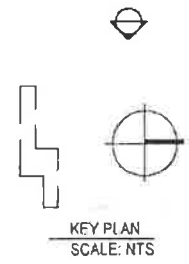
WEST ELEVATION



CONTINUATION OF WEST ELEVATION

NOTE:
ALL MATERIALS TO MATCH EXISTING

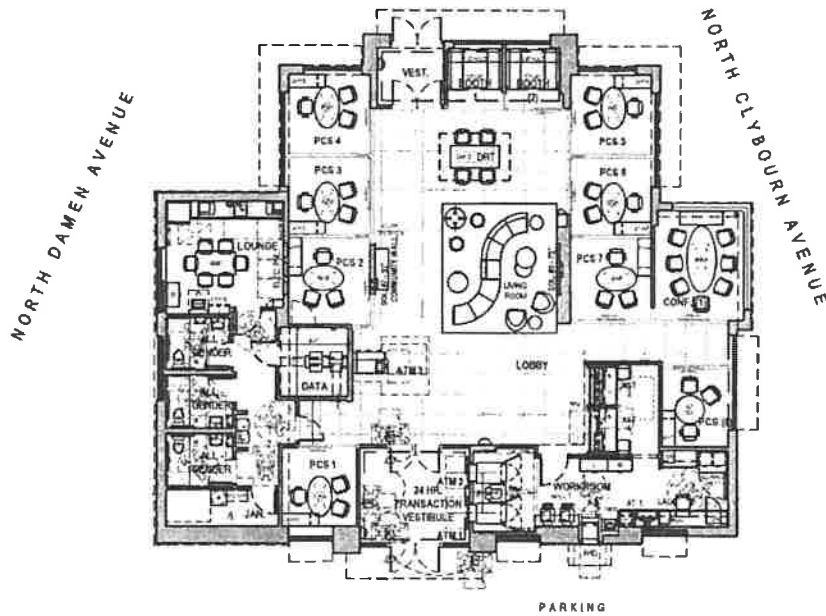
EXTERIOR FINISH SCHEDULE						
#	ITEM	MATERIAL	FINISH	COLOR	SIZE	NOTES
1	MAIN BUILDING	SMOOTH-FACE CMU	SAND BLAST	PURPLISH BROWN	8 x 8 x 16 AND 12 x 8 x 16	4" CMU VENEER OVER 1/2" CMU WALL OR PLASTER
2	BUILDING BASE	INTERSTATE BRICK BLOCK		MOUNTAIN RED	8 x 8 x 16 + 4 x 8 x 12 VENEER	
3	BUILDING ACCENT	SMOOTH-FACE CMU	SAND BLAST	VARIOUS GREY TONES	8 x 8 x 16	
4	BUILDING ACCENT	SMOOTH-FACE CMU	SAND BLAST	NATURAL CONCRETE	8 x 8 x 16 + 8 x 8 x 16	
5	CORNICE	F.F. IL CORNICE BLOCK		NATURAL CONCRETE	8 x 8 x 16	
6	BUILDING ACCENT	SMOOTH-FACE CMU	NOT SAND BLASTED	LEIGH GRAY	8 x 8 x 16	8 x 8 SCURRED CONCRETE
7	BUILDING WALLS	METAL PANEL BEHIND		ASH GRAY	VARIOUS PANELS	OTHER SMOOTH-FACE CMU WALL
8	DOORS AND FRAMES	METAL	PAINT	CORTEXO RED	VARIOUS PANELS	PER SHOP REFERENCE
9	WINDOWS	METAL	PAINT	CORTEXO RED	VARIOUS PANELS	PER SHOP REFERENCE
10						
11						
12						
13						
14						
15						



APPLICANT: COSTCO WHOLESALE CORPORATION
 ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614
 INTRODUCTION DATE: JUNE 22, 2022
 PLAN COMMISSION DATE:

**BUILDING ADDITION-
WEST ELEVATION**

FINAL FOR PUBLICATION



FLOOR PLAN



SCALE: $\frac{1}{16}'' = 1'$



APPLICANT: COSTCO WHOLESALE CORPORATION		CHASE BANK FLOOR PLAN
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614		
INTRODUCTION DATE: JUNE 22, 2022		
PLAN COMMISSION DATE:	SCALE: $\frac{1}{16}'' = 1'$	

EAST ELEVATION

FINAL FOR PUBLICATION

#	ITEM	MATERIAL	FINISH	COLOR	SIZE
1	BUILDING WALL 1	BRICK		ROSE BLEND - VELOUR ENDICOTT	MODULAR 7 5/8" x 2 1/4" x 3 5/8"
2	BUILDING WALL 2	BRICK		MORNING GLAZIER INTERSTATE BRICKS	MODULAR 7 5/8" x 2 1/4" x 3 5/8"
3	BUILDING BASE	CAST STONE		LIMESTONE	23" WIDE x 5" HIGH x 3 5/8" THICK
4	ACM PANELS	ALUMINUM	ANODIZED	CLEAR	
5	CORING	ALUMINUM	FACTORY FINISH	SLATE GRAY	
6	DOORS AND FRAMES	ALUMINUM	ANODIZED	BLACK	
7	CANOPY	METAL	ANODIZED	BLACK	
8	LUMINAIRE	METAL	ANODIZED	BLACK	
9	SPANDREL GLASS				
10	CURTAINWALL FRAME	ALUMINUM	ANODIZED	CLEAR	

NORTH ELEVATION

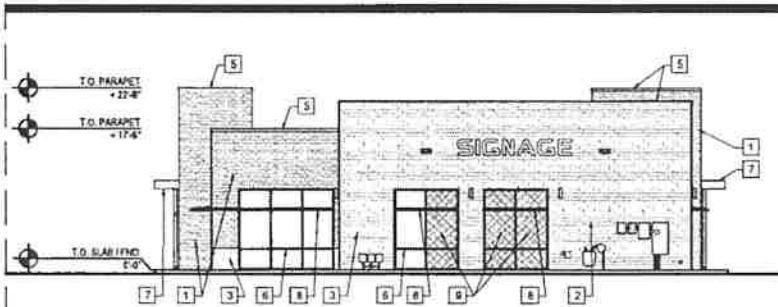
KEY PLAN
SCALE: N.T.S.

APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: NOT TO SCALE

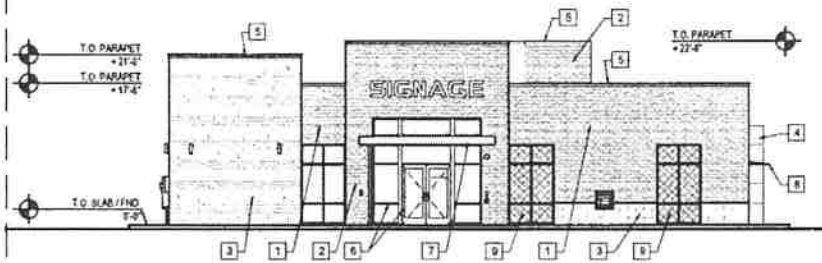
TENANT BUILDING
EAST AND NORTH
ELEVATIONS

FINAL FOR PUBLICATION

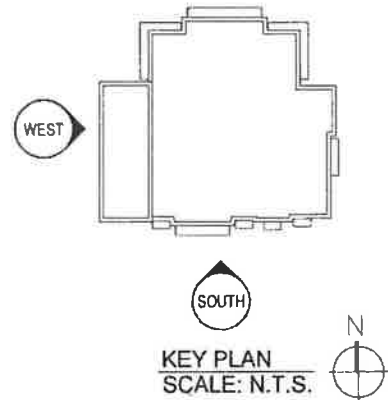
#	ITEM	MATERIAL	FINISH	COLOR	SIZE
1	BUILDING WALL 1	BRICK		ROSE BLEND - VECOR FINCOTT	MODULAR 7 5/8" x 2 1/4" x 3 5/8"
2	BUILDING WALL 2	BRICK		MIDNIGHT BLACK INTERSTATE BRICKS	MODULAR 7 5/8" x 2 1/4" x 3 5/8"
3	BUILDING BELL	CAST STONE		LIMESTONE	22" WIDE x 5" HIGH x 3 1/2" THICK
4	ACM PANELS	ALUMINUM	ANODIZED	CLEAR	
5	COPING	ALUMINUM	FACTORY FINISH	SLATE GRAY	
6	DOORS AND FRAMES	ALUMINUM	ANODIZED	BLACK	
7	CANOPY	ALUMINUM	ANODIZED	BLACK	
8	SUNSHADE	ALUMINUM	ANODIZED	BLACK	
9	SPANDREL GLASS	ALUMINUM	ANODIZED	CLEAR	
10	CURTAINWALL FRAME	ALUMINUM	ANODIZED	CLEAR	



WEST ELEVATION



SOUTH ELEVATION



APPLICANT: COSTCO WHOLESALE CORPORATION

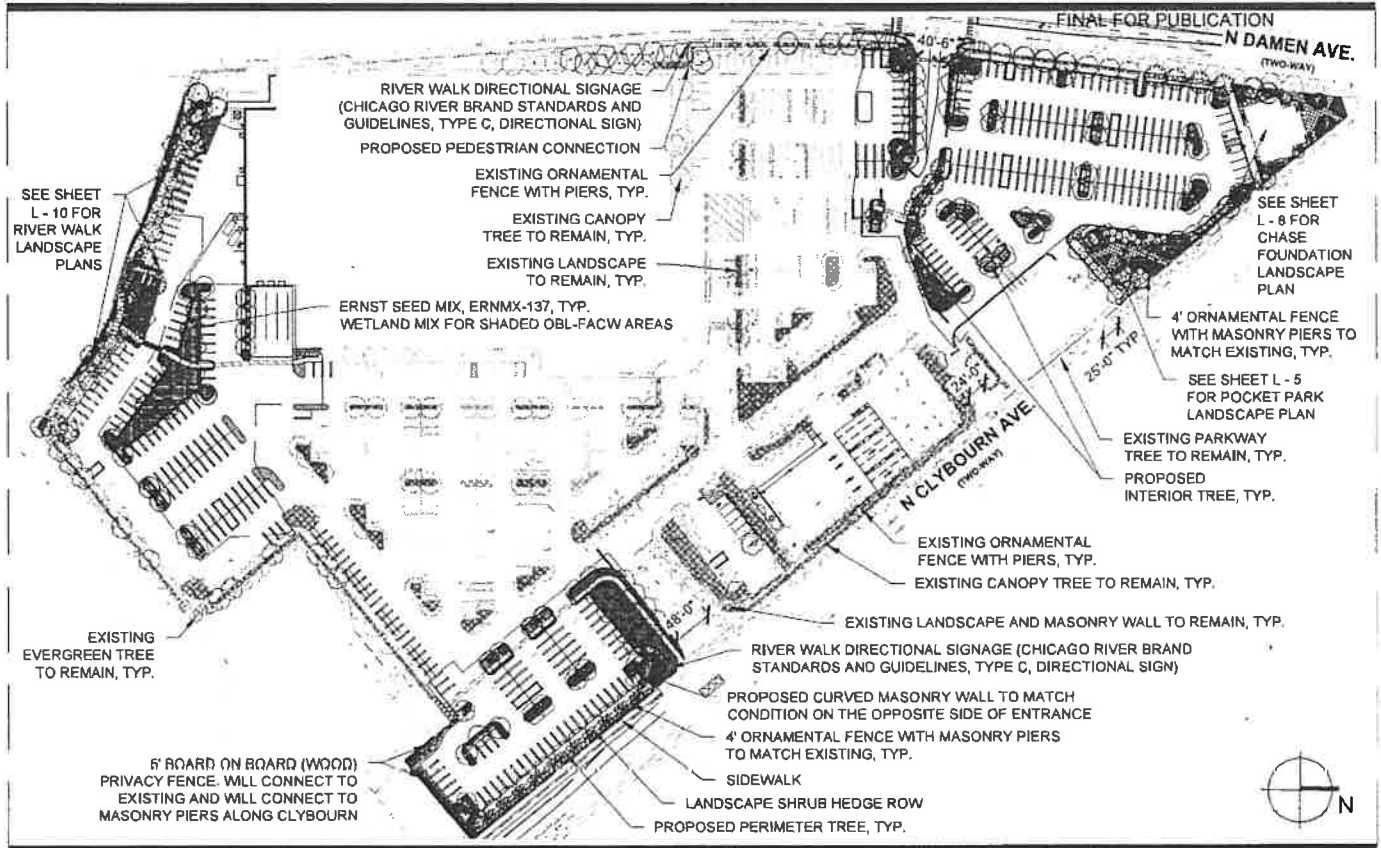
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

SCALE: NOT TO SCALE

TENANT BUILDING
WEST AND SOUTH
ELEVATIONS



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: 1"=150'

L - 1
OVERALL LANDSCAPE
PLAN

FINAL FOR PUBLICATION

CHICAGO, IL - LANDSCAPE CODE REQUIREMENTS

ZONING ORDINANCE	REQUIRED	PROPOSED
CHAPTER 1 - PARKWAY PLANTING		
1 TREE PER 25 LINEAR FEET OF FRONTAGE ON A PUBLIC RIGHT-OF-WAY IS REQUIRED.	PARKWAY TREES REQUIRED IF WIDTH OF SIDEWALK IS GREATER THAN OR EQUAL TO 9 FT.	EXISTING PARKWAY TREES TO REMAIN. REMAINDER OF STREETScape SIDEWALK IS LESS THAN 9 FT IN WIDTH.
CHAPTER 2 - PARKING LOT AND VEHICULAR USE AREA SCREENING		
A 7 FOOT WIDE LANDSCAPE AREA MEASURED FROM THE RIGHT-OF-WAY LINE IS REQUIRED AROUND THE PERIMETER AND VEHICULAR USE AREAS. THERE MUST BE A CONTINUOUS SCREENING HEDGE IN THE LANDSCAPE AREA.	SHRUBS REQUIRED ALONG VEHICULAR USE AREA	EXISTING SHRUBS TO REMAIN ALONG VEHICULAR USE AREAS SHRUB ROW PROVIDED ALONG N CLYBOURN AVE. ADJACENT TO NEW VEHICULAR USE AREA
1 TREE PER 25 LINEAR FEET OF PERIMETER LANDSCAPE AREA IS REQUIRED. TREE SPACING IS NOT REQUIRED TO BE EQUAL	LENGTH OF N CLYBOURN AVE. = 604.58 LF 604.58 LF / 25 LF = 24.18 24 PERIMETER TREES REQUIRED ALONG N CLYBOURN AVE.	15 EXISTING TREES AND 9 ADDITIONAL PERIMETER TREES (24 TREES TOTAL) PROVIDED ALONG N CLYBOURN AVE.
	LENGTH OF N DAMEN AVE. = 524.64 LF 524.64 LF / 25 LF = 20.98 21 PERIMETER TREES REQUIRED ALONG N DAMEN AVE.	4 EXISTING TREES AND 17 ADDITIONAL PERIMETER TREES (21 TREES TOTAL) PROVIDED ALONG N DAMON AVE.
VEHICULAR USE AREAS ARE REQUIRED TO HAVE ORNAMENTAL METAL FENCING, 4 FOOT HEIGHT MINIMUM.	REQUIRED ORNAMENTAL FENCE ALONG VEHICULAR USE AREA	EXISTING ORNAMENTAL FENCE TO REMAIN ALONG VEHICULAR USE AREAS ORNAMENTAL FENCE PROVIDED ALONG N CLYBOURNE AVE. AND N DAMEN AVE. ADJACENT TO NEW VEHICULAR USE AREA
CHAPTER 3 - PARKING LOT AND VEHICULAR USE AREA INTERNAL PLANTING		
VEHICULAR USE AREAS OVER 30,000 SQ. FT. REQUIRE A LANDSCAPE AREA EQUAL TO 10% OF THE TOTAL AREA OF THE PARKING LOT.	TOTAL VEHICULAR USE AREA = 390,836.01 SQ. FT. 390,836.01 SQ. FT. x 0.10 = 39,083.60 SQ. FT. 39,083.60 SQ. FT. OF INTERNAL LANDSCAPE AREA REQUIRED	41,260.12 SQ. FT. OF INTERNAL LANDSCAPE AREA PROVIDED THROUGHOUT THE PARKING LOT
VEHICULAR USE AREAS OVER 4,500 SQ. FT. ARE REQUIRED TO HAVE TREES PLANTED IN INTERNAL AREAS OF THE PARKING LOT. 1 TREE IS REQUIRED FOR EACH 125 SQ. FT. OF REQUIRED LANDSCAPE AREA.	REQUIRED LANDSCAPE AREA = 39,083.60 SQ. FT. 39,083.60 SQ. FT. / 125 SQ. FT. = 312.67 313 INTERIOR TREES REQUIRED	149 EXISTING DECIDUOUS AND EVERGREEN TREES TO REMAIN AND 164 ADDITIONAL DECIDUOUS TREES PROVIDED (TOTAL OF 313 INTERIOR TREES THROUGHOUT THE SITE)

NOTE: CODE TABLE DOES NOT INCLUDE RIVER WALK REQUIREMENTS. SEE SHEET L - 11 FOR RIVER WALK CODE REQUIREMENTS.

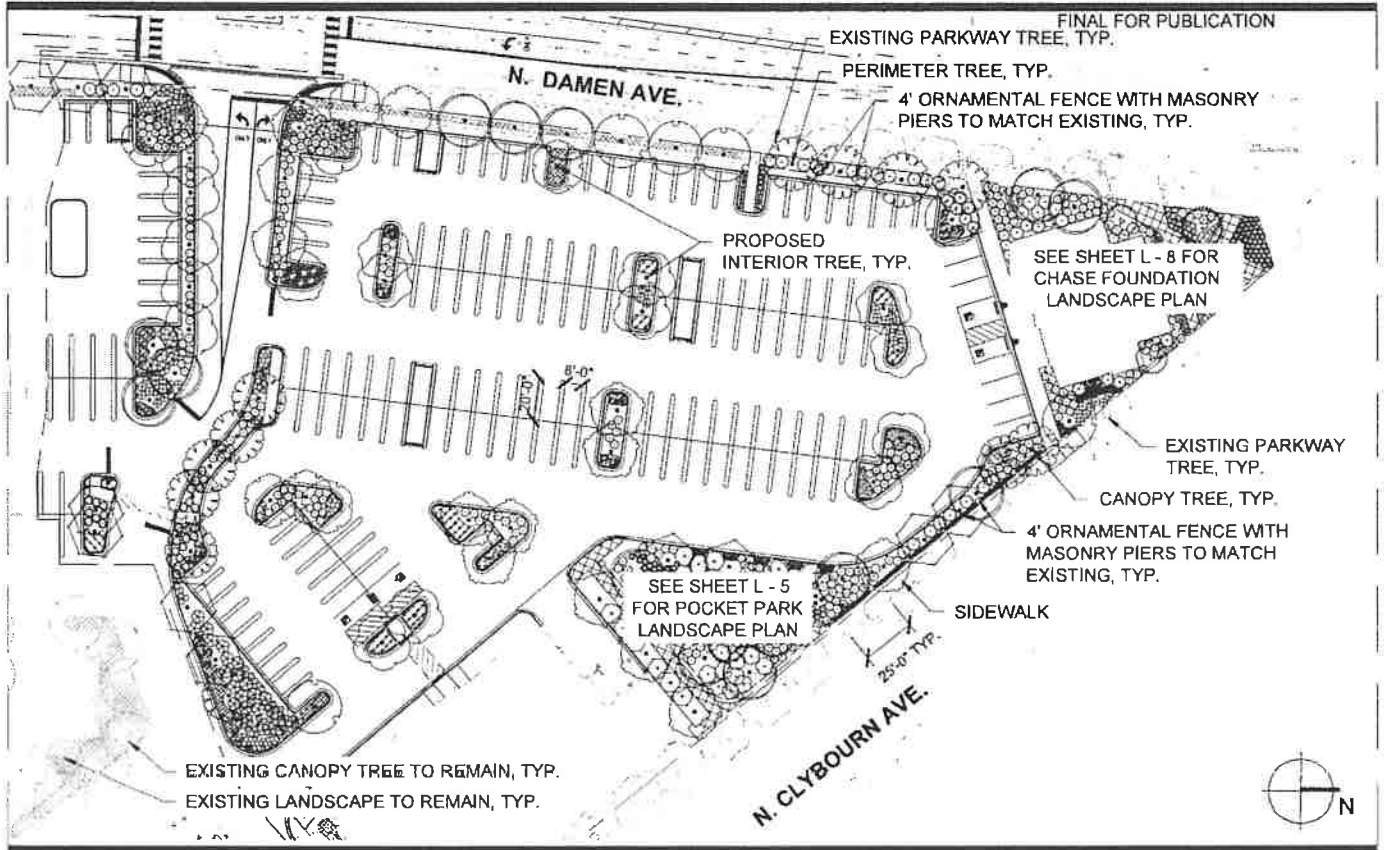
APPLICANT: COSTCO WHOLESALE CORPORATION

ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

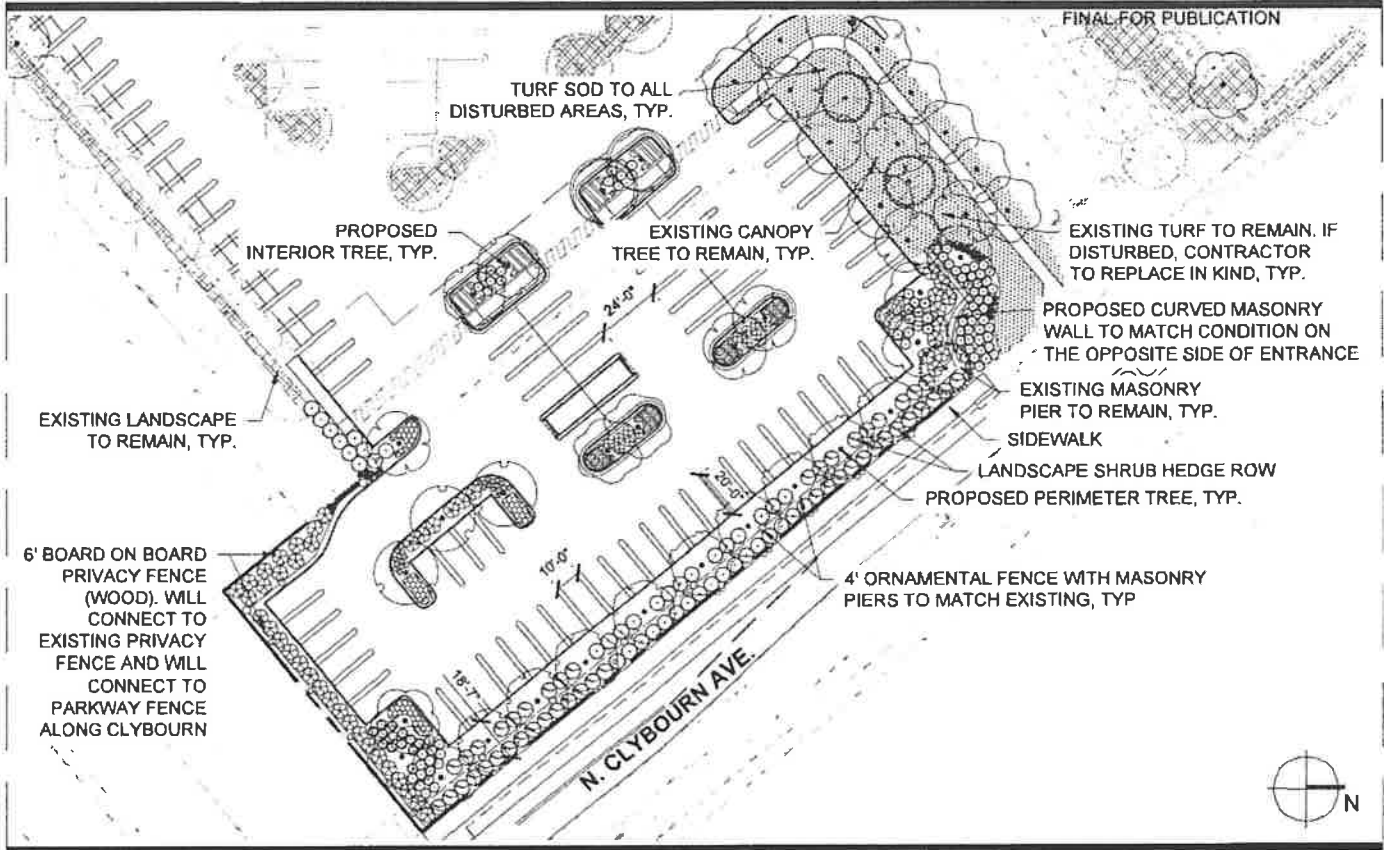
PLAN COMMISSION DATE:

