



CHICAGO PLAN COMMISSION

Department of Planning and Development

**Amendment to Waterway-Business Planned Development
Number 728**

2746 N Clybourn Ave (32nd Ward)

Costco Wholesale Corporation

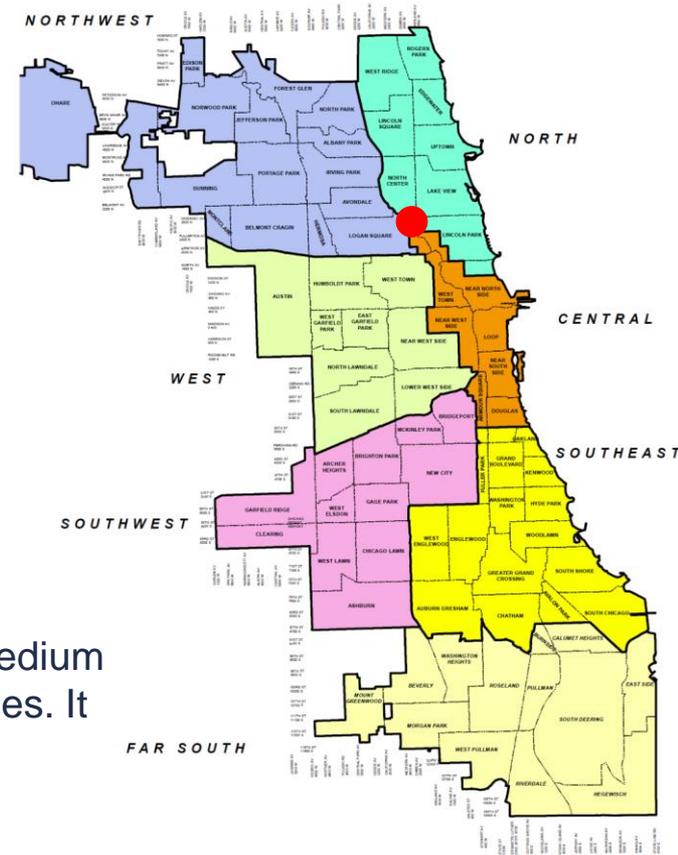
04/18/2024

Community Area Snapshot

COMMUNITY AREA INFORMATION:

- North Region
- Lincoln Park Community Area
- 32nd Ward – Alderman Scott Waguespack
- Demographics:
 - Population – 70,492
 - Median Age – 31.4
 - Median Income - \$123,044
- Neighborhood Context:

This northwesternmost corner of Lincoln Park is a mix of medium density residential, large-scale commercial and light industrial uses. It abuts the Chicago River.



Costco Development Team

Kayleen Burnett

Costco Wholesale Real Estate Manager

Larry Dziurdzik & Stephen Cross

Costco Wholesale Real Estate Consultants

Risa Yuki & Sarah Valluzzi

Project Architects/ MG2 Architects

Peter Reinhofer P.E. & Brad Prischman, P.E.

Project Engineers/ V3 Companies

Amanda McAbee, PLA

Project Landscape Architect / Kimley-Horn

Brendan Penny & Reuben Warshawsky

MPS Law / Costco Legal Consultants

Chase Development Team

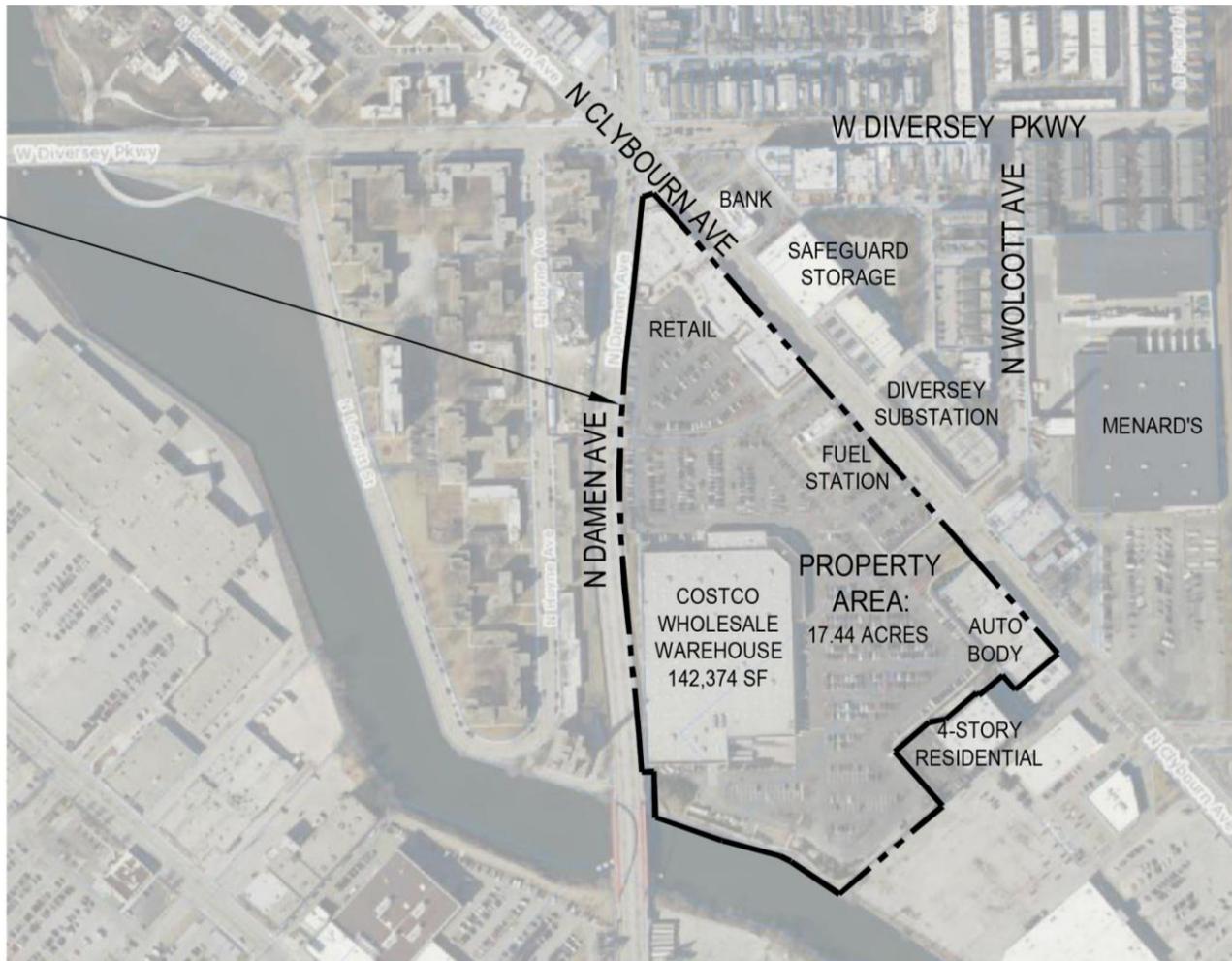
Jon Krissoff & Terron Wright

Market Director of Real Estate / The Architects Partnership, Ltd.



Aerial Photograph

PROJECT SITE

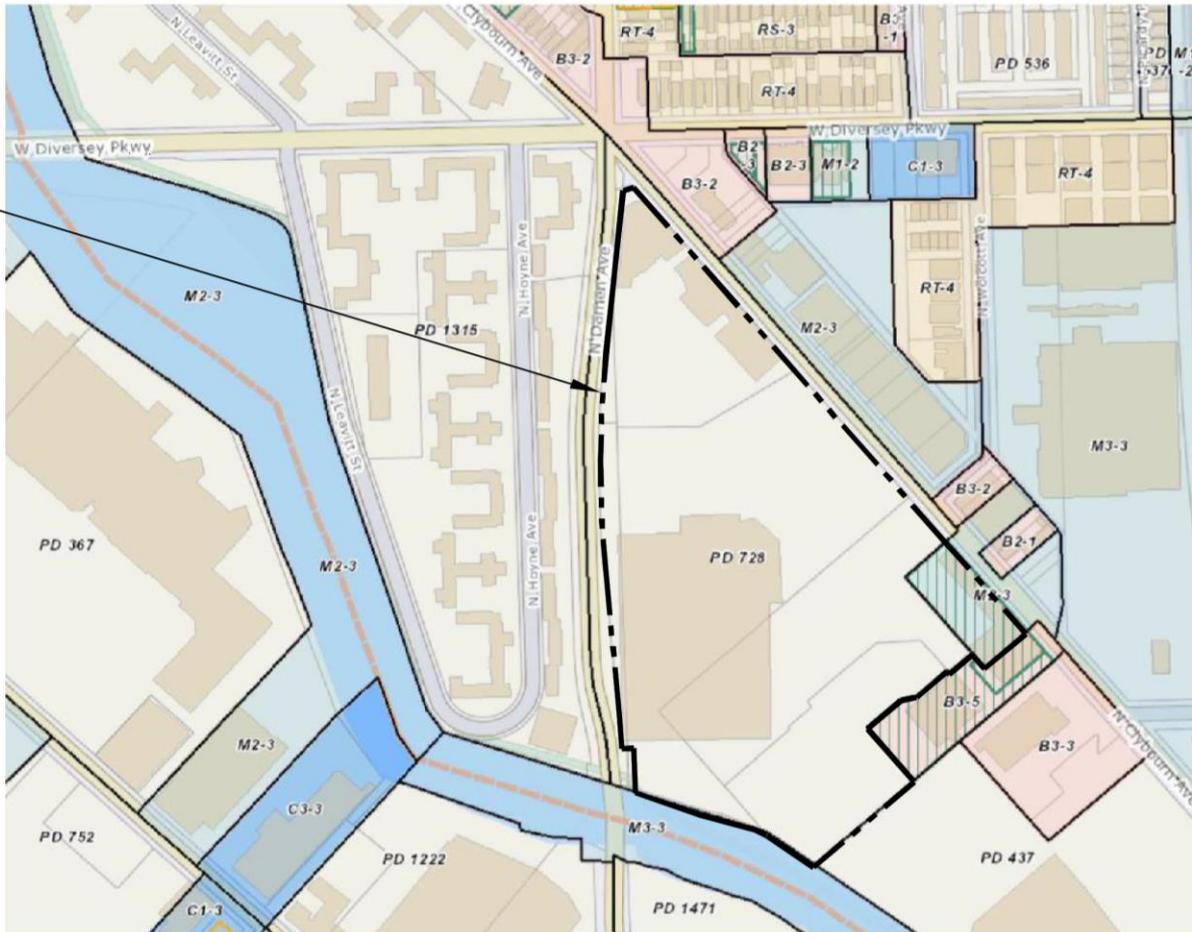


Total Site Area
17.44 Acres



Area Zoning Map

PROJECT SITE



Existing Zoning

Waterway Business
Planned Development
No. 728 & M2-3



Costco Lincoln Park Project History

<u>Intake Meeting with Department of Planning & Development-</u>	<u>March 21, 2022</u>
<u>Amendment to PD No. 728 Introduction to City Council</u>	<u>June 22, 2022</u>
<u>Meeting with Alderman Waguespack-</u>	<u>August 12, 2022 & November 2, 2023</u>
<u>Meeting with River Ecology & Governance Task Force-</u>	<u>August 2, 2022</u>
<u>Review by Ron Daye-City Chief Landscape Architect-</u>	<u>February 20, 2024</u>
<u>Meeting with DPD for PD Amendment Update-</u>	<u>February 27, 2024</u>
<u>Stormwater Review & Approval to move Ahead with Project-</u>	<u>March 21, 2024</u>
<u>Mayor's Office for People with Disabilities-</u>	<u>March 22, 2024</u>
<u>Chicago Fire Department Site Plan Review-</u>	<u>March 26, 2024</u>
<u>Chicago Department of Transportation-</u>	<u>April 18, 2024</u>