L - 2
LANDSCAPE COMPLIANCE
TABLE



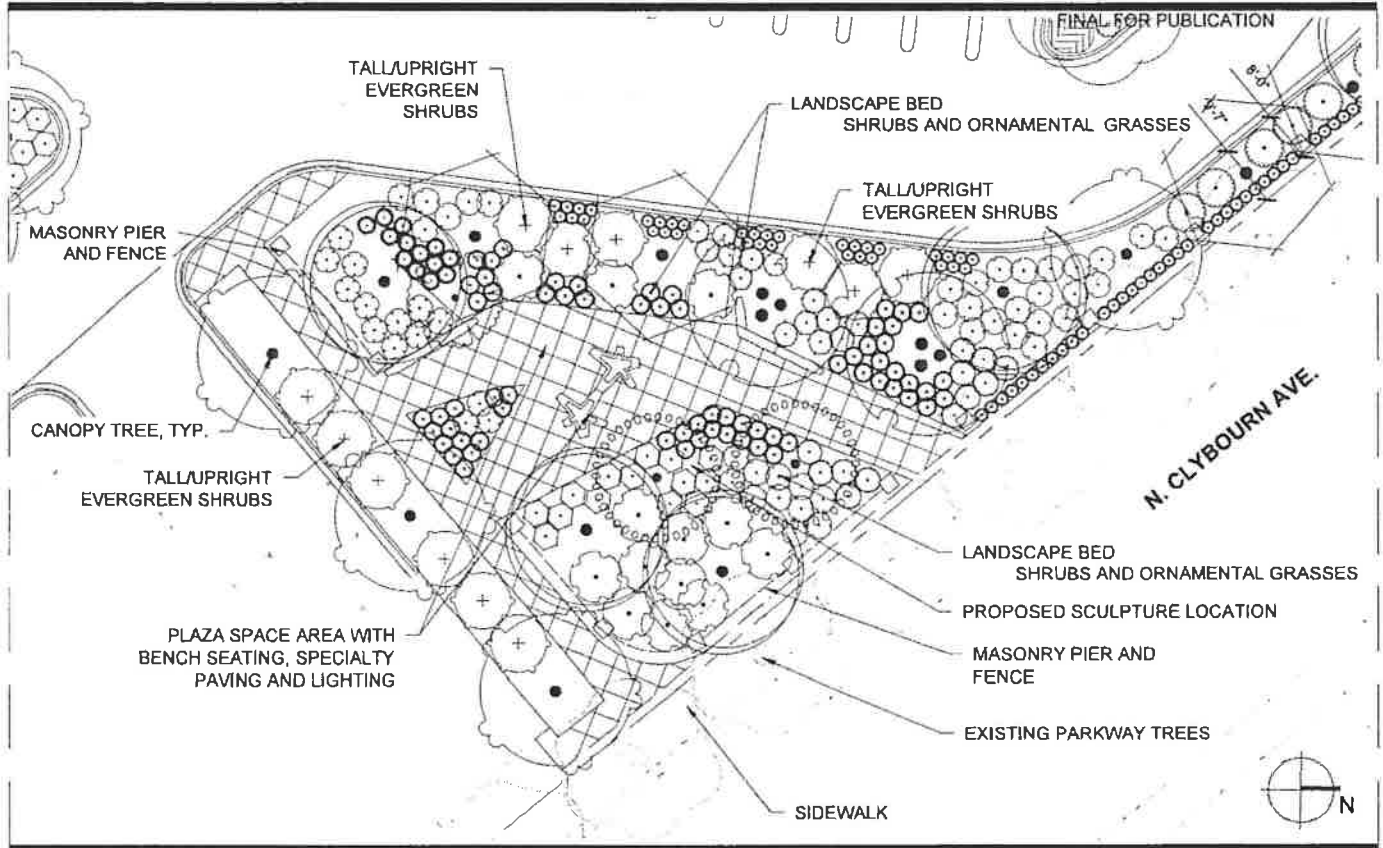
APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: 1"=60'

L - 3
LANDSCAPE PLAN



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: 1"=50'

**L - 4
LANDSCAPE PLAN**



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: 1"=20'

L - 5
POCKET PARK LANDSCAPE
PLAN

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ORNAMENTAL GRASSES

OT	18	DESKAMPFA CRYPTOGA / TUFTED BARN GRASS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL SEE PLAN PLANTS OF THE CHICAGO REGION	SEE PLAN
PH	127	PANICUM VIRGATUM HEAVY METAL / HEAVY METAL SWITCH GRASS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL SEE PLAN PLANTS OF THE CHICAGO REGION	SEE PLAN
SC	87	SCHIZACHYRIE SCOPARIUM CAROLINENSIS / CAROLINIAN LITTLE BLUESTEM THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL SEE PLAN PLANTS OF THE CHICAGO REGION	SEE PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
GRASSES AND PERENNIALS					
	204		ANEMONE PULSATILLA / BALLOONED / FRENCH WITTIKAM / RED CANNON PEARL	1 GAL	18" OC
	21		HELIANTHUS TUBEROSUS / HELLO YELLOW / HELLO YELLOW BUTTERFLY BELONGERS	1 GAL	36" OC
	26		ALLIUM x BARTRAM BEAUTY / BARTRAM BEAUTY ORNAMENTAL LILION THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC
	26		COREOPSIS LANCEOLATA / LANCEOLATE COREOPSIS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC
	26		SCHIZACHYRIE SCOPARIUM / BUTTERFLY BELONGERS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC
	267		HELIANTHUS x AMORET / SPANGLES / AMORET SPANGLES DAYLILY	1 GAL	36" OC
	26		PENSTEMON DROOPALIS / BEARDTONGUE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC
	26		RUDBECKIA FULGIDA / LITTLE GOLDSTAR / LITTLE GOLDSTAR CORRECTOR	1 GAL	36" OC
	181		SEDUM SPECTABILE / AUTUMN JOY / BUTTERFLY STONECROP	8.8	36" OC
	178		ELYMUS HYSTRIX / ORNAMENTAL / FALL AFTER THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC
	13		SPOROBOLUS HETEROLEPIS / PRINCE DRUMMET THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO BIRNK AND WILHELM'S 1 GAL PLANTS OF THE CHICAGO REGION	1 GAL	36" OC

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
			LAWN AREA
			SHADED AREA FOR SHADING ON EACH SIDE

PLANT SCHEDULE (EXISTING LANDSCAPE)

TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.
	10	18	EXISTING TREES TO REMAIN - DECIDUOUS (INTERIOR)	-
	102	42	EXISTING TREES TO REMAIN - DECIDUOUS	-
	104	24	EXISTING TREES TO BE REMOVED - DECIDUOUS	-
	106	4	EXISTING TREES TO REMAIN - EVERGREEN	-
	102	18	EXISTING TREES TO BE REMOVED - EVERGREEN	-
	108	18	EXISTING TREES TO REMAIN - RIVER BIRCH	-

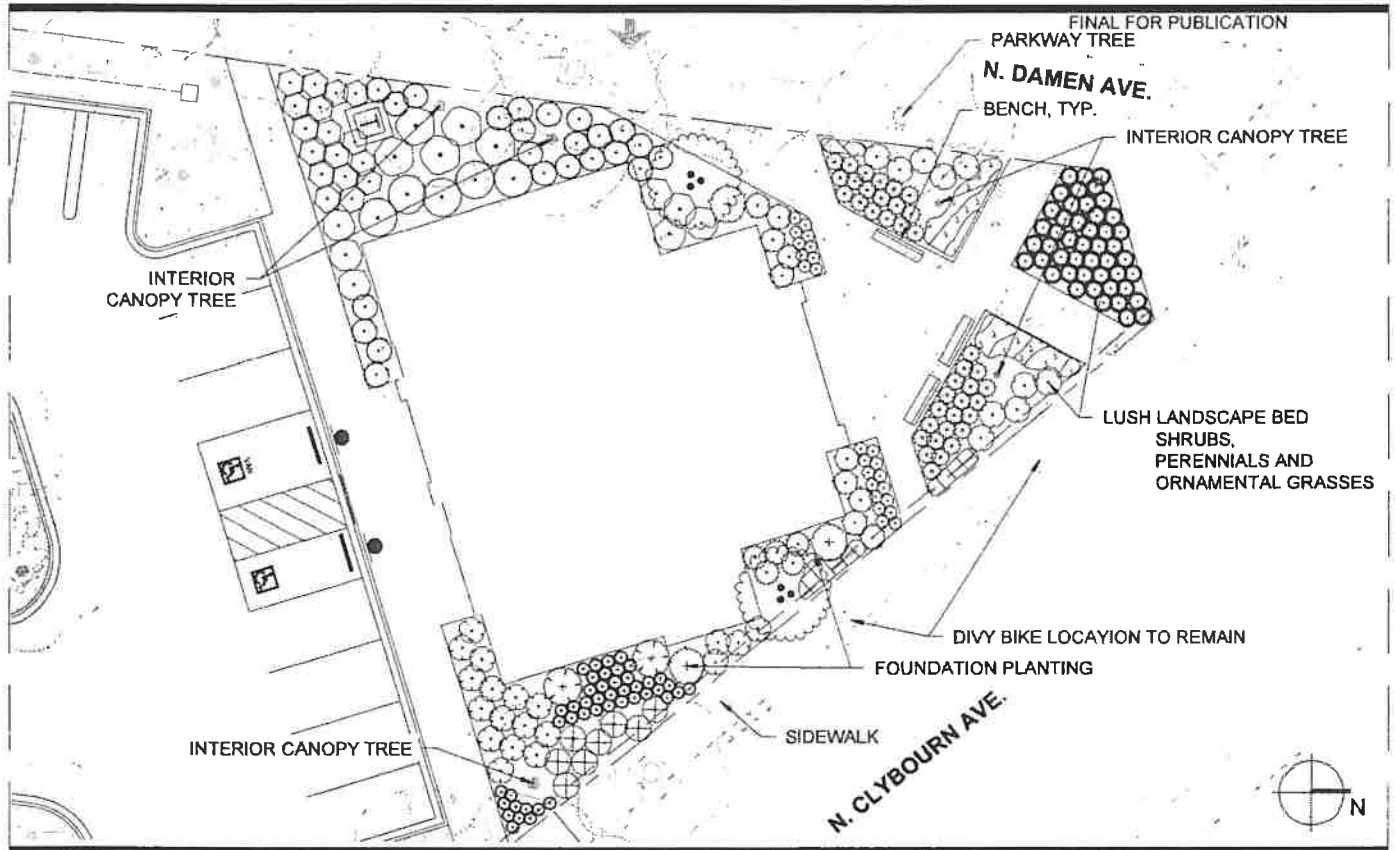
APPLICANT: COSTCO WHOLESALE CORPORATION

ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

L - 7
LANDSCAPE NOTES AND
DETAILS (PLANT LIST)



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	SCALE: 1"=20'

L - 8
CHASE FOUNDATION
LANDSCAPE PLAN

FINAL FOR PUBLICATION

PLANT SCHEDULE (PLANT QUANTITIES LISTED ARE FOR CHASE FOUNDATION LANDSCAPE ONLY)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE
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EVERGREEN TREES

	TI	2	TRILIX PLICATA / NORTHERN SPICE / NORTHERN SPICE WESTERN RED CEDAR	B & B	6 HT. MN
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ORNAMENTAL TREES

	AL	2	AMELANCHIER LAEVIS / ALLEGHENY SERVICEBERRY MULTI-TRUNK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	6 HT. MN
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
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SHRUBS

	AL2	24	ARONIA MELANOCARPA 'UCONNAMI18' / LOW SCAPE MOUND® BLACK CHOKEBERRY	-	SEE PLAN
	AY	12	ARONIA MELANOCARPA 'PRODIGES BEAUTY' TM / PRODIGES BEAUTY BLACK CHOKEBERRY THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	CA	23	CELANOTHUS AMERICANUS / NEW JERSEY TEA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	CA2	5	CORNUS BANGSIANA 'CATO' / ARCTIC SUN BLOODTWO DOGWOOD	-	SEE PLAN
	CB	8	CEPHALANTHUS OCCIDENTALIS 'BALOPTIC' / FIBER OPTICS® BUTTONBUSH THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	DL	17	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	HA	7	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	HV	10	HYDRANGEA ARBORESCENS 'NICHAS' / INVINCELLES® RUB Y HYDRANGEA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	PL	18	PHYSCOCARPUS OPULEFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	PL	5	PHYSCOCARPUS OPULEFOLIUS 'SUMMER WINE® NINEBARK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN
	SP	8	SPREAIA JAPONICA 'MEDI FLASH' / MEGH FLASH JAPANESE SPREA	-	SEE PLAN
	WE	36	WEIGELA FLORIDA 'BONNAPARK' / SPILLED WINE® WEIGELA	-	SEE PLAN

EVERGREEN SHRUBS

	YT	3	TAXUS MEDIA 'TAUNTON®' / TAUNTON YEW	-	SEE PLAN
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ORNAMENTAL GRASSES

	DT	47	DESOCHAMPSIA CESPITOSA / TUFTED HAIR GRASS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	1 GAL	SEE PLAN
	PH	45	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	1 GAL	SEE PLAN

GRASSES AND PERENNIALS

	BT	54	ECHRASIA PURPUREA 'BUTTERFLY KISS®' / BUTTERFLY KISS® CORN FLOWER THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	1 GAL
	BT	8	SPERDOLOUS HETEROLEPIS / PRAIRIE DROPSIDE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWANK AND WILHELM'S PLANTS OF THE CHICAGO REGION	1 GAL

NOTE: INTERIOR GARDEN TREES ARE COUNTED IN PLANT SCHEDULE ON SHEET L-8

PLANT SCHEDULE (EXISTING LANDSCAPE)

TREE	CODE	QTY	POTENTIAL COMMON NAME	SPCL
	X0	18	EXISTING TREES TO REMAIN - DECIDUOUS INTERIOR	-
	X02	46	EXISTING TREES TO REMAIN - DECIDUOUS	-
	X04	21	EXISTING TREES TO BE REMOVED - DECIDUOUS	-
	X1	4	EXISTING TREES TO REMAIN - EVERGREEN	-
	X12	14	EXISTING TREES TO BE REMOVED - EVERGREEN	-
	X99	18	EXISTING TREES TO REMAIN - PINE PALM	-

APPLICANT: COSTCO WHOLESALE CORPORATION

ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

L - 9
LANDSCAPE NOTES AND
DETAILS (PLANT LIST)

FINAL FOR PUBLICATION

CHICAGO L - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	EXISTING
CHICAGO RIVERWALK DESIGN GUIDELINES- NORTHWEST ZONE (38.12 LF OF FRONTAGE)		
3.2 - REQUIRED MINIMUM PATH WIDTH		
NORTHWEST ZONE- 10' MULT-USE PATH WITH 2 PAVED, GRAVEL, OR LEAVED SHOULDERS	10' MULT-USE PATH WITH 2 PAVED, GRAVEL, OR MOWED SHOULDERS	EXISTING 8' CONCRETE MULT-USE PATH
3.3.1 - SITE FURNISHING GUIDE		
1 BENCH AND 1 TABLE SHOULD BE PROVIDED FOR EVERY 250 LF OF RIVER FRONTAGE	400 12 LF / 250-2 (1.7) BENCHES 400 12 LF / 250-2 (1.7) TABLES	3 EXISTING BENCHES (TO BE CLEANED UP, PAINTED) 1 TABLE PROVIDED
1 TRASH RECEPTACLE AND 1 RECYCLING RECEPTACLE SHOULD BE PROVIDED FOR EVERY 250 LF OF RIVER FRONTAGE	400 12 LF / 250-2 (1.7) TRASH 400 12 LF / 250-2 (1.7) RECYCLING	2 EXISTING TRASH RECEPTACLE (TO BE CLEANED UP, PAINTED); 3 TO BE RE-LOCATED 2 RECYCLING RECEPTACLES PROVIDED
1 SEATING AREA SHOULD BE PROVIDED FOR EVERY 250 LF OF RIVER FRONTAGE	NA	COMMAIRY TABLE PROVIDED
3.5 - LIGHTING		
LIGHT POLE HEIGHT IS RECOMMENDED BETWEEN 14 AND 30 FT TALL. TEMPERATURE SHOULD BE 3000K OR BELOW (LESS BLUE LIGHT). LIGHT LEVELS SHOULD BE CONSIDERED FOR SAFETY. LIGHTS SHOULD BE DARK SKY COMPLIANT AND SHOULD BE EQUIPPED WITH SHIELDS.	SEE CODE TO LEFT	EXISTING LIGHT POLES WITH LED MODIFICATIONS
3.6 - WAYFINDING AND SIGNAGE		
PROJECTS SHOULD PROVIDE SITE-WIDE WAYFINDING SIGNAGE SYSTEM UTILIZING THE CHICAGO RIVERWALK BRAND AND SIGN STANDARDS. BRAND AND IDENTITY, DIRECTIONAL SIGNAGE, MILE MARKERS	SEE BRAND AND SIGN STANDARD DOCUMENT	(2) DIRECTIONAL SIGNS TO BE PROVIDED (1 SIGN AT CLYBOURN AVE. AND WOLCOTT AND 1 SIGN AT DAMEN AVE. SIDEWALK CONNECTION)
3.7.3.3 - LANDSCAPING		
NATIVE PLANTINGS SHOULD BE UTILIZED IN ALL INSTANCES.	NATIVE PLANTINGS	NATIVE PLANTINGS PROVIDED IN RELEVANT AREAS
4-6 ORNAMENTAL METAL FENCE IS REQUIRED FOR ALL VEHICULAR USE AREAS	4-6 ORNAMENTAL FENCE ALONG ENTIRE LENGTH	EXISTING ORNAMENTAL FENCE PROVIDED ALONG ENTIRE LENGTH OF RIVERWALK
2 TREES SHALL BE PROVIDED FOR EVERY 25' OF THE RIVER FRONTAGE	400 12.5" x 17" (2" x 34 DBH) TREES REQUIRED	19 EXISTING TREES 17 PROPOSED TREES
HEDGE ROW	59 SHRUB HEDGE ROW ALONG ENTIRE LENGTH IS REQUIRED	59 SHRUB HEDGE ROW PROVIDED ALONG ENTIRE LENGTH
3.11.1 - VERTICAL BULKHEAD OR BEAMWALL GUIDELINES		
PROVIDE LADDERS NO FURTHER THAN EVERY 300 FT, PROVIDE LIFE RINGS NO FURTHER THAN EVERY 300 FEET	400 12"000- 1 (1.4) LIFE RINGS/LADDERS	1 LIFE RING PROVIDED
4.2 - MENU OF IMPROVEMENTS		
ALL PROPERTY OWNERS ALONG THE RIVER'S EDGE ARE EXPECTED TO PROVIDE A MINIMUM AMOUNT OF MENU ITEMS	PO PROJECT OTHERS CATEGORY 3 OR MORE MENU ITEMS EXPECTED. 1 PRIORITY MENU ITEM (7) SEE PAGE 49 OF RIVER GUIDE. MENU INCLUDES: NATURE PLANTING NATURALISED RIVERFRONT, ROBUST UPLAND HABITAT, STORMWATER BEST PRACTICES, AQUATIC WILDLIFE HABITATS, SCHEDULED SETBACK, LARGE RIVERFRONT PARK, RECREATION (ACCESS TO WATER AND DOCKING FACILITIES, EXPANDED SEATING AREAS, RIVERFRONT OVERLOOK, RECREATIONAL AREAS, SUPPORT AMENITIES AND RESTROOMS), CONNECTIVITY (UNDERBRIDGE CONNECTIONS, CANELEVATED AND FLOATING WALKWAY, INTERPRETIVE SIGNAGE, PUBLIC ART AND LOADING, ELEVATOR/STAIRCASE) ACCESSIBILITY, ENHANCED ORIENTATION TO STREET AND TRANSIT NETWORK	ROBUST UPLAND HABITAT PROVIDED WITH ALL NATIVE PLANTINGS RIVERFRONT OVERLOOK DAMEN AVENUE UNDERBRIDGE CONNECTION CONNECTION TO STREET AND TRANSIT NETWORK

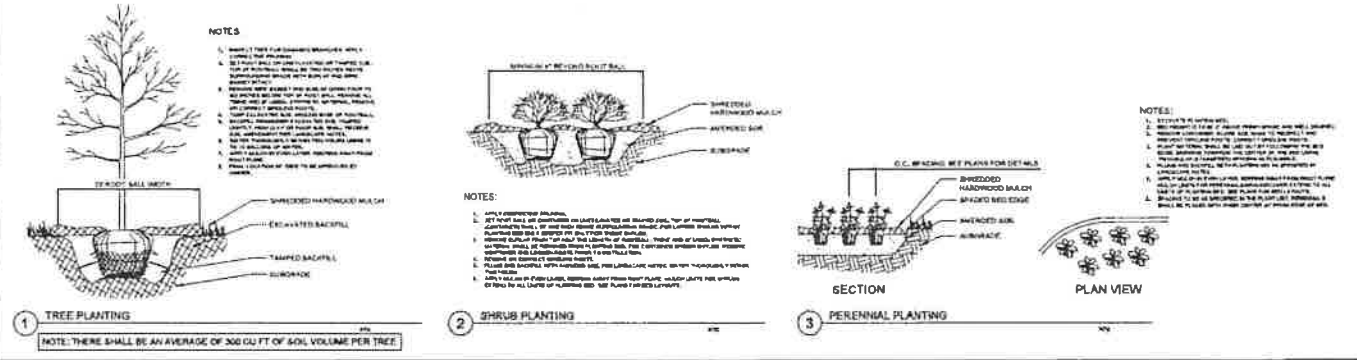
APPLICANT: COSTCO WHOLESALE CORPORATION
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614
INTRODUCTION DATE: JUNE 22, 2022
PLAN COMMISSION DATE:

L - 11
RIVER WALK LANDSCAPE
COMPLIANCE TABLE

LANDSCAPE NOTES

FINAL FOR PUBLICATION

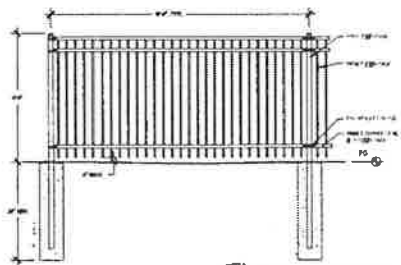
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS, TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



APPLICANT: COSTCO WHOLESALE CORPORATION	
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	

L - 13
LANDSCAPE NOTES AND
DETAILS

FINAL FOR PUBLICATION



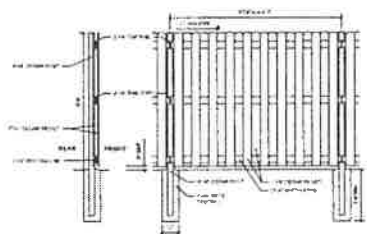
1 4' ORNAMENTAL FENCE

NOTE: NEW FENCE TO MATCH EXISTING FENCE.

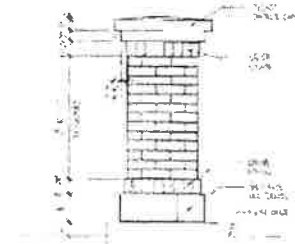
1. SPECIAL FINISH DETAIL: ADORN TOP & BOTTOM RAILS WITH ORNAMENTAL SLATS.

2. POSTS: 4" DIA. TYPICAL - 16" ON CENTER.

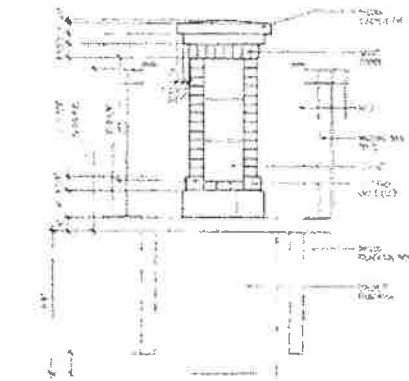
3. CONSTRUCTION: 1/2" X 4" X 6" SIPS ON 2" X 4" SIPS.



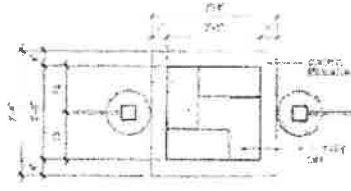
2 6' BOARD-ON-BOARD SCREEN FENCE



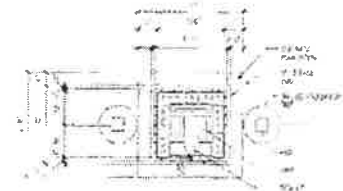
3 PIER - PARKING LOT ELEVATION



4 PIER - STREET ELEVATION



5 PIER - PLAN VIEW AT CMU



6 PIER - PLAN VIEW

APPLICANT: COSTCO WHOLESALE CORPORATION

ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

L - 14
LANDSCAPE NOTES AND
DETAILS

LANDSCAPE RIVER WALK MAINTENANCE NOTES

FINAL FOR PUBLICATION

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. **DO NOT SHEAR TREES OR SHRUBS**. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE THOSE THAT FLOWER BEFORE THE END OF JUNE IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE THOSE THAT FLOWER IN SUMMER OR AUTUMN IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS, PYRACANTHAS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
YEW, JUNIPERS, HEMLOCKS, ARBORVITAE, AND FALSE-CYPRESS MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUND COVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CREPE MYRTLES, LILACS, VIBURNUMS, SMOKE BUSH, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON ABELIA, FORSYTHIA, DEUTZIA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP, OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA. ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

APPLICANT: COSTCO WHOLESALE CORPORATION

ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614

INTRODUCTION DATE: JUNE 22, 2022

PLAN COMMISSION DATE:

L - 17
LANDSCAPE NOTES AND
DETAILS

LANDSCAPE RIVER WALK MAINTENANCE NOTES	FINAL FOR PUBLICATION
<p>MULCHING ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.</p>	
<p>ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.</p>	
<p>WEEDING ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.</p>	
<p>PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.</p>	
<p>INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.</p>	
<p>FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.</p>	
<p>PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.</p>	
<p>IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVARS OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.</p>	
<p>NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS <i>INSECTS THAT FEED ON TREES AND SHRUBS</i> BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLANT PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: <i>SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES</i>, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND <i>DISEASES OF TREES AND SHRUBS</i> BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.</p>	
<p>TRASH REMOVAL THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.</p>	
<p>LEAF REMOVAL ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.</p>	
<p>WINTER CLEAN-UP THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.</p>	
<p>CLEAN-UP INCLUDES: CLEANING CURBS AND PARKING AREAS, REMOVING ALL TRASH AND UNWANTED DEBRIS, TURNING MULCH WHERE NECESSARY, INSPECTION OF GROUNDS</p>	

APPLICANT: COSTCO WHOLESALE CORPORATION	<p>L - 18 LANDSCAPE NOTES AND DETAILS</p>
ADDRESS OF PROJECT: 2746 N. CLYBOURN AVE, CHICAGO, IL 60614	
INTRODUCTION DATE: JUNE 22, 2022	
PLAN COMMISSION DATE:	

April 15, 2021

Theodore R. Johnson
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Re: Minor Change to PD No. 728 (Denied)
2746 N. Clybourn Avenue

Dear Mr. Johnson:

Please be advised that your request for a minor change to Waterway Business Planned Development No. 728 ("PD 728"), has been considered by the Department of Planning and Development ("Department") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance ("Ordinance") and Statement Number 11 of PD 728.

Costco Wholesale Corporation, the sole property owner of PD 728, is seeking a minor change to allow for the following work as phased below. All proposed changes are shown on the attached Existing and Preliminary Site Plans.

Phase 1:

- Expand the existing fueling facility by adding five new dispensers (10 pumping locations) for a total of 11 dispensers (22 pumping locations).
- Eliminate 19 existing parking spaces.

Phase 2:

- Demolish the Out-parcel A and Out-parcel B retail buildings (approximately 20,500 square feet) along Clybourn Avenue.
- Add 25 new parking spaces.
- Relocate accessible Costco parking spaces.

Phase 3

- Expand the existing Costco warehouse with an approximately 13,198 SF addition at the rear of the building along Damen and the River.
- Eliminate 8 parking spaces to accommodate the building addition, resulting in an overall net loss of 2 parking spaces.

Regarding your request, the Department has determined that the proposed changes will alter the overall character of the development. In particular, the removal of the retail, out-parcel buildings, which were intended to accommodate active uses and engage pedestrian interest along Clybourn Avenue, will transform the northern most portion of the PD and the typical pattern of development along the street.

Minor Change PD 728 (Denial)

April 16, 2021

Page 2

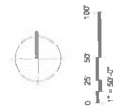
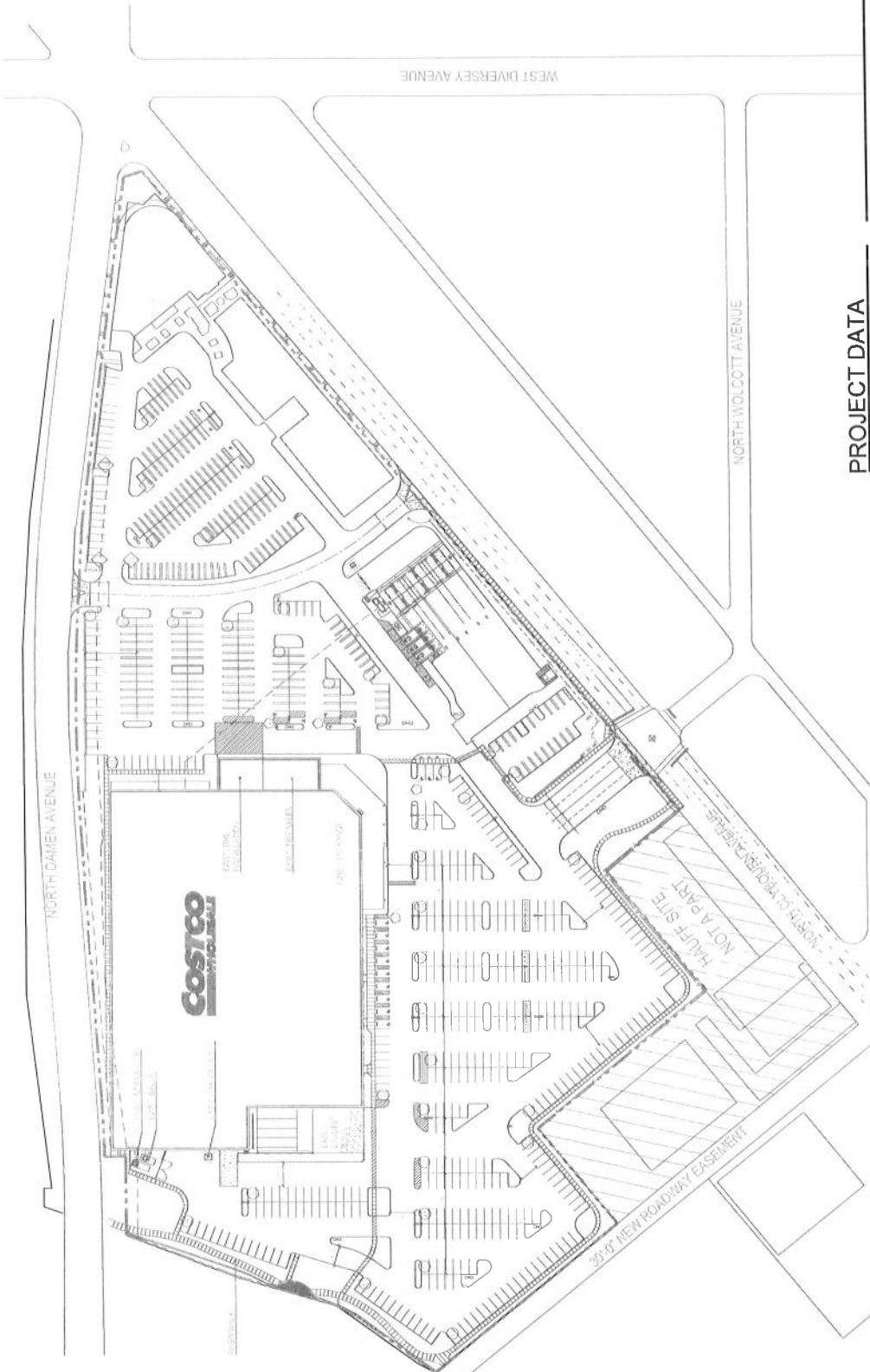
Furthermore, it is the Department's position that the addition of two or more new gas pumps to existing fueling facility cannot be achieved administratively and requires an amendment to the PD in accordance with the planned development procedures of Sec. 17-13-0600 of the Ordinance. Therefore, pursuant to Section 17-13-0611-B of the Ordinance, this minor change request is denied.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SACQ', with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Katharyn Hurd, Main file



96-0800-1415/16
 FEBRUARY 28, 2021
 EXISTING
 SITE PLAN
 EX11-19

PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: 2746 N. WOLCOTT AVE.
 CHICAGO, IL 60614

ZONING: WATERWAY BUSINESS
 PLANNED DEVELOPMENT NO. 726
 (INCLUDES ULTA BEAUTY & CHASE BANK)

TOTAL SITE AREA: 100,664 SF (13.82%)
 (INCLUDES ULTA BEAUTY & CHASE BANK)

JURISDICTION: CITY OF CHICAGO
 INFORMATION: THIS PLAN HAS BEEN PREPARED BY USING PLAT OF PROPERTY COMPLETED BY GREMLY CORPORATION, INC. FEB 11, 1998

LANDSCAPE AREA: 91,793 SF (22.61%)
 PROPOSED LANDSCAPE AREA: 100,664 SF (13.82%)

WAREHOUSE DATA:
 EXISTING BUILDING 137,174 SF
 EXISTING TIRE CENTER 5,200 SF
 TOTAL EXIST. BUILDING 142,374 SF

FUEL FACILITY DATA:
 EXISTING CANOPY 2,816 SF

EXISTING PARKING DATA:
 10' WIDE STALLS 548 STALLS
 9' WIDE STALLS 9 STALLS
 8' WIDE STALLS 18 STALLS
 TOTAL EXIST. COSTCO PARKING 574 STALLS
 NO. OF STALLS PER 1000 SF: 3.98 STALLS
 EXIST. # RETAIL PARKING STALLS 146 STALLS
 TOTAL EXISTING PARKING 710 STALLS

VICINITY MAP

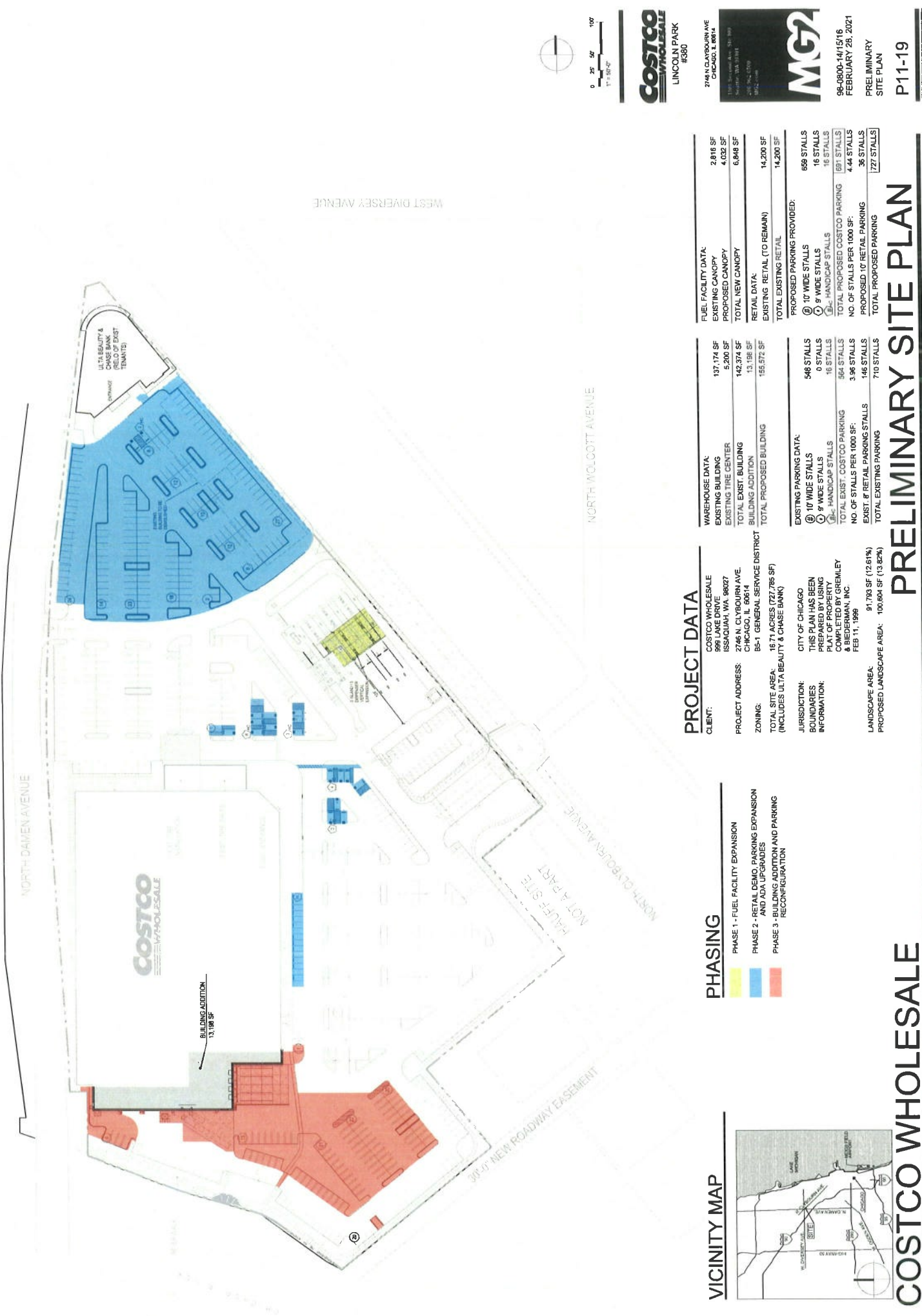


EXISTING SITE PLAN

COSTCO WHOLESALE

LINCOLN PARK (CHICAGO), ILLINOIS

FEBRUARY 28, 2021



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 2714 N. CLAYBORNE AVE
 CHICAGO, IL 60634

PROJECT ADDRESS: 2714 N. CLAYBORNE AVE
 CHICAGO, IL 60634

ZONING: B5-1 GENERAL SERVICE DISTRICT
 16.71 ACRES (727,796 SF)
 (INCLUDES ULTA BEAUTY & CHASE BANK)

JURISDICTION: CITY OF CHICAGO
 BOUNDARIES: THIS PLAN HAS BEEN REPERMITS BY THE PLANNING DEPARTMENT
 INFORMATION: COMPLETED BY GREINLEY & BIEDERMAN, INC. FEB 11, 1999

LANDSCAPE AREA: 91,793 SF (12.61%)
 PROPOSED LANDSCAPE AREA: 100,604 SF (13.82%)

WAREHOUSE DATA:

EXISTING BUILDING: 137,174 SF
 EXISTING TIRE CENTER: 5,700 SF
 TOTAL EXIST. BUILDING: 142,874 SF
 BUILDING ADDITION: 13,196 SF
 TOTAL PROPOSED BUILDING: 156,070 SF

FUEL FACILITY DATA:

EXISTING CANOPY: 2,816 SF
 PROPOSED CANOPY: 4,032 SF
 TOTAL NEW CANOPY: 6,848 SF
 RETAIL DATA:
 EXISTING RETAIL (TO REMAIN): 14,200 SF
 TOTAL EXISTING RETAIL: 14,200 SF

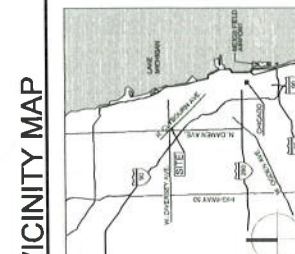
PROPOSED PARKING PROVIDED:

10' WIDE STALLS: 658 STALLS
 8' WIDE STALLS: 16 STALLS
 HANDICAP STALLS: 16 STALLS
 TOTAL PROPOSED COSTCO PARKING: 691 STALLS
 NO. OF STALLS PER 1000 SF: 4.44 STALLS
 PROPOSED 10' RETAIL PARKING: 36 STALLS
 TOTAL PROPOSED PARKING: 727 STALLS

PHASING

- PHASE 1 - FUEL FACILITY EXPANSION
- PHASE 2 - RETAIL DEMO, PARKING EXPANSION AND ADA UPGRADES
- PHASE 3 - BUILDING ADDITION AND PARKING RECONFIGURATION

VICINITY MAP



PRELIMINARY SITE PLAN

FEBRUARY 28, 2021

COSTCO WHOLESALE

LINCOLN PARK (CHICAGO), ILLINOIS



LINCOLN PARK #330



2714 N. CLAYBORNE AVE
 CHICAGO, IL 60634



WEST DIVERSY AVENUE

NORTH WOLCOTT AVENUE

NORTH DAMEN AVENUE

30' OF NEW ROADWAY EASEMENT

HAZARDOUS WASTE NOT A PART

COSTCO WHOLESALE

BUILDING ADDITION
 13,196 SF

ULTA BEAUTY & CHASE BANK (RELOC OF EXIST TENANTS)

1 FAMILY SERVICE CENTER

~~Reclassification Of Area Shown On Map No. 6-G.
(Application No. 16976)
(Common Address: 2883 S. Hillock Ave.)~~

[O2010-145]

~~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 M2-2 Light Industry District symbols and indications as shown on Map Number 6-G in the area bounded by:~~

~~South Lock Street; South Hillock Avenue; West Fuller Street; the alley next northeast of and parallel to South Lock Street; a line 26 feet northwest of and parallel to the northerly right-of-way line of the Gulf, Mobile and Ohio Railroad right-of-way; South Grady Court; and the northerly right-of-way line of the Gulf, Mobile and Ohio Railroad right-of-way,~~

~~to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit 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)
(Application No. 16912)
(Common Address: 2746 N. Clybourn Ave.)

WBPD 728, 99

[SO2010-146]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the current Waterway-Business Planned Development Number 728 symbols and indications as shown on Map Number 7-H in the area bounded by:

North Clybourn Avenue; a line 1,163.33 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto); a line 120 feet southwesterly

of and parallel to North Clybourn Avenue; a line 1,385.38 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto); a line 186.73 feet southwesterly of and parallel to North Clybourn Avenue; a line 1,377.12 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto); a line from a point 1,377.12 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and 273.94 feet southwesterly of North Clybourn Avenue to a point 1,359.83 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue) (as measured at the westerly right-of-way line of North Clybourn Avenue and 304.34 feet southwesterly of North Clybourn Avenue); a line 1,359.83 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto); a line 395.05 feet southwesterly of and parallel to North Clybourn Avenue; a line 1,515.57 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto); the north dock line of the north branch of the Chicago River; the westerly right-of-way line of North Damen Avenue viaduct and approach; a line 191.65 feet southwesterly of the intersection of West Diversey Parkway and North Damen Avenue (as measured at the easterly right-of-way line of North Damen Avenue); North Damen Avenue; and a line 109.86 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue (as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto),

to those of Waterway-Business Planned Development Number 728, as amended.

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:

Waterway-Business Planned Development No. 728, As Amended.

Plan Of Development Statements.

1. The net site area delineated herein as a Waterway-Business Planned Development

consists of approximately seven hundred twenty-seven thousand seven hundred eighty-five (727,785) square feet (sixteen and seventy-one hundredths (16.71) acres) of property (the "Property") which is depicted on the attached Planned Development Boundary and Property Line Map and is owned or controlled by the applicant, Costco Wholesale Corporation (the "Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets 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 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 and any ground lessors. 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 titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time any 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 and any ground lessors. 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 (other than an 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 transferee thereof. An agreement among different owners of the Property, or a covenant binding upon owners of the Property, may designate the parties authorized to apply for future amendments, modifications or other changes to this planned development.
4. This planned development consists of eighteen (18) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; an Overall Site Plan (which Site Plan shows existing improvements and the accessory fueling facility, the only new improvement); an Overall Landscape Plan; Typical Streetscape Plan; a Typical South Perimeter Section; a Typical Riverwalk Section; a Fuel Facility, Reconfigured Parking and Landscape Plan; Fuel Facility Elevations (North and South and East and West); a

Riverwalk Detail Plan; Overall Out-Parcel Elevations; Elevations -- Out-Parcel "C"; Elevations -- Out-Parcel "B", Elevations -- Out-Parcel "A"; Costco Building Elevations; and a Pylon Sign and Fence/Wall Elevation. Full size copies of the Overall Site Plan, Overall Landscape Plan, Fuel Facility, Reconfigured Parking and Landscape Plan and Fuel Facility Elevations are on file with the Department of Zoning and Land Use Planning. 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. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Waterway-Business Planned Development": all uses permitted in the B3-1 Community Shopping District (including automobile tire sales, service and repair as an accessory use) and accessory fueling facilities (gas stations); provided, however, that arcades, dwelling units, second hand stores and rummage shops, theaters and funeral and interment services are not permitted.
6. On-premise signs and temporary signs, including, but not limited to, construction and marketing signs, shall be permitted within the planned development subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted.
7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. 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.
8. For purposes of floor area, floor area ratio ("F.A.R.") and building height calculations, the definitions of the Chicago Zoning Ordinance shall apply.
9. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property shall be designed, constructed and maintained in

substantial conformance with the plans and exhibits attached hereto and with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.

11. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning (the "Commissioner") upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated by this planned development. Any such modification shall be deemed a minor change to the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goal of improving the appearance and quality of Chicago's waterways and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant has set back all buildings and paved parking areas to a minimum of thirty (30) feet from the existing riveredge as depicted on the Landscape Plan. The riveredge setback area has been, and shall continue to be, landscaped and improved with a pathway extending from the North Damen Avenue Bridge to the property's south property line as depicted on the Landscape Plan. This setback area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. Notwithstanding any provision of this planned development, the requirement that a paved pathway and public access be provided along the riveredge shall not be construed to require the Applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the riveredge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.
13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner which provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All future developments shall comply with the City of Chicago Sustainable Development Policy set forth by the Department of Zoning and Land Use Planning current at the time of development.