Costco Lincoln Park Development Summary

- **Expand the boundary of PD No.728, increasing site area from 16.72 acres to 17.44 acres (Rezone .73 acres)**
- **Upgrade and Expand the Existing Fuel Facility**
- **Provide a New Signalized Intersection at Damen Ave. & Lathrop Homes**
 - **Damen Ave. Road Improvements (Bike Lane, Crosswalks & Turn Lanes)**
 - **Improve Costco Internal Site Circulation**
 - **Improve Pedestrian Connections to Damen & Clybourn Avenues**
- **Provide Additional Parking for retail customers & employees**
 - **New Land Acquisition & Reduction of Vacant Retail Square Footage**
- **Maintain Existing Retail Tenants**
 - **Bank branch to relocate & occupy a newly constructed building**
 - **Three retail tenants will remain**
- **Provide Park Space along Clybourn Avenue**
 - **Encourage Pedestrian Interaction with Retailers**
 - **Engage Local Artist for Community Sculpture**
- **Landscaping & Riverwalk Improvements**
- **Retail warehouse Expansion**
- **Provide Additional Lighting where Appropriate**



Existing Property Conditions



North Retail Building



Costco East Building Elevation



South Retail Building Looking North on N. Clybourn Ave.



Costco South Elevation



Main Drive Entrance at Wolcott & N Clybourn Ave.



Clybourn Square Monument Sign



Costco Warehouse Main Entrance



Previous Site Plan Proposal

PHASING:

PHASE 3 - RETAIL DEMO AND PARKING EXPANSION

WAREHOUSE DATA:	
EXISTING BUILDING	151,474 SF
EXISTING TIRE CENTER	5,200 SF
TOTAL EXIST. BUILDING	156,674 SF

FUEL FACILITY DATA:	
EXISTING CANOPY	5,952 SF

RETAIL DATA:	
EXISTING RETAIL	34,648 SF
RETAIL DEMO	-20,448 SF
TOTAL PROPOSED RETAIL	14,200 SF

PROPOSED PARKING PROVIDED:

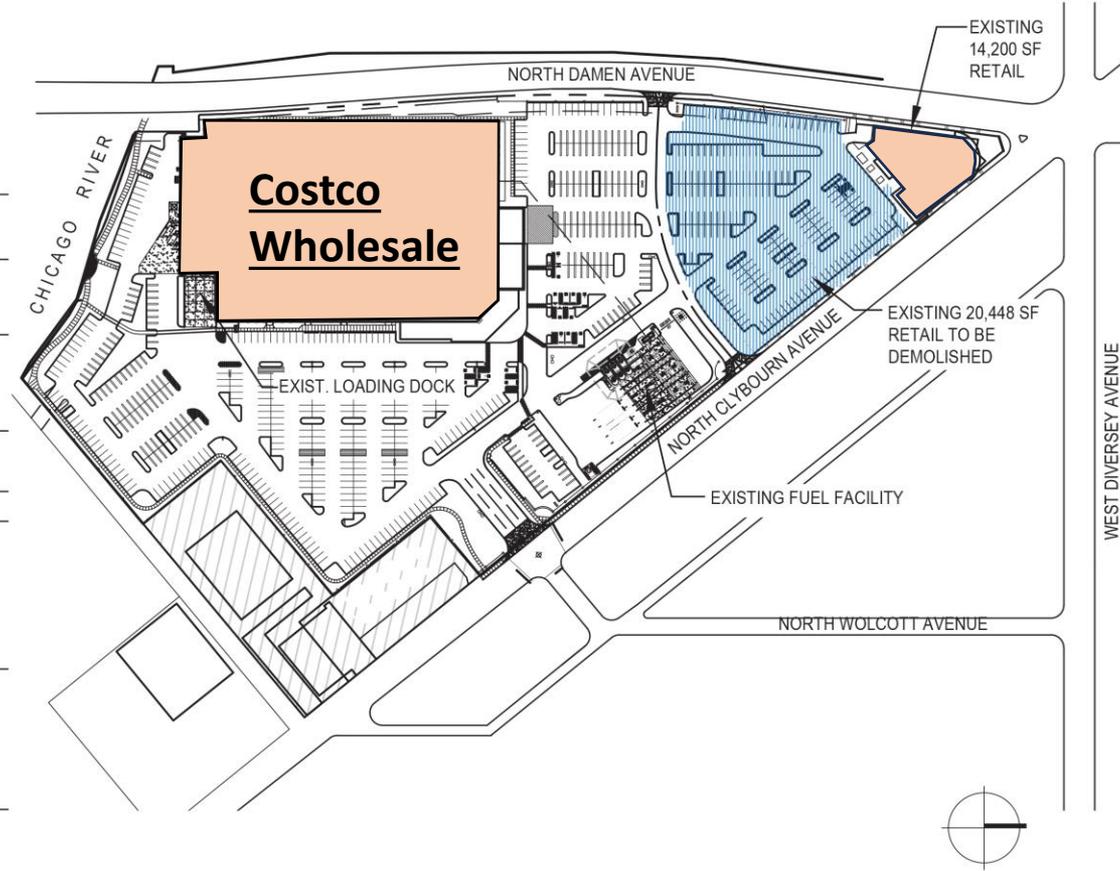
# 10' WIDE STALLS	662 STALLS
# 9' WIDE STALLS	15 STALLS
#/AC ACCESSIBLE STALLS	16 STALLS

TOTAL PROPOSED COSTCO PARKING	693 STALLS
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NO. OF STALLS PER 1000 SF: 4.42 STALLS

# 10' RETAIL STALLS (2.5/1000SF)	36 STALLS (INCLUDES 2 ADA)
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TOTAL PROPOSED PARKING 729 STALLS



APPLICANT: COSTCO WHOLESAL

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

INTRODUCTION DATE:

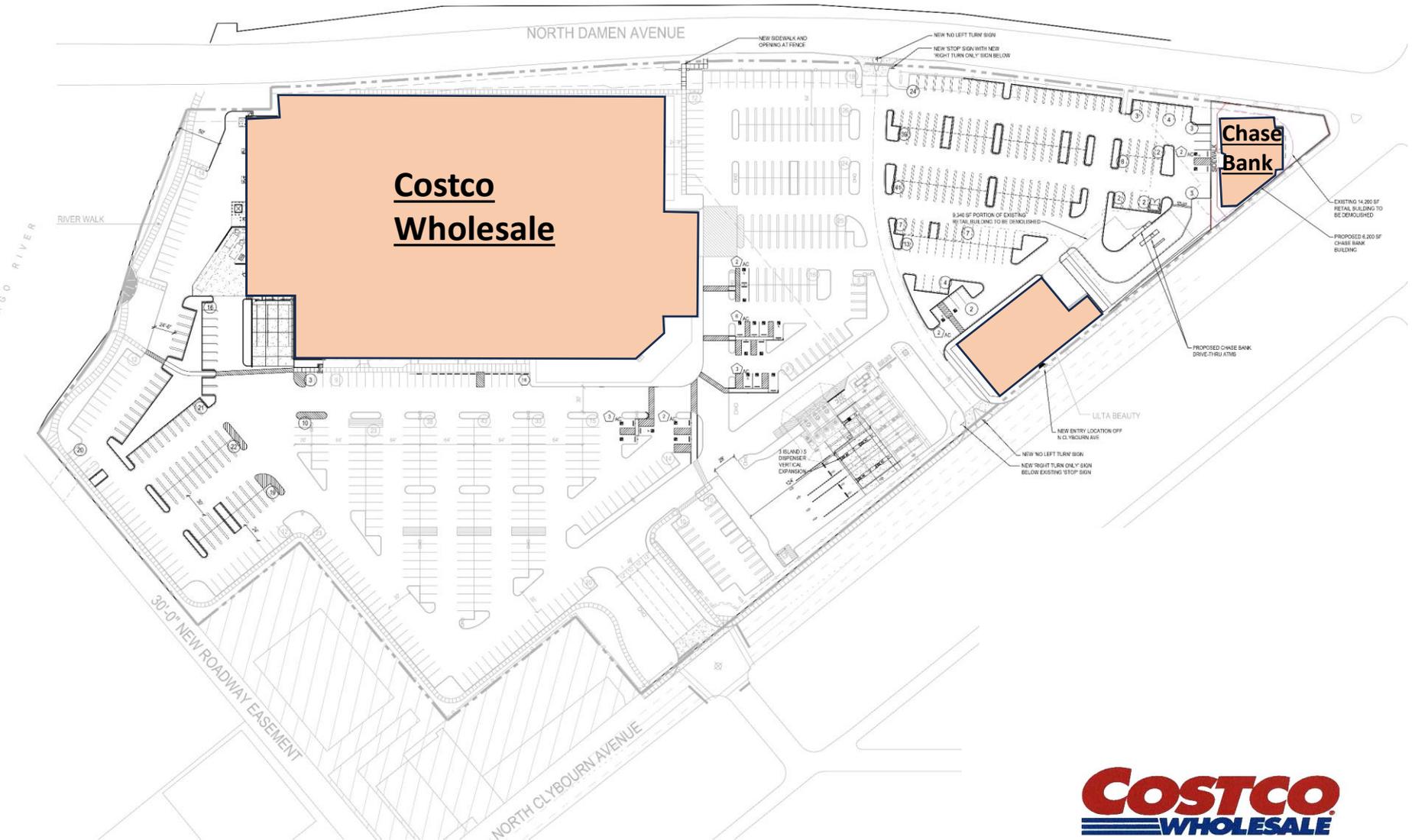
PLAN COMMISSION DATE:

SCALE: NOT TO SCALE

SITE PLAN -



Previous Site Plan Proposal



Proposed Site Plan



Phased Site Plan

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
# 9' WIDE STALLS	15 STALLS
# _{AC} ACCESSIBLE STALLS	16 STALLS
# 10' WIDE EV STALLS	6 STALLS

TOTAL PROP. COSTCO PARKING: 698 STALLS

NO. OF STALLS PER 1000 SF: 4.46 STALLS

PROPOSED RETAIL PARKING: 72 STALLS
(INCLUDES 4 ADA)

TOTAL PROPOSED PARKING: 770 STALLS

TOTAL COSTCO PARKING GAINED: 140 STALLS

PHASE 1: RIVERWALK

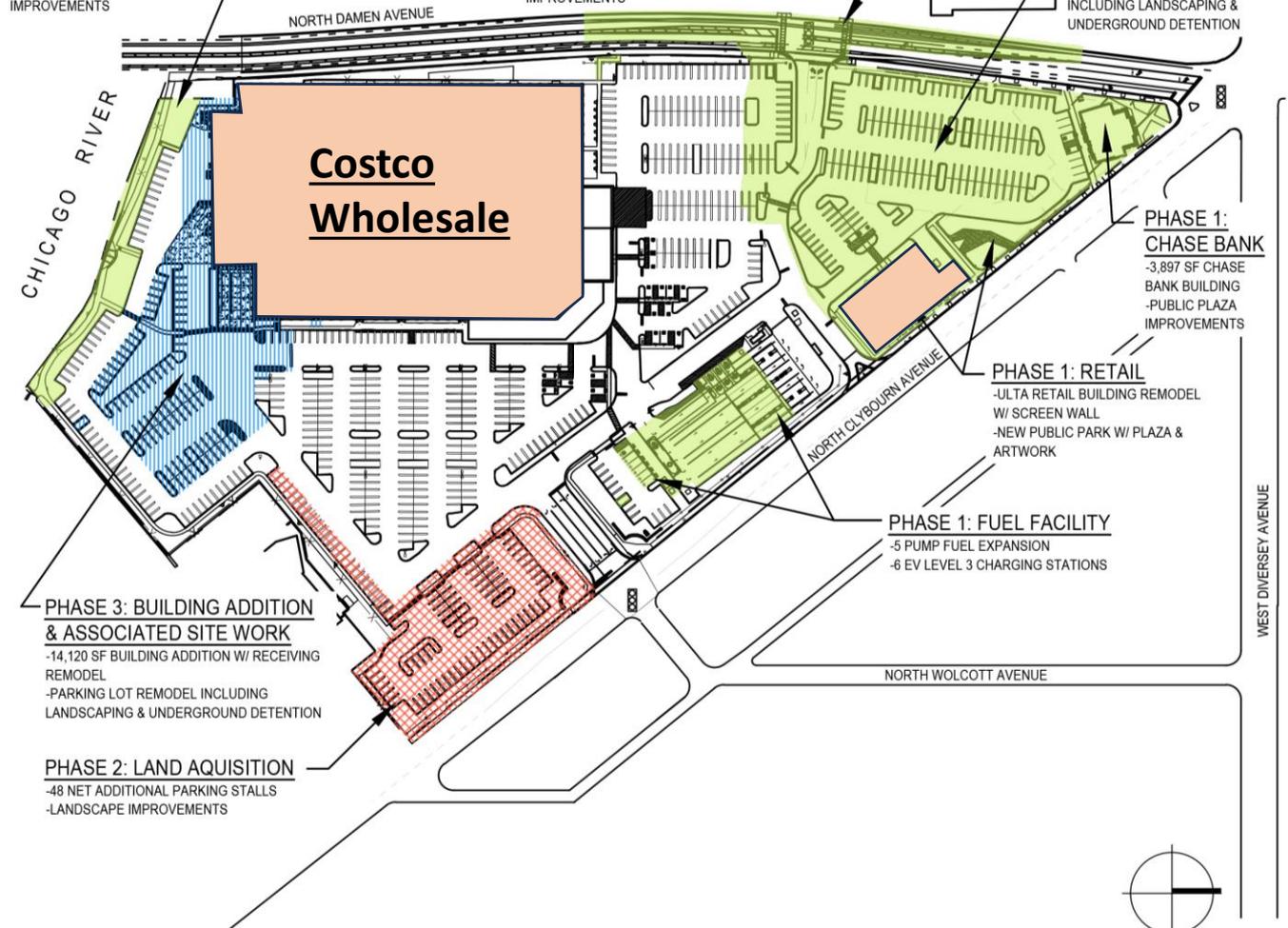
- LANDSCAPE & FURNISHING IMPROVEMENTS

PHASE 1: TRAFFIC IMPROVEMENTS

- NEW TRAFFIC SIGNAL, CROSSWALK & BIKE LANE IMPROVEMENTS

PHASE 1: PARKING LOT

- PARKING LOT REMODEL INCLUDING LANDSCAPING & UNDERGROUND DETENTION



PHASE 3: BUILDING ADDITION & ASSOCIATED SITE WORK

- 14,120 SF BUILDING ADDITION W/ RECEIVING REMODEL
- PARKING LOT REMODEL INCLUDING LANDSCAPING & UNDERGROUND DETENTION

PHASE 2: LAND ACQUISITION

- 48 NET ADDITIONAL PARKING STALLS
- LANDSCAPE IMPROVEMENTS

PHASE 1: FUEL FACILITY

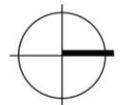
- 5 PUMP FUEL EXPANSION
- 6 EV LEVEL 3 CHARGING STATIONS

PHASE 1: RETAIL

- ULTRA RETAIL BUILDING REMODEL W/ SCREEN WALL
- NEW PUBLIC PARK W/ PLAZA & ARTWORK

PHASE 1: CHASE BANK

- 3,897 SF CHASE BANK BUILDING
- PUBLIC PLAZA IMPROVEMENTS



Site Plan Data

Total Site Area 17.44 Acres

Costco Warehouse & Retail Building Data

Existing Building: 142,374 SF

Proposed Addition: 14,120 SF

Total Proposed Building: 156,494 SF

Fuel Facility Data

Existing Fuel Pumps: 6

Proposed Fuel Pump Addition: 5

Total Fuel Pumps: 11

Existing Retail: 34,648 SF

Proposed Retail: 15,005 SF (Incl. Chase 3,923 SF)

Parking Data

Existing Parking

Total Existing Parking 703 Stalls (177,022 SF) 4 / 1000

Total Accessible Parking 16 Stalls

Parking Contributed to Costco 558 Stalls (142, 374 SF) 4 / 1000

Parking Contributed to Retail 145 Stalls (34,648 SF) 4.2 / 1000

Proposed Parking

Proposed Total Parking 770 Stalls (67 Net Gain) 4.48 / 1000

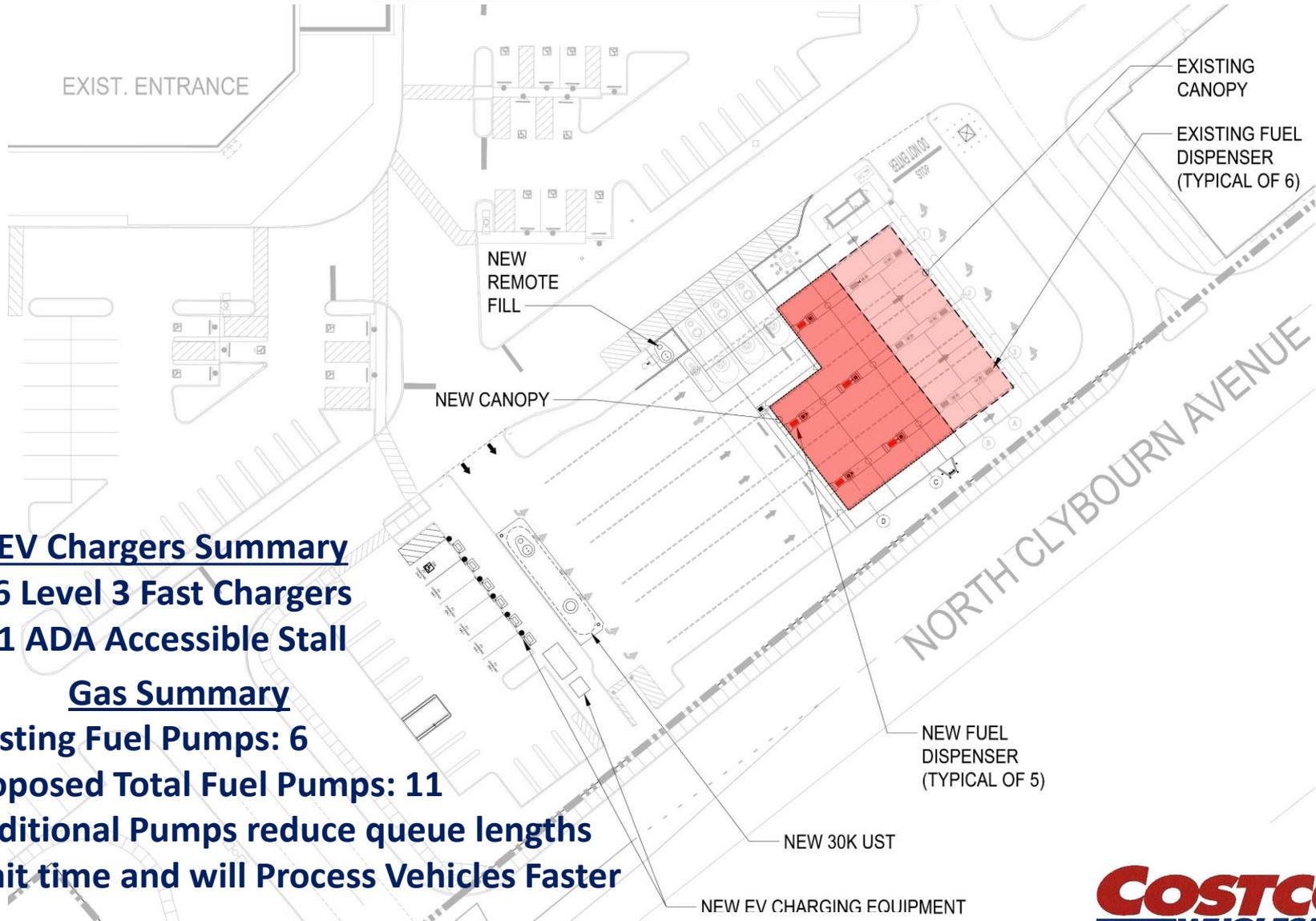
Parking Contributed to Costco 698 Stalls (140 Net Gain) 4.5 / 1000