14. 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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote, to the extent required by law, the highest standard of accessibility.
15. The City of Chicago has established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of buildable floor area. The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning in accordance with the aforementioned rate during the actual Part II Review of the new improvements (e.g., the fueling facilities) identified on the Site Plan. The fee, as determined by the Department of Zoning and Land Use Planning at that time in accordance with the aforementioned rate, is final and shall be paid to the Department of Zoning and Land Use Planning prior to the issuance of any pending building permit.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Department of Streets and Sanitation, the Commissioner of the Department of Environment and the Commissioner of the Department of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. 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 and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Zoning and Land Use Planning. Off-street parking and loading facilities shall be provided in compliance with this planned development. A minimum of two percent (2%) of all parking spaces provided pursuant to this planned development shall be designated and designed for parking for the handicapped.
18. Unless substantial construction of the accessory gas station, as proven by the issuance of building permits and the diligent pursuance thereof, has commenced within six (6) years of the effective date of this planned development, this planned development shall expire upon the sixth (6th) anniversary of the effective date hereof. If this planned development expires pursuant to the foregoing provision, the zoning of the Property shall automatically revert to the Waterway-Business Planned Development Number 728 classification. The six (6) year period may be extended for up to one additional year if, before expiration, the Commissioner determines that good cause for an extension is shown.

16912

83556

JOURNAL--CITY COUNCIL--CHICAGO

1/13/2010

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Overall Site Plan; Enlarged Fuel Facility Site Plan; Overall Landscape Plan; Fuel Facility, Reconfigured Parking Area and Landscape Plan; Typical Streetscape Plan; Typical South Perimeter Section; Typical Riverwalk Section; Riverwalk Detail Plan; Fuel Facility North and South Elevations; Fuel Facility East and West Elevations Controller Enclosure Elevations; Overall Out-Parcel Elevations; Elevations -- Out-Parcel "C"; Elevations -- Out-Parcel "B"; Elevations -- Out-Parcel "A"; Costco Building Elevations; Pylon Sign and Fence/Wall Elevation; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 83557 through 83578 of this *Journal*.]

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

Waterway-Business Planned Development No. 728, As Amended.

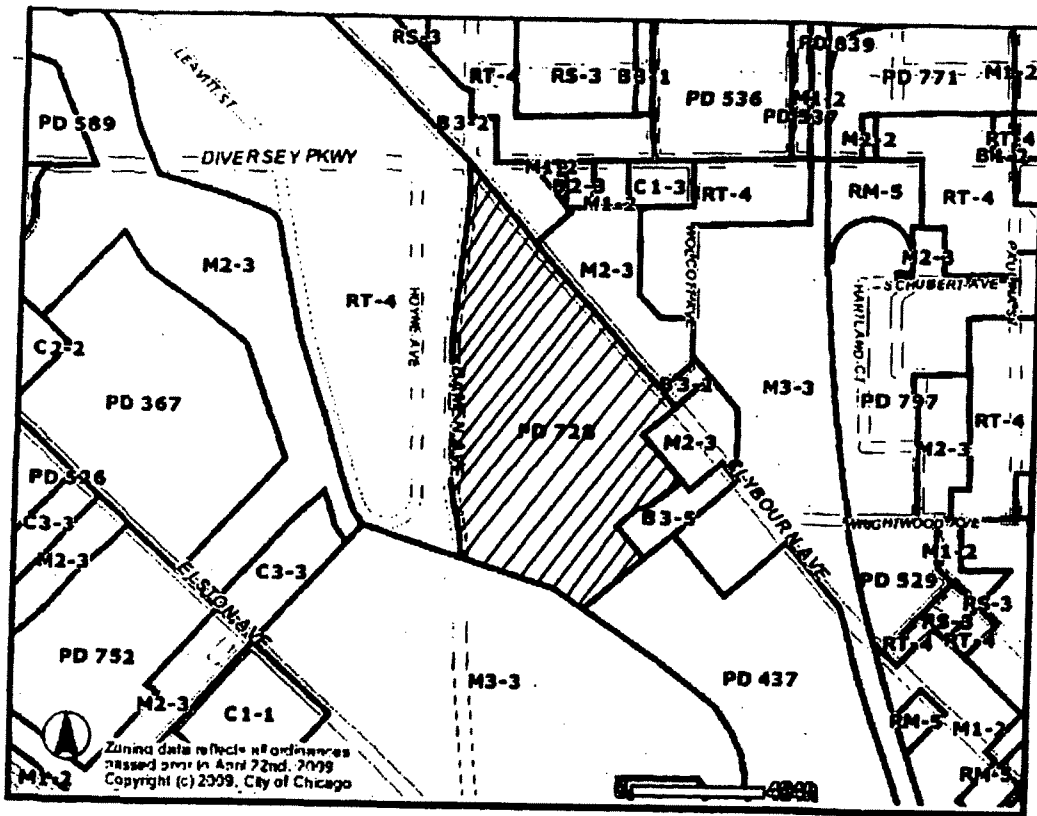
Plan Of Development

Bulk Regulations And Data Table.

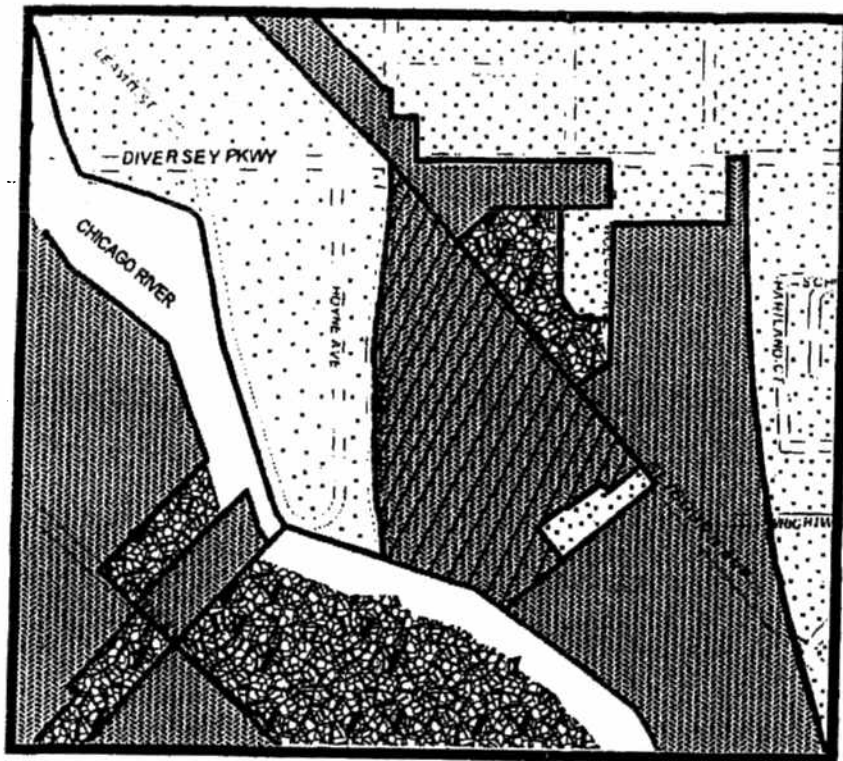
Gross Site Area 800,421 square feet (18.38 acres) = Net Site Area 727,785 square feet (16.71 acres) + Area in Public Right-of-Way, 72,636 square feet.

Maximum Permitted Floor Area Ratio:	0.35
Maximum Building Height:	Per Site Plan
Setbacks From Property Line:	Per Site Plan
Maximum Percentage of Site Coverage	In substantial conformance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	720 parking spaces
Minimum Number of Off-Street Loading Berths:	6





Existing Zoning Map.



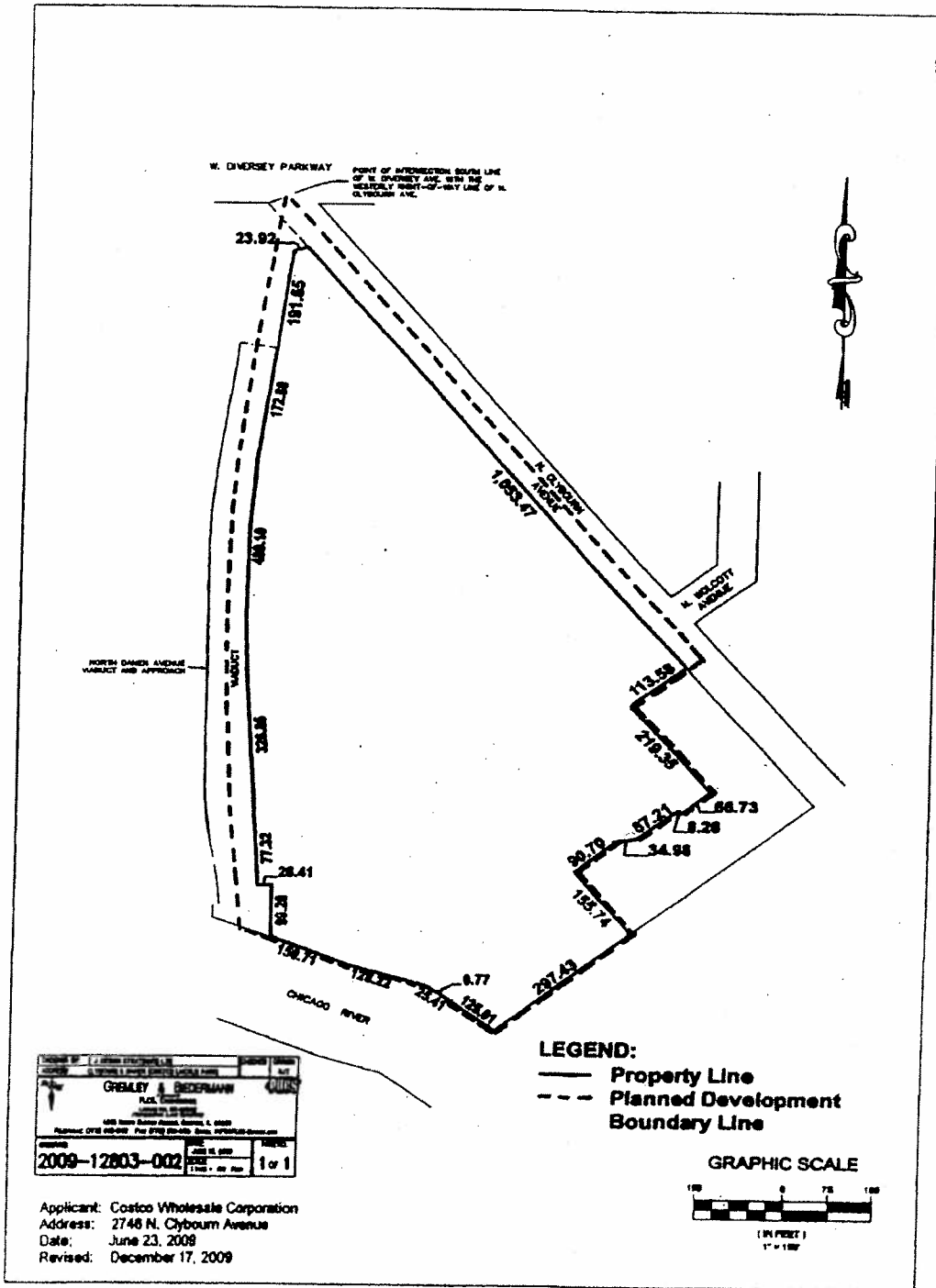
Existing Land-Use Map.



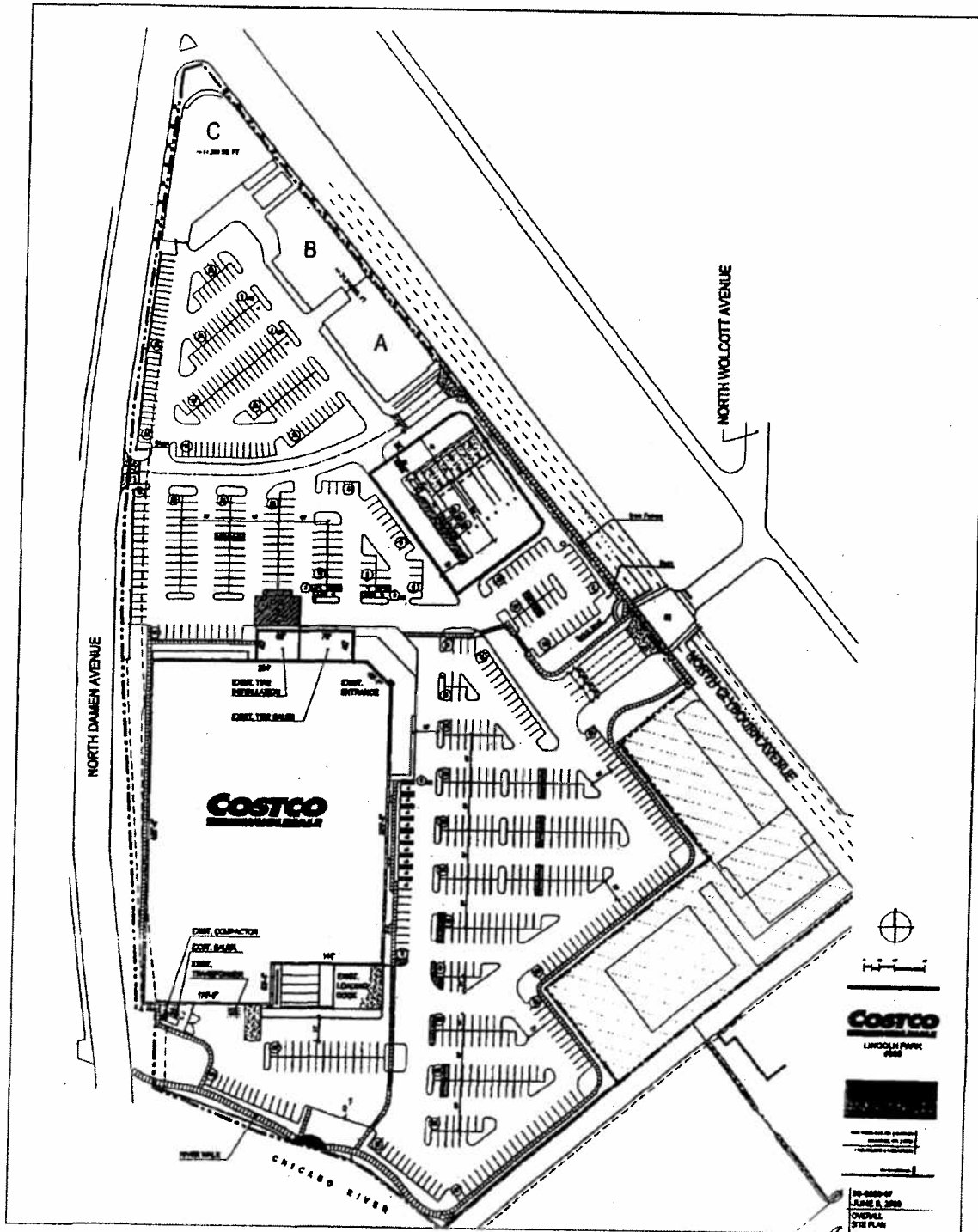
LEGEND

-  **Subject Property**
-  **Commercial**
-  **Manufacturing**
-  **Residential**

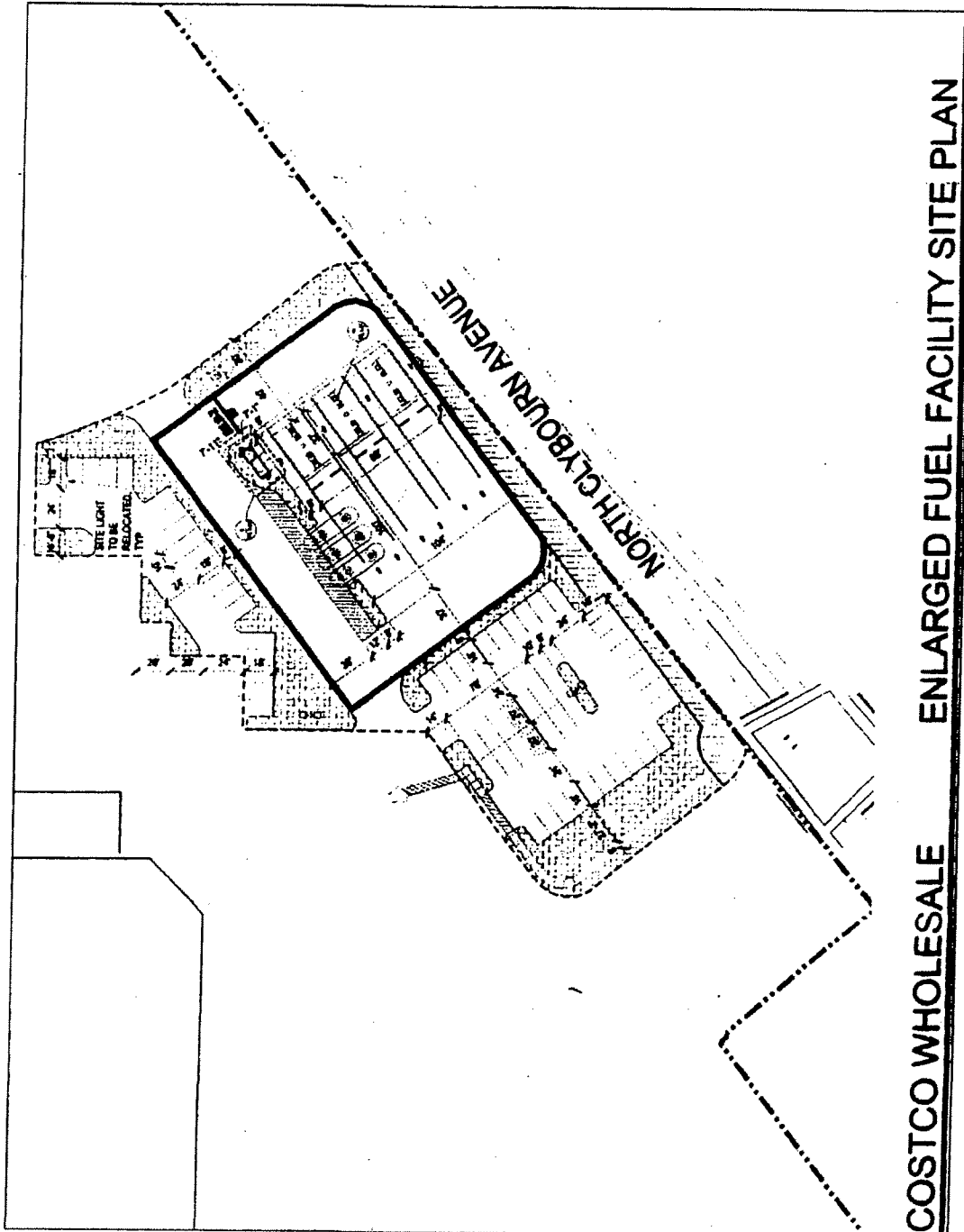
Planned Development Boundary And Property Line Map



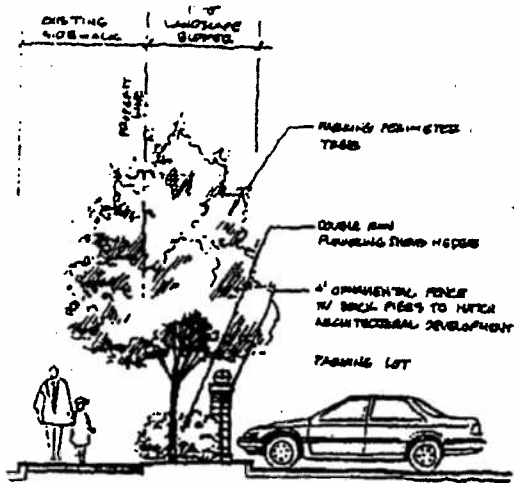
Overall Site Plan.



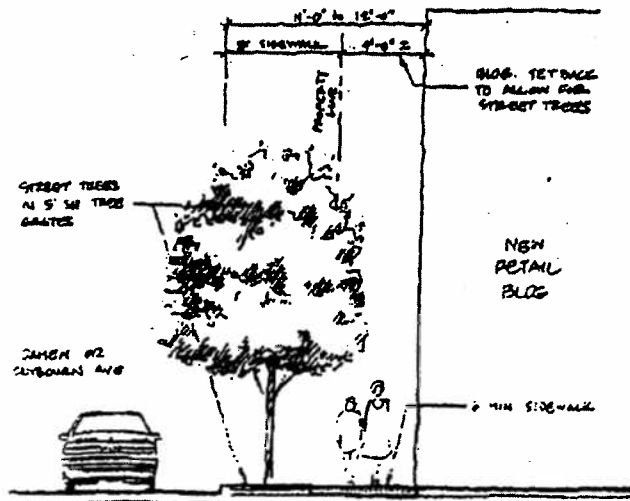
Enlarged Fuel Facility Site Plan.



Typical Streetscape Plan.

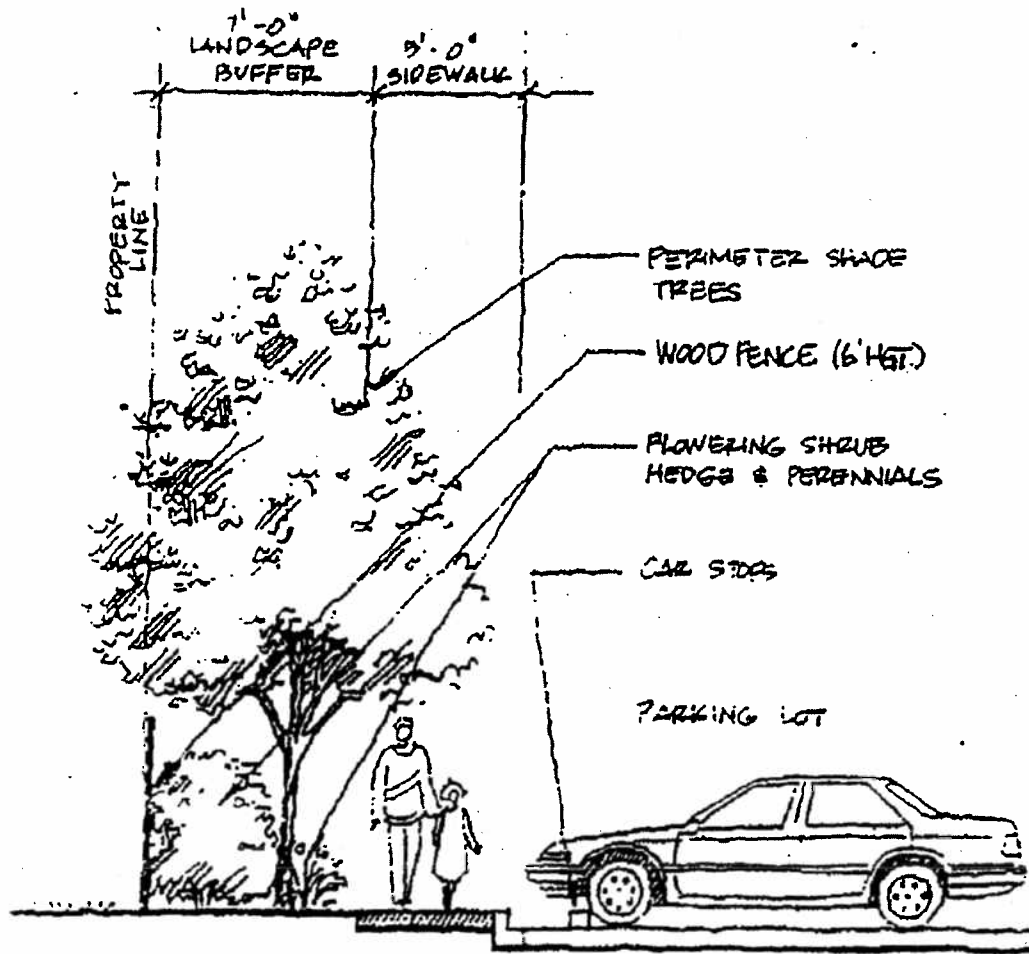


TYPICAL STREETSCAPE AT PARKING LOTS
N.T.S.



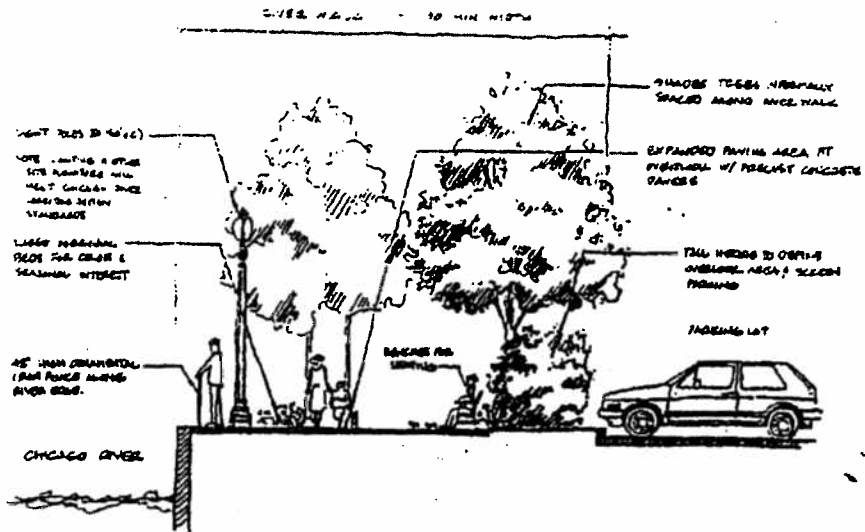
TYPICAL STREETSCAPE AT RETAIL BUILDINGS
N.T.S.

Typical South Perimeter Section.

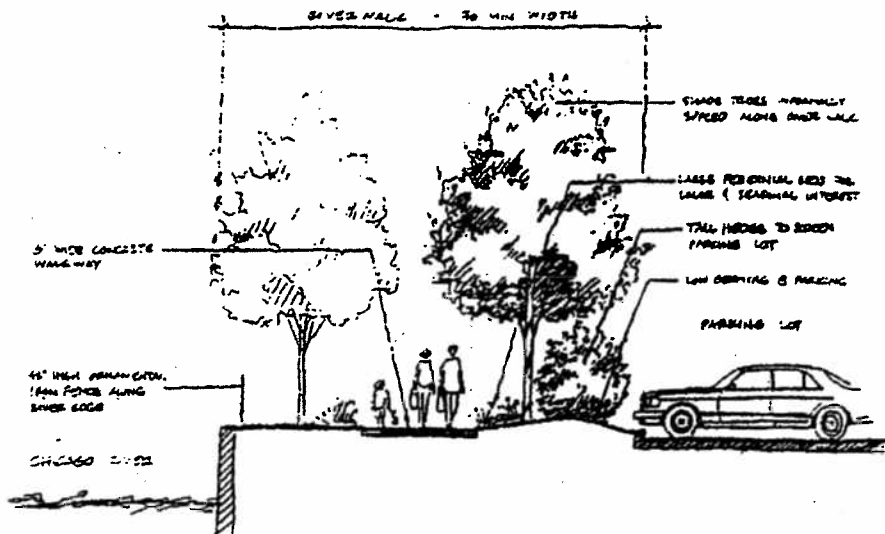


TYPICAL SOUTH PERIMETER SECTION

Typical Riverwalk Section.

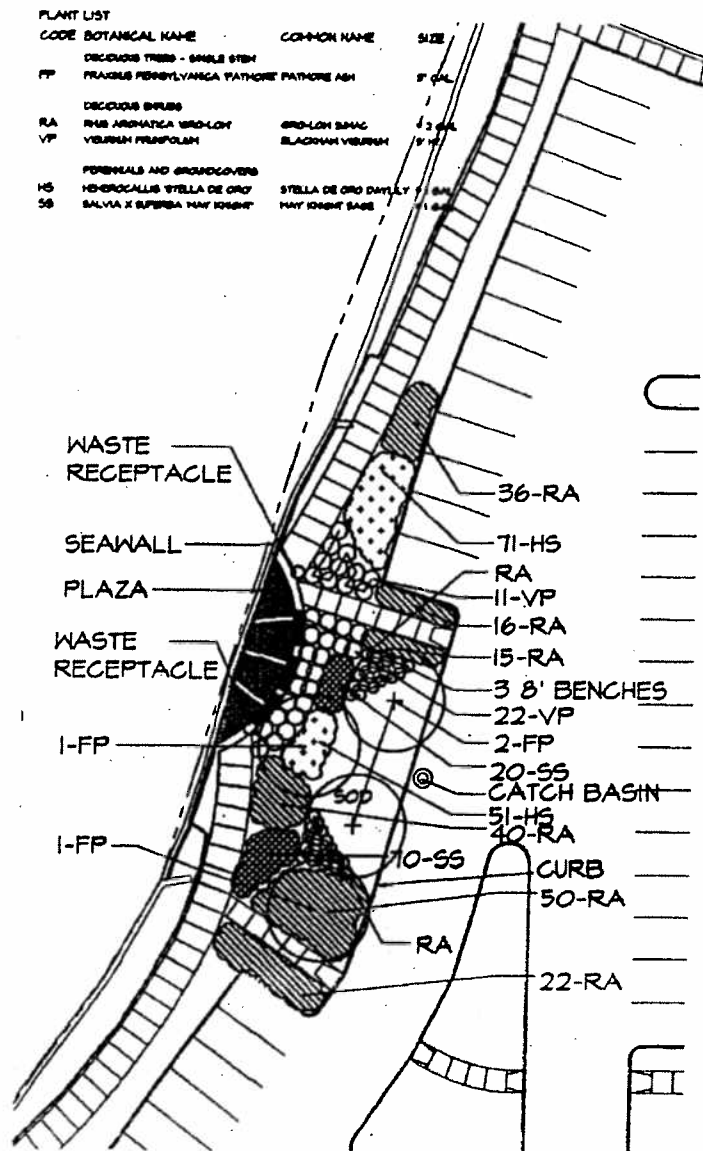


RIVERWALK SECTION AT OVERLOOK
N.T.S.

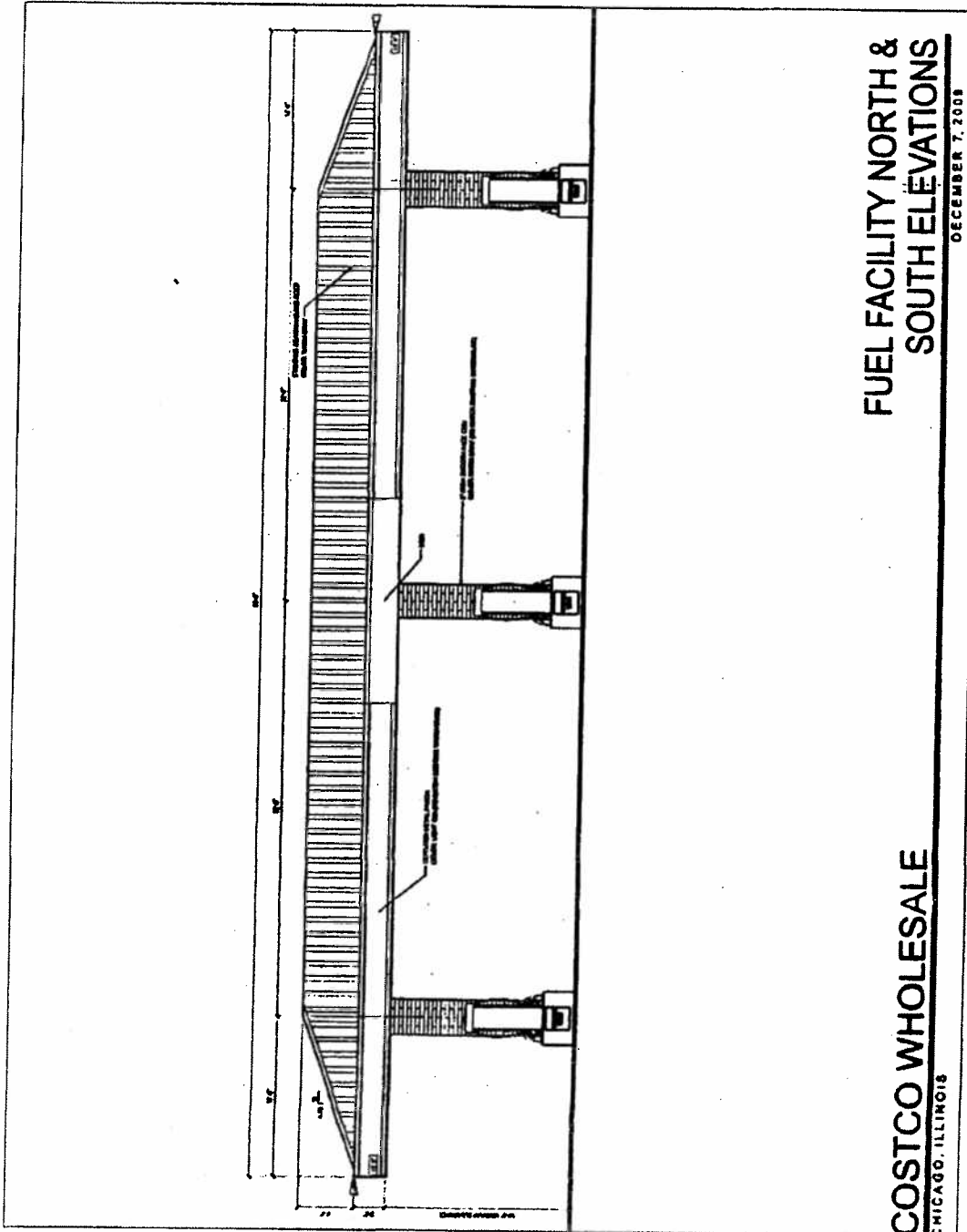


TYPICAL RIVERWALK SECTION
N.T.S.

Riverwalk Detail Plan.



Fuel Facility North And South Elevations.



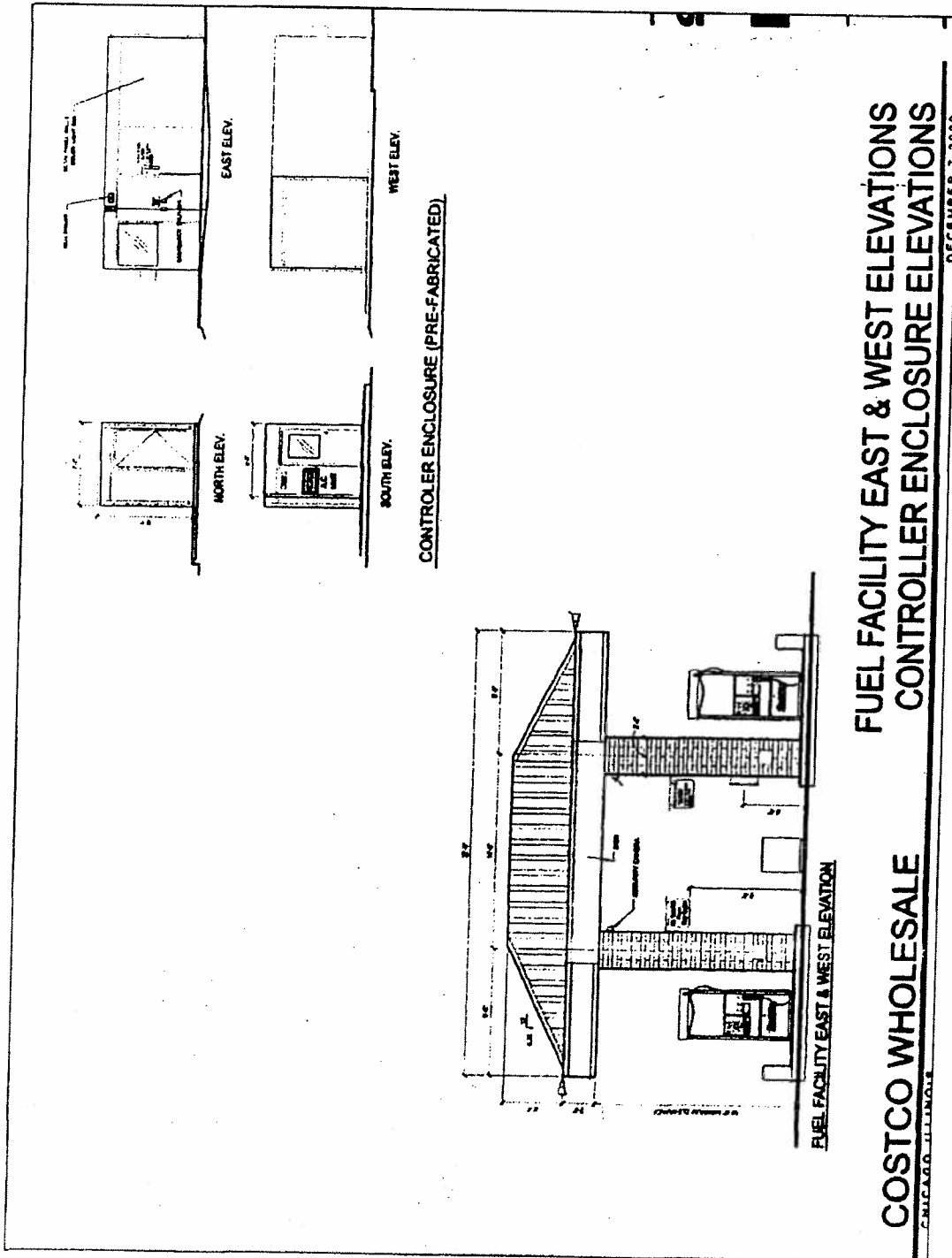
FUEL FACILITY NORTH &
SOUTH ELEVATIONS

DECEMBER 7, 2003

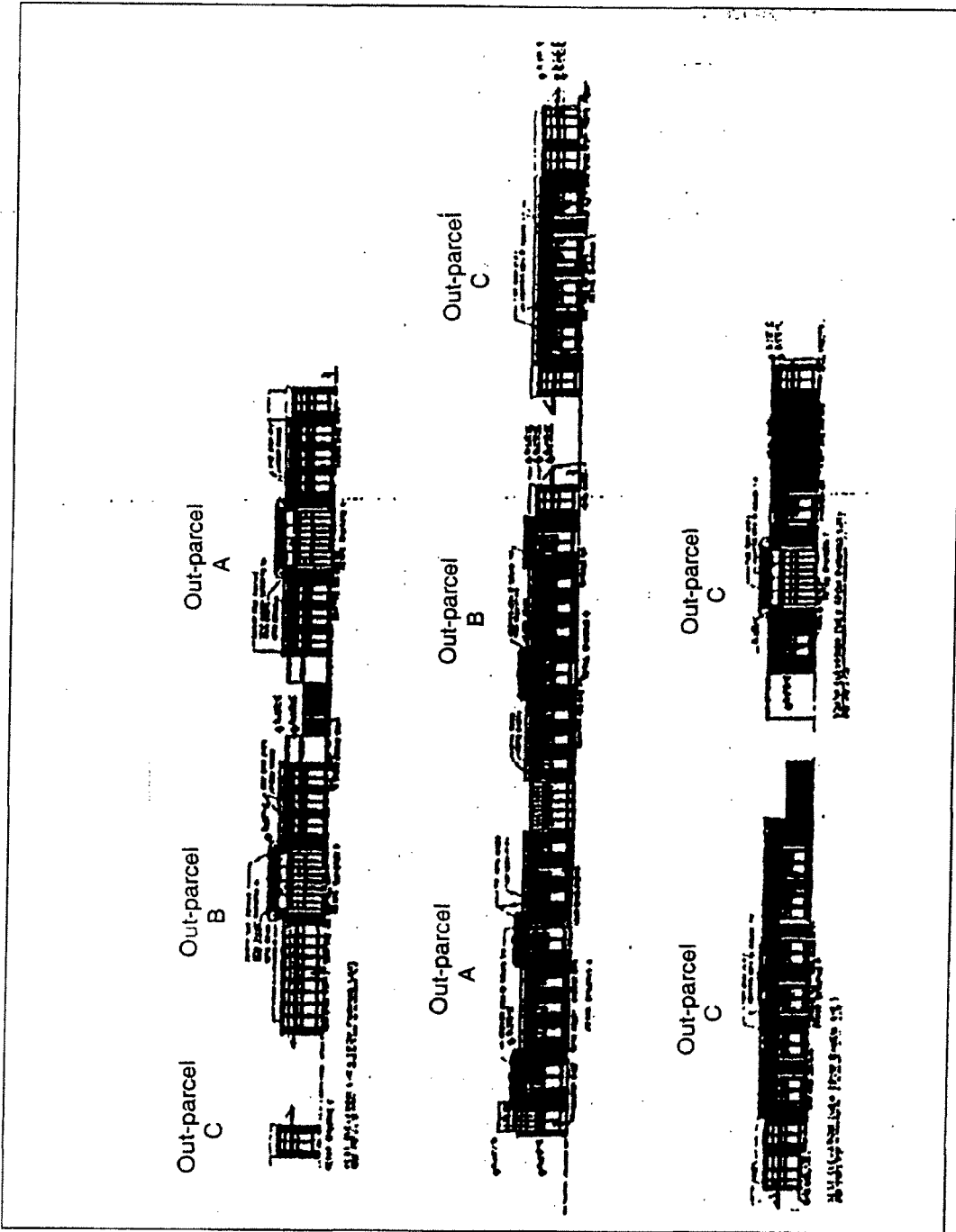
COSTCO WHOLESALE

CHICAGO, ILLINOIS

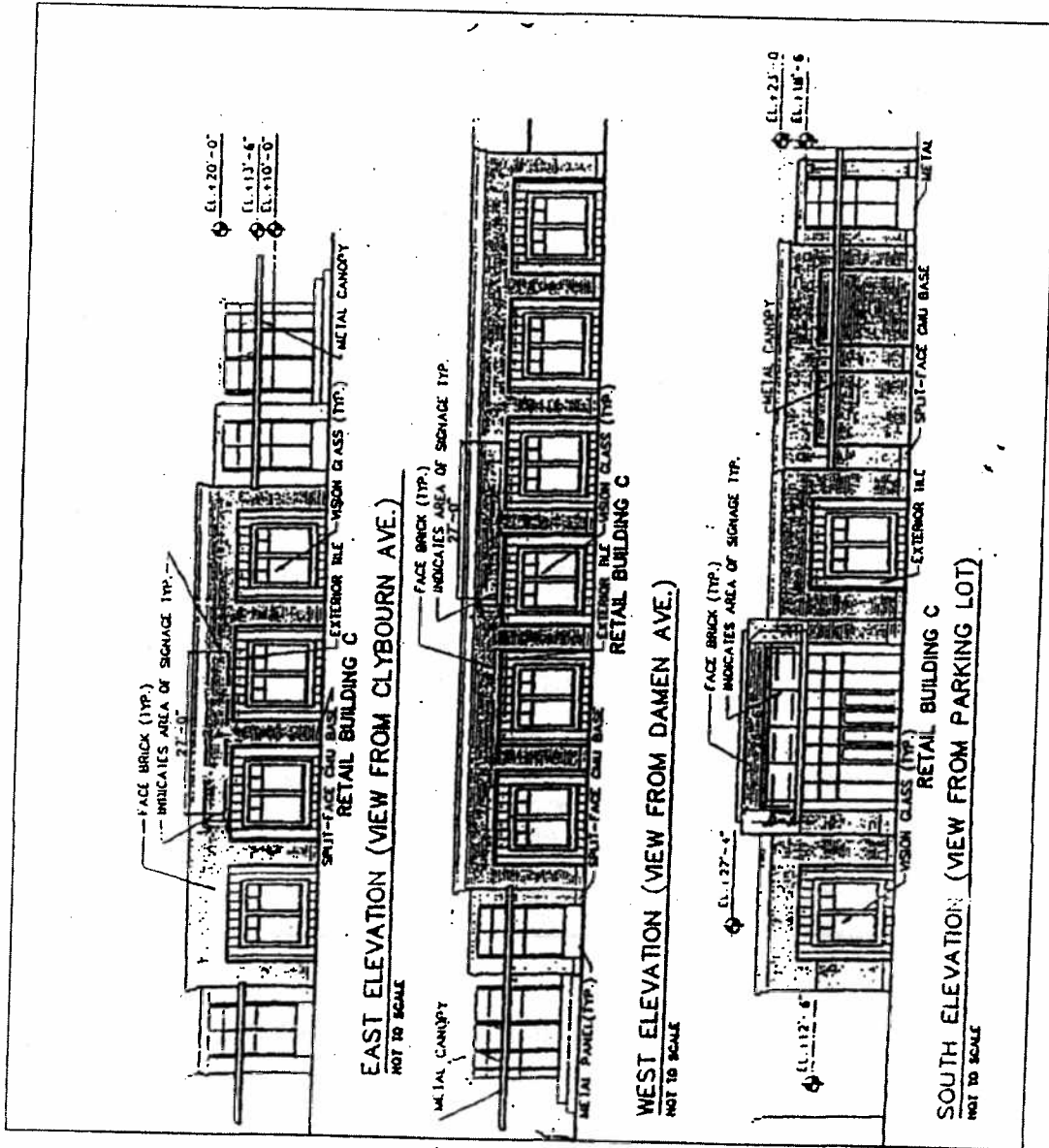
Fuel Facility East And West Elevations
Controller Enclosure Elevations.



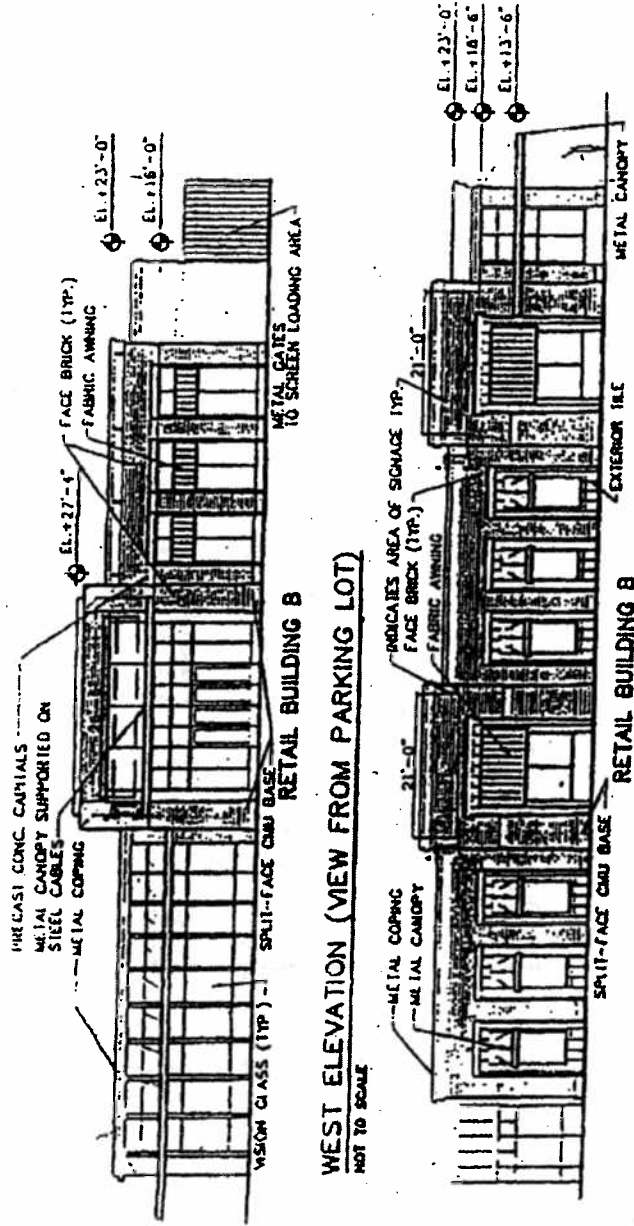
Overall Out-Parcel Elevations.