Parking Contributed to Retail 72 Stalls 4.8/ 1000

EV Level 3 Fast Chargers 6 Stalls



Costco Fueling Facility Plan



EV Chargers Summary

6 Level 3 Fast Chargers

1 ADA Accessible Stall

Gas Summary

Existing Fuel Pumps: 6

Proposed Total Fuel Pumps: 11

Additional Pumps reduce queue lengths

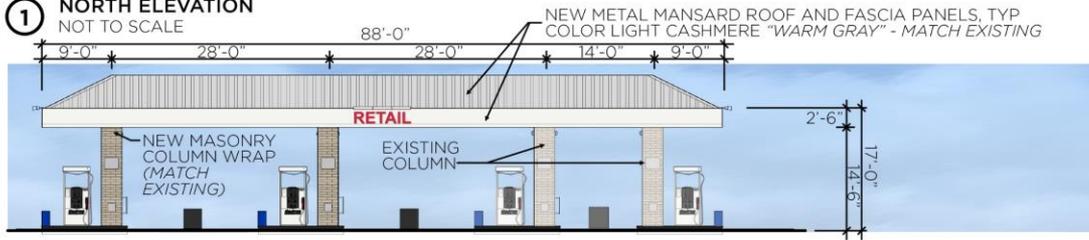
Wait time and will Process Vehicles Faster