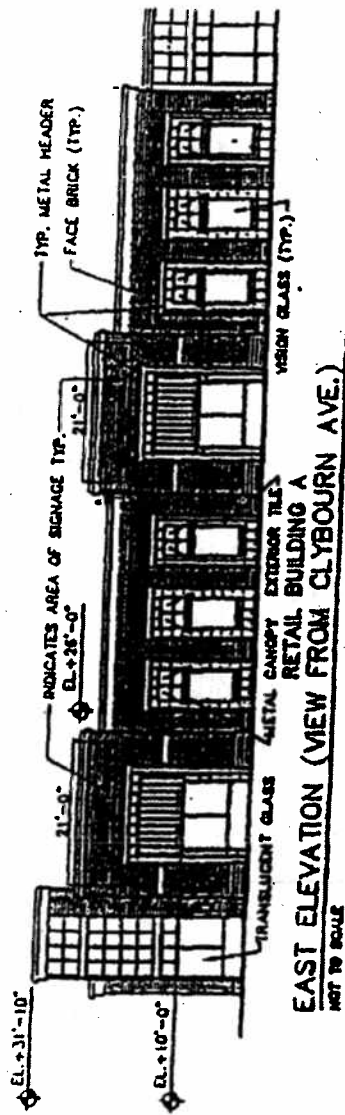
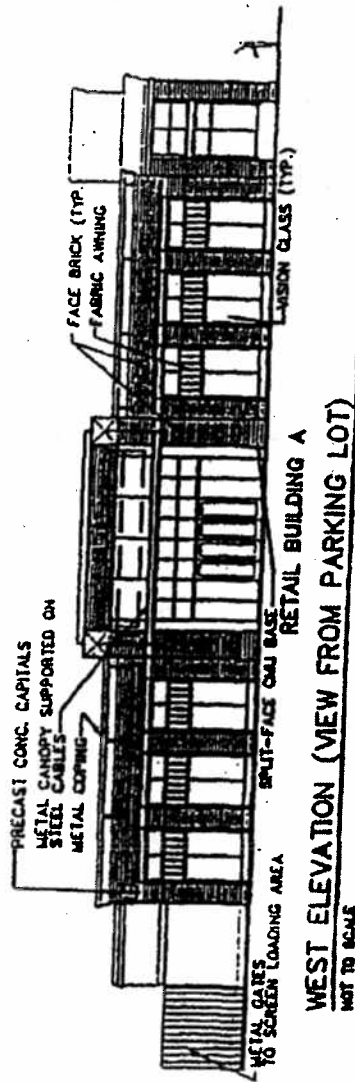
Elevations -- Out-Parcel "C".



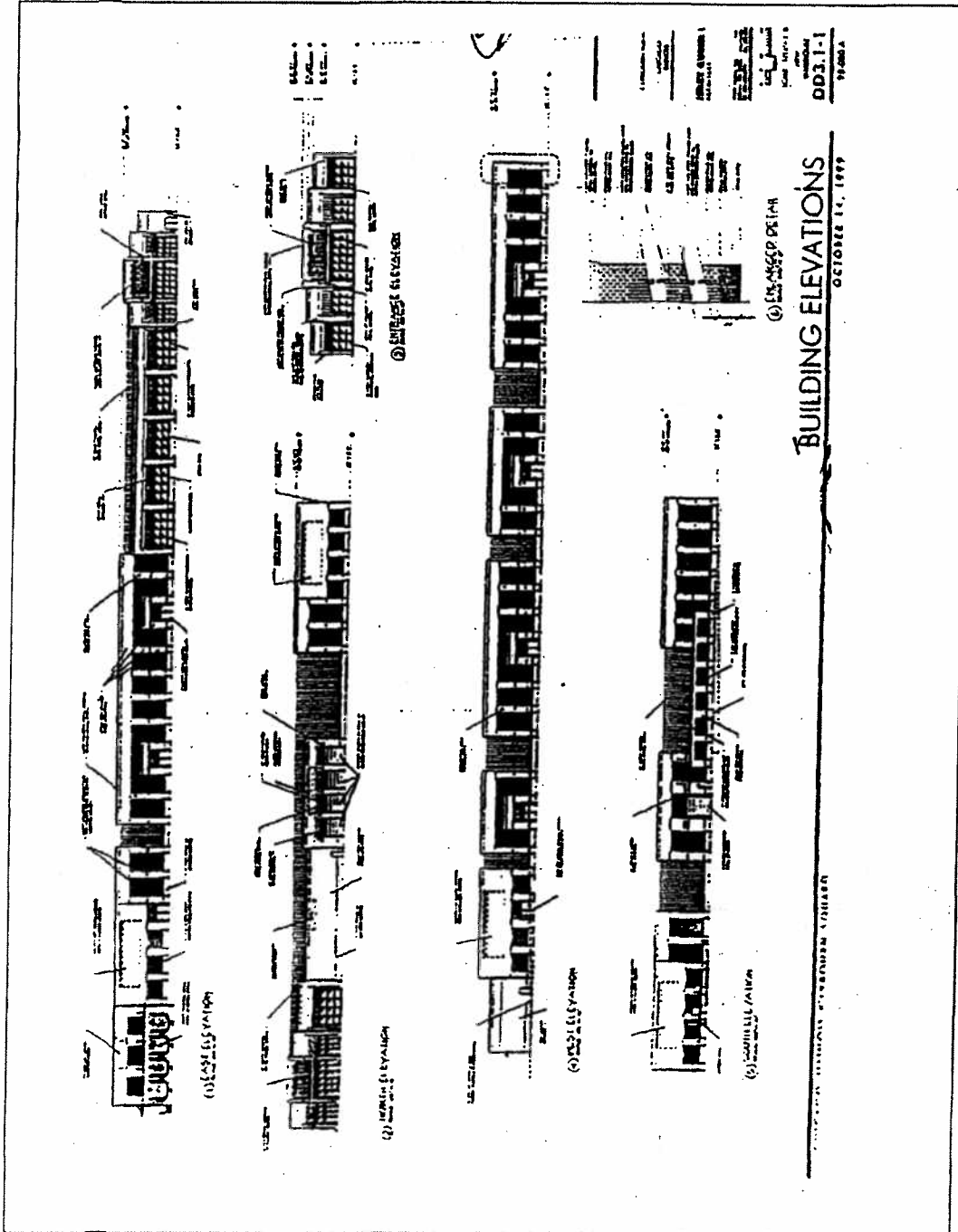
Elevations -- Out-Parcel "B".



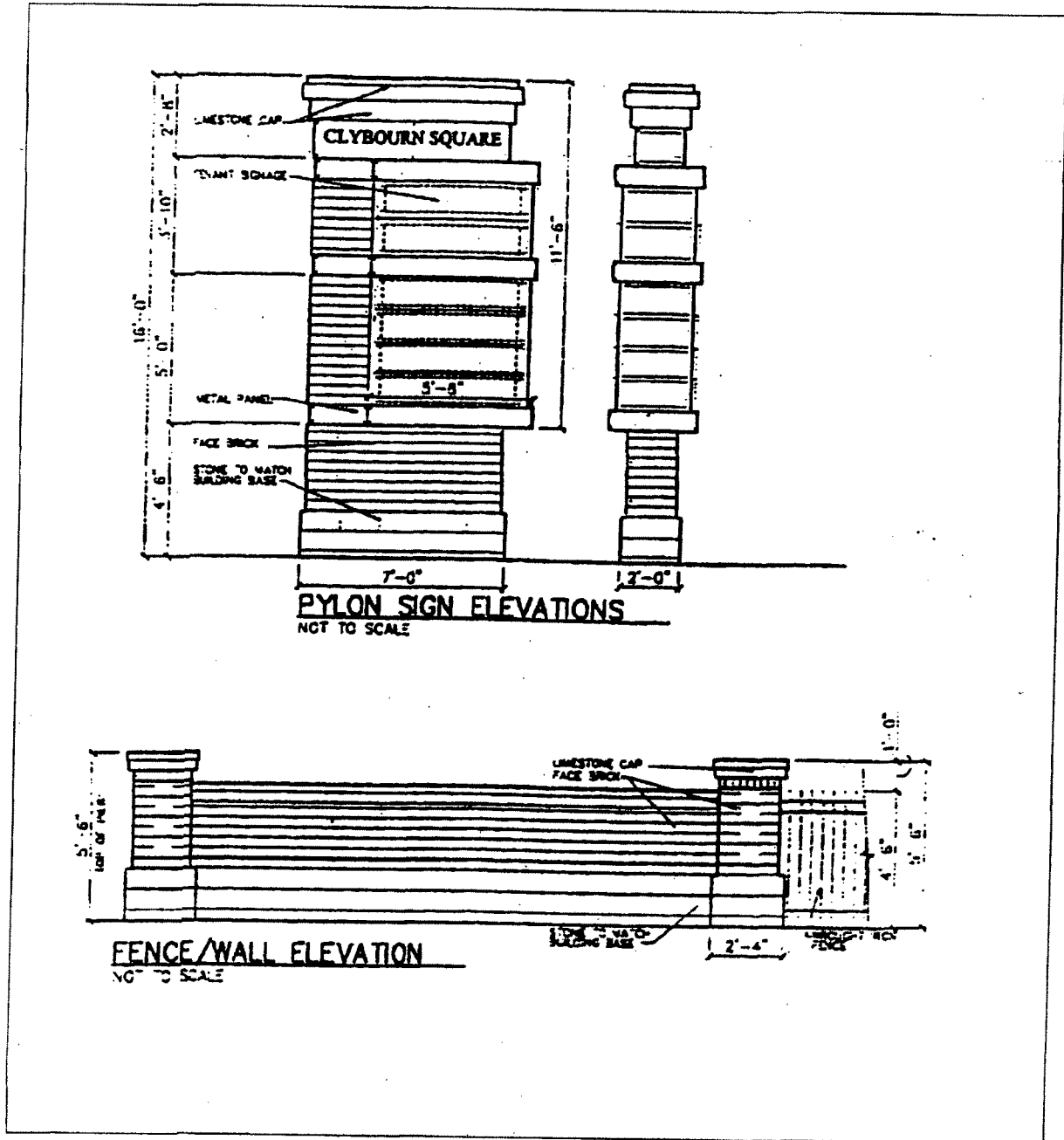
Elevations -- Out-Parcel "A".



Costco Building Elevations.



Pylon Sign And Fence/Wall Elevation.



Chicago Builds Green Form.
(Page 1 of 3)

Project Name: COSTCO WHOLESALE FUEL FACILITY ADDITION

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From"):
From: 2746 To: [] Direction: N Street Name: CLYBOURN Select Street Type: Ave

Ward No: 32 Community Area No: []

Project Type: Planned Development PD No: 728 Redevelopment Agreement RDA No: [] Zoning Change From: [] To: []
 Public project Landmark

Project Size: Total land area in sq.ft.: 76,726 Total building(s) footprint in sq.ft.: 0 Total vehicular use area in sq.ft.: 74,024

DPD Project Manager: Enter First Name Last Name
Fred Deters

BG/GR Matrix: Select project category:
Com. retail < 10,000 sf

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

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

Chicago Builds Green Form.
(Page 2 of 3)

Landscaping:

7' Landscape Setback	Square footage:	2,590	2,702
Interior Landscape Area	Square footage:	7,402	16,355
No. of Interior Trees		59	59
No. of Parkway Trees		15	15

Open Space:

River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:	0
Raingarden	Check applicable:	<input checked="" type="checkbox"/>
Filter strip		<input checked="" type="checkbox"/>
Bioswale		<input checked="" type="checkbox"/>
Detention pond		<input checked="" type="checkbox"/>
Native landscaping	Square footage:	0
Rain-water collection cistern/barrel	Gallons:	0
Total impervious area reduction	Square footage:	0

Other sustainable surface treatments:

Green roof	Square footage:	0	0
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	0	0

Transportation:

No. of accessory parking spaces		0	0
Total no. of parking spaces (Accessory + Non-Acc.)		0	0
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		0	0
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

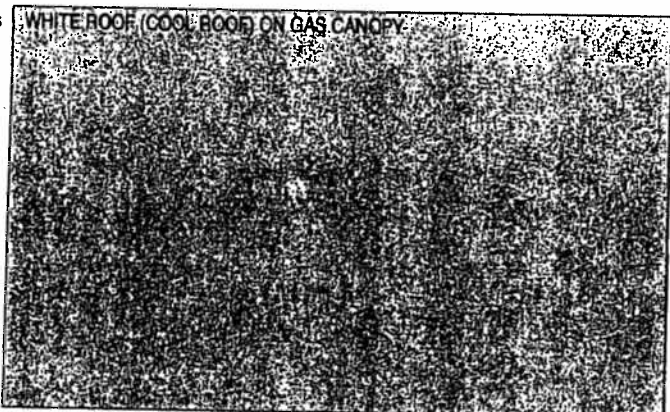


Chicago Builds Green Form.
(Page 3 of 3)

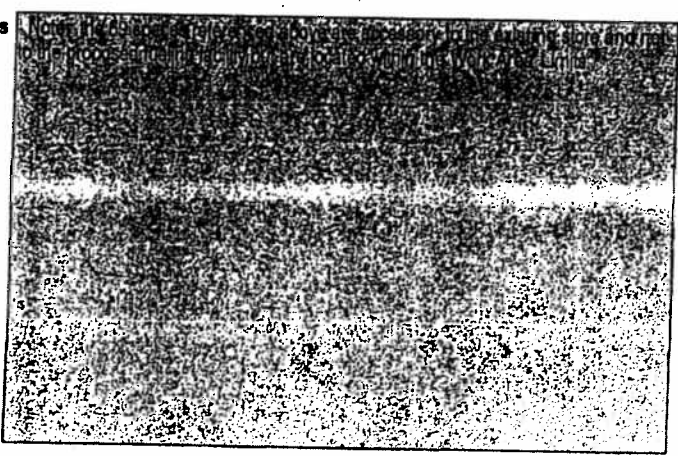
Building Certification:

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

Energy efficiency strategies
not captured above:
(i.e. Other than Energy Star Roof - or Energy Star Building
Certification.



Other sustainable strategies
and/or Project Notes:





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

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

<http://www.cityofchicago.org>

August 20, 2003

Mr. John J. George
Daley & George
Two First National Plaza
Suite 400
20 South Clark Street
Chicago, IL 60603-1903

Re: Request for a Minor Change to Waterway-Business
Planned Development No. 728 - 2754 North
Clybourn Avenue

Dear Mr. George:

Please be advised that your request for a minor change to Waterway-Business Planned Development No. 728 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. 11 of the Waterway-Business Planned Development No. 728.

Statement number "5" of the Planned Development provides that all uses permitted in the B5-1 General Service District shall be permitted within the Planned Development with the exception of "arcades, automobile service stations, dwelling units, restaurants, second hand stores and rummage shops, theaters and undertaking establishments." This statement prohibited "restaurants" because the principal anchor tenant, Costco Wholesale, required in its lease that the landlord prohibit restaurants in the center.

Subway Sandwiches desires to open an in-line 1,119 square foot facility at the center and it is our understanding, through information attached, that Costco Wholesale has no objections to the operation of the proposed Subway at the center. Restaurants are a permitted use in the property's underlying B5-1 General Service District

The Department of Planning and Development has determined that the above requested item constitutes a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, your request, outlined above, is hereby deemed approved.

Very truly yours,


Alicia Mazur Berg
Commissioner

cc: Philip Levin, Jack Swenson, Mike Marmo, Tim Bleuher, Ed Kus



Yeas-- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Thomas, Coleman, Peterson, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Matlak, Mell, Austin, Colom, Banks, Allen, Laurino, O'Connor, Doherty, Natarus, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 45.

Nays -- None.

Alderman Natarus moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago: W B P D No. 728

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 area bounded by:

North Clybourn Avenue; a line 1,163.33 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 120 feet southwesterly of and parallel to North Clybourn Avenue; a line 1,385.38 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 186.73 feet southwesterly of and parallel to North Clybourn Avenue; a line 1,377.12 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line from a point 1,377.12 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and 273.94 feet southwesterly of North Clybourn Avenue to a point 1,359.83 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and 304.34 feet southwesterly of North Clybourn Avenue; a line 1,359.83 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; a line 395.05 feet southwesterly of and parallel to North Clybourn Avenue; a line 1,515.57 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn

Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto; the north dock line of the north branch of the Chicago River; the westerly right-of-way line of North Damen Avenue viaduct and approach; a line 191.65 feet southwesterly of the intersection of West Diversey Parkway and North Damen Avenue, as measured at the easterly right-of-way line of North Damen Avenue; North Damen Avenue; and a line 109.86 feet southeasterly of the intersection of West Diversey Parkway and North Clybourn Avenue, as measured at the westerly right-of-way line of North Clybourn Avenue and perpendicular thereto,

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

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B5-1 General Service District symbols and indications established in Section 1 above to the designation of a Waterway-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.

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:

Waterway-Business Planned Development Number _____

Plan Of Development Statements.

1. The area delineated herein as a Waterway-Business Planned Development consists of approximately seven hundred twenty-seven thousand seven hundred eighty-five (727,785) square feet (sixteen and seventy-one hundredths (16.71) acres) and is owned or controlled by the Applicant, MCL Clybourn, L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or 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 and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. 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, then to the owners of record title to all of the Property and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property at the time any 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 and any ground lessors. An agreement among property owners or a covenant binding property owners may designate the authorized party for any future amendment, modification or change.
4. This Plan of Development consists of these fifteen (15) statements: a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Property Line and Boundary Map; a Site Plan; a Landscape Plan, Building Elevations, Typical South Perimeter Section, Typical Riverwalk Section, Typical Streetscape Plan, Pylon Sign and Fence/Wall Elevations and Riverwalk Detail Plan dated October 14, 1999 prepared by Otis Koglin Wilson Architects and Jerry Quinn Lee Architect. Full size sets of the Site Plan, Landscape Plan, Building Elevations and Riveredge Detail Plan are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Waterway-Business Planned Development": all uses permitted in the B5-1 General Service District (including automobile tire sales, service and repair as an ancillary use) except arcades, automobile service stations, dwelling units, restaurants, second hand stores and rummage shops, theaters and undertaking establishments. The operation of any "drive-through" establishment shall be subject to the prior review and approval of the Commissioner of Planning. Temporary demolition related rock crushing is a permitted interim use.
6. Business Identification signs shall be permitted within the Planned

Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.

7. Any service drives 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, Bureau of Traffic, and the Department of Planning and Development. 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. Subject to approval by the Chicago Department of Transportation, the Applicant shall install at its own expense a traffic signal on Clybourn Avenue at the location depicted on the Site Plan.
8. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations and Riveredge Detail Plan and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development Ordinance 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 after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in 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.

12. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance and quality of Chicago's waterways and, wherever possible, establishing a continuous landscaped walkway and bicycle path along Chicago's waterways. To further these goals, the Applicant agrees to set back all buildings and paved parking areas to a minimum of thirty (30) feet from the existing riveredge as depicted on the Landscape Plan. The riveredge setback area shall be landscaped and improved with a pathway extending from the North Damen Avenue Bridge to the property's south property line as depicted on the Landscape Plan. This setback area shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. Notwithstanding any provision of this Planned Development, the requirement that a paved pathway and public access be provided along the riveredge shall not be construed to require the Applicant to permit the public use of such pathway or access for any purpose other than pedestrian movement along the riveredge or to restrict the Applicant's ability to close off public access from time to time to prevent the establishment of any public or constructive easements.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. 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 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.

- 15. Unless substantial construction has commenced within six (6) year following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section then the zoning of the property shall automatically revert to the pre-existing M2-3 General Manufacturing District.

[Existing Zoning Map; Existing Land-Use Map; Property Line and Boundary Map; Site Plan; Landscape Plan; Building Elevation Drawings; Typical South Perimeter Section Drawing; Typical Riverwalk Section Drawing; Typical Streetscape Plan and Pylon Sign and Fence/Walk Elevation Drawing; and Riverwalk Detail Plan referred to in these Plan of Development Statements printed on pages 16544 through 16559 of this Journal.]

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

Business Planned Development Number _____.

Bulk Regulations And Data Table.

	Site Area		Maximum Floor Area Ratio
	Square Feet	Acres	
Site Area:	727,785	16.71	0.35
Totals	727,785	16.71	0.35

11/10/99

REPORTS OF COMMITTEES

16543

Development Site Area:	727,785.
Public Right-of-Way:	72,636.
Gross Site Area:	800,421.
Maximum Floor Area Ratio For Total Site Area:	0.35.
Minimum Number of Off- Street Parking Spaces:	800.
Minimum Number of Loading Docks:	6.
Maximum Percent of Site Coverage:	Per Site Plan.
Minimum Required Building Setbacks:	Per Site Plan.
Maximum Building Height:	Per Building Elevations.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

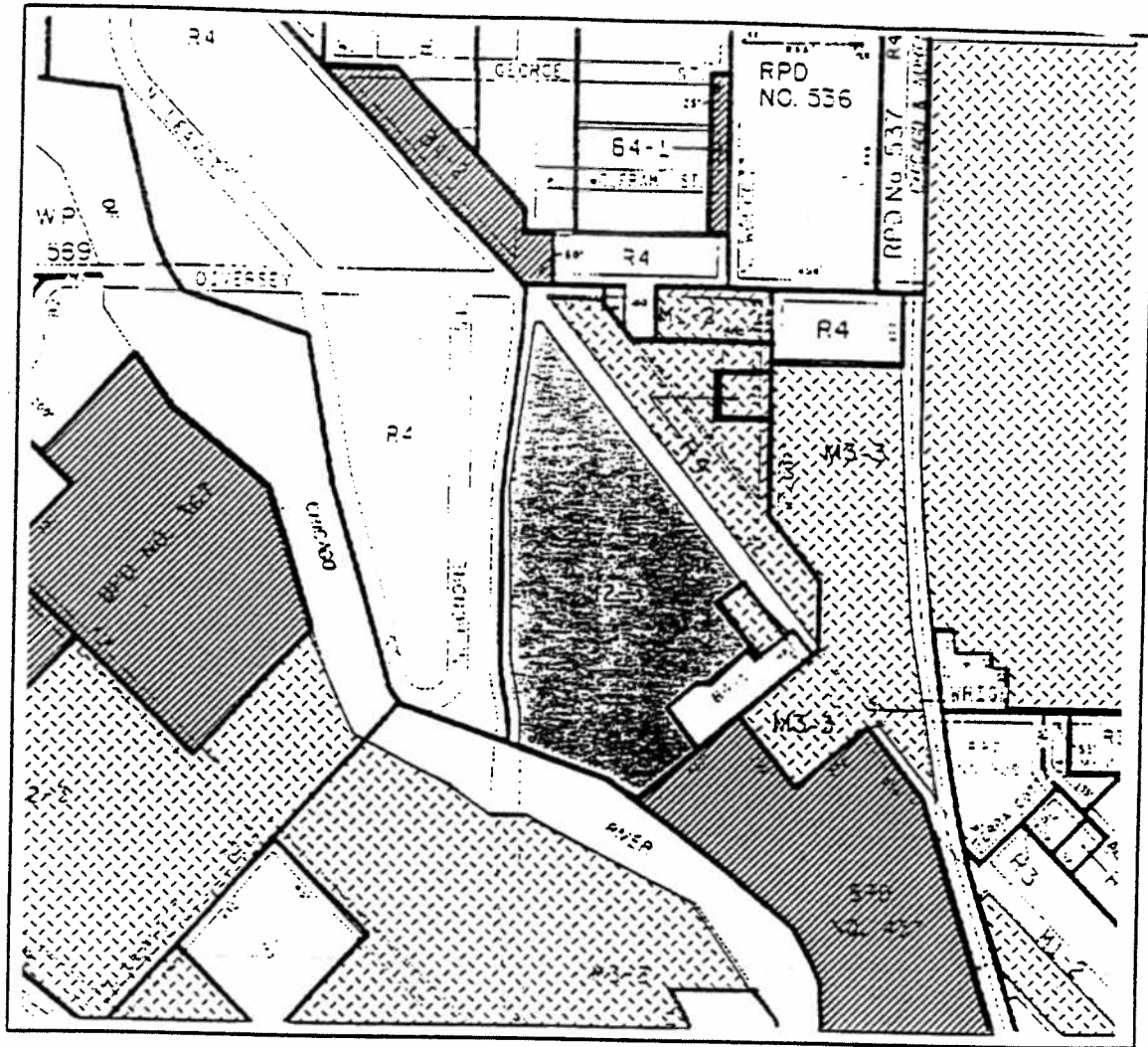
CHICAGO, November 10, 1999.