Costco Fueling Facility Elevations



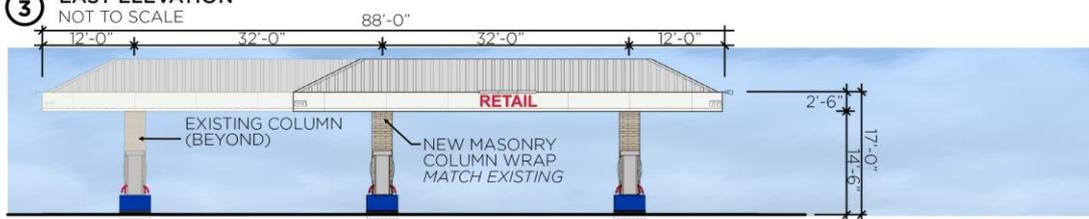
1 NORTH ELEVATION
NOT TO SCALE



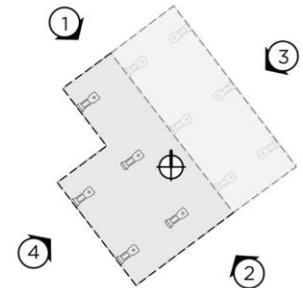
2 SOUTH ELEVATION
NOT TO SCALE



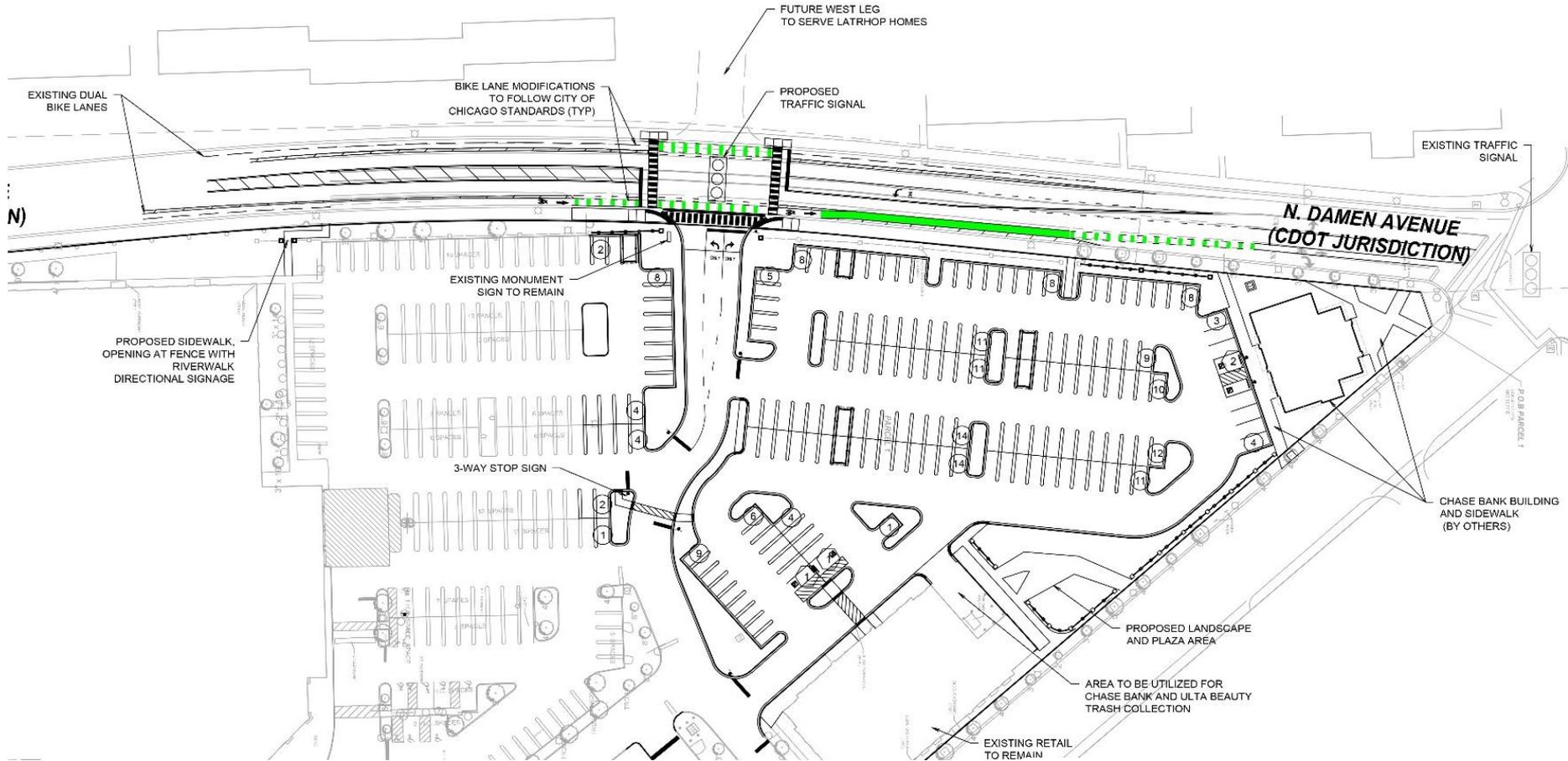
3 EAST ELEVATION
NOT TO SCALE



4 WEST ELEVATION
NOT TO SCALE



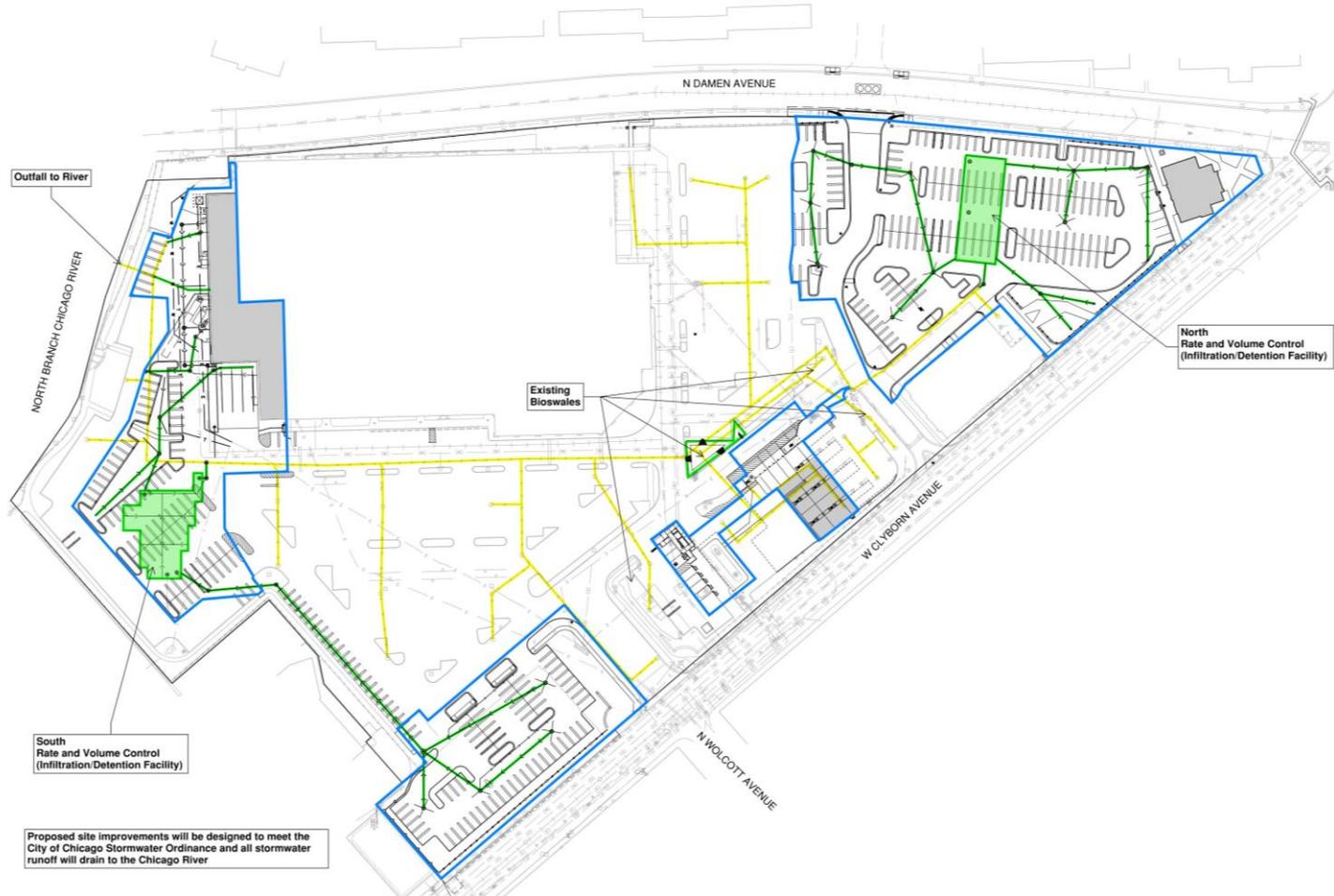
Damen Avenue Traffic Signal



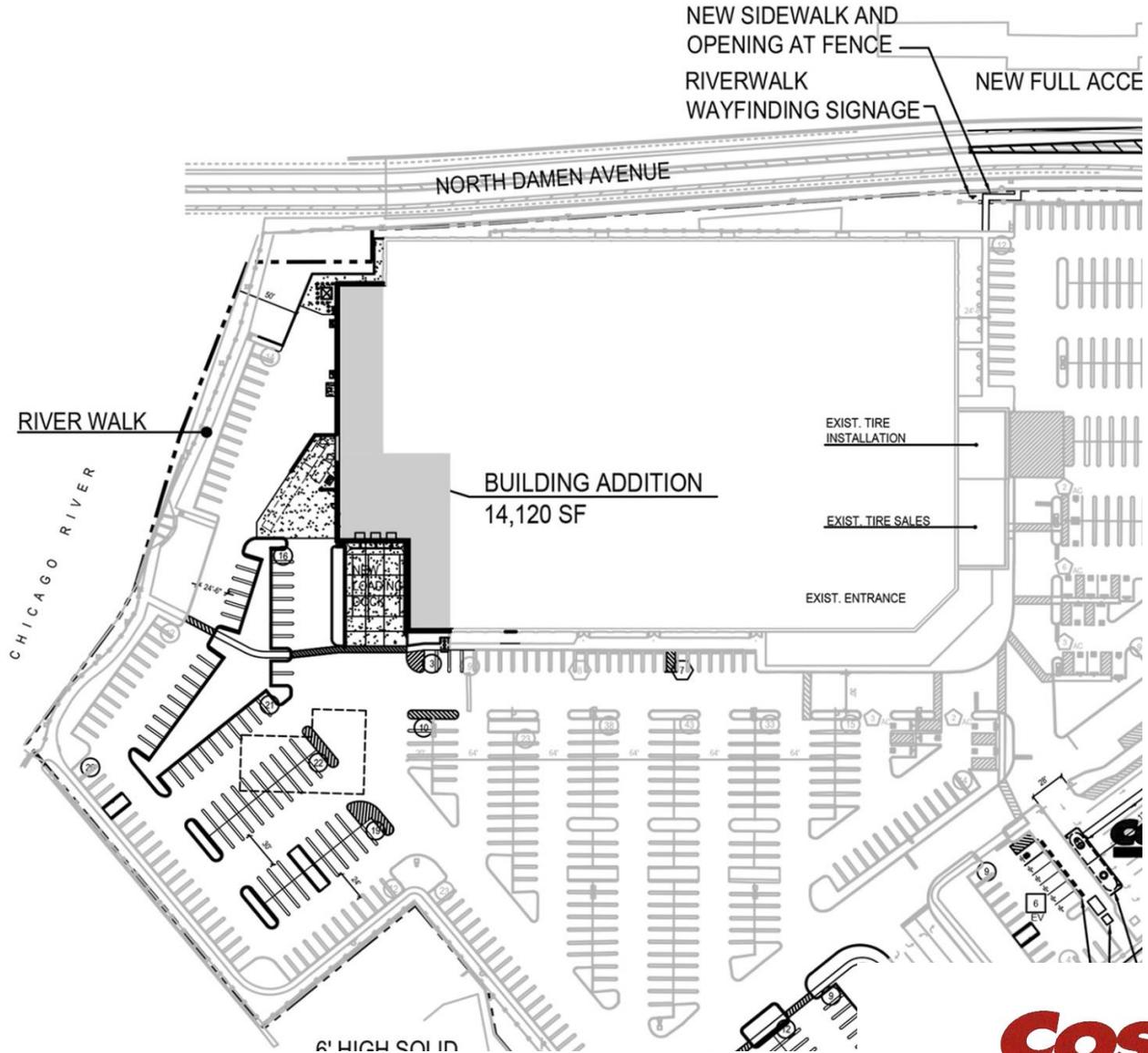
Existing Damen Avenue Intersection



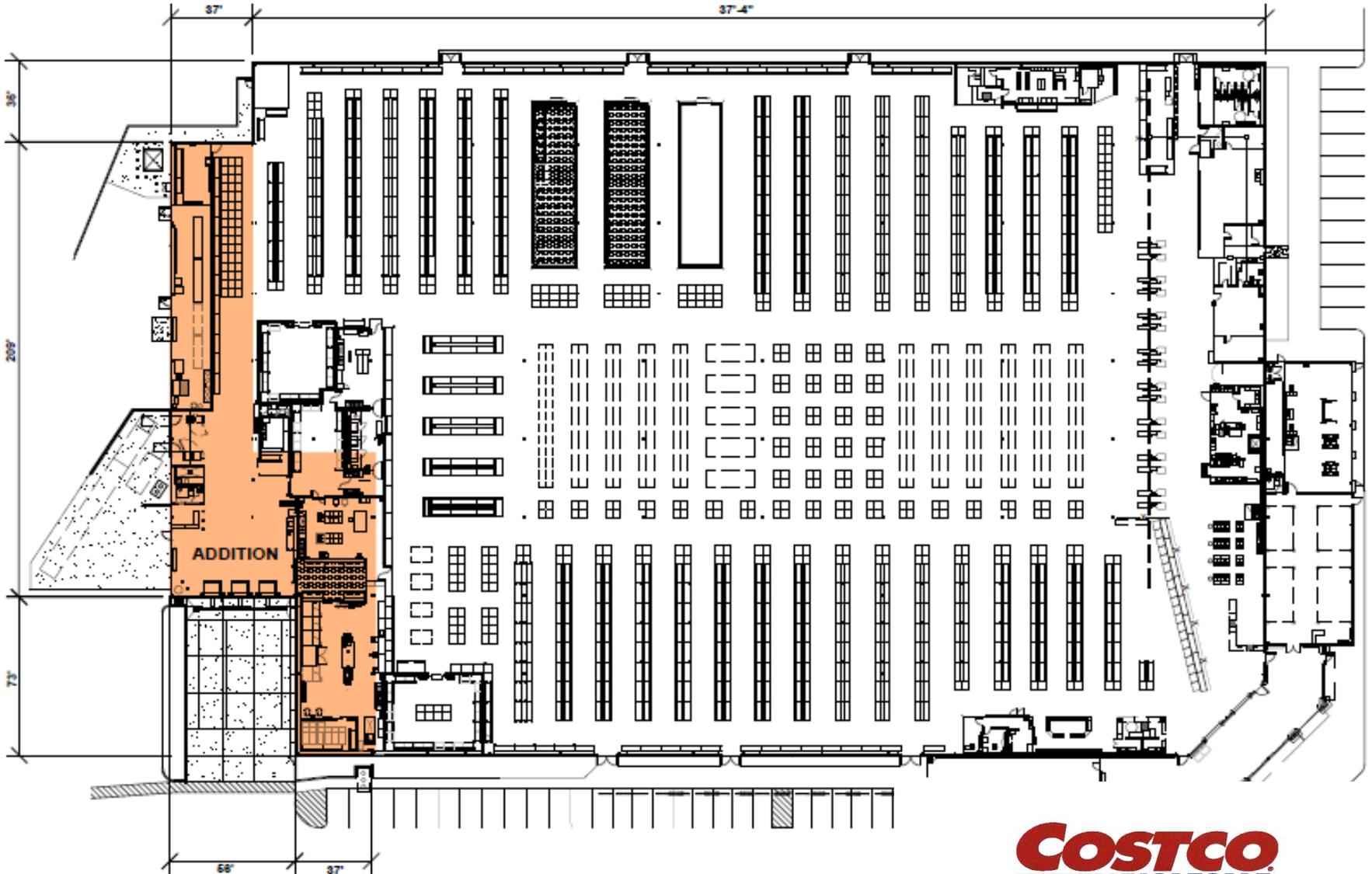
Stormwater



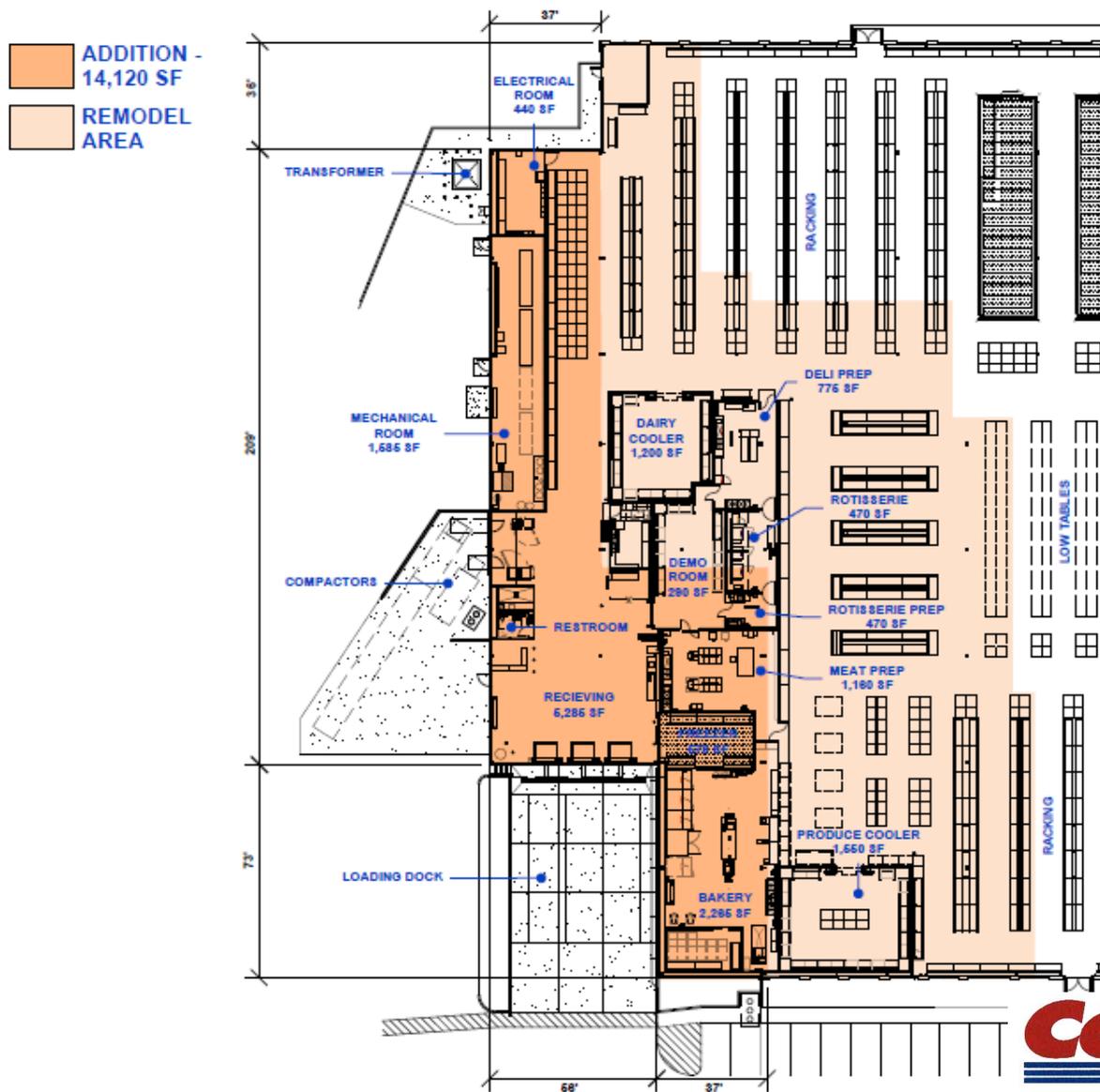
Costco Warehouse Building Site Plan



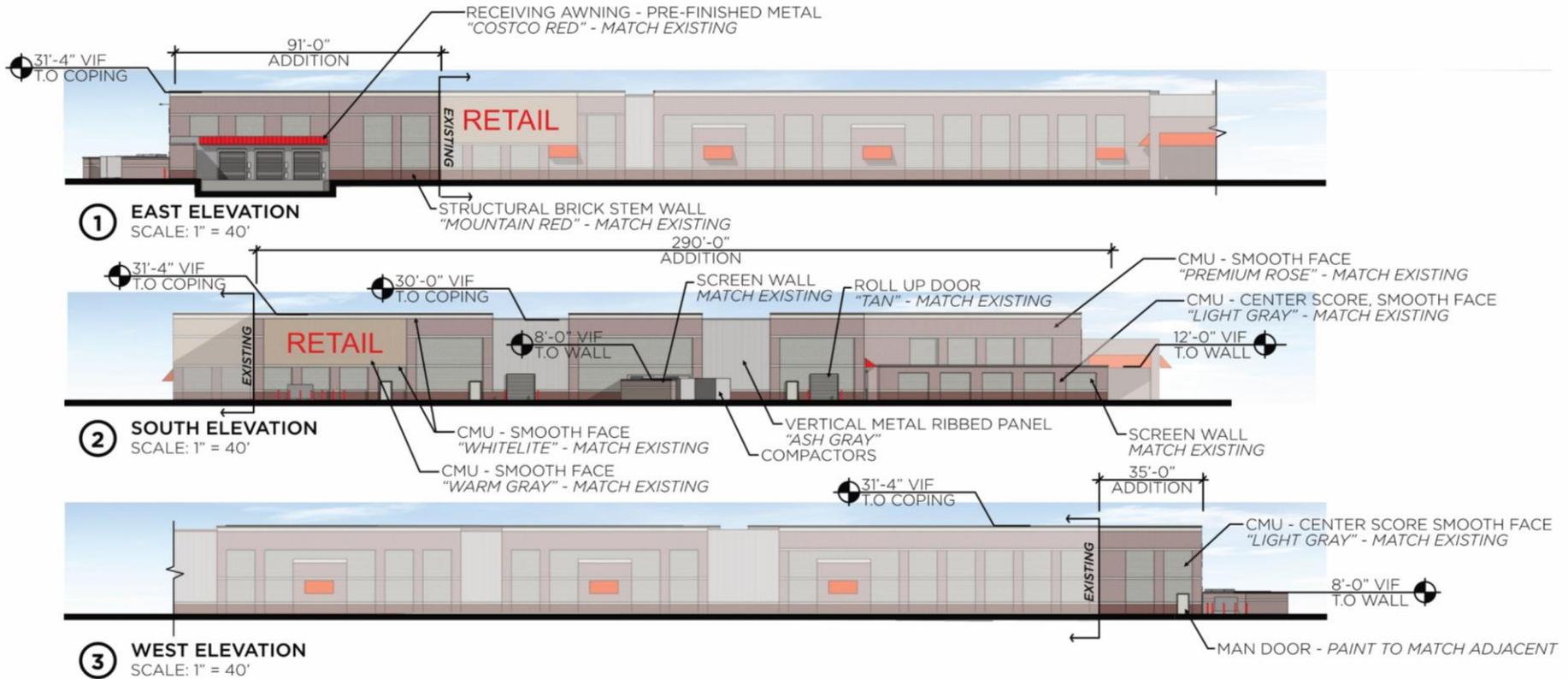
Costco Warehouse Floor Plan Addition



Costco Warehouse Floor Plan & Remodel Area Addition



Costco Warehouse Building Elevations



NOTE:
ALL MATERIALS AND PARAPET HEIGHTS ARE TO MATCH EXISTING CONDITION.



Costco Warehouse Expansion East View



Costco Warehouse Expansion Southeast View

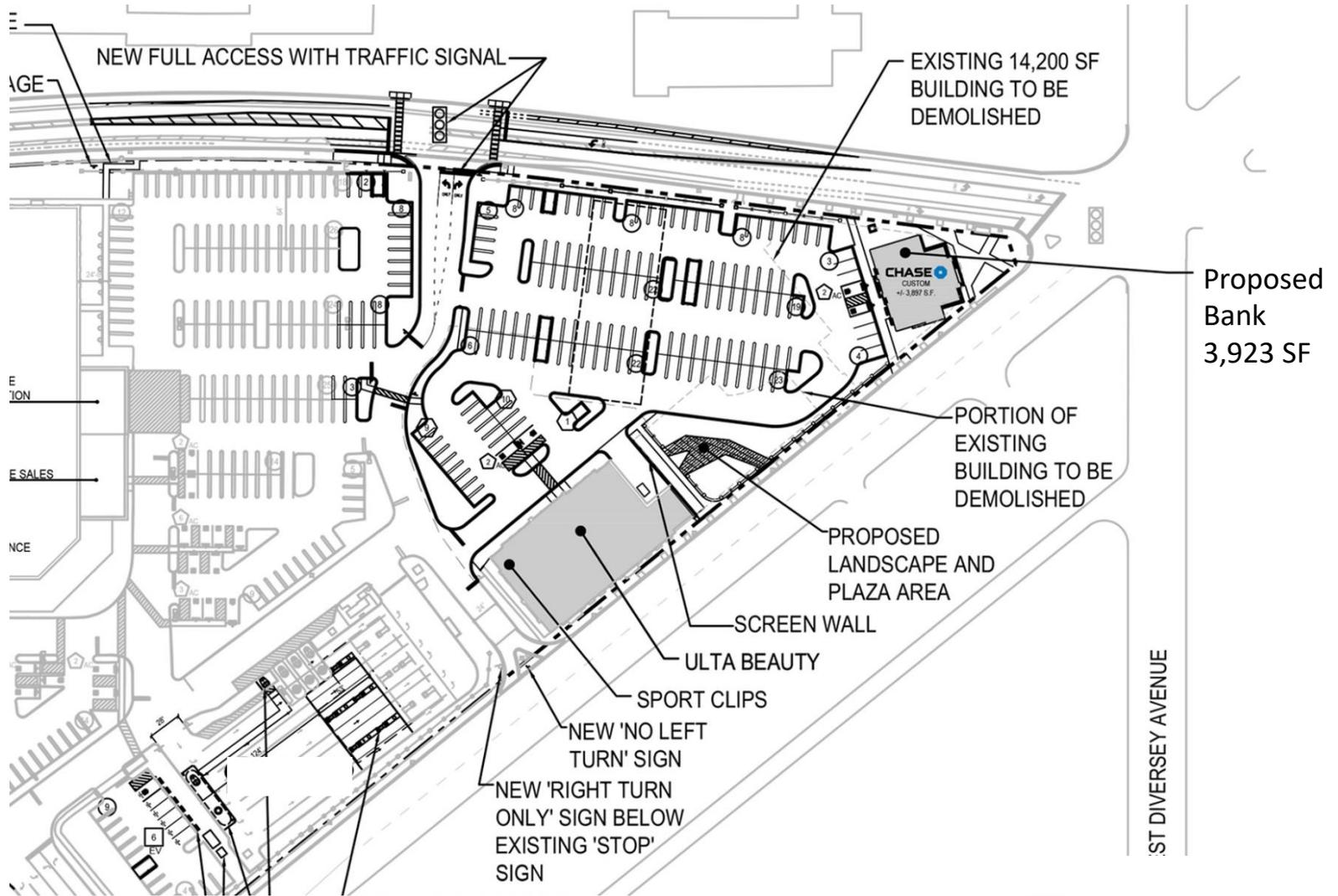


COSTCO
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Costco Warehouse Expansion South View



Retail Site Plan



Existing Retail Building Architecture



Retail Building Architecture



① EAST ELEVATION
SCALE: 1" = 20'



② SOUTH ELEVATION
SCALE: 1" = 20'



③ NORTH ELEVATION
SCALE: 1" = 20'



④ WEST ELEVATION
SCALE: 1" = 20'