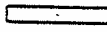

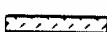
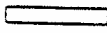

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on November 9, 1999, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

(Continued on page 16560)

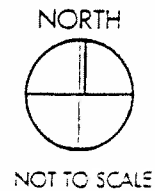
Existing Land-Use Map.



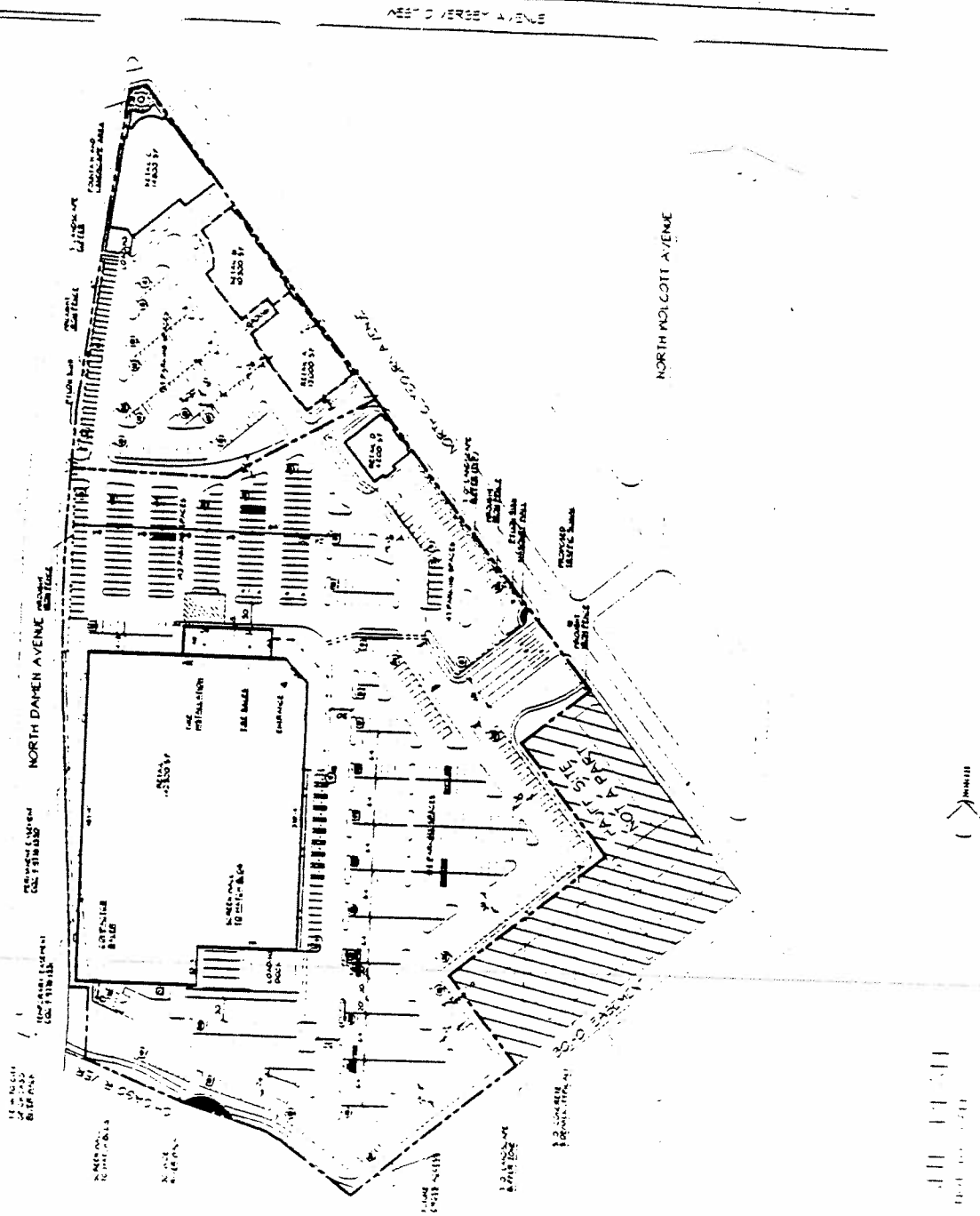
LEGEND:  Subject Site  Business  Manufacturing
 Residential  Zoning District
R-4

APPLICANT: MCL CLYBOURN, LLC
 ADDRESS: 2660 - 2792 N. CLYBOURN AVENUE
 2541 - 2777 N. DAMEN AVENUE
 CHICAGO, ILLINOIS

DATE: NOVEMBER 3, 1998
 REVISED: OCTOBER 14, 1999



128



Otis Koglin Wilson
Architects

Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

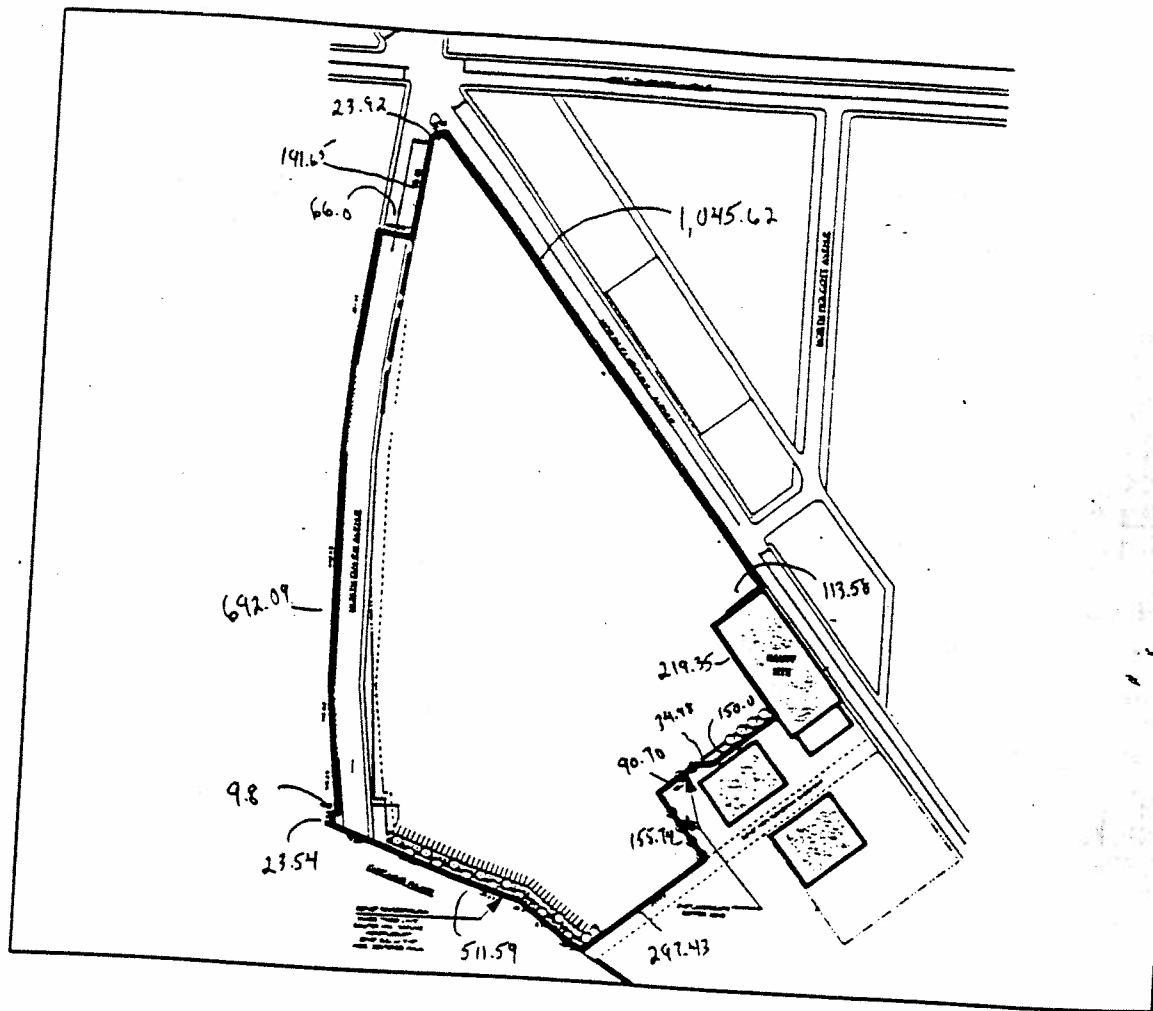
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A1

185 MILWAUKEE AVE. LINCOLNSHIRE, ILLINOIS 60069 T 847.478.9200 F 847.478.9211
30 WEST MONROE ST. CHICAGO, ILLINOIS 60603 T 312.782.0853 F 312.704.0853

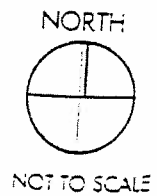
DATE: 10.14.99 CAJ JOB NO.: 99064

Property Line And Boundary Map.

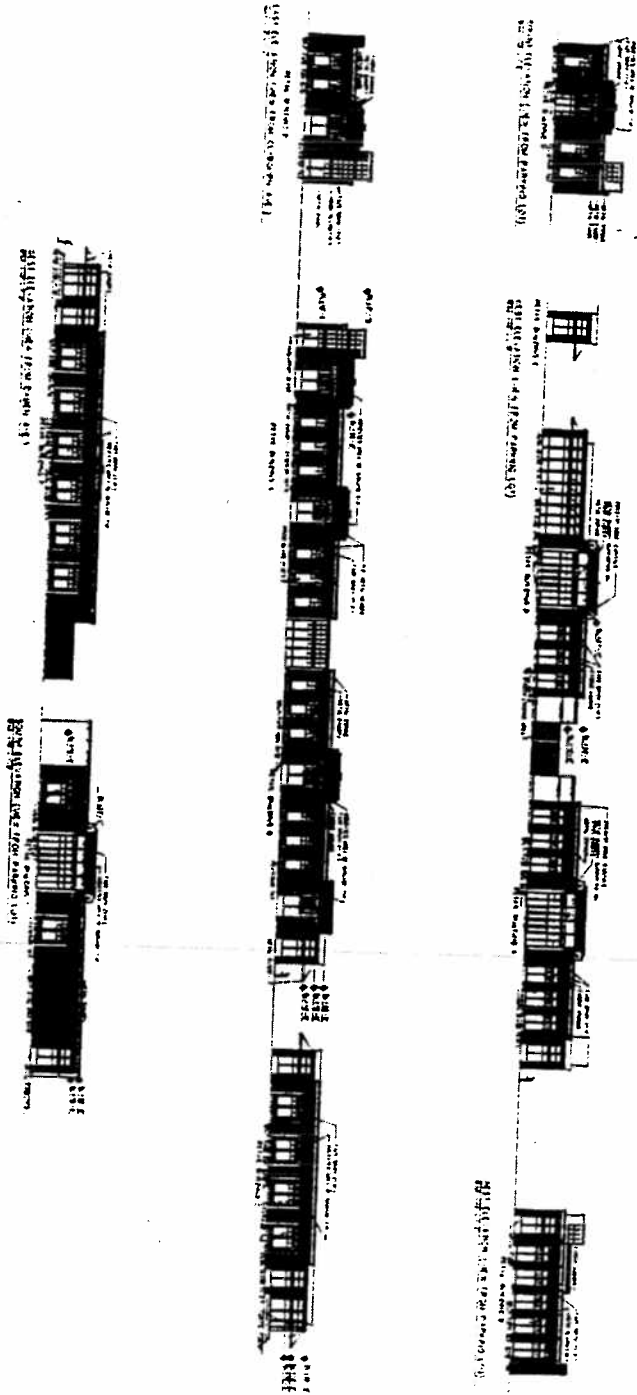


LEGEND:
 ——— Business Planned Development Boundary
 - - - Existing Property Line
 ····· Existing Property Line

APPLICANT: MCL CLYBOURN, LLC
 ADDRESS: 2660 - 2792 N. CLYBOURN AVENUE
 2541 - 2777 N. DAMEN AVENUE
 CHICAGO, ILLINOIS
 DATE: NOVEMBER 3, 1998
 REVISED: OCTOBER 14, 1999



Building Elevations.
(Page 1 of 6)



Clybourn Square Retail Development
 2660-2792 N. Clybourn/2541-2777 N. Damen
 Chicago, Illinois
 MCL Clybourn, LLC

SHEET NO.:

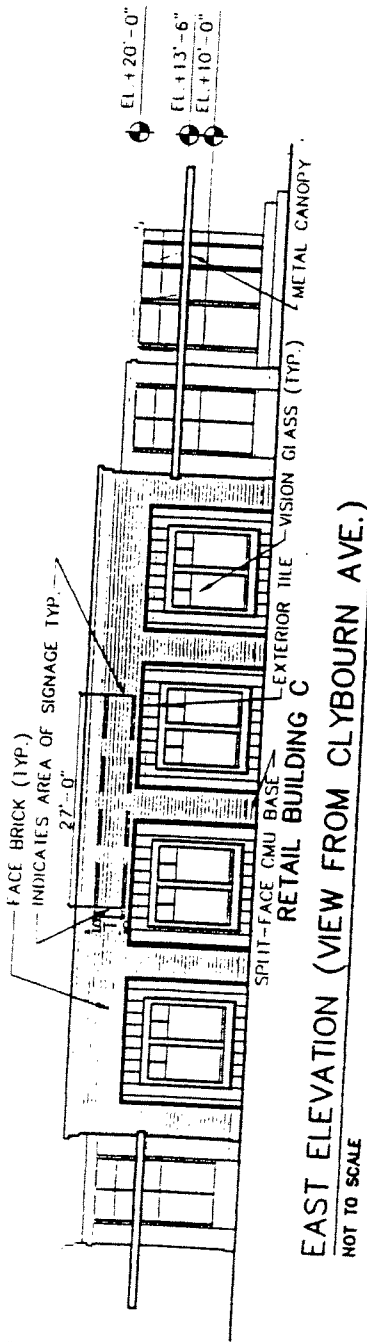
A2

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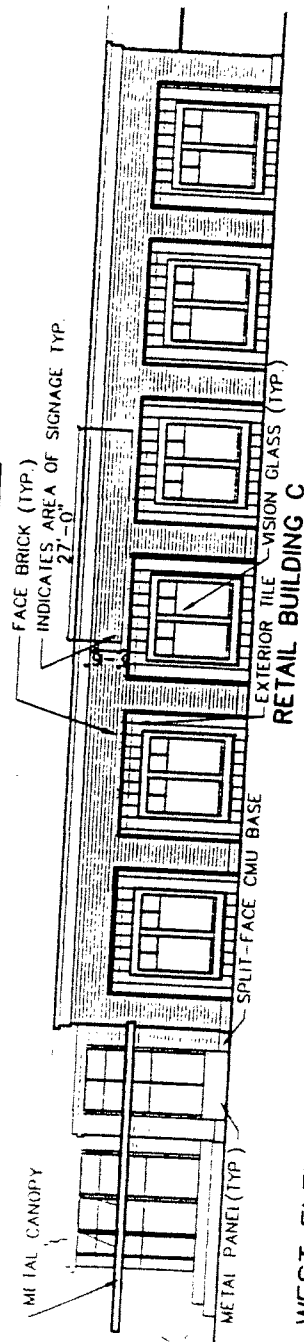
ON JOB NO.:

185 MELBAUNEE AVE. LINCOLNHEIRE ILLINOIS 60068 T 847.478.8200 F 847.478.8211
 30 WEST MONROE ST. CHICAGO ILLINOIS 60603 T 312.762.8853 F 312.704.8853

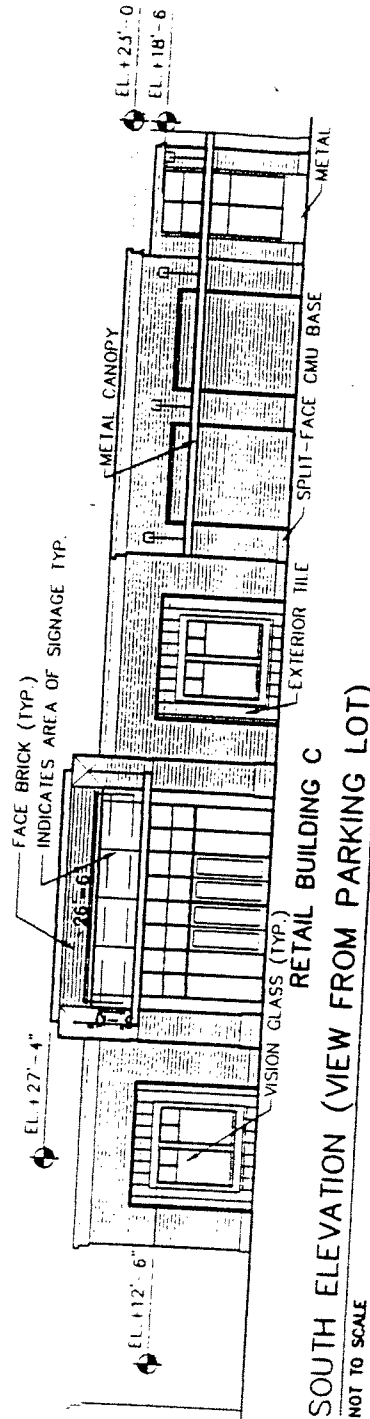
Building Elevations.
(Page 2 of 6)



EAST ELEVATION (VIEW FROM CLYBOURN AVE.)
NOT TO SCALE



WEST ELEVATION (VIEW FROM DAMEN AVE.)
NOT TO SCALE



SOUTH ELEVATION (VIEW FROM PARKING LOT)
NOT TO SCALE



Otis Koglin Wilson
Architects

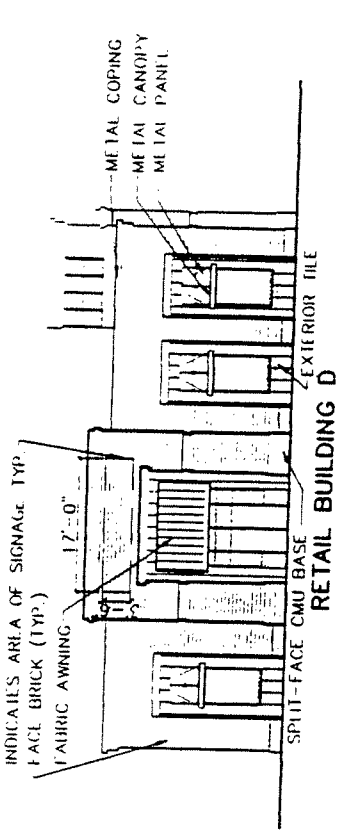
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2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois

MCL Clybourn, LLC

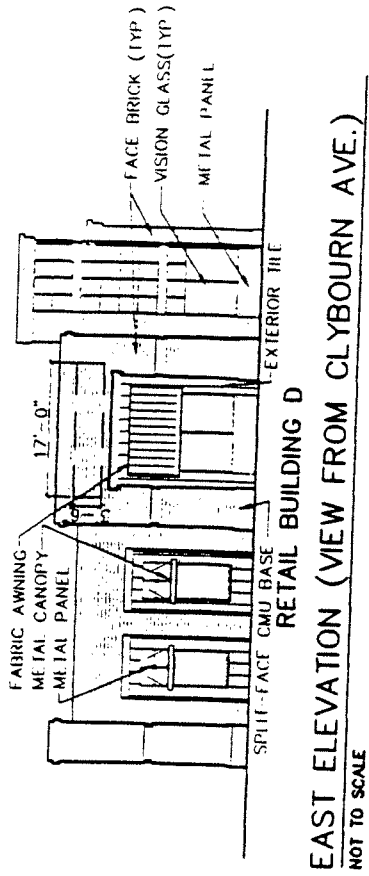
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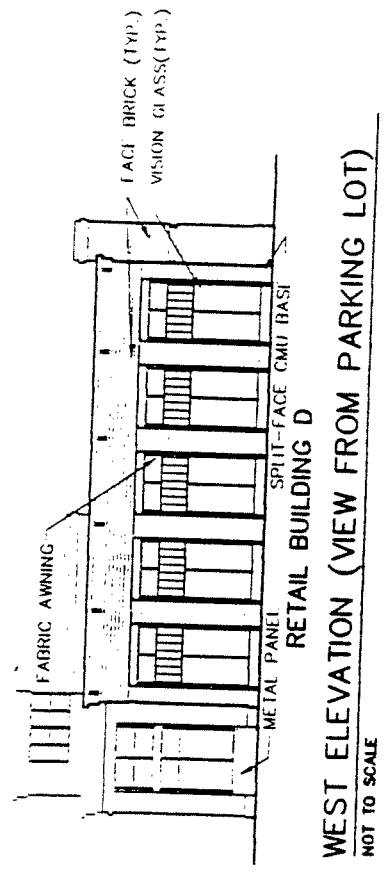
Building Elevations.
(Page 3 of 6)



SOUTH ELEVATION (VIEW FROM PARKING LOT)
NOT TO SCALE



EAST ELEVATION (VIEW FROM CLYBOURN AVE.)
NOT TO SCALE



WEST ELEVATION (VIEW FROM PARKING LOT)
NOT TO SCALE



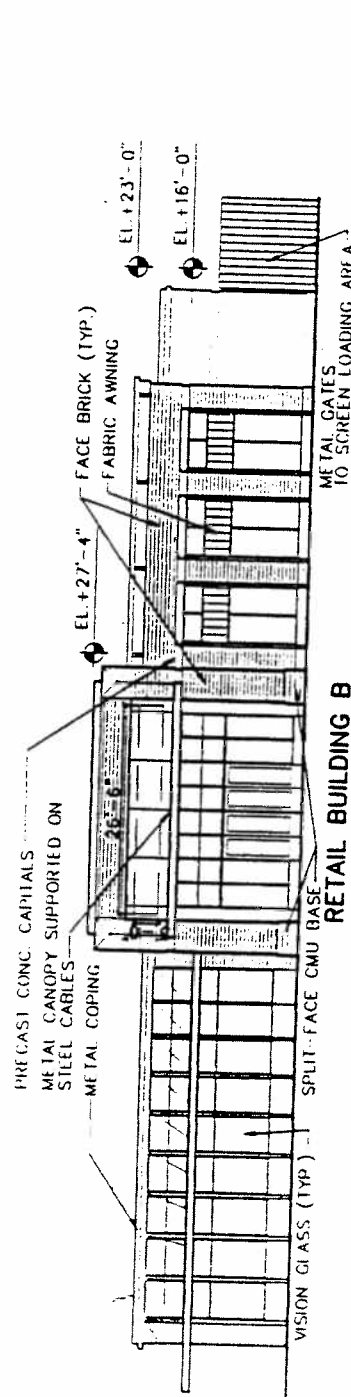
Otis Koglin Wilson
Architects

Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

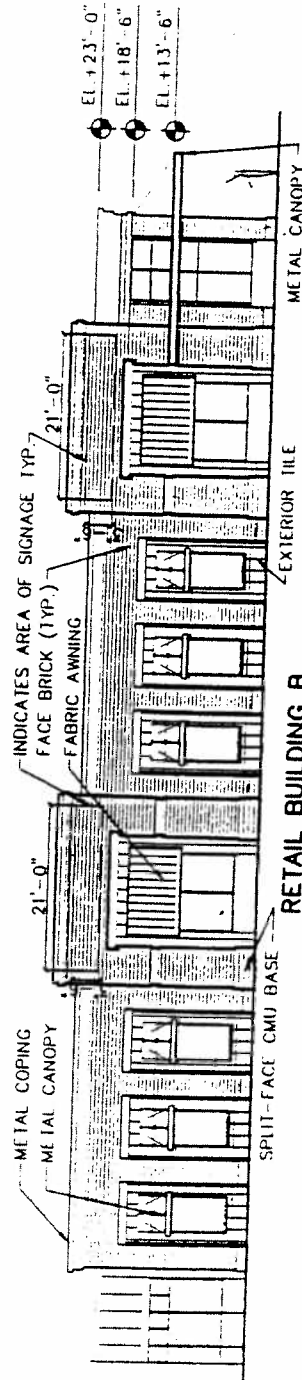
SHEET NO.