Retail Building Architecture



Retail Building Architecture



Chicago Sustainable Development Policy

This Planned Development will achieve 135 Points towards Sustainability

- **80% of Construction Waste will be Diverted from Landfills**
- **Infrastructure & Stations for 6 EV Level 3 Fast Chargers will be installed.**
- **Landscaping will be Native Plantings with Increased Soil Volumes**
- **Retail Buildings will comply with Basic Bird protection Guidelines**
- **Chase Bank will obtain LEED Silver Status and Comply with New Construction in a Planned Development**



EV Chargers



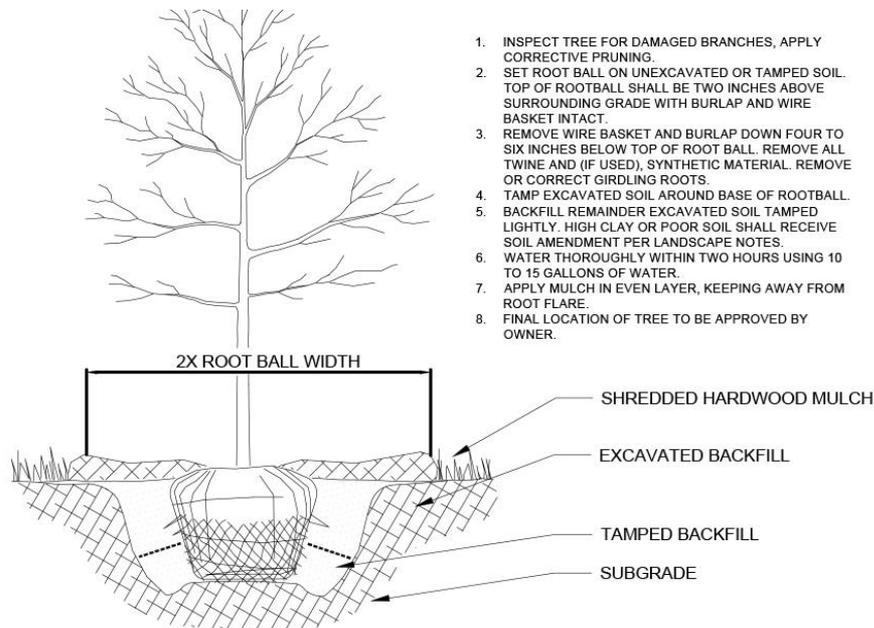
DC Fast Chargers Level 3
Estimated Charge Time
from Empty: 20 Min- 1Hr.
For Most Cars

Achieves 10 Points
towards Costco's
Sustainability Goals



Landscape Sustainability

- **Minimum 60% of Plant Material Species are Native to Northern Illinois and are Straight Species or Cultivars**
- **Landscape Plan includes Trees, Shrubs, Perennials and Forbs**
- **Tree Planting Areas Provide a Minimum of 500 Cubic Feet of Soil per Tree with a Minimum Depth of 2.5 Feet . Average Soil Volume is 300 Cubic Feet.**
- **Achieves 10 Points Towards Costco's Sustainability Goals**



1

TREE PLANTING

NTS

NOTE: THERE SHALL BE AN AVERAGE OF 300 CU FT OF SOIL VOLUME PER TREE



Existing Landscape on Clybourn Avenue



Existing Landscape Interior



Landscape Compliance Table

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)



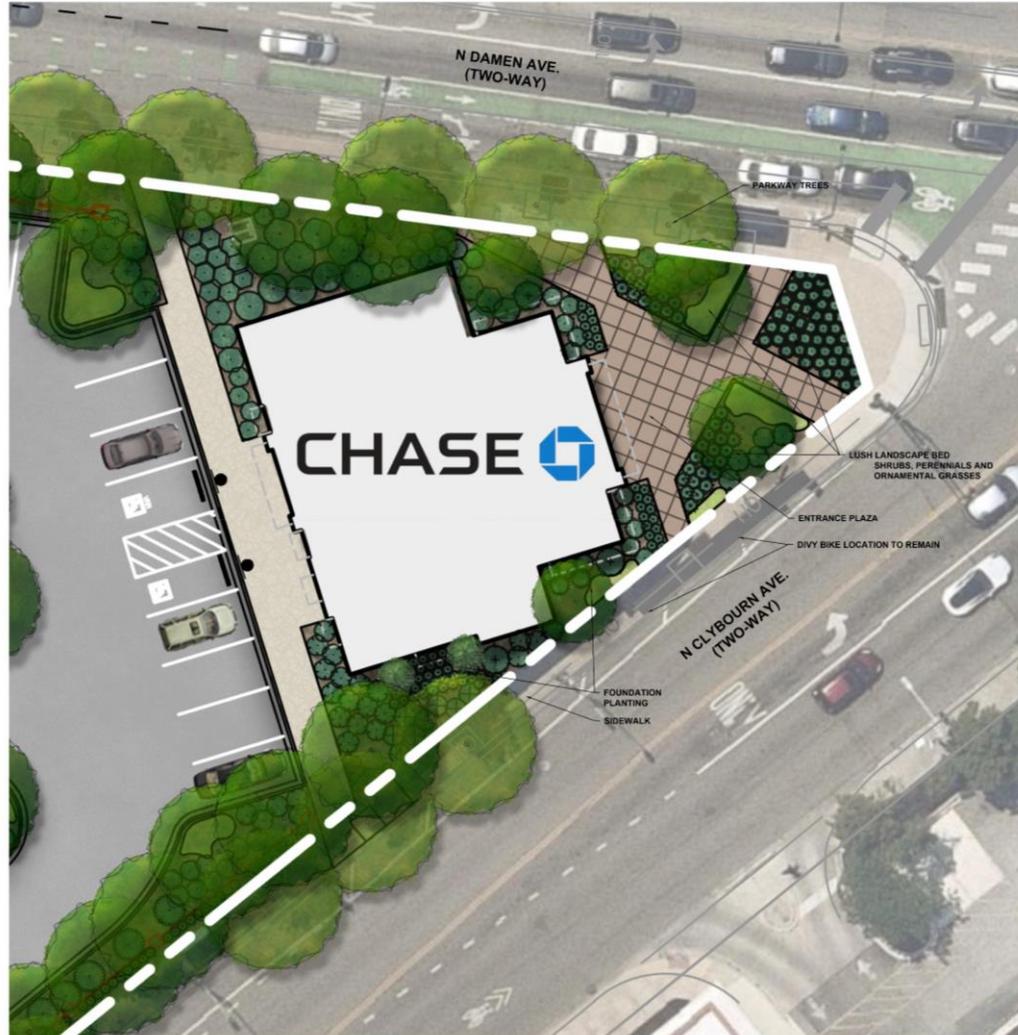
Landscape Plan



Existing Entrance Plaza



Landscape Plan-Chase Bank Plaza



Chase Bank Plaza



Existing Retail Plaza



COSTCO
WHOLESALE

Pocket Park Landscape Plan



Pocket Park Rendering



Pocket Park Rendering



Pocket Park Rendering



Autobody Land Acquisition-Parking Expansion



Parking Expansion Landscape Plan



Riverwalk



**Damaged Fencing will be Repaired
Non-Native Juniper Hedge will be Selectively
Removed & Replaced with Native Shrubs &
New Canopy Trees**



**Open Lawn Area will be Replanted with
Native Trees, Shrubs & Perennials
Provide 1 New Table & Recycling Receptacle
to Comply with River Design Guidelines**



Existing 8' Concrete Walk to Remain in Place



**Existing Juniper Hedge Provides Screening
from River Views-Selective Removal & Replace
with Native Deciduous & Evergreen Shrubs**



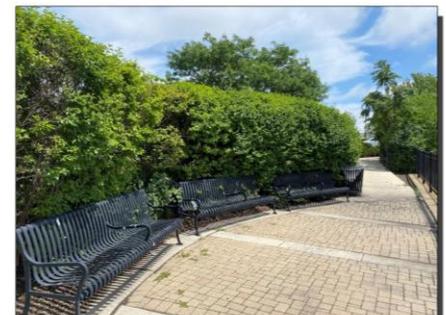
**Existing Junipers at Bike Rack to be Removed
& Replaced with Native Shrubs & Perennials
Bike Racks to be Repainted**



**Existing 14' Height Light Fixture to Remain
Replace Damaged Glass Tops as Necessary
Provide LED Bulbs and Dark Sky Compliant
Fixtures**

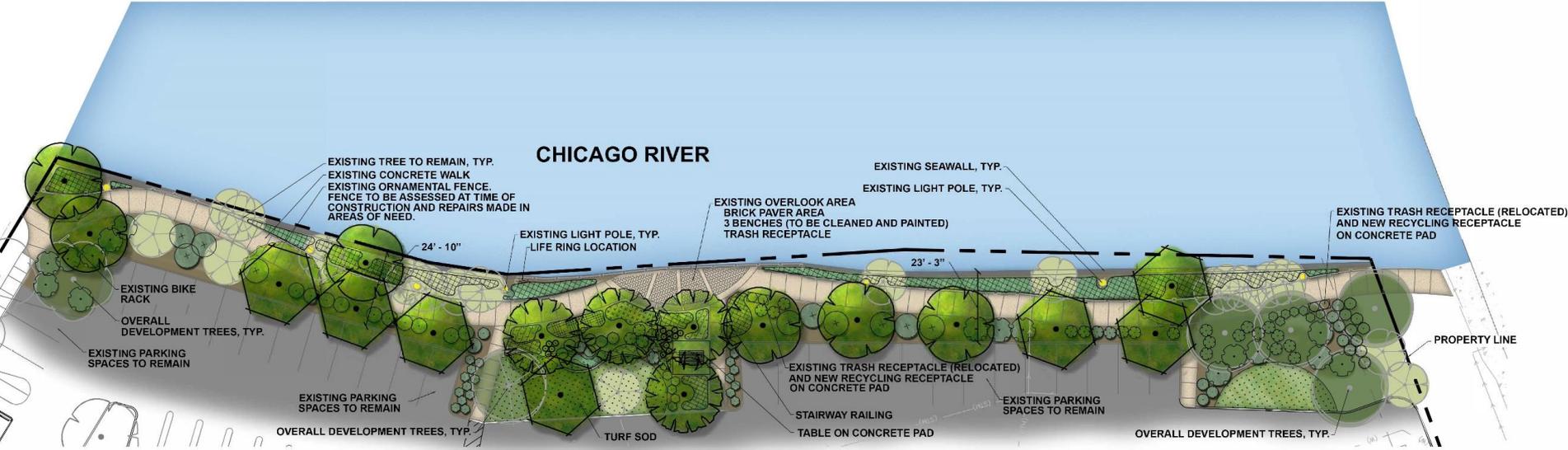


**Existing River Walk Connection
at Lathrop Homes west of Damen**



**Existing Seating River Walk Plaza with
Brick Pavers to Remain. Tall Hedge to be Remove**

Riverwalk Improvements



RIVERWALK DIRECTIONAL SIGANCE WILL BE PROVIDED IN TWO LOCATIONS, ONE ALONG CLYBOURN AVE. (SEE SHEET L1.1) AND AT THE NEW SIDEWALK CONNECTION ALONG DAMEN AVE. AT THE NORTHWEST BUILDING CORNER.



Riverwalk Rendering



Riverwalk Rendering



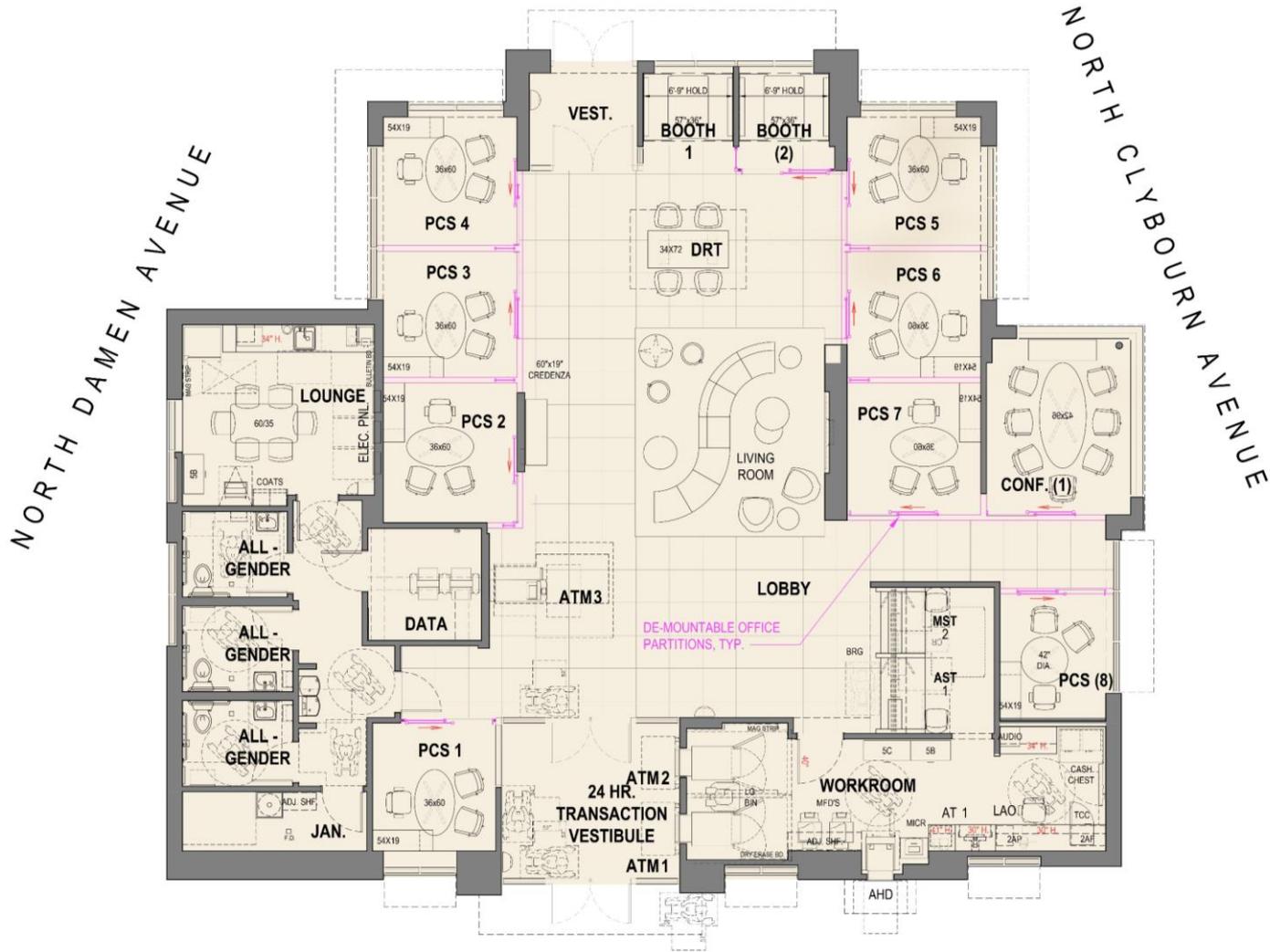
Riverwalk Rendering



Chase Bank Site Plan



Chase Bank Architecture



PARKING



Chase Bank Architecture



SCALE: 1/4" = 1'



Existing Retail Building



Chase Bank Architecture



Chase Bank Architecture



Chase Bank Architecture



Chase Bank Architecture



Chase Bank Interior



Chase Bank Interior



Chase Bank Interior





DPD Recommendations

The Department of Planning and Development has reviewed the project materials submitted by the applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project contains diverse land uses but is largely characterized by large-scale retail and light industrial uses. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. The proposed amendment promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed amendment and the proposed uses are in context with the character of the adjacent properties and will meet the needs of the immediate community while continuing to attract citywide and regional customers.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding residential and commercial developments in terms of land use as well as the density and scale of the physical structures.

2. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Zoning Administrator of the Department of Planning and Development that this application for the amendment of Planned Development #728 be approved and that the recommendation to the Chicago Plan Commission be "Passage Recommended".

Thank You!



Factors Influencing Parking at Costco

Costco's Commitment to the Community & Its Members

- **To provide a high level of Customer Service to Members**
 - *Adequate & Convenient Parking Increases Member Satisfaction*
 - *Costco Gains the Trust & Comfort Among its Members*
- **To Maintain Safe and Efficient On-site Operations and Circulation**
- **To be a Good Neighbor and not Negatively Impact Operations of Adjacent Developments or Safety on the Surrounding Transportation**
- **Adequate Parking for Employee's Contribute to a Positive Work Environment**
- **Convenient & Adequate Parking for Members & Employees is Vital for Costco's Business Model to Succeed**

Parking

Factors Influencing Parking at Costco

Parking Design Factors

- Costco member vehicle sizes tend to be larger and capable of hauling bulk quantities
- Costco's carts are larger and require larger loading areas
- Average trip shopping durations are longer, resulting in less turnover frequency as compared to most big box stores
- Parking peak periods occur daily and on weekends & holidays
- Parking demand varies seasonally with peak months occurring in May, August, October, and December

Landscape Plant List

PLANT SCHEDULE (PLANT QUANTITIES LISTED DO NOT INCLUDE RIVER WALK OR CHASE FOUNDATION LANDSCAPE)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL / INSTALL SIZE	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	INSTALL SIZE
TREES												
	AF	18	ACER RUBRUM / RED MAPLE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		AL2	82	ARONIA MELANOCARPA 'UCONNAMI165' / LOW SCAPE MOUND® BLACK CHOKEBERRY	-	SEE PLAN	12" HT. MIN.
	AX	23	ACER X FREEMANII / FREEMAN MAPLE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		AY	45	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
	BP	2	BETULA PAPYRIFERA / PAPER BIRCH THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		CA	109	CEANOTHUS AMERICANUS / NEW JERSEY TEA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
	CO	19	CELTIS OCCIDENTALIS / COMMON HACKBERRY THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		CA2	45	CORNUS SANGUINEA 'CATO' / ARCTIC SUN BLOODTWIG DOGWOOD	-	SEE PLAN	24" HT. MIN.
	GK	19	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		CI	46	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	-	SEE PLAN	18" HT. MIN.
	GT	18	GLEDISIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		CR	13	CORNUS SERICEA / RED-OSIER DOGWOOD THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	30" HT. MIN.
	OV	7	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		DL	25	DIERVILLA LONICERA / DWARF BUSH HONEY-SUCKLE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	24" HT. MIN.
	QB	21	QUERCUS BICOLOR / SWAMP WHITE OAK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		FM	26	FORSYTHIA X INTERMEDIA 'MINDOR' / SHOW OFF® FORSYTHIA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
	QM	27	QUERCUS MUEHLENBERGII / CHINKAPIN OAK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		HV	35	HYDRANGEA ARBORESCENS 'NCHA3' / INVINCIBELLE® RUBY HYDRANGEA THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
	TM	24	TILIA AMERICANA 'MCKSENTRY' TM / AMERICAN SENTRY LINDEN THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		IS	15	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY SWEETSPIRE	-	SEE PLAN	18" HT. MIN.
	UP	12	ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	2.5" CAL. MIN		PJ	29	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL	-	SEE PLAN	18" HT. MIN.
EVERGREEN TREES												
	TN	12	THUJA OCCIDENTALIS 'NIGRA' / BLACK ARBORVITAE CULTIVATED FORM OF A PLANT NATIVE TO THE CHICAGO REGION	B & B	6' HT. MIN		PL	37	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
ORNAMENTAL TREES												
	MI	1	MALUS IOENSIS / PRAIRIE CRABAPPLE THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	B & B	6' HT. MIN		PS	27	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	30" HT. MIN.
SHRUBS												
							RG	21	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	18" HT. MIN.
							SF	41	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH JAPANESE SPIREA	-	SEE PLAN	18" HT. MIN.
							ST2	41	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA	-	SEE PLAN	18" HT. MIN.
							VA	59	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM	-	SEE PLAN	18" HT. MIN.
							VM	38	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBURNUM THIS SPECIES IS NATIVE TO THE CHICAGO REGION ACCORDING TO SWINK AND WILHELM'S PLANTS OF THE CHICAGO REGION	-	SEE PLAN	30" HT. MIN.
							WS	94	WEIGELA FLORIDA 'BOKRASPIWI' / SPILLED WINE® WEIGELA	-	SEE PLAN	12" HT. MIN.
EVERGREEN SHRUBS												
							TT	6	TAXUS X MEDIA 'TAUNTONII' / TAUNTON YEW	-	SEE PLAN	18" HT. MIN.

Planned Development Boundary Map