A3

Building Elevations.
(Page 4 of 6)



WEST ELEVATION (VIEW FROM PARKING LOT)
NOT TO SCALE



EAST ELEVATION (VIEW FROM CLYBOURN AVE.)
NOT TO SCALE



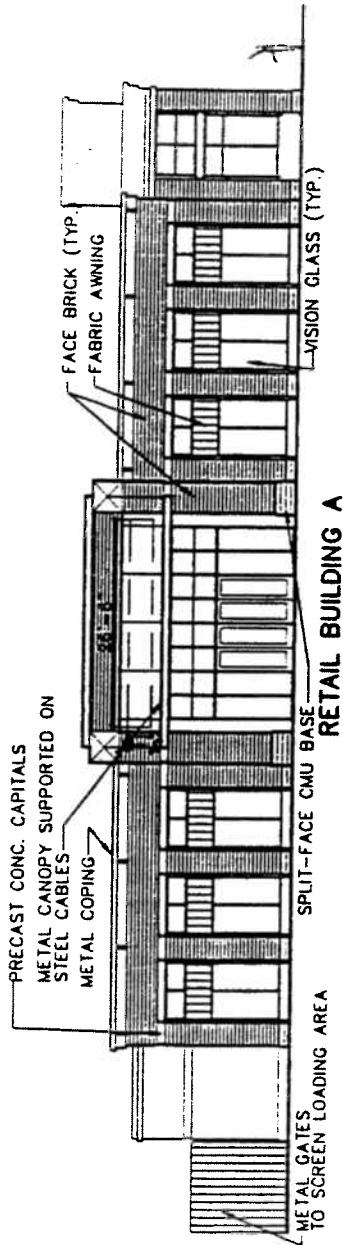
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Architects

Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

SHEET NO.

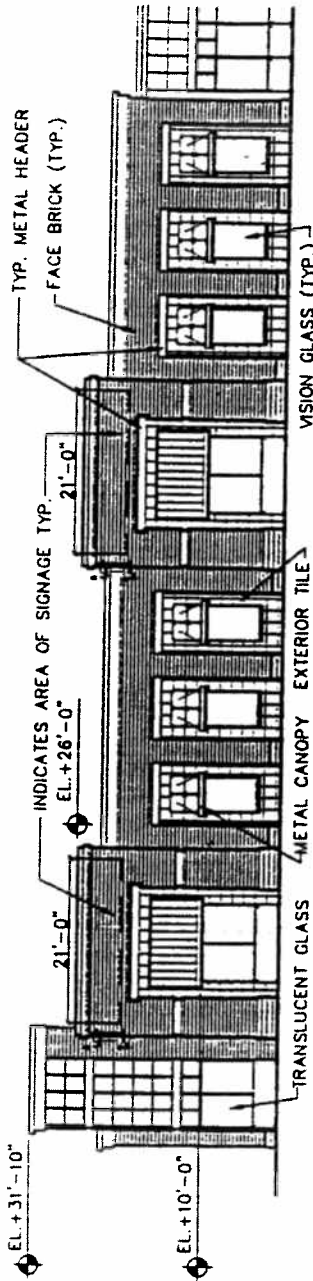
A4

Building Elevations.
(Page 5 of 6)



WEST ELEVATION (VIEW FROM PARKING LOT)

NOT TO SCALE



EAST ELEVATION (VIEW FROM CLYBOURN AVE.)

NOT TO SCALE



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185 MILWAUKEE AVE. LINCOLN PARK, ILLINOIS 60601 T 847.478.8200 F 847.478.8211
30 WEST MONROE ST. CHICAGO, ILLINOIS 60603 T 312.762.8853 F 312.764.8853

Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

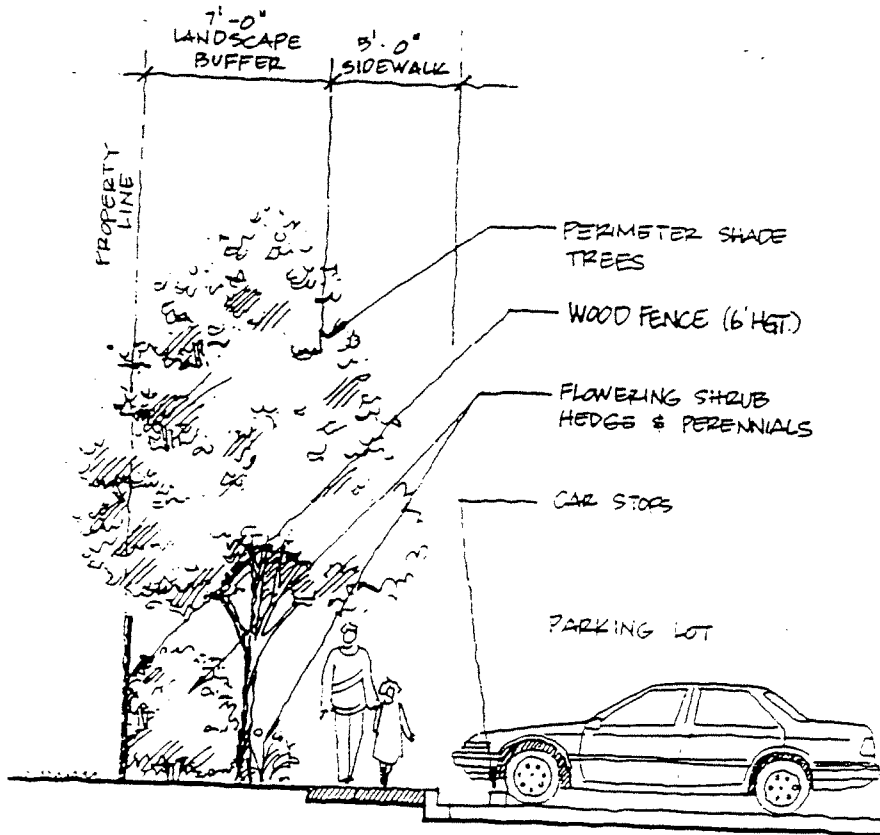
SHEET NO.

A5

DATE: 10.14.99

OMI JOB NO.: 99064

Typical South Perimeter Section.



TYPICAL SOUTH PERIMETER SECTION



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Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

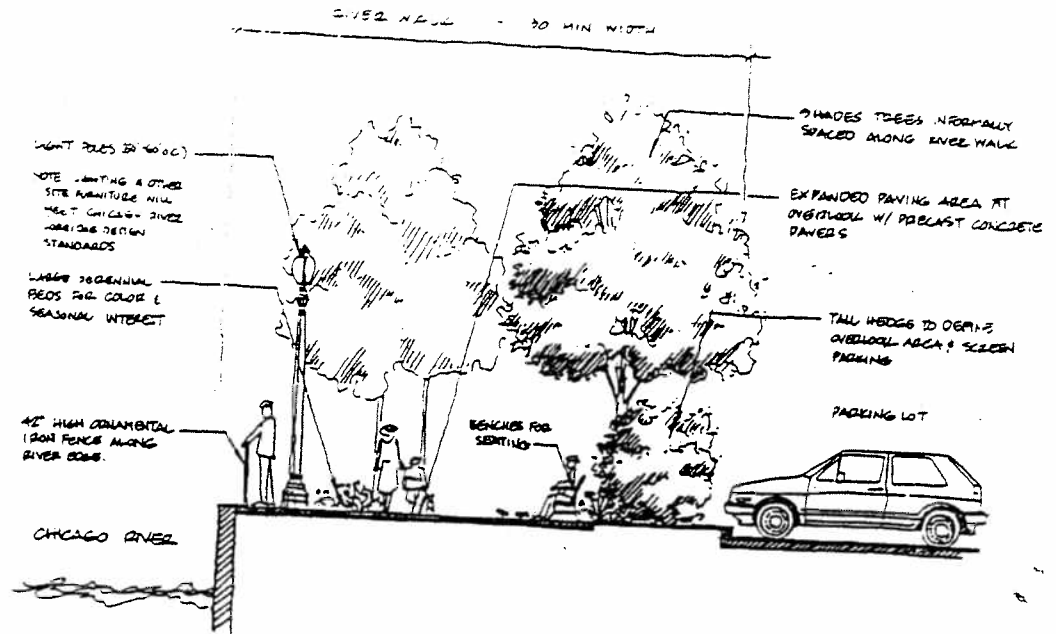
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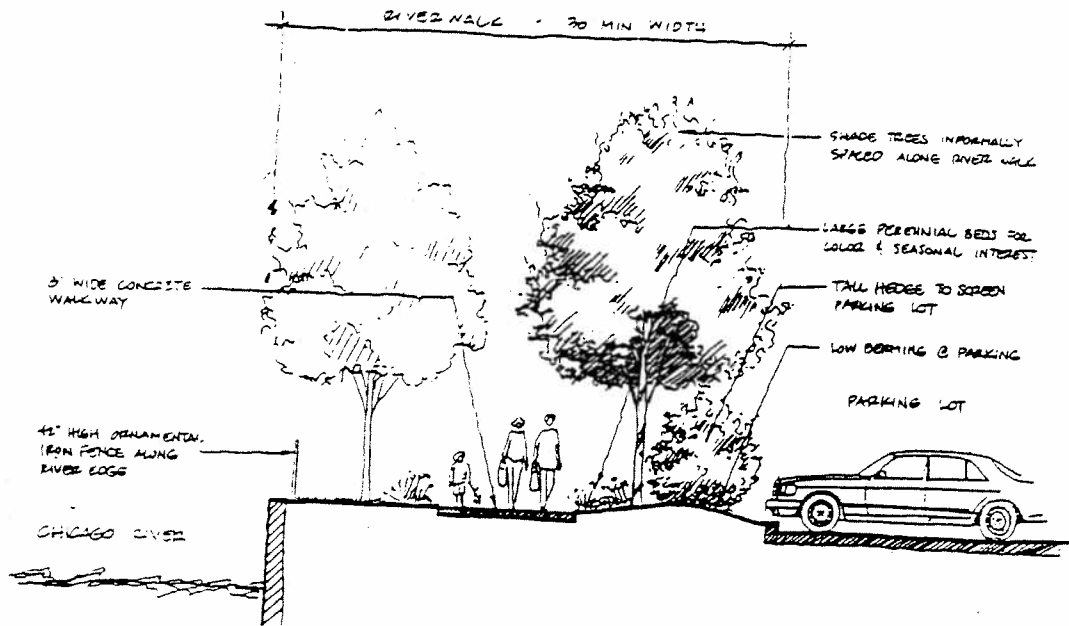
188 MILWAUKEE AVE. LINCOLNSHIRE ILLINOIS 60068 T 847.478.8200 F 847.478.8211
30 WEST MONROE ST. CHICAGO ILLINOIS 60603 T 312.762.8883 F 312.704.8883

DATE: 10.14.99 O&A JOB NO.: 99064

Typical Riverwalk Section.



RIVERWALK SECTION AT OVERLOOK N.T.S.



TYPICAL RIVERWALK SECTION N.T.S.



Otis Koglin Wilson
Architects

180 N. WILMAHUR AVE. LINCOLN-SHRE. ILLINOIS 60601 T. 312.476.8800 F. 312.476.2111
30 WEST MONROE ST. CHICAGO ILLINOIS 60602 T. 312.762.6885 F. 312.704.8883

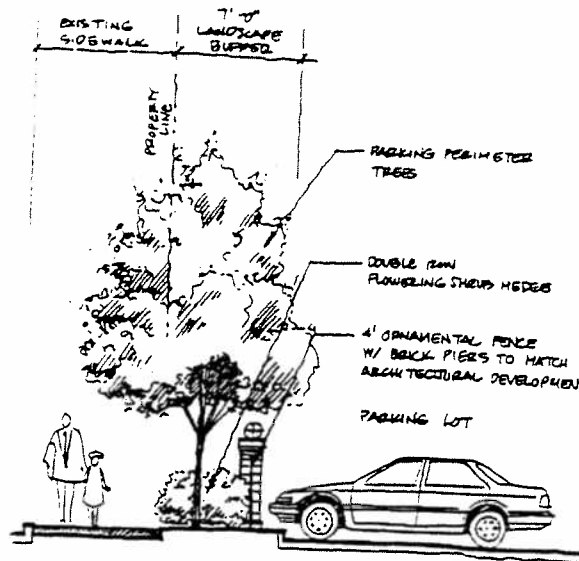
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Chicago, Illinois
MCL Clybourn, LLC

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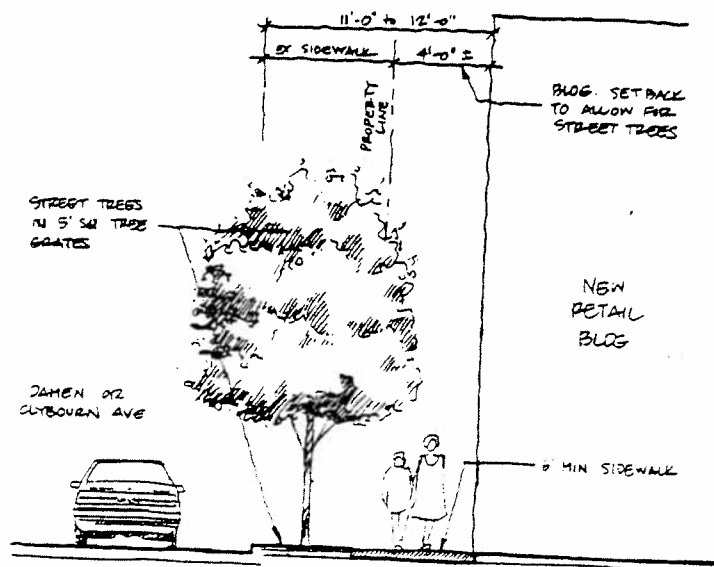
L2.B

DATE: 10.14.99 ON JOB NO.: 99064

Typical Streetscape Plan.



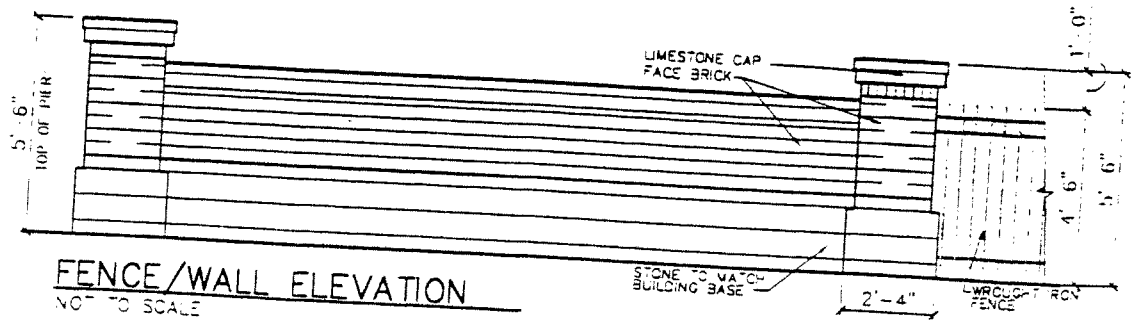
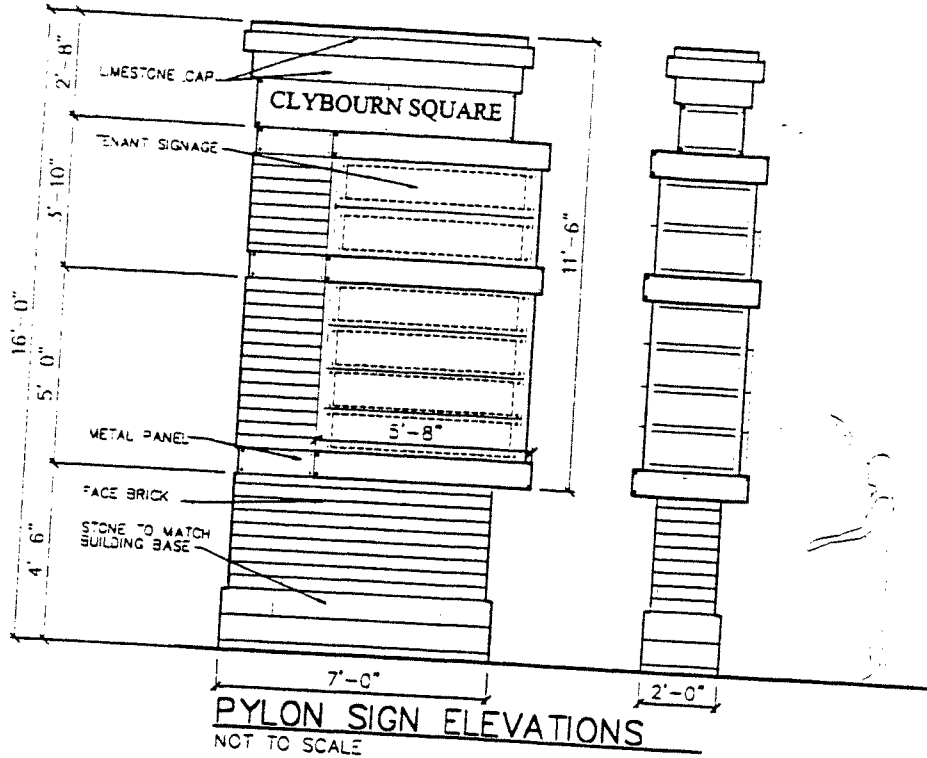
TYPICAL STREETScape AT PARKING LOTS
N.T.S.



TYPICAL STREETScape AT RETAIL BUILDINGS
N.T.S.

	<p>Otis Koglin Wilson Architects</p>	<p>Clybourn Square Retail Development 2600-2792 N. Clybourn/2541-2777 N. Damen Chicago, Illinois MCL Clybourn, LLC Typical Streetscape Plan</p>	<p>SHEET NO. L2.C</p>
<p>180 N. HALSTED AVE. LINCOLNWOOD, ILLINOIS 60466 T 847.476.8888 F 847.476.8111 30 WEST MONROE ST. CHICAGO, ILLINOIS 60602 T 312.762.8888 F 312.764.8888</p>	<p>DATE: 10.14.99 O&W JOB NO.: 99084</p>		

Pylon Sign And Fence/Wall Elevation.



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Architects

Clybourn Square Retail Development
2660-2792 N. Clybourn/2541-2777 N. Damen
Chicago, Illinois
MCL Clybourn, LLC

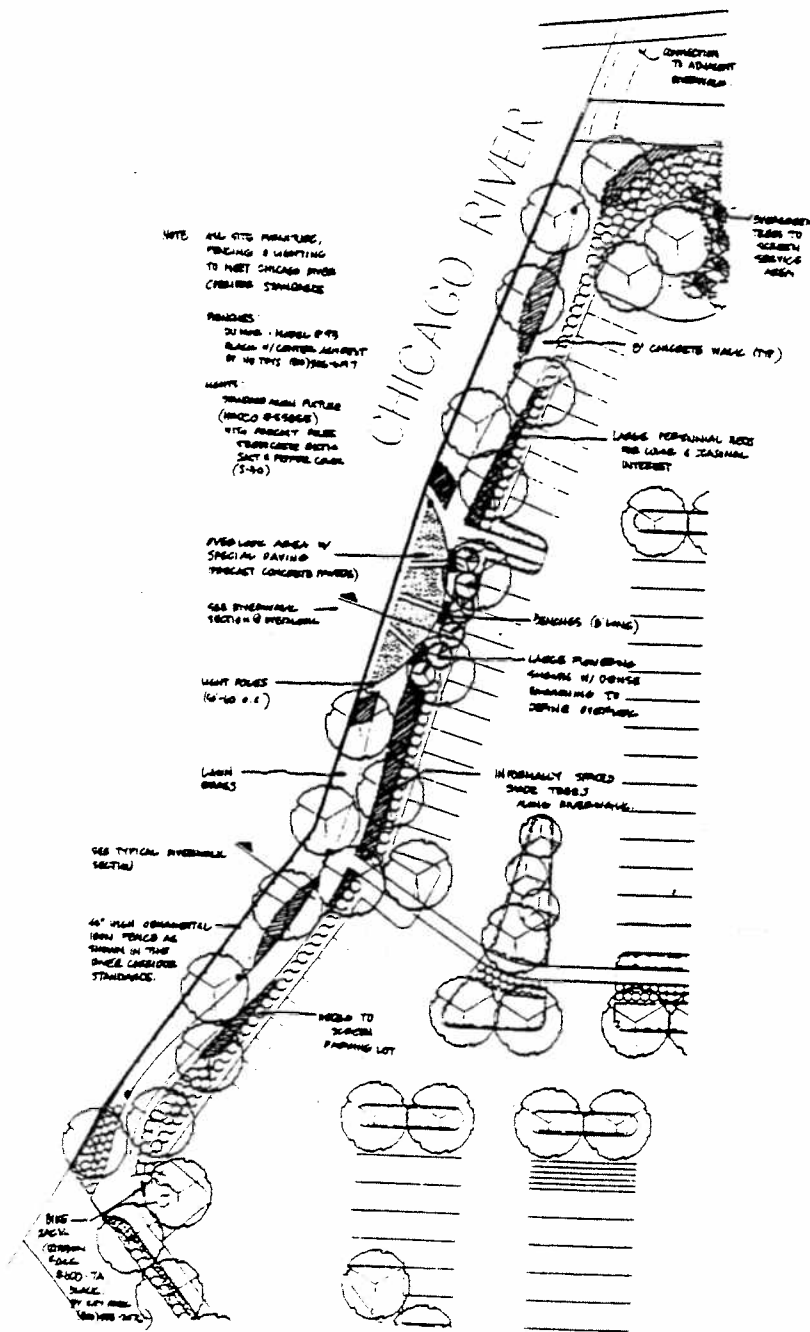
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A6

115 MILWAUKEE AVE. LINCOLNSHIRE ILLINOIS 60086 T 847.478.9200 F 847.478.9211
30 WEST MONROE ST. CHICAGO ILLINOIS 60603 T 312.782.6633 F 312.704.6633

DATE: 10.14.99 OAJ JOB NO. 99064

Riverwalk Detail Plan.



RIVERWALK DETAIL PLAN



Otis Koglin Wilson
Architects

Chybaum Square Retail Development
2680-2792 N. Chybaum/2541-2777 N. Damen
Chicago, Illinois
MCL Chybaum, LLC

SHEET NO.:

L2.A

185 MELUNDAVE AVE. LINCOLN-SHORE ILLINOIS 60628 T 847.476.8880 F 847.476.8211
30 WEST MONROE ST. CHICAGO ILLINOIS 60623 T 312.782.8883 F 312.784.8883

DATE: 10.14.99 ON JOB NO.: 90064